



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

**APPLICATION ID**

HDC2024-00473

## PROPERTY INFORMATION

**ADDRESS(ES):** 1815 Seminole

**HISTORIC DISTRICT:** Indian Village

### SCOPE OF WORK: (Check ALL that apply)

- |   |  |  |   |  |                                |
|---|--|--|---|--|--------------------------------|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input checked="" type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony  | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition        | <input type="checkbox"/> Signage                     | <input type="checkbox"/> New<br>Building | <input checked="" type="checkbox"/> Addition      | <input checked="" type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

### BRIEF PROJECT DESCRIPTION:

Renovation if existing church to convert the structure to a single family residence

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Architect/Engineer/Consultant

**NAME:** Timothy Flintoff

**COMPANY NAME:** 4545 Architecture

**ADDRESS:** 2761 E. Jefferson Ave, Ste 302

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48207

**PHONE:** +1 (248) 320-6098

**EMAIL:** tim.flintoff@4545architecture.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

4B9B853003D74AD...

SIGNATURE

08/19/2024

DATE

**NOTE: Based on the scope of work, additional documentation may be required. See [www/detroitmi.gov/hdc](http://www/detroitmi.gov/hdc) for scope-specific requirements.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

**ePLANS PERMIT NUMBER:**

(only applicable if you've already applied for permits through ePLANS)

N/A

### GENERAL

**1. DESCRIPTION OF EXISTING CONDITION**

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*



**2. PHOTOGRAPHS**

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



**3. DESCRIPTION OF PROJECT**

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)*

Renovation of existing church to convert the structure to a single family residence



**4. DETAILED SCOPE OF WORK**

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*






**5. BROCHURES/CUT SHEETS**

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*



## ADDITIONAL DETAILS

<p><b>6. WINDOWS/DOORS</b> <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p><b>7. DEMOLITION</b> <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	
<p><b>8. SITE IMPROVEMENTS</b> <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	



August 19, 2024

1815 Seminole St.,  
Detroit, MI 48214

RE: 1815 Seminole Renovation, District Historic Commission Submission

### Project Narrative

1815 Seminole is a historic church building in the Norman-Gothic style, located in the Indian Village neighborhood, on the southwest corner of Seminole St. and Kercheval Ave. Built in 1949, it is approximately 5,000 square feet. It is a brick structure with an asphalt shingle roof. It features a number of stained glass windows, including a large decorative round window centered above the main entry off of Seminole, a window showing 3 figures above the altar location, and several colorful windows on either side of the central aisle. The front (east) of the building has a small concrete pad in front of a wood double door, which is framed by a masonry arch and flanked by 2 brick pilasters. It also has a prominent gable roof shape. The longer sides of the building, on the north and south, are patterned with the previously mentioned stained glass windows, and several more brick pilasters. Toward the south, the structure is wider, with 4 distinct extensions running together, perpendicular to the main structure. This creates a number of planes on both sides. Three of these sections have peaked roofs, and one is shorter, with a flat roof. The rear (west) facade is mostly one flat plane, broken up in height by the varying peaks and flat roof, as well as a chimney. The building is clad with the same brick and masonry all around. The intention of this project is to preserve the historic character of the building while implementing new features for conversion to a single family residence, while still ensuring that any new features are a distinct, secondary visual element to the historic church.

The exterior renovation is minor; the visible brick is in relatively good condition, but what damage is there will be repaired as tuckpointed as necessary. There is an area of extensive plant overgrowth on one portion of the south facade, which will be removed, and any masonry damage underneath will be repaired. Some of the stained glass windows have been damaged and will be repaired as needed. The main entry door will be refinished. There are 2 existing exterior doorways that are currently boarded up with plywood; one, on the south facade, will be replaced with a new wood door to fit the existing space,

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# 4545 architecture

and stained to match the existing front door. The other, on the east facade, will be replaced with a door found within the building that is believed to be original to the space, that will also be refinished.

The project proposes to add 3 sets of french doors to the rear facade, below a prominent stained glass window, which will open up onto a new brick paver patio. Above these, flanking the stained glass window, will be 2 new operable windows. At the southwest corner of the building, 3 existing windows are to be replaced with new windows. All new windows and french doors will be aluminum-clad wood, and black. A new addition will be constructed at the northwest corner of the building, expanding part of the west facade further out approximately seven feet. This will feature 2 garage doors on the west facade. A new asphalt driveway is to be constructed from these out to the alley west of Seminole Street. Above this, on an existing flat roof, a new composite roof deck will be constructed; a dormer and new door at the new second story is to be added for access. The addition and dormer will be clad with a dark color fiber cement panel board (ex. HardieBoard) and have standing seam metal roofs. This will give them a more contemporary appearance to distinguish from the present historic architecture, and also keep them visually subservient. Exterior lights are to be added by each entry, including garage doors. Several existing exterior lights that are damaged or non-contributing (not original) will be replaced with fixtures that are historically appropriate; new fixtures on the addition and dormer will be a contemporary style. Several skylights are to be added to the main existing gable roof, between existing roof framing. It is also proposed to erect a new six foot aluminum fence around the perimeter of the property (except at edges which already have separation from neighboring properties) which will have an automatic drivegate.

On the property, there are 3 trees that are believed to be diseased, and it is proposed to remove them. It is also proposed to plant a privacy hedge at the west edge of the property, blocking the new patio from neighboring view. Currently there is a concrete walkway from an exterior door that does not lead to anything- this is to be removed, while keeping the concrete slab at the door intact. Remaining concrete walkways are to be replaced with brick pavers.

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## Existing Photos- Exterior



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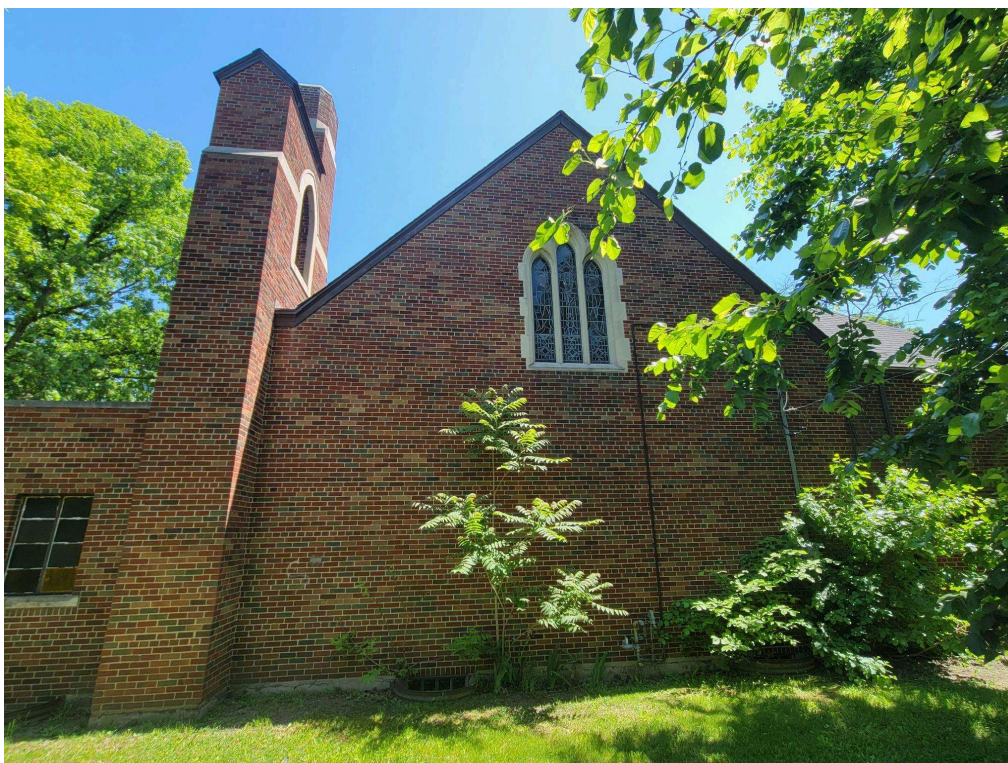
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August 19, 2024

