



CHRISTIAN HURTTIENNE ARCHITECTS  
2111 WOODWARD AVE. DETROIT, MI 48201  
313.825.2005 CHA-C.COM

ALL CONTRACTORS, GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS STATED OR NOT WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BRIDGED TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. BEFORE PROCEEDING WITH THE WORK, ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

CONTRACTOR NOTE

STRUCTURAL ENGINEER

M/E/P ENGINEER

**SYMBOLS**

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

- NEW WALL CONSTRUCTION (WOOD FRAMED)
- NEW VENEER WALL CONSTRUCTION (BRICK/WOOD FRAMING)
- DEMISING LINE

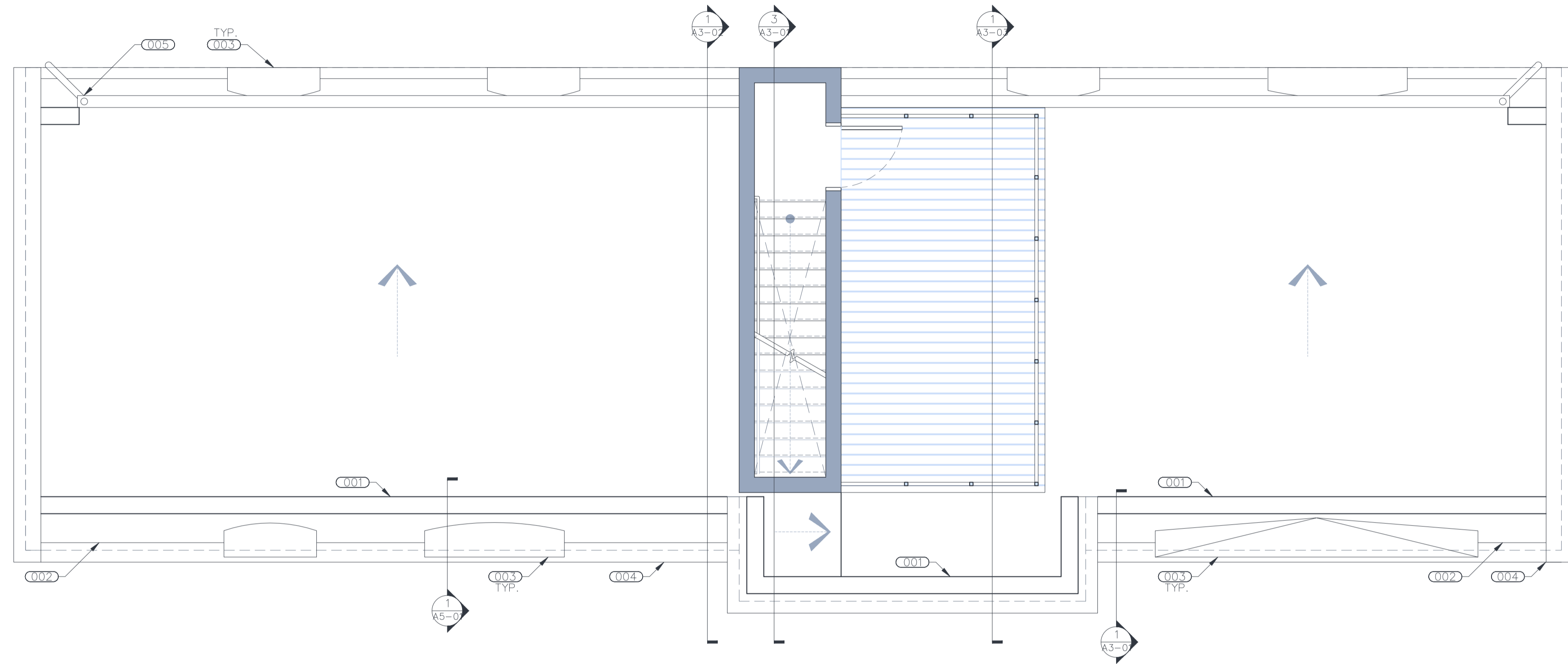
**ARCHITECTURE GENERAL NOTES**

1. ALL ASSEMBLIES ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
2. FIRE SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
3. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A 'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
4. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
5. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, EQUIPMENT OR OTHER FINISHES.

**ARCHITECTURE PLAN KEY NOTES**

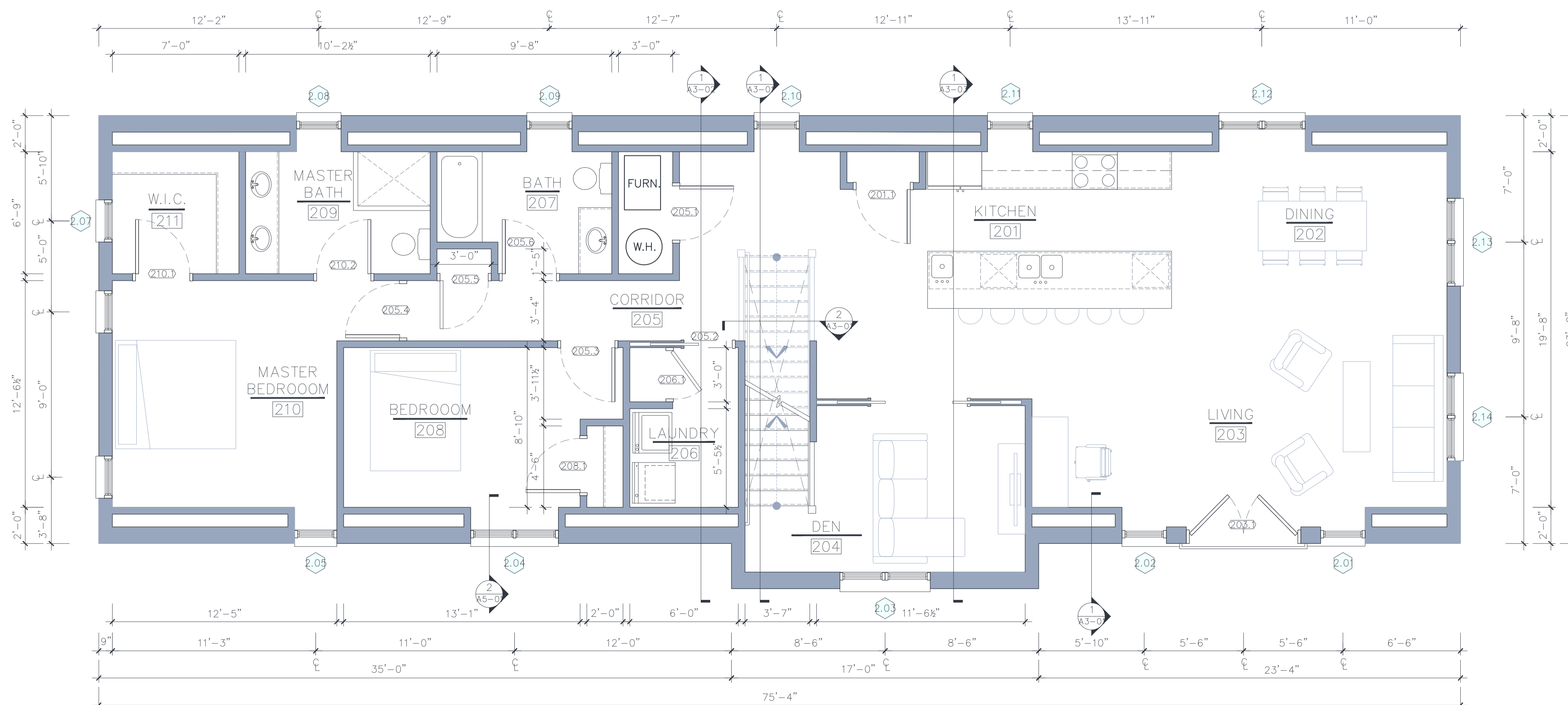
NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- PRESSURE SENSITIVE PARAPET CAP. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR PAINT COLOR AND FINISH. SLOPE TO ROOF.
- GRAY-GREEN ROOF SLATE.
- ARCHED-ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- PAINTED WOOD EAVE TRIM WITH ALUMINUM FLASHING.
- COPPER DOWNSPOUT AND GUTTER.



