STAFF REPORT: MARCH 10 2021 MEETING PREPARED BY: J. ROSS
APPLICATION NUMBER: 21-7115
ADDRESS: 4138 LINCOLN
HISTORIC DISTRICT: WOODBRIDGE FARM
APPLICANT: MICHEAL SKLENKA
DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/22/2021
DATE OF STAFF VISIT: 3/3/2021

SCOPE OF WORK: REHABILITATE BUILDING TO INCLUDE REPLACEMENT OF WINDOWS AND FRONT PORCH

EXISTING CONDITIONS
Erected ca. 1900, 4138 Lincoln is a single-family, wood-frame dwelling that is located at within the Woodbridge Farm Historic District. The building is 2 ½-stories in height and is rectangular in plan. Its primary mass is topped with a front-gabled roof, while the rear roof is hipped. A gabled-roof bay window are located is located at the south elevation. Wood, fish-scale shingle siding is located at the building's upper stories. Lapped, wood clapboard siding is at the front elevation, first story, and at the side and rear elevations. Wood panel siding is also located at the front elevation, first story. Note that a review of Google Streetview images indicated that the building's exterior walls were clad with asphalt siding (in a shingle pattern at the second story and faux brick pattern at the first story) as recently as 2019. This siding was removed without HDC review or approval to reveal the original wood cladding. According to historic Sanborn maps and a review of the submitted photos, a one-story gabled-roof wing and porch was removed front the building's rear elevation sometime after 1970. Brick foundation walls are visible at all four elevations and a brick chimney is located at the north elevation. The building's windows are wood and have vinyl storms. The primary entry, located at the west elevation, consists of two historic-age paneled wood doors. A partial-width, hipped roof original porch with wood columns, floor, and steps shelters this entry The rear entry is a single, hinged historic paneled wood door.

4138 Lincoln, current appearance

PROPOSAL
With the current submission, the applicant is seeking the Commission's approval to rehabilitate the house per the attached drawings, including the following scope items:

Site
- At the rear yard, install a new HVAC condenser unit

Rear Elevation
- Remove existing door and infill opening
- At first story, add new door opening. Repair existing rear door and install in new opening.
- At second story, add new door opening/new door. New door will have a full height vision panel (material not specified)
- At second story new door, install metal railing for Juliet balcony
- At second story, add new window opening/new 1/1 aluminum-clad, wood window with 1x4 wood trim
- Erect a new partial-width wood porch at new door opening/door at first story
- Tuckpoint brick at foundation wall where necessary
- Install new cedar lapped wood siding to match existing at front and side elevations

South Elevation
- Replace all existing wood windows with new aluminum-clad wood windows
- Replace all existing trim/brickmould at windows with new cedar 1x4 trim
- Replace existing trim baseboard at wall/foundation junction with new 2x10 wood trim board
- Retain and repair existing wood lapped clapboard and fishcale shingle siding
- At bay window, retain and repair existing brackets
- Retain and repair existing basement windows
- Tuckpoint brick at foundation wall where necessary

North Elevation
- Replace all existing trim/brickmould at windows with new cedar 1x4 trim
- Retain and repair all existing wood sash/wood windows
- Replace existing trim baseboard at wall/foundation junction with new 2x10 wood trim board
- Retain and repair existing wood lapped clapboard and fishcale shingle siding
- Tuckpoint chimney where necessary
- Retain and repair existing basement windows
- Tuckpoint brick at foundation wall where necessary

Front Elevation
- Replace all existing historic wood windows with new aluminum-clad wood windows
- Remove existing historic front porch and rebuild to match. Only existing false brackets will be retained and reinstalled
- Replace all existing wood windows with new wood windows
- Retain and repair existing trim/brickmould at 2nd story windows only
- Replace all existing trim/brickmould at first story and attic story windows with new cedar 1x4 trim
- Replace existing trim baseboard at wall/foundation junction with new 2x10 wood trim board
- Retain and repair existing wood lapped clapboard and fishscale shingle siding
- At front gable overhang, retain and repair existing brackets

- Retain and repair existing basement windows
- Retain and repair existing wood panel siding
- Tuckpoint brick at foundation wall where necessary
- Retain and repair existing paired wood entry doors

Roof

- Replace existing asphalt shingle with new asphalt shingle roof (color brown)
- Install new aluminum gutters and downspouts (5"), color black or match trim color
- Retain and repair all existing brackets and trim boards

All Elevations

- Paint walls as per submitted color scheme

STAFF OBSERVATIONS AND RESEARCH

- It is staff's opinion that the front porch is a character-defining feature of the home, despite its deteriorated condition
- The application proposes to replace the front porch because it is deteriorated. However, a field visit to the site and an assessment of the submitted photos revealed that a number of the porch elements appeared to be repairable to include the following:
    - The entire roof/canopy structure to include the roof, wood beadboard ceiling, decorative wood brackets, and structural cornice/beam and corner post
    - The remaining wood balustrade and newel posts

  *Note, that it is staff's opinion that these elements are the most distinctive porch elements and should be retained and repaired
- The elements of the front porch which appear to in extremely poor condition and fairly utilitarian in character include the decking, steps, and wood slat foundation skirting
- 2x4 wood posts have been added recently to the front porch in order to provide structural support to the porch. Staff supports their removal and replacement with more appropriate wood columns
- It is staff's opinion that all of the windows and trim/brickmould at the front elevation are character-defining features at the home. Note the decorative top sash at the three windows which are located at the attic story gable end. The applicant has proposed to replace these windows with standard 1/1 wood sash windows. Also, the first and second story windows are topped with transoms. The meeting rails/areas where the bottom rail of the transom meets with top rail of the windows are fairly deep and likely cannot be closely replicated with new windows. Finally, the trim/brickmould and sills at the front elevation windows appear to have more detail than the trim at the side elevations. A review of the submitted documentation revealed that these windows and the associated trim/brickmould and mullions can be retained and repaired.
- The side elevation windows are located towards the rear of the each wall and they are 1/1, wood-sash units. The applicant has proposed to retain and restore the windows at the north/side elevation while replacing the brickmould trim and mullions at this elevation. However, the applicant is proposing to replace the windows, brickmould/trim and mullions at the south/side elevation. The windows and brickmould/trim and mullions proposed for replacement at the side elevations are in poor condition, in a non-prominent location, and are generally utilitarian in character. It is staff's opinion that the windows at the side elevation are less significant than those at the front elevation due to their location and relative utilitarian nature.

ISSUES

- Staff recognizes the extensive nature of the project and acknowledges that the cumulative effect of the proposed work will result in a faithful restoration of the property to an historically-

apporpriate appearance. However, please note the following areas of the proposed scope which staff feels are not in line with the Standards:

- The proposed replacement of the windows at the front elevation. In staff's opinion, the windows and associated trim at the front elevation are distinctive character-defining features and should be retained and repaired
- The replacement of the existing front porch. It is staff's opinion that front elevation porch is a distinctive character-defining feature of the home. The most distinctive features of the porch appear to be in repairable condition and should be retained. These elements include the following:
  - The entire roof/canopy structure to include the roof, wood bead board ceiling, decorative wood brackets, and structural cornice/beam and corner post
  - The remaining wood balustrade and newel posts

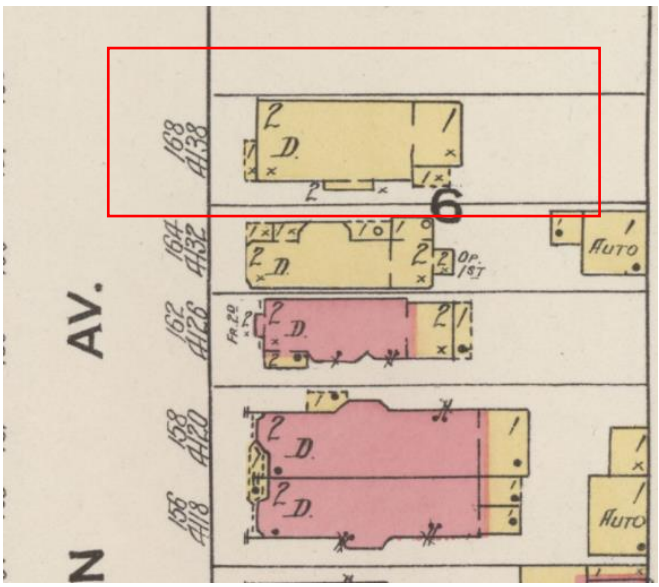
RECOMMENDATION

Section 21-2-73, Certificate of Appropriateness (COA)

It is staff's opinion that the project should qualify for a Certificate of Appropriateness. Staff recommends that the Commission issue a Certificate of Appropriateness (COA) for the proposed application because they meet the Secretary of the Interior's Standards and the Woodbridge Farm Historic District's Elements of Design.

However, staff does recommend that the Commission issue the COA for this project **with the following conditions**:

- The following elements of the front porch shall be retained and repaired where necessary with in kind materials**:**
  - The entire roof/canopy structure to include the roof, wood bead board ceiling, decorative wood brackets, and structural cornice/beam and corner post
  - The remaining wood balustrade and newel posts
- The existing windows, brickmould/trim, and mullions at the front shall be retained and repaired
- The applicant shall revise their construction drawings to reflect the Commission's conditions. These drawings shall be submitted to HDC staff for review and approval prior to the issuance of the permit



The building retained this plan through 1970

4138 Lincoln, appearance in 2019

§

4138 Lincoln St. Renovation

Historic District Commission Project Review

Owner Info
Jacqui Au + Nick Soule
4138 Lincoln St.
Detroit, MI 48208
nickgsoule@gmail.com

Prepared By
Subject Studio
1577 Ash St.
Detroit, MI 48208
hi@subject-studio.com

January 28, 2021

1. Photographs of Existing Conditions

Front Façade (South)

Front Porch (Southwest)

Side Façade (Northwest)

Side Façade (Southeast)

Rear Façade (Northeast)

Paneling Detail at Front Facade

2. Description of Existing Conditions

4138 Lincoln St. is a wood-framed two-story single-family house with full basement and attic constructed in the early 20th Century in the Woodbridge Farms Historic District. The style exhibits a style common of homes constructed at that time in the area spanning Woodbridge, Corktown, and residential design east of the Cass Corridor - which combines elements of Stick Style and modest Queen Anne elements.

The most distinct existing elements are the front porch which features a sweeping concave staggered roof, and the curved corners of the front façade at the second story. The original wood and timber framing is structurally sound, requiring some minor patches and repairs from water damage at the foundation. The brick foundation is also sound and was repointed several years ago, but will require some module replacement and repointing at the rear. A collapsing addition to the original house at the rear was removed about ten years ago – the gabled imprint is still present and was never properly patched. We believe this was a poorly-designed kitchen addition to the original main structure, as there was no proper foundation present beneath it. The floor plan was converted to accommodate two separate living units at some point with a shared entry from the original front access. However, the floor plan has remained relatively unchanged from its original single-family arrangement.

The original wood lap-siding that wrapped the majority of the house and half-round wood shingle cladding at the second story of the front and partial side facades was covered with faux-brick and shingle asphalt tile at some point in time. The existing front porch columns and roof are failing from water damage and will be removed and rebuilt. The house features a gable roof in front and hipped roof at the rear.

The interior has been stripped of all mechanical and plumbing fixtures and supply lines. Some electrical was previously installed, but will be reconfigured to meet code. Interior finishes have mostly been stripped and replaced over time, except for some original plaster walls, ceilings, and detailing at the entryway, main stairway, and front bedroom at the second story. The main stairway, landing and entryway have remained relatively unaltered from their original condition. The utility stairway leading to the basement from the first floor was relocated at some point from the rear of the house to the be stacked under the main stairway. This stairway will be repaired and partially rebuilt for structural reinforcement at its current location.

3. Description of Project

The owners seek to completely renovate the house in a historically-sensitive manner as its original intention as a single-family house to become their primary residence. All usable elements like doors, windows, moldings, and trim are being salvaged to be refurbished and reinstalled to retain the original character. Minor structural repair and reinforcing to the floor structure and foundation wall will first be made in the basement to counteract existing water damage and floor sagging.

The asphalt tiles that covered the exterior of the house have been removed to reveal the original cedar lap siding and half-round shingles, as well as wood paneling and moldings on the front façade at the first level. The original cedar cladding will be sanded, patched with new matching cedar siding where needed, and painted according to the HDC Color System B. The wood paneling at the front will similarly be patched and repaired as needed to restore it to its original appearance. The entire rear façade of the house where the addition has been removed will be clad in new cedar lap-siding to match. The existing double-hung window units are mostly in disrepair and do not exhibit any detailed historic significance. The owners intend intend to replace the majority of the windows with new aluminum-clad wood windows to match the originals in size, operation, and overall aesthetic effect. The columns and roof of the front porch will be demolished and rebuilt in replica on top of the existing structurally-sound porch foundation and piers. The front porch balusters and columns will be wrapped in wood panels/molding and painted to match the original paneling uncovered on the front façade of the house. A modest new wood porch will be built at the rear of the house to provide access to and from the relocated rear door. A second-story door exists behind the temporary sheathing at the second story corridor on the rear of the house which will be opened again. This door will be replaced with a reclaimed historic door of the period with embedded lite and given a metal faux balcony. A new window will also be added at the rear second story adjacent to the door/faux balcony. The entire roof shingle covering will be replaced with new asphalt shingles along with new fascia boards and painted gutters/downspouts.

The interior floor plan will see a new half-bath and laundry closet at the rear of the first floor, and a new full bath at the second floor. A new wall at the first floor will be built off the existing coal chimney to separate the new kitchen from the bathroom, laundry, and rear mud corridor. A new closet will be added adjacent to the main stairway to service the front entryway. A set of salvaged double swing doors that were removed at some point in time will also be replaced at the entryway to further define a foyer and serve their original purpose as a cold air buffer from the living area. Efforts will be directed to preserve portions of the original interior plasterwork.

4. Detailed Scope of Work

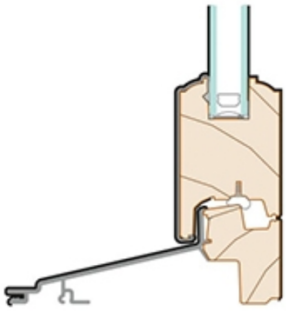
- **Demolition:**
  - Demolish existing front porch excluding the CMU piers
  - Remove existing roof shingles
  - Cut new opening in rear wall for new door and new second story rear window
  - Remove windows specified for replacement
  - Remove portions of deteriorated plaster and interior elements for refurbishment or replacement
  - Remove existing electrical runs

- **Exterior Improvements:**
  - Repair and repoint rear brick foundation wall with matching common brick
  - Install new footings for front porch step and rear porch
  - Construct new wood front porch in accordance with attached drawings
  - Construct new wood rear porch in accordance with attached drawings
  - Install new roof underlayment, shingles, flashing, gutters, and downspouts
  - Install new windows in specified locations
  - Remove, repair, and reinstall existing wood windows to remain according to specifications
  - Install new rear entry door and refinish existing front door
  - Patch, repair, and refinish existing original cedar siding
  - Install new siding to match original existing in profile and dimension to replace any deteriorated portions.
  - Install existing refinished window trim at all applicable window locations
  - Patch in new window and door trim boards matching original existing trim boards in profile and dimension to replace any original deteriorated portions
  - Paint all exterior cladding and trim in accord with HDC Color System B and attached elevation paint diagrams

- **Interior Improvements:**
  - Reinforce and repair portions of first floor structure as detailed in structural plans
  - Construct new wood bearing wall and cast-in-place landing for basement stairs.
  - Frame new walls at first floor for kitchen, bathroom, laundry, entry closet, dining wing wall, and basement stair enclosure
  - Frame new walls at second floor for new bathroom and bedroom closets
  - Install new aluminum-clad wood windows at specified locations.
  - Replace glass and repair frames of existing wood windows at north side of house
  - Install new forced-air HVAC system
  - Install new plumbing supplies, drains, fixtures, and equipment utilizing existing water and sewer connections and taps.
  - Install new electrical connections and receptacles
  - Install new R-21 batt insulation at exterior walls with new wallboard interior finish
  - Install blow-in R-21 insulation at exterior walls with existing plaster interior finish
  - Install R-10 insulation at all rim joists in basement, and R-30 at roof rafters in attic
  - Install new gypsum wallboard at all non-plaster wall and ceiling surfaces
  - Repair portions of existing plaster wall finish
  - Install/reinstall new and refurbished interior and exterior doors
  - Install new tile floor in both bathrooms, laundry closet, and kitchen backsplash
  - Install/reinstall new and refurbished interior trim and molding

5. Replacement Material Information

Windows
Pella Architect-Traditional (Aluminum-Clad Wood)
Black Exterior, White Interior



Aluminum-
Clad Wood

Black

Exterior Paint
Sherwin Williams Duration Exterior Acrylic Latex
Color custom formulated to match:

Body:

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

Trim:

B:14 Dark Grayish Olive
MS: 10Y 2/2

Roof Shingles (Main House & Front Porch Roof)
Certainteed XT-25, 3-tab Asphalt, Cedar Brown

6. Exterior Paint Scheme Diagrams

FRONT FAÇADE (Southwest)

REAR FAÇADE (Northeast)

SIDE FAÇADE (Southeast)

SIDE FAÇADE (Northwest)

Roof and celling - recommend repair

Structural beam/cornice - recommend repair

Recommend replace

Column/post - recommend repair

Balustrade/railing - recommend repair

Newel posts - recommend repair

Deck, steps, and skirting - recommend replace

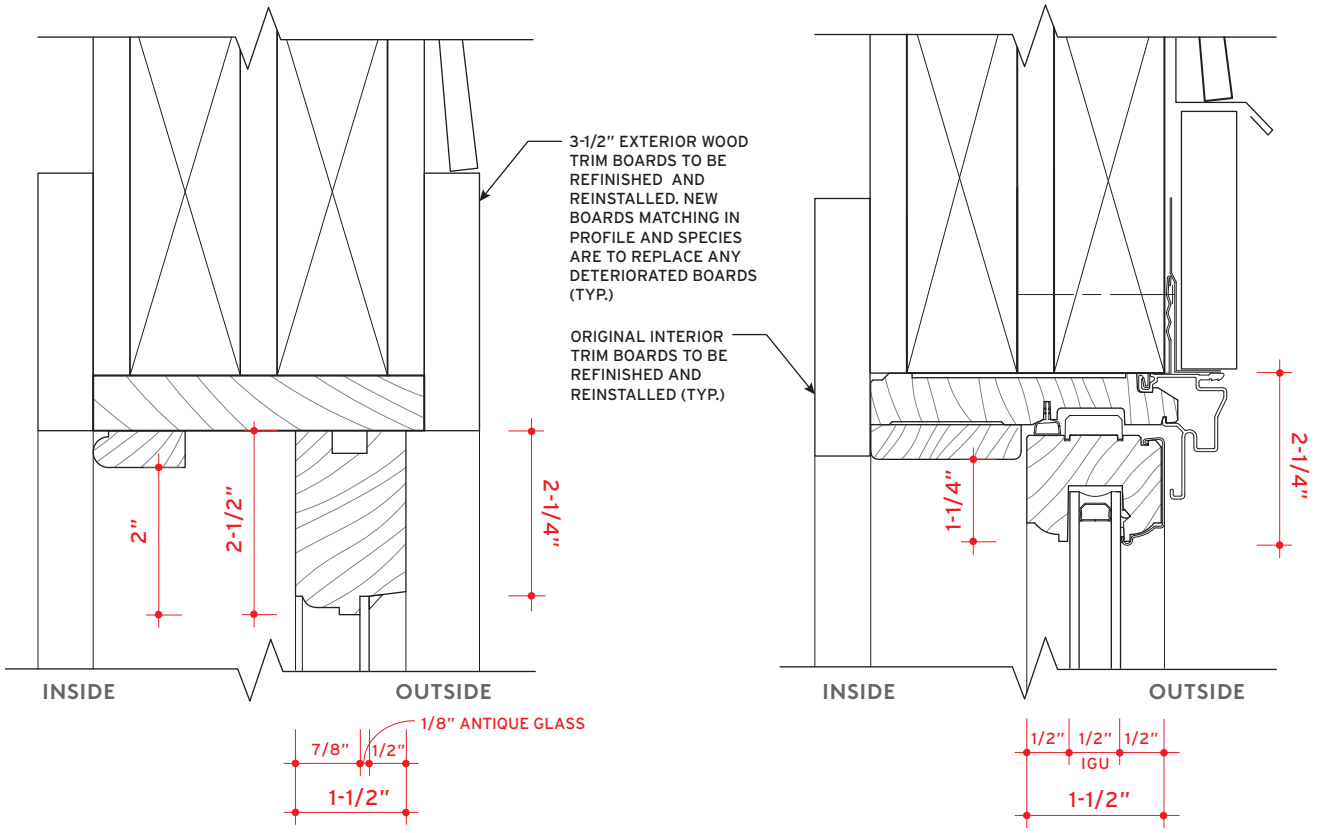
4138 Lincoln St. Renovation
Window Details

A. DOUBLE-HUNG WINDOWS

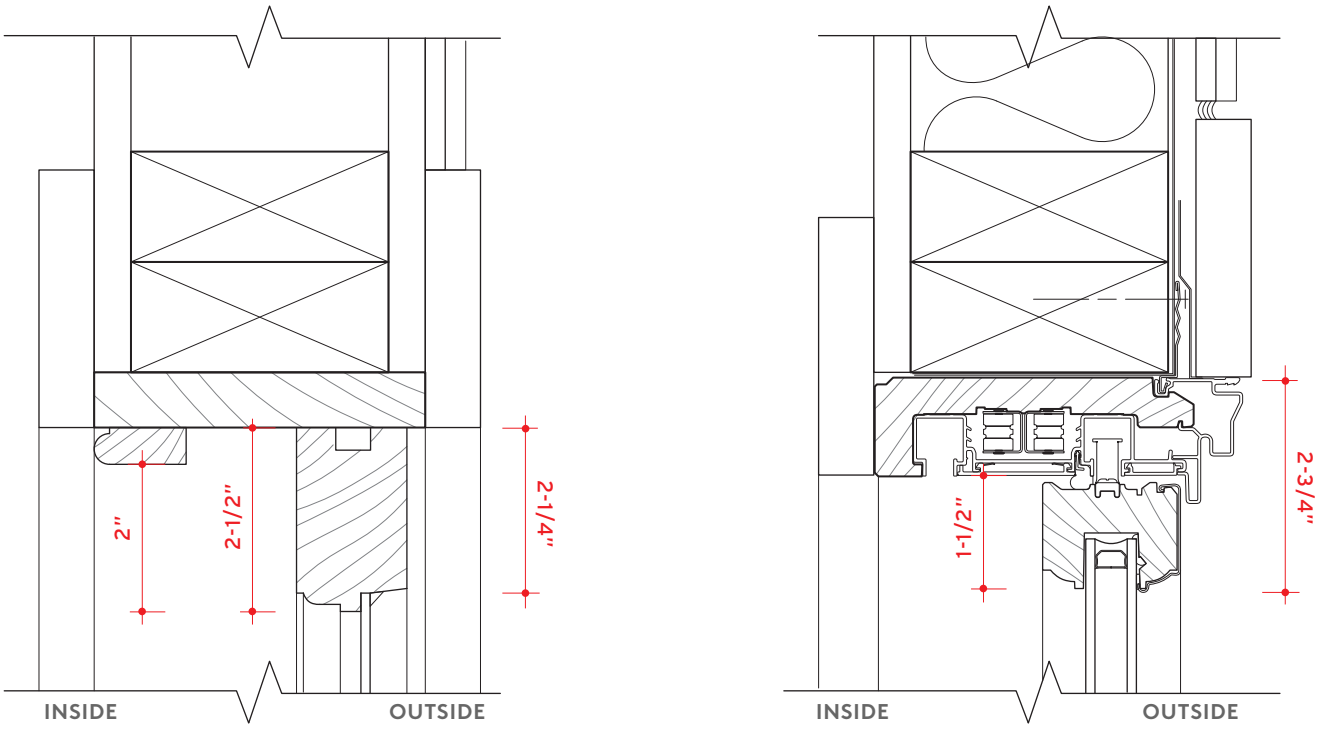
EXISTING WINDOW

REPLACEMENT WINDOW

HEAD



JAMB

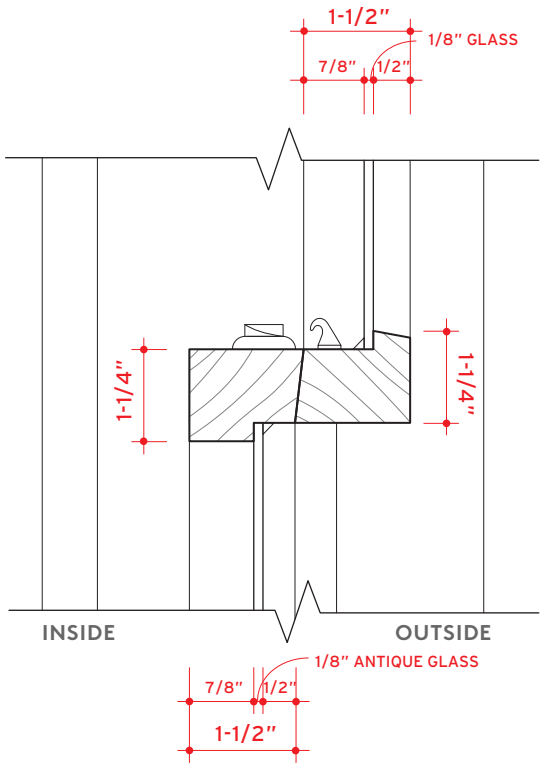


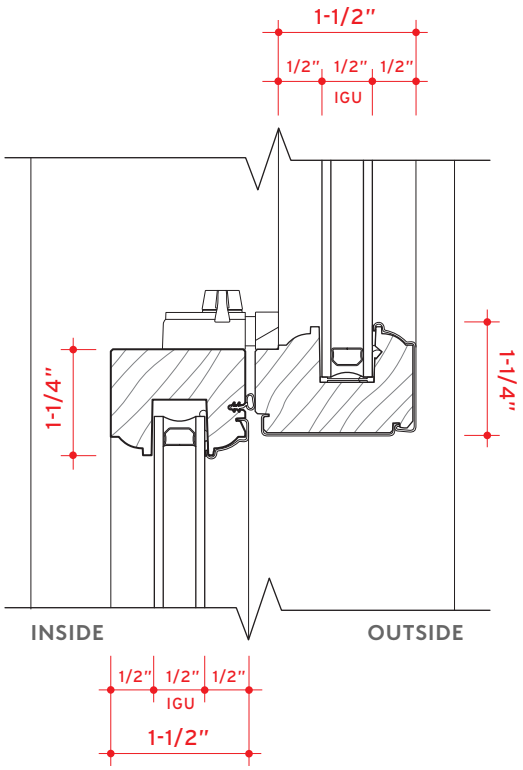
SUBJECTSTUDIO
Architecture + Design
1577 ASH ST.
DETROIT, MI
(313) 364 9859
hi@subject-studio.com

