



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00199

PROPERTY INFORMATION

ADDRESS(ES): 2044 Chicago Blvd

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

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

BRIEF PROJECT DESCRIPTION:

Renovation of unapproved roof, installation of new windows and installation siding

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Timothy Flintoff Jr.

COMPANY NAME: 4545 Architecture

ADDRESS: 2761 E. Jefferson Ave, Ste 302

CITY: Detroit

STATE: MI

ZIP: 48207

PHONE: +1 (313) 450-4545

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:

Timothy Flintoff Jr.

4545 Architecture

04/21/2025

SIGNATURE

2761 E. Jefferson Ave, Ste 302

DATE

Detroit

MI

48207

+1 (313) 450-4545

tim.flintoff@4545architecture.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762





NOTE: Based on the scope of work, additional documentation may be required. See 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)	NA
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GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i>	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>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.)</i>	
	
4. DETAILED SCOPE OF WORK <i>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.")</i>	
	
5. BROCHURES/CUT SHEETS <i>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.</i>	

ADDITIONAL DETAILS

<div>6. WINDOWS/DOORS</div> <div>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)</div>	
<div>9. OTHER</div> <div>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</div>	

4545 architecture

April 16, 2025

2044 Chicago Blvd.,
Detroit, MI 48206

RE: 2044 Chicago Blvd. Historic District Commission Submission

Existing Photos



South Elevation

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | tim.flintoff@4545architecture.com • c | 248.320.6098 • w | 4545architecture.com

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South Elevation, West Entry



West Front Porch Stair Condition

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West Front Porch Typical Slab Condition

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West Front Porch Typical Condition

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West Entry Existing Front Door and Tiles

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South Elevation, East Entry



East Front Porch Condition

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East Front Porch Condition



East Front Porch Existing Tile

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South Elevation Detail



South Elevation Window Well

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South Elevation, Brick Tuckpointing/Repair Required (typical detail)

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South Elevation, Brick Tuckpointing/Repair Required (typical detail) (cont'd)

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West Elevation

2761 E. Jefferson, Suite 302, Detroit, MI 48207

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North Elevation



North Elevation Rear Porch/Door

2761 E. Jefferson, Suite 302, Detroit, MI 48207

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East Elevation

2761 E. Jefferson, Suite 302, Detroit, MI 48207

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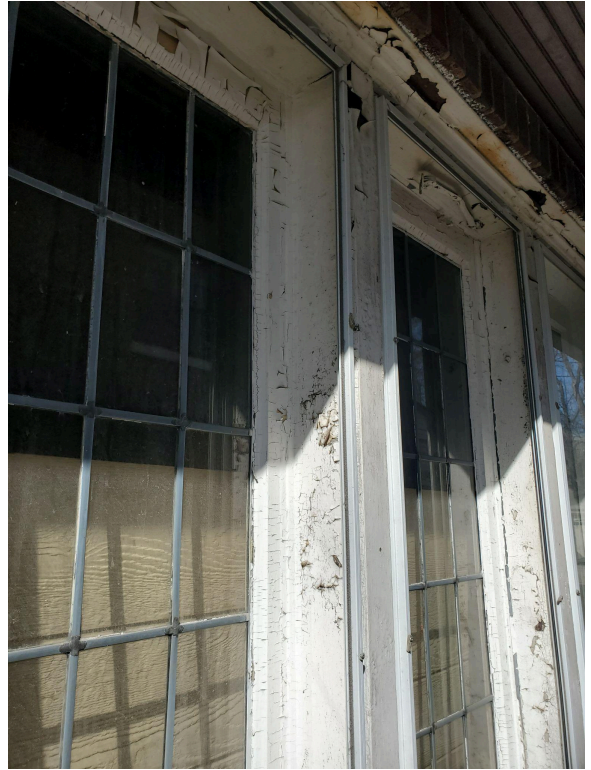


East Elevation Existing Window

2761 E. Jefferson, Suite 302, Detroit, MI 48207

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East Elevation Existing Window Typical Details

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East Elevation Entry



East Elevation Detail

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e | tim.flintoff@4545architecture.com • c | 248.320.6098 • w | 4545architecture.com

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architecture



East Elevation Porch

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | tim.flintoff@4545architecture.com • c | 248.320.6098 • w | 4545architecture.com

4545 architecture



East Dormer Detail

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | tim.flintoff@4545architecture.com • c | 248.320.6098 • w | 4545architecture.com



April 21, 2025

2044 Chicago Blvd.,
Detroit, MI 48206

RE: 2044 Chicago Blvd. Historic District Commission Submission

Project Narrative

2044 Chicago Blvd. is located in the Boston Edison Historic District of Detroit, near the intersection of Chicago Blvd. and 14th Street. It is a 2.5-story single-family residence in the Tudor-Revival style, built in the early 1900s. The majority of the structure is clad in brick, with some of the second stucco clad in stucco with timber detailing. The central roof is hipped, featuring a front-facing gable which projects toward the street. There is also a 2-story hipped-roof rear wing. A brick chimney sits offset from the center at the front, flanked by an entry door and associated porch at each end of the front facade. The front porches are in a state of disrepair. A 3-sided private entry is present at the east side of the building. A fire in 2018 caused much damage to the 2nd and 3rd stories, predominantly near the southwest portion of the building. A portion of the roof and several walls have since been rebuilt. Several original leaded glass windows were also lost. Since then, almost all original windows have been removed, except for (5) leaded glass casement windows at the first story of the west side. These windows are currently protected by aluminum storm windows.

The intention of this project is to complete a general exterior repair of the existing building elements, replace the missing windows, and alter some non-original building elements in order to better align the building's appearance with how it looked at the time of designation.

All south (front) facing windows will be replaced with custom wood leaded glass windows, with the glass pattern to match previously existing original windows. The windows are a combination of casements and double-hung style. The westernmost 2nd story window at the front features an arch top, which will be present; all other windows are typical rectilinear windows. The original east front entry featured half-lite front door with divided lites, with sidelites on either side. The entry itself is a large arch. This look will be re-created with a custom front door and sidelites. At the west front entry, the original front door is still present, and will be repaired as necessary. All other missing windows will be replaced with aluminum-clad wood windows (Anderson E-Series). They will have simulated divided lites whose pattern will match that of the original leaded glass windows. The remaining existing leaded glass windows and their associated storm windows will be repaired as required using in-kind materials.

The two front porches will be repaired. The remaining concrete slabs will be removed and repoured.



They will be topped with tiles to match those that previously existed there, based on some tiles still found to remain. The brick side walls will be rebuilt/tuckpointed/repared as necessary. The missing steps will be replaced with precast concrete steps. The east side entry door will be replaced with a half-lite wood door (Anderson Straightline Glass Panel Wood Door: Panel style 179) and stained to match the existing front door. The missing rear door at the 2-story wing will be replaced with an aluminum-clad wood french door with sidelites (Anderson E-Series) with simulated divided lites.

The stucco cladding at the 3rd story east dormer will be replaced with a wood cedar shake siding, to match with the material present before the 2018 fire. The stucco at the north (rear) dormer at all (3) sides, as well as the (3) sides of the rear 2nd-story hipped-roof wing, will also be replaced with wood cedar shake siding, as was present in photos from before the fire.

All brickwork will be tuckpointed and repared as necessary.



April 16, 2025

2044 Chicago Blvd.,
Detroit, MI 48206

RE: 2044 Chicago Blvd. Historic District Commission Submission

Scope of Work

1. Replace all missing windows
 - a. South (street-facing) elevation missing windows to be custom wood windows with leaded glass to match previously existing windows; paint to match existing
 - i. East entry on south facade to have custom half-lite wood door with simulated divided lites; side lites with leaded glass to match previously existing
 - b. All other missing windows are to be replaced with Anderson E-Series aluminum-clad wood windows
2. Repair remaining leaded glass window and associated storm window at east facade as required
3. Repair existing wood entry door at west entry of south facade as required
4. Replace missing entry door at east elevation with Anderson Straightline Glass Panel Wood Door: Panel style 179; stain to match existing front entry door
5. Replace missing patio door at north (rear) 1st floor with Anderson E-Series aluminum-clad wood french doors with side lites; frame color to match windows
6. Replace stucco at 3rd floor east dormer facade with wood cedar shake siding; paint to match existing
 - a. Replace stucco at 3rd floor north (rear) dormer (3 sides) with wood cedar shake siding; paint to match existing
 - b. Replace stucco at rear 2nd floor extension (3 sides: east/south/west) with wood cedar shake siding; paint to match existing
7. Remove remaining front porch concrete slabs
 - a. Replace with new poured concrete slab topped with ceramic tiles to match previously existing
 - b. Replace missing steps with precast concrete steps
 - c. Tuckpointe and repair existing brick porch side walls as required
8. Tuckpointe and repair existing brick as required
9. Existing asphalt shingle roof to remain (Certainteed Landmark Pro, color "Max Def Resawn Shake")

Landmark[®] PRO

The Expert's Choice

certainteed
SAINT-GOBAIN



Landmark PRO, shown in
Max Def Driftwood

Forbes
HOME
BEST OF
2024

CertainTeed
Best Roofing Shingles


SAINT-GOBAIN

Introducing More Value

Landmark® PRO is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark PRO improves upon the reliable CertainTeed Landmark shingle.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our **NailTrak®** feature, enabling faster installation.

Landmark PRO offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 30-year **StreakFighter®** algae resistance warranty

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

Landmark® PRO



Landmark PRO specifications:

- Premium Max Def color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 30-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
 - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available
- **UL 2218 Class 3 Impact Rated**



Landmark®



Landmark specifications:

- Traditional color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 25-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
 - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

LANDMARK® PRO COLOR PALETTE



Max Def Cobblestone Gray



Max Def Georgetown Gray



Max Def Colonial Slate



Max Def Weathered Wood



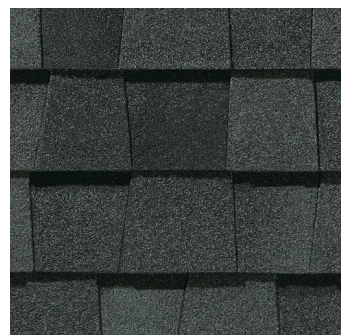
Max Def Driftwood



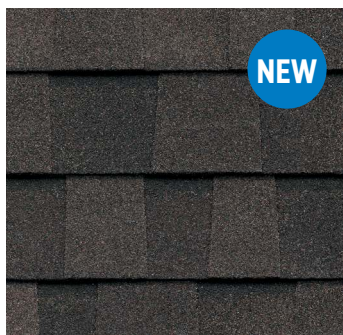
Max Def Prairie Wood



Max Def Pewter



Max Def Moiré Black



Max Def Espresso



Max Def Heather Blend



Max Def Shenandoah



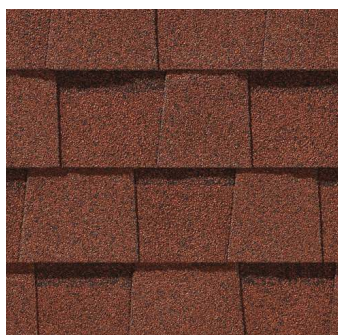
Max Def Burnt Sienna



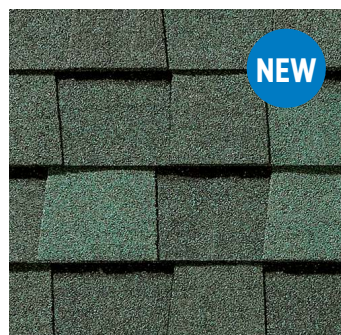
Max Def Resawn Shake



Max Def Coastal Blue



Max Def Red Oak



Max Def Evergreen

Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



Scan code for
more information

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread.

StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

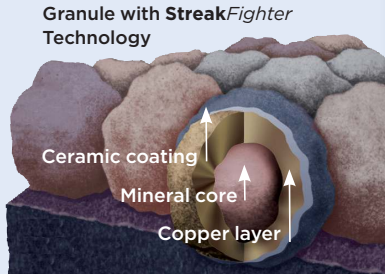


Diagram for illustrative purposes only.

