



VICINITY PLAN

GENERAL NOTES	GENERAL NOTES	PROJECT INFORMATION	ISSUANCE	DRAWING LIST																																																																												
<p>1. ANY MENTION OF "CONTRACTOR" INCLUDES THE GENERAL CONTRACTOR (GC), CONSTRUCTION MANAGER (CM) OR SUBCONTRACTORS AS THEY RELATE TO THE CONTRACTUAL DELIVERY METHOD ADOPTED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR UNDERSTANDING CONSTRUCTED IMPROVEMENTS OF THE PROPERTY. ACCORDINGLY, 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 EITHER THE COMPLETE JOB OR GENERAL CONTRACTOR / CONSTRUCTION MANAGER AND/OR A SPECIFIC TRADE (SUBCONTRACTOR).</p> <p>2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION, UNLESS OTHERWISE AGREED UPON. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.</p> <p>3. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY, ESPECIALLY AROUND ALL STAIR, ELEVATOR, AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA REGULATIONS.</p> <p>4. THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.</p> <p>6. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.</p> <p>7. THE CONTRACTOR IS TO ALERT THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL INFORMATION, CLARIFICATIONS AND / OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND BROUGHT TO THE ATTENTION OF THE ARCHITECT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.</p> <p>8. THE CONTRACTORS ARE TO VERIFY ALL CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES, OR OBVIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.</p> <p>9. THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.</p> <p>10. THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.</p> <p>11. SHOP DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS WHICH REQUIRE FABRICATION, AS DIRECTED AND APPROVED BY THE OWNER. ALL COLOR AND MATERIAL REVIEWS ARE TO BE MADE FROM ACTUAL SAMPLES, NOT FROM REPRODUCTION OR FROM NARRATIVE DESCRIPTIONS.</p> <p>12. CHANGES IN THE WORK SHALL BE INITIATED THROUGH DOCUMENTS ISSUED BY THE ARCHITECT AS REQUESTED / APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL FROM THE OWNER IN THE FORM OF AN APPROVED CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME.</p> <p>13. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING THE ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, GUYS, OR THE DOWNS IF NECESSARY. MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.</p> <p>14. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.</p> <p>15. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.</p> <p>16. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.</p> <p>17. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES; DEMOLITION AREAS; MAINTAIN LEGAL, EXISTING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.</p> <p>18. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION 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 THE LOCAL JURISDICTION.</p> <p>19. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.</p> <p>20. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH THE UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO THE OWNER'S APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK, OR VIBRATION TO PORTIONS OF THE EXISTING STRUCTURE TO REMAIN.</p> <p>21. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS TO BE REMOVED IN ACCORDANCE WITH STRUCTURYS / ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.</p> <p>22. IF DEMOLITION OF AN EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS, NOTIFY THE ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS.</p> <p>23. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING, DEVICES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION.</p> <p>24. THE CONTRACTOR SHALL VERIFY THE DISTANCE, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES INCLUDING EXISTING WATER, SEWERS / STORM MAINS, DRAINS, ELECTRICAL, AND GAS SERVICES, ETC., BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.</p> <p>25. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.</p> <p>26. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.</p> <p>27. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.</p> <p>28. IF CONSTRUCTION IS UNDERTAKEN BY A GENERAL CONTRACTOR (GC) FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION, THE ACCEPTANCE BY 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.</p> <p>29. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACES AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p>	<p>30. PROVIDE EXIT SIGNS PER 2015 MICHIGAN BUILDING CODE WITH 4" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. PROVIDE GREEN LETTERING.</p> <p>31. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGN, COMPLYING WITH ICC 117.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, EXIT PASSAGEWAY, EXIT DISCHARGE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p> <p>32. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.</p> <p>33. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.</p> <p>34. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.</p> <p>35. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING PER SECTION 803, BASED UPON OCCUPANCY GROUP SPECIFIED IN TABLE 803.2.1.1 OF THE 2015 MI BUILDING CODE.</p> <p>36. DECORATIONS (PRIVACY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF 2015 MICHIGAN BUILDING CODE.</p> <p>37. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.</p>	<p>PROJECT ADDRESS: 729 SEWARD AVE., DETROIT, MI 48202</p> <p>PARCEL NUMBER: 04001824</p> <p>LEGAL DESCRIPTION: TBD.</p> <p>PROJECT DESCRIPTION: EXISTING HOUSE EXTERIOR RENOVATION</p> <p>APPLICABLE CODES: ALL WORK SHALL CONFORM TO ALL GOVERNING RULES, LAWS, CODES, RESTRICTIONS, ORDINANCES, BUT NO LIMITED TO: 1. 2015 MICHIGAN RESIDENTIAL CODE</p> <p>HANDICAP REQUIREMENTS: 1. NONE REQUIRED</p> <p>ZONING DATA: ZONING DISTRICT: R2</p> <p>BUILDING DATA:</p> <p>STORIES: 1. 2 STORIES ABOVE GRADE</p> <p>SPRINKLERED: NO</p> <p>BUILDING AREAS:</p> <table border="1"> <thead> <tr> <th>BUILDING (GROSS)</th> <th>BUILDING</th> </tr> </thead> <tbody> <tr> <td>BASEMENT LEVEL</td> <td>1,122 SQFT</td> </tr> <tr> <td>FIRST LEVEL</td> <td>1,378 SQFT</td> </tr> <tr> <td>SECOND LEVEL</td> <td>1,080 SQFT</td> </tr> <tr> <td>SUBTOTAL</td> <td>3,580 SQFT</td> </tr> </tbody> </table>	BUILDING (GROSS)	BUILDING	BASEMENT LEVEL	1,122 SQFT	FIRST LEVEL	1,378 SQFT	SECOND LEVEL	1,080 SQFT	SUBTOTAL	3,580 SQFT	<table border="1"> <thead> <tr> <th>OWNER'S REVIEW</th> <th>PERMIT REVIEW</th> <th>HDC RESUBMITTAL</th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>7-25-2019</td> <td>9-11-2019</td> <td>4-27-2020</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>●</td> <td>●</td> <td>●</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>●</td> <td>●</td> <td>●</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>●</td> <td>●</td> <td>●</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	OWNER'S REVIEW	PERMIT REVIEW	HDC RESUBMITTAL						7-25-2019	9-11-2019	4-27-2020						●	●	●						●	●	●						●	●	●						<p>GENERAL SHEETS</p> <p>G-100 COVER</p> <p>SITE AND CIVIL ENGINEERING SHEETS</p> <p>C-100 EXISTING LAND SURVEY AND SITE PLAN</p> <p>ARCHITECTURAL SHEETS</p> <p>A-100 ARCHITECTURE PLAN A-200 EXTERIOR ELEVATIONS A-300 PORCH DETAILS</p>																										
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ISSUED FOR:

HDC RESUBMITTAL



729 SEWARD AVE.

729 Seward Ave Detroit, MI 48202

700 Seward , LLC

700 Seward Ave., Detroit, MI 48202 248.258.6002 klewand@klewandbuilding.com

Christian Hurttienne Architects, LLC

2111 Woodward Ave., Suite #201, Detroit, MI 48201 313.825.2005x101 Chris@cha-c.com

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22556 Gratiot Ave., Eastpointe, MI 48021 586.772.2222 rgarbarino@kemetec-survey.com

Lewand Building Companies

231 S. Old Woodward, Suite #220, Birmingham, MI 48009 248.258.6002 klewand@klewandbuilding.com

DEVELOPER
ARCHITECT
LAND SURVEYOR
GENERAL CONTRACTOR

CONTRACTOR NOTE
 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 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 TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

