

STAFF REPORT: 12-18-2019 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 19-6502

ADDRESS: 4114 / 4116 TRUMBULL

HISTORIC DISTRICT: WOODBRIDGE FARMS

APPLICANT: JOSHUA MADDOX & TIMOTHY FLINTOFF, 4545 ARCHITETURE & DESIGN  
NADAV DORON & YOAV PINHAS, ABI REAL ESTATE

DATE OF COMPLETE APPLICATION: 10-25-2019

DATE OF STAFF SITE VISIT: 12-12-2019

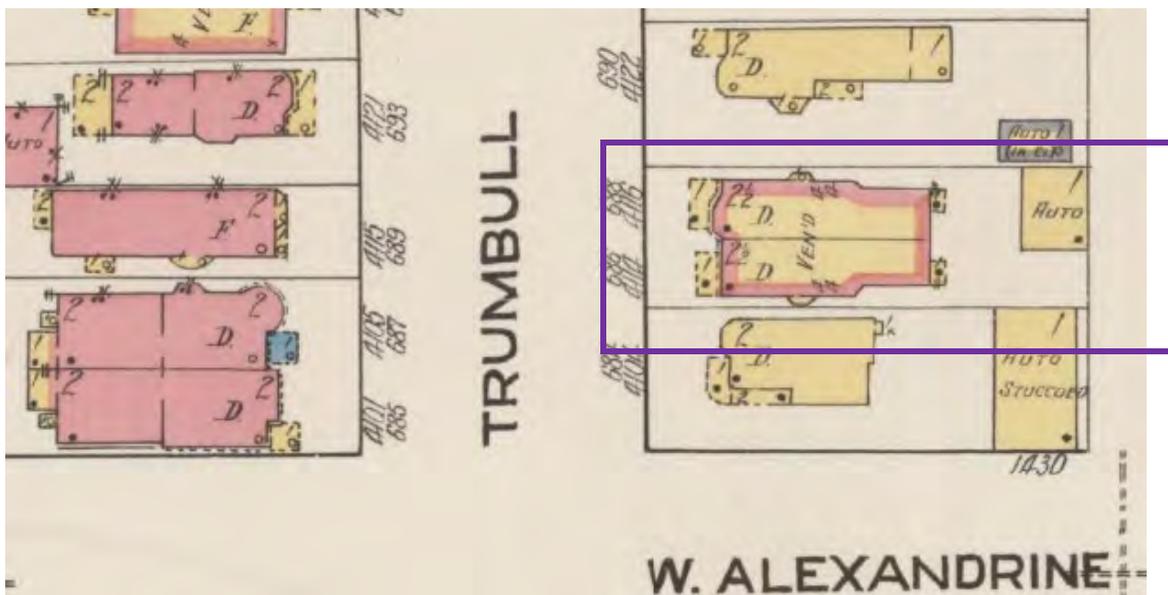
SCOPE: REHAB BUILDING

## PROPOSAL

The building located at 4114 / 4116 Trumbull, constructed in 1900 as a duplex, is a mixture of architectural styles. The gambrel roof is a hallmark feature of Neo-Dutch Colonial Revival-style architecture (along with the wood porch canopies), but the brick arches on the side of each porch, and those over the front elevation arched windows at 4114 are defining features of Romanesque architecture. The architecture on this street ranges from 1870's Second Empire to 1920's apartment buildings, with the outlier being the Streamline Moderne gas station at 1452 Alexandrine (where a single-family dwelling was located in the early 1900s).

This structure offers symmetrical window arrangements on the side and rear elevations giving further evidence to its duplex construction, while the front elevation design is asymmetrical. The different articulation to the entry porches and the dominance given to 4116's porch (due to its gable roof, double corner columns and protruding footprint and front stairs) cleverly helps reduce the appearance of the structure as a duplex, as it was placed between two single family houses (see the below Sanborn map). The Sanborn map also shows a detached garage located directly on the east and north lot lines. HDC staff does not know when the garage was demolished.

The building retains most of its original detailing, with the exception of the front doors (current doors approved with a COA in 2002 – at which time the original doors were already gone), the installation of porch columns and the facing with brick of the concrete block porches/porch stairs with brick (to match the house and left with original finish), the asphalt roof (original roof was already replaced at time of district designation - COA for current roof was issued in 2001), and some windows. Please note: the windows which were replaced were done without a COA at an unknown time by a previous owner. The earliest images from Google maps (June 2009) shows what could be some replacement windows on the north, west and south elevations.





The Commission reviewed the rehabilitation of the building and construction of a carport at the 02-07-19 meeting, at which time a COA was granted. Since then the applicant and design team has changed, and a number of revisions were made to the scope of work before the final design was submitted in early December (which, in the end, includes many features from the February 2019 proposal).

With the current proposal, the applicant is seeking the Commission's approval to complete the following work associated with the overall rehabilitation of the building and site:

#### Full Property/Site

- Erect a four-car carport at the rear/east edge of the lot and a bi-fold gate system. All components to be painted black.
- Relocate existing fence and construct additional fencing to run entire north side of property.
- Remove existing windows as indicated on Demo Plans. Install new wood windows (Pella Architect Series), paint white to match existing windows. New windows will match the size and operation of existing windows (see window replacement addendum).
- Install new sliding doors in existing openings at rear porches (Pella, Architect Series).

- Paint exterior, coordinated with Color System C (two options offered)
 

	<u>Option A</u>	<u>Option B</u>
Shake Siding	C:3 Pale Blue	C:3 Pale Blue
Brick:	A:9 Moderate Reddish Brown	A:9 Moderate Reddish Brown
	<i>(A:9 is from Color System B, which includes Victorian/Romanesque styles)</i>	
Wood Trim*	C:1 Light Bluish Gray	C:4 Yellowish White
Window Sash/	B:19 Black	B:19 Black
Wood Railings		

\*Wood Trim includes: brick moulds, front porches, eaves, etc.
  
- Repairs of existing materials/features
  - Clean and repair shake siding
  - Tuck-pointing, as needed
  - Install aluminum K-style 5” gutters and downspouts at all eaves. Both to be painted to match adjacent wood trim color.

#### 4114 Trumbull

- Renovate as a three bedroom, 3.5 bath single-family unit
- Front Porch: Demo existing concrete stairs and south brick pier. Rebuild to match existing.
- Rear Porch: Repair wood decking and stairs as necessary. Add 42” tall wood railing at deck perimeter and stairs. Sand and stain all wood, color: B:19 Black.

#### 4116 Trumbull

- Renovate into two residential units: One, one-bedroom unit and one, two-bedroom unit
- Reach Porch: Repair concrete steps. Add 42” tall wood railing at deck perimeter and stairs. Sand and stain all wood, color: B:19 Black.
- Install steel door in existing door opening to basement (flat surface)

### **STAFF OBSERVATIONS**

#### General Façade Maintenance and Repairs

- The current proposal offers to repair elements of the façade that are worn and if the element can’t be repaired, it will be replaced to match existing.
- The applicant confirmed the deep reddish brown painted on the brick which covers the body of the structure will be retained. Currently exposed areas of brick will be painted after necessary masonry repairs are made.
- For tuck-pointing, the mortar specification must match the mortar commonly used at the time of construction; off the shelf, contemporary mortar will not be used. Additionally, the mortar joints shall match the existing in dimension, color and profile.
- The cleaning of the shake shingles will be done in the least abrasive way possible, so as to not damage the structural integrity of the shingles.
- The front porch concrete stairs and south brick pier at 4114 are not original to the structure (as they are constructed of concrete and concrete block, respectively). The applicant’s scope of work confirms they will be rebuilt to match existing.
- Both color schemes comply with Color System C, with the exception of the porch handrails being painted black (suggested for Option A and Option B). While black can be appropriate for window sashes per Color System C, it is not appropriate for front porch railings. The railings should be painted the trim color (Option A offers C:1, Light Bluish Gray / Option B offers C:4, Yellowish White) to retain uniformity of the porches and to not visually tie into the contemporary styling of the metal perimeter fence.

Construct a paved parking area and car port in rear yard for four (4) vehicles

The applicant provided a proposed site plan that will allow each resident to have a covered parking space. The applicant has proposed paving the rear yard with concrete from the back patios to the alleyway and erecting a car port.

The carport structure and location matches the design approved by the Commission at its February 2019 meeting. The bi-fold gate is also the same design and will span the entire opening to the alley (whereas the earlier submission included a door/gate between the two bi-fold gates).

Due to its minimal styling and black finish, detached construction, and location off the alley and directly behind the main structure), the carport will be minimally visible from Trumbull and will not affect any character defining elements of the house or site and.

Perimeter Fencing

The proposed fencing, material, design and location, meets the Commission’s Fence Guidelines.

New Doors and Windows

The sliding doors specified for the rear porches are of sympathetic design to the style of the building. Due to the below-grade and rear elevation location of the basement door, a flat panel door is also appropriate for security reasons. The applicant must confirm the door color.

As a large number of windows were replaced many years ago (based on the minor deterioration of the painted finish of the frames), there is no information on the physical condition of the existing/original windows prior to their replacement. It is staff’s opinion the replacement windows that were installed are appropriate for the house as they have wood frames and very closely match the dimensions of the remaining existing windows.

While a repair estimate was not submitted for the remaining existing windows, the substantiation of the deterioration of the existing sash was submitted. The breakdown of current replacement vs. proposed replacement are as follows:

4114

13 windows to be replaced  
12 windows to remain (previously replaced)

4116

6 windows to be replaced (plus two transoms)  
18 windows to remain (previously replaced)

**RECOMMENDATION**

It is staff’s opinion that the proposed conversion of the building from a duplex to a three unit property will not remove or alter features and spaces that characterize the property. The construction of the carport/bi-fold gate in the rear of the property is a product of its time, will be minimally visible from Trumbull, and will not detract from the site’s historic appearance. The existing replacement windows match the existing windows (and could likely have been staff approved at the time of replacement). Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the proposed project because the work meets the Secretary of the Interior’s Standards, in particular:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 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.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

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.*

10. *New additions and adjacent or related new construction shall 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.*

If the Commission issues a COA for the project, staff recommends the following conditions:

- The brick mould and wood mullions (when present) are retained, repaired as needed and not capped with aluminum.
- The final color selection will be submitted to staff.



**4114/ 4116 Trumbull: Front Elevation (West)**



4114 Front Entry



4116 Porch Details



4114/ 4116 Trumbull: Side Elevation (North)





4114/ 4116 Trumbull: Side Elevation (North)



4114/ 4116 Trumbull: Side Elevation (South)



4114/ 4116 Trumbull: Side Elevation (South)





**4114/ 4116 Trumbull: Rear Elevation (East)**





**4114/ 4116 Trumbull: Rear Elevation (East)**



4114 Front Entry



**4116 Porch Details**



4114/ 4116 Trumbull: Side Elevation (North)





4114/ 4116 Trumbull: Side Elevation (North)



4114/ 4116 Trumbull: Side Elevation (South)



4114/ 4116 Trumbull: Side Elevation (South)





**4114/ 4116 Trumbull: Rear Elevation (East)**





**4114/ 4116 Trumbull: Rear Elevation (East)**

Section 25-2-120. Woodbridge Farm Historic District.

- (a) An historic district to be known as the Woodbridge Farm Historic District is hereby established in accordance with the provisions of this article.
- (b) This historic district designation is hereby certified as being consistent with the Detroit Master Plan.
- (c) The boundaries of the Woodbridge Farm Historic District are as shown on the map on file in the office of the city clerk, and shall be: Beginning at a point, that point being the intersection of the centerline of Brainard and the centerline of Trumbull Avenue; thence easterly along the centerline of Brainard to its intersection with the centerline of the north-south alley between Trumbull and Lincoln; thence southerly along the centerline of said alley to its intersection with the southerly boundary, extended east and west, of Lot 16, Hodges Bros. Sub. of OLs 98-99-102 and 103 of the Woodbridge Farm, (LI/P308); thence easterly along said lot line and extended to its intersection with the centerline of Lincoln Avenue; thence northerly along the centerline of Lincoln to its intersection with the centerline of Brainard; thence easterly along the centerline of Brainard to its intersection with the centerline of Gibson; thence northerly along the centerline of Gibson to its intersection with the centerline of Calumet; thence westerly along the centerline of Calumet to the north-south alley lying between Lincoln and Trumbull; thence northerly along the centerline of said alley to its intersection with the north line, extended east and west, of Lot 130, Hodges Brothers Sub. of OLs 98-99-102 and 103 of the Woodbridge Farm (LI/P308); thence westerly along the northerly line of said Lot 130 as extended to its intersection with the centerline of Trumbull; thence southerly along the centerline of Trumbull to the point of beginning. (The property included within these boundaries consists of Lot 16 and S. 8' of vacated Brainard, Lots 33-130, Hodges Brothers Sub. of OLs 98-99-102 and 103, Woodbridge Farm (LI/P308).
- (d) The design treatment level of the Woodbridge Farm Historic District shall be conservation, 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.* The buildings in the district range from one (1) to five (5) stories tall; the majority being two and one-half (2 1/2) stories tall, meaning they have two (2) full stories with an attic or a finished third floor within the roof. Multi-unit apartment buildings range from two (2) to five (5) stories.
  - (2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on style, size and age of the buildings. Victorian single-family buildings and the larger apartment buildings are usually taller than wide to the eaves; duplexes and two (2) and three (3)-story multi-unit buildings are often wider than tall or as tall as wide. Elements above the eaves, such as turrets and gables, increase the appearance of height where they exist.
  - (3) *Proportion of openings within the facade.* Areas of voids generally constitute between fifteen (15) percent and thirty-five (35) percent of the front facades, excluding the roof. Many buildings have window openings within the roof, in dormers, gables or towers, adding to the number of voids. Most window openings are taller than wide, although when grouped together might achieve a horizontal effect. Queen Anne and Romanesque style buildings may have some square and/or arched openings. Transoms over windows and doors are wider than tall. Window openings in gables, turrets, and/or foundations are often square or arched. A great variety of sizes, shapes and groupings of openings exist in the district.
  - (4) *Rhythm of solids to voids in front facades.* Most single- and two-family houses of the late Victorian era display a great freedom in placement of openings within the facades. Voids in Italianate dwellings are generally more regularly arranged than those in Queen Anne or Romanesque-style buildings.

Apartment buildings show a regular arrangement of voids.

- (5) *Rhythm of spacing of buildings on streets.* The spacing of buildings was generally determined by the setback from the side lot lines. Because of the number of buildings lost to demolition, the original rhythm has been disturbed. Consequently, the present spacing of buildings on the street does not establish any particular rhythm. There is an appearance of a more intact streetscape where there are rows of houses on some segments of Trumbull.
- (6) *Rhythm of entrance and/or porch projections.* Steps and porches exist on all of the residential buildings in the district. The positions of porches contribute to the variety of design of the houses; front porches are frequently off to one side of the front facades of single-family houses and at both sides or in the centers of the front facades on duplexes. No consistent progression of front porches contributing to the streetscape exists because of the vacant land between houses due to building demolition. Rear porches and side porches exist on most of the houses throughout the district.
- (7) *Relationship of materials.* The district exhibits a wide variety of building materials characteristic of Victorian architecture. Brick is prevalent; there are a few wood frame houses. Some Queen Ann-style houses have brick first stories and wooden, either shingled or clapboard, second stories. Some wooden houses have been covered with asphalt shingles. Stone foundations and trim, either limestone, red sandstone, or concrete, were frequently used in combination with brick. Wooden details and trim are prevalent. Original slate roofs exist, although asphalt shingle roofs have replaced many of the original roofs. Slate is also visible on some gables and towers. One house on Trumbull is stucco. There are a few houses in which the original wooden siding is covered with asphalt siding resembling brick; and the church on Willis east of Lincoln is clad in artificial clapboard-type siding.
- (8) *Relationship of textures.* The most common textural relationship in the Victorian buildings is that of several materials juxtaposed within the same building to create a variety of rich textural effects. Brick with mortar joints is the most common textural effect, and often contrasts with the texture of other masonry and/or wood. Where wooden second stories exist over brick first stories, textural contrast is created. Wooden shingles and/or clapboard on wood frame houses on Lincoln create substantial textural interest, as does carved or repetitious wooden detail. Smooth or rough-faced stone foundations and detail provide substantial textural contrast. Varying patterns of imbricated shingles or slates, when used on the same buildings, create textural interest. Whereas slate and wood shingle on roofs and in gables create substantial textural interest, asphalt shingled roofs generally do not contribute to textural interest.
- (9) *Relationship of colors.* Paint colors generally relate to style. Victorian buildings display freedom in the selection and placement of color; other buildings in the district generally do not. Orange-red brick frequently contrasting with light gray stone or red stone is the most common color relationship. Where brick buildings are painted, red is the most common color although other colors, such as green and light gray, are also present. The one stucco building is painted red. Window trim and sash colors include brown, gray, pale yellow, green, red, and white and generally relate to style. The Venice apartments are yellow brick contrasted with light gray masonry and red window frames. The Kenwood Apts. has light brown brick on its front facade and common orange brick on other elevations. The most common roof colors are brown, dark gray, green, and black and these are generally in the natural slate or stained wood shingle color range. One green tile roof in deteriorating condition exists on Lincoln. Colors known to have been in use on buildings of similar type in the nineteenth and early twentieth century may be considered for suitability on similar buildings. Original color schemes for any given building may be determined by professional paint analysis and when so determined are always appropriate for that building.
- (10) *Relationship of architectural details.* Architectural details generally relate to style. The majority of the buildings in the district are from the Victorian period and are of the Italianate, Second Empire,

Queen Anne and Richardsonian Romanesque styles. Porches, window hoods and trim, cornices, dormers, turrets and gables are frequently treated with stylistic details in stone, wood, or brick, Neo-Georgian, arts and crafts and prairie buildings display simpler detail, usually around the windows, cornice, or within panels, in general, buildings in the district are rich in architectural details.

- (11) *Relationship of roof shapes.* A multiplicity of roof types exist, and frequently within the same building. The predominant forms of roof are the hipped, mansard and gabled varieties, frequently punctured with dormers, sometimes with intersecting gables and conical roofs over towers. Porch roofs are in keeping with the style of the house. Victorian buildings generally have roofs of greater complexity than those of later styles in the district. Some commercial buildings and apartment buildings have flat roofs not seen from the street.
- (12) *Walls of continuity.* Primary walls of continuity are created by consistent setbacks of adjacent building facades. Where there are rows of intact buildings, primarily on stretches of Trumbull, a wall of continuity exists; where there have been many buildings removed, primarily of Lincoln, the original wall of continuity is destroyed. The regular placement of O.P. lighting poles on Trumbull creates a secondary wall of continuity; this does not exist on Lincoln.
- (13) *Relationship of significant landscape features and surface treatments.* The Lincoln streetscape consists of a seventy-foot right-of-way with the widths of tree lawns varying by block, although most are narrow. The Trumbull right-of-way is eighty (80) feet; tree lawns are also narrow. The Gibson right-of-way is mostly forty (40) feet wide and serves primarily as an alley to the houses on the east side of Lincoln. Characteristic treatment of individual properties is a flat or slightly graded shallow front lawn area in grass turf subdivided by a straight concrete walk leading to the front entrance and a concrete walk along the side of the building; there are very few driveways, none being original. On Trumbull, tree lawns are graded up to the public sidewalk, which is approached from the curb by a concrete step. Sidewalks are concrete; alleys are either paved in concrete, asphalt or brick. Curbs on Lincoln south of Selden are concrete and north of Selden are red stone; those on Trumbull are primarily red stone. Lighting poles are of the O.P. variety on Trumbull and on Lincoln are modern steel cranes atop wooden telephone poles. Black wrought iron fencing is occasionally used for front yard fencing-, modern chain link fences predominate in the district. They are frequently used along the rear property line, such as along Gibson, sometimes with other types of fencing along the sides and front. Stockade and wood board fencing is used occasionally along rear and side lot lines. Some buildings, especially on Trumbull, have chain link fencing running along the front lot lines. Wrought iron balusters and railings with hedges behind front the former Scripps Estate at the southwest corner of the district. Shrubs and plantings in front of fences and along the sides of fences on corner lots throughout the district are also common.
- (14) *Relationship of open space to structures.* Large amounts of open space have been created by demolition of structures. Both the northern and southern boundaries of the district are surrounded by open field. Ample side yards have been created where previously there would have been houses, primarily on Lincoln. Most properties have shallow rear yards, with the primary exception of those fronting on Selden and the larger apartment buildings, which have no yards except where vacant land around them has been created due to demolition. There are a few garages along the rear lot lines. The Scripps Carriage House on Brainard near Trumbull stands alone without the Scripps House, which was demolished. In the visual sense the large areas of open space do not read as having function, but seem to demand appropriate new infill construction.
- (15) *Scale of facades and facade elements.* The scale of houses in the district range from small to large. The elements within the moderate to large scale Victorian building divide their facades into large segments, such as towers, gables, dormers, verandas and bays. Details within those elements are usually small scaled. The small scaled colonial revival apartment building on Trumbull has a large scale applied portico. Prairie and Neo-Georgian facades are moderate in scale with restrained detail

within. Apartment buildings range from small to large in scale.

- (16) *Directional expression of front elevations.* Directional expression often relates to style. The majority of buildings in the district have vertically expressed front facades. Duplexes and small multi-unit buildings of any style may be horizontal or neutral in expression, excluding the roofs, but vertical projections above the eaves, such as gables, turrets and dormers, sometimes contribute to a vertical appearance.
- (17) *Rhythm of building setbacks.* Setbacks are usually consistent within each block but, due to building demolition, there is little consistency of rhythm in the streetscape. Large apartment buildings and later commercial buildings are not at the setback of the older houses; they are closer to the sidewalk. Buildings fronting on Selden are also Close to the sidewalk.
- (18) *Relationship of lot coverage.* The original relationship of structures to land has been altered by building demolition. Frequently several lots are combined to form one large lot or side lot. Buildings occupy approximately between forty (40) to ninety-five (95) percent of their original building sites, not including vacant lots that may have been later added to the property.
- (19) *Degree of complexity within the facade.* The degree of complexity has been determined by what is appropriate for a given style. The Victorian buildings exhibit complex massing, multiple roof forms, colors, materials, and textures within their facades. Other styles are less complex.
- (20) *Orientation, vistas, overviews.* Most buildings are oriented towards the north-south avenues, Lincoln and Trumbull, with the primary exception being on Selden, where many of the buildings are oriented towards Selden. The large apartment buildings are located in the southern portion of Lincoln. The building in the Trumbull Avenue Presbyterian Church Historic District across from the southeast corner of the district provides visual terminus for the district. Vacant land at the north and south ends outside the district provide a physical and visual buffer. The Jeffries Public Housing is to the east of the district. Where they exist, garages are generally oriented towards the alley but may also be reached from the front.
- (21) *Symmetric or asymmetric appearance.* Few buildings are symmetrical in appearance but most have a balanced composition. The Victorian buildings generally exhibit an asymmetrical appearance. Classically derived, prairie, and arts and crafts buildings are generally symmetrical.
- (22) *General environmental character.* Woodbridge Farm is a pocket of primarily late Victorian middle-class residential architecture and later apartment buildings off of Grand River and Martin Luther King Blvd. Due to the loss of original housing, the appearance of the neighborhood is altered; there is no longer an intact streetscape; instead, some blocks read as individual houses. Visually, appropriate infill construction seems demanded. The Jeffries Homes creates a visual boundary to the east; the Woodbridge Neighborhood to the west provides continuity to the Woodbridge Farms Area. The character of Trumbull Avenue is slightly more commercial than Lincoln due to the intrusion of small scale commercial buildings and some institutional uses located in formerly residential buildings. (Ord. No. 33-91, § 1, 11-27-91)



October 25, 2019

ABI Real Estate  
Nadav Doron and Yoav Pinhas  
4114-4116 Trumbull  
Detroit, MI 48208

RE: 4114-4116 Trumbull Multi-Family Residential Renovations, Historic District Commission Submission

### **Description of Existing Conditions**

4114 and 4116 Trumbull are an existing 2-family duplex structure on the East side Trumbull Street between Alexandrine Street to the South and Willis Street to the North. The structure is two full stories with an occupiable partial third story. It is wood framed construction with brick veneer and features a gambrel roof with cedar shake siding at the eaves. The structure has two separate front porches, one for each side of the duplex. They are both brick structure with concrete decks and stairs and wood canopies and posts.

### **Project Narrative**

This project proposes to renovate 4114 Trumbull as a (3) bedroom 3.5 bath single-family unit, divide 4116 Trumbull into (2) residential units, one (1) bedroom unit, and one (2) bedroom unit. In addition, a new 3-car garage will be constructed at the rear (east edge) of the lot.

Exterior renovation work includes repair of existing brick and wood finishes and trim, and replacement of some windows (as indicated in architectural documents). Prior to this project, a portion of the original windows have already been replaced. The proposed strategy is to replace remaining original windows to match the recently replaced windows. This will maintain the existing aesthetic character of the current exterior, as well as increase the thermal performance of the building envelope. Other exterior work includes repair and re-painting of the cedar shake siding on gable ends of the roof on the north and south facades, as well as the faces of the dormers on the west façade. All exterior paint colors are TBD, to be selected from the HDC Style and Color Guide.



December 11, 2019

ABI Real Estate  
Nadav Doron and Yoav Pinhas  
4114-4116 Trumbull  
Detroit, MI 48208

RE: 4114-4116 Trumbull Multi-Family Residential Renovations, Historic District Commission Submission

**Scope of Work**

1. Exterior Work
  - a. Contractor to perform all exterior maintenance required using same/similar material to preserve existing historical details, forms, shapes, trim, and colors
  - b. At porch canopy and posts, wood fascias, and trim, remove any rotted wood, fill/patch as necessary, sand smooth, and paint. Color: C:1 Light Bluish Gray MS: 10B 7/1 (from DHC Color System C), Pending DHC approval.
  - c. Repair existing cedar shake siding as required. Prep for new paint, color: C:3 Pale Blue MS: 10B 6/4 (from DHC Color System C), Pending DHC approval.
  - d. Tuck-point brick as necessary.
  - e. Grind smooth edge of concrete porch slabs.
  - f. At 4114 front porch, demo existing concrete stairs and South brick pier. Inspect and repair stair footing as necessary. Rebuild stair and pier to match existing.
  - g. At 4114 rear wood deck, repair decking and wood stairs as necessary. Add new 42" tall wood guard railing with vertical balusters on all sides of deck and at stairs. Include new wood handrail at deck stairs. Sand and stain all wood, color: B:19 Black MS: N 0.5/ (from DHC Color System C), Pending HDC approval.
  - h. Remove existing windows as indicated on Demo Plans. Replace with new wood windows. Paint exterior white to match existing windows.
  - i. New aluminum k-style 5" gutters and downspouts at all eaves. Gutters and downspouts to be painted to match adjacent wood trim, color C:1 Light Bluish Gray MS: 10B 7/1 (from DHC Color System C), Pending DHC approval.
2. 4114 Interior Demo Work
  - a. Demo center demising wall finish down to studs (all levels).
  - b. Demo rear (east) staircase spanning from first to second floor.
  - c. Demo walls in existing kitchen as noted to accommodate new powder room construction.
  - d. Demo existing kitchen countertop.
3. 4114 Interior Work
  - a. New hot water heater
  - b. Provide supply, drain, and exhaust hookups for new washer and dryer
  - c. New utility sink
  - d. Install new shower enclosure and floor/wall finishes in basement bathroom.
  - e. Install new stair treads and risers at bottom of basement stairs.
  - f. Repair as required and refinish all stairs.
  - g. New guardrail and handrail at existing stairs as noted.
  - h. Infill second floor opening at removed rear (east) stair.
  - i. Install new batt insulation and gyp. board at center demising wall.
  - j. New kitchen countertop, finishes, and appliances. Replace existing cabinets as required.
  - k. New partitions, plumbing fixtures, door, and finishes at new powder room.

- l. New wood mantel and tile hearth at fireplace.
  - m. Repair/replace damaged brick at existing fireplace.
  - n. New wood doors throughout as indicated.
  - o. New interior partitions as indicated.
  - p. Create new closet at third floor master bedroom.
4. 4116 Interior Demo Work
- a. Demo existing partitions and unfinished stud framing as indicated.
  - b. Remove lower run of stair on first level.
  - c. Demo existing plumbing rough connections at third level closet.
  - d. Demo center demising wall finish down to studs (all levels).
5. 4116 Interior Work
- a. New water heaters and furnaces (for (2) units).
  - b. New utility sink.
  - c. New steel entry door at basement access.
  - d. New interior partitions throughout (refer to documents for fire rating requirements).
  - e. New doors throughout.
  - f. New finishes throughout, including (2) kitchens, (3) full baths, (2) 1/2 baths (including appliances and fixtures).
  - g. New stacked washer and dryer per unit.
  - h. New hardwood floors and baseboard throughout.
  - i. Repair as required and refinish all stairs.
  - j. New guardrail and handrail at existing stairs as noted.
  - k. Infill second floor opening at removed rear (east) stair.
  - l. Install new batt insulation and gyp. board at center demising wall.
6. New Prefabricated Metal 4-Car Carport at rear of property
- a. New conc. foundations and slab on grade.
  - b. Provide electrical service to garage (new lights and power receptacles as indicated)
  - c. (2) new aluminum electric powered bi-fold gate systems at east side of carport.
  - d. Carport and gate to be painted black.
7. Site:
- a. Relocate existing metal fence to within property line as indicated on site plan.
  - b. New metal fence to replace existing wood fence as indicated on site plan.
  - c. Repair and replace existing concrete walkways as required.

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 10/25/2019

## PROPERTY INFORMATION

ADDRESS: 4114/4116 Trumbull Ave. AKA: \_\_\_\_\_

HISTORIC DISTRICT: Woodbridge Farms

## APPLICANT IDENTIFICATION

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

NAME: Timothy Flintoff COMPANY NAME: 4545 Architecture and Design

ADDRESS: 3011 W. Grand Blvd, Suite 400 CITY: Detroit STATE: MI ZIP: 48202

PHONE: 248-320-6098 MOBILE: 248-320-6098 EMAIL: tim.flintoff@4545architecture.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, and material)
- Description of existing conditions** (including materials and design)
- Description of project** (including 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)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s)

### NOTE:

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

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

# 4545

architecture

October 8, 2019

ABI Real Estate  
Nadav Doron and Yoav Pinhas  
4114-4116 Trumbull  
Detroit, MI 48208

RE: 4114-4116 Trumbull Multi-Family Residential Renovations, Historic District Commission Submission



Existing Front (West) Elevation (4116 to the left, 4114 to the right)

# 4545

architecture



Existing Side (North) Elevation

# 4545

architecture



Existing Rear (East) Elevation (4116 to the right, 4114 to the left)

# 4545

architecture



Existing Side (South) Elevation

# 4545

architecture



Detail image of 4114 front Porch (Tree in foreground has been removed since image was taken)

4545 Commonwealth Street, Detroit, MI 48208

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545

architecture



Detail image of 4116 front Porch

# 4545

architecture



Detail image of front porches

# 4545

architecture



Detail image of wood damage at 4114 porch

# 4545

architecture



Detail image of typical wood damage at porch

# 4545

architecture



Detail image of typical wood damage at front porch



Detail image of typical wood damage at front porch



Detail image of 4114 rear wood deck

# 4545

architecture



Detail image of 4116 rear concrete deck

# 4114 - 4116 TRUMBULL AVENUE RESIDENTIAL RENOVATION

4114-4116 TRUMBULL AVE.  
DETROIT MI, 48208

## ARCHITECT

**4545 ARCHITECTURE | DESIGN, PLLC**  
**TIMOTHY FLINTOFF**  
3011 W. Grand Blvd. Suite 400C  
Detroit Mi 48202

## PROJECT DATA

**BUILDING CODE AUTHORITY:**  
City of Detroit

**OWNER:**  
ABI REAL ESTATE  
NADAV DORON AND YOAV PINHAS  
4114-4116 TRUMBULL  
DETROIT, MI 48208

## APPLICABLE CODES:

**BUILDING CODE**  
ALSO KNOWN AS THE "MICHIGAN REHABILITATION CODE"  
2015 MICHIGAN REHABILITATION BUILDING CODE  
(CHAPTER 14: PERFORMANCE COMPLIANCE METHOD)

2015 MICHIGAN BUILDING CODE (MBC) AS AMENDED (AS  
REFERENCE BY MI REHAB CODE)

**MECHANICAL CODE**  
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"  
2015 MICHIGAN MECHANICAL CODE AS AMENDED

**PLUMBING CODE**  
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"  
2015 MICHIGAN PLUMBING CODE AS AMENDED

**ELECTRICAL CODE**  
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"  
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED &  
MICHIGAN AMENDMENTS PART 8.

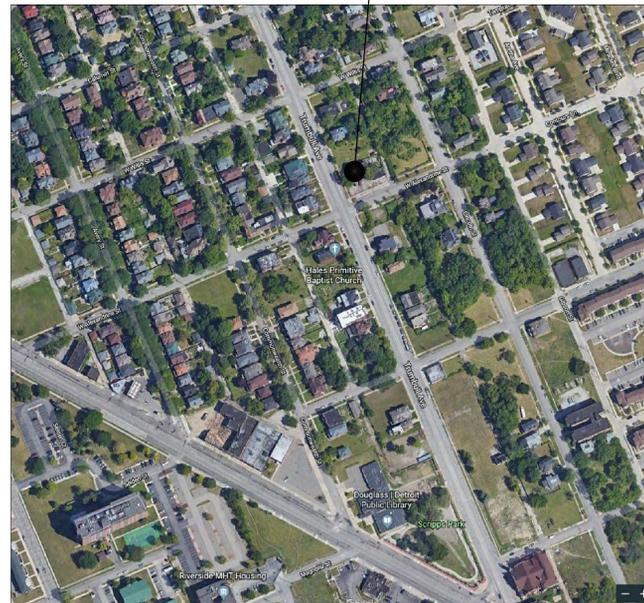
**ENERGY CODE**  
2015 UNIFORM ENERGY CODE

**BARRIER FREE REQUIREMENTS**  
AMERICANS WITH DISABILITIES ACT (ADA)  
MBC-2015, CHAPTER 11  
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

## SHEET INDEX

TS1.1	TITLE SHEET AND SHEET INDEX
TS1.2	4114 TRUMBULL CODE SUMMARY AND EGRESS PLANS
TS1.2B	4116 TRUMBULL CODE SUMMARY AND EGRESS PLANS
TS1.3	GENERAL NOTES
SP1.1	ARCHITECTURAL SITE PLAN
AD1.1A	4114 TRUMBULL DEMOLITION PLANS
AD1.1B	4116 TRUMBULL DEMOLITION PLANS
A1.1A	4114 TRUMBULL BASEMENT AND FIRST FLOOR PLANS
A1.2A	4114 TRUMBULL SECOND AND THIRD FLOOR PLANS
A1.1B	4116 TRUMBULL BASEMENT AND FIRST FLOOR PLANS
A1.2B	4116 TRUMBULL SECOND AND THIRD FLOOR PLANS
A3.1	EXTERIOR REPAIR WORK

**PROJECT LOCATION**  
4114-4116 TRUMBULL AVE. Detroit MI



PROJECT SITE MAP: NOT TO SCALE

SYMBOL LEGEND		ABBREVIATION	
	DARKENED ARROW INDICATES ELEVATED SECTION	@	ACOUSTICAL
	ELEVATION NUMBER	A.C.T.	ACOUSTICAL CEILING TILE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ADJ.	ADJACENT
	ELEVATION NUMBER	A.F.F.	ABOVE FINISH FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ALUM.	ALUMINUM
	DETAIL REFERENCE NUMBER	ANOD.	ANODIZED
	SHEET NUMBER WHERE DETAIL IS LOCATED	BD.	BOARD
	DETAIL NUMBER	BLDG.	BUILDING
	SHEET NUMBER WHERE DETAIL IS REFERENCED	BLK.	BLOCK
	DETAIL NAME	BLKG.	BLOCKING
	DRAWING SCALE	CEM.	CEMENT
	SHEET NUMBER WHERE DETAIL IS REFERENCED	C.J.	CONTROL JOINT
	NOTE: DATUM SYMBOL INDICATES A SPECIFIC REFERENCE HEIGHT OF MATERIAL INDICATED	CLG.	CEILING
	HEIGHT ABOVE FINISHED FLOOR	CL	CENTER LINE
	REFERENCE POINT OF ELEVATION	C.O.	CLEAN OUT
	HEIGHT ABOVE FINISHED FLOOR	COL.	COLUMN
	HEIGHT ABOVE FINISHED FLOOR	CONC.	CONCRETE
	HEIGHT ABOVE FINISHED FLOOR	C.G.	CORNER GUARD
	HEIGHT ABOVE FINISHED FLOOR	CONST.	CONSTRUCTION
	HEIGHT ABOVE FINISHED FLOOR	CONT.	CONTINUOUS
	HEIGHT ABOVE FINISHED FLOOR	CORR.	CORRUGATED
	HEIGHT ABOVE FINISHED FLOOR	CPT.	CARPET
	HEIGHT ABOVE FINISHED FLOOR	C.T.	CERAMIC TILE
	HEIGHT ABOVE FINISHED FLOOR	DET.	DETAIL
	HEIGHT ABOVE FINISHED FLOOR	DIA.	DIAMETER
	HEIGHT ABOVE FINISHED FLOOR	DM.	DIMENSION
	HEIGHT ABOVE FINISHED FLOOR	DN.	DOWN
	HEIGHT ABOVE FINISHED FLOOR	D.O.	DOOR OPENING
	HEIGHT ABOVE FINISHED FLOOR	DR.	DOOR
	HEIGHT ABOVE FINISHED FLOOR	DWG.	DRAWING
	HEIGHT ABOVE FINISHED FLOOR	EA.	EACH
	HEIGHT ABOVE FINISHED FLOOR	ELEV.	ELEVATION
	HEIGHT ABOVE FINISHED FLOOR	E.W.	EACH WAY
	HEIGHT ABOVE FINISHED FLOOR	EXG.	EXISTING
	HEIGHT ABOVE FINISHED FLOOR	EXIST.	EXISTING
	HEIGHT ABOVE FINISHED FLOOR	EXP.	EXPANSION, EXPOSED
	HEIGHT ABOVE FINISHED FLOOR	EXT.	EXTERIOR
	HEIGHT ABOVE FINISHED FLOOR	F.D.	FLOOR DRAIN
	HEIGHT ABOVE FINISHED FLOOR	FDN.	FOUNDATION
	HEIGHT ABOVE FINISHED FLOOR	F.R.P.	FIBER REINFORCED PANELS
	HEIGHT ABOVE FINISHED FLOOR	FIN.	FINISH
	HEIGHT ABOVE FINISHED FLOOR	FLR.	FLOOR
	HEIGHT ABOVE FINISHED FLOOR	F.O.	FACE OF
	HEIGHT ABOVE FINISHED FLOOR	F.O.S.	FACE OF STUD
	HEIGHT ABOVE FINISHED FLOOR	FR.	FRAME
	HEIGHT ABOVE FINISHED FLOOR	FTG.	FOOTING
	HEIGHT ABOVE FINISHED FLOOR	FV.	FIELD VERIFY
	HEIGHT ABOVE FINISHED FLOOR	GA.	GAUGE
	HEIGHT ABOVE FINISHED FLOOR	GALV.	GALVANIZED
	HEIGHT ABOVE FINISHED FLOOR	GYP.	GYPSUM
	HEIGHT ABOVE FINISHED FLOOR	HDW.	HARDWARE
	HEIGHT ABOVE FINISHED FLOOR	H.M.	HOLLOW METAL
	HEIGHT ABOVE FINISHED FLOOR	HORIZ.	HORIZONTAL
	HEIGHT ABOVE FINISHED FLOOR	HT.	HEIGHT
	HEIGHT ABOVE FINISHED FLOOR	I.D.	INSIDE DIAMETER
	HEIGHT ABOVE FINISHED FLOOR	INSUL.	INSULATION
	HEIGHT ABOVE FINISHED FLOOR	INT.	INTERIOR
	HEIGHT ABOVE FINISHED FLOOR	JT.	JOINT
	HEIGHT ABOVE FINISHED FLOOR	LAV.	LAVATORY
	HEIGHT ABOVE FINISHED FLOOR	LG.	LONG
	HEIGHT ABOVE FINISHED FLOOR	L.L.O.	LONG LEG OUTSTANDING
	HEIGHT ABOVE FINISHED FLOOR	L.L.V.	LONG LEG VERTICAL
	HEIGHT ABOVE FINISHED FLOOR	MAX.	MAXIMUM
	HEIGHT ABOVE FINISHED FLOOR	MECH.	MECHANICAL
	HEIGHT ABOVE FINISHED FLOOR	MET.	METAL
	HEIGHT ABOVE FINISHED FLOOR	MEZZ.	MEZZANINE
	HEIGHT ABOVE FINISHED FLOOR	M.I.	MISCELLANEOUS IRON
	HEIGHT ABOVE FINISHED FLOOR	MIN.	MINIMUM
	HEIGHT ABOVE FINISHED FLOOR	MISC.	MISCELLANEOUS
	HEIGHT ABOVE FINISHED FLOOR	M.O.	MASONRY OPENING
	HEIGHT ABOVE FINISHED FLOOR	N.C.	NOT IN CONTRACT
	HEIGHT ABOVE FINISHED FLOOR	N.T.S.	NOT TO SCALE
	HEIGHT ABOVE FINISHED FLOOR	O.C.	ON CENTER
	HEIGHT ABOVE FINISHED FLOOR	O.D.	OUTSIDE DIAMETER
	HEIGHT ABOVE FINISHED FLOOR	OPNG.	OPENING
	HEIGHT ABOVE FINISHED FLOOR	OPP.	OPPOSITE
	HEIGHT ABOVE FINISHED FLOOR	PL.G.	PLATE GLASS
	HEIGHT ABOVE FINISHED FLOOR	PL.S.	PLATE STEEL
	HEIGHT ABOVE FINISHED FLOOR	PLAM	PLASTIC LAMINATE
	HEIGHT ABOVE FINISHED FLOOR	PLASTER	PLASTER
	HEIGHT ABOVE FINISHED FLOOR	PREFAB.	PREFABRICATED
	HEIGHT ABOVE FINISHED FLOOR	PROJ.	PROJECT, PROJECTION
	HEIGHT ABOVE FINISHED FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
	HEIGHT ABOVE FINISHED FLOOR	PT.	PAINT, POINT
	HEIGHT ABOVE FINISHED FLOOR	R.	RISER
	HEIGHT ABOVE FINISHED FLOOR	R.A.	RETURN AIR
	HEIGHT ABOVE FINISHED FLOOR	R.B.	RUBBER BASE
	HEIGHT ABOVE FINISHED FLOOR	R.C.	ROOF CONDUCTOR
	HEIGHT ABOVE FINISHED FLOOR	R.C.P.	REFLECTED CEILING PLAN
	HEIGHT ABOVE FINISHED FLOOR	R.D.	ROOF DRAIN
	HEIGHT ABOVE FINISHED FLOOR	R.F.	RUBBER FLOORING
	HEIGHT ABOVE FINISHED FLOOR	REINF.	REINFORCED, REINFORCING
	HEIGHT ABOVE FINISHED FLOOR	REQ'D.	REQUIRED
	HEIGHT ABOVE FINISHED FLOOR	ROOFING	ROOFING
	HEIGHT ABOVE FINISHED FLOOR	RM.	ROOM
	HEIGHT ABOVE FINISHED FLOOR	R.S.	ROOF SUMP
	HEIGHT ABOVE FINISHED FLOOR	R.T.	RUBBER TILE
	HEIGHT ABOVE FINISHED FLOOR	SAN.	SANITARY
	HEIGHT ABOVE FINISHED FLOOR	SCHED.	SCHEDULE
	HEIGHT ABOVE FINISHED FLOOR	SHT.	SHEET
	HEIGHT ABOVE FINISHED FLOOR	SIM.	SIMILAR
	HEIGHT ABOVE FINISHED FLOOR	SPEC.	SPECIFICATION
	HEIGHT ABOVE FINISHED FLOOR	S.S.	SERVICE SINK
	HEIGHT ABOVE FINISHED FLOOR	STL.	STEEL
	HEIGHT ABOVE FINISHED FLOOR	STD.	STANDARD
	HEIGHT ABOVE FINISHED FLOOR	STOR.	STORAGE
	HEIGHT ABOVE FINISHED FLOOR	STRUCT.	STRUCTURAL
	HEIGHT ABOVE FINISHED FLOOR	SUSP.	SUSPENDED
	HEIGHT ABOVE FINISHED FLOOR	SW.	SWITCH
	HEIGHT ABOVE FINISHED FLOOR	SYM.	SYMMETRICAL
	HEIGHT ABOVE FINISHED FLOOR	T.	TREAD
	HEIGHT ABOVE FINISHED FLOOR	T&B	TOP AND BOTTOM
	HEIGHT ABOVE FINISHED FLOOR	TEL.	TELEPHONE
	HEIGHT ABOVE FINISHED FLOOR	TERR.	TERRAZZO
	HEIGHT ABOVE FINISHED FLOOR	T&G	TONGUE AND GROOVE
	HEIGHT ABOVE FINISHED FLOOR	THK.	THICK, THICKNESS
	HEIGHT ABOVE FINISHED FLOOR	THRES.	THRESHOLD
	HEIGHT ABOVE FINISHED FLOOR	T.O.S.	TOP OF STEEL
	HEIGHT ABOVE FINISHED FLOOR	TYP.	TYPICAL
	HEIGHT ABOVE FINISHED FLOOR	UC	UNDERCUT
	HEIGHT ABOVE FINISHED FLOOR	UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
	HEIGHT ABOVE FINISHED FLOOR	V.B.	VINYL BASE
	HEIGHT ABOVE FINISHED FLOOR	V.C.T.	VINYL COMPOSITION TILE
	HEIGHT ABOVE FINISHED FLOOR	V.I.F.	VERIFY IN FIELD
	HEIGHT ABOVE FINISHED FLOOR	W.	WIDE
	HEIGHT ABOVE FINISHED FLOOR	VERT.	VERTICAL
	HEIGHT ABOVE FINISHED FLOOR	WAINSC.	WAINSCOT
	HEIGHT ABOVE FINISHED FLOOR	W.C.	WATER CLOSET
	HEIGHT ABOVE FINISHED FLOOR	WD.WIN.	WOOD WINDOW
	HEIGHT ABOVE FINISHED FLOOR	WT.	WEIGHT
	HEIGHT ABOVE FINISHED FLOOR	W.W.F.	WELDED WIRE FABRIC
	ROOM NAME		
	ROOM NUMBER		
	NUMBERS DESIGNATE VERTICAL COLUMN LINES		
	LETTERS DESIGNATE HORIZONTAL COLUMN LINES		
	CIRCLES REPRESENT NEW COLUMN LINES		
	DASHED CIRCLES REPRESENT EXISTING COLUMNS		
	EXISTING DOOR SYMBOL		
	NEW DOOR SYMBOL		
	DOOR DESIGNATION		
	WALL TYPE DESIGNATION NUMBER - COORDINATE WITH SCHEDULE		
	EQUIPMENT DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES		
	KEY NOTE DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES		
	ADDENDUM DESIGNATION NUMBER		
	BULLETIN DESIGNATION NUMBER		
	MATCH LINE		
	REF: A3 SHEET REFERENCE FOR DRAWING CONTINUATION		
MATERIAL LEGEND			
	ACOUSTICAL CEILING		
	BATT/LOOSE INSULATION		
	BLOCKING/ROUGH LUMBER		
	CONCRETE		
	FINISHED WOOD		
	GLASS		
	GYPSUM WALLBOARD		
	MASONRY		
	PARTICLE BOARD		
	PLYWOOD		

