



# HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

**Notification Date:** 06/18/25

**Application Number:** HDC2025-00274

## APPLICANT & PROPERTY INFORMATION

**NAME:** Timothy Flintoff Jr.

**COMPANY NAME:** 4545 Architecture

**ADDRESS:** 2761 E. Jefferson Ave, Ste 302

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48207

**PROJECT ADDRESS:** 1760 Wabash

**HISTORIC DISTRICT:** Corktown

### SCOPE:

Install aluminum-clad wood windows and wood clapboard siding

DENY

At the Regular Meeting that was held on 06/11/25 , the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 06/17/25 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

## REASON FOR DENIAL:

- The installed windows have exceptionally thin and minimally profiled window frames and don't match the more robust dimensions and depth of profile of a historic wood window at this property.
  - The new windows have altered the features and spaces that characterize the property. ‘
  - Recessed placement of windows is a distinctive character-defining feature. The majority of new windows were installed in plane with the exterior walls. This created a monolithic wall form and the windows frames sitting forward of the window trim. The appearance and placement of the replacement windows is not consistent with the general characteristics of a historic window of the type and period of this 19th century dwelling, nor is it consistent with the historic placement of windows at this particular property.
  - Bright white windows were installed; bright white is a contemporary color and offers too high a contrast and is not compatible with exterior color palettes of Victorian-era houses.
- ☐ Regarding the unapproved removal of the historic wood siding and its replacement with the current lapped wood siding:
- o The work has altered the features and spaces that characterize the property.
  - o The historic siding was intact and not beyond repair.
  - o The existing siding does not meet the dimensions, profile (new siding is flatter, not similarly angled so the shadow lines are reduced) and surface finish (planed surface not entirely smooth).
  - o As the historic wood siding was a distinctive, character-defining feature and the dominant surface feature on the dwelling, it is staff's opinion that another wood siding product should be located (new or possibly reclaimed historic wood siding) that more closely matches the siding removed without approval, and a physical sample must be submitted to staff for review.

## FAILURE TO MEET STANDARDS:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**Failure to meet standards:** 2, 5, 6, 9

**Corresponding Standard numbered below:**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## FAILURE TO MEET ELEMENTS OF DESIGN:

**Failure to meet Elements of Design:** N/A

**Corresponding design element numbered below:**

- |                                                 |                                                                            |
|-------------------------------------------------|----------------------------------------------------------------------------|
| 1. Height.                                      | 12. Walls of continuity.                                                   |
| 2. Proportion of building's front façades.      | 13. Relationship of significant landscape features and surface treatments. |
| 3. Proportion of openings within the façade.    | 14. Relationship of open space to structures.                              |
| 4. Rhythm of solids to voids in front façade.   | 15. Scale of façade and façade elements.                                   |
| 5. Rhythm of spacing of buildings on streets.   | 16. Directional expression of front elevations.                            |
| 6. Rhythm of entrance and/or porch projections. | 17. Rhythm of building setbacks.                                           |
| 7. Relationship of materials.                   | 18. Relationship of lot coverages.                                         |
| 8. Relationship of textures.                    | 19. Degree of complexity within the façade.                                |
| 9. Relationship of colors.                      | 20. Orientation, vistas, overviews.                                        |
| 10. Relationship of architectural details.      | 21. Symmetric or asymmetric appearance.                                    |
| 11. Relationship of roof shapes.                | 22. General environmental character.                                       |

If you have any questions regarding the above, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR: Audra

250618AD

## APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2nd Floor, G. Mennen Williams Building  
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909  
Phone: 517-335-0665 E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

**APPLICATION ID**

HDC2025-00274

## PROPERTY INFORMATION

**ADDRESS(ES):** 1760 Wabash

**HISTORIC DISTRICT:** Corktown

## SCOPE OF WORK: (Check ALL that apply)

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

## BRIEF PROJECT DESCRIPTION:

Scope of Work

1. Replace existing window units (Work Completed)
  - a. All windows on side and rear elevations
  - b. Replace vinyl double-hung units with aluminum-clad wood double-hung windows
2. Replace front, second floor central windows with aluminum-clad wood double hung colonial-style unit
  - a. Style, location, and size to match original, with wide middle mullion between

3. Install aluminum-clad wood casement window at front gable attic

- a. To have same size and placement as original window

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Architect/Engineer/Consultant

4. Repair/Replace painted wood siding as required using in-kind materials

- a. I.e. in places where siding bows, cracks, has rotted, etc.

**COMPANY NAME:** 4545 Architecture

**ADDRESS:** 2761 E. Jefferson Ave, Ste 302

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48207

**PHONE:** +1 (248) 320-6098

**EMAIL:** tim.flintoff@4545architecture.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 the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

Timothy Flintoff Jr.

4545 Architecture

05/16/2025

SIGNATURE

2761 E. Jefferson Ave, Ste 302

DATE

Detroit

MI

48207

+1 (248) 320-6098

tim.flintoff@4545architecture.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762






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

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)	NA
-------------------------------------------------------------------------------------------------	----

GENERAL

<b>1. DESCRIPTION OF EXISTING CONDITION</b> <i>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.")</i>	
<b>2. PHOTOGRAPHS</b> <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
<b>3. DESCRIPTION OF PROJECT</b> <i>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.)</i>	
	
<b>4. DETAILED SCOPE OF WORK</b> <i>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.")</i>	
	
<b>5. BROCHURES/CUT SHEETS</b> <i>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.</i>	

ADDITIONAL DETAILS

<div><div>6. WINDOWS/DOORS</div><div>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)</div></div>	<div></div>



May 19, 2025

1760 Wabash St.,  
Detroit, MI 48216

RE: 1760 Wabash St. Historic District Commission Submission

**Project Narrative**

1760 Wabash is a 2.5 story wood-framed residential dwelling in the Corktown Historic District, built in the late 1800s. It is located on the east side of Wabash, between Marantette and Bagley. The front elevation features a cross gable, with centrally placed windows at the first and second floors; the first floor window is an undivided fixed picture window with a multi-colored stained glass transom above, and the second floor features two double-hung windows. All other windows throughout are double-hung white vinyl units, without a uniform spacing. The south side of the front elevation features a raised porch covered with a steeply sloped asymmetrical roof. The main gable roofs at the front and southeast side of the structure are steep, while the lower rear roofs are low pitched. The house is primarily clad in a painted wood lap siding.

The intention of this project is to seek approval for the already completed replacement of existing double-hung vinyl windows with new double-hung aluminum-clad wood windows. It also is for the approval of the installation of a new aluminum-clad wood casement window in place of the original attic window at the front elevation, which is to have similar casing and trim as the original window. The project will include the replacement of two installed double-hung windows at the front of the house with two aluminum-clad wood double-hung windows in the colonial style, whose location and size is to match the original windows which existed there. It also intends to repair/replace the recently installed wood lap siding as needed. The existing painted wood lap siding will be repaired or replaced where required, such as where there are gaps or it bows from the structure.