NailTrak®

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

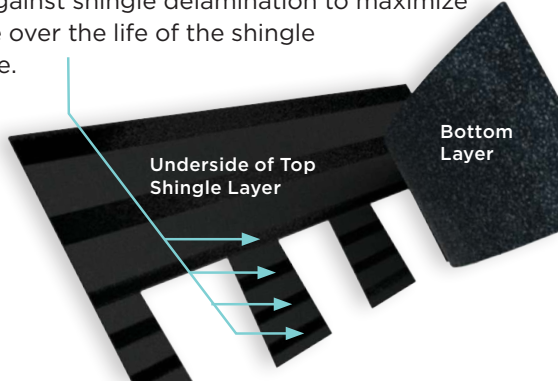
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond®

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



CertaSeal®

Uplift Protection

CertaSeal® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Integrity Roof System™

Insist upon the Integrity Roof System™ and get the ultimate in roof performance.

learn more at:

certainteed.com/roofing



Read our blog

Landmark® PRO available in areas shown



CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim
20 Moores Road, Malvern, PA 19355 | 800-233-8990 | certainteed.com

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DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

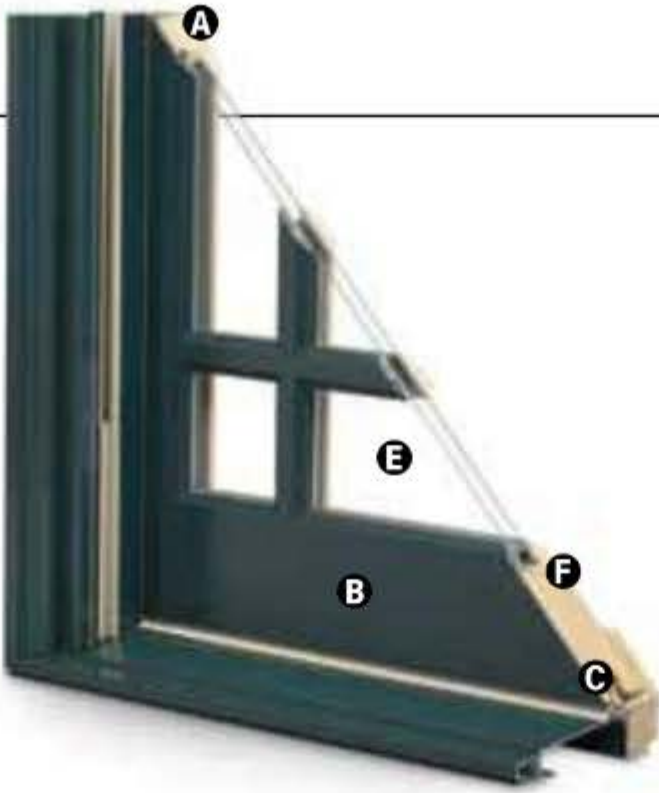
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory 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.

Optional 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 Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



D Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



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

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



Lock



Sash Lift

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

Windows with VeriLock® sensors use a different sash lock. See the next page for details.
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



FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



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.

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

Window Opening Control Device Kit

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

VeriLock & Open/Closed Sensors **DISCONTINUED**



VeriLock sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. Available in all hardware finishes.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See [page 27](#) for Smart Home options.

INSECT SCREENS

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

Conventional Insect Screens



Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See [page 24](#) for more information on our insect screens.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



5/8"

7/8"



1 1/8"

1 1/2"

Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



7/8"

Finelight™ Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat

1" Contoured

3/4" & 1"

Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



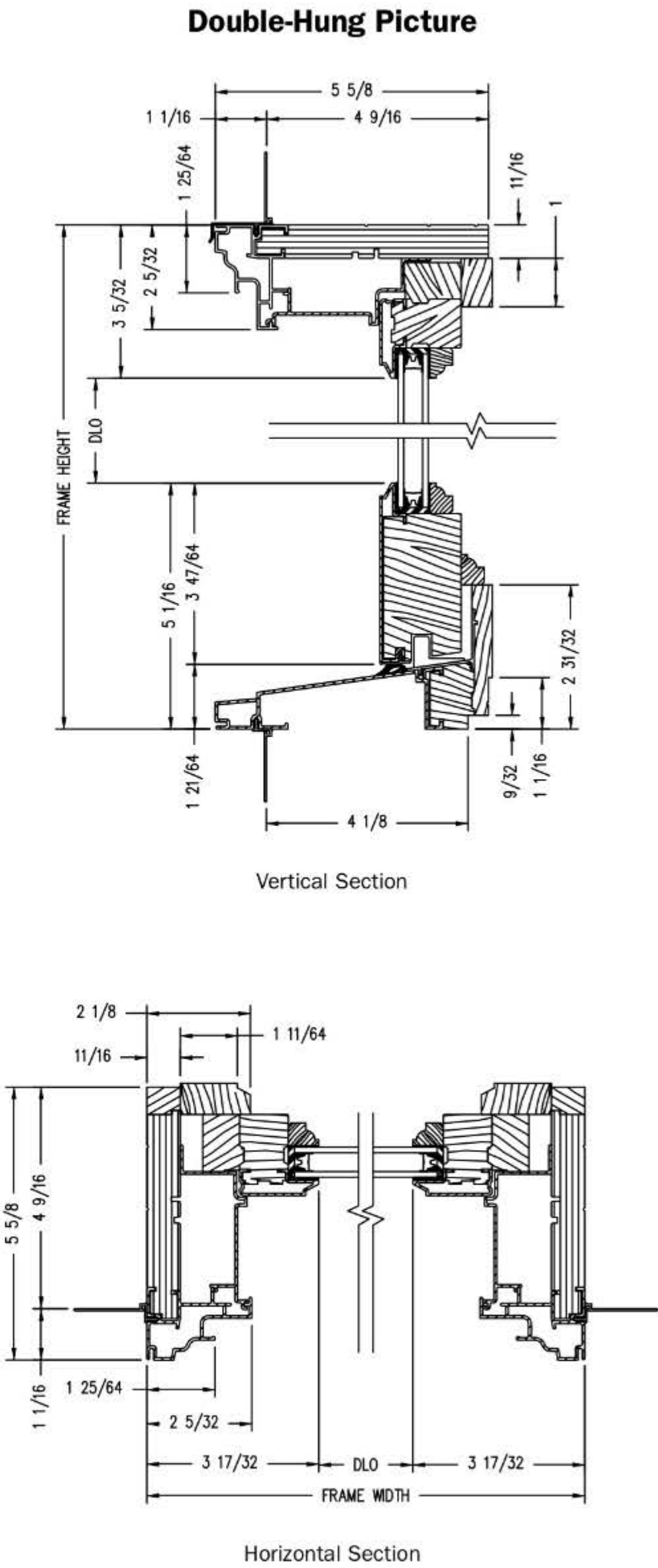
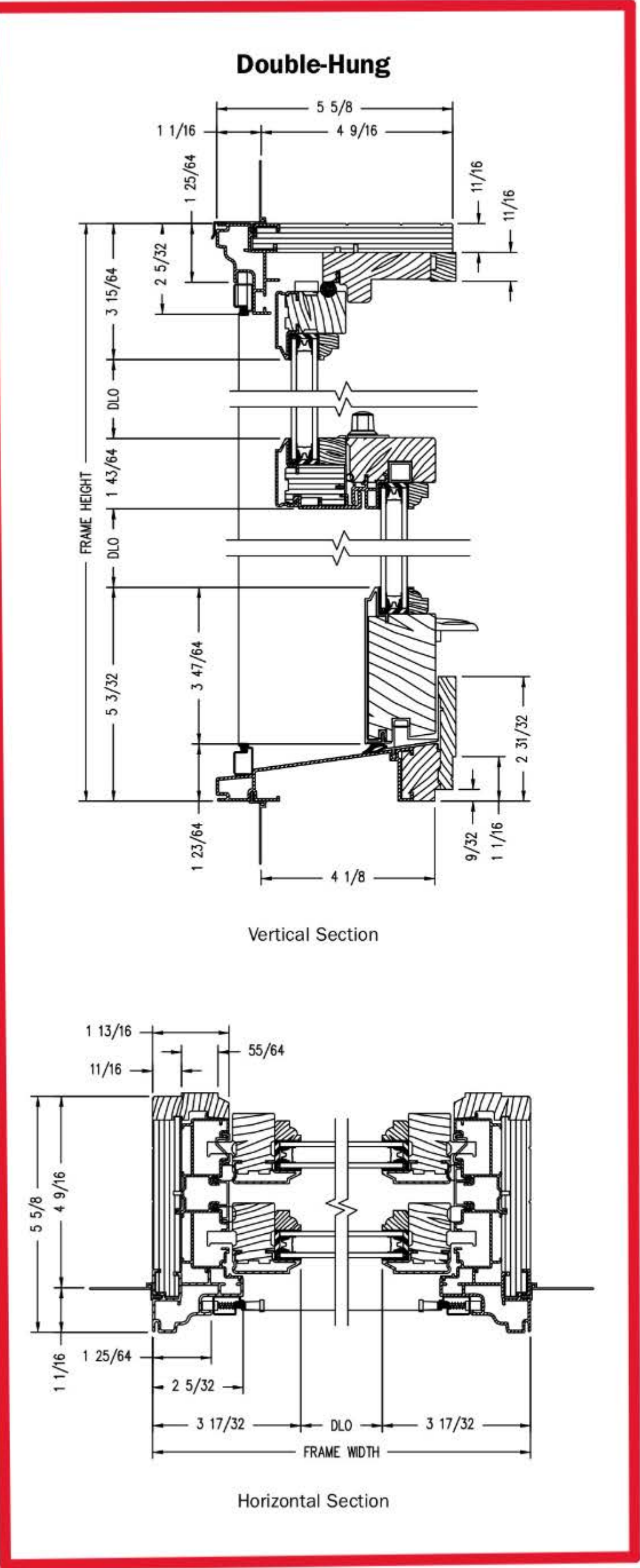
7/8"

See [page 22](#) for more information on grilles.

*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

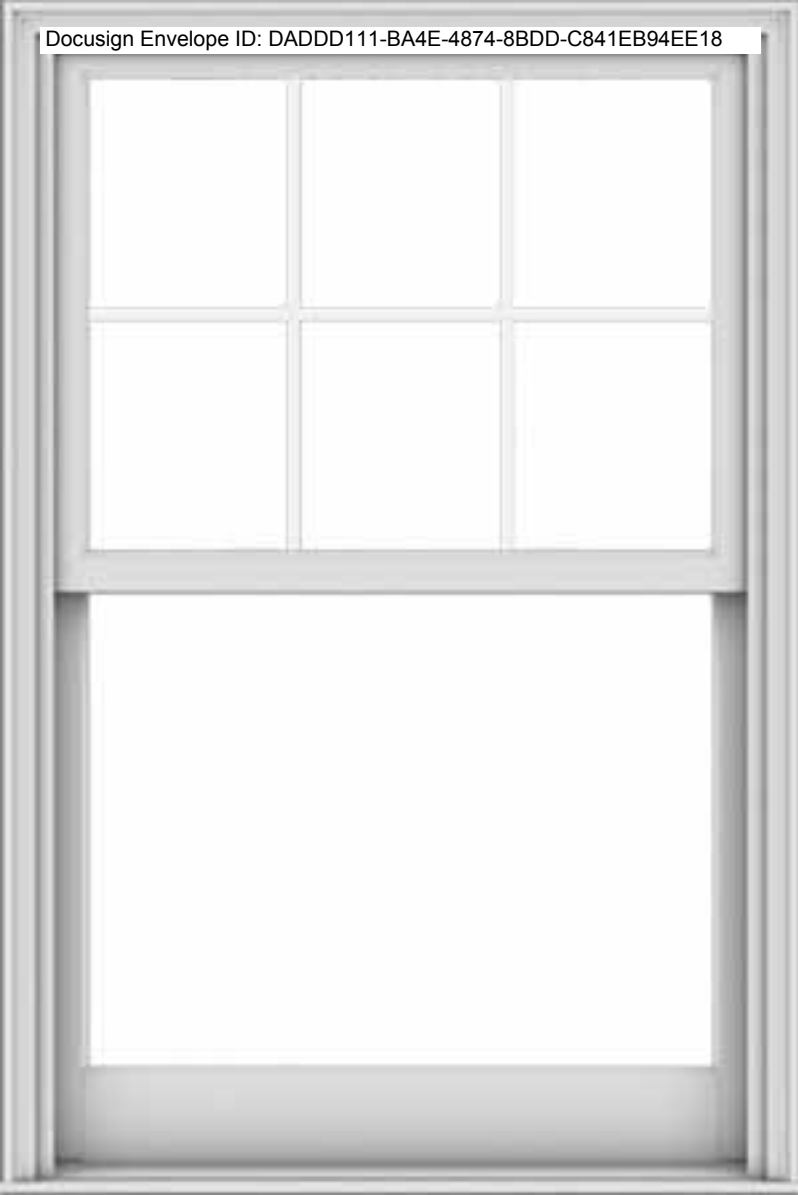
DOUBLE-HUNG WINDOWS

Double-Hung Windows



Shown with ovolo (colonial) glass stops.