MEMBER:  
**4545 architecture**  
3011 W. GRAND BLVD  
SUITE 400C  
DETROIT, MI 48202  
P. 248.320.6098  
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

**4116 TRUMBULL AVE.  
RESIDENTIAL  
RENOVATIONS**

Issued for :

**HDC 10/24/2019**

Drawn by :

**JRM**

Sheet Title :

**TITLE SHEET AND  
SHEET INDEX**

Project No. :

Sheet No. :

**TS1.1**

DO NOT SCALE DRAWINGS | ©2019 Timothy Flintoff Architect, PLLC

**PROJECT CODE INFORMATION:**

- BUILDING CODE AUTHORITY:  
 CITY OF DETROIT, MI
- BUILDING CODE:
- 2015 MICHIGAN REHABILITATION CODE (CHAPTER 14- PERFORMANCE COMPLIANCE METHOD)
  - 2015 MICHIGAN BUILDING CODE (AS REFERENCED BY MI REHAB. CODE)
  - 2015 MICHIGAN MECHANICAL CODE
  - 2015 MICHIGAN PLUMBING CODE
  - 2017 NATIONAL ELECTRICAL CODE
  - 2015 MICHIGAN UNIFORM ENERGY CODE
  - AMERICAN WITH DISABILITIES ACT
  - CAN/ANSI 117.1 - 2012 AMERICAN NATIONAL STANDARD - ACCESSIBLE AND USABLE BUILDING AND FACILITIES

CONSULTANT:

Project :  
 4114 AND 4116 TRUMBULL AVE. RESIDENTIAL RENOVATION AND NEW 3-CAR GARAGE

Issued for :  
 HDC 10/24/19

Drawn by :  
 JRM

Sheet Title :  
 CODE SUMMARY AND EGRESS PLANS

Project No. :  
 2019045

Sheet No. :

**TS1.2A**

TABLE 1401.7  
 SUMMARY SHEET-BUILDING CODE

EXISTING OCCUPANCY <u>RESIDENTIAL R-2</u>	PROPOSED OCCUPANCY <u>RESIDENTIAL R-2</u>
YEAR BUILDING WAS CONSTRUCTED <u>1900 (ESTIMATED)</u>	NUMBER OF STORIES <u>3 + BASEMENT</u> , HEIGHT IN FEET <u>34'-6"</u>
TYPE OF CONSTRUCTION <u>V-B</u>	AREA PER FLOOR <u>1085 GSF</u>
COMPLETELY SUPPRESSED <u>NO</u>	CORRIDOR WALL RATING <u>2 HOUR</u>
TYPE: <u>RATED DRY WALL</u>	
COMPARTMENTATION: YES <u>X</u> NO <u>    </u>	REQUIRED DOOR CLOSERS: YES <u>    </u> NO <u>X</u>
FIRE RESISTANCE RATING OF VERTICAL OPENING ENCLOSURE <u>2 HOUR</u>	
TYPE OF HVAC SYSTEM <u>FORCED AIR FURNACE</u>	SERVING NUMBER OF FLOORS <u>3</u>
AUTOMATIC FIRE DETECTION: YES <u>X</u> NO <u>    </u>	TYPE AND LOCATION <u>X</u>
FIRE ALARM SYSTEM: YES <u>    </u> NO <u>X</u>	TYPE <u>X</u>
SMOKE CONTROL: YES <u>X</u> NO <u>    </u>	TYPE <u>X</u>
ADEQUATE EXIT ROUTES: YES <u>X</u> NO <u>    </u>	DEAD ENDS: YES <u>    </u> NO <u>X</u>
MAXIMUM EXIT TRAVEL DISTANCE: <u>88'-4"</u>	ELEVATOR CONTROLS: YES <u>    </u> NO <u>X</u>
MEANS OF EGRESS EMERGENCY LIGHTING: YES <u>    </u> NO <u>X</u>	MIXED OCCUPANCIES: YES <u>    </u> NO <u>X</u>
STAND PIPES: YES <u>    </u> NO <u>X</u>	PATIENT ABILITY FOR SELF-PRESEVATION <u>NA</u>
SMOKE COMPARTMENTALIZATION <small>LESS THAN 22,500 SQ. FEET (2092M SQ)</small> YES <u>X</u> NO <u>    </u>	PATIENT CONCENTRATION <u>NA</u>
ATTENDANT TO PATIENT RATIO <u>NA</u>	

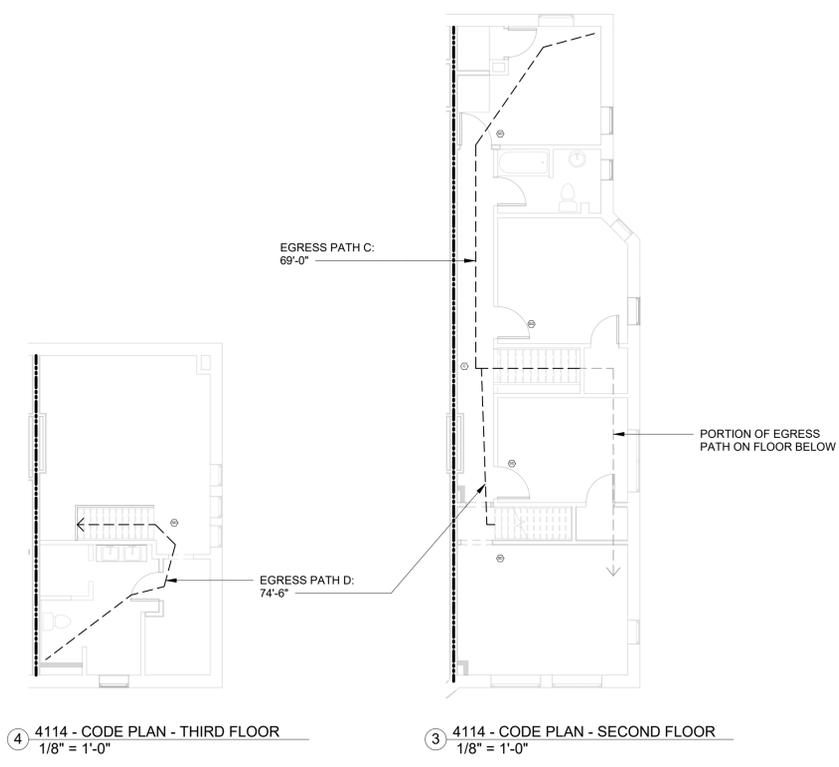
SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1401.6.1 BUILDING HEIGHT	.032	.032	.032
1401.6.2 BUILDING AREA	4.93	4.93	4.93
1401.6.3 COMPARTMENTATIZATION	16	16	16
1401.6.4 TENANT AND DWELLING UNIT SEPERATION	4	4	4
1401.6.5 CORRIDOR WALLS	0	0	0
1401.6.6 VERTICAL OPENINGS	14	14	14
1401.6.7 HVAC SYSTEMS	0	0	0
1401.6.8 AUTOMATCIC FIRE DETECTION	6	6	6
1401.6.9 FIRE ALARM SYSTEM	0	0	0
1401.6.10 SMOKE CONTROL	****	0	0
1401.6.11 MEANS OF EGRESS	****	0	0
1401.6.12 DEAD ENDS	****	2	2
1401.6.13 MAXIMUN EXIT ACCESS TRAVEL	****	11.17	11.17
1401.6.14 ELEVATOR CONTROL	-2	-2	-2
1401.6.15 MEANS OF EGRESS EMERGENCY LIGHTING	****	0	0
1401.6.16 MIXED OCCUPANCIES	0	****	0
1401.6.17 AUTOMATIC SPRINKLERS	0	/2 = 0	0
1401.6.18 STANDPIPES	0	0	0
1401.6.19 INCIDENTAL USE	0	0	0
1401.6.20 SMOKE COMPARTMENTATION	0	0	0
1401.6.21.1 PATIENT ABILITY FOR SELF PRESERVATION	****	NA	NA
1401.6.21.2 PATIENT CONCENTRATION	****	NA	NA
1401.6.21.3 ATTENDANT-TO-PATIENT RATIO	****	NA	NA
BUILDING SCORE-TOTAL VALUE	42.96	56.13	56.13

**PLUMBING FIXTURE COUNT**

7. PLUMBING FIXTURE COUNT  
 2015 MICHIGAN PLUMBING CODE

FIXTURE RATIO - RESIDENTIAL R-2, APARTMENT HOUSE

	REQUIRED	PROVIDED
WATER CLOSETS	1 PER DWELLING UNIT	4 PER DWELLING UNIT
LAVATORIES	1 PER DWELLING UNIT	4 PER DWELLING UNIT
BATHTUBS/SHOWERS	1 PER DWELLING UNIT	3 PER DWELLING UNIT
KITCHEN SINK	1 PER DWELLING UNIT	1 PER DWELLING UNIT
SERVICE SINK	1 PER 20 DWELLING UNITS 1 (IN BASEMENT)	
AUTOMATIC CLOTHES WASHER	1 PER 20 DWELLING UNITS 1 (IN BASEMENT)	



**LIFE SAFETY SYMBOL LEGEND**

SYMBOL	DESCRIPTION
—	2-HR RATED WALL (REFER TO ARCH PLANS FOR ASSEMBLY)
- - - -	EGRESS PATH (DRAWN FROM REMOTE LOCATION TO FIRST FLOOR EXIT)
⊙	SMOKE DETECTOR, INTER CONNECTED
⊕	SMOKE/CARBON MONOXIDE DETECTOR, INTER CONNECTED

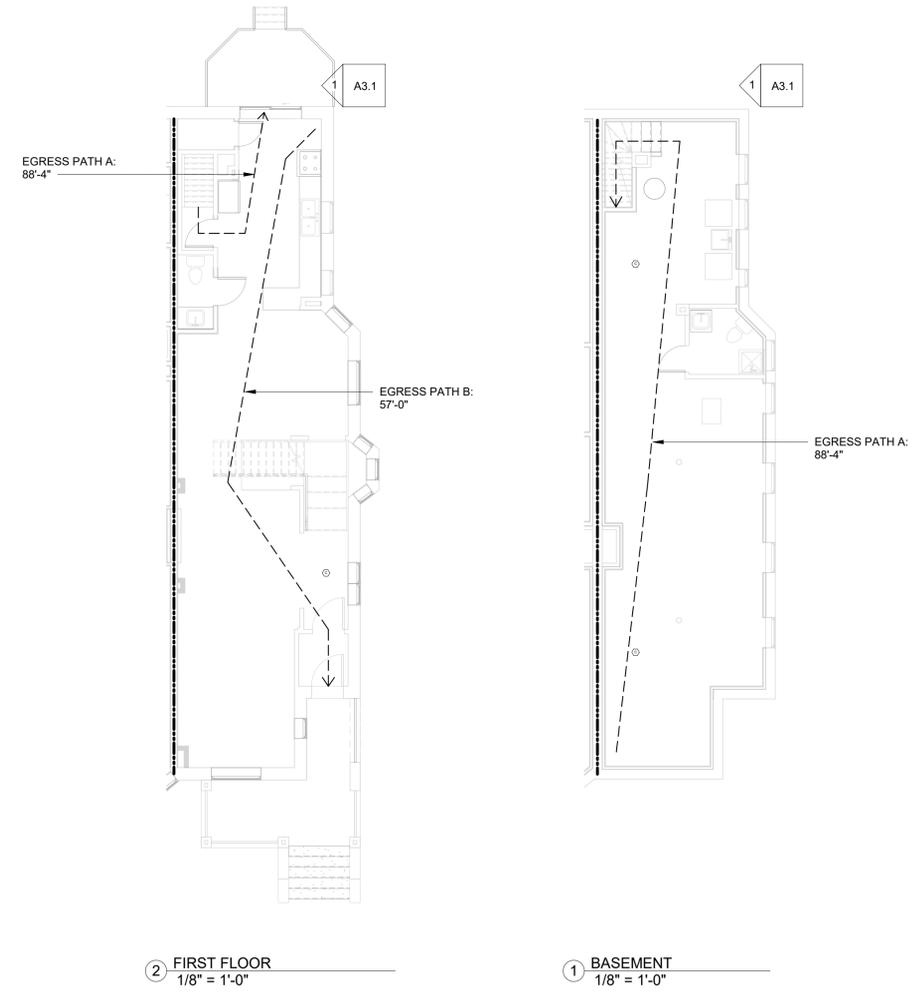


TABLE 1401.7  
SUMMARY SHEET-BUILDING CODE

EXISTING OCCUPANCY <u>RESIDENTIAL R-2</u>	PROPOSED OCCUPANCY <u>RESIDENTIAL R-2</u>
YEAR BUILDING WAS CONSTRUCTED <u>1900 (ESTIMATED)</u>	NUMBER OF STORIES <u>3 + BASEMENT</u> HEIGHT IN FEET <u>34'-6"</u>
TYPE OF CONSTRUCTION <u>V-B</u>	AREA PER FLOOR <u>1085 GSF</u>
COMPLETELY SUPPRESSED <u>NO</u>	CORRIDOR WALL RATING <u>2 HOUR</u>
TYPE: <u>RATED DRY WALL</u>	
COMPARTMENTATION: YES <u>X</u> NO <u>    </u>	REQUIRED DOOR CLOSERS: YES <u>    </u> NO <u>X</u>
FIRE RESISTANCE RATING OF VERTICAL OPENING ENCLOSURE <u>2 HOUR</u>	
TYPE OF HVAC SYSTEM <u>FORCED AIR FURNACES</u>	SERVING NUMBER OF FLOORS <u>(2) FURNACES, 1 SERVING (1) FLOOR, 1 SERVICE (2) FLOORS</u>
AUTOMATIC FIRE DETECTION: YES <u>X</u> NO <u>    </u>	TYPE AND LOCATION <u>X</u>
FIRE ALARM SYSTEM: YES <u>    </u> NO <u>X</u>	TYPE <u>X</u>
SMOKE CONTROL: YES <u>X</u> NO <u>    </u>	TYPE <u>X</u>
ADEQUATE EXIT ROUTES: YES <u>X</u> NO <u>    </u>	DEAD ENDS: YES <u>    </u> NO <u>X</u>
MAXIMUM EXIT TRAVEL DISTANCE: <u>88'-4"</u>	ELEVATOR CONTROLS: YES <u>    </u> NO <u>X</u>
MEANS OF EGRESS EMERGENCY LIGHTING: YES <u>    </u> NO <u>X</u>	MIXED OCCUPANCIES: YES <u>    </u> NO <u>X</u>
STAND PIPES: YES <u>    </u> NO <u>X</u>	PATIENT ABILITY FOR SELF-PRESEVATION <u>NA</u>
SMOKE COMPARTMENTALIZATION LESS THAN 22,500 SQ. FEET (2092M SQ)	PATIENT CONCENTRATION <u>NA</u>
ATTENDANT TO PATIENT RATIO <u>NA</u>	

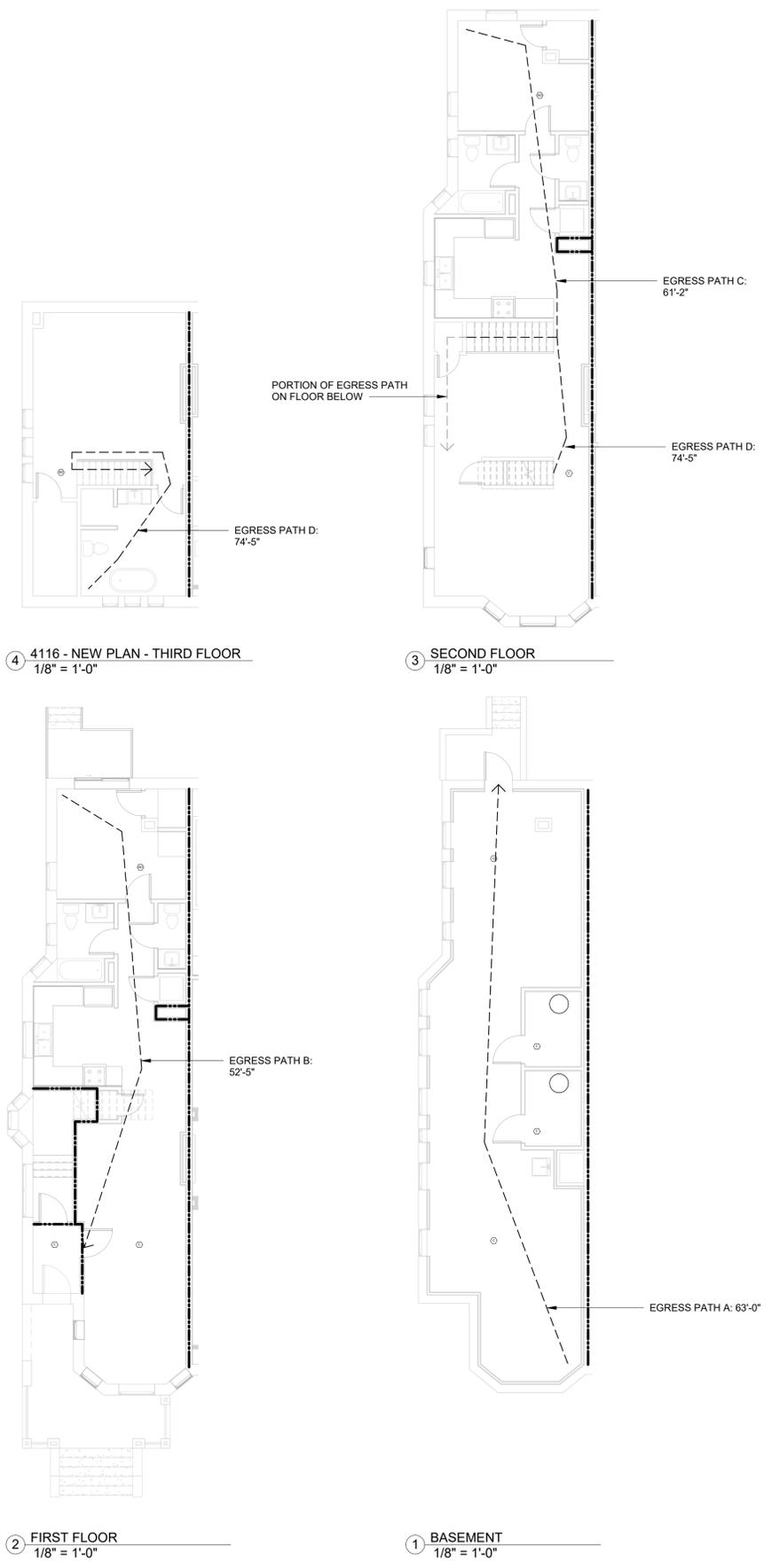
SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1401.6.1 BUILDING HEIGHT	.032	.032	.032
1401.6.2 BUILDING AREA	4.93	4.93	4.93
1401.6.3 COMPARTMENTATIZATION	16	16	16
1401.6.4 TENANT AND DWELLING UNIT SEPERATION	4	4	4
1401.6.5 CORRIDOR WALLS	0	0	0
1401.6.6 VERTICAL OPENINGS	14	14	14
1401.6.7 HVAC SYSTEMS	0	0	0
1401.6.8 AUTOMATCIC FIRE DETECTION	6	6	6
1401.6.9 FIRE ALARM SYSTEM	0	0	0
1401.6.10 SMOKE CONTROL	****	0	0
1401.6.11 MEANS OF EGRESS	****	0	0
1401.6.12 DEAD ENDS	****	2	2
1401.6.13 MAXIMUN EXIT ACCESS TRAVEL	***	12.55	12.55
1401.6.14 ELEVATOR CONTOL	-2	-2	-2
1401.6.15 MEANS OF EGRESS EMERGENCY LIGHTING	****	0	0
1401.6.16 MIXED OCCUPANCIES	0	****	0
1401.6.17 AUTOMATIC SPRINKLERS	0	/ 2 = 0	0
1401.6.18 STANDPIPES	0	0	0
1401.6.19 INCIDENTAL USE	0	0	0
1401.6.20 SMOKE COMPARTMENTATION	0	0	0
1401.6.21.1 PATIENT ABILITY FOR SELF PRESERVATION	****	NA	NA
1401.6.21.2 PATIENT CONCENTRATION	****	NA	NA
1401.6.21.3 ATTENDANT-TO-PATIENT RATIO	****	NA	NA
BUILDING SCORE-TOTAL VALUE	42.96	55.51	55.51

PLUMBING FIXTURE COUNT

7. PLUMBING FIXTURE COUNT  
2015 MICHIGAN PLUMBING CODE

FIXTURE RATIO - RESIDENTIAL R-2, APARTMENT HOUSE

	REQUIRED	PROVIDED - LOWER UNIT	PROVIDED - UPPER UNIT
WATER CLOSETS	1 PER DWELLING UNIT	2	3
LAVATORIES	1 PER DWELLING UNIT	2	3
BATHUBS/SHOWERS	1 PER DWELLING UNIT	1	2
KITCHEN SINK	1 PER DWELLING UNIT	1	1
SERVICE SINK	1 PER 20 DWELLING UNITS 1 (IN BASEMENT)		1 (IN BASEMENT)
AUTOMATIC CLOTHES WASHER	1 PER 20 DWELLING UNITS 1 (IN UNIT)		1 (IN UNIT)



PROJECT CODE INFORMATION:

- BUILDING CODE AUTHORITY:  
CITY OF DETROIT, MI
- BUILDING CODE:
- 2015 MICHIGAN REHABILITATION CODE (CHAPTER 14- PERFORMANCE COMPLIANCE METHOD)
  - 2015 MICHIGAN BUILDING CODE (AS REFERENCED BY MI REHAB. CODE)
  - 2015 MICHIGAN MECHANICAL CODE
  - 2015 MICHIGAN PLUMBING CODE
  - 2017 NATIONAL ELECTRICAL CODE
  - 2015 MICHIGAN UNIFORM ENERGY CODE
  - AMERICAN WITH DISABILITIES ACT
  - CABO/ANSI 117.1 - 2012 AMERICAN NATIONAL STANDARD - ACCESSIBLE AND USABLE BUILDING AND FACILITIES

LIFE SAFETY SYMBOL LEGEND

SYMBOL	DESCRIPTION
—	2-HR RATED WALL (REFER TO ARCH PLANS FOR ASSEMBLY)
- - - -	EGRESS PATH (DRAWN FROM REMOTE LOCATION TO FIRST FLOOR EXIT)
⊙	SMOKE DETECTOR, INTER CONNECTED
⊕	SMOKE/CARBON MONOXIDE DETECTOR, INTER CONNECTED

FLOOR CONSTRUCTION BETWEEN UNITS:

- 1-HOUR FIRE RATING, BASIS OF DESIGN ASSEMBLY: UL L501
- WOOD FLOOR FINISH
- 3/4" (MIN) FLOOR UNDERLAYMENT MATERIAL
- 15/32" WOOD SUBFLOOR
- 2x WOOD STRUCTURAL MEMBERS
- 3 1/2" BATT INSULATION
- 5/8" TYPE-X GYP. BD.

ARCHITECT:  
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CONSULTANT:

Project :  
4114 AND 4116 TRUMBULL AVE. RESIDENTIAL RENOVATION AND NEW 3-CAR GARAGE

Issued for :  
HDC 10/24/19

Drawn by :  
JRM

Sheet Title :  
CODE SUMMARY AND EGRESS PLANS

Project No. :  
2019045

Sheet No. :  
**TS1.2B**

DO NOT SCALE DRAWINGS | ©2019 Timothy Flinoff Architect, PLLC

**FOOTINGS AND FOUNDATIONS**

- 1. Contractor shall verify all conditions, including underground utilities and field measurements at job site and report any discrepancies to Owner's Representative.
2. Provide necessary sheeting, shoring, bracing, etc. as required during excavations to protect sides of excavations.
3. Comply fully with requirements of OSHA and other regulatory agencies for safety provisions.
4. Top of spread footing elevations noted on plan are minimum elevations. In all cases, footings are to bear on undisturbed natural soils or engineered fill having a minimum net allowable bearing capacity of 2,000 psf.
5. Sides of foundations shall be formed. All concrete surfaces shall be maintained smooth and vertical. Slope sides of excavations as approved by the Geotechnical Engineer, and clean up skulking before and during concrete placement. If existing soil conditions warrant earth forming, Geotechnical Engineer shall make recommendations for specific preparation and procedure to follow.
6. Where footing steps are necessary, they shall be no steeper than one vertical to two horizontal unless noted otherwise.
7. Footings shall be centered under columns and walls unless specifically detailed otherwise on the Drawings.
8. No footings or slabs shall be placed on or against sub-grade containing free water, frost or ice. Should water or frost, however slight, enter a footing excavation after sub-grade approval, the sub-grade shall be re inspected by the Geotechnical Engineer/Testing Laboratory after removal of water or frost.
9. The Contractor shall provide all necessary measures to prevent any frost or ice from penetrating any footing or slab sub-grade before and after placing of concrete until the full building enclosure is completed and heated.
10. Excavated material shall be legally disposed of off the Owner's property or stored at the site or used for backfilling operations as required in accordance with the Geotechnical Engineer's recommendations and Project Specification requirements.
11. Contractor shall furnish all required de-watering equipment to maintain a dry excavation until backfill is complete.
12. Where new footings are adjacent or abut existing foundations, carefully hand excavate and determine bottom of existing foundation. If different than anticipated, adjust new foundations to match existing. In no case shall the new footing be lower than the existing without protection against undermining such as underpinning or shoring.
13. Foundation bearing soils shall be inspected by a qualified Geotechnical Engineer. The testing shall include, but not be limited to, identification of soils at and below the foundation bearing level, and the allowable bearing capacity of these soils.
14. A Geotechnical Engineer registered in the State of the Project shall inspect the condition and assure the adequacy of all subgrades, fills, backfills before placement of foundations, footings, slabs and walls. They shall submit reports to the Architect/Engineer describing their investigations, including any non-conforming work.
15. The design of foundations, retaining walls, and slab on grade is based on assumed nominal design values for the area and is required to be field verified prior to construction to ensure safety and stability. No information is available at the time of construction document issuance which might indicate the presence of fills, organics, or other deleterious geotechnical conditions which may require significant earthwork/foundation operations to resolve. In order to understand the geotechnical conditions present, a thorough geotechnical evaluation of the site is must be performed. The Design team takes no liability/responsibility for any changes which might occur as a result of the to be furnished geotechnical evaluation report
16. Refer to the geotechnical and civil engineers for site preparation works

**BACKFILLING**

- 1. Do not place backfill against foundation walls - designed as supported at top and bottom - until basement level and first floor slabs are in place. Shore and/or brace walls as required if backfilling operations are to be carried out prior to placement of floor slabs.
2. Place backfill against basement retaining walls - designed as cantilevered - after concrete has attained design strength and before lower level floor slabs are in place.
3. Where backfill is to be placed on both sides of foundation walls, provide a balanced backfill against foundation walls to eliminate lateral load effects, or provide necessary temporary lateral support to the top of the wall until permanent support is installed.
4. Backfill material shall consist of clean, well grade granular soils, free of organic material, silt and clay, or as specified in the Project Specifications.
5. Backfill material shall be compacted to 95% of maximum density, as determined by the Modified Proctor Method (ASTM D1557), in lifts not exceeding 6 inches.

**STRUCTURAL STEEL**

- 1. Design, fabrication and erection of structural steel shall be in accordance with the American Institute of Steel Construction (AISC) 360 Specification for Structural Steel Buildings and the Steel Construction Manual, Allowable Strength Design ASD.
2. Structural steel shall conform to the following ASTM specifications and minimum yield strength:
W Shapes A992 Gr. 50 Fy = 50 ksi
Miscellaneous shapes and plates A36 Fy = 36 ksi
Round Tubes A500 Grade B Fy = 42 ksi
Pipe A53 Grade B Fy = 35 ksi
Square Tubes A500 Grade B Fy = 46 ksi
3. Anchor rods shall conform to ASTM F1554 Grade 36, unless noted Grade 55 or other on Drawings.
4. Structural steel bolting shall be ASTM A325 type N, 3/4" diameter snug tight except where other size, ASTM A490 N, pre-tensioned or slip-critical type bolts are indicated.
5. Shear connectors shall conform to the requirements of "Structural Welding Code - Steel" of the American Welding Society, ANSI/AWS D1.1, Fu = 65 ksi, as manufactured by Nelson Stud Welding, Div. of TRW, or approved substitute, and welded as per Manufacturer's written instructions.
6. Welding shall be done with approved E70 series electrodes compatible with the new and existing steel. Welds and welding procedures shall conform to, and welders shall be qualified in accordance with, the "Structural Welding Code - Steel" of the American Welding Society, ANSI/AWS D1.1.
7. Where specifically noted as AESS, steel and connections are Architecturally Exposed Structural Steel. Finish steel in compliance with AISC Code of Standard Practice for Steel Buildings and Bridges, Section 10 - Architecturally Exposed Structural Steel.
8. Detailing shall be performed using rational engineering design and standard practice in accordance with the Contract Documents. The typical details shown are approximate only and do not indicate the required number of bolts or weld sizes, unless specifically noted.
9. Contractor shall submit for review, typical connection details and calculations sealed by a Professional Engineer registered in the State in which the Project is being constructed for proposed connections and for connections not specifically designed and detailed. Follow the details shown where specific connections are detailed.
10. Contractor shall submit for review, engineered drawings showing shop fabrication details, field assembly details and erection diagrams for all structural steel. Show at minimum all details included in these Contract Documents with additional erection details as required to completely define the interconnection of structural steel pieces.
11. Fabricator shall be AISC Certified or have an AISC equivalent Quality Assurance program as certified by a qualified independent testing agency.
12. Anchor rods, base plates and bearing plates shall be located and built into connecting work, pre-set by templates or similar method prior to concrete placement. Plates shall be set in full beds of non-shrink grout.
13. Contractor shall reference Architectural drawings for miscellaneous shapes and plates not shown on structural drawings. These items shall be shop welded to the structural framing sections to minimize field welding.
14. The length, dimension and connection detail from new structural member to existing structures shall be field verified before fabrication. Field modifications to the fabricated member or connection are not allowed without prior approval by the Structural Engineer. Contractor shall submit sketches or shop drawings detailing proposed modifications for approval.
15. Contractor shall provide 14x14 steel at column webs where required for support of roof and floor decks. Provide angle outrigger from exterior columns for slab and roof edge plate support.
16. Non-composite beam connections shall be capable of supporting minimum 50% of the Maximum Total Uniform Load, AISC Steel Construction Manual, unless specifically noted on the Drawings.
17. Beam connections shall be standard AISC approved connections. Extended shear plate connections protruding from column web only approved where beams/rafters on either side of column web have equally loaded bays.
18. Simple shear connections shall be capable of end rotation as per the requirements of the AISC Specification, Simple Connections, Specification Section J1.2 and Manual Part 10.
19. Connections shall be shop welded in accordance with latest AWS Specifications for E70XX electrodes and field bolted with ASTM A325 or ASTM A490 bolts.
20. Contractor shall install A325 and A490 bolts in accordance with the "Specification for Structural Joints Using ASTM A325 or A490 Bolts." Snug tight condition shall be achieved using an impact wrench, to bring the connected piles into firm contact, except where slip-critical, pre-tensioned or finger tight.
21. Contractor shall provide slip-critical connections at braced frames, moment connections, beams and columns supporting cranes and equipment, mechanical penthouse and elevator room framing and where bolts are in tension.
22. Contractor shall provide 3/4" diameter shoulder bolts, double nuts or lock welded nuts finger tight to allow vertical movement with lock washers at slotted connections of wind columns or as noted.
23. Where field welding to existing structural steel is indicated, contractor shall thoroughly clean all surfaces to receive weld, removing rust, paint, dirt and other foreign matter in area of work. Provide fire watch protection acceptable to the Owner.
24. Beams shall be fabricated with the natural camber up. Provide cambers as indicated on the drawings.
25. Stiffener plates and bearing stiffeners are to be provided in pairs.
26. Wood blocking shall be fastened to adjacent steel members using minimum 0.177" diameter powder actuated fasteners or equivalent fasteners coordinated with the steel thickness. Install 2 fasteners at 3" minimum spacing across the member spaced along the length at 24" on center.
27. Clean steel per SSPC-SP3 and shall receive one shop coat of paint. Omit paint at holes for slip critical type connections, at structural steel to be fireproofed, encased or in contact with concrete, and on top flange of beams requiring shear connectors.
28. Steel above the building envelope (exposed to weather) shall be cleaned per SSPC-SP9 and hot dip galvanized.
29. Contractor shall control erection procedures and sequences with relation to temperature differentials, especially with respect to structural steel framing into concrete walls, beams or columns.
30. Contractor shall provide temporary bracing as required to ensure stability of the structure under full design loads until the permanent bracing is in place. Provide necessary shoring where required during construction.
31. Shop and Field Testing of welds and/or bolts shall be as follows:
A. All welds shall be visually inspected; 15% at random shall be measured.
B. Fillet welds for beam and girder shear connection plates (10% at random) shall be checked by magnetic particle (ASTM E709) for final pass only.
C. Check 100% of continuity plate fillet welds by magnetic particle on last layer.
D. Ultrasonically test 100% of full penetration welds (ASTM E584 & E1092).
E. Ultrasonically test 100% of partially penetration column splice welds.
F. Visually inspect that all bolted connections are made with proper fastener components, are fabricated properly and the bolted joint is drawn into firm contact.
G. Check by calibrated torque wrench 25% of bolts in each slip critical shear connection, but not less than two (2) bolts per connection.
H. Inspect all expansion anchors and adhesive (epoxy) anchors according to manufacturer's recommendations. Pull test minimum 5% and minimum 2 of each application of location and anchor type.
I. Ultrasonically test for laminations in column flanges at moment connections to columns with flanges over 1/2 inch thickness. Test prior to fabrication, after fabrication and after final field welding of beam to column flange.
32. Welding shall be inspected by an AWS Certified Welding Inspector (CWI).
33. Contractor shall schedule work to allow the above testing requirements to be completed.

**PRE-ENGINEERED STEEL STAIRS**

- 1. Steel stair systems consisting of concrete filled steel stairs, steel grating stairs and other stairs shown shall be designed by the Contractor's Professional Engineer Registered in the State of the Project.
2. Stair configuration is shown on the Architectural drawings. Steel stair system, stair connections and connections to the main structure shall be designed for applicable loads noted on the drawings and according to the Governing Building Code.
3. Contractor shall submit sealed and signed shop drawings and calculations for Architectural and Structural review prior to fabrication. Clearly indicate the stair design loads on the drawings and calculations. Indicate loads imposed on the surrounding structural framing from hangers and connections. Show details and specify all connections including connections to the surrounding structural framing.

**CAST-IN-PLACE CONCRETE**

- 1. Concrete structural framing has been designed by the Ultimate Strength Method per ACI 318 "Building Code Requirements for Structural Concrete".
2. Concrete work shall conform to the requirements of ACI 301, "Specifications for Structural Concrete for Buildings", and ACI 318 "Building Code Requirements for Structural Concrete" except as modified by Structural requirements noted on the Drawings.
3. All concrete work shall conform to ACI 201.2R, "Guide to Durable Concrete". Parking structures shall also conform to ACI 362.1R, "Guide for the Design and Construction of Durable Concrete Parking Structures".
4. Cement shall conform to ASTM C150 "Standard Cement" type I or III.
5. Concrete aggregates shall conform to ASTM C33 "Specification for Concrete Aggregates".
6. Reinforcing steel shall conform to ASTM A615 grade 60.
7. Reinforcement shall be fabricated and erected according to the ACI standards: "Details and Detailing of Concrete Reinforcement", ACI 315 and "Guide to Preparing Reinforcing Steel Design Details", ACI 315R.
8. Welded fabric shall be furnished in flat sheets (rolls not permitted) and shall conform to ASTM A1094 and have a minimum size and end lap of 8 inches.
9. Welding of reinforcing steel is prohibited unless specifically detailed. Welding where detailed shall conform to AWS D1.4 specification.
10. A copy of ACI MNL-15 "Field Reinforcement Manual", ACI 301 "Specifications for Structural Concrete" with selected ACI and ASTM references, shall be kept in the Contractor's field office.
11. Concrete shall have a minimum 28-day compressive strength as follows:
Foundations: 4,000 psi
Slab-on-grade: 3,500 psi
Supported slabs: 4,000 psi
12. Exterior concrete, and interior concrete subjected to freeze/thaw cycles, salt, etc., including walls, shall be air-entrained 6% +/- 1%.
13. Concrete shall be normal weight, unless indicated otherwise.
14. Contractor shall submit the concrete mix designs for review by the Structural Engineer. Proportion mix designs and provide proof of mix design strength as defined in ACI 301. The submittal shall include cement type and source, cement cube strength, aggregate gradations, water tests, admixture catalog information and cylinder strength test results from 30 tests, on specimens with identical mix design, for each concrete mix, or other proof of strength per ACI 301.
15. Contractor shall conform with ACI 301 and ACI 306.1 for cold weather concrete placement and shall protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.
16. Contractor shall comply with ACI 301 and ACI 305.1 for hot weather concrete placement.
17. The approved materials and mix design shall be fully documented and reviewed by the Testing Agency for full compliance. Responsibility for obtaining the required design strength is the Contractor's responsibility.
18. Use of calcium chloride, or other salts in concrete is not permitted.
19. Samples for strength tests of each class of concrete placed each day shall be taken by the Testing Agency in accordance with Project Specification requirements or ACI 301, whichever is more stringent.
20. Contractor shall prepare and submit reinforcement shop drawings to the Structural Engineer for review prior to fabrication. The shop drawings shall clearly show reinforcement lengths and bends, locations of bars, methods of support, details of placement and placement coordination with formwork, embedment's, concrete vibration, and construction joints. The drawings shall also indicate openings, sleeves, curbs, and concrete dimensions in accordance with ACI 315. Provide, at minimum wall, column, and beam elevations, wall, column, and beam sections, material schedules, bar lap schedules and locations.
21. Contractor shall tie reinforcing steel securely in place prior to placing concrete and provide sufficient supports to maintain the position of reinforcing steel during construction activities. Inserting dowels into wet concrete is not permitted.
22. Contractor shall provide continuous reinforcement wherever possible; splice only as shown or approved; stagger splices where possible; use splice lengths as noted. Dowels shall match the size and spacing of the specified reinforcement and shall be lapped with tension splices, unless noted otherwise.
23. Horizontal wall reinforcement shall be continuous with the minimum lap per ACI 318 unless detailed or noted otherwise. Corner bars shall be provided at changes in wall direction (however small) and shall be spaced at the same size and spacing as the horizontal steel. Each corner bar leg to provide lap splice per ACI 318 unless detailed or noted otherwise. Extend horizontal wall reinforcing through piers.
24. Hooked bars shall be standard 90-degree hooks per ACI unless noted otherwise on the Drawings.
25. Minimum lap splice shall be Class B per ACI 318 (increase lap length by 50% for coated bars unless noted otherwise on the drawings).
26. Location of lap splices shall be as indicated on Construction Documents and/or as shown on the approved reinforcing steel shop drawings.
27. Approved rebar couplers may be used to aid placement of dowels through members. Mechanical splices shall develop 125% of the tensile strength of the rebar.
28. Reinforcing steel shall not be cut, bent or straightened in the field unless approved by the Structural Engineer or as indicated on the Drawings.
29. Reinforcing steel shall be placed with the following concrete cover and tolerances unless noted otherwise:
A. Concrete cast against earth (not formed): 3"
B. Formed concrete exposed to earth or weather: 1 1/2"
C. #5 bars or smaller: 1 1/2"
D. #6 thru #18 bars: 2"
E. Formed concrete not exposed to earth or weather:
F. Slabs, joists, and walls, #11 bars or smaller: 3/4"
G. Slabs, joists, and walls, #14 bars or larger: 1 1/2"
H. Beams, columns, pedestals, and tension ties: 1 1/2"
I. Clearance between parallel bars in a horizontal layer shall not be less than the bar diameter, 1", or 4/3 d egg, whichever is greater.
J. Clearance between parallel bars in two or more horizontal layers, shall not be less than 1" between layers.
K. Clearance between longitudinal bars in columns, pedestals, struts, and boundary elements in walls shall not be less than 1.5 times the bar diameter, 1 1/2", or 4/3 d egg, whichever is greater.
L. Maximum deviation from these requirements shall be:
+3/8" for sections with dimensions of 8" or less
+ 1/2" for sections with dimensions over 8"
30. Tie embeds securely in place prior to placing concrete.
31. Contractor shall provide 1/2" diameter steel anchors in concrete slabs or walls where indicated on the Drawings.
32. Horizontal construction joints are permitted only where indicated. The location of vertical construction joints shall be submitted to the Structural Engineer for review and approval. Construction joints shall be thoroughly mechanically roughened, cleaned and bonding agent applied before placement of adjoining concrete.
33. For control joints in slabs, space joints at maximum 15'-0" on center unless noted otherwise on the Drawings. For control joints in walls, space joints at maximum 10'-0" on center unless noted otherwise on the Drawings.
34. Construction joints shall be furnished with a full-length keyway centered on members. Where the size of key is not shown on the Drawings, the key shall be 25% of the cross-section dimension of the member and minimum 1-1/2 inches into the first pour of concrete.
35. Provide waterstops in construction joints in cast-in-place concrete elements that have one side exposed to weather or soil and the other side occurring adjacent to enclosed space. Refer to Drawings and Specifications for other waterproofing and damp proofing details.
36. Provide 3/4" by 3/4" chamfer strips at all exposed corners of concrete members, unless noted otherwise.
37. Provide dowel slots in concrete members where masonry abuts and where required for veneer attachment.
38. The Concrete Contractor shall be responsible for all pour sequences and construction procedures for all concrete work to account for temperature differentials and shrinkage occurring during the construction phase until the building is permanently in a mechanically controlled environment.
39. Coordinate vapor retarder requirements with floor finish requirements.
40. Provide pockets or recesses in concrete work for steel columns and beams as required and/or as called for in the Specifications, even if not shown on the Drawings. Provide concrete fill after steel erection.
41. Refer to Architectural drawings for slab recesses and for floor finish materials and requirements.
42. Provide recess in top of basement walls and grade beams, where applicable, for door openings, ramps, for support of thickened floor slabs, and to receive door jams.
43. Concrete shall be placed to the constant top of slab elevations noted by the architectural/civil drawings, while maintaining the minimum concrete thickness noted on the Drawings.
44. The use of chlorides such as deicing salts is prohibited for melting ice prior to placement of concrete.
45. Sizes of concrete placements shall not exceed the following, unless otherwise indicated on the plans:
A. 40 feet
B. Slabs on grade: Place in alternating strips (approximate width 30 feet & maximum length 200 feet)
C. Supported slabs: Place in sections with a maximum area of 12,000 square feet and a maximum length of 100 feet (all concrete slabs including those cast on metal deck)
46. For floor finish tolerances for interior slabs, refer to Specifications.
47. Curing of concrete surfaces shall conform to ACI 308 "Specification for Curing Concrete" and ACI 308R "Guide to Curing Concrete".
48. Joints between the structural (and architectural) members shall be properly prepared and filed with joint sealant unless noted otherwise. All joint edges, including top and bottom surfaces and vertical and horizontal surfaces shall be formed or tooled as required. Joint sealant shall be applied only to the top, vertical, and horizontal surfaces unless noted otherwise on the Drawings.
49. Joints to be prepared and filed with joint sealant shall include, but are not limited to, construction joints, control joints, isolation joints, and all interface joints between members. Specific locations may be indicated on the Drawings, or may be required by approved shop drawings, or may occur due to the construction sequence selected by the Contractor.
50. Prior to placing concrete adjacent to existing concrete, mechanically roughen, then thoroughly clean and de-grease existing concrete surfaces. Apply epoxy bonding agent prior to placing fresh concrete. Bonding agent shall be "Sika Arimatec 110 EpoCem" by Sika Corporation, or approved equal. Follow all Manufacturer's instructions for surface preparation, mixing, and application.
51. Prior to placing concrete, thoroughly clean and de-grease existing concrete surfaces. Soak existing concrete surfaces for minimum 12 hours. Place a concrete-slurry of cement and water within 1 hour of topping placement.
52. Concrete toppings shall be reinforced with collated, fibrillated, polypropylene fibrous reinforcement.
53. Non-shrink grout shall conform to ASTM C1107. Grout shall be pre-mixed, non-shrink, non-catalyzed natural aggregate grout with a minimum 7-day compressive strength of 7,000 psi plastic, 6,000 psi flowable, and 5,000 psi fluid consistency.
54. Reinforcing steel, anchor rods, and embed placement shall be inspected prior to placement of concrete, in accordance with ACI 318 and code required Special Inspector by qualified inspector prior. These inspections are not included in the basic services of the Structural Engineer of Record.