EXISTING WINDOW

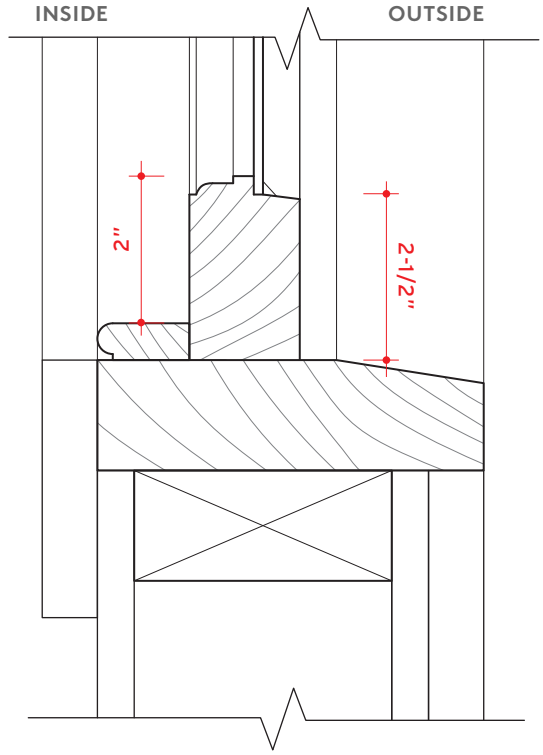
REPLACEMENT WINDOW

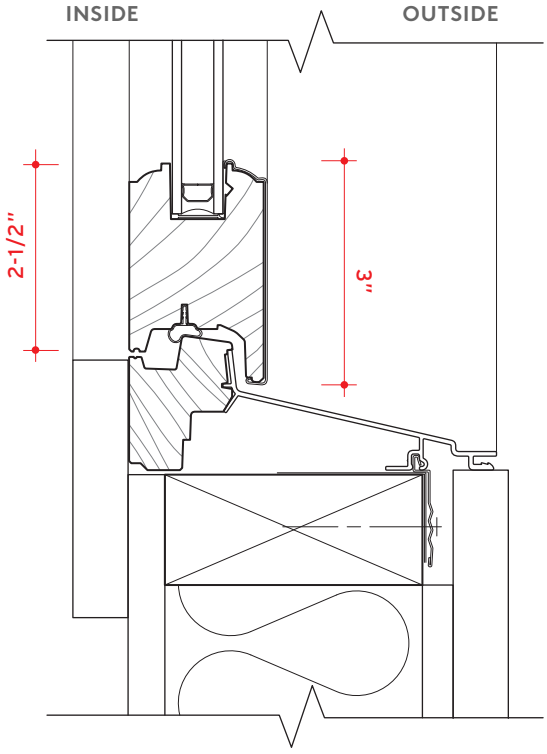
MEETING RAIL





SILL





SUBJECTSTUDIO
Architecture + Design

1577 ASH ST.
DETROIT, MI

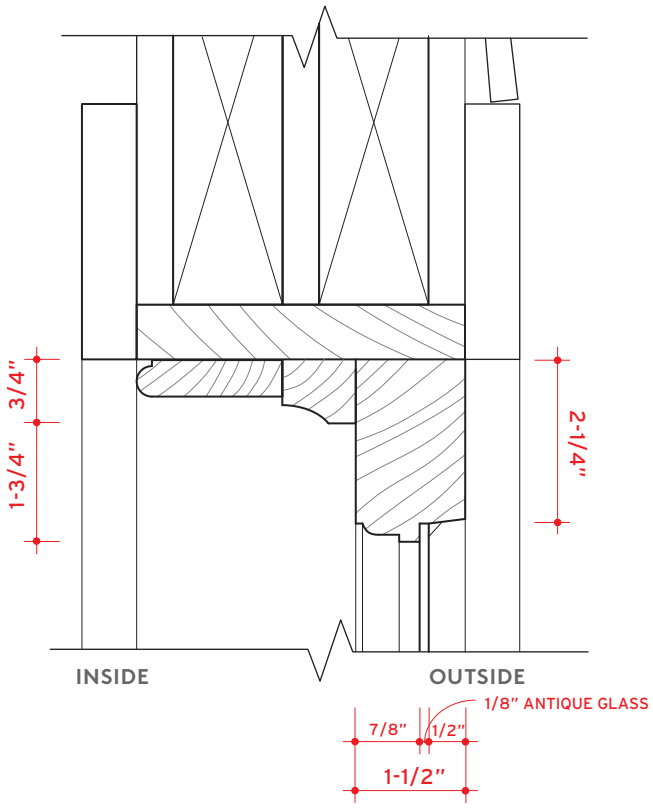
(313) 364 9859
hi@subject-studio.com

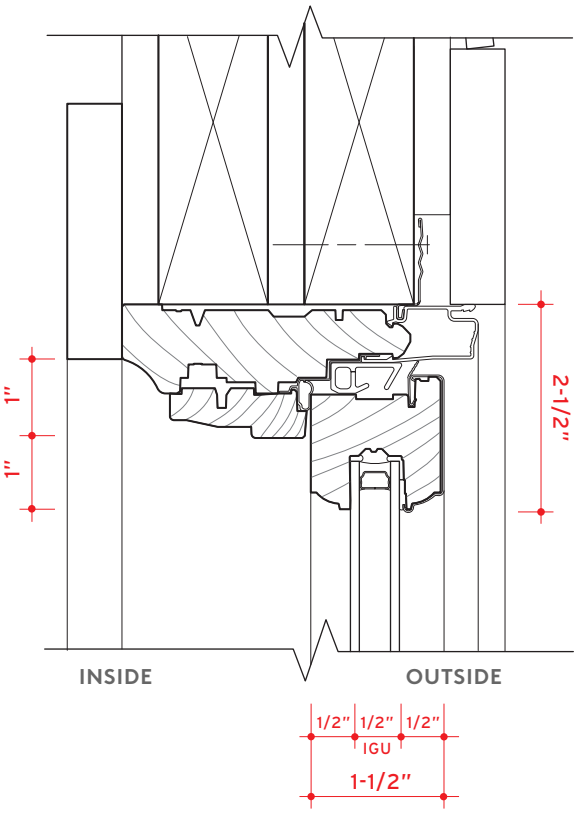
B. FIXED WINDOWS

EXISTING WINDOW

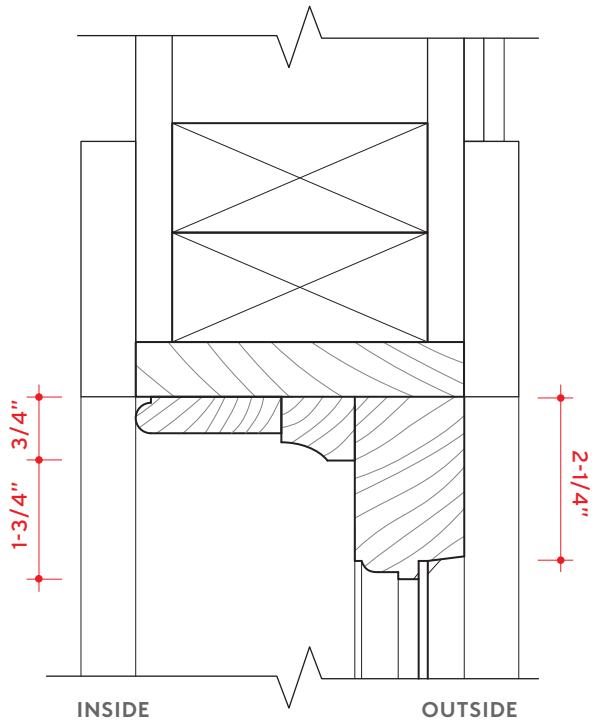
REPLACEMENT WINDOW

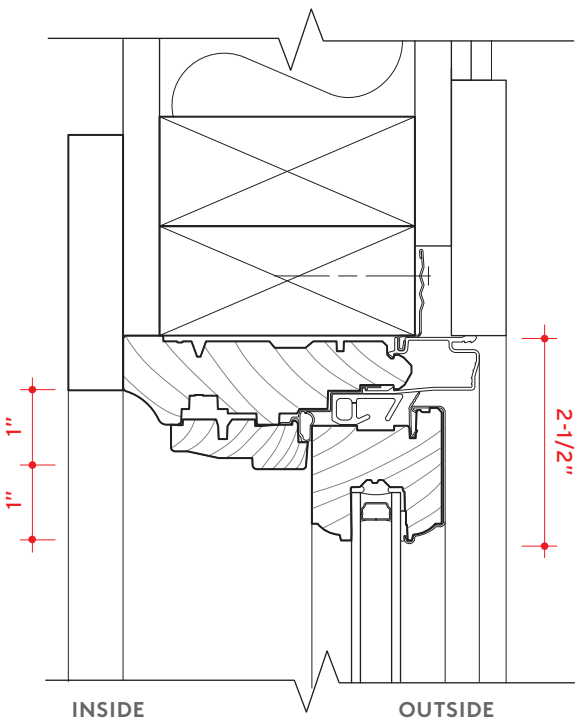
HEAD





JAMB





SUBJECTSTUDIO
Architecture + Design

1577 ASH ST.
DETROIT, MI

(313) 364 9859
hi@subject-studio.com

4138 Lincoln St. Renovation
Existing Window Conditions

Window 1.0

Location	First Level, Front Facade (Southwest)
Operation	Double Hung
Condition	Meeting rail is separating from stile, bottom glass broken, closure hardware missing, weights and pulley hardware missing

Window 1.1

Location	First Level, Front Facade (Southwest)
Operation	Fixed (Top and Bottom)
Condition	Entire bottom window missing (storm window only), some water damage at bottom of frame

Window 1.2

Location	First Level, Front Facade (Southwest)
Operation	Double Hung
Condition	Water damage to frame, stops are detached, weights and pulley hardware missing

Window 1.5

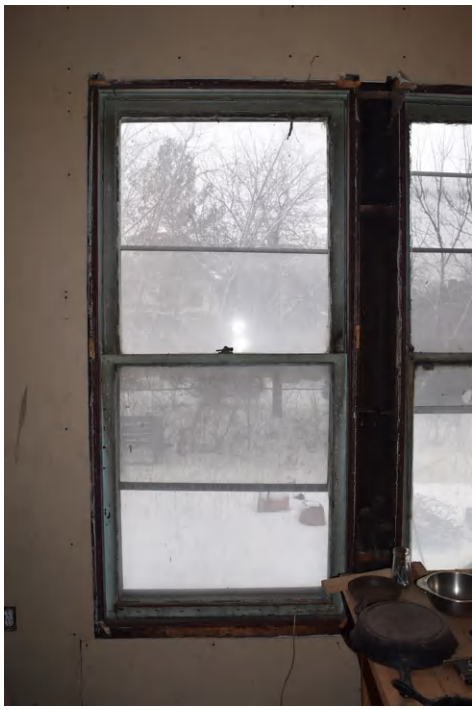
Location	First Level, Side Facade (Southeast)
Operation	Double Hung
Condition	Water damage to bottom of frame, both glass panes broken, weights and pulley hardware missing

Window 1.6

Location	First Level, Side Facade (Southeast)
Operation	Double Hung
Condition	Water damage at bottom of frame, top sash rail detached from stile, weights and pulley hardware missing

Window 1.7

Location	First Level, Side Facade (Southeast)
Operation	Double Hung
Condition	Some water damage, frame is warping



Window 1.8

Location	First Level, Side Facade (Southeast)
Operation	Double Hung
Condition	Top rail of bottom window separating from stile, glass broken

Window 2.0

Location	Second Level, Front Facade (Southwest)
Operation	Single Hung
Condition	Operable sash glued shut, enamel paint on glass

Window 2.1

Location	First Level, Front Facade (Southwest)
Operation	Single Hung
Condition	Operable Sash glued shut, enamel paint on glass

,

Window 2.2

Location	Second Level, Front Facade (Southwest)
Operation	Double Hung (Bottom), Fixed (Top)
Condition	Enamel paint on glass, some sash warping

Window 2.3

Location	First Level, Front Facade (Southwest)
Operation	Double Hung (Bottom, Fixed (Top)
Condition	Water damage to bottom sash, broken closure hardware

Window 2.8

Location	Second Level, Side Facade (Southeast)
Operation	Double Hung
Condition	Bottom sash and portion of frame missing , water damage across entire frame

Window 2.9

Location	Second Level, Side Facade (Southeast)
Operation	Double Hung
Condition	Water damge to entire frame, bottom sash glass detached

Window 2.10

Location	Second Level, Side Facade (Southeast)
Operation	Double Hung
Condition	Water damage to entire frame, top sash detaching from frame, closure hardware missing, weights and pulley hardware missing

Window 2.11

Location	Second Level, Side Facade (Southeast), Stairway
Operation	Double Hung
Condition	Bottom sash rail detached from stile, some water damage to frame

Window 3.0

Location	Third Level, Front Facade (Southwest), Attic
Operation	Single Hung
Condition	Water damage to frame, glass missing from both sashes, gbroken and missing grille

Window 3.1

Location	Third Level, Front Facade (Southeast), Attic
Operation	Single Hung
Condition	Water damage to frame and bottom sash, broken and missing grille, glass missing

Window 3.2

Location	Third Level, Front Facade (Southwest), Attic
Operation	Single Hung
Condition	Water damage to frame and sash, broken grille

COLORS

WOOD TYPES

Choose the wood species that best complements your project.

PINE | DOUGLAS FIR | MAHOGANY

CUSTOM SOLUTIONS:

WHITE OAK | RED OAK | CHERRY | MAPLE

PREFINISHED PINE INTERIOR COLORS

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

WHITE	BRIGHT WHITE	LINEN WHITE	ARTISAN GREIGE	NATURAL STAIN	WHEAT STAIN	GOLDEN OAK STAIN	EARLY AMERICAN STAIN
PROVINCIAL STAIN	DARK MAHOGANY STAIN	RED MAHOGANY STAIN	ESPRESSO STAIN	SKYLINE GRAY STAIN	CHARCOAL STAIN	BLACK STAIN	

ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[6]

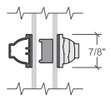
WHITE	TAN	PUTTY	BROWN	CLASSIC WHITE	VANILLA CREAM	POPLAR WHITE	ALMOND
SAND DUNE	HONEYSUCKLE	FOSSIL	PORTOBELLO	DEEP OLIVE	AUBURN BROWN	FRENCH ROAST	SUMMER SAGE
HEMLOCK	HARTFORD GREEN	MORNING SKY GRAY	ELDRIDGE GRAY	IRON ORE	BLACK	NAVAL	STORMY BLUE
REAL RED	BRICK RED	CRANBERRY					

Custom colors are also available.

GRILLES

GRILLES

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



OGEE INTEGRAL LIGHT TECHNOLOGY[†7]
5/8", 7/8", 1-1/4" OR 2"

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

ROOMSIDE REMOVABLE GRILLES[7]
3/4", 1-1/4" OR 2"

ADDED SECURITY

INSYNCTIVE® TECHNOLOGY

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors are compatible with major security panel systems. For more information, go to connectpella.com.

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties.
[3] Performance ratings vary based on product configuration.
[4] Flush multi-slide handle is a Pella exclusive design.
[5] Flush multi-slide handle is not available in Antique Brass, Champagne or Polished Nickel.
[6] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
[7] Color-matched to your product's interior and exterior color.

Pella® Architect Series® Traditional WOOD

Exquisitely crafted wood windows that add architectural interest

Double-Hung Interior

Double-Hung Exterior

- **DESIGNED WITH ARCHITECTURAL INTEGRITY**
  Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **ENHANCED STYLE OPTIONS**
  Meet your unique project specifications with extensive size options, grille patterns, finishes, wood types and glass options.
- **EXPANSIVE CUSTOM CAPABILITIES**
  Pella's dedicated custom design teams can help bring your project vision to life with virtually unlimited design choices.
- **AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**
  Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- **INTERIOR FINISH OPTIONS**
  From light to dark, Architect Series Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in four paints, 11 stains and primed and ready-to-paint.
- **STUNNING HARDWARE**
  Choose from Pella's exclusive collection of rich patinas and other timeless finishes.
- **OPTIONAL INTEGRATED SECURITY SENSORS**
  Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR® CERTIFIED[1]**
  Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.[1]
- **LONG-LASTING DURABILITY**
  Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **THE BEST LIMITED LIFETIME WARRANTY[2]**
  Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.[2]
- **TESTING BEYOND REQUIREMENTS**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:

Fixed and special shape windows also available.

[1,2] See back cover for disclosures.

PRODUCT SPECIFICATIONS

WINDOW & PATIO DOOR STYLES	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS AND GRADE	PERFORMANCE VALUES U-FACTOR	PERFORMANCE VALUES SHGC	PERFORMANCE VALUES STC	FRAME / INSTALL
AWNING	13-¾"	13-¾"	53"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
PRECISION FIT AWNING	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
CASEMENT	13-¾"	13-¾"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
PRECISION FIT CASEMENT	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
FIXED CASEMENT	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
PRECISION FIT FIXED CASEMENT	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
DOUBLE-HUNG	14"	24-⅜"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
PRECISION FIT DOUBLE-HUNG	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	
IN-SWING HINGED PATIO DOOR (SINGLE)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
IN-SWING HINGED PATIO DOOR (DOUBLE)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
OUT-SWING HINGED PATIO DOOR (SINGLE)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
OUT-SWING HINGED PATIO DOOR (DOUBLE)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
SLIDING PATIO DOOR (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.26-0.32	0.15-0.42	–	
SLIDING PATIO DOOR (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.26-0.32	0.15-0.42	29-35	
SLIDING PATIO DOOR (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.26-0.32	0.15-0.42	–	
SLIDING PATIO DOOR (OXXO)	116-⅛"	74"	236-⅛"	119-½"	LC25-LC70	0.26-0.32	0.15-0.42	–	
MULTI-SLIDE PATIO DOOR	40-⅛"	50-½"	701-⅝"	119-½"	R15-LC25[3]	0.30-0.36	0.15–0.46	–	For more info visit PellaADM.com
BIFOLD PATIO DOOR	31-¾"	55-½"	312"	119-½"	R15-R25[3]	0.26-0.44	0.13-0.45	–	

WINDOW SIZES AVAILABLE IN 1/8" INCREMENTS
Special sizes available. For more information regarding performance, visit installpella.com/performance.
For more information regarding frame and installation types, visit PellaADM.com.

WINDOW HARDWARE

CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.

FOLD-AWAY CRANK
Antiek

SPOON-STYLE LOCK

FINISHES:

CHAMPAGNE | WHITE | BROWN | MATTE BLACK | OIL-RUBBED BRONZE | SATIN NICKEL | BRIGHT BRASS | ANTIQUE BRASS

RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.

FOLD-AWAY CRANK
Antiek

SPOON-STYLE LOCK

FINISHES:

DISTRESSED BRONZE | DISTRESSED NICKEL

[3] See back cover for disclosures.

WINDOW HARDWARE CONTINUED

ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.

FOLD-AWAY CRANK

CAM-ACTION LOCK

FINISHES:

CHAMPAGNE | WHITE | BROWN | MATTE BLACK | OIL-RUBBED BRONZE | SATIN NICKEL | BRIGHT BRASS

PATIO DOOR HARDWARE

CLASSIC COLLECTION

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

HINGED & BIFOLD PATIO DOOR HANDLE
Locus | Virago

SLIDING & MULTI-SLIDE PATIO DOOR HANDLE
Ambrose

MULTI-SLIDE PATIO DOOR HANDLE[4,5]

FINISHES:

MATTE BLACK | OIL-RUBBED BRONZE | SATIN NICKEL | BRIGHT BRASS | ANTIQUE BRASS

RUSTIC COLLECTION

BALDWIN

Stand out with bold looks, created in collaboration with Baldwin hardware, to obtain an utterly unique aesthetic.

HINGED PATIO DOOR HANDLES
Rustiek | Gusto

SLIDING PATIO DOOR HANDLE
Notus

FINISHES:

DISTRESSED BRONZE | DISTRESSED NICKEL

ESSENTIAL COLLECTION

Elevate your style and transform your project with elegant selections.

HINGED & BIFOLD PATIO DOOR HANDLE

SLIDING PATIO DOOR HANDLE

MULTI-SLIDE PATIO DOOR HANDLE[4,5]

FINISHES:

CHAMPAGNE | WHITE | BROWN | MATTE BLACK | OIL-RUBBED BRONZE | SATIN NICKEL | BRIGHT BRASS

[4,5] See back cover for disclosures.

4138 LINCOLN RENOVATION

HISTORIC DISTRICT COMMISSION REVIEW

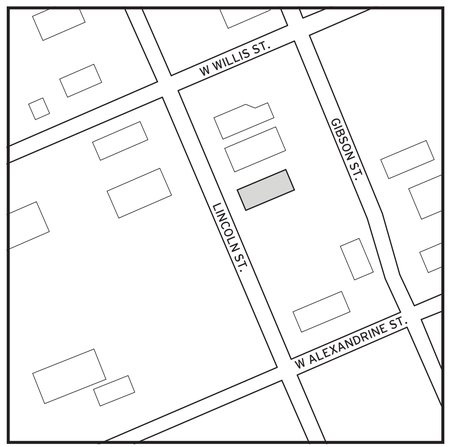
PROJECT OWNER:
NICK SOULE AND JACQUI AU
4138 LINCOLN ST.
DETROIT, MI 48208
nickgsoule@gmail.com

ARCHITECT:
SUBJECT STUDIO
1577 ASH ST.
DETROIT, MI 48208
hi@subject-studio.com

STRUCTURAL ENGINEER:
JON KOLLER
1951 TEMPLE ST.
DETROIT, MI 48216
jonkoller@gmail.com

GENERAL CONTRACTOR:
KUPER & CO.
5568 ST. AUBIN ST.
DETROIT, MI 48211
smckuper@yahoo.com

1 LOCATION REFERENCE
SCALE: NOT TO SCALE



2 SITE AREA PLAN
SCALE: NOT TO SCALE

PROJECT INFORMATION

ADDRESS:
4138 LINCOLN STREET
DETROIT, MI 48208

PROJECT DESCRIPTION
COMPLETE EXTERIOR REHABILITATION AND INTERIOR RENOVATION OF A HISTROIC SINGLE-FAMILY RESIDENCE INCLUDING PORCH RECONSTRUCTION

LEGAL DESCRIPTION:
E LINCOLN S 30 FT 111 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 30 X 120

PARCEL ID:
06005445

PARCEL USE CODE:
41110

ZONING:
R3-RESIDENTIAL

APPLICABLE CODES
2015 Michigan Residential Code
2015 Michigan Mechanical Code
2017 Michigan Electrical Code
2015 Michigan Plumbing Code

BUILDING DATA
2 Stories with Basement / Attic:

BASEMENT LEVEL:	960 SF
FIRST LEVEL:	975 SF
SECOND LEVEL	1030 SF
TOTAL AREAS:	2965 SF

CONSTRUCTION TYPE
V-B

ENERGY EFFICIENCY
COMPLY WITH SECTION N102 OF THE 2015 MICHIGAN RESIDENTIAL CODE:

CLIMATE ZONE: 5A
CEILING: R-38
WOOD-FRAMED WALL: R-20
FLOOR: R-20 (OR FILL CAVITY)
BASEMENT WALL: R-10 / R-13
SLAB: R-10 (2'-0" DEEP)

DRAWING INDEX

SIGNATURES

Nick Soule — Owner

Jacqui Au — Owner

Michael Sklenka — Architect

Kuper & Co. — General Contractor

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

PROJECT 2003
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

COVER SHEET

A-000

DIVISION 1 - GENERAL REQUIREMENTS

01100 SUMMARY OF WORK

The rehabilitaton of the historic single family residence at 4138 Lincoln St. in Detroit, Michigan as described through the drawings, specifications, and directions found within this set of contract documents involving the selective demolition and removal of interior and exterior elements, the reconstruction of front and rear porches, installtion of new mechanical, plumbing, and electrical systems; and various levels of interior and exterior architectural finishes described herein.

