STAFF REPORT 01-22-2020 REGULAR MEETING

**APPLICATION NUMBER:** 19-6597 **ADDRESS:** 2415 BURNS AVENUE

HISTORIC DISTRICT: INDIAN VILLAGE APPLICANT: ANDREA & BRYAN STEELE

**PROPERTY OWNER:** ANDREA & BRYAN STEELE **DATE OF COMPLETE APPLICATION:** 12-26-2019

**STAFF SITE VISIT:** 01-07-2020

SCOPE: GENERAL REHABILITATION AND EXTERIOR ALTERATION OF CARRIAGE HOUSE

**PREPARED BY:** A. PHILLIPS

### **EXISTING CONDITIONS**

The building located at 2415 Burns Avenue is a 2 ½-story single-family residence constructed ca. 1925. The structure is clad in red brick with white lapped siding at the side addition and dormers. The house features black shutters and wood and cast stone detailing. The multi-gabled roof is covered in dark gray/black asphalt shingles and includes three small dormers with varied roof forms, and two large chimneys -- one at each end of the facade. The rear elevation of the roof contains two small dormers. The front entrance of the building and is centered within the symmetrical front façade and features sidelites on either side of the front door and an arched overhang above the door.

A detached three-car garage (referred to as a carriage house in this application and report) exists behind the house at the northwest corner of the lot and is clad in red brick. The carriage house features a side-gable roof which is covered in black asphalt shingles and includes a small dormer on the front elevation of the dormer, with a single double hung window, and a larger dormer, with two double-hung windows, on the rear elevation. The dormers are currently clad in a combination of white lapped siding and weathered cedar shake. The garage is accessed via a concrete driveway located directly to the north of the house.



### **PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval for multiple items related to the general rehabilitation of the existing 1 ½ story carriage house per the attached drawings and application. Included in the proposal are the following scope items which require review by the Historic District Commission:

- Reconfigure (3) existing openings with overhead garage doors into (2) openings.
  - Opening at the south end of the elevation to remain existing size (7'W x 7'H).
  - O Two openings (the center opening and opening at north end of elevation nearest the pedestrian door) are to be combined to create a single, large opening (16'W x 7' H) with a new 16' x 7' steel shortpanel garage door (color: white).
  - o Installation of any new structural elements associated with the new, larger opening.
- Infill existing window opening at the north end of the west (rear) dormer.
- Add small door to the south side of the east (front) dormer

### STAFF OBSERVATIONS & RESEARCH

- The existing carriage house is minimally visible from the right-of-way.
- Sanborn maps show an auto garage (of the same footprint of what is currently existing) in the 1915-1951 map.
- In December, 2019, HDC staff approved the following work items associated with the rehabilitation. While these items are included in the applicant's package, the items listed in the "Proposal" section above are the only scope items which require review by the Commission.
  - o Roof Replacement Garage
    - Removal of existing asphalt shingle roof
    - Install new asphalt shingle roof to spec (Atlas Dimensional Shingle, "Pristine Black" or "Pristine Hearthstone" appears gray)
    - Install to manufacturer specifications, including drip edge, water / ice shield, synthetic underlay, venting, flashing and new decking where necessary
  - Dormer Siding Replacement Garage
    - Remove deteriorated existing cedar shake siding on dormers and replace in-kind
      - Replacement shakes shingles to match existing shake siding in size, design and pattern
      - Replacement siding to be painted from Color Chart C- B:17 Light Olive

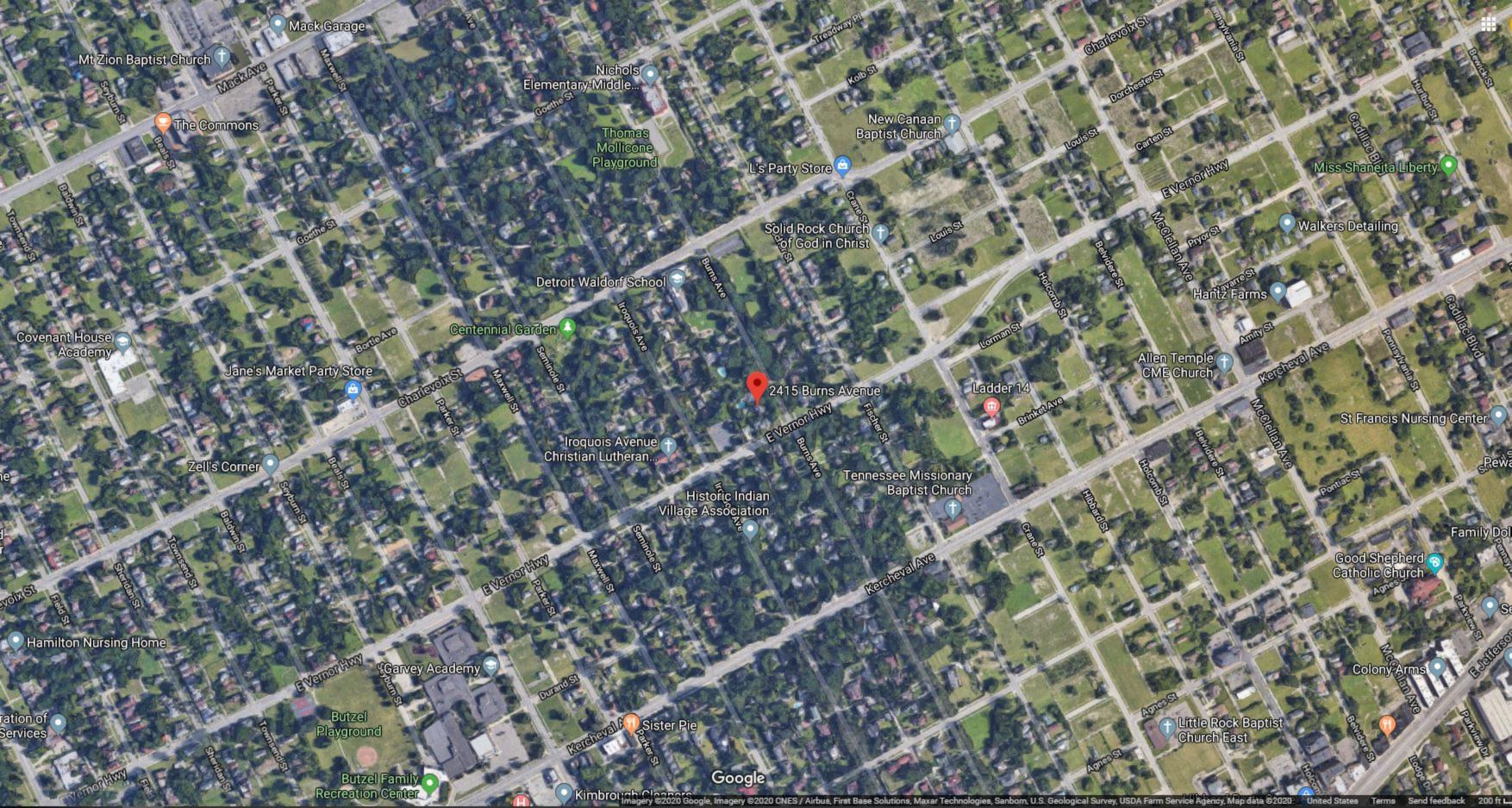
### **ISSUES**

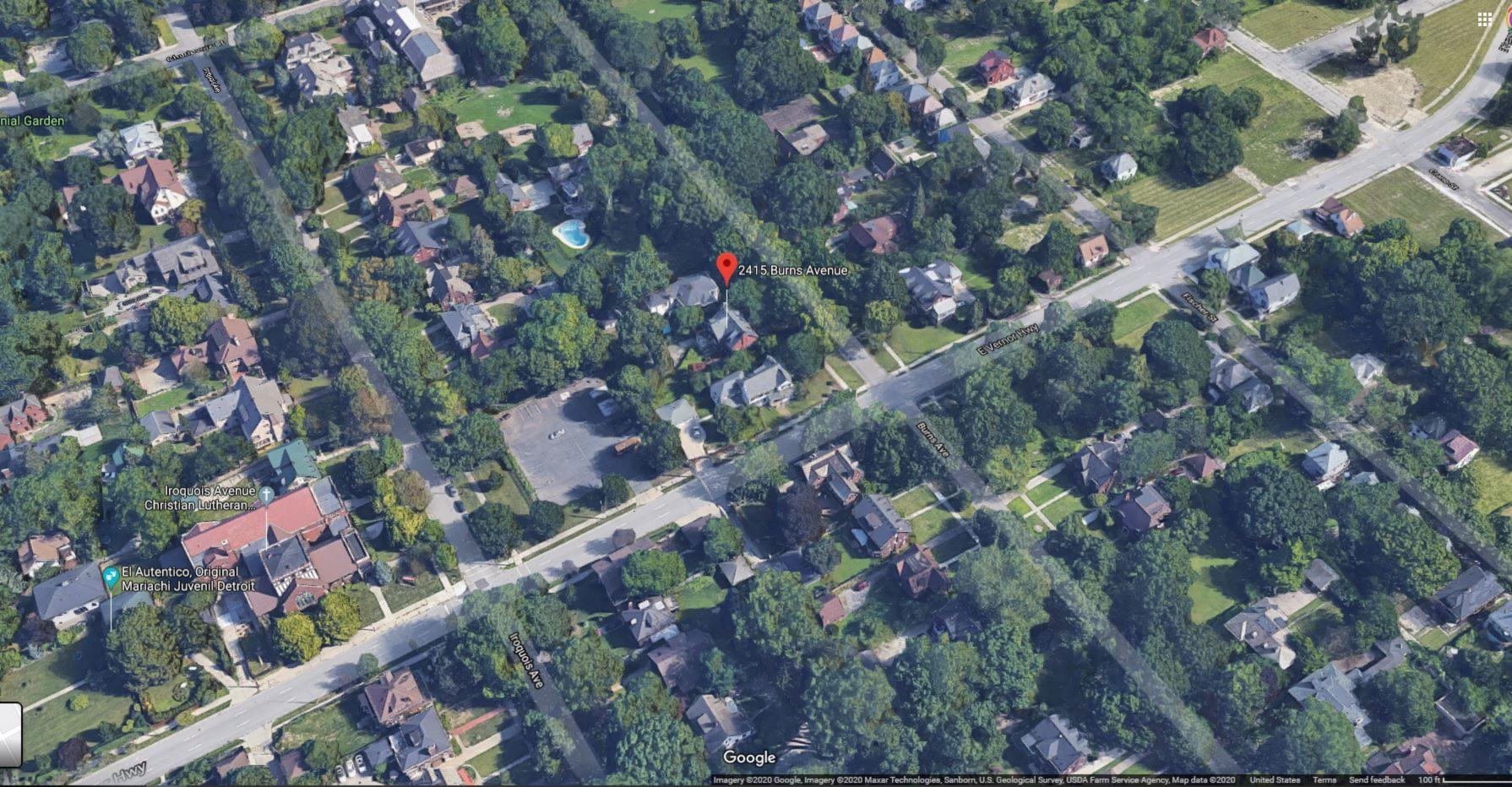
- Although it is unknown as to whether the garage was constructed with the house, it is of historic age.
- Originally constructed as an automobile garage, the (3) existing openings in number and proportion –
  are character-defining features of the historic structure. Modifying the proportion and number of
  openings will affect the historic integrity of the property.
- There are discrepancies within the drawing set including:
  - Second Floor Demo Plan (Drawing 2, Sheet A-1.0) does not match the footprint of the Second Floor New Work Plan (Drawing 1, Sheet A-2.0). The New Work Plan suggests that modifications to the massing of the second floor are proposed, however, the elevations do not reflect a change in massing.
  - O A small door (1'-6" x 2'-10") is shown at the south side of the Dining Alcove in the Second Floor New Work Plan (Drawing 1, Sheet A-2.0) but isn't represented on the elevation (Drawing 4, Sheet A-3.0).