**CONCRETE CURTING**

- 1. Map existing reinforcing steel and adjust bolt hole locations to avoid cutting of any reinforcing steel.
2. Do not use pneumatic concrete breaker, hammer or sledge for cutting openings in the existing concrete.
3. Use ball peen hammer and diamond-blade reciprocating concrete saw for starting holes and cutting concrete near corners. Saw overcuts at corners of opening are not permitted. Overcut, if any, shall be injected with epoxy before placement of steel channels.
4. Saw cut on both sides of the concrete wall as required for creating the opening. Provide an epoxy bonding agent (Sika Arimatec 110 or approved equal) on the saw-cut surface and apply 3/8" repair mortar (SikaTop 123 plus or approved equal) to even out the saw cut.

**MASONRY NOTES**

- 1. Concrete masonry has been designed in accordance with ACI 530, "Building Code Requirements for Masonry Structures" and shall be constructed in accordance with ACI 530.1, "Specifications for Masonry Structures".
2. Concrete Masonry to have a minimum 28-day compressive strength f'm=2,000 psi unless noted otherwise.
3. Concrete Masonry units (CMU) shall conform to the following standards:
a. Load Bearing Units: ASTM C90
b. Medium Weight Units: 105 to 125 pcf
c. Normal Weight Units: greater than 125 pcf
4. Load-bearing CMU shall be at minimum medium weight units, unless noted otherwise.
5. Mortar for all masonry shall conform to ASTM C270 with minimum compressive strength of 1,800 psi. Mortar below grade shall be type M. Elsewhere mortar may be either type M or S unless specifically indicated otherwise. Use either Portland cement/fine or masonry cement for mortar.
6. Grout shall conform to ASTM C476 with minimum 28-day compressive strength of 3,000 psi.
7. Steel bar reinforcement shall conform to ASTM A615, grade 60.
8. Horizontal joint reinforcement shall be "Ladder" type with W1.7 for low walls without cavity wall with veneer diameter longitudinal bars. Spacing of horizontal joint reinforcing shall be 16" on center, maximum.
9. Minimum vertical CMU wall reinforcing shall be continuous #5 bars at 48" on center, unless noted otherwise.
10. Dowels to concrete foundation or slab to match size and spacing of reinforcing unless noted otherwise. Reinforce CMU core at corners, each side of control joints and each side of wall openings with additional (2) #5 continuous vertical reinforcing bars.
11. Vertical cells containing reinforcing and grout shall form a continuous cavity, free of mortar droppings.
12. Horizontal lintels shall be placed at the top of all masonry wall openings with (2) #5 minimum continuous horizontal reinforcing bars positioned at the bottom of the fully grouted lintel, unless noted otherwise. Coordinate lintel elevations with Architectural Drawings and approved masonry reinforcing shop drawings.
13. Horizontal bond beams shall be placed at all floor levels, all stair landing levels, roof level, and top of parapets. Bond beams shall be reinforced with (2) #5 minimum continuous horizontal reinforcing bars positioned at the top of the fully grouted bond beam, unless noted otherwise. Coordinate bond beam elevations with Architectural Drawings and approved masonry reinforcing shop drawings.
14. Horizontal bond beam and vertical reinforcing shall be continuous unless noted otherwise. Lap splice reinforcing per the schedule below or use mechanical splices adequate for 125% of specified yield strength of the bar. Lap vertical reinforcement with minimum dowels of same size and spacing that have been previously installed in the foundations. Dowel embedment in concrete shall conform to the requirements of the CAST-IN-PLACE CONCRETE notes.
BAR SIZE LAP SPLICE LENGTH
#4 24"
#5 30"
#6 48"
#7 Provide mechanical splice
15. Reinforcing bars shall be held in position by wire ties or other approved means to insure design location and lap. Place bars and lap prior to grouting.
16. Grouting of masonry walls shall conform to recommended procedure for "low lift grouting" or "high lift grouting" as outlined in the NCMIA TEK 3-2A -- "Grouting Concrete Masonry Walls" and ACI 530.1/ASCE 6 "Specification for Masonry Structures". Grout lifts shall not exceed 5 feet without mechanically consolidated (vibrated) grout pours.
17. Lifts of grout shall be keyed 4 inches into the previous course of masonry below.
18. Masonry below grade shall be grouted solid.
19. Sampling and Testing of mortar and grout shall be in accordance ASTM C780 and ASTM C1019, respectively. One test of each is required for each 5,000 square foot of wall.
20. Construction and testing of masonry prisms shall be in accordance with the procedure outlined in the ASTM C1314.
21. Special inspection of masonry construction is required. Refer to project specifications and ACI 530 for quality assurance requirements. Special inspection shall include at minimum:
a. Mortar and grout testing.
b. Reinforcement placement and lap verification.
c. Verification of clear grout space prior to grouting.
d. Verification of proper grouting procedure (grout lift and consolidation).
22. Contractor shall brace masonry walls to resist wind loads until floors and roofs are in place, and the masonry has reached 75% of the required strength f'm. Bracing shall be provided in accordance with OSHA - Construction Safety Standards for Masonry Wall Bracing and NCMIA TEK 3-4B -- "Bracing Concrete Masonry Walls During Construction".
23. Contractor shall shore masonry walls above masonry bond beam lintels until the masonry is placed full height and has reached the required strength

ARCHITECT:

4545 architecture

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SUITE 400C
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TM.FLNTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

4114 AND 4116
TRUMBULL AVE.
RESIDENTIAL
RENOVATION AND NEW
3-CAR GARAGE

Issued for :

HDC 10/24/19

Drawn by :
JRM

Sheet Title :
GENERAL NOTES

Project No. :
2019045

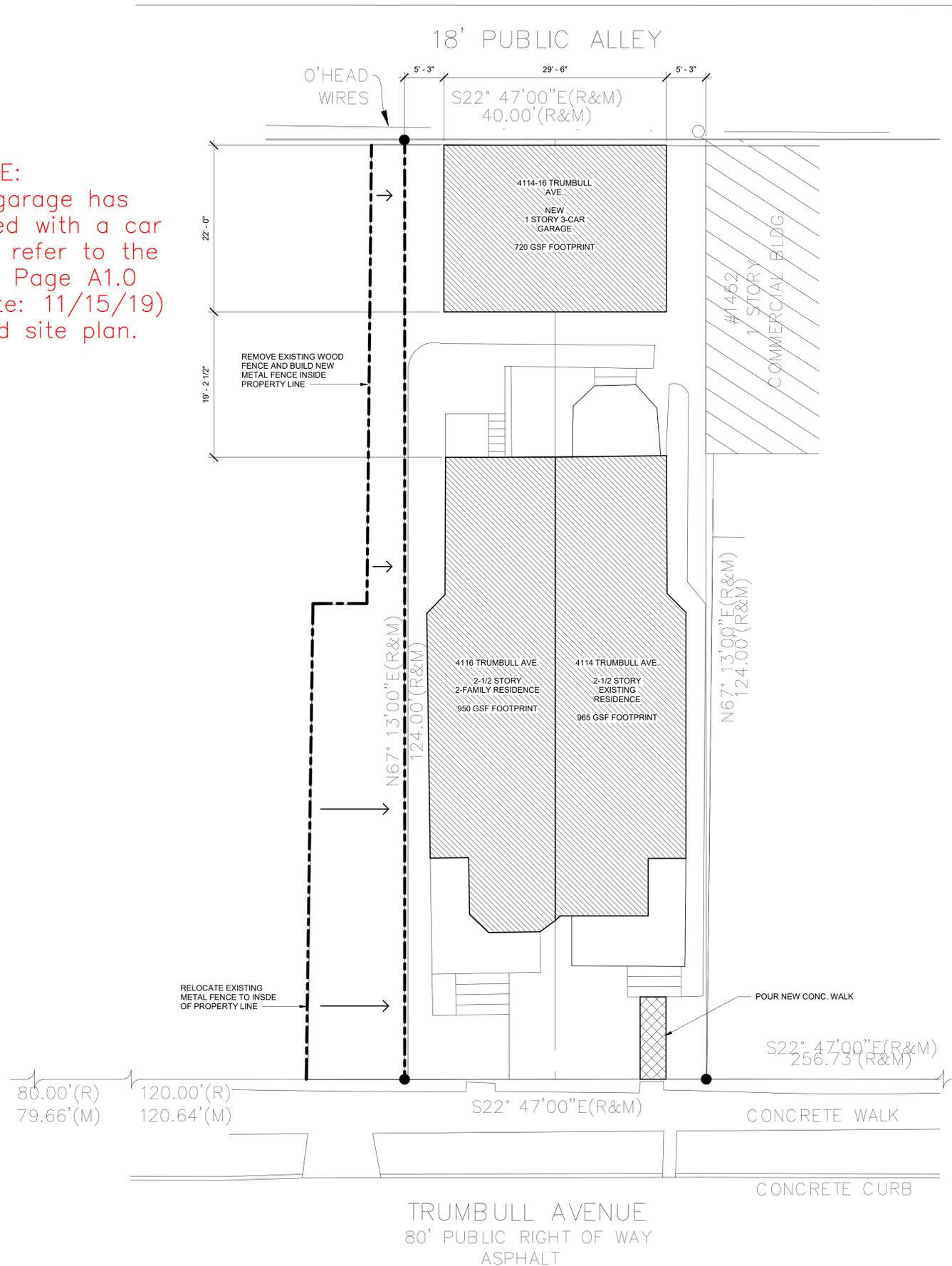
Sheet No. :

TS1.3

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UNDER SHIP LAYOUT

PLEASE NOTE:  
The 3-car garage has been replaced with a car port. Please refer to the site plan on Page A1.0 (drawing date: 11/15/19) for corrected site plan.



**SITE PLAN GENERAL NOTES:**

- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS.
- CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
- ASPHALT: BASE COURSE - MDT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
- PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
- SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
- ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
- FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS: THE NORTH 20 FEET OF LOT 96 AND THE SOUTH 20 FEET OF LOT 97, HODGES BRO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN UBER 1 OF PLATS, PAGES 308, WAYNE COUNTY RECORDS.

**PROJECT INFORMATION:**

PARCEL AREA: 4960 SF OR 0.114 ACRES  
 ZONING: R-3 MULTI-FAMILY  
 BUILDING TYPE CODE: 5B COMBUSTIBLE  
 FLOOR AREA: 720 GSF (+/-)

CONSULTANT:

Project :

4114 AND 4116 TRUMBULL AVE. RESIDENTIAL RENOVATION AND NEW 3-CAR GARAGE

Issued for :

HDC 10/24/19

Drawn by :

JRM

Sheet Title :

ARCHITECTURAL SITE PLAN

Project No. :

2019045

Sheet No. :

SP1.1

CONSULTANT:

Project :  
 4114 AND 4116  
 TRUMBULL AVE.  
 RESIDENTIAL  
 RENOVATION AND NEW  
 3-CAR GARAGE

Issued for :  
 HDC 10/24/19

Drawn by :  
 JRM

Sheet Title :  
 DEMOLITION PLANS

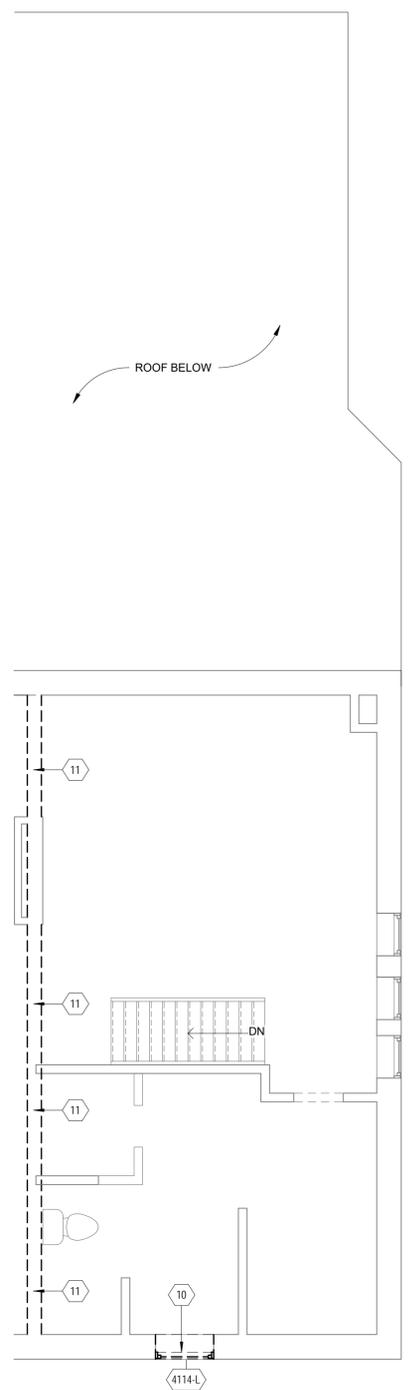
Project No. :  
 2019045

Sheet No. :

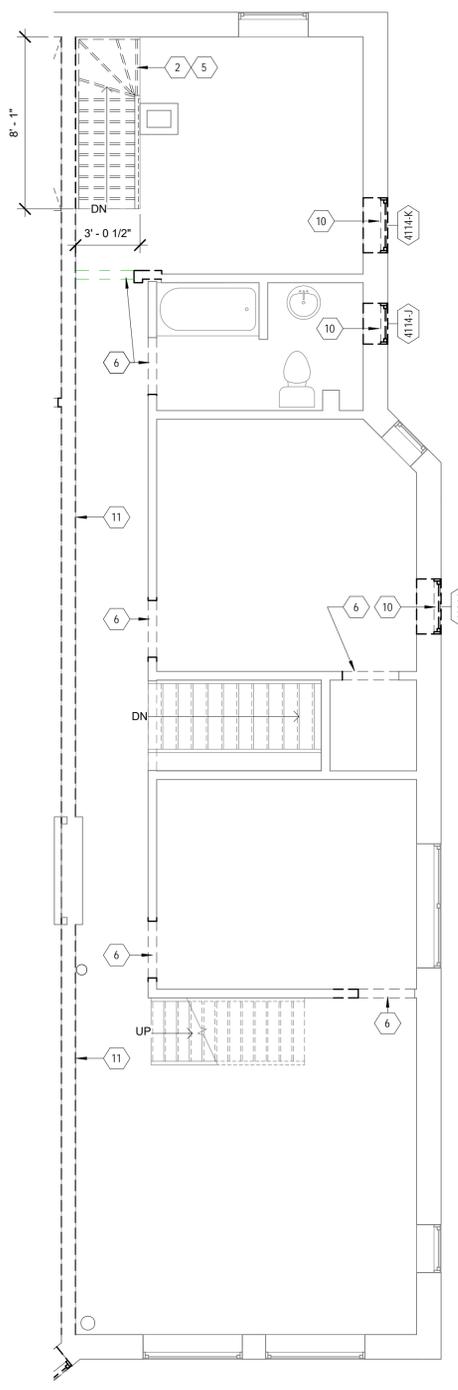
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**DEMOLITION KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)

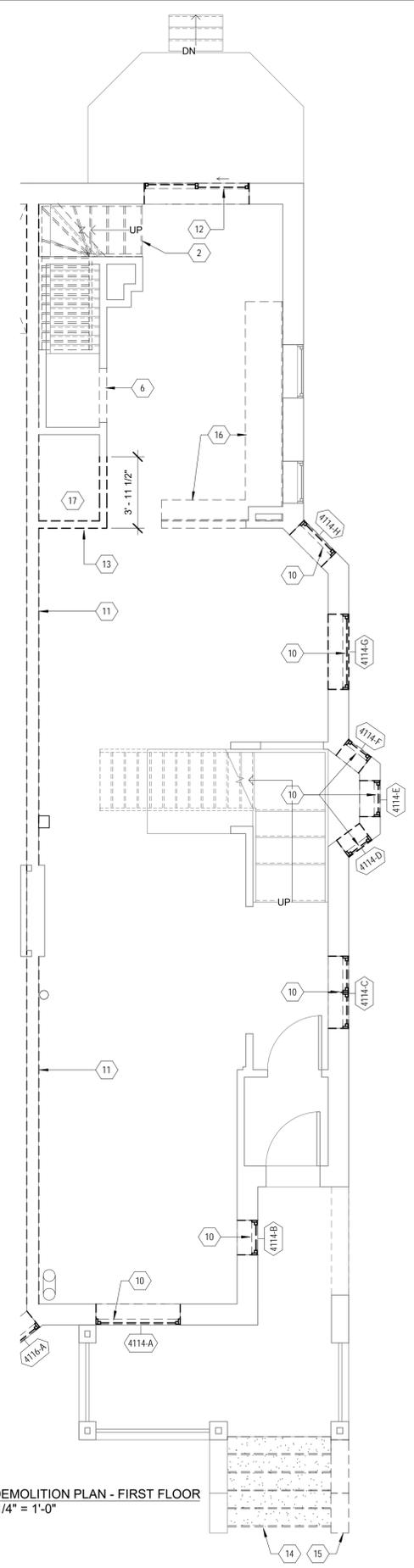
- 1 REMOVE TRANSFER GRILLS IN DEMISING WALL. PATCH AND REPAIR AS REQUIRED
- 2 REMOVE ENTIRE REAR STAIR. BETWEEN FIRST FLOOR AND SECOND FLOOR. PATCH DRYWALL AS REQUIRED.
- 3 REMOVE STAIR TREADS, RISERS AND STRINGERS AS SHOWN
- 4 REMOVE SHOWER SURROUND AND WALL FINISH TO STUDS COMPLETE. LEAVE BATHROOM WALL FRAMING INPLACE. REMOVE FLOOR FINISH COMPLETE PREP TO RECEIVE NEW FLOOR TILE. FIXTURE LOCATIONS TO REMAIN
- 5 PREPARE FLOOR OPENING TO BE INFILLED WITH NEW FLOOR STRUCTURE AND SUBFLOOR
- 6 PREPARE EXISTING OPENING FOR NEW WOOD DOOR AND FRAME
- 7 REMOVE EXISTING DOOR
- 8 CUT BACK EXISTING PLUMBING LINES AS REQUIRED TO MOVE FIXTURE LOCATIONS TO OPPOSITE SIDE OF WALL
- 9 REMOVE STUD FRAMING. WHERE FRAMING MEETS EXISTING WALLS TO REMAIN. REMOVING FRAMING AS REQUIRED TO ALLOW WALL TO REMAIN TO BE FINISHED FLUSH.
- 10 REMOVE WINDOW. PREPARE OPENING FOR NEW WINDOW
- 11 REMOVE EXISTING WALL FINISH, INSULATION, DIFFUSERS, ETC FROM EXISTING DEMISING WALL. EXISTING WOOD STUDS ARE TO REMAIN. PREPARE STUD FRAMING AS REQUIRED FOR NEW GYP. BD.
- 12 REMOVE EXISTING DOOR WALL. PREPARE OPENING FOR NEW DOOR.
- 13 REMOVE EXISTING PARTITION.
- 14 REMOVE EXISTING CONCRETE STAIR
- 15 REMOVE EXISTING BRICK PIER AND STONE CAP
- 16 REMOVE COUNTER TOP, BASE, AND UPPER CABINETS. RETAIN CABINETS AND COORDINATE RE-USE WITH OWNER. PERFORM ANY REPAIR AND REFINISHING WORK AS REQUIRED.
- 17 REMOVE EXISTING FINISH FLOOR IN AREA OF NEW POWDER ROOM



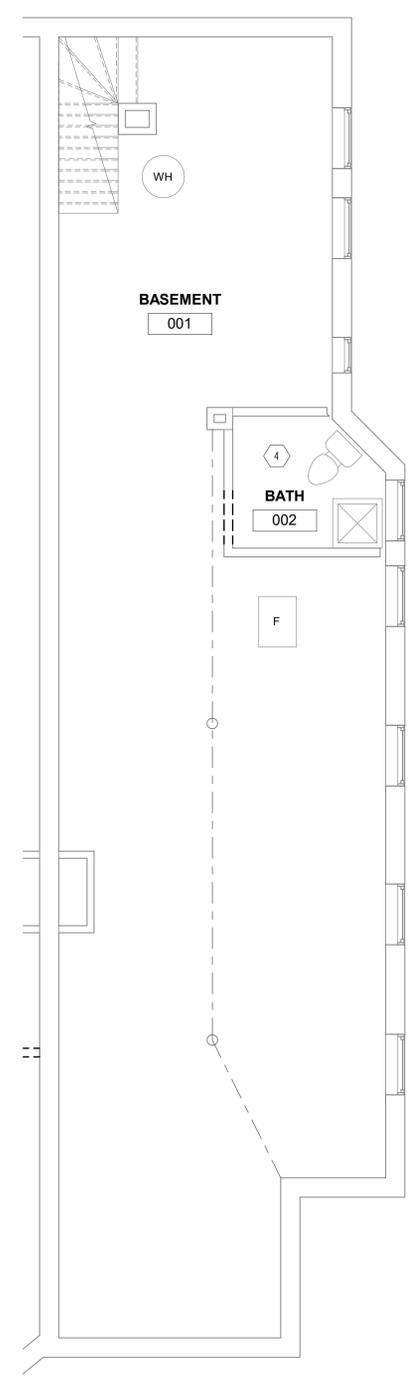
4 DEMOLITION PLAN - THIRD FLOOR  
 1/4" = 1'-0"



3 DEMOLITION PLAN - SECOND FLOOR  
 1/4" = 1'-0"



2 DEMOLITION PLAN - FIRST FLOOR  
 1/4" = 1'-0"



1 DEMOLITION PLAN - BASEMENT  
 1/4" = 1'-0"

BINDER STRIP LOCATION

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CONSULTANT:

Project :  
 4114 AND 4116  
 TRUMBULL AVE.  
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Drawn by :  
 JRM

Sheet Title :  
 DEMOLITION PLANS

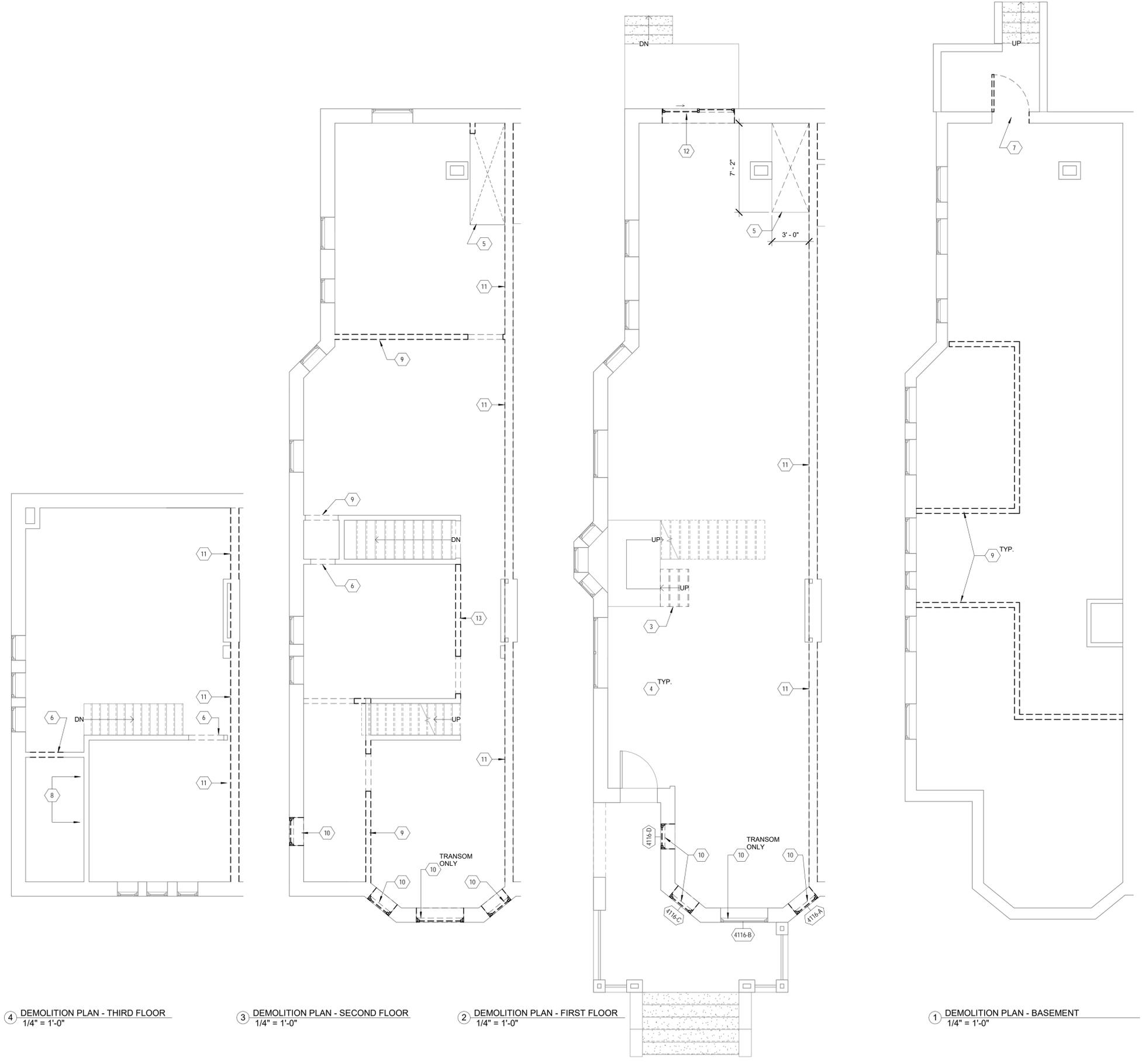
Project No. :  
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Sheet No. :

AD1.B

**DEMOLITION KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)

- 1 REMOVE TRANSFER GRILLS IN DEMISING WALL. PATCH AND REPAIR AS REQUIRED
- 2 REMOVE ENTIRE REAR STAIR. BETWEEN FIRST FLOOR AND SECOND FLOOR. PATCH DRYWALL AS REQUIRED.
- 3 REMOVE STAIR TREADS, RISERS AND STRINGERS AS SHOWN
- 4 REMOVE SHOWER SURROUND AND WALL FINISH TO STUDS COMPLETE. LEAVE BATHROOM WALL FRAMING INPLACE. REMOVE FLOOR FINISH COMPLETE PREP TO RECEIVE NEW FLOOR TILE. FIXTURE LOCATIONS TO REMAIN
- 5 PREPARE FLOOR OPENING TO BE INFILLED WITH NEW FLOOR STRUCTURE AND SUBFLOOR
- 6 PREPARE EXISTING OPENING FOR NEW WOOD DOOR AND FRAME
- 7 REMOVE EXISTING DOOR
- 8 CUT BACK EXISTING PLUMBING LINES AS REQUIRED TO MOVE FIXTURE LOCATIONS TO OPPOSITE SIDE OF WALL
- 9 REMOVE STUD FRAMING, WHERE FRAMING MEETS EXISTING WALLS TO REMAIN, REMOVING FRAMING AS REQUIRED TO ALLOW WALL TO REMAIN TO BE FINISHED FLUSH.
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- 12 REMOVE EXISTING DOOR WALL. PREPARE OPENING FOR NEW DOOR.
- 13 REMOVE EXISTING PARTITION.
- 14 REMOVE EXISTING CONCRETE STAIR
- 15 REMOVE EXISTING BRICK PIER AND STONE CAP
- 16 REMOVE COUNTER TOP, BASE, AND UPPER CABINETS. RETAIN CABINETS AND COORDINATE RE-USE WITH OWNER. PERFORM ANY REPAIR AND REFINISHING WORK AS REQUIRED.
- 17 REMOVE EXISTING FINISH FLOOR IN AREA OF NEW POWDER ROOM



4 DEMOLITION PLAN - THIRD FLOOR  
 1/4" = 1'-0"

3 DEMOLITION PLAN - SECOND FLOOR  
 1/4" = 1'-0"

2 DEMOLITION PLAN - FIRST FLOOR  
 1/4" = 1'-0"

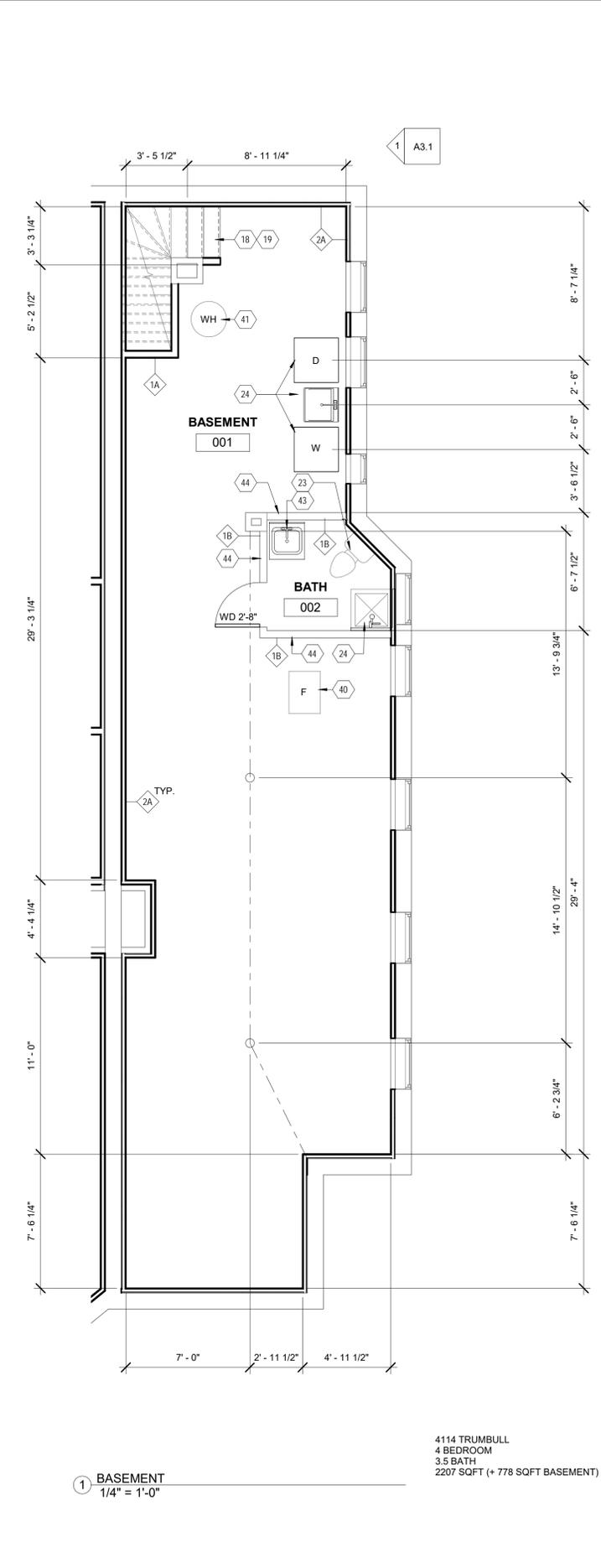
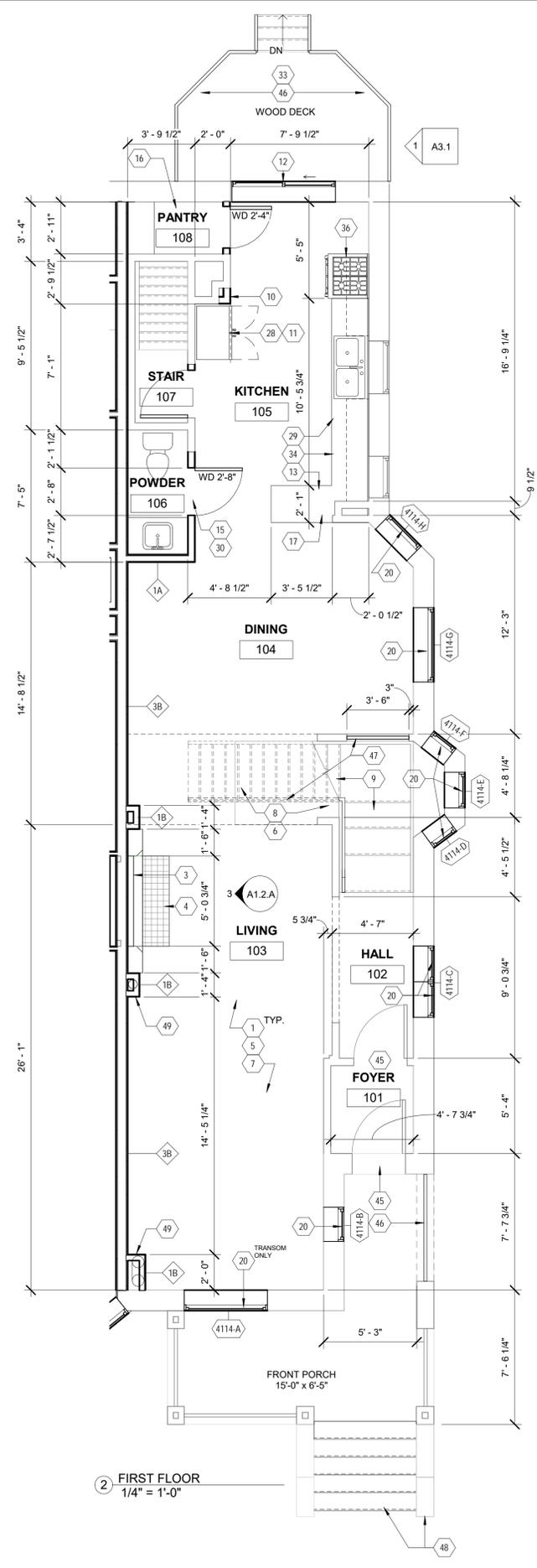
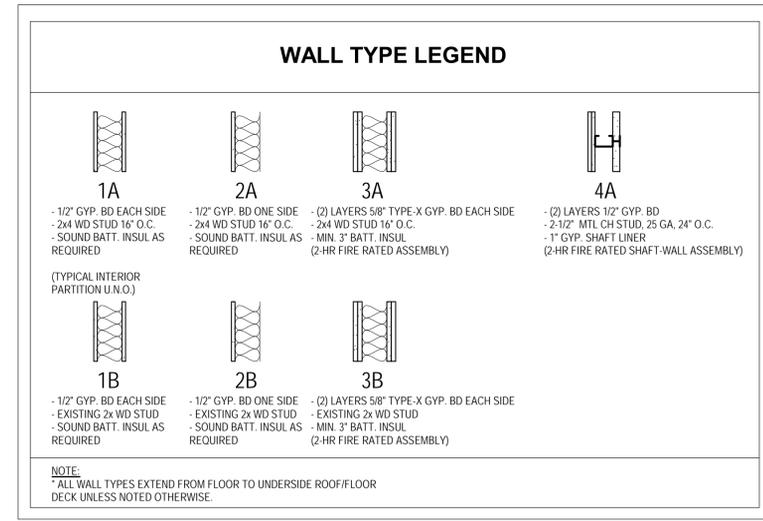
1 DEMOLITION PLAN - BASEMENT  
 1/4" = 1'-0"

BINDER STRIP LOCATION

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**FLOOR PLAN KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)

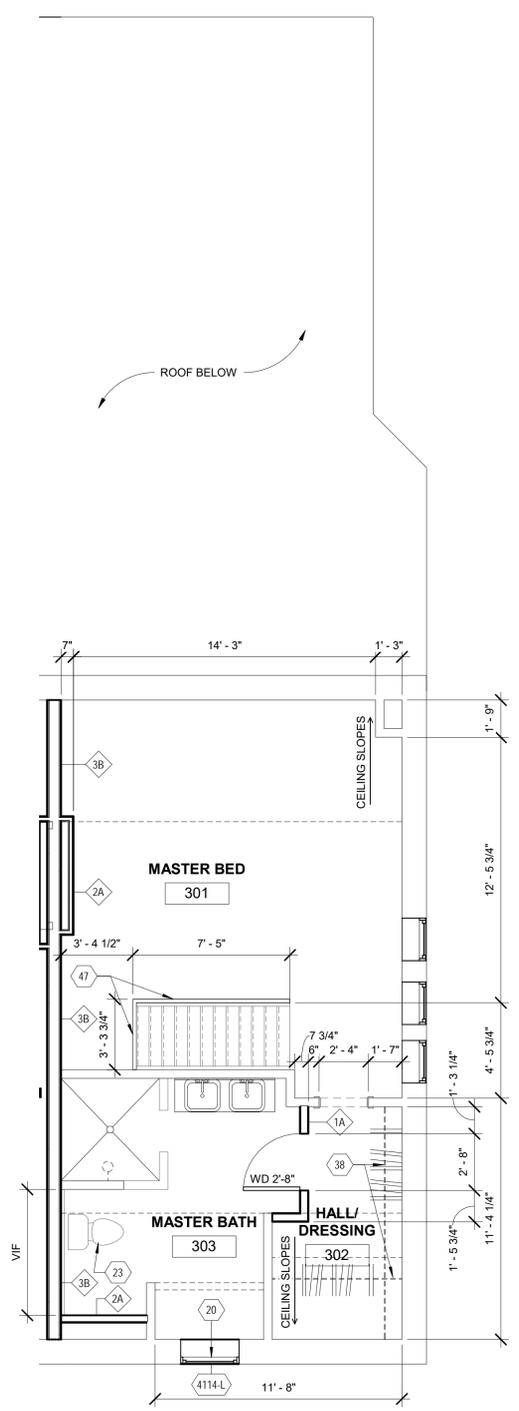
- 1 INSTALL NEW BASEBOARD AND STAIN. 8" WIDE BASE, PROFILE AND FINISH TBD
- 2 INSTALL NEW DOOR AND WINDOW TRIM WITH HEADER CROWN AND STAIN, PROFILE AND FINISH TBD
- 3 FIREPLACE: REPAIR BRICK AS REQUIRED, TUCK POINT AND REPLACE DAMAGED BRICKS, INSTALL NEW WOOD MANTEL, STAIN, PROFILE AND FINISH TBD
- 4 INSTALL NEW TILE FOR FIRE-PLACE HEARTH
- 5 SAND AND REFINISH HARDWOOD FLOORS, FINISH TBD
- 6 FURR OUT OUTSIDE OF STAIRS AND DRYWALL
- 7 PATCH DRYWALL AS REQUIRED.
- 8 INSTALL NEW HARDWOOD FLOORING UNDER THE STAIR REPAIRS FLOOR JOISTS OR SISTER WITH LIKE MEMBERS USE 1/4" SDS SCREWS AS REQUIRED.
- 9 REFINISH STAIRS, INSTALL NEW HANDRAIL AND BALUSTER, REPAIR STAIRWOOD WORK AS REQ'D
- 10 FURR OUT AREA AROUND REFRIGERATOR TO FLUSH OUT CORNER
- 11 INSTALL NEW CABINET ABOVE REFRIGERATOR
- 12 REPLACE DOOR WALL WITH NEW SLIDER.
- 13 INSTALL NEW CABINETS AND COUNTER AT PENINSULA. PROVIDE FINISHED PANEL ON ALL EXPOSED SIDES OF CABINETS
- 14 PATCH FLOOR/REPLACE FLOOR TILE AS REQUIRED FOR NEW POWDER ROOM
- 15 NEW POWDER ROOM, TILE FLOOR AND BASE, FINISH TBD
- 16 INFILL FLOOR OF DEMOLISHED AREA WHERE PREVIOUSLY WAS, PROVIDE REQUIRED HEAD CLEARANCE FOR BASEMENT STAIR, INSTALL NEW 2X6 FLOORING AT 16" O.C. INFILL OPENING WITH NEW CABINETS TO MATCH ADJACENT IN KITCHEN.
- 17 NEW SOFFIT OVER BAR, CONCEAL PLUMBING IN FLOOR/CEILING
- 18 INSTALL NEW STAIRS AT BOTTOM OF BASEMENT STAIRS. SECURE TO EXISTING AND ANCHOR TO CONC. FLOOR.
- 19 INSTALL NEW WOOD HANDRAIL AT STAIR
- 20 INSTALL NEW WOOD CLAD, INSULATED DOUBLE HUNG WINDOW. CONTRACTOR TO VERIFY ROUGH OPENING SIZE
- 21 INFILL FLOOR AT SECOND FLOOR AREA OR REMOVED STAIRS, INSTALL NEW FLOOR JOIST MATCH DEPTH OF EXISTING ADJACENT WITH NEW 3" SHEATHING, ALLIGN WITH SUB FLOOR HEIGHT OF ADJACENT.
- 22 EXISTING BATHTUB TO REMAIN, CLEAN, RE INSTALL SEALANT AS REQUIRED
- 23 EXISTING TOILET TO REMAIN
- 24 NEW LAUNDRY TUB AND WASHER/DRYER PROVIDE WATER CONNECTION AND DRAIN AND NEW VENTING.
- 25 NEW CARPET FLOORING AND WALL BASE
- 26 REPAIR BRICK WORK
- 27 FURR OUT AND DRYWALL UNDERSIDE ON STAIR BETWEEN SECOND AND THRID FLOOR. INTALL NEW CARPET ON STAIR
- 28 EXISTING REFRIGERATOR TO REMAIN, VERIFY WATER CONNECTION
- 29 EXISTING DISHWASHER TO REMAIN, VERIFY WATER AND POWER CONNECTION
- 30 NEW TOILET AND SINK, PROVIDE SUPPLY AS SANITARY PLUMBING AS REQUIRED PER MRCMPC
- 31 NEW TUB PROVIDE SUPPLY AS SANITARY PLUMBING AS REQUIRED PER MRCMPC, TILE FINISH TBD
- 32 REPAIR CONCRETE STEPS
- 33 REPAIR WOOD DECK
- 34 COUNTER TOP FINISH BY OWNER
- 35 LINE OF OPEN SHELVING
- 36 GAS RANGE W/ EXHAUST HOOD
- 37 MECHANICAL DUCT CHASE
- 38 CLOSET W/ HANGER ROD AND SHELF
- 39 BI-FOLD DOORS
- 40 FURNACE
- 41 HOT WATER HEATER
- 42 SHOWER PAN TO REMAIN, INSTALL NEW HAND WAND FOR DOG WASHING, FINISHES BY OWNER
- 43 NEW VANITY AND SINK, SELECTION BY OWNER
- 44 INSTALL NEW DRYWALL ON EXISTING FRAMING. COORDINATE BASE TYPE WITH FLOOR FINISH.
- 45 REPAIR AND REFINISH EXTERIOR DOOR AS NECESSARY. PROVIDE ENTRY HARDWARE AS COORDINATED WITH OWNER.
- 46 NEW EXTERIOR RAILING, MATCH EXISTING
- 47 NEW INTERIOR WOOD HANDRAIL WITH DECORATIVE BALUSTERS. FINISH TBD.
- 48 REBUILD CONCRETE STAIR AND BRICK PIER WALL TO MATCH EXISTING
- 49 NEW PARTITION TO ENCLOSE EXISTING DUCTWORK
- 50 NEW CASED OPENING



