

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 7.15.22

PROPERTY INFORMATION

ADDRESS: 445 Ledyard St. AKA: The Anchor at Mariners Inn

HISTORIC DISTRICT: Cass Park Historic District

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: Building Signage

APPLICANT IDENTIFICATION

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

NAME: Edward Potas COMPANY NAME: Cinnaire

ADDRESS: 2111 Woodward Ave Ste. 600 CITY: Detroit STATE: MI ZIP: 48201

PHONE: 313 544 4009 MOBILE: 313 515 6224 EMAIL: epotas@cinnaire.com

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: 7.15.22

PROPERTY INFORMATION

Address: 445 Ledyard Street Floor: _____ Suite#: _____ Stories: 4

AKA: The Anchor at Mariners Inn Lot(s): _____ Subdivision: _____

Parcel ID#(s): 02000618-9 Total Acres: 1.865 Lot Width: 170' Lot Depth: 207'

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)

Addition of building signage to the building

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: Edward Potas Company Name: Cinnaire

Address: 2111 Woodward Ave Ste. 600 City: Detroit State: MI Zip: 48201

Phone: 313 544 4009 Mobile: 313 515 6224

Driver's License #: P320189040562 Email: epotas@cinnaire.com

Contractor

Contractor is Permit Applicant

Representative Name: Dave Vivio Company Name: O'Brien Construction Company

Address: 966 Livernois City: Troy State: MI Zip: 48083

Phone: 248-334-2470 Mobile: _____ Email: dvivio@obrienc.com

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: Landon Bone Baker Architects State Registration#: 1301066769 Expiration Date: 02/13/2023

Address: 1625 W. Carroll Avenue City: Chicago State: IL Zip: 60612

Phone: 312-988-9100 x215 Mobile: _____ Email: jschroeder@landonbonebaker.com

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: Edward Potas Signature: *Edward Potas* Date: 7.15.22
(Permit Applicant)

Driver's License #: P320189040562 Expiration: 7/16/2023

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.