May 19, 2025

1760 Wabash St.,  
Detroit, MI 48216

RE: 1760 Wabash St. Historic District Commission Submission

Scope of Work

1. Replace existing window units (Work Completed)
  - a. All windows on side and rear elevations
  - b. Replace vinyl double-hung units with aluminum-clad wood double-hung windows
2. Replace front, second floor central windows with aluminum-clad wood double hung colonial-style unit
  - a. Style, location, and size to match original, with wide middle mullion between
3. Install aluminum-clad wood casement window at front gable attic
  - a. To have same size and placement as original window
4. Repair/Replace painted wood siding as required using in-kind materials
  - a. I.e. in places where siding bows, cracks, has rotted, etc.
  - b. Paint to match existing



DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

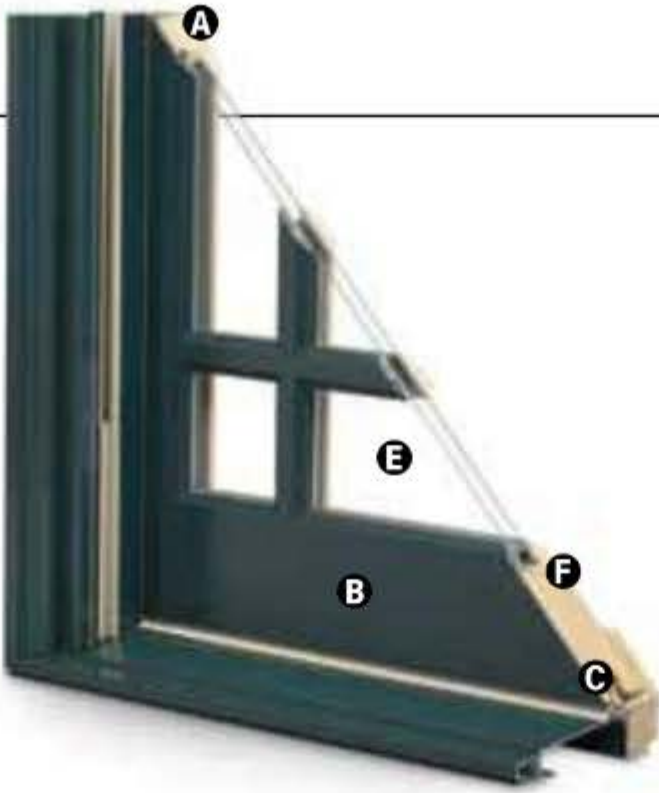
**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany\*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

**C** Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



**D** Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



GLASS

**E** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**F** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

**GLASS SPACERS** available in black, white and stainless steel.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



Lock



Sash Lift

Antique Brass | Black | **Polished Chrome** | Bronze | Gold  
Oil Rubbed Bronze | Pewter | **Bright Brass** | **Brushed Chrome** | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.  
Bold name denotes finish shown.

HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

**EXTERIOR COLORS** 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on [page 11](#).

INTERIOR WOOD SPECIES



Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.



## ACCESSORIES Sold Separately

### DOUBLE-HUNG WINDOWS

#### HARDWARE

##### Window Opening Control Device Kit

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

##### VeriLock & Open/Closed Sensors **DISCONTINUED**



VeriLock sensors are unique as they detect whether the windows are locked or unlocked\* — a feature no other sensors can provide. Available in all hardware finishes.

##### Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See [page 27](#) for Smart Home options.

#### INSECT SCREENS

##### TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

##### Conventional Insect Screens



Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See [page 24](#) for more information on our insect screens.

#### GRILLES

##### Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



5/8"

7/8"



1 1/8"

1 1/2"

##### Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



7/8"

##### Finelight™ Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat

1" Contoured

##### Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



7/8"

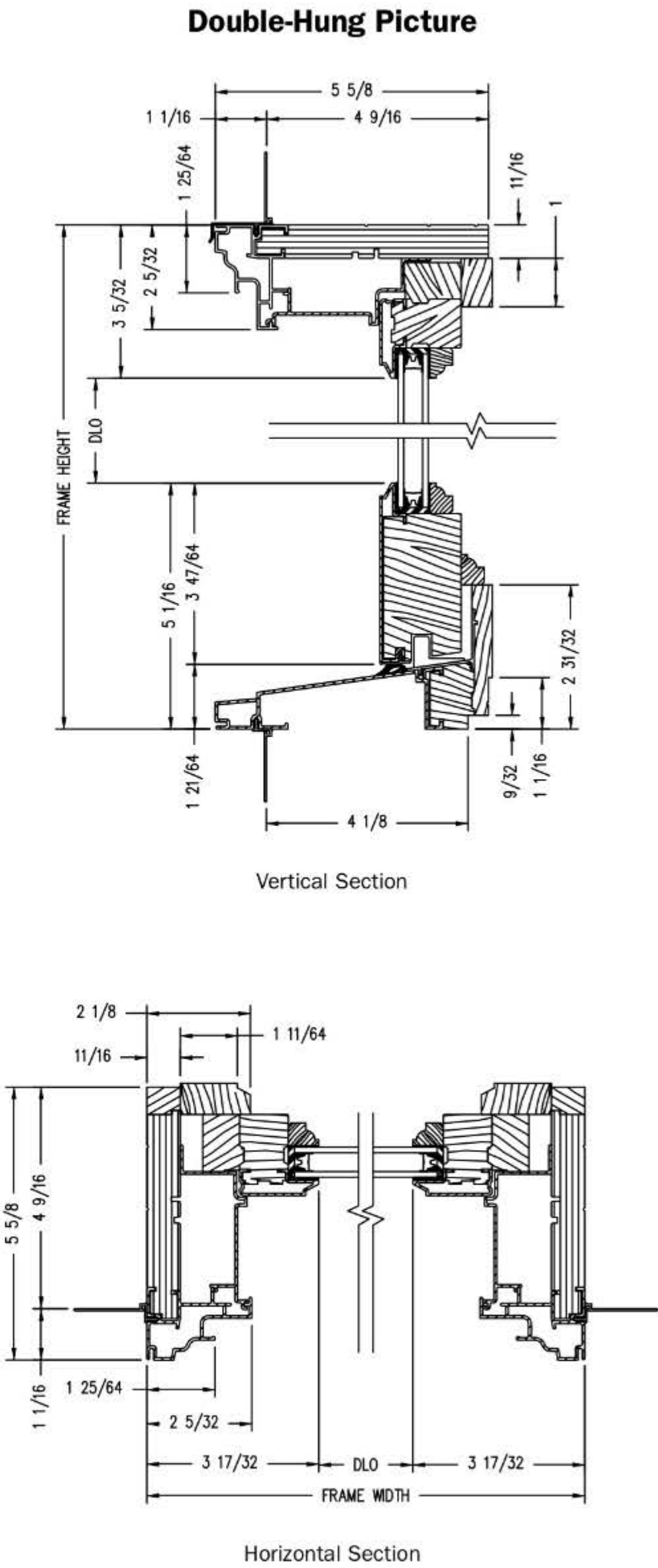
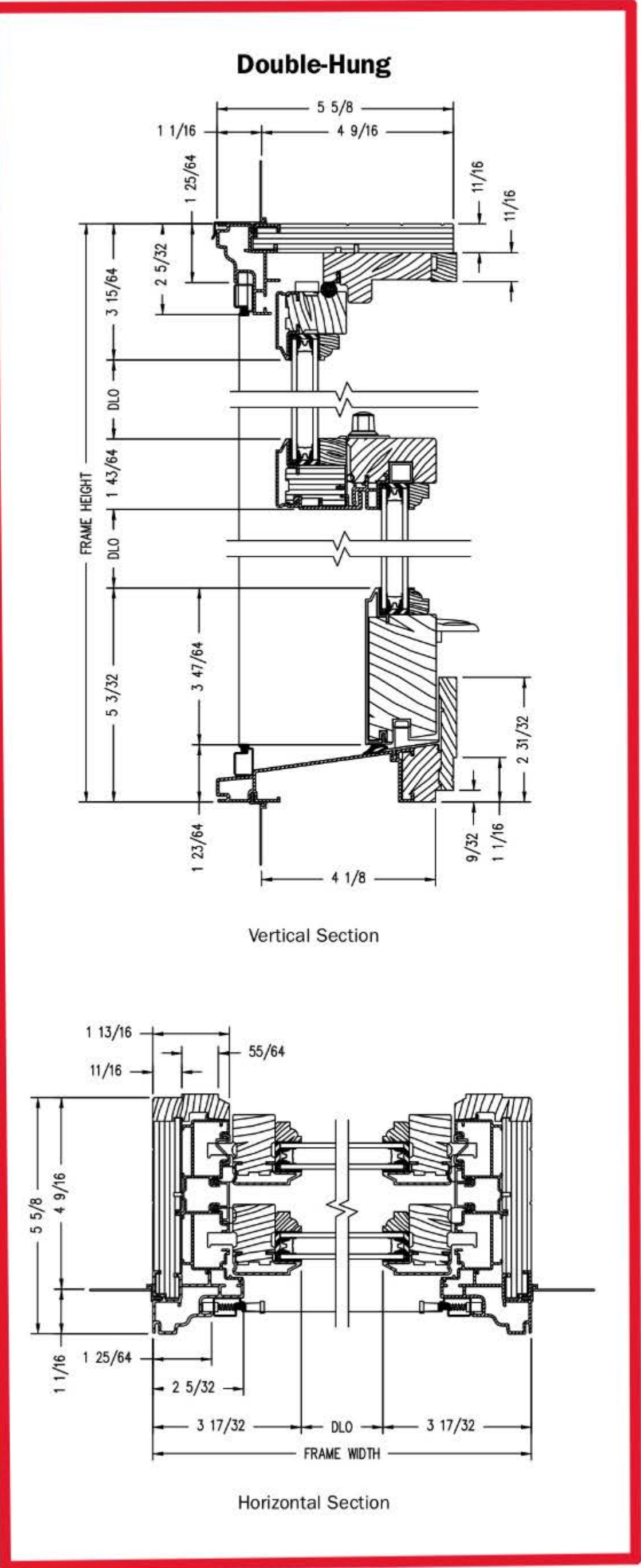
See [page 22](#) for more information on grilles.

