

**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.")*

311 E Watson – Carriage House

Existing Conditions

Currently a Carriage House does not exist off the alley. A small shed exists near the rear of the property and a chain link fence and gate close off the property from the alley.



**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.")*

311 E Watson – Carriage House

Project Description

A new Carriage House will be constructed with the following features:

- 1. 2-story structure



**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.")*

311 E Watson – Carriage House

Detailed Scope of Work – Carriage House

Division 2 – Existing Conditions & Demolition

Remove existing shed



**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**


## **311 E Watson – Carriage House**

### Existing Conditions

Currently a Carriage House does not exist off the alley. A small shed exists near the rear of the property and a chain link fence and gate close off the property from the alley.



## **311 E Watson – Carriage House**

### Project Description

A new Carriage House will be constructed with the following features:

1. 2-story structure
2. Ground Floor, red face brick to match the house, standard brick shape/size, final red color to be selected
3. Second Floor, mansard style roof with gray natural or composite slate, Vermont Slate or Composite Slate
4. Wood, double hung windows in a dormer opening.
5. Mid-story “belt” eave, wood, painted
6. Wood roof “top” cornice, painted

311 E Watson

Detailed Scope of Work – Carriage House

**Division 2 – Existing Conditions & Demolition**

Remove existing shed

**Division 3 – Concrete**

12" Concrete trench footings

4" concrete slab on 4" compacted 21AA gravel floor

**Division 4 – Masonry**

4" Face brick, red, final red color TBD

**Division 5 – Metal**

**Division 6 – Wood and Plastic**

2 x 6 exterior wood stud walls with 1" Zip sheathing

2 x 4 interior wood stud wall partitions

Roof access hatch

**Division 8 – Thermal and Moisture Protection**

Composite slate style shingles on ice & water shield on the "mansard" roof areas

60 mil TPO membrane roof on the "flat" roof areas

Flashing at all window openings

**Division 8 – Doors & Windows**

Solid wood doors, 1 ¾" thick with rail and stile appearance, painted

Hollow core 1 3/8" interior doors, painted

(2) 8' x 8' Insulated garage doors with openers

Wood, insulated windows, painted, Andersen 400 Series or equal

**Division 9 – Finishes and Gypsum board**

5/8" "purple board" at 1<sup>st</sup> Floor / Garage

5/8" type x gypsum board at 2<sup>nd</sup> Floor living areas

½" cement board at all areas to receive ceramic tile

Hardwood floor throughout 2<sup>nd</sup> floor areas except bathroom

Ceramic tile at bathroom floor and shower/tub

**Division 11 – Equipment and Appliances**

Refrigerator

Oven / Range

Microwave above range

Dishwasher

Stackable, full size washer and dryer

**Division 22 – HVAC Mechanical**

Hi-efficiency furnace and air conditioner

Exposed metal ductwork in garage serving 2<sup>nd</sup> Floor which is within walls

Unit heater hung from garage ceiling

Bathroom exhaust fan to roof

Dryer exhaust fan to roof

**Division 23 – Plumbing**

6" PVC sanitary lead connected to existing underground sanitary service from house to alley