1. PROJECT REQUIREMENTS

A. Any mention of 'Contractor' includes the General Contractor or Sub-Contractors as they relate to the contractual delivery method agreed to by the Owner and entity respinsible for undertaking constructed improvements of the property. The use of the term 'Contractor' is to refer to any and all entities and individuals responsible for the management, coordination, supervision, and physical construction of the complete job or a specific trade. Unless noted otherwise, the subject of all imperative specifications mentioned herein is the Contractor (''Provide and install...'' means ''Contractor shallprovide and install...'').

B. All work is to be done in accordance with the rules and regulations of the local jurisdiction and applicable building codes.

C. The Contractor is to coordinate all civil, architectural, mechanical, plumbing, electrical, and structural trades.

D. The Contractor is reponsible for applying, obtaining, and paying for all building permits as required for work to be performed and to schedule and pay for all required inspections during the course of the work.

E. The Contractor shall visit the site before providing a price and be aware of existing conditions to the extent of influence of the work.

F. The General Contractor or their Sub-contractors are to verify all conditions prior to and during construction including all quantities and dimensions, stated or not. The General Contractor is to verify in field (V.I.F.) all measurements and dimensions stated or shown in these documents. Discrepancies in quantities and dimensions found by the General Contractor must be communicated to the Architect and to the Owner prior to the commencement of work. It is the General Contractor's responsibility to to provide their own quantities and measurements and to correct any disputed quantites prior to ordering materials, coordinating sub-contractors, and commencing with the work.

G. The Contractor is responsible for the means, methods, techniques, secuences, procedures, and safety of construction. The Contractor shall provide a safe and secure jobsite prior to, during, and after the work.

H. Submittals and samples are to be submitted to the Owner for approval before proceeding with all items which require fabircation or selection. All color and material reviews are to be made from actual samples, not from reproductions or from narrative descriptions.

I. Changes in the work sahll be intitiated through documents issued by the Architect as requested/approved by the Owner. The Contractor shall not procedd with execution of changes without written approval from the Owner in the form of an approved change order noting changes to the contract price and time.

J. Ensure that all fire and life safety items that are existing and required remian operational suring construction.

K. Maintain required fire ratings / separations as required by the applicable building code, and rules per the regulations of the local jurisdiction.

L. Existing construction not undergoing alterations is to remain undisturbed, where such existing conditions not undergoing alteration are disturbed as a result of the operations of this contract, all adversely affected conditions must be repaired or replaced by the Contractor as required to the satisfaction of the Owner, Architect, adjacent property owners (if applicable), and local jurisdiction.

M. Any damage caused by negligence or inadequate protective or security measures during construction are to be corrected at the Contractor's expense.

N. Demolition of all portions of the structure to be removed shall be done with the utmost care to avoid damaging parts of the existing structure to remain.

O. The Contractor shall provide all temporary bracing required to hold the structure in proper alignment until all structural work and connections have been completed. The investigation, design, safety, adequacy, and inspection of bracing, shoring, and temporary supports is the sole responsibility of the Contractor.

P. The Contractor is to preserve and coordinate with the utility companies and sub-contractors.

Q. Remove and/or relocate all the mechanical, plumbing, and electrical items including piping, fixtures, equipment, ductwork, wiring, devices, panels, and accessories as required back to the point of origin.

R. The Contractor shall verify the existence, locations, and elevations, of all existing utilities including water, sewers/storm mains, drains, electrical and gas services, etc. before proceeding with the work. All discrepancies shall be documented and reported to the Owner.

S. Remove all the material and debris created during the construction process and dispose off site in a safe and legal manner.

T. Cap, patch, and repair all holes and surfaces in walls, floors, ceilings, where architectural, structural, mechanical, electrical, or plumbing items are to be removed.

U. If construction is undertaken by a General Contractor (GC) for a period of one year from the date of completion and acceptance by the Owner, the GC shall adjust, repair, or replace at no cost to the Owner any item of equipment, material, or workmanship found to be defective within the scope of the contract.

01200 PRICE AND PAYMENT PROCEDURES

1. ALLOWANCES

A. Allowances shall include costs to the Contractor of specific services, products, or materials where the full scope of work hasn't been determined, the product hasn't been selected, or the cost is unknown at the time of issuance of the Contract Sum. Allowances shall include all associated fees to complete the work; or taxes, freight, and delivery to the project site.

B. Obtain multiple proposals for each allowance item and submit to the Owner with recommendations.

C. Submit invoices to show the cost of services rendered or products furnished under each allowance. Reconciliation of allowance amounts with actual final costs will be by Change Order.

2. ALTERNATES

A. An alternate is an amount proposed by a bidder for certain work that may be added or deducted from the Base Bid Amount if the Owner accepts the Alternate. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate the alternate into the Work. No other adjustments are made to the Contract Sum.

3. CONTRACT MODIFICATION PROCEDURES

A. Changes in the work may be required which shall be authorized by a Change Order for all changes to the Contract Sum or the Contract Time issued by the Contractor for signed approval by the Owner.

B. A request from the Owner for estimate for possible changes is not a Change Order or a direction to proceed with the proposed changes. Such changes can only be authorized through a signed Changed Order.

4. PAYMENT PROCEDURES

A. Submit a Schedule of Values at least 10 business days before the initial Application for Payment or Draw Request. Break down the Contract Sum into at least one line item for each CSI Specification Section and coordinate the Schedule of Values with the Construction Schedule.

B. Submit application for payment according to the schedule established in the Owner/Contractor agreement.

C. With each application for payment, submit waivers of mechanic's liens from subcontractors and suppliers for construction period covered by the previous application.

D. Submit final application for payment after completion of project closeout procedures with release of liens and supporting documentation.

01300 ADMINISTRATIVE REQUIREMENTS

1. PROJECT MANAGEMENT AND COORDINATION

A. Provide administrative coordination of all work, including trained, qualified employees, subcontractors, and supervisory personnel.

2. Arrange and conduct meetings with the Owner and construction trades at pre-construction and during construction.

3. Submit progress schedule to the Owner updated every other month. Provide submittal schedule , coordinated with progress schedule. Submit schedule of required tests including payment and responsibility.

5. Keep all work clean and protected from dirt, weather, theft, and damage.

2. SUBMITTALS

A. Provide all submittals as specified. Provide re-submittals when submittals are not approved.

B. Provide warranties as specified. Warranties shall be signed by supplier or installer responsible for performance. Warranties shall not limit liability for negligence or non-compliance with documents.

C. Submit samples of any proposed exposed finishes for approval by the Owner.

01500 TEMPORARY FACILITIES AND CONTROLS

1. REQUIREMENTS

A. Unless Owner provides use of current electrical and water services during construction, the cost or use charges for temporary electric power and water shall be included in the Contract Sum.

B. Comply with NEMA, NECA, and UL standards and regulations for any temprary electric service.

2. EQUIPMENT

A. Unless Owner authorizes use of permanent heating system, provide vented, self-contained heaters with thermostatic control if needed.

B. Use of gasonline-burning space heaters or open flame heaters is prohibited.

3. TEMPORARY UTILITIES

A. If setup of temporary service is required, arrange setup with utility company and Owner for time when service can be interrupted to make connections.

B. Provide temporary toilets, wash facilities, and drinking water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.

C. Provide temporary heating if required for curing or drying of completed installations or for protecting installed construction form adverse affects of low temperatures or high humidity.

4. TEMPORARY SUPPORT FACILITIES

A. Provide secure, temporary enclosures to protect the work from damage, including weather damage and vandalism.

B. Store materials to protect them from damage in accordance with manufacturer's instructions.

C. Provide waste collection containers in sizes adequate to handle waste from construction operations. When containers are full, legally dispose of waste off-site in compliance with requirements of authorities having jurisdiction.

5. TERMINATION AND REMOVAL

A. At earliest convenient time, when acceptable to Owner, change over form use of temporary service to use of permanent service.

B. Remove temporary facilties and controls no later than Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to the Owner.

01600 PRODUCT REQUIREMENTS

1. REQUIREMENTS

A. The term 'product' includes 'material', 'equipment', 'system', and terms of similar intent.

B. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss including theft.

C. Schedule delivery to minimize long-term storage at project site. Store materials in a manner that will not endanger the project structure. Store materials that are subject to damage by the elements under cover in weathertight enclsoure above ground with adequate ventilation to prevent condensation.

2. PRODUCT OPTIONS

A. Provide products not provided by Owner that comply with the Contract documents, are undamaged, and are new at the time of installation.

B. Provide products that are complete with accessories, trim, finish, and other devices and components needed for a complete installation and the intended use.

C. Provide products selected or approved equal. Products submitted for substitution shall be submitted to the Owner with acceptable documentation, and include costs of substitution including related work.

D. Where specifications name a generic product without specific manufacturer or model, provide options that meet all stated requirements and present options to the Owner for selection.

01700 EXECUTION AND CLOSEOUT REQUIREMENTS

1. EXAMINATION AND PREPARATION

A. Examine substrates and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, plumb, smooth, and clean. Proceed with installtion only after unsatisfactory conditions have been corrected.

B. Take field measurements as required to fit the work properly. Where fabricated products are to be fitted to other construction, verify dimensions by field measurement before fabrication and allow for fitting and trimming before installtion when possible.

C. Do not cut structural members not specified for repair within these drawings without prior review and written approval of the Architect and Structural Engineer.

D. Operational hardware must perform smoothly.

2. CLEANING

A. Keep the building and site well-organized and clean throughout the construction period. Provide general clean up daily and complete weekly pickup and removal of scrap and debris from the site.

B. Complete the following cleaning operations before requesting inspection for certificate of Substantial Completion:
- Clean transparent materials, remove escess glazing compounds, and replace chipped or broken glass
- Clean exposed finishes to a dust-free condition free of stains and films.

3. CLOSEOUT SUBMITTALS

A. Provide the following to the Owner as prerequisites to substantial completion:
- Completed punchlist and supporting documentation
- Signed warranties
- Certificate of Occupancy from governing agancies and utility companies
- Testing and startup of building systems
- Change and transfer of locks and keys

B. Provide the following to the Owner as final acceptance:
- Final payment/draw request with supporting affidavits
- Completed punchlist and supporting documentation

C. Provide the following to the Owner as closeout procedures:
- Manufacturer's operation and maintenenace documentation
- Maintenance and service schedules
- Maintenance service contracts
- Copies of warranties
- Complete all repairs, call-backs, corrections, and re-adjustments of equipment
- Remove all temporary facilities, equipment, tools, and supplies.

DIVISION 2 - SITE AND DEMOLITION

1. DESCRIPTION

This section specifies demolition and removal or portions of the building, utilities, structures, and debris.

2. RELATED WORK

A. Disconnect utility services prior to demolition

B. Coordinate with the Owner to preserve and protect items at the property that are to remain the property of the Owner.

3. PROTECTION

A. Perform demolitionin in such a manner as to eliminate hazards to persons and property, and to minimize interference with use of adjacent areas, utilities, structures; and to provide free passage to such adjacent areas and structures.

B. Take all precaution to leave existing old growth plantings and privet hedgerow surrounding the property and adjacent to the sidealk untouched and undamaged.

4. UTILITY SERVICES

A. Contact local utility locating service no less than five (5) days prior to demolition of exterior elements or excvation efforts to clearly locate all utilities, surrounding or adjacent, active or abandoned.

5. DEMOLITION

A. Demolition debris shall become the property of the Contractor and shall be legally disposed of by them off site to avoid accumulation at the project site.

B. On completion of the demolition work and after removal of all debris, the Contractor is to leave the site in a clean condition satisfactory to the Owner. Clean-up shall include disposal of all items and materials not required to remain property of the Owner as well as debris resulting from demolition operations.

DIVISION 3 - CONCRETE

03300 CAST-IN-PLACE CONCRETE

1. REQUIREMENTS

A. Comply with ACI 301 ''Specification for Structural Concrete'', ACI 117 ''Specifications for Tolerances for Concrete Construction and Materials'', and CRSI's ''Manual of Standard Practice ''.

B. Footings have been designed based on a minimum soil bearing capacity od 3,000 psf.

C. All footings should not extend through non-engineered fill soils, soils containing a significant amount of organic substances, or excessively weak soils.

D. Minimum footing depth shall match the elevation of the bottom of the foundation wall of the adjacent main house structure. Bottoms of footing excavations shall be flat level planes and shall be clean and free of debris prior to placing concrete.

2. CONCRETE FOOTINGS

A. Refer to Structural Engineer's drawings and specifications, which shall supercede all the following specifications.

B. Construct formwork according to ACI 301 and maintain tolerances and surface irregularities within ACI 347R limits of Class A. 1/8 inch (3.2 mm) for concrete exposed to view and Class C. 1/4 inch (13 mm) for other concrete surfaces.

C. Comply with CRSI's ''Manual of Standard Practice'' for fabricating, placing, and supporting reinforcement.

E. All concrete is to be 3,500 PSI at 28 days with slump limits not less than 1'' and no more than 4''.

F. Place concrete in a continuous operation and consolidate using mechanical vibrating equipment suplemented by handspading, raking, or tamping. Limit the duration of vibration to the time necessary to consolidate the concrete and complete embedment of reinforcement without causing segregation of the mix.

G. Protect concrete from physical damage, premature drying, and reduced strength due to hot or cold weather during mixing, placing, and curing.

H. Do not place concrete on frozen sub-grade or on sub-grade containing frozen materials

I. For cold weather placement (below 40 degress), add air-entraining admixture by one of the following products:
- Air-Mix or Perma-Air, Euclid Chemical Co.
- Darex AEA or Daravair, W.R. Grace and Co.
- MB-VR or Micro-Air, Master Builders, Inc.
- Sealtight AEA, W.R. Meadows, Inc.

J. Concrete must be kept at 50 degrees by wrapping newly placed concrete with thermal blankets, 48 hours minimum.

K. Do not add water during curing during cold weather placement

3. CONCRETE REINFORCING

A. Install three (3) #5 reinforcing bars (continuous) with 3'' of cover at bottom of all spread footings.

B. Install #5 vertical reinforcing rods (continuous) at 32'' O.C. with 9'' embedment (minimum) into footings.

C. All reinforcing bars, dowels, and ties shall conform to ASTM A615 Grade 60. Reinforcing steel shall be kept clean and free of dirt or mud.

DIVISION 4 - MASONRY

04810 UNIT MASONRY ASSEMBLIES

1. MASONRY UNITS

A. Reclaimed common brick to match existing adjacent brick in original condition.

2. MORTAR

A. Comply with ASTM C 91 ''Standard Specification for Masonry Cement'' and ASTM C 270 ''Standard Specification for Mortar used in Unit Masonry''.

B. Do not use calcium chloride in mortar. Use soft mortar Type S or N to match existing adjacent mortar in original condition. For masonry at grade in contact with earth, use Type per manufacturer's recommendation.

C. Match color and texture of adjacent original mortar per manufacturer's or industry standards. Comply with ASTM C 979, ASTM C 91, and ASTM C 270. Exceed 1,800 psi at 28 days strength required.

DIVISION 5 - METALS

055200 METAL RAILINGS

1. FALSE BALCONY GUARDRAIL

A. Owner to select and provide metal guardrail conforming to the 2015 Michigan Residential Code. Install according to manufacturer's specifications.

DIVISION 6 - WOOD AND PLASTIC

06100 ROUGH CARPENTRY

1. WOOD FRAMING

A. Wood construction shall be governed by the applicable code and latest editions of the AITC manual and NDS (National Design Standards) as published by the National Forest Products Association.

B. Studs shall be SPF/STUD (WWPA) or better grade, at MC 19% maximum.

C. Wood fastening shall be per requirements of Chapter 5 (Floors), Chapter 6 (Wall Construction), Michigan Residential Code 2015, unless noted.

D. Studs shall not be cut to install plumbing or wiring unless metal or wood side pieces are provided to strengthen the memer (i.e. Simpson SS Stud Shoes).

E. All structural lumber in contact with concrete or masonry, less than 8'' above grade or exposed to the weather, shall be pressure-treated to a minimum of 0.40 pounds per cubic foot retention with ammoniacal copper arsenate (ACA), or approved equal treatment.

F. All multiple beams shall be nailed with two rows of 16D nails at 8'' O.C. staggered with PL Premium brand construction adhesive installed between each successive member.

G. At each wall opening add one half the total number of studs displaced to each side of the opening (full height) and add (2) 2x jack studs below the header, at bearing ends, unless otherwise noted.

H. Notching and drilling of structural members is prohibited without prior written consent of the Architect.

I. All connections not noted on the drawings shall be made with prefabricated steel hangers sized for the carried load member size (i.e. double 2x10 must have a Simpson U-210-2 hanger (or equal), etc.)

J. All posts shall extend to solid bearing. Repeat posts on lower floors below upper posts, unless otherwise noted. Block solidbelow all posts to solid bearing below.

061600 SHEATHING

1. ROOF SHEATHING

A. Roof Sheathing shall be 15/32'' plywood with exterior glue with panel rating of 32/16 screwed 8'' O.C.

1. EXTERIOR WALL SHEATHING

A. Exterior Wall Sheathing shall be 15/32'' exterior grade APA-rated panels screwed 8'' O.C.

062013 EXTERIOR WOOD CLADDING

1. LAP SIDING

A. Acceptable Manufacturer/Model: Red Cedar Bevel Siding, 11/16'' x 6'' x 6' (Actual Size 11/16'' x 5-1/2'' x 6') Model #1077960 Menards SKU 1077960, or equal subject to approval by Architect, Owner, and compliance with the requirements:

2. SHINGLE SIDING

A. Acceptable Manufacturer/Model: Miller Shingle MasterCut Round Cedar Shingles, 4-15/16'' x 5/8'' x 17'', or equal subject to approval by Architect, Owner, and compliance with the requirements:

06402 INTERIOR ARCHITECTURAL MILLWORK

A. Casework, millwork, cabinet, and vanity selections are to be by Owner. Coordinate with Owner for procurement and installation responsibilities.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07210 BUILDING INSULATION

1. AIR SEALING

A. Seal all accessible cracks, gaps, and holes in the building envelope with low VOC caulk (if less than 1/4'') or expanding foam (if greater than 1/4'').

B. Seal all accessible top and bottom plate penetrations.

C. Seal all pentrations created created by plumbing, gas lines, and electrical boxes.

D. Seal all accessible gaps between the structure and window and door units with low expansive foam. Air sealing must be completed prior to the installtion of insulation.

2. CEILING AND ATTIC SPACE

A. Add blow-in borate-treated cellulose insulation per manufacturer's specifications to existing insulation (if necessary) to achieve R-38 minimum

B. Maintian ventilation routes from new edge vent at eaves.

3. WALLS ABOVE GRADE

A. Install fiberglass batts (R-19 minimum) per manufacturer's specification at exterior walls without original plaster interior finish to remain.

B. Add blow-in borate-treated cellulose insulation (R-19 minimum) per manufacturer's specifications to exterior walls with original plaster interior finish to remain.

4. RIM JOIST

A. R-13 minimum - Install polyurethane closed-cell expanding spray foam to the rim joist at the entire perimeter of the basement.

5. PLUMBING

A. Insulate all hot and cold water supply (trunk and branch) with closed cell polyethylene slip-on pipe insulation, sized to fit the pipe's diameter. Seal seams with either 5 mil pipe insulation sealing tape or closure clips designed for pipe insulation placed every 4 inches. Seal all butt joints between sections of pipe with 5 mil pipe insulation sealing tape.

6. DUCTWORK

A. Wrap duct with foil scrim faced R-6 fiberglass insulation. Installation to be continuous wthout gaps or compression. Secure and seal all seams with insulation manufacturer's approved tape.

07300 SINGLES, ROOFING TILES, AND ROOF COVERINGS

1. WARRANTY

A. Contractor is to provide written verification to the Owner that the Contractor has reviewed the roof design and accepts it for a 25 Year Warranty.

2. GENERAL

A. All components of the specified roofing system shall be products by Certainteed and incorporated with the roofing system per the manufacturer's recommendations.

3. SHINGLE

A. Certainteed XT 25 shingle, Cedar Brown color.
B. Flashings matching trim color, or black

07620 SHEET METAL FLASHINGS AND TRIM

1. REQUIREMENTS

A. Comply with SMACNA's ''Architectural Sheet Metal Manual''. Conform to dimensions and profiles shown.

B. Coordinate installation of sheet metal or aluminum flashing and trim with interfacing and adjoining construction to provide a leak proof, secure, and noncorrosive installation.

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO

1577 ASH ST. DETROIT, MI 48208 USA

313.364.9859

hello@subject-studio.com

PROJECT
2003

HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

GENERAL NOTES & SPECIFICATIONS

A-001

2. INSTALLTION

A. Allow for thermal expansion, set true to line and level. Install work wtih laps, joints, and seams permanentaly watertight and weatherproof. COnceal fasteners where possible.

B. Roof-Edge Flashings: Secure metal flashings at roof edges according to FMG Loss Prevention Data Sheet 1-49 for specified wind zone.

C. Sealed Joints: Form non-expansion but movable joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.

07800 FIREBLOCKING

A. Fireblocking to be installed per govering codes, and in concealed combustible locations as per the following situations:
- Combustible Construction: Install to eliminate concealed draft openings (vertical and horizontal) and form an effective barrier between floors.
- Concealed Wall Spaces: Vertically at the ceiling and floor levels, and horizontally at intervals not exceeding ten (10) feet.
- Ceiling and Floor Openings: Insrtalled at openings, around vents, pipes, and chimneys at ceiling and floor levels.

1. APPROVED FIREBLOCKING MATERIALS

- 2" nominal lumber
- Two (2) layers of 1" nominal lumber with staggered lap joints
- 23/32" structural sheathing with joints backed by same material
- 1/2" Gypsum Board
- Batts and Blankets of Fiberglass or Mineral Wool
- Fire Caulk / Sealant

07920 JOINT SEALANTS

1. REQUIREMENTS

A. Do not proceed with installation of joint sealants when ambient and substrate temperature conditions are outside limits permitted by joint sealant manufacturer or are below 40 deg. F.

2. JOINT SEALANTS

A. Compatibility: Provide joint sealants, joint fillers, and other related materials that are compatible with one another and with joint substrates under service and application conditions.

B. Sealant for Use in Building Expansion Joints: Single component, neutral curing silicone sealant, ASTM C 920. Type S, Grade NS, Class 25; Uses T, M, O with the additional capabiltiy to withstand 50 percent movement in both extension and compression for a total of 100% movement.

C. Sealant for General Exterior Use: Single component, non-sag urethane sealant. ASTM C 920. Type S, Grade NS, Class 25; and Uses NT, M, A, and O.

D. Sealant for Use in Interior Joints in Ceramic Tile and other Hard Surfaces in Kitchen, Toilet Rooms, and Around Plumbing Fixtures: Single-component, mildew-resistant silicone sealant. ASTM C 920. Type S. Grade NS, Class 25, Uses NT, G, A, and O formulated with fungicide.

E. Sealant for Interior Use at Perimeters of Doors and Window Frames: Latex sealant, single component, non-sag, mildew-resistant, paintable, acrylic-emulsion sealant complying with ASTM C 834.

