

DHDC 24-00498

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

10/15/2024

CERTIFICATE OF APPROPRIATENESS

Jason Floarea
23460 INDUSTRIAL PARK DR
Farmington Hills, MI

**RE: Application Number 24-00498; 1628 Leverette Corktown Historic District
Project Scope: Rehabilitate exterior of dwelling**

Dear Applicant,

At the Regular Meeting that was held on October 9, 2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on October 15, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Rehabilitate dwelling per the attached drawings:

Please note that this COA has been issued *with the following conditions*:

- Additional information (either enlarged detailed drawings or annotated photographs) shall be included in the final permit drawing documents which graphically depict the design detail for the following elements:
 - Front and side porch handrails, guardrails, and columns
 - The decorative detail proposed for the front and side porch roof/cornice
 - The decorative vertical siding proposed for installation at the front façade gable end
 - The jigsaw window surrounds proposed for location at the front and east side gable ends
 - The detailing for the rebuilt and side front bays
 - The stepped roof fascia and soffit that is proposed to replace the recently installed/unapproved basic wood fascia which was installed when the new roof was added
 - The new frieze board and corner trim boards which will be installed to replace those which were removed without approval
 - The new front, side, and rear doors

- The existing historic-age wood casing and sills shall be retained and repaired in kind where necessary and new aluminum clad wood sash inserts be installed within the existing casing/opening.
- A skirting of an appropriate design and material, such as a wood beadboard panels, shall be installed at the rebuilt east side porch. The new design shall be subject to HDC staff review and approval.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Jennifer Ross
Detroit Historic District Commission

COA



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2024-00498

PROPERTY INFORMATION

| |
|---------------------------------------|
| ADDRESS(ES): 1628 Leverette St |
| HISTORIC DISTRICT: Corktown |

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/ Doors | <input checked="" type="checkbox"/> Walls/ Siding | <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |


BRIEF PROJECT DESCRIPTION:
Full Home remodel and Rehab.

APPLICANT IDENTIFICATION

| | | | |
|--|--|--|--|
| TYPE OF APPLICANT: Property Owner/Homeowner | | | |
| NAME: Jason Floarea | | COMPANY NAME: Alfa Premium Homes LLC | |
| ADDRESS: 23460 INDUSTRIAL PARK DR | | CITY: FARMINGTON HILLS | STATE: Michigan ZIP: 48335 |
| PHONE: +1 (734) 709-9884 | | EMAIL: jason@alfaconstructionguys.com | |

I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

| | |
|--|------------|
| Signed by:  <small>778309F38A4448</small> | 08/27/2024 |
| SIGNATURE | DATE |

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Fire Damaged home.

Existing roof was done on the home. the rest needs to be updated throughout inside and out. to get the house up to par.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

Restoring home that was Fire damage to its original condition. Exterior: Windows, Siding, Porches, Doors.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

- Replace as existing Exterior Wood Siding.
- Replace windows with new Wood Windows with Aluminum Cladding.
- Repair and Replace where needed for porches on exterior.
- Decorative trim to be restored as existing was on exterior. with Wainscoting





5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

| | |
|--|---|
| <p>6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p> |  |
| <p>7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p> |  |
| | |
| | |

Quote Number

2240

P.O. Number

Metro Detroit

Customer Name

Metro Detroit Window - 1628 Leverette

Contact Name

Jay Marchio or John Nova

Billing Address

metrodetroitwindow@gmail.com
novacustomhomesllc@gmail.com

Quote Date

5/14/2024

Phone Number

248-565-7041

Fax Phone

Job Name

1628 Leverette St

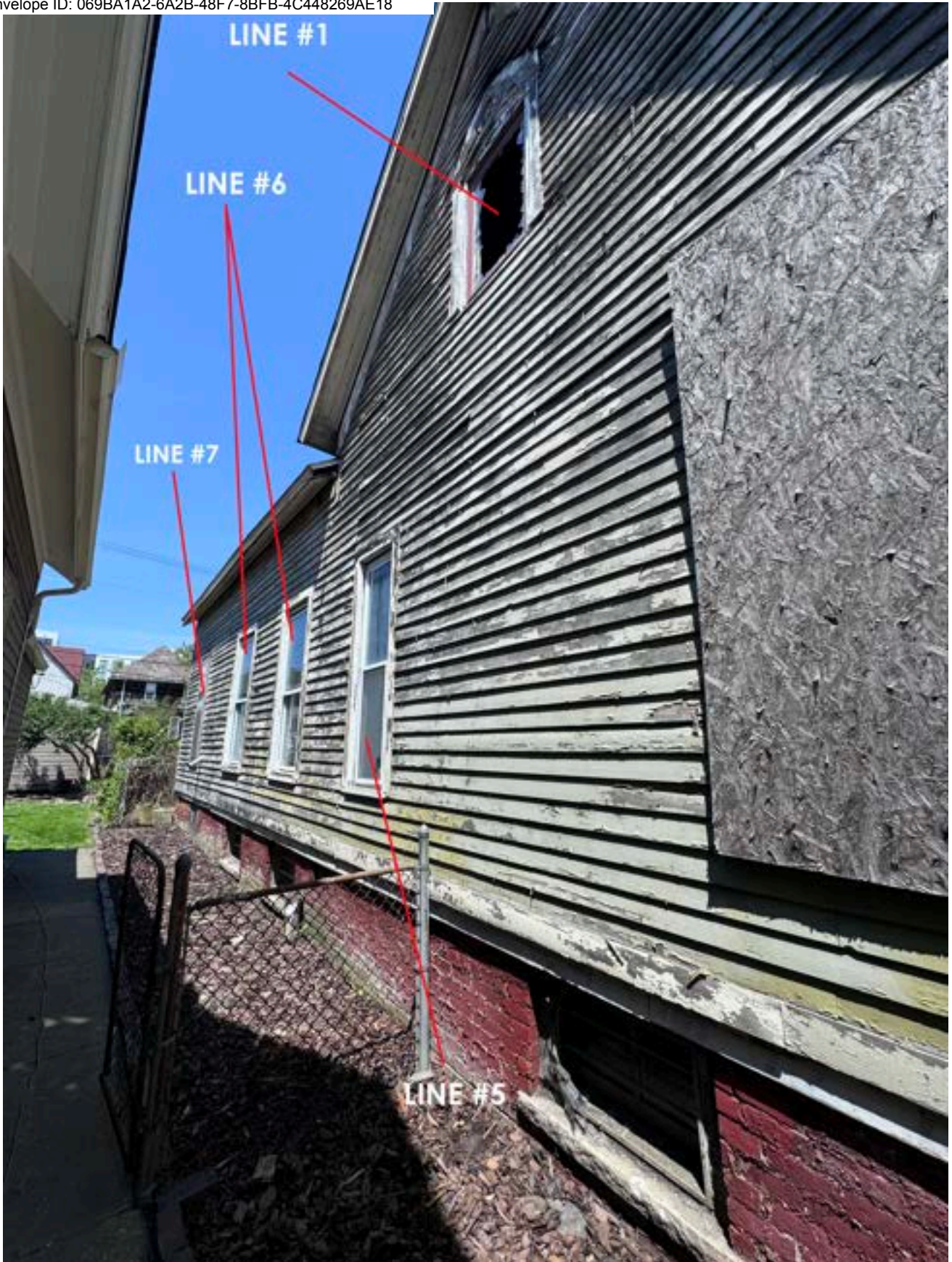
Job Site Address

1628 Leverette St
Detroit, MI 48216

Mobile Phone #



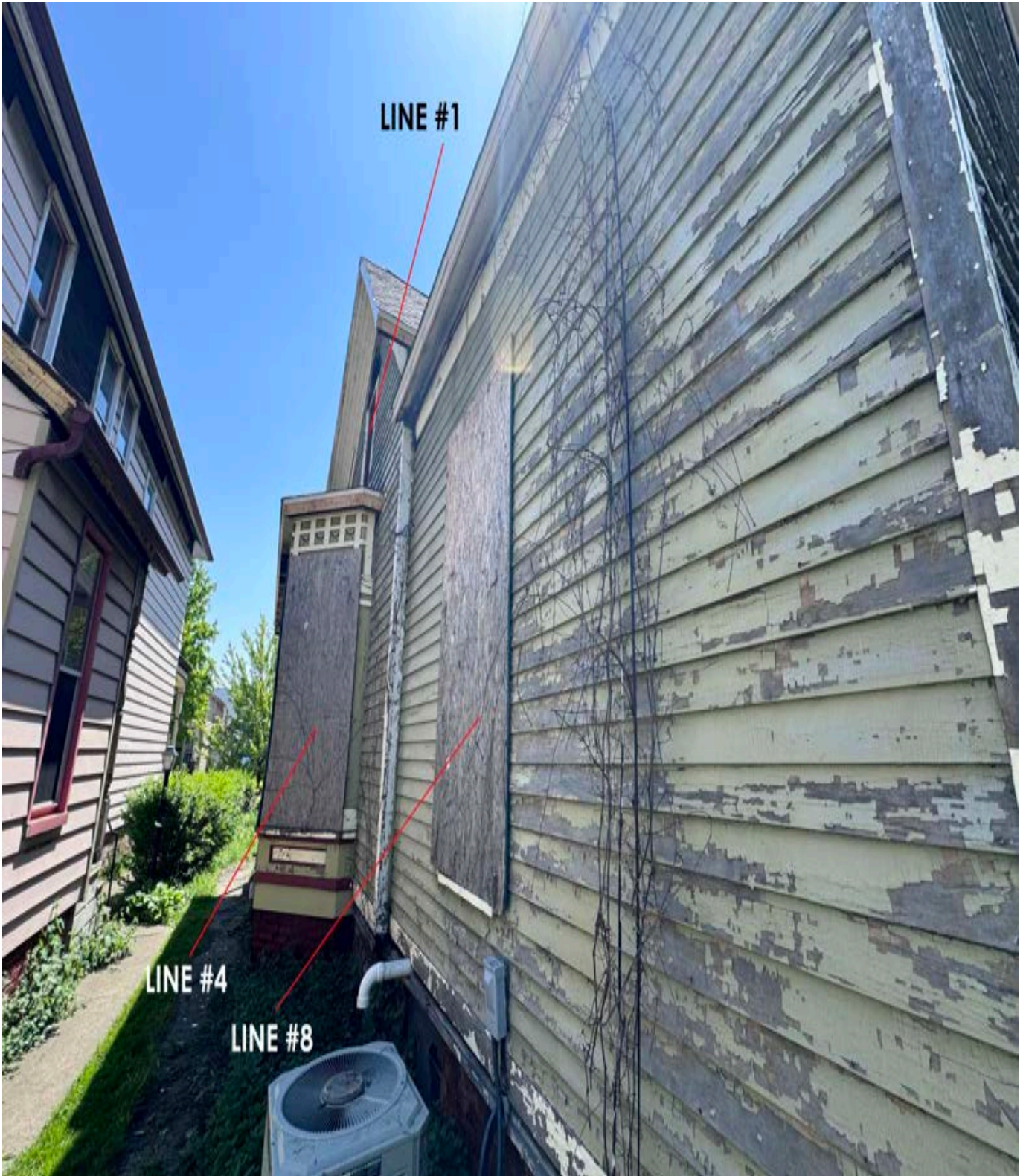
SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION

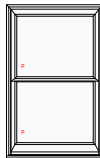


R.O. Allowance (Width = 1/2"-Height = 1/2")

M.O. Allowance (Width = 1/4"-Height = 1/4")

SHOWN AT NET PRICE

Line # 1



R.O. 30-1/2" x 49-1/2"

U.D. 30" x 49"

M.O. 30-1/4" x 49-1/4"

O.A. Box Size 30x49"

| | |
|---|--------|
| • DBLH-1; White Alum Clad | 513.45 |
| AAMA.2605; LoE-272 | |
| Box Size: 30x49 | N/C |
| Custom Width | 111.51 |
| Custom Height | 132.30 |
| 1 Full White Screen(s) Boxed | 23.94 |
| BetterVue Mesh | N/C |
| Preserve Glass (Top) | N/C |
| Silver Spacer | N/C |
| Preserve Glass (Bottom) | N/C |
| Silver Spacer | N/C |
| 4-9/16" Jamb | N/C |
| White Hardware | N/C |
| White Jambliners | N/C |
| Interior Double Prime Finish | 15.75 |
| Wide Rail Double Hung (Glass Size:24-5/8x20-1/4) | N/C |

Sash 1

U-Factor=0.32

SHGC=0.32

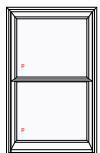
Visible Transmittance=0.54

PG=LC-PG35-H

Single Unit Rating Only

2 Each @ \$796.95 \$1,593.90

Line # 2



R.O. 28-1/2" x 48"

U.D. 28" x 47-1/2"

M.O. 28-1/4" x 47-3/4"

O.A. Box Size 28x47-1/2"

| | |
|---|--------|
| • DBLH-1; White Alum Clad | 484.47 |
| AAMA.2605; LoE-272 | |
| Box Size: 28x47-1/2 | N/C |
| Custom Width | 111.51 |
| Custom Height | 132.30 |
| 1 Full White Screen(s) Boxed | 22.68 |
| BetterVue Mesh | N/C |
| Preserve Glass (Top) | N/C |
| Silver Spacer | N/C |
| Preserve Glass (Bottom) | N/C |
| Silver Spacer | N/C |
| 4-9/16" Jamb | N/C |
| White Hardware | N/C |
| White Jambliners | N/C |
| Interior Double Prime Finish | 15.12 |
| Wide Rail Double Hung (Glass Size:22-5/8x19-1/2) | N/C |

Sash 1

U-Factor=0.32

SHGC=0.32

Visible Transmittance=0.54

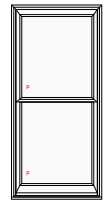
PG=LC-PG35-H

Single Unit Rating Only

2 Each @ \$766.08 \$1,532.16



Line # 3



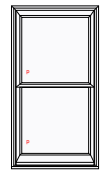
R.O. 28-1/2" x 62-1/2"
U.D. 28" x 62"
M.O. 28-1/4" x 62-1/4"
O.A. Box Size 28x62"

- DBLH-1; White Alum Clad 567.00
- AAMA.2605; LoE-272
- Box Size: 28x62 N/C
- Custom Width 111.51
- Custom Height 132.30
- 1 Full White Screen(s) Boxed 27.09
- BetterVue Mesh N/C
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- White Hardware N/C
- White Jambliners N/C
- Interior Double Prime Finish 18.27
- Wide Rail Double Hung (Glass Size:22-5/8x26-3/4) N/C

- Sash 1
- U-Factor=0.32
- SHGC=0.32
- Visible Transmittance=0.54
- PG=LC-PG35-H
- Single Unit Rating Only

3 Each @ \$856.17 \$2,568.51

Line # 4



R.O. 27-1/2" x 52-1/2"
U.D. 27" x 52"
M.O. 27-1/4" x 52-1/4"
O.A. Box Size 27x52"

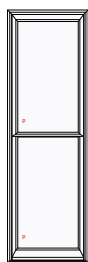
- DBLH-1; White Alum Clad 510.93
- AAMA.2605; LoE-272
- Box Size: 27x52 N/C
- Custom Width 111.51
- Custom Height 132.30
- 1 Full White Screen(s) Boxed 23.94
- BetterVue Mesh N/C
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- White Hardware N/C
- White Jambliners N/C
- Interior Double Prime Finish 15.75
- Wide Rail Double Hung (Glass Size:21-5/8x21-3/4) N/C

- Sash 1
- U-Factor=0.32
- SHGC=0.32
- Visible Transmittance=0.54
- PG=LC-PG35-H
- Single Unit Rating Only

3 Each @ \$794.43 \$2,383.29



Line # 5

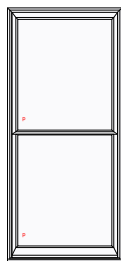


R.O. 25-1/2" x 81-1/2"
U.D. 25" x 81"
M.O. 25-1/4" x 81-1/4"
O.A. Box Size 25x81"

- DBLH-1; White Alum Clad 718.83
- AAMA.2605; LoE-272
- Box Size: 25x81 N/C
- Custom Width 111.51
- Custom Height 132.30
- 1 Full White Screen(s) Boxed 32.13
- BetterVue Mesh N/C
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- White Hardware N/C
- White Jambliners N/C
- Interior Double Prime Finish 21.42
- Wide Rail Double Hung (Glass Size:19-5/8x36-1/4) N/C
- Sash 1
- U-Factor=0.32
- SHGC=0.32
- Visible Transmittance=0.54
- PG=LC-PG30-H
- Single Unit Rating Only

1 Each @ \$1,016.19 \$1,016.19

Line # 6



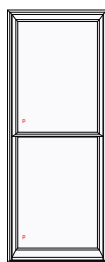
R.O. 36" x 81-1/2"
U.D. 35-1/2" x 81"
M.O. 35-3/4" x 81-1/4"
O.A. Box Size 35-1/2x81"