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. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.



FEATURES

CASEMENT WINDOWS

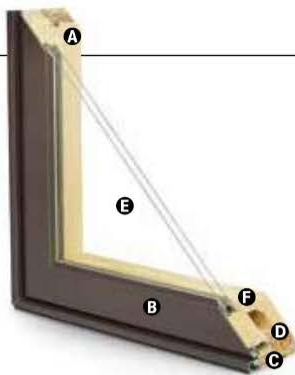
FRAME & SASH

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



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



INTERIOR PAINTED OPTIONS



*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 for details.

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

ACCESSORIES Sold Separately

CASEMENT WINDOWS

HARDWARE

Power Operator



Power operators are available in bronze, white, black or gold.

Window Opening Control Device Kit

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

Construction Hardware



Construction locks and operator handles keep your permanent window hardware away from the construction process and possible damage yet allow operation of windows during construction.

SENSORS

VeriLock & Open/Closed Sensors **DISCONTINUED**

they detect whether the windows are locked or unlocked* — a feature no other sensors can provide.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See [page 27](#) for Smart Home options.

PRIVACY OPTIONS

System 3 Blinds



A 5/8" aluminum slat blind is mounted to an extruded aluminum blind panel and applied to the window, creating a triple-glazed window boasting privacy and energy efficiency. Available in three colors. Blind panels are offered in white, tan, gold or an optional wood veneer to match your interior.

System 3 Shades

Pleated fabric shades are available in four colors to effortlessly and beautifully filter the light.

See [page 25](#) for more information on our blinds and shades.

INSECT SCREENS

TruScene® Insect Screens



Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

Retractable Insect Screens

Retractable insect screen available in wood-veneered frame options.

Conventional Insect Screens



Charcoal fiberglass screen mesh fits into an aluminum frame in colors of bronze, white or gold as well as optional black. Aluminum screen mesh and wood-veneered insect screen also available.

See [page 24](#) for more information on our insect screens.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



5/8"

7/8"



1 1/8"

1 1/2"

Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



7/8"

Finelight™ Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat

1" Contoured

Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



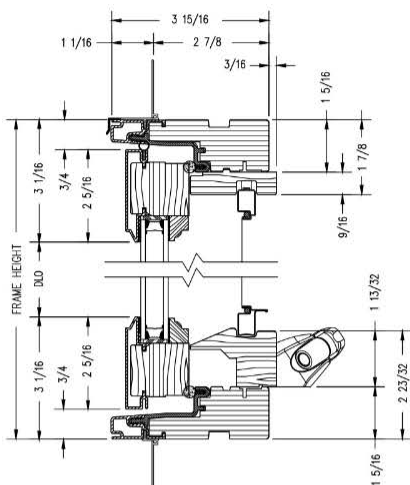
7/8"

See [page 22](#) for more information on grilles.

*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

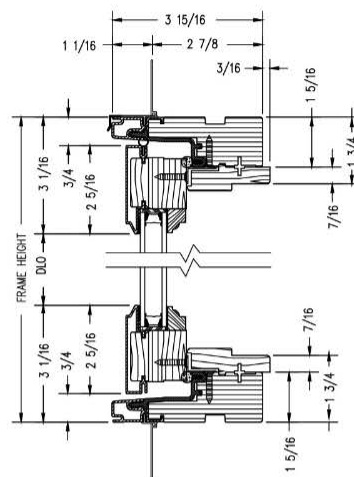
Casement Windows

Casement

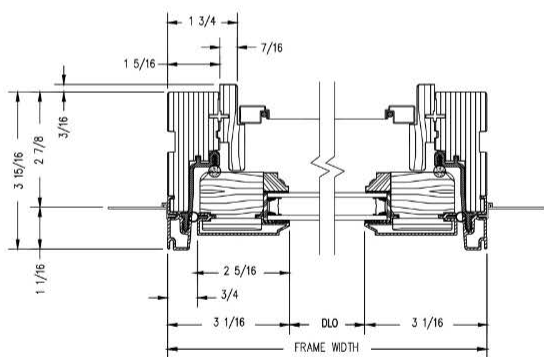


Vertical Section

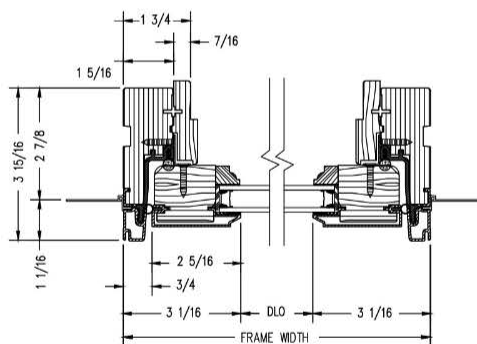
Sash-Set (2-Piece) Casement



Vertical Section



Horizontal Section



Horizontal Section

Shown with ovolo (colonial) glass stops.

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. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

Select a standard size from the choices		
WIDTH		
20"	28"	17 3/4" 24"
HEIGHT		
24"	30"	32" 36"



ENTRY DOORS



**HANDCRAFTED PREMIUM
WOOD ENTRY DOORS**



One of a kind. Like your home.

With Andersen, create an entry door with character and handcrafted origins, built in solid fine-grain wood. Styled to suit you perfectly. One of a kind. Like your home. And like you.





EXPAND YOUR VIEW

ENTRY DOOR STYLES

All styles available with wood or clad exteriors, as single or double doors, and with inswing or outswing operation. Doors are offered in standard and custom sizes.

Arts & Crafts
Glass Panel



402



403



404

Arts & Crafts
(403)
Shown in oak



Straightline
Full Panel



178



195



193



180

Straightline
Glass Panel



181



194



179



334



102

Gothic, Elliptical, Arch and Springline™ door styles are also available. Visit andersenwindows.com/entrydoors or contact your Andersen supplier for more information.

SIDELIGHTS & TRANSOMS

To provide seamless alignment with Straightline or Arts & Crafts style entry doors, sidelights and transoms are available. For more information, visit andersenwindows.com/entrydoors.



REALIZE YOUR VISION

INTERIOR AND EXTERIOR WOOD SPECIES

Select from an expansive array of the finest grades of wood species to add warmth and beauty to your home’s entranceway. Available on both the interior and exterior of your door.



Brick Mould and Interior Casings

A variety of exterior brick mould and interior casing profiles are available.



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Naturally occurring variations in grain, color and texture of wood makes each window or door one of a kind. Printing limitations prevent exact replication of finishes. Please see your Andersen supplier for actual finish samples.



COLOR OPTIONS

Make a bold first impression with color – choose from 50 commercial-grade, aluminum exterior color options. On the interior of the door, choose from our painted options or enjoy the look of unfinished wood.

Exterior Colors

 Colony White	 White	 Abalone	 Balsa White	 Canvas	 Maple Syrup	 Harvest Gold	 Prairie Grass	 Flagstone
 Sandtone	 Pebble Tan	 Carmel	 Terratone	 Hot Chocolate	 Bourbon	 Acorn	 Coffee Bean	 Cocoa Bean
 Sierra Bronze	 Dark Bronze	 Clay Canyon	 Red Rock	 Cardinal	 Bing Cherry	 Fire Engine Red	 Cinnamon Toast	 Olive
 Sage	 Billiard Green	 Moss	 Forest Green	 Mallard Green	 Spearmint	 Aquamarine	 Patina	 Sky Blue
 Country Blue	 Blue Denim	 Watercolor Blue	 Caribbean Blue	 Slate	 Moody Blue	 Stormy Blue	 Dove Gray	 Harbor Mist
 Yorktown Pewter	 Smokey Gray	 Mystic Gray	 Dark Ash	 Black	 Custom			

Interior Painted Options

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

Available on pine. Black and dark bronze also available on maple. Anodized silver available only on maple.

ADD A VISUAL ACCENT

Add a carefully considered detail to your home’s overall look with Andersen® hardware or have your door prepped for hardware manufactured by others.

HARDWARE OPTIONS*



YUMA®
Distressed Bronze
Distressed Nickel



ENCINO®
Distressed Bronze
Distressed Nickel



NEWBURY®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

HARDWARE FINISHES



Antique Brass



Black



Bright Brass



Distressed Bronze



Distressed Nickel



Oil Rubbed Bronze



Satin Nickel



Stone

FSB® HARDWARE*

Durable FSB hinged door hardware features clean lines and a sleek finish for a thoroughly modern look.



1035



1075



1076



1102**



Black Anodized Aluminum



Satin Stainless Steel

Black Anodized Aluminum
Satin Stainless Steel

Satin Stainless Steel

*Hardware sold separately.

**FSB style 1102 is not available in black anodized aluminum.

FSB hardware is stainless steel or aluminum.

Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

*FSB® is a registered trademark of Franz Schneider Brakel GmbH & Co.



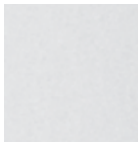
ALBANY
Black
Stone
White



ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel



TRIBECA®
Black
Stone
White



White

Tribeca and Albany hardware are zinc die cast with power-coat durable finish.
Yuma, Encino, Newbury and Anvers are solid forged brass.
Distressed bronze and oil rubbed bronze are “living” finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.

YALE® ASSURE LOCK®*

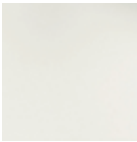
Monitor, lock and unlock from anywhere with the Yale Assure Lock. This slim, sleek keyless lock is designed exclusively for Andersen® hinged doors** and integrates with a wide range of smart home platforms.



Black



Satin Nickel



White

*Hardware sold separately.
**Available on select hinged doors, see your Andersen supplier for details.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.
Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen doors.

BRIGHTEN YOUR VIEW

Glass can affect energy efficiency more than any other part of a door. Choose from these High-Performance glass options for your climate and home.

GLASS	ENERGY		LIGHT	
	U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™ Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4® Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock Coating Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun® Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Triple-Pane with Low-E coatings on two surfaces Three panes of glass combine with either argon gas blend air or Low-E coatings to provide enhanced energy performance.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ●

Center of glass performance only. Ratings based on glass options as of January 2022. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

Patterned Glass

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch to your home. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



Cascade



Fern



Obscure



Reed



Satin Etch



Art Glass

With art glass from Andersen, you can add interest, create a focal point and make your doors stand out. These finely crafted inserts are available to complement any home’s architecture. For more information, visit andersenwindows.com/artglass.

Arts & Crafts (403)

Shown in oak with Arts & Crafts art glass pattern.



GRILLE OPTIONS

Grille Patterns

Choose from Colonial, Prairie or Specified Equal Light grille patterns.



Colonial

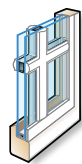


Prairie



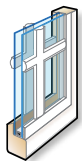
Specified
Equal Light

Grille Types Available



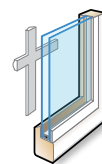
Full Divided Light

Permanent exterior
Permanent interior with spacer



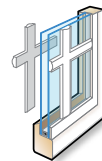
Simulated Divided Light

Permanent exterior
Permanent interior



Removable Interior

Removable interior



Simulated Divided Light with Removable Interior Grilles

Permanent exterior
Removable interior

Profiles & Widths

Grilles are available in four standard widths: $\frac{3}{4}$ ", $\frac{7}{8}$ ", $1\frac{1}{8}$ " and $1\frac{1}{2}$ ".



andersenwindows.com/entrydoors

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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.