### RECOMMENDATION

It is staff's opinion that the work, as proposed, removes historic materials and alters features that characterize the property. Staff therefore recommends that the Commission deny a Certificate of Appropriateness as the proposed work does not meet the Secretary of the Interior's Standards for Rehabilitation, especially:

- #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.
- #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.

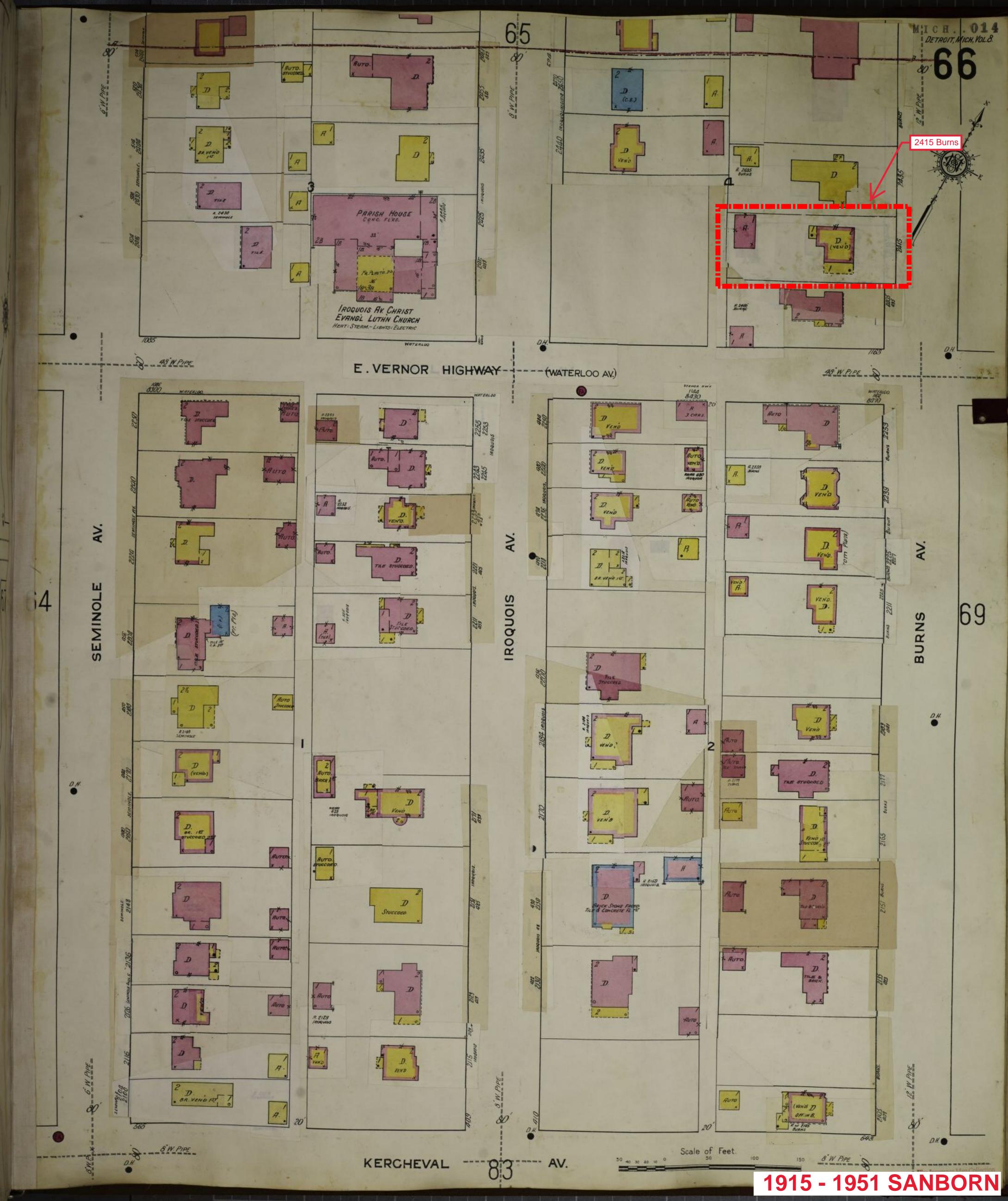


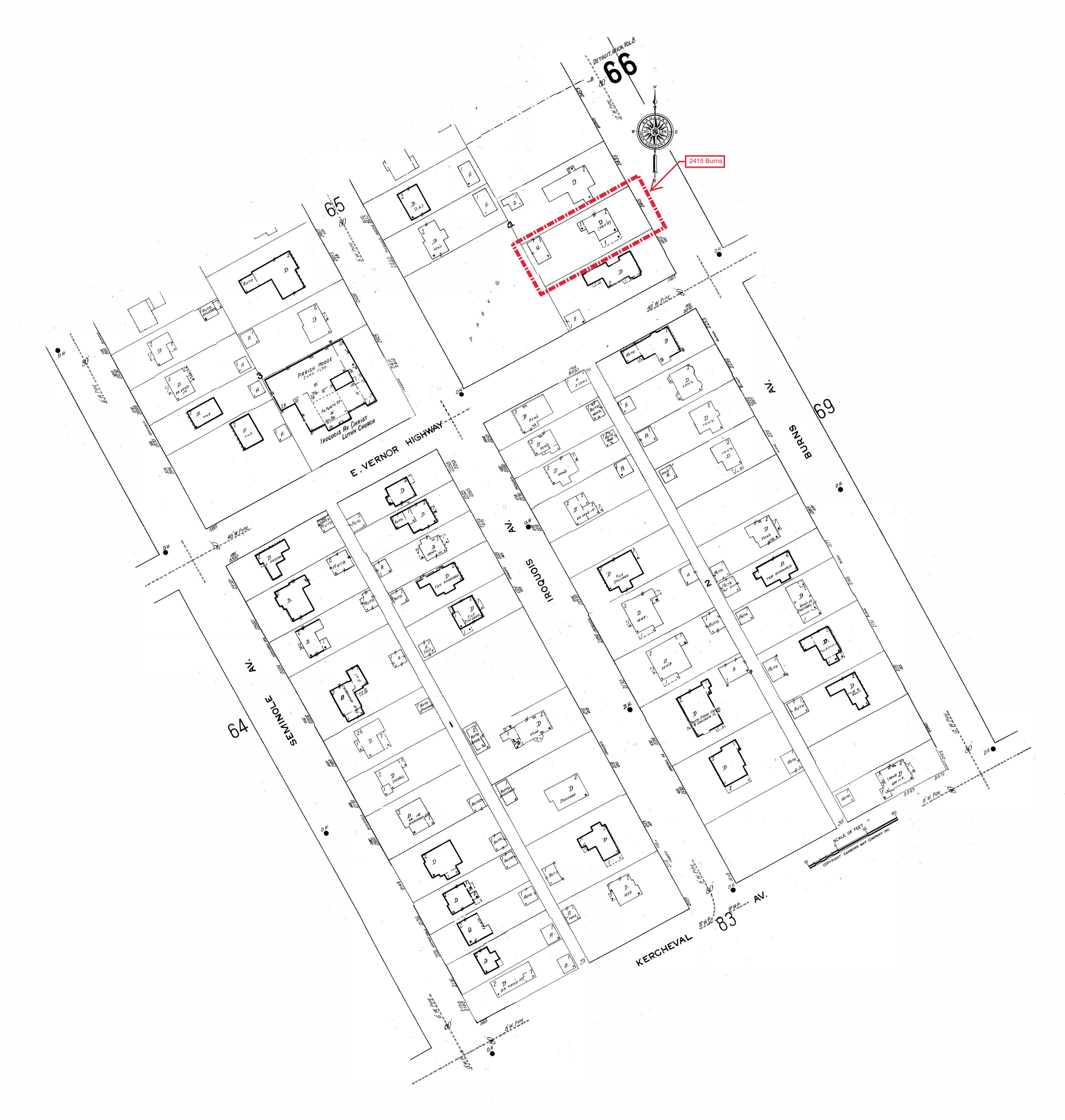














































**NOTE:** Project scope items which have been previously staff approved have been lightened in color below. The only work which requires Commission review is scope associated with the garage door modification which is show in saturated color.

Hello Brendan.

Answers to your questions are below in red:

- Photographs of all sides of the building or site
  - Attache with images of all elevations
- Description of existing conditions (including materials and design)
  - Roof existing conditions
    - Shingles are warped and brittle and have reached the end of their lifespan.
  - Siding existing conditions
    - Existing siding is a combination of vinyl and cedar shake, both are deteriorated and no longer waterproof to the interior.
  - Garage door existing conditions
    - Existing openings for three car garage span 7' each with mismatch metal doors. Hardware for the doors to be replaced are damaged and and inoperable.
  - Soffit and fascia
    - Paint is peeling from soffits and fascias. Fascia return on rear of house has not properly diverted water from the roof causing cracking in the masonry, see 10th image in attachment.
- Description of project (including an explanation as to why replacement- rather than repair- of existing and/ or construction of new is required)
  - Description New roof, new siding on dormers (cedar shake), paint fascias and soffits, new 16' garage door.
  - Replace rather than repair Roof, siding and garage door materials are beyond their natural lifespan and need to be replaced to preserve the structure from further damage. The soffits and fascias will be repaired.
- Detailed scope of work (formatted as bulleted list)
  - Demo existing shingles and underlayment
  - Install new underlayment, shingles and flashing
  - Demo existing siding on dormers
  - Install new underlayment and cedar shake siding
  - Scrape and fill soffits and facias, apply wood hardener where necessary, paint with C4 or C5
  - Demo column between first and second garage doors, closest to the man door, install header and supports

# Install new 16' door,

- Brochure / cut sheets for proposed replacement material(s) and/or product(s) Proposed Garage door, replacement shingles (including size comparison between existing shingles and proposed)
  - Roof We will replace the shingles with <u>Atlas Pinnacle Pristine Black or</u>
     <u>Hearthstone, brochure attached.</u>
    - Existing three-tab shingles are roughly 36"x 5 5/8" exposure. New architectural shingles will be 42" x 6" exposure
    - We are looking to HDC for a recommendation on shingle color if black or hearthstone is not preferred.
  - Garage door We will replace the two bay doors with <u>16x7' Clopay Classic Premium 9200 Raised Panel Short Elegant, brochure attached.</u>
  - Siding- red cedar untreated wood siding shingles
    - We are asking HDC if you prefer the cedar shake be painted or not, please advise.

ANDREA & BRYAN STEELE

# 2415 BURNS AVE. **DETROIT, MI 48214**

# **GENERAL PROJECT INFORMATION**

ANDREA & BRYAN STEELE OWNER:

LOCATION: 2415 BURNS AVENUE DETROIT, MI 48214

PROJECT DESCRIPTION: LOCATED IN HISTORIC INDIAN VILLAGE, THE PROPERTY FEATURES A 3-CAR GARAGE WITH AN EXISTING CARRIAGE HOUSE APARTMENT ABOVE. THE

CLIENT WISHES TO FULLY RENOVATE THE CARRIAGE HOUSE INCLUDING

THE LOCATION OF EXISTING EXTERIOR WINDOWS AND DOORS WILL BE **EXTERIOR WORK:** PRESERVED AS MUCH AS POSSIBLE. ADJUST SIZE OF OPENINGS AT FIRST

FLOOR GARAGE.

INTERIOR WORK: APPROPRIATE RECONFIGURATION OF THE EXISTING APARTMENT LAYOUT,

DOOR, AND WINDOW PLACEMENT, LAYOUT OF SYSTEMS THROUGHOUT. AND ELECTRICAL AND LIGHTING SCHEMATIC DESIGN FOR NEW POWER AND

LIGHTING LOCATIONS.