- DBLH-1; White Alum Clad 836.64
- AAMA.2605; LoE-272
- Box Size: 35-1/2x81 N/C
- Custom Width 111.51
- Custom Height 132.30
- 1 Full White Screen(s) Boxed 35.91
- BetterVue Mesh N/C
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- White Hardware N/C
- White Jambliners N/C
- Interior Double Prime Finish 23.31
- Wide Rail Double Hung (Glass Size:30-1/8x36-1/4) N/C
- Sash 1
- U-Factor=0.32
- SHGC=0.32
- Visible Transmittance=0.54
- PG=LC-PG30-H
- Single Unit Rating Only

2 Each @ \$1,139.67 \$2,279.34



Line # 7

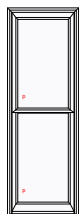


R.O. 31-1/2" x 81-1/2"
U.D. 31" x 81"
M.O. 31-1/4" x 81-1/4"
O.A. Box Size 31x81"

- DBLH-1; White Alum Clad 767.34
- AAMA.2605; LoE-272
- Box Size: 31x81 N/C
- Custom Width 111.51
- Custom Height 132.30
- 1 Full White Screen(s) Boxed 34.02
- BetterVue Mesh N/C
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- White Hardware N/C
- White Jambliners N/C
- Interior Double Prime Finish 22.68
- Wide Rail Double Hung (Glass Size:25-5/8x36-1/4) N/C
- Sash 1
- U-Factor=0.32
- SHGC=0.32
- Visible Transmittance=0.54
- PG=LC-PG30-H
- Single Unit Rating Only

2 Each @ \$1,067.85 \$2,135.70

Line # 8



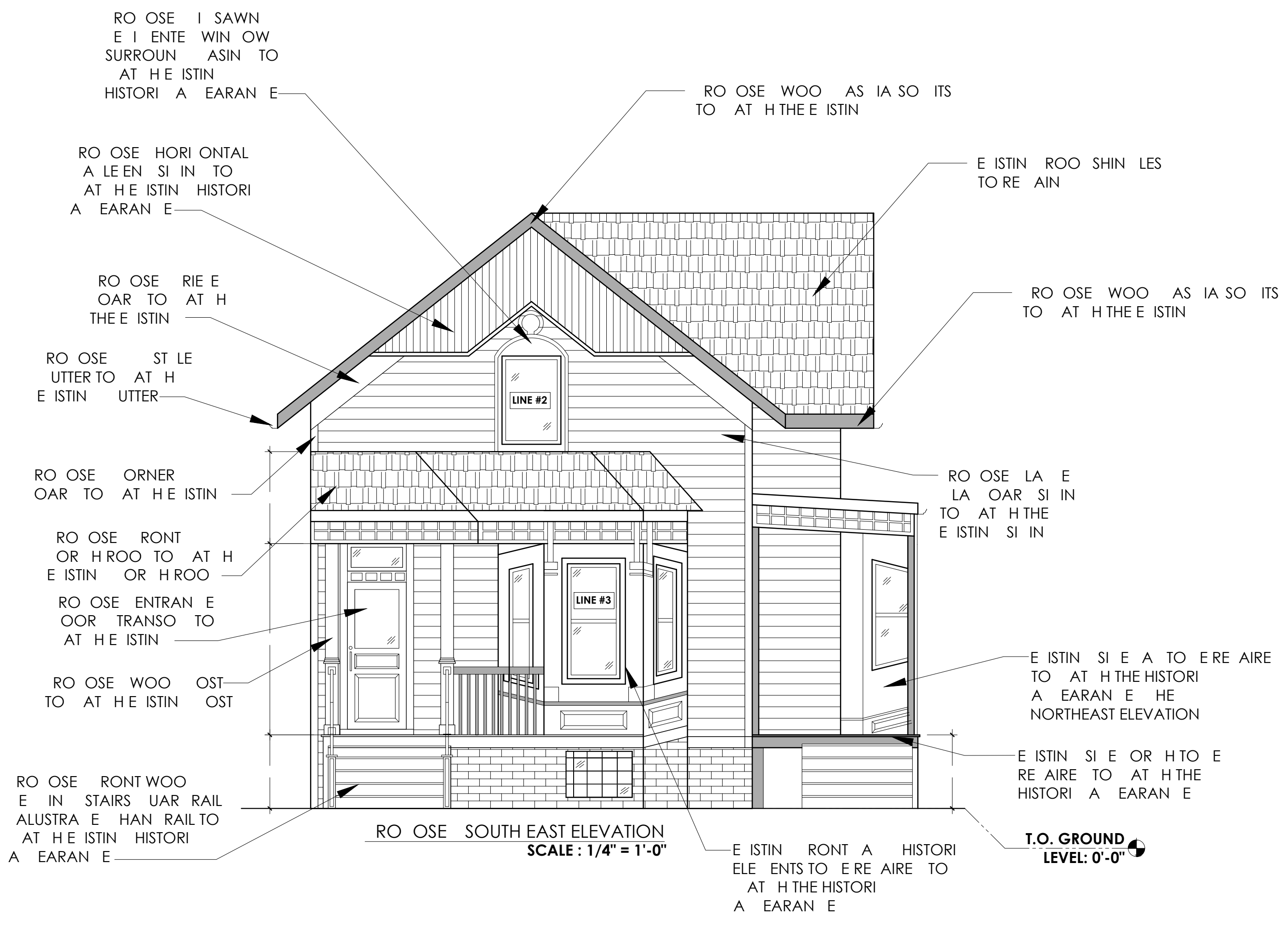
R.O. 22-1/2" x 67-1/2"
U.D. 22" x 67"
M.O. 22-1/4" x 67-1/4"
O.A. Box Size 22x67"

- DBLH-1; White Alum Clad 562.59
- AAMA.2605; LoE-272
- Box Size: 22x67 N/C
- Custom Width 111.51
- Custom Height 132.30
- 1 Full White Screen(s) Boxed 27.09
- BetterVue Mesh N/C
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- White Hardware N/C
- White Jambliners N/C
- Interior Double Prime Finish 17.64
- Wide Rail Double Hung (Glass Size:16-5/8x29-1/4) N/C
- Sash 1
- U-Factor=0.32
- SHGC=0.32
- Visible Transmittance=0.54
- PG=LC-PG35-H
- Single Unit Rating Only

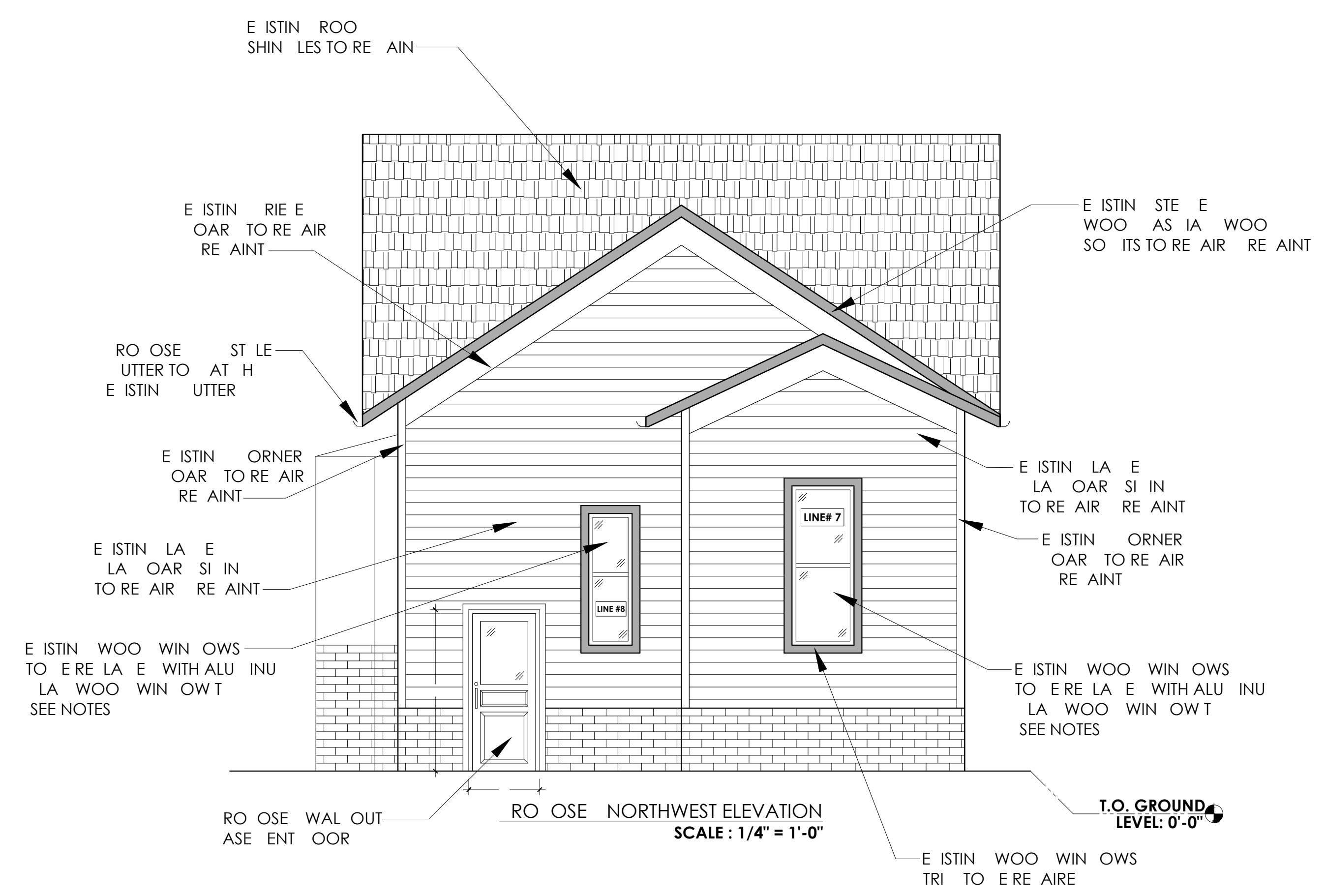
2 Each @ \$851.13 \$1,702.26

Quoted prices are good for 30 days (Expires: 6/13/2024) and are subject to correction of computational errors.

| | |
|--|--------------------|
| TOTAL NET PRICE | \$15,211.35 |
| SALES TAX (Taxable Amt: \$15,211.35) | \$912.68 |
| DELIVERY CHARGE (Taxable Amt: \$15,211.35) | \$125.00 |
| TOTAL QUOTATION PRICE | \$16,249.03 |



EXISTING SOUTH EAST ELEVATION



EXISTING NORTHWEST ELEVATION

PCC
PROFESSIONAL CONSULTING COMPANY, INC
 16970 WEST WARREN
 DETROIT, MI 48228
 PH: (313) 583-0550
 FAX: (313) 583-0551

DRAWN BY
 A.B

APPROVED BY
 TN

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PROJECT
 INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME
 FERRIS, DEBORAH K

ADDRESS
 1628 LEVERETTE ST,
 DETROIT, MI, 48216

PROJECT NO.

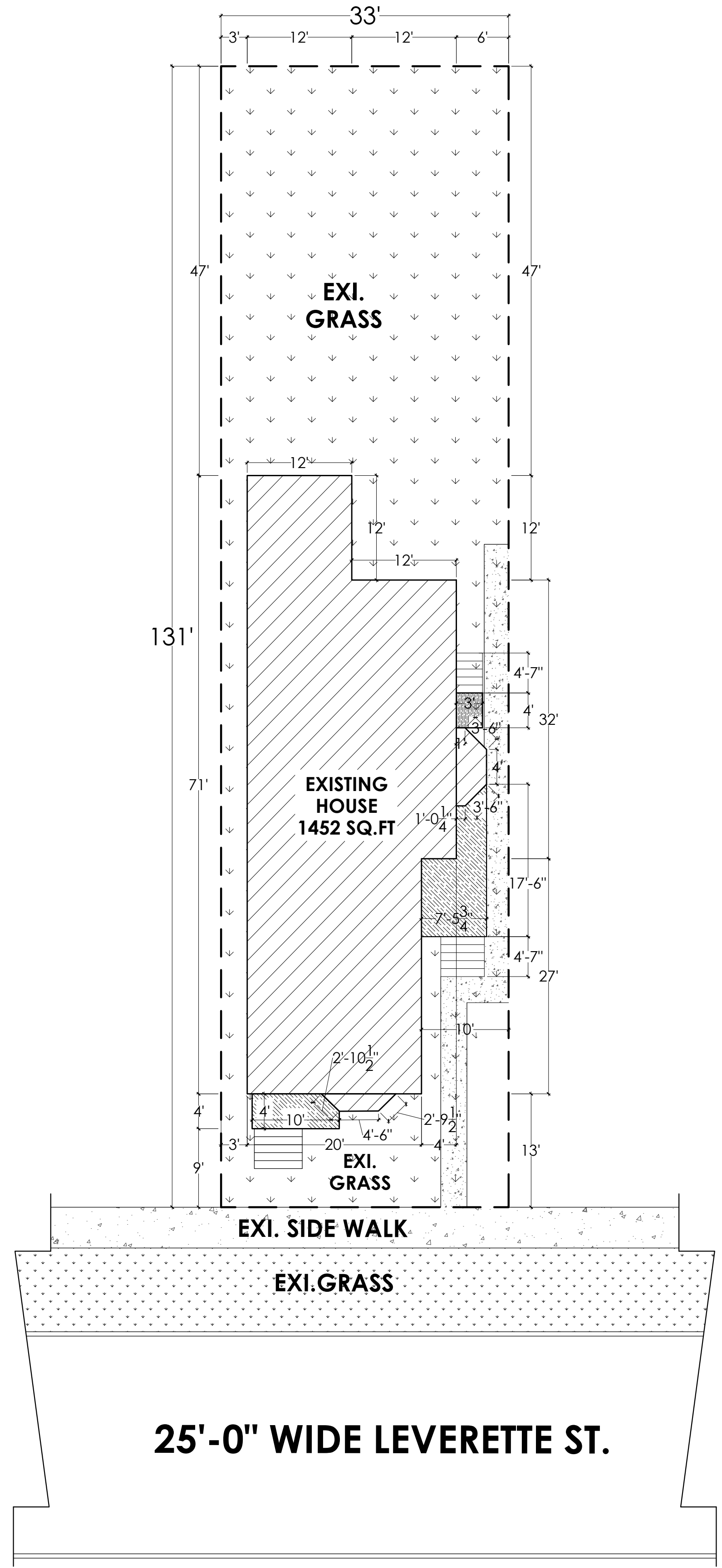
DATE : 05/22/2024
REVISED : 08/13/2024

SCALE
 1/4" = 1'-0"

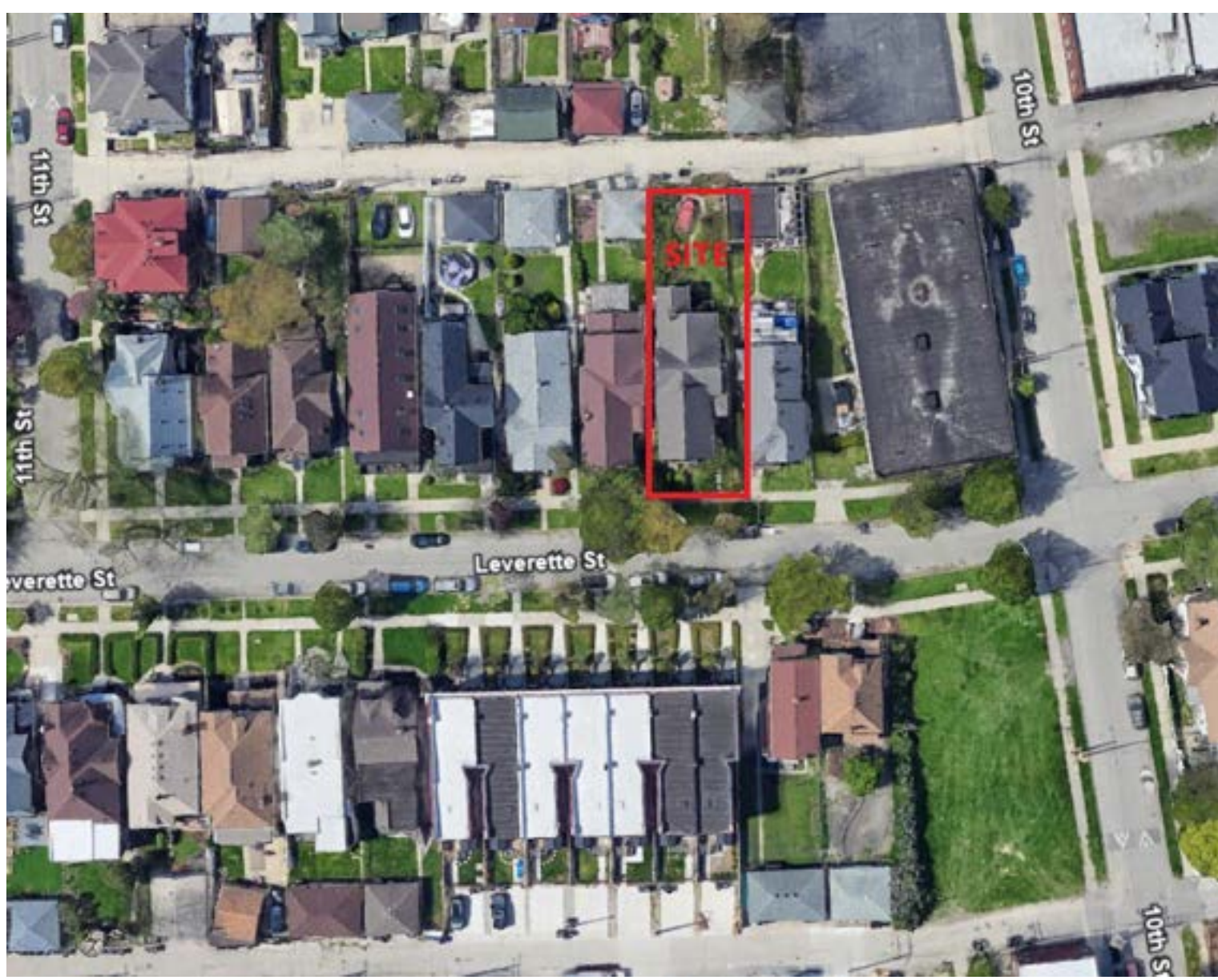
SHEET TITLE
 PROPOSED & EXISTING NORTHWEST & SOUTHEAST ELEVATIONS

A-1

SEAL



EXISTING SITE PLAN
SCALE: 1/10" = 1'-0"



