

EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTES FOR FRONT PORCH & BAY WINDOW:

- CORNER SUPPORT COLUMNS WILL BE QUILT FROM PRESSURE TREATED 4X4 SQUARE WOOD BEAMS, WITH ADDED BRACE AT THE TOP AND BOTTOM MOUNTING TO REINFORCE THE DAMAGED DESIGN.
- PORCH RAILING WILL BE REPLACED TO MATCH EXISTING BALUSTED DESIGN, WITH CORNER POST EXTENDING TO SUPPORT PORCH ROOF.
- NEW BUILD FRAMING WILL MATCH EXISTING FRAMING SIZE DIMENSIONS, WITH NEW MOUNTING ON THE CORNER FACADE TO MATCH THE ORIGINAL MOUNTINGS.
- NEW ROOF OVER BAY WINDOW WILL BE APPLIED TO MATCH EXISTING ROOF, EXISTING ROOF WAS NOT DAMAGED BY THE FIRE.

NOTES FOR SIDING REPLACEMENT:

- THE NEW SIDING WILL BE WOOD OR FIBER CEMENT LAP TO MATCH THE STYLE OF THE EXISTING SIDING ON THE FRONT.
- THE EXISTING SIDING IS A MIX OF WOOD AND ALUMINUM LAP.
- EXACT PRODUCT HAS NOT BEEN DETERMINED, WE ARE REQUESTING ASSISTANCE FROM THE HDC STAFF IN DETERMINING AN APPROPRIATE PRODUCT FOR SIDING REPLACEMENT.
- DECORATIVE ACCENTS ON THE UPPER SECTION OF THE FRONT FACADE WILL BE REPRODUCED AS CLOSE AS POSSIBLE TO THE ORIGINAL DESIGN.
- COLOR IS TBD AS PER HDC STAFF RECOMMENDATION.

NOTES FOR GUTTER REPLACEMENT:

- EXISTING GUTTERS ARE ARE 5" X STYLE COMMON GUTTER.
- ALL NEIGHBORING UNITS HAVE MATCHING 5" X STYLE COMMON GUTTERS.
- NEW GUTTER WILL MATCH THE SAME 5" X STYLE AS THE EXISTING GUTTERS.
- COLOR IS TBD AS PER HDC STAFF RECOMMENDATION.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. REMOVE ALL EXISTING FLOOR, WALL AND CEILING FINISHES AS REQUIRED, AND PREPARE AT BASIS OF DEMOLITION, WHERE APPLICABLE, MATERIALS REUSE, CONTRACTOR TO MATCH TO MATCH PROPOSED CONSTRUCTION AND FINISHES.
3. THE CONTRACTOR SHALL REMOVE ALL EXISTING ROOFING MATERIALS, INCLUDING ROOFING UNDERLAYMENT, INSULATION AND FLASHING, AND SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EXISTING ROOFING MATERIALS.
4. CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIOR WALLS, CEILING AND INTERIOR WALLS, INCLUDING ALL EXISTING FINISHES, AS REQUIRED TO MATCH PROPOSED CONSTRUCTION.
5. CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIOR WALLS, CEILING AND INTERIOR WALLS, INCLUDING ALL EXISTING FINISHES, AS REQUIRED TO MATCH PROPOSED CONSTRUCTION.
6. CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIOR WALLS, CEILING AND INTERIOR WALLS, INCLUDING ALL EXISTING FINISHES, AS REQUIRED TO MATCH PROPOSED CONSTRUCTION.
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9. CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIOR WALLS, CEILING AND INTERIOR WALLS, INCLUDING ALL EXISTING FINISHES, AS REQUIRED TO MATCH PROPOSED CONSTRUCTION.
10. CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIOR WALLS, CEILING AND INTERIOR WALLS, INCLUDING ALL EXISTING FINISHES, AS REQUIRED TO MATCH PROPOSED CONSTRUCTION.