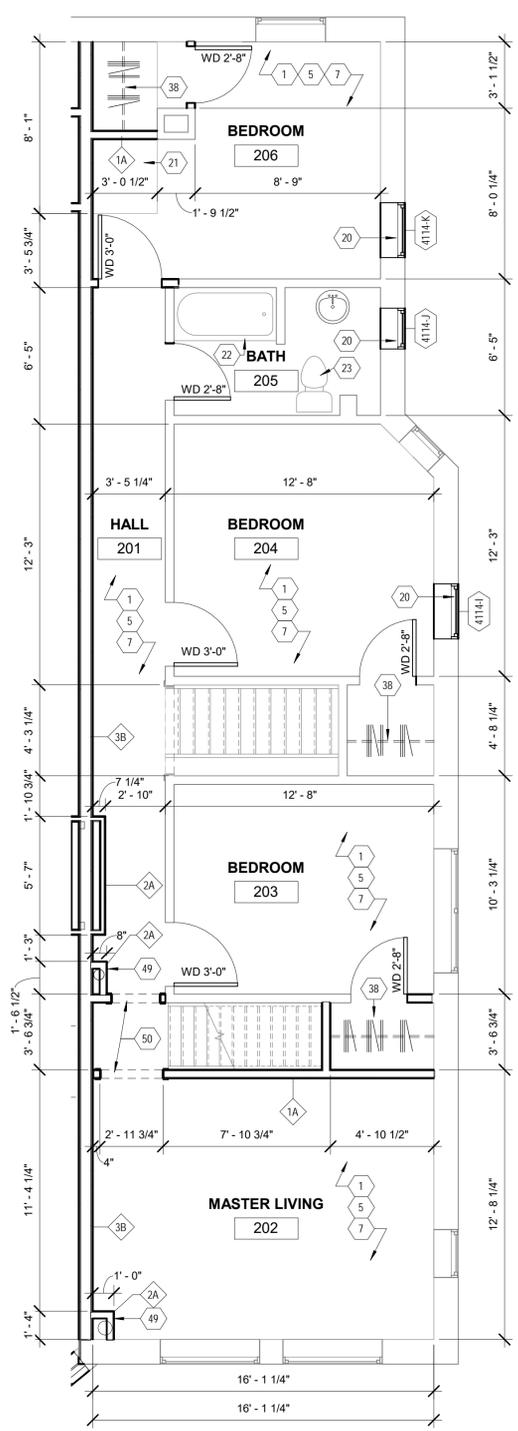
4114 TRUMBULL  
 4 BEDROOM  
 3.5 BATH  
 2207 SQFT (+ 778 SQFT BASEMENT)

**FLOOR PLAN KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)

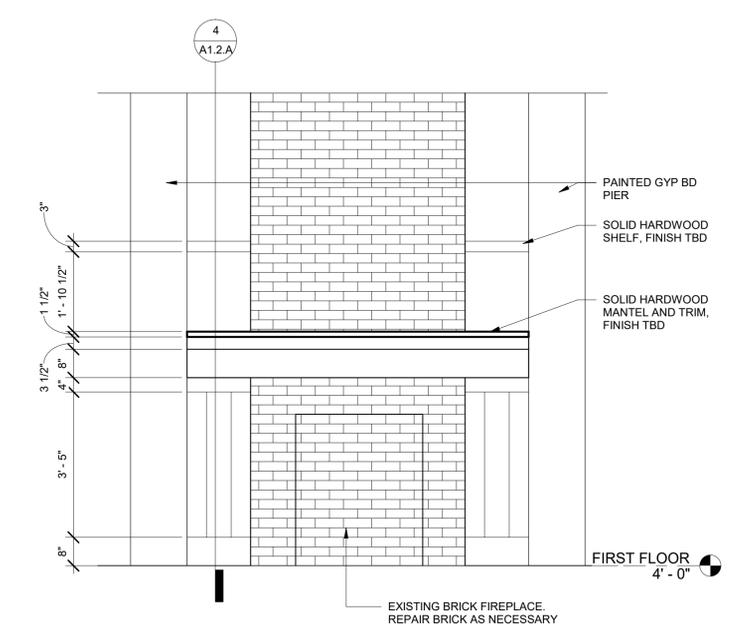
- |    |   |    |  |
|----|---|----|--|
| 1  | INSTALL NEW BASEBOARD AND STAIN. 8" WIDE BASE, PROFILE AND FINISH TBD   | 27 | FURR OUT AND DRYWALL UNDERSIDE ON STAIR BETWEEN SECOND AND THIRD FLOOR, INTALL NEW CARPET ON STAIR |
| 2  | INSTALL NEW DOOR AND WINDOW TRIM WITH HEADER CROWN AND STAIN, PROFILE AND FINISH TBD  | 28 | EXISTING REFRIGERATOR TO REMAIN, VERIFY WATER CONNECTION   |
| 3  | FIREPLACE: REPAIR BRICK AS REQUIRED, TUCK POINT AND REPLACE DAMAGED BRICKS, INSTALL NEW WOOD MANTEL, STAIN, PROFILE AND FINISH TBD  | 29 | EXISTING DISHWASHER TO REMAIN, VERIFY WATER AND POWER CONNECTION                                   |
| 4  | INSTALL NEW TILE FOR FIRE-PLACE HEARTH  | 30 | NEW TOILET AND SINK, PROVIDE SUPPLY AS SANITARY PLUMBING AS REQUIRED PER MRCMPC                    |
| 5  | SAND AND REFINISH HARDWOOD FLOORS, FINISH TBD   | 31 | NEW TUB PROVIDE SUPPLY AS SANITARY PLUMBING AS REQUIRED PER MRCMPC, TILE FINISH TBD                |
| 6  | FURR OUT UNDERSIDE OF STAIRS AND DRYWALL  | 32 | REPAIR CONCRETE STEPS  |
| 7  | PATCH DRYWALL AS REQUIRED.  | 33 | REPAIR WOOD DECK   |
| 8  | INSTALL NEW HARDWOOD FLOORING UNDER THE STAIR REPAIRS FLOOR JOISTS OR SISTER WITH LIKE MEMBERS USE 1/2" SDS SCREWS AS REQUIRED.   | 34 | COUNTER TOP FINISH BY OWNER  |
| 9  | REFINISH STAIRS, INSTALL NEW HANDRAIL AND BALUSTER, REPAIR STAIRWOOD WORK AS REQ'D  | 35 | LINE OF OPEN SHELVING  |
| 10 | FURR OUT AREA AROUND REFRIGERATOR TO FLUSH OUT CORNER   | 36 | GAS RANGE W/ EXHAUST HOOD  |
| 11 | INSTALL NEW CABINET ABOVE REFRIGERATOR  | 37 | MECHANICAL DUCT CHASE  |
| 12 | REPLACE DOOR WALL WITH NEW SLIDER.  | 38 | CLOSET W/ HANGER ROD AND SHELF   |
| 13 | INSTALL NEW CABINETS AND COUNTER AT PENINSULA. PROVIDE FINISHED PANEL ON ALL EXPOSED SIDES OF CABINETS  | 39 | BI-FOLD DOORS  |
| 14 | PATCH FLOOR/REPLACE FLOOR TILE AS REQUIRED FOR NEW POWDER ROOM  | 40 | FURNACE  |
| 15 | NEW POWDER ROOM, TILE FLOOR AND BASE, FINISH TBD  | 41 | HOT WATER HEATER   |
| 16 | INFILL FLOOR OF DEMOLISHED AREA WHERE PREVIOUSLY WAS, PROVIDE REQUIRED HEAD CLEARANCE FOR BASEMENT STAIR, INSTALL NEW 2X6 FLOORING AT 16" O.C. INFILL OPENING WITH NEW CABINETS TO MATCH ADJACENT IN KITCHEN. | 42 | SHOWER PAN TO REMAIN, INSTALL NEW HAND WAND FOR DOG WASHING, FINISHES BY OWNER                     |
| 17 | NEW SOFFIT OVER BAR, CONCEAL PLUMBING IN FLOOR/CEILING  | 43 | NEW VANITY AND SINK, SELECTION BY OWNER  |
| 18 | INSTALL NEW STAIRS AT BOTTOM OF BASEMENT STAIRS, SECURE TO EXISTING AND ANCHOR TO CONC. FLOOR.  | 44 | INSTALL NEW DRYWALL ON EXISTING FRAMING, COORDINATE BASE TYPE WITH FLOOR FINISH.                   |
| 19 | INSTALL NEW WOOD HANDRAIL AT STAIR  | 45 | REPAIR AND REFINISH EXTERIOR DOOR AS NECESSARY, PROVIDE ENTRY HARDWARE AS COORDINATED WITH OWNER.  |
| 20 | INSTALL NEW WOOD CLAD, INSULATED DOUBLE HUNG WINDOW. CONTRACTOR TO VERIFY ROUGH OPENING SIZE  | 46 | NEW EXTERIOR RAILING, MATCH EXISTING   |
| 21 | INFILL FLOOR AT SECOND FLOOR AREA OR REMOVED STAIRS, INSTALL NEW FLOOR JOIST MATCH DEPTH OF EXISTING ADJACENT WITH NEW 3/4" SHEATHING, ALLIGN WITH SUB FLOOR HEIGHT OF ADJACENT.                              | 47 | NEW INTERIOR WOOD HANDRAIL WITH DECORATIVE BALUSTERS, FINISH TBD.                                  |
| 22 | EXISTING BATHTUB TO REMAIN, CLEAN, RE INSTALL SEALANT AS REQUIRED   | 48 | REBUILD CONCRETE STAIR AND BRICK PIER WALL TO MATCH EXISTING                                       |
| 23 | EXISTING TOILET TO REMAIN   | 49 | NEW PARTITION TO ENCLOSE EXISTING DUCTWORK   |
| 24 | NEW LAUNDRY TUB AND WASHER/DRYER PROVIDE WATER CONNECTION AND DRAIN AND NEW VENTING.  | 50 | NEW CASED OPENING  |
| 25 | NEW CARPET FLOORING AND WALL BASE   |    |  |
| 26 | REPAIR BRICK WORK   |    |  |



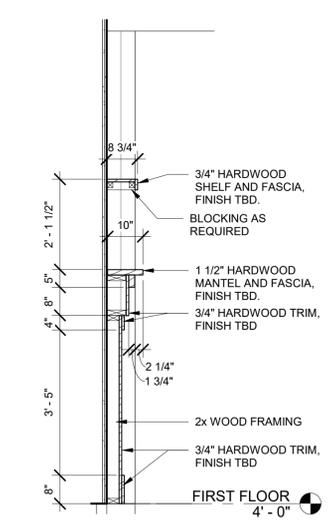
2 4114 - NEW PLAN - THIRD FLOOR  
 1/4" = 1'-0"



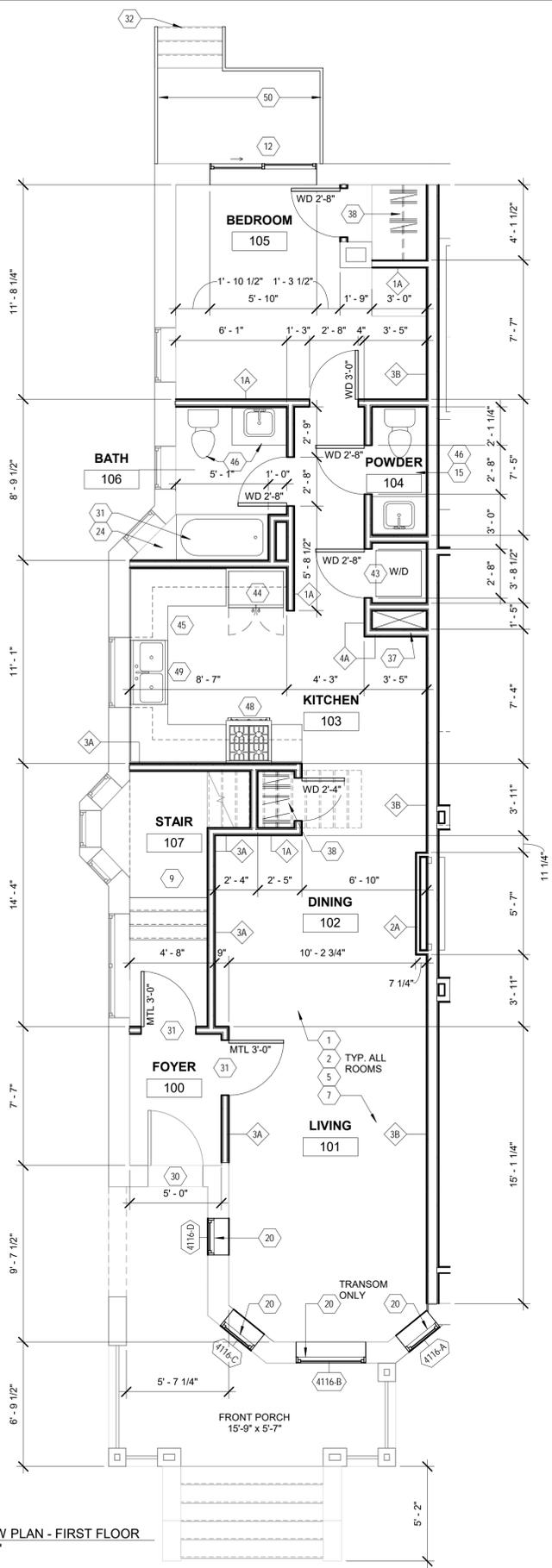
1 4114 - NEW PLAN - SECOND FLOOR  
 1/4" = 1'-0"



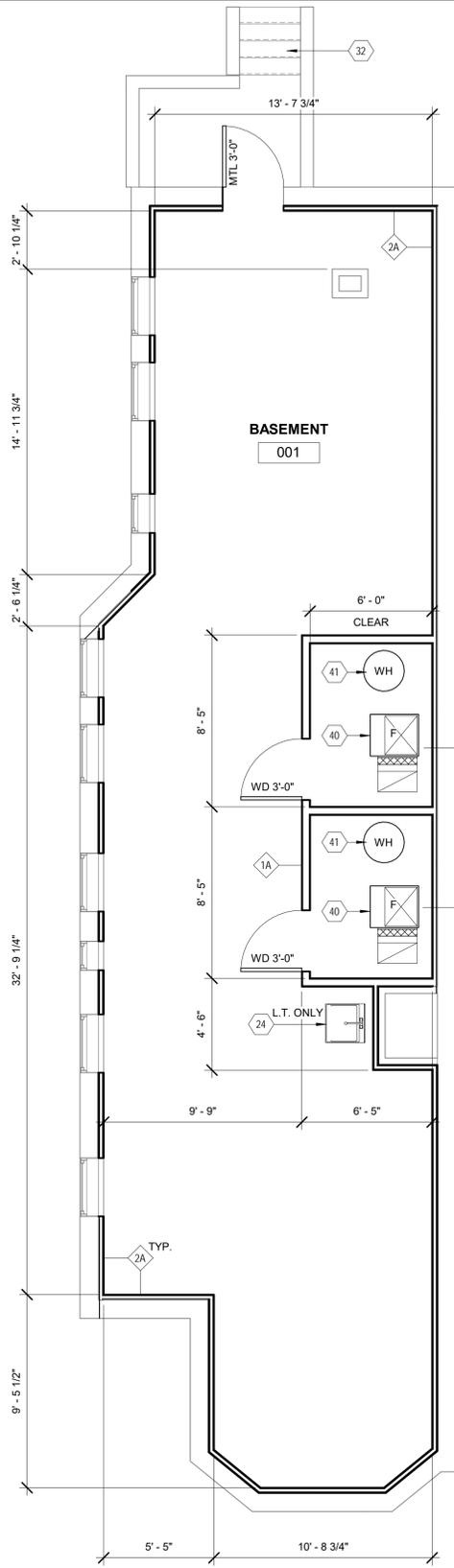
3 MANTEL ELEVATION  
 1/2" = 1'-0"



4 MANTEL SECTION  
 1/2" = 1'-0"



② 4116 - NEW PLAN - FIRST FLOOR  
 1/4" = 1'-0"

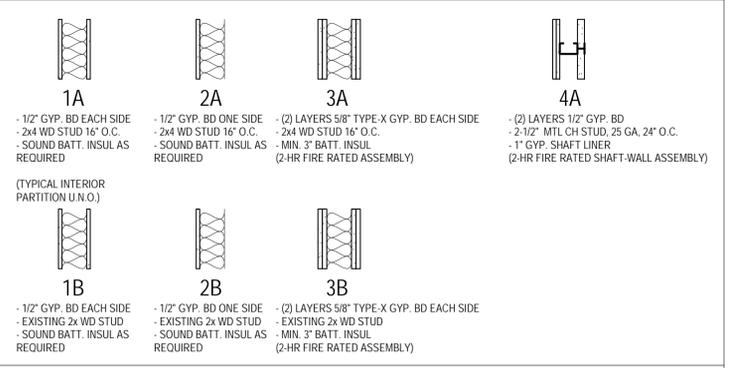


① 4116 - NEW PLAN - BASEMENT  
 1/4" = 1'-0"

**FLOOR PLAN KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)

- ① INSTALL NEW BASEBOARD AND STAIN. 8" WIDE BASE, PROFILE AND FINISH TBD
- ② INSTALL NEW DOOR AND WINDOW TRIM WITH HEADER CROWN AND STAIN, PROFILE AND FINISH TBD
- ③ FIREPLACE. REPAIR BRICK AS REQUIRED. TUCK POINT AND REPLACE DAMAGED BRICKS. INSTALL NEW WOOD MANTEL, STAIN, PROFILE AND FINISH TBD
- ④ INSTALL NEW TILE FOR FIRE-PLACE HEARTH
- ⑤ SAND AND REFINISH HARDWOOD FLOORS. FINISH TBD
- ⑥ FURR OUT UNDERSIDE OF STAIRS AND DRYWALL
- ⑦ PATCH DRYWALL AS REQUIRED.
- ⑧ INSTALL NEW HARDWOOD FLOORING UNDER THE STAIR. REPAIRS FLOOR JOISTS OR SISTER WITH LIKE MEMBERS USE 1/4" SDS SCREWS AS REQUIRED.
- ⑨ REFINISH STAIRS. INSTALL NEW HANDRAIL AND BALUSTER. REPAIR STAIRWOOD WORK AS REQ'D
- ⑩ FURR OUT AREA AROUND REFRIGERATOR TO FLUSH OUT CORNER
- ⑪ INSTALL NEW CABINET ABOVE REFRIGERATOR
- ⑫ REPLACE DOOR WALL WITH NEW SLIDER.
- ⑬ INSTALL NEW CABINETS AND COUNTER AT PENINSULA
- ⑭ PATCH FLOOR/REPLACE FLOOR TILE AS REQUIRED FOR NEW POWDER ROOM
- ⑮ NEW POWDER ROOM. TILE FLOOR AND BASE. FINISH TBD
- ⑯ INFILL FLOOR OF DEMOLISHED AREA WHERE PREVIOUSLY WAS. PROVIDE REQUIRED HEAD CLEARANCE FOR BASEMENT STAIR. INSTALL NEW 2x6 FLOORING AT 16" O.C. INFILL OPENING WITH NEW CABINETS TO MATCH ADJACENT IN KITCHEN
- ⑰ NEW SOFFIT OVER BAR. CONCEAL PLUMBING IN FLOOR/CEILING
- ⑱ INSTALL NEW STAIRS AT BOTTOM OF BASEMENT STAIRS. SECURE TO EXISTING AND ANCHOR TO CONC. FLOOR.
- ⑲ PREFINISHED METAL MESH VERTICAL WALL TRELLIS. BASIS OF DESIGN: MCNICHOLS ECO-MESH
- ⑳ INSTALL NEW WOOD CLAD, INSULATED DOUBLE HUNG WINDOW.
- ㉑ INFILL FLOOR AT SECOND FLOOR AREA OR REMOVED STAIRS. INSTALL NEW FLOOR JOIST MATCH DEPTH OF EXISTING ADJACENT WITH NEW 1/2" SHEATHING. ALIGN WITH SUB FLOOR HEIGHT OF ADJACENT.
- ㉒ EXISTING BATHTUB TO REMAIN. CLEAN, RE INSTALL SEALANT AS REQUIRED
- ㉓ NEW SHOWER WITH TILED SHOWER PAN AND TILED WALLS. FIXTURE SELECTION TBD.
- ㉔ NEW LAUNDRY TUB AND WASHER/DRYER PROVIDE WATER CONNECTION AND DRAIN AND NEW VENTING.
- ㉕ NEW CARPET FLOORING AND WALL BASE
- ㉖ REPAIR BRICK WORK
- ㉗ FURR OUT AND DRYWALL UNDERSIDE ON STAIR BETWEEN SECOND AND THIRD FLOOR. INTALL NEW CARPET ON STAIR
- ㉘ TILED NOOK INFILL BETWEEN TUB AND WINDOW SILL. HEIGHT TO MATCH TUB
- ㉙ EXISTING DISHWASHER TO REMAIN. VERIFY WATER AND POWER CONNECTION
- ㉚ REPAIR AND REFINISH EXTERIOR DOOR AS NECESSARY. PROVIDE ENTRY HARDWARE AS COORDINATED WITH OWNER.
- ㉛ NEW FIRE RATED ENTRY DOOR. PROVIDE ENTRY HARDWARE AS COORDINATED WITH OWNER.
- ㉜ REPAIR CONCRETE STEPS
- ㉝ REPAIR WOOD DECK
- ㉞ COUNTER TOP FINISH BY OWNER
- ㉟ LINE OF OPEN SHELVING
- ㊱ GAS RANGE W/ EXHAUST HOOD
- ㊲ MECHANICAL DUCT CHASE
- ㊳ CLOSET W/ HANGER ROD AND SHELF
- ㊴ BI-FOLD DOORS
- ㊵ FURNACE
- ㊶ HOT WATER HEATER
- ㊷ SHOWER PAN TO REMAIN. INSTALL NEW HAND WAND FOR DOG WASHING. FINISHES BY OWNER
- ㊸ STACKED WASHER/DRYER PROVIDE ELECTRIC, WATER AND GAS RECESSED IN WALL BEHIND
- ㊹ NEW REFRIGERATOR. PROVIDE WATER CONNECTION
- ㊺ NEW DISHWASHER. PROVIDE WATER AND POWER CONNECTION
- ㊻ NEW TOILET AND SINK. PROVIDE SUPPLY AS SANITARY PLUMBING AS REQUIRED PER MRCMPC
- ㊼ NEW TUB PROVIDE SUPPLY AS SANITARY PLUMBING AS REQUIRED PER MRCMPC. TILE FINISH TBD
- ㊽ NEW GAS RANGE AND EXHAUST HOOD
- ㊾ NEW KITCHEN SINK WITH GARBAGE DISPOSAL
- ㊿ NEW EXTERIOR RAILING, MATCH EXISTING

**WALL TYPE LEGEND**



CONSULTANT:

Project :  
**4114 AND 4116 TRUMBULL AVE. RESIDENTIAL RENOVATION AND NEW 3-CAR GARAGE**

Issued for :  
 HDC 10/24/19

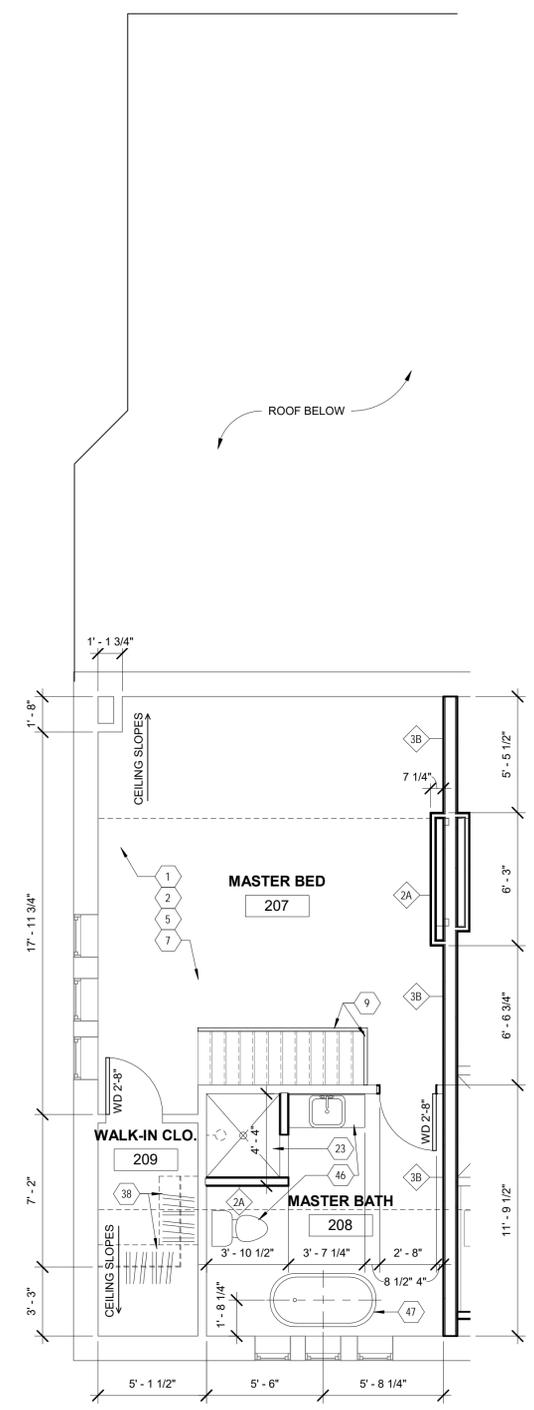
Drawn by :  
**JRM**

Sheet Title :  
**SECOND AND THIRD FLOOR PLANS**

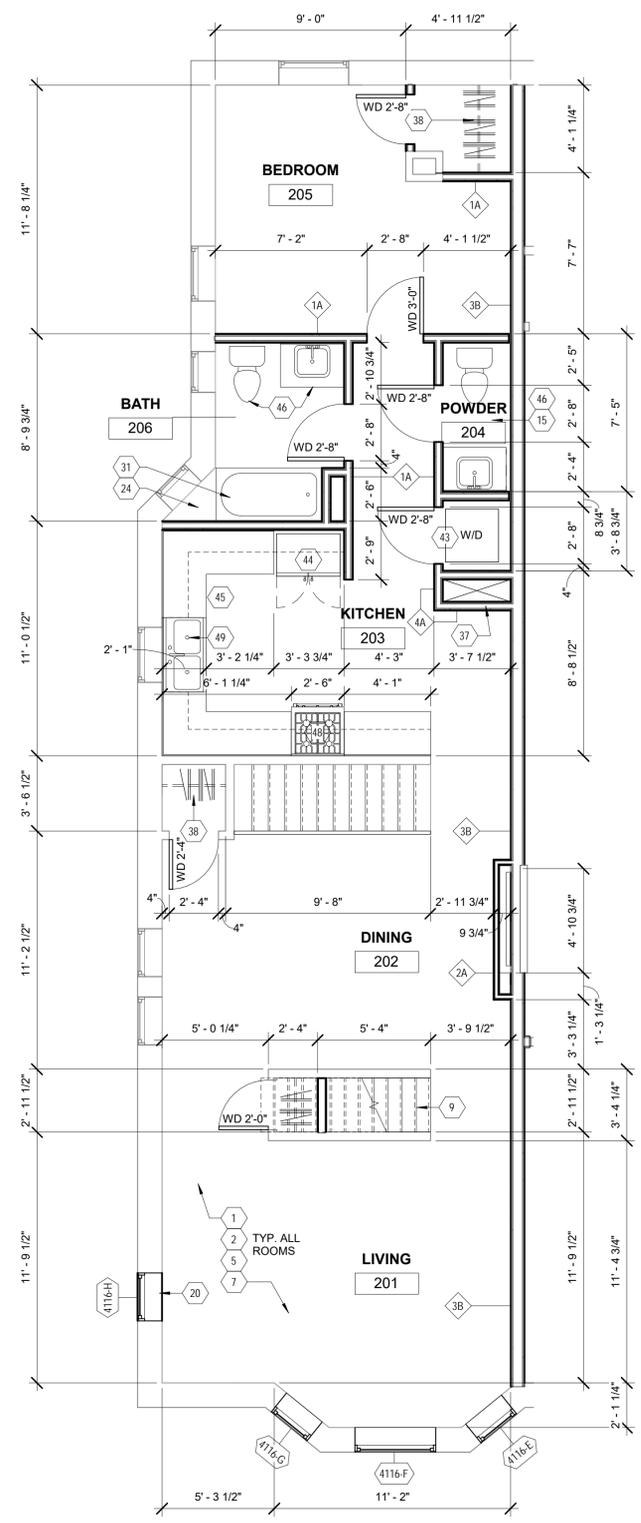
Project No. :  
 2019045

Sheet No. :

**A1.2.B**



② 4116 - NEW PLAN - THIRD FLOOR  
 1/4" = 1'-0"



① 4116 - NEW PLAN - SECOND FLOOR  
 1/4" = 1'-0"

**FLOOR PLAN KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)

- |   |  |
|---|--|
| ① INSTALL NEW BASEBOARD AND STAIN. 8" WIDE BASE, PROFILE AND FINISH TBD   | ②5 NEW CARPET FLOORING AND WALL BASE   |
| ② INSTALL NEW DOOR AND WINDOW TRIM WITH HEADER CROWN AND STAIN, PROFILE AND FINISH TBD  | ②6 REPAIR BRICK WORK   |
| ③ FIREPLACE: REPAIR BRICK AS REQUIRED, TUCK POINT AND REPLACE DAMAGED BRICKS, INSTALL NEW WOOD MANTEL, STAIN, PROFILE AND FINISH TBD  | ②7 FURR OUT AND DRYWALL UNDERSIDE ON STAIR BETWEEN SECOND AND THIRD FLOOR, INSTALL NEW CARPET ON STAIR |
| ④ INSTALL NEW TILE FOR FIRE-PLACE HEARTH  | ②8 TILED NOOK INFILL BETWEEN TUB AND WINDOW SILL HEIGHT TO MATCH TUB                                   |
| ⑤ SAND AND REFINISH HARDWOOD FLOORS, FINISH TBD   | ②9 EXISTING DISHWASHER TO REMAIN, VERIFY WATER AND POWER CONNECTION                                    |
| ⑥ FURR OUT UNDERSIDE OF STAIRS AND DRYWALL  | ③0 REPAIR AND REFINISH EXTERIOR DOOR AS NECESSARY. PROVIDE ENTRY HARDWARE AS COORDINATED WITH OWNER.   |
| ⑦ PATCH DRYWALL AS REQUIRED.  | ③1 NEW FIRE RATED ENTRY DOOR. PROVIDE ENTRY HARDWARE AS COORDINATED WITH OWNER.                        |
| ⑧ INSTALL NEW HARDWOOD FLOORING UNDER THE STAIR REPAIRS FLOOR JOISTS OR SISTER WITH LIKE MEMBERS USE 1/2" SDS SCREWS AS REQUIRED.   | ③2 REPAIR CONCRETE STEPS   |
| ⑨ REFINISH STAIRS. INSTALL NEW HANDRAIL AND BALUSTER, REPAIR STAIRWOOD WORK AS REQ'D  | ③3 REPAIR WOOD DECK  |
| ⑩ FURR OUT AREA AROUND REFRIGERATOR TO FLUSH OUT CORNER   | ③4 COUNTER TOP FINISH BY OWNER   |
| ⑪ INSTALL NEW CABINET ABOVE REFRIGERATOR  | ③5 LINE OF OPEN SHELVING   |
| ⑫ REPLACE DOOR WALL WITH NEW SLIDER.  | ③6 GAS RANGE W/ EXHAUST HOOD   |
| ⑬ INSTALL NEW CABINETS AND COUNTER AT PENINSULA   | ③7 MECHANICAL DUCT CHASE   |
| ⑭ PATCH FLOOR/REPLACE FLOOR TILE AS REQUIRED FOR NEW POWDER ROOM  | ③8 CLOSET W/ HANGER ROD AND SHELF  |
| ⑮ NEW POWDER ROOM, TILE FLOOR AND BASE, FINISH TBD  | ③9 BI-FOLD DOORS   |
| ⑯ INFILL FLOOR OF DEMOLISHED AREA WHERE PREVIOUSLY WAS, PROVIDE REQUIRED HEAD CLEARANCE FOR BASEMENT STAIR, INSTALL NEW 2X6 FLOORING AT 16" O.C. INFILL OPENING WITH NEW CABINETS TO MATCH ADJACENT IN KITCHEN. | ④0 FURNACE   |
| ⑰ NEW SOFFIT OVER BAR, CONCEAL PLUMBING IN FLOOR/CEILING  | ④1 HOT WATER HEATER  |
| ⑱ INSTALL NEW STAIRS AT BOTTOM OF BASEMENT STAIRS. SECURE TO EXISTING AND ANCHOR TO CONC. FLOOR.  | ④2 SHOWER PAN TO REMAIN, INSTALL NEW HAND WAND FOR DOG WASHING, FINISHES BY OWNER                      |
| ⑲ PREFINISHED METAL MESH VERTICAL WALL TRELLIS. BASIS OF DESIGN: MCNICHOLES ECO-MESH  | ④3 STACKED WASHER/DRYER PROVIDE ELECTRIC, WATER AND GAS RECESSED IN WALL BEHIND                        |
| ⑳ INSTALL NEW WOOD CLAD, INSULATED DOUBLE HUNG WINDOW.  | ④4 NEW REFRIGERATOR, PROVIDE WATER CONNECTION  |
| ㉑ INFILL FLOOR AT SECOND FLOOR AREA OR REMOVED STAIRS, INSTALL NEW FLOOR JOIST MATCH DEPTH OF EXISTING ADJACENT WITH NEW 1/2" SHEATHING. ALIGN WITH SUB FLOOR HEIGHT OF ADJACENT.                               | ④5 NEW DISHWASHER, PROVIDE WATER AND POWER CONNECTION  |
| ㉒ EXISTING BATHTUB TO REMAIN, CLEAN, RE INSTALL SEALANT AS REQUIRED   | ④6 NEW TOILET AND SINK, PROVIDE SUPPLY AS SANITARY PLUMBING AS REQUIRED PER MRCMPC                     |
| ㉓ NEW SHOWER WITH TILED SHOWER PAN AND TILED WALLS. FIXTURE SELECTION TBD.  | ④7 NEW TUB PROVIDE SUPPLY AS SANITARY PLUMBING AS REQUIRED PER MRCMPC, TILE FINISH TBD                 |
| ㉔ NEW LAUNDRY TUB AND WASHER/DRYER PROVIDE WATER CONNECTION AND DRAIN AND NEW VENTING.  | ④8 NEW GAS RANGE AND EXHAUST HOOD  |
|   | ④9 NEW KITCHEN SINK WITH GARBAGE DISPOSAL  |
|   | ⑤0 NEW EXTERIOR RAILING, MATCH EXISTING  |



**GENERAL EXTERIOR REPAIR NOTES:**

1. CONTRACTOR TO PERFORM ALL EXTERIOR MAINTENANCE REQUIRED USING SAME/SIMILAR MATERIAL TO PRESERVE EXISTING HISTORICAL DETAILS, FORMS, SHAPES, TRIM, AND COLORS
2. SURVEY TO BE PERFORMED OF EXTERIOR BRICK FACING AS TO ITS CONDITION AND MAKE ANY RECOMMENDATIONS FOR REPAIRS TO CONDITIONS IN NEED OF REPAIR.
3. ALL EXISTING TRIM, FASCIAS AND PORCH POST TO BE SCRAPPED, REPAIRED AS NECESSARY, PRIMED, AND PAINTED WITH HIGH-QUALITY PAINT-STAIN FINISH.
4. EXTERIOR PORCH CEILINGS (T&G WOOD) TO BE SCRAPPED OF OLD FINISH, SANDED TO BARE WOOD, STAINED AND FINISHED
5. EXISTING CONC. STEPS IN NEED OF REPAIRS FOR CRACKED/MISSING GROUT TO BE REPAIRED
6. CONTRACTOR TO PERFORM AREA TAKE-OFFS TO DETERMINE MATERIAL QUANTITIES.
7. COLOR AND/OR MATERIAL CHANGES MAY BE SUBJECT TO APPROVAL BY CITY HISTORICAL COMMISSION.
8. ALL NEW WINDOW EXTERIORS TO BE PAINTED TO MATCH EXISTING.

**EXTERIOR KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- 1 AT PORCH CANOPY AND POSTS, WOOD FASCIAS, AND TRIM, REMOVE ANY ROTTED WOOD, FILL/PATCH AS NECESSARY, SAND SMOOTH, AND PAINT. COLOR TBD.
- 2 GRIND EDGE OF CONCRETE SLAB SMOOTH
- 3 TUCK-POINT BRICK AS NECESSARY
- 4 REPAIR EXISTING CEDAR SHAKE AS REQUIRED. PREP AND PAINT. COLOR TBD.
- 5 REPAIR EXISTING WOOD DECK AS REQUIRED. REPLACE DAMAGED AND ROTTED WOOD WITH BOARDS/MEMBERS TO MATCH EXISTING. SAND AND STAIN DECK AND NEW WOOD RAILING. COLOR TBD.
- 6 INSTALL NEW WOOD CLAD, INSULATED WINDOW. PAINT EXTERIOR TO MATCH EXISTING WINDOWS.
- 7 INDICATES EXISTING WINDOW TO BE REMOVED AND REPLACED
- 7 REPAIR EXISTING CONCRETE DECK, SLAB, AND STAIR AS REQUIRED. PREPARE CONCRETE DECK FOR NEW WOOD RAILING. STAIN RAILING TO MATCH ADJACENT WOOD DECK AND RAILING. COLOR TBD.

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CONSULTANT:

Project :  
4114 AND 4116  
TRUMBULL AVE.  
RESIDENTIAL  
RENOVATION AND NEW  
3-CAR GARAGE



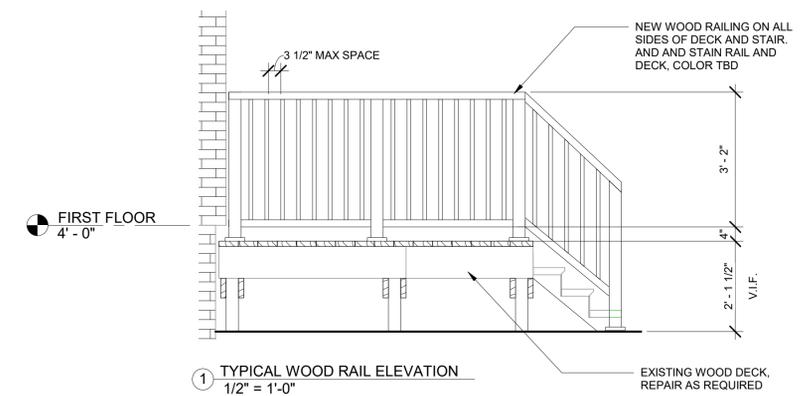
INTERIOR TO BE INSTALLED UNFINISHED. ALL WINDOWS, NEW AND EXISTING TO BE STAINED THE SAME COLOR

EXTERIOR COLOR TO MATCH EXISTING WINDOWS

INTERIOR

EXTERIOR

PELLA ARCHITECT SERIES TRADITIONAL WINDOW ELEVATIONS



1 TYPICAL WOOD RAIL ELEVATION  
1/2" = 1'-0"

NOTE: NEW WOOD RAIL AT REAR CONCRETE DECK AT 4116 IS TO MATCH DESIGN AND COMPOSITION OF WOOD RAIL AT 4114'S WOOD DECK

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Drawn by :  
JRM

Sheet Title :  
EXTERIOR REPAIR WORK

Project No. :  
2019045

Sheet No. :

**A3.1**

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SENDER: STRIP - LOCATION

# 4114 - 4116 TRUMBULL AVENUE NEW CARPORT STRUCTURE

4114-4116 TRUMBULL AVE.  
DETROIT MI, 48208

## ARCHITECT

**4545 ARCHITECTURE | DESIGN, PLLC**  
**TIMOTHY FLINTOFF**  
3011 W. Grand Blvd. Suite 400C  
Detroit Mi 48202

## PROJECT DATA

**BUILDING CODE AUTHORITY:**  
City of Detroit

**OWNER:**  
ABI REAL ESTATE  
NADAV DORON AND YOAV PINHAS  
4114-4116 TRUMBULL  
DETROIT, MI 48208

## APPLICABLE CODES:

**BUILDING CODE**  
ALSO KNOWN AS THE "MICHIGAN REHABILITATION CODE"  
2015 MICHIGAN REHABILITATION BUILDING CODE  
(CHAPTER 14: PERFORMANCE COMPLIANCE METHOD)

**2015 MICHIGAN BUILDING CODE (MBC) AS AMENDED (AS REFERENCE BY MI REHAB CODE)**

**MECHANICAL CODE**  
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"  
2015 MICHIGAN MECHANICAL CODE AS AMENDED

**PLUMBING CODE**  
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"  
2015 MICHIGAN PLUMBING CODE AS AMENDED

**ELECTRICAL CODE**  
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"  
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED &  
MICHIGAN AMENDMENTS PART 8.