F. Acoustical Sealant for Exposed Interior Joints: Non-sag, paintable, non-staining, latex sealant complying with ASTM C 834.

G. Acoustical Sealant for Concealed Joints: Non-drying, non-hardening, non-skinning, non-staining, gunnable, synthetic-rubber sealant recommended for sealing interior concealed joints to reduce transmission of sound.

DIVISION 8 - DOORS AND WINDOWS

08200 WOOD DOORS

1. EXISTING/SALVAGED WOOD DOORS

A. Refer to Door Schedule A-600. Coordinate with Owner for scope and direction to repair, sand, refinish, and reinstall existing exterior and interior wood doors.

B. Repair existing or provide new glazing at exterior doors and transoms as per Door Schedule, governing codes, and Owner's direction.

C. Provide raised aluminum threshold and weatherstripping to fit existing frame at all exterior doors.

D. Comply with NFPA 80 for fire-resistance doors were required.

E. Verify that existing frames comply with indicated requirements for type, size, location, and swing characteristics and have level heacs and plumb jambs. Procedd with installtion only after unsatisfactory conditions have been corrected.

2. NEW OR RECLAIMED WOOD DOORS

A. Refer to Door Schedule A-600. Provide new or reclaimed solid-core five (5) panel Shaker-style doors and frames as needed to supplement Owner's existing salvaged inventory on site.

B. Fit new doors to suit frame openings indicated and to comply with the referenced quality standards.

C. Comply with NFPA 80 for fire-resistance doors were required.

D. Factory machine doors for hardware that is not surface mounted.

3. INSTALLATION

A. Comply with WDMA's "How to Store, Handle, Finish, Install, and Maintain Wood Doors". For new doors, install doors to comply with manufacturer's written instruction if applicable.

B. Install fire-rated doors to comply with NFPA 80.

C. Align and fit doors in frames with uniform clearances and bevels. Rehang or replace doors that do not swing or operate freely.

D. Repair, refinish, or replace factory-finished doors damaged during installation.

08200 ALUMINUM CLAD WOOD WINDOWS

1. REQUIREMENTS

A. Refer to Window Schedule A-600. Provide residential grade architectural aluminum-clad wood windows at specified locations including glass and glazing at window manufacturer's factory, metal panels, perimeter trims, sills and stools, window installation hardware and accessories, shims and anchors, and perimeter sealing of window units.

2. PRODUCTS

A. Acceptable Manufacturer/Model: Pella Lifestyle Series, or equal subject to approval by Architect, Owner, and compliance with the requirements:

B. Aluminum Cladding: Alloy and temper recommended by manufacturer for type of use and finish indicated, complying with the requirements of standards indicated below.

C. Extruded Material Standard: ASTM B 221, 6063-T6 Alloy and Temper

D. Steel Reinforcement: Complying with ASTM A 36 / A 36M for structural shapes, plates and bars. ASTM A 611 for cold-rolled sheet and strip or ASTM A 570 / A 570M for hot-rolled sheet and strip.

E. Weather-stripping: Ventiliators shall be double weather-stripped with a resilient foam core clad with UV-resistant elastomer.

F. Glazing Gaskets: Standard glazing gaskets shall be a dry glazed elastomer in accordance with ASTM C509-91.
G. Glazing Sealant: Glazing material shall be a 100% silicone, neutral-cure sealant in accordance with AAMA 805.2-94, Group A.

3. FINISHES

A. All window finishes to be factory-applied manufacturer finishes.

B. Exterior finish to be Black. Coordinate with Owner for selection of interior finish including hardware and screen.

4. WARRANTY

A. Submit, for Owner's acceptance, manufacturer's warranty for window system as follows:

B. Warranty Period: Ten (10) years form Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than the six months from date of shipment from window manufacturer.

C. Agree to repair or replace components that do not comply with the requirements or deteriorate within warranty period. Failures include, but are not limited to the following: structural failures, deterioration of metals and other materials beyond normal weathering, water leakage, appreciable deterioration of thermal performance.

08220 WOOD WINDOWS

1. REQUIREMENTS

A. Refer to WIndow Schedule A-600. Coordinate with Owner for scope and direction for the repair of existing wood windows .

A. Provide all labor, materials, equipment, and services needed to complete wood window restoration and glazing replacement as required by the Drawings, the existing conditions, and authorities having jurisdiction. Wood window restoration may include, but is not limited to, the following:

B. Restore damaged or inoperable sash while maintaining current profiles.

C. Restore existing or provide new window balance hardware at all operable sash to accommodate use. Replace all broken sash cord.

D. Restore all existing window hardware and provide new in-kind hardware where existing hardware is missing or is too damaged or deteriorated to be restorable.

E. Replace cracked, broken, or missing glass in accordance with the Glazing Specifications and governing codes.

F. Remove all deteriorated putty and replace with new.

G. Consolidate and repair deteriorated wood sills, framing members, and sash rails and stiles.

H. Reinstall repaired window sash.

2. QUALITY STANDARDS

A. Wood window restoration shall be carried out by subcontractors who are experienced with the materials, methods, and processes specified.

B. Bidders shall visit the site prior to bid and carefully examine project scope with Contractor and Owner and verify existing conditions, dimensions, and quantities.

C. Comply with relevant ASTM standards for all materials.

D. If removal of the sash is necessary, window opening shall be closed with plywood panels fitted and secured with non-destructive anchoring system. The panel should be weathertight and not permit any moisture to enter the building.

3. MATERIALS

A. Solid wood free from defects or blemishes on surface exposed to view for sash repair as necessary. Repairs of existing elements shall match profile and grade of existing windows in species, quality, cut, and grain pattern.

B. Adhesives: Provide epoxy resins designed for use with wood.

C. Hardware: Provide each restored window with full complement of hardware and fasteners. Use salvaged or restored existing hardware if possible, and new hardware to match existing hardware when , missing, damaged, deteriorated to the point of being un-restorable.

D. Sash Pulleys and Weights: Clean, lubricate, and reuse sash pulleys. Replace pulleys if necessary to operate window. Ensure that sash weights allow full operation of each sash and allow sash to be balanced at any position in which it is placed.

E. Finishes: Sand entire frame and sash to remove any existing coatings and prepare substrate for new paint finish. Paint exterior sash and frame with exterior grade paint to match exterior finish frame color of new replacement aluminum clad wood windows throughout the rest of the project. Coordinate with Owner for direction on interior finish.

08710 DOOR HARDWARE

1. Coordinate with Owner for selection, procurement, and installation responsibilities for new door hardware or repair of existing hardware.

08800 GLAZING

1. REQUIREMENTS

A. Provide new glazing or repair existing within the existing wood window frames and transoms specified on the Drawings. See Door and Window Schedules A-600

B. Comply with applicable requirements of the laws, codes, etc. having jurisdiction. Subject to compliance with requirements, permanently mark safety glass with certification label form one of the following:
- Insulated Glass Certification Council
- Associated Laboratories, Inc.
- National Accreditation and Management Institute
- Provide pre-assembled units, IGCC certified to comply with ASTM E774

2. GLASS

A. Insulated Glass: Argon filled, low-emissivity, coated insulated glass, laminated as required, Clear.

B. Tempered Glass: laminated as required, Clear.

C. Safety Glass: Category II materials complying with testing requirements in 16 CFR 1201 and ANSI Z97.1

3. INSTALLATION

A. Comply with combined recommendation of manufacturers of glass, sealants, gaskets, and other glazing materials.
4. WARRANTY

A. Provide a written warranty to replace units where the hermetic seal or suspended mylar film has failed within ten (10) years from Substantial Completion.

DIVISION 9 - FINISHES

09250 GYPSUM WALLBOARD

1. REQUIREMENTS

A. Provide everything required to complete the work as shown on the Drawings and specified herein.

2. QUALITY STANDARDS

A. Provide experienced, well-trained subcontractors cometent to complete the work as specified.

B. Provide all related products and accessories from one manufacturer.

C. All work shall comply with manufacturer's instructions and governing building and safety codes.

3. MATERIALS

A. Provide boards in 8 foot lengths for a minimum of joints.

B. Gypsum wallboard shall be as per Federal Specification SS-L-30-D, in 48" widths

C. Gypsum wallboard shaething as per Federal Specification SS-L-30-D, Type II, Grade W, Class 2

D. Use types and thicknesses specified below, unless otherwise noted.
- Standard wallboard: Type III, Grade R, Class 1, 5/8" thick
- Fire-retardant wallboard: Type III, Grade R, Class 1, 5/8" thick
- Water-resistant wallboard: Type VII, Grade W or X as required, Class 2, 5/8" thick

E. Corner Beads: Angle chapes with wings not less than 7/7" wide, perforated for nailing and joint treatment.

D. Edge Beads (Ceiling Perimeter): Angle shapes withe wings 3/4" wide min; concelaed wing perforated for nailing, exposed wing edge folded flat.

4. INSTALLTION

A. Install as per manufacturer's instructions, trade association standards, and governing building codes.

B. Jointing system with reinforcing tape and compound as supplied or recommended by the gypsum wallboard manufacturer.

C. Fasten with 1'-1/4" type W bugle-head screws or annular ring nails complying with ASTM C514. Nail sizes as required by governing building code.

D. Install blocking to support all edges of wallboard. All end joints over framing or furring members.

E. Verify that wood framing to receive wallboard is dry and not subject to shrinkage.

F. Keep wallboard materials dry and protected from moisture. Store materials so they are protected from damage to surfaces and edges.

G. Install wall panels horizontally and stagger panel joints vertically.

H. Install wallboard to ceilings with long dimension of board at right angle to joists.

I. Align door jambs and vertical joints.

J. Use moisture-resistant wallboard in damp environments. Seal edges and cuts of wallboar din damp environments.

K. Attach screws with clutch-controlled power drivers at 12" O.C. at ceilings and 16" O.C. at walls.

5. TAPING AND JOINT WORK

A. Follow applicable trade standards and manufacturer's instructions throughout.

B. Do not allow bumps, bubbles, or dimples in taping and joint application.

C. Keep temperature above specified minimum during joint work - typically 55 degrees. Joint and finishing compounds must dry 24 hours before finishing. Allow additional drying time for poorly ventilated areas.

D. Apply joint compound at wallboard joints and fastener heads in thin and uniform layer. Spread compound not less than 3" wide at joints.

E. Sand between coats and do final sanding to eliminate all ridges and high points.

F. Feather finishing compund to not less than 12" wide. When thoroughly dry, sandpaper to a uniform smooth surface without damaging wallboard.

6. CLEANING

A. Don't allow for tracking of gypsum and finishing compunds onto floor surfaces or into adjacent areas.

B. At completion of each segment of work in a room, clean thoroughly and remove all debris.

09280 PLASTER RESTORATION

1. REQUIREMENTS

A. Evaluate the condition to patch and repair areas of removed or damaged interior plaster wall finsh; and apply a scratch, float, or setting coat to restore and preserve wall and ceiling areas to a physically compatible finish.

B. Coordinate with Owner for scope of work, areas to be repaired, and finish level.

2. QUALITY STANDARDS

A. Provide subcontractors expereinced in historic plaster repair, specifically lime-based plasters, and the preservation and reproduction thereof.
3. JOB CONDITIONS

A. Protect and cover all adjacent areas and architectural elements and work completed by other trades.

B. Determine what substrates to which plaster materials are to be applied are sound and free from defects affecting proper application of the lime plaster.

C. Ensure that a minimum temperature of 65 degress F is maintained for an adequate period prior to, during, and after application of plaster and that heating and/or ventilation is properly regulated to insure correct curing of lime plaster.

3. MATERIALS
A. Scratch Coat: Mix lime putty , 1:3, with sand, well haired; or according to mortar analysis or volumetric test.

B. Float Coat: Mix lime putty, 1:2.0-2.5, with sand, haired: or according to mortar analysis or volumetric test.

C. Finish Coat (or small area/crack repair): Mix lime putty, 1:1, with graded sand; or mix lime putty 3:1 with gauging plaster; or mix according to mortar analysis or volumetric test

D. Adhesives: For the reattachmnent and stablization of loose plaster, use bonding agents specifically formulated for plaster repair.

3. PREPARATION

A. At exposed wood lath, re-secure to existing framing with stainless steel nails. Clean out keys and vacuum clean. Attach perimeter of sound plaster with an approved conservation adhesive. Rake perimeter of hole for replacement plaster to tuck in behind existing plaster.

B. Dampen wood lath until surface is damp. Replace missing wood lath with similar materials. Do not mix wood and metal lath.

C. At existing sound plaster bases/delaminated top coats: Determine, inconsultaion with Contractor and Owner, which delaminations are to be saved and which are to be removed.

4. APPLICATION

A. Large area repair: Adhere the perimeter of the opening and fill with two to three layers of the liime/sand/hair basecoat plaster, no more than 5/16" per coat, and a finish coat, flush with the surrounding surfaces.

B. Small area repair: Fill areas smaller than 2 in. with crack fill material, flush with surrounding surfaces.

C. Surface delaminations: Remove as necessary, and replace with non-sanded finish cost material, flush with the surrounding surfaces.

D. Skim surface for cosmetic effect with joint compound, either ready mix or setting type.

E. For intersections with new gypsum wallboard: Ensure smooth and seamless transition at corners and edges

F. For corners with mouldings in disrepair, evaluate conditions with Contractor and Owner and decide on course of repair.

099113 EXTERIOR PAINTING

1. REQUIREMENTS

A. Provide painted finish to exterior elements as described in the Drawings and everything required to complete the work.

B. Provide experienced, well trained subcontractors competent to complete the work as specified.

2. SUBMITTALS

A. Provide manufacturer's specifications and other data to prove compliance with the specified requirements.

B. Provide paint samples to the Owner and Architect for all exterior paints.
- Provide two samples of each color
- Samples shall be on the material the finish is specified to be applied
- Revise and resubmit samples as requested until colors are approved by Owner and Architect
- Do not start painting work until samples are approved.

3. JOB CONDITIONS

A. Unless specifically allowed by paint manufacturer, do not apply paint when weather is inclement with snow, rain, or mist; when relative humidity exceeds 85%; or to damp or wet surfaces

B. Store all paint materials with ample ventilation, in fire-protected space, and secure from damage.

4. MATERIALS

A. Provide all materials, tools, and equipment required for the work.

B. Primer: Sherwin Williams Exterior Oil-Based Wood Primer

C. Body Color: Sherwin Williams Duration Exterior Acrylic Latex. Color custom formulated to match City of Detroit Historic District Commission Color System B - B:17 Light Olive

D. Trim Color: Sherwin Williams Duration Exterior Acrylic Latex. Color custom formulated to match City of Detroit Historic District Commission Color System B - B:14 Dark Grayish Olive

5. APPLICATION

A. Use painting tools and equipment as recommended by the paint manufacturer. Verify that proposed equipment is compatible with material to be applied.

B. Prepare and clean working surfaces as per paint manufacturer's instruction.
- Clean wood of dirt, oil, and any other material that may interfere with painting
- Sand exposed wood to smooth uniform surface
- Do not paint wood having moisture content of 12% or higher

C. Mix and apply primer and paint per manufacturer's instructions for thickness, curing time, number of coats, etc.

D. Apply paint to thoroughly cover undercoat and do not allow lumps, runs, droplets, lap or bruch marks, ripples, streaks, etc.

E. Sand defects smooth between coats. Defects are defined as irregularities visible to the unaided eye at a five foot distance.

F. Remove, refinish, or repaint work not in compliance with the specified requirements. Do repair and touch-ups at the Owner's request so they are undetectable.

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

PROJECT
2003
HDC REVIEW

§

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

GENERAL NOTES & SPECIFICATIONS

A-002

3 REAR FAÇADE (NORTHEAST)

2 FRONT PORCH (SOUTHWEST)

1 FRONT FAÇADE (SOUTH)

5 SIDE FAÇADE (NORTHWEST)

4 SIDE FAÇADE (SOUTHEAST)

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

PROJECT
2003
HDC REVIEW

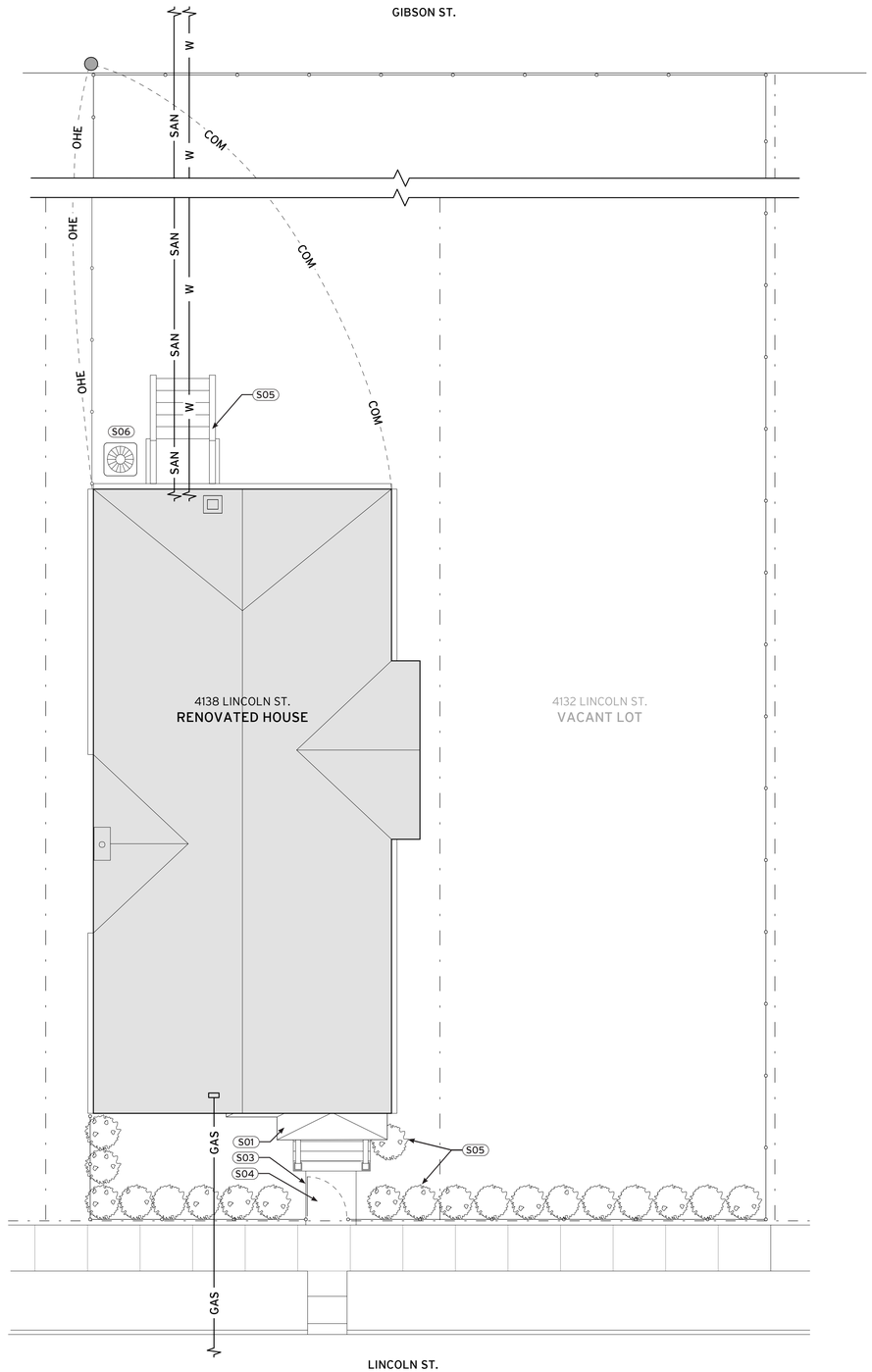
§

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

EXISTING CONDITIONS

A-003



1 SITE PLAN
SCALE: 3/16" : 1'-0"

SYMBOLS

- Property Boundary
- SAN — Sanitary Service Line
- W — Water Service Line
- GAS — Gas Service Line
- OHE — Overhead Primary Electric Service Line
- COM — Overhead Low-Voltage Communications Service Line
- Existing Fence

UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE/SHE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND GUIDELINES FOR CONSTRUCTION.

GENERAL NOTES

1. THIS SITE AND BUILDING PLAN ARE DIAGRAMMATIC IN NATURE. ALL BOUNDARIES, LOCATIONS, TOPOGRAPHY, LEGAL MEETS AND BOUNDS, IMPROVEMENTS, MONUMENTS, ETC. ARE TO BE VERIFIED BY THE OWNER'S LAND SURVEYOR.
2. THE GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK
3. THE GENERAL CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT SCHEDULED FOR DEMOLITION (WHETHER SHOWN ON THE PLANS OR NOT) DURING THE CONSTRUCITON OF THIS PROJECT.
4. EQUIPMENT SHALL BE SELECTED AND OPERATED SUCH THAT STRUCTURES, UTILITIES, AND OTHER WORK THAT ARE TO REMAIN WILL NOT BE DAMAGED OR CAUSE INJURY TO WORKERS.
5. CONTRACTOR SHALL FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM WORK. THESE AREAS SHALL BE FILLED WITH ENGINEERED FILL OR SUITABLY EXCAVATED MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY.
6. ALL DEBRIS AND EXCESS EXCAVATED MATERAIL MUST BE LEGALLY DISPOSED OF.
7. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RULES AND REGULATINS PERTAINING TO SAFETY ESTABLISHED BY OSHA AND ALL LOCAL CODES AND REQUIREMENTS

SITE PLAN NOTES

S01	RECONSTRUCTED WOOD-FRAMED FRONT PORCH AND STEPS
S02	NEW WOOD-FRAMED REAR PORCH AND STEPS. ENSURE THAT NEW FOOTING PLACEMENTS DO NOT BEAR ON EXISTING UTILITY ROUTES BELOW.
S03	EXISTING CHAIN-LINK FENCE AND GATE TO REMAIN
S04	EXISTING CONCRETE WALKWAY TO REMAIN
S05	TAKE PRECAUTIONS TO PRESERVE ALL EXISTING PRIVET HEDGEROW PLANTINGS
S06	NEW AIR CONDENSER

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN, TO WIT.