**BUILDING SUMMARY: EXISTING & PROPOSED GROSS BUILDING AREAS:** GROUND FLOOR: GARAGE 706 SFG

EX. RESIDENTIAL APARTMENT

# ZONING REQUIREMENTS

LOCAL AUTHORITY: CITY OF DETROIT

LOCAL ORDINANCE: **DETROIT ZONING ORDINANCE (14 OCTOBER 2018)** 

ZONING CLASSIFICATION: R-1: SINGLE FAMILY RESIDENTIAL

USE CLASSIFICATION: **EXISTING CARRIAGE HOUSE (CONSTRUCTED 1925)** 

IN THE R1 AND R2 DISTRICTS, ACCESSORY BUILDINGS SHALL NOT BE OCCUPIED FOR DWELLING PURPOSES OR USED FOR ANY BUSINESS PROFESSION, TRADE, OR OCCUPATION. HOWEVER, CARRIAGE HOUSES BUILT PRIOR TO 1940 MAY CONTINUE TO BE OCCUPIED FOR DWELLING

(>5' SEPARATION DISTANCE)

REQUIRED PARKING: SINGLE FAMILY DETACHED DWELLING / SAME LOT (SECT. 61-14-24)

MINIMUM REQUIREMENT: 2 SPACES PARKING PROVIDED:

# CODE REQUIREMENTS

**GOVERNING CODES:** 2015 MICHIGAN RESIDENTIAL CODE (MBC) 2015 MICHIGAN MECHANICAL CODE (MMC) 2015 MICHIGAN PLUMBING CODE (MPC)

2014 NATIONAL ELECTRICAL CODE (NEC) 2015 MICHIGAN UNIFORM ENERGY CODE (MUEC)

2015 INTERNATIONAL FIRE CODE NFPA 1, UNIFORM FIRE CODE

CONSTRUCTION TYPE: TYPE VB / NS (NO SPRINKLER SYSTEM) FIRE RESISTANCE RATINGS:

**EXTERIOR WALLS:** (<5' SEPARATION DISTANCE) (>5' SEPARATION DISTANCE) NP (<5' SEPARATION DISTANCE) WALL OPENINGS:

GARAGE/DWELLING SEPARATION:

1/2" GYPSUM BOARD AT GARAGE SIDE FROM RESIDENCE: FROM LIVING AREA ABOVE: 5/8" TYPE-X GYPSUM BOARD AT GARAGE CEILING

EMERGENCY ESCAPE & RESCUE OPENINGS: (SECT. R310) WHERE REQUIRED: 1 IN EACH SLEEPING ROOM (R310.1)

MINIMUM AREA: 5.7 SF / >24" HIGH & >20" WIDE (R310.2.1)

MEANS OF EGRESS

3'-0" X 6'-8" (R311.2) MINIMUM SIZE: NOT PERMITTED THROUGH GARAGE (311.1) EGRESS PATH:

TEMPORARY HEAT AT ANY AREAS OF EXCAVATION BELOW GRADE.

LICENSED SOIL ENGINEER FOR BORING AND RECOMMENDED DESIGN DATA.

# **GENERAL CONDITION NOTES:**

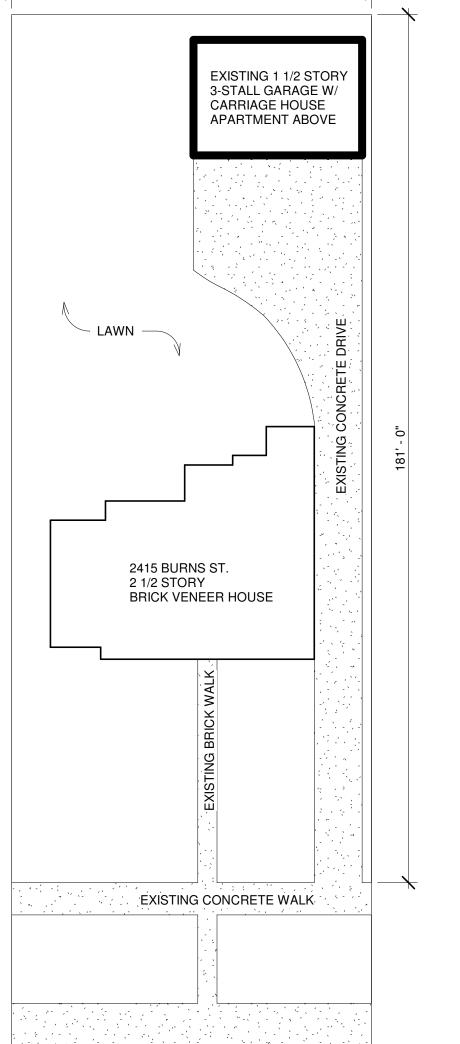
- ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS ON DRAWINGS, AS WELL AS REVIEW AND COORDINATE PLANS WITH EXTERIOR BUILDING ELEVATIONS, SECTIONS, AND DETAILS BEFORE COMMENCING WITH THE WORK. IF DIMENSIONAL ERRORS OR CONFLICTS OCCUR BETWEEN PLANS, BUILDING ELEVATIONS, SECTIONS, AND DETAILS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTORS WHO FAIL TO VERIFY, REVIEW, AND COORDINATE THE WORK AND CONTRACTORS WHO SCALE DRAWINGS TO DETERMINE PLACEMENT OR PART(S) OF THE WORK, SHALL TAKE FULL RESPONSIBILITY SHOULD THAT PORTION OF THE WORK BE
- CONTRACTOR TO PROVIDE PROTECTIVE MEASURES DURING CONSTRUCTION TO ENSURE THAT FROST DOES NOT PENETRATE BELOW FOOTINGS. MEASURES INCLUDE THICK STRAW BEDS, TARPING AND
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, RULES AND ASSUMED SOIL PRESSURE IS 3,000 PSF - VERIFY CAPACITY BEFORE COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT IF LESS THAN THIS VALUE IS FOUND. OWNER SHALL BE RESPONSIBLE TO RETAIN A

# DRAWING INFORMATION:

- ARCHITECTURAL DOCUMENTS ESTABLISH THAT FIRST (MAIN) FLOOR LEVEL = ACTUAL ELEVATION (ASL) FOR COORDINATION OF CIVIL DOCUMENTS: ARCHITECTURAL VALUE = CIVIL ENGINEERS VALUE AND
- INTERPOLATION SHALL BE REQUIRED BY CONTRACTORS FOR VALUE RELAVANT TO THE SITE. EXTERIOR DIMENSIONS ARE MEASURED FROM FACE OF STUD WALL TO FACE OF STUD WALL. WINDOWS
- AND DOORS ARE DIMENSIONED TO CENTERS. U.N.O. OR WHERE C.M.U. DIMENSIONS ARE USED. INTERIOR DIMENSIONS ARE MEASURED FACE OF STUD WALL TO FACE OF STUD WALLS. INTERIOR DOORS AND CASED OPENINGS ARE TO BE MIN. 6" OFF WALLS FOR TRIM ALLOWANCE U.N.O.



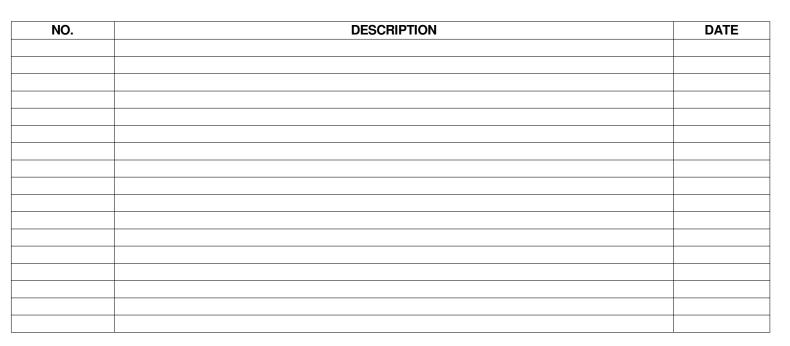
**NW PERSPECTIVE** 

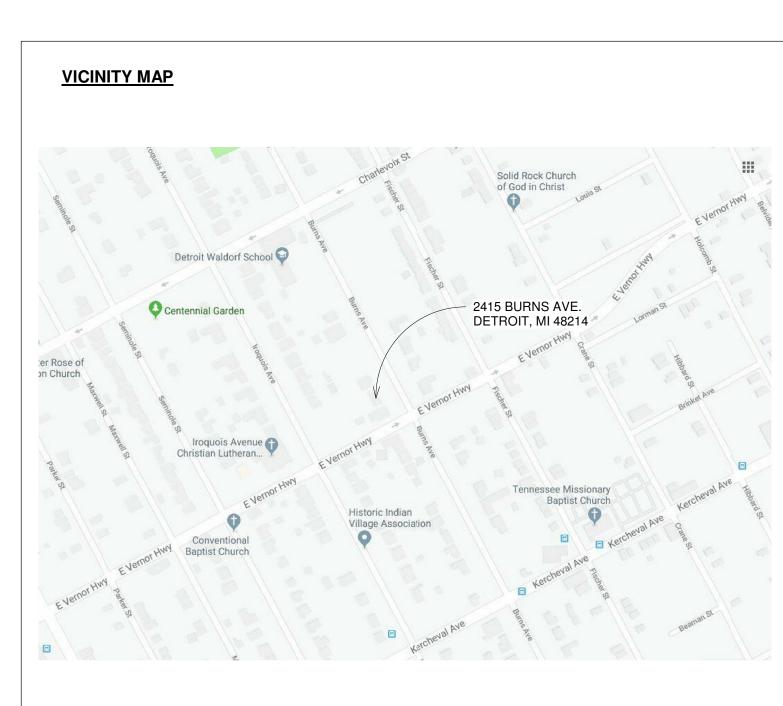


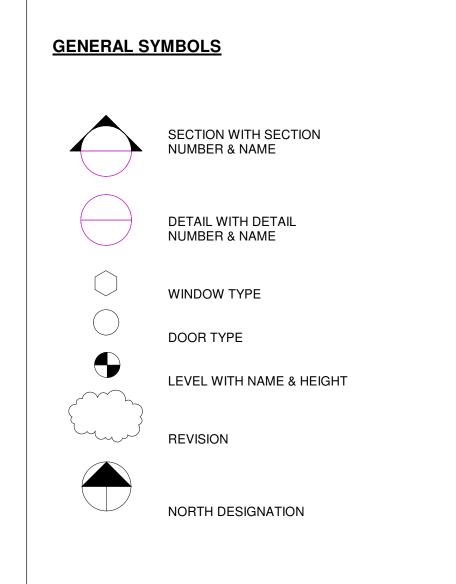
BURNS AVE.

**EXISTING SITE PLAN** 

PUBLIC ALLEY







<u>DISCLAIMER: ALL CONDITIONS DEPICTED ARE</u> BASED ON KNOWLEDGE DISCOVERED UPON FIELD MEASURE (OR CONVEYED BY OWNER). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY <u>THE ARCHITECT AND OWNER OF ANY DISCOVERIES</u> EXPOSED UPON DEMOLITION / NEW CONSTRUCTION THAT DIFFER FROM CONDITIONS DEPICTED HEREIN

SHEET LIST		
SHEET NUMBER SHEET NAME		
1CS	COVER SHEET	
A-1.0	EXISTING/DEMOLITION PLANS	
A-2.0	PROPOSED FLOOR PLANS	
A-3.00	PROPOSED EXTERIOR ELEVATIONS AND SECTIONS	
E-1.0	ELECTRICAL PLANS	



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SHEET NUMBER

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- COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION. OBTAIN AND PAY FOR ALL PERMITS REQUIRED. WHERE TOXIC SUBSTANCES ARE SUSPECTED TO BE PRESENT, PARTICULARLY LEAD PAINT AND ASBESTOS, A CERTIFIED REMOVAL ENTITY SHALL BE RETAINED AND FOLLOW GOVERNING AGENCY GUIDELINES FOR
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY PROTECTION REQUIRED BY FEDERAL, STATE, AND LOCAL LAW TO INSURE PUBLIC AND WORKER SAFETY. COMPLY WITH OSHA AND EPA REQUIREMENTS.