STRUCTURAL ENGINEER

CIVIL ENGINEER

729 SEWARD AVE.
 729 Seward Ave Detroit, MI 48202
RESIDENTIAL RESTORATION

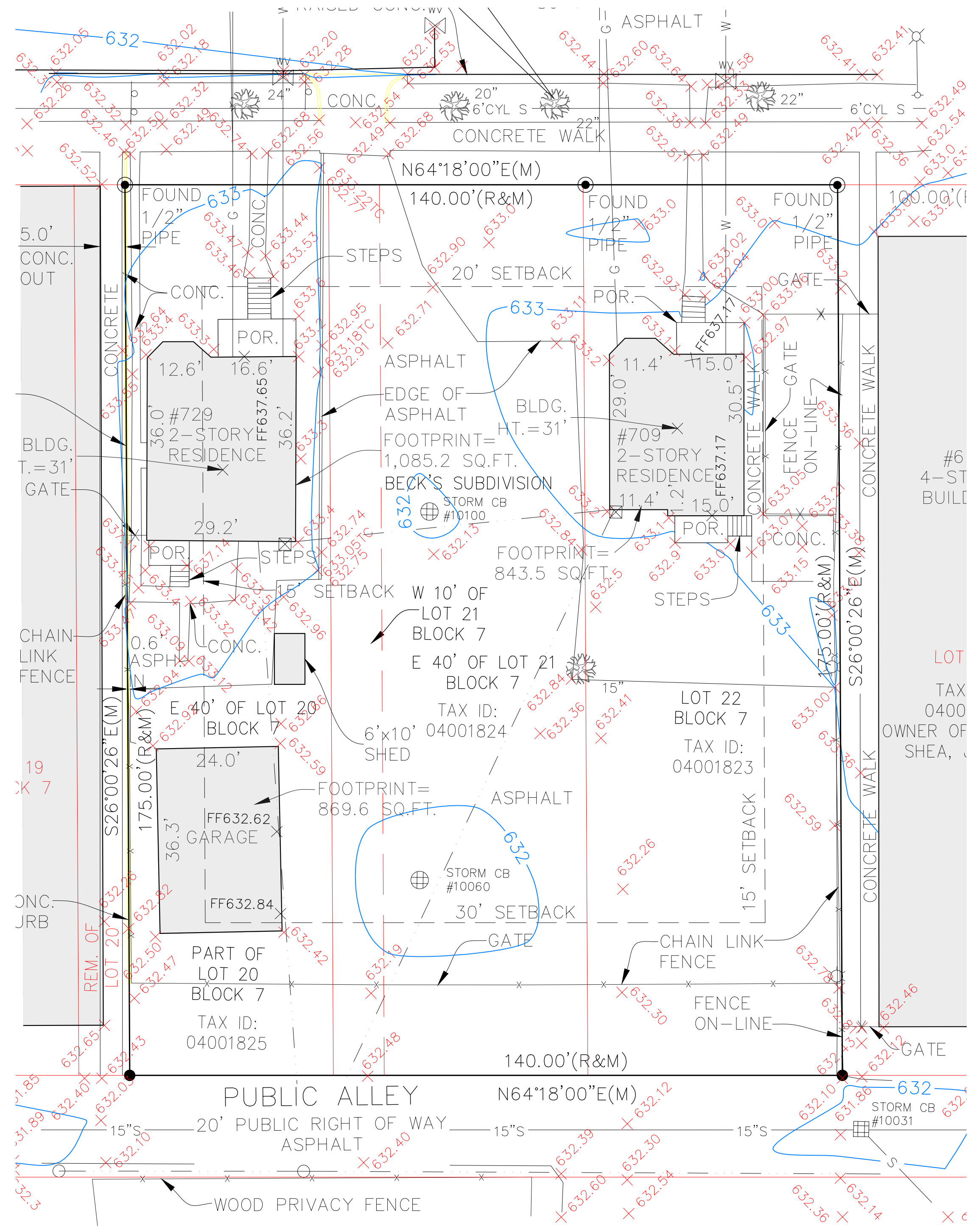
DESCRIPTION	DATE
1. OWNER REVIEW	07.25.2019
2. PERMIT REVIEW	09.11.2019
3. HDC RESUBMITTAL	04.27.2020

NOT FOR CONSTRUCTION

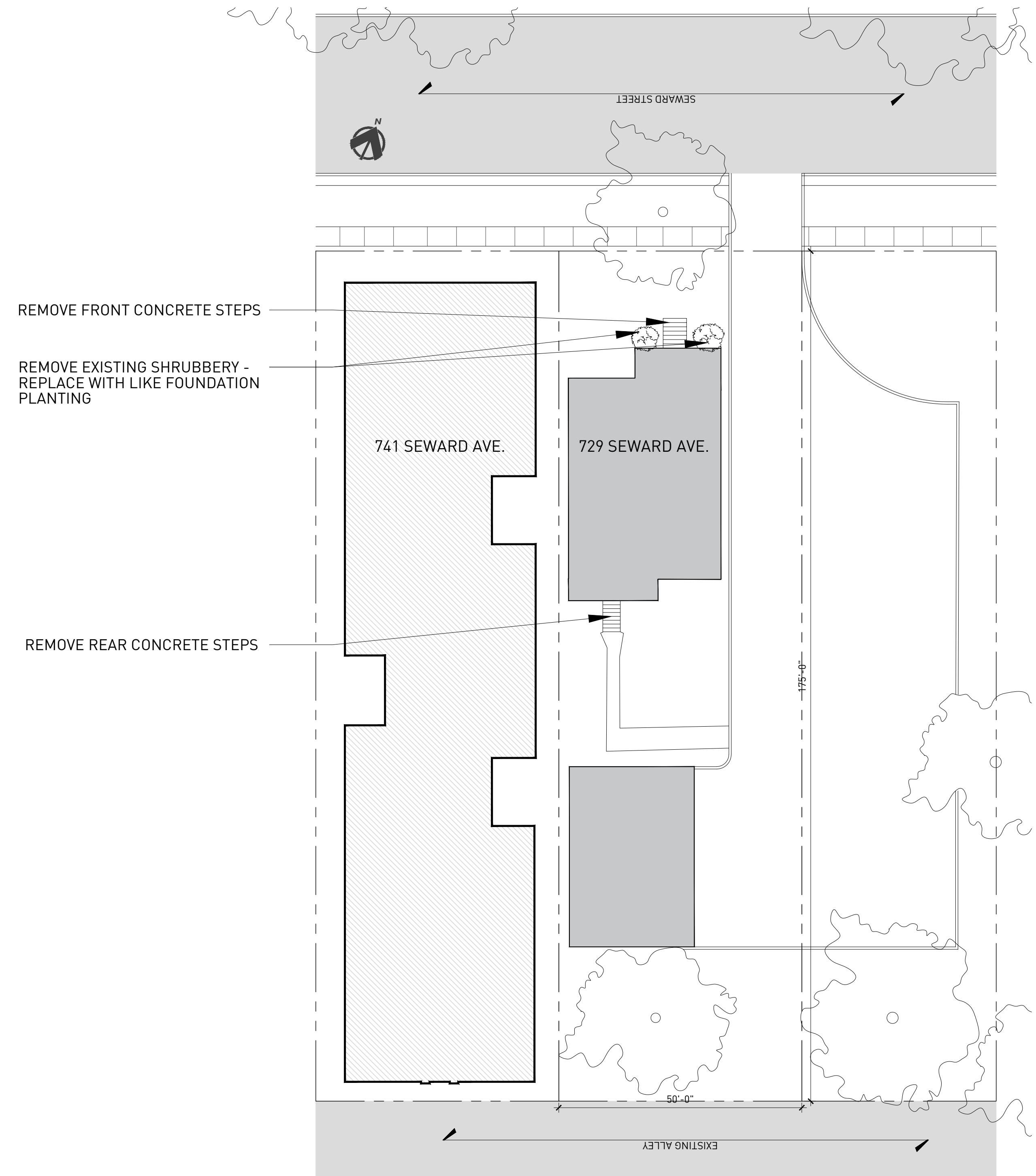
EXISTING LAND SURVEY AND SITE PLAN

C-100

DRAWING NO.