1 ROOF LEVEL ARCHITECTURE PLAN

SCALE: 1/8"=1'-0"



2 SECOND LEVEL ARCHITECTURE PLAN

SCALE: 1/8"=1'-0"

229 EDMUND PLACE CARRIAGE HOUSE  
229 EDMUND PLACE, DETROIT, MI 48201

PERMIT SUBMITTAL

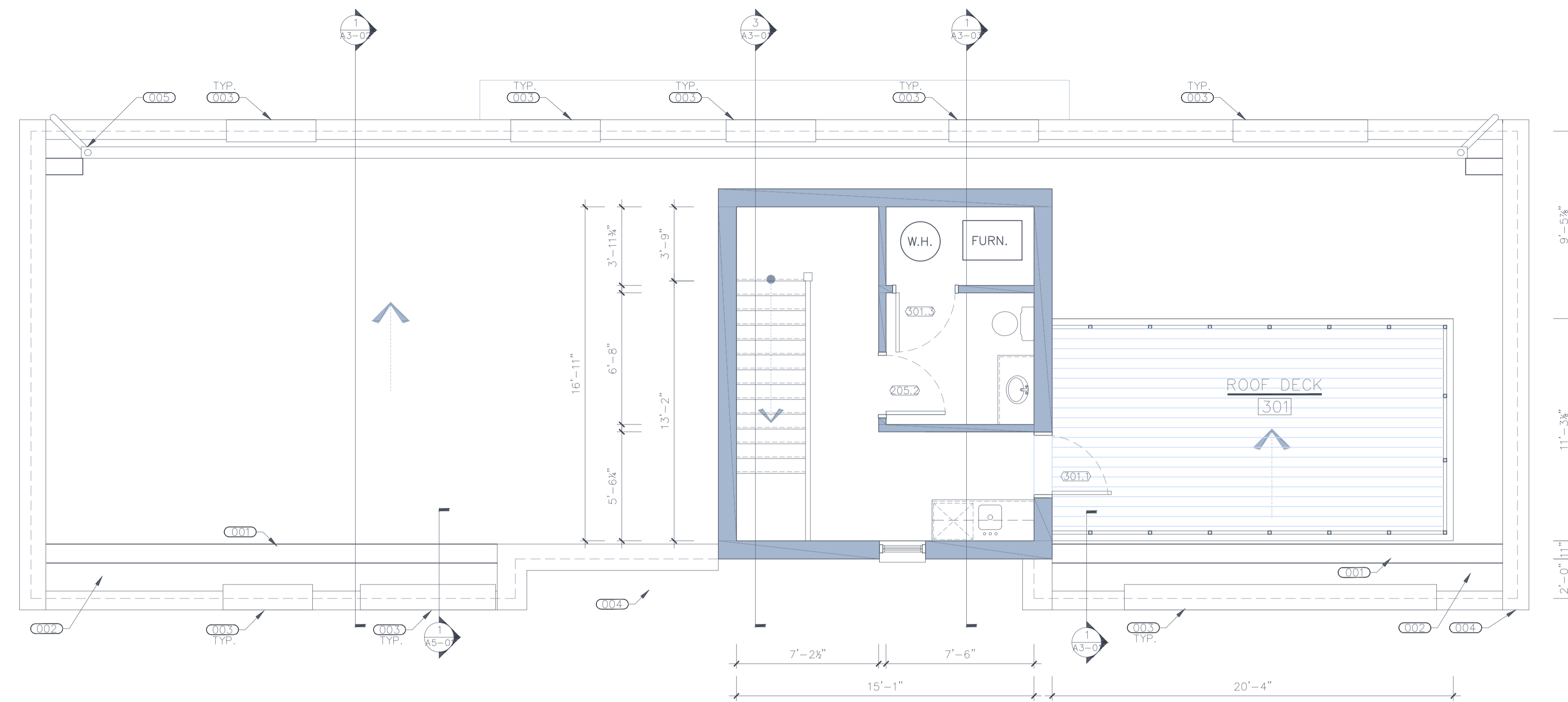
REVISIONS	DATE	DESCRIPTION
1	12.17.19	CPC/HDC SUBMISSION
2	12.19.19	CPC/HDC REVISED
3	09.30.20	PERMIT SUBMITTAL



ARCHITECTURE PLANS

A1-12

DRAWING NO.