# AS PART OF THE PROJECT SCOPE, THE CONTRACTOR SHALL PREPARE ALL DRAWINGS, DOCUMENTS, AND APPLICATIONS AND SHALL OBTAIN ALL GOVERNMENT AGENCY APPROVALS AND PERMITS REQUIRED FOR DEMOLITION ACTIVITIES.

- CONDUCT DEMOLITION OPERATIONS AND REMOVE MATERIALS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND UTILIZED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR UTILIZED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
- ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, W HERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- MAINTAIN TEMPORARY PROTECTION TO PEOPLE AT EXTERIOR AREAS OF THE EXISTING BUILDING WHERE DECORATIVE MEDALLION REMOVAL WORK IS BEING DONE.
- PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING THAT ARE DESIGNATED TO REMAIN
- PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDINGS TO BE DEMOLISHED AND ADJACENT BUILDINGS TO REMAIN.
- STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
- VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF DEMOLITION AND RECYCLING REQUIRED.
- SURVEY CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.
- RETAIN A LICENSED AND QUALIFIED STRUCTURAL ENGINEER TO PROVIDE ANALYSIS, INCLUDING CALCULATIONS, NECESSARY TO ENSURE THE SAFE EXECUTION OF THE DEMOLITION WORK. BEARING WALLS, STRUCTURAL STEEL CONCRETE FOUNDATIONS AND SUPPORTED SLABS WITH STRUCTURAL FRAMING SHALL NOT BE ALTERED WITHOUT A FIELD INVESTIGATION BY THE ARCHITECT OR A STRUCTURAL ENGINEER.

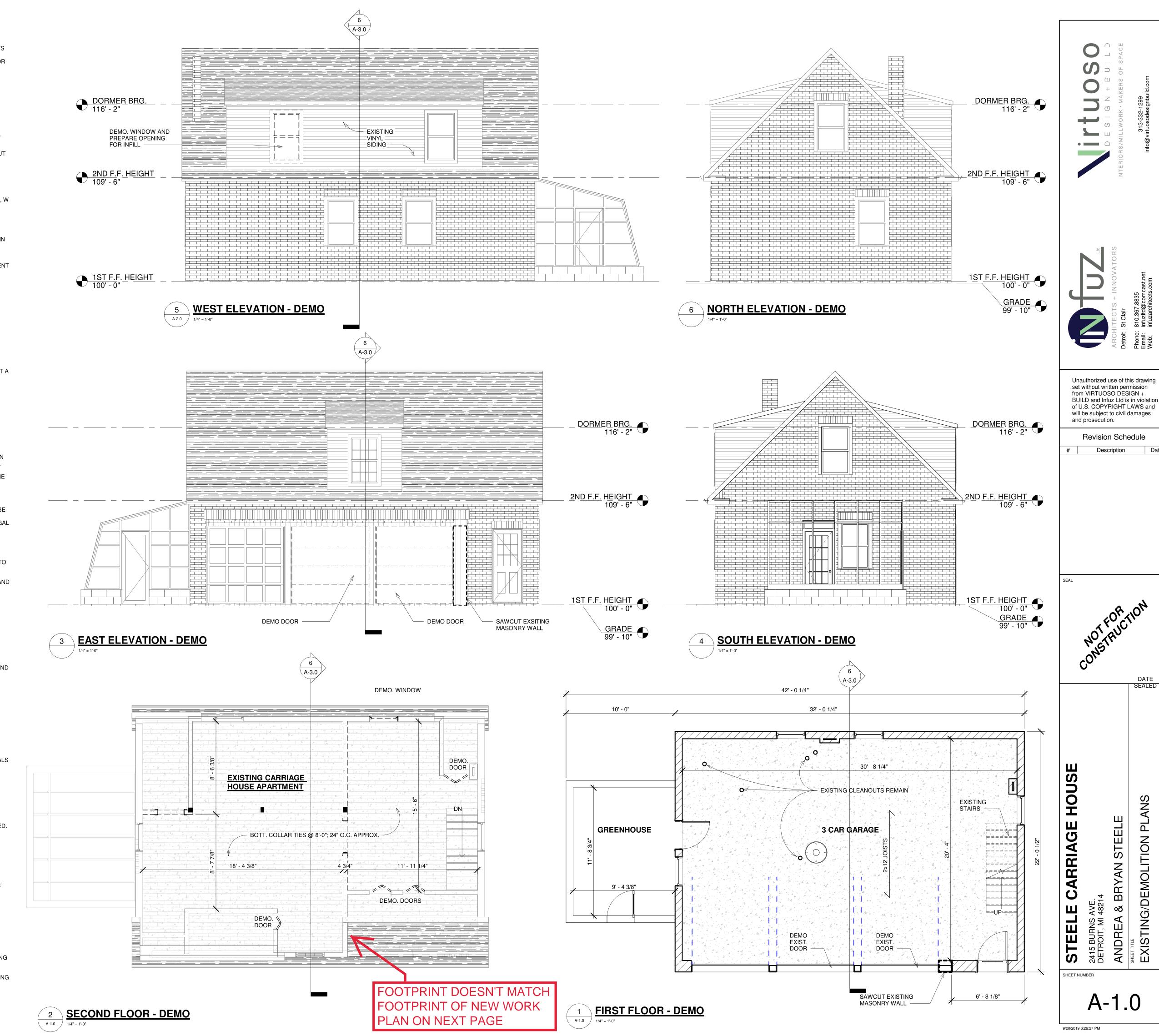
- DEMOLITION DRAWINGS INDICATE GENERAL AREAS OF DEMOLITION ONLY. EXTENT OF REMOVAL OF EXISTING CONSTRUCTION MATERIALS TO BE DETERMINED BY FIELD INVESTIGATION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL TO BE RELOCATED PER DRAWINGS, COORDINATE WITH CONTRACTORS AS REQUIRED
- COORDINATE REMOVAL OF EXISTING ITEMS WITH PROPOSED FRAMING DETAILS, INTERIOR ELEVATIONS, AND DETAILS. PROVIDE TEMPORARY STRUCTURAL SUPPORT AS REQUIRED PRIOR TO STRUCTURAL DEMOLITION.
- PATCH AND REPAIR EXISTING MATERIALS TO REMAIN AS REQUIRED WHERE REMOVAL OF EXISTING CONSTRUCTION OR WHERE REQUIREMENTS OF NEW CONSTRUCTION NECESSITATES CUTTING OR ALTERING EXISTING MATERIALS. EXISTING WALLS, FLOORS, AND CEILING TO REMAIN INTACT AS IS INDICATED ON DRAWINGS. COORDINATE WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR THE PATCH AND REPAIR OF ALL DAMAGE ARISING FROM DEMOLITION OPERATIONS AS REQUIRED TO MATCH EXISTING.
- ALL DEMOLITION WORK SHALL ATTEMPT TO SALVAGE ADJACENT AREAS AND RE-USABLE MATERIALS TO THE EXTENTS POSSIBLE. VERIFY OWNER'S INTENT TO REUSE OR STORE ANY BUILDING COMPONENTS PRIOR TO DISPOSAL. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN PROPERTY OF OWNER, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED, RECYCLED, OR DISPOSED FROM PROJECT SITE IN AN APPROPRIATE AND LEGAL
- RECYCLABLE CONTENT.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE BUILDING AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT GROUND IMPACT OR DUST GENERATION.
- PROVIDE TEMPORARY AND SECURE WATERPROOF ENCLOSURE DURING CONSTRUCTION.
- PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW WORK AND NEW FINISHES AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
- ALL SALVAGED ITEMS TO BE CLEANED, REPAIRS, OR PATCHED AS NECESSARY PRIOR TO NEW INSTALLATION.
- REMOVE ANY DAMAGED MASONRY AT REMAINING WALLS. PROVIDE NEW INFILL TO MATCH EXISTING.
- REMOVE EXISTING MECHANICAL AND PLUMBING SYSTEMS, VENTS, FIXTURES, DRAINS, AND DUCTWORK NOT INDICATED FOR REUSE. DO NOT ABANDON ITEMS IN PLACE UNLESS NOTED OTHERWISE. REFER TO MECHANICAL AND PLUMBING FOR ADDITIONAL INFORMATION.

# LEGALLY TRANSPORT AND DISPOSE OF MATERIALS THAT CANNOT BE DELIVERED TO A SOURCE-SEPARATED OR MIXED RECYCLING FACILITY TO A TRANSFER STATION OR DISPOSAL FACILITY THAT CAN LEGALLY ACCEPT THE MATERIALS FOR THE PURPOSE OF DISPOSAL

- USE A PERMITTED WASTE HAULER OR CONTRACTOR'S TRUCKING SERVICES AND PERSONNEL. TO CONFIRM VALID PERMITTED STATUS OF WASTE HAULERS, CONTACT THE APPROPRIATE WASTE MANAGEMENT AGENCY.
- BECOME FAMILIAR WITH THE CONDITIONS FOR ACCEPTANCE OF NEW CONSTRUCTION, EXCAVATION AND DEMOLITION MATERIALS AT RECYCLING FACILITIES, PRIOR TO DELIVERING MATERIALS.
- DELIVER TO FACILITIES THAT CAN LEGALLY ACCEPT NEW CONSTRUCTION, EXCAVATION AND DEMOLITION MATERIALS FOR PURPOSE OF RE-USE, RECYCLING, COMPOSTING, OR DISPOSAL.
- DO NOT BURN, BURY OR OTHERWISE DISPOSE OF RUBBISH AND WASTE MATERIALS ON PROJECT SITE.
- DEMOLISH CONCRETE AND MASONRY IN SIZES THAT WILL BE SUITABLE FOR ACCEPTANCE AT RECYCLING OR DISPOSAL FACILITIES.

# SAFETY-RELATED WORK PRACTICES SHALL BE EMPLOYED TO PREVENT ELECTRIC SHOCK OR ELECTRICAL CONTACTS, WHEN WORK IS PERFORMED NEAR OR ON EQUIPMENT OR CIRCUITS WHICH ARE OR MAY BE ENERGIZED. LIVE PARTS SHALL BE DE-ENERGIZED BEFORE WORK COMMENCES ON THEM. ONLY QUALIFIED ELECTRICIAN MAY WORK ON ENERGIZED CIRCUITS OR EQUIPMENT

- THE CIRCUITS AND EQUIPMENT TO BE WORKED ON SHALL BE DISCONNECTED FROM ALL ELECTRIC ENERGY SOURCES. ELECTRIC EQUIPMENT OR CIRCUITS WHICH HAVE BEEN DE-ENERGIZED SHALL BE LOCKED OUT OR TAGGED OR BOTH.
- A QUALIFIED ELECTRICIAN SHALL USE TEST EQUIPMENT (VOLT-OHM METER, ETC.) AND SHALL VERIFY THAT THE CIRCUIT AND EQUIPMENT ARE DE-ENERGIZED. IF THE CIRCUIT IS OVER 600 VOLTS, THE TEST EQUIPMENT SHALL BE CHECKED FOR PROPER OPERATION IMMEDIATELY BEFORE AND IMMEDIATELY AFTER THIS TEST.
- STORED ELECTRIC ENERGY WHICH MIGHT ENDANGER PERSONNEL SHALL BE RELEASED. CAPACITORS SHALL BE DISCHARGED AND HIGH CAPACITANCE ELEMENTS SHALL BE SHORT-CIRCUITED AND GROUNDED, IF THE STORED ELECTRIC ENERGY MIGHT ENDANGER PERSONNEL.
- A QUALIFIED ELECTRICIAN SHALL CONDUCT TESTS AND VISUAL INSPECTIONS TO VERIFY THAT ALL TOOLS, ELECTRICAL JUMPERS, SHORTS, GROUNDS, AND OTHER SUCH DEVICES HAVE BEEN REMOVED, SO THAT THE CIRCUITS AND EQUIPMENT CAN BE SAFETY ENERGIZED.
- CAP, TERMINATE, OR REMOVE ALL MISCELLANEOUS POWER WIRES, OUTLETS, AND SWITCHES AS REQUIRED DURING CONSTRUCTION AND DEMOLITION
- DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL LIGHTING FIXTURES, LOW VOLTAGES TRANSFORMERS, WIRING DEVICES IN ENTIRETY. ALL CONDUIT, WIRING, CABLING, ETC. SHALL BE REMOVED BACK TO THE SOURCE.
- ALL GAS TO BE SHUT OFF TO AREAS OF DEMOLITION BY A QUALIFIED CONTRACTOR. TEST FOR LEAKS PRIOR TO COMMENCING WORK. WHERE APPLICABLE, PROVIDE NEW SHUT OFF VALVES WHERE PIPING REACHES AREA OF DEMOLITION.