\*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.



# DOUBLE-HUNG WINDOWS

## Double-Hung Windows

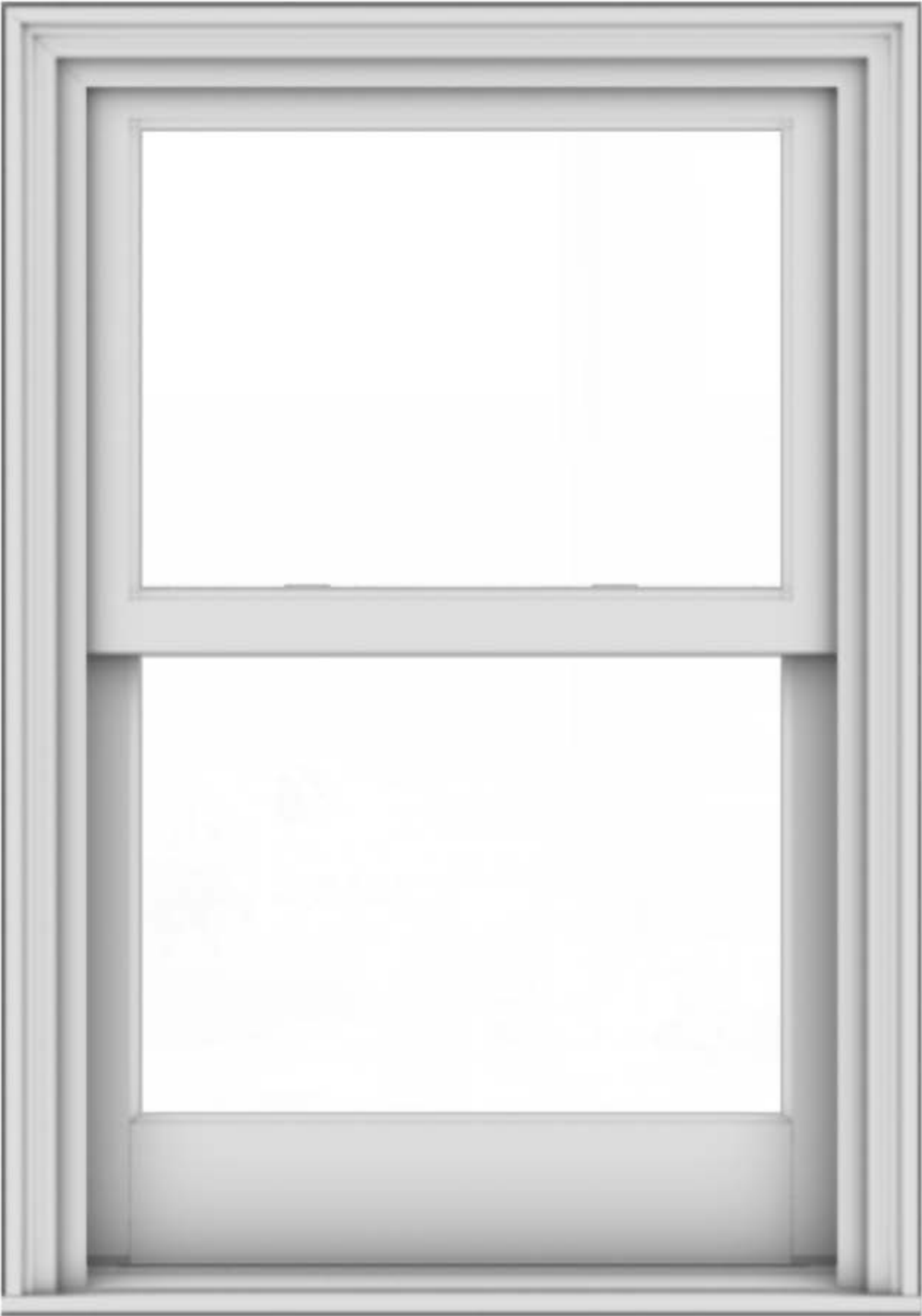


Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM). CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.