1 ROOF LEVEL ARCHITECTURE PLAN

SCALE 1/8"=1'-0"

**SYMBOLS**  
NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

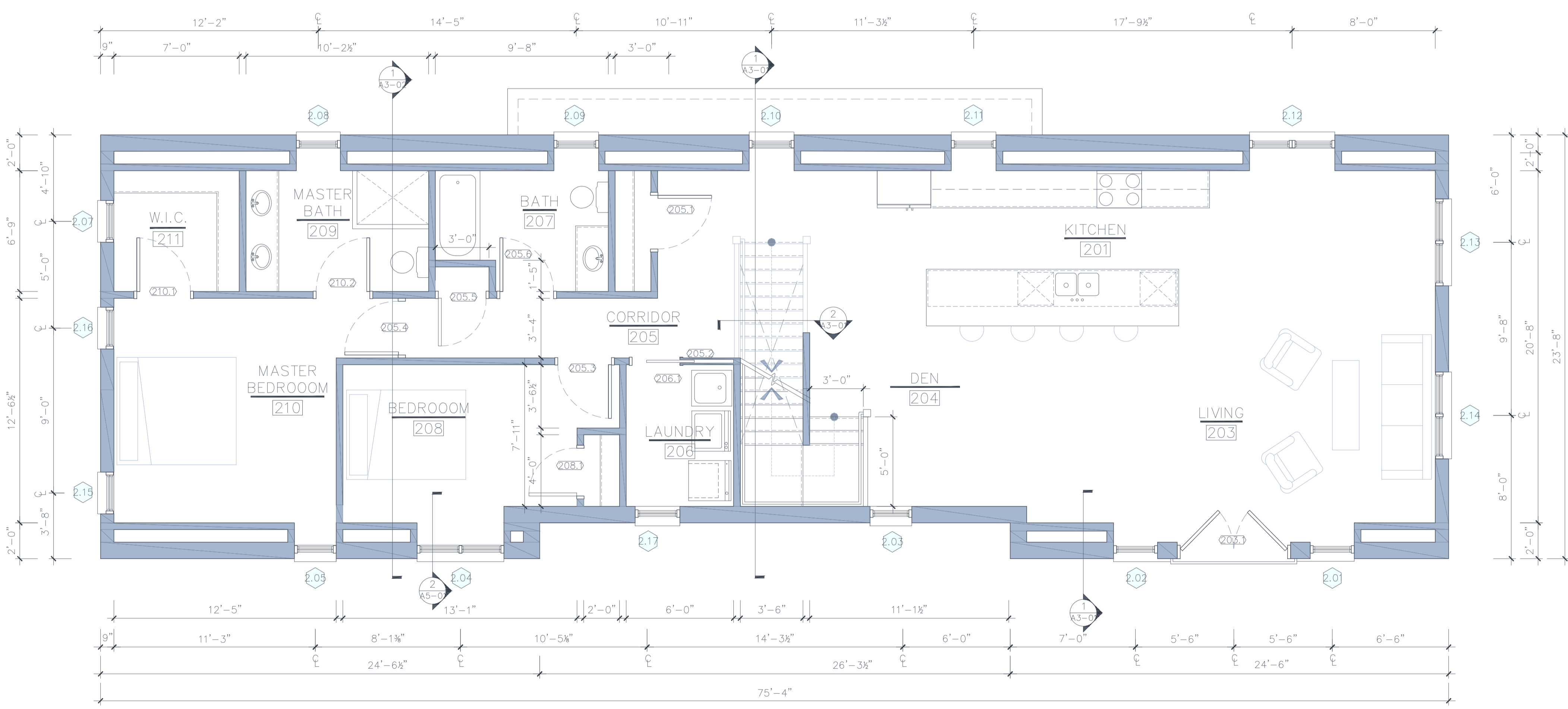
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- DEMISING LINE

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NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

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- GRAY-GREEN ROOF SLATE.
- DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- PAINTED WOOD EAVE TRIM WITH ALUMINUM FLASHING.
- COPPER DOWNSPOUT AND GUTTER.



2 SECOND LEVEL ARCHITECTURE PLAN

SCALE 1/8"=1'-0"



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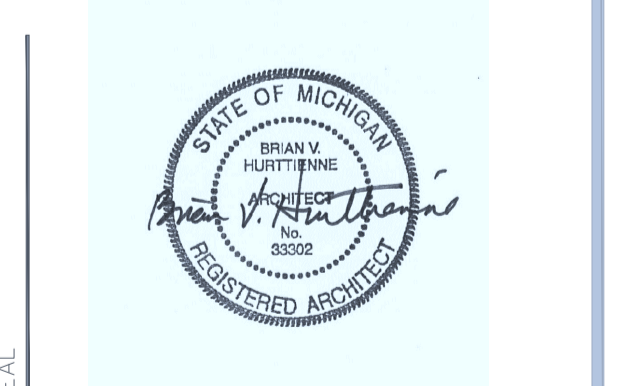
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STRUCTURAL ENGINEER

MEP ENGINEER

229 EDMUND PLACE CARRIAGE HOUSE  
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PERMIT SUBMITTAL

REVISIONS	DATE	DESCRIPTION
1	12.17.19	CPC/HDC SUBMISSION
2	12.19.19	CPC/HDC REVISED
3	09.30.20	PERMIT SUBMITTAL
4	05.27.22	OWNER EDITS
5	10.27.22	OWNER EDITS



ARCHITECTURE PLANS

A1-12



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STRUCTURAL ENGINEER  
MEP ENGINEER