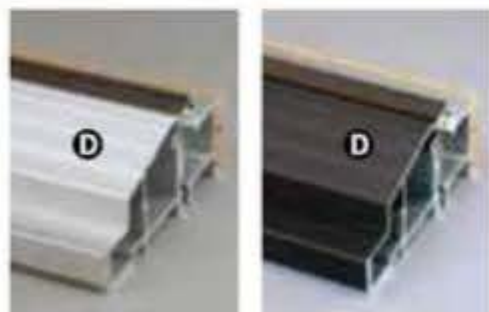
C The frame perimeter consists of a high-quality foam-filled weatherstrip.

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.



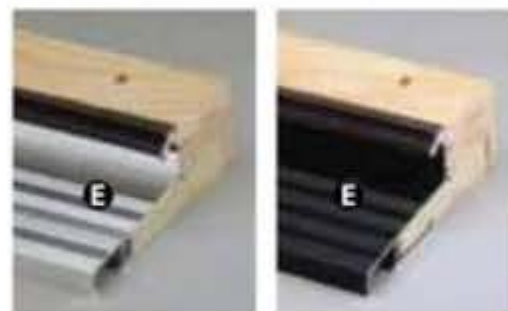
Drainage sills for inswing



Inswing Patio Door with Contemporary Panel

On-Floor Sill for Outswing Patio Doors

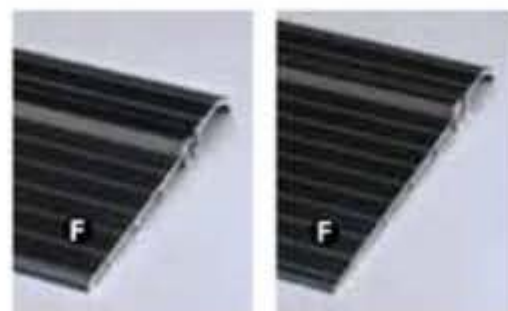
E Premium grade aluminum outswing sill with oak threshold. Outswing door sill is backed with a compression foam weatherstrip. Available in clear anodized or dark bronze anodized finish, shown below.



On-floor sills for outswing

Low-Threshold Sill

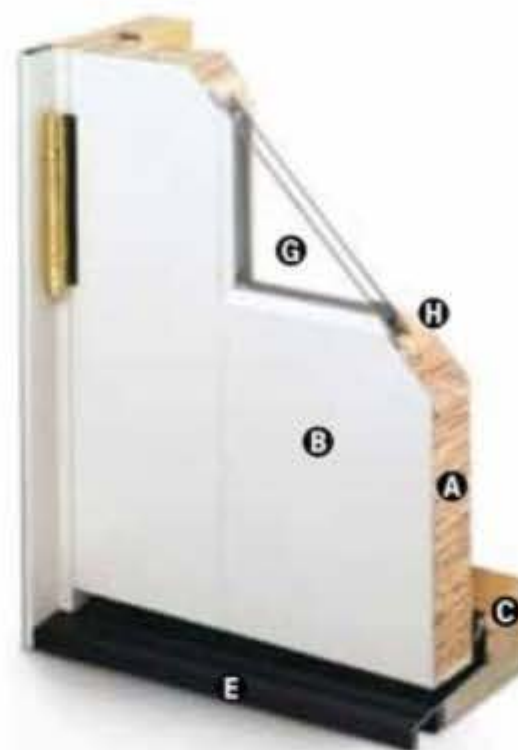
F Aluminum low threshold sill available for outswing doors and inswing doors. Available for inswing doors with jamb depths of 4 9/16" and 6 9/16". Low threshold design provides a smooth transition from interior to exterior and is wheelchair-accessible. A polyurethane thermal barrier helps reduce heat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

ACCESSORIES Sold Separately

HINGED PATIO DOORS

HARDWARE

Construction Handle



Temporary construction handle is sent with all hinged patio doors. This handle allows operation during the construction phase, protecting finished hardware from damage or jobsite theft.

Hardware Options

Additional hardware options such as exterior keyed locks and more are also available. Contact your Andersen supplier.

SENSORS

Yale® Assure Lock®

Monitor, lock and unlock from anywhere with the Yale Assure Lock. The sleek keyless lock includes Bluetooth® technology for key-free unlocking and is compatible with Z-Wave® for integration with a wide range of smart home platforms. Available on select hinged doors, see your Andersen supplier for details.

VeriLock & Open/Closed Sensors **DISCONTINUED**

detect whether the doors are locked or unlocked — a feature no other sensors can provide. Available in all hardware finishes.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See [page 27](#) for Smart Home options.

INSECT SCREENS

Retractable Insect Screens



Concealed, retractable insect screen has charcoal fiberglass screen mesh. Available for inswing single or double door units. Insect screen rolls out when needed and retracts into concealed housing when not in use. Available in 50 exterior colors.

Retractable insect screens for outswing doors are field applied to the interior of the door. Available in five colors including white, almond, desert sand, bronze and black.

Hinged Insect Screens for Inswing Patio Doors

Charcoal fiberglass screen mesh fits into an aluminum frame in 50 exterior colors. Provided with a black lockable latch and automatic closer for smooth operation. Available in single or multiple door units. Aluminum screen mesh is also available.

Top-Hung Gliding Insect Screens for Inswing Center Post Patio Doors

Charcoal fiberglass screen mesh fits into an aluminum frame available in 50 exterior colors. Aluminum screen mesh is also available.

PRIVACY OPTIONS

Blinds-Between-the-Glass

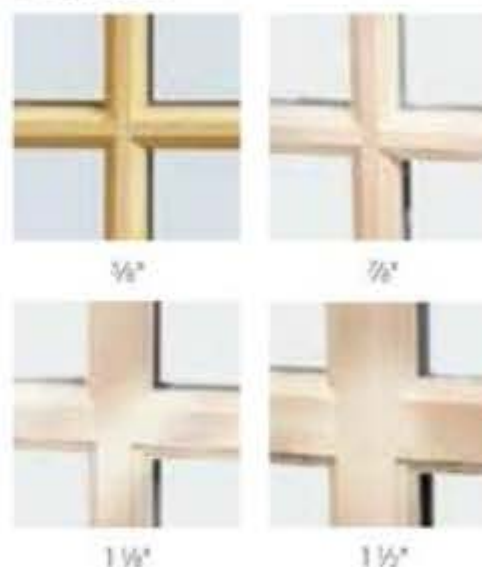


A 5/8" aluminum slot blind mounted between two panes of insulated glass in a dust-free environment. Available in white, tan and almond. Blinds are magnetically controlled and can be tilted or raised and lowered with one cord.** Not available on arch patio doors.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



7/8"

Finelight™ Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat



1" Contoured

Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



7/8"

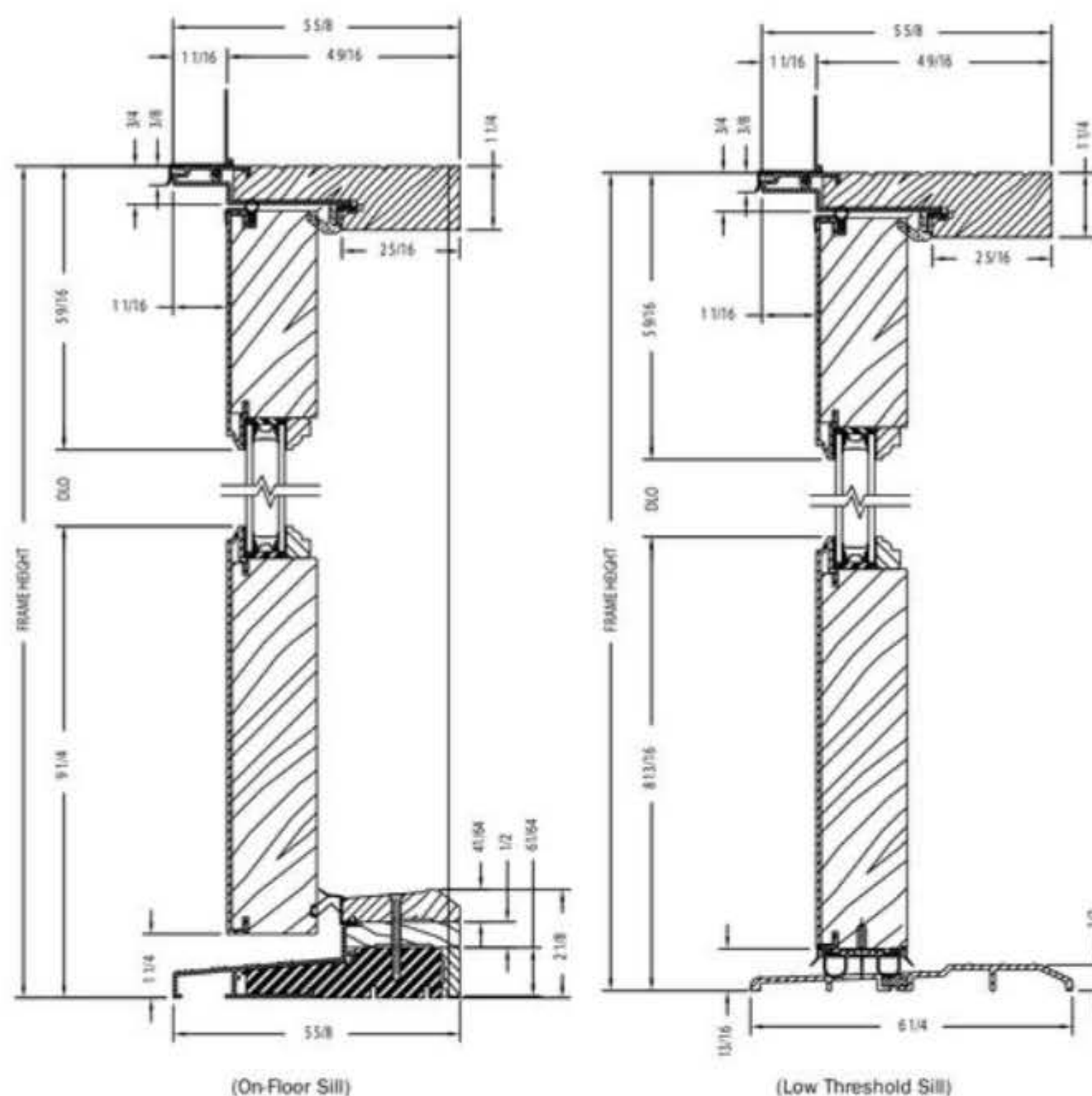
See [page 22](#) for more information on grilles.