LOCATION MAP

PROJECT INFORMATION:

PARCEL ID: 08000445.
ADDRESS: 1628 LEVERETTE

HISTORIC DESIGNATION:
CORKTOWN

OWNERSHIP
FERRIS, DEBORAH K

USAGE & CLASSIFICATION
PROPERTY CLASS: 401 - RESIDENTIAL-IMPROVED
PROPERTY USE: 41110 - SINGLE FAMILY
ZONING: R-2 (TWO FAMILY RESIDENTIAL DISTRICT)
NO OF BUILDINGS: 1
SINGLE FAMILY RESIDENTIAL

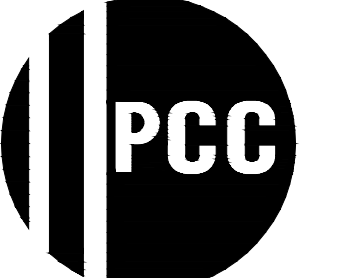
DIMENSIONS:
TOTAL ACREAGE: 0.099 AC
TOTAL SQUARE FOOTAGE: 4312 SQ.FT
DEPTH X FRONTAGE: 131' X 33'

LEGAL DESCRIPTION:
N LEVERETTE 21 BLK 3 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 131.12

SCOPE OF WORK :

- FRONT PORCH TO BE REBUILT TO MATCH THE EXISTING HISTORIC APPEARANCE
- FRONT BAY WINDOW FRAMING WILL BE REBUILT TO MATCH THE HISTORTIC APPEARANCE
- ALL EXISTING SIDING IS TO BE REPAIRED OR REPLACED TO MATCH THE EXISTING APPEARANCE
- ALL EXISTING WOOD WINDOWS, TRIM & SASH TO BE REPLACED TO MATCH THE EXISTING HISTORIC APPEARANCE
- ALL GUTTERS ARE TO BE REPLACED TO MATCH THE EXITING APPEARANCE
- EXISTING STEPPED WOOD FASCIA & WOOD SOFFITS TO REPAIR & REPAINT
- EXISTING FRIEZE & CORNER BOARD TO REPAIRED & REPAINT TO MATCH THE HISTORIC APPEARANCE

| | APPLICABLE CODE |
|-------------|---|
| RESIDENTIAL | - MRC 2015 (MICHIGAN RESIDENTIAL CODE) |
| PLUMBING | - MRC 2018 (MICHIGAN RESIDENTIAL CODE) |
| MECHANICAL | - MRC 2015 (MICHIGAN RESIDENTIAL CODE) |
| ELECTRICAL | - MRC 2015 (MICHIGAN RESIDENTIAL CODE) |
| FIRE | - IFC 2015 (INTERNATIONAL FIRE CODE) - CITY OF DETROIT ZONING ORDINANCE |



PROFESSIONAL CONSULTING COMPANY, INC

16970 WEST WARREN
DETROIT, MI 48228
PH: (313) 583-0550
FAX: (313) 583-0551

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PROJECT

INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME

ALFA PREMIUM HOMES LLC

ADDRESS

1628 LEVERETTE ST,
DETROIT, MI, 48216

PROJECT NO.

DATE: 05/22/2024

REVISED: 09/10/2024

SCALE

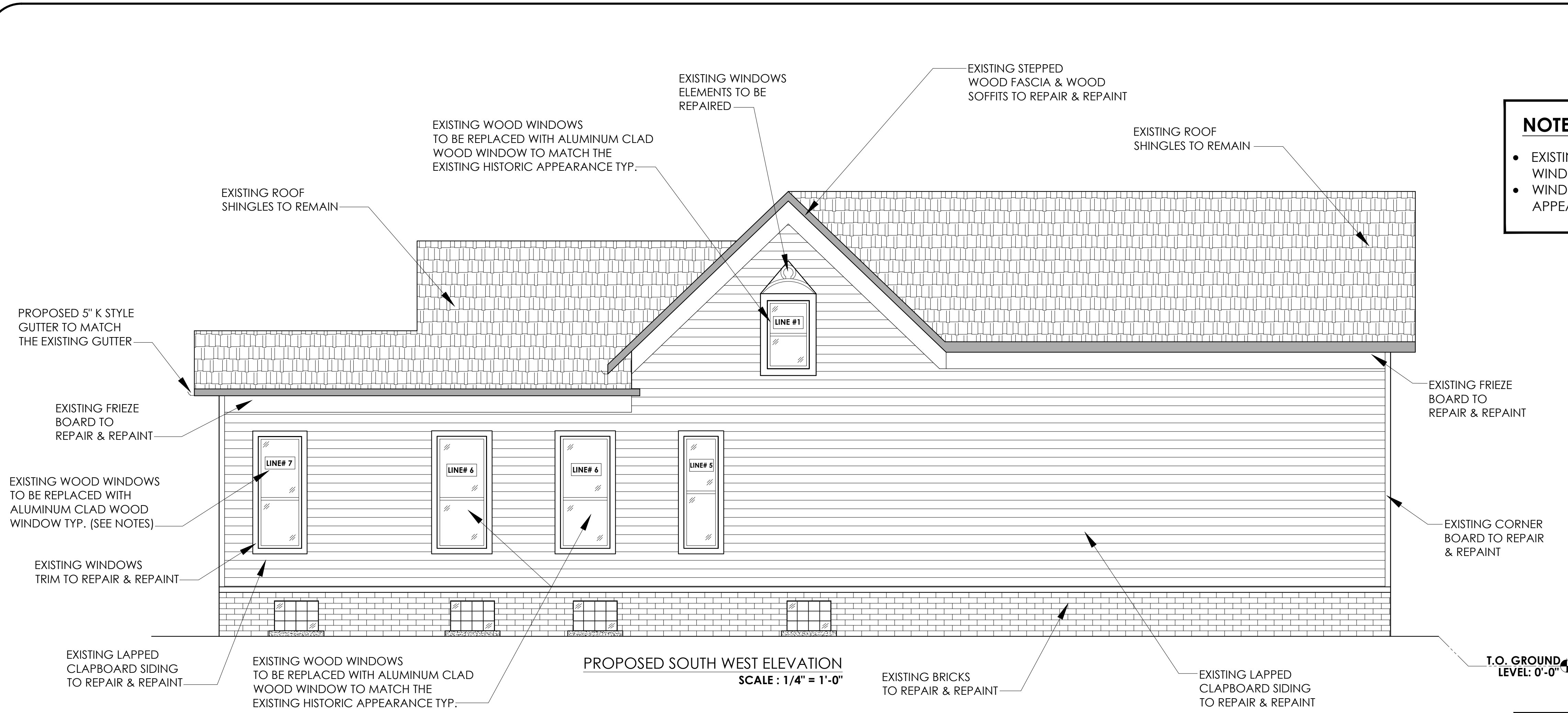
VARIES

SHEET TITLE

EXISTING SITE PLAN

S-1

SEAL



NOTES FOR WINDOWS :

- EXISTING WOOD WINDOWS TO BE REPLACE WITH ALUMINUM CLAD WOOD WINDOWS TO MATCH THE EXISTING
- WINDOWS SASH & TRIM TO CHANGED TO MATCH THE EXISTING HISTORIC APPEARENCE

NOTES FOR GUTTER REPLACEMENT :

- EXISTING GUTTERS ARE ARE 5" K STYLE COMMON GUTTER.
- ALL NEIGHBORING UNITS HAVE MATCHING 5" K STYLE COMMON GUTTERS.
- NEW GUTTER WILL MATCH THE EXISTING 5" K STYLE AS THE EXISTING GUTTERS.
- COLOR IS TBD AS PER HDC STAFF RECOMMENDATION.

NOTES FOR FRONT PORCH & BAY WINDOW :

- FRONT PORCH WILL BE BUILT TO MATCH THE EXISTING PORCH WITH TOP DECORATIVE ELEMENTS,BOTTOM MOLDINGS, DECKING & STEPS TO REPLICATE FIRE DAMAGED DESIGN.
- PORCH RAILING WILL BE REBUILT TO MATCH EXISTING BALUSTER DESIGN, WITH CORNER POST EXTENDING TO SUPPORT PORCH ROOF.
- NEW BUILD FRAMING WILL MATCH EXISTING FRAMING SIZE DIMENSIONS, WITH NEW MOLDING ON THE LOWER FACADE TO REPLICATE THE ORIGINAL MOLDINGS.
- NEW ROOF OVER BAY WINDOW WILL BE ASPHALT TO MATCH EXISTING ROOF. EXISTING ROOF WAS NOT DAMAGED BY THE FIRE.

NOTES FOR SIDING:

- PROPOSED FRONT SIDING WILL BE WOOD LAPPED CLAPBOARD TO MATCH THE EXISTING SIDING
- EXISTING LAPPED CLAPBOARD SIDING TO REPAIR & REPAIR
- DECORATIVE ACCENTS ON THE UPPER SECTION & ELEMENTS OF THE FRONT FACADE WILL BE REPLACED TO MATCH EXISTING FIRE DAMAGED DESIGN IN ORDER TO MEET THE HISTORIC APPEARANCE
- EXISTING & PROPOSED SIDING COLOR WILL BE DECIDED AS PER HISTORIC DEPARTMENT RECOMMENDATION.
- EXISTING FASCIA/ SOFFITS TO REPAIR & REPAIR



EXISTING SOUTH WEST ELEVATION

PCC
PROFESSIONAL CONSULTING COMPANY, INC
 16970 WEST WARREN
 DETROIT, MI 48228
 PH: (313) 583-0550
 FAX: (313) 583-0551

DRAWN BY
 A.B

APPROVED BY
 TN

DOT NOT SCALE DRAWINGS. USE FIGURE DIMENSIONS ONLY.

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PROJECT
 INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME
 FERRIS, DEBORAH K

ADDRESS
 1628 LEVERETTE ST.
 DETROIT, MI, 48216

PROJECT NO.

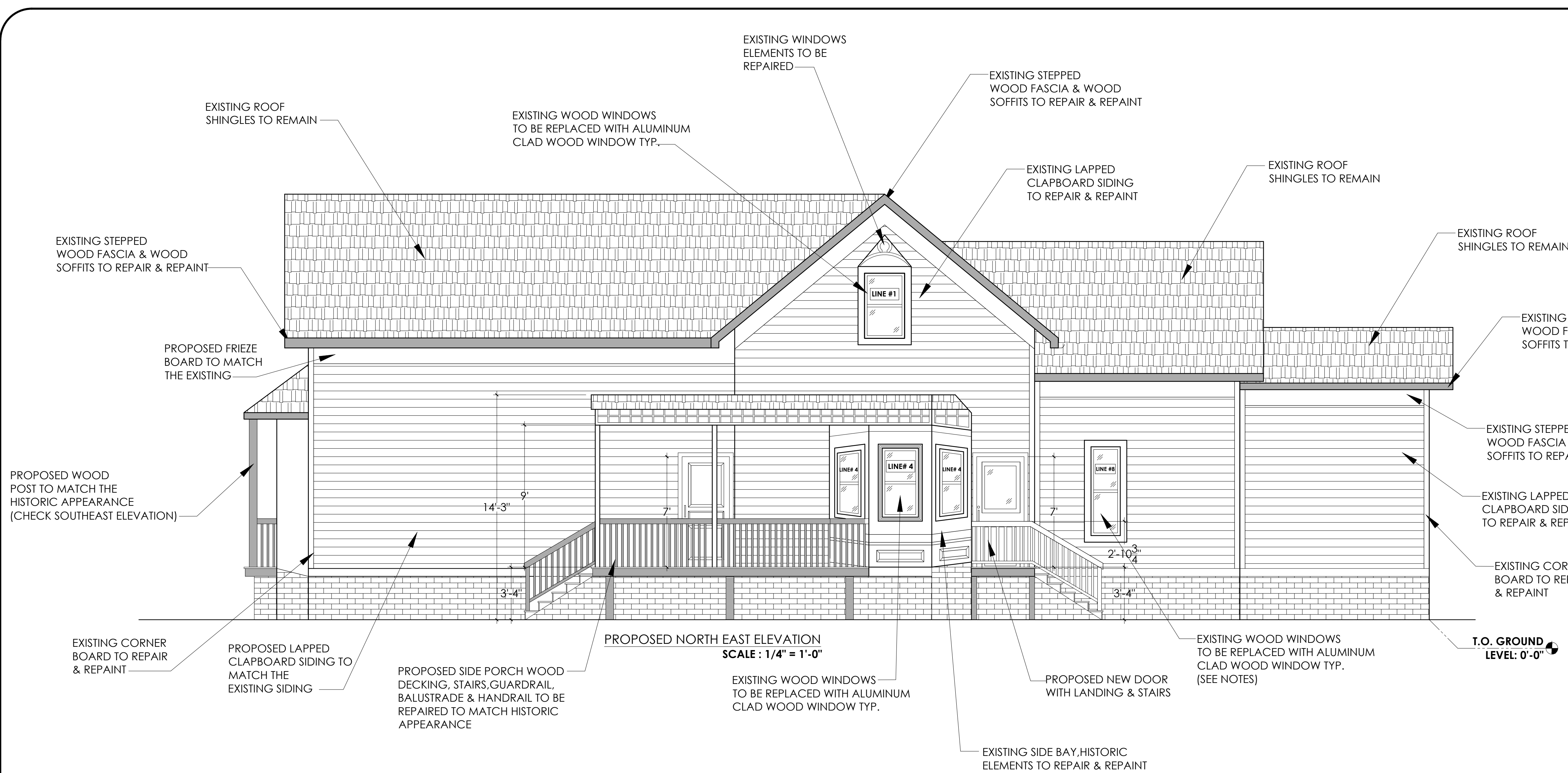
DATE : 05/22/2024
REVISED : 09/06/2024

SCALE
 1/4" = 1'-0"

SHEET TITLE
 EXISTING SOUTHWEST ELEVATION

A-3

SEAL



GENERAL MECHANICAL / ELECTRICAL DEMOLITION NOTES :

1. REMOVE ALL ABANDONED OR INACTIVE EQUIPMENT, DUCT WORK, LIGHT FIXTURES, WIRING, ETC. COMPLETELY BACK TO SOURCE. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTOR PRIOR TO DEMOLITION.