1 SURVEY
 ORIGINAL DRAWING SCALE: 1/16" = 1'-0"



2 ARCHITECTURAL SITE PLAN
 ORIGINAL DRAWING SCALE: 1/16" = 1'-0"

CHRISTIAN HURTTIENNE ARCHITECTS
 2111 WOODWARD AVENUE, #201, MI 48201
 313.825.2005 CHA-C.COM

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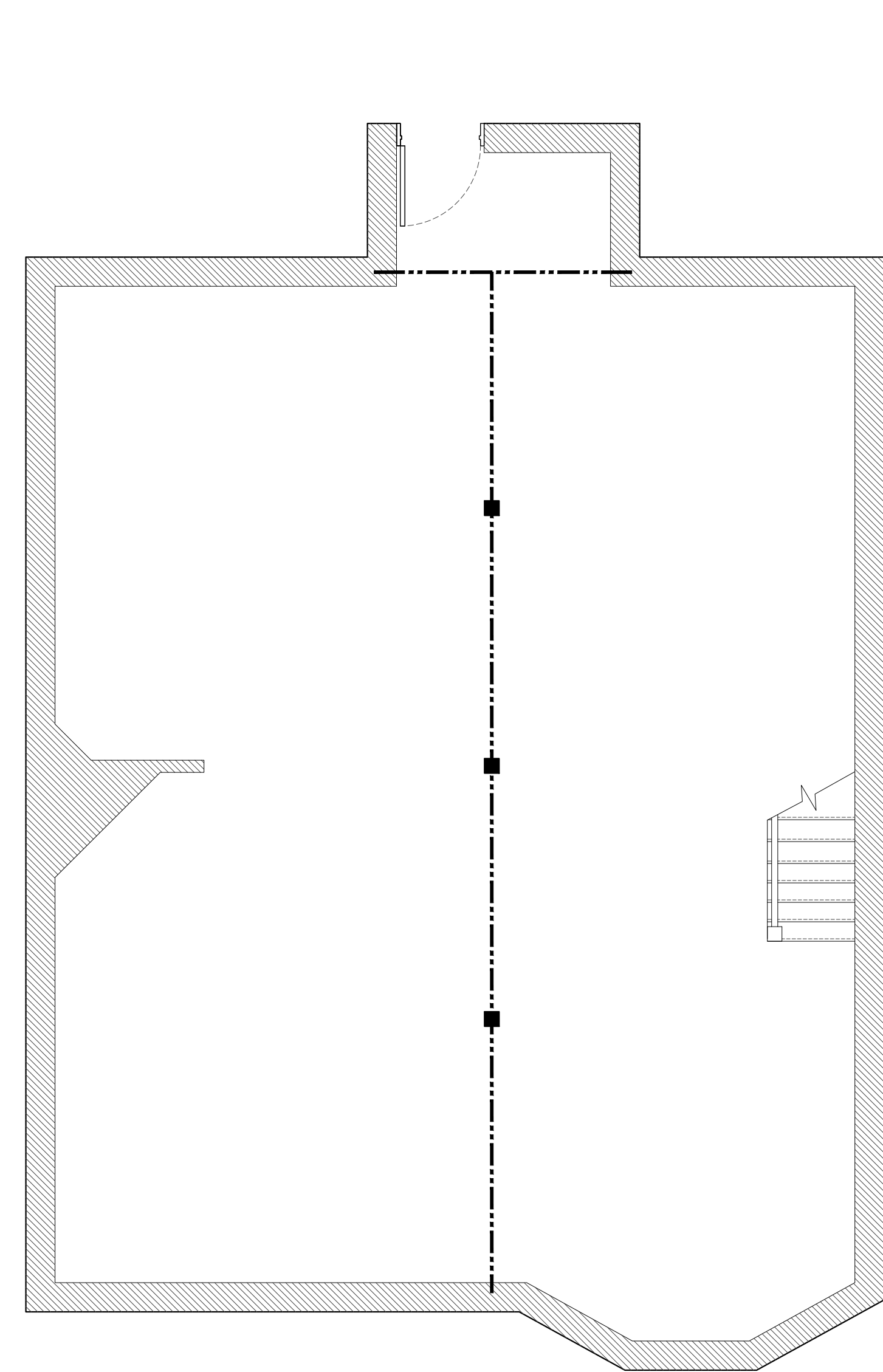
ARCHITECTURAL FLOOR PLANS

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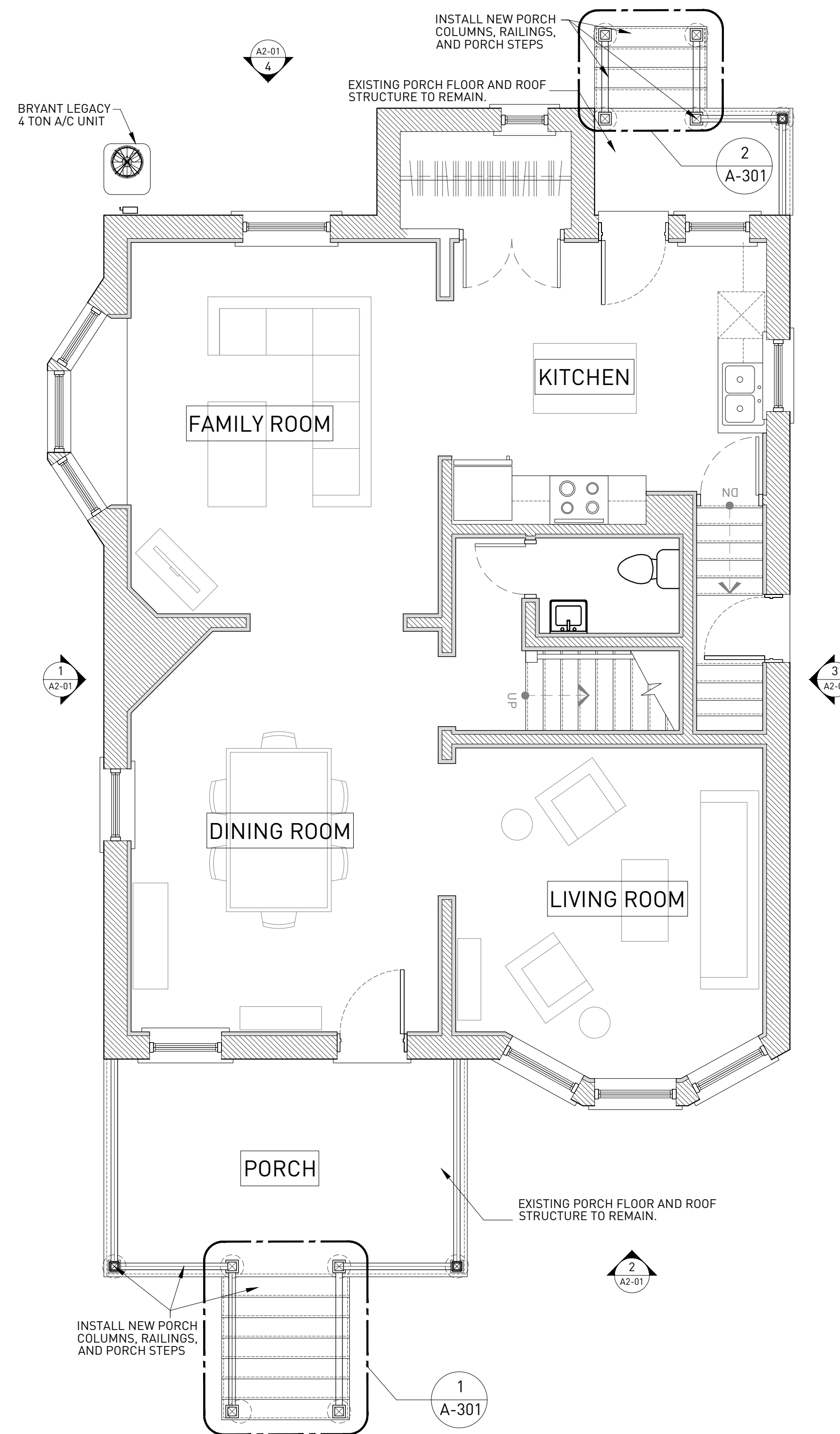
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REVISIONS