DWSD sewer line

Minimum ¾" water line service

Kohler fixtures

Bathtub

Bathtub trim and controls

Toilet

Kitchen sink and faucet

Electric hot water heater

(2) Floor drains at garage

(1) Floor drain at utility closet

**Division 26 – Electrical**

200 amp electrical service

Disconnect at condenser

Disconnect at hot water heater

Standard electrical outlets at maximum 10' spacing at all living areas

(2) GFCI outlets in bathroom

(4) GFCI outlets in kitchen

(1) circuit to microwave

(1) circuit to dryer with utility outlet

(1) circuit to oven/range with utility outlet

Vanity light fixture

Recessed ceiling exhaust fan at bathroom

Recessed light fixtures throughout 2<sup>nd</sup> Floor

Suspended LED fixtures throughout garage

**Division 28 – Electronic Safety & Security**

"Ring" alarm device at entry door

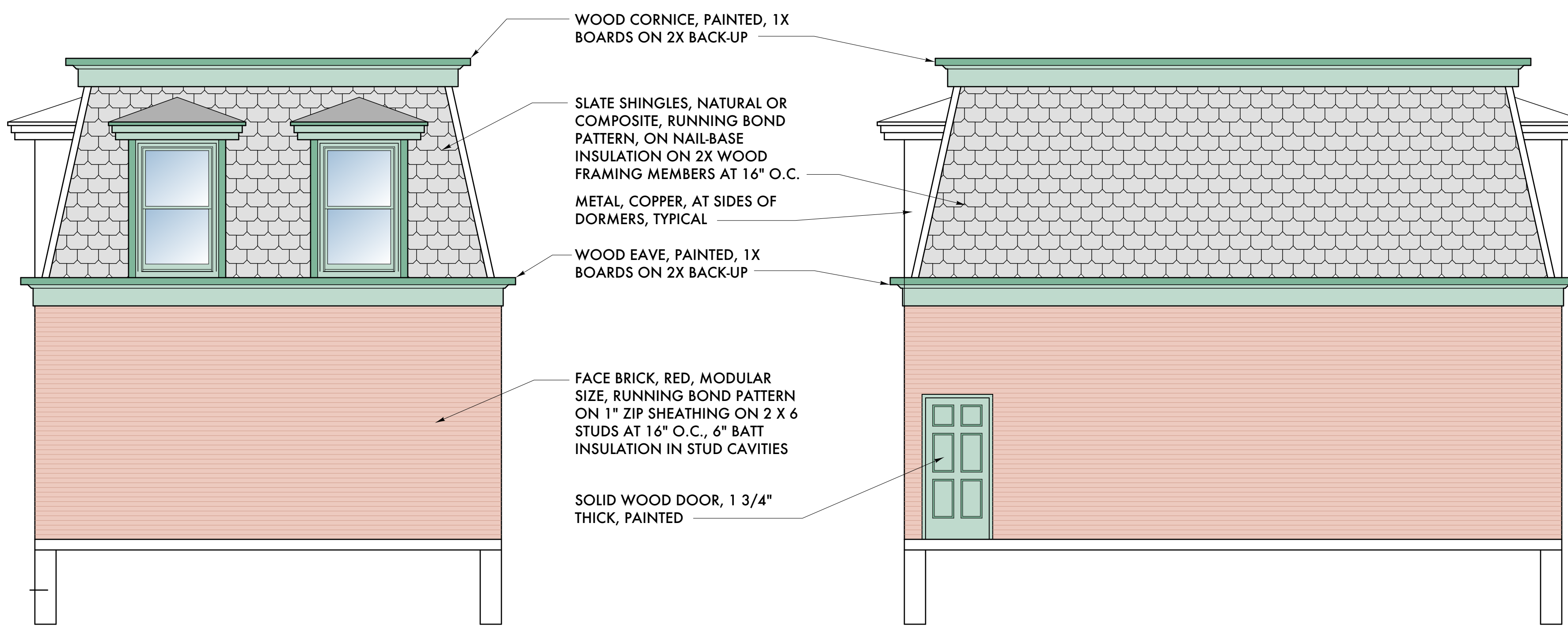
**Division 32 – Sitework**

Backfill foundation with compacted sand/gravel

Minimum 2" soil over impacted areas, sloped away from structure

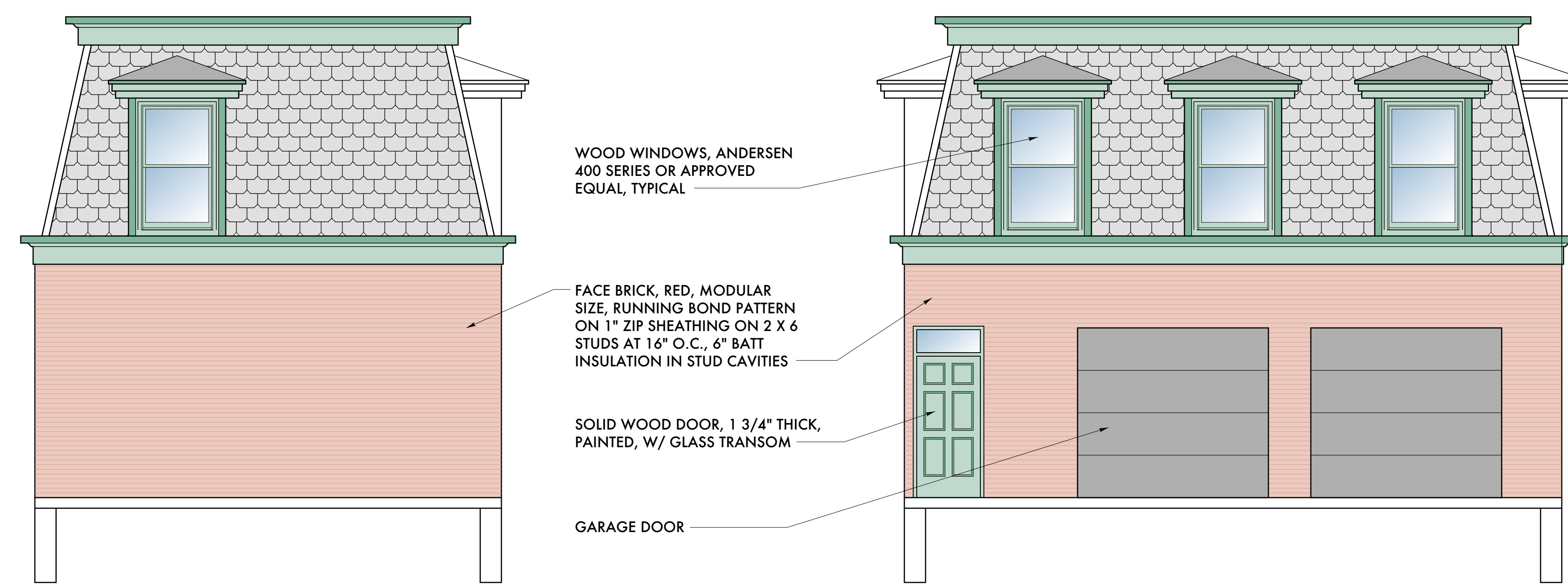
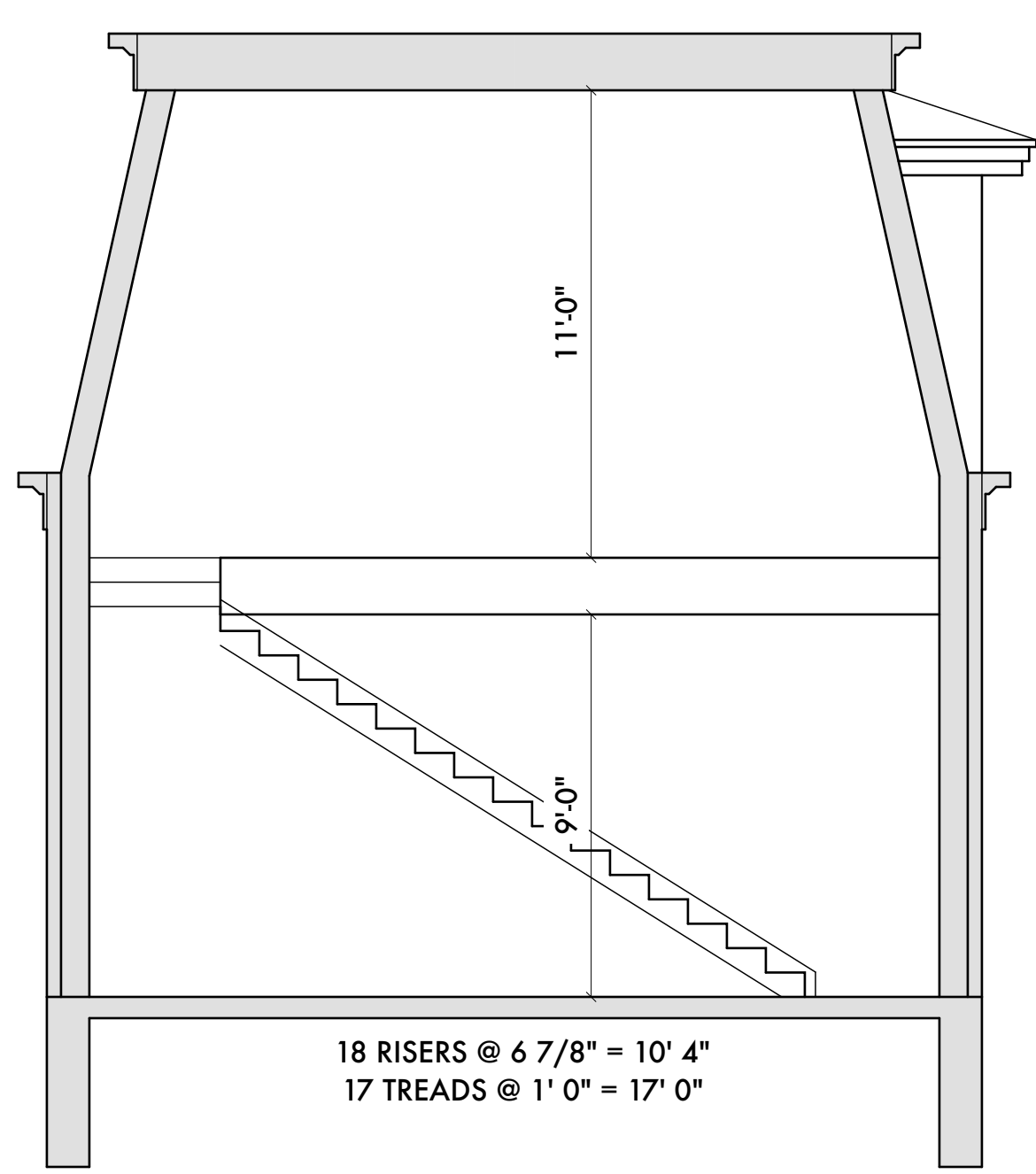
Grass seed all area impacted