GENERAL PLUMBING DEMOLITION NOTES :

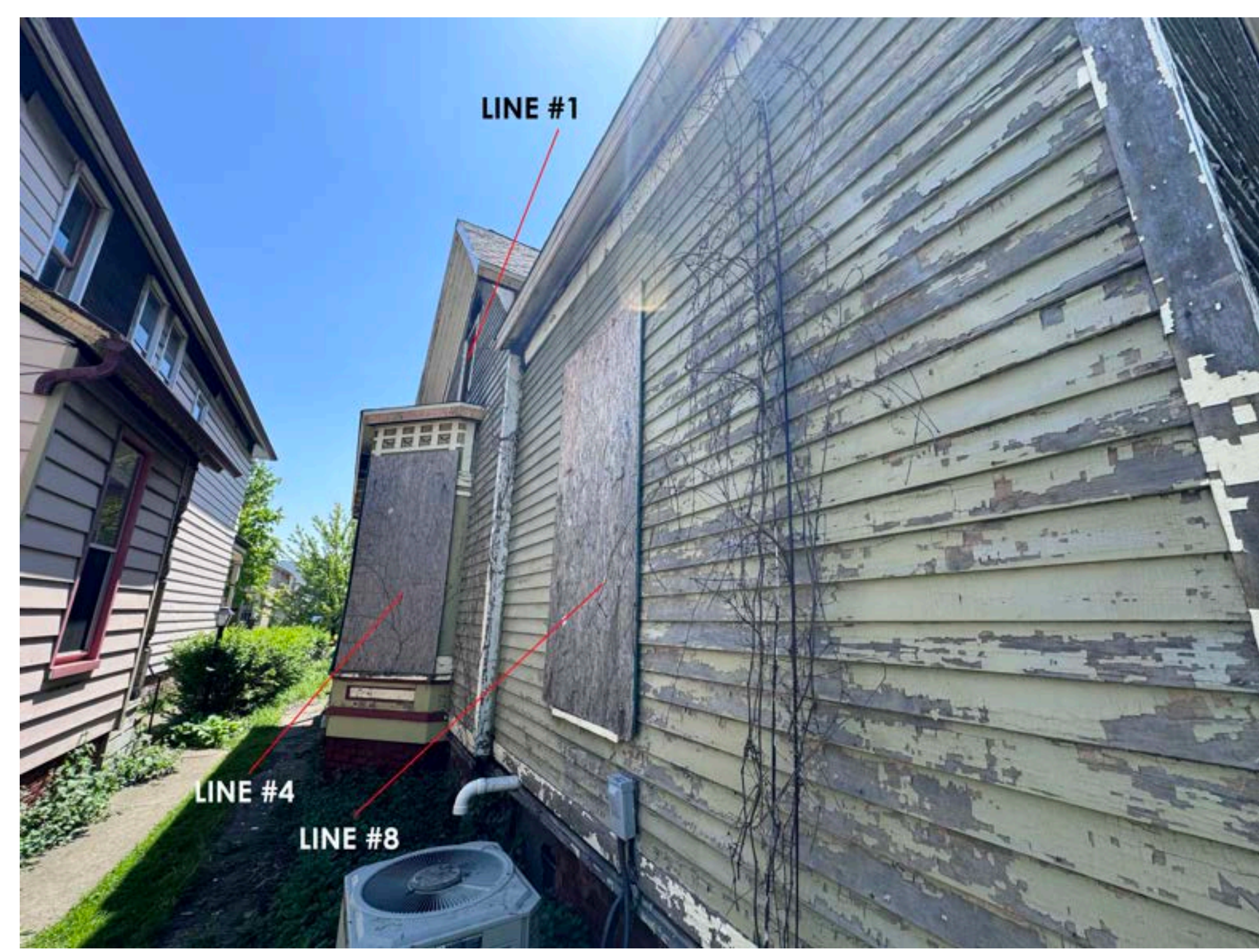
1. CONTRACTOR SHALL VERIFY LOCATION AND INVERT ELEVATION OF AN EXISTING SANITARY SEWER LINE AND ADJUST SYSTEM LAYOUT AS REQUIRED TO ACCOMMODATE NEW WORK.
2. CONTRACTOR SHALL VERIFY ALL PLUMBING REQUIREMENTS BASED ON NEW EQUIPMENT. INSTALLATION OF NEW PLUMBING FIXTURES SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES.
3. SAW-CUT AND REMOVE PORTIONS OF EXISTING FLOOR AS REQUIRED FOR PROPOSED PLUMBING MODIFICATIONS. IDENTIFY EXTENT OF FLOOR REMOVAL PRIOR TO CUTTING.

QUALITY ASSURANCE NOTES :

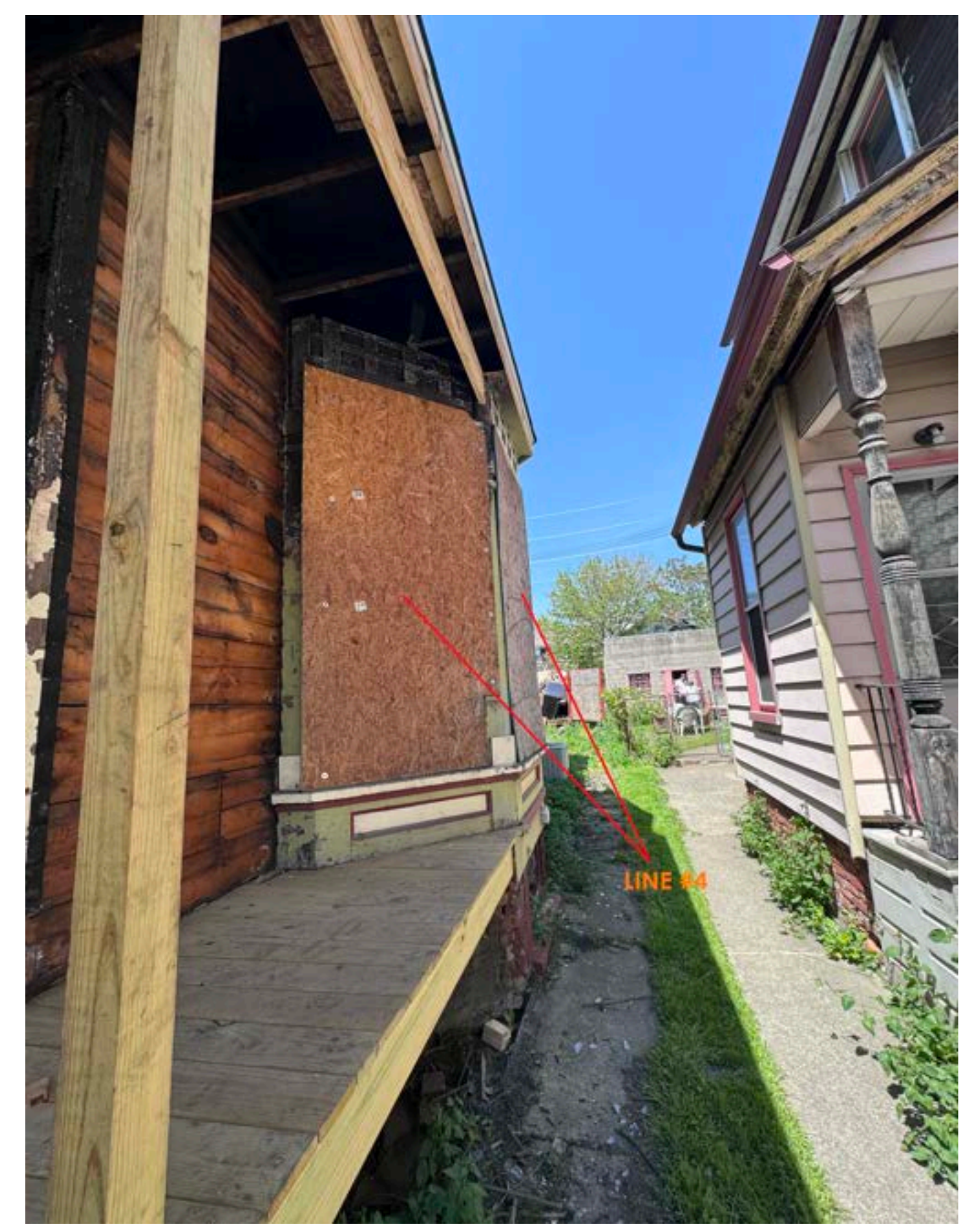
1. ALL WORK SHALL BE DONE ACCORDING TO THE LATEST APPLICABLE BUILDING CODES AND ORDINANCE AS WELL AS THE BEST PRACTICE AND STANDARD OF THE TRADE. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS AND PAYING ALL PAYABLE FEES.
2. EACH SUBCONTRACTOR IS SOLELY RESPONSIBLE TO BE INFORMED, TO PROVIDE FOR AND MAINTAIN SAFETY OF OPERATING EQUIPMENT AND HANDLING OF MATERIALS. THE CONTRACTOR SHALL COMPLY WITH SAFETY STANDARD OF OSHA, AND ANY OTHER STANDARD ENFORCEABLE BY LAW.

GENERAL DEMOLITION NOTES :

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. REMOVE ALL EXISTING FLOOR, WALL AND CEILING FINISHES AS REQUIRED, AND PREPARE ALL SURFACES TO RECEIVE NEW FINISHES AS REQUIRED UNLESS NOTED OTHERWISE.
3. AT AREAS OF DEMOLITION, WHERE ADJACENT MATERIALS REMAIN, CONTRACTOR TO PATCH EXISTING TO MATCH PROPOSED CONSTRUCTION AND FINISHES.
4. THE CONTRACTOR SHALL REMOVE ALL ITEMS NOT DENOTED AS BEING RELOCATED FROM THE SITE. ALL MATERIALS INDICATED FOR RELOCATION REMAIN THE PROPERTY OF THE OWNER UNLESS NOTED OTHERWISE.
5. CUTTING OF EXISTING CONSTRUCTION FOR THE INSTALLATION OF ALL NEW WORK BY ALL TRADES, AND SUBSEQUENT PATCHING THEREOF, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WHETHER THE WORK IS DONE BY HIS OWN FORCES OR NOT. DAMAGE RESULTING FROM CROCKED CUT AND UNACCEPTABLE PATCHING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO AN EXTENT ACCEPTANCE TO THE OWNER.
6. CONTRACTOR SHALL PROVIDE ALL TEMPORARY MEASURES AT NEW EXTERIOR OR INTERIOR OPENINGS AS REQUIRED TO KEEP BUILDING WEATHER TIGHT AND CLEAN THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL CLEAN AND INSPECT ALL FIXTURES AND MATERIALS INDICATED FOR SALVAGE AND RE-USE PRIOR TO INSTALLATION. MATERIALS SHALL BE INSPECTED FOR PROPER OPERATION AND COMPLIANCE WITH ALL APPLICABLE CODES. DAMAGED OR DEFECTIVE MATERIALS THAT CANNOT BE PROPERLY REPAIRED SHALL BE DISPOSED.
8. WHEN UNCERTAINTY EXISTS AS TO WHETHER AN ITEM IS TO BE REMOVED OR DEMOLISHED, CONSULT THE ARCHITECT PRIOR TO REMOVAL. WHERE THE CONTRACTOR BELIEVES THAT DEMOLITION OR REMOVAL OF AN ITEM MAY CAUSE DAMAGE TO OR MAY JEOPARDIZE AN ADJACENT ITEM INTENDED TO REMAIN, CONSULT THE ARCHITECT PRIOR TO REMOVAL. A VISUAL INSPECTION SHALL BE PERFORMED BY THE ARCHITECT TO IDENTIFY ANY ADDITIONAL MISCELLANEOUS ITEMS TO BE REMOVED. THE ARCHITECT SHALL NOTIFY THE CONTRACTOR OF SUCH ADDITIONAL MISCELLANEOUS ITEMS BY PHYSICAL MARKING OR WRITTEN LIST.
9. CONTRACTOR SHALL TAKE ALL SAFETY MEASURES TO BRACE AND FASTEN STRUCTURAL COMPONENTS OF THE EXISTING ROOF, OR FLOOR BEFORE THE DEMOLITION OF THE BEARING WALL.



EXISTING NORTH EAST ELEVATION



PCC
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 DETROIT, MI 48228
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SHEET TITLE
 EXISTING & PROPOSED NORTHEAST ELEVATIONS

A-2
SEAL



Product Guide

WINDOWS AND PATIO DOORS

LINCOLN
WINDOWS



Welcome

At Lincoln, we build windows and patio doors with you in mind. New construction or replacement, count on us to utilize our manufacturing experience to create products that are: Efficient, Elegant and Exact.

Efficient: Windows have a significant effect on your energy consumption. We are proud manufacturers of many products that meet the very stringent ENERGY STAR® program requirements. Improved glazing packages help keep your home efficient by slowing heat loss in northern climates and lowering solar heat gain in the south. Our products also feature your choice of six (6) real wood interiors that are commonly referred to as 'nature's best insulator'.

Elegant: We offer countless design options and custom product choices including many beautiful exterior colors, exciting hardware styles, luxurious wood species and numerous configurations. Build confidently by choosing from our complete product offering featuring exterior choices loaded with flexibility. Enjoy architectural freedom for many types of projects such as historical replacement, light commercial, renovation and new home or business construction.

Exact: High quality raw materials, assembled in modern facilities with sophisticated machinery by a skilled workforce, that's Lincoln Windows! We provide our knowledgeable dealer network with a reliable quote system so your product choices can be specified quickly and accurately, even down to 1/16". Also, we continuously test our product line for manufacturing tolerances, reliability and performance so we can back them with a fantastic warranty. Our innovative products are made-to-order, delivered on time and serviced after the sale.

Market segments served: Residential, Remodeling, Light Commercial and Impact.



CALL: 800.967.2461





CASEMENT & AWNING

Casement and Awning features include mortise and tenon joinery, multi-point locking hardware with single handle activation and adjustable hinges.

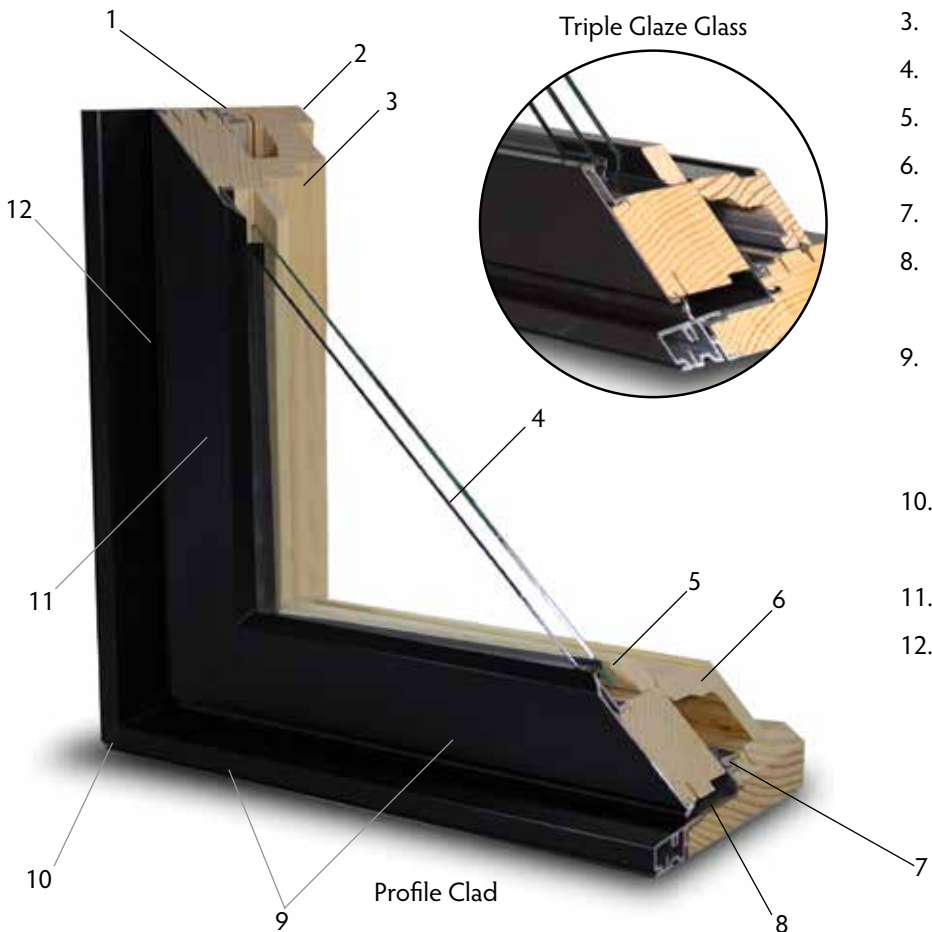
Awnings can be mulled above or below other windows and doors or utilized as a stand alone element. Because they are hinged at the top, awnings provide secure ventilation and shed water during a light rain.

Styles

- Crank Out
- Radius
- French
- Push-Out
- Bow & Bay
- Replacement



Square Clad - 2 1/4" Sash
Triple Glaze Glass



1. 4 7/8" jamb.
2. 1 3/8" thick side jambs, head and sill.
3. Clean interior stop design.
4. 7/8" warm edge insulating glass. (or 1 1/4" triple)
5. Interior wood glazing bead.
6. Maximum thickness sill cover.
7. Full surround frame weatherstrip..
8. Thermally enhanced frame with specialty composite polymer.
9. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould.
10. Gasketed frame corners on aluminum clad products with corner key for added stability.
11. 1 3/4" or 2 1/4" thick sash.
12. Sash weatherstrip includes combination drip cap detail on top rail.

CASEMENT & AWNING

Hardware

Crank out Casement/Awning windows feature low profile folding handles available in the Standard or Contempo styling. Either option nests neatly and conveniently into the cover providing clearance for screen removal with minimum interference of window treatments. The standard crank handle comes in 8 color choices while the Contempo crank handle is available in 4 contemporary finishes. All crank out casements feature adjustable hinge tracks for proper sash alignment.

Push-Out Casement & Awning: These windows feature a single lever handle to operate the multi-point locking system for great performance, security and durability. Push-Out hardware is available in five finishes, Polished Brass, Satin Nickel, Faux Bronze, Black and White.



Standard Crank Handle



Contempo Crank Handle



Push-Out Casement Handle

Hardware Finish Options:



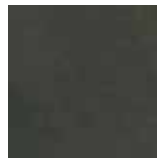
White



Coppertone



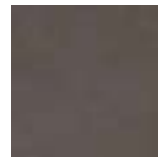
Polished Brass



Oil-Rubbed Brass



Satin Nickel



Bronze



Faux Bronze



Black

Screens

Standard: Three sturdy screen mesh options to protect your home from small insects (no-see-ums) and debris all while providing great air flow for your home or business.

Retractable: Available on our traditional casement and our very popular push-out style casement, retractable screens roll up for convenient storage when not desired. Screens are operated with a simple touch and roll up with very little effort. Enjoy crisp clean interior lines because operating tracks are hidden with a wood cover.

Hinged: Designed for our push-out style casement products, Lincoln's hinged screen offers classic styling and excellent functionality. This screen option is supplied with an attractive color-matched knob for easy operation.