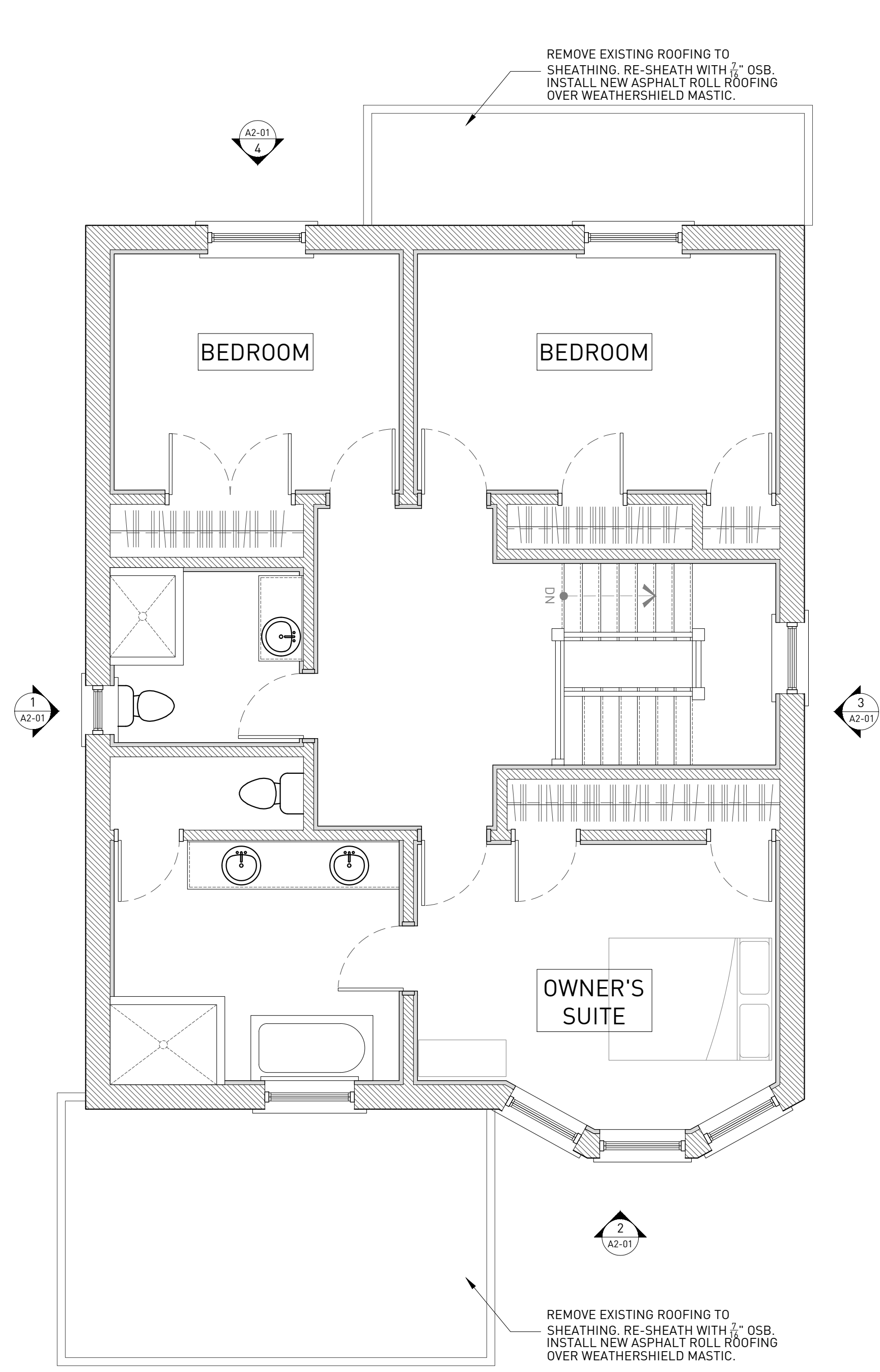
SEAL



1 BASEMENT FLOOR
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



2 FIRST FLOOR
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



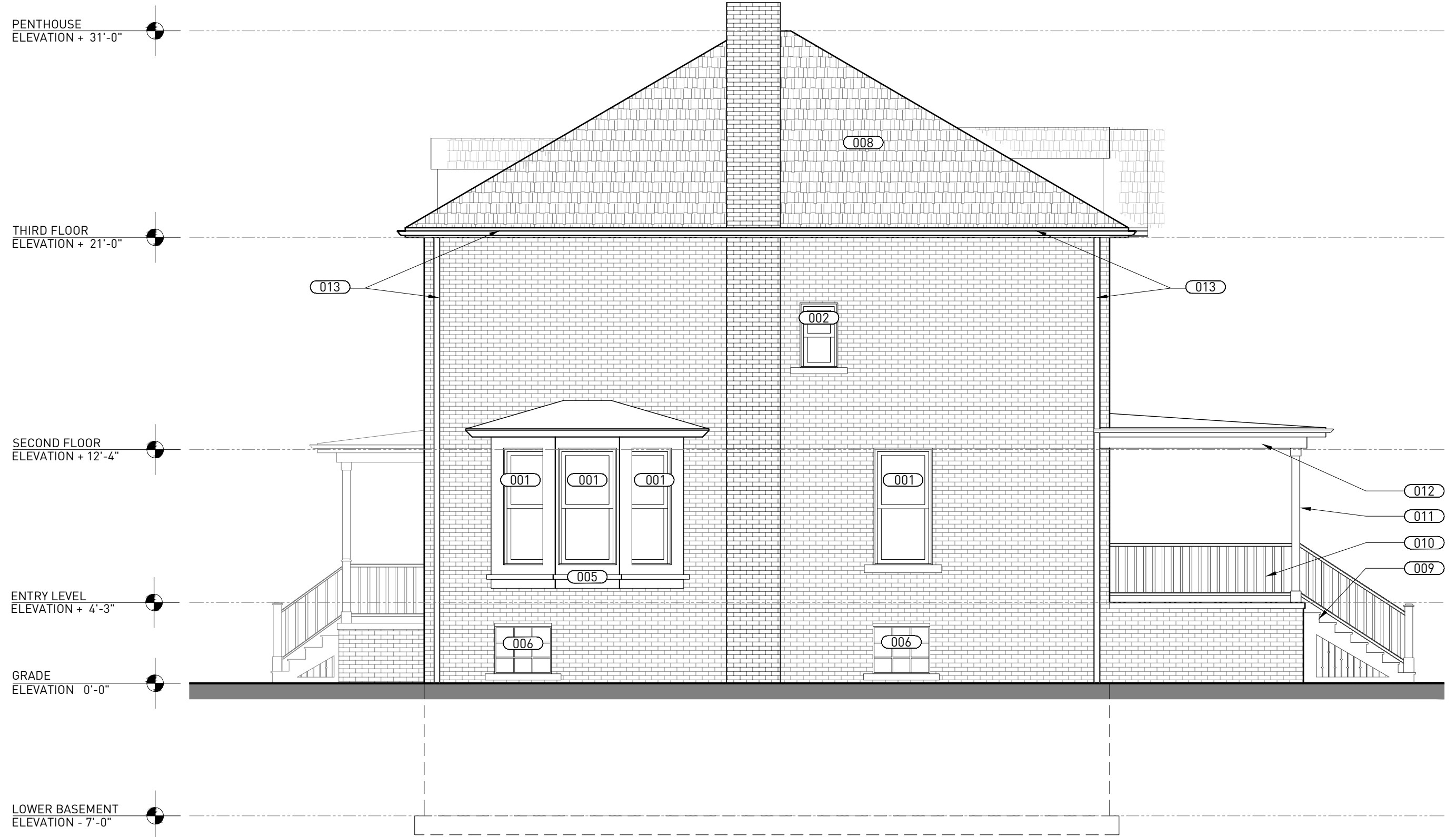
3 SECOND FLOOR
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

ARCHITECTURE GENERAL NOTES

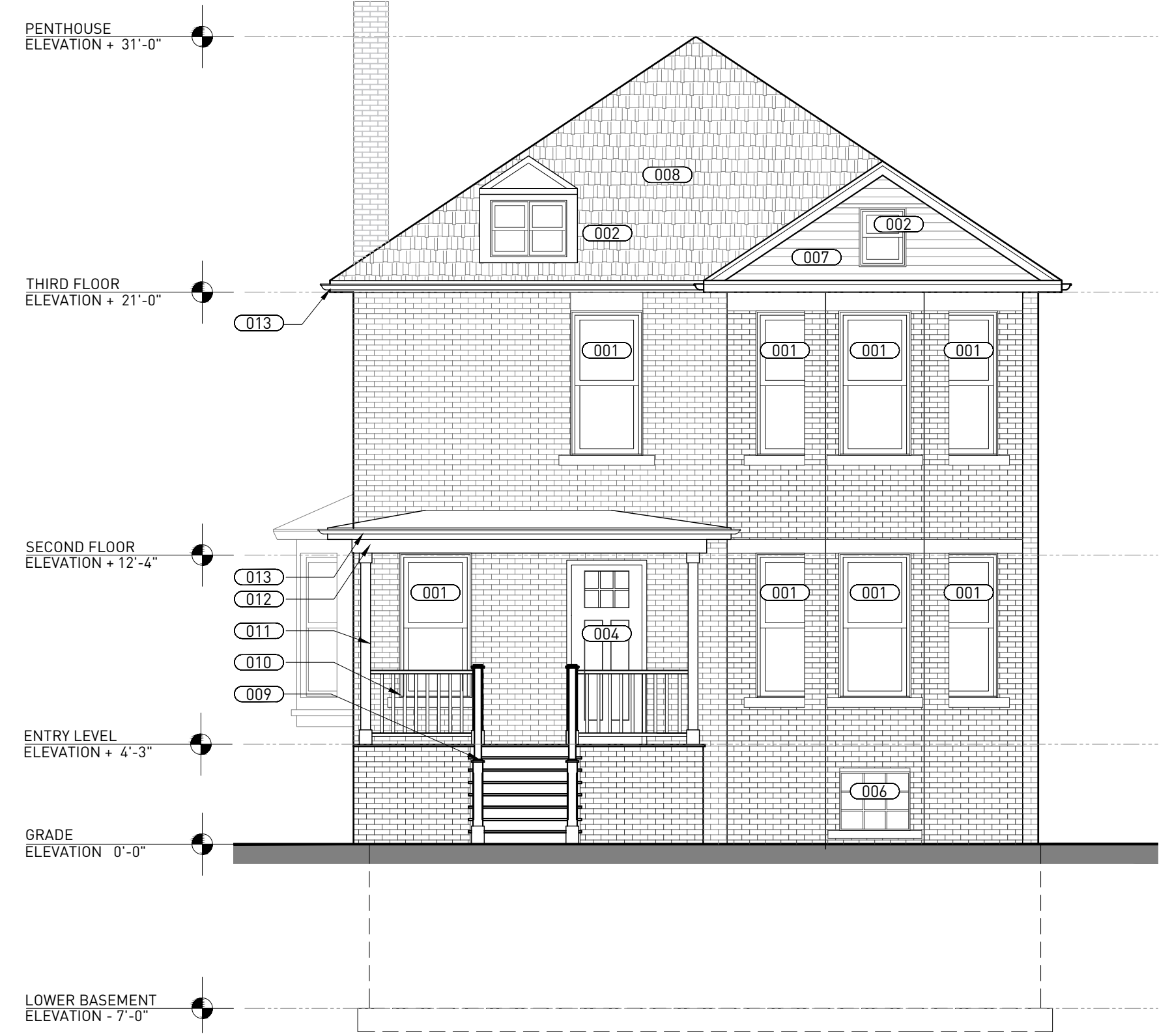
1. ALL WINDOWS WILL BE REPLACED.
2. ALL DOORS WILL BE REPLACED.