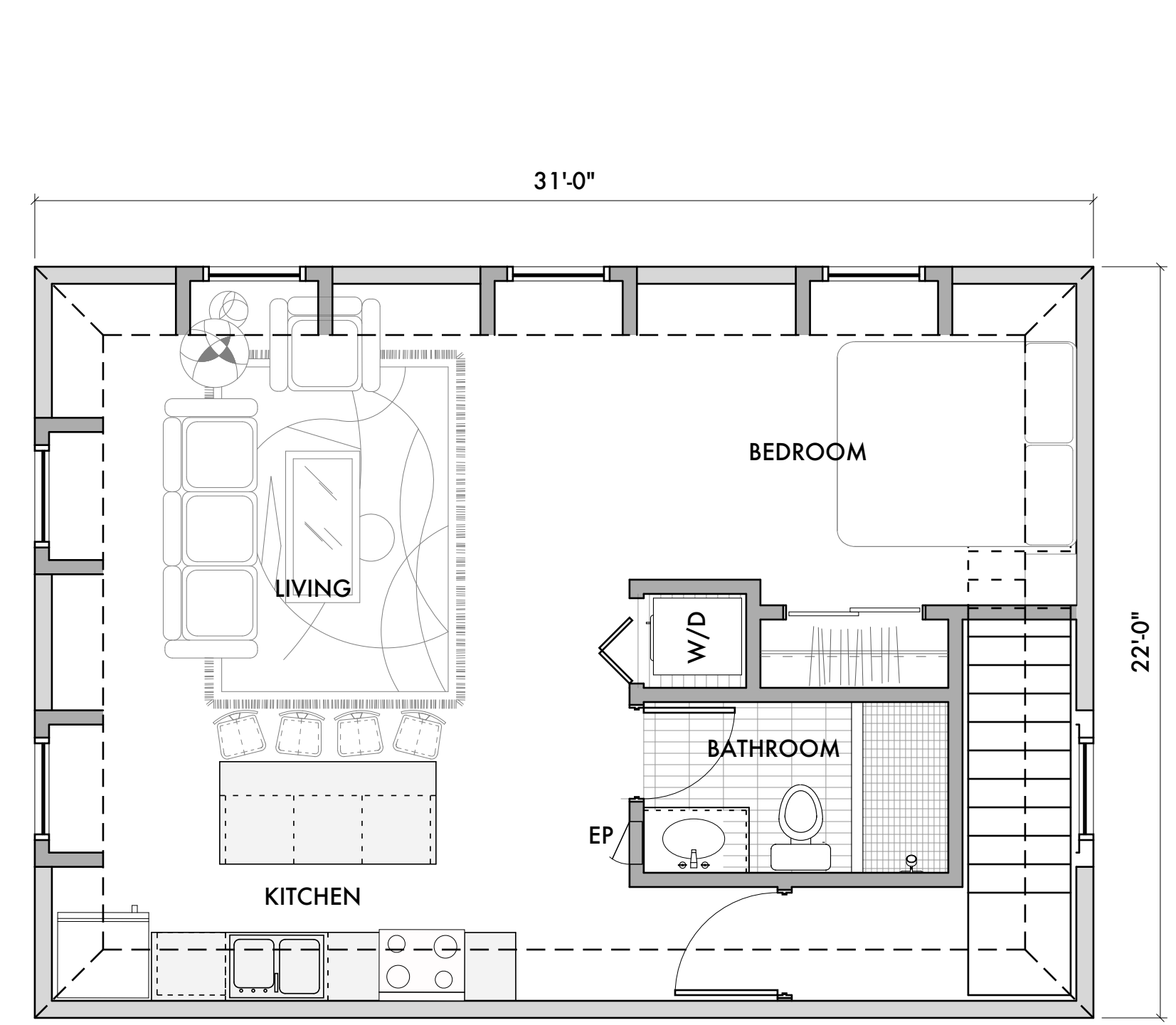
**C WEST ELEVATION**  
1/4" = 1'-0"