GENERAL MECHANICAL / ELECTRICAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION AND INVERT ELEVATION OF ALL EXISTING SANITARY AND VENT PIPING, AND SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EXISTING SANITARY AND VENT PIPING.
2. CONTRACTOR SHALL VERIFY ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING ALL EXISTING EQUIPMENT, AND SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.
3. CONTRACTOR SHALL REMOVE ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING ALL EXISTING EQUIPMENT, AND SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.
4. CONTRACTOR SHALL REMOVE ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING ALL EXISTING EQUIPMENT, AND SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.
5. CONTRACTOR SHALL REMOVE ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING ALL EXISTING EQUIPMENT, AND SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.

QUALITY ASSURANCE NOTES:

1. ALL WORK SHALL BE DONE ACCORDING TO THE LATEST APPLICABLE TRADE CODES AND STANDARDS, AS WELL AS THE RELEVANT ASPECTS OF THE BUILDING CODE.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE ARCHITECT AND ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
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PROFESSIONAL CONSULTING COMPANY, INC.

1450 WEST WARREN
DETROIT, MI 48228
PH: (313) 943-4550
FAX: (313) 943-0851

DRAWN BY
AS

APPROVED BY
IN

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PROJECT

INTERIOR REMODELING
EXISTING HOUSE

OWNER'S NAME
FERRIS, DEBORAH K

ADDRESS
1428 LIVERETTE ST.
DETROIT, MI, 48216

PROJECT NO.

DATE: 05/22/2024

REVISED:

SCALE
1/4" = 1'-0"

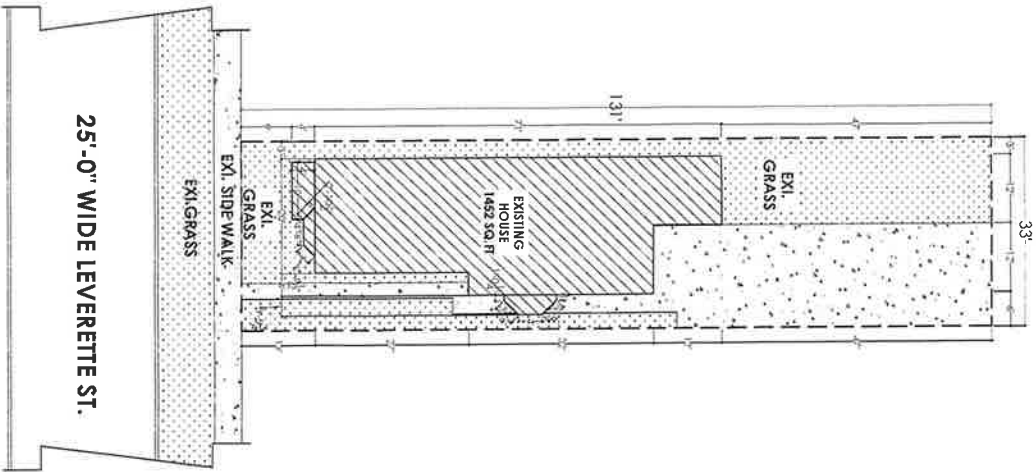
SHEET TITLE
EXISTING ELEVATIONS

A-2

SEAL



LOCATION MAP



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION:

PARCEL ID: 08000445
ADDRESS: 1628 LEVERETTE

OWNERSHIP
FERRIS, DEBORAH K

USAGE & CLASSIFICATION
PROPERTY CLASS: 401 - RESIDENTIAL-IMPROVED

PROPERTY USE: 41110 - SINGLE FAMILY
ZONING: R-2 (TWO FAMILY RESIDENTIAL DISTRICT)
NO OF BUILDINGS: 1
SINGLE FAMILY RESIDENTIAL

DIMENSIONS:
TOTAL ACREAGE: 0.099 AC
TOTAL SQUARE FOOTAGE: 4312 SQ. FT
DEPTH X FRONTAGE: 131' X 33'

LEGAL DESCRIPTION:
N LEVERETTE 21 BLK 3 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 131.12

HISTORIC DESIGNATION:

CORRTOWN

SCOPE OF WORK:

- FRONT PORCH REBUILD
- FRONT BAY WINDOW FRAMING
- ALL SIDING IS PROPOSED FOR FULL REPLACEMENT
- ALL WINDOW UNITS ARE PROPOSED FOR FULL REPLACEMENT
- ALL GUTTERS ARE PROPOSED FOR FULL REPLACEMENT