*When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

**Not all sizes are retractable. See your local Andersen supplier for details.

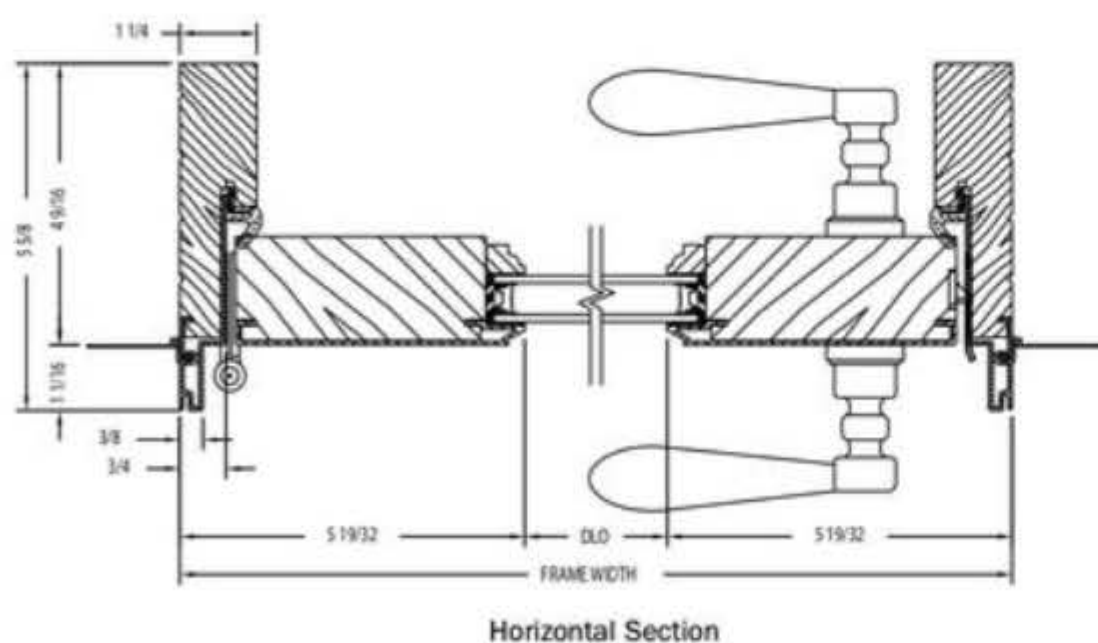
Hinged Outswing Patio Doors

Hinged Outswing Patio Door

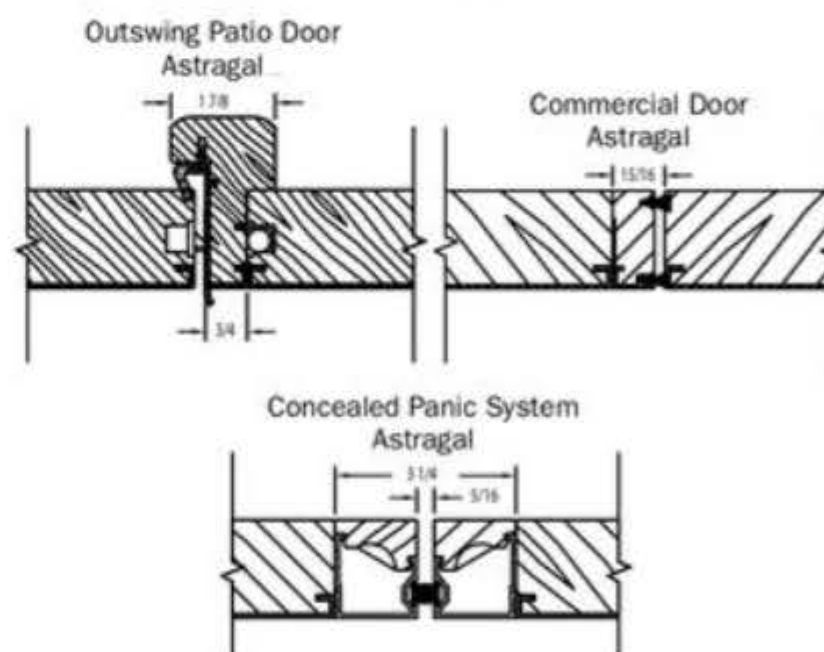


Vertical Section

Astragal

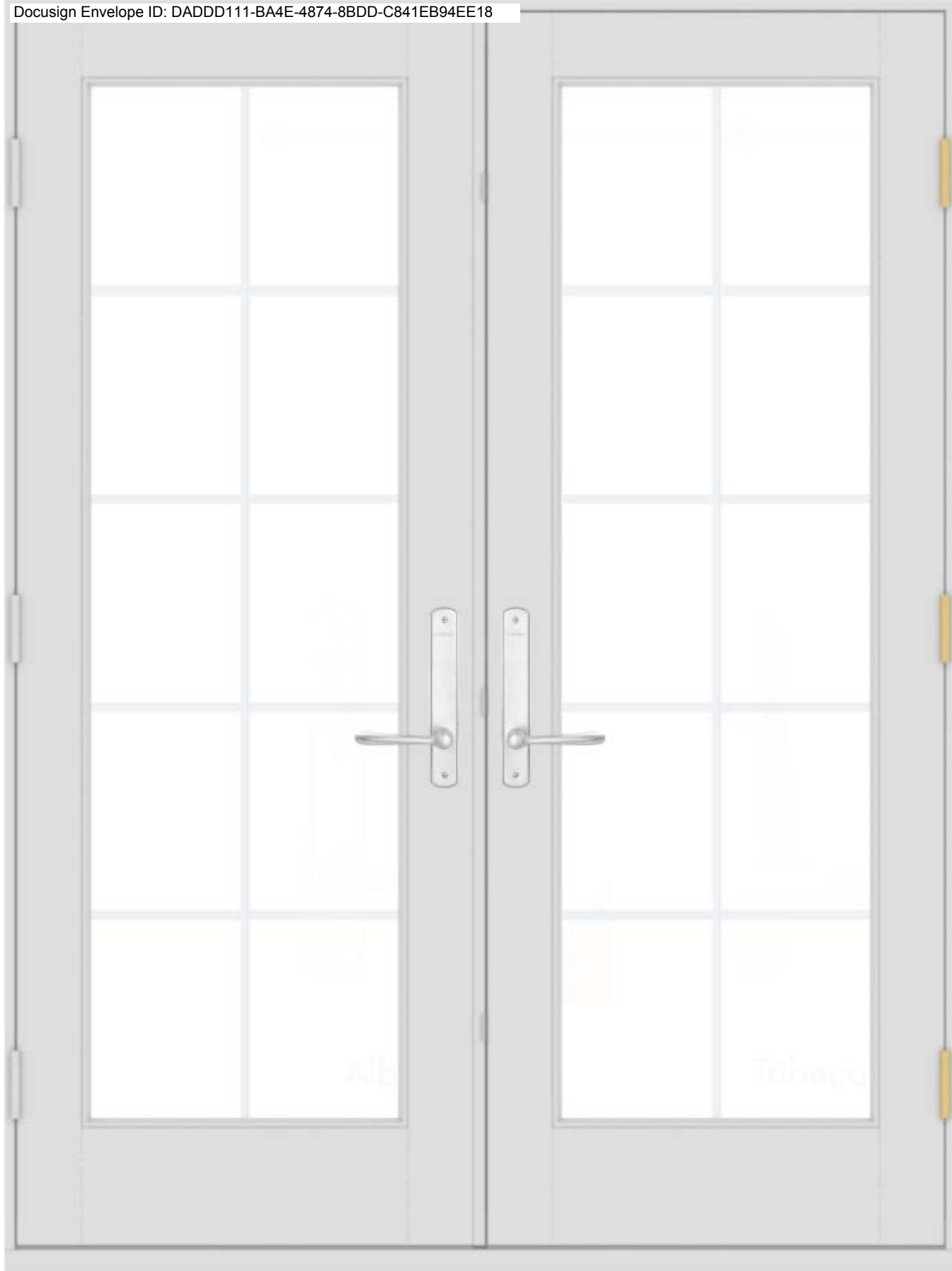


Horizontal Section



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. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.



2044 CHICAGO BLVD.
EXTERIOR RENOVATION

2044 CHICAGO BLVD.,
DETROIT, MI. 48206

ARCHITECT
4545 ARCHITECTURE | DESIGN, PLLC
TIMOTHY FLINTOFF, AIA, NCARB
2761 E JEFFERSON, SUITE 302
DETROIT, MI 48207
248-320-6098

PROJECT DATA
BUILDING CODE AUTHORITY:
CITY OF DETROIT, MICHIGAN

OWNER:
VIVEK CIAL
1624 EDISON ST.,
DETROIT, MI 48202

APPLICABLE CODES:
BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN BUILDING CODE"
2021 MICHIGAN BUILDING CODE (MBC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2021 MICHIGAN MECHANICAL CODE AS AMENDED

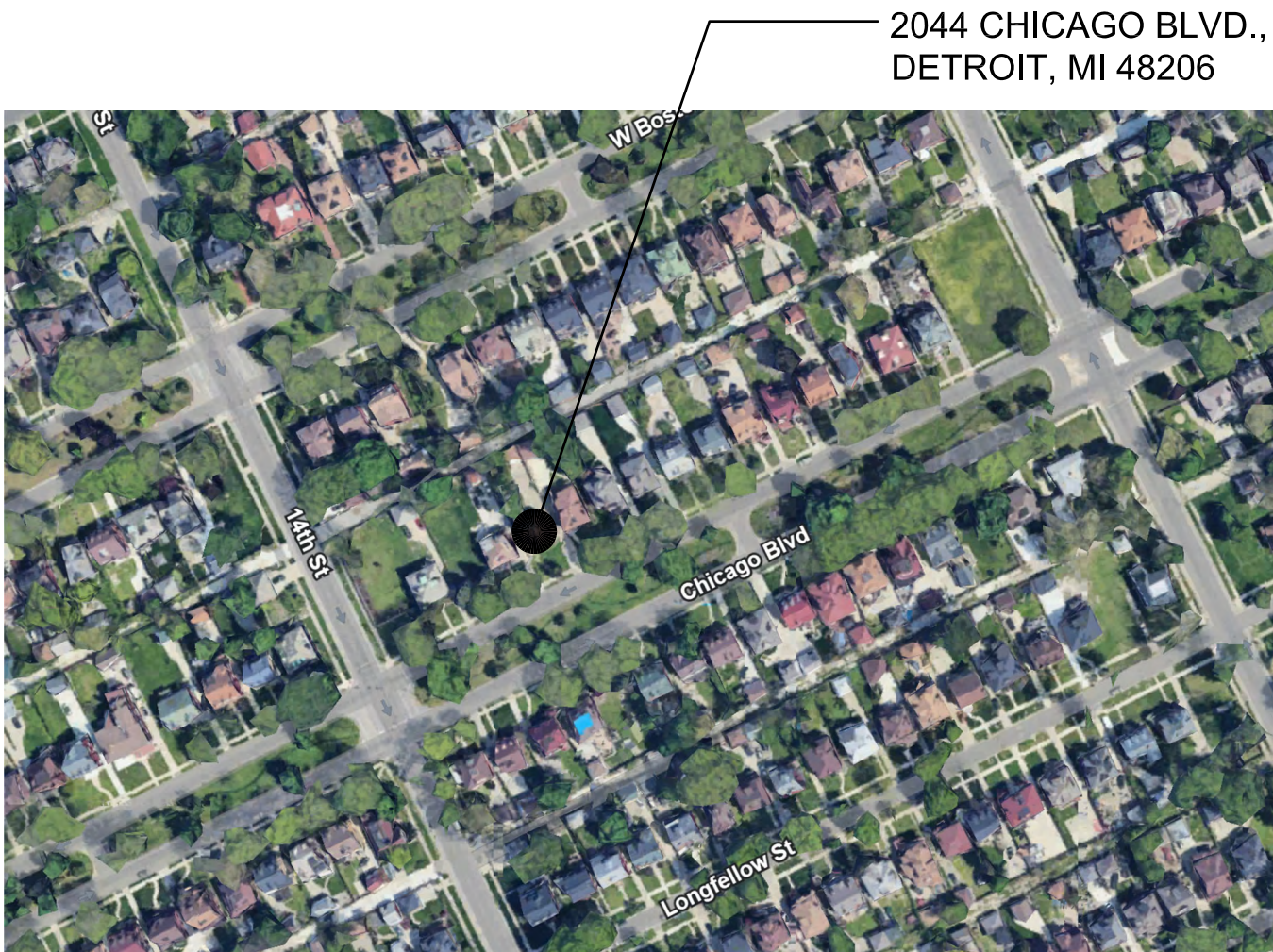
PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2021 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2023 MICHIGAN ELECTRICAL CODE AS AMENDED

ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

SHEET INDEX	
TS1.1	TITLE SHEET AND SHEET INDEX
A1.1	WEST PORCH PLAN
A1.2	EAST PORCH PLAN
A3.1	EXTERIOR ELEVATION
A3.2	EXTERIOR ELEVATION
A3.3	EXTERIOR ELEVATION
A3.4	EXTERIOR ELEVATION
A3.5	EXTERIOR ELEVATIONS - NEW WINDOWS
A3.6	EXTERIOR ELEVATIONS - NEW WINDOWS
A5.1	WINDOW SCHEDULE