ELEVATION KEY NOTES

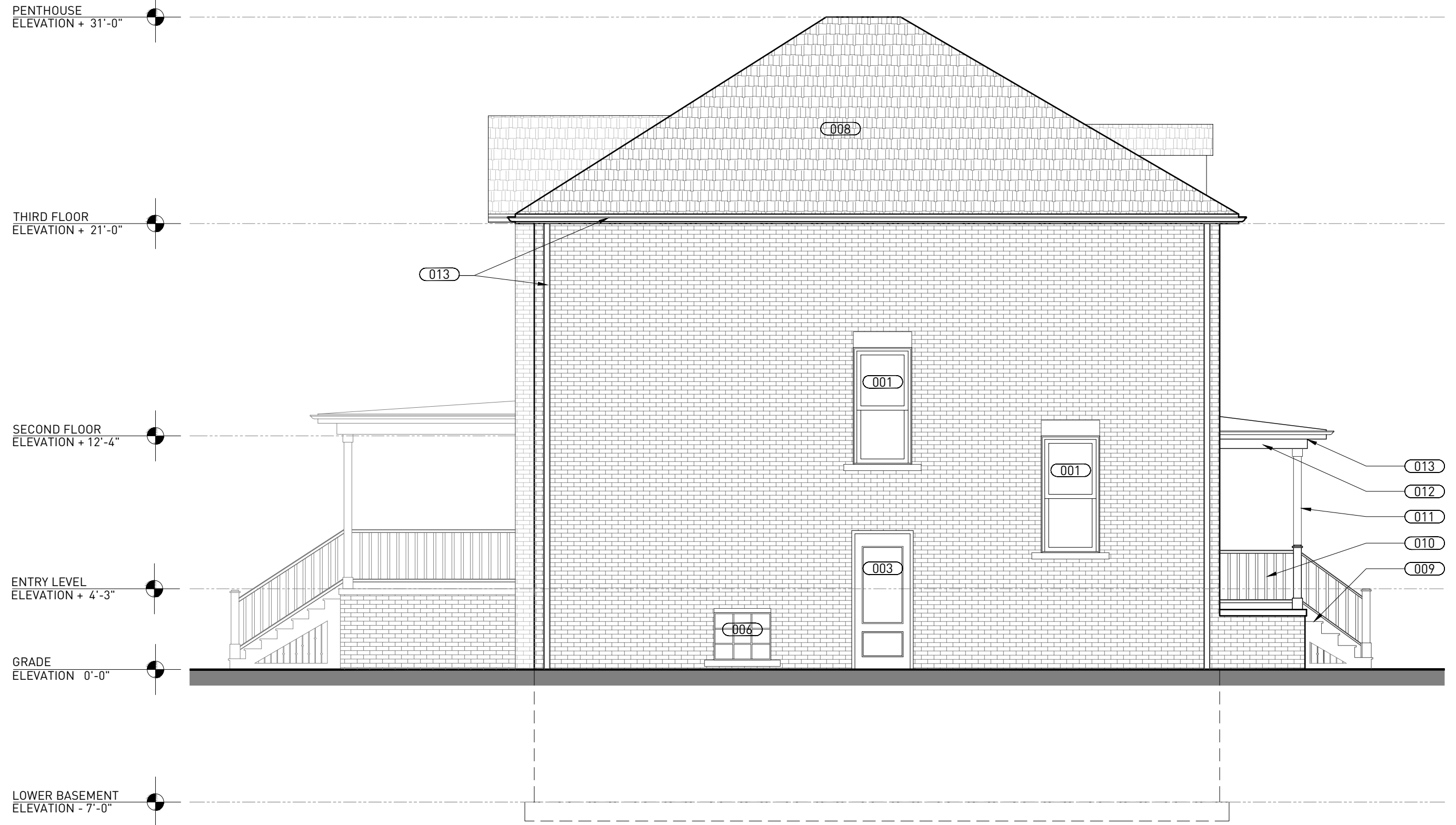
- 001 REPLACE AND INSTALL JELD WEN BUILDERS ATLANTIC™ ALUMINUM SINGLE-HUNG WINDOWS. TRIM COLOR TO MATCH EXISTING .
- 002 REPLACE AND INSTALL JELD WEN W-2500™ CLAD-WOOD WINDOW: TRADITIONAL DOUBLE-HUNG. TRIM COLOR TO MATCH EXISTING .
- 003 INSTALL THERMATRU STEEL 1/2 - LITE DOOR.
- 004 INSTALL THERMATRU STAINED WOOD DOOR.
- 005 1X6 WOOD SILL AND TRIM PAINT TO MATCH EXISTING.
- 006 EXISTING GLASS BLOCK INFILL TO REMAIN.
- 007 AREA OF ALUMINUM SIDING TO BE REMOVED. REPAIR EXISTING WOOD DECORATIVE SIDING. PAINT.
- 008 REMOVE ROOF SHINGLE TO EXISTING SHEATHING. INSTALL NEW BLACK GAF TIMBERLINE HD SHINGLES.
- 009 NEW STAIRS. SEE DETAILS A-301.
- 010 NEW PORCH RAILINGS. SEE DETAILS A-301
- 011 NEW PORCH COLUMNS. SEE DETAILS A-301.
- 012 EXISTING PORCH ROOF STRUCTURE TO REMAIN. REMOVE ALL ALUMINUM SIDING. SAND AND PAINT EXISTING WOOD. REPLACE WOOD TRIM WITH WOOD TRIM TO MATCH ADJACENT IN ORIGINAL CONDITION.
- 013 INSTALL NEW GUTTERS AND DOWNSPOUTS. BLACK B:19 MS: NO. 51 SQUARE ALUMINUM.



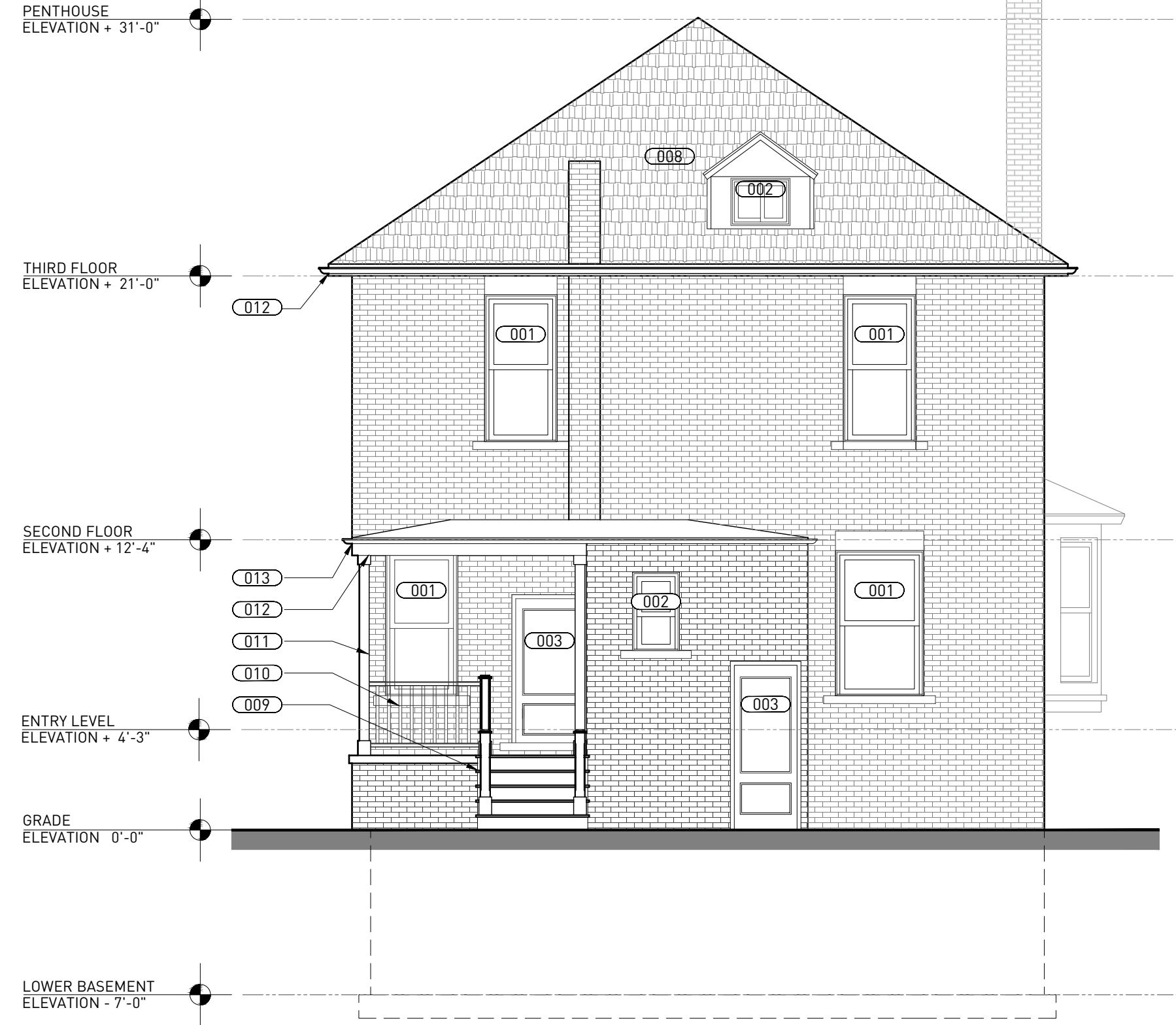
1 EAST ELEVATION FLOOR
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"