APPLICABLE CODE	APPLICABLE CODE
• MICHIGAN RESIDENTIAL CODE	• MICHIGAN RESIDENTIAL CODE
• INTERNATIONAL	• MICHIGAN RESIDENTIAL CODE
• CITY OF DETROIT ZONING ORDINANCE	• INTERNATIONAL FIRE CODE
	• CITY OF DETROIT ZONING ORDINANCE



PROFESSIONAL CONSULTING COMPANY, INC

14878 WEST VANDER
BROOKWAY
DETROIT, MI 48243
PH: (313) 563-4350
FAX: (313) 563-0551

DRAWN BY
SA

APPROVED BY
TN

DATE: 05/22/2024
REVISIONS:
1. REVISED: 05/22/2024

PROJECT
INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME
FERRIS, DEBORAH K

ADDRESS
1628 LEVERETTE ST
DETROIT, MI 48216

PROJECT NO.

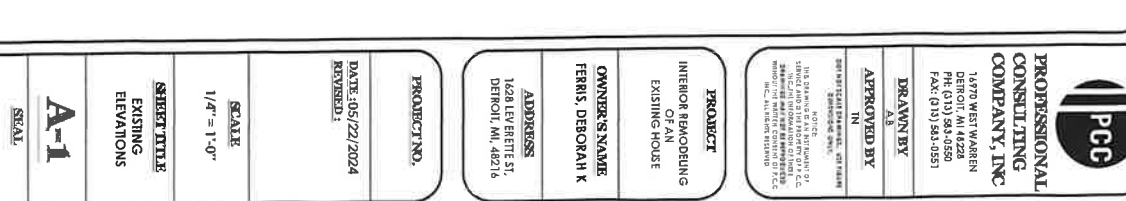
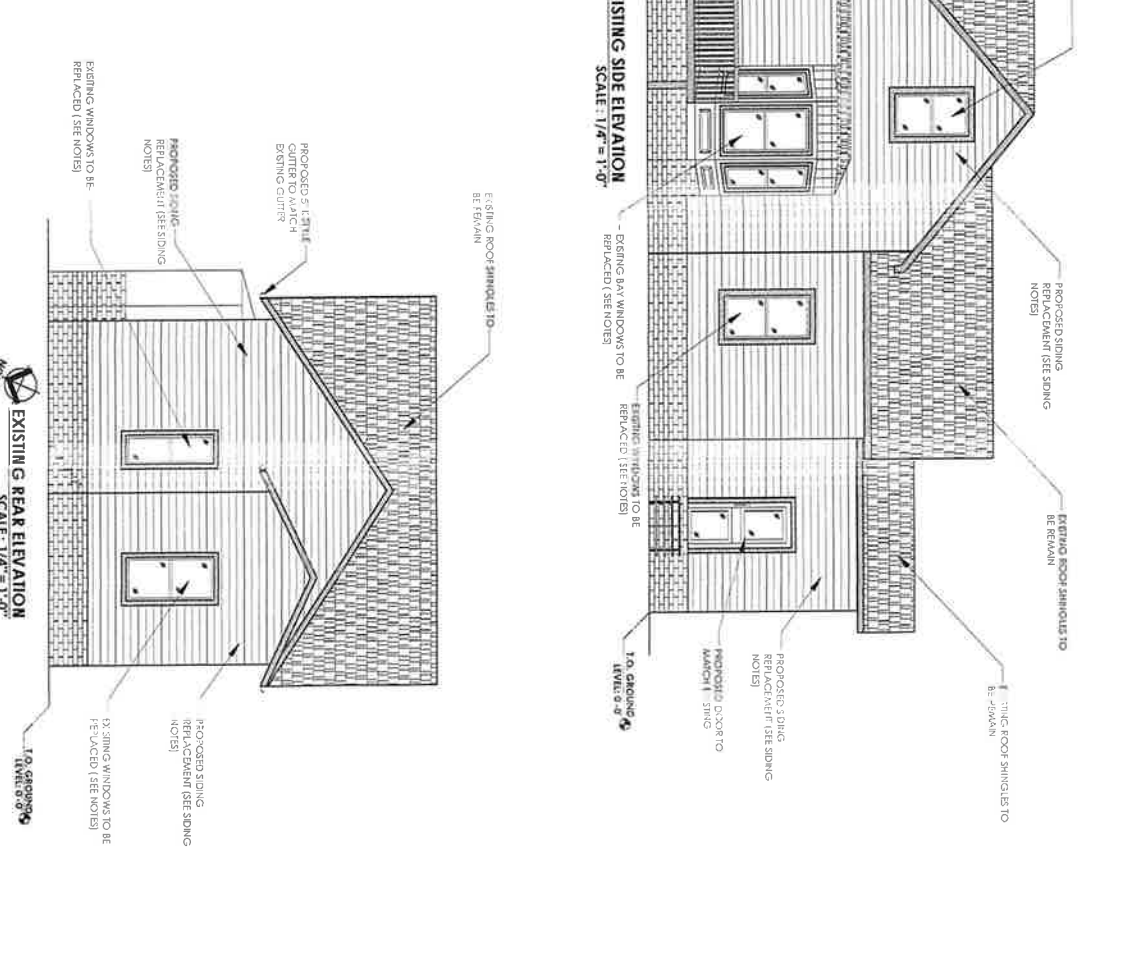
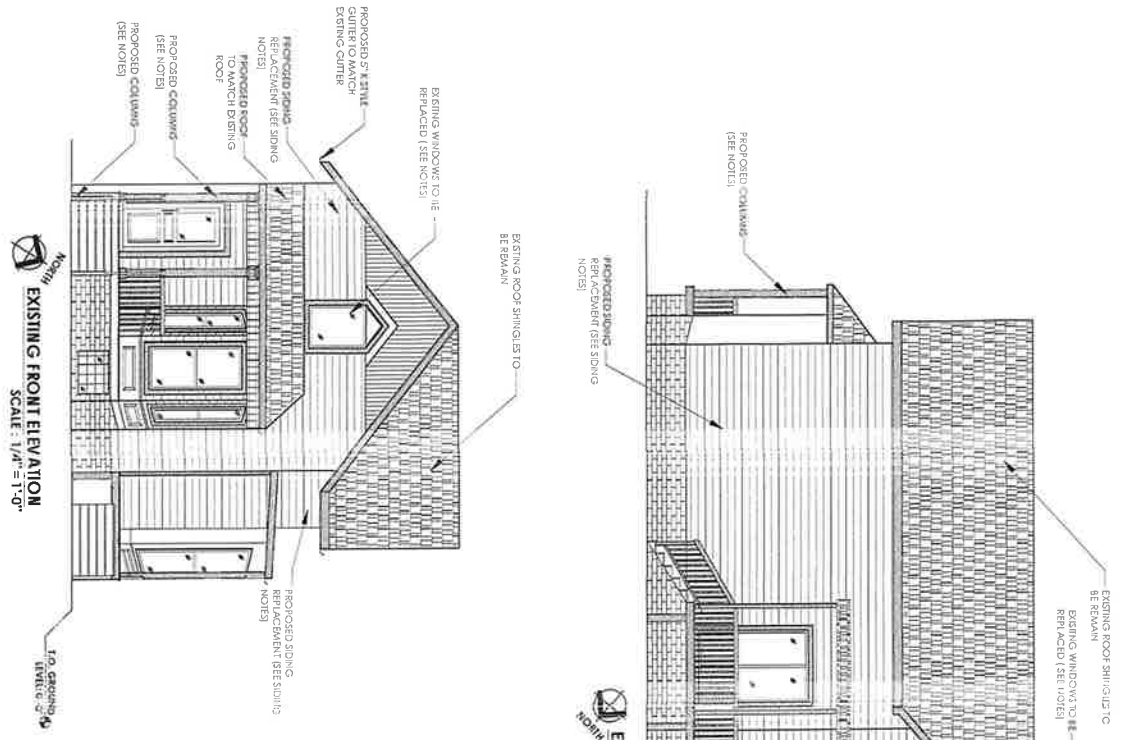
DATE: 05/22/2024
REVISIONS:

SCALE:
VARIES

SHEET TITLE:
EXISTING SITE PLAN

S-1

SEAL



PROFESSIONAL CONSULTING COMPANY, INC
 14770 WEST WARREN
 DETROIT, MI 48228
 TEL: (313) 584-4444
 FAX: (313) 584-0551

DRAWN BY
A.B.