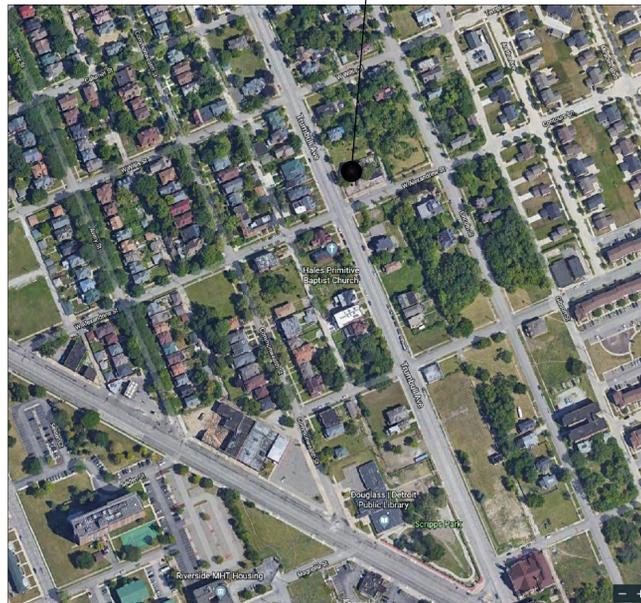
**ENERGY CODE**  
2015 UNIFORM ENERGY CODE

**BARRIER FREE REQUIREMENTS**  
AMERICANS WITH DISABILITIES ACT (ADA)  
MBC-2015, CHAPTER 11  
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

## SHEET INDEX

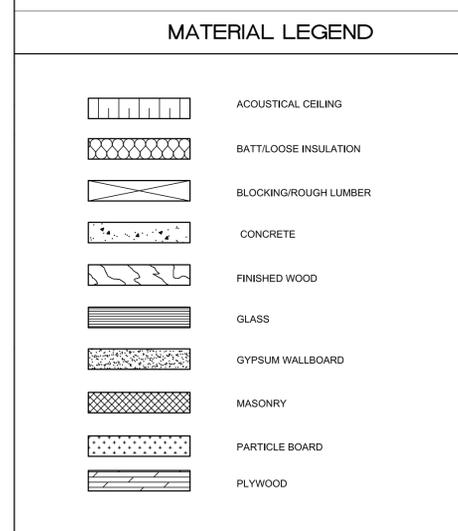
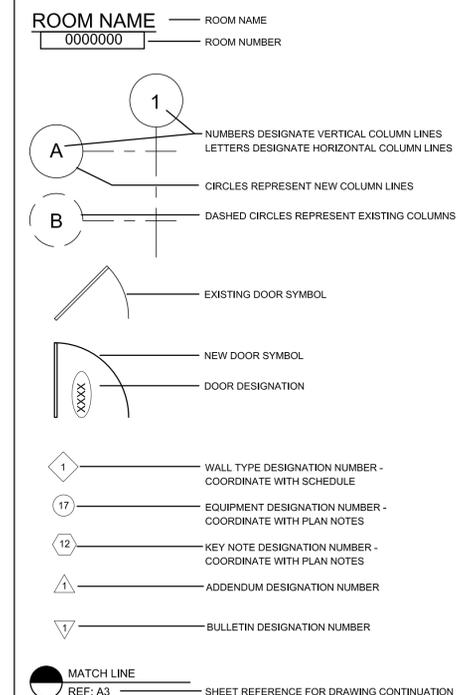
TS1.1 TITLE SHEET AND SHEET INDEX  
A1.0 SITE PLAN, PLAN, AND ELEVATION

**PROJECT LOCATION**  
4114-4116 TRUMBULL AVE. Detroit MI



PROJECT SITE MAP: NOT TO SCALE

SYMBOL LEGEND		ABBREVIATION	
	DARKENED ARROW INDICATES ELEVATED SECTION	@	ACOUSTICAL
	ELEVATION NUMBER	A.C.T.	ACOUSTICAL CEILING TILE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ADJ.	ADJACENT
	ELEVATION NUMBER	A.F.F.	ABOVE FINISH FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ALUM.	ALUMINUM
	ELEVATION NUMBER	ANOD.	ANODIZED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BD.	BOARD
	ELEVATION NUMBER	BLDG.	BUILDING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BLK.	BLOCK
	ELEVATION NUMBER	BLKG.	BLOCKING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CEM.	CEMENT
	ELEVATION NUMBER	C.J.	CONTROL JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CLG.	CEILING
	ELEVATION NUMBER	CL.	CENTER LINE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.O.	CLEAN OUT
	ELEVATION NUMBER	COL.	COLUMN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONC.	CONCRETE
	ELEVATION NUMBER	C.G.	CORNER GUARD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONST.	CONSTRUCTION
	ELEVATION NUMBER	CONT.	CONTINUOUS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CORR.	CORRUGATED
	ELEVATION NUMBER	CPT.	CARPET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.T.	CERAMIC TILE
	ELEVATION NUMBER	DET.	DETAIL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DIA.	DIAMETER
	ELEVATION NUMBER	DM.	DIMENSION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DN.	DOWN
	ELEVATION NUMBER	D.O.	DOOR OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DR.	DOOR
	ELEVATION NUMBER	DWG.	DRAWING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EA.	EACH
	ELEVATION NUMBER	ELEV.	ELEVATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	E.W.	EACH WAY
	ELEVATION NUMBER	EXG.	EXISTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXIST.	EXISTING
	ELEVATION NUMBER	EXP.	EXPANSION, EXPOSED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXT.	EXTERIOR
	ELEVATION NUMBER	F.D.	FLOOR DRAIN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FDN.	FOUNDATION
	ELEVATION NUMBER	F.R.P.	FIBER REINFORCED PANELS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FIN.	FINISH
	ELEVATION NUMBER	FLR.	FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	F.O.	FACE OF
	ELEVATION NUMBER	F.O.S.	FACE OF STUD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FR.	FRAME
	ELEVATION NUMBER	FTG.	FOOTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FV.	FIELD VERIFY
	ELEVATION NUMBER	GA.	GAUGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	GALV.	GALVANIZED
	ELEVATION NUMBER	GYP.	GYPSUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HDW.	HARDWARE
	ELEVATION NUMBER	H.M.	HOLLOW METAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HORIZ.	HORIZONTAL
	ELEVATION NUMBER	HT.	HEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	I.D.	INSIDE DIAMETER
	ELEVATION NUMBER	INSUL.	INSULATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	INT.	INTERIOR
	ELEVATION NUMBER	JT.	JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	LAV.	LAVATORY
	ELEVATION NUMBER	LG.	LONG
	SHEET NUMBER WHERE ELEVATION IS LOCATED	L.L.O.	LONG LEG OUTSTANDING
	ELEVATION NUMBER	L.L.V.	LONG LEG VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MAX.	MAXIMUM
	ELEVATION NUMBER	MECH.	MECHANICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MET.	METAL
	ELEVATION NUMBER	MEZZ.	MEZZANINE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	M.I.	MISCELLANEOUS IRON
	ELEVATION NUMBER	MIN.	MINIMUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MISC.	MISCELLANEOUS
	ELEVATION NUMBER	M.O.	MASONRY OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	N.C.	NOT IN CONTRACT
	ELEVATION NUMBER	N.T.S.	NOT TO SCALE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ON C.	ON CENTER
	ELEVATION NUMBER	O.C.	OUTSIDE DIAMETER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	OPNG.	OPENING
	ELEVATION NUMBER	OPP.	OPPOSITE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PL.G.	PLATE GLASS
	ELEVATION NUMBER	PL.S.	PLATE STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	P.LAM	PLASTIC LAMINATE
	ELEVATION NUMBER	PLASTER	PLASTER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PREFAB.	PREFABRICATED
	ELEVATION NUMBER	PROJ.	PROJECT, PROJECTION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	P.S.F.	POUNDS PER SQUARE FOOT
	ELEVATION NUMBER	PT.	PAINT, POINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.	RISER
	ELEVATION NUMBER	R.A.	RETURN AIR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.B.	RUBBER BASE
	ELEVATION NUMBER	R.C.	ROOF CONDUCTOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.C.P.	REFLECTED CEILING PLAN
	ELEVATION NUMBER	R.D.	ROOF DRAIN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.F.	RUBBER FLOORING
	ELEVATION NUMBER	REINF.	REINFORCED, REINFORCING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	REQ'D.	REQUIRED
	ELEVATION NUMBER	RFG.	ROOFING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	RM.	ROOM
	ELEVATION NUMBER	R.S.	ROOF SUMP
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.T.	RUBBER TILE
	ELEVATION NUMBER	SAN.	SANITARY
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SCHED.	SCHEDULE
	ELEVATION NUMBER	SHT.	SHEET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SIM.	SIMILAR
	ELEVATION NUMBER	SPEC.	SPECIFICATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	S.S.	SERVICE SINK
	ELEVATION NUMBER	STL.	STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STD.	STANDARD
	ELEVATION NUMBER	STOR.	STORAGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STRUCT.	STRUCTURAL
	ELEVATION NUMBER	SUSP.	SUSPENDED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SW.	SWITCH
	ELEVATION NUMBER	SYM.	SYMMETRICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T.	TREAD
	ELEVATION NUMBER	T&B	TOP AND BOTTOM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TEL.	TELEPHONE
	ELEVATION NUMBER	TERR.	TERRAZZO
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T&G	TONGUE AND GROOVE
	ELEVATION NUMBER	THK.	THICK, THICKNESS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	THRES.	THRESHOLD
	ELEVATION NUMBER	T.O.S.	TOP OF STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TYP.	TYPICAL
	ELEVATION NUMBER	UNDERCUT	UNDERCUT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
	ELEVATION NUMBER	V.B.	VINYL BASE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	V.C.T.	VINYL COMPOSITION TILE
	ELEVATION NUMBER	V.I.F.	VERIFY IN FIELD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.	WIDE
	ELEVATION NUMBER	VERT.	VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WAINSCOT	WAINSCOT
	ELEVATION NUMBER	W.C.	WATER CLOSET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WD.WIN.	WOOD WINDOW
	ELEVATION NUMBER	WT.	WEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.W.F.	WELDED WIRE FABRIC



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**4114 AND 4116 TRUMBULL AVE. NEW CARPORT STRUCTURE**

Issued for :  
OR **11/15/2019**

Drawn by :  
**JRM**

Sheet Title :  
**TITLE SHEET AND SHEET INDEX**

Project No. :

Sheet No. :  
**TS1.1**

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CONSULTANT:  
 Project :  
 4114 AND 4116 TRUMBULL AVE. NEW CARPORT STRUCTURE

Issued for :  
 OR 11/15/2019

Drawn by :  
 JRM

Sheet Title :  
 SITE PLAN, PLAN, AND ELEVATION

Project No. :  
 2019045

Sheet No. :  
**A1.0**

**SITE PLAN GENERAL NOTES:**

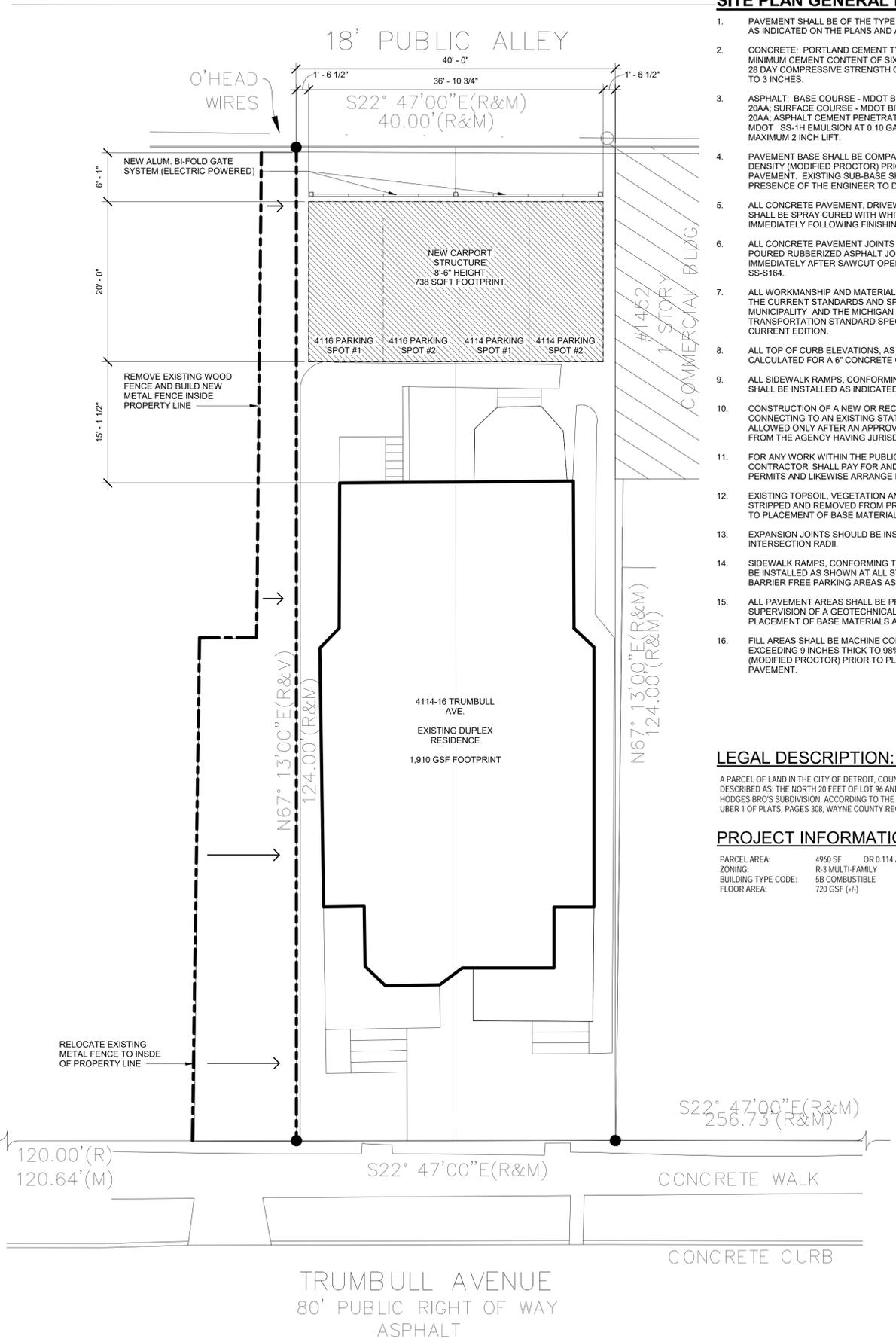
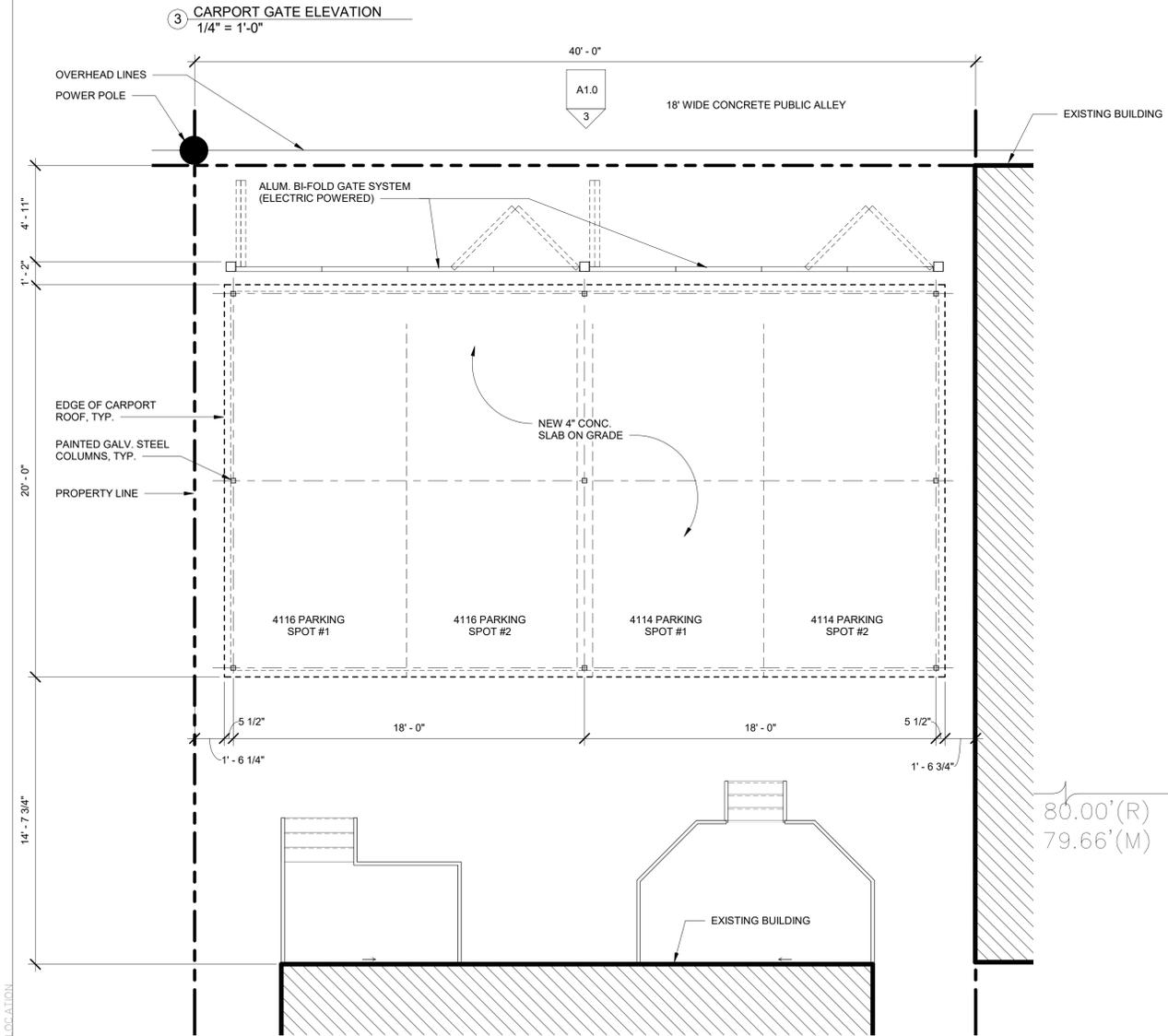
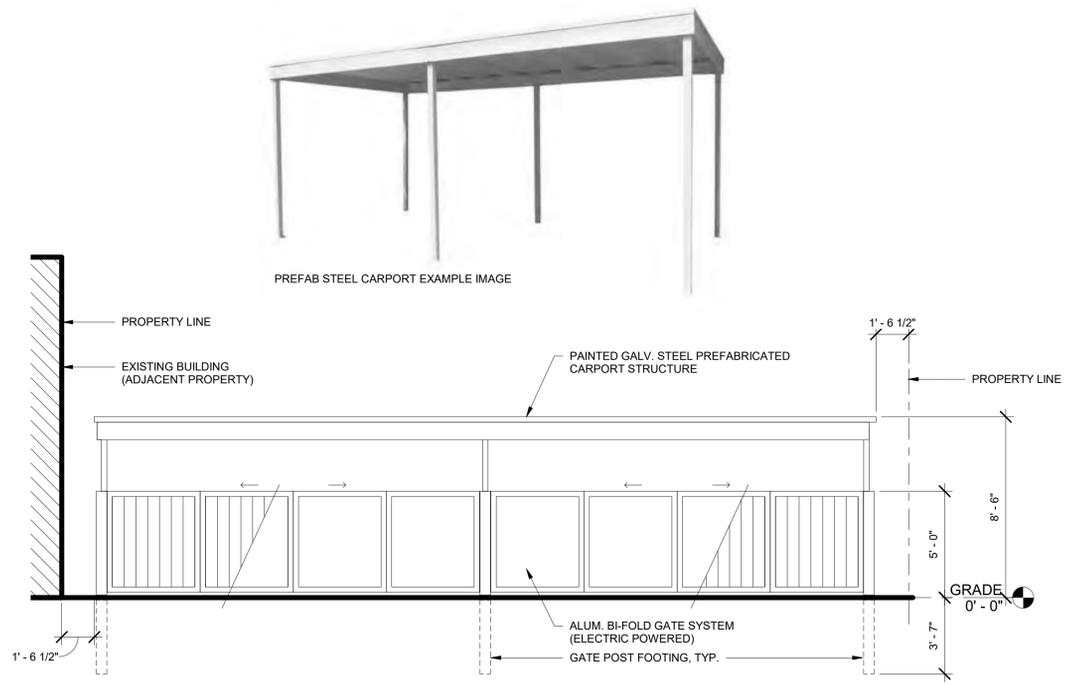
- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
- CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
- ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
- PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
- SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
- ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
- FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS: THE NORTH 20 FEET OF LOT 96 AND THE SOUTH 20 FEET OF LOT 97, HODGES BROS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN UBER 1 OF PLATS, PAGES 308, WAYNE COUNTY RECORDS.

**PROJECT INFORMATION:**

PARCEL AREA: 4960 SF OR 0.114 ACRES  
 ZONING: R-3 MULTI-FAMILY  
 BUILDING TYPE CODE: SB COMBUSTIBLE  
 FLOOR AREA: 720 GSF (+/-)



BLINDER STRIP LOCATION

DO NOT SCALE DRAWINGS | ©2019 Timothy Flintoff Architect, PLLC

# COLOR SYSTEM C

**ASSOCIATED ARCHITECTURAL STYLES:** (16) COLONIAL REVIVAL, (17) NEO-DUTCH COLONIAL, (18) NEO-GEORGIAN, (19) POST-DEPRESSION COLONIAL

As the nineteenth century waned, American domestic architecture began to return to simpler lines inspired in part by our colonial past. With this revival paint colors also changed. Body colors moved towards the pastels; white again became the most popular trim color and was even used for sash. This trend developed in the 1890s, but only for colonial and classically inspired houses; the darker colors found in the High and Late Victorian Styles continued to be popular and it would be inappropriate to use the colonial colors listed for houses not in the Colonial Revival style. Knowledge of true colonial colors was primitive in the late 19th and early 20th centuries. The so-called "Williamsburg" dark reds, uniform blues and greens that resulted from early studies to discover colors used in the colonial era were actually decades in the future.

For the stucco or clapboard, frame colonial, yellow was the most popular body color, although gray or blue was used. Normally these were then trimmed with white or ivory on the cornice, cornerboards, window frames, sash, etc., depending on which gave the lesser contrast. The yellow, gray and blue were less often used as trimming colors for masonry houses where the darker red brick or stone usually was accompanied by white or ivory trim and dark green shutters.



# COLOR SYSTEM C

## ACCEPTABLE COLOR COMBINATIONS \*MS = MUNSELL STANDARD

BODY	TRIM	SASH	SHUTTERS
A:3, A:4, C:1, C:2, C:3, C:4, C:5	C:4, C:5	Match trim color or occasionally B:19	Match trim color or A:8, B:11, B:12, B:13, B:17
Dark brick or stone	A:3, A:4, C:1, C:2, C:3, with C:4, C:5 preferred	Match trim color or occasionally B:19	Match trim color or A:8, B:11, B:12, B:13, B:17



**A:3 Light Yellow**  
MS: 5Y 8/6



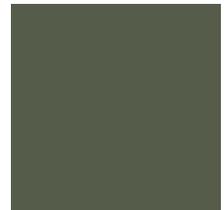
**A:4 Pale Yellow**  
MS: 2.5Y 8.5/4



**A:8 Blackish Green**  
MS: 2.5BG 2/2



**B:3 Light Yellow**  
MS: 2.5Y 8/6



**B:11 Grayish Olive Green**  
MS: 5GY 4/2



**B:12 Grayish Green**  
MS: 10G 4/2



**B:13 Moderate Olive Brown**  
MS: 2.5Y 4/4



**B:17 Light Olive**  
MS: 10Y 5/4



**B:19 Black**  
MS: N 0.5/  
COLOR A: ALL WINDOWS AND FRONT PORCH WOOD RAILINGS



**C:1 Light Bluish Gray**  
MS: 10B 7/1  
COLOR B: ALL WOOD TRIM



**C:2 Light Yellow**  
MS: 2.5Y 8.5/6



**C:3 Pale Blue**  
MS: 10B 6/4  
COLOR C (OPT. A): ALL CEDAR SHAKE SIDING



**C:4 Yellowish White**  
MS: 5Y 9/1  
COLOR B (OPT. B): ALL WOOD TRIM



**C:5 Yellowish White**  
MS: 2.5Y 9/2

**FIND OUT MORE!** [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

**SUBMIT ALL DOCUMENTATION TO: [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)**

4114-4116 TRUMBULL AVE. EXISTING EXTERIOR COLOR PALETTE



## COLOR OPTION A

COLOR C: C:3 PALE BLUE MS: 10B 6/4  
ALL CEDAR SHAKE SIDING

COLOR B (OPT. A): C:1 LIGHT BLUISH GRAY  
MS: 10B 7/1  
ALL WOOD TRIM (INCL. BRICK MOULDS,  
FRONT PORCHES,  
EAVES, ETC.

COLOR A: B:19 BLACK MS: N 0.5/  
ALL WINDOW SASHES  
AND WOOD RAILINGS AT FRONT  
PORCHES



## COLOR OPTION B

COLOR C: C:3 PALE BLUE MS: 10B 6/4  
ALL CEDAR SHAKE SIDING

COLOR B (OPT B): C:4 YELLOWISH WHITE MS: 5Y 9/1  
ALL WOOD TRIM (INCL. BRICK MOULDS,  
FRONT PORCHES,  
EAVES, ETC.

COLOR A: B:19 BLACK MS: N 0.5/  
ALL WINDOW SASHES  
AND WOOD RAILINGS AT FRONT  
PORCHES



November 22, 2019

ABI Real Estate  
Nadav Doron and Yoav Pinhas  
4114-4116 Trumbull  
Detroit, MI 48208

RE: 4114-4116 Trumbull Multi-Family Residential Renovations, Historic District Commission Submission

### **Description of Work – Cedar Shake Siding Repair**

Two West-facing dormers, as well as the North and South gable ends are clad in cedar-shake siding. The vast majority of the cedar shake siding is unfinished (no paint, stain, protective coating, etc.) and has been left to patina over the years. While much of the cedar shake has patinaed to its natural silver color, a large amount of it (specifically the south gable end) also exhibits excessive tannin staining, appearing more black in color. In addition to the staining, some individual shakes appear to be split, have large knot holes, or have curled excessively. The cedar shake at the North gable end has been previously painted a pale blue. The paint seems to generally be intact, but there does appear to be some tannin staining leeching through the paint in some areas.

Our proposal is to generally clean all the cedar shake, removing as much of the tannin staining as possible, in order to prepare all the cedar shake for new paint. The contractor will also identify and replace individual shakes that exhibit rotting, splits, holes or large chips, are loose, or have curled excessively. New individual shakes will match the profile and size of the existing shakes and will maintain the coursing and patterning of the existing design. All cedar shake will be painted pale blue (C:3 Pale Blue MS: 10B 6/4 from Detroit Historic Commission Color System C).



South Gable



North Gable. Identified are areas of tannin staining through paint.



Dormer 1 (West Elevation) Identified are shakes with excessive curling or have become loose.



Dormer 2 (West Elevation)



South Gable Detail



South Gable Detail



South Gable Detail



South Gable Detail



South Gable Detail

November 22, 2019

ABI Real Estate  
Nadav Doron and Yoav Pinhas  
4114-4116 Trumbull  
Detroit, MI 48208

RE: 4114-4116 Trumbull Multi-Family Residential Renovations, Historic District Commission Submission

### **Description of Work – New Metal fence Narrative**

A black metal fence runs along the West and North edges of the property. The fence currently extends into the adjacent property to the North. Near the East end of the property, the metal fence ends and a wooden fence turns back South, and extends East again along the actual property line. The wood fence is in extreme disrepair, with most of the posts leaning in and out of plane, and many fence boards missing.

Our proposal is to remove the wood fence completely and replace with a black metal fence that matches the existing metal fence. The north fence line will also be relocated to be within the property boundary to the North.



Existing Fence Line along North edge of property

# 4545

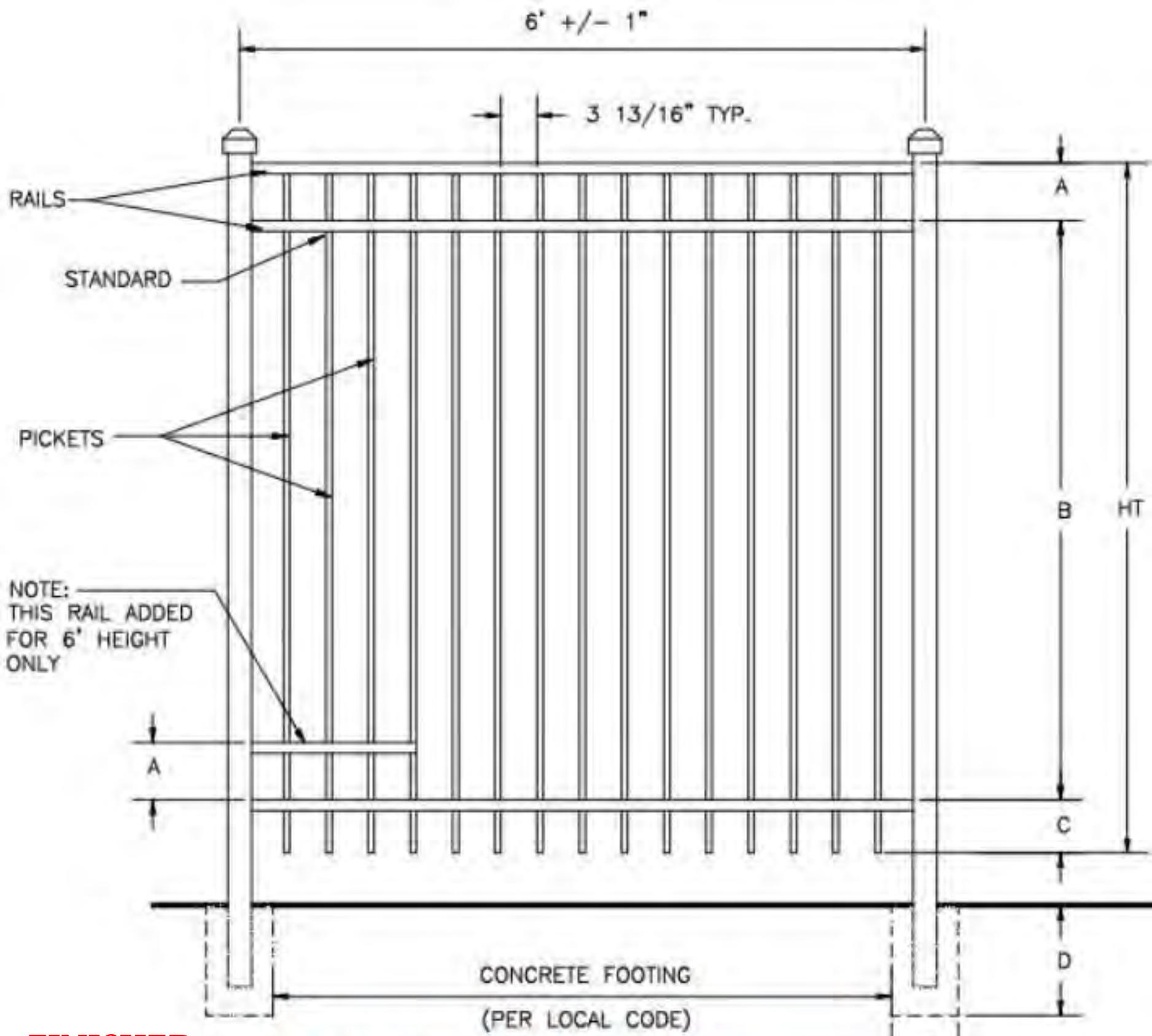
architecture



Wood Fence



Wood Fence Detail



**FINISHED  
HEIGHT OF  
FENCE -  
5'-0"**

**ADDING RINGS TO YOUR FENCE PANEL DECREASES "A"**

DIMENSIONS					
HT	A	B	C	D	E
3'	6"	24 1/2"	5 1/2"	PER LOCAL CODE	
3 1/2'	6"	30 1/2"	5 1/2"	PER LOCAL CODE	
4'	6"	36 1/2"	5 1/2"	PER LOCAL CODE	
5'	6"	48 1/2"	5 1/2"	PER LOCAL CODE	
6'	6"	60 1/2"	5 1/2"	PER LOCAL CODE	

SPECIFICATIONS RESIDENTIAL	
POSTS	2"x2"x.060 WALL  2"x2"x.125 WALL 2 1/2"x2 1/2"x.100 WALL
HORIZONTAL RAILS SIDE WALLS TOP WALLS	1 1/8" x 1" .082" .062"
PICKETS PICKET SPACING	5/8"x5/8"x.050 WALL 3 13/16"
AVAILABLE HEIGHTS	3, 3 1/2, 4, 5 & 6 FT.



GreatFence.com



Residential - Style 4



**White Gloss**

**Hunter Green  
Gloss**

**White Satin (flat)**

**Bronze Satin  
(flat)**

**Sandstone  
Gloss**

**Bronze  
Gloss**

**Gold Gloss**

**Khaki Satin  
(flat)**

**Black Gloss**

**Black Satin  
(flat)**



October 25, 2019

ABI Real Estate  
Nadav Doron and Yoav Pinhas  
4114-4116 Trumbull  
Detroit, MI 48208

RE: 4114-4116 Trumbull Multi-Family Residential Renovations, Historic District Commission Submission

### **Description of Existing Window Conditions**

Both properties, 4114 and 4116 Trumbull, are outfitted throughout with double-hung wood-cased windows of varying sizes. In 4114, the majority of the existing windows appear to be original and are in a general state of disrepair and damage. Common issues with the existing windows are:

- Single pane glazing which is loose in the sash and in need of re-glazing and sealing.
- Surfaces of sash that have deteriorated or been damaged to the point that hardware is missing and cannot be reattached to surface.
- Window operation components (ropes, pulleys, counterweights, etc) that are missing or damaged, hindering operation and requiring total rebuilding and/or replacement.
- Rotting of window opening framing
- Lack of or complete degradation of window opening weather seals.

Most of the windows in 4116, and some in 4114 have already been replaced with new wood windows. These windows include double pane insulated glazing units, modern operating mechanisms, and wood construction that maintains the historic character of the exterior of the home. Our proposal is to replace the remaining existing windows to match the already in place replacement windows. We feel this is the best approach to create a cohesive aesthetic on the interior and exterior, that respects the historic character of the house while also providing improved thermal performance though out. New windows will match each existing window in size and configuration.

## Window Replacement

The following section indicates existing windows proposed to be replaced, and outlines issues that have been observed in each window. Please refer to the floor plans for window locations.

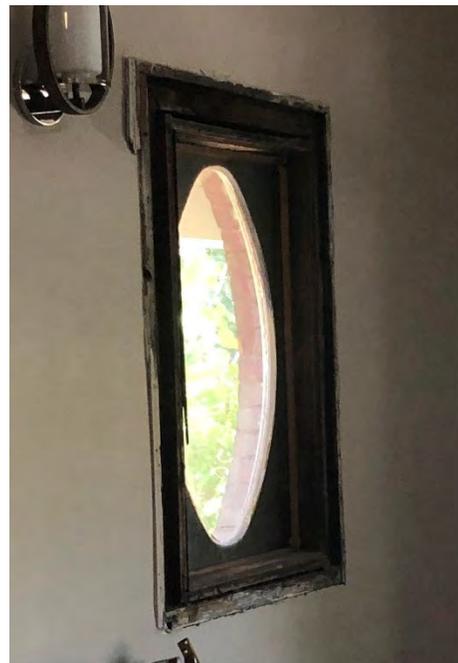
### 4114-A (UNIT 4114, RM 103, West Elevation, Transom Only)

- Visible deterioration of wood sash surface
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening



### 4114-B (UNIT 4114, RM 103, South Elevation)

- Visible deterioration and damage (vertical split on left-hand of frame)
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening



## 4114-C (UNIT 4114, RM 102, South Elevation)

- Visible deterioration and damage to wood sash (Large chip taken out where handle hardware attaches)
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Damaged/missing operating hardware (chain/rope and pulley)



## 4114-D,E,F (UNIT 4114, RM 102, South Elevation, Bay Windows)

- Visible deterioration and damage of sashes and framed openings (large chips and splits at locations where handle hardware would attach, visible mold/mildew on sashes and frame, rotting of opening framing)
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Missing operating hardware



4114-G (UNIT 4114, RM 104, South Elevation)

- Visible deterioration and damage to wood sash (Large chip taken out where handle hardware attaches, vertical cracks, splits in lower sash frame (left and right sides))
- Visible rotting of opening framing
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Damaged/missing operating hardware (chain/rope and pulley)



4114-H (UNIT 4114, RM 104, South Elevation)

- Visible deterioration and damage to wood sash (Large chip taken out where handle hardware attaches, vertical cracks, splits in lower sash frame (left and right sides))
- Visible rotting of opening framing
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Damaged/missing operating hardware (chain/rope and pulley)



4114-I (UNIT 4114, RM 204, South Elevation)

- Visible deterioration and damage to wood sash (Large chip taken out where handle hardware attaches, vertical cracks, splits in lower sash frame (left and right sides))
- Visible rotting/damage along bottom of frame can be seen on exterior
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Damaged/missing operating hardware (chain/rope and pulley)



# 4545 architecture

## 4114-J (UNIT 4114, RM 205, South Elevation)

- 
- Visible deterioration and damage to wood sash (Large chip taken out where handle hardware attaches, vertical cracks, splits in lower sash frame (left and right sides))
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Damaged/missing operating hardware (chain/rope and pulley)



## 4114-K (UNIT 4114, RM 206, South Elevation)

- Visible deterioration and damage to wood sash (Large chips, and splits along top of top sash and left side of bottom sash)
- Single pane glazing is loose in frame
- Damaged/missing operating hardware (chain/rope and pulley)



## 4114-L (UNIT 4114, RM 303, West Elevation)

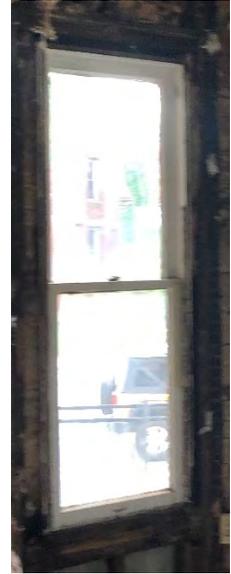
- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window

opening

- Damaged/missing operating hardware (chain/rope and pulley)

4116-A (UNIT 4116, RM 101, West Elevation)

- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Damaged/missing operating hardware (chain/rope and pulley)



4116-B (UNIT 4116, RM 101, West Elevation, Transom Only)

- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening



# 4545 architecture

## 4116-C (UNIT 4116, RM 101, West Elevation)

- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Daylight is visible around frame
- Damaged/missing operating hardware (chain/rope and pulley)



## 4116-D (UNIT 4116, RM 101, North Elevation)

- Single pane glazing is loose in frame
- Glazing is held in with duct tape
- Missing/deteriorated weather seals at window opening



4116-E (UNIT 4116, RM 201, West Elevation)

- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening
- Damage/rot in wood window frame
- Daylight is visible through top of frame
- Damaged/missing operating hardware (chain/rope and pulley)



4116-F (UNIT 4116, RM 201, West Elevation, Transom Only)

- Single pane glazing is loose in frame
- Missing/deteriorated weather seals at window opening



4116-G (UNIT 4116, RM 201, West Elevation)

- Single pane glazing is loose in frame
- Deep gouges/chips taken out of bottom of lower sash.
- Long horizontal split in top of top sash
- Missing/deteriorated weather seals at window opening
- Damaged/missing operating hardware (chain/rope and pulley)



4116-H (UNIT 4116, RM 201, North Elevation)

- Window opening is currently boarded up and used for venting



December 11, 2019

ABI Real Estate  
Nadav Doron and Yoav Pinhas  
4114-4116 Trumbull  
Detroit, MI 48208

RE: 4114-4116 Trumbull Multi-Family Residential Renovations, Historic District Commission Submission

## **Description of Existing Window Conditions**

Both properties, 4114 and 4116 Trumbull, are outfitted throughout with double-hung wood-cased windows of varying sizes. In 4114, the majority of the existing windows appear to be original and are in a general state of disrepair and damage. Most of the windows in 4116, and some in 4114 have already been replaced with new wood windows.

Included in this document is dimensional and material descriptions of example windows including:

1. Existing "original" windows that are proposed for replacement
2. Existing replacement windows that are proposed to remain in place
3. New windows that are proposed to replace damaged existing windows.

### **1. Example of existing "original" window that has been identified for replacement: Material Information**

4116-C (UNIT 4116, RM 101, West Elevation)

- Sash Exterior Material: Wood (painted)
- Sash Interior Material: Wood (painted)
- Exterior Trim: Wood Brick Molding (Painted)



**1. Example of existing "original" window that has been identified for replacement: Dimensional Information**  
4116-C (UNIT 4116, RM 101, West Elevation)

- Brick Mold Width: ~ 2"
- Sash Stile Width: ~ 1 5/8"
- Upper Sash, Bottom Rail Width: ~ 1 1/2"
- Lower Sash, Bottom Rail Width: ~ 3 1/4"



Brick Mold Width: ~ 2"



Sash Stile Width: ~ 1 5/8"



Upper Sash, Bottom Rail Width: ~ 1 1/2"



Lower Sash, Bottom Rail Width: ~ 3 1/4"

**2. Example of existing replacement windows that are proposed to remain in place: Material Information**  
(UNIT 4116, RM 107, North Elevation)

- Sash Exterior Material: Wood (painted)
- Sash Interior Material: Wood (painted)
- Exterior Trim: Wood Brick Molding (Painted)



Red Box indicates the window that was measured.