**ELEVATION GENERAL NOTES**

1. ALL KEYNOTE / CALLOUTS INDICATE AREAS OF WORK TO BE COMPLETED, BUT MAY NOT COVER / INCLUDE EVERY INSTANCE NECESSARY. CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL CONDITIONS (INTERIOR AND EXTERIOR) PRIOR TO RENOVATION TO DETERMINE TOTAL SCOPE OF WORK, WHERE DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE CONTRACTORS VERIFICATION / SCOPE OF WORK EXIST, ALERT THE ARCHITECT IMMEDIATELY FOR REVIEW AND APPROVAL.
2. CONTRACTOR IS TO CLEAN ALL MASONRY AND STONE FOLLOWING UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK. CONTRACTOR IS TO SEAL ALL EXTERIOR MASONRY AFTER RESTORATION.
3. CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENING (MASONRY OR OTHER) DIMENSIONS.
4. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS WITH ONE-PIECE INTEGRAL BRICK MOULD BY KELLY WINDOWS AND DOORS OF DETROIT MICHIGAN. SASH AND FRAME COLOR ARE TO BE BLACK, UNLESS OTHERWISE NOTED. REFER TO DOOR AND WINDOW SCHEDULES.
5. PREPARE ALL WINDOW AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY, MATERIAL AND APPLICATION. REFER TO SPECIFICATIONS.
6. ALL ENTRY DOORS ARE TO BE PAINT GRADE SOLID WOOD DOORS AND FRAMES, UNLESS OTHERWISE NOTED.
7. ALL WOOD IS TO BE PAINT GRADE, PRIMED ON FOUR (4) SIDES AND RECEIVE NO LESS THAN TWO (2) COATS OF PAINT. CONTRACTOR IS TO PRIME ALL EXPOSED END-GRAIN PRIOR TO INSTALLATION. COLORS ARE TO BE SELECTED BY OWNER FROM THE DETROIT HISTORIC DISTRICT COLOR AND STYLE GUIDE, COLOR SYSTEM B.
8. NEW SLATE ROOF, GREY GREEN COLOR. HIPS ARE TO BE SLATE, VALLEYS AND FLASHINGS ARE TO BE COPPER. INSTALL OVER PROPER UNDERLAYMENTS PER MANUFACTURER'S INSTALLATION AND WARRANTY REQUIREMENTS. PROVIDE ICE AND WATER SHIELD AT ALL EAVES TO A MINIMUM DISTANCE OF 24" BEYOND INTERIOR FACE OF FINISHED WALL UP ROOF SLOPE. ROOFING ASSEMBLY IS TO ACHIEVE A 30 YEAR WARRANTY.
9. VENTILATE ROOFING ASSEMBLY PER CODE. VENTING IS TO OCCUR THROUGH EACH RAFTER CAVITY FROM VENTS LOCATED IN SOFFIT AND EXPELLED THROUGH VENT ASSEMBLY AT ROOF CURB THROUGH FULLY BAFFLED RAFTER CAVITIES.

**ELEVATION KEY NOTES**

NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- CU001 PRESSURE SENSITIVE PARAPET CAP. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR PAINT COLOR AND FINISH. SLOPE TO ROOF.
- CU002 GRAY-GREEN ROOF SLATE.
- CU003 ARCHED-ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- CU004 ALUMINUM CLAD WOOD WINDOWS.
- CU005 PAINTED WOOD EAVE TRIM WITH COPPER FLASHING.
- CU006 CAST STONE SILL.
- CU007 BRICK TO MATCH MAIN HOUSE IN COLOR AND DIMENSIONS.
- CU008 CAST STONE DOOR HEADER.
- CU009 CAST STONE WINDOW SURROUND.
- CU010 COPPER DOWNSPOUT AND GUTTER.
- CU011 WOOD TRIM AT GARAGE DOOR HEADER BEAM.
- CU012 SECTIONAL GARAGE DOOR.
- CU013 SHED ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- CU014 CAST IRON GUARDRAIL BOLTED TO BRICK VENEER FACE

HIGH ROOF PARAPET  
ELEV: +34'-2" (ABOVE GRADE)

LOW ROOF PARAPET  
ELEV: +25'-8" (ABOVE GRADE)

SECOND LEVEL  
ELEV: +12'-6 3/4" (ABOVE GRADE)

FIRST FLOOR  
ELEV: 0'-0" (GRADE)