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Detroit, MI 48214

RE: 1815 Seminole Renovation, District Historic Commission Submission

### Scope of Work

#### Exterior Work

1. Remove plant overgrowth on building walls/roof
2. Remove (3) diseased trees
3. Plant new privacy hedge at west side of property
4. Repair, tuckpoint existing brick as required
5. Repair damaged windows as required
  - a. Includes stained glass windows
6. Replace missing exterior side door with new wood door
  - a. Anderson Straightline Style 194, stain to match existing exterior doors
7. Replace missing exterior side door with found wood door
  - a. Repair as needed, refinish
8. Add (2) new operable egress windows (on west facade at second floor)
  - a. Anderson E-Series aluminum-clad wood windows
9. Replace (3) existing windows with new windows (south and west facades)
  - a. Anderson E-Series aluminum-clad wood windows
10. Add (3) new sets of french doors to rear (west) facade
  - a. Anderson E-Series aluminum-clad wood windows
11. Add new skylights to existing main gable roof (south side)
12. Build new composite roof deck on existing flat roof
  - a. Add new dormer for roof deck access
13. Build new construction addition to extend portion of rear facade
14. Install new exterior lighting
  - a. See architectural elevations for locations

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15. Replace damaged and non-original (non-contributing) light fixtures
  - a. See architectural elevations for locations
16. Build new brick paver patio at rear
17. Remove existing concrete path at south side of property
18. Replace existing concrete walkways with brick pavers
19. Build new 2-car asphalt driveway at rear
20. Erect new fence at perimeter of property
  - a. No new fence to be added where this is existing separation fence  
(see architectural site plan)
  - b. Basis of design: UltraFence UAS-101 aluminum fence
  - c. Install drivegate at new driveway



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## Product Selections

Anderson Straightline Style 194

Half glass panel, Wood

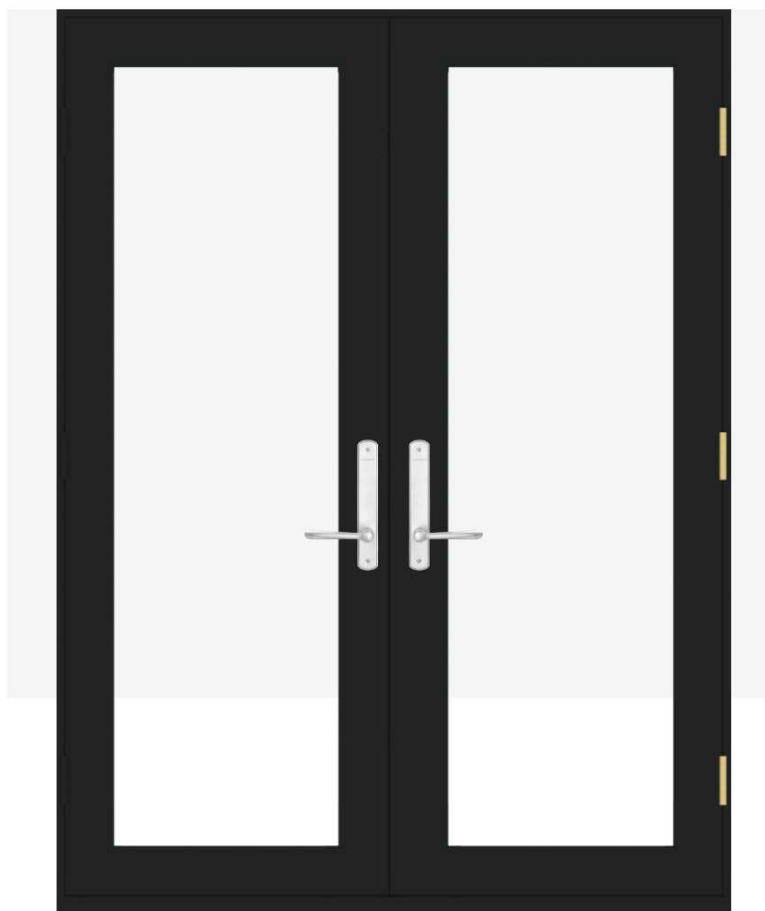
Stained to match existing front door



# 4545 architecture

Anderson E-Series French Door

Aluminum-clad wood, black



INTERIOR

EXTERIOR

# 4545 architecture

## HINGED PATIO DOORS

### FEATURES

#### HINGED PATIO DOORS

##### FRAME & PANEL

**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

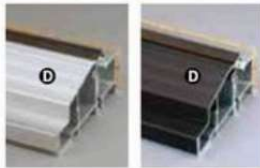
**C** The frame perimeter consists of a high-quality foam-filled weatherstrip.

Inswing and outswing doors receive a factory-applied vinyl installation flange with drip cap. Some inswing patio doors require an adjustable metal installation flange. Optional aluminum flanges and metal installation clips are available.

##### SILL

##### Drainage Sill for Inswing Patio Doors

**D** Premium grade aluminum inswing sill with an oak threshold. Sills have a built-in drainage channel that allows water to drain away from the interior of the door. A top plate is removable for easy channel cleaning. A polyurethane thermal barrier helps reduce heat loss. Available in clear anodized or dark bronze anodized finish, shown below.



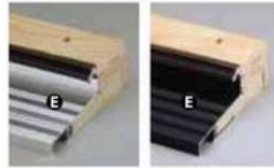
Drainage sills for inswing



Inswing Patio Door with Contemporary Panel

##### On-Floor Sill for Outswing Patio Doors

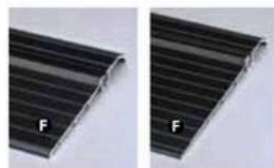
**E** Premium grade aluminum outswing sill with oak threshold. Outswing door sill is backed with a compression foam weatherstrip. Available in clear anodized or dark bronze anodized finish, shown below.



On-floor sills for outswing

##### Low-Threshold Sill

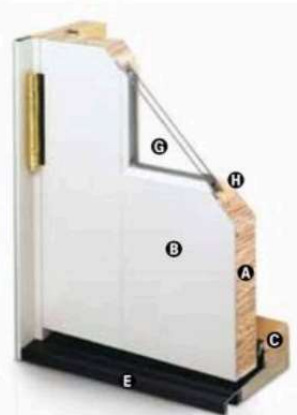
**F** Aluminum low threshold sill available for outswing doors and inswing doors. Available for inswing doors with jamb depths of 4 9/16" and 6 9/16". Low threshold design provides a smooth transition from interior to exterior and is wheelchair-accessible. A polyurethane thermal barrier helps reduce heat loss. Available in dark bronze anodized finish, shown below.



4 9/16" & 6 9/16" Low-threshold sills for inswing



4 9/16" Low-threshold sill for outswing



Outswing Patio Door with French Panel

##### GLASS

**G** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**H** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

**GLASS SPACERS** available in black, white and stainless steel.

##### HARDWARE

##### Multi-Point Locking System

Autolatch® stainless steel multi-point locking system locks the panel in three locations to provide a secure, weather-resistant entry system. Some door heights lock the panel in four locations.