## 2. Example of existing replacement windows that are proposed to remain in place: Dimensional Information

4116-C (UNIT 4116, RM 101, West Elevation)

- Brick Mold Width: ~ 2"
- Sash Stile Width: ~ 1 5/8"
- Upper Sash, Bottom Rail Width: ~ 1 1/2"
- Lower Sash, Bottom Rail Width: ~ 3 1/4"



Brick Mold Width: ~ 2"



Sash Stile Width: ~ 1 5/8"



Upper Sash, Bottom Rail Width: ~ 1 3/4"

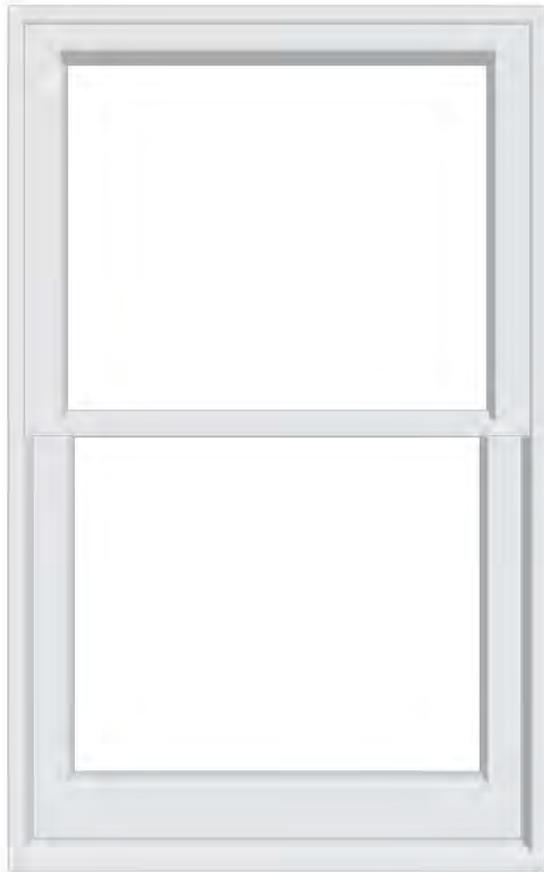


Lower Sash, Bottom Rail Width: ~ 3 1/2"

### 3. New windows that are proposed to replace damaged existing windows.

(Pella Architect Series Traditional Hung Window Series)

- Sash Exterior Material: Aluminum Clad Wood (factory painted)
  - Proposed color: B:19 Black MS: N 0.5/ (from DHC Color System C)
- Sash Interior Material: Wood (Stained)
- Exterior Trim: Aluminum Brick Molding (Painted)
  - Proposed color: C:1 Light Bluish Gray MS: 10B 7/1 (from DHC Color System C)



(Image does not show proposed color)

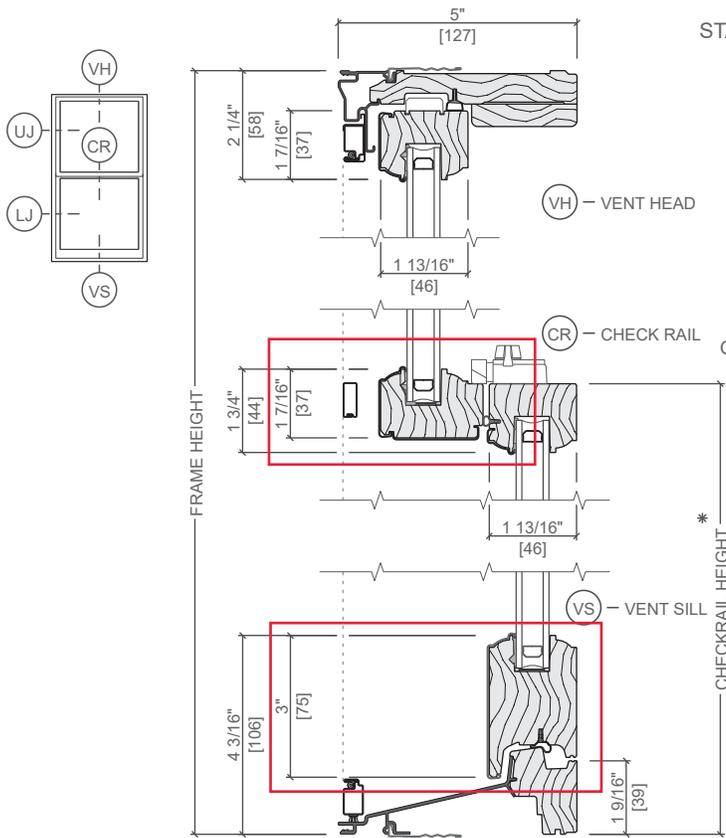
#### Dimensional Information

- Brick Mold Width: ~ 2"
- Sash Stile Width: 1 7/16"
- Upper Sash, Bottom Rail Width: 1 7/16"
- Lower Sash, Bottom Rail Width: 3"

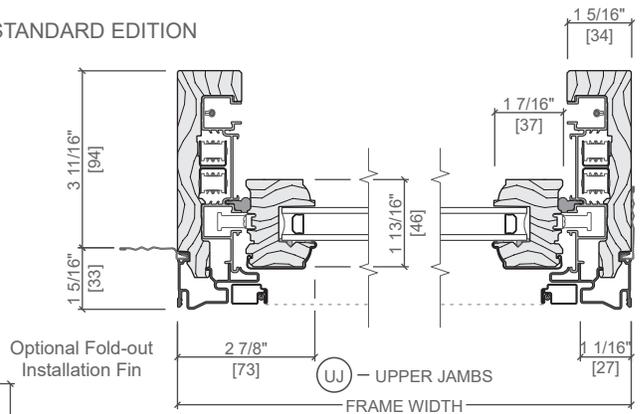


# Architect Series® Traditional Hung Window

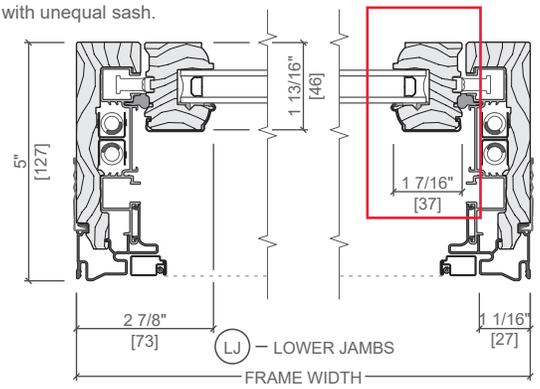
## SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



### STANDARD EDITION



\* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.

# Exterior Window and Door Trim Options

## NEW CONSTRUCTION/SPECIAL CONDITIONS

### J-CHANNEL

Factory-applied, integral vinyl trim for use with vinyl siding.

✗ WOOD CLAD

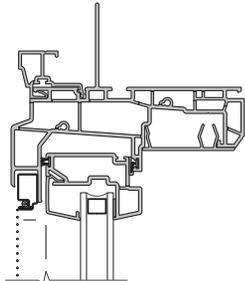
✗ FIBERGLASS

✓ VINYL

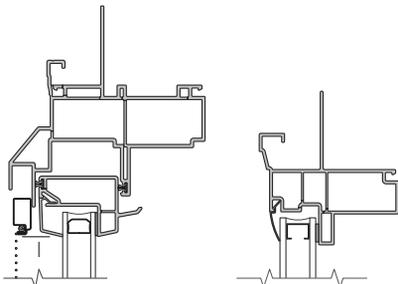


Pella® 350 Series with J-Channel

- Prefinished; matches window frame.
- Vinyl siding can be inserted into the channel.
- Designed for windows only.



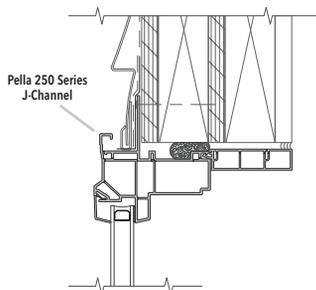
Pella 350 Series



Pella 250 Series

Encompass by Pella®

### HEAD DETAIL



Pella 250 Series J-Channel

### TRADITIONAL TRIM

Durable, field-cut aluminum snap-in trim.

✓ WOOD CLAD

✗ FIBERGLASS

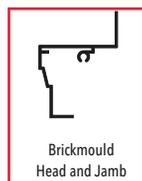
✗ VINYL



Brickmould Trim with 1/2" Sill Nose

- Prefinished; matches window frame.
- 96" or 144" lengths.
- 3" flat or 1-1/2" brickmould.
- Custom brickmould profiles available.
- Straight or curved.

### TRIM PROFILES



Brickmould Head and Jamb



3-1/2" Flat Trim Head



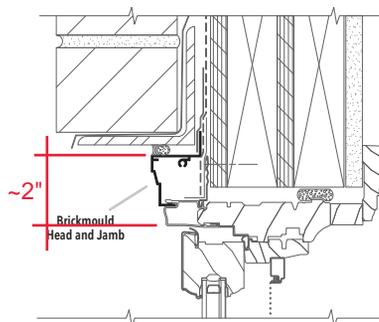
3-1/2" Flat Trim Jamb

### SILL PROFILES



1/2" Sill Nose

### HEAD DETAIL



~2"  
Brickmould Head and Jamb

### 5/8" INTEGRAL FLANGE

Factory-applied, integral vinyl flange for use in masonry walls.

✗ WOOD CLAD

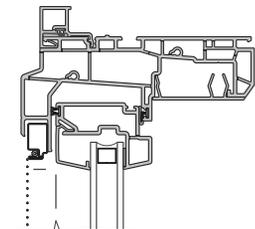
✗ FIBERGLASS

✓ VINYL

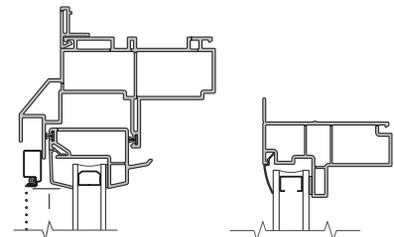


Pella 250 Series with 5/8" Integral Flange

- Prefinished; matches window frame.
- Use with wood bucks and precast concrete sill in masonry walls.
- Designed for windows only.



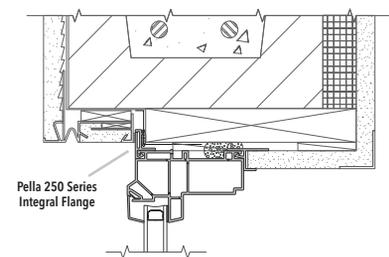
Pella 350 Series



Pella 250 Series

Encompass by Pella

### HEAD DETAIL



Pella 250 Series Integral Flange



WOOD

# Pella® Architect Series® Traditional

\$\$\$-\$\$\$\$

## FEATURES

Classic aesthetics featuring fine-furniture details

Virtually unlimited design choices including custom sizes and grille patterns

Stunning hardware in rich patinas and other timeless finishes



Pella Architect Series Traditional double-hung window

## WINDOW STYLES

Custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

## PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



# Colors & Finishes PELLA® ARCHITECT SERIES® TRADITIONAL

## WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



## PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



## ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.\* Custom colors are also available.



\* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

# Grilles PELLA® ARCHITECT SERIES® TRADITIONAL

## GRILLES

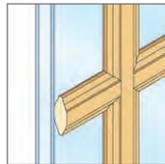
Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



**OGEE INTEGRAL LIGHT TECHNOLOGY<sup>1</sup>**  
7/8", 1-1/4" OR 2"



**ALUMINUM GRILLES-BETWEEN-THE-GLASS**  
3/4"



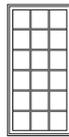
**ROOMSIDE REMOVABLE GRILLES<sup>1</sup>**  
3/4", 1-1/4" OR 2"

### GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:<sup>2</sup>

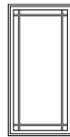


## GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



**TRADITIONAL**



**9-LITE PRAIRIE**



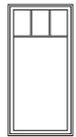
**12-LITE PRAIRIE**



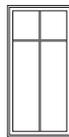
**14-LITE PRAIRIE**



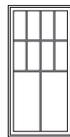
**VICTORIAN**



**TOP ROW**



**CROSS**



**NEW ENGLAND**



**DIAMOND**



**SIMULATED FRENCH**



**CUSTOM**

<sup>1</sup> Color-matched to your product's interior and exterior color.

<sup>2</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>3</sup> Only available with matching interior and exterior colors.

# Window Hardware PELLA® ARCHITECT SERIES® TRADITIONAL

## CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.



**FOLD-AWAY  
CRANK**  
Antiek



**SPOON-STYLE  
LOCK**

### FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

ANTIQUE  
BRASS

BRIGHT  
BRASS

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

## RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.



**FOLD-AWAY  
CRANK**  
Antiek



**SPOON-STYLE  
LOCK**

### FINISHES:

DISTRESSED  
BRONZE

DISTRESSED  
NICKEL

## ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.



**FOLD-AWAY  
CRANK**



**CAM-ACTION  
LOCK**

### FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

BRIGHT  
BRASS

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

## Added Security

### INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

# Patio Door Hardware<sup>1</sup> PELLA® ARCHITECT SERIES® TRADITIONAL

## CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



**HINGED PATIO  
DOOR HANDLES**  
Locus | Virago

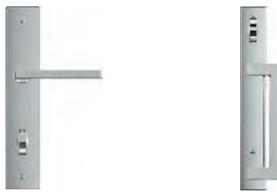
**SLIDING PATIO  
DOOR HANDLE**  
Ambrose

**FINISHES:**



## MODERN COLLECTION

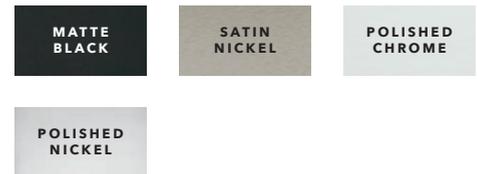
Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO  
DOOR HANDLE**  
Spiere

**SLIDING PATIO  
DOOR HANDLE**  
Plazo

**FINISHES:**



## RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



**HINGED PATIO  
DOOR HANDLES**  
Rustiek | Gusto

**SLIDING PATIO  
DOOR HANDLE**  
Notus

**FINISHES:**



## ESSENTIAL COLLECTION

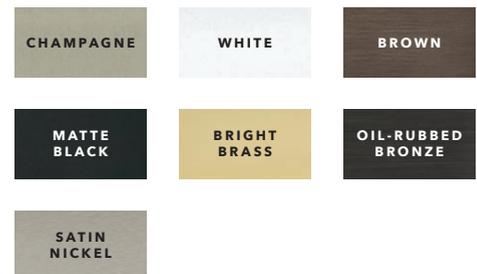
Elevate your style and transform your home with elegant selections.



**HINGED PATIO  
DOOR HANDLE**

**SLIDING PATIO  
DOOR HANDLE**

**FINISHES:**



<sup>1</sup> Different patio door hardware options available on Pella® Scenescape™ bifold and multi-slide products. See [pella.com](http://pella.com) or contact your local Pella sales representative for availability.

# Glass PELLA® ARCHITECT SERIES® TRADITIONAL

## INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

AdvancedComfort Low-E insulating dual-pane glass with argon<sup>1</sup>

NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

## ADDITIONAL GLASS OPTIONS

HurricaneShield® products with impact-resistant glass<sup>2,3</sup>

Laminated (non-impact-resistant)<sup>3,4</sup>, tinted<sup>1,3</sup> or obscure<sup>1,3</sup> glass also available on select products

STC (Sound Transmission Class)-improved dual-pane sound glass<sup>2,5</sup>

# Screens<sup>6</sup>

## ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use.  
(Available on casement windows and sliding patio doors only.)

## FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

## WOOD-WRAPPED

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look.

<sup>1</sup> Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

<sup>2</sup> Available on select products only. See your local Pella sales representative for availability.

<sup>3</sup> Available with Low-E insulating glass with argon on select products.

<sup>4</sup> For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

<sup>5</sup> Sound control glass consists of dissimilar glass thickness (3mm/5mm).

<sup>6</sup> Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Want to learn more? Call us at 833-44-PELLA or visit [pella.com](http://pella.com)



### The confidence of Pella's warranty.

Pella® Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.<sup>7</sup> See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

<sup>7</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands.



Connect with Pella:



November 22, 2019

ABI Real Estate  
Nadav Doron and Yoav Pinhas  
4114-4116 Trumbull  
Detroit, MI 48208

RE: 4114-4116 Trumbull Multi-Family Residential Renovations, Historic District Commission Submission

### **Description of Work – New Sliding Glass Patio Doors in Existing Openings**

Both units (4114 and 4116) have an existing opening at the ground floor on the East elevations that opens up onto an exterior deck/porch. Each opening currently has patio doors that are damaged and in need of replacement.

Our proposal is to infill these openings with new wood and glass sliding patio doors. The exterior of the doors will be paintable in order to match the houses' wood windows. Interiors will be paintable/stainable to match window interior finish. The proposed product is Pella Architect Series – Traditional Wood Sliding Patio Doors.

Both Existing Openings are 5'-10" wide by 7'-0" tall.



4114 Existing Opening (East Elevation)



4116 Existing Opening (East Elevation)



Architect Series®  
Traditional



Photograph(s)  
© Ashley Avila Photography



## Thoughtfully Designed. Timeless Style.

High-quality, high-performance wood windows and doors. Broad custom capabilities and virtually endless design options for both new construction and renovation projects. Pella Integral Light Technology® Grilles combine the look of true divided lights with today's energy efficiency, structural integrity and water-resistant performance.

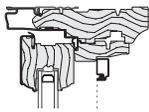
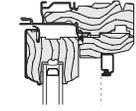
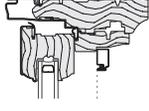
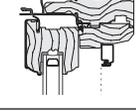
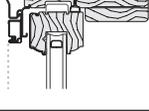
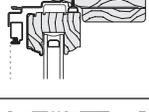
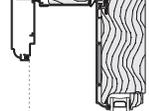
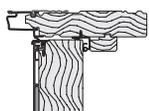
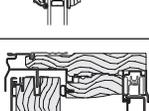
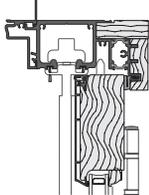
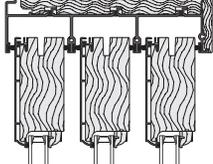
- Available wood interiors include Pine, Mahogany or Douglas Fir
- A wide variety of standard and custom sizes and grille patterns
- The convenience of interior prefinished stain, prefinished paint or primed are available
- Virtually unlimited exterior color options
- Dual-pane glazing standard
- Triple-pane glazing available

Insynctive®

Available with factory-installed integrated security sensors.

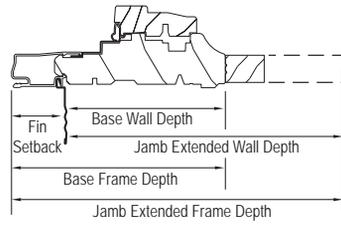


**Wood Windows and Patio Doors**

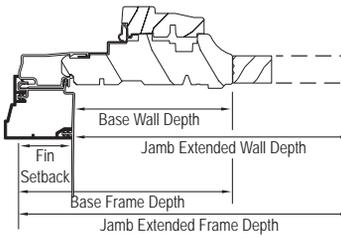
	Cross Section	Frame / Install	Wall Depth Range	Performance Range
Awning Vent and Fixed		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	LC30 - CW50 U: 0.16 - 0.80 SHGC: 0.15 - 0.63 STC: 27 - 33
Precision Fit Awning		Pocket Replacement	Overall frame depth: 4" Pocket frame depth: 3-1/4"	R30 - CW50 U: 0.25 - 0.51 SHGC: 0.16 - 0.63 STC: 27 - 30
Casement Vent and Fixed		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	R30 - CW50 U: 0.23 - 0.49 SHGC: 0.16 - 0.63 STC: 28 - 32
Precision Fit Casement		Pocket Replacement	Overall frame depth: 4" Pocket frame depth: 3-1/4"	R30 - CW50 U: 0.25 - 0.51 SHGC: 0.16 - 0.63 STC: 27 - 30
Single-Hung and Double-Hung		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	CW40 - CW50 U: 0.25 - 0.30 SHGC: 0.19 - 0.53 STC: 26 - 34
Precision Fit Double-Hung		Pocket Replacement	Overall frame depth: 4-3/4" Pocket frame depth: 3-1/4"	CW40 - CW50 U: 0.25 - 0.31 SHGC: 0.19 - 0.53 STC: 26 - 30
In-Swing Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Extended wall depth: 4-9/16" - 7-5/16"	LC40 - LC55 U: 0.25 - 0.32 SHGC: 0.13 - 0.40 STC: 31 - 34
Out-Swing Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC40 - LC70 U: 0.25 - 0.33 SHGC: 0.12 - 0.39 STC: 30 - 36
Sliding Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC25 - LC70 U: 0.26 - 0.32 SHGC: 0.15 - 0.42 STC: 29 - 35
Scenescape Bifold Patio Door		See page 200 for additional information. Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details.		Out-Swing, standard sill: R15 - R25 U: 0.26 - 0.44 SHGC: 0.13 - 0.45
Scenescape Multi-Slide Patio Door		See page 203 for additional information. Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details.		1-1/2" Weep Sill: R15 - LC25 Varies by Sill Type: U: 0.30 - 0.36 SHGC: 0.15 - 0.46

Performance ranges shown are for single-units and do not account for combinations (multiple units mulled together). Drawings are not to scale.

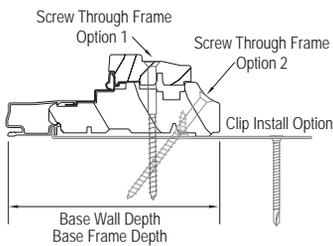
Window Frame Dimensions



Standard Fold-Out Fin

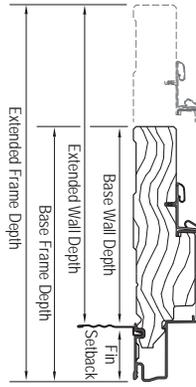


EnduraClad Exterior Trim / Brickmould

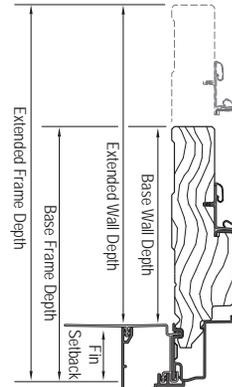


Block Frame / Installation Clip

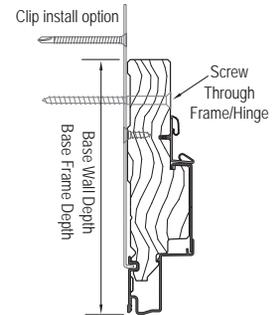
In-Swing Door Frame Dimensions



Standard Fold-Out Fin

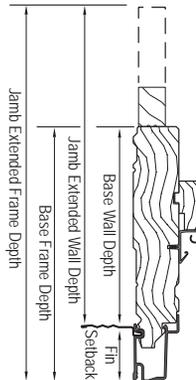


EnduraClad Exterior Trim / Brickmould

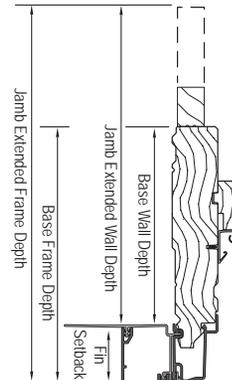


Block Frame / Installation Clip

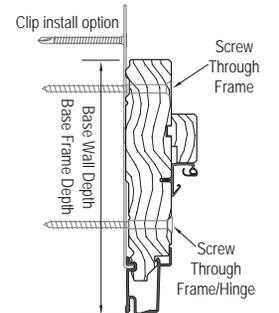
Out-Swing Door Frame Dimensions



Standard Fold-Out Fin



EnduraClad Exterior Trim / Brickmould



Block Frame / Installation Clip

Window and door frames shown are typical products only and may not apply to custom products or Scenescape patio doors.

For Trim and Install accessories, see the first section of the Architectural Design Manual.

For Installation instructions visit [InstallPella.com](http://InstallPella.com).



Use this Quick-Read (QR) code with your mobile device for quick access.

You may need to first install a QR code reading App, an Internet connection is required.



Rolscreen® Retractable Screens

Optional Rolscreen retractable screen rolls out of sight when you're not using it, so the screen stays protected.

Soft-closing retractable screens are available for casement windows and sliding patio doors.

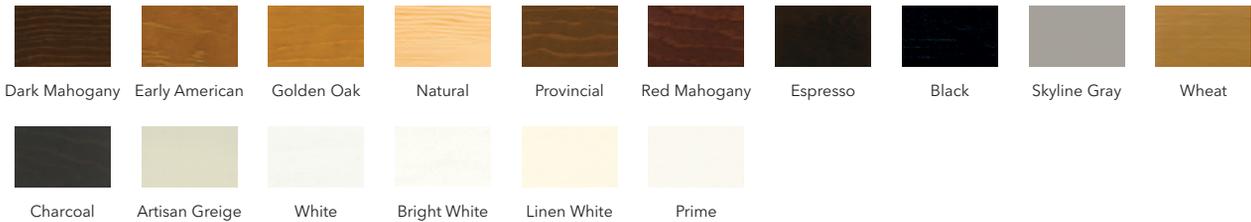
WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

## Finishes

### EnduraClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors



### Interior Prefinished Colors



## Screens



### Vivid View® Screen

Provides the sharpest view and is available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 78% light transmissive.

### InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screens on wood casement windows.

More transparent than conventional fiberglass, allows 14% more light and is 8% more open to airflow than conventional screen.

Vinyl coated 18/18 mesh fiberglass, Complies with performance requirements of SMA 1201.

### Conventional Screen

Standard on Rolscreen® retractable screens on patio doors.

Black vinyl coated 18/14 mesh fiberglass, Complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

# Brand Overview

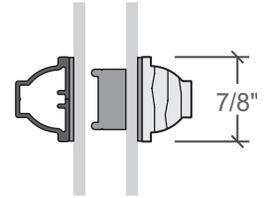
## Grilles

For a full list of grille size and pattern availability contact your local Pella sales representative.

### Integral Light Technology® Grilles

- Extruded aluminum grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Typical grilles are 7/8" wide ogee profile, other standard and custom widths are available
- Custom grille patterns are available

### Grille Profile

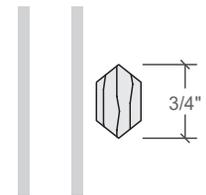


7/8", 1-1/4", and 2" widths

### Roomside Removable Grilles

- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning
- Typical grilles are 3/4" wide, other standard widths and profiles are available

### Grille Profile

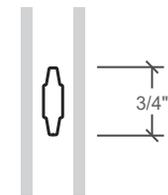


3/4", 1-1/4", and 2" widths

### Grilles-Between-the-Glass<sub>1</sub>

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- White, Tan<sub>2</sub>, Brown, Putty<sub>2</sub>, Black, Morning Sky Gray, Ivory, Sand Dune, Harvest, Cordovan or Brickstone interior.
- Grilles are 3/4" wide
- Interior colors complement today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look

### Grille Profile

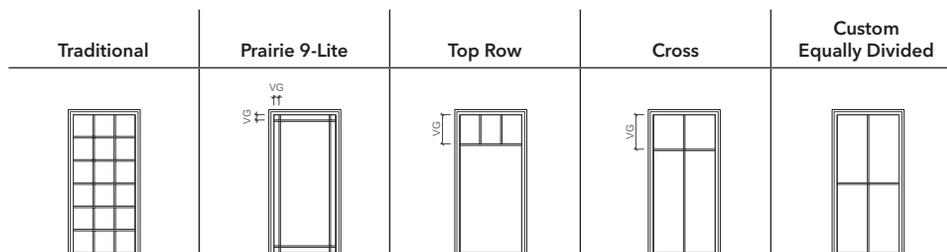


3/4" width

### Interior GBG Colors



### Available Patterns



Pattern availability may vary depending on size of unit.

Not all patterns represented and custom configurations are also available, for details contact your local Pella sales representative.

<sup>1</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>(2)</sup> Tan or Putty Interior GBG colors are available in single-tone (Tan/Tan or Putty/Putty).

## Hardware

Consult your local Pella Sales Representative for a full list of available hardware options.

### Rustic Collection



Casement/Awning Window

Double-Hung Window

Hinged Patio Door, Bifold Door<sup>1</sup>

Sliding Patio Door, Multi-slide Door<sup>2</sup>

### Finishes



Distressed Nickel

Distressed Bronze

### Classic Collection



Casement/Awning Window

Double-Hung Window

Hinged Patio Door, Bifold Door<sup>1</sup>

Sliding Patio Door, Multi-slide Door<sup>2</sup>

### Finishes



Oil-Rubbed Bronze

Antique Brass

Bright Brass



Satin Nickel

Matte Black

### Essential Collection



Casement/Awning Window

Double-Hung Window

Hinged Patio Door, Bifold Door<sup>1</sup>

Sliding Patio Door

### Finishes



White

Champagne

Brown

Matte Black



Bright Brass

Satin Nickel

Oil-Rubbed Bronze



Multi-Slide Door

(1) When selected as an option on Scenescape doors this hardware is only available on Bifold configurations with a passage door.

(2) When selected as an option on Scenescape doors this hardware will not allow lead panel to stack completely.

Because of printing limitations, actual colors may vary slightly from those shown.



Architect Series®  
Traditional

Sliding Door



Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
SD-LC25 - LC70	4-59 - 10.65 psf	0.10	25 - 70 psf	40

Thermal Performance

13/16" glass thickness; Triple-Pane Insulating glass is also available.

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced Low-E IG	0.29 - 0.30	0.20 - 0.23	0.36 - 0.42	57	N, NC, SC, S
SunDefense™ Low-E IG	0.29 - 0.32	0.15 - 0.17	0.34 - 0.39	58	N, NC, SC, S
AdvancedComfort Low-E IG	0.26 - 0.28	0.20 - 0.23	0.36 - 0.41	53	N, NC, SC, S
NaturalSun Low-E IG	0.30 - 0.31	0.37 - 0.42	0.41 - 0.48	59	N, NC

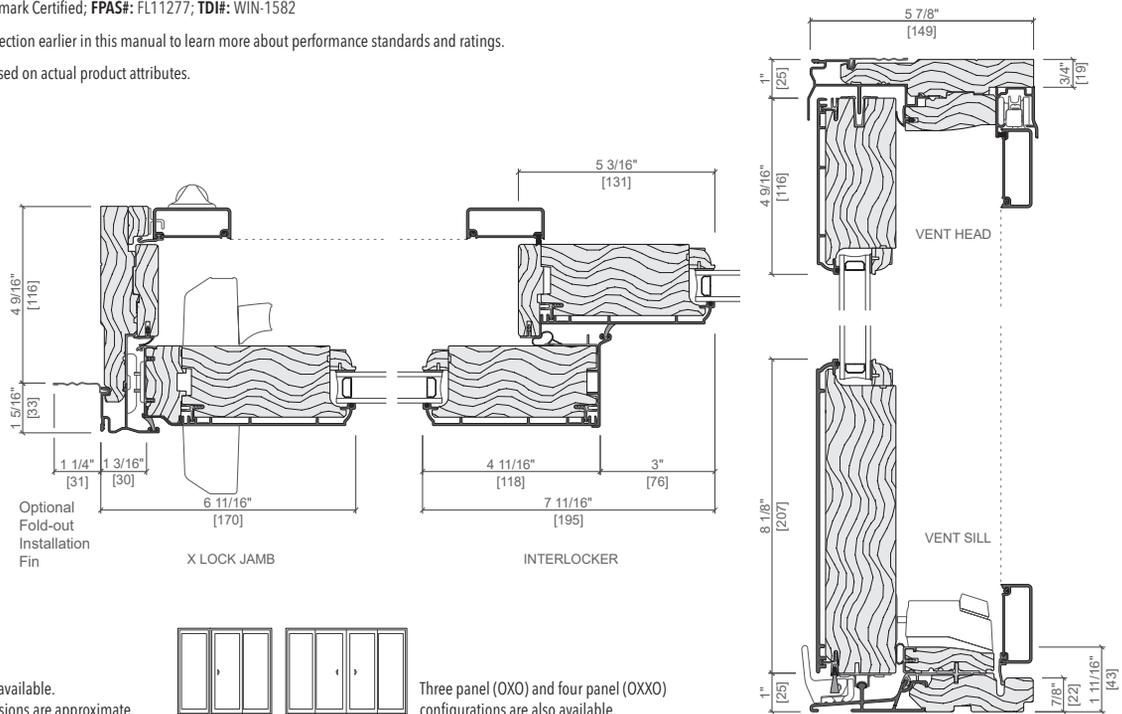
Sound Performance

Frame Size Tested	Type of Glazing	STC	OITC
Fixed-Vent; 71-1/4" x 81-1/2"	13/16" overall thickness	3mm / 3mm glass	31
		5mm / 8mm PVB	35
		4mm / 6mm glass	34
	7/8" overall thickness	8.6mm PVB / 5mm glass	34
		1" overall thickness	4mm / 4mm / 4mm glass

Code Approvals: Hallmark Certified; FPAS#: FL11277; TDI#: WIN-1582

See the Performance section earlier in this manual to learn more about performance standards and ratings.

Performance varies based on actual product attributes.



Other frame types are available. Not to scale. All dimensions are approximate.



Three panel (OXO) and four panel (OXXO) configurations are also available.



# Exterior Doors

## Steel Door Features

Contours™ | Gladiator® | FiniShield®



# EXTERIOR STEEL DOORS

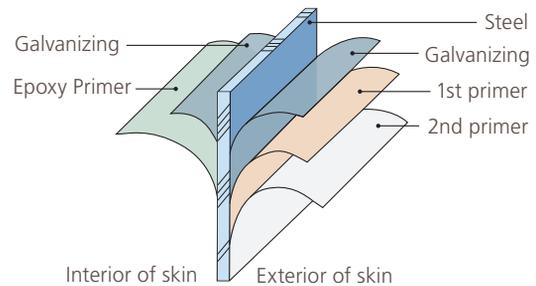


## Every JELD-WEN® Steel exterior door is durable and economical.

It is by no coincidence that every JELD-WEN® Steel door comes with a 10-year limited warranty. This is a line of doors built to deliver on strength and durability, from our utility-grade Gladiator® to our premium-grade Contours™.

They include wood stiles and rails with mitered top corners to prevent water absorption. Galvanized exterior door facings are factory-primed with neutral, low-sheen, baked-on enamel primer for easy finishing.

Consider how well these doors are constructed.



## Steel Door Sticking Profiles



★ Beaded Sticking (CT)



▲ Ovolo Sticking (CT, GL, FS)



● Tiered Sticking (CT)



■ Craftsman Sticking (CC)



### Fire-Rated Doors

Our fire-rated steel doors are made to meet or exceed local fire rating building codes for both residential and light commercial use. For true fire protection, these doors must be used with certified frames and hardware. Fire rated doors are available in Contours™ steel only.



Ask your sales associate which JELD-WEN® doors are ENERGY STAR® qualified.



Visit [www.jeld-wen.com](http://www.jeld-wen.com) for complete warranty information.

# DOOR DESIGNS

CT = Contours Beaded or Ovolo FS = FiniShield Ovolo GL = Gladiator Ovolo CC = Craftsman

## 6'8" Doors

**CT-100**  
 CT, FS  
 Flush  
 2'0" x 6'8"  
 CT, FS, GL  
 2'6" x 6'8"  
 2'8" x 6'8"  
 3'0" x 6'8"  
 CT  
 3'6" x 6'8"



**CT-11**  
 ★  
 CT  
 1-Panel  
 Eyebrow  
 3'0" x 6'8"



**CT-30**  
 ★ ▲  
 CT, FS  
 3-Panel  
 2'8" x 6'8"  
 3'0" x 6'8"



**CT-40**  
 ▲  
 CT  
 4-Panel  
 2'8" x 6'8"  
 3'0" x 6'8"



**CT-40BT**  
 ★ ▲  
 CT, FS, GL  
 4-Panel  
 Blank Top  
 2'8" x 6'8"  
 3'0" x 6'8"



Door to be painted B:19 Black (DHC Color System C)

**CT-21**  
 ●  
 CT  
 2-Panel  
 2'8" x 6'8"  
 3'0" x 6'8"



**CT-20**  
 ●  
 CT  
 2-Panel  
 Arch Top  
 2'8" x 6'8"  
 3'0" x 6'8"



**CT-24**  
 ●  
 CT  
 2-Panel  
 Plank  
 Arch Top  
 2'8" x 6'8"  
 3'0" x 6'8"



## 8'0" Doors

**CT8-100**  
 CT  
 8'0" Flush  
 2'0" x 8'0"  
 2'6" x 8'0"  
 2'8" x 8'0"  
 3'0" x 8'0"



**CT8-60**  
 ▲  
 CT  
 8'0" 6-Panel  
 2'6" x 8'0"  
 2'8" x 8'0"  
 3'0" x 8'0"



## Contours™ Designs (CT & CC Series)

These premium doors feature a tough, galvanized steel skin that features our exclusive high-definition beaded sticking panel profile and other panel profiles in selected designs.

They're available with an optional steel edge that delivers added security and a fire rating of up to 90 minutes.



Contours Beaded Profile



Contours Ovolo Profile



- 1-3/4" Door
- Optional steel edge
- 12" lock block
- Bright white color

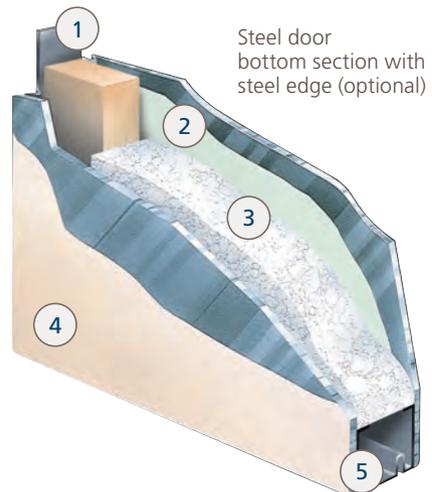
### OPTIONAL FIRE RATING

20 & 90-minute Fire Rating Available



## Steel Edge Construction (CT & CC Series)

1. Heavy-gauge continuous roll-formed steel edge meets 90-minute fire ratings
2. Epoxy primer on the back of the steel resists corrosion
3. Energy efficient core
4. Two coats of neutral, low-sheen, baked-on primer for easier finishing
5. Steel bottom rail for strength



# DURABLE & ECONOMICAL

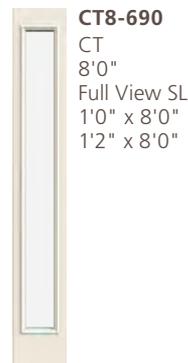
Standard sizes shown. Contact JELD-WEN for 2'10" widths, 7'0" heights and other styles



## 6'8" Sidelights



## 8'0" Sidelights



## Gladiator® Designs (GL Series)

Standard utility grade steel doors



Gladiator Ovolo Profile



- 1-3/4" Door
- 12" lock block
- Cream color

## Wood Edge Construction (CT, CC, GL & FS Series)

1. Laminated veneer lumber (LVL) stiles and top rail for sturdy construction that resists warping and buckling
2. Two coats of neutral, low-sheen, baked-on enamel primer for easier finishing
3. Energy efficient core
4. Epoxy primer on the back of the steel skin prevents corrosion
5. Steel bottom rail for strength

## FiniShield® Designs (FS Series)

Durable steel skins covered with a seven-mil layer of oak-textured vinyl.



FiniShield Ovolo Profile



- 1-3/4" Door
- 12" lock block
- Steel skin with 7-mil white woodgrain textured vinyl



# STANDARD GLASS INSERT CUTOUTS

## 6'8" Doors

Flush



CT-100



CT-919



CT-686



CT-636

3-Panel



CT-30



CT-949



CT-607

Craftsman



CC-30



CC-866

1-Panel



CT-11



CT-969

2-Panel



CT-21



CT-684-1P

2-Panel Arch Top



CT-20



CT-684-1P



CT-673-1P

2-Panel Plank



CT-24



CT-684-1PL



CT-673-1PL

4-Panel Blank Top



CT-40BT



CT-659



CT-648



CT-673



CT-637

9-Panel



CT-90



CT-640

6-Panel



CT-60



CT-680



CT-692



CT-684



CT-662

8-Panel



CT-80



CT-632

## 8'0" Doors

Flush



CT8-100



CT8-686

6-Panel



CT8-60



CT8-684

\*Contours, FiniShield and Gladiator Sunburst and Camber Top designs have different top rail dimensions.  
See specifications at [www.jeld-wen.com](http://www.jeld-wen.com)

The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at [jeld-wen.com](http://jeld-wen.com) today.



## THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our Steel Exterior Doors that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty...

### The Exterior Door Limited Warranty Includes:

- 10-year coverage against defects in material and workmanship on steel door slabs
- AuraLast® pine door frames: protect against wood rot for as long as you own and occupy your home

JELD-WEN manufactures and sells both individual door slabs and complete door systems. This warranty does not cover parts or components not sold by JELD-WEN.

NOTE: The above information is a summary of key provisions of the **JELD-WEN Interior and Exterior Door Slab and System Limited Warranty** effective May 1, 2012. For a complete copy of the current warranty, see your sales associate or refer to [www.jeld-wen.com](http://www.jeld-wen.com).



Official window and door provider of Major League Soccer



JELD-WEN is proud to support a better way to build

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10-599 02/16 (SB 08/14 2M)

# BI-FOLD AUTOMATIC GATES



[www.talbotautodoors.com.au](http://www.talbotautodoors.com.au)

## Space Saving Innovation

We believe that with property sizes getting smaller, you need to make optimum use of your space. The bi-fold swing gate was designed specifically with space constrained properties in mind allowing you to have an automatic gate and still have room to park your car.

Call us now for a  
Quote  
1300 560 608



## Unique trackless system

Our unique trackless bi-fold system was designed and manufactured in-house, making us the only company offering this service in Australia. The beauty of the trackless system is that it can be installed almost anywhere, even on properties with sloping and uneven driveways.



## Custom Fabrication

All of our gates are custom made to order which allows our customers ultimate freedom of design when it comes to their gates. We use 3mm thick aluminium framing on all of our gate designs and stainless steel components for our bi-fold kits which ensures the durability and strength that Talbot gates are renowned for.

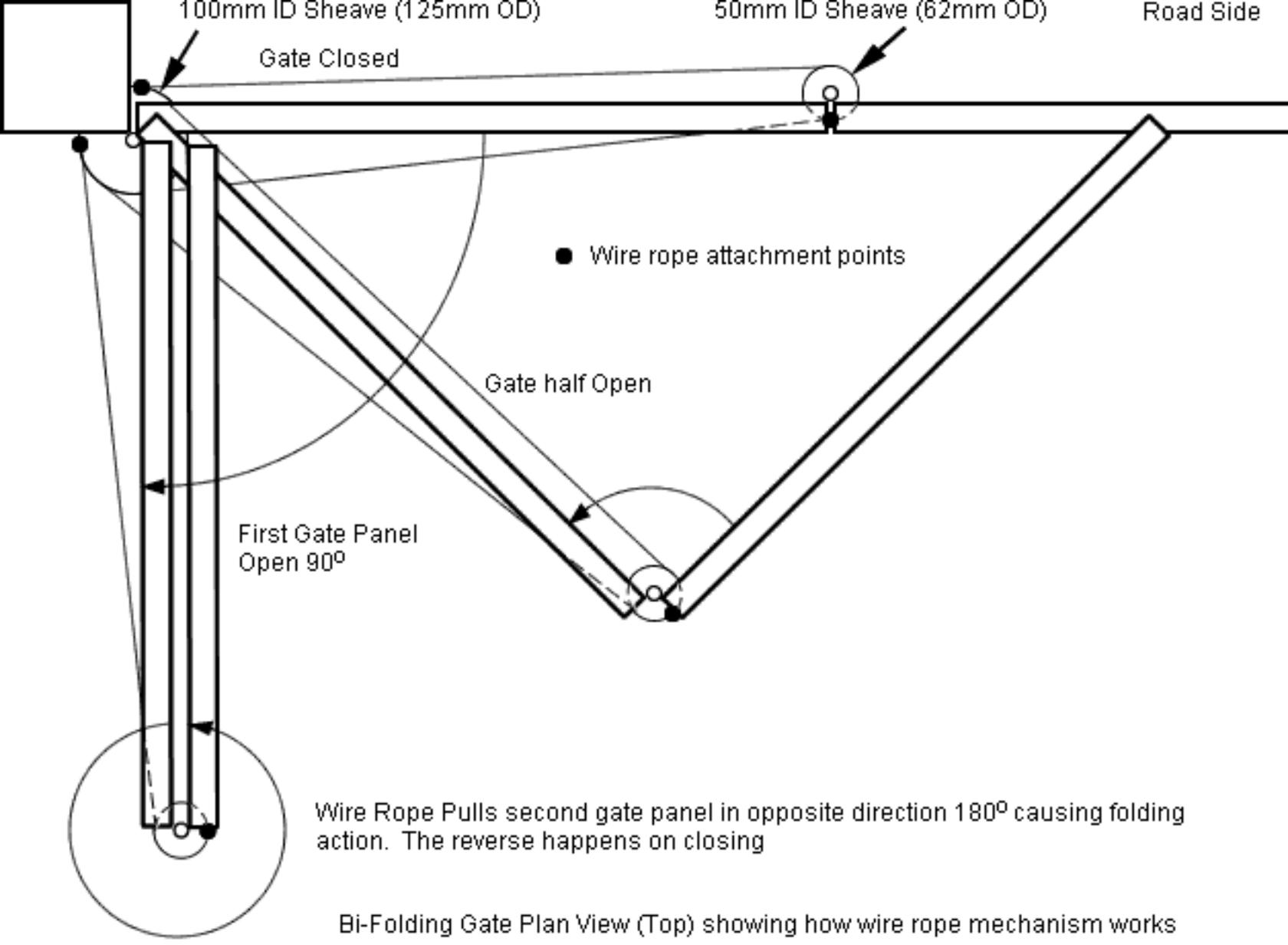
## Full Service

In addition to our bi-fold gates, we are happy to supply and install matching pedestrian gates and fencing. We can also install compatible receivers to allow your garage door and new gate to function using only one remote. Our friendly staff will be there with you every step of the way, from helping select the right gate design, to ensuring the final installation is completed to our high quality standards.