E LINCOLN S 30 FT 111 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 30 X 120

COMMONLY KNOW AS:
4138 LINCOLN STREET, DETROIT, MICHIGAN 48208

PARCEL ID: 06005445

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

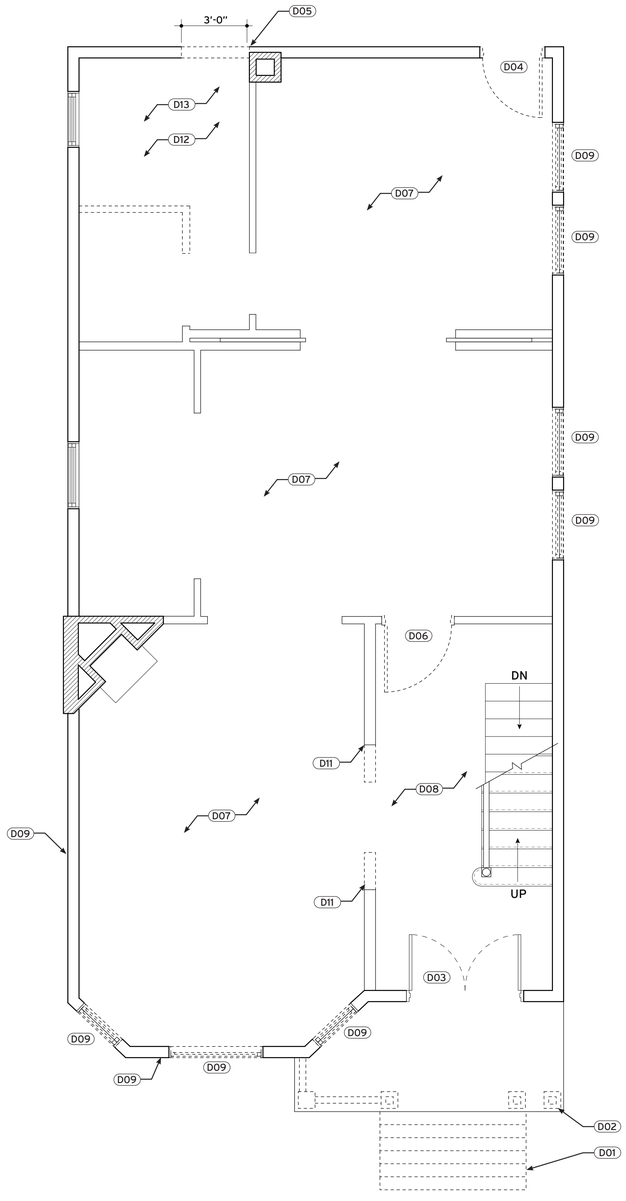
PROJECT
2003
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

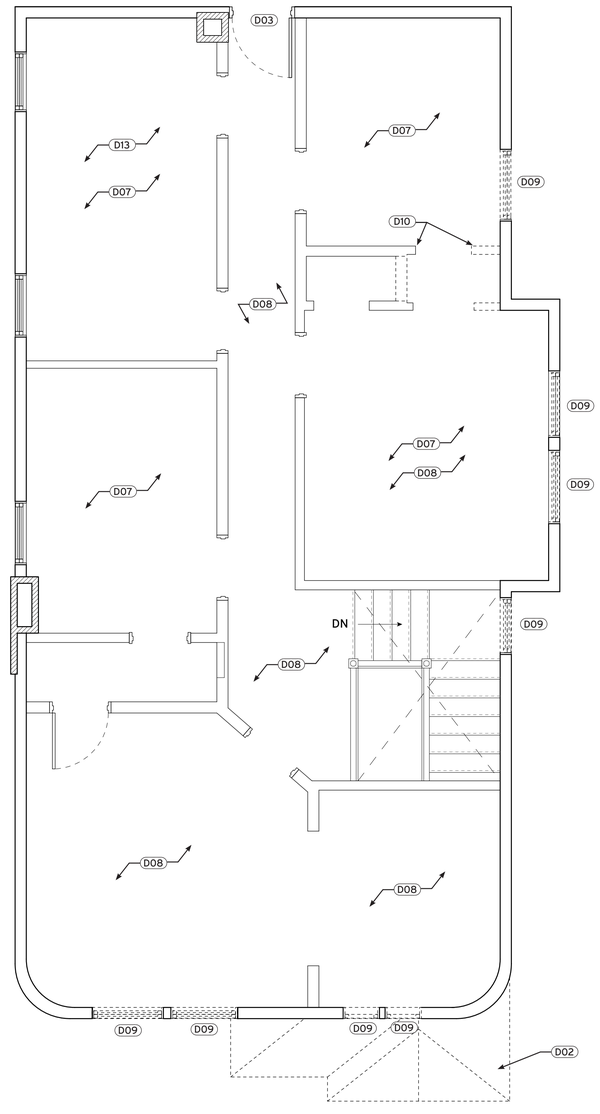
SITE PLAN

A-100



1 FIRST FLOOR DEMOLITION PLAN

SCALE: 5/16" : 1'-0"



2 SECOND FLOOR DEMOLITION PLAN

SCALE: 5/16" : 1'-0"

SYMBOLS

Existing Wood Stud Wall to Remain

Portion of Element to be Removed

GENERAL NOTES

1. PROVIDE SAFE AND SECURE JOB SITE PRIOR TO, DURING AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL FLOOR AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS
2. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND SUPPORT TO HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY, AND INSPECTION OF BRACING, SHORING, AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. LOADING APPLIED TO THE STRUCTURE DURING THE CONSTRUCTION PROCESS SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS.
4. CONTACT THE ARCHITECT PRIOR TO DEMOLITION OF ANY DISCREPANCIES FOUND BETWEEN THESE DOCUMENTS AND FIELD CONDITIONS
5. GENERAL CONTRACTOR IS TO PROTECT ALL ASSEMBLIES. SPACES/AREAS FROM WEATHER AT ALL TIMES AND DURING ENTIRETY OF PROJECT.
6. REMOVE ALL EXISTING TEMPORARY DOOR AND WINDOW ENCLOSURES.
7. REMOVE ANY EXISTING FLOOR FINISHES AT THE FIRST AND SECOND WOOD FLOORS AND PREPARE FOR COMPLETE PATCHING, SANDING, LEVELING, AND REFINISHING OF ENTIRE DLOOR SURFACE.
8. COORDINATE/CONSULT WITH PLUMBING CONTRACTOR PRIOR TO REMOVAL OF ANY EXISTING PLUMBING FIXTURES, PIPING, AND ASSOCIATED DEVICES.
9. COORDINATE/CONSULT WITH ELECTRICAL CONTRACTOR PRIOR TO REMOVAL OF ANY EXISTING ELECTRICAL FIXTURES, WIRING, CONDUITS, AND ASSOCIATED DEVICES.
10. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE TO BE REMOVED.
11. COORDINATE WITH OWNER REGARDING ALL ELEMENTS TO BE REMOVED FOR SALVAGE OR REUSE.
12. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.

DEMOLITION NOTES

D01 COMPLETELY DEMOLISH EXISTING FRONT PORCH STAIR

D02 CAREFULLY REMOVE FRONT PORCH COLUMNS, PORCH ROOF, DECKING, TRIM, AND SKIRTING. LEAVE PORCH PIERS IN PLACE. ENSURE NOT TO DAMAGE STRUCTURE. SALVAGE AND STORE PORCH ROOF BRACKETS AND MOULDINGS FOR REUSE.

D03 REMOVE AND DISPOSE OF EXISTING STORM DOOR. REMOVE EXISTING EXTERIOR WOOD DOORS AND FRAME - SAND, REFINISH, REPAIR OR REPLCE ANY BROKEN HINGES/LOCKS, AND REINSTALL. CONSULT WITH OWNERS FOR NEW FINISH COLOR/STAIN.

D04 REMOVE AND DISPOSE OF EXISTING STORM DOOR. REMOVE EXISTING EXTERIOR WOOD DOOR AND FRAME - SAND, REFINISH, REPAIR OR REPLACE ANY BROKEN HINGES/LOCKS, AND INSTALL AT NEW OPENING AT REAR.

D05 REMOVE PORTION OF EXTERIOR WALL BEGINNING AT EDGE OF EXISTING COAL CHIMNEY TO A HEIGHT OF 7'-0" AND PREPARE FOR NEW DOOR.

D06 COMPLETELY REMOVE EXISTING DOOR AND FRAME.

D07 REMOVE ALL EXISTING DRYWALL FROM WALLS AND CEILING.

D08 LEAVE PLASTER WALL/CEILING FINISH INTACT. CONSULT WITH OWNER ON AREAS TO REPAIR/REFINISH.

D09 WINDOW TO BE REFURBISHED, OR REMOVED AND REPLACED - SEE WINDOW SCHEDULE. IF REPLACING, REMOVE EXISTING WINDOW, FRAME, AND TRIM IN PREPARATION FOR NEW WINDOW. REMOVE AND REPLACE ANY EXISTING BLOCKING THAT IS DAMAGED/ ROTTED AS REQUIRED.

D10 ONLY DEMOLISH THIS PORTION OF WALL IF DEEMED NECESSARY BY HVAC DESIGNER FOR BEDROOM RETURN DUCT.

D11 PREPARE EXISTING OPENING TO RECEIVE RECLAIMED DOUBLE SWING DOORS AND FRAME PROVIDED BY OWNER

D12 REMOVE ANY DETERIORATED FLOOR BOARDS AND PREPARE CLEAN EDGES AROUND ANY OPENINGS TO PATCH IN NEW FLOOR BOARDS.

D13 REMOVE ALL CONDUIT AND COMPONENETS FROM PREVIOUS RADIANT HEATING SYSTEM, INCLUDING AT THE BASEMENT LEVEL. EXISTING GAS VENT WATER HEATERS ARE TO REMAIN FOR REUSE.

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO

1577 ASH ST. DETROIT, MI 48208 USA

313.364.9859

hello@subject-studio.com

PROJECT 2003

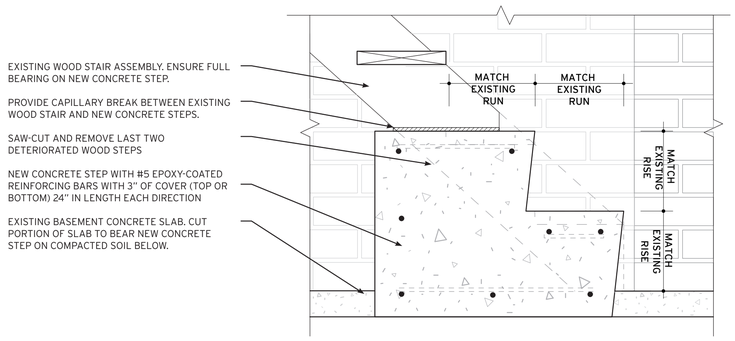
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

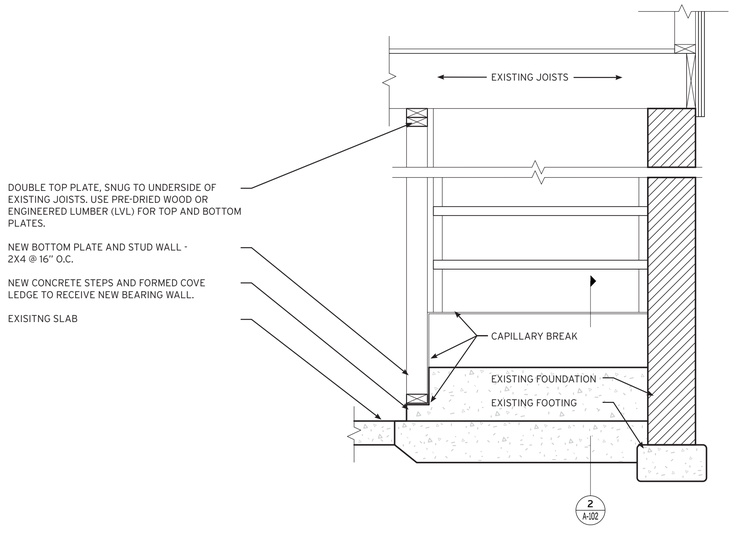
DEMOLITION PLANS

A-101



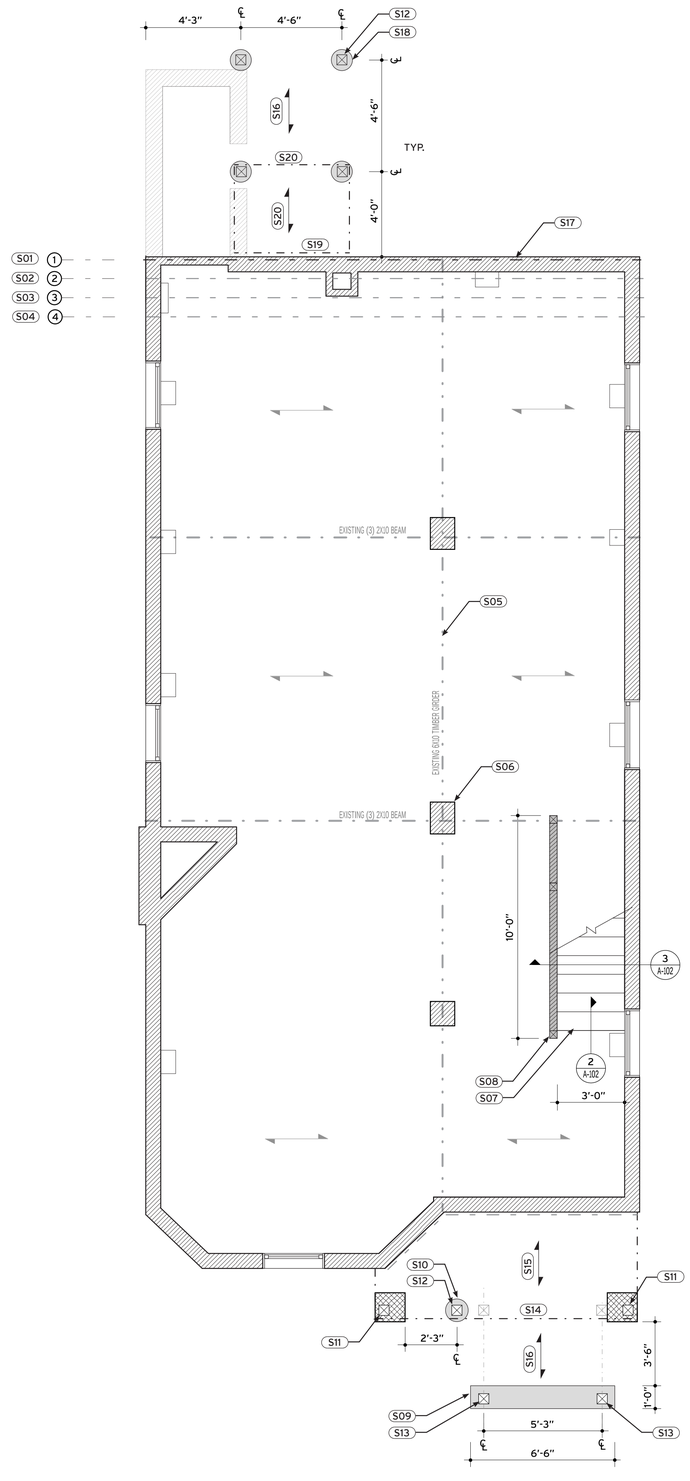
2 CONCRETE STEP DETAIL

SCALE: 1-1/2" : 1'-0"



3 BASEMENT STAIR/BEARING WALL DETAIL

SCALE: 1" : 1'-0"



1 FIRST LEVEL STRUCTURAL PLAN

SCALE: 5/16" : 1'-0"

SYMBOLS

- Joist Span Direction
- Existing Timber Girder
- Existing Built-Up Beam
- Existing Joist
- New Beam
- New Bearing Wall
- New Concrete Footing
- Existing Masonry Wall (Brick)
- Existing Masonry Pier (CMU)

GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY, AND INSPECTION OF BRACING, SHORING, AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. LOADING APPLIED TO THE STRUCTURE DURING THE CONSTRUCTION PROCESS SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS.

STRUCTURAL NOTES

S01 REPLACE PORTION OF JOIST FROM NORTH FOUNDATION WALL TO CHIMNEY BUMP-OUT WITH NEW 2X10

S02 REINFORCE EXISITNG JOIST WITH NEW 2X10 SISTER JOIST FROM EDGE OF FOUNDATION WALL TO APPROXIMATELY 4'-0" INWARD

S03 REMOVE APPOXIMATELY 6'-0" OF EXISTING ROTTED JOIST AND SISTER TWO (2) NEW 2X10 JOISTS TO EACH SIDE SPANNING FROM CENTRAL GIRDER INTO NEW POCKET AT FOUNDATION WALL

S04 REMOVE EXISTING ROT WITH HAND TOOLS FROM LAST 18" ADJACENT TO FOUNDATION WALL. SEAL REMAINING WOOD WITH SMITH'S TWO-PART CLEAR PENETRATING EPOXY SEALER.

S05 WRAP CRACKED PORTION OF GIRDER WITH FULLY ADHERED CARBON FIBER TAPE IN EPOXY RESIN. CONSOLIDATE ASSEMBLY WITH HEAT-ACTIVATED SHRINK WRAP.

S06 REPLACE TWO DETERIORATED BRICKS

S07 SAW CUT AND REMOVE LAST TWO DETERIORATED STEPS AND REPLACE WITH TWO NEW CAST-IN-PLACE CONCRETE STEPS - REFER TO DRAWING 2/A-102

S08 NEW STRUCTURAL BEARING WALL - REFER TO DRAWING 3/A-102

S09 NEW 1'-0" CONCRETE TRENCH FOOTING WITH (3) #5 REINFORCING BARS AT BOTTOM OF FOOTING WITH 3" OF COVER. MATCH BOTTOM OF FOOTING TO BOTTOM OF MAIN HOUSE FOUNDATION.

S10 NEW 8" CYLINDRICAL CONCRETE PIER WITH A 1'-4" W X 1'-0" D FOOTING WITH (3) #5 EPOXY-COATED REINFORCING BARS WITH 3" OF COVER. MATCH BOTTOM OF FOOTING TO BOTTOM OF MAIN HOUSE FOUNDATION. PLACE NEW FOOTINGS ON CLEAN, UNDISTURBED SOIL.

S11 6X6 POST ANCHORED INTO EXISTING MASONRY PIER WITH GALVANIZED SIMPSON STRONG TIE POST BASE

S12 6X6 POST ANCHORED INTO NEW CYLINDRICAL CONCRETE FOOTING WITH GALVANIZED SIMPSON STRONG-TIE POST BASE. REFER TO DETAILS A-300.

S13 6X6 POST ANCHORED INTO CONCRETE TRENCH FOOTING WITH GALVANIZED SIMPSON STRONG-TIE POST BASE

S14 (2) 2X8 PRESSURE-TREATED BEAM TO BEAR ON EXISTING MASONRY PIERS

S15 2X8 PRESSURE-TREATED WOOD DECK JOISTS

S16 PRESSURE-TREATED WOOD STAIR STRINGERS

S17 REPLACE AND REPOINT PORTIONS OF MASONRY WALL THAT ARE SPALLED OR DETERIORATING.

S18 8" CYLINDRICAL CONCRETE FOOTING. MATCH BOTTOM OF FOOTING TO BOTTOM OF MAIN HOUSE FOUNDATION. PLACE NEW FOOTINGS ON CLEAN, UNDISTURBED SOIL. EXCAVATE ANY EXISTING FOUNDATION IN CONFLICT WITH FOOTING PLACEMENT AND BACKFILL WITH AT LEAST 95% COMPACTION. ENSURE TO NOT BEAR NEW FOOTING ON EXISTING UTILITY ROUTES BELOW.

S19 2X8 PRESSURE-TREATED LEDGER. BOLT THROUGH MASONRY WALL TO JOIST ON INTERIOR FACE WITH 3/4" DIA. X 16" LONG BOLTS WITH WASHERS AND NUTS AT 1'-0" O.C. IF ANY PORTION OF FOUNDATION WALL RECEIVING LEDGER IS SPALLING OR DETERIORATED, REPLACE MASONRY AND REPOINT DOWN TO GRADE.

S20 2X8 PRESSURE-TREATED WOOD DECK JOIST/BEAM

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

PROJECT 2003

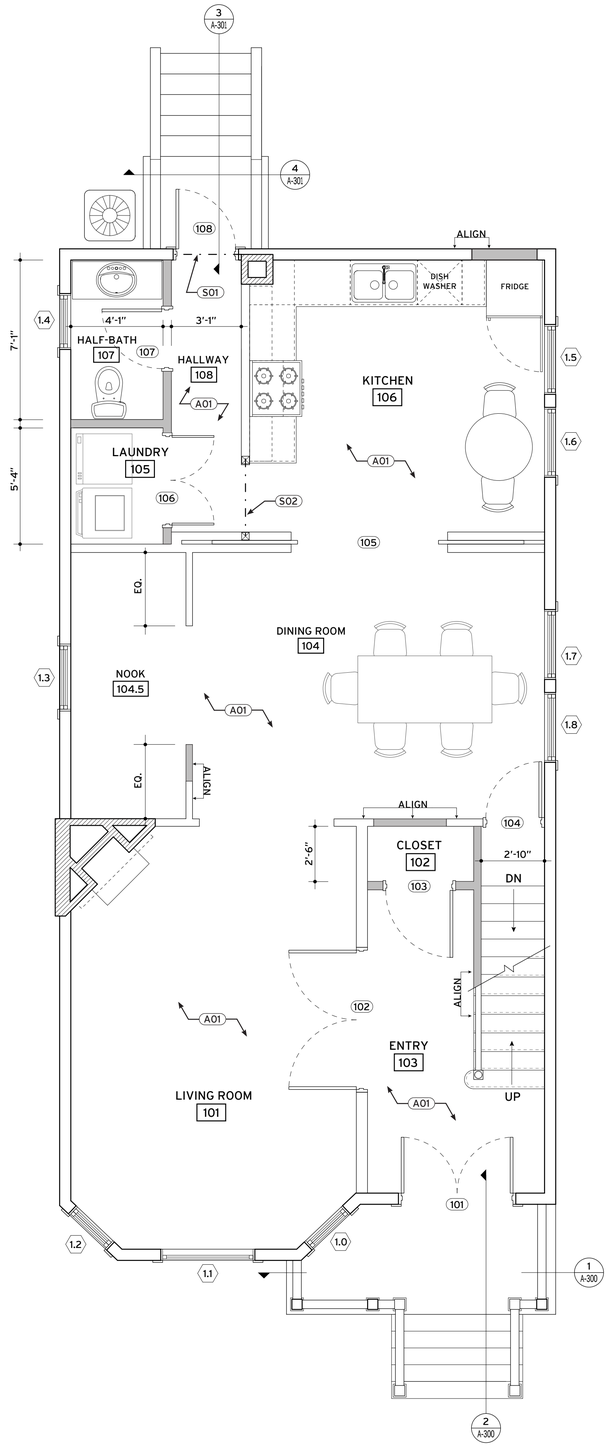
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

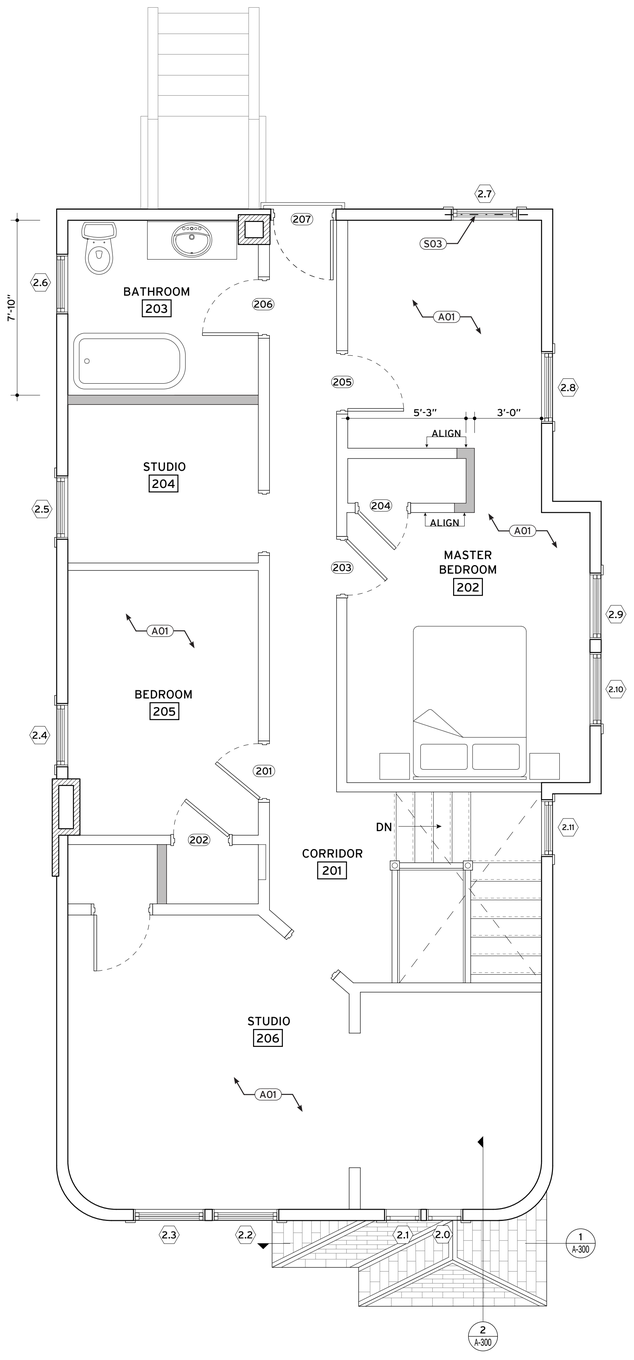
BASEMENT STRUCTURAL PLAN & DETAILS

A-102



1 FIRST FLOOR ARCHITECTURE PLAN

SCALE: 5/16" : 1'-0"



2 SECOND FLOOR ARCHITECTURE PLAN

SCALE: 5/16" : 1'-0"

SYMBOLS

- Existing Brick Masonry Wall
- Existing Wood Stud Wall
- New Wood Stud Wall

GENERAL NOTES

1. IF CONFLICTS EXIST BETWEEN THESE DRAWINGS AND THE PHYSICAL CONDITIONS, CONTACT THE ARCHITECT UPON DISCOVERY PRIOR TO FURTHER PHYSICAL CONSTRUCTION.
2. ALL NEW INTERIOR WALL PARTITION CONSTRUCTION IS TO BE 'A1', UNLESS OTHERWISE NOTED - REFER TO WALL ASSEMBLY DETAILS ON THIS SHEET.
3. ALL DIMENSIONS ARE MEASURED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED.
4. WHERE A NEW WALL IS TO COORDINATE WITH AN EXISTING WALL, MAKE ALL NECESSARY PREPARTIONS TO ENSURE A SMOOTH AND CONSISTENT FINISH ACROSS ENTIRE SURFACE.
5. FIRE-SEAL/FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES PER APPLICABLE RESIDENTIAL CODE.
6. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A COLD ZONE ARE TO RECEIVE A MIMIMUM OF R-21 INUSLATION PER CODE.
7. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY.
8. GENERAL CONTRACTOR IS TO COORDINTE WITH OWNER TO PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLOWRK, EQUIPMENT, SHELVING, OR OTHER FINISHES.