##### Hinges



Heavy-duty commercial grade hinges are available in finishes of antique brass, black, bright brass, satin chrome, pewter, gold dust, oil rubbed bronze, bright chrome, stainless steel, and white to go with your handle set. Hinges are complete with matching screws. An innovative hinge shimming system allows for minor adjustments.

**Satin Chrome, Gold Dust and Bright Chrome DISCONTINUED**

\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

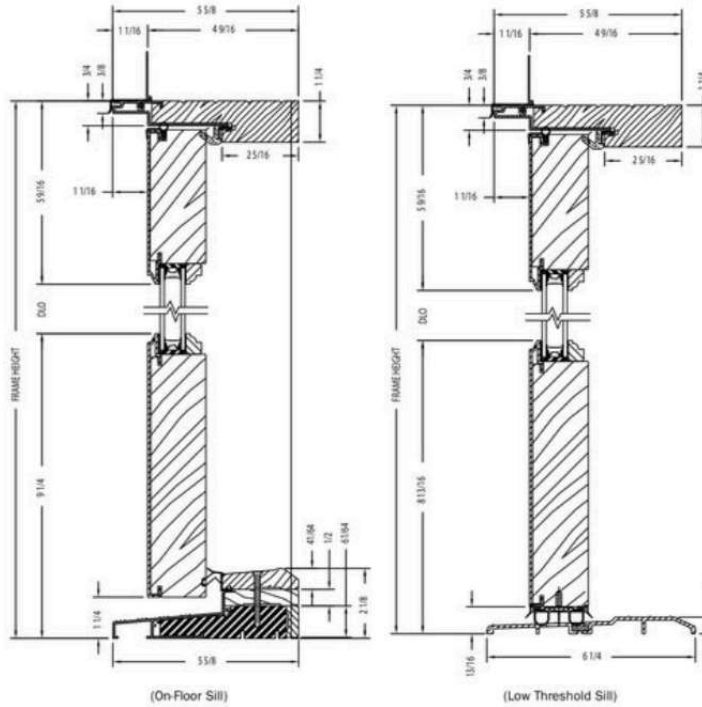
# 4545 architecture



E-SERIES

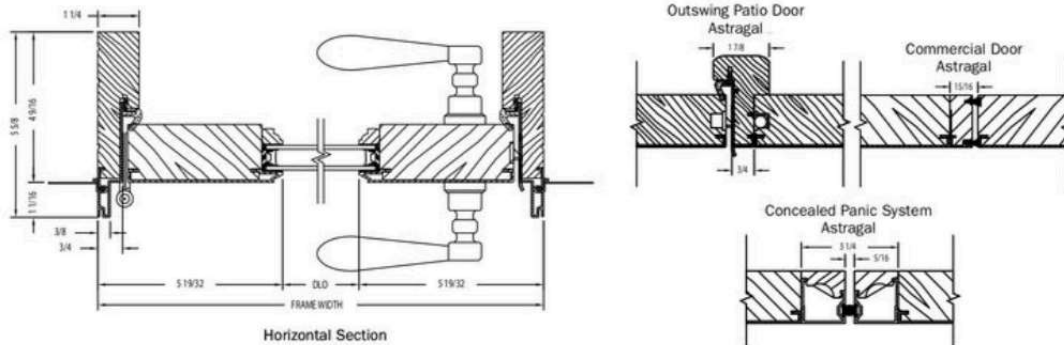
## Hinged Outswing Patio Doors

### Hinged Outswing Patio Door



Vertical Section

### Astragal



Shown with ovolo (colonial) glass stops.  
French panel shown, also available with a contemporary panel.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION.  
WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM).  
CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

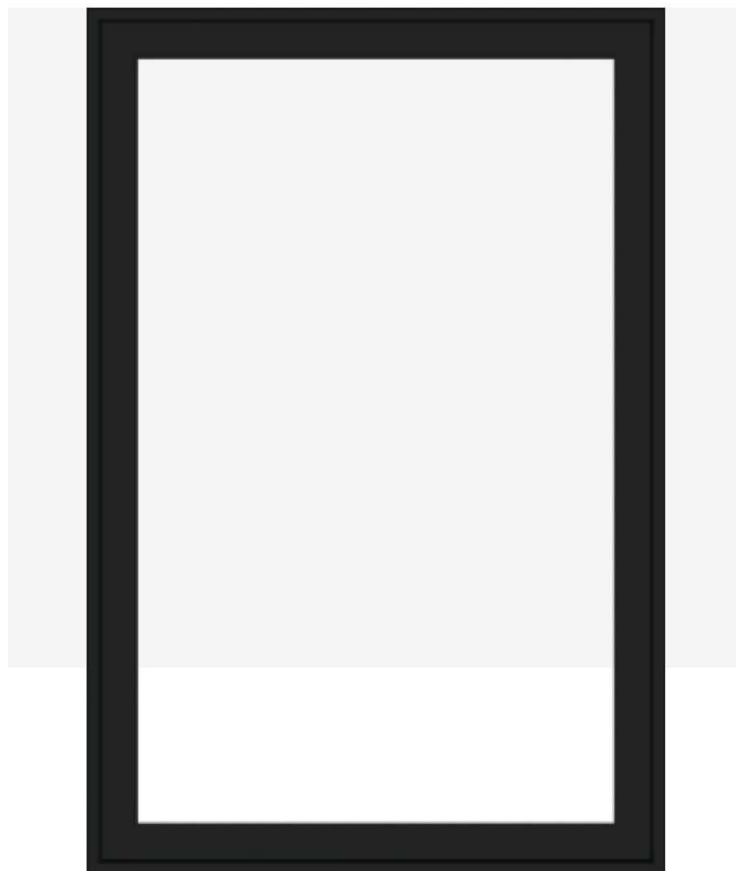
E-Series Hinged  
Patio Doors



# 4545 architecture

Anderson E-Series Casement Window

Aluminum-clad wood, black



INTERIOR

EXTERIOR

# 4545 architecture

## CASEMENT WINDOW

### FEATURES

#### CASEMENT WINDOWS

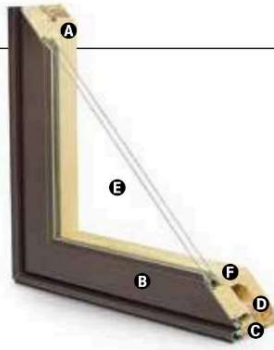
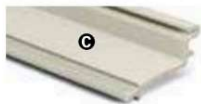
##### FRAME & SASH

**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options. Integral, butyl-backed corner keys provide a positive, tight seal.

Vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

**C** A Fibrex® material thermal barrier encompasses the interior perimeter of the frame and is a neutral beige color.



**D** A continuous perimeter bulb weatherstrip around the frame is positioned on the Fibrex material thermal barrier and provides solid surface contact with the sash.

A secondary bulb weatherstrip is applied on three sides of the sash into a stand-alone kerf on the aluminum extrusion. Available in white or optional black.

##### GLASS

**E** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**F** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

**GLASS SPACERS** available in black, white and stainless steel.

##### HARDWARE

Equipped with a stainless steel gear operator, concealed hinges and hinge track. Arch casement units use stainless steel piano hinges.

Locks, handles and operator covers are available in 10 finishes and can be shipped separately closer to job completion.

##### Sash Locks



Sash Lock

Concealed sash locks (multi-point on units taller than 2'-8") provide a positive lock by operating one convenient lever. Stainless steel keepers resist corrosion.\*\* Available in hardware finishes shown below.