CHRISTIAN HURTTIENNE ARCHITECTS
2111 WOODWARD AVENUE, #201, MI 48201
313.825.2005 CHA-C.COM

CONTRACTOR NOTE
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 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 TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

STRUCTURAL ENGINEER
CIVIL ENGINEER

729 SEWARD AVE.
729 Seward Ave Detroit, MI 48202

RESIDENTIAL RESTORATION

DESCRIPTION	DATE
1. OWNER REVIEW	07.25.2019
2. PERMIT REVIEW	09.11.2019
3. HDC RESUBMITTAL	04.27.2020

NOT FOR CONSTRUCTION

EXTERIOR ELEVATION

A-200

CHRISTIAN HURTTIENNE ARCHITECTS
2111 WOODWARD AVENUE, #201, MI 48201
313.825.2005 CHA-C.COM

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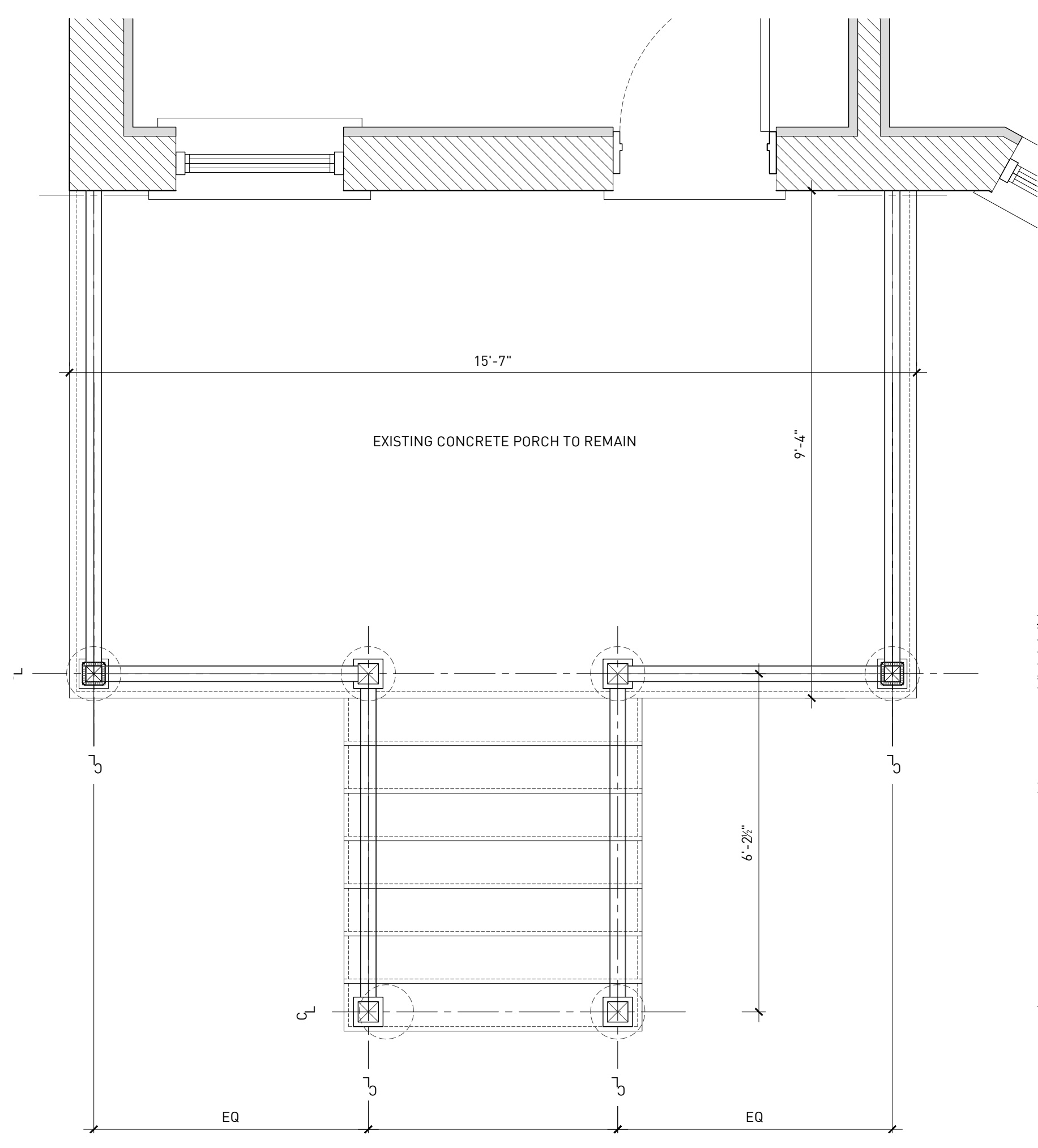
REVISIONS

NOT FOR CONSTRUCTION

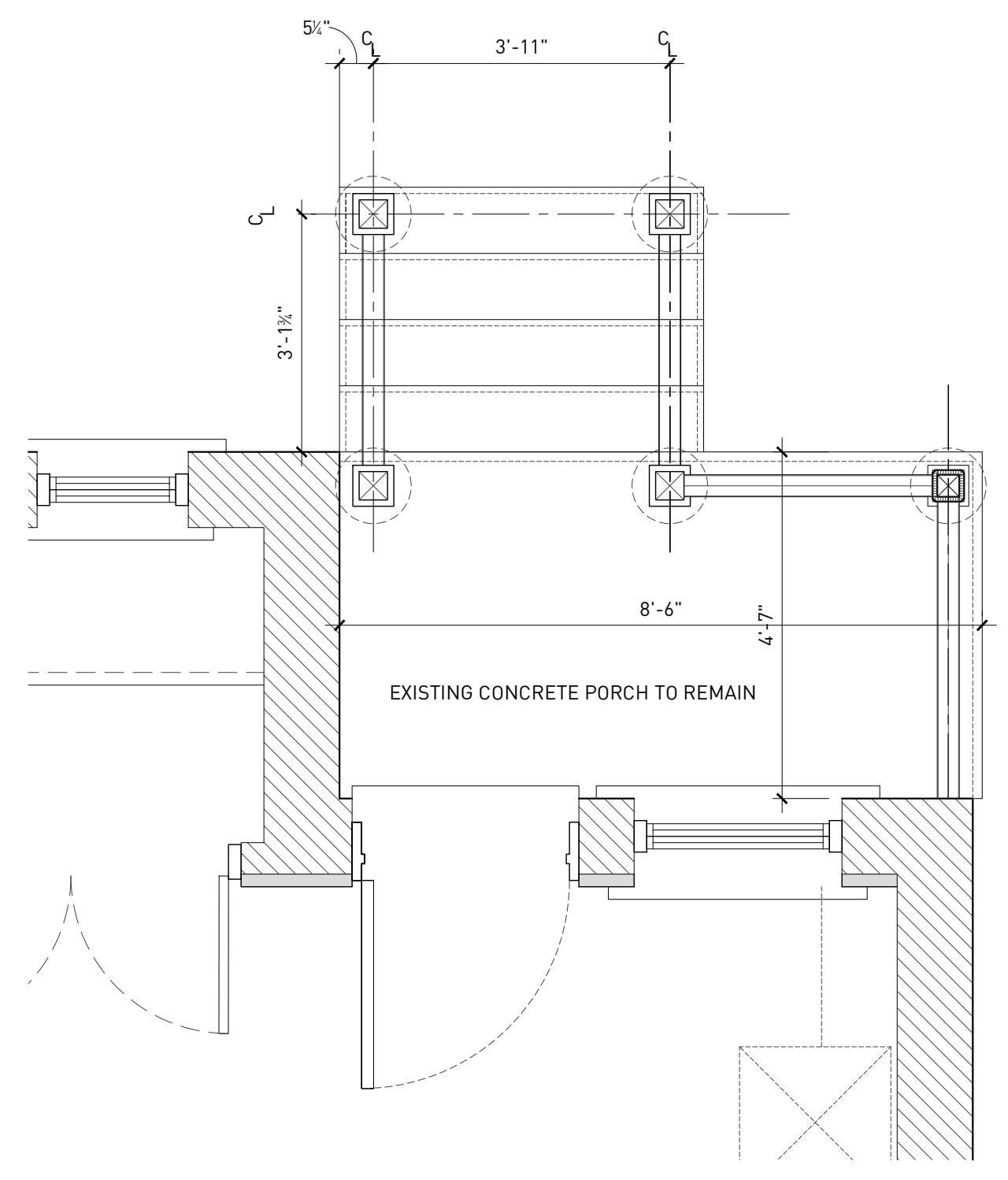
ENLARGED PORCH PLANS AND DETAILS

DRAWING NO.