APPROVED BY
T.N.

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF PCC CONSULTING COMPANY, INC. ALL RIGHTS RESERVED.
 2. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
 3. ALL UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - ARCHITECTURAL: AIA B191-2003
 - STRUCTURAL: AISC 360-10
 - MECHANICAL: ASHRAE 90.1-2010
 - ELECTRICAL: NFPA 70-2017
 - PLUMBING: IPC 2015
 - FIRE PROTECTION: NFPA 101-2015
 - LIFE SAFETY: NFPA 101-2015
 - ENERGY EFFICIENCY: ASHRAE 90.1-2010
 - SUSTAINABILITY: LEED 2009

PROJECT
 INTERIOR REMODELING OF AN EXISTING HOUSE

OWNER'S NAME
 FERRIS, DEBORAH K

ADDRESS
 1428 LEVERETTE ST.
 DETROIT, MI, 48216

PROJECT NO.
 2024-001

DATE: 05/22/2024
REVISIONS:

SCALE
 1/4" = 1'-0"

SHEET TITLE
 EXISTING ELEVATIONS

A-1

SEAL

Quote Number

2240

Metro Detroit

P.O. Number

Metro Detroit Window - 1628 Leverette

Customer Name

Jay Marchio

Contact Name

metrodetroitwindow@gmail.com

Billing Address

5/7/2024

Quote Date

248-565-7041

Phone Number

Fax Phone

1628 Leverette St - Kitchen 87 1/2" tall

Job Name

1628 Leverette St
Detroit, MI 48216

Job Site Address

Mobile Phone #

R.O. Allowance (Width = 1/2"-Height = 1/2") M.O. Allowance (Width = 1/4"-Height = 1/4") SHOWN AT NET PRICE

Line # 1 KITCHEN



R.O. 27'-1/2" x 88"
 U.D. 27" x 87'-1/2"
 M.O. 27'-1/4" x 87'-3/4"
 O.A. Box Size 27x87-1/2"

- DBLH-1; White Alum Clad
- AAMA.2605; LOE-272
- Box Size: 27x87-1/2
- Custom Width
- Custom Height
- 1 Full White Screen(s) Boxed
- BetterVue Mesh
- Preserve Glass (Top)
- Silver Spacer
- Preserve Glass (Bottom)
- Silver Spacer
- 4-9/16" Jamb
- White Hardware
- White Jamblers
- Natural Pine Interior
- Wide Rail Double Hung (Glass)
- Size:21-5/8x39-1/2)
- Sash 1
- U-Factor=0.32
- SHGC=0.3
- Visible Transmittance=0.52
- PG=LC-PG30-H
- Single Unit Rating Only

3 Each @ \$1,077.05 \$3,231.15

Quoted prices are good for 30 days (Expires: 6/6/2024) and are subject to correction of computational errors.

TOTAL NET PRICE \$3,231.15
 SALES TAX (Taxable Amt: \$3,231.15) \$193.87
 TOTAL QUOTATION PRICE \$3,425.02

NOTES / CONDITIONS OF SALE

Need to Verify Jambliner color, hardware color, interior natural pine or primed finish

Mobile Phone #

1628 Leverette St Detroit, MI 48216
Job Site Address

1628 Leverette St
Job Name

Fax Phone

248-565-7041
Phone Number

5/8/2024
Quote Date

metrodetroitwindow@gmail.com
Billing Address

Jay Marchio
Contact Name

Metro Detroit Window - 1628 Leverette
Customer Name

2240
Quote Number

Metro Detroit
P.O. Number

Line # 4 LOWER



R.O. 34" x 78"
U.D. 33-1/2" x 77-1/2"
M.O. 33-3/4" x 77-3/4"
O.A. Box Size 33-1/2x77-1/2"