##### HARDWARE OPTIONS



Operator Handle & Cover

Antique Brass | **Black**  
**Polished Chrome** | Bronze  
 Gold | Oil Rubbed Bronze  
 Pewter | **Bright Brass**  
**Brushed Chrome** | White

Bold name denotes finish shown.

##### HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

## EXTERIOR & INTERIOR OPTIONS

**EXTERIOR COLORS** 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on [page 11](#).

##### INTERIOR WOOD SPECIES



Pine | Mixed Grain Douglas Fir | Oak | Maple | Hickory | Mahogany\* | Cherry | Walnut | Vertical Grain Douglas Fir | Alder | **White Oak**

Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

##### FACTORY-FINISHED INTERIORS



Clear Coat | Wheat | Autumn Oak | Golden Hickory | Honey | Cinnamon | Russet | Mocha | Espresso

##### INTERIOR PAINTED OPTIONS



White | Birch Bark | Primed (for paint) | Canvas | Sandtone | Terratone | Forest Green | Dark Bronze | Dove Gray | Prairie Grass | Red Rock | Cocoa Bean | Black | Anodized Silver

\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

\*\* Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

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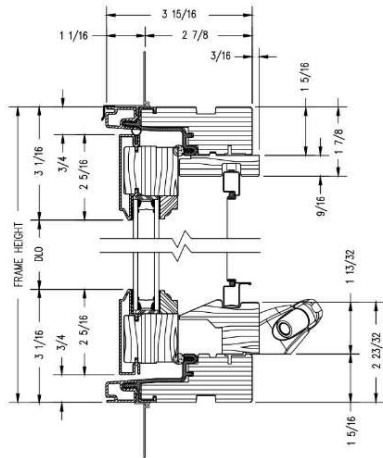


**E-SERIES**

E-Series Casement Windows

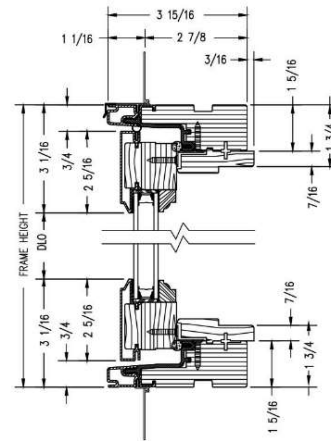
## Casement Windows

**Casement**

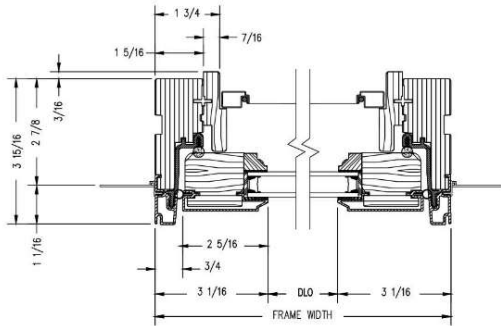


Vertical Section

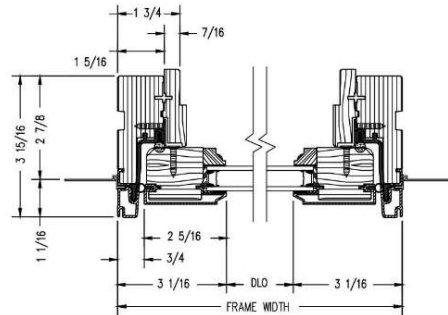
**Sash-Set (2-Piece) Casement**



Vertical Section



Horizontal Section



Horizontal Section

Shown with ovolo (colonial) glass stops.

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Velux Deck-Mounted Fixed Skylight  
Wood Frame/Sash, Aluminum Profile  
Dark Gray

## FS Fixed Skylight Technical Product Data Sheet



### Description

- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

### Installation

- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

### Flashings

- EDL – Engineered neutral gray flashing for single installation with thin roofing material ( $\frac{1}{2}$ " max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over  $\frac{3}{4}$ " ) roofing material for roof pitches from 14-85 degrees.
- EDM - Engineered neutral gray flashing for single installation with metal roof ( $1\frac{1}{2}$ "- $1\frac{3}{4}$ " max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max.  $\frac{5}{16}$ " ) on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max.  $\frac{3}{2}$ " ) on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

### Interior Accessories

- FSCH - Solar powered Room darkening - double pleated shade.
- FSLH - Solar powered Light filtering - single pleated shade.

### Type Sign

- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.



### Standard Sizes

- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

### Warranty

- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.



# 4545 architecture

Trex Transcend Decking

Composite, Rope Swing

**Trex** Transcend®  
LINEAGE™, TROPICALS & EARTH TONES



## PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Transcend Decking and Fascia are ICC-ES SAVE-certified to be a minimum of 95.4% recycled content by weight.



### DECKING

### FASCIA



FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.94" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	24 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Transcend Lineage®	X		X	X
Transcend Tropicals	X	X	X	X
Transcend Earth Tones	X		X	X
Weight per Lineal Foot	2.4 lbs	3.6 lbs	2.0 lbs	3.3 lbs

\*Transcend® Lineage™ square edge profiles are not available in 12' lengths

# 4545 architecture



## PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	Class B
Thermal Expansion	ASTM D 1037	$1.9 \times 10^{-5}$ in/in/°F
Moisture Absorption	ASTM D 1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lbf/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.6

\*Fastener used in testing: #8 x 2.5" approved Stainless Steel Screw

## COLORS

### Lineage (neutral multi-tonal)



### Tropicals (vibrant multi-tonal)



### Earth Tones (monochromatic)



## FASTENERS



### Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing.

Other approved fasteners include, color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.

For a full list of approved fasteners, download our Installation Guide at [trex.com/literature](https://trex.com/literature)



# 4545 architecture

Trex Transcend Railing  
Composite, Black

**Trex**Transcend®



**RAIL KITS**



COMPONENT	RAIL & SQUARE COMPOSITE BALUSTER KIT	RAIL & ROUND ALUMINUM BALUSTER KIT	COCKTAIL RAIL & ROUND ALUMINUM BALUSTER KIT*
Top Rail	Crown	Crown	Universal
Bottom Rail	Universal	Universal	Universal
Heights	36" (914 mm) 42" (106 cm)	36" (914 mm) 42" (106 cm)	36" (914 mm)
Lengths	67.5" (171 cm) 91.5" (232 cm)	67.5" (171 cm) 91.5" (232 cm)	67.5" (171 cm) 91.5" (232 cm)
Applications	Horizontal, Stair	Horizontal, Stair	Horizontal, Stair
Colors	WT, BK, VL	WT, BK, VL (round aluminum balusters come in BK)	WT (round aluminum balusters come in BK)

\*A cocktail rail allows for a Trex Transcend® or Trex Select® deck board to be installed on top of a Universal top/bottom rail. All deck boards sold separately.

**COLORS**

Composite



Aluminum



**CODE REQUIREMENTS**

Trex Transcend Railing meets both IRC and IBC designated requirements in accordance with ICC-ES AC174 and ASTM D7032. Refer to Code Compliance Report CCRR-0132 for specific details.

**HARDWARE**

**Mounting Hardware for Cut Rails**

The perfect solution for any installation that requires making two railing sections from one kit.

Includes 2 Crown top rail gaskets, 4 Universal top/bottom rail gaskets, 4 RSB rail brackets, 8 rail-to-bracket fasteners and 8 rail-to-post fasteners.