ARCHITECTURE NOTES

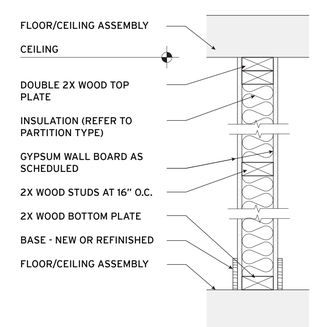
A01 PATCH ANY AREAS OF MISSING FLOOR BOARDS WITH MATCHING BOARDS AND SAND ENTIRE FLOOR SURFACE TO CREATE A FLUSH AND LEVEL FLOOR AS SEAMLESS AS POSSIBLE. CONSULT WITH OWNER FOR PAINT/ EPOXY FLOOR FINISH COAT. OSB, PLYWOOD, OR EQUAL UNDERLAYMENT IS SUITABLE FOR PATCHING AREAS TO RECEIVE TILE FINSIH FLOOR.

STRUCTURAL NOTES

S01 NEW TWO (2) 2X8 HEADER AT NEW OPENING. SET TO HEIGHT TO RECEIVE EXISTING REFURBISHED REAR ENTRY DOOR.

S02 NEW TWO (2) 2X8 HEADER AT OPENING SET TO HEIGHT OF 9'-0" (UNDERSIDE) - ENSURE FULL BEARING ON JOIST OR BLOCKING AT BOTTOM OF POSTS ON BOTH SIDES

S03 NEW TWO (2) 2X8 HEADER AT OPENING SET TO HEIGHT MATCHING ADJACENT WINDOW HEAD (UNDERSIDE)



A1 NON-FIRE RATED WALL ASSEMBLY

2X4 WOOD CONSTRUCTION
1/2" GYPSUM WALL BOARD - EACH SIDE
WALL THICKNESS = 4-1/2"

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

PROJECT
2003
HDC REVIEW

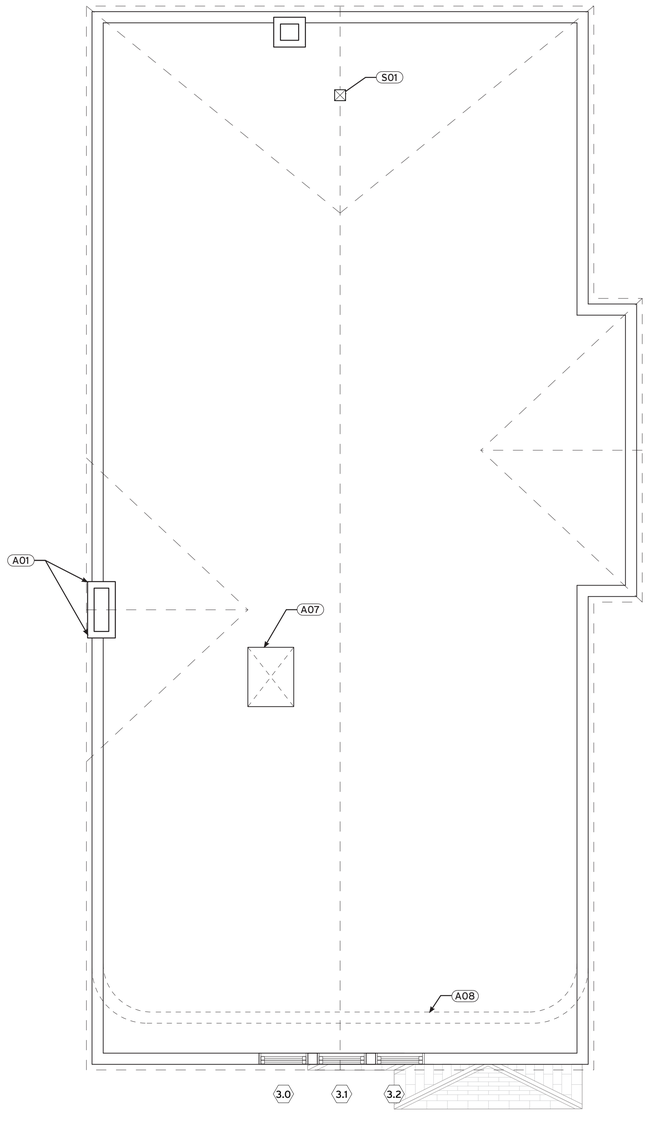
§

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

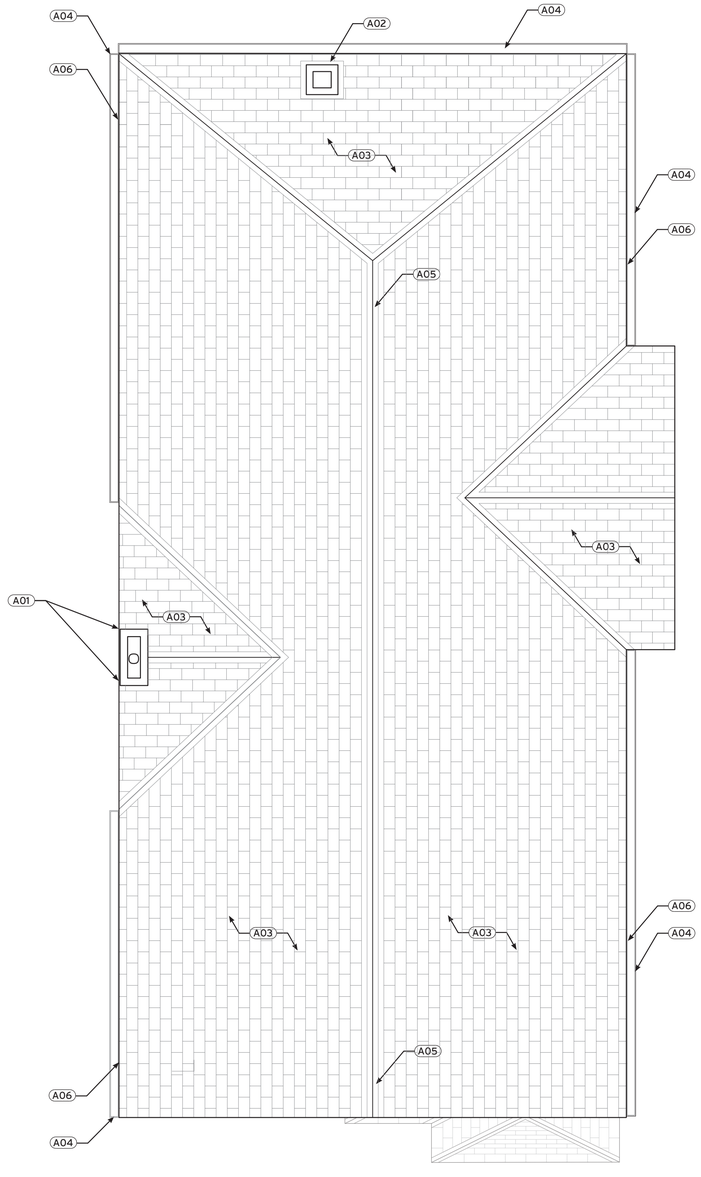
SEAL

ARCHITECTURE PLANS

A-103



1 THIRD FLOOR (ATTIC) ARCHITECTURE PLAN
SCALE: 5/16" : 1'-0"



2 ROOF PLAN
SCALE: 5/16" : 1'-0"

SYMBOLS

Existing Brick Masonry Wall

Existing Wood Stud Wall

New Wood Stud Wall

GENERAL NOTES

1. ALL NEW WALL PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY A1/A-500, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE MEASURED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED.
3. WHERE A NEW WALL IS TO COORDINATE WITH AN EXISTING WALL, MAKE ALL NECESSARY PREPARTIONS TO ENSURE A SMOOTH AND CONSISTENT FINISH ACROSS ENTIRE SURFACE.
4. FIRE-SEAL/FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES PER APPLICABLE RESIDENTIAL CODE.
5. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A COLD ZONE ARE TO RECEIVE A NIMIMUM OF R-21 INUSLATION WITH VAPOR BARRIER (WARM SIDE) PER CODE.
6. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY.
7. GENERAL CONTRACTOR IS TO COORDINTE WITH OWNER TO PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLOWRK, EQUIPMENT, SHELVING, OR OTHER FINISHES.

ARCHITECTURE NOTES

A01 REMOVE DRIED AND LOOSE CAULK, CLEAN EDGES, AND CLOSE ANY GAPS BETWEEN CHIMNEY AND WALL WITH FIRE-PROOF CAULK . PAINT BODY COLOR WITH ADJACENT SIDING.

A02 PATCH DEMOLISHED PORTION OF OLD ROOF ADDITION TO BLEND SEAMLESSLY WITH ROOF PITCH.

A03 NEW ASPHALT-SHINGLED ROOF. COMPLETELY TEAR OFF EXISTING ROOF SHINGLES/MEMBRANE AND REPLACE SUBSTRATE AS REQUIRED. INSTALL NEW EDGE VENT AND RIDGE VENT TO PROMOTE POSITIVE AIR FLOW IN ATTIC SPACE - REFER TO DETAIL 1/A-301.

A04 5" SQUARE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER, INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS. PAINT TRIM COLOR.

A-05 CONTINUOUS SHINGLE-CAPPED RIDGE VENT, REFER TO MANUFACTURER'S INSTALLATION INSTRUCTION.

A-06 EDGE VENT, REFER TO MANUFACTURER'S INSTALLATION INSTRUCTION.

A-07 EXISTING ATTIC ACCESS TO REMAIN

A-08 LINE OF SECOND FLOOR OVERHANG BELOW

STRUCTURAL NOTES

S01 NEW 4X4 POST UNDER PORTION OF NOTCHED RAFTER

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

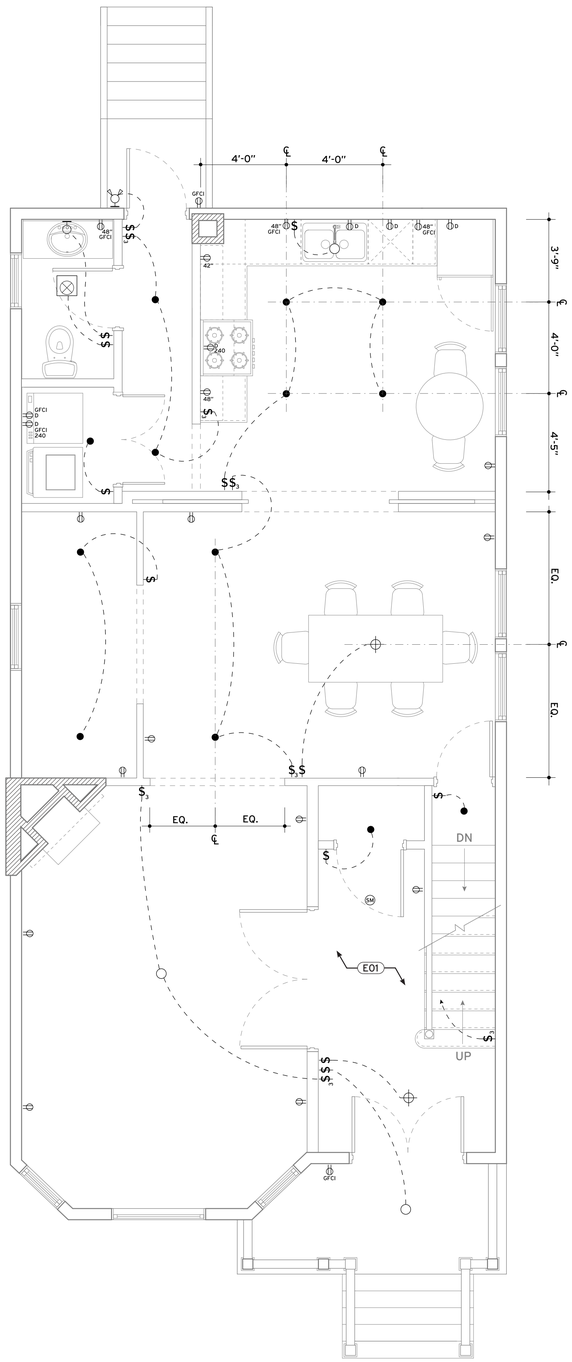
PROJECT
2003
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

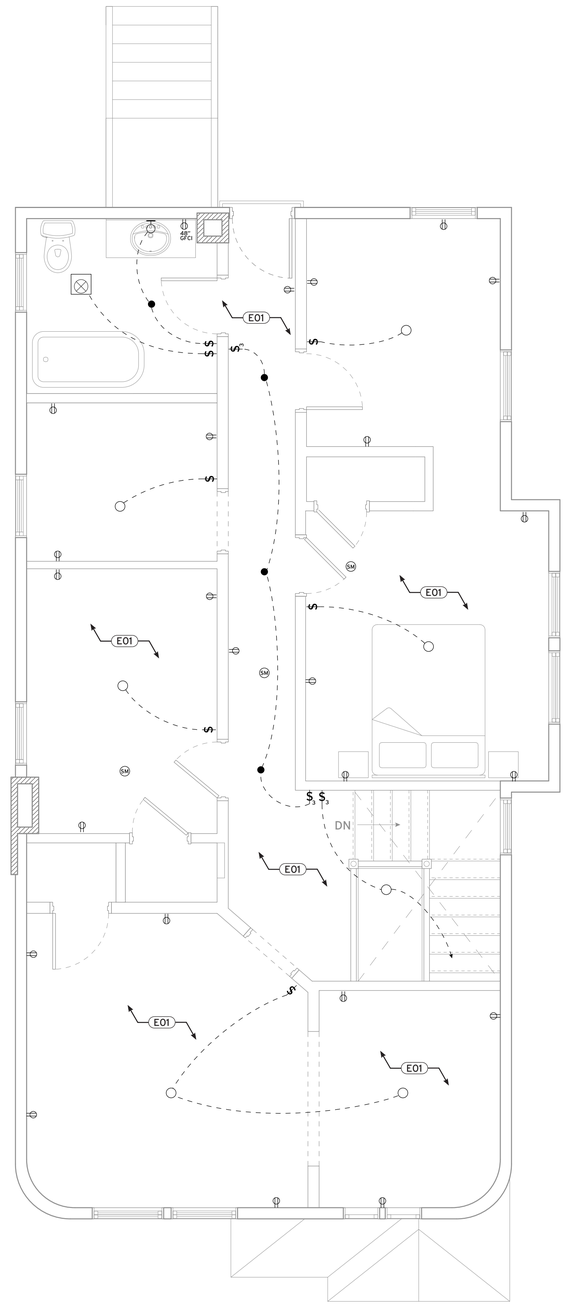
SEAL

ARCHITECTURE PLANS

A-104



1 FIRST FLOOR POWER AND LIGHTING PLAN
SCALE: 5/16" : 1'-0"



2 SECOND FLOOR POWER AND LIGHTING PLAN
SCALE: 5/16" : 1'-0"

SYMBOLS

- 4" Recessed Light
- Surface Mount Light
- Pendant Light
- Wall Sconce Light
- Exterior Flood Light
- SM — Smoke/Carbon Monoxide Detector
- Exhaust Fan
- $ — Switch
- $3 — 3-Way Switch
- Duplex Outlet
- 48" — Duplex Outlet - Coutertop Height
- D — Duplex Outlet - Dedicated Circuit
- GFCI — Duplex Outlet - GFCI
- 240 — 240 V Outlet

GENERAL NOTES

1. INSTALLATION SHALL COMPLY WITH, AND ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, REGULATIONS, AND CODES.
2. ALL EQUIPMENT SHALL BE SPECIFICATION GRADE AND SHALL HAVE ALL U.L. LABELS FOR INTENDED USE.
3. ELECTRICIAN IS RESPONSIBLE FOR ALL DESIGN, CALCULATIONS, AND PERMITTING ASSOCIATED WITH THIS DISCIPLINE. ALL REQUIRED PERMIT AND INSPECTIONS SHALL BE OBTAINED BY CONTRACTOR AND SUCH COSTS SHALL BE INCLUDED IN BID PRICE FOR THIS WORK.
4. CONTRACTOR IS TO EXAMINE EXISTING ELECTRICAL UTILITY SERVICE FOR SIZING COMMISERATE TO THE LOAD DEMAND AS DETERMINED BY ELECTRICAN'S CALCULATIONS, AND COORDINATE WITH UTILITY COMPANY (DTE) DIRECTLY FOR ANY NEEDED MODIFICATIONS.
5. ELECTRICAL PANEL SHALL BE OF VOLTAGE, PHASE, SERVICE, AND NUMBER OF WIRES INDICATED ON THE DRAWINGS. BREAKERS SHALL BE THERMAL MAGNETIC, TRIP FREE, SINGLE OR MULTIPLE BOLTED DESIGN, MOLDED CASE. MINIMUM 1,000 A.I.C. AT 240 VOLTS. DEVICES SHALL BE AS INDICATED ON THE DRAWINGS OR AS SCHEDULED.
6. FEEDER AND BRANCH CIRCUITS ARE TO BE FULLY CONCEALED IN WALLS AND CEILING PER CODE.
7. PROVIDE DEDICATED CIRCUITS FOR EACH APPLIANCE AND EQUIPMENT WITHIN KITCHEN AND LAUNDRY AREA, PER CODE.
8. ALL LIGHT FIXTURES EXCEPT FOR STANDARD 4" RECESSED LED FIXTURES ARE TO BE PROVIDED BY OWNER AND INSTALLED BY ELECTRICIAN.
9. GANG ALL ADJACENT SWITCHES WITHIN A SINGULAR GANGBOX AND UNDER SINGULAR COVER PLATE AT LOCATIONS WITH MULTIPLE SWITCHES.
10. MOUNTING HEIGHTS, UNLESS OTHERWISE NOTED:
    - GENERAL OUTLETS 18" A.F.F.
    - KITCHEN COUNTERTOP OUTLETS 48" A.F.F.
    - BATHROOM OUTLETS 48" A.F.F.
    - GENERAL SWITCHES 48" A.F.F.
11. MOUNT DEDICATED GARBAGE DISPOSAL RECEPTACLE BELOW SINK
12. MOUNT DEDICATED DISHWASHER RECETACLE BELOW COUNTER
13. INSTALL INTERCONNECTED, HARDWIRED, ELECTRIC SMOKE/ CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP THROUGHOUT PER CODE.

POWER AND LIGHTING NOTES

EO1 INDICATES AREA/ROOM WITH PARTIAL OR FULLY ENCLOSED EXISTING PLASTER WALLS AND CEILING TO REMAIN. UTILIZE INSTALLATION PROCESSES AND TAKE ALL PRECAUTION TO PRESERVE ALL PLASTER WORK AND KEEP OPENINGS AND CUTS TO A MINIMUM.

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

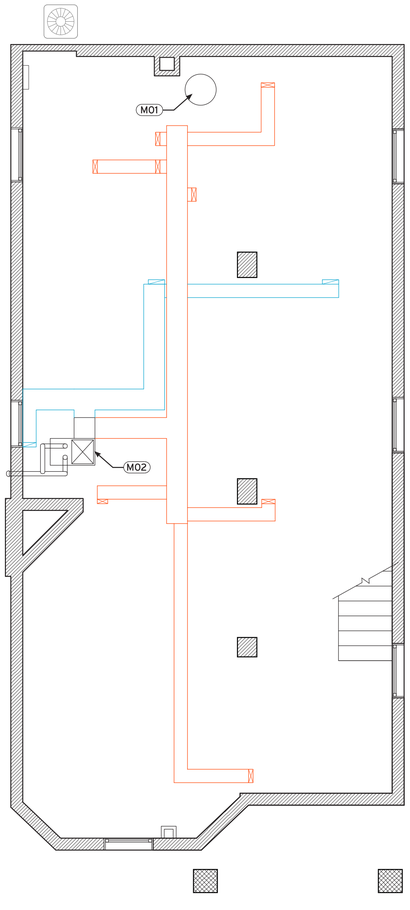
PROJECT
2003
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

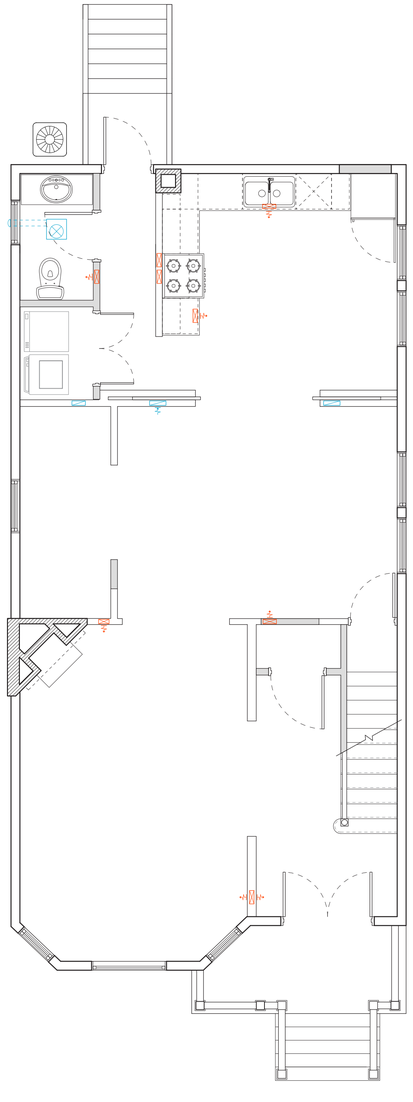
SEAL

POWER AND LIGHTING PLANS

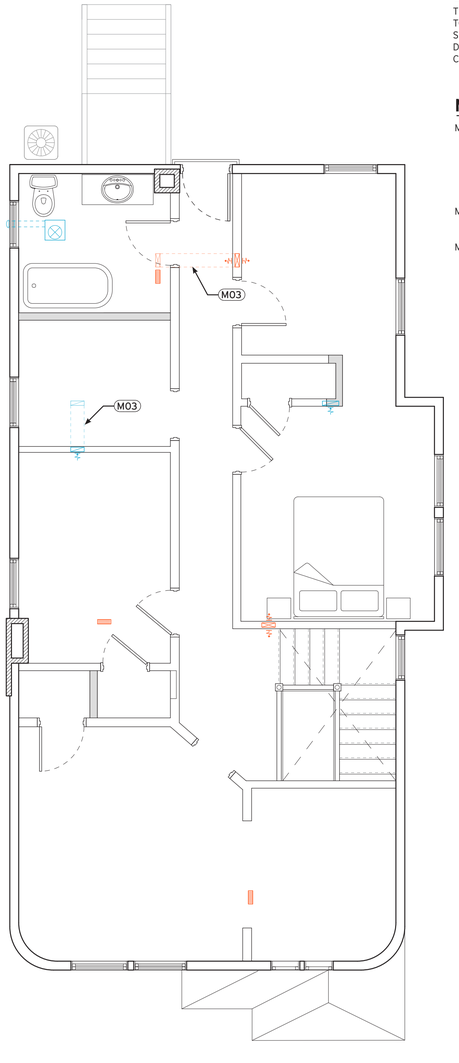
A-110



1 BASEMENT HVAC PLAN
SCALE: 1/4" : 1'-0"



2 FIRST FLOOR HVAC PLAN
SCALE: 1/4" : 1'-0"



3 SECOND FLOOR HVAC PLAN
SCALE: 1/4" : 1'-0"

SYMBOLS

- Furnace
- Air Condenser
- Supply Air (Trunk/Duct)
- Return Air (Trunk/Duct)
- Supply Air (Wall/Toe-Kick)
- Supply Air (Floor)
- Return Air (Wall)
- Exhasut Fan

GENERAL NOTES

THESE HVAC DRAWINGS ARE DIAGRAMMATIC IN NATURE MEANT TO GIVE GENERAL DIRECTION OF PLACEMENT. LOCATION, SIZING, AND EXACT PLACEMENT OF ALL HVAC EQUIPMENT AND DUCTING IS TO BE DESIGNED AND FURNISHED BY THE GENERAL CONTRACTOR OR HVAC SUBCONTRACTOR.

MECHANICAL NOTES

M01 NEW HIGH EFFICIENCY POWER VENT GAS WATER HEATER. COORDINATE EXHAUST PENETRATION WITH EXTERIOR FACADE ELEMENTS AND OPENINGS PER CODE. REMOVE BOTH EXISTING GAS WATER HEATERS ALONG WITH ASSOCIATED CONDUIT AND COMPONENTS FROM PREVIOUS RADIANT HEATING SYSTEM.

M02 LOCATION OF HVAC UNIT (FURNACE/A-COIL) SYSTEM TO BE DESIGNED AND BUILT BY HVAC CONTRACTOR.

M03 KEEP HVAC SUPPLY AND RETURN DUCTWORK TRANSFERS AT SECOND LEVEL WITHIN JOIST CAVITIES AND NOT BELOW FRAMING.