# FINISH NOTES

SURFACE PREPARATION AND APPLICATION.

METALS - ALL METAL SURFACES SHALL BE CLEAN AND FREE OF RUST, MILL SCALE, GREASE, OIL, DIRT AND OTHER FOREIGN MATTER. SURFACES MUST BE ABRADED WITH STEEL WOOL OR ABRASIVE PAPER PRIOR TO PRIME COAT. FINISHES TO BE GLOSS UNLESS NOTED OTHERWISE.

<u>PLASTER-</u> DEEP CRACKS MUST BE CUT OUT AND PATCHED BEFORE PRIMER AND PAINT ARE APPLIED. UNDERCUT PLASTER TO A 'V' GROOVE. AFTER PATCH DRIES AND IS SANDED SMOOTH, DUST COMPLETELY. PATCHED AREAS MUST BE SPOT PRIMED AND SCUFF SANDED BEFORE THEY ARE PAINTED. NEW PLASTER MUST BE DRY BEFORE IT IS PRIMED

**GYPSUM BOARD-** BE SURE ALL SCREW HEADS ARE SET BELOW THE SURFACE AND SPACKLED OVER. JOINTS SHOULD BE TAPED AND COVERED WITH SUITABLE JOINT COMPOUND. SAND SMOOTH AND DUST WELL BEFORE PRIMING. GYPSUM BOARD SHOULD BE FINISHED TO A LEVEL 4 FINISH UNLESS NOTED OTHERWISE.

**CONCRETE & MASONRY-** SURFACE SHALL BE 'AGED' BEFORE PAINTING. AGING ALLOWS ALKALI TO LEACH OUT OF CEMENT PRODUCTS AND MOISTURE TO ESCAPE. CONCRETE PRODUCTS SHALL BE FILLED BY APPLYING LATEX BLOCK FILLER. PROVIDE SATIN CLEAR SEALERS ON CONCRETE SURFACES AS NOTED.

**WOOD FINISHES-** PROVIDE FINISH SANDING TO REPAIR MINOR DEFECTS IN ALL FINISHED LUMBERS. PATCH MAJOR DEFECTS WITH PROPER WOOD FILLERS. FILLER/SEALER IS USED TO FILL POURS OF OPEN GRAINED WOODS SO THAT STAINS AND VARNISHES WILL DRY EVENLY. APPLY MINIMUM TWO (2) COATS OF CLEAR VARNISH, LIGHTLY SAND OR STEEL WOOL AFTER EACH COAT. ON OPAQUE FINISHES PROVIDE 'KILZ' (OR EQUAL) PRIMER

SURFACES PRECIOUSLY COATED WITH GLOSS PAINTS DILUTED WITH PENETROL PER ARCHITECTS DIRECTION. PREPARE TEST STRIPS FOR ALL SPECIAL AND TEXTURED PAINT TO BE APPROVED BY ARCHITECT.

# TYPICAL FINISH

# **CEILINGS -** FLAT

WALLS - SATIN OR EGGSHELL TRIM - SEMI GLOSS; W/CLEAR VARNISH OR POLYURETHANE **METALS -** GLOSS; W/CLEAR VARNISH OR POLYURETHANE

# **GENERAL EXTERIOR FINISH NOTES:**

A. ALL CONSTRUCTION TO COMPLY WITH THE LOCAL BUILDING CODES AND ORDINANCES FOR MATERIAL REQUIREMENTS AND PERFORMANCE.

B. ALL MATERIALS WITHIN 8" OF GRADE SHALL BE OF NON-ROTTING COMPOSITION PER

C. VERIFY ALL SELECTIONS WITH OWNER PRIOR TO ORDER AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.

# **MASONRY NOTES:**

ALL MASONRY WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE LATEST BUILDING CODE AND INSTALLED IN CONFORMANCE WITH RECOMMENDED PRACTICES IN THE INDUSTRY AND THE MASONRY INSTITUTE OF MICHIGAN.

ALL C.M.U. AT OR WITHIN 8" OF GRADE SHALL BE GROUTED SOLID

WATERPROOF ALL BRICK, BLOCK AND POURED CONCRETE WALLS AT ANY BELOW GRADES CONDITION UNLESS NOTED OTHERWISE.

VERIFY ALL SELECTIONS, INCLUDING MORTAR COLORS, WITH OWNER PRIOR TO

ORDER.

PROVIDE TEMPORARY JIGS OR STEEL LINTELS WHERE ARCHED ELEMENTS ARE

PROVIDE 'DOLOMITIC' LIMESTONE WHERE DETAILS ARE IN CONTACT WITH GRADE, SUPPORT MORE THAN ONE STORY OF MASONRY, OR WHERE WALL CAPS ARE NOT

# SIDING/TRIMS:

OWNER SELECTION OF SIDING MATERIALS SHALL BE REVIEWED BY GENERAL CONTRACTOR AND MAINTENANCE FREE ALTERNATIVES DISCUSSED, WHERE PAINTED PRODUCTS ARE SELECTED, PROVIDE ALTERNATE FOR COMPOSITES.

WHERE OWNER SELECTS PAINTED SIDING OR TRIMS, PROVIDE SAMPLE/MOCK-UP PRIOR TO PAINT ORDER. ALL EXTERIOR PAINTED ELEMENTS SHALL BE PREPARED. CAULKED, PRIMED AND PAINTED PER INDUSTRY STANDARDS WITH OIL BASE FINISHES OR APPROVED EQUAL.

ALUMINUM COIL TRIMS, AS WELL AS GUTTERS AND DOWNSPOUTS, SHALL BE VERIFIED WITH OWNER AND COORDINATED WITH ROOFING AND WINDOW COLOR SELECTIONS. UNLESS DESIGN INTENT CONVEYS OTHERWISE, DOWNSPOUTS SHALL MATCH FAÇADE COLOR THEY ARE MOUNTED TO.

ALL EXTERIOR SEALANTS SHALL MATCH COLOR OF MATERIALS THEY ABUT AND SHALL HAVE U. V. INHIBITORS. USE 'SOLAR SEAL' OR APPROVED EQUAL.

WHERE COMPOSITE EMBELLISHMENT OR SUPPORT BRACKETS ARE PRESENT. PROVIDE SOLID BLOCKING IN FRAME WALLS FOR PROPER SUPPORT AND TRANSFERRED LOADS. WHERE ELEMENTS OCCUR IN MASONRY, PROVIDE BUILT-UP PRESSURE TREATED 2X BLOCKING AS NECESSARY TO ASSURE FLUSH MOUNTING OF ELEMENTS AND/OR BRACKET PLATES.

	Wall Schedule	
Type Mark	Description	Comments

5/8" GYP. ON 2x4 WOOD STUDS @ 16" O.C. ON 5/8" GYP. 5/8" TYPE X GYP. ON RC-1 CHANNEL OR EQ. ON 2x4 WD. STUD @ 16" O.C. w/ ROCKWOOL SAFE 'N SOUND MINERAL WOOL INSUL. ON 5/8" HOMASOTE 440 SOUND BOARD ON 5/8" TYPE X GYP. UL- U327 OR APPV'D EQUIVALENT 1-HR RATED ASSEMBLY

	ROOM FINISH SCHEDULE							
Name Base Finish Wall Finish Ceiling Finish Area Co	omments							

2ND STORY	PATCH, PRIME, AND PAINT. DO NOT PAINT BRICK		501 SF	APPLY CLEAR SEALER TO EXPOSED BRICK WALLS
3 CAR GARAGE	SCRAPE, PRIME, AND PAINT WHITE	GYP. BOARD 1 LAYER TYPE X	615 SF	
GREEN HOUSE			110 SF	

# **GENERAL FRAMING NOTES:**

- EXTEND ALL INTERIOR PARTITIONS UP TO CEILING STRUCTURE @ MIN. 8' O.C.

· COORDINATE OPENINGS AND VERTICAL SHAFTS WITH M/E/P AND FIRE TRADES ALL GYP. BD. TO BE 5/8" AT CEILINGS AND MIN. 1/2" AT WALLS U.N.O. - ALL DEMISING WALLS TO BE SECURED TO STRUCTURE ABOVE, SEALING ALL PENETRATIONS PROVIDE AND INSTALL SOUND BATT INSULATION ABOVE CEILING ALONG DEMISING PARTITION.

# WALL CONSTRUCTION NOTES:

AND PROVIDE CONSISTENT FINISH

PROVIDE DENSE OR FIBER REINFORCED GYPSUM INTERIOR PANELS TO BE USED AT ALL CORRIDOR AND HIGH IMPACT AREAS - WHERE EXISTING C.M.U. WALLS ARE TO BE FURRED FOR GYP. BD. FINISH, PROVIDE PROPER FURRING DEPTH FOR FLUSH TRANSITIONS TO ADJACENT - WHERE EXISTING C.M.U. WALLS ARE TO BE RENOVATED, TOOTH IN NEW AREAS

# FIRE STOPPING:

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.