**QUESTIONS?**

Connect with our pro services team at  
1-800-BUY-TREX or [customer care@trex.com](mailto:customer care@trex.com)



# 4545 architecture

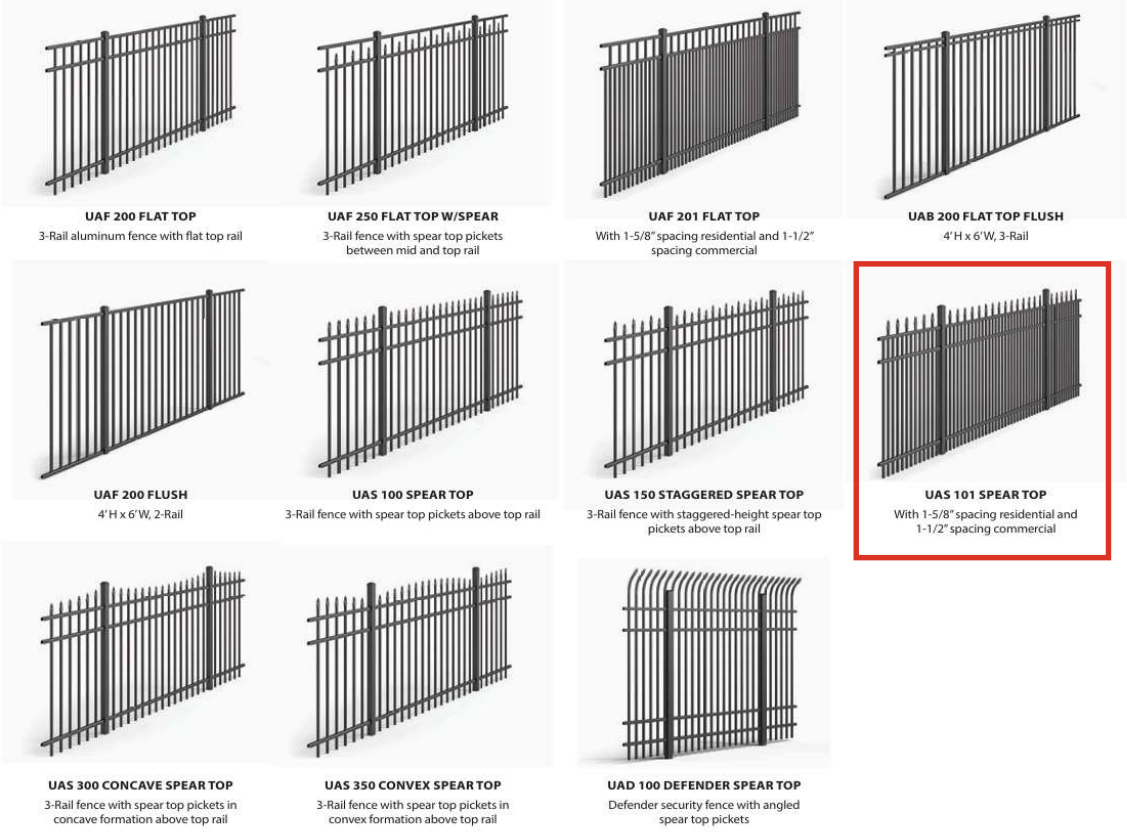
UltraFence UAS-101 Spear Top - Aluminum, 72", 4-Rail, Black

UltraFence UAS-100 D Spear Top Drive Gate - Aluminum, 72", Black



## Ultra Aluminum™ Fencing Specifications

Our line of low-maintenance, high-quality ornamental aluminum picket fencing is a great alternative to traditional wrought-iron fence. Ultra Aluminum Fencing offers a complete line of handsome, durable, easy-care styles in Residential, Commercial, Pool Fencing, and Industrial grades.



**Three types of privacy fencing now come in extra-strength aluminum.** It's the ideal privacy panel for a residential, commercial or industrial application, as patio or balcony screening, to contain or shield air conditioning equipment, dumpsters, pipes, and electrical systems. Ultra Aluminum™ Privacy fencing is designed to last for years and years without the worry of ongoing maintenance.\*



\*Colors shown represent an approximate comparison and may vary slightly from actual product color. \*Premium Colors are available at an extra charge and may require additional lead times. Ask your Ultra Representative for details.

*\*Ultra Aluminum™ Privacy fencing comes in standard Textured Black (TB), Textured Bronze (TZ), Textured Khaki (TK), Textured White (TW) and Premium Silver (SI).*



# 4545 architecture

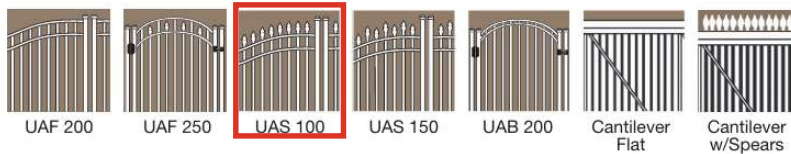


## Ultra Aluminum Fencing Specifications

### Ultra Aluminum™ Gates

**Ultra Aluminum™ Ornamental Gates** makes a scale of fencing for every neighborhood, home style and commercial application. We also make a wide variety of matching gates for any setting, including grand entrance ways, walkways and pool areas. Ultra Aluminum™ Gates are an exact match to our many Ultra Aluminum™ Fence and Railing designs, and are available in standard and premium grades. Our walk gates make ideal entryways to front and back yards, sidewalks, and pools.

**Ultra Aluminum™ Drive Gates** may be used as driveway entrances, large walkway or path entrances, or in unpaved applications such as backyards, pastures, and parks. Ultra Aluminum™ Drive gates are available in heights of 4', 5', 6', 7', and 8'; widths are max 12' Residential, 16' Commercial, and 28' Industrial. Almost any brand of gate opener can be used with any style of drive or walk gate.



Components	Residential Series	Commercial Series	Industrial Series
<b>Pickets</b>	3/8" sq. x .050	3/4" sq. x .055	1" sq. x .062
<b>Rails</b> Top Wall	1 1/8" x .062	1 3/8" x .065	1 5/8" x .070
Side Wall	1" x .080	1 1/4" x .088	1 5/8" x .100
<b>Standard Posts</b>	2" sq. x .060 2" sq. x .080 2" sq. x .125 2 1/2" sq. x .100	2" sq. x .080 2" sq. x .125 2 1/2" sq. x .100 3" sq. x .125	2 1/2" sq. x .100 3" sq. x .125
<b>Gate Posts</b>	2" sq. x .125 2 1/2" sq. x .100	3" sq. x .125 4" sq. x .125	3" sq. x .125 4" sq. x .125
<b>Picket Spacing</b>	3 13/16" 1 5/8" optional	3 5/8" 1 1/2" optional	3 5/8" 1 1/2" optional
<b>Post Spacing</b>	72 1/2" on center	72 1/2" on center 8' wide optional	72 3/4" on center 8' wide optional
<b>Heights Available</b>	36" 42" 48" 54" 60" 72"	36" 42" 48" 54" 60" 72"	36" 48" 60" 72" 84" 96" 108" 120"

#### Ultra Aluminum Alloys

Ultra's high strength, aluminum alloy is as strong as steel, but will never rust. Our 6005-T5 alloy has a minimum strength of 35,000 psi.



#### Powder Coat Finish

Our advanced powder coat finish meets AAMA 2604 allowing us to produce a high-quality, long-lasting finish to resist harsh weather and the sun.

#### Environmentally Responsible

Ultra Aluminum™ is proud to use recycled aluminum in our products, and our powder coat coating process is environmentally friendly and virtually pollution-free.

#### Ultra Limited Lifetime Warranty

Ultra Aluminum™ fence products are warranted against defects in workmanship and/or materials. The powder coat finish is guaranteed against cracking, peeling or chipping.