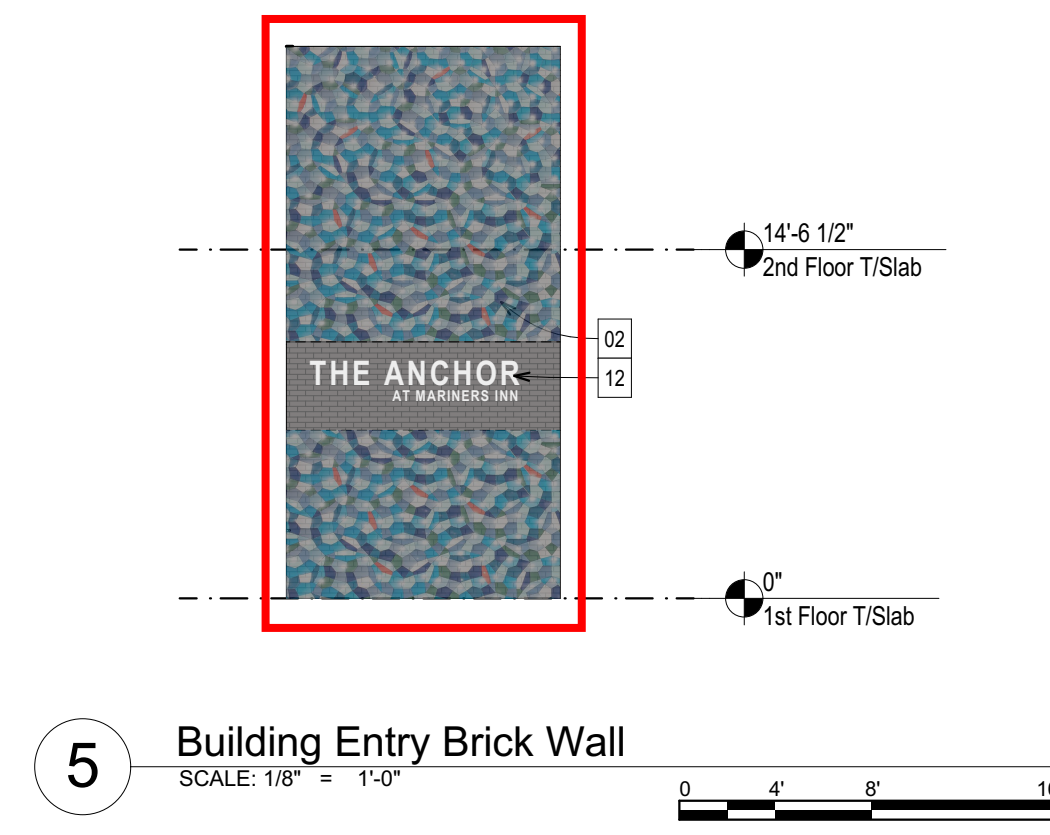
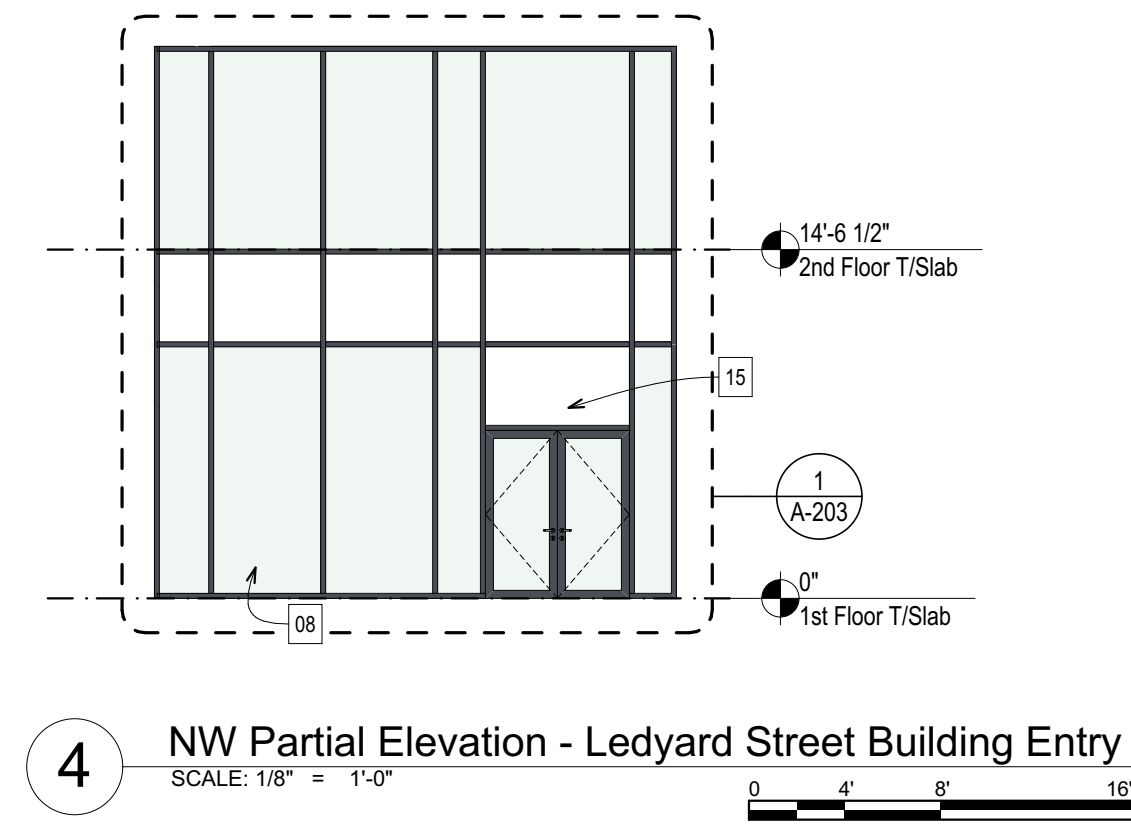
This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



Scope of Work:

We have received a Certificate of Appropriateness from HDC for The Anchor at Mariners Inn and kindly request building signage approval. Please note that the submitted drawings reflect the location of the signage, but the final signage details are currently being finalized. We are hoping this is something that can be approved as a HDC staff review. Please let us know if there are any questions.