E-Series Double-Hung Window



INTERIOR

EXTERIOR

# 4545 architecture

May 19, 2025

1760 Wabash St.,  
Detroit, MI 48216

RE: 1760 Wabash St. Historic District Commission Submission

## Existing Photos



Front Facade

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

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

# 4545 architecture



Rear Facade

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

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



# 4545 architecture



South Side and Front Porch (Photo from HDC Staff Report April 2025, taken March 2025)

# 4545 architecture



Existing Window Detail





# 4545 architecture



Existing Trim Detail

# 4545 architecture



Existing Window (from inside)





# 4545

architecture

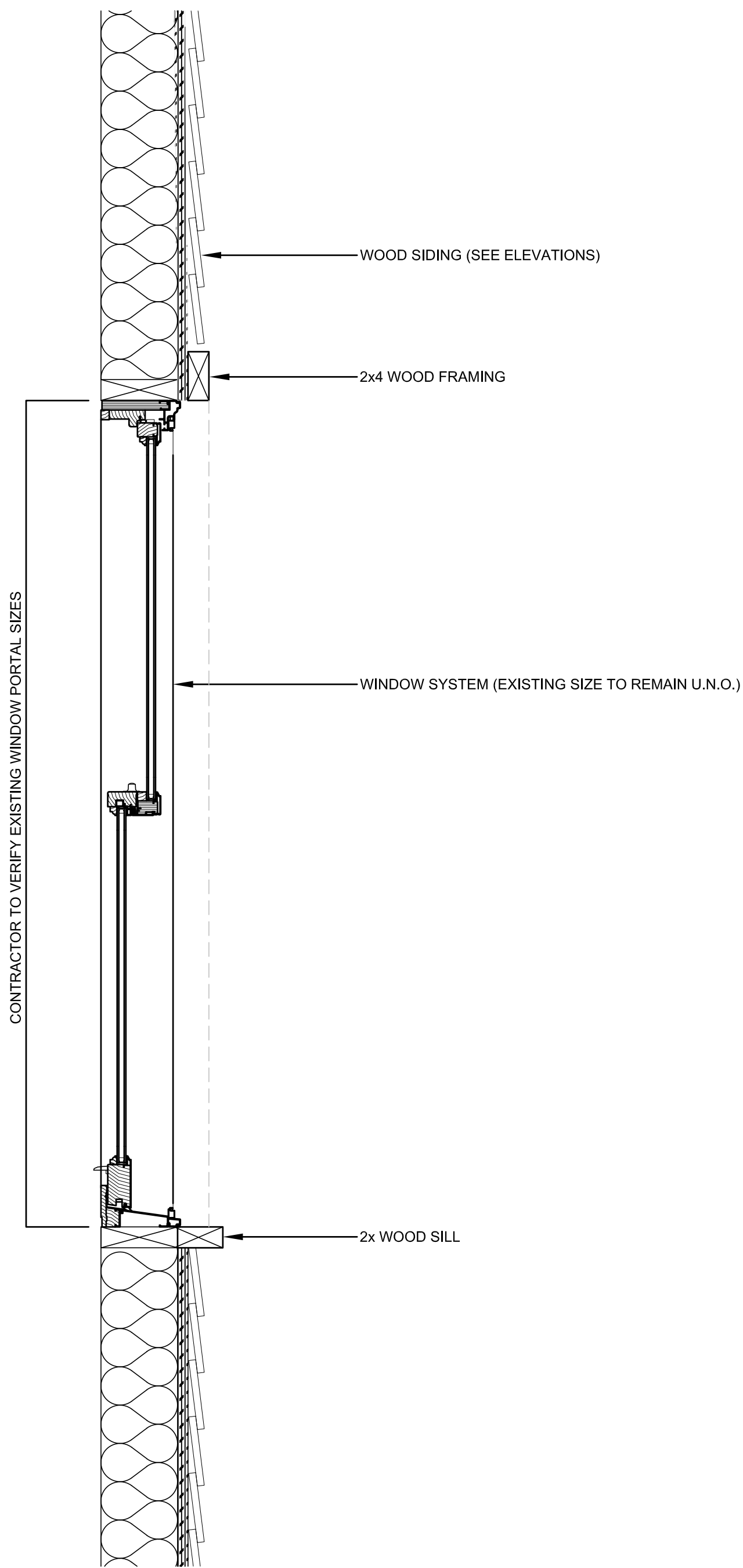


Photo shows original size and placement of double-hung colonial style windows and front attic window  
(Photo from HDC Staff Report April 2025, taken February 2024)

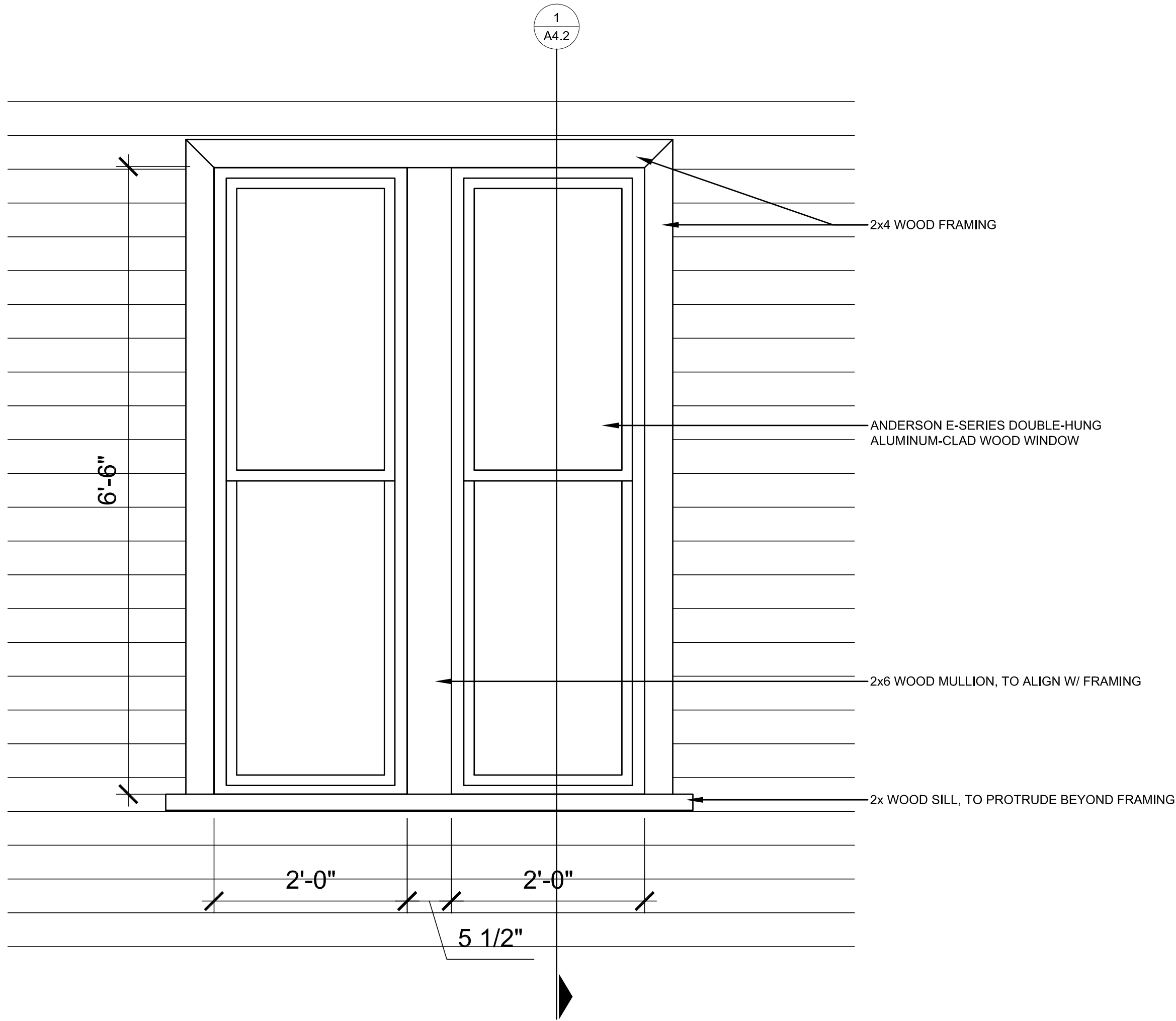
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2761 E. Jefferson, Suite 302, Detroit, MI 48207