ULTRAFENCE.COM  
800-656-4420



Ultra and the picket caps logo is a registered trademark of Ultra Aluminum Manufacturing Inc.  
UA Fence Specs 10-31-23

### Ultra Fence Accessories & Hardware



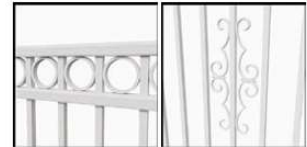
Tri-Finial

Ball Cap



Quad-Finial

Butterflies



Circles

Large Scrolls

### Rail Ends and Flanges



Adjustable

Standard



Welded Flange

2-Piece Flange Cover

### Hinges and Latches



D&D TRUClose Hinge

D&D TRUClose Multi Adjustable Hinge



LokkLatch

LokkLatch Magnetic

# 4545 architecture

ThermaCore Insulated Steel Garage Door

Model 5760, Black

Thermacore® COLLECTION

## Built Better from the Inside Out

### Door Construction

Thermacore® Collection steel garage doors feature premium insulation construction and design which provides maximum thermal efficiency and reduced air infiltration for your garage space. This durable line of garage doors gives you many years of reliable operation while providing comfort and beauty to your home, even in extreme climates.



#### Thermacore® Construction

Foamed-in-place, CFC-free polyurethane insulation sandwiched between two layers of corrosion-resistant steel helps control costly heat loss and gain.



#### Durable Finish

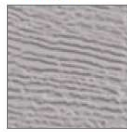
Interior-side hot-dipped galvanized steel backing, with two coats of baked-on polyester paint, provides strength and a finished, clean appearance.



#### Thermal Seals

Innovative in-between section thermal seals provide an air infiltration rating as low as .08 cfm and help to provide superior resistance to the elements.

#### Multiple Surface Options



Embossed wood grain adds beauty, sophistication and durability.



Microgroove waved pattern creates a striking light effect.



Smooth, non-textured surface gives a modern look.



Pebble grain embossement creates an appealing pattern texture.



#### Bottom Weatherseal

This bulb-type weatherseal guards against wind and rain while providing a cushion when closing.

#### Wind Load Options

Models 5740 and 5760 are FBC approved and will provide added protection to your home during high wind events, including hurricane-force winds.

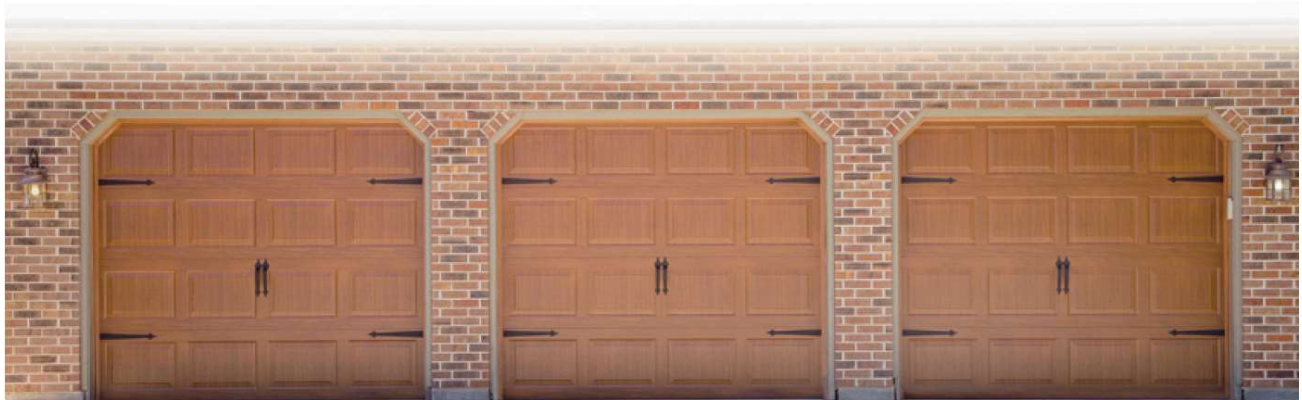


Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional garage doors. The lower the U-factor rating, the better the thermal performance.

Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.

MODELS	5720	5740	5760
Polyurethane insulation	•	•	•
U-factor <sup>1</sup>	0.20	0.15	0.10
R-value <sup>2</sup>	9.31	12.76	17.5
Steel backing	•	•	•
Steel gauge	28 ga.	28 ga.	28 ga.
Door thickness	1"	1.4"	2"
Warranty <sup>†</sup>	20-Year Limited	Limited Lifetime	Limited Lifetime

† See full text of warranty for details. 1 - U-factor is independently tested and verified per ANSI/DASMA 103 using solid doors and specific product sizes. 2 - Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



Model 5740, Standard Panel, Golden Oak finish



# 4545 architecture

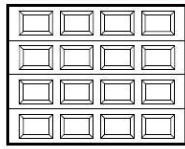
## Thermacore® COLLECTION *Door Designs*

Select your Door Panel Style and Color

### 1 Choose a Panel Style and Model

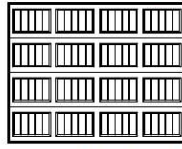
Doors shown are 7' tall. The number of sections on 8' doors may vary.

Standard Panel (SP)



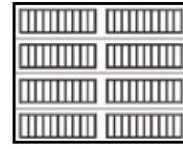
Models 5720, 5740, 5760

Vertical Short (VS)



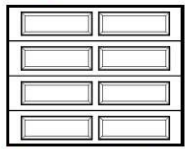
Models 5720, 5740, 5760

Vertical Long (VL)



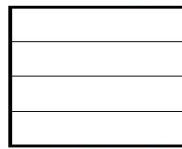
Model 5740

Long Panel (LP)



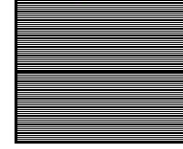
Models 5720, 5740, 5760

Flush Panel (FP)



Models 5720, 5740, 5760

Microgroove (MG)