1. CONCEALED WALL SPACES - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS

AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

2. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES - FIRE BLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

3. STAIRWAYS - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

4. ARCHITECTURAL TRIM - FIRE BLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS AT MAXIMUM

FIRE BLOCKING MATERIALS - FIRE BLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS

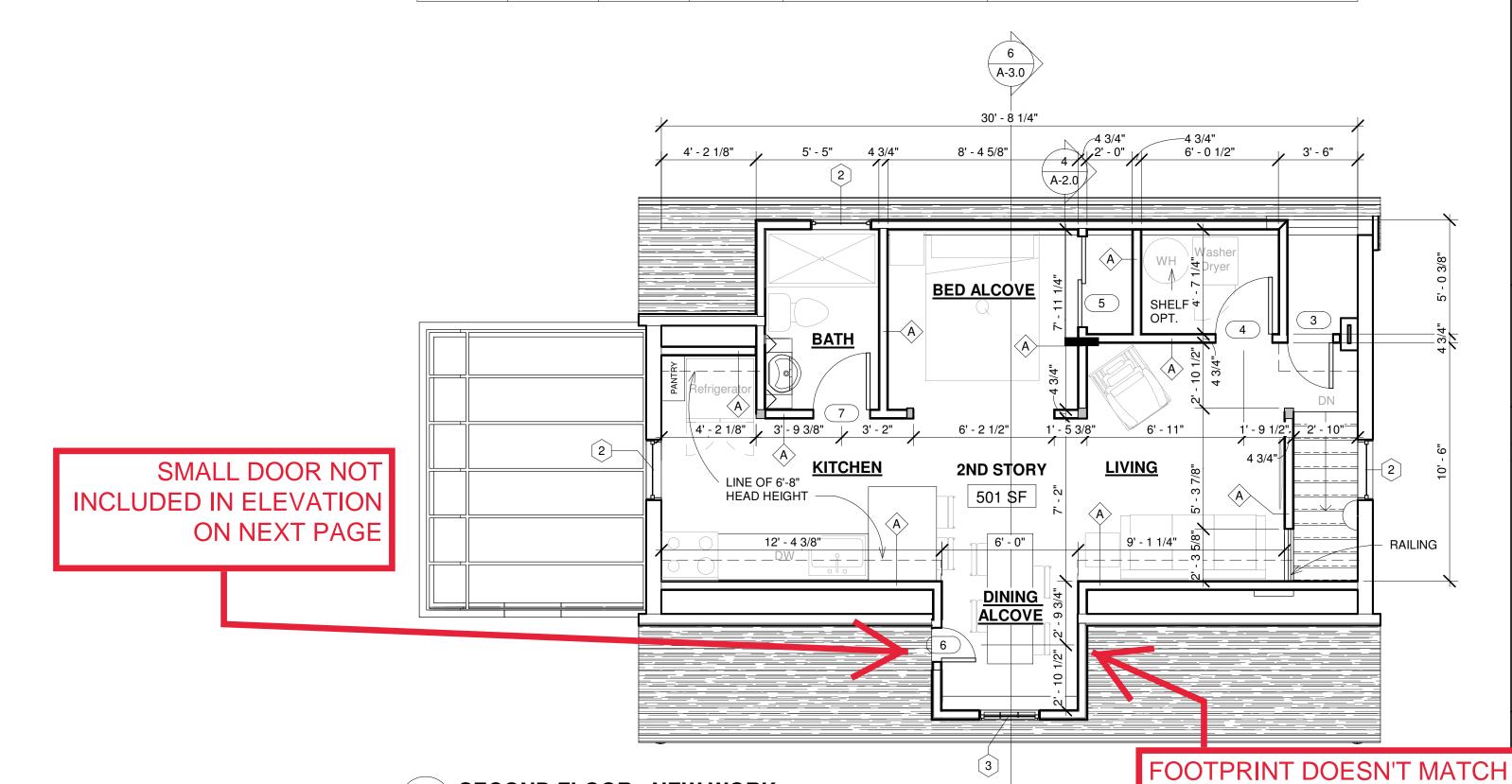
INTERVALS OF 20 FEET. IF NON-CONTINUOUS, SUCH ELEMENTS SHALL HAVE

CLOSED ENDS, WITH AT LEAST 4 INCHES OF SEPARATION BETWEEN SECTIONS.

DRAFTSTOPPING (REQUIRED IN ENCLOSED AREAS AND ATTICS WHEN BUILDING IS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM) SHALL BE PROVIDED IN DIRECTION OF FRAMING, MAX. 3,000 SQ.FT. COMPARTMENT AREA U.N.O.

BE PERMITTED AS AN ACCEPTABLE FIRE BLOCK.

INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL



DOOR SCHEDULE

PASSAGE

PASSAGE

PASSAGE

PRIVACY

WINDOW SCHEDULE

Description

Description

SOLID CORE WOOD

Comments

|Clopay - Classic - Premium - 9200

FOOTPRINT OF DEMO PLAN

, 3' - 3 3/8"

=====

===== <u>|</u>=====

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ON PREVIOUS PAGE

**NEW FURNANCE** DESIGN AND BUILD

BY CONTRATOR

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will be subject to civil damages

Revision Schedule

DATE

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PRO

Description

and prosecution.

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Raised Panel - Short Elegant

Comments

EXISTING WINDOW TO REMAIN

EXISTING WINDOW TO REMAIN

EXISTING WINDOW TO REMAIN

Height Count W.S. Hardware

Type Mark | Width

16' - 0"

4' - 0"

2' - 6"

Width

Type Mark

7' - 0"

6' - 8"

5' - 0"

6' - 8"

6' - 8"

2' - 10"

6' - 8"

4' - 4"

4' - 6"

4' - 4"

**SECOND FLOOR - NEW WORK** 

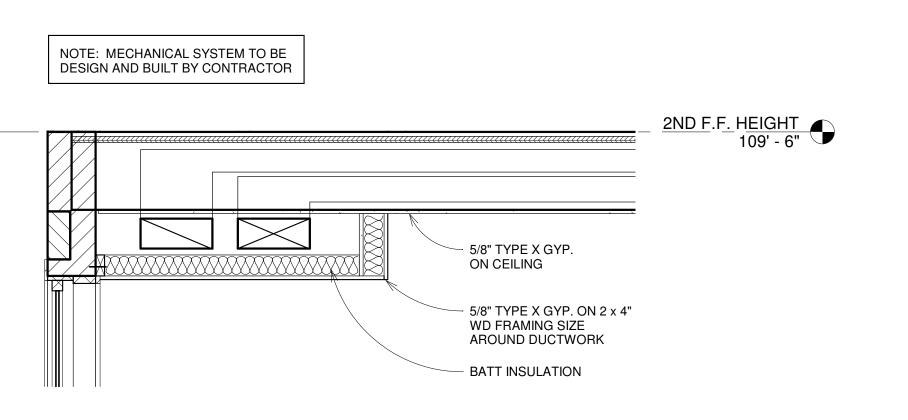
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**GREEN HOUSE** 

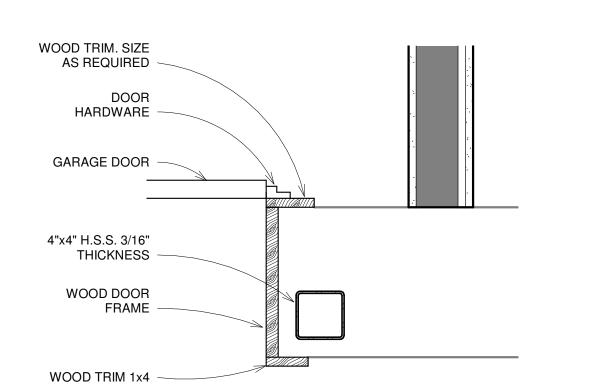
110 SF

Height

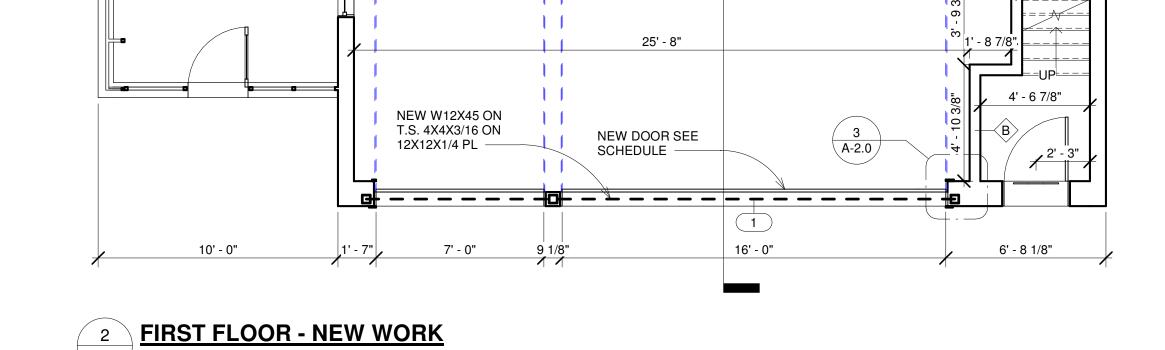
Count











**EXISTING 3 WYTHE** 

SOFFIT FOR MECHANICAL ABOVE.

ALIGN B.O. SOFFIT WITH T.O. WINDOW

SIZE AROUND DUCTWORK.

**BRICK WALL** 

∖ A-3.0 *∤* 

27' - 4 7/8"

A-2.0

3 CAR GARAGE

615 SF

SHEET NUMBER

BR

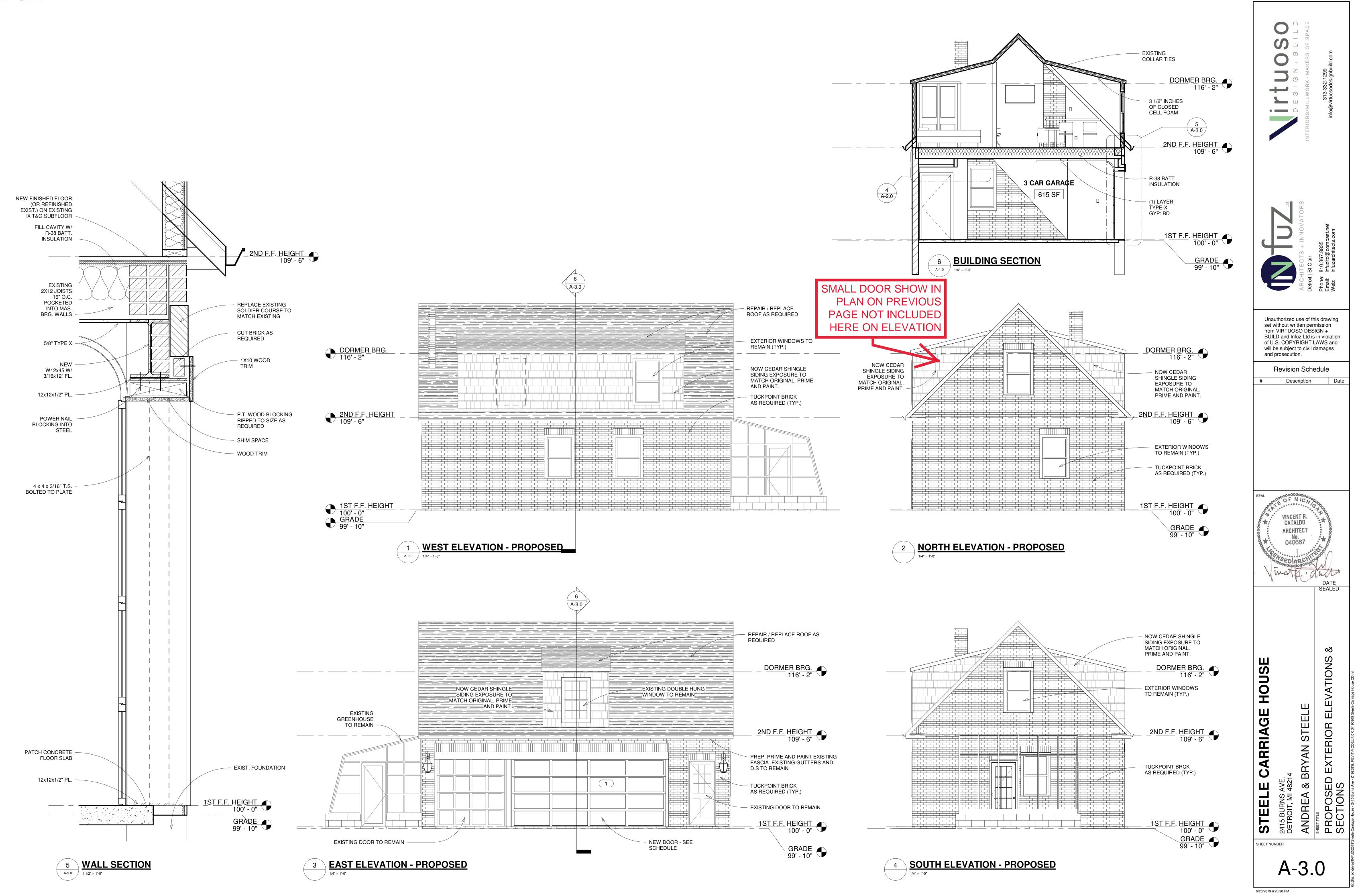
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# **GENERAL ELECTRICAL NOTES:**

ALL WORKMANSHIP, MATERIALS AND METHODS OF INSTALLATION SHALL BE GOVERNED BY THE REQUIREMENTS OF THESE

SPECIFICATIONS, THE NATIONAL ELECTRICAL CODE, LATEST REVISION, LOCAL CODES AND OSHA. EXERCISE CARE IN INSTALLING SUPPORTS TO MAINTAIN STRUCTURAL DESIGNED QUALITY. ALLOW FOR EXPANSION

MOVEMENTS AS REQUIRED IN ALL SUPPORTS, CABLES AND CONDUIT.