## Why Choose Us?

- Australian owned & operated since 1985
- Innovative solutions designed on a project by project basis
- Proven reliability with over 30 years experience installing doors & gates.
- Franchise network of highly skilled and knowledgeable installers throughout Sydney.



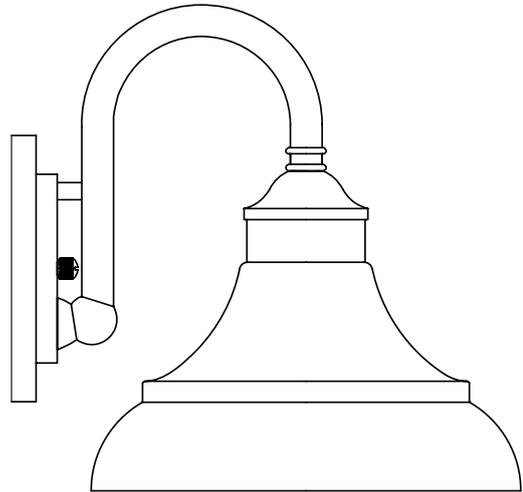


TO BE USED AT EACH FRONT ENTRY DOOR AND REAR PATIO DOOR (4114-4116 TRUMBULL AVE.)

# PARK HARBOR™

Portsmouth

## Exterior Lantern



PHEL1000ORB/ANPE

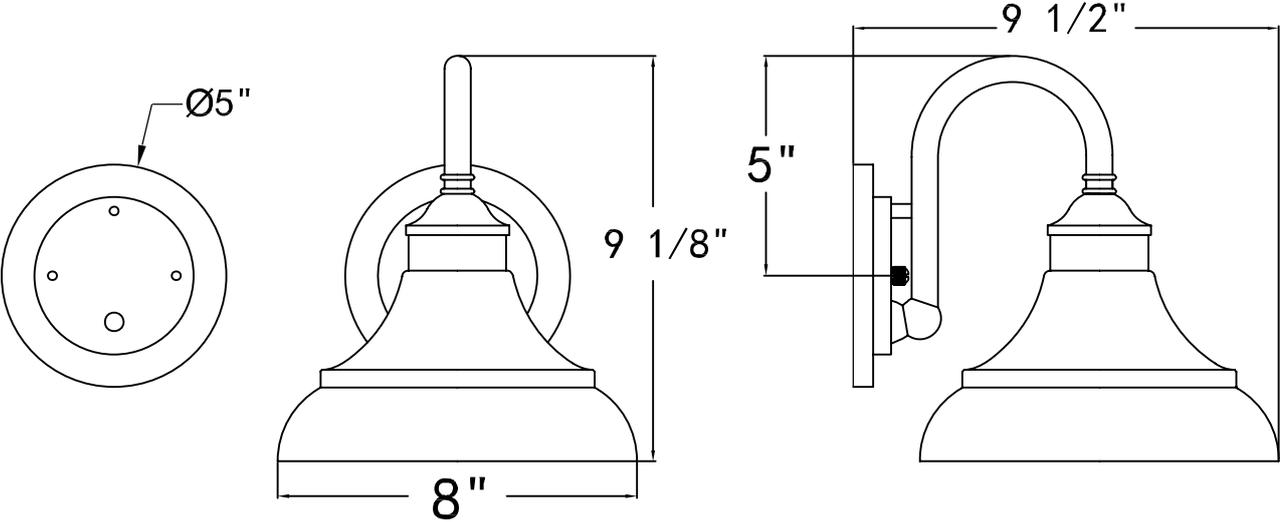


- . Exterior Lantern in Oil Rubbed Bronze or Antique Pewter
- . No special tools needed for assembly
- . Wattage: Uses one 100W medium base lamp max
- . Dark Sky Compliant

See dimensional drawing on back.

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PARKHARBORLIGHTING.COM



# PHEL1000ORB/ANPE

## 80W Full Cutoff LED Wall Pack - 9,600 Lumens - 400W MH Equivalent - 5000K/4000K - Cool White

Part Number: WPFCD-50K80P

TO BE USED AT CARPORT (MOUNTED ON EXTERIOR FACE OF CANOPY, EAST AND WEST ELEVATIONS) W/ MOTION SENSOR.



### Product Details

- Full cutoff eliminates wasteful uplight
- Efficient energy usage
- Wide angle distribution
- Replaces 400-watt metal halide
- DLC Premium, 5 year warranty

[View more details](#)

## Specifications

Beam Angle	155 x 95
CRI	73 CRI
Comparable Wattage	400 Watt Metal-Halide
Current Draw	0.7A (700mA)
Dimensions	<a href="#">View Dimensional Drawings</a>
Efficacy	120 lm/w
Finish	Bronze
IP Rating	Weatherproof IP65
Intensity	9600 Lumen
Lens Type	Polycarbonate

<b>Material</b>	Aluminum Housing
<b>Operating Temperature</b>	-20~+45 °C (-4~+113 °F)
<b>Photocell</b>	No Photocell
<b>Replacement For</b>	400 Watt MH
<b>Standards And Certifications</b>	DLC Premium, UL Listed
<b>Total Power Consumption</b>	80 Watts
<b>Volts</b>	120~277 VAC

**Package Weight:** 9lb 8oz (4.31kg)

**Package Dimensions:** 15.75" (40cm) x 12" (30cm) x 9.5" (24cm)

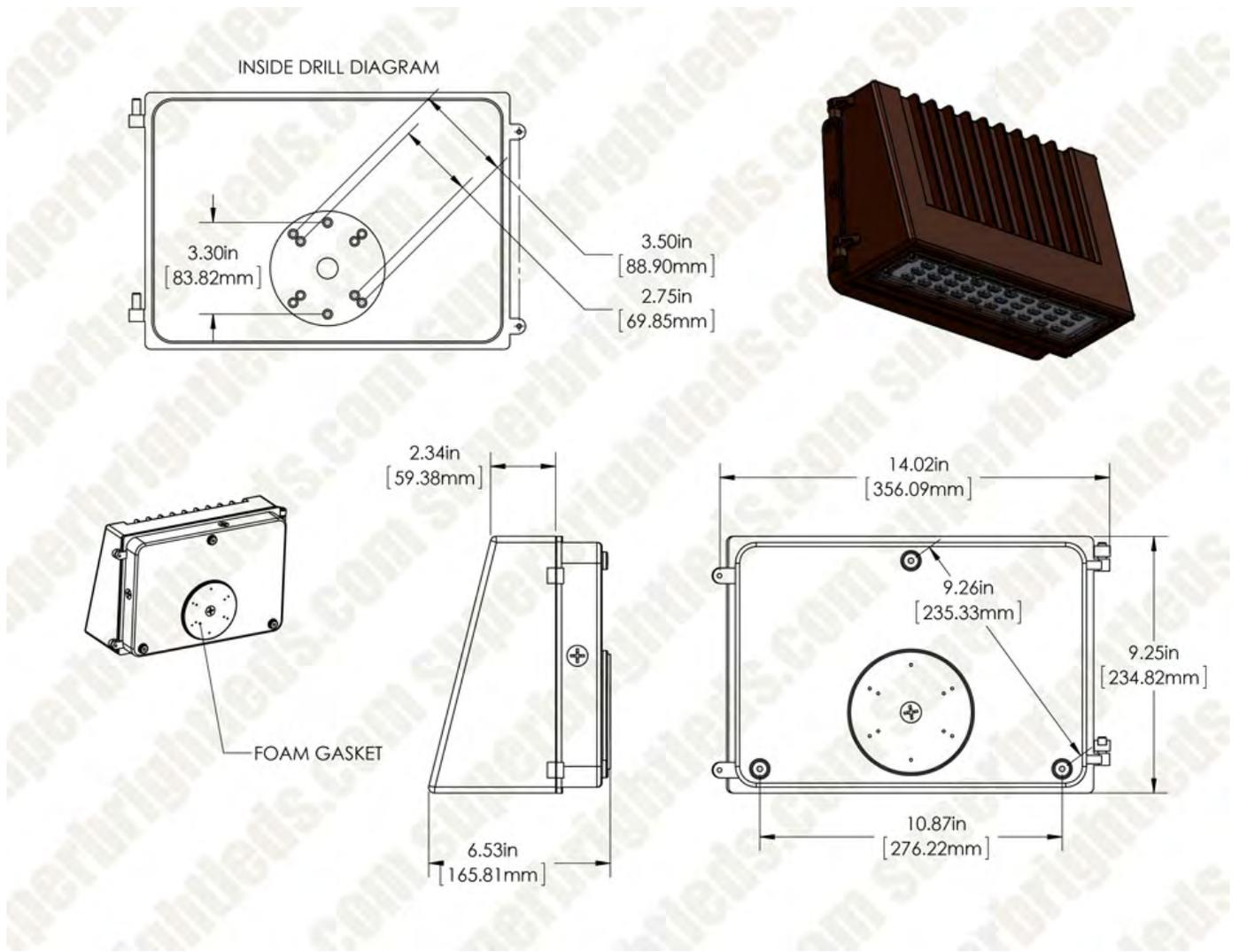
All specifications are subject to change without notice.

Part NO	Price	Lumen Per Dollar
WPFCD-50K80P		96.05 lumen/dollar
WPFCD-40K80P		96.05 lumen/dollar

All specifications are subject to change without notice.

#### Documents

 [Download WPFCD User Manual](#)



## AGENDA

STAFF REPORT 2-7-2019 MEETING  
APPLICATION NUMBER 18-6044  
ADDRESS: 4114 / 4116 TRUMBULL  
HISTORIC DISTRICT: WOODBRIDGE FARMS  
APPLICANT: GEORGE PETKOSKI

PREPARED BY: B. CAGNEY

## PROPOSAL

The building located at 4114 / 4116 Trumbull is a Dutch Colonial Revival duplex that was constructed in Woodbridge Farms in 1900. The architecture on this street ranges from 1870's Second Empire to 1920's apartment buildings to the adjacent Modern commercial structure at 1452 Alexandrine.

The building has been well preserved with the exception of damaged trim and facias, worn and damaged wood shingles, and cracked brick. The concrete entry porch is in need of minor repairs. The existing windows have been recently replaced with insulated double pane glass and will remain.

With the current proposal, the applicant is seeking this board's approval to complete the following work associated with the overall rehabilitation of the building **as per the attached drawings:**

- **Convert residential duplex to four (4) for sale condominium units**
  - A unit is 2 bedroom and located on north side of building, Ground floor and finished basement.
  - B unit is 3 bedroom and located on north side of building, Second floor and partial attic level.
  - C unit is 2 bedroom and located on south side of building, Ground floor and finished basement.
  - D unit is 3 bedroom and located on south side of building, Second floor and partial attic level
- **Removal of Tree in Front Yard** - The tree is too close to porch /roots damaging sidewalk- requiring replacement
- **General façade maintenance and repairs:**
  - **Repair & repaint damaged trim and facias**
  - **Repair / replace damaged shingles and repaint all wood shingles**
  - **Repair cracked bricks / tuck pointing as required and repaint exterior brick to match existing**
  - **Repair concrete on entry front porch (west elevation)**
- **Construct a paved parking area in rear yard to alley for four (4) vehicles, including:**
  - **The erection of a prefabricated metal carport**
  - **The erection of electric, bi-parting aluminum metal gates leading to carport**
- **Removal of both second floor windows in order to expand openings to accommodate two new doorways for access to proposed balcony and stairway**
- **Demolish existing concrete stairs to basement and existing wood patios at the rear yard (south elevation)**
- **Construct new balconies / patios and stair system**
  - **Provide exterior lighting fixtures at each door and one motion activated light fixture for stair/porch and backyard**
- **Erect 5' pre-finished security on north and south side**
  - **Add person gate to existing metal fence on front yard (west elevation)**

## REPORT

### STAFF OBSERVATIONS

After a review of the submission, staff proffers the following opinions/ observations regarding the scope of the work/ current proposal:

#### **General Façade Maintenance and Repairs**

The current proposal offers to repair elements of the façade that are worn and replace the elements of the façade that cannot be repaired in kind. The proposal offers to repaint the brick façade to match the existing color (brick red) as well as paint the wood shingles under the front gable to match the existing painted gables on either side (pale blue). Staff finds that this work is appropriate under Secretary of the Interior's Standards for Rehabilitation, number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

#### **Construct a paved parking area in rear yard to alley for four (4) vehicles**

The applicant has provided a proposed site plan that will allow each resident to have a covered parking space. The applicant has proposed paving the rear yard with concrete from the back patio to the alleyway and erecting a car port. This will also include concrete walkway and areas of landscaping, including rows of arborvitaes (9) on each side the property and shrubs buffering the walk from the deck. It is staffs opinion that this will not effect any character defining elements of the house and will not be visible from Trumbull. Staff finds that this work is appropriate under Secretary of the Interior's Standards for Rehabilitation, number 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.*

#### **Removal of both second floor windows in order to expand openings to accommodate two new doorways for access to proposed balcony and stairway**

The applicant has proposed demolishing the existing rear concrete stairway and porches and replace them with a new stairway system that will incorporate improved porches and balconies for residents. The porches and balconies will be surfaced with a composite plank, "trek-dex" and pre-finished 42" aluminum guardrails and handrails. Exterior lighting will be provided as follows: one fixture by each door on patio / balcony and one main security light fixture that is motion activated for the stair / porch and back yard. All proposed light fixtures have a shield to prevent light bleed and are pre-finished black.

To accommodate egress and balcony access for the two upper level units, the upper level rear windows are being replaced with 6 panel solid wood doors that will be painted. Staff finds this modification appropriate under Secretary of the Interior's Standards for Rehabilitation, number 1) *A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment, and 9)*

## REPORT

*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.*

### Perimeter Fencing

The property has an existing metal fence at the front yard (west elevation) and has proposed adding a new gate for improved access. The applicant is proposing a 5', pre-finished (black) security fence along both sides of the property (north and south). The applicant is also proposing a 5' electric, bi-parting aluminum gate leading to the carport at the rear of the property.

Staff finds this modification appropriate under Secretary of the Interior's Standards for Rehabilitation, number 1) *A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment,* 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.*

## ELEMENTS OF DESIGN

- (7) *Relationship of materials.* The district exhibits a wide variety of building materials characteristic of Victorian architecture. Brick is prevalent; there are a few wood frame houses. Some Queen Ann-style houses have brick first stories and wooden, either shingled or clapboard, second stories. Some wooden houses have been covered with asphalt shingles. Stone foundations and trim, either limestone, red sandstone, or concrete, were frequently used in combination with brick. Wooden details and trim are prevalent. Original slate roofs exist, although asphalt shingle roofs have replaced many of the original roofs. Slate is also visible on some gables and towers. One house on Trumbull is stucco. There are a few houses in which the original wooden siding is covered with asphalt siding resembling brick; and the church on Willis east of Lincoln is clad in artificial clapboard-type siding.
- (8) *Relationship of textures.* The most common textural relationship in the Victorian buildings is that of several materials juxtaposed within the same building to create a variety of rich textural effects. Brick with mortar joints is the most common textural effect, and often contrasts with the texture of other masonry and/or wood. Where wooden second stories exist over brick first stories, textural contrast is created. Wooden shingles and/or clapboard on wood frame houses on Lincoln create substantial textural interest, as does carved or repetitious wooden detail. Smooth or rough-faced stone foundations and detail provide substantial textural contrast. Varying patterns of imbricated shingles or slates, when used on the same buildings, create textural interest. Whereas slate and wood shingle on roofs and in gables create substantial textural interest, asphalt shingled roofs generally do not contribute to textural interest.
- (13) *Relationship of significant landscape features and surface treatments.* The Lincoln streetscape consists of a seventy-foot right-of-way with the widths of tree lawns varying by block, although most are narrow. The Trumbull right-of-way is eighty (80) feet; tree lawns are also narrow. The Gibson right-of-way is mostly forty (40) feet wide and serves primarily as an alley to the houses on the east side of Lincoln. Characteristic treatment of individual properties is a flat or slightly graded shallow front lawn area in grass turf subdivided by a straight concrete walk leading to the front entrance and a concrete walk along the side of the building; there are very few driveways, none being original. On Trumbull, tree lawns are graded up to the public sidewalk, which is approached from the curb by a concrete step. Sidewalks are concrete; alleys are either paved in concrete, asphalt or brick. Curbs on Lincoln south of Selden are concrete and north of Selden are red stone; those on Trumbull are primarily red stone.

## REPORT

Lighting poles are of the O.P. variety on Trumbull and on Lincoln are modern steel cranes atop wooden telephone poles. Black wrought iron fencing is occasionally used for front yard fencing-, modern chain link fences predominate in the district. They are frequently used along the rear property line, such as along Gibson, sometimes with other types of fencing along the sides and front. Stockade and wood board fencing is used occasionally along rear and side lot lines. Some buildings, especially on Trumbull, have chain link fencing running along the front lot lines. Wrought iron balusters and railings with hedges behind front the former Scripps Estate at the southwest corner of the district. Shrubs and plantings in front of fences and along the sides of fences on corner lots throughout the district are also common.

- (22) *General environmental character.* Woodbridge Farm is a pocket of primarily late Victorian middle-class residential architecture and later apartment buildings off of Grand River and Martin Luther King Blvd. Due to the loss of original housing, the appearance of the neighborhood is altered; there is no longer an intact streetscape; instead, some blocks read as individual houses. Visually, appropriate infill construction seems demanded. The Jeffries Homes creates a visual boundary to the east; the Woodbridge Neighborhood to the west provides continuity to the Woodbridge Farms Area. The character of Trumbull Avenue is slightly more commercial than Lincoln due to the intrusion of small scale commercial buildings and some institutional uses located in formerly residential buildings. (Ord. No. 33-91, § 1, 11-27-91)

## RECOMMENDATION

It is staff's opinion that the proposed conversion of the home from a duplex to a four unit condo is appropriate and will not effect any of the defining historical features. The proposed modifications in the rear of the property will not be visible from Trumbull and will not detract from the building's historic appearance. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the proposed prohect because the work meets the Secretary of the Interior's Standards for Rehabilitation Number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

## Motion DRAFT

- I move that the Commission **issue** a Certificate of Appropriateness for the proposed work items proposed in application number 18-5967 because the work as described does meet the Secretary of the Interior's Standards for Rehabilitation Number 1) *A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment,* Number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence,* and Number 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.*

**REPORT**



**4114/ 4116 Trumbull: Front Elevation (West)**



**4114/ 4116 Trumbull: Rear Elevation (East)**

**REPORT**

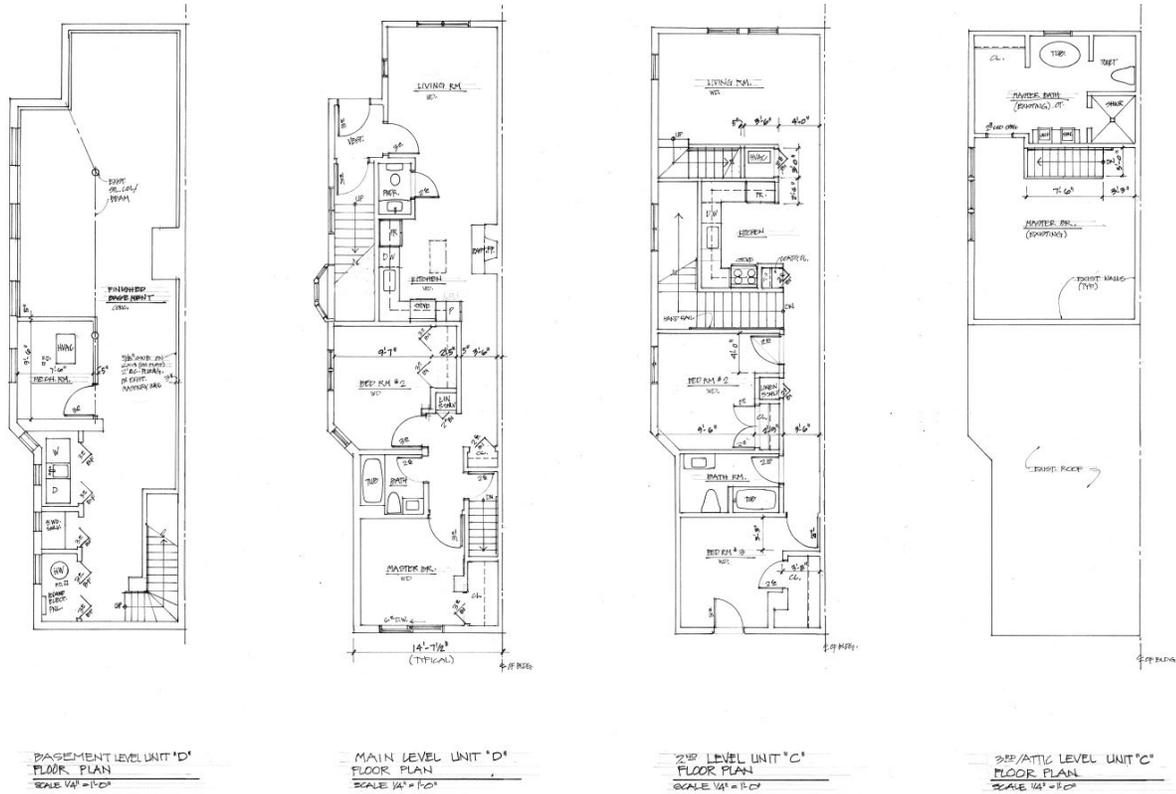
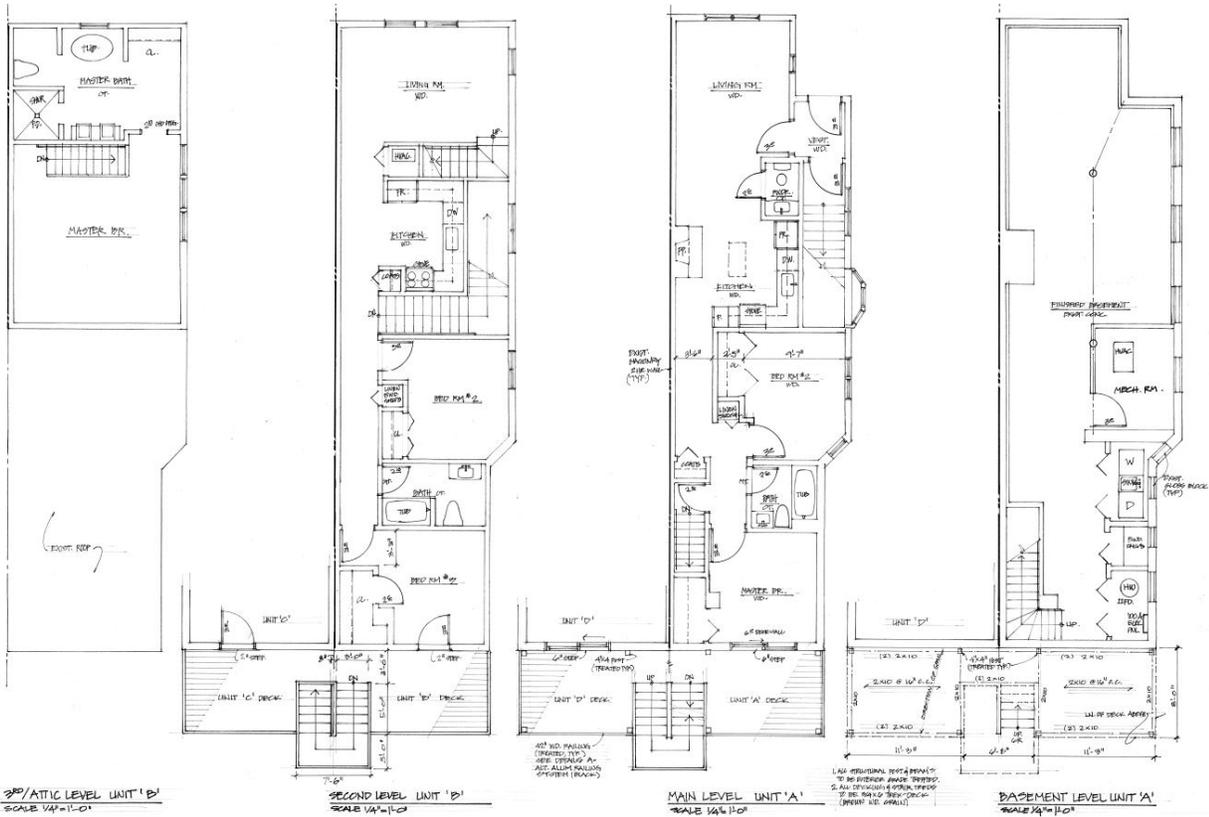


**4114/ 4116 Trumbull: Side Elevation (North)**



**4114/ 4116 Trumbull: Side Elevation (South)**

**REPORT**

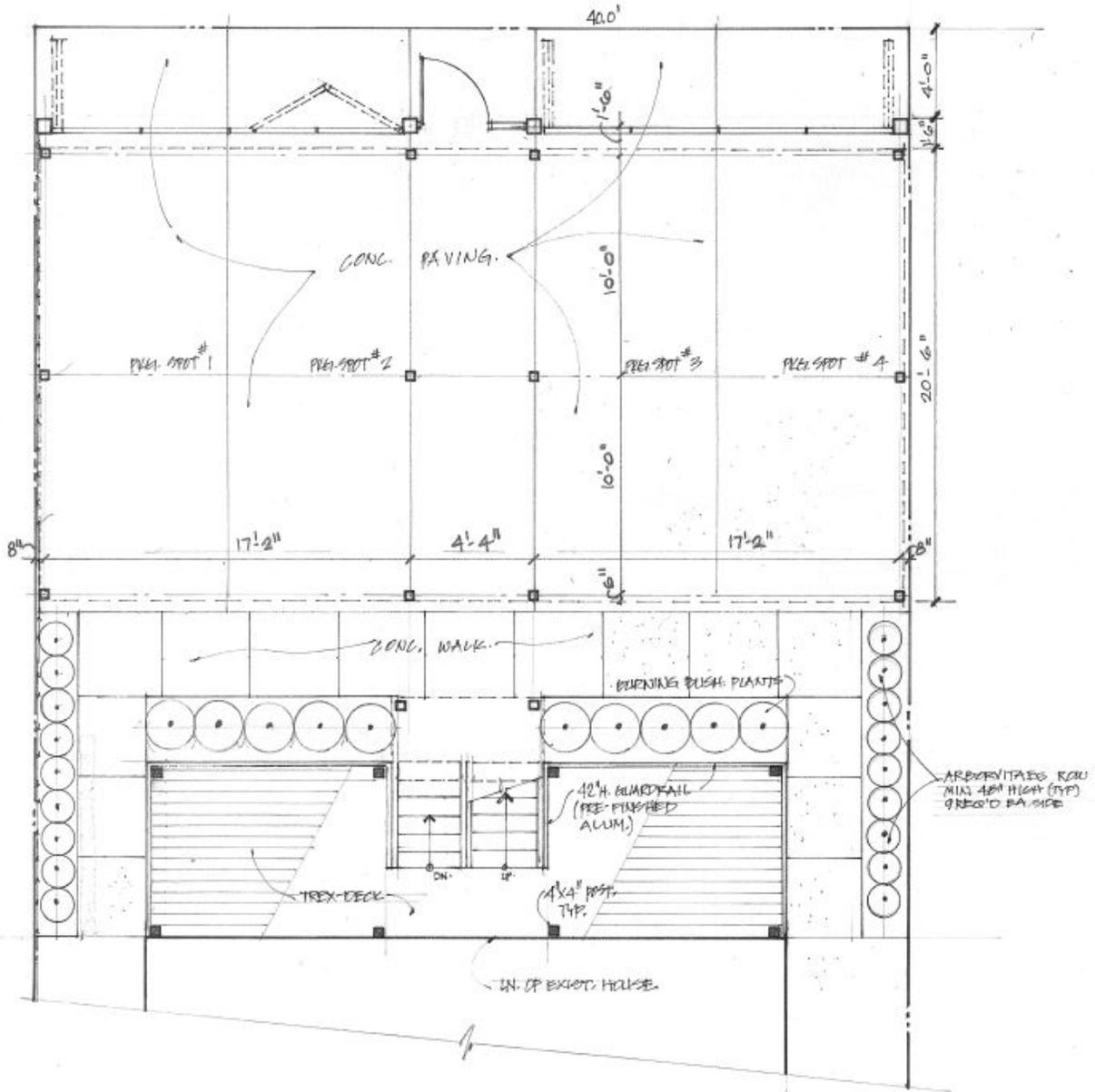


**4114/ 4116 Trumbull: Unit Configuration**

**REPORT**

18' WIDE PUBLIC ALLEY - CONC.

ort Kits



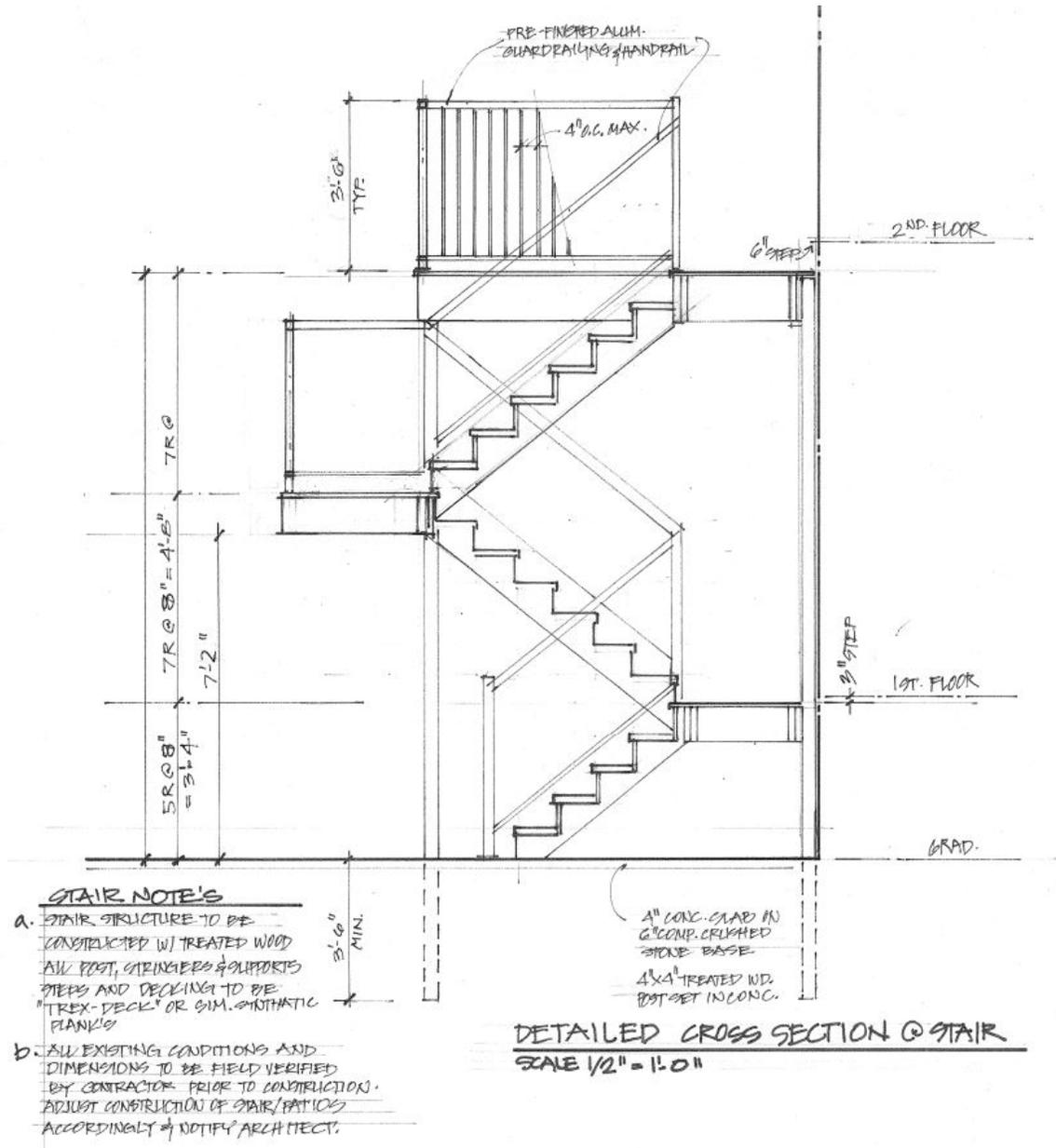
SEE A-1 FOR ADD'L INFO

CAR PORT/BACKYARD PLAN  
PATIOS/LANDSCAPE PLAN  
SCALE 1/4" = 1'-0"

**4114/ 4116 Trumbull: Proposed Site Plan**



**REPORT**



4114/ 4116 Trumbull: Typical deck and railing material

**REPORT**



**4114/ 4116 Trumbull: Proposed 5' Security Fence (Sample) for side yards (North and South)**



**4114/ 4116 Trumbull: Proposed 5' Electric Bi-Fold Gate (Sample) to Car Port**

**REPORT**



**4114/ 4116 Trumbull: Proposed Prefabricated CarPort Kit**

**4114/ 4116 Trumbull: Section Through Site: Requested from architect, not received as of now. Will be available to view at 2-13-19 Meeting.**

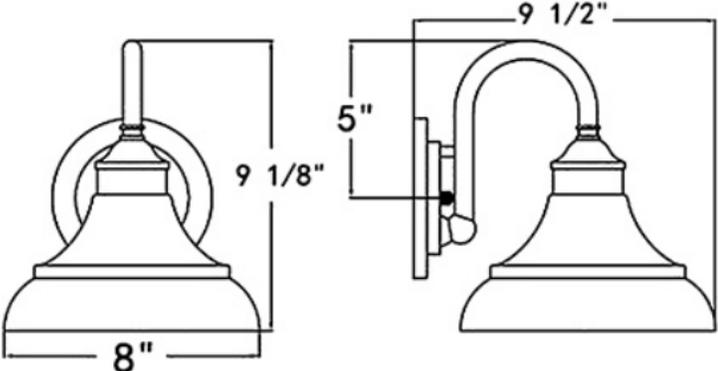
**REPORT**

**Park Harbor PHEL1000ORB** Oil Rubbed Bronze  
Portsmouth 9" Tall Single Light Outdoor Wall  
Sconce

Item # bci2760654



DIMENSIONS



- Height: 9.13"

**4114/ 4116 Trumbull: Proposed Lighting Fixtures for each doorway**

REPORT

## 80W Full Cutoff LED Wall Pack - 9,600 Lumens - 400W Metal Halide Equivalent - 5000K/4000K - Natural White

Part Number: WPFCD-40K80P

[Write a Review](#)

Share: [f](#) [g+](#) [t](#) [p](#) [e](#)



9 photos

### Product Details

- DLC Premium - 120 lumens per watt
- Die cast aluminum housing and polycarbonate lens
- Also available with [photocell](#) for dusk to dawn operation
- 120-277 VAC
- 5 year warranty

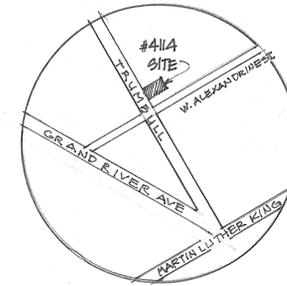
4114/ 4116 Trumbull: Proposed Lighting Fixture

GENERAL NOTES

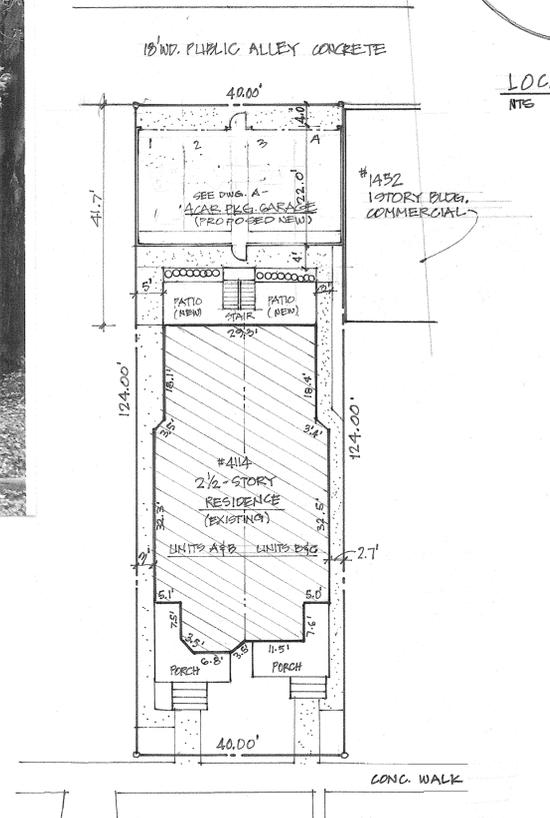
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE OF MICHIGAN STANDARDS AND SPECIFICATIONS, STATE OF MICHIGAN REGULATIONS, AND ALL OTHER APPLICABLE CODES AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF THE INDUSTRY. INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - 2003 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDING
  - 2003 MICHIGAN BUILDING CODE
  - 2003 MICHIGAN PLUMBING CODE
  - 2003 MICHIGAN MECHANICAL CODE
  - 2003 MICHIGAN ELECTRICAL CODE
  - 1989 STANDARD FIRE PROTECTION CODE
  - OSHA - TITLE 29 PART 1910 OF THE CODE OF FEDERAL REGULATIONS
- CITY OF ZONING ORDINANCE  
CITY OF ENGINEERING DESIGN STANDARDS
- THE BUILDING WILL HAVE A FIRE ALARM SYSTEM & AN AUTOMATIC FIRE SUPPRESSION SYSTEM THROUGHOUT, INSTALLED IN ACCORDANCE W/ NFPA 13 REQUIREMENTS.
- DIMENSIONS ARE TO FACE OF MASONRY, FACE OF DRYWALL, OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
- ALL MATERIALS ARE NEW UNLESS OTHERWISE NOTED. REFER TO DEMO PLANS FOR MATERIALS TO REMAIN.
- FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE, AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE. (UL SYSTEM)
- CARPENTRY CONTRACTOR SHALL FINISH AND INSTALL SHEET METAL OR IN DRYWALL PARTITIONS FOR ANCHORAGE OF WALL-ATTACHED ITEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: MILLWORK ITEMS, CABINETRY, FIXTURE, GRAB BARS, ETC.
- THE GENERAL CONTRACTOR SHALL NOTIFY MISS DIG [(800-482-7171)] IN ACCORDANCE WITH ACT 53, P.A. 1974 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
- PARTITIONS SHOWN SHADED ON COMPOSITE FLOOR PLANS (AND/OR SO NOTED ON "PARTITION TYPES") INDICATED PARTITIONS THAT EXTEND TO STRUCTURE ABOVE. FIRE SAFE IF PARTITION IS RATED.
- ALL COMPONENTS AND ACCESSORIES FOR ACCESSIBLE ROUTES REQUIRED BY THE ADA (AMERICANS WITH DISABILITIES ACT) AND THE STATE OF MICHIGAN ARE TO BE PROVIDED.
- FINAL LOCATION OF FIRE EXTINGUISHER CABINETS WILL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
- DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.
- THE CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH ALL APPLICABLE OWNER REQUIREMENTS AND CONDITIONS.
- DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE PRECAUTIONS NOT TO DAMAGE ANY EXISTING MATERIALS, ITEMS OR CONDITIONS. SHOULD SUCH DAMAGE OCCUR, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL SUCH DAMAGED MATERIALS, ITEMS OR CONDITIONS AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTORS SHALL KEEP THE CONSTRUCTION SITE IN A NEAT AND ORDERLY CONDITION AND SHALL REMOVE RUBBISH DAILY OR AS DIRECTED BY THE OWNER/ CONSTRUCTION MANAGER. MATERIALS SHALL BE STORED IN AREAS APPROVED IN WRITING BY THE OWNER.
- THE CONTRACTORS SHALL SEAL ALL PENETRATIONS IN FLOOR, CEILING, WALL AND STAIRS, CONDUITS, DUCT SHAFTS, WITH UL OR SIM. RATED SYSTEMS
- ALL INTERIOR FINISH MATERIALS SHALL BE CLASS "A" AS REQUIRED BY CODE AND SHALL BE PROPERLY CERTIFIED TO THE ARCHITECT.
- CONTRACTORS SHALL CLOSELY COORDINATE THEIR WORK SCHEDULE WITH THE OWNER/ GENERAL CONTRACTOR.
- THE CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE AS REQUIRED BY THE OWNER/ GENERAL CONTRACTOR PRIOR TO STARTING CONSTRUCTION.
- THE WORK SHALL NOT BE CONSIDERED COMPLETE AND CERTIFICATION OF THE FINAL PAYMENT WILL NOT BE MADE UNTIL DEBRIS HAS BEEN REMOVED FROM THE JOB SITE, ALL UNUSED CONSTRUCTION MATERIAL AND ITEMS HAVE EITHER BEEN REMOVED FROM THE BUILDING OR STORED AT THE OWNER'S DIRECTION.
- IT IS THE RESPONSIBILITY OF EACH TRADE TO BID THIS PROJECT FROM A COMPLETE SET OF PLANS AND SPECIFICATIONS. THE MORE EXPENSIVE OF THE OPTIONS SHALL BE INCLUDED IN THE BID. ANY INFORMATION FOUND ON THE PLANS AND NOT IN THE SPECIFICATIONS, OR FOUND IN SPECIFICATIONS AND NOT IN THE DRAWINGS, SHALL BE CONSIDERED AS TO BE INCLUDED IN BOTH THE SPECIFICATIONS AND THE DRAWINGS. ANY CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS WILL BE INTERPRETED BY THE ARCHITECT THROUGH A PROCESS MANAGED BY THE GENERAL CONTRACTOR.
- ALL WORK SHOWN IS TO BE INCLUDED IN THE SCOPE OF WORK UNLESS OTHERWISE NOTED AS "NOT IN CONTRACT" (N.I.C.).
- ALL COMPONENTS FOR THE PROPER COMPLETION OF THE STAIRS AND ELEVATORS ARE TO BE INCLUDED. THE GENERAL CONTRACTOR SHALL DETERMINE WHICH COMPONENTS ARE PROVIDED BY WHICH TRADES.
- THE GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS IN MASONRY OR CONCRETE WALLS, REQUIRED BY ALL CONTRACTORS, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL INSURE THAT SOLID BACKING IS PROVIDED FOR ANCHORAGE OF ARCHITECTURAL, MECHANICAL OR ELECTRICAL ITEMS.



RENOVATION BUILDING



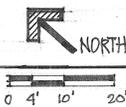
LOCATION MAP



TRUMBULL AVENUE 60' R.O.W. ASPHALT

SITE PLAN

SCALE: 1/16" = 1'-0"



LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS: THE NORTH 20 FEET OF LOT 96 AND THE SOUTH 20 FEET OF LOT 97, HODGES BROS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 308, WAYNE COUNTY RECORDS.

PROJECT INFORMATION:

PARCEL AREA: 4960 S.F. (±) OR 0.114 ACRES  
ZONING: R-3 MULTI-FAMILY  
BUILDING TYPE CODE: EB - COMBUSTIBLE  
FLOOR AREA: 4910 S.F. (GROSSE ±)

PROPOSED CONDOMINIUM 4 UNITS  
PROPOSED PKG SPS. (GARAGE) 4 PKG SPS.