Model 5740

### 2 Choose a Color

**Painted Finishes (standard)**



White



Almond



Desert Tan



Sandstone



Terra Bronze



Brown



Forest Green



Gray



Black

**Modern Metallic Finishes (shown on Microgroove panel)**



Silver



Dark Bronze



Black Frost

**Textured Wood Grain Finishes**



Golden Oak



Walnut



Mission Oak

**Artisan Wood Grain™ Finishes**



Beachwood Plank



Cedar Plank



Medium Oak Plank



Carbon Oak Plank

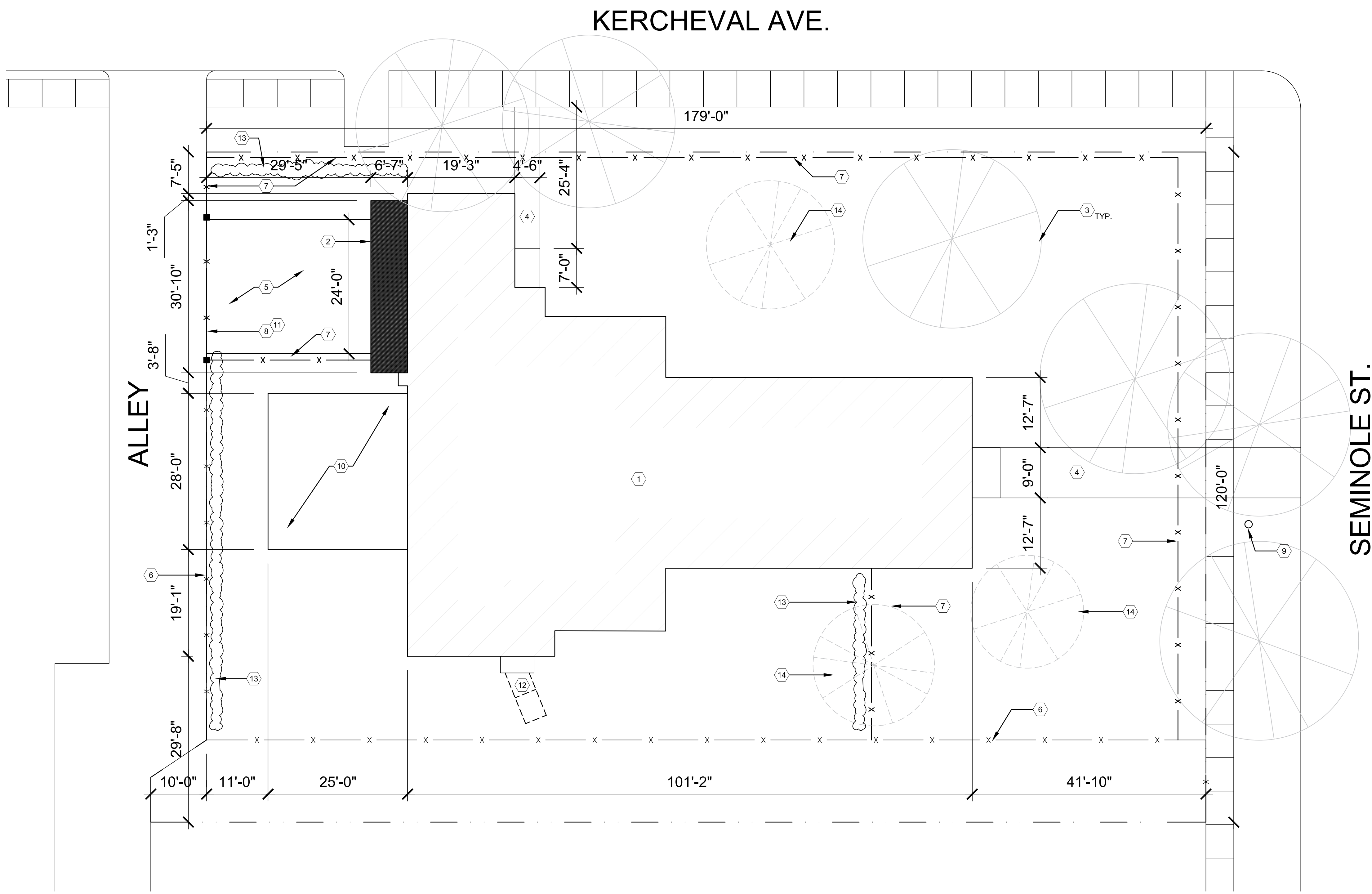
Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Distributor for accurate color matching before ordering your door.



Thermacore® COLLECTION  
*Door Designs*

Color Options by Panel Style

	STANDARD			VERTICAL SHORT			VERTICAL LONG	LONG			FLUSH			MICRO-GROOVE
	5720	5740	5760	5720	5740	5760	5740	5720	5740	5760	5720	5740	5760	5740
Painted Finishes on Wood Grain Texture	White	•	•	•	•	•	•	•	•	•	•	•	•	
	Almond	•	•	•	•	•	•	•	•	•	•	•	•	
	Desert Tan	•	•	•	•	•	•	•	•	•	•	•	•	
	Sandstone	•	•	•	•	•	•	•	•	•	•	•	•	
	Terra Bronze		•			•		•		•		•		
	Brown		•	•		•	•	•		•	•		•	•
	Forest Green		•			•		•		•		•		
	Gray		•			•		•		•		•		
	Black		•	•		•	•	•		•	•		•	•
	Wood Grain Finishes on Pebble Grain Texture	Golden Oak		•	•		•	•	•		•	•		
Walnut			•	•		•	•	•		•	•			
Mission Oak			•	•		•	•	•		•	•			
Modern Metallic Finishes on Smooth or Microgroove Texture	Silver											•		•
	Dark Bronze											•		•
	Black Frost											•		•
Artisan Wood Grain™ Finishes on Stucco Texture	Beachwood Plank											•		
	Cedar Plank											•		
	Medium Oak Plank											•		
	Carbon Oak Plank											•		



**SITE PLAN**  
SCALE: 3/32"=1'-0"

**SITE PLAN KEY NOTES:**  
(TYPICAL THIS SHEET ONLY)

- 1 EXISTING BUILDING
- 2 NEW CONSTRUCTION ADDITION
- 3 EXISTING TREES (TO REMAIN)
- 4 EXISTING CONCRETE WALKWAY TO BE REPLACED WITH BRICK PAVERS:  
BASIS OF DESIGN: TECHNO BLOC VICTORIEN 60 MM PAVER, BLACK, (HERRINGBONE PATTERN)
- 5 NEW ASPHALT DRIVEWAY
- 6 EXISTING FENCE TO REMAIN
- 7 NEW 6'-0" ALUMINUM FENCE, BASIS OF DESIGN: ULTRAFENCE UAS-101 SPEAR TOP
- 8 ALUMINUM DRIVEWAY GATE, BASIS OF DESIGN: ULTRAFENCE UAS-100 D SPEAR TOP DRIVE GATE
- 9 EXISTING LIGHT POST
- 10 NEW BRICK PAVER PATIO, BASIS OF DESIGN: TECHNO BLOC BLU 60 MM PAVER, CREAM
- 11 EXISTING FENCE (DEMO AS REQ'D)
- 12 REMOVE EXISTING CONCRETE WALKWAY (LEAVE ENTRY DOOR SLAB)
- 13 NEW PRIVACY HEDGE
- 14 EXISTING TREES TO BE REMOVED (DISEASED)

GENERAL NOTE: SEE LANDSCAPE DESIGN PLAN FOR NEW LANDSCAPING

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	2761 E. JEFFERSON AVE STE 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:	
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	1815 SEMINOLE ST., DETROIT, MI 48214
Issued for :	HDC 09/09/2024
Drawn by :	ANJ
Check by :	TRF
Sheet Title :	ARCHITECTURAL SITE PLAN
Project No. :	2024020
Sheet No. :	<b>SP1.1</b>

**NOT FOR CONSTRUCTION**

DO NOT SCALE DRAWINGS | ©2024 Timothy Flintoff Architect, PLLC







4545 architecture

1815 SEMINOLE EXTERIOR  
1815 SEMINOLE ST.  
DETROIT, MI 48214

CONSULTANT

Project:

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1815 SEMINOLE ST.  
DETROIT, MI 48214

Issued for:

URS SUBMISSION  
08/19/2024

Drawn by:

Checked by:

Author:

Sheet Title:

ROOF PLAN

Project No.:

20240020

Sheet No.:

A1.3

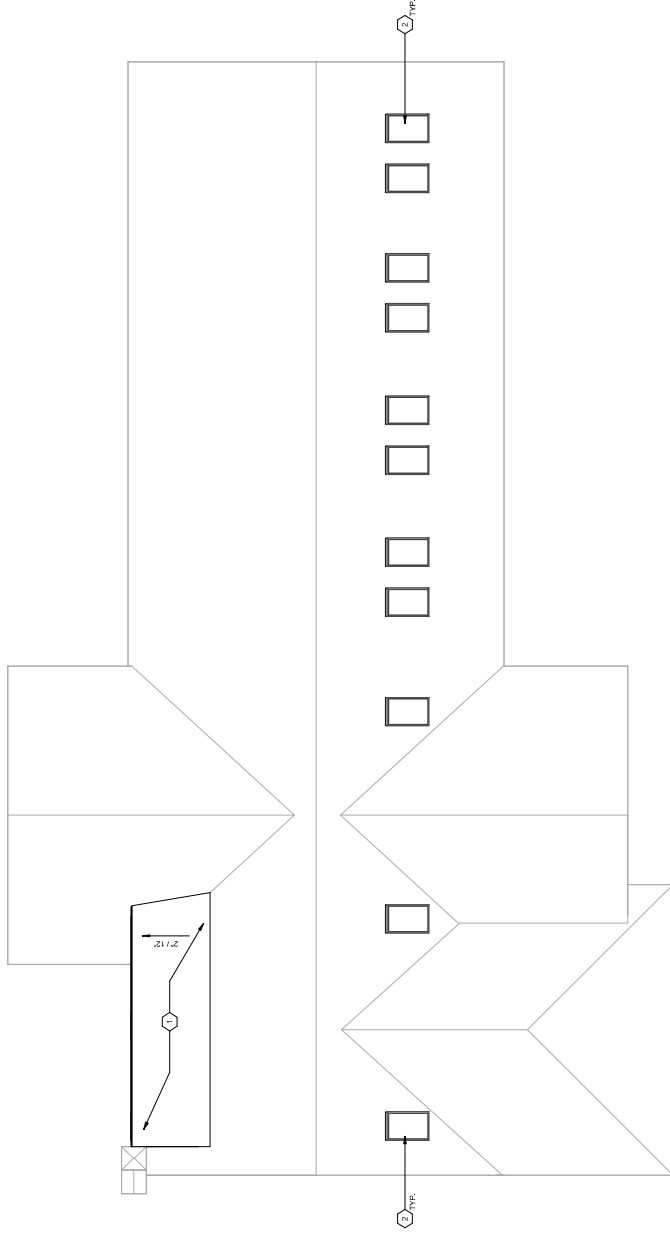
**GENERAL NOTES:**

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO PROVIDE GENERAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SET OF WORKS INDICATED AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL BE CONSIDERED ACCEPTANCE OF THE DOCUMENTS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND ALL APPLICABLE CODES AND ORDINANCES. PROVIDE FINISH ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED.
6. ALL POSTS CONTINUOUS TO FOUNDATION.
7. SHEAR WALLS TO BE PRESCRIPTIVE PER IBC 2015.

**FLOOR PLAN KEY NOTES:**

(FROM THIS SHEET ONLY)

- ① STANDING SEAM METAL ROOF ON ICE & WATER MEMBRANE WITH 2" INSULATION AND 1" FLASHING AT ALL ROOF JOISTS
- ② NEW SPOTLIGHT. SEE ELEVATIONS



**1 Roof Plan**  
SCALE: 3/16" = 1'-0"



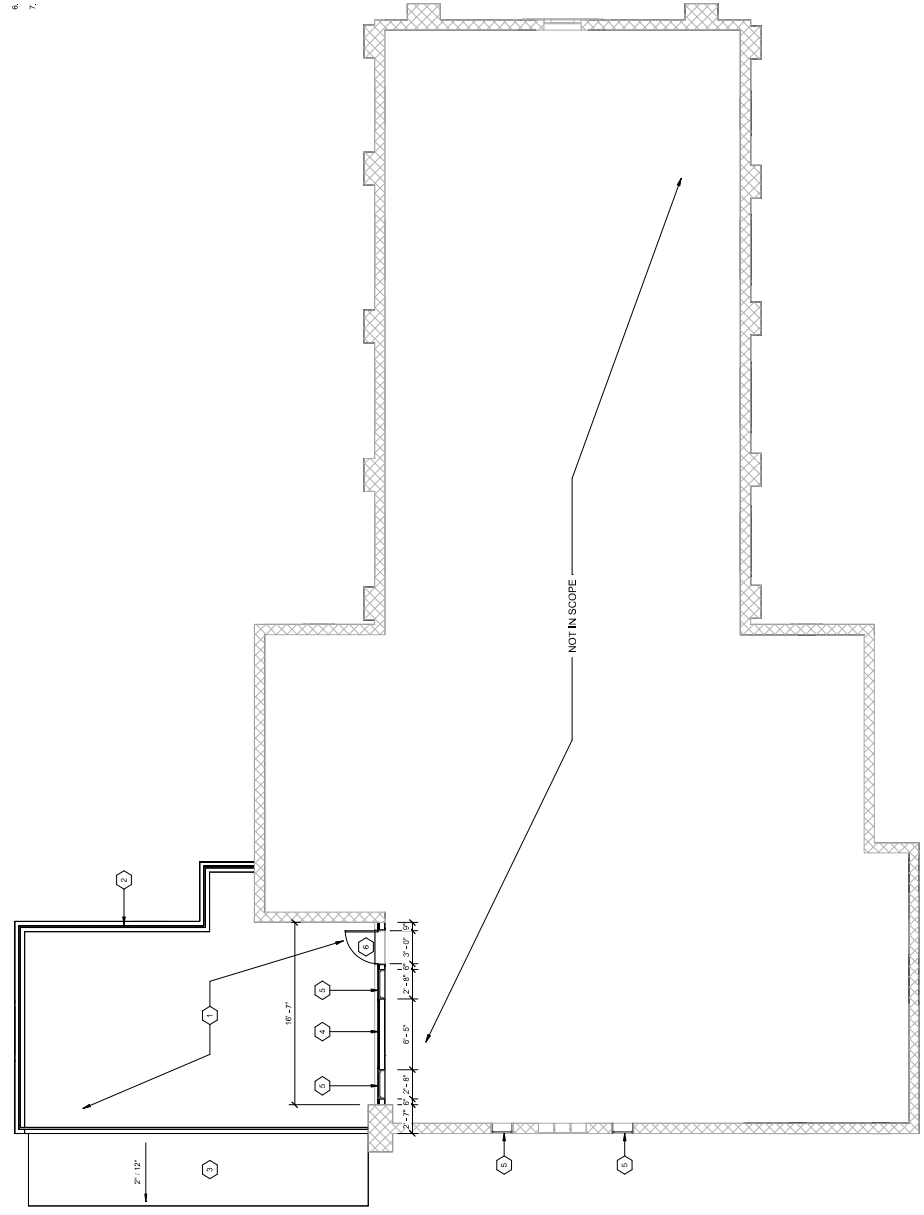
**GENERAL NOTES:**

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO CONVEY THE GENERAL INTENT OF THE DESIGN. FOR THE COMPLETE SET OF WORKS INDICATED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. SOLID FLOOR FINISH DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT. REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
6. ALL POSTS CONTINUOUS TO FOUNDATION
7. SHEAR WALLS TO BE PRESCRIPTIVE PER IBC 2015

**FLOOR PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

1. COMPASSITE DIMENSIONS ON TAPEDED SLEEPERS: BASIS COLOR ROPE SWING
2. RAILING MIN. 36" TALL. SEE ELEVATIONS
3. STANDING SEAM METAL ROOF ONCE & WATER RESISTANT BARRIER ON 3/4" WOOD SHEATHING ON WOOD ROOF JOISTS
4. EXTERIOR WALL CONSTRUCTION:  
 - JAMES HARDIE PANEL SIDING (SEE ELEVATIONS)  
 - 1/2" WOOD SHEATHING  
 - 2" WOOD STUDS WITH 1/2" INSUL.  
 - 1/2" GYP. SO. INT.
5. NEW WINDOW. SEE ELEVATIONS
6. NEW EXTERIOR DOOR. SEE ELEVATIONS



1 Second Floor  
 SCALE: 3/8" = 1'-0"