**B SOUTH (YARD) ELEVATION**  
1/4" = 1'-0"

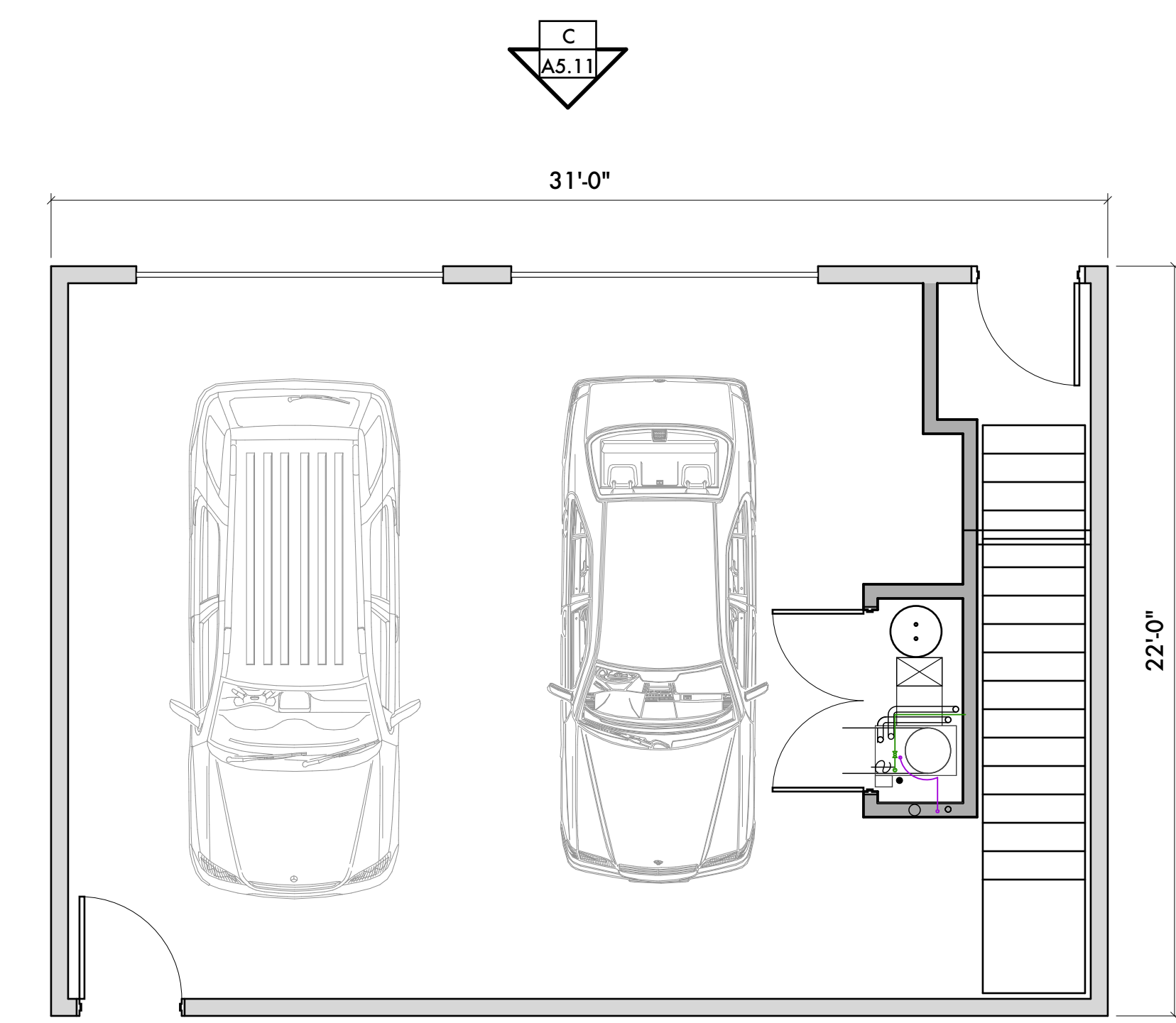
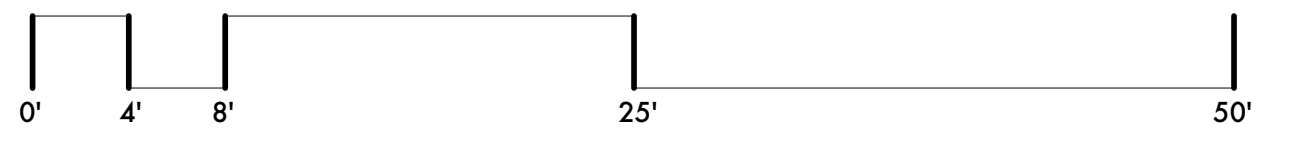


**C EAST ELEVATION**  
1/4" = 1'-0"

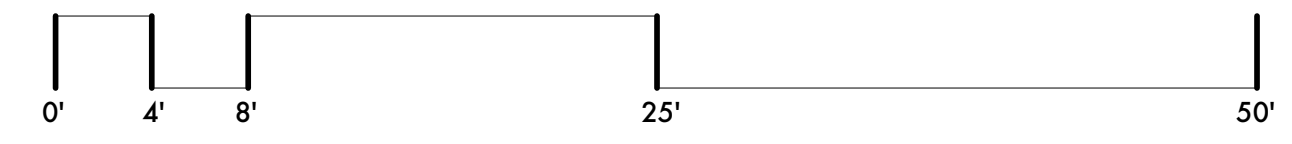
**A NORTH (ALLEY) ELEVATION**  
1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
1/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
1/4" = 1'-0"



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07/29/24 Historic Commission  
Date: Issued For:

**Waldhorn Residence**  
Historic Home  
311 E Watson  
Detroit, Michigan 48201

**studiozONE : DETROIT**  
architectural | urban | interior DESIGN

350 Madison Avenue  
4th Floor  
Detroit, Michigan 48226  
313.549.3790 | jpb@waldhorshome.com

Project Number: 2024  
Sheet Title:  
**FLOOR PLAN**

**PROPERTY DESCRIPTION:**  
LEGAL DESCRIPTION  
N WATSON 2BLK 8 BRUSH SUB L3 P24 PLATS, WCR 1/48 50 X 150