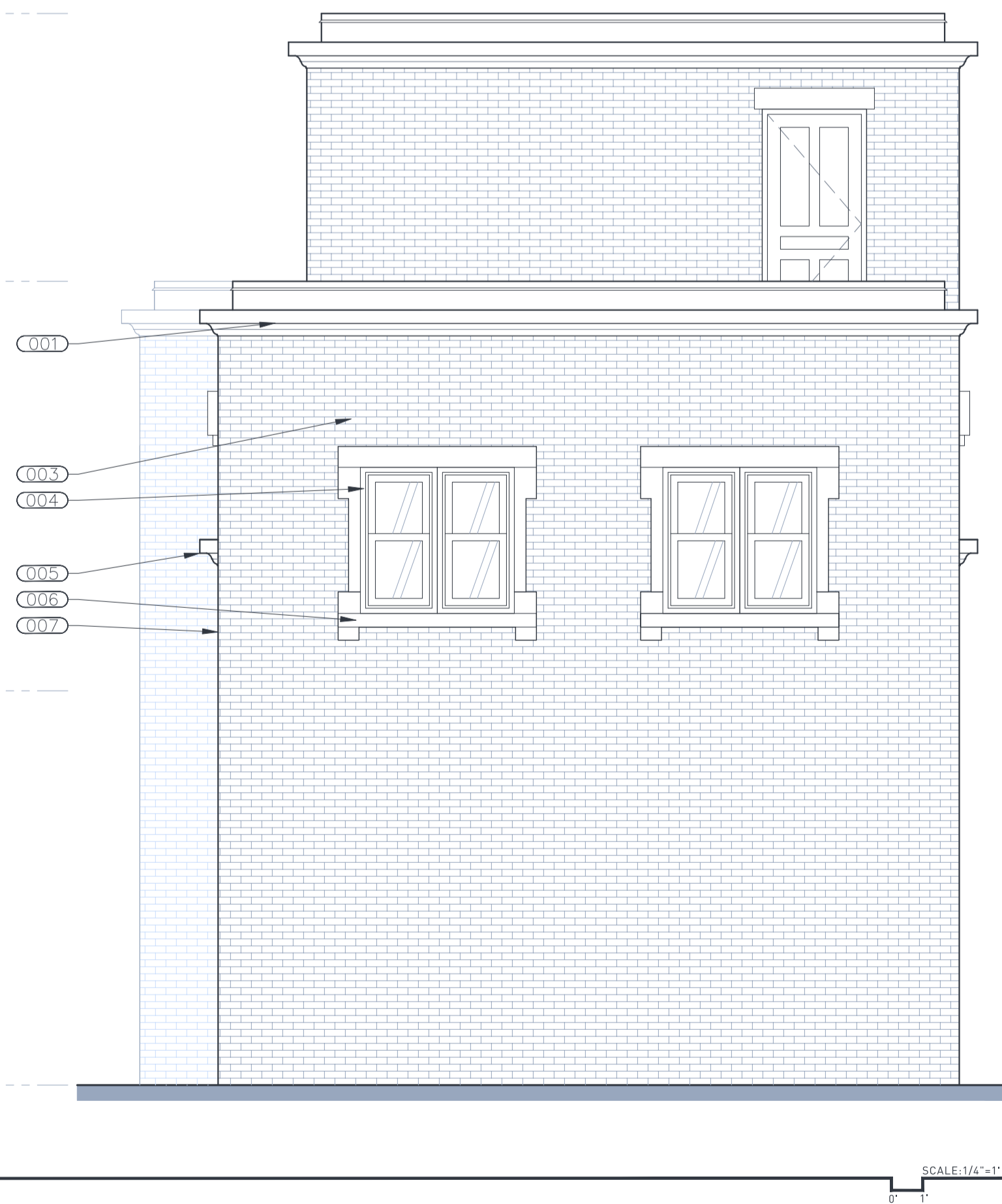
**1 SOUTH ELEVATION**

HIGH ROOF PARAPET  
ELEV: +34'-2" (ABOVE GRADE)

LOW ROOF PARAPET  
ELEV: +25'-8" (ABOVE GRADE)

SECOND LEVEL  
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FIRST FLOOR  
ELEV: 0'-0" (GRADE)



**2 EAST ELEVATION**

**229 EDMUND PLACE CARRIAGE HOUSE**  
229 EDMUND PLACE, DETROIT, MI 48201

PERMIT SUBMITTAL

REVISIONS	DATE	DESCRIPTION
1	12.17.19	CPC/HDC SUBMISSION
2	12.19.19	CPC/HDC REVISED
3	09.30.20	PERMIT SUBMITTAL



EXTERIOR ELEVATIONS

**A2-01**

ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND CORROBORATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, SHOWN OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. BEFORE PROCEEDING WITH THE WORK, ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO SHALL BE FULLY RESPONSIBLE FOR ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

CONTRACTOR NOTE

STRUCTURAL ENGINEER  
 MEP ENGINEER

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3.	09.30.20	PERMIT SUBMITTAL
5.	10.27.22	OWNER EDITS



EXTERIOR ELEVATIONS  
**A2-01**

DRAWING NO.

### ELEVATION GENERAL NOTES

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### ELEVATION KEY NOTES

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- (0100)** PRESSURE SENSITIVE PARAPET CAP. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR PAINT COLOR AND FINISH. SLOPE TO ROOF.
- (0101)** GRAY-GREEN ROOF SLATE.
- (0102)** DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- (0103)** ALUMINUM CLAD WOOD WINDOWS.
- (0104)** PAINTED WOOD EAVE TRIM WITH COPPER FLASHING.
- (0105)** CAST STONE SILL.
- (0106)** BRICK TO MATCH MAIN HOUSE IN COLOR AND DIMENSIONS.
- (0107)** CAST STONE DOOR HEADER.
- (0108)** CAST STONE WINDOW SURROUND.
- (0109)** COPPER DOWNSPOUT AND GUTTER.
- (0110)** WOOD TRIM AT GARAGE DOOR HEADER BEAM.
- (0111)** SECTIONAL GARAGE DOOR.
- (0112)** SHED ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- (0113)** CAST IRON GUARDRAIL BOLTED TO BRICK VENEER FACE.

HIGH ROOF PARAPET  
ELEV: +33'-2 1/2"  
(ABOVE GRADE)

LOW ROOF PARAPET  
ELEV: +24'-1"  
(ABOVE GRADE)

SECOND LEVEL  
ELEV: +11'-8 3/4"  
(ABOVE GRADE)

FIRST FLOOR  
ELEV: 0'-0"  
(GRADE)

### 1 SOUTH ELEVATION



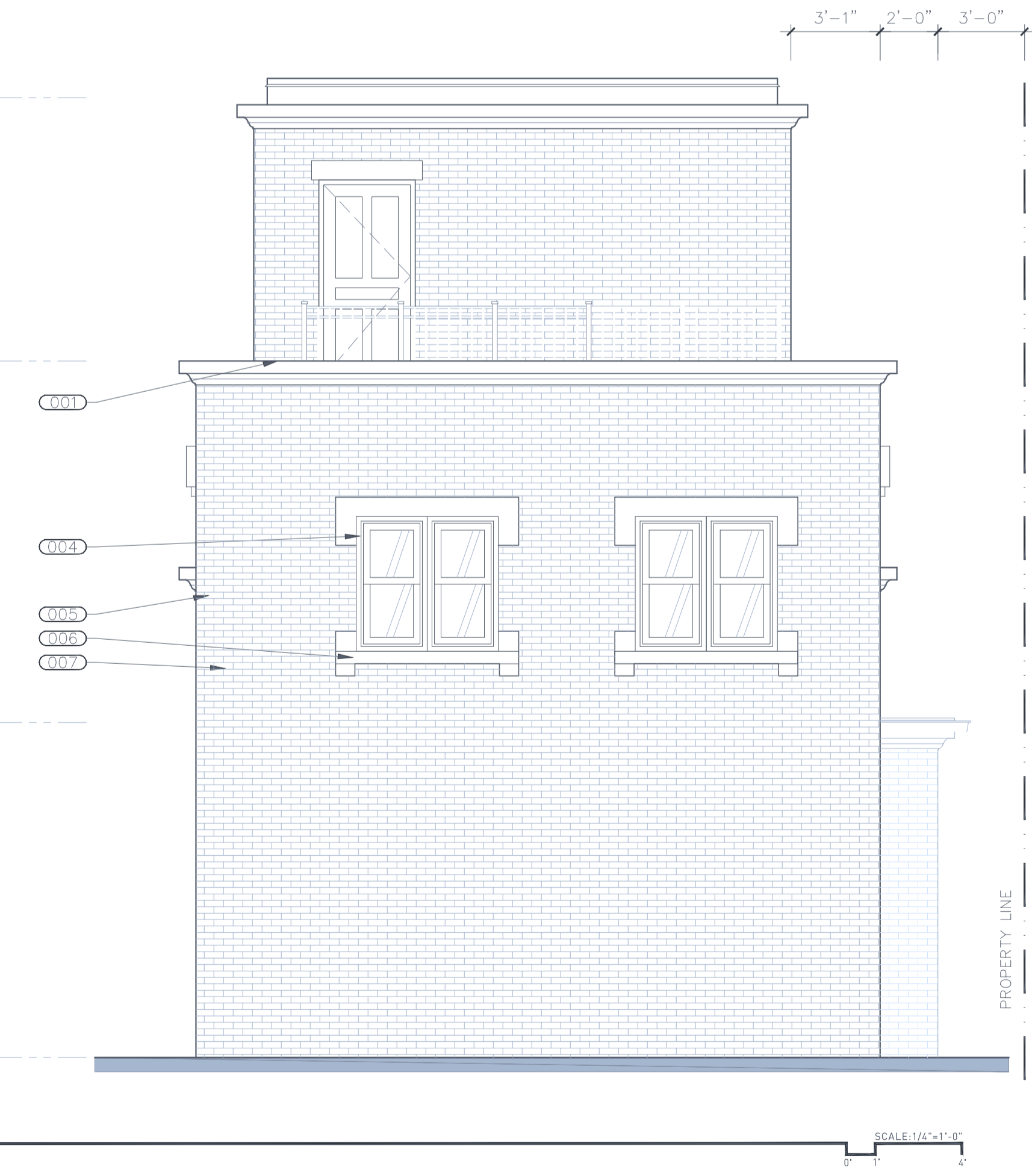
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### 2 EAST ELEVATION