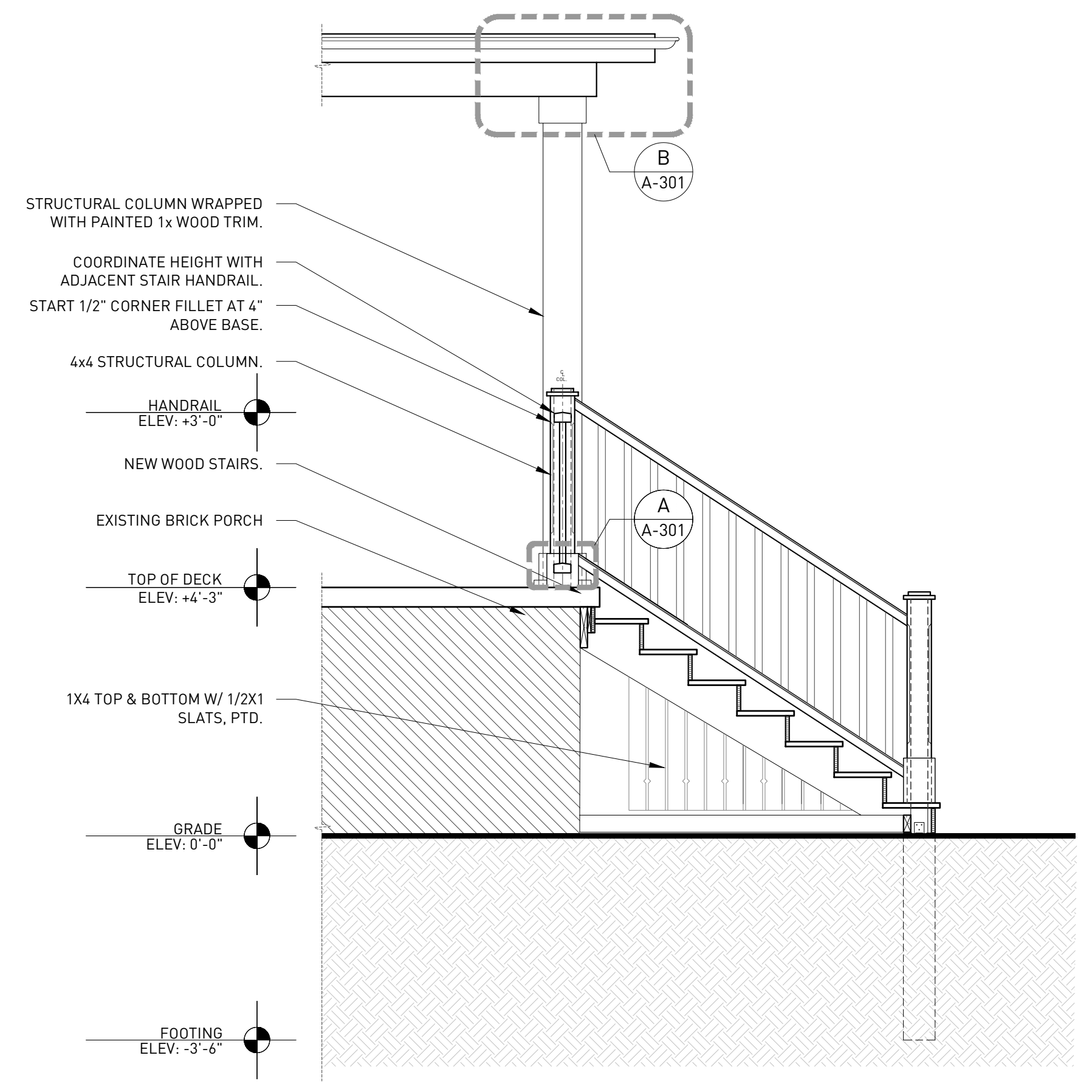
A-300



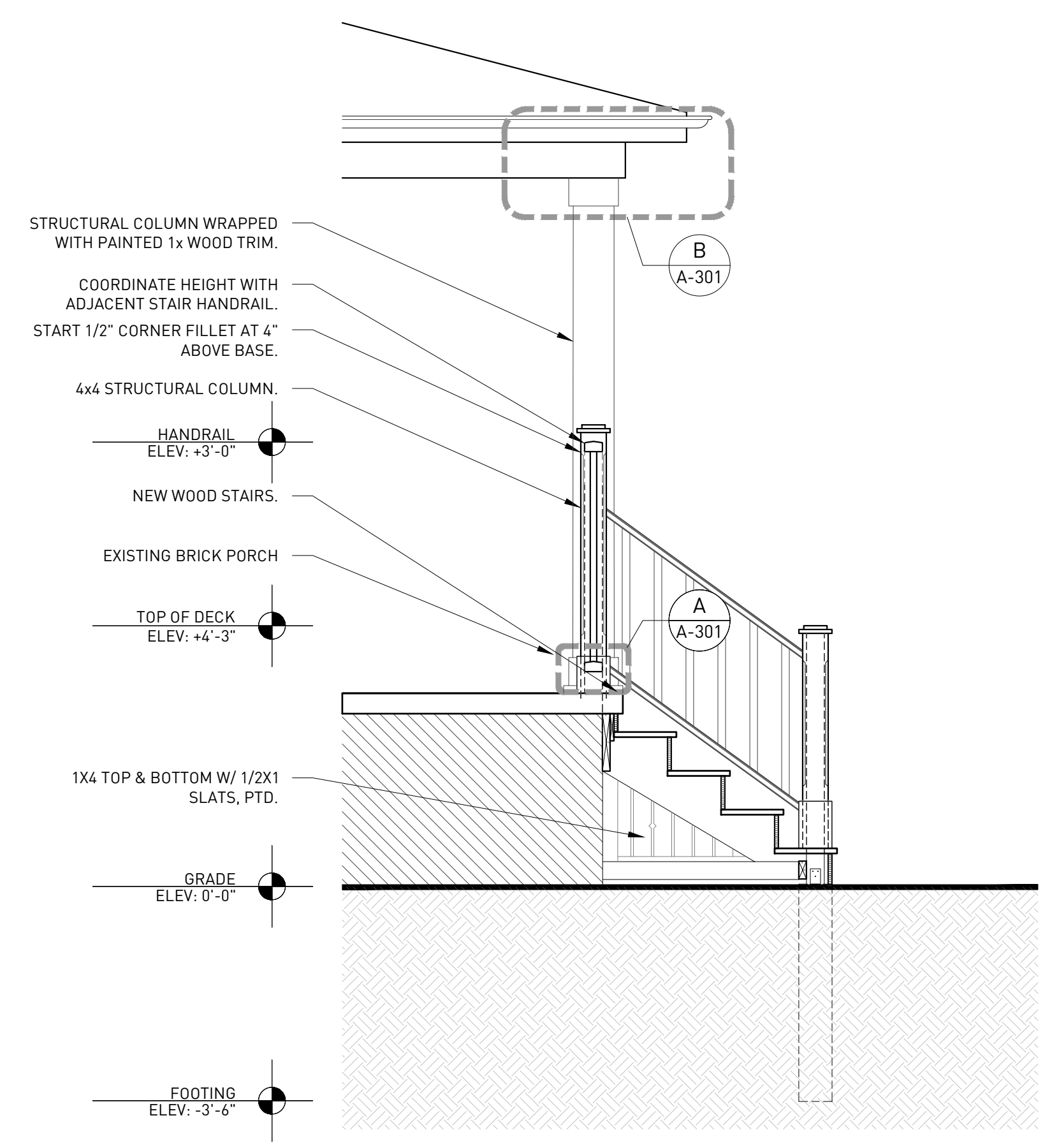
1 NORTH PORCH PLAN
ORIGINAL DRAWING SCALE: 1/2" = 1'-0"