VERIFY WALL SWITCH AND POWER OUTLETS LOCATIONS WITH OWNER AND LOCAL GOVERNING ENFORCEMENT OFFICIAL. WHERE NOT SPECIFIED ALL SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTERLINE. CONVENIENCE RECEPTACLES SHALL BE LOCATED 18" ABOVE FINISHED FLOOR TO BOTTOM OF BOX, EXCEPT WHERE INDICATED ON PLANS TO BE OTHERWISE. ALL WALL SWITCH OUTLETS SHALL BE INSTALLED ON THE LOCK SIDE OF THE DOOR IMMEDIATELY ADJACENT TO DOOR FRAME. VERIFY DOOR SWINGS WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN WORK. WHERE GLASS PARTITIONS OR OTHER ARCHITECTURAL FEATURES PREVENT SUCH LOCATIONS, SWITCHES SHALL BE LOCATED IN HOLLOW METAL DOOR FRAMES.

ALL RECEPTACLES LOCATIONS SHALL BE IN ACCORDANCE WITH THE LAYOUT SHOWN EXCEPTED AS OTHERWISE NOTED OR AS OTHERWISE REQUIRED BY CODES AND/OR AGENCIES HAVING JURISDICTION. ALL OUTLETS SHALL BE OF ADEQUATE SIZE AND TYPE AS REQUIRED FOR THE PARTICULAR LOCATION AND SERVICE INTENDED. RECEPTACLES SHALL NOT BE RATED LESS THAN 20 AMPS AND SHOULD BE LABELED ON THE INSIDE OF EACH FACE PLATE WITH PANEL AND CIRCUIT NUMBER DESIGNATION. CHECK ALL RECEPTACLE CIRCUITS FOR CONTINUITY AFTER COMPLETION.

# ALL WIRING SHALL BE RUN IN ELECTRICAL RACEWAY AS REQUIRED PER APPLICABLE CODES.

# STANDARDS OF MATERIALS AND WORKMANSHIP

A. ALL MATERIALS SHALL BE NEW. THE ELECTRICAL AND PHYSICAL PROPERTIES OF ALL MATERIALS, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS OF EQUIPMENT, SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING RECOGNIZED **AUTHORITIES:** 

NATIONAL ELECTRICAL CODE

AMERICAN NATIONAL STANDARDS INSTITUTE A.N.S.I. -INSTITUTE OF ELECTRICAL ELECTRONICS ENGINEERS AMERICAN SOCIETY FOR TESTING MATERIALS A.S.T.M. -I.P.C.E.A. -INSULATED POWER CABLE ENGINEERS ASSOCIATION

NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION

UNDERWRITERS' LABORATORIES, INC. U.L. -

B. ALL WORK SHALL BE PERFORMED IN FIRST CLASS AND WORKMANLIKE MANNER, IN ACCORDANCE WITH THE LATEST ACCEPTED STANDARDS AND PRACTICES FOR THE TRADES INVOLVED. NONE BUT EXPERIENCED PERSONS IN THE WORK TO BE PERFORMED SHALL BE ALLOWED TO DO THE WORK. THIS APPLIES PARTICULARLY TO ITEMS SUCH AS CABLE SPLICING, CONTROL WORK, SYSTEMS CONNECTION, ETC.

# CONDUIT

N.E.M.A. -

CONDUIT SHALL BE EMT, PVC OR RIGID GALVANIZED STEEL. ALL CONDUIT INSTALLED UNDERGROUND SHALL BE PVC SCHEDULE 40 OR RIGID GALVANIZED STEEL AS NOTED.

THE DRAWINGS SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK ENUMERATED ABOVE AND ARE MORE OR LESS DIAGRAMMATIC.

THE DRAWINGS ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, NOT TO SERVE AS SHOP DRAWINGS. CONSULT EQUIPMENT SHOP DRAWINGS FOR CORRECT MEASUREMENTS WHEREVER POSSIBLE.

THE ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT FIT OF THE WORK INSTALLED, AND SHALL TAKE FIELD MEASUREMENTS NECESSARY FOR ORDERING MATERIALS AND FITTING THE INSTALLATION TO THE BUILDING CONSTRUCTION AND ARRANGEMENT. GROUNDING

G. ALL METAL NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT, ENCLOSURES, BASES, FRAMES, LIGHTING FIXTURES, WIREWAYS AND SUPPORTS SHALL BE GROUNDED.

PROVIDE ANY SPECIAL GROUNDS REQUIRED BY THE LATEST N.E.C., UTILITIES, AND AS RECOMMENDED BY EQUIPMENT

GROUND SERVICE EQUIPMENT TO BUILDING STEEL, GROUND RODS AND WATER SERVICE AS REQUIRED BY THE LATEST

ALL FEEDER AND BRANCH CIRCUITS SERVING PANELS, LIGHTING, RECEPTACLES, MOTORS, MECHANICAL EQUIPMENT, ETC., INSTALLED IN EMT, MC, PVC OR RIGID GALVANIZED STEEL CONDUIT, SHALL BE INSTALLED WITH AN INSULATED (GREEN) GROUND CONDUCTOR.

APPROVED EXIT SIGNS SHALL BE INSTALLED TO INDICATE THE LOCATION OF THE DESIGNATED MEANS OF EGRESS. ALL EXIT SIGNS SHALL HAVE CONSTANT ILLUMINATION.

EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHGOUT THE FACILITY ACCORDING TO THE LATEST IFC/IBC AND NFPA, AS WELL AS CURRENT FIRE CODES. ELECTRICAL CONTRACTOR TO PROVIDE LIGHTING TO MEET FOOTCANDLE REQUIREMENTS.

COMBINATION EXIT AND EMERGENCY LIGHTING UNITS MAY BE USED IN LIEU OF SEPARATE FIXTURES AS LONG AS ALL CODE REQUIREMENTS ARE MET.

THERE SHALL BE CLEAR MARKINGS OF ARROW/CHEVRON INDICATORS TO DISTINGUISH THE DIRECTION OF TRAVEL TO THE

ELECTRICAL CONTRACTOR TO VERIFY STYLE AND COLOR OF EXIT FIXTURES WITH OWNER. WHERE ACCEPTIBLE, USE BLUE OR GREEN LED; GLASS FIXTURES.

EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL

# **GENERATOR**

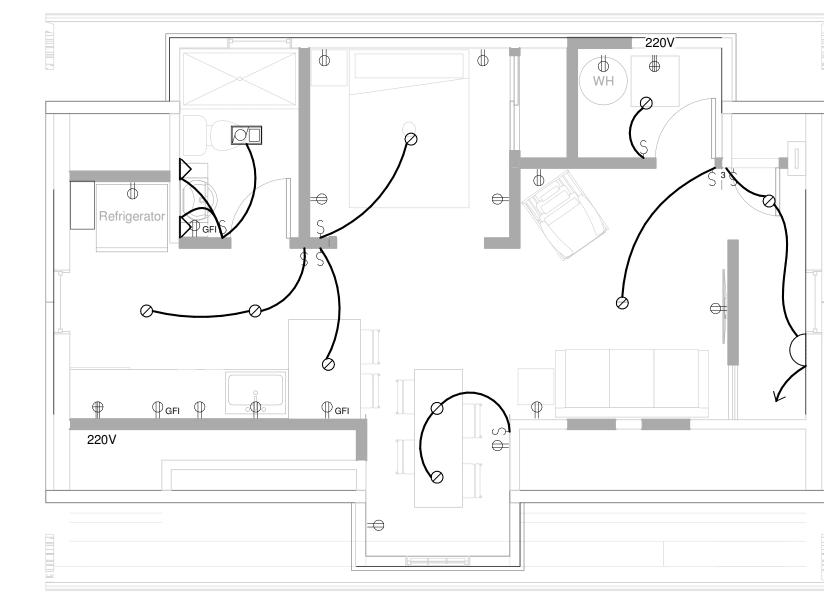
VERIFY WITH BUILDING OWNER THE INTENT TO PROVIDE A NATURAL GAS/LP GAS ENGINE GENERATOR SET, IN A WEATHERPROOF SOUND ENCLOSURE, OF THE LATEST COMMERCIAL TYPE AND DESIGN. IN A STAND-BY POWER CAPACITY, IT SHALL BE CAPABLE OF CONTINUOUS SERVICE AND RATED OUTPUT FOR THE DURATION OF ANY UTILITY POWER FAILURE. THE ENGINE GENERATOR MANUFACTURER AND ITS AUTHORIZED DEALER SHALL HAVE SOLE RESPONSIBILITY FOR THE PERFORMANCE OF THE ENGINE GENERATOR SET AND ITS ACCESSORIES. IT SHALL BE A NEW, FACTORY ASSEMBLED AND TESTED SET.

# TELEPHONE/DATA/CABLE TELEVISION SERVICE

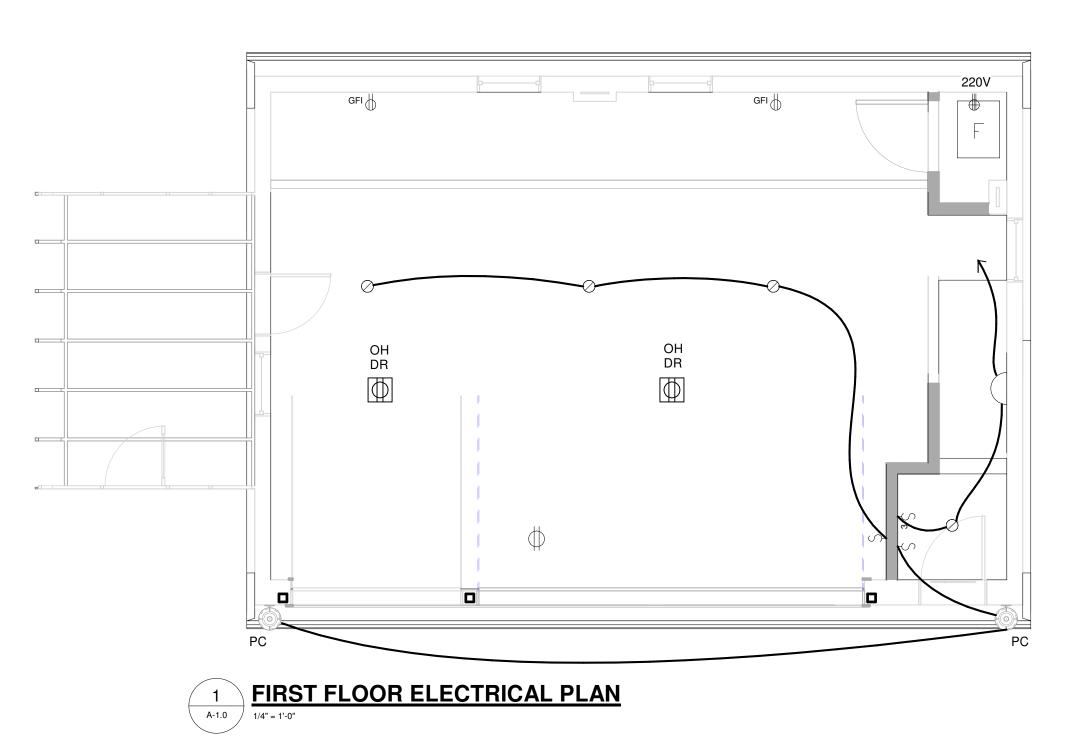
VERIFY OWNER'S REQUIREMENTS FOR LOW VOLTAGE SYSTEM INCLUDING SECURITY SYSTEM, ALARMS, TELEPHONE AND/OR CABLE/SATELLITE TELEVISION SERVICE, AND COMPUTER NETWORK CABLE. TERMINATE SERVICE CONDUIT PER MANUFACTURER

# **ELECTRICAL SYMBOL LEGEND**

Duplex Outlet (12" AFF, 42" AFF @ Counters) Pendant Light fixture 220V Outlet Wall Sconce (66" A.F.F.) Ground Fault Interrupted Outlet Recessed Can Lighting Water Proof Outlet Flood Light Ceiling Outlet Ceiling Fan Smoke Detector Telephone Exhaust Fan Cable / Television Exhaust Fan & Light Combination Track Lighting Switch Emergency Exit Light & Backup Lighting 3-Way Switch Emergency Backup Lighting 4-Way Switch Electrical Panel





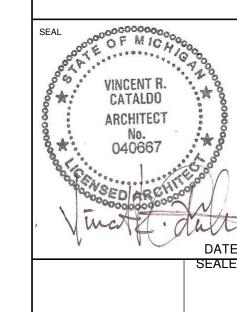






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Revision Schedule Description



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# PREMIUM series



America's Favorite Garage Doors®







Premium Series garage doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore® is a proprietary polyurethane foam that is injected into our Premium Series doors, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency.