HIGH ROOF PARAPET  
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LOW ROOF PARAPET  
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SECOND LEVEL  
ELEV: +12'-6 3/4"  
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FIRST FLOOR  
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1 WEST ELEVATION

SCALE: 1/8"=1'-0"

HIGH ROOF PARAPET  
ELEV: +33'-10" (ABOVE GRADE)

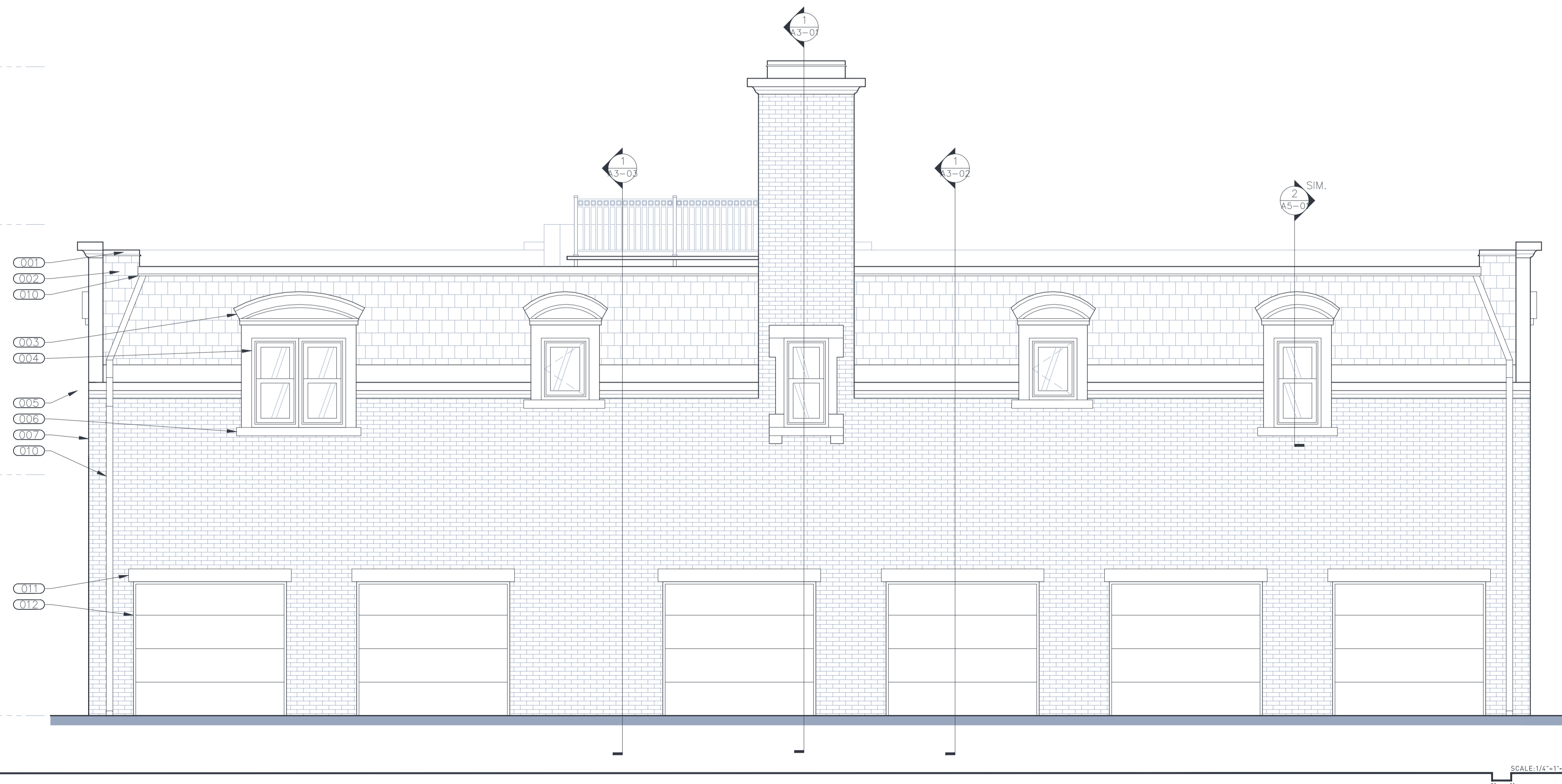
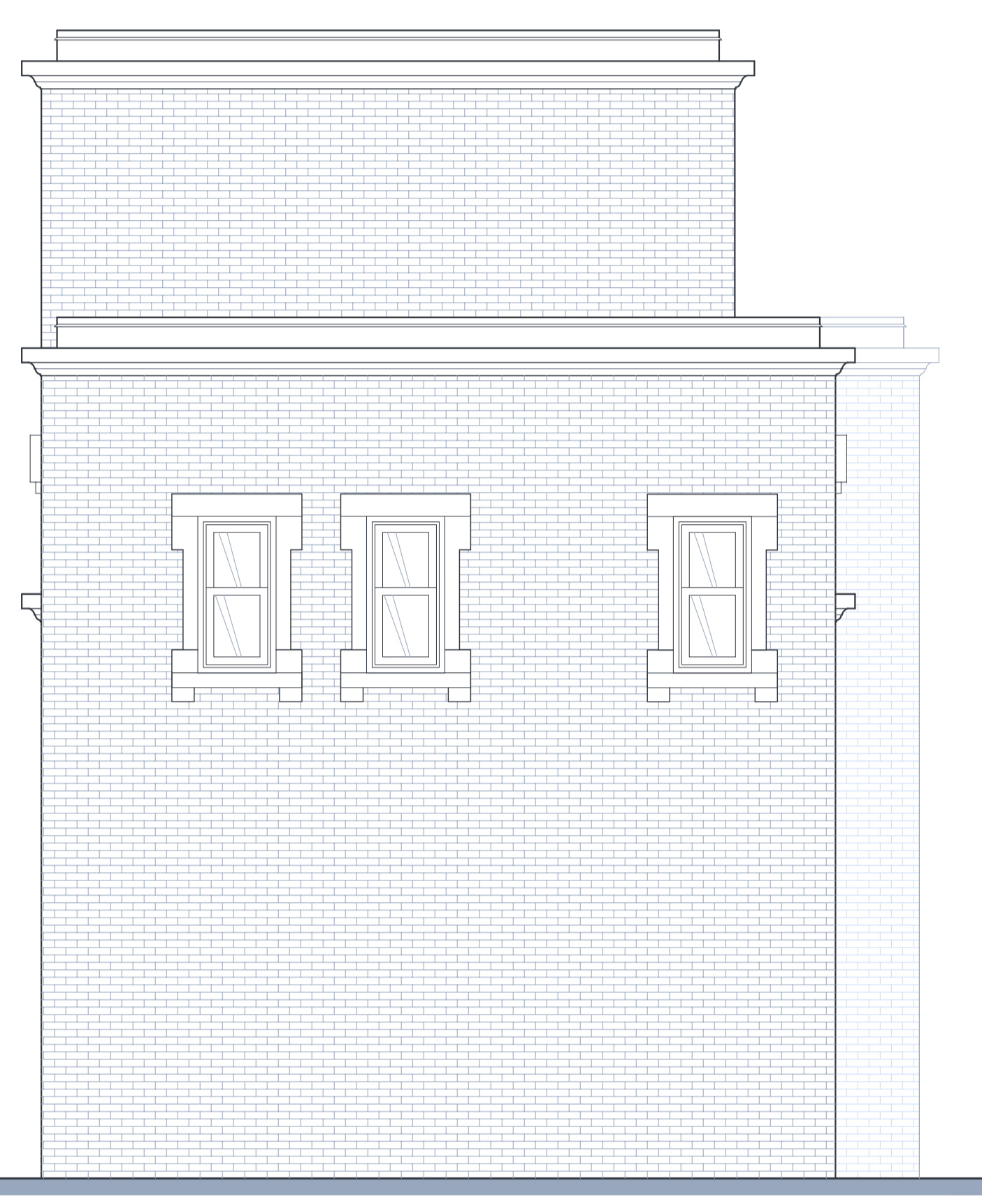
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2 NORTH ELEVATION