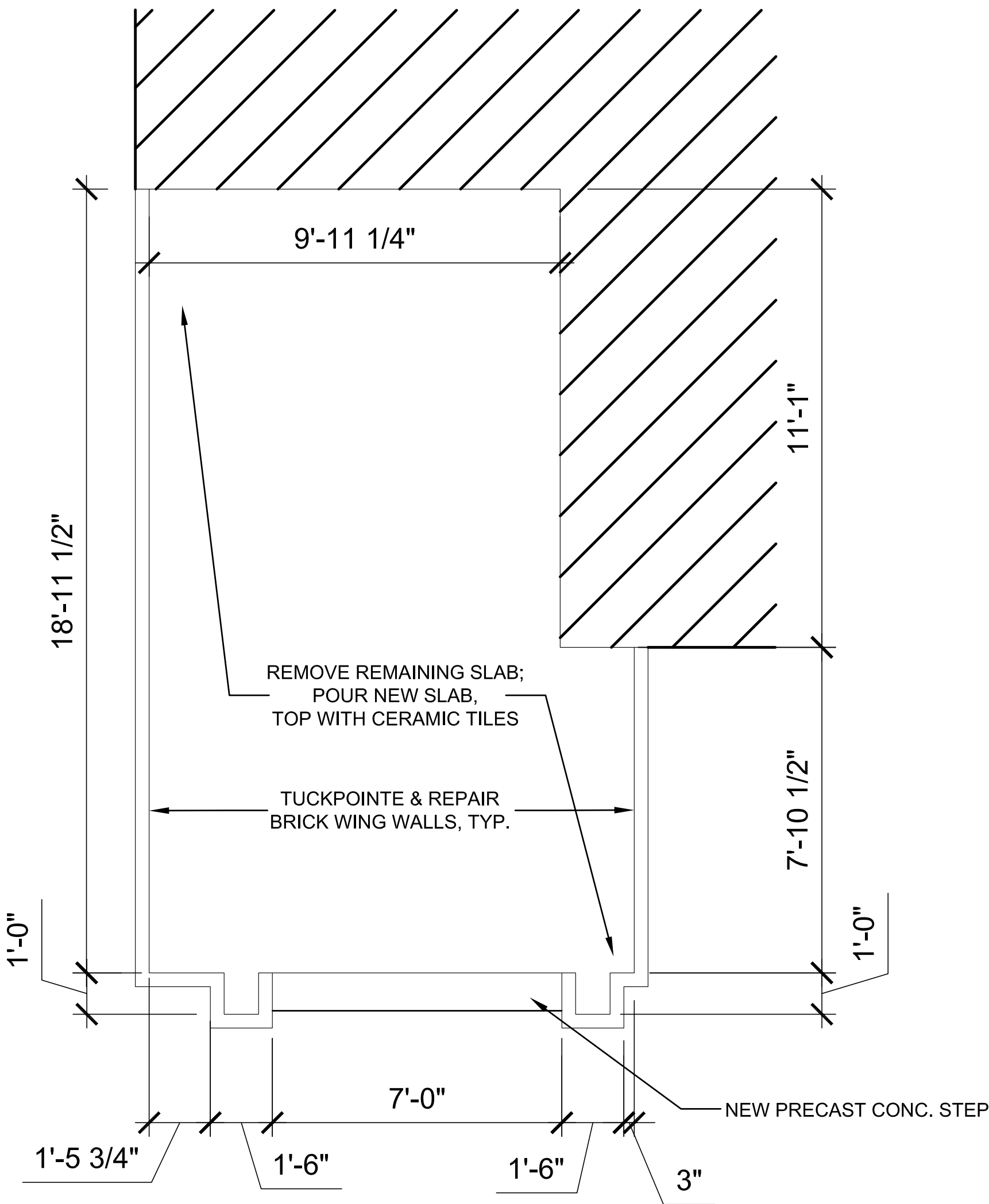
PROJECT SITE MAP: NOT TO SCALE



SYMBOL LEGEND		ABBREVIATION	
	DARKENED ARROW INDICATES ELEVATED SECTION	@	AT
	ELEVATION NUMBER	ACOUST.	ACOUSTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	A.C.T.	ACOUSTIC CEILING TILE
	ELEVATION NUMBER	ADJ.	ADJACENT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	A.F.F.	ABOVE FINISH FLOOR
	ELEVATION NUMBER	ALUM.	ALUMINUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ANOD.	ANODIZED
	DETAIL REFERENCE NUMBER	BD.	BOARD
	SHEET NUMBER WHERE DETAIL IS LOCATED	BLOG.	BUILDING
	DETAIL NUMBER	BLK.	BLOCK
	DETAIL NAME	BLKG.	BLOCKING
	DRAWING SCALE	CEM.	CEMENT
	SHEET NUMBER WHERE DETAIL IS REFERENCED	C.J.	CONTROL JOINT
	EL. 8'-0" A.F.F.	CLG.	CEILING
	B/CEILING REFERENCE POINT OF ELEVATION	CL	CENTER LINE
	8'-0" HEIGHT ABOVE FINISHED FLOOR	C.O.	CLEAN OUT
	NOTE: DATUM SYMBOL INDICATES A SPECIFIC REFERENCE HEIGHT OF MATERIAL INDICATED	COL.	COLUMN
	ROOM NAME	CONC.	CONCRETE
	ROOM NUMBER	C.G.	CORNER GUARD
	NUMBERS DESIGNATE VERTICAL COLUMN LINES	CONST.	CONSTRUCTION
	LETTERS DESIGNATE HORIZONTAL COLUMN LINES	CONT.	CONTINUOUS
	CIRCLES REPRESENT NEW COLUMN LINES	CORR.	CORRUGATED
	DASHED CIRCLES REPRESENT EXISTING COLUMNS	CPT.	CARPET
	EXISTING DOOR SYMBOL	C.T.	CERAMIC TILE
	NEW DOOR SYMBOL	DET.	DETAIL
	DOOR DESIGNATION	DIA.	DIAMETER
	WALL TYPE DESIGNATION NUMBER - COORDINATE WITH SCHEDULE	DN.	DIMENSION
	EQUIPMENT DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES	DN.	DOWN
	KEY NOTE DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES	D.O.	DOOR OPENING
	ADDENDUM DESIGNATION NUMBER	DR.	DOOR
	BULLETIN DESIGNATION NUMBER	DWG.	DRAWING
	MATCH LINE	EA.	EACH
	REF: A3 SHEET REFERENCE FOR DRAWING CONTINUATION	ELEV.	ELEVATION
MATERIAL LEGEND		E.W.	EACH WAY
	ACOUSTICAL CEILING	EXG.	EXISTING
	BATT/LOOSE INSULATION	EXIST.	EXISTING
	BLOCKING/ROUGH LUMBER	EXP.	EXPANSION, EXPOSED
	CONCRETE	EXT.	EXTERIOR
	FINISHED WOOD	F.D.	FLOOR DRAIN
	GLASS	FDN.	FOUNDATION
	GYPSUM WALLBOARD	F.R.P.	FIBER REINFORCED PANELS
	MASONRY	FIN.	FINISH
	PARTICLE BOARD	FLR.	FLOOR
	PLYWOOD	F.O.	FACE OF
		F.O.S.	FACE OF STUD
		FR.	FRAME
		FTG.	FOOTING
		FV.	FIELD VERIFY
		GA.	GAUGE
		GALV.	GALVANIZED
		GYP.	GYPSUM
		HDW.	HARDWARE
		H.M.	HOLLOW METAL
		HORIZ.	HORIZONTAL
		HT.	HEIGHT
		I.D.	INSIDE DIAMETER
		INSUL.	INSULATION
		INT.	INTERIOR
		JT.	JOINT
		LAV.	LAVATORY
		LG.	LONG
		L.L.O.	LONG LEG OUTSTANDING
		L.L.V.	LONG LEG VERTICAL
		MAX.	MAXIMUM
		MECH.	MECHANICAL
		MET.	METAL
		MEZZ.	MEZZANINE
		M.I.	MISCELLANEOUS IRON
		MIN.	MINIMUM
		MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
		N.I.C.	NOT IN CONTRACT
		N.T.S.	NOT TO SCALE
		O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
		OPNG.	OPENING
		OPP.	OPPOSITE
		PL.G.	PLATE GLASS
		PL.S.	PLATE STEEL
		P.LAM.	PLASTIC LAMINATE
		PLAS.	PLASTER
		PREFAB.	PREFABRICATED
		PROJ.	PROJECT, PROJECTION
		P.S.F.	POUNDS PER SQUARE FOOT
		PT.	POINT
		R.	RISER
		R.A.	RETURN AIR
		R.B.	RUBBER BASE
		R.C.	ROOF CONDUCTOR
		R.C.P.	REFLECTED CEILING PLAN
		R.D.	ROOF DRAIN
		R.F.	RUBBER FLOORING
		REINF.	REINFORCED, REINFORCING
		REQ'D.	REQUIRED
		ROOFING.	ROOFING
		RM.	ROOM
		R.S.	ROOF SUMP
		R.T.	RUBBER TILE
		SAN.	SANITARY
		SCHED.	SCHEDULE
		SHT.	SHEET
		SIM.	SIMILAR
		SPEC.	SPECIFICATION
		S.S.	SERVICE SINK
		STL.	STEEL
		STD.	STANDARD
		STOR.	STORAGE
		STRUCT.	STRUCTURAL
		SUSP.	SUSPENDED
		SW.	SWITCH
		SYM.	SYMMETRICAL
		T.	TREAD
		T&B	TOP AND BOTTOM
		TEL.	TELEPHONE
		TERR.	TERRAZZO
		T&G	TONGUE AND GROOVE
		THK.	THICK, THICKNESS
		THRES.	THRESHOLD
		T.O.S.	TOP OF STEEL
		TYP.	TYPICAL
		U/C	UNDERCUT
		U.N.O.	UNLESS NOTED OTHERWISE
		V.B.	VINYL BASE
		V.C.T.	VINYL COMPOSITION TILE
		V.I.F.	VERIFY IN FIELD
		W.	WIDE
		VERT.	VERTICAL
		WAINS.	WAINSCOT
		W.C.	WATER CLOSET
		WD.WIN.	WOOD WINDOW
		WT.	WEIGHT
		W.W.F.	WELDED WIRE FABRIC

ARCHITECT: 4545 architecture 2761 E. JEFFERSON AVE STE 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project : 2044 CHICAGO BLVD. EXTERIOR RENOVATION 2044 CHICAGO BLVD., DETROIT, MI 48206
Issued for : HDC SUBMIT 04/16/2025
Drawn by : ANJ Check by : TRF
Sheet Title : TITLE SHEET, SHEET INDEX, AND LOCATOR PLAN
Project No. : 2025018
Sheet No. : TS1.1

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1 WEST FRONT PORCH PLAN
SCALE: 3/8"=1'-0"