Retractable Screen



Hinged Screen

Options

Sash Limiters: Thinking safety? Lincoln offers safe and secure sash limiters. This release mechanism keeps the window from being opened no more than four inches, allows the window to be fully opened for quick emergency exits and resets automatically every time the window is opened - all meeting the requirements of ASTM F2090.

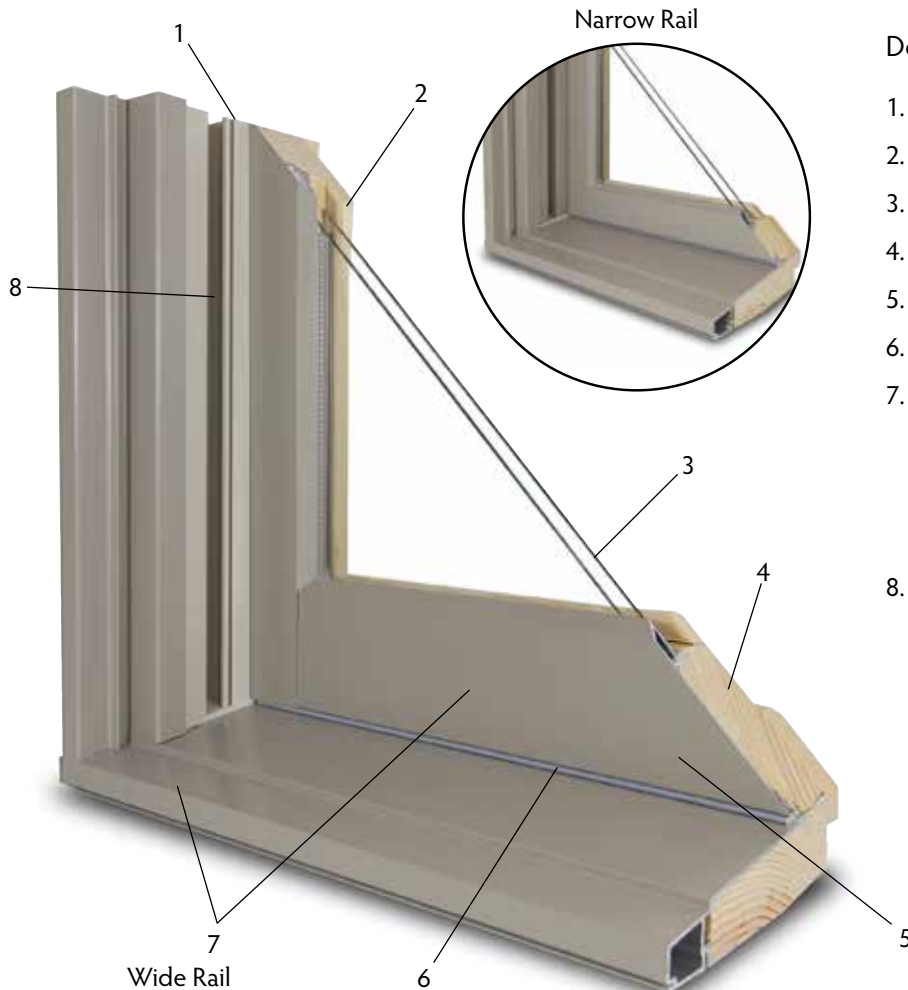


DOUBLE HUNG

Double hung windows are widely accepted because of excellent curb appeal. They are easy to open and uncomplicated to tilt and clean. We use low-profile sash locks and tilt latches so interiors have an unobstructed view for crisp cosmetics.

Styles

- Traditional
- Radius
- Quantum
- Bay
- Triple
- Replacement



Double Hung with Wide Rail Sash

1. Full 4 7/8" jamb depth.
2. Interior wood glazing bead.
3. 1 1/8" warm edge insulating glass.
4. 1 7/16" thick sash.
5. Traditional wide rail sash profile option.
6. Weatherstripped at head, sill and checkrail.
7. .050 extruded aluminum on sash and frame.
Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.
8. Recessed jambliner option with inverted balance system.

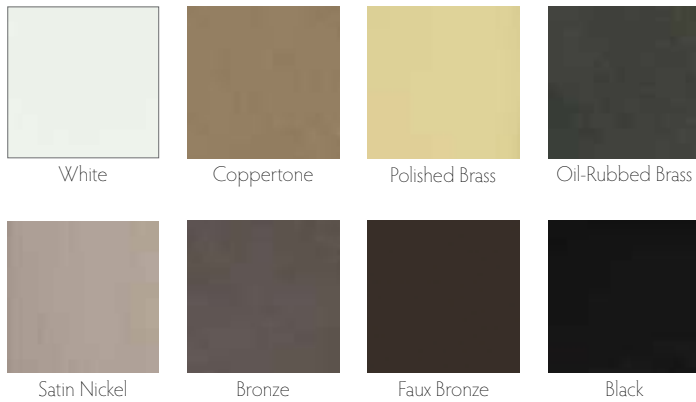
DOUBLE HUNG

Hardware

Locks & Tilt Latches: Available in eight hardware finishes, two low-profile pick resistant locks are used on units with 32" glass and wider. Units smaller than 32" glass have one lock.

Color matched double hung tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease.

Hardware Finish Options:



Concealed Jambliner

Take the traditional design and elegance of the Lincoln double hung window a step further with the addition of our concealed jambliner upgrade.

From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert creating more warmth when the window is closed.



Concealed Jambliner
Tilted Open



Concealed Jambliner
Interior View

Quantum

Searching for a really big window? The Lincoln Quantum double hung is the answer. Patterned after huge double hung windows typically found in older public buildings, the Quantum establishes its' value in both new traditional construction and the renovation of existing historical buildings. Quantum double hung windows are also available in a replacement kit package for replacement of existing over-size windows.

Not available in Vinyl Clad.



GLIDER

Gliders are available as a double sash unit with one side fixed and the other operable or as a triple sash unit with operating sash flanking a studio center. Standard units can glide from either direction sliding smoothly over a vinyl track for long lasting trouble-free operation. Choose from a full or half screen option.

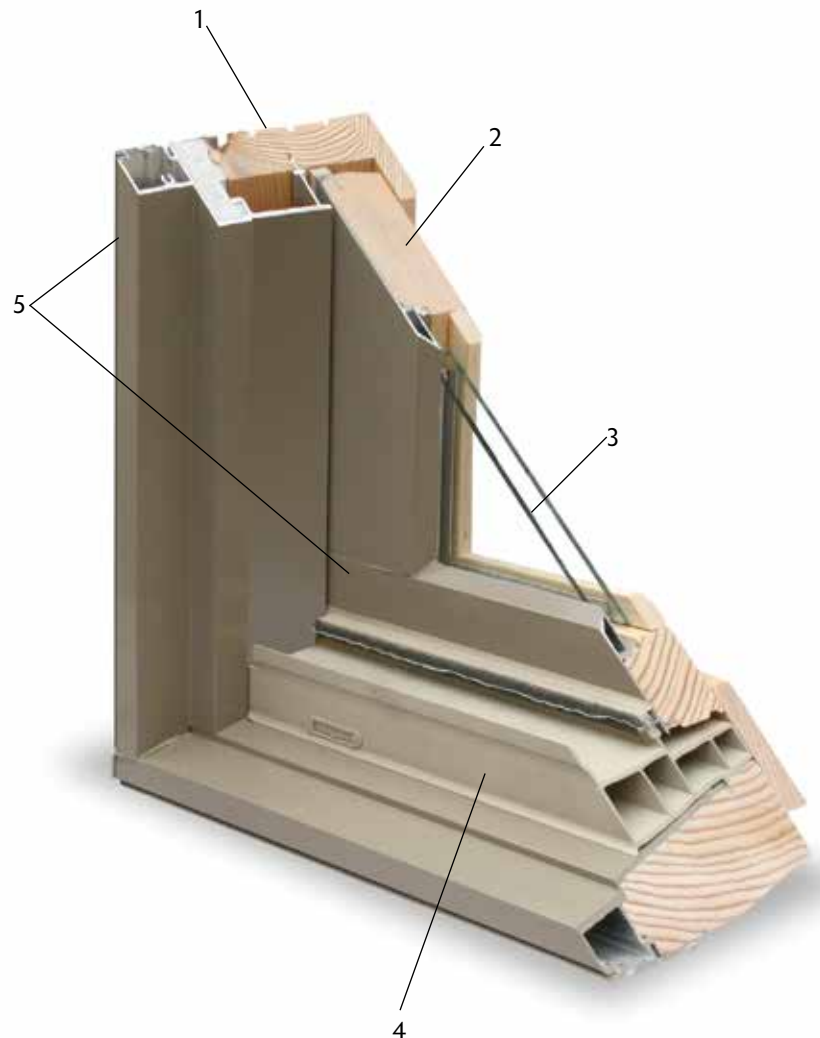
Styles

- Traditional
- Triple



Glider

1. 4 1/8" jamb.
 2. 1 7/8" thick sash.
 3. 1 1/8" warm edge insulating glass.
 4. Heavy extruded PVC sill track.
 5. .050 extruded aluminum on sash and frame.
- Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.



Hardware

Available in 8 hardware finishes, two low-profile pick resistant locks are used on units with 32" glass and taller. Units with glass smaller than 32" tall have one lock.

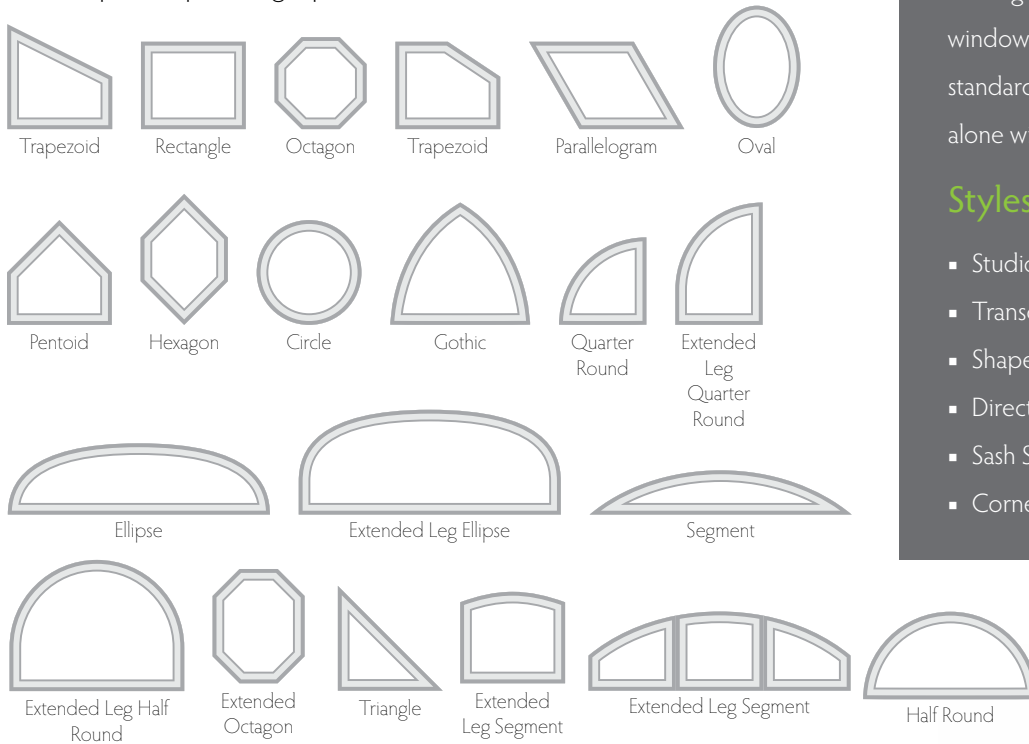


SPECIALTY WINDOWS

Styles

Be exciting, distinctive and even a little daring by incorporating a curved shape into your next project! Choose an elegant half round style as the focal point of your elevation or an elliptical.

Lincoln specialty shapes are crafted from a CAD template and built as a direct set frame or a sash and frame style. Radius shaped interior trim is available in ten different profiles, providing superb fit and finish.



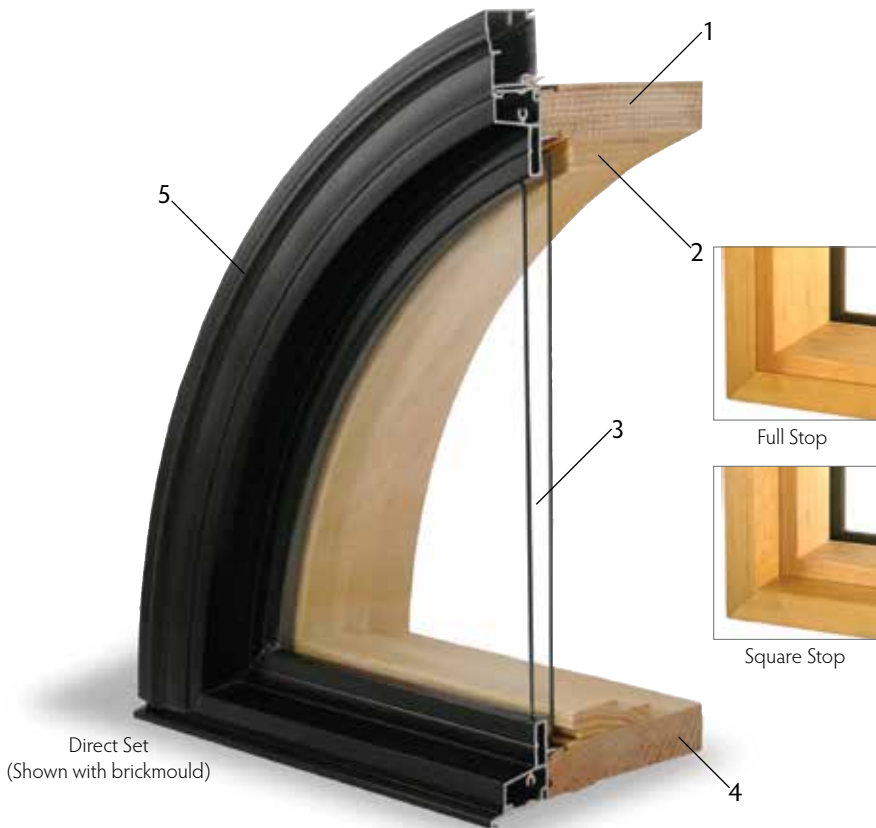
Modern architecture often includes higher ceilings and open spaces. Including accent windows in a foyer or adding transoms to windows and patio doors has never been easier. We offer rectangular & geometric units as well as radius products together totaling 20 different designs. Specialty windows can be complementary to our standard product or complete stand-alone windows.

Styles

- Studio
- Transom
- Shape
- Direct Set
- Sash Set
- Corner



Sash Set
(Shown with brickmould)



Direct Set
(Shown with brickmould)

1. 4 7/8" jamb.
2. 3 Interior wood glazing stop options.
3. 3/4" warm edge insulating glass.
4. 1" thick frame.
5. .050 extruded aluminum frame. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould.

SLIDE PATIO DOORS

Featuring 3 stile width options, our slide doors are a beautiful combination of practicality and performance. Light up your room and keep the weather outside all while avoiding the clearance needed with a swinging patio door.

Styles

- 2 1/2"
- 3 3/8" Lifestyle
- 4 13/16"
- OXXO/Bi-Parting

Hardware

Rollers & Handles: Slide patio doors feature a dual lock and keeper system with an optional keyed lock. This 2-point hardware securely engages the heavy-duty keeper by latching both upward and downward. Door panels glide easily on durable ball-bearing rollers.

Allure Handleset (standard): Both functional and attractive, with its painted metal available in white, sandstone, adobe or faux bronze. Keyed cylinders are optional.

Signature Handleset: Available in twelve finishes. If there is more than one door on a project, they may be ordered keyed alike. The latch mechanism is dual point, latching both up and down to resist forced entry by lifting the panel. Finishes can be color coordinated with swing doors. Keyed cylinders are standard.

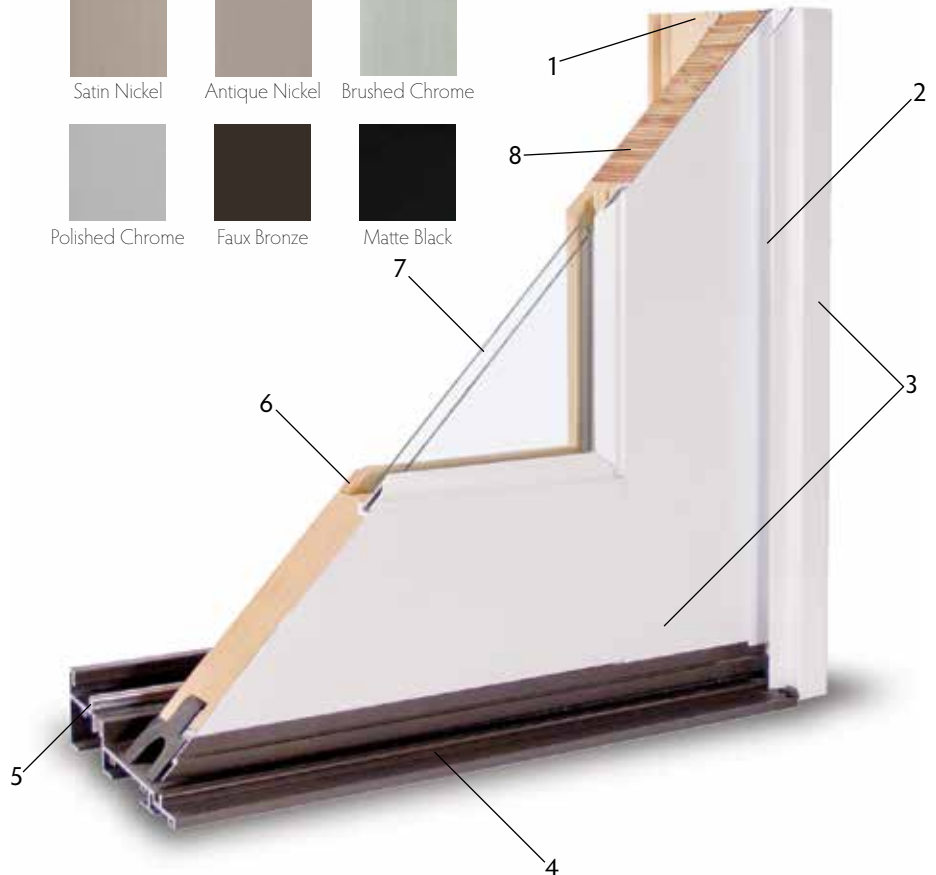
Contempo Handleset: Features straight, clean aesthetics to match contemporary interior designs. Available in nine luxurious finishes.