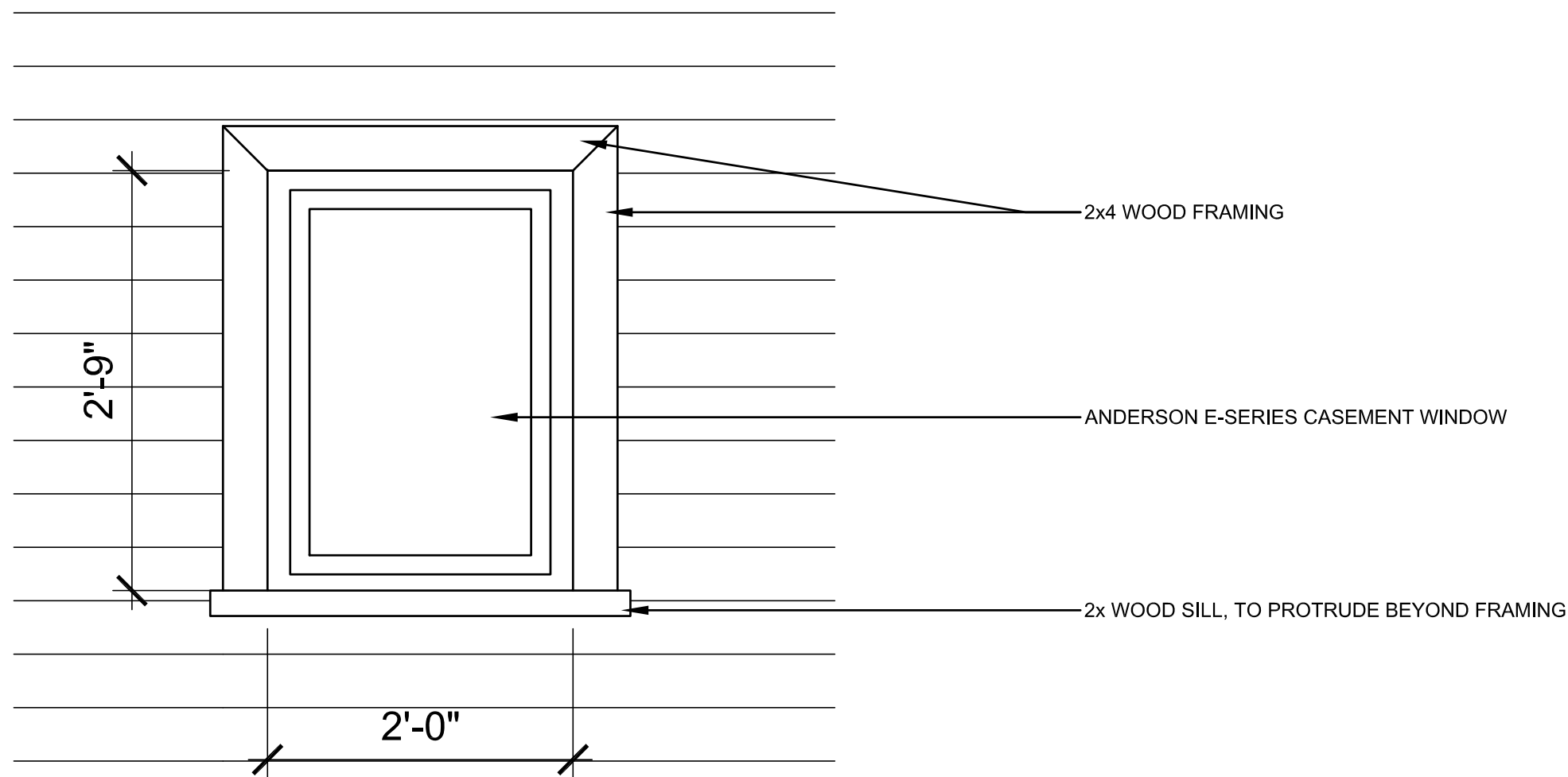
e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)



1 TYPICAL WINDOW CASING SECTION  
SCALE: 1-1/2" = 1'-0"



2 FRONT SECOND FLOOR WINDOW DETAIL  
SCALE: 1" = 1'-0"



3 FRONT ATTIC WINDOW DETAIL  
SCALE: 1" = 1'-0"

ARCHITECT:	
4545 architecture	
2761 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM	
CONSULTANT:	
Project :	
1760 WABASH EXTRIOR RENOVATION  1760 WABASH ST., DETROIT, MI 48216	
Issued for :	
HDC	05/15/2025
Drawn by : ANJ	
Check by : TRF	
Sheet Title : WINDOW DETAILS	
Project No. : 2024031	
Sheet No. : A4.1	