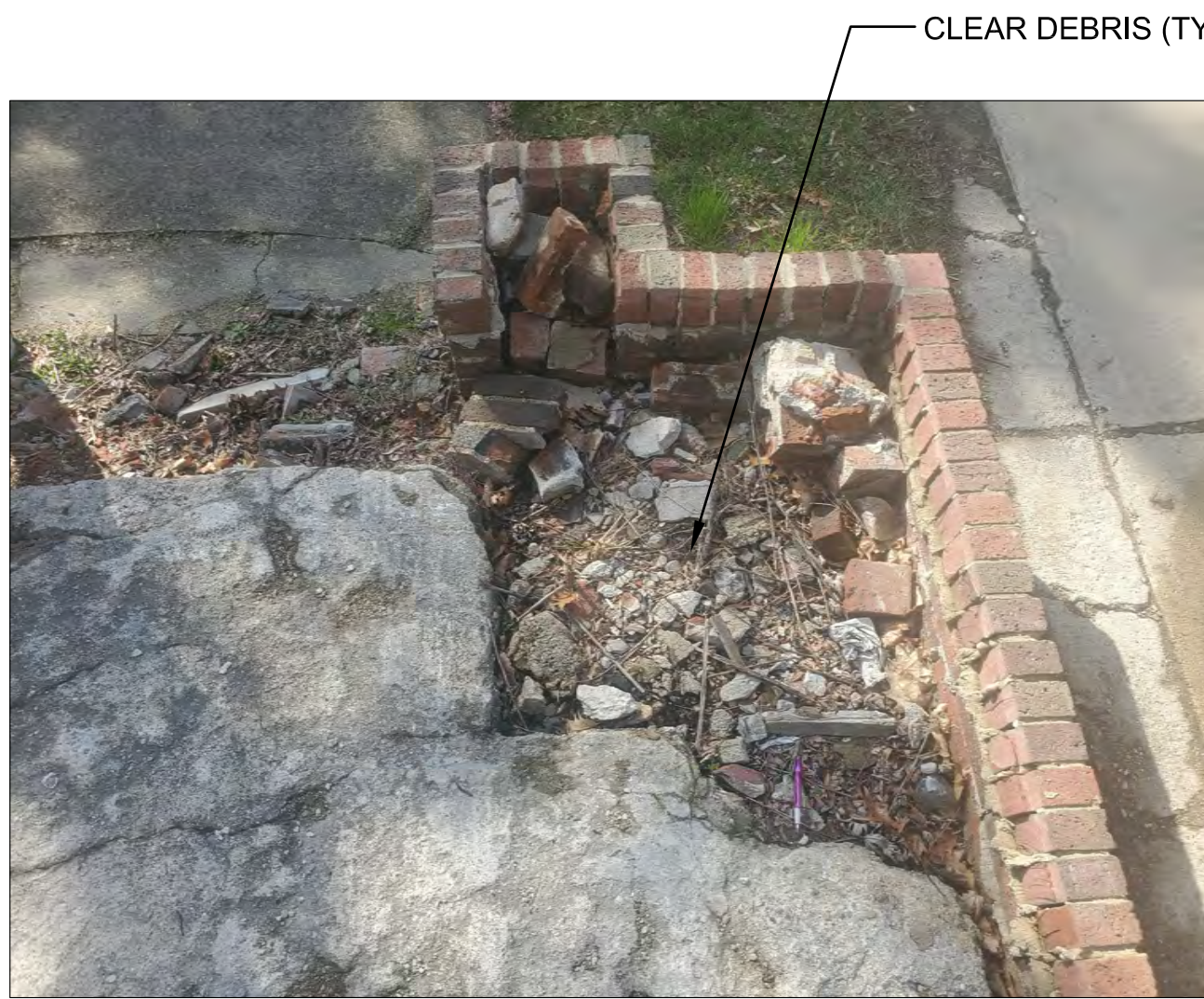
2 WEST PORCH - EXISTING



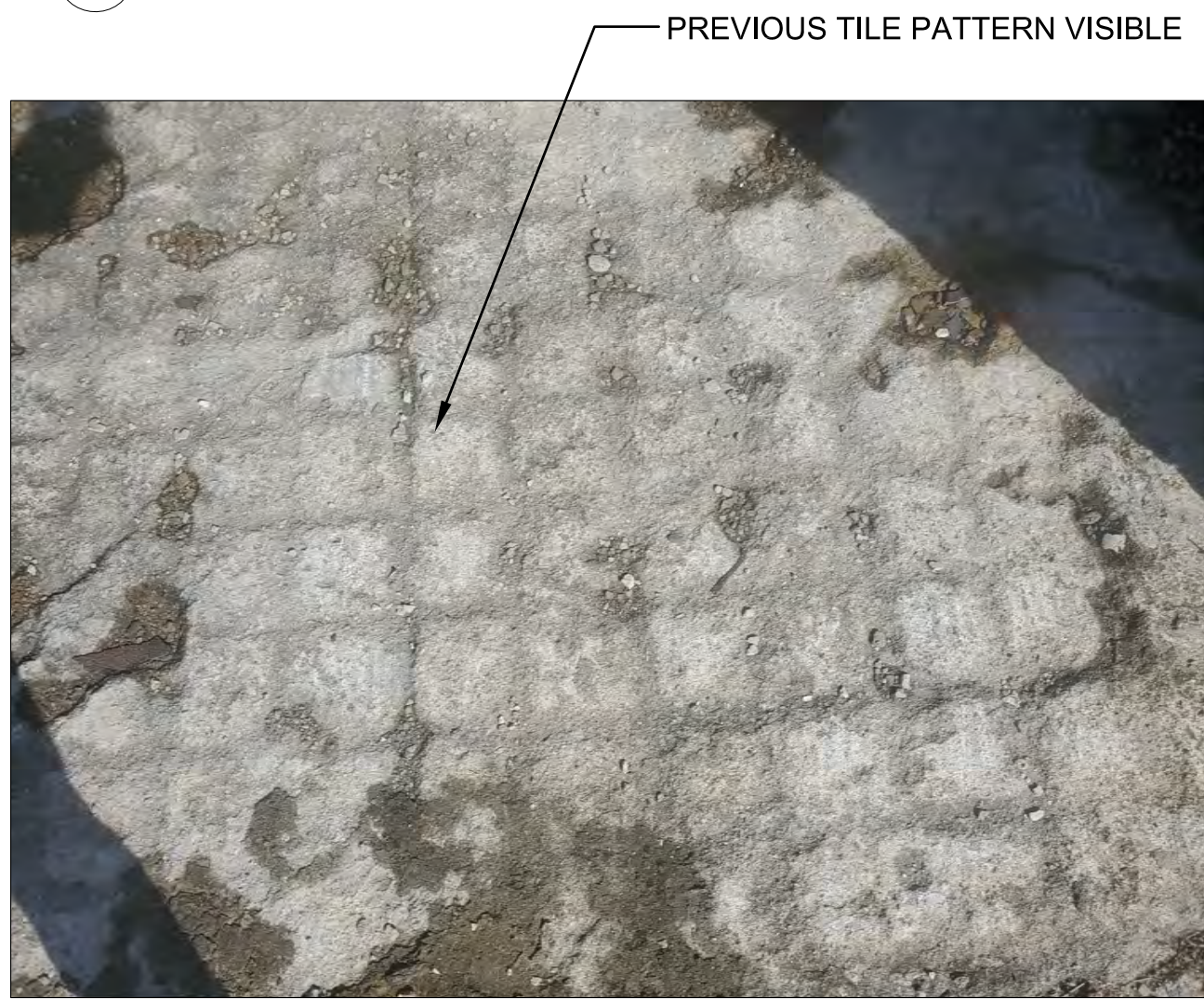
5 WEST PORCH STAIR DETAIL



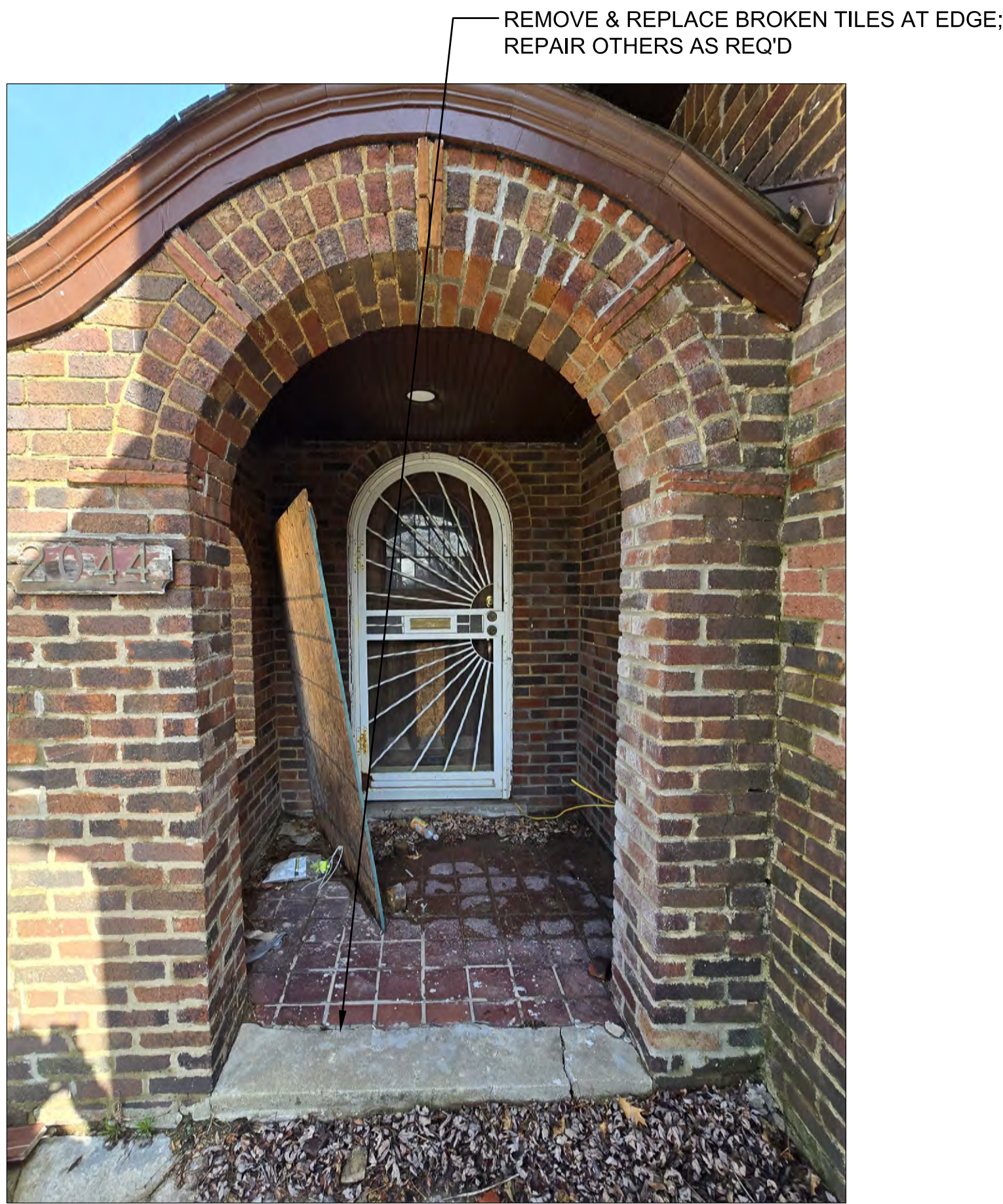
3 WEST PORCH BRICK WING 1



4 WEST PORCH BRICK WING 2



6 WEST PORCH SLAB DETAIL



7 TILE DETAIL FROM INTERIOR PORCH

GENERAL FLOOR PLAN NOTES:

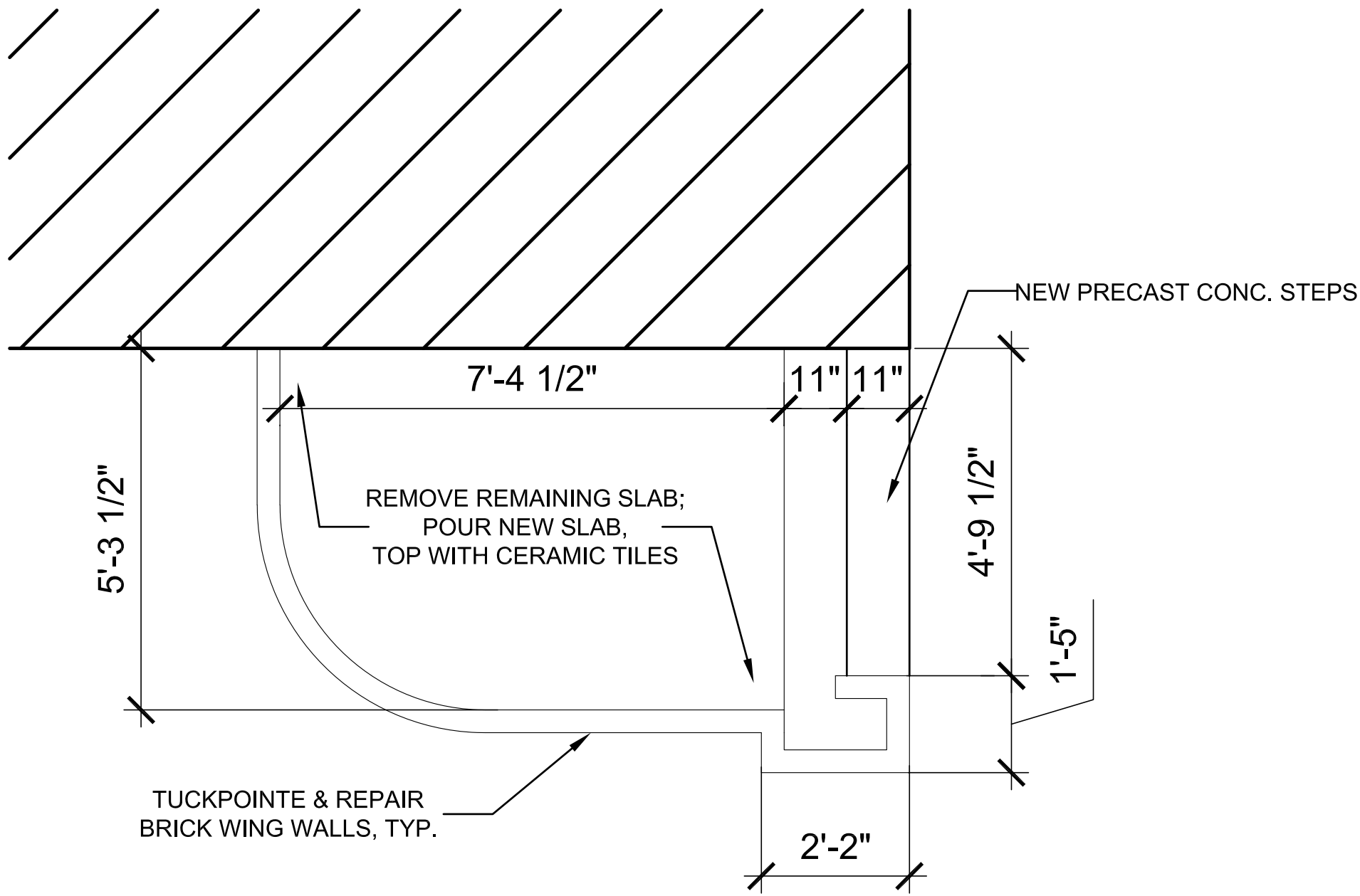
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2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