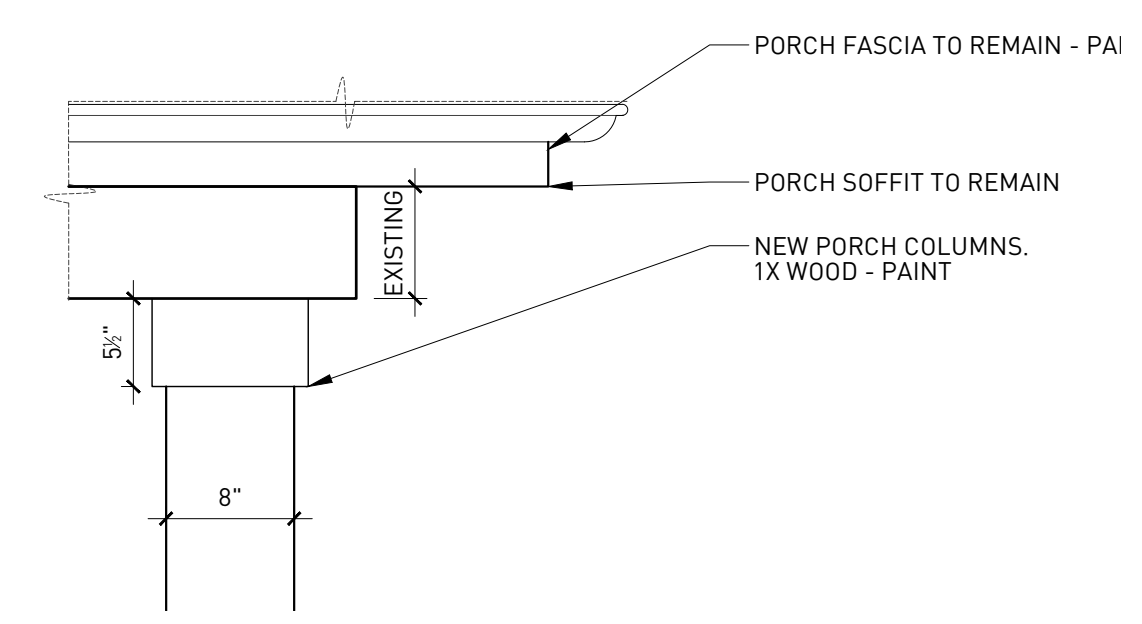
2 SOUTH PORCH PLAN
ORIGINAL DRAWING SCALE: 1/2" = 1'-0"



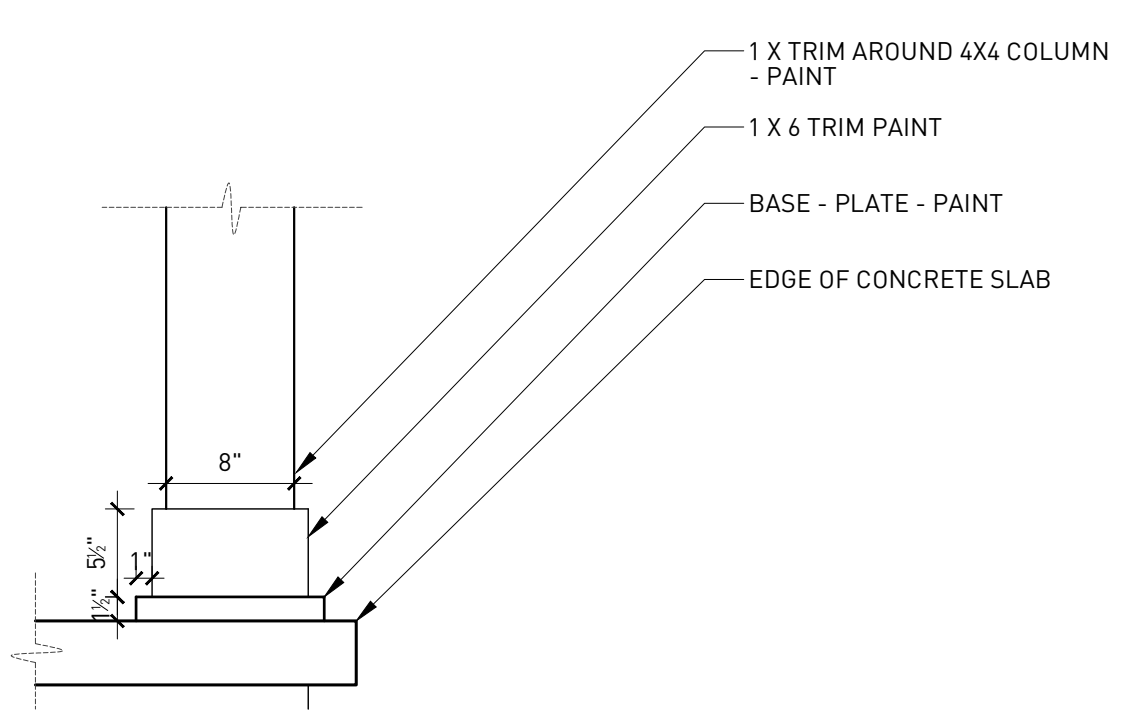
3 SOUTH PORCH STAIR SECTION
ORIGINAL DRAWING SCALE: 1/2" = 1'-0"



4 NORTH STAIR SECTION
ORIGINAL DRAWING SCALE: 1/2" = 1'-0"



B COLUMN HEAD DETAIL
ORIGINAL DRAWING SCALE: 1" = 1'-0"



A COLUMN BASE DETAIL
ORIGINAL DRAWING SCALE: 1" = 1'-0"

Date: 06/01/20

Permit Number: BLD2020-01621

5/19/2020

CERTIFICATE OF APPROPRIATENESS

Andrew Jordan
Lewand Building Companies
231 S Old Woodward, Ste. 220
Birmingham, MI 48009

RE: Application Number 20-6718; 729 Seward Avenue, New Center Area Historic District

Dear Mr. Jordan,

At the regularly scheduled meeting held virtually on May 13, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of May 19, 2020.

The following scope meets the Secretary of the Interior’s Standards for Rehabilitation, especially 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided* and 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

• **General rehabilitation of the building, including the following scope items:**

• **Doors**

- Existing security door and entry door at the front (north) façade are to be replaced with a smooth-paneled “Shaker-Style Fiberglass Door” with simulated divided lite panel at the top of the door. Color to comply with Color System B.
- Existing security door and entry door at the rear (south) porch to be replaced with a paneled steel door. Color to comply with Color System B.
- Existing wood door located at grade on the rear (south) elevation to be replaced with a paneled steel door. Color to comply with Color System B.
- Existing door located at grade on side (west) elevation to be replaced with paneled steel door. Color to comply with Color System B.

• **Roof and Dormers**

- Remove existing reddish-brown asphalt shingles at the roof and replace with new dark gray/black dimensional asphalt shingles.
- All (3) dormers – 2 in front, 1 in rear – to have wood shake in peaks repaired and repainted. If repair is not possible, the peaks will be clad in new wood shake and painted.

• **Masonry**

- The existing brick masonry (including the foundation) is to be cleaned using the gentlest means possible to remove fungus growth. Deteriorated mortar joints are to be raked out by hand and repointed to match existing. The new mortar joints will match the historic mortar joints in color, texture, strength, and joint tooling. If replacement of brick is necessary due to severe deterioration, the replacement brick is to match the existing in material, size, color, and texture. In areas where cleaning, brick replacement, and/or repointing are required, the surface is to be repainted with a non-waterproof, breathable paint (i.e. silicate/mineral paint) and should match the existing adjacent painted surface in color and sheen.
- Should the applicant decide to remove the paint from all brick, the applicant is required to submit a new application – including a detailed scope of work as to how the paint will be removed without damaging the brick – **prior to initiating the work** and will be required to go before the Commission for review at a regular meeting.

- **Porches**

Permit Number: BLD2020-01621

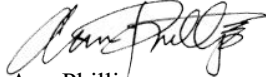
 - Remove existing concrete steps at front and rear porches and install new wood porch columns, railings, and steps and wood slats at base of stairs. All wood to be painted to comply with Color System B.
- **Gutters and Downspouts**
 - Existing gutters and downspouts to be removed and replaced with new square 5” K-style aluminum gutters and downspouts (color: black). Existing aluminum wrap at the fascia/soffits to be removed, wood beneath to be repaired and painted to comply with Color System B.
- **Mechanical, Electrical, Plumbing**
 - New plumbing and electrical systems
 - New exterior lighting to be installed. At the front a rear porches, the existing ceiling-mounted fixtures are to be replaced with recessed fixtures. The rear basement door is to have a sconce adjacent to the door.
 - A condenser will be located directly adjacent to the house at the southeast (rear) corner of the building. The condenser is to be screened with landscaping or moved to a less visible location.
- **Site Work**
 - The new landscaping and hardscaping is proposed to match what was in place originally.
 - There is no work currently proposed at the garage.

However, this COA has been issued with the following condition

- The applicant shall provide HDC with the final paint specifications for the areas to be repainted following cleaning, replacement, or repointing. Staff shall be afforded the opportunity to review and approve this submission prior to the issuance of the permit.
- The applicant shall revise the drawing set/construction documents to reflect the proposed building products (windows, doors, cladding materials) included in the cut sheets in the application and submit to HDC staff for review and approval prior to pulling the building permit for the project.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips
Staff

Detroit Historic District Commission