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- C002) GRAY-GREEN ROOF SLATE.
- C003) ARCHED-ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- C004) ALUMINUM CLAD WOOD WINDOWS.
- C005) PAINTED WOOD EAVE TRIM WITH COPPER FLASHING.
- C006) CAST STONE SILL.
- C007) BRICK TO MATCH MAIN HOUSE IN COLOR AND DIMENSIONS.
- C008) CAST STONE DOOR HEADER.
- C009) CAST STONE WINDOW SURROUND.
- C010) COPPER DOWNSPOUT AND GUTTER.
- C011) WOOD TRIM AT GARAGE DOOR HEADER BEAM.
- C012) SECTIONAL GARAGE DOOR.
- C013) SHED ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- C014) CAST IRON GUARDRAIL BOLTED TO BRICK VENEER FACE



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EXTERIOR ELEVATIONS

A2-02



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CONTRACTOR NOTE  
 ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND CORROBORATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND SERIALS, SHOWN OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. BEFORE PROCEEDING WITH THE WORK, ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO SHALL BE FULLY RESPONSIBLE FOR ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

CONTRACTOR NOTE

STRUCTURAL ENGINEER

MEP ENGINEER

229 EDMUND PLACE CARRIAGE HOUSE  
 229 EDMUND PLACE, DETROIT, MI 48201

PERMIT SUBMITTAL

REVISIONS	DATE	DESCRIPTION
1.	12.17.19	CPC/HDC SUBMISSION
2.	12.19.19	CPC/HDC REVISED
3.	09.30.20	PERMIT SUBMITTAL
5.	10.27.22	OWNER EDITS



EXTERIOR ELEVATIONS

A2-02

DRAWING NO.