ARCHITECT:
4545 architecture
2761 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
2044 CHICAGO BLVD. EXTERIOR RENOVATION
2044 CHICAGO BLVD., DETROIT, MI 48206
Issued for :
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Project No. : 2025018
Sheet No. : A1.1

GENERAL FLOOR PLAN NOTES:

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ARCHITECT:
4545 architecture
2761 E. JEFFERSON AVE STE 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
2044 CHICAGO BLVD. EXTERIOR RENOVATION
2044 CHICAGO BLVD., DETROIT, MI 48206
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Project No. : 2025018
Sheet No. : A1.2



1 EAST FRONT PORCH PLAN
SCALE: 1/2"=1'-0"



2 EAST PORCH - EXISTING



3 EAST PORCH STAIR DETAIL



4 TILE DETAIL FROM EAST PORCH



2 SOUTH ELEVATION WEST ENTRY - EXISTING



1 SOUTH ELEVATION - EXISTING



3 SOUTH ELEVATION BASEMENT WINDOW WELL - EXISTING



4 HISTORIC DESIGNATION PHOTO, 1974
TAKEN FROM HDC STAFF REPORT



5 HISTORIC DESIGNATION PHOTO, 1980
TAKEN FROM HDC STAFF REPORT

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5. CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS

ELEVATION KEY NOTES

TYPICAL THIS SHEET ONLY

- 1 REPLACE WITH CUSTOM WOOD HALF-LITE DOOR W/ LEADED GLASS SIDE LITES
- 2 REPLACE WITH CUSTOM WOOD WINDOWS W/ LEADED GLASS (SEE WINDOW SCHEDULE)
- 3 REPLACE DAMAGED SLAB, TOP W/ CERAMIC TILES TO MATCH EXISTING
- 4 TUCKPOINTE & REPAIR BRICK AS REQ'D
- 5 REPLACE MISSING STEPS W/ PRECAST CONC. STEPS
- 6 REPAIR EXISTING DOOR AS REQ'D
- 7 REPLACE MISSING BASEMENT WINDOW WITH GLASS BLOCKS, MATCH EXISTING

ARCHITECT:

4545 architecture

2761 E. JEFFERSON AVE
STE. 302
DETROIT, MI 48207
P. 313.454.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

2044 CHICAGO BLVD.
EXTERIOR RENOVATION

2044 CHICAGO BLVD.,
DETROIT, MI 48206

Issued for :

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Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :
2025018

Sheet No. :

A3.1



1 EAST ELEVATION - EXISTING



2 EAST ELEVATION - EXISTING

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ELEVATION KEY NOTES
TYPICAL THIS SHEET ONLY

- 1 REPLACE WITH ANDERSON E-SERIES ALUMINUM-CLAD WOOD WINDOWS, COLOR: WHITE
- 2 TUCKPOINTE & REPAIR BRICK AS REQ'D
- 3 REPLACE MISSING DOOR W/ ANDERSON STRAIGHTLINE GLASS PANEL WOOD DOOR, PANEL STYLE 179; STAIN TO MATCH EXIST. FRONT DOOR
- 4 REPLACE STUCCO W/ CEDAR SHAKE WOOD SIDING; PAINT TO MATCH EXISTING
- 5 REPAIR EXIST. LEADED GLASS WINDOWS AND STORM WINDOWS AS REQ'D;

ARCHITECT:
4545 architecture
2761 E. JEFFERSON AVE
STE. 302
DETROIT, MI 48207
P. 313.454.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

2044 CHICAGO BLVD.
EXTERIOR RENOVATION

2044 CHICAGO BLVD.,
DETROIT, MI 48206

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EXTERIOR
ELEVATIONS

Project No. :
2025018

Sheet No. :

A3.2

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3 EAST ELEVATION LEADED GLASS WINDOWS - EXISTING



4 EAST ELEVATION ENTRY DOOR - EXISTING



5 EAST FACADE DETAIL PHOTO, 2018
TAKEN FROM HDC STAFF REPORT



1 NORTH ELEVATION - EXISTING



3 NORTH ELEVATION REAR DOOR - EXISTING



3 NORTH FACADE PHOTO, 2018
TAKEN FROM HDC STAFF REPORT

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- REFER TO SIDING MANUFACTURER INSTALLATION INSTRUCTIONS AND STANDARD DETAILS
- CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS

ELEVATION KEY NOTES

TYPICAL THIS SHEET ONLY

- 1 REPLACE WITH ANDERSON E-SERIES ALUMINUM-CLAD WOOD WINDOWS, COLOR: WHITE
- 2 REPLACE WITH ANDERSON E-SERIES ALUMINUM-CLAD WOOD FRENCH DOOR AND SIDELITES W/ SIM. DIVIDED LITES
- 3 TUCKPOINTE & REPAIR BRICK AS REQ'D
- 4 REPLACE STUCCO W/ CEDAR SHAKE WOOD SIDING; PAINT TO MATCH EXISTING

ARCHITECT:

4545 architecture

2761 E. JEFFERSON AVE
STE. 302
DETROIT, MI 48207
P. 313.454.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

2044 CHICAGO BLVD.
EXTERIOR RENOVATION

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2025018

Sheet No. :

A3.3



2 WEST ELEVATION - EXISTING



1 WEST ELEVATION - EXISTING



4 HISTORIC DESIGNATION PHOTO, 1974
TAKEN FROM HDC STAFF REPORT



3 WEST FACADE PHOTO, 2018
TAKEN FROM HDC STAFF REPORT

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5. CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS

ELEVATION KEY NOTES
TYPICAL THIS SHEET ONLY

- 1 REPLACE WITH ANDERSON E-SERIES ALUMINUM-CLAD WOOD WINDOWS, COLOR: WHITE
- 2 TUCKPOINTE & REPAIR BRICK AS REQ'D
- 3 REPLACE DAMAGED SLAB, TOP W/ CERAMIC TILES TO MATCH EXISTING
- 4 REPLACE STUCCO W/ CEDAR SHAKE WOOD SIDING; PAINT TO MATCH EXISTING

ARCHITECT:
4545 architecture
2761 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
2044 CHICAGO BLVD. EXTERIOR RENOVATION
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WOOD, PAINT TO MATCH EXIST.

WOOD CASEMENT WINDOW W/
LEADED GLASS AND ARCH TOP

1 SOUTH ELEVATION - NEW WINDOWS



WOOD WINDOW W/ LEADED GLASS;
MATCH SHOWN PATTERN



ANDERSON E-SERIES CASEMENT WINDOW
W/ SIM. DIVIDED LITES AS SHOWN

ANDERSON E-SERIES DOUBLE-HUNG
WINDOW W/ 6-OVER-1 SIM. DIVIDED
LITES AS SHOWN

ANDERSON E-SERIES DOUBLE-HUNG
WINDOW W/ 8-OVER-1 SIM. DIVIDED
LITES AS SHOWN

ANDERSON E-SERIES DOUBLE-HUNG
WINDOW W/ 6-OVER-1 SIM. DIVIDED
LITES AS SHOWN

WOOD 2x, PAINTED TO MATCH EXIST.
(TYP.)

2 EAST ELEVATION - NEW WINDOWS



ANDERSON E-SERIES CASEMENT WINDOW
W/ SIM. DIVIDED LITES AS SHOWN

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ARCHITECT:	4545 architecture
2761 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM	
CONSULTANT:	
Project :	2044 CHICAGO BLVD. EXTERIOR RENOVATION 2044 CHICAGO BLVD., DETROIT, MI 48206
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1 NORTH ELEVATION - NEW WINDOWS



2 WEST ELEVATION - NEW WINDOWS



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ARCHITECT:	4545 architecture
2761 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM	
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Sheet No. : A3.6	

	MARK	SIZE	TYPE	COMMENTS
1ST FL.	101	8'-3"x4'-3"	CUSTOM WOOD; DOUBLE HUNG	4 MULLED UNITS; LEADED GLASS
	102	6'-2"x7'-8"	CUSTOM WOOD; ENTRY DOOR	DOOR W/ SIM. DIVIDED LITES; CURVED SIDE LITES W/ LEADED GLASS
	103	12'-3"x6'-7"	EXISTING TO REMAIN	LEADED GLASS W/ STORM WINDOW; REPAIR AS REQ'D
	104	2'-4"x4'-3"	ANDERSON E-SERIES; DOUBLE HUNG	SIM. DIVIDED LITES
	105	5'-3"x3'-2"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS; SIM. DIVIDED LITES
	106	3'-0"x3'-3"	ANDERSON E-SERIES; DOUBLE HUNG	SIM. DIVIDED LITES
	107	4'-6"x3'-3"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
	108	9'-5"x7'-0"	ANDERSON E-SERIES; FRENCH DOOR	FRENCH DOOR W/ SIM. DIVIDED LITES; SIDE LITES W/ SIM. DIVIDED LITES
	109	6'-7"x3'-9"	ANDERSON E-SERIES; CASEMENT	3 UNITS, SIM. DIVIDED LITES
	110	2'-4"x4'-1"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	111	4'-6"x4'-1"	ANDERSON E-SERIES; CASEMENT	2 UNITS, SIM. DIVIDED LITES
2ND FL.				
	201	2'-4"x3'-2"	CUSTOM WOOD; CASEMENT	LEADED GLASS; ARCH TOP
	202	6'-1"x4'-6"	CUSTOM WOOD; DOUBLE HUNG	3 MULLED UNITS' LEADED GLASS
	203	7'-4"x4'-4"	ANDERSON E-SERIES; CASEMENT	3 UNITS, SIM. DIVIDED LITES
	204	5'-0"x3'-0"	ANDERSON E-SERIES; CASEMENT	2 UNITS, SIM. DIVIDED LITES
	205	5'-3"x4'-4"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
	206	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	207	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	208	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	209	5'-3"x4'-4"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
	210	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	211	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	212	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	213	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	214	2'-0"x4'-9	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	215	2'-0"x4'-9	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	216	2'-0"x4'-9	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	217	2'-0"x4'-9	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
	218	5'-7"x4'-4"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
	219	4'-8"x3'-8"	ANDERSON E-SERIES; CASEMENT	2 UNITS, SIM. DIVIDED LITES
ATTIC				
	301	1'-10"x3'-2"	CUSTOM WOOD; CASEMENT	LEADED GLASS
	302	2'-6"x3'-6"	ANDERSON E-SERIES; DOUBLE HUNG	SIM. DIVIDED LITES
	303	5'-0"x4'-0"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
	304	7'-0"x3'-0"	ANDERSON E-SERIES; DOUBLE HUNG	3 UNITS, SIM. DIVIDED LITES

ARCHITECT:

4545

architecture

2761 E. JEFFERSON AVE
STE. 302
DETROIT, MI 48207
P. 313.454.4545
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

2044 CHICAGO BLVD.
EXTERIOR RENOVATION

2044 CHICAGO BLVD.,
DETROIT, MI 48206

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