Hardware Finish Options:



1. 4 9/16" jamb.
2. Integral screen channel.
3. .050 extruded aluminum on sash and frame. Wood units have primed panels on the exterior with cPVC brickmould.
4. .080 thermally-broken dark bronze extruded aluminum sill.
5. .022" stainless steel roller track cover.
6. Interior wood glazing bead.
7. 3/4" tempered insulating glass.
8. 1 3/4" thick panels.



MULTI-SLIDE PATIO DOORS

Multi-Slide Door System

Lead panels feature a lever pull for stacking doors and flush pulls on a pocketing system. Both come standard with a 2-point locking gear. Adjustable and durable polypropylene rollers glide quietly.

The aluminum clad modular frame and track is thermally broken creating less cold conduction. The low profile sill tracks are available staggered or full width with a double fin weather-strip. Staggered track systems can be almost hidden by floor coverings. Optional "T" track sill available.

Doors are easy to install under a recommended 8 ft. overhang. Multi-Slide patio doors are completely set-up, then disassembled and packaged for shipping.

Panel Options

Lincoln multi-slide doors systems feature 1 3/4" or 2 1/4" thick panels, perfect for your next building project whether its modern, contemporary or traditional appearing. Capture your spectacular view with just the right panel choice, door size and operational function.

- **Narrow Stile:** 2 1/2" Wide - 1 3/4" thick Only
- **Lifestyle Stile:** 3 3/8" Wide - 1 3/4" or 2 1/4" thick
- **Wide Stile:** 4 13/16" Wide - 1 3/4" or 2 1/4" thick

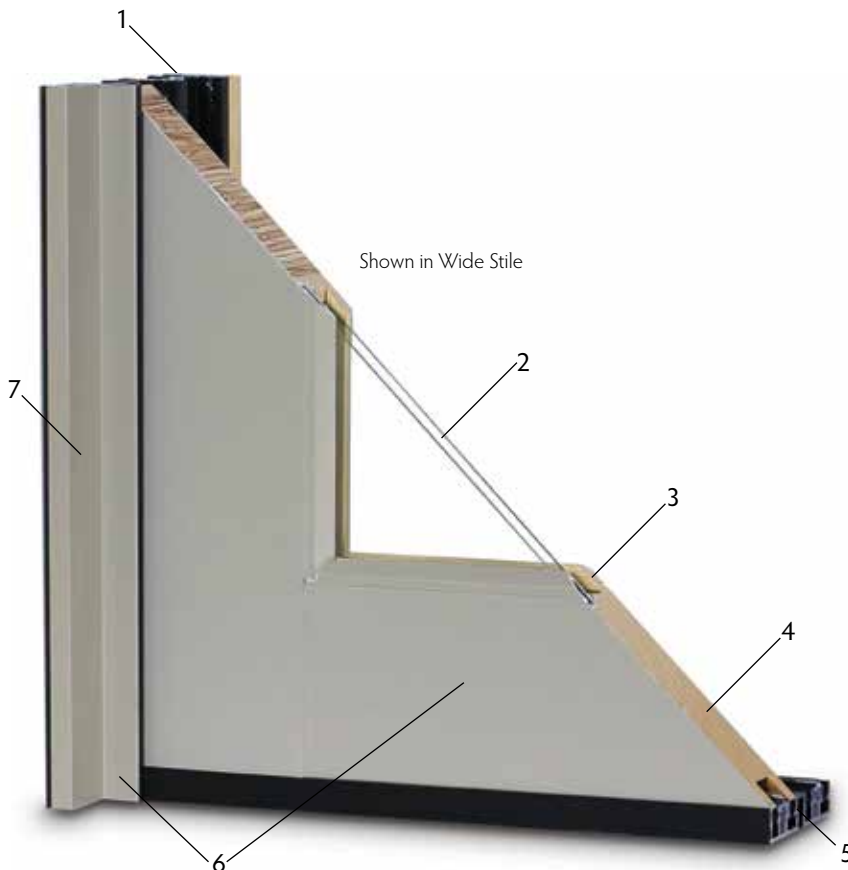
Our Multi-Slide patio door is an extremely versatile system designed where immense areas of glass are desirable. A closed door will highlight elegant wide-stile panels or emphasize thin sight lines when using our narrow stile options.

Styles

- 2 1/2"
- 3 3/8" Lifestyle
- 4 13/16"
- OXO
- Stacking
- Pocketing
- Unidirectional
- Bi-Parting
- 90° Corner
- Inverse 90° Corner

Multi-Slide patio doors are manufactured with Slide Works™ hardware. For detailed information, visit Slide Works™ website at: www.slideworksusa.com.

| | 1 3/4" Panel Thickness | 2 1/4" Panel Thickness |
|--------------------------|--------------------------|------------------------|
| Maximum Panel Width | 4' 1/2" | 6' 0" |
| Maximum Panel Height | 9' 0" | 10' 0" |
| Maximum Number of Panels | 10 Panels | 10 Panels |
| Approx. Maximum Width | 48' | 60' |
| Maximum Height | 9' 3/16" | 10' 3 1/8" |
| Stile Options | 2 1/2", 3 3/8", 4 13/16" | 3 3/8", 4 13/16" |
| Minimum Roof Overhang | 8' 0" | 8' 0" |



1. Attractive color-matched frame fillers (head and side jamb).
2. 3/4" tempered insulating glass.
3. Interior wood glazing bead.
4. 1 3/4" or 2 1/4" thick panels.
5. Thermally-broken bronze anodized sill.
6. .050 extruded aluminum on panels and frame.
7. Frame width accommodates from 1 to 10 panels.

SWING PATIO DOORS

Our most comprehensive door category, swing products are widely used for nearly every type of project including new construction, remodeling and light commercial. Swing doors are versatile, long-lasting and design friendly.

Styles

- In-Swing
- Out-Swing
- Multiple Stile & Rail Options
- French
- Radius
- Mid-Rail
- Panel - Raised & Flat
- Operating Sidelites



1. 4 9/16" jamb. (5 1/8" Jamb for 2 1/4" Panel)
2. 1 3/4" or 2 1/4" thick panels.
3. 3/4" & 1 1/4" Triple.
4. Interior wood glazing bead.
5. .125 pultruded resin coated dark bronze fiberglass sill.
6. Panel drip edge.
7. Full surround weatherstrip.
8. .050 extruded aluminum on sash and frame.
Wood units have primed panels on the exterior with cPVC brickmould.

| | 1 3/4" Panel | 2 1/4" Panel |
|----------------------|---|---|
| Maximum RO Width | 1 wide = 3' 7 7/8" -- 2 wide= 6' 2 7/8" | 1 wide = 3' 7 7/8" -- 2 wide= 7' 2 7/8" |
| Maximum RO Height | 9' 2 3/4" | 10' 2 3/4" |
| Door Panel Thickness | 1 3/4" thick panels | 2 1/4" thick panels |
| Stile Widths | 3 3/8", 4 13/16" & 6" | 3 3/8", 4 13/16" & 6" |
| Top Rail Heights | 3 3/8", 4 13/16" & 6" | 3 3/8", 4 13/16" & 6" |
| Bottom Rail Heights | 4 13/16", 7 3/16" & 12" | 4 13/16", 7 3/16" & 12" |

FOLDING PATIO DOORS

Hardware

Handles & Backplates: Our handles are manufactured using the finest quality brass alloys. The surface of the handle, except oil-rubbed, is protected by a transparent enamel finish which offers strength and durability as well as a smooth, blemish free surface. Oil-Rubbed has a "live" finish that changes over time. Strike plates match the handle set finish. Handle set options are identical for out-swing doors, however, the only offering for the strike plate and locked pin hinges is stainless steel.

Options Chart

| HANDLE | BACKPLATES | FINISHES | | | | | | | | | |
|-------------|------------|----------|----------------|---------------|----------------|-----------------|--------------|------------------|-------------|-------------|----------------------|
| | | White | Polished Brass | Antique Brass | Brushed Chrome | Polished Chrome | Satin Nickel | Oil-Rubbed Brass | Faux Bronze | Matte Black | Dark Bronze Metallic |
| München | M374N | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| München | M216N | | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | |
| New Orleans | M374N | | ■ | | | | ■ | | ■ | ■ | |
| New Orleans | M216N | | | | | | ■ | ■ | ■ | ■ | |
| New Orleans | M3965N | | | | | | ■ | | ■ | | |
| Verona | M216N | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | |
| Toronto | M374N | | | | ■ | | ■ | ■ | ■ | ■ | |
| Ródos | M216N | | | ■ | ■ | | ■ | | ■ | ■ | |
| Dallas | M2161N | | ■ | | | | ■ | | ■ | ■ | ■ |

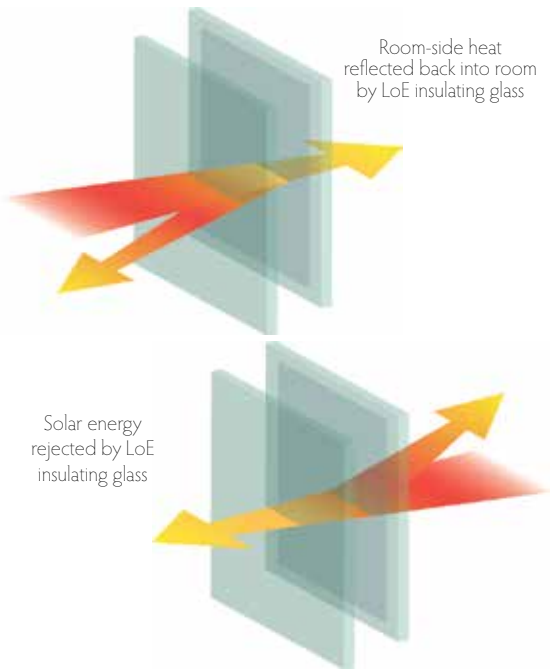


| | 1 ¾" Panel Thickness | 2 ¼" Panel Thickness |
|--------------------------|----------------------|----------------------|
| Maximum Panel Width | 3' 6" | 3' 6" |
| Maximum Panel Height | 9' 0" | 10' 0" |
| Maximum Number of Panels | 16 Panels | 16 Panels |
| Approx. Maximum Width | 56' | 56' |
| Maximum Height | 9' 4 ¾" | 10' 4 ¾" |

NOTE: When using maximum door width and height, door may exceed maximum door weight. Calculated weight check should be done.

1. 5 ½" jamb.
2. 1 ¾" thick panels.
3. ¾" tempered insulating glass.
4. Interior wood glazing bead.
5. Full surround weatherstrip.
6. .080 extruded aluminum sill (shown) or recessed sill option.
7. .050 extruded aluminum on panels and frame.

OPTIONS



Glass

Building an excellent glazing package requires high quality components manufactured with a superior process. Lincoln exclusively uses double-strength (or thicker) sheet glass in every unit we build. Heavier glass is more resistant to stress cracks and seal failures, the leading causes of glass issues. We then finish by assembling the insulated glass unit using warm edge spacer technology, advanced sealants and desiccant material.

Energy Efficient:

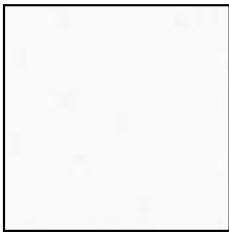
- LoE-180™, LoE²-272® & LoE³-366™/Neat®
- Dual Low-E2 (LoE i89™/LoE²-272®) & Dual Low-E3 (LoE i89™/LoE³-366™)
- Triple Glazed Option on select doors & windows.

Low Maintenance:

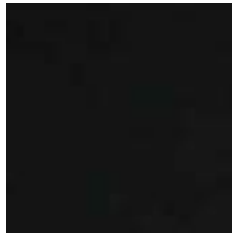
- Preserve® - Protective Film
- Neat® - Easy to clean!



Specialty: Tinted, Patterned, Laminated, Tempered & More.



Pre-Finished White



Pre-Finished Black

Pre-Finish Interior Paint

Black is both a daring and wildly popular design element in contemporary fenestration. Black painted windows and patio doors create strikingly bold project signatures while brilliant and vibrant colors in strategically placed art or furnishings become the focal point.

When utilizing white pre-finished interiors, luxurious hardware finishes generate stunning visual appeal over a muted background hue. White is all things stylish, rich, clean and consistent tying together your base molding, stair parts, walls and interior doors.

Interiors

Nothing enhances the look and feel of a room more than the richness and beauty of wood. Lincoln product comes with seven optional interior wood species which come with their own unique color and grain patterns to really enhance the character of a window or patio door.



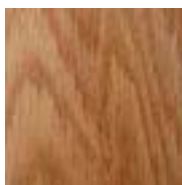
Pine



Fir



Alder



Red Oak



White Oak



Cherry



Mahogany

Due to printing limitations, all colors shown are for representation only.

Aluminum Clad

Our most popular and versatile exterior material is available in virtually any color, shape and size. The prominent features of aluminum clad products are AAMA 2605 paint, minimal maintenance and superior strength.



Primed

Built using traditional trim/casing dimensions and with widely accepted historical design features, Lincoln's primed windows are the conventional choice in markets requiring painted wood exteriors.



Hybrid

This unique product incorporates key features from our aluminum clad and primed exteriors. Combine a primed frame with an aluminum clad sash for a low-maintenance, durable window with historical charm.



Natural Wood

Products with all wood exterior are a timeless design ready for your finish and sealer. Our three all-wood exteriors - mahogany, fir and pine - showcase the distinctive warmth and beauty of wood.



Lites and Grilles

We offer four convenient styles of lites for staying historically accurate, making a statement or easy cleaning. Lincoln Divided Lite (true divided lite) available for Primed and All Wood exteriors only.



Simulated Divided Lite Profiled or Flat



Interior Wood Grille



Internal Aluminum Grille




Lincoln Divided Lite



When only the best will do.

Choose Lincoln for your new construction, remodeling or even light commercial projects. With over 70 years of manufacturing experience built into every unit, we engineer our windows and patio doors for visual appeal as well as outstanding performance. In addition, Lincoln backs it up with exceptional customer service before and after the sale.

We are continually expanding our list of product offerings, options, and accessories and are confident that we have the perfect window or patio door to harmonize with your ideas and designs.



Additional information on our products and options can be found at an authorized Lincoln dealer or online at lincolnwindows.com.



Committed to protecting and preserving the environment.

Lincoln Windows is committed to environmental stewardship. As responsible corporate citizens, we are dedicated to manufacturing energy efficient products and managing our resources in a manner that reduces our impact on the environment.



Lincoln Windows is an ENERGY STAR® Partner.



Many of our products carry certification by the National Fenestration Rating Council (NFRC).