NOTES:

- FIRST FLOOR FRAMING SUPPORTING ELEMENTS HAVE BEEN DESIGNED FOR DEAD LOAD = 10 PSF  
LIVE LOAD = 40 PSF
- ALL FLOOR JOISTS OTHERWISE NOTED.
- ALL HEADERS IN BEARING WALLS SHALL BE MIN. (2) 2x8 HEM-FIR #2 OR BETTER UNLESS OTHERWISE NOTED.
- PROVIDE MIN. (2) 2x4 / (2) 2x6 SFF STUD GRADE OR BETTER PER STUD WALL SIZE UNDER EACH END OF ALL HEADERS/ BEAMS, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR BEARING WALLS ARE 2x4 / 2x6 SFF STUD GRADE OR BETTER @ 16" O.C. UNLESS OTHERWISE NOTED.
- JOIST LAYOUT SHOWN IN THE FRAMING PLAN IS ONLY FOR GUIDANCE & SHALL NOT BE USED AS SHOP DIAGS. SUPPLIER TO ENSURE THE UNOBSTRUCTED PLUMBING, HVAC OPENING & HEADROOM CLEARANCE.
- ALL MULTI JACKS / STUDS TO BE GLUED AND NAILED WITH 2 ROWS OF 12d NAILS @ 12" O.C. (TYPICAL)
- PROVIDE SOLID BLOCKING/CONTINUOUS POST ALL THE WAY TO BASEMENT TO PROVIDE CONTINUOUS BEARING PATH
- SPACING OF JOISTS UNDER CERAMIC/ MARBLE TILE FINISHES SHALL NOT BE MORE THAN 16" O.C.
- PROVIDE DBL. JOIST UNDER ALL PARTITION WALLS PARALLEL TO JOIST DIRECTION UNLESS NOTED OTHERWISE.
- ALL INTERIOR BEARING WALLS ARE 2x4 SFF STUD GRADE OR BETTER @ 16" O.C. UNO.
- PROVIDE 4"x3 1/2"x1/4" THK. STL. ANGLE @ OPENINGS LESS THAN 5'-0" WIDTH TO SUPPORT BRICK VENEER. PROVIDE 6"x4"x3/8" THK. STL. ANGLE (LLV) @ OPENINGS GREATER THAN 5'-0" WIDTH UNO.

FIRE SEPARATION  
FOR CONDITIONS WITH LIVING SPACE

HOUSE WALL:  
SYSTEM SIMILAR TO UL DES. UL305: 1 LAYER 5/8" SHEETROCK BRAND GYPSUM PANELS, WATER RESISTANT, FIRECODE CORE EACH SIDE - 2" x 6" STUDS @ 16" O.C. - 5 1/2" INSULATION.

EXTERIOR  
(SUPPORTING LIVING SPACE ONLY).  
SYSTEM SIMILAR TO UP 8105: 1 LAYER 5/8" FIRE SHIELD GYPSUM WALLBOARD - 2" x 6" STUDS @ 16" O.C. - 1/2" APA WOOD SHEATHING.

CEILING:  
SYSTEM SIMILAR TO C 2601: 2 LAYERS 5/8" FIRE SHIELD WALLBOARD - UNFACED GLASS FIBER BATTS SUSPENDED ABOVE DRYWALL WITH WIRE HANGERS PROVIDING A CONTINUOUS 1/2" MINIMUM AIRSPACE BETWEEN DRYWALL AND INSULATION.

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PERMIT DEC. 17, 2018

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Checked by GP

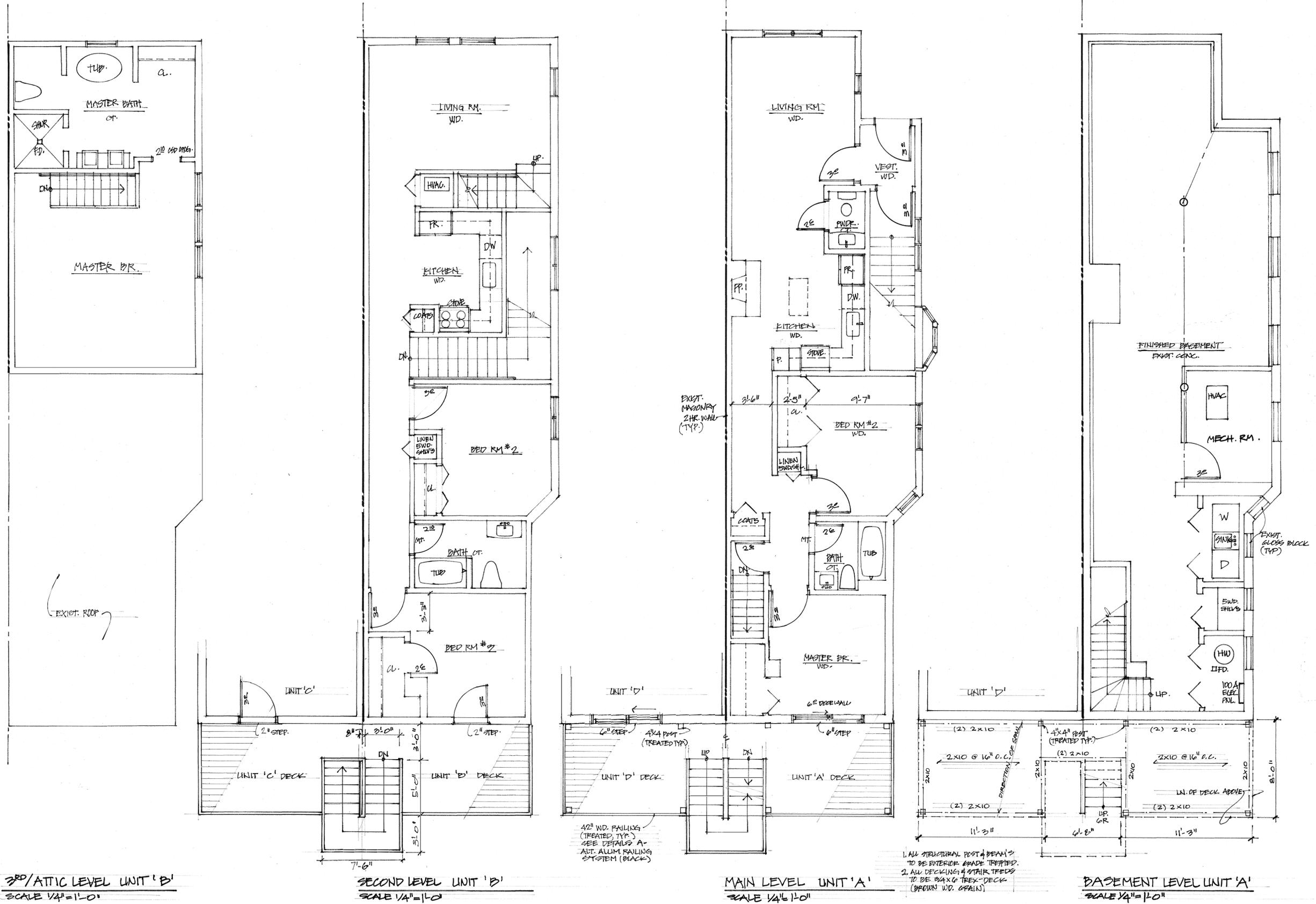
Date DEC. 17, 2018

Scale AS NOTED

Project No. 110-18

Sheet No.

A-1



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Date DEC. 17, 2018  
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Project No. 110-18  
Sheet No. A-2

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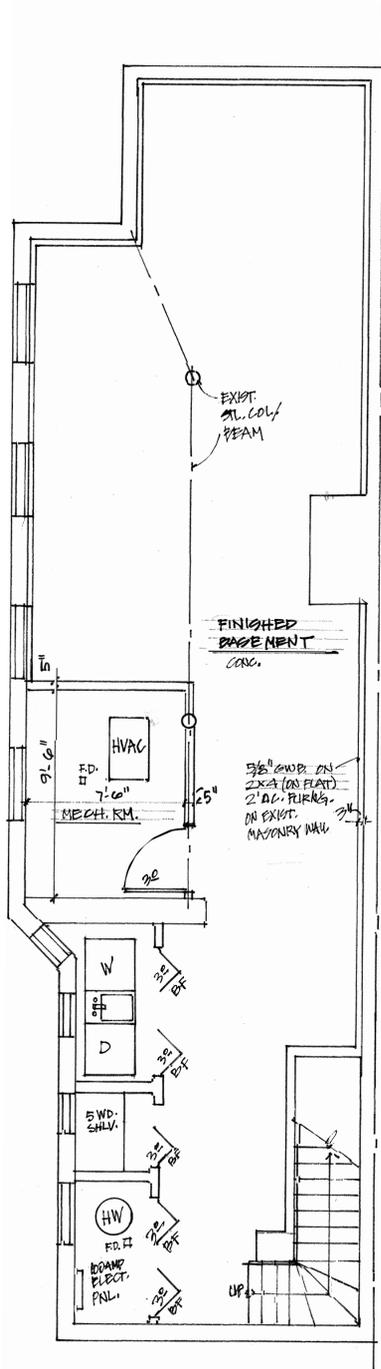
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Date DEC. 17, 2018

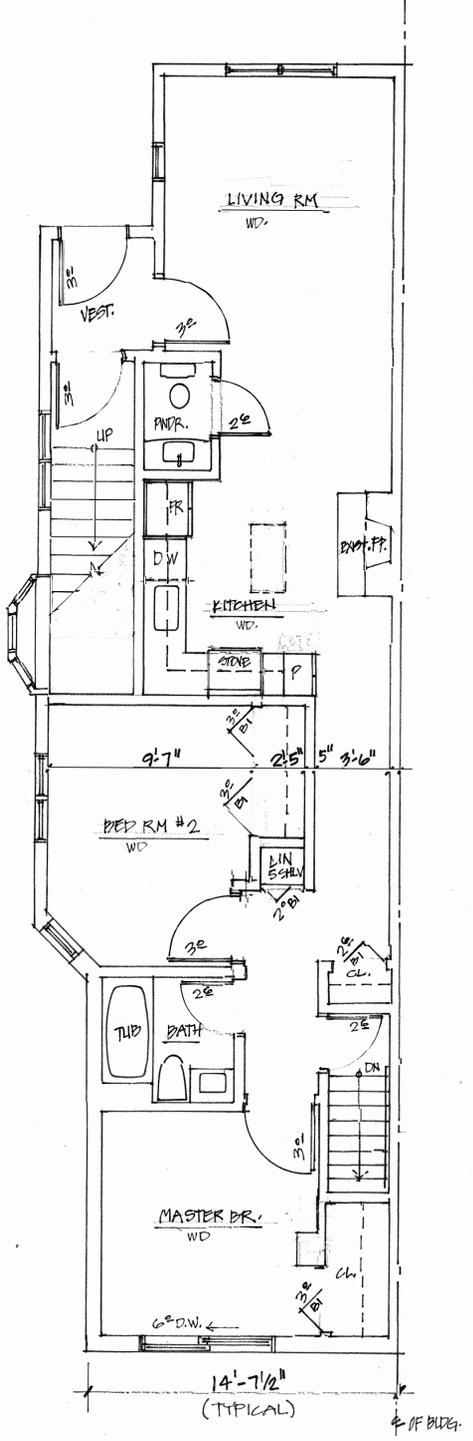
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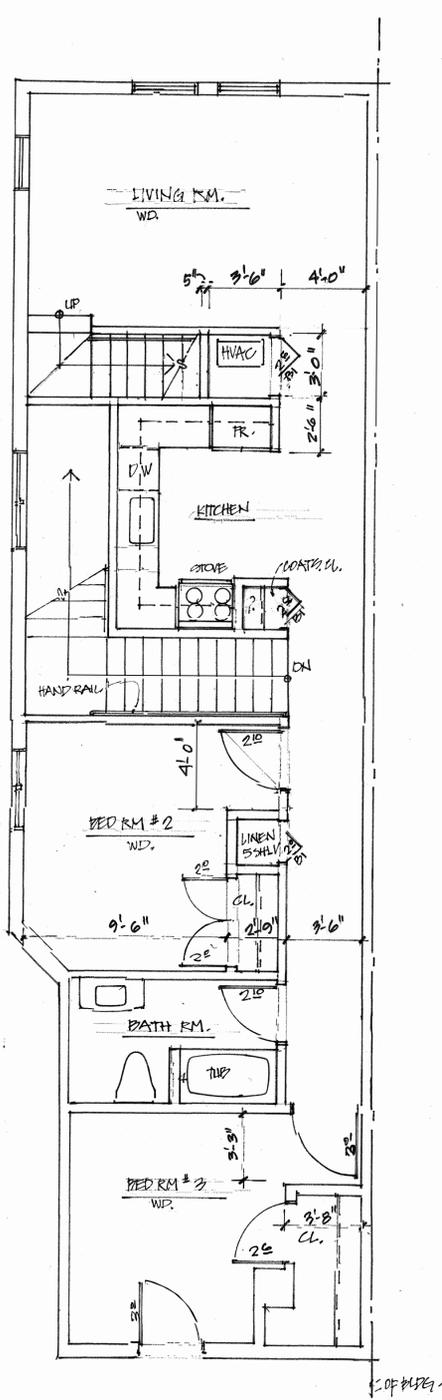
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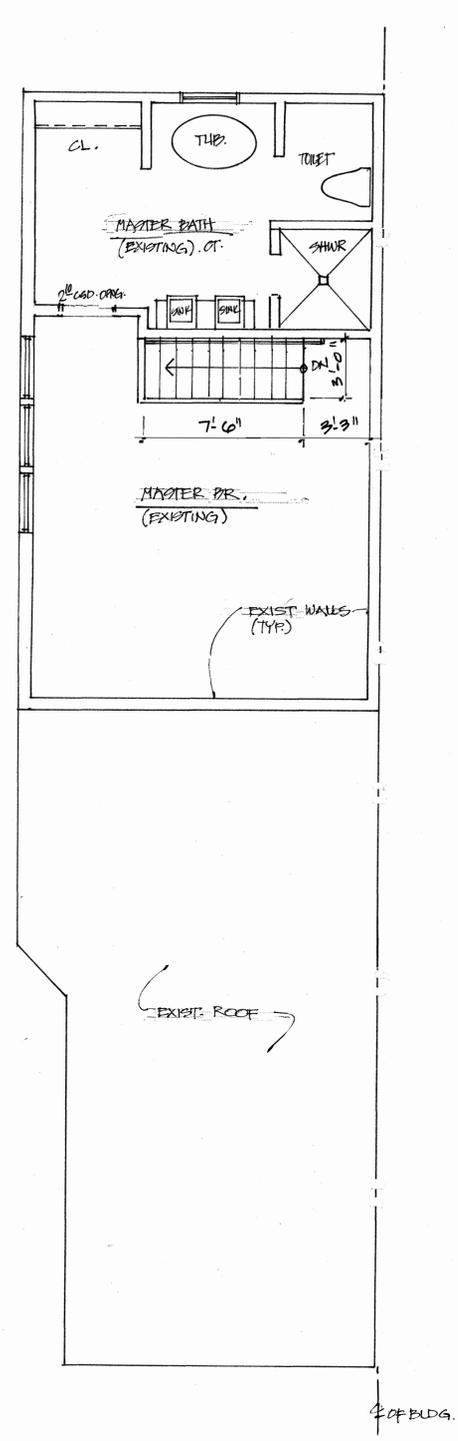
BASEMENT LEVEL UNIT "D"  
FLOOR PLAN  
SCALE 1/4" = 1'-0"



MAIN LEVEL UNIT "D"  
FLOOR PLAN  
SCALE 1/4" = 1'-0"



2ND LEVEL UNIT "C"  
FLOOR PLAN  
SCALE 1/4" = 1'-0"



3RD/ATTIC LEVEL UNIT "C"  
FLOOR PLAN  
SCALE 1/4" = 1'-0"



SOUTH



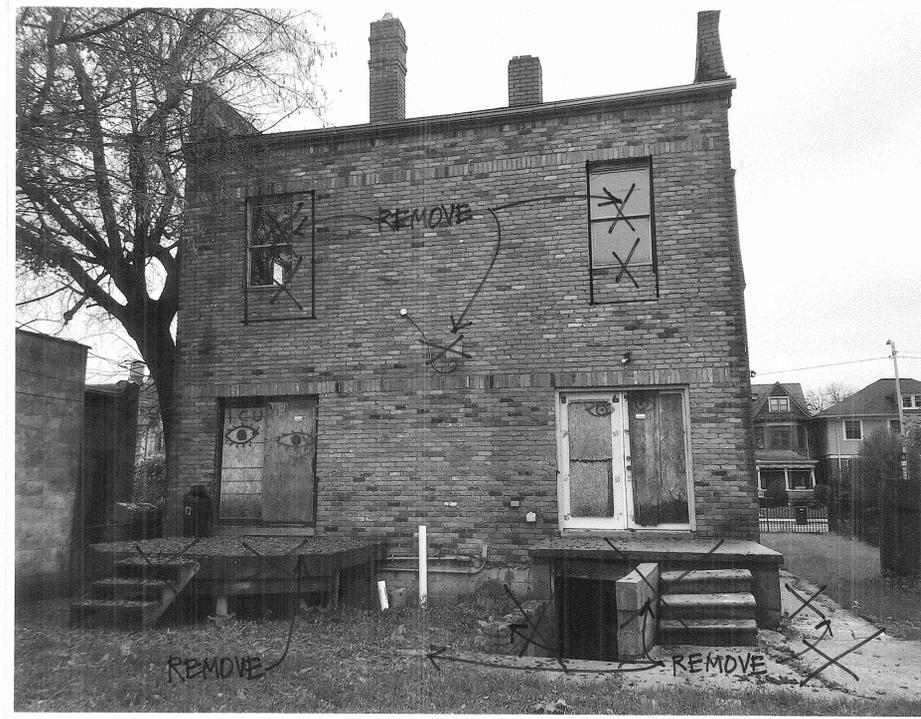
WEST



NORTH

**EXTERIOR NOTES:**

1. CONTRACTOR TO PERFORM ALL EXTERIOR MAINTENANCE REPAIR (INCLUDING GAMB/GIM, MATERIAL TO PRESERVE EXIST. HISTORIC DETAILS FORMS, SHAPES, TRIM & COLORS.
2. SURVEY TO BE PERFORMED OF EXTERIOR BRICK FACING AS TO ITS CONDITION AND MAKE ANY RECOMMENDATIONS FOR REPAIRS TO CONDITIONS IN NEED OF REPAIR.
3. ALL EXISTING TRIM, FASIAS AND PORCH POST TO BE SCRAPPED, PRIMED AND PAINTED W/ HIGH QUALITY EXTERIOR PAINT - SATIN FINISH.
4. EXTERIOR PORCH CEILING (MFG W/D) TO BE SCRAPPED OF OLD FINISH, SANDED TO BARE W/D - STAIN & FINISH (LIGHT TAN COLOR).
5. EXIST. CONC. STEPS IN NEED OF REPAIRS FOR CRACKED/MISSING GROUT TO BE REPAIRED.



EAST

**project**

4114/4116  
TRUMBULL AVE  
DETROIT, MI 48208

4 UNIT CONDOMINIUM  
CONVERSION

**owner**

4114 TRUMBULL DETROIT LLC  
2885 SANFORD AVE SW  
GRANDVILLE, MI 49418

**sheet**

**ELEVATIONS**

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Date **DEC. 17, 2018**

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Project No. **110-1B**

Sheet No. **A-4**

project

4114/4116  
TRUMBULL AVE  
DETROIT, MI 48208

4 UNIT CONDOMINIUM  
CONVERSION

owner

4114 TRUMBULL DETROIT LLC  
2885 SANFORD AVE SW  
GRANDVILLE, MI 49418

sheet

REFLECTED  
CEILING &  
LIGHTING PLANS  
POWER PLANS

UNITS A & B

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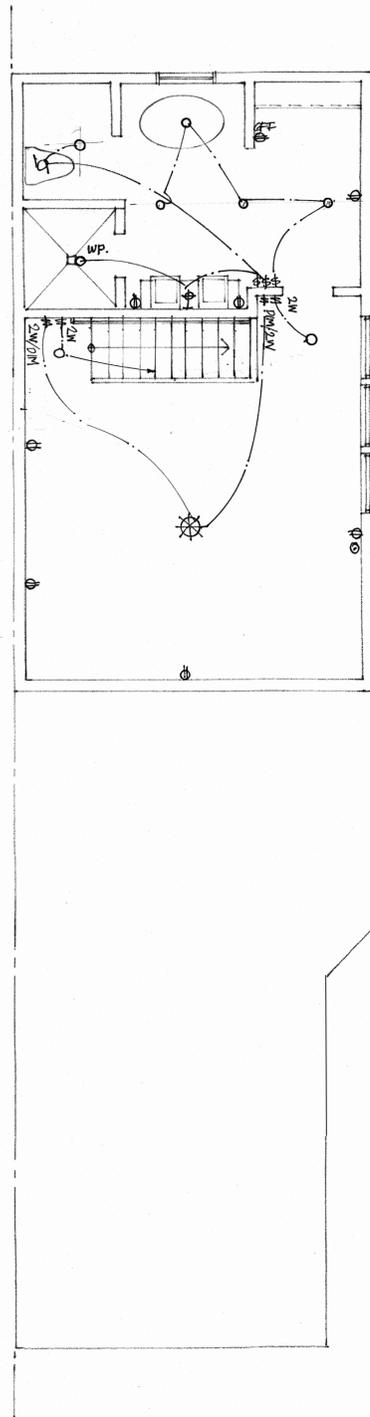
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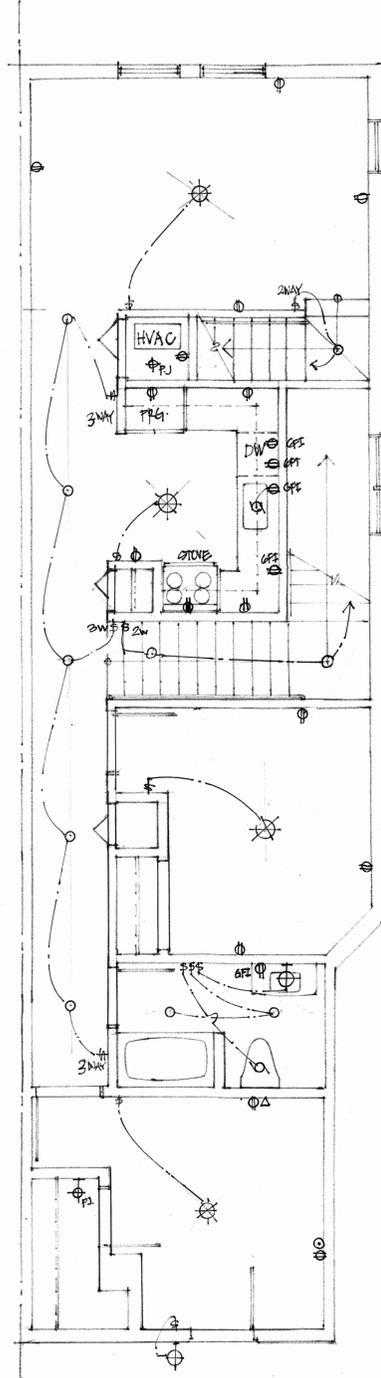
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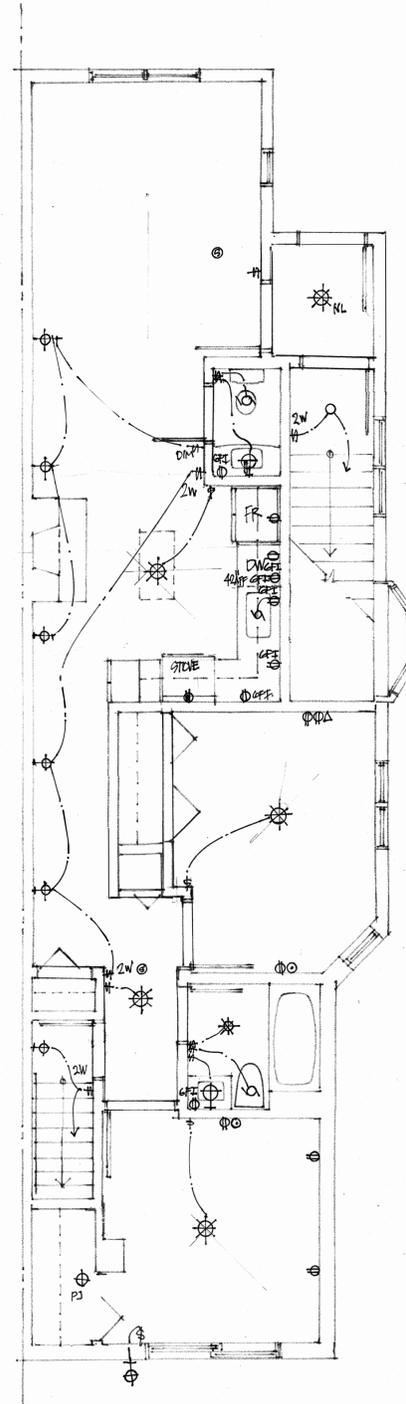
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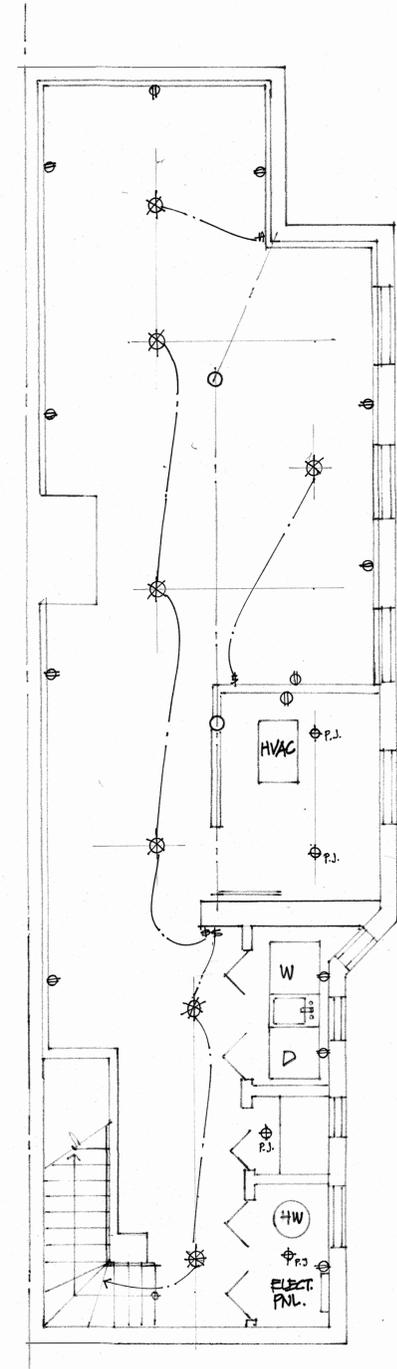
THIRD LEVEL (ATTIC) UNIT "B"  
CLG. & LIGHTING/POWER PLAN  
SCALE 1/4" = 1'-0"



SECOND LEVEL UNIT "B"  
CLG. & LIGHTING/POWER PLAN  
SCALE 1/4" = 1'-0"



MAIN LEVEL UNIT "A"  
CLG. & LIGHTING/POWER PLAN  
SCALE 1/4" = 1'-0"



BASEMENT UNIT "A"  
CLG. & LIGHTING/POWER PLAN  
SCALE 1/4" = 1'-0"

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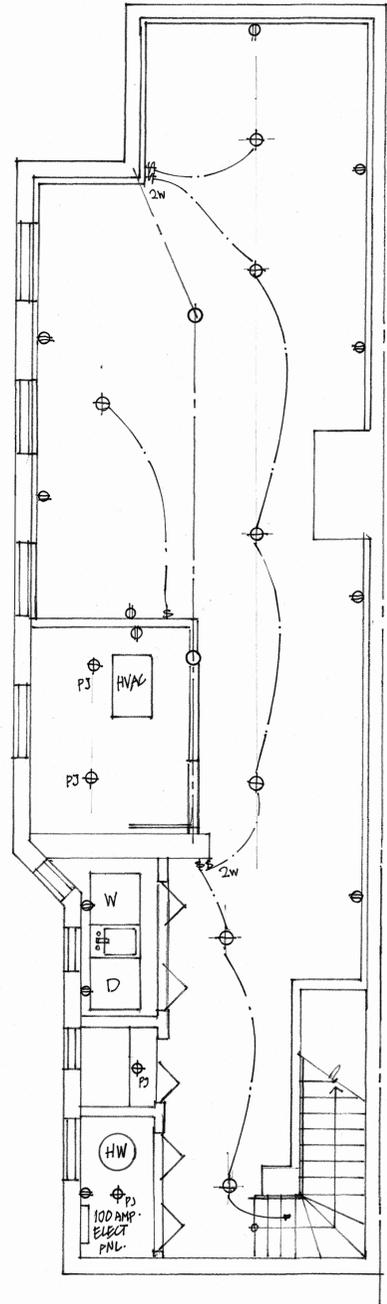
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Date **DEC. 17, 2018**

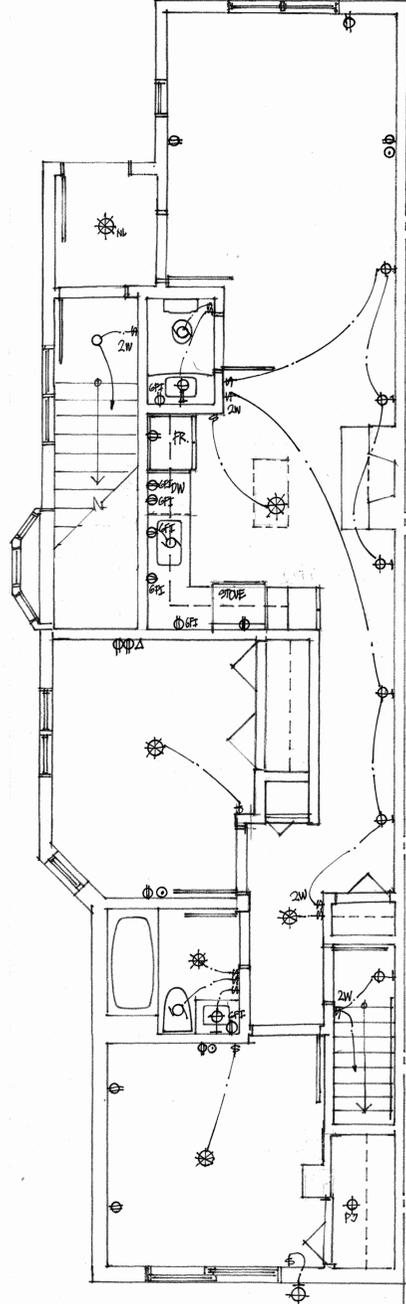
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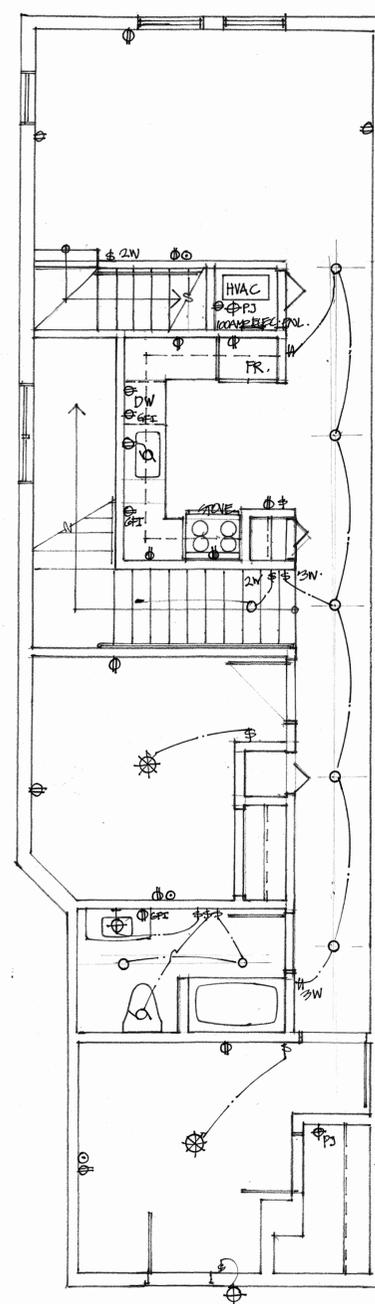
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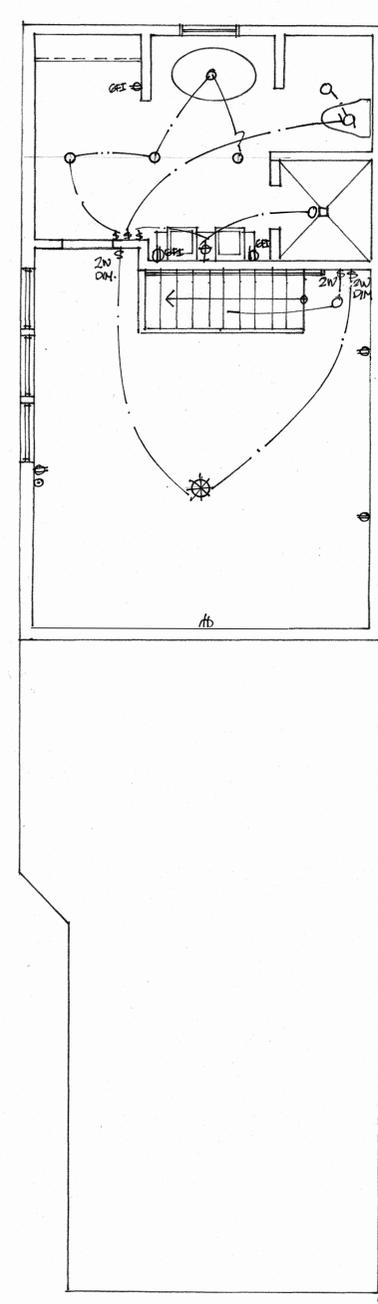
BASEMENT UNIT "D"  
CLG. & LIGHTING / POWER PLAN  
SCALE 1/4" = 1'-0"



MAIN LEVEL UNIT "D"  
CLG. & LIGHTING / POWER PLAN  
SCALE 1/4" = 1'-0"



SECOND LEVEL UNIT "C"  
CLG. & LIGHTING / POWER PLAN  
SCALE 1/4" = 1'-0"



THIRD LEVEL (ATTIC) UNIT "C"  
CLG. & LIGHTING / POWER PLAN  
SCALE 1/4" = 1'-0"

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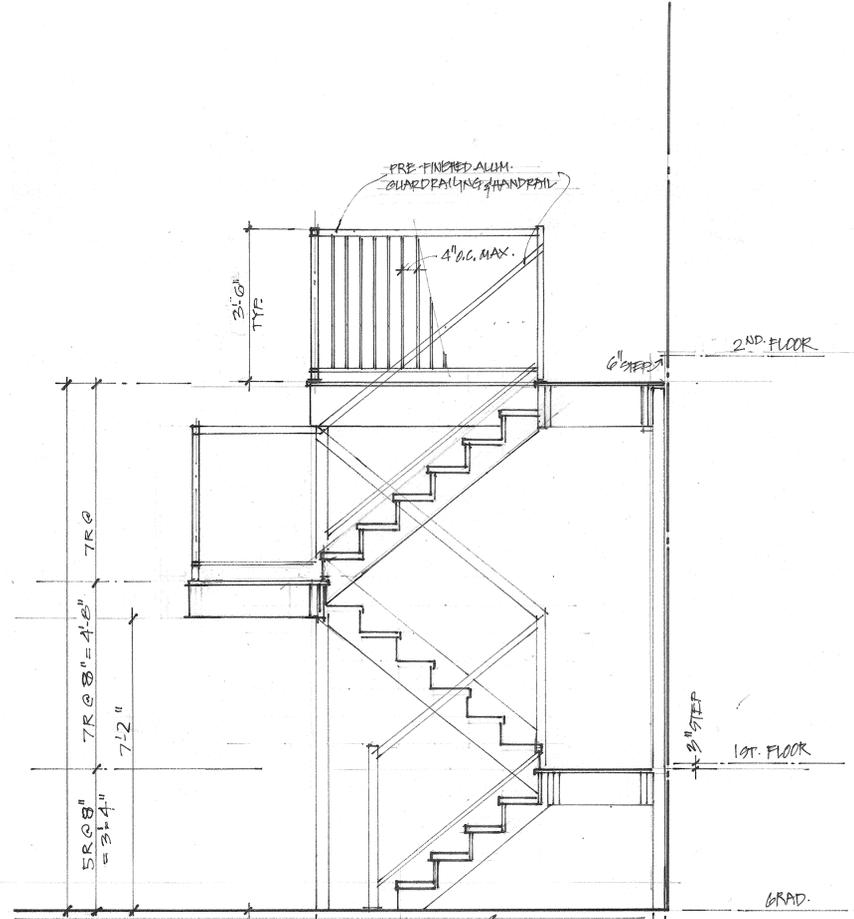
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Scale **AS NOTED**  
Project No.  
Sheet No. **A-7**



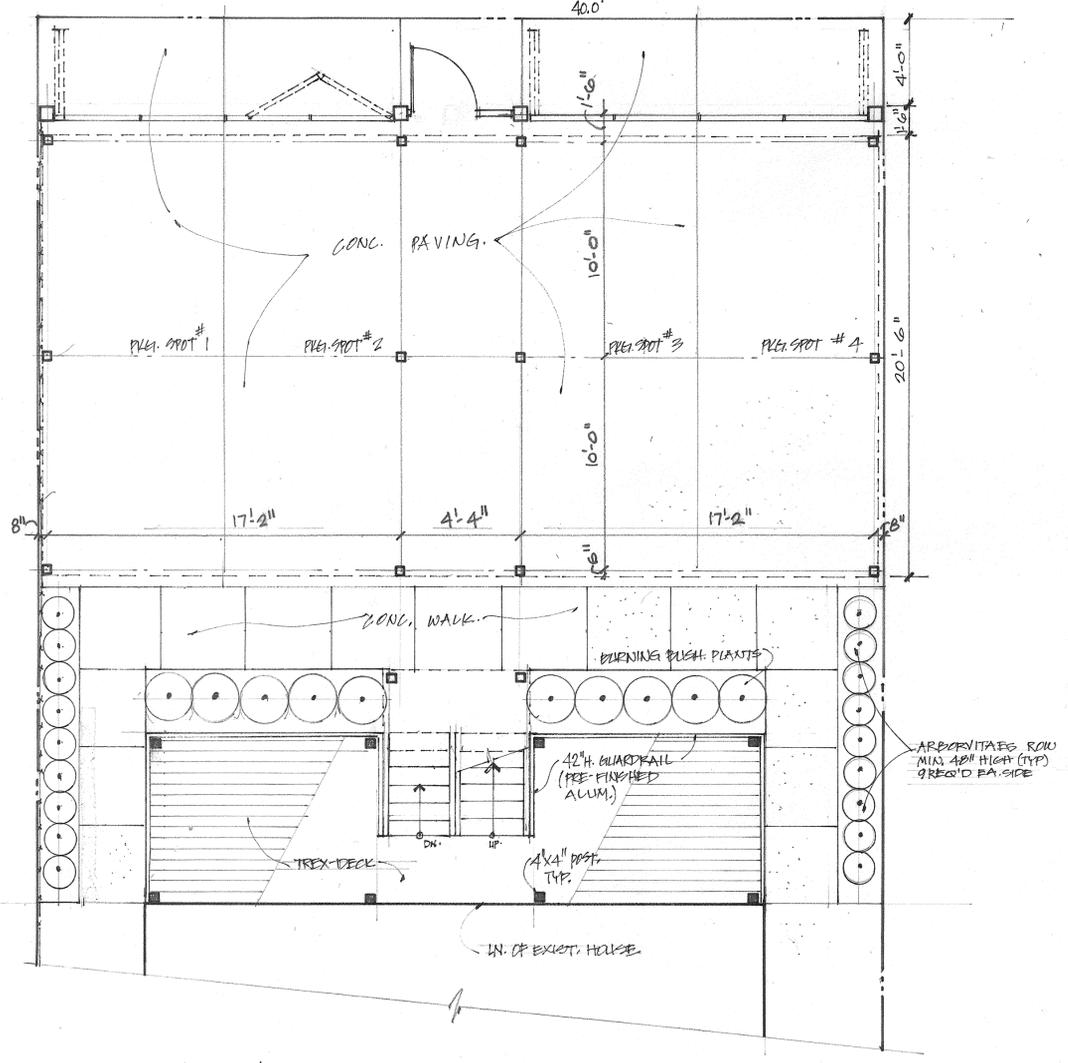
Steel Carports Car Port Kits

18' WIDE PUBLIC ALLEY - CONC.



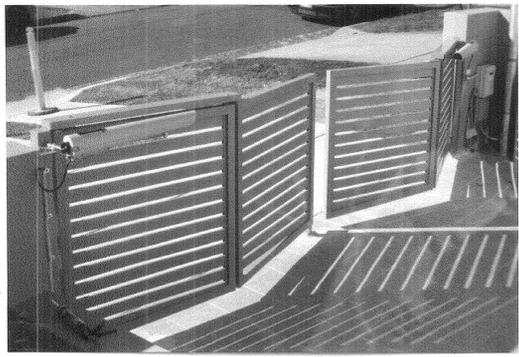
**STAIR NOTES**  
A. STAIR STRUCTURE TO BE CONSTRUCTED W/ TREATED WOOD. ALL POST, STRINGERS & SUPPORTS STEPS AND DECKING TO BE TREX-DECK OR SIM. SYNTHETIC PLANKS.  
B. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ADJUST CONSTRUCTION OF STAIR/PATIOS ACCORDINGLY & NOTIFY ARCHITECT.

**DETAILED CROSS SECTION @ STAIR**  
SCALE 1/2" = 1'-0"

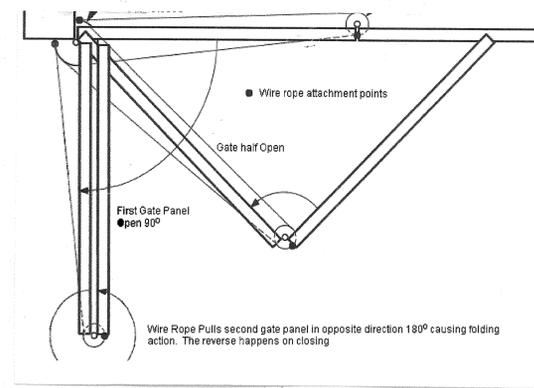


SEE A-1 FOR ADD'L INFO

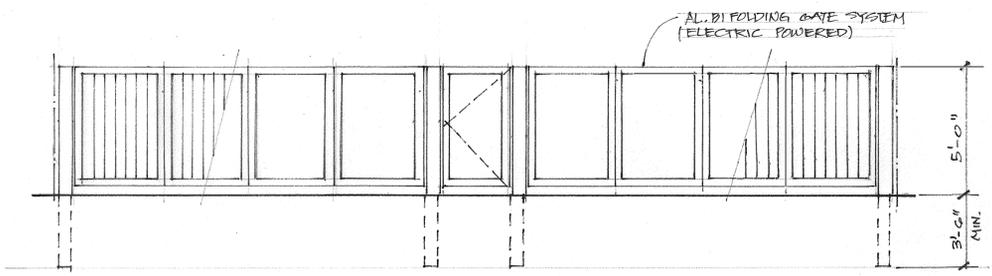
**CAR PORT/BACKYARD PLAN  
PATIOS/LANDSCAPE PLAN**  
SCALE 1/4" = 1'-0"



**VIEW OF GATE**  
NTS



**DETAIL PLAN @ GATE**  
NTS



**ELEVATION @ FOLDING GATE**  
SCALE 1/4" = 1'-0"