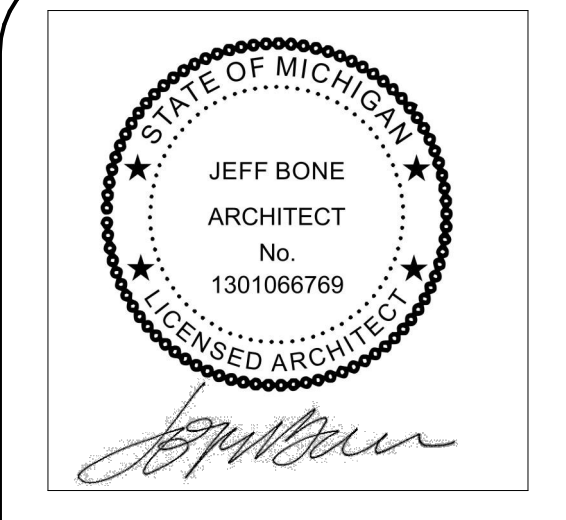
Thank you,
Lily Gonzalez
lgonzalez@cinnaire.com



- ### ELEVATION LEGEND
- MODULAR BRICK VENEER - COLOR TO BE DETERMINED BY ARCHITECT. EACH MASONRY COLOR SHALL HAVE ITS OWN MORTAR COLOR.
 - ATAS DESIGN WALL VERTICAL METAL PANELS, 1'-0" SPACING
 - ATAS VERSALOK METAL SIDING PANELS, 16"x36"
 - ATAS STELLAR METAL ACCENT PANELS, 5 COLORS BY ARCH.
 - ATAS METAL ACCENT PANELS WITH 6" PROJECTION

- ### ELEVATION LEGEND
- FIELD PRIMED AND PAINTED GAS METERS (COLOR TO BE DETERMINED BY ARCHITECT). SEE MECHANICAL FOR SPACING AND ADDITIONAL INFORMATION.
 - INTERCOM IN ALIGNMENT WITH A BRICK COURSE WITH TOP OF CONTROLS AT 48" MAX. ABOVE SIDEWALK. SEE PLANS FOR LOCATIONS. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
 - WINDOW TAG. REFER TO WINDOW SCHEDULES.
 - STOREFRONT TAG. REFER TO STOREFRONT SCHEDULES.
 - DOOR TAG. REFER TO DOOR SCHEDULES.

- ### KEYED ELEV NOTES
- FIELD PRIMED AND PAINTED GAS METERS
 - CUSTOM MURAL. PAINTED ON BRICK. BREATHABLE MASONRY PAINT
 - EXTERIOR WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
 - SLOPED, PRE-FINISHED METAL COPING CAPS WITH HEMMED DRIP EDGES (COLORS BY ARCH). TYP. AT ALL PARAPETS
 - CONTINUOUS MASONRY VENEER EXPANSION JOINT @ MAX 25' O.C. EACH MASONRY COLOR SHALL HAVE ITS OWN EXPANSION JOINT COLOR (COLOR BY ARCH)
 - FIBERGLASS WINDOW. SEE WINDOW SCHEDULE
 - THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM
 - ALUMINUM CURTAIN WALL SYSTEM
 - ELEVATOR OVERRUN BEYOND
 - ARCHITECTURAL PTAC LOUVER, PRE-FINISHED. CUSTOM COLOR BY ARCHITECT TO MATCH SURROUNDING CLADDING. TYP.
 - PROPRIETARY METAL GREEN SCREEN MESH SYSTEM. COORDINATE WITH LANDSCAPE
 - CUSTOM CAST METAL DIMENSIONAL LETTER SIGNAGE. BACKLIT. ATTACHED TO BUILDING FACE AND HELD OFF BY SPACERS. PRE-FINISHED. COLOR BY ARCHITECT.
 - UNIT MOUNTED MECHANICAL SCREEN AT ERV
 - LOCKABLE FROSTPROOF HOSE BIB W/ BALL SHUT OFF VALVE. SEE PLUMBING DRAWINGS.
 - 4" HIGH ADHESIVE VINYL ADDRESS SIGNAGE INSTALLED AT INTERIOR FACE OF GLASS
 - FIRE DEPARTMENT CONNECTION. SEE FIRE PROTECTION DRAWINGS
 - MECHANICAL LOUVER. SEE MECH DRAWINGS



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF DETROIT, MI.

Issued for Permit: 04/18/2022
 Issued for Civil & Foundation Permit: 03/16/2022
 Issued for 50% Plan Approval: 01/18/2022
 Issued for 100% Design Development: 03/12/2021
 Issued for 100% Design Development: 08/31/2020
 Issued for Progress Review: 08/10/2020

LANDON BONE BAKER ARCHITECTS
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 p 312-988-0100
 www.londonbonebaker.com

Mariners Inn
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 445 Ledyard Street
 Detroit MI 48201

Building Elevations
A-201