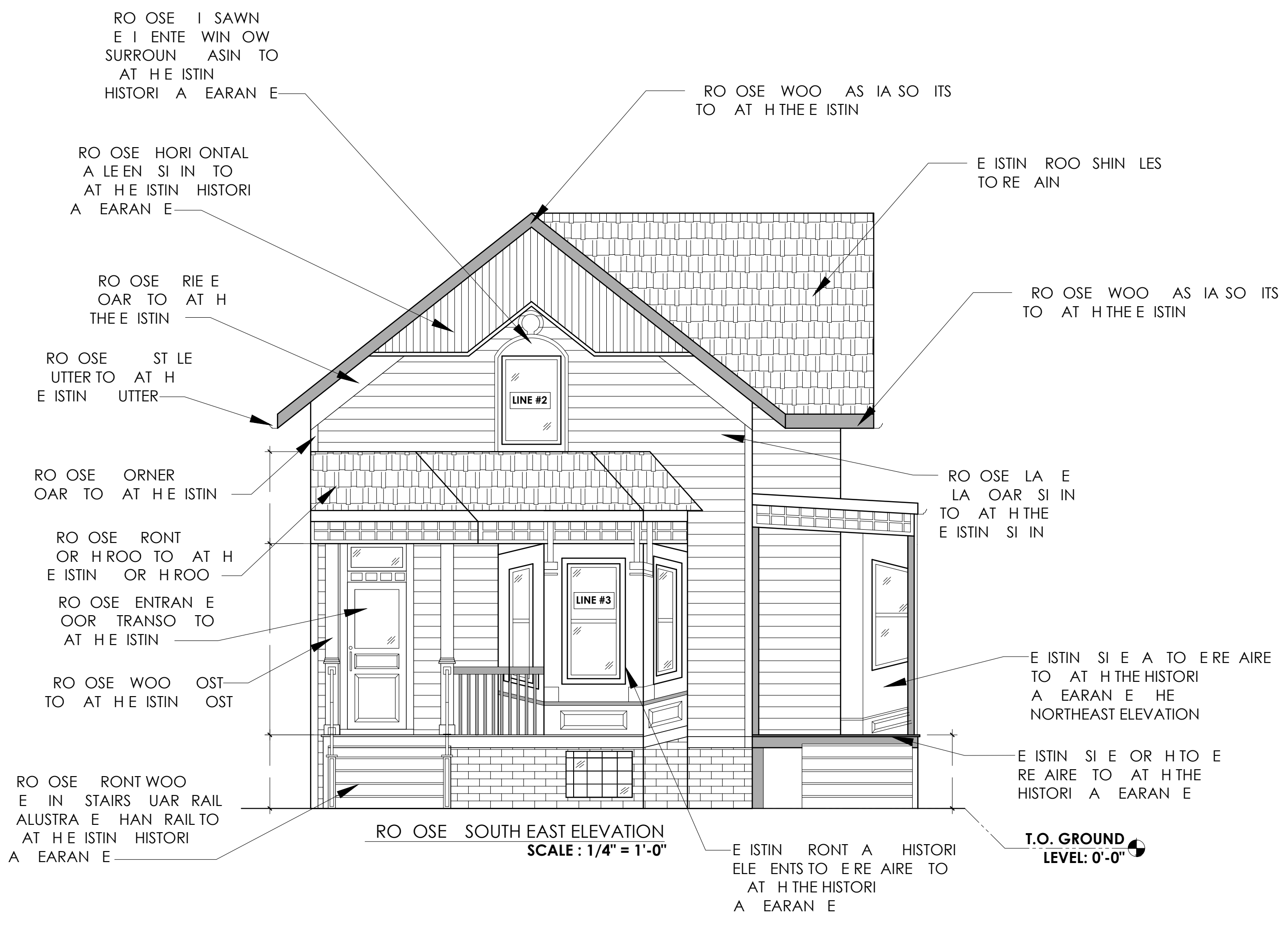
Lincoln products carry an extensive warranty. Ask your dealer for complete information.



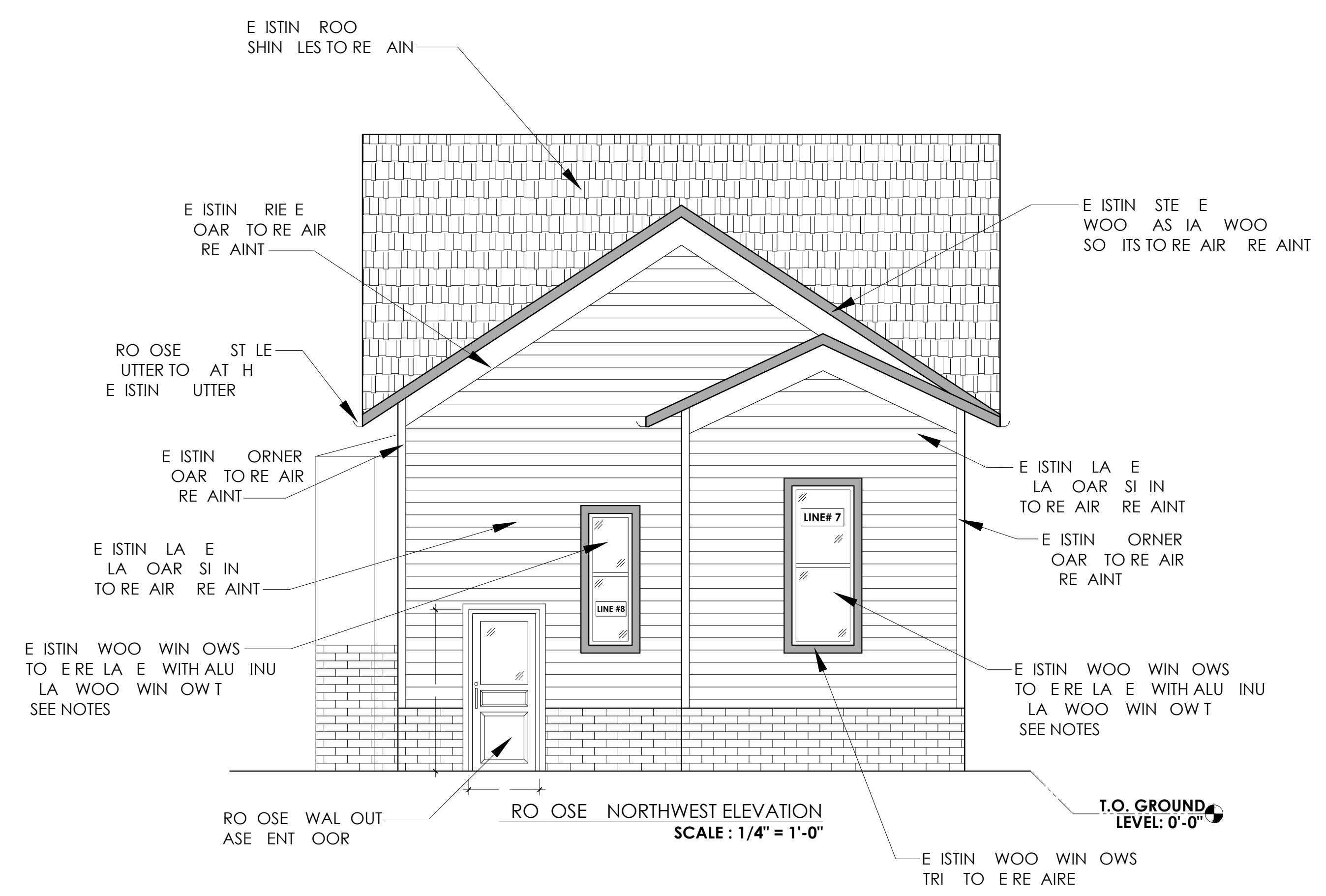
Lincoln Windows & Patio Doors proudly supports the American Institute of Architects (AIA) Continuing Education System (CES).



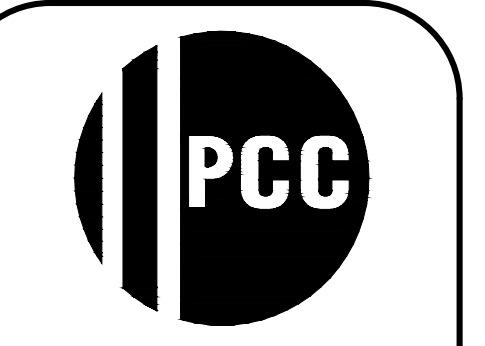
Lincoln Wood Products, Inc.
1400 W. Taylor Street • P.O. Box 375
Merrill, Wisconsin 54452-1355
800-967-2461 • Fax: 715-536-7090
www.lincolnwindows.com



EXISTING SOUTH EAST ELEVATION



EXISTING NORTHWEST ELEVATION



PROFESSIONAL CONSULTING COMPANY, INC

16970 WEST WARREN
DETROIT, MI 48228
PH: (313) 583-0550
FAX: (313) 583-0551

DRAWN BY
A.B

APPROVED BY
TN

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PROJECT
INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME
FERRIS, DEBORAH K

ADDRESS
1628 LEVERETTE ST,
DETROIT, MI, 48216

PROJECT NO.

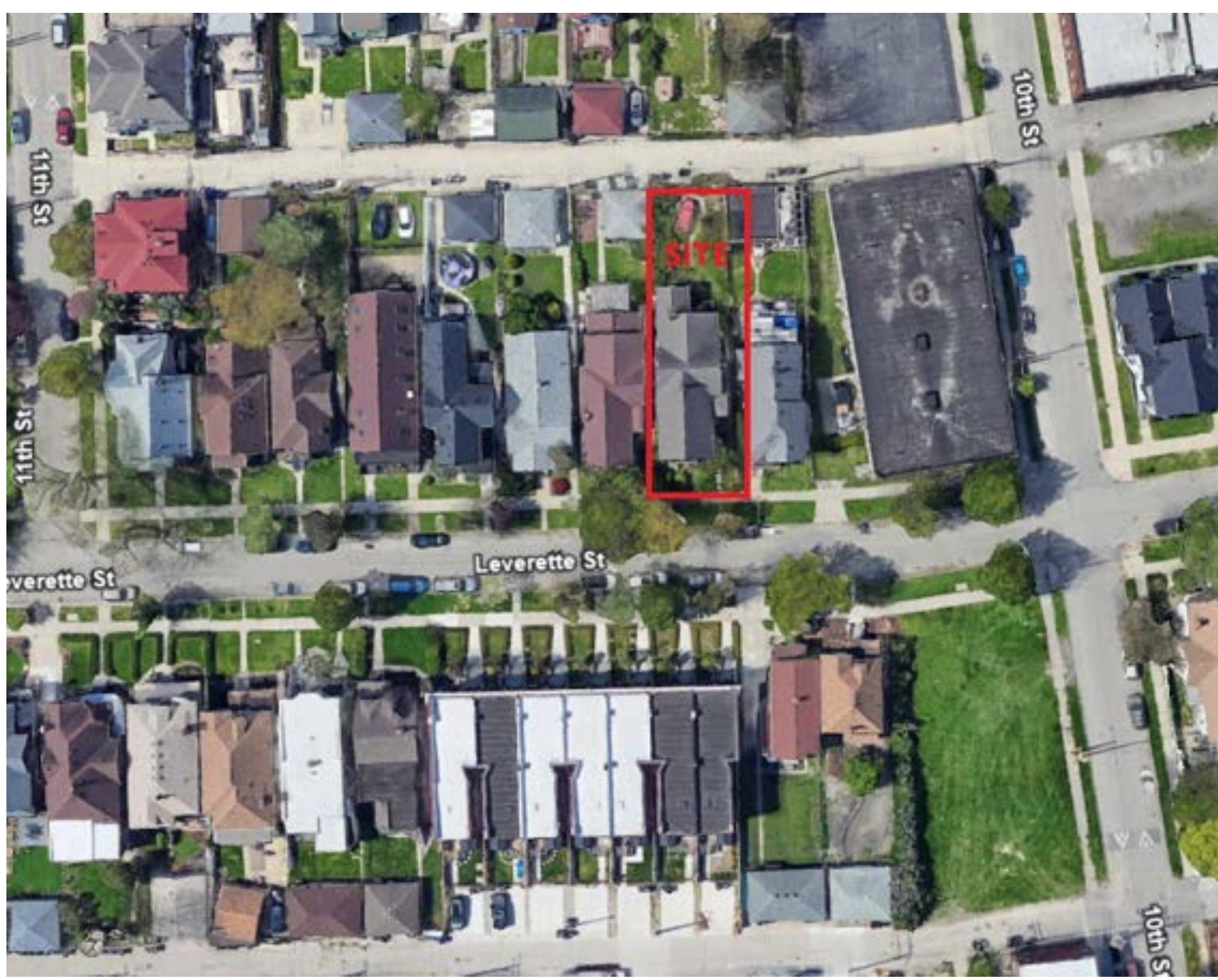
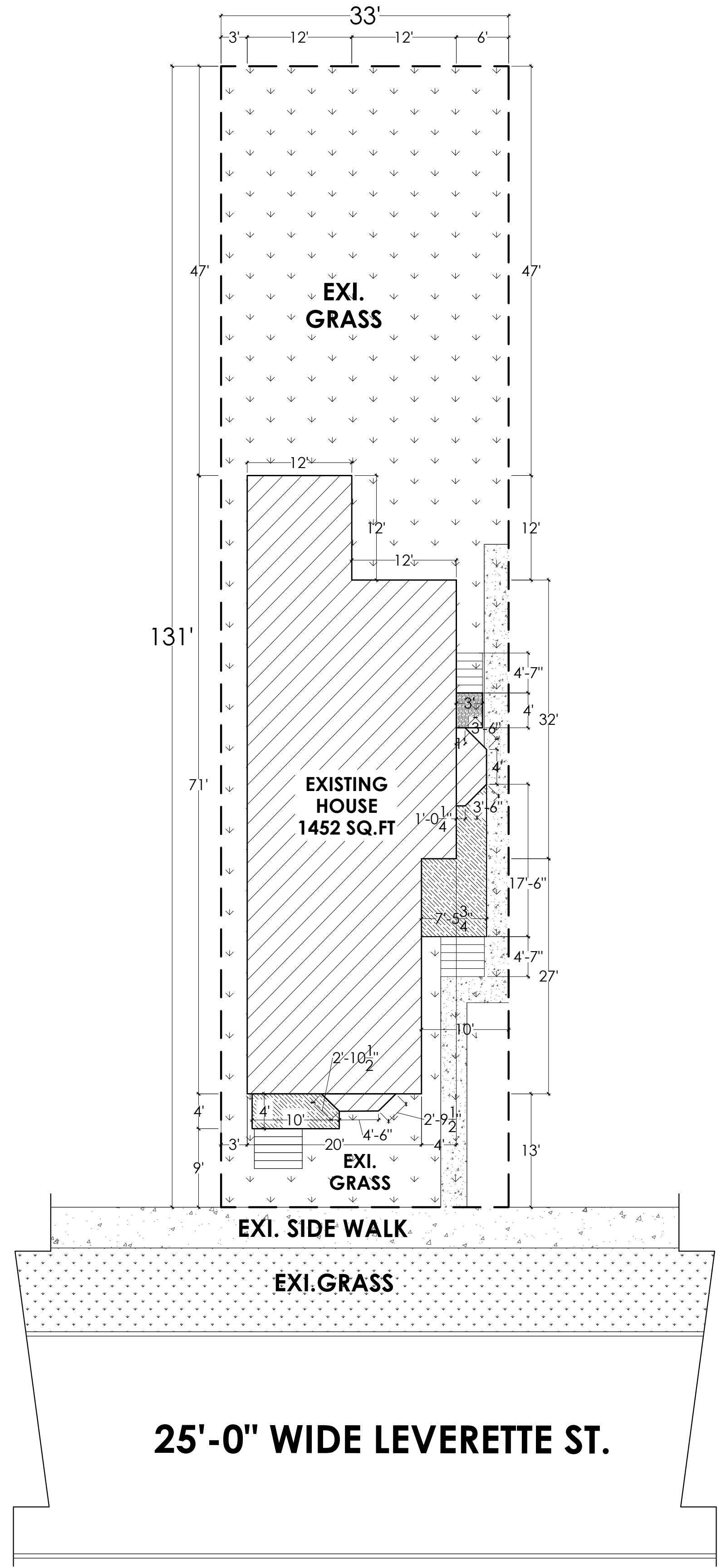
DATE : 05/22/2024
REVISED : 08/13/2024

SCALE
1/4" = 1'-0"

SHEET TITLE
PROPOSED & EXISTING NORTHWEST & SOUTHEAST ELEVATIONS

A-1

SEAL



LOCATION MAP

PROJECT INFORMATION:

PARCEL ID: 08000445.
ADDRESS: 1628 LEVERETTE

HISTORIC DESIGNATION:
CORKTOWN

OWNERSHIP
FERRIS, DEBORAH K

USAGE & CLASSIFICATION
PROPERTY CLASS: 401 - RESIDENTIAL-IMPROVED
PROPERTY USE: 41110 - SINGLE FAMILY
ZONING: R-2 (TWO FAMILY RESIDENTIAL DISTRICT)
NO OF BUILDINGS: 1
SINGLE FAMILY RESIDENTIAL

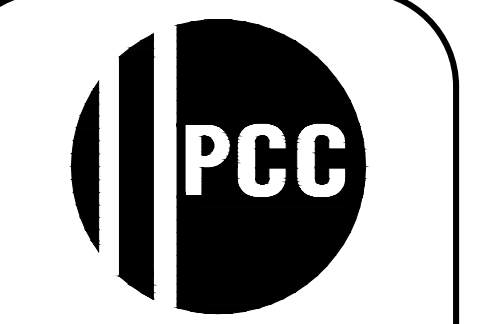
DIMENSIONS:
TOTAL ACREAGE: 0.099 AC
TOTAL SQUARE FOOTAGE: 4312 SQ.FT
DEPTH X FRONTAGE: 131' X 33'

LEGAL DESCRIPTION:
N LEVERETTE 21 BLK 3 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 131.12

SCOPE OF WORK :

- FRONT PORCH TO BE REBUILT TO MATCH THE EXISTING HISTORIC APPEARANCE
- FRONT BAY WINDOW FRAMING WILL BE REBUILT TO MATCH THE HISTORTIC APPEARANCE
- ALL EXISTING SIDING IS TO BE REPAIRED OR REPLACED TO MATCH THE EXISTING APPEARANCE
- ALL EXISTING WOOD WINDOWS, TRIM & SASH TO BE REPLACED TO MATCH THE EXISTING HISTORIC APPEARANCE
- ALL GUTTERS ARE TO BE REPLACED TO MATCH THE EXITING APPEARANCE
- EXISTING STEPPED WOOD FASCIA & WOOD SOFFITS TO REPAIR & REPAINT
- EXISTING FRIEZE & CORNER BOARD TO REPAIRED & REPAINT TO MATCH THE HISTORIC APPEARANCE

| | APPLICABLE CODE |
|-------------|---|
| RESIDENTIAL | - MRC 2015 (MICHIGAN RESIDENTIAL CODE) |
| PLUMBING | - MRC 2018 (MICHIGAN RESIDENTIAL CODE) |
| MECHANICAL | - MRC 2015 (MICHIGAN RESIDENTIAL CODE) |
| ELECTRICAL | - MRC 2015 (MICHIGAN RESIDENTIAL CODE) |
| FIRE | - IFC 2015 (INTERNATIONAL FIRE CODE) - CITY OF DETROIT ZONING ORDINANCE |



PROFESSIONAL CONSULTING COMPANY, INC

16970 WEST WARREN
DETROIT, MI 48228
PH: (313) 583-0550
FAX: (313) 583-0551

DRAWN BY
SA

APPROVED BY
TN

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PROJECT

INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME

ALFA PREMIUM HOMES LLC

ADDRESS

1628 LEVERETTE ST,
DETROIT, MI, 48216

PROJECT NO.