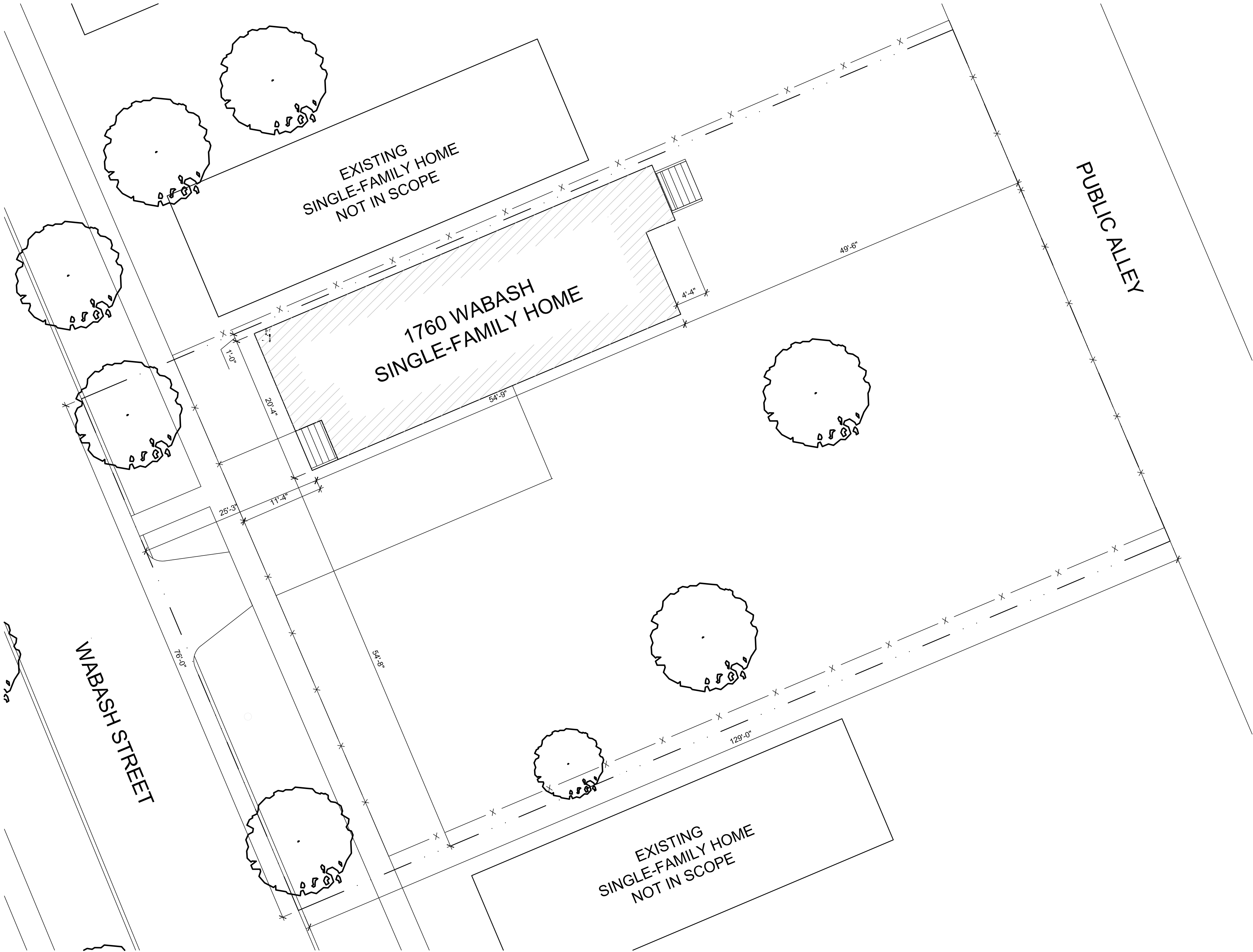
GENERAL SITE PLAN NOTES:

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

SITE PLAN KEY NOTES:

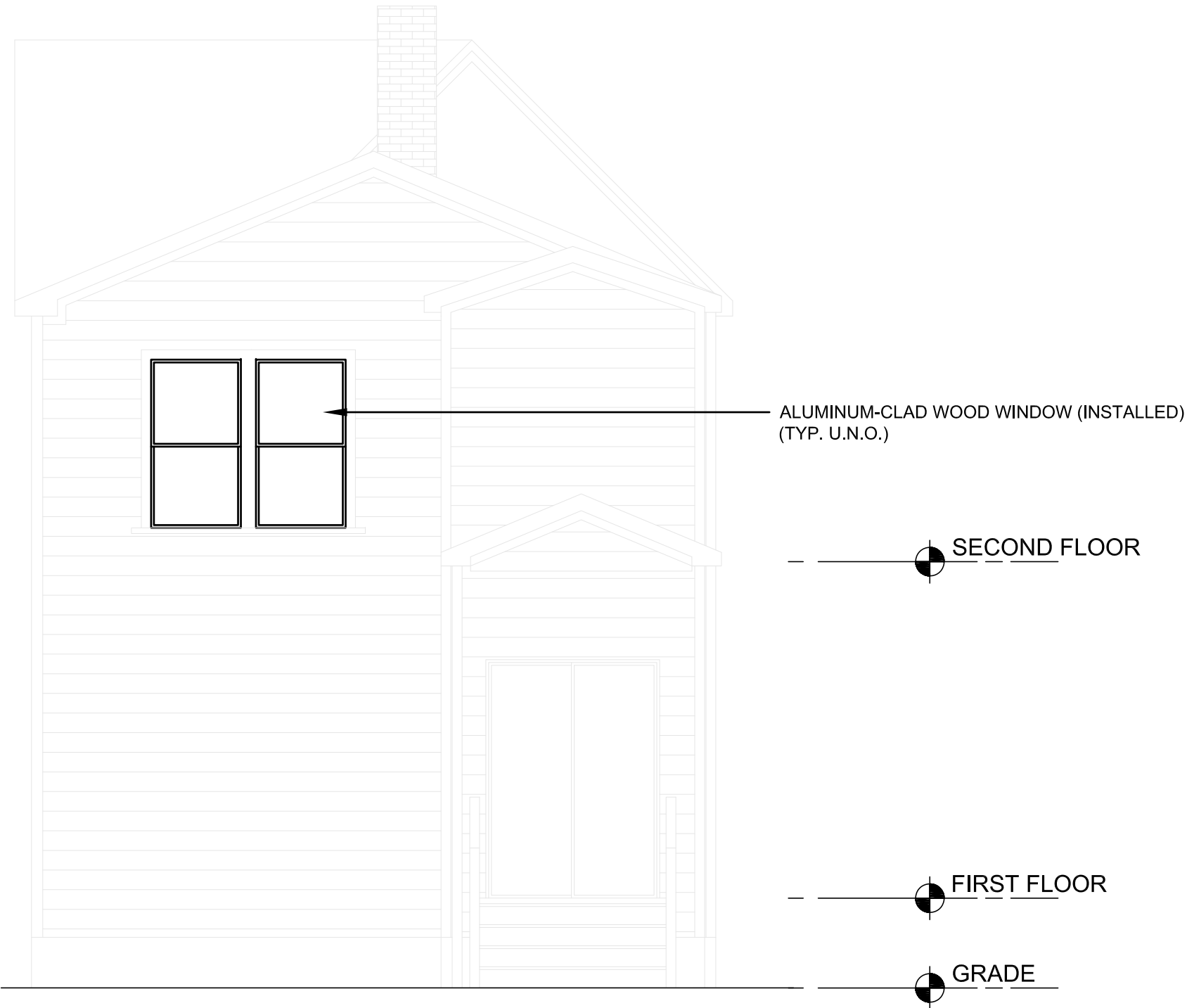
(TYPICAL THIS SHEET ONLY)