# PREMIUM series

Improve your home's appearance and energy efficiency with a Clopay Premium Series insulated garage door. Available with Intellicore® polyurethane or bonded polystyrene insulation in 2" or 1-3/8" thicknesses, Premium Series models offer exceptional insulating R-values, strength and security, as well as quiet operation and a beautiful appearance. Choose from two panel styles, multiple color options and a wide range of window options to create a door that fits your budget and enhances your home's curb appeal.

# 3-LAYER CONSTRUCTION

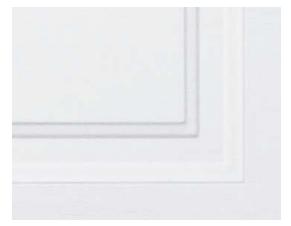
- Weathertight tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 2" thick polystyrene doors and all Intellicore® doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.
- Patented Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Prepainted white end stiles and interior steel backing create a clean, finished appearance.
- Inside/outside step plates and grip handles make doors easy and safe to operate.
- 2" thick polystyrene doors and all Intellicore® doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft<sup>2</sup> or less (IECC, Section C402.5.2).



† Models with Ultra-Grain® and Black paint options are 25 gauge steel



# DETAIL



Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

# STYLE



# **Elegant Short**

Complements homes with traditional styling. Models 9200, 9130, 4300 and 4050.



### **Elegant Long**

Ideal for ranch style homes. Models 9203, 9133, 4310 and 4053.

Doors range from 6' to 16' high and 6'2" to 20' wide. Consult your Clopay Dealer for size options.

WINDCODE® Doors are available to meet most regional wind load requirements.

Consult your local dealer for specific information.



# **COLORS**

Standard White Glacier White\*† Almond Desert Tan Sandtone Bronze





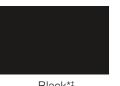
Gray



Charcoal\*



Hunter Green



Black\*‡

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

Due to the printing process, colors may vary. See your Clopay Dealer for color samples.

- \*Not available on Models 4050 and 4053.
- †Popular in select markets, Glacier White is a brighter white.
- ‡Additional charges apply.

# **CUSTOM PAINT OPTION**



Color Blast® offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.



# **ULTRA-GRAIN® PAINT OPTION**



Classic Medium Finish



Classic Cherry Finish



Classic Walnut Finish

Due to the printing process, colors may vary. Not available on Models 4050 or 4053. Additional charges apply.



- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Woodgrain runs horizontal on stiles and vertical on panels for an authentic, natural look.
- Available in Medium,
   Cherry or Walnut Classic finishes that complement
   Clopay Entry Doors,
   shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® painted door has a stucco texture to create a more natural woodgrain appearance.

Model 4300, Short Elegant Panel; Shown in Ultra-Grain® Classic Cherry Finish



# **RUST-PREVENTION SYSTEM**



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a bakedon primer and top coat.

# GREATER ENERGY EFFICIENCY



Thermal break\* separates the interior from the exterior skin to improve energy efficiency and comfort.

\*Thermal break is not present on Models 4050 and 4053.

# **ENVIRONMENTAL ASSURANCE**

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- Washington HB 1112 Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

# **WARRANTIES**





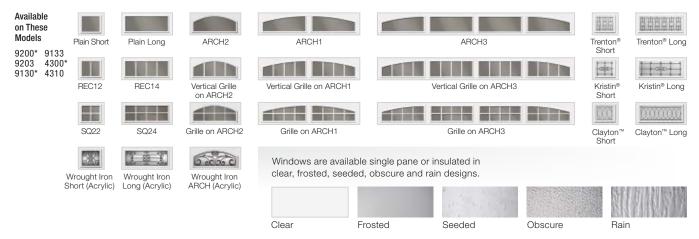


# WINDOW OPTIONS

Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

### ARCHITECTURAL SERIES WINDOWS

These windows are from Clopay's Architectural Series, featuring a larger viewing area and are available on select models and heights. Short windows are 19-1/2" × 16" and long windows are 42" × 16".



### **DECORATIVE INSERT SERIES WINDOWS**

UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" × 12" and long windows are 40-1/2" × 12".



Windows are available single pane or insulated in clear, frosted, obscure and rain designs. Clear acrylic also available.



Short windows not available on long panel doors.

Panel emboss may not align with windows due to size difference. Some size limitations apply.

†Shown with clear glass. Acrylic and obscure glass optional. <sup>‡</sup>Sunset windows not available on Ultra-Grain® doors.

Additional charges for optional glass apply.

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

Visit clopaydoor.com or call 1-800-2CLOPAY (800-225-6729) for more information on Clopay,











CITY OF DETROIT HISTORIC DISTRICT COMMISSION 2 WOODWARD, SUITE 808 DETROIT, MICHIGAN 48226 PHONE 313-224-6536 FAX 313-224-1310

12/17/2019

# CERTIFICATE OF APPROPRIATENESS

Andrea & Bryan Steele 2415 Burns Detroit, MI, 48214

RE: Application Number 19-9596; 2415 Burns - Indian Village Historic District

Dear Mr. & Mrs. Steele,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of December 17, 2019.

Staff finds the work appropriate for the following reasons:

The following work items meet the Secretary of the Interior's Standards for Rehabilitation Standard 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.

# Roof Replacement - Garage

- Removal of existing asphalt shingle roof
- Install new asphalt shingle roof to spec (Atlas Dimensional Shingle, "Pristine Black" or "Pristine Hearthstone" – appears gray)
- Install to manufacturer specifications, including drip edge, water / ice shield, synthetic underlay, venting, flashing and new decking where necessary

# **Dormer Siding Replacement - Garage**

- Remove deteriorated existing cedar shake siding on dormers and replace in-kind
  - Replacement shakes shingles to match existing shake siding in size, design and pattern
  - Replacement siding to be painted from Color Chart C- B:17 Light Olive

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at cagneyb@detroitmi.gov.

For the Commission:

Brendan Cagney

Staff

**Detroit Historic District Commission** 

Sec. 21-2-103. - Indian Village Historic District.

- (a) An historic district, known as the Indian Village Historic District, was established in accordance with the Resolution of the City Council adopted on June 15, 1971, remained in effect on the date of the enactment of this article, which was November 5, 1976, and shall be administered in accordance with the provisions of this article.
- (b) The boundaries of the Indian Village Historic District are:

The area including Burns, Seminole, and Iroquois (both sides) from the center line of Mack Avenue to the center line of East Jefferson Avenue. (More particularly described the Park Subdivision Lots 1-195, the addition to the Park Subdivision Lots 196-221, the Assessors Plat of PCs 27 and 180 Lots 1-142, A.M. Henry's Subdivision Lots 1-18, Meredith's Iroquois Park Subdivision Lots 1-28, Curry Cook Farm Subdivision Lots 9-29, and Assessor Plat of PCs 27 Lots 3-112.)

- (c) The elements of design, as defined in <u>Section 21-2-2</u> of this Code, shall be as follows:
  - (1) *Height.* Virtually all of the houses in the district have two full stories plus attic or finished third floor within the roof. These are generally called 2½-story houses. Additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:
    - a. The eight adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On East Jefferson Avenue, the five existing houses shall be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of ten (seven on East Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least 80 percent of the resulting average. In no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.
    - b. The level of the eaves of a proposed new structure having as much or more significance for compatibility as the room height, an average eave or cornice height shall be determined by the same process provided for in Subsection (c)(1)a of this section. The proposed new structure shall have a height at the eaves or cornice, of not less than 90 percent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest.
  - (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards in Subsection (c)(1) of this section; proportion will be established by permitting no proposed building or addition to create a front façade wider or narrower than those existing on the same block.
  - (3) *Proportion of openings within the façade.* Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Façades have approximately 15 percent to 35 percent of their area glazed. Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.
  - (4) Rhythm of solids to voids in front façades. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the façade. In examples of other

- styles, especially those of Neo-Tudor and Victorian substyles, voids are arranged with more freedom, but usually is a balanced composition.
- (5) Rhythm of spacing of buildings on streets. The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two conditions exist. A very wide site may have a house placed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward that side yard.
- (6) Rhythm of entrance and/or porch projections. In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front façade. Other examples display more freedom with entrance and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.
- (7) Relationship of materials. The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.
- (8) Relationship of textures. The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.
- (9) Relationship of colors. Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly Neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including putty. Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the 18th Century or early 19th Century on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably Neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or Late Victorian examples may have several paint colors on a single façade. These tend to be dark in tone and frequently of the earth tone family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.
- (10) Relationship of architectural details. These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched

- windows, door openings, and porches. Buildings of Medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or Late Victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.
- (11) Relationship of roof shapes. Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel-type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.
- (12) Walls of continuity. The major wall of continuity is created by the buildings with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.
- (13) Relationship of significant landscape features and surface treatment. The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895 to 1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The American elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and tree lawns. Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court. The street right-of-way of 80 feet combined with a pavement width of between 24 and 29 feet creates wide tree lawns or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley-facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.
- (14) Relationship of open space to structures. Open space in the district occurs in the form of vacant land, a City park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.
- (15) Scale of façades and façade elements. There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The size and complexity of façade elements and details either accentuate or subdue the scale of the façades. Façade elements have been determined by

- what is appropriate for the style. Large wings at the front are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades.
- (16) Directional expression of front elevations. In general, the expression of direction is neutral.
- (17) Rhythm of building setbacks. Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.
- (18) *Relationship of lot coverage.* Lot coverage ranges from 50 percent to 12 percent or less in the case of homes with large yards. Most homes are in the 20 percent to 30 percent range of lot coverage.
- (19) Degree of complexity within the façade. The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular façades with varying amounts of ornamentation. Other styles, such as Queen Anne and those of Medieval inspiration, frequently have façades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.
- (20) Orientation, vistas, overviews. While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house. The street façade in these cases is well coordinated with the rest of the street façades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.
- (21) Symmetric or asymmetric appearance. Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the Neo-Tudor, are generally asymmetrical, but balanced compositions.
- (22) *General environmental character.* The Indian Village Historic District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.

(Code 1964, § 28A-1-14(c); Code 1984, § 25-2-81; Res. of 6-15-1971, J.C.C. Pages 1374-1375; Ord. No. 424-H, § 1(28A-1-14(c)), eff. 2-6-1981)