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

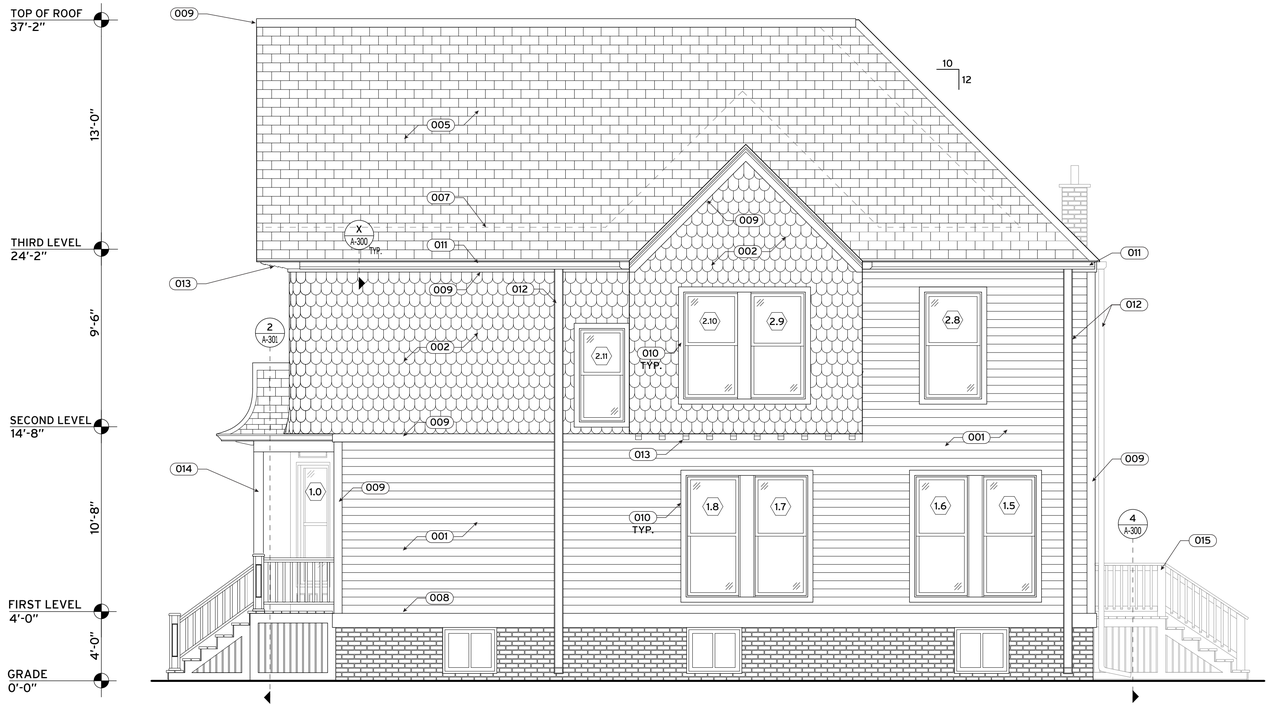
PROJECT
2003
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

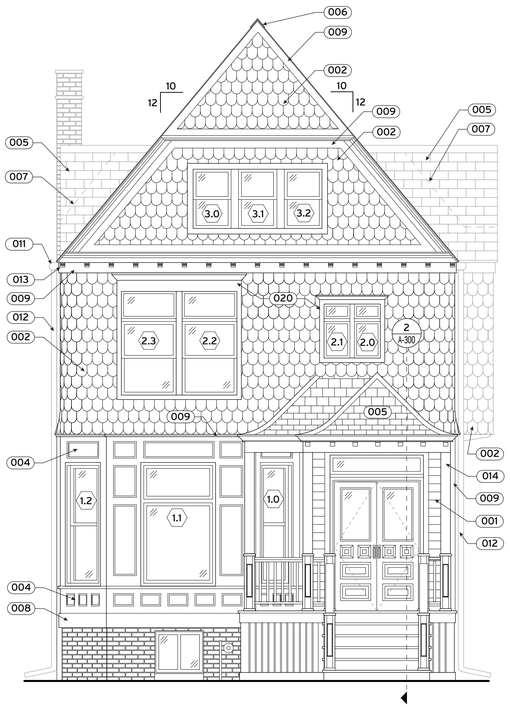
MECHANICAL PLANS

A-111



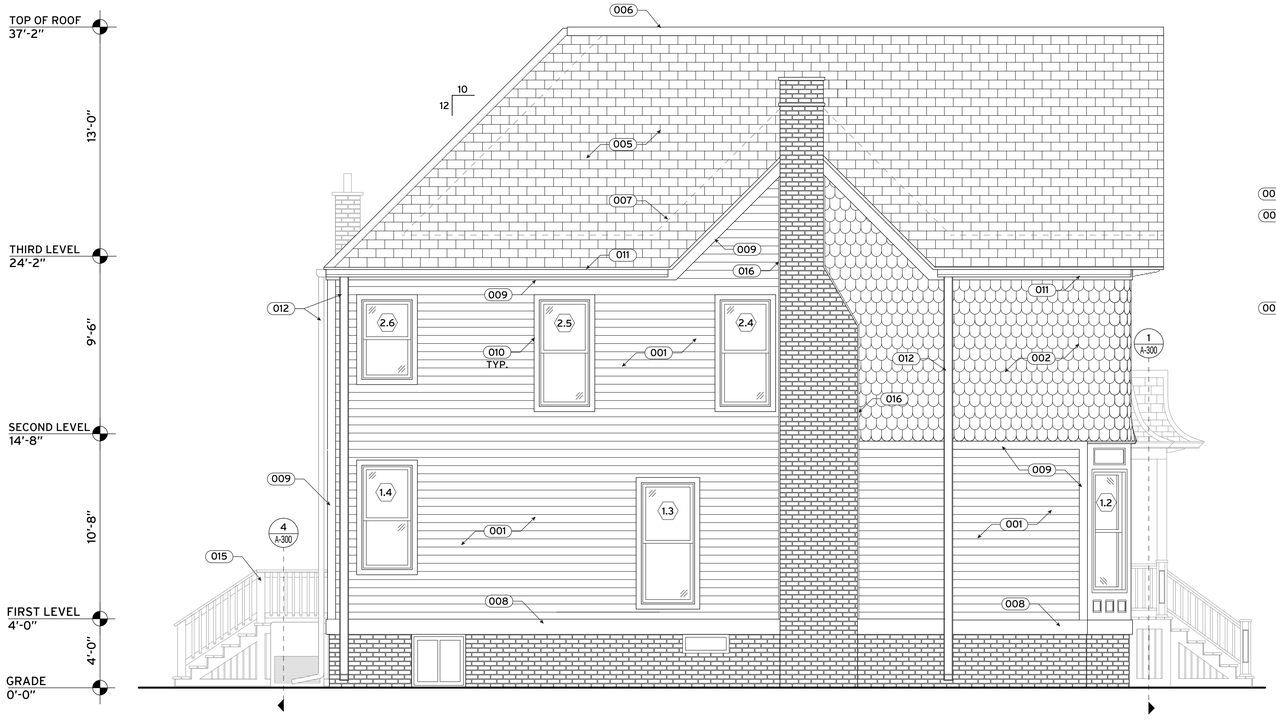
1 SOUTHWEST ELEVATION (SIDE)

SCALE: 1/4" : 1'-0"



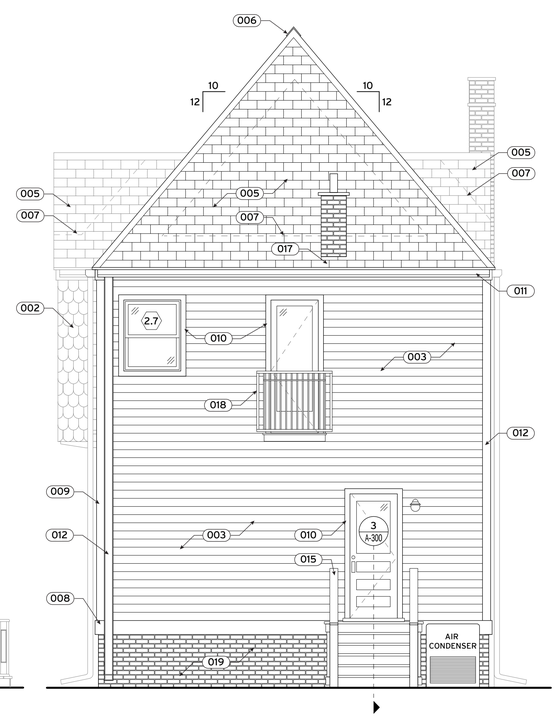
2 SOUTHEAST ELEVATION (FRONT)

SCALE: 1/4" : 1'-0"



3 NORTHWEST ELEVATION (SIDE)

SCALE: 1/4" : 1'-0"



4 NORTHEAST ELEVATION (BACK)

SCALE: 1/4" : 1'-0"

GENERAL NOTES

1. COORDINATE ALL BUILDING ASSEMBLIES AND MATERIAL TRANSITIONS WITH ALL ASSOCIATED TRADES. WHERE AN ASSEMBLY IS TO COORDINATE WITH MULTIPLE ADJACENT ASSEMBLIES, MAKE ALL NECESSARY PREPARATIONS TO ENSURE A CONSISTENT FINISH ACROSS ENTIRE SURFACE.
2. ALL KEYNOTES INDICATE AREAS OF WORK TO BE COMPLETED, BUT MAY NOT COVER OR INCLUDE EVERY INSTANCE NECESSARY. CONTRACTOR IS TO FIELD VERIFY AND DOCUMENT ALL CONDITIONS (INTERIOR AND EXTERIOR) PRIOR TO COMMENCING ANY SCOPE OF WORK.
3. IF CONFLICTS EXIST BETWEEN THESE DRAWINGS AND OTHER WITHIN THIS SET OR WITH THE PHYSCIAL CONDITIONS, NOTIFY THE ARCHITECT UPON DISCOVERY PRIOR TO FURTHER PHYSICAL CONSTRUCTION.
4. ALL ASSEMBLIES ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS, AND THE SPECIFICATIONS.
5. PROVIDE PRE-FINISHED ALUMINUM FLASHING, COUNTER FLASHING, AND DRIP EDGES WHEREVER NECESSARY OR INDICATED ON DRAWINGS TO MAINTAIN A WEATHER AND WATER TIGHT SEAL, AND TO PRESERVE ALL WARRANTIES.
6. CONTRACTOR IS TO CLEAN ALL CLADDING AND SIDING ASSEMBLIES UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK.
7. CONTRACTOR IS TO FIELD VERIFY ALL WINDOW AND DOOR OPENING DIMENSIONS.
8. PREPARE ALL WINDOW AND AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY AND MATERIAL APPLICATION.
9. VENTILATE ROOF ASSEMBLY PER CODE.

ELEVATION NOTES

001 EXISTING WOOD LAP SIDING TO BE REFINISHED - SAND ALL SURFACES TO REMOVE ANY COATING. REMOVE ANY ROTTED OR DETERIORATED BOARDS AND REPLACE WITH BOARDS OF MATCHING PROFILE AND SPECIES. ATTACH WITH STAINLESS STEEL FACE NAILS DIRECTLY INTO STUDS AND PAINT BODY COLOR.

002 EXISTING WOOD SHINGLES TO BE REFINISHED - SAND ALL SURFACES TO REMOVE ANY COATING. REMOVE ANY ROTTED OR DETERIORATED SHINGLES AND REPLACE WITH SHINGLES OF MATCHING PROPRTIONS AND SPECIES. ATTACH NEW SHINGLES WITH STAINLESS STEEL FACE NAILS AND PAINT BODY COLOR.

003 NEW CEDAR LAP SIDING - MATCH PROFILE OF EXISTING LAP SIDING. ATTACH WITH STAINLESS STEEL NAILS DIRECTLY INTO STUDS AND PAINT BODY COLOR.

004 EXISTING WOOD PANELING AND TRIM TO BE REFINISHED - REMOVE BLOCKING FROM PREVIOUS SIDING. REPLACE ANY DETERIORATED TRIM BOARDS AND PATCH IN NEW MATCHING WOOD TRIM PIECES. SAND ALL SURFACE TO REMOVE ANY COATING AND PAINT ACCORDING TO DIAGRAM.

005 CERTAINTEED 3-TAB 'XT-25' (CEDAR BROWN) ASPHALT ROOF SHINGLES.

006 CONTINUOUS SHINGLE-CAPPED RIDGE VENT RUNNING THE FULL LENGTH OF THE TOP RIDGE. REFER TO MNUFACTURER'S INSTALLTION INSTRUCTIONS.

007 INSTALL ICE AND WATER SHIELD AT ALL EAVE CONDITIONS FROM EDGE OF ROOF TO 2'-0" BEYOND INTERIOR FACE OF WARM ZONE (EXTERIOR WALL), VALLEYS, AND RIDGES PER CODE

008 NEW 2X10 TRIM BOARD TO REPLACE EXISTING. PAINT TRIM COLOR.

009 EXISTING TRIM BOARD / MOULDING TO BE REFINISHED - SAND TO REMOVE COATING, REMOVE ANY ROTTED OR DETERIORATED PORTIONS AND REPLACE WITH BOARDS OF MATCHING PROFILE AND SPECIES. CAULK ALONG EDGE OF TRANSITION TO SIDING AND PAINT TRIM COLOR.

010 NEW 1X4 CEDAR WOOD TRIM. PAINT TRIM COLOR REFER TO DETAILS SHEET A-301.

011 5" SQUARE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER, INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS. MATCH TRIM COLOR , OR BLACK.

012 4" SEAMLESS 0.27 GAUGE ALUMINUM DOWNSPOUT. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS. MATCH TRIM COLOR, OR BLACK.

013 EXISTING BRACKETS TO BE REFINISHED - SAND TO REMOVE COATING AND PAINT TO MATCH TRIM COLOR. REPLACE MISSING BRACKETS IN DIMENSION AND KIND.

014 NEW RECONSTRUCTED FRONT PORCH AND ROOF. REFER TO DETAILS A-300.

015 NEW REAR WOOD PORCH. REFER TO DETAILS A-300.

016 REMOVE DRIED AND LOOSE CAULK, CLEAN EDGES, AND CLOSE ANY GAPS BETWEEN CHIMNEY AND WALL WITH FIRE-PROOF CAULK , PAINT BODY COLOR WITH ADJACENT SIDING.

017 PATCH DEMOLISHED PORTION OF OLD ADDITION ROOF TO BLEND SEAMLESSLY WITH ROOF PITCH.

018 NEW FALSE BALCONY. REFER TO MAUFACTURER'S INSTRUCTION FOR INTSTALLATION. CONSULT OWNER FOR PRODUCT SPECIFICATION.

019 REPLACE AND REPOINT PORTIONS OF MASONRY FOUNDATION WALL THAT ARE SPALLING OR DETERIORATED.

020 EXISTING WINDOW TRIM TO BE REFINSIHSED - SAND ALL SURFACES TO REMOVE ANY COATING AND PAINT TRIM COLOR

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO

1577 ASH ST. DETROIT, MI 48208 USA

313.364.9859

hello@subject-studio.com

PROJECT
2003

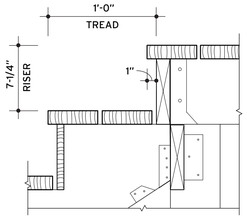
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

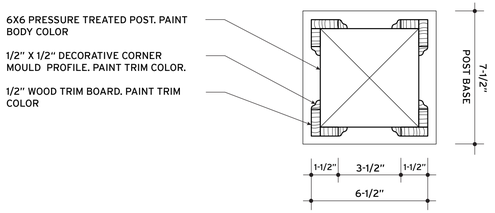
SEAL

ELEVATIONS

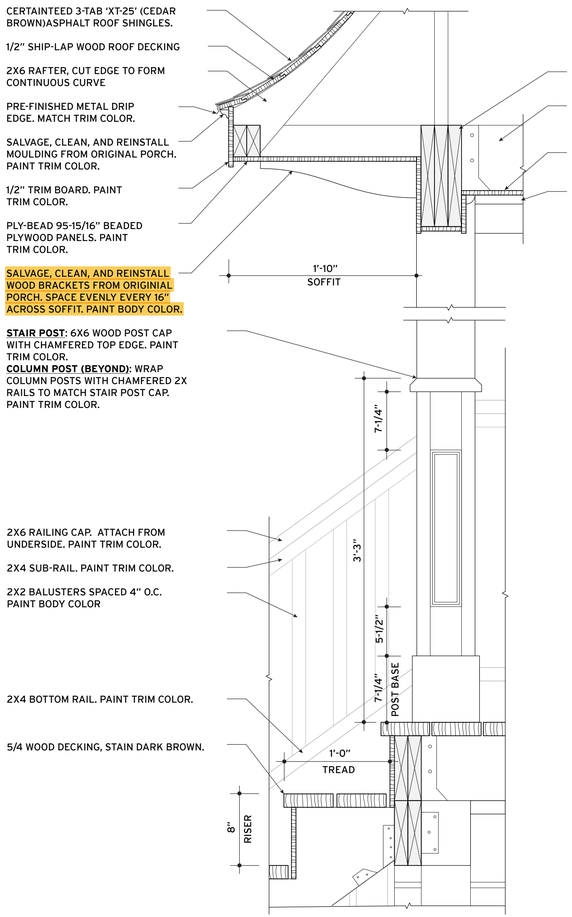
A-200



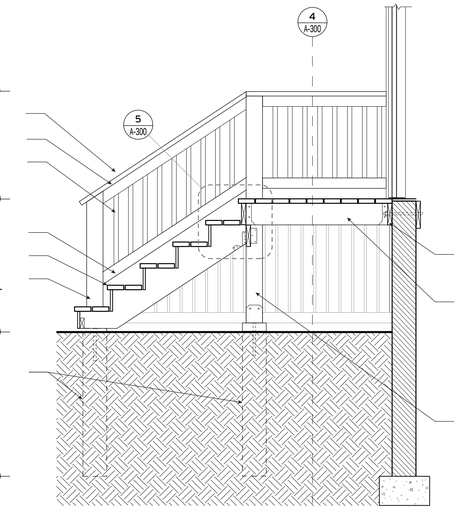
5 REAR PORCH STAIR
SCALE: 1-1/2" : 1'-0"



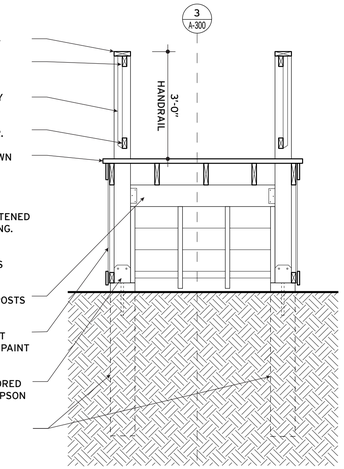
6 FRONT PORCH POST (TYP.)
SCALE: 3" : 1'-0"



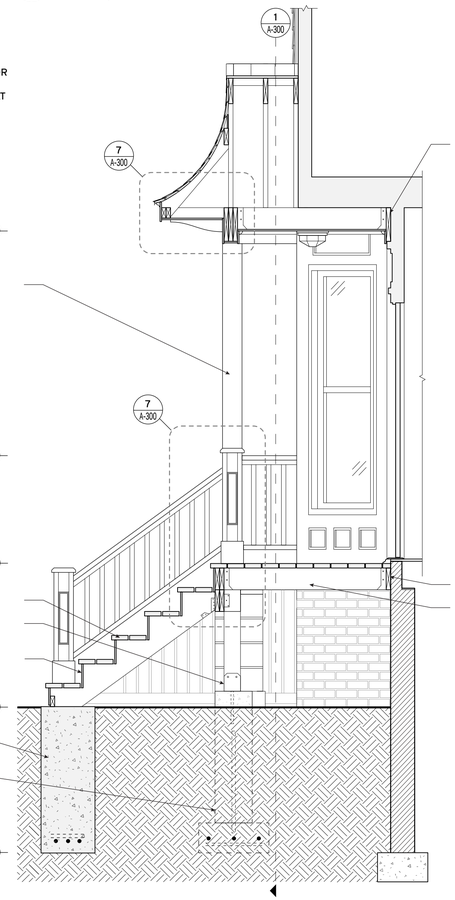
7 FRONT PORCH SOFFIT AND STAIR SECTION
SCALE: 1-1/2" : 1'-0"



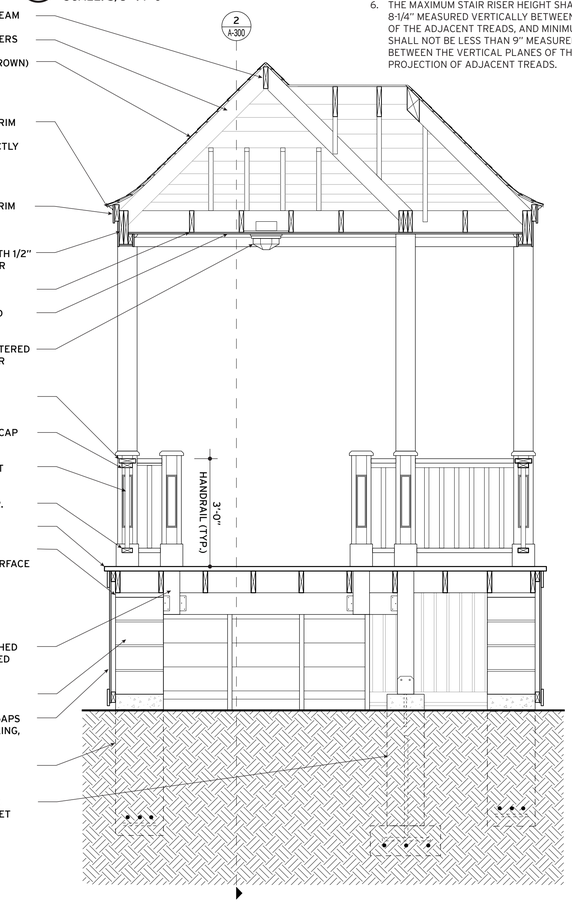
3 REAR PORCH SECTION
SCALE: 5/8" : 1'-0"



4 REAR PORCH SECTION
SCALE: 5/8" : 1'-0"



2 FRONT PORCH SECTION
SCALE:5/8" : 1'-0"



1 FRONT PORCH SECTION
SCALE:5/8" : 1'-0"

SYMBOLS

- Concrete Foundation
- Masonry Brick
- Masonry CMU Block
- Rigid Insulation Board
- Plywood Sheathing
- Wood (Solid or Composite)
- Insulation

GENERAL NOTES

1. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL, OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ARCHITECT.
3. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILTY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO COMPLETE THE PROJECT.
4. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE A SMOOTH AND CONSISTENT FINISH ACROSS THE ENTIRE SURFACE.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION INCLUDING SECTION R311.7 STAIRWAYS OF THE 2015 MICHIGAN RESIDENTIAL CODE.
6. THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 8-1/4" MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS, AND MINIMUM TREAD DEPTH SHALL NOT BE LESS THAN 9" MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS.

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

PROJECT
2003
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

PORCH DETAILS

A-300

EXISTING WOOD SHINGLE OR LAP SIDING TO BE REFINISHED. CUT TOP ROW TO FIT NEW FLASHING AND TRIM.

EXISTING HEADER AND STUD WALL TO REMAIN. REFER TO STRUCTURAL PLAN A-103 FOR NEW HEADER.

NEW METAL HEAD FLASHING

NEW EXTERIOR WINDOW TRIM. REFER TO ELEVATIONS A-200.

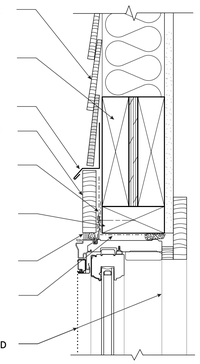
SELF-ADHERED MEMBRANE HEAD FLASHING OVER NAILING FLANGE. SEAL TOP EDGE WITH COMPLIANT SEALANT

NEW 2X4 BLOCKING. EXISITNG WINDOW CASING TO BE CUT BACK TO ALLOW FOR INSTALLATION OF NEW WINDOW.

PAINTABLE EXTERIOR GRADE CAULK SEALANT. PAINT TRIM COLOR

NEW LIQUID-APPLIED OR SHEET MEMBRANE FLASHING,TURN DOWN 2" OVER JAMB FLASHING.

NEW DOUBLE-HUNG ALUMINUM-WRAPPED WOOD ASSEMBLY. REFER TO MANUFACTURER'S INSTRUCTION.



3 NEW WINDOW HEAD DETAIL AT SIDING

SCALE: 3" : 1'-0"

EXISTING WOOD SHINGLE OR LAP SIDING TO BE REFINISHED.