- 1 NOTE
- 2 NOTE

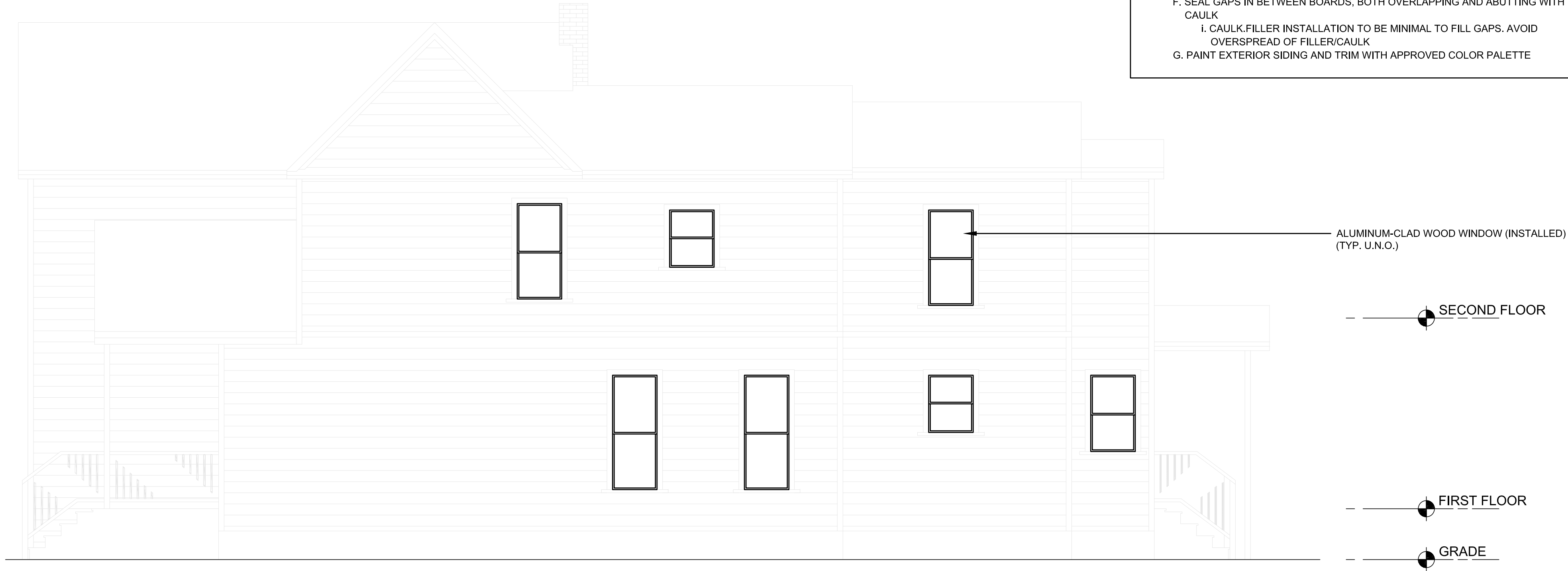


ARCHITECTURAL SITE PLAN  
SCALE: 1/8"=1'-0"

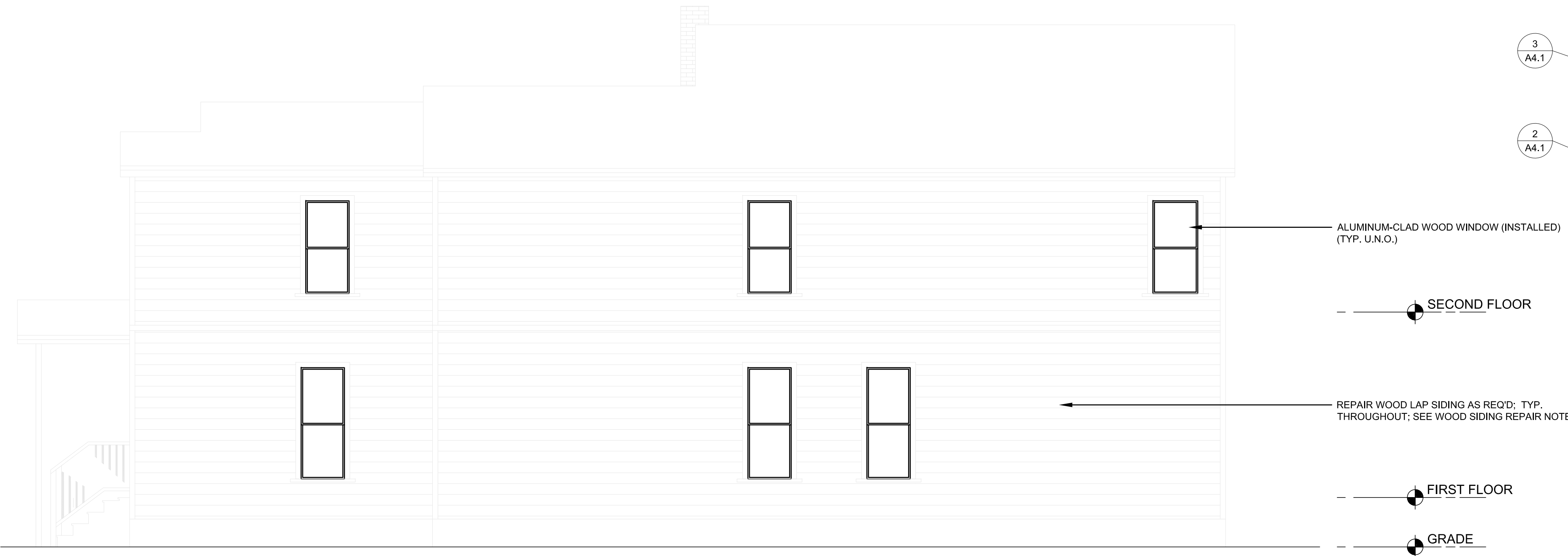
ARCHITECT:	
4545 architecture	
2761 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM	
CONSULTANT:	
Project :	
1760 WABASH EXTRIOR RENOVATION	
1760 WABASH ST., DETROIT, MI 48216	
Issued for :	
HDC 05/19/2025	
Drawn by :	ANJ
Check by :	TRF
Sheet Title : ARCHITECTURAL SITE PLAN	
Project No. : 2024031	
Sheet No. : SP1.1	