DATE: 05/22/2024

REVISED: 09/10/2024

SCALE

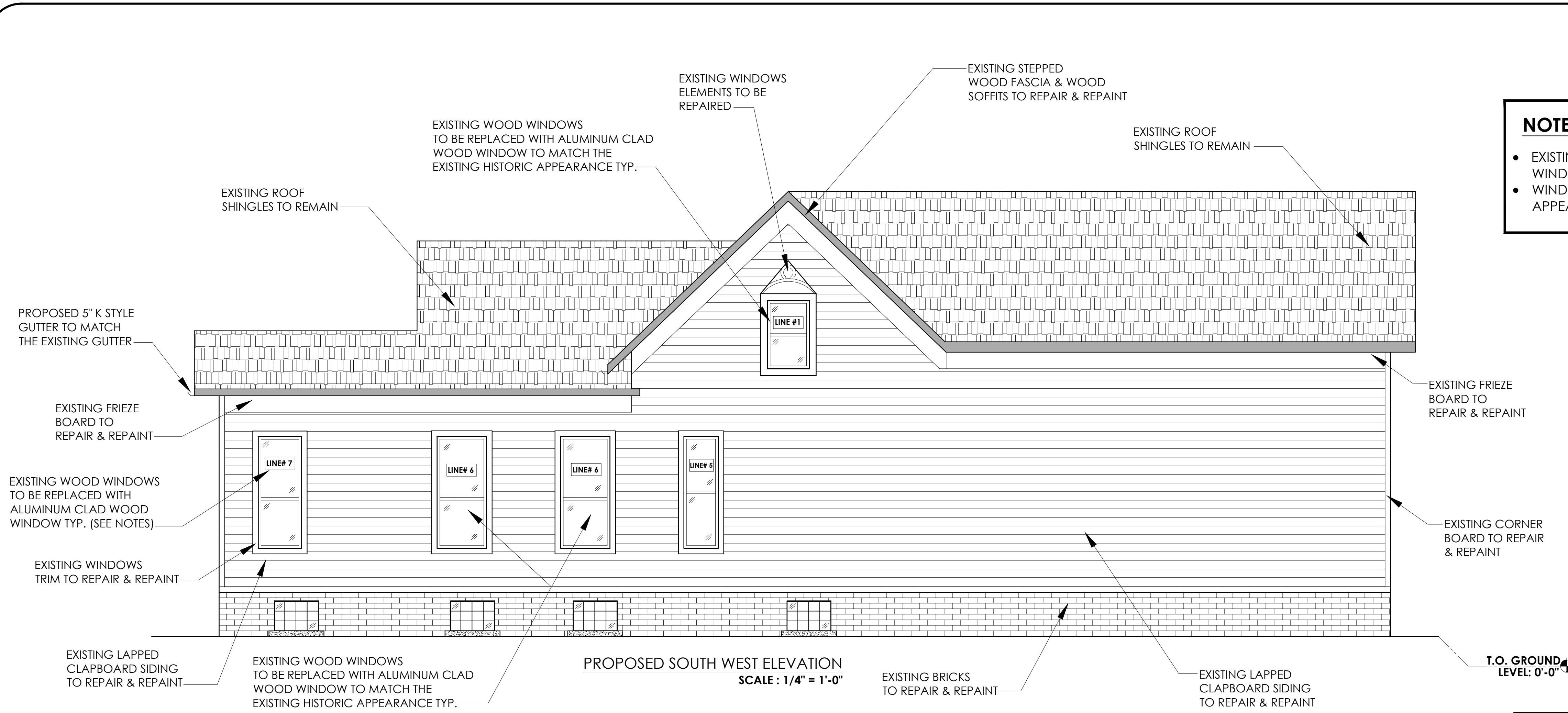
VARIES

SHEET TITLE

EXISTING SITE PLAN

S-1

SEAL



NOTES FOR WINDOWS :

- EXISTING WOOD WINDOWS TO BE REPLACE WITH ALUMINUM CLAD WOOD WINDOWS TO MATCH THE EXISTING
- WINDOWS SASH & TRIM TO CHANGED TO MATCH THE EXISTING HISTORIC APPEARENCE

NOTES FOR GUTTER REPLACEMENT :

- EXISTING GUTTERS ARE ARE 5" K STYLE COMMON GUTTER.
- ALL NEIGHBORING UNITS HAVE MATCHING 5" K STYLE COMMON GUTTERS.
- NEW GUTTER WILL MATCH THE EXISTING 5" K STYLE AS THE EXISTING GUTTERS.
- COLOR IS TBD AS PER HDC STAFF RECOMMENDATION.

NOTES FOR FRONT PORCH & BAY WINDOW :

- FRONT PORCH WILL BE BUILT TO MATCH THE EXISTING PORCH WITH TOP DECORATIVE ELEMENTS,BOTTOM MOLDINGS, DECKING & STEPS TO REPLICATE FIRE DAMAGED DESIGN.
- PORCH RAILING WILL BE REBUILT TO MATCH EXISTING BALUSTER DESIGN, WITH CORNER POST EXTENDING TO SUPPORT PORCH ROOF.
- NEW BUILD FRAMING WILL MATCH EXISTING FRAMING SIZE DIMENSIONS, WITH NEW MOLDING ON THE LOWER FACADE TO REPLICATE THE ORIGINAL MOLDINGS.
- NEW ROOF OVER BAY WINDOW WILL BE ASPHALT TO MATCH EXISTING ROOF. EXISTING ROOF WAS NOT DAMAGED BY THE FIRE.

NOTES FOR SIDING:

- PROPOSED FRONT SIDING WILL BE WOOD LAPPED CLAPBOARD TO MATCH THE EXISTING SIDING
- EXISTING LAPPED CLAPBOARD SIDING TO REPAIR & REPAINT
- DECORATIVE ACCENTS ON THE UPPER SECTION & ELEMENTS OF THE FRONT FACADE WILL BE REPLACED TO MATCH EXISTING FIRE DAMAGED DESIGN IN ORDER TO MEET THE HISTORIC APPEARANCE
- EXISTING & PROPOSED SIDING COLOR WILL BE DECIDED AS PER HISTORIC DEPARTMENT RECOMMENDATION.
- EXISTING FASCIA/ SOFFITS TO REPAIR & REPAINT



EXISTING SOUTH WEST ELEVATION

PCC
PROFESSIONAL CONSULTING COMPANY, INC
 16970 WEST WARREN
 DETROIT, MI 48228
 PH: (313) 583-0550
 FAX: (313) 583-0551

DRAWN BY
 A.B

APPROVED BY
 TN

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PROJECT
INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME
FERRIS, DEBORAH K

ADDRESS
**1628 LEVERETTE ST.
 DETROIT, MI, 48216**

PROJECT NO.

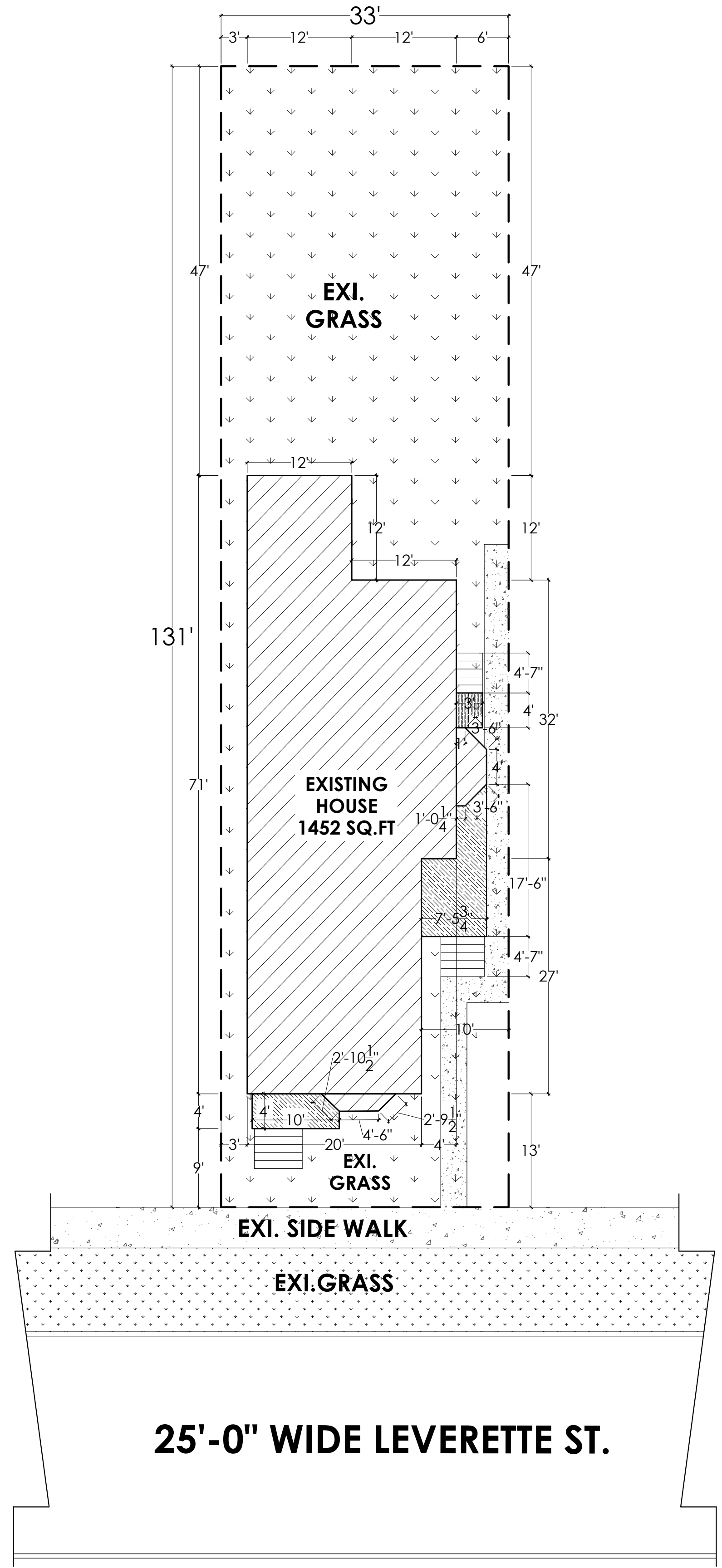
DATE : 05/22/2024
REVISED : 09/06/2024

SCALE
1/4" = 1'-0"

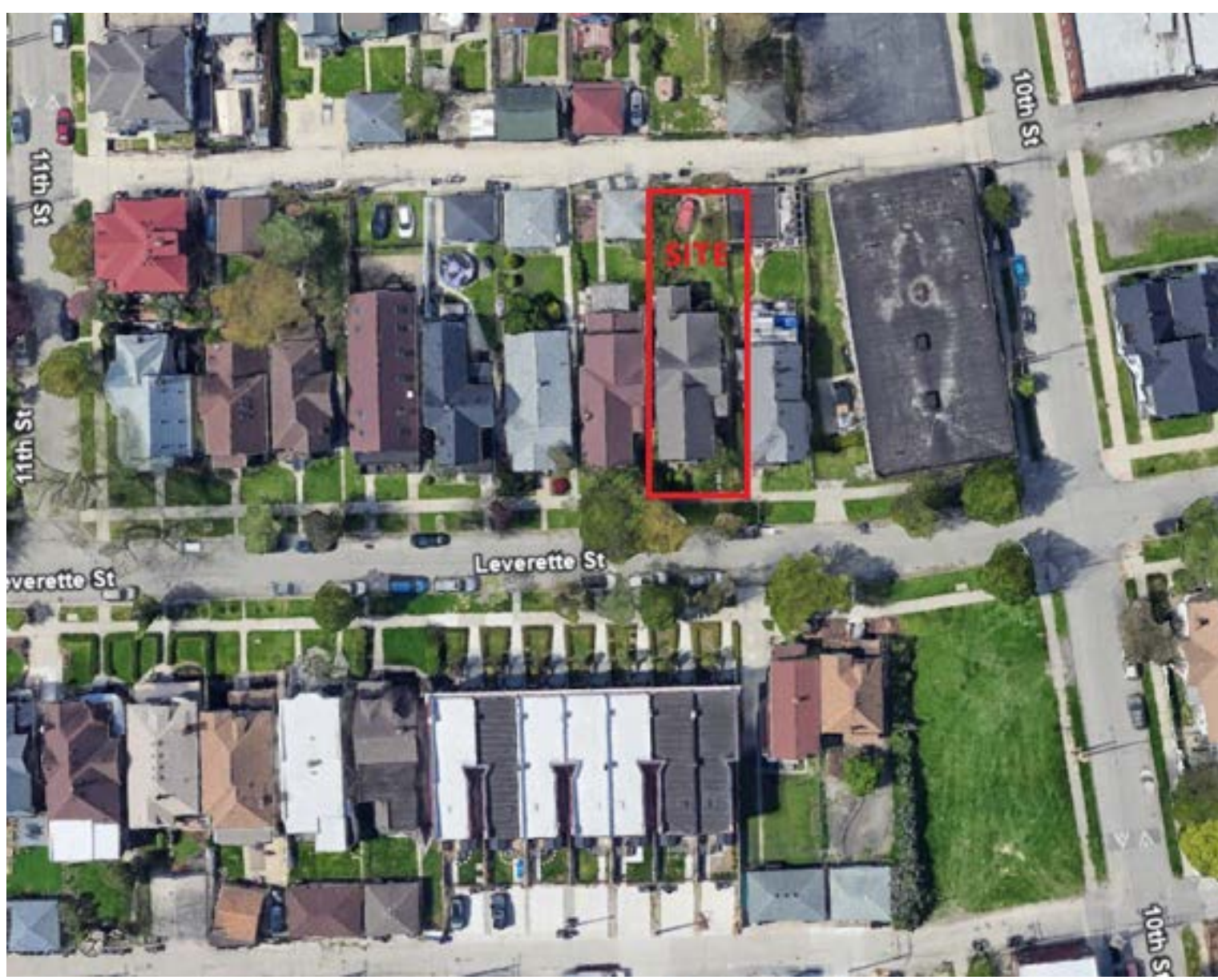
SHEET TITLE
EXISTING SOUTHWEST ELEVATION

A-3

SEAL



EXISTING SITE PLAN
SCALE: 1/10" = 1'-0"



LOCATION MAP

PROJECT INFORMATION:

PARCEL ID: 08000445.
ADDRESS: 1628 LEVERETTE

HISTORIC DESIGNATION:
CORKTOWN

OWNERSHIP
FERRIS, DEBORAH K

USAGE & CLASSIFICATION
PROPERTY CLASS: 401 - RESIDENTIAL-IMPROVED
PROPERTY USE: 41110 - SINGLE FAMILY
ZONING: R-2 (TWO FAMILY RESIDENTIAL DISTRICT)
NO OF BUILDINGS: 1
SINGLE FAMILY RESIDENTIAL

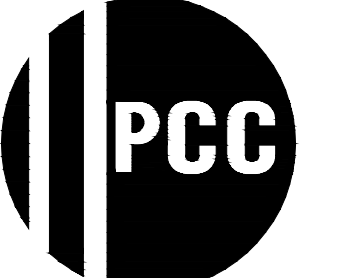
DIMENSIONS:
TOTAL ACREAGE: 0.099 AC
TOTAL SQUARE FOOTAGE: 4312 SQ.FT
DEPTH X FRONTAGE: 131' X 33'

LEGAL DESCRIPTION:
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| PLUMBING | - MRC 2018 (MICHIGAN RESIDENTIAL CODE) |
| MECHANICAL | - MRC 2015 (MICHIGAN RESIDENTIAL CODE) |
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PROJECT

INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME

ALFA PREMIUM HOMES LLC

ADDRESS

1628 LEVERETTE ST,
DETROIT, MI, 48216

PROJECT NO.

DATE: 05/22/2024

REVISED: 09/10/2024

SCALE

VARIES

SHEET TITLE

EXISTING SITE PLAN

S-1

SEAL