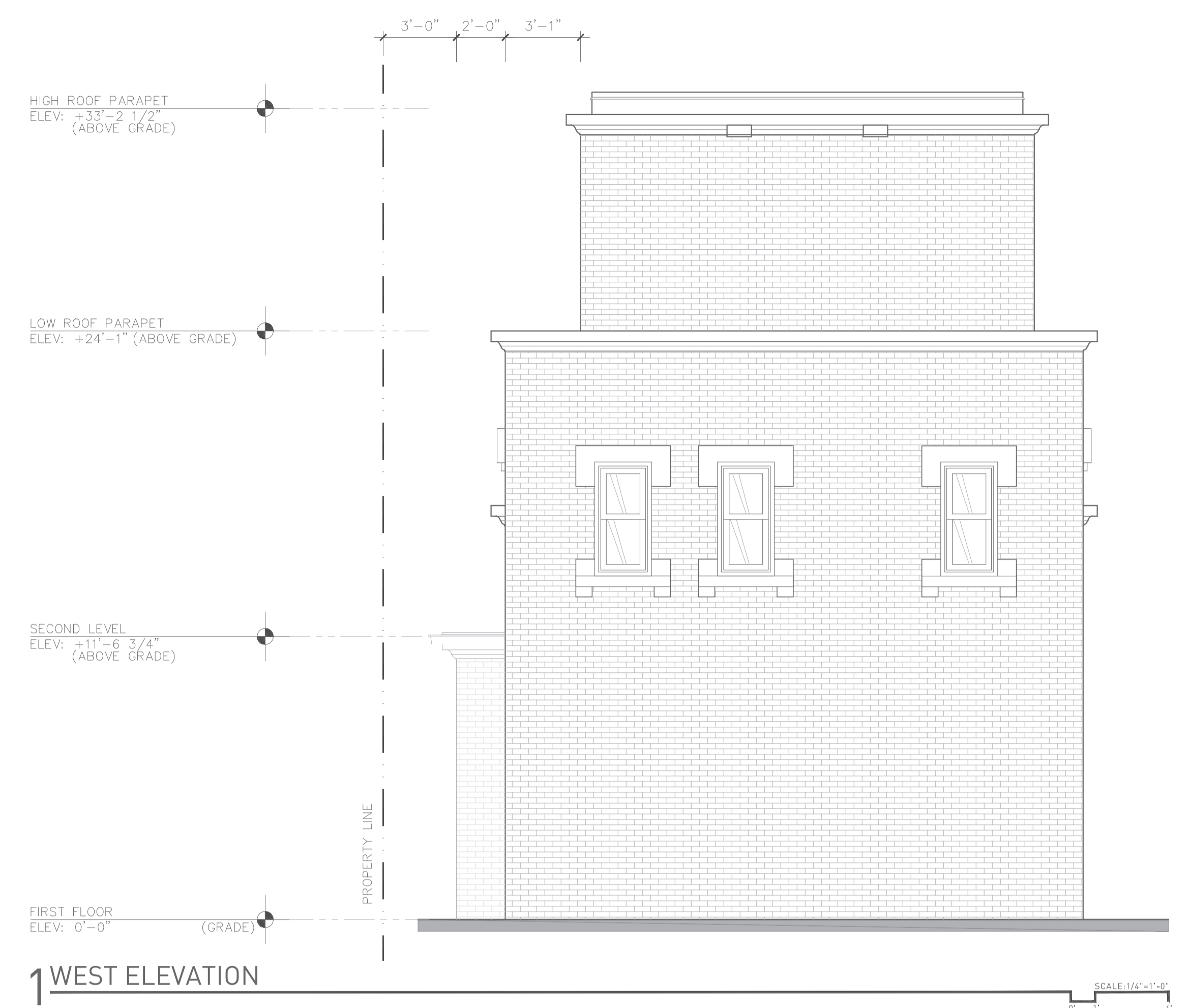
SEAL

ELEVATION GENERAL NOTES

- ALL KEYNOTE / CALLOUTS INDICATE AREAS OF WORK TO BE COMPLETED, BUT MAY NOT COVER / INCLUDE EVERY INSTANCE NECESSARY. CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL CONDITIONS (INTERIOR AND EXTERIOR) PRIOR TO RENOVATION TO DETERMINE TOTAL SCOPE OF WORK. WHERE DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE CONTRACTORS VERIFICATION / SCOPE OF WORK EXIST, ALERT THE ARCHITECT IMMEDIATELY FOR REVIEW AND APPROVAL.
- CONTRACTOR IS TO CLEAN ALL MASONRY AND STONE FOLLOWING UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK. CONTRACTOR IS TO SEAL ALL EXTERIOR MASONRY AFTER RESTORATION.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENING (MASONRY OR OTHER) DIMENSIONS.
- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS WITH ONE-PIECE INTEGRAL BRICK MOULD BY KELLY WINDOWS AND DOORS OF DETROIT MICHIGAN. SASH AND FRAME COLOR ARE TO BE BLACK, UNLESS OTHERWISE NOTED. REFER TO DOOR AND WINDOW SCHEDULES.
- PREPARE ALL WINDOW AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY, MATERIAL AND APPLICATION. REFER TO SPECIFICATIONS.
- ALL ENTRY DOORS ARE TO BE PAINT GRADE SOLID WOOD DOORS AND FRAMES, UNLESS OTHERWISE NOTED.
- ALL WOOD IS TO BE PAINT GRADE, PRIMED ON FOUR (4) SIDES AND RECEIVE NO LESS THAN TWO (2) COATS OF PAINT. CONTRACTOR IS TO PRIME ALL EXPOSED END-GRAIN PRIOR TO INSTALLATION. COLORS ARE TO BE SELECTED BY OWNER FROM THE DETROIT HISTORIC DISTRICT COLOR AND STYLE GUIDE, COLOR SYSTEM B.
- NEW SLATE ROOF, GREY GREEN COLOR. HIPPS ARE TO BE SLATE, VALLEYS AND FLASHINGS ARE TO BE COPPER. INSTALL OVER PROPER UNDERLAYMENTS PER MANUFACTURER'S INSTALLATION AND WARRANTY REQUIREMENTS. PROVIDE ICE AND WATER SHIELD AT ALL EAVES TO A MINIMUM DISTANCE OF 24" BEYOND INTERIOR FACE OF FINISHED WALL UP ROOF SLOPE. ROOFING ASSEMBLY IS TO ACHIEVE A 30 YEAR WARRANTY.
- VENTILATE ROOFING ASSEMBLY PER CODE. VENTING IS TO OCCUR THROUGH EACH RAFTER CAVITY FROM VENTS LOCATED IN SOFFIT AND EXPELLED THROUGH VENT ASSEMBLY AT ROOF CURB THROUGH FULLY BAFFLED RAFTER CAVITIES.

ELEVATION KEY NOTES

- NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.
- (1000) PRESSURE SENSITIVE PARAPET CAP. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR PAINT COLOR AND FINISH. SLOPE TO ROOF.
  - (1001) GRAY-GREEN ROOF SLATE.
  - (1002) DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
  - (1003) ALUMINUM CLAD WOOD WINDOWS.
  - (1004) PAINTED WOOD EAVE TRIM WITH COPPER FLASHING.
  - (1005) CAST STONE SILL.
  - (1006) BRICK TO MATCH MAIN HOUSE IN COLOR AND DIMENSIONS.
  - (1007) CAST STONE DOOR HEADER.
  - (1008) CAST STONE WINDOW SURROUND.
  - (1009) COPPER DOWNSPOUT AND GUTTER.
  - (1010) WOOD TRIM AT GARAGE DOOR HEADER BEAM.
  - (1011) SECTIONAL GARAGE DOOR.
  - (1012) SHED ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
  - (1013) CAST IRON GUARDRAIL BOLTED TO BRICK VENEER FACE.



1 WEST ELEVATION



2 NORTH ELEVATION