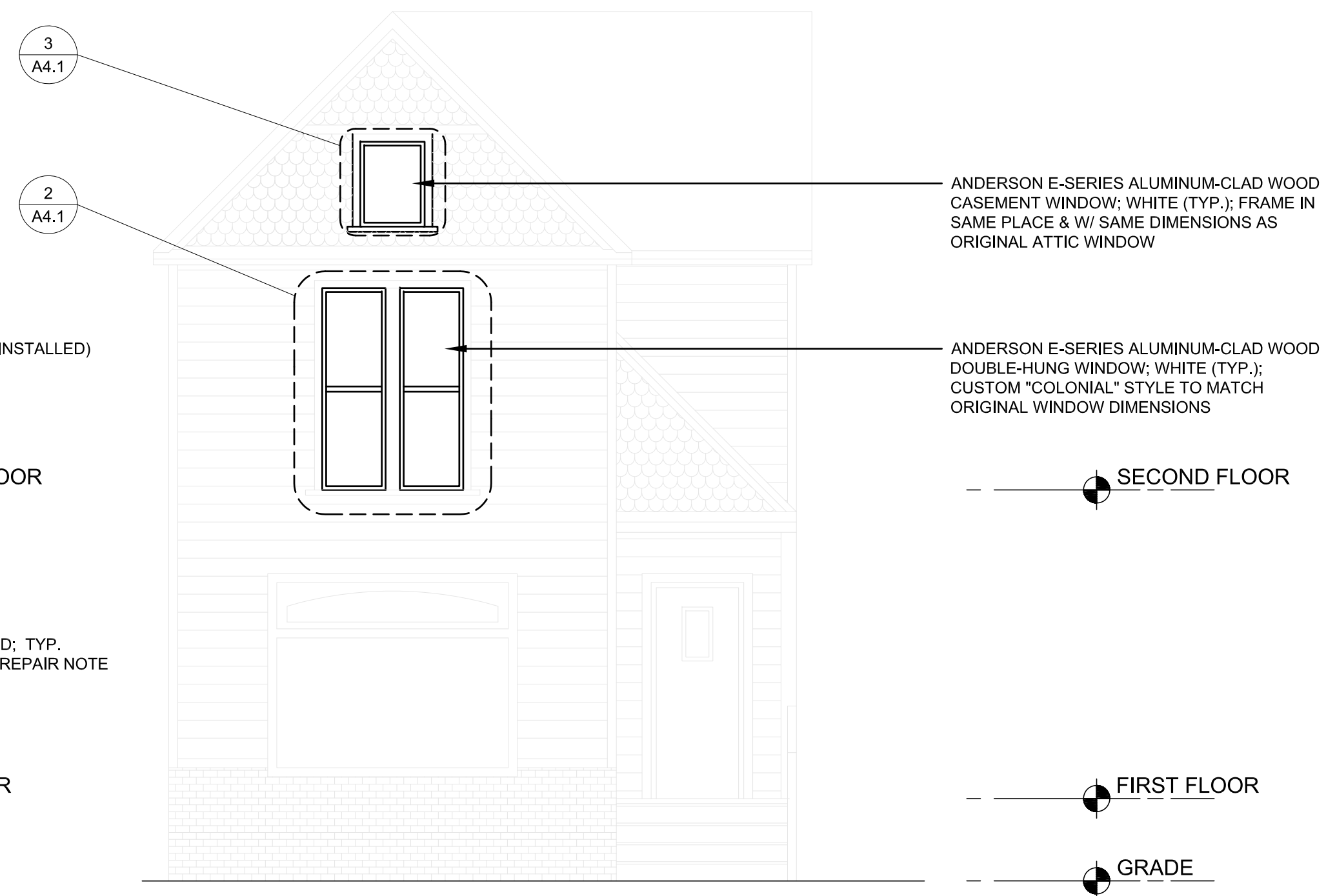
1 **EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



2 **SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



3 **NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



4 **WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**WOOD SIDING REPAIR**

1. USE A SOFT BRUSH AND SOAPY WATER TO CLEAN THE SIDING
2. CHECK FOR CRACKS OR SIGNS OF ROT OR WARPED BOARDS
  - A. REPLACE BOARDS THAT ARE DAMAGED, WARPED, OR HAVE EXPOSED KNOTS WITH NEW MATERIAL TO MATCH EXISTING PROFILE
3. INSTALLATION OF NEW BOARDS
  - A. ALL BOARDS SHOULD BE SMOOTH IN TEXTURE WITH MINIMAL EXPOSED GRAIN
  - B. INSTALL WINDOW TRIMSILL. SEE DRAWINGS FOR PROFILE/DIMENSIONS
    - I. MINIMIZE GAP BETWEEN SIDING AND TRIM
  - C. INSTALL BOARDS TO MAINTAIN HORIZONTAL ALIGNMENT
    - I. INSTALL EDGE TRIM BOARDS AND DECORATIVE TRIM AS SPECIFIED ON PLANS/ELEVATIONS
  - D. VERIFY PROFILE OF EXISTING BOARDS; WHERE NEW IS TO BE INSTALLED MATCH EXISTING PROFILE, AND OTHER PERTINENT DIMENSIONS OF THE BOARDS
  - E. SAND BOARDS AS REQUIRED
  - F. SEAL GAPS IN BETWEEN BOARDS, BOTH OVERLAPPING AND ABUTTING WITH CAULK
    - I. CAULK/FILLER INSTALLATION TO BE MINIMAL TO FILL GAPS. AVOID OVERSPREAD OF FILLER/CAULK
  - G. PAINT EXTERIOR SIDING AND TRIM WITH APPROVED COLOR PALETTE

ARCHITECT:

**4545** architecture

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CONSULTANT:

Project :

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EXTRIOR RENOVATION**

**1760 WABASH ST.,  
DETROIT, MI 48216**

Issued for :

**HDC 05/15/2025**

Drawn by :  
**ANJ**

Check by :  
**TRF**

Sheet Title :  
**EXTERIOR  
ELEVATIONS**

Project No. :  
**2024031**

Sheet No. :

**A3.1**



1760 WABASH ST.,  
DETROIT, MI. 48216

**4545 ARCHITECTURE | DESIGN, PLLC**  
**TIMOTHY FLINTOFF, AIA, NCARB**  
**2761. E JEFFERSON, SUITE 302**  
**DETROIT, MI 48207**  
**248-320-6098**

BUILDING CODE AUTHORITY:  
CITY OF DETROIT, MICHIGAN

OWNER:  
SHARIF AFFAS, DETROIT DEVELOPING PROPERTIES, LLC

APPLICABLE CODES:  
BUILDING CODE  
ALSO KNOWN AS THE "MICHIGAN BUILDING CODE"  
2021 MICHIGAN BUILDING CODE (MBC) AS AMENDED

MECHANICAL CODE  
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"  
2021 MICHIGAN MECHANICAL CODE AS AMENDED

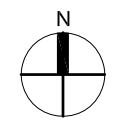
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ELECTRICAL CODE  
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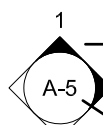
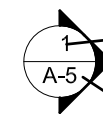
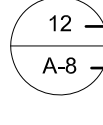
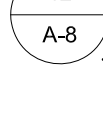
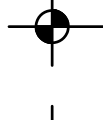

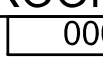
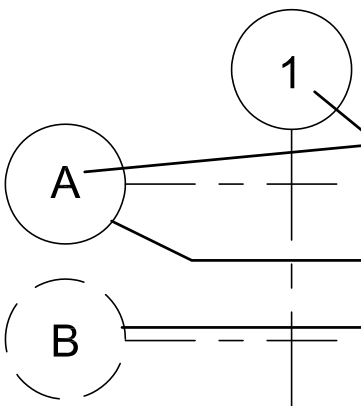
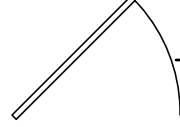
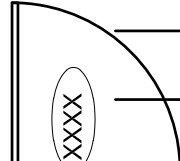






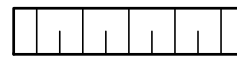


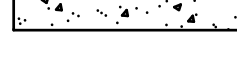
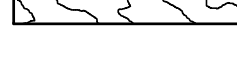

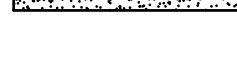
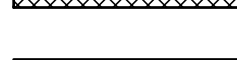
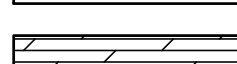

ENERGY CODE  
2015 UNIFORM ENERGY CODE

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

TS1.1	TITLE SHEET AND SHEET INDEX
SP1.1	ARCHITECTURAL SITE PLAN
A3.1	EXTERIOR ELEVATIONS
A4.1	SECTIONS



PROJECT SITE MAP: NOT TO SCALE

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

100 NOT SCALE DRAWINGS | ©2025 Timothy Flintoff Architect, PLLC

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DETROIT, MI 48216

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Sheet Title :  
TITLE SHEET,  
SHEET INDEX, AND  
LOCATOR PLAN

Project No. :  
**2024031**

Sheet No. :

## TS1.1