- DBLH-1; White Alum Clad
- AAMA.2605; LoE-272
- Box Size: 33-1/2x77-1/2
- Custom Width
- Custom Height
- 1 Full White Screen(s) Boxed
- BetterVue Mesh
- Preserve Glass (Top)
- Silver Spacer
- Preserve Glass (Bottom)
- Silver Spacer
- 4-9/16" Jamb
- White Hardware
- White Jamblers
- Natural Pine Interior
- Wide Rail Double Hung (Glass)
- Size:28-1/8x34-1/2)

737.73
N/C
AAMA.2605; LoE-272
Box Size: 33-1/2x77-1/2
Custom Width
Custom Height
1 Full White Screen(s) Boxed
BetterVue Mesh
Preserve Glass (Top)
N/C
Silver Spacer
Preserve Glass (Bottom)
N/C
Silver Spacer
4-9/16" Jamb
N/C
White Hardware
N/C
White Jamblers
N/C
Natural Pine Interior
N/C
Wide Rail Double Hung (Glass)
Size:28-1/8x34-1/2)

Sash 1
U-Factor=0.32
SHGC=0.3
Visible Transmittance=0.52
PG=LC-PG35-H
Single Unit Rating Only

2 Each @ \$1,015.56 \$2,031.12

Line # 3 LOWER



R.O. 24-1/2" x 78"
U.D. 24" x 77-1/2"
M.O. 24-1/4" x 77-3/4"
O.A. Box Size 24x77-1/2"

- DBLH-1; White Alum Clad
- AAMA.2605; LoE-272
- Box Size: 24x77-1/2
- Custom Width
- Custom Height
- 1 Full White Screen(s) Boxed
- BetterVue Mesh
- Preserve Glass (Top)
- Silver Spacer
- Preserve Glass (Bottom)
- Silver Spacer
- 4-9/16" Jamb
- White Hardware
- White Jamblers
- Natural Pine Interior
- Wide Rail Double Hung (Glass)
- Size:18-5/8x34-1/2)

654.57
N/C
AAMA.2605; LoE-272
Box Size: 24x77-1/2
Custom Width
Custom Height
1 Full White Screen(s) Boxed
BetterVue Mesh
Preserve Glass (Top)
N/C
Silver Spacer
Preserve Glass (Bottom)
N/C
Silver Spacer
4-9/16" Jamb
N/C
White Hardware
N/C
White Jamblers
N/C
Natural Pine Interior
N/C
Wide Rail Double Hung (Glass)
Size:18-5/8x34-1/2)

Sash 1
U-Factor=0.32
SHGC=0.3
Visible Transmittance=0.52
PG=LC-PG35-H
Single Unit Rating Only

1 Each @ \$929.25 \$929.25

NOTES / CONDITIONS OF SALE

Need to Verify Jambliner color, hardware color, interior natural pine or primed finish

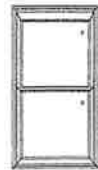
Quoted prices are good for 30 days (Expires: 6/7/2024) and are subject to correction of computational errors.

TOTAL NET PRICE	\$10,785.60
SALES TAX (Taxable Amt: \$10,785.60)	\$647.14
DELIVERY CHARGE (Taxable Amt: \$10,785.60)	\$125.00
TOTAL QUOTATION PRICE	\$11,557.74

3 Each @ \$778.68 \$2,336.04

510.93	• DBLH-1; White Alum Clad
N/C	AAMA 2605; Loe-272
N/C	Box Size: 27x52
111.51	Custom Width
132.30	Custom Height
23.94	1 Full White Screen(s) Boxed
N/C	BetterVue Mesh
N/C	Preserve Glass (Top)
N/C	Silver Spacer
N/C	Preserve Glass (Bottom)
N/C	Silver Spacer
N/C	4-9/16" Jamb
N/C	White Hardware
N/C	White Jambliners
N/C	Natural Pine Interior
N/C	Wide Rail Double Hung (Glass
N/C	Size:21-5/8x21-3/4)
N/C	Sash 1
	U-Factor=0.32
	SHGC=0.3
	Visible Transmittance=0.52
	PG=LC-PG35-H
	Single Unit Rating Only

R.O. 27-1/2" x 52-1/2"
 U.D. 27" x 52"
 M.O. 27-1/4" x 52-1/4"
 O.A. Box Size 27x52"



Line # 7 LOWER - Middle Right