NEW EXTERIOR WINDOW TRIM. REFER TO ELEVATIONS A-200.

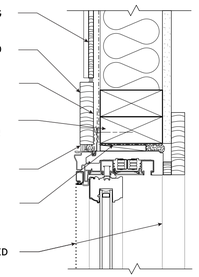
SELF-ADHERED MEMBRANE JAMB FLASHING OVER NAILING FLANGE.

NEW 2X4 BLOCKING. EXISTING WINDOW CASING TO BE CUT BACK TO ALLOW FOR INSTALLATION OF NEW WINDOW.

PAINTABLE EXTERIOR GRADE CAULK SEALANT. PAINT TRIM COLOR

NEW LIQUID-APPLIED OR SHEET MEMBRANE JAMB FLASHING, LAP OVER TURNED-UP SILL FLASHING

NEW DOUBLE-HUNG ALUMINUM-WRAPPED WOOD ASSEMBLY. REFER TO MANUFACTURER'S INSTRUCTION.



4 NEW WINDOW JAMB DETAIL AT SIDING

SCALE: 3" : 1'-0"

NEW DOUBLE-HUNG ALUMINUM-WRAPPED WOOD ASSEMBLY. REFER TO MANUFACTURER'S INSTRUCTION.

NEW 2X4 BLOCKING. EXISTING WINDOW CASING TO BE CUT BACK TO ALLOW FOR INSTALLATION OF NEW WINDOW.

NEW LIQUID-APPLIED OR SHEET MEMBRANE PAN FLASHING, TURN UP 3" AT JAMB. JAMB-FLASHING TO LAP OVER TURNED-UP SILL FLASHING.

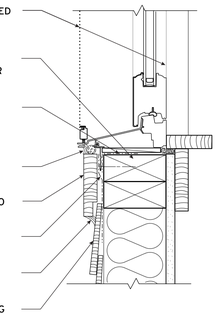
PAINTABLE EXTERIOR GRADE CAULK SEALANT. PAINT TRIM COLOR

NEW EXTERIOR WINDOW TRIM. REFER TO ELEVATIONS A-200.

SELF-ADHERED MEMBRANE JAMB FLASHING OVER NAILING FLANGE.

PAINTABLE EXTERIOR GRADE CAULK SEALANT. PAINT TRIM COLOR

EXISTING WOOD SHINGLE OR LAP SIDING TO BE REFINISHED.



5 NEW WINDOW SILL DETAIL AT SIDING

SCALE: 3" : 1'-0"

ROOF CONSTRUCTION:

A. NEW CERTAINTEED 3-TAB 'XT-25' (CEDAR BROWN) ASPHALT ROOF SHINGLES.
   1. REMOVE ALL EXISTING SHINGLES
   2. INSTALL CONTINUOUS EDGE VENT SYSTEM AND CONTINUOUS ALUMINUM DRIP EDGES ACCORDING TO MANUFACTURER'S INSTRUCTIONS
   3. INSTALL 15LB BITUMINOUS ROOFING FELT OVER ENTIRE ROOF.
   4. INSTALL CONTINUOUS GRACE ICE AND WATER SHIELD, OR EQUAL, AT ALL EAVES AND IN ALL VALLEYS.

B. 1/2" PLYWOOD (NOT OSB) OVER EXISTING ROOF DECKING. PATCH AND REPLACE WITH LIKE MATERIAL ANY PORTIONS OF THE EXISTING DECKING THAT IS DAMAGED, DETERIORATED, OR MISSING PRIOR TO INSTALLING NEW PLYWOOD.

C. EXISTING WOOD RAFTERS TO REMAIN UNALTERED.

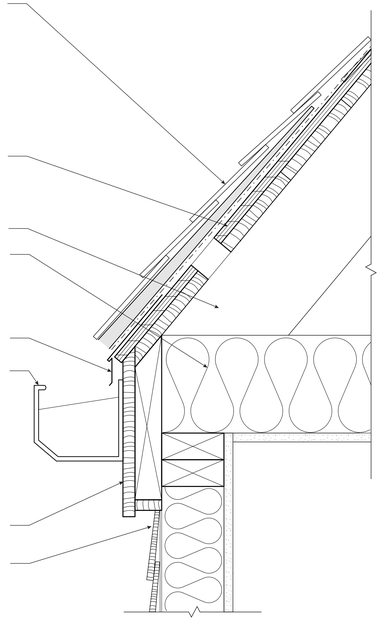
D. R-40 LOOSE FILL CELLULOSE INSULATION IN ATTIC. INSTALL APPROPRIATE BAFFLES TO PROVIDE FOR REQUIRED VENTILATION.

PRE-FINISHED METAL DRIP EDGE. MATCH TRIM COLOR, OR BLACK.

5" SQUARE SEAMLESS 0.27 GAUGE ALUMINUM GUTTER, INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS. MATCH TRIM COLOR, OR BLACK.

1X WOOD FASCIA BOARD. PROVIDE CLOSURE BACK TO WALL ASSEMBLY. PAINT TRIM COLOR.

EXISTING WOOD SIDING TO BE REFINISHED. EXISTING TRIM AND SIDING TO BE CUT BACK TO ALLOW INSTALLATION OF NEW EAVE CONDITION.



1 EAVE CONDITION (TYPICAL)

SCALE: 3" : 1'-0"

NEW CEDAR LAP SIDING - MATCH PROFILE OF EXISTING LAP SIDING. ATTACH WITH STAINLESS STEEL NAILS DIRECTLY INTO STUDS AND PAINT BODY COLOR.

SCHEDULED INSULATION - REFER TO SPECIFICATIONS

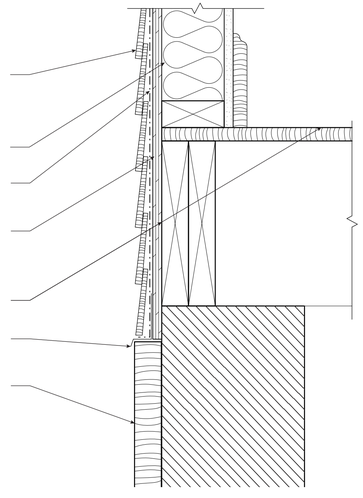
TYVEK BUILDING WRAP (OR EQUAL) - AT REAR FACADE ONLY. TAPE ALL JOINTS AND PENETRATIONS.

NEW 1/2" EXTERIOR GRADE APA RATED WALL SHEATHING - AT REAR FACADE ONLY - SCREWED INTO WALL STRUCTURE WITH APPROVED #8 DECK SCREWS AT 8" O.C.

EXISTING FLOOR STRUCTURE TO REMAIN

PRE-FINISHED METAL DRIP EDGE - MATCH TRIM COLOR, OR BLACK.

NEW 2X10 TRIM BOARD TO REPLACE EXISTING. PAINT TRIM COLOR.



2 EXTERIOR WALL DETAIL AT REAR FACADE (NORTHEAST)

SCALE: 3" : 1'-0"

SYMBOLS

- Concrete Foundation
- Masonry Brick
- Masonry CMU Block
- Rigid Insulation Board
- Plywood Sheathing
- Wood (Solid or Composite)
- Insulation

GENERAL NOTES

1. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL, OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
2. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ARCHITECT.
3. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILTY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO COMPLETE THE PROJECT.
4. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE A SMOOTH AND CONSISTENT FINISH ACROSS THE ENTIRE SURFACE.

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

PROJECT
2003
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

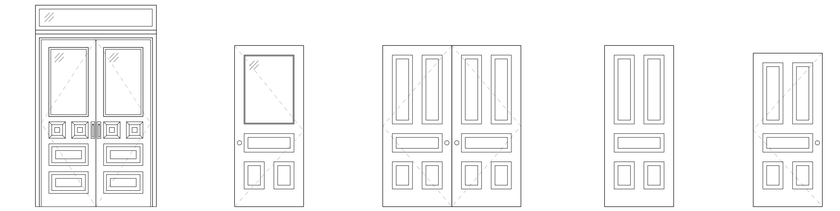
BUIDLING DETAILS

A-301

DOOR SCHEDULE

#	W	H	OPERATION	TYPE	NOTES
101	V.I.F.	V.I.F.	DOUBLE SWING	A	REFINISH AND REINSTALL DOORS, HARDWARE, AND TRANSOM WINDOW. PROVIDE ALUMINUM THRESHOLD AND WEATHERSTRIPPING
102	V.I.F	V.I.F.	DOUBLE SWING	C	*
103	3'-0"	**	LH SWING	E	*
104	2'-6"	**	RH SWING	E	WILL NEED NEW DOOR IF NO AVAILABLE DOORS MATCH WIDTH
105	V.I.F.	V.I.F.	POCKET	D	EXISTING - REFINISH
106	4'-0"	**	DOUBLE SWING	C	WILL NEED NEW DOORS IF NO AVAILABLE DOORS MATCH WIDTH
107	2'-8"	**	RH SWING	E	*
108	2'-8"	7'-0"	LH SWING	B	USE RELOCATED REAR ENTRY DOOR AND FRAME. PROVIDE ALUMINUM THRESHOLD AND WEATHERSTRIPPING
201	V.I.F.	V.I.F.	LH SWING	E	*
202	V.I.F.	V.I.F.	RH SWING	E	*
203	V.I.F.	V.I.F.	LH SWING	E	*
204	V.I.F.	V.I.F.	RH SWING	E	*
205	V.I.F.	V.I.F.	RH SWING	E	*
206	V.I.F.	V.I.F.	LH SWING	E	*
207	V.I.F.	V.I.F.	LH SWING	B	NEW OR RECLAIMED EXTERIOR DOOR, FRAME, AND HARDWARE. PROVIDE WOOD THRESHOLD AND WEATHERSTRIPPING

GENERAL DOOR NOTES:
* USE DOORS FROM OWNER'S INVENTORY CURRENTLY AT PROPERTY IN EVERY LOCATION POSSIBLE FOR INTERIOR DOORS. ALL APPROPRIATELY SIZED DOORS ARE TO BE CLEANED AND REFINISHED ACCORDING TO OWNER'S DIRECTION.
** DOOR HEIGHT CAN BE CONTINGENT ON DOOR AVAILABILITY.



A FRONT ENTRY DOOR
B REAR ENTRY DOOR
C DOUBLE SWING DOOR
D POCKET DOOR
E SWING DOOR

PLUMBING FIXTURE SCHEDULE

#	ROOM	COMPONENTS	NOTES
106	KITCHEN	SINK BASIN	
106	KITCHEN	FAUCET	
107	HA;F-BATH	SINK BASIN	
107	HALF-BATH	FAUCET	
107	HALF-BATH	TOILET	
203	BATHROOM	SINK BASIN	
203	BATHROOM	FAUCET	
203	BATHROOM	TOILET	
203	BATHROOM	BATHTUB	EXISTING BATHTUB AT SITE TO BE CLEANED AND INSTALLED
203	BATHROOM	TUB FILLER/SHOWER COLUMN	

GENERAL PLUMBING FIXTURE NOTES:
OWNER TO SELECT ALL PLUMBING FIXTURES TO BE INSTALLED BY PLUMBING CONTRACTOR. COORDINATE WITH OWER FOR SELECTION AND PROCUREMENT RESPONSIBILITIES.

ALL PLUMBING FIXTURES AT EXTERIOR WALL ARE TO BE SUPPLIED THROUGH CONCEALED SUPPLY LINES IN THE FLOOR AND NOT THROUGH THE EXTERIOR WALL

EQUIPMENT SCHEDULE

#	ROOM	COMPONENTS	NOTES
106	KITCHEN	REFRIGERATOR	
106	KITCHEN	RANGE	
106	KITCHEN	DISHWASHER	
107	KITCHEN	MICROWAVE/HOOD	

GENERAL EQUIPMENT NOTES:
OWNER TO SELECT ALL EQUIPMENT TO BE INSTALLED BY CONTRACTOR. COORDINATE WITH OWER FOR SELECTION AND PROCUREMENT RESPONSIBILITIES.

WINDOW SCHEDULE

#	ROUGH OPENING		FRAME SIZE		OPERATION	MATERIAL	MANUFACTURER/MODEL	NOTES
	W	H	W	H				
1.0	2'-4"	7'-0"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
1.1	4'-3"	7'-0"	V.I.F.**	V.I.F.**	FIXED/TRANSOM	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
1.2	2'-4"	7'-0"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
1.3	3'-0"*	6'-10"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	WOOD	EXISTING	REPLACE GLASS AND CLEAN FRAME
1.4	2'-6"*	5'-4"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	WOOD	EXISTING	REPLACE GLASS AND CLEAN FRAME
1.5	3'-2"	6'-10"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
1.6	3'-2"	6'-10"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
1.7	3'-2"	6'-10"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
1.8	3'-2"	6'-10"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.0	1'-8"	3'-0"	V.I.F.**	V.I.F.**	FIXED/CASEMENT	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.1	1'-8"	3'-0"	V.I.F.**	V.I.F.**	FIXED/CASEMENT	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.2	3'-0"	5'-10"	V.I.F.**	V.I.F.**	DBL HUNG/TRSM.	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.3	3'-0"	5'-10"	V.I.F.**	V.I.F.**	DBL HUNG/TRSM.	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.4*	2'-10"	6'-0"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	WOOD	EXISTING	REPLACE GLASS AND CLEAN FRAME
2.5*	2'-10"	6'-0"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	WOOD	EXISTING	REPLACE GLASS AND CLEAN FRAME
2.6*	2'-10"	4'-5"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	WOOD	EXISTING	REPLACE GLASS AND CLEAN FRAME
2.7	3'-3"	4'-0"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.8	3'-3"	6'-0"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.9	3'-0"	6'-0"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.10	3'-0"	6'-0"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
2.11	2'-6"	5'-3"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
3.0	2'-2"	3'-4"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
3.1	2'-2"	3'-4"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	
3.2	2'-2"	3'-4"	V.I.F.**	V.I.F.**	DOUBLE-HUNG	ALUMINUM-CLAD WOOD	PELLA/ARCHITECT TRADITIONAL	

GENERAL WINDOW NOTES:
* EXISTING WINDOW FRAME TO REMAIN - REPLACE GLASS AND CLEAN FRAME. REFER TO SPECIFICATIONS.
** CONTRACTOR TO VERIFY EXACT DIMENSIONS OF ALL NEW WINDOWS TO BE CONSISTENT WITH EXISTING OPENINGS PRIOR TO ORDERING.

ALL BASEMENT WINDOWS TO BE REMAIN. CLEAN AND REPAIR ACCORDING TO SPECIFICATIONS.

FINISH SPECIFICATIONS

	FLOORS	SPECIFICATIONS/FINISH
F1	EXISTING WOOD	EXISTING WOOD FLOORS TO BE REPAIRED, PATCHED, SANDED. CONSULT WITH OWNER FOR FINIISH
F2	TILE	COORDINATE WITH OWNER FOR SELECTION AND PROCUREMENT
	WALLS	
W1	GYPSUM WALLBOARD	5/8" GYPSUM WALLBOARD, TAPED, AND SANDED. OWNER TO PAINT.
W2	GWB-WATER RESISTANT	5/8" WATER-RESISTANT GYSPUM WALLBOARD, TYPE VII, GRADE W OR X, CLASS 2
W3	EXISTING PLASTER	EXISTING PLASTER WALLS TO BE PATCHED AND REPAIRED. REFER TO SPECIFICATIONS.
W4	TILE	COORDINATE WITH OWNER FOR SELECTION AND PROCUREMENT
W5	BACKSPLASH	COORDINATE WITH OWNER FOR SELECTION AND PROCUREMENT
	CEILINGS	
C1	GYPSUM WALLBOARD	5/8" GYPSUM WALLBOARD, TAPED, AND SANDED. OWNER TO PAINT.
C2	GWB-WATER RESISTANT	5/8" WATER-RESISTANT GYSPUM WALLBOARD, TYPE VII, GRADE W OR X, CLASS 2
C3	EXISTING PLASTER	EXISTING PLASTER CEILING TO BE PATCHED AND REPAIRED. REFER TO SPECIFICATIONS.
	BASES	
B1	RECLAIMED BASEBOARDS	RECLAIMED BASEBOARDS STORED ON SITE - SAND, CLEAN, REFINISH, AND INSTALL. IF NEEDED QUANTITY EXCEEDS AVAILABLE MATERIAL, INSTALL NEW OR RECLAIMED MATCHING WOOD BASEBOARDS. OWNER TO PAINT ALL BASEBOARDS.
B2	TILE	COORDINATE WITH OWNER FOR SELECTION AND PROCUREMENT
	TRIMS/MOULDINGS	
T1	RECLAIMED TRIMS	AT ALL WINDOW AND DOOR LOCATION, INSTALL RECLAIMED WINDOW AND DOOR TRIM STORED ON SITE - SAND, CLEAN, REFINISH, AND INSTALL. IF NEEDED QUANTITY EXCEEDS AVAILABLE MATERIAL, INSTALL NEW OR RECLAIMED MATCHING WOOD TRIM. OWNER TO PAINT ALL TRIM.

FINISH SCHEDULE

#	ROOM/AREA	FINISHES						NOTES
		FLOOR	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	
101	LIVING ROOM	F1	W1/B1	W1/B1	W1/B1	W1/B1	C1	
102	CLOSET	F1	W1/B1	W1/B1	W1/B1	W1/B1	C1	
103	ENTRY	F1	W3	W3	W3	W3	C3	
104	DINING ROOM	F1	W1/B1	W1/B1	W1/B1	W1/B1	C1	
104.5	NOOK	F1	W1/B1	W1/B1	W1/B1	EX	C1	
105	LAUNDRY	F1	W1/B1	W1/B1	W1/B1	W1/B1	C1	
106	KITCHEN	F1	W1/W5/B1	W1/W5/B1	W1/B1	W1/B1	C1	CONSULT WITH OWNER FOR KITCHEN FINISHES
107	HALF-BATH	F2	W2/B1	W2/B1	W2/B1	W2/B1	C2	CONSULT WITH OWNER FOR BATHROOM FINISHES
108	HALLWAY	F1	W2	W2	W2	W2	C1	
201	CORRIDOR	F1	W3	W3	W3	W3	C3	
202	MASTER BEDROOM	F1					C3	
203	BATHROOM	F2	W2/W4/B2	W2/W4/B2	W2/W4/B2	W2/W4/B2	C2	CONSULT WITH OWNER FOR BATHROOM FINISHES
204	STUDIO	F1	W1	W1	W1	W1	C1	
205	BEDROOM	F1	W1	W1	W1	W1	C1	
206	STUDIO	F1	W3	W3	W3	W3	C3	

GENERAL FINISH NOTES:

4138 LINCOLN RENOVATION

4138 LINCOLN ST. DETROIT, MI 48208

SUBJECT STUDIO
1577 ASH ST. DETROIT, MI 48208 USA
313.364.9859
hello@subject-studio.com

PROJECT
2003
HDC REVIEW

DATE	SET
5/27/20	BID SET
7/17/20	BID SET - REVISED
12/18/20	BID SET - UPDATE
1/20/21	HDC REVIEW
3/4/21	HDC REV. UPDATE

SEAL

SCHEDULES

A-600

HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

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

DATE:_____

PROPERTY INFORMATION

ADDRESS:_____ **AKA:**_____

HISTORIC DISTRICT:_____

SCOPE OF WORK: (Check ALL that apply)

- ☐ Windows/ Doors
- ☐ Roof/Gutters/ Chimney
- ☐ Porch/ Deck
- ☐ Landscape/Fence/ Tree/Park
- ☐ General Rehab
- ☐ New Construction
- ☐ Demolition
- ☐ Addition
- ☐ Other:_____

APPLICANT IDENTIFICATION

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

NAME:_____ COMPANY NAME:_____

ADDRESS:_____ CITY:_____ STATE:_____ ZIP:_____

PHONE:_____ MOBILE:_____ EMAIL:_____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- ☐ **Completed Building Permit Application** (highlighted portions only)
- ☐ **ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- ☐ **Photographs** of ALL sides of existing building or site
- ☐ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☐ **Description of existing conditions** (including materials and design)
- ☐ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☐ **Detailed scope of work** (formatted as bulleted list)
- ☐ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

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

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

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

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: ____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? ☐ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☐ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations

☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other: _____

☐ Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

_____

_____

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ New Building ☐ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building

☐ Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☐ No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction $ _____ (By Contractor) $ _____ (By Department)

Structure Use

☐ Residential-Number of Units: _____ ☐ Office-Gross Floor Area _____ ☐ Industrial-Gross Floor Area _____

☐ Commercial-Gross Floor Area: _____ ☐ Institutional-Gross Floor Area _____ ☐ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? ☐ No

Permit Description:

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: $ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old $ _____ New $ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____

IDENTIFICATION (All Fields Required)

Property Owner/Homeowner ☐ Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor ☐ Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT ☐ Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT ☐ Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

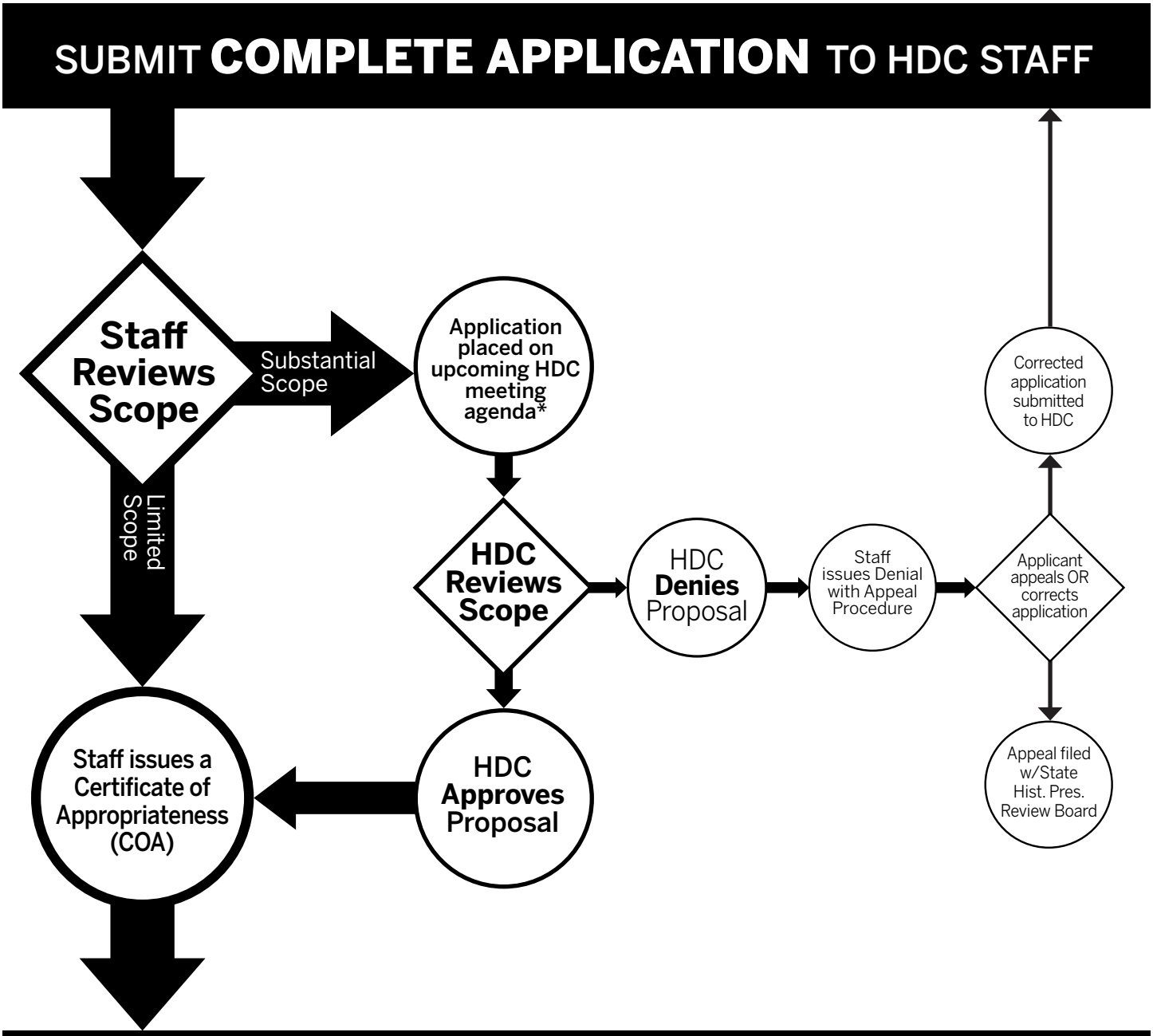
Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.

HISTORIC DISTRICT COMMISSION
REVIEW & PERMIT PROCESS



* THE **COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH,** TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc