



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00189

PROPERTY INFORMATION

ADDRESS(ES): 3261 Sherbourne Road

HISTORIC DISTRICT: Sherwood Forest

SCOPE OF WORK: (Check ALL that apply)

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

BRIEF PROJECT DESCRIPTION:

RESTORATION OF HISTORIC EXTERIOR AND CONSTRUCTION
OF AN APPROX. 842 SQ. FT. REAR 2 STORY ADDITION.
ADDITION TO INCLUDE EXPANDED KITCHEN AND LIVING
SPACES, EXPANDED PRIMARY SUITE AND SECONDARY
BEDROOM. ALL NECESSARY STRUCTURAL REPAIRS.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Robin Glasco (Jeffrey G. Collins)

COMPANY NAME: N/A

ADDRESS: 3261 Sherbourne Road

CITY: Detroit

STATE: MI

ZIP: 48221

PHONE: +1 (202) 945-2380

EMAIL: rawbinglasco@gmail.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 I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

Robin Glasco (Jeffrey G. Collins)

N/A

Robin Glasco

04/17/2025

SIGNATURE

DATE

3261 Sherbourne Road

Detroit

MI

48221

+1 (202) 945-2380

rawbinglasco@gmail.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)

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.")

Built in 1926, the project will enhance the livability and safety of the home while embracing and maintaining the historical integrity. (1) Existing roof (including fascia, trim and gutters) requires replacement. (2) Existing windows are damaged and/or broken and require restoration. (3) New rear two-story addition will enhance the livability and value of the home (expanded kitchen, primary suite and secondary bedroom).

All exterior materials and paint colors will comply with Historic District Commission Guide.



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.)

In strict adherence to the Historic District Commission, the project will enhance the livability and safety of the home while maintaining the historical integrity. Specifically, install new asphalt shingle roofing, repair flashing at roof/wall joint, replace damaged/missing fascia, soffit, frieze, repaint stucco; Repair existing windows; Build rear two-story addition (approximately 842 sq ft) to expand kitchen, primary suite and secondary bedroom. Install new windows in rear addition from Anderson E-Series Architectural Collection to match existing color, trim, grilles.

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.")

In strict adherence to the Historic District Commission, the project will remove existing damaged shingles, repair any structural damage, install new asphalt shingle roofing, repair flashing at roof/wall joint, replace damaged/missing fascia, soffit, frieze (paint B:19 black), repair any failing mortar joints in brick to match existing mortar, paint all half timbering B:19 Black, stucco to be repainted C:4 Yellowish White; Remove damaged existing windows, repair existing windows by replacing missing glass and/or trim; Build rear two-story addition (approximately 842 sq ft) to expand kitchen, primary suite and secondary bedroom. Install new windows for addition from Anderson E-Series Architectural Collection to match existing color, trim, grilles. Worksite to be cleaned throughout the project.



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

<div><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>	<div></div>

3261 SHERBOURNE DETROIT, MI

REPLACE ASPHALT
SHINGLE ROOF.
CERTAINTED
MAX DEF
COBBLESTONE GRAY

REPAIR FLASHING AT
ROOF/WALL JOINT.

ALL NEW WINDOWS
IN ADDITION TO BE
ANDERSON E-SERIES
ARCHITECTURAL
COLLECTION TO
MATCH EXISTING
COLOR, TRIM,
GRILLES, ETC.



WINDOW TO BE
REPAIRED IF
POSSIBLE

STUCCO TO BE
REPAINTED
C:4 YELLOWISH
WHITE - HDC STYLE
GUIDE

REAR VIEW OF HOME

ALL DAMAGED OR
MISSING FASCIA,
SOFFIT, FRIEZE, ETC.
TO BE REPLACED
AND PAINTED B:19
BLACK - HDC STYLE
GUIDE



FASCIA/TRIM/GUTTER REPAIRS

REPLACE ASPHALT
SHINGLE ROOF.
CERTAINTED
MAX DEF
COBBLESTONE GRAY

ALL HALF TIMBERING
TO BE PAINTED B:19
BLACK - HDC STYLE
GUIDE

REPAIR ANY FAILING
MORTAR JOINTS IN
BRICK. MATCH
EXISTING MORTAR
COLOR (TYP.)



ALL EXISTING
WINDOWS TO
BE REPAIRED AS
NEEDED (TYP.)

STUCCO TO BE
REPAINTED
C:4 YELLOWISH
WHITE - HDC STYLE
GUIDE

SIDE VIEW OF HOME

REPLACE ASPHALT
SHINGLE ROOF.
CERTAINTED
MAX DEF
COBBLESTONE GRAY

ALL HALF TIMBERING
TO BE PAINTED B:19
BLACK - HDC STYLE
GUIDE

REPAIR ANY FAILING
MORTAR JOINTS IN
BRICK. MATCH
EXISTING MORTAR
COLOR (TYP.)



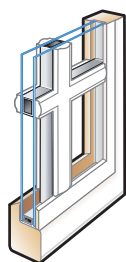
ALL EXISTING
WINDOWS TO
BE REPAIRED AS
NEEDED (TYP.)

STUCCO TO BE
REPAINTED
C:4 YELLOWISH
WHITE - HDC STYLE
GUIDE

FRONT VIEW OF HOME

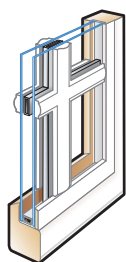


GRILLE OPTIONS



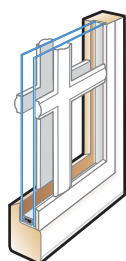
FULL DIVIDED LIGHT

For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



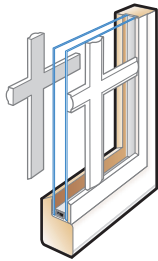
FULL DIVIDED LIGHT WITH ENERGY SPACER

Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible transmission as they would with simulated divided light grilles.



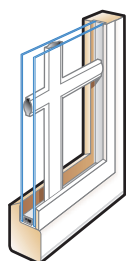
SIMULATED DIVIDED LIGHT

Simulated divided light offers permanently applied grilles on the exterior and interior with no spacer bar between the glass.



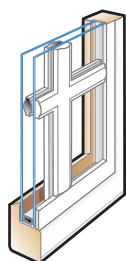
SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES

Simulated divided light grilles have permanently applied grilles on the exterior and removable interior grilles for easy cleaning.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

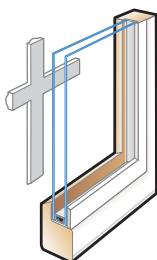
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH PERMANENT EXTERIOR GRILLES

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easier to clean. The permanent grilles on the exterior provide architectural style and detail.

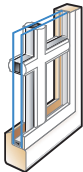
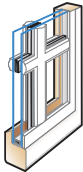
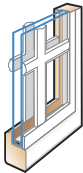
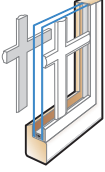
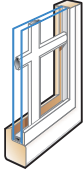
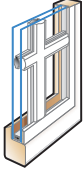
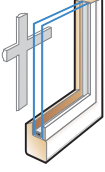
Available on 100 Series products.



REMOVABLE INTERIOR GRILLES

Removable interior grilles are located on the room side glass surface and come off the glass for easy cleaning.

GRILLE COMPARISON CHART

GRILLE TYPE	PRODUCTS	EASE OF CLEANING	STYLE AUTHENTICITY
 FULL DIVIDED LIGHT	E-Series A-Series 400 Series 100 Series Big Doors Entry Doors	● ○ ○ ○	● ● ● ●
 FULL DIVIDED LIGHT WITH ENERGY SPACER	200 Series* 400 Series* A-Series**	● ○ ○ ○	● ● ● ●
 SIMULATED DIVIDED LIGHT	E-Series† A-Series 400 Series 200 Series 100 Series Big Doors† Entry Doors	● ○ ○ ○	● ● ● ○
 SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES	A-Series 400 Series 200 Series Big Doors Entry Doors	● ● ○ ○	● ● ● ○
 FINELIGHT™ GRILLES- BETWEEN-THE-GLASS	E-Series A-Series 400 Series 200 Series 100 Series Big Doors Entry Doors	● ● ● ●	● ○ ○ ○
 FINELIGHT™ GRILLES- BETWEEN-THE-GLASS WITH EXTERIOR GRILLES	100 Series	● ● ○ ○	● ● ○ ○
 REMOVABLE INTERIOR GRILLES	E-Series A-Series 400 Series 200 Series Big Doors Entry Doors	● ● ● ○	● ○ ○ ○



*200 and 400 Series patio doors only. **A-Series windows only.

†Simulated divided light exterior only available.

115.10

Loxon® XP

Waterproofing Masonry Coating - Flat

LX11-50 Series


**SHERWIN
WILLIAMS.**

CHARACTERISTICS

Loxon XP is an exterior, high build coating that provides excellent flexibility, durability, and weather resistance. This product will protect against wind-driven rain when used on concrete, CMU, stucco and shotcrete/gunite. It is highly alkali and efflorescence resistant. This may be applied to a surface with a pH of 6 to 13.

Apply directly to fresh concrete (at least 7 days old).

Shotcrete-gunite surfaces may be painted after 3 days.

Can be applied over high pH (up to 13) substrates, no primer required.

Can be applied down to 35°F.

Color: Most Colors

1 coat system, brush, roller, or spray applied, coverage per coat:

Wet mils: 14.5-18.5
Dry mils: 6.5-8.4
Coverage: 85-110 sq. ft. per gallon
Can be applied up to 40 mils wet.
Coverage will vary with the substrate and the texture.
Coverage on porous & rough stucco 80 square feet per gallon.

Drying Schedule @ 50% RH:

	@35-45°F	@45°F
To touch	6 hours	4 hours
To recoat	24-48 hours	24 hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-10 units @ 85°

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep	10-12	SherColor
Light Yellow	0-12	SherColor

Extra White LX11W0051

(may vary by color)

V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	45 ±2%
Weight Solids:	61 ±2%
Weight per Gallon:	11.46 lbs
Flash Point:	N.A.
Vehicle Type:	Proprietary Acrylic
Shelf Life:	36 months, unopened

Mildew Resistant:

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

04/2025

COMPLIANCE

As of 04/07/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	N/A
MPI®	#10, 40
SWRI® - Wall Coating	Yes

APPLICATION

Temperature:

minimum 35°F
The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Do Not Reduce

Airless Spray:

Pressure 2300 p.s.i.
Tip .021 inch

Brush: Use a nylon-polyester brush such as Purdy® Pro-Extra®

Roller Cover: 1/2-1 1/2 inch nap synthetic roller cover such as Purdy® Marathon®

The substrate and its condition will determine the application procedure. Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

Do not reduce.

www.sherwin-williams.com

APPLICATION TIPS

For proper waterproofing performance and to resist alkalis, 2 coats of the coating **MUST** be applied between 14.5 -18.5 mils wet per coat.

A total dry film thickness of 13 - 16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

For extremely porous block a coat of Loxon Block Surfacers may be required to achieve a pinhole free surface.

For rehabilitating existing concrete water tanks, additional products may be used.

RECOMMENDED SYSTEMS

Concrete, Stucco, Concrete Block, CMU, Split-face Block, and other Cementitious surfaces:

1 coat of Loxon Block Surfacers (if needed)
or
1 coat Loxon Conditioner (if needed)
1-2 coats Loxon XP

Previously Coated in good condition:

After power washing, apply 1 coat of Loxon XP over the surface.

Incidental Wood:

1 coat Exterior Latex Wood Primer
1-2 coats Loxon XP

Incidental Metal:

(steel, galvanized, or aluminum)

1 coat Pro Industrial™ Pro-Cryl® Primer
1-2 coats Loxon XP

Waterproofing System:

- Two coats of topcoat
- 6.5 to 8.4 mils dft per coat
- 13 to 16.8 mils total dry film thickness
- 10 or less pinholes per square foot

continued on back

Loxon® XP

Waterproofing Masonry Coating - Flat

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Concrete, CMU Stucco:

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

Incidental Metal:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. Primer required.

Incidental Wood:

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed. Primer required.

Sealing and Patching:

After cleaning the surface thoroughly, prime the concrete surface with Loxon XP, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance, consider:

- Use caution when preparing the substrate to create a uniform surface.
- Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.
- Fill voids and openings around window and doors with an elastomeric patch or sealant.
- Stripe coat all inside and outside corners and edges with 1 coat of Loxon XP coating.

SURFACE PREPARATION

Mildew - Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX11W0051

Wind-Driven Rain Test:

Method: ASTM D6904 7 day cure
Result: Pass
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

Water Vapor Permeance:

Method: ASTM D1653 Method B, Condition A-Wet cup, 7 day cure @73°F & 50% RH:
Result: (perms) 18.03 grains/h-ft²in Hg.
2 coats Loxon XP @ 8.1-mils d.f.t. per coat

Elongation:

Method: ASTM D412 7 day cure @72°F & 50% RH 20 inch per minute
Result: 312%
2 coats Loxon XP @ 8.1-mils d.f.t. per coat

Tensile Strength:

Method: ASTM D412 7 day cure @72°F & 50% RH 20 inch per minute
Result: 295 p.s.i.
2 coats Loxon XP @ 8.1-mils d.f.t. per coat

Flexibility:

Method: ASTM D522, 9 mils d.f.t., 1 day cure
Result: Pass 1/8 inch

Alkali Resistance:

Method: ASTM D1308, 7 day cure,
11.25 mils d.f.t.
Result: Pass

Chloride Ion Permeability:

Method: 243 coulombs
Result: "Very Low" Permeability Class

CO₂ Diffusion (anti-carbonation):

Method: ASTM F2476
Result: 344 meters
Equivalent air thickness >50 meters to pass
8.0 g/m²/24 hrs

Efflorescence:

Method: ASTM D7072-19
1 coat, 1 day cure, 7.2 d.f.t.
Result: Pass

Crack Bridging: Class A5

Method: EN 1602-7 Method A
Result: up to 2.5 mm @ -10°C
Pass

Adhesion:

Method: ASTM D4541
2 coats, 7 day cure, 7.2 d.f.t. per coat
Result: 375 average p.s.i.

SAFETY PRECAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

ZINC. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 04/07/2025 LX11W0051 37 00
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Landmark[®] PRO

The Expert's Choice

certainteed
SAINT-GOBAIN



*Landmark PRO, shown in
Max Def Driftwood*


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



Shown in Max Def Weathered Wood

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®



Shown in Weathered Wood

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
- **UL 2218 Class 3 Impact Rated**



LANDMARK® PRO COLOR PALETTE



Max Def Cobblestone Gray



Max Def Georgetown Gray



Max Def Colonial Slate



Max Def Weathered Wood



Max Def Driftwood



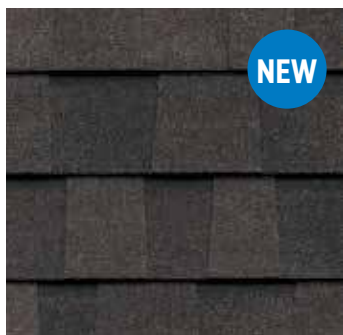
Max Def Prairie Wood



Max Def Pewter



Max Def Moiré Black



Max Def Espresso



Max Def Heather Blend



Max Def Shenandoah



Max Def Burnt Sienna



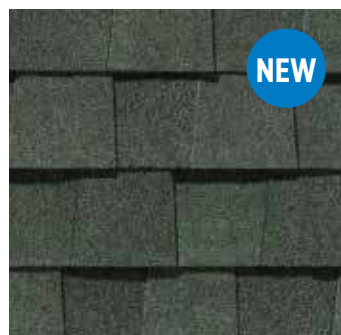
Max Def Resawn Shake



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.

Granule with **StreakFighter** Technology

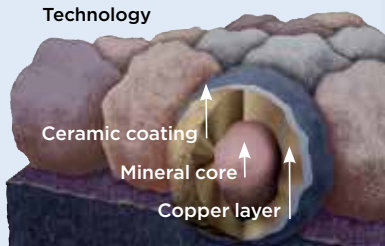


Diagram for illustrative purposes only.

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.

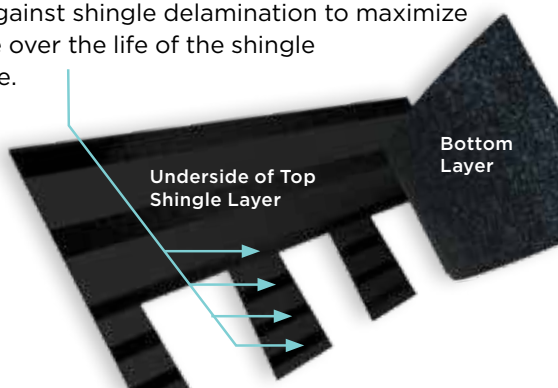
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond®

Advanced Layering

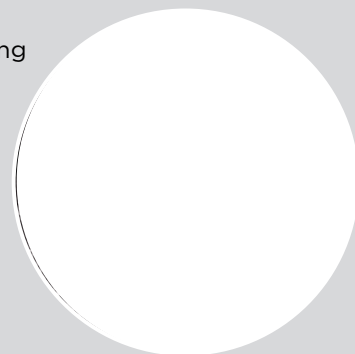
CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



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

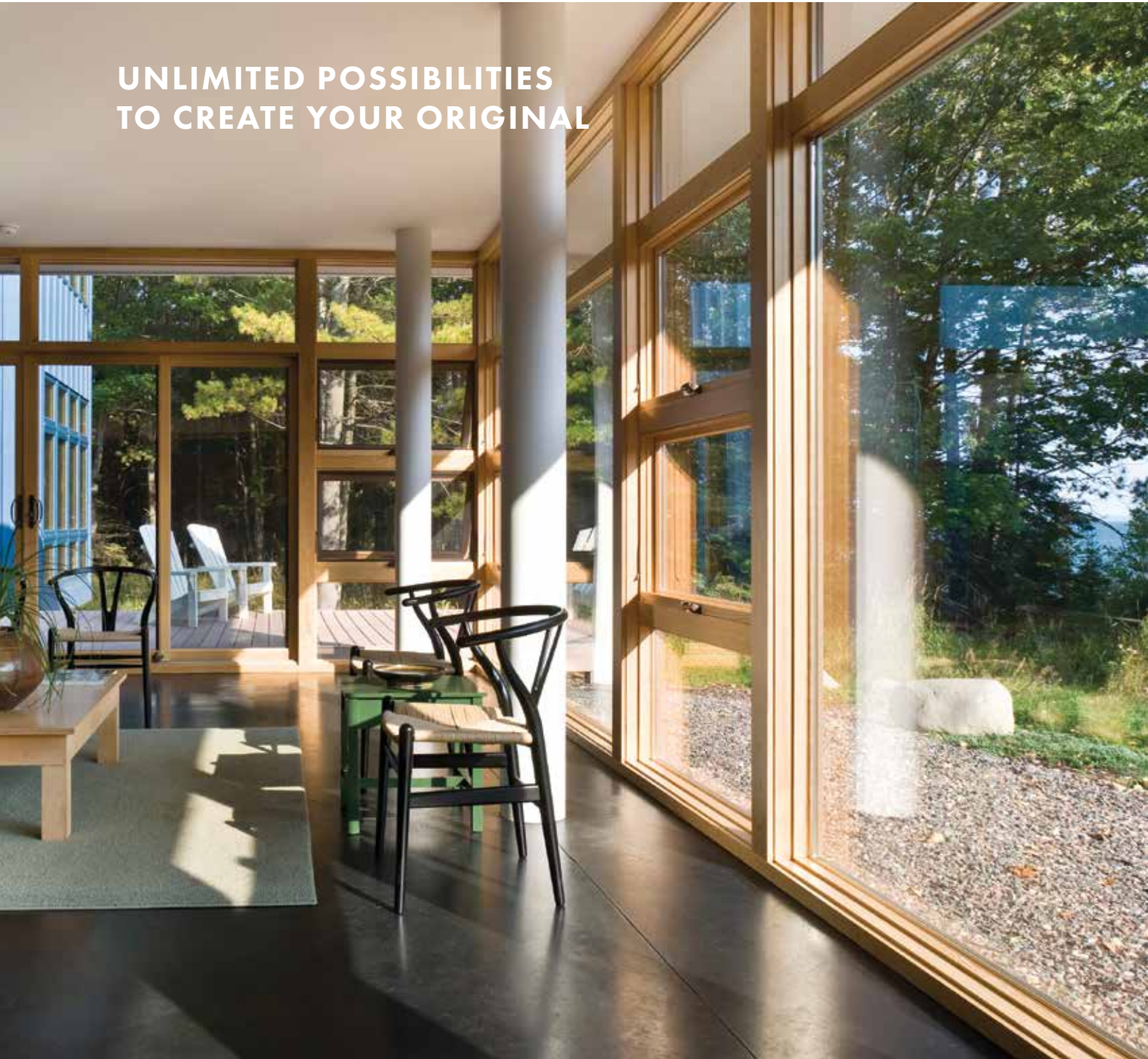
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E-SERIES

Architectural Collection

UNLIMITED POSSIBILITIES
TO CREATE YOUR ORIGINAL



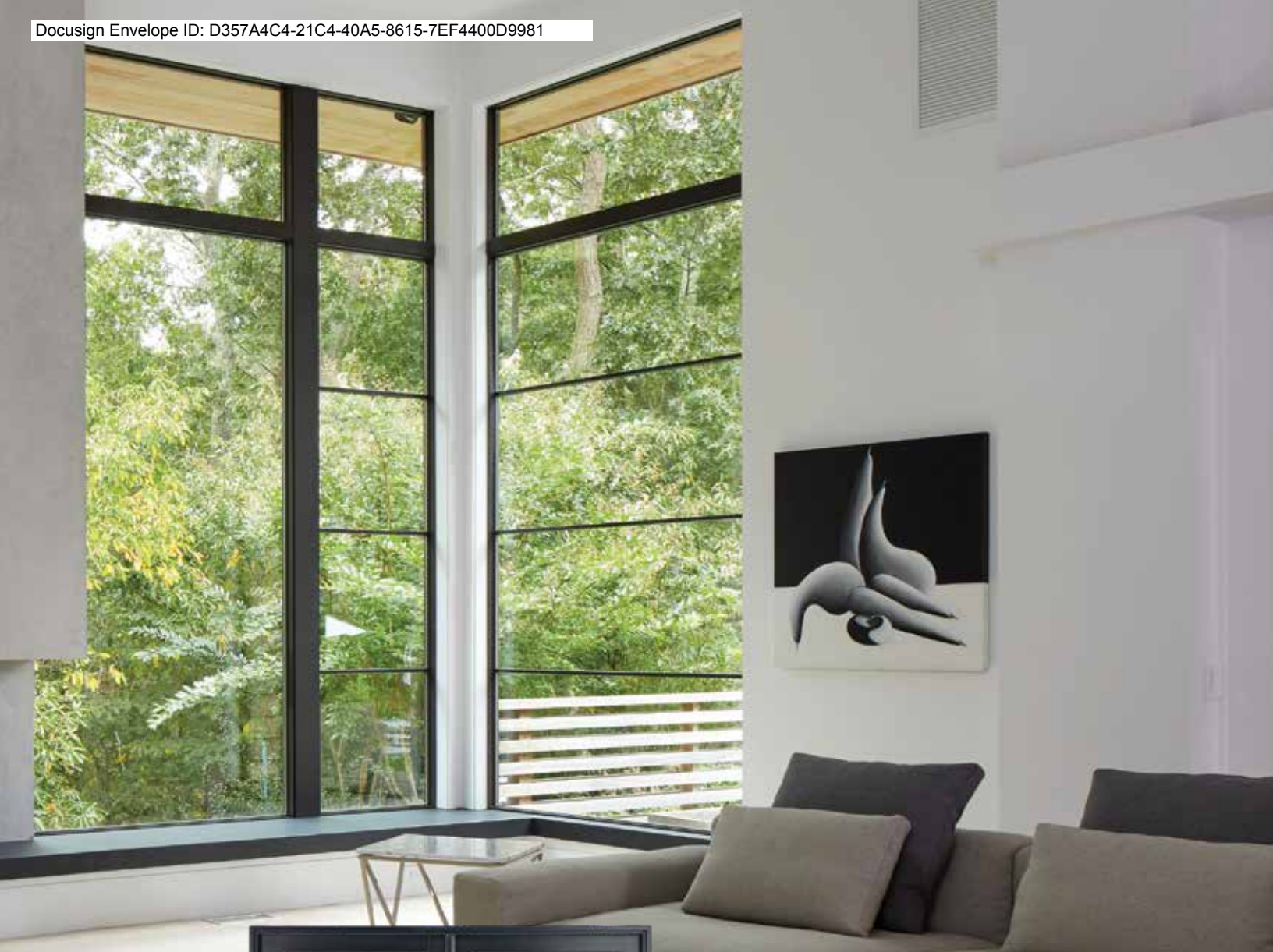


E-SERIES WINDOWS & PATIO DOORS

The inspiration for your home can come from anywhere and with E-Series windows and patio doors from Andersen, you'll find custom colors, unlimited design options and dynamic sizes and shapes to create the home you've always imagined.

Whether you're looking to make a design statement or to simply recreate a classic, E-Series products give you more freedom to use your imagination and create your personal vision of home. And like all Andersen products, they are supported by over 115 years of commitment to quality and service that can only come from one of the most trusted names in the industry. For more information, please visit andersenwindows.com/e-series.





FSB® hardware features clean lines in a satin finish for a thoroughly modern look.



Dark colors and narrow profile options on windows, patio doors and grille options offer a truly contemporary style.

MODERN STYLE MADE EASY

Modern home styles incorporate clean lines, simple forms and open floor plans. They often feature floor-to-ceiling windows or glass doors with narrow profiles to maximize light and bring the outdoors in. Explore our Home Style library to see how E-Series products can help you achieve a modern home style. Visit andersenwindows.com/stylelibrary to learn more.



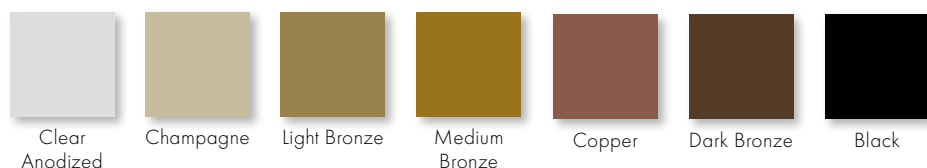
DO YOU DREAM IN COLOR?

While our large selection of 50 exterior colors covers a lot of ground, inspiration comes in infinite hues. Let us match a paint chip, a photograph or a favorite work of art to bring your dream color into the light of day. Or, choose from a selection of anodized finishes for a rich, lustrous metallic appearance that cannot peel or flake and is not affected by sunlight.*

EXTERIOR COLORS



7 ANODIZED FINISHES



Design your window at
andersenwindows.com/design-tool

CUSTOM EXTERIORS OR 2-, 3- AND 4-TONE EXTERIORS

Choose a custom exterior color to get just the right color for your design. And, with our 2-, 3- and 4-tone color combinations, the sky's the limit. Mix and match up to four of our 50 exterior colors for a combination look that's all your own.



Colony white and black

EXTERIOR TRIM

Choose exterior trim in either a flat casing, brick mould or sill nosing profile to add curb appeal to your home.



2" brick mould and 1 1/2" sill nosing, shown on a casement window

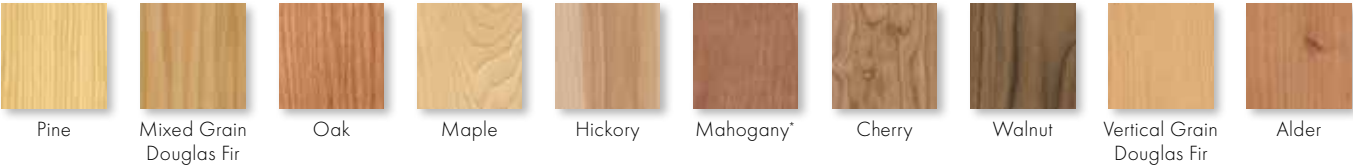
*Visit andersenwindows.com/warranty for details.
Printing limitations prevent exact color duplication. Please see your Andersen supplier for actual color samples.



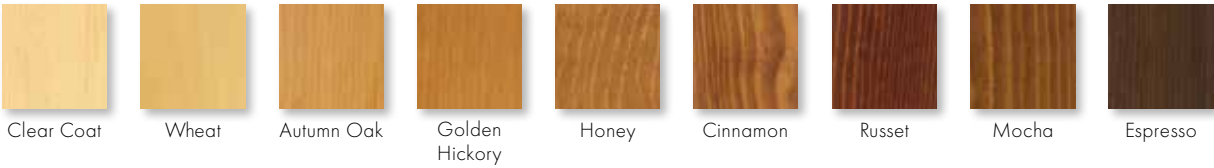
A RANGE OF INTERIORS — INCLUDING YOURS

Our distinctive woods add uncommon flair to any room. Each wood species has its own character, grain and staining capabilities so you can select one that makes your windows stand out or one that matches with your interior décor. Our high-quality, factory-applied stains offer you convenience along with beauty. Choose from a variety of wood finishes or select one of our painted options. Or for a natural look, select our clear coat option.

INTERIOR WOOD SPECIES



FACTORY-FINISHED INTERIORS



All interior finish options are shown on pine. Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

INTERIOR PAINTED OPTIONS



Available on pine.

CUSTOM INTERIORS

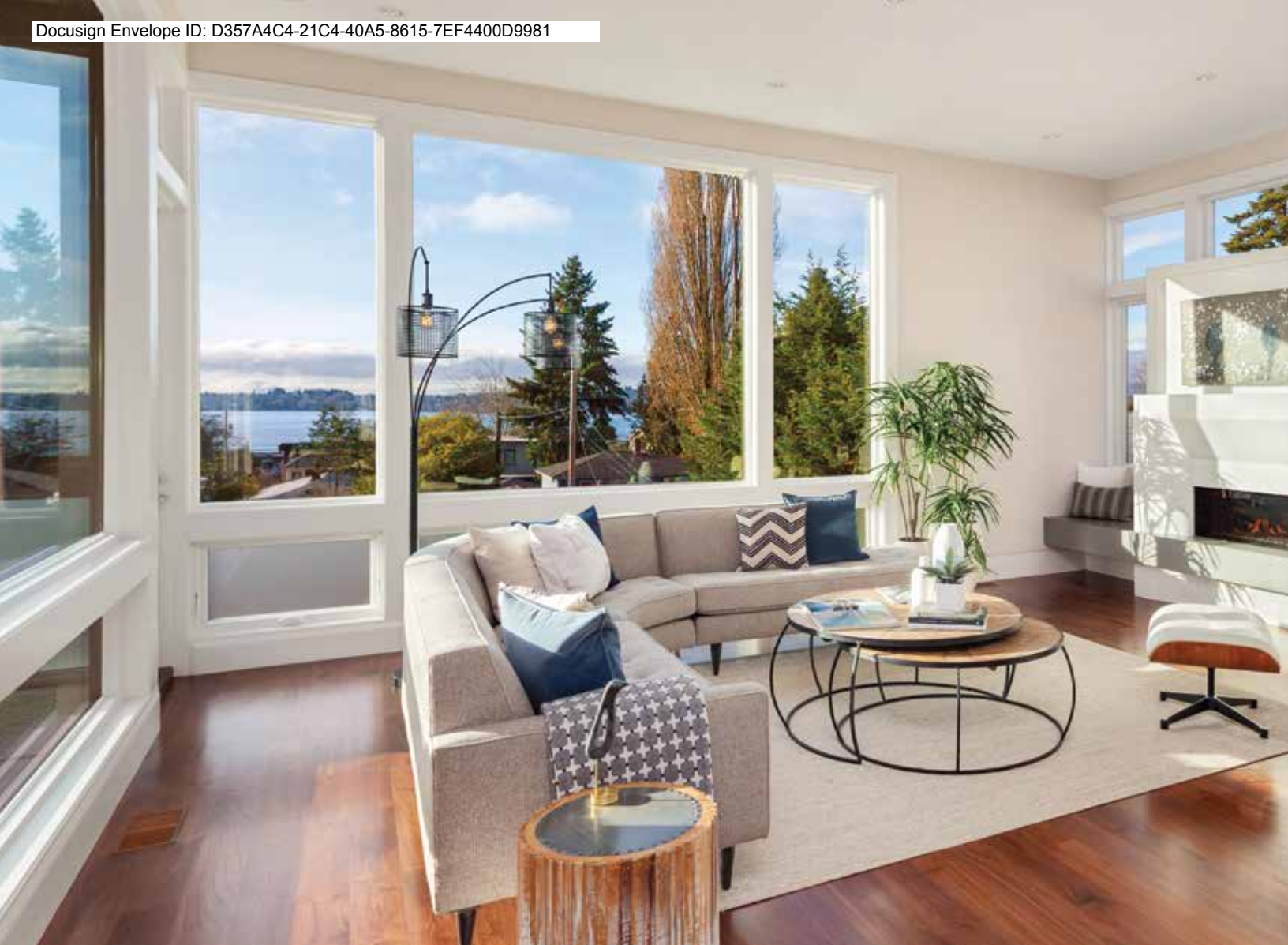
Need an exotic wood species to complete your home or a special finish for just the right look or to match existing woodwork? We offer custom wood species and custom stain, paint or color matching for just the right finish to your design.

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

**Dark bronze and black also available on maple.

†Anodized silver is available on maple only.

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



DESIGN VERSATILITY

Extruded aluminum's strength and versatility allow us to offer beautiful made-to-order design solutions for practically any combination of shapes and styles you can imagine. And because our exterior frame, sash and trim components utilize extruded aluminum, our products feature clean, architecturally accurate lines and details to complement your home's style.

ENERGY-SAVING GLASS

We have the glass you need to get the performance you want, including a variety of Low-E4® glass options to help control heating and cooling costs in any climate.

LOW-MAINTENANCE EXTERIORS

Baked-on silicone polyester enamel exteriors offer virtually maintenance-free performance and durability. They're warranted for 10 years against chalking and color change and for 20 years against cracking, checking, peeling, flaking, blistering and loss of adhesion.*

BUILT STRONG

E-Series windows and patio doors are made with heavy-gauge, extruded aluminum-clad wood sash and frames. Our thick cladding offers greater structural capabilities than thinner, roll-form aluminum, while providing a superior exterior finish that resists the elements of inclement weather, abrasion and impact.

BUILT FOR YEARS TO COME*

Most other window and patio door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And because it is not prorated, the coverage offers full benefits, year after year, owner after owner.* So it adds real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

BEST-IN-CLASS GLASS

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Some types of glass do a better job at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific kinds of light. Andersen offers one of the industry’s widest arrays of glass options, enabling you to find the right choice for your climate and your home. Choose from these High-Performance glass options.

GLASS		ENERGY		LIGHT	
		U-Factor <small>How well a product prevents heat from escaping.</small>	Solar Heat Gain Coefficient <small>How well a product blocks heat caused by sunlight.</small>	Visible Light Transmittance <small>How much visible light comes through a product.</small>	UV Protection <small>How well a product blocks ultraviolet rays.</small>
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-Factors 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.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ●
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

HEATLOCK® TECHNOLOGY

Our HeatLock coating can increase the energy efficiency of any E-Series window or patio door with Low-E4 or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home for improved performance.

SPECIALTY GLASS

Select from our decorative glass collections or combine beveled, frosted, grooved, colored or textured glass with three coming options to create your own design. Specialty glass includes tinted glass, spandrel glass and Mapes panels as well as rain, reeded, satin etch and obscure glass options.

GLASS SPACER OPTIONS

Choose from stainless steel, black or white glass spacers to create a customized look. Add full divided light grilles and the grille spacer bar between the glass will match the selected glass spacer color.



STORMWATCH® PATIO DOORS

Andersen® E-Series patio doors are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. Visit andersenwindows.com/coastal for more information and see your local building code official for specific requirements in your area.




For more details on glass options, visit andersenwindows.com/glass.



DESIGNS TO MATCH ANY STYLE


E-Series patio door hardware* is available in a variety of different designs to match virtually any style. Additional hardware options such as exterior keyed locks, matching hinge finishes and more are also available.

ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel




Hinged
Gliding

YUMA®
Distressed Bronze
Distressed Nickel




Hinged
Gliding

NEWBURY®
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel




Hinged
Gliding

ALBANY
Black
Gold Dust
Stone
White




Hinged
Gliding

COVINGTON™
Antique Brass
Bright Brass
Oil Rubbed Bronze




Hinged
Gliding

ENCINO®
Distressed Bronze
Distressed Nickel




Hinged
Gliding

WHITMORE®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



Hinged
Gliding













TRIBECA®
Black
Stone
White



Hinged
Gliding

Bold name denotes finish shown.

HARDWARE FINISHES

											
Antique Brass	Black	Bright Brass	Brushed Chrome	Distressed Bronze	Distressed Nickel	Gold Dust	Oil Rubbed Bronze	Polished Chrome	Satin Nickel	Stone	White

*Hardware sold separately.

Tribeca and Albany hardware are zinc die cast with powder-coated durable finish. Other hardware is 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.
Matching hinges available in most finishes for inswing patio doors.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

10

DETAILS THAT MAKE AN IMPACT

E-Series window hardware* offers you the styles and finishes to enhance or complement any home’s décor and style.

Casement & Awning



Operator Handle & Cover

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

French Casement



Operator Handle & Cover



Sash Lock

Antique Brass | **Black**
Bright Chrome | Bronze
Polished Brass
Satin Chrome | White

Double-Hung



Sash Lift



Lock

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

Gliding Windows

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



Lock

Black
Bronze
White



Slim Line Sash Pull

Bold name denotes finish shown.

HARDWARE FINISHES

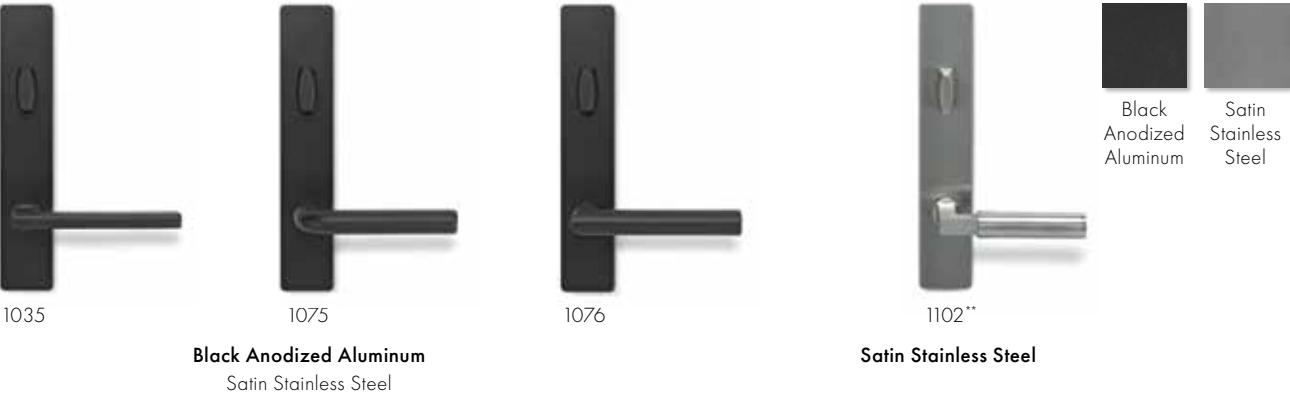
Antique Brass	Black	Bright Chrome	Bronze	Gold	Oil Rubbed Bronze	Pewter	Polished Brass	Satin Chrome	White

*Hardware sold separately.
Oil rubbed bronze is a "living" finishes that will change with time and use.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.



FSB® HINGED PATIO DOOR HARDWARE

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



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 patio doors† and integrates with a wide range of smart home platforms.



*Hardware sold separately.
**FSB style 1102 is not available in black anodized aluminum.
†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.
All marks where denoted are trademarks of their respective owners. Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen patio doors.

BETWEEN-THE-GLASS BLINDS & SHADES

Privacy options you simply have to see. E-Series blinds or shades between the glass provide the ultimate in practicality for your home. Our systems not only protect the blinds or shades, they also greatly reduce your cleaning time. Which means with Andersen, you have both privacy and convenience at your fingertips.



System 3 Shades

System 3 Blinds

BLINDS-BETWEEN-THE-GLASS

Blinds-between-the-glass can be added to many of our patio doors and rectangular picture windows. The blinds are placed between two panes of glass, available in three popular colors and can tilt, raise or lower* conveniently with a single control cord.



Control Cord

Blinds



Almond

Tan

White

SYSTEM 3 BLINDS & SHADES

System 3 blinds and shades create a triple-glazed window that provides greater energy efficiency and protects your blind or shade from damage. They are perfect for casement, awning and picture windows, and hinged patio doors. Frames are available in tan, gold, white or wood veneer.

Blinds



Almond

Tan

White

Shades



Almond

Pearl

Vanilla

Winter White

Control Knobs



Bronze

White

Black

Gold

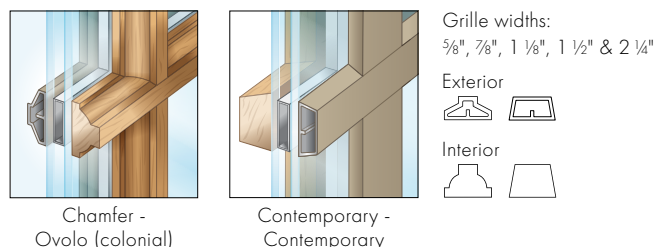
*Not all sizes of blinds-between-the-glass are retractable.
Printing limitations prevent exact color duplication. Please see your Andersen supplier for actual color samples.

ARCHITECTURALLY AUTHENTIC GRILLES

We offer a variety of grille styles and patterns to choose from, or design your own with varying lines, curves and shapes.

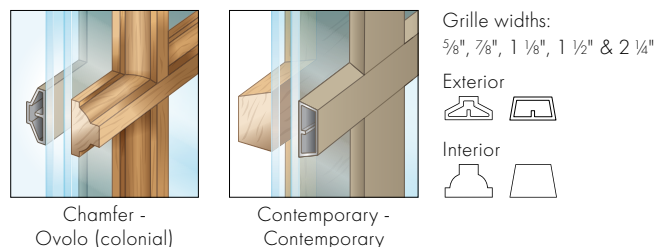
FULL DIVIDED LIGHT

Features permanent interior and exterior grilles with grille spacer bars between two panes of insulating glass. A traditional divided light look with modern energy efficiency.



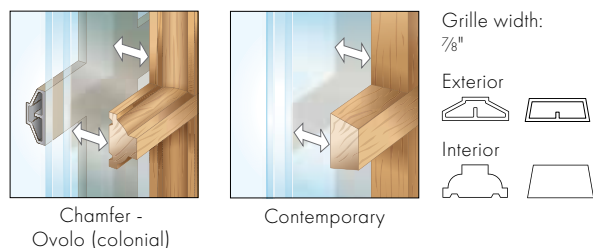
SIMULATED DIVIDED LIGHT

An economical solution featuring permanent interior and exterior grilles without grille spacer bars.



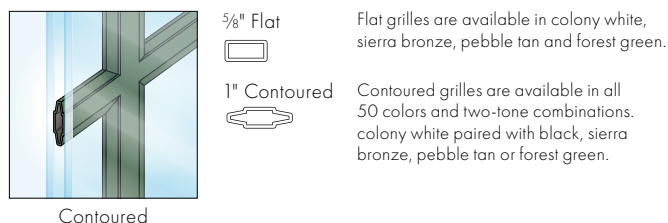
REMOVABLE INTERIOR WOOD GRILLES

Removable interior wood grilles. Available with optional surround and an optional permanent exterior grille, shown to left below.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Aluminum grilles conveniently placed between two panes of glass for easy cleaning inside and out.



SCREEN OUT THE INSECTS, NOT THE VIEW

E-Series insect screens let the beauty of the outdoors in, while keeping even small insects out. Choose from a wide selection of insect screen styles, including options that blend seamlessly with your window.

TRUSCENE® INSECT SCREENS*

TruScene insect screens for windows are made with a micro-fine stainless steel mesh that offers 50% more clarity than our conventional aluminum mesh insect screens. TruScene insect screens let in 25% more fresh air;† all while keeping out unwanted small insects.

WOOD VENEER INSECT SCREENS

For a clean appearance, E-Series interior window insect screens can feature a wood veneer to blend into your window.

RETRACTABLE INSECT SCREENS FOR WINDOWS AND PATIO DOORS

Retractable insect screens for casement and awning windows offer a sleek addition to any home. In place, the insect screen keeps insects out. When retracted, it provides a beautiful clear view.

For patio doors†, retractable insect screens are built with an innovative color-matched housing that hides the insect screen when not in use. It's there when you need it and gone when you don't.



Retractable insect screen for casement and awning windows.

*TruScene wood-veneered insect screens utilize a different frame profile than other E-Series wood-veneered insect screens.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

†Retractable insect screens are available on hinged inswing, hinged outswing and gliding patio doors. See your Andersen supplier for details.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting, energy-efficient windows and doors. Visit andersenwindows.com/sustainability for more information.



Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.



*Visit andersenwindows.com/warranty for details.

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Jeffrey G. Collins
3261 Sherbourne Road
Detroit MI 48221

April 15, 2025

Detroit Historic District Commission
2 Woodward Avenue
Suite 808
Detroit, M 48226

Dear Members of the Detroit Historic District Commission

I hope this letter finds you well. My name is Jeffrey G. Collins and I am the current homeowner of the property located at 3261 Sherbourne Road, Detroit, Michigan, 48221. I am writing to formally authorize Robin Glasco, the future homeowner of the property, to submit any necessary applications for renovation on my behalf.

Due to the ongoing process of transferring ownership, I would like to ensure that Robin Glasco has the full ability to engage with your committee regarding any renovations aimed at maintaining the historical integrity of the property. I trust that she will uphold the standards and guidelines set forth by the committee during this process.

Please let me know if you require any further information or documentation to support this authorization. I appreciate your attention to this matter and your continued dedication to preserving the historical heritage of our beloved city.

Thank you for your understanding and assistance.

Sincerely,

Jeffrey G. Collins
Current Homeowner

JEFFREY COLLINS
e7e946e

04-17-2025

3261 SHERBOURNE RD., DETROIT, MI

PROJECT INFO:

PROSPECTIVE OWNER:

ROBIN GLASCO

PROJECT ADDRESS:

3261 SHERBOURNE RD.
DETROIT, MI 48221

DESIGNER:

VANGUARD DESIGN GROUP
25120 CULVER ST.
ST. CLAIR SHORES, MI 48081

CONTACT: BRYAN SHISHAKLY
PHONE: 586.879.3223
EMAIL: BRYAN@GUARDTHEVAN.COM

SCOPE OF WORK:

RESTORATION OF HISTORIC EXTERIOR AND CONSTRUCTION OF AN APPROX. 842 SQ. FT. REAR 2 STORY ADDITION. ADDITION TO INCLUDE EXPANDED KITCHEN AND LIVING SPACES, EXPANDED PRIMARY SUITE AND SECONDARY BEDROOM. ALL NECESSARY STRUCTURAL REPAIRS.

LEGAL DESCRIPTION:

S SHERBOURNE 429 SHERWOOD FOREST SUB L39 P11
PLATS, W C R 2/148 60x171.10A

BUILDING SUMMARY:

EXISTING GROSS BUILDING AREAS	
FIRST FLOOR:	1,553 SQ. FT.
SECOND FLOOR:	1,428 SQ. FT.
THIRD FLOOR:	493 SQ. FT.
BASEMENT:	1,338 SQ. FT.
TOTAL EXISTING GROSS BUILDING AREA	4,812 SQ. FT.

PROPOSED GROSS BUILDING AREAS	
FIRST FLOOR:	1,836 SQ. FT.
SECOND FLOOR:	1,826 SQ. FT.
THIRD FLOOR:	493 SQ. FT.
BASEMENT:	1,338 SQ. FT.
TOTAL PROPOSED GROSS BUILDING AREA	5,493 SQ. FT.

ZONING REQUIREMENTS:

LOCAL AUTHORITY:

CITY OF DETROIT

LOCAL ORDINANCE:

DETROIT ZONING ORDINANCE

ZONING CLASSIFICATION:

R-1 RESIDENTIAL

USE CLASSIFICATION:

SINGLE FAMILY DWELLING / BY RIGHT (§ 50-8-14)

REQUIRED SETBACKS:

	REQUIRED SETBACK	ACTUAL EXISTING SETBACK	ACTUAL PROPOSED SETBACK
FRONT:	20 FT.	50 FT.	NO CHANGE
SIDES:	4 FT. MIN.	4.7 FT.	NO CHANGE
	14 FT. COMBINED	17.8 FT.	NO CHANGE
REAR:	30 FT.	73 FT.	NO CHANGE

MINIMUM LOT SIZE:

AREA:	5000 SQ. FT.	ACTUAL AREA:	10529 SQ. FT.
WIDTH:	50 FT.	ACTUAL WIDTH:	62 FT.

MAXIMUM HEIGHT:

HEIGHT:	35 FT.	ACTUAL HEIGHT:	33.6 FT.
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LOT COVERAGE:

MAX PERCENTAGE ALLOWED:	35%
ACTUAL PERCENTAGE:	24.1%

BUILDING CODE REQUIREMENTS:

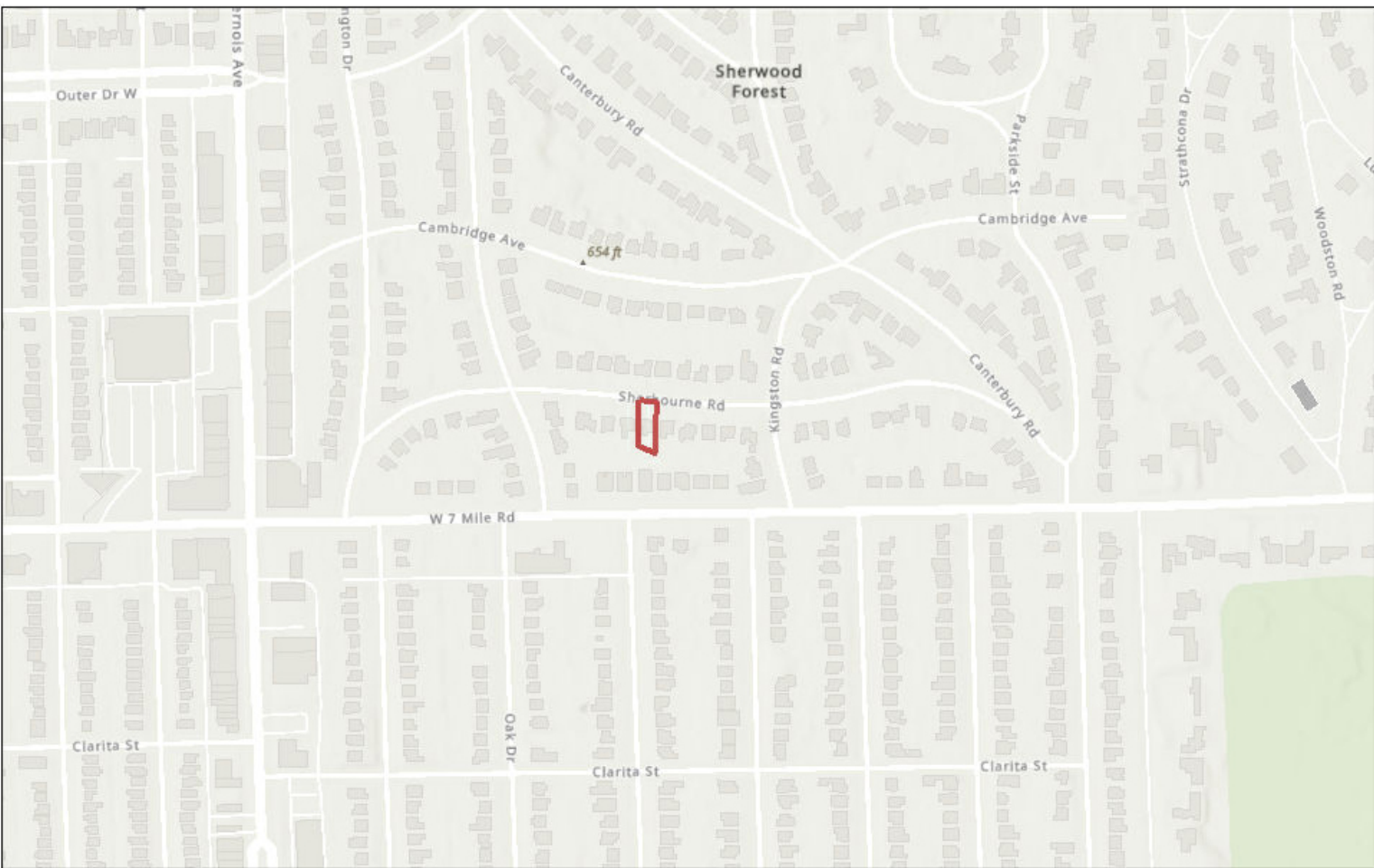
GOVERNING CODE:

2015 MICHIGAN RESIDENTIAL CODE (MRC 2015)

USE AND OCCUPANCY:

PRIMARY USE: R-1 RESIDENTIAL

VICINITY MAP:



DRAWING INDEX	
SHEET NO	SHEET NAME
A000	COVER SHEET
A001	EXISTING PLANS
A002	EXISTING PLANS
A003	PROPOSED PLANS AND KITCHEN ELEVATIONS
A004	PROPOSED PLANS AND SOUTH ELEVATION
A005	CEILING PLANS & WEST ELEVATION
A006	EAST AND NORTH ELEVATIONS

TOWN, STATE

DATE	04/17/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. THIS IS NOT A SEALED ARCHITECTURAL DRAWING

NOT FOR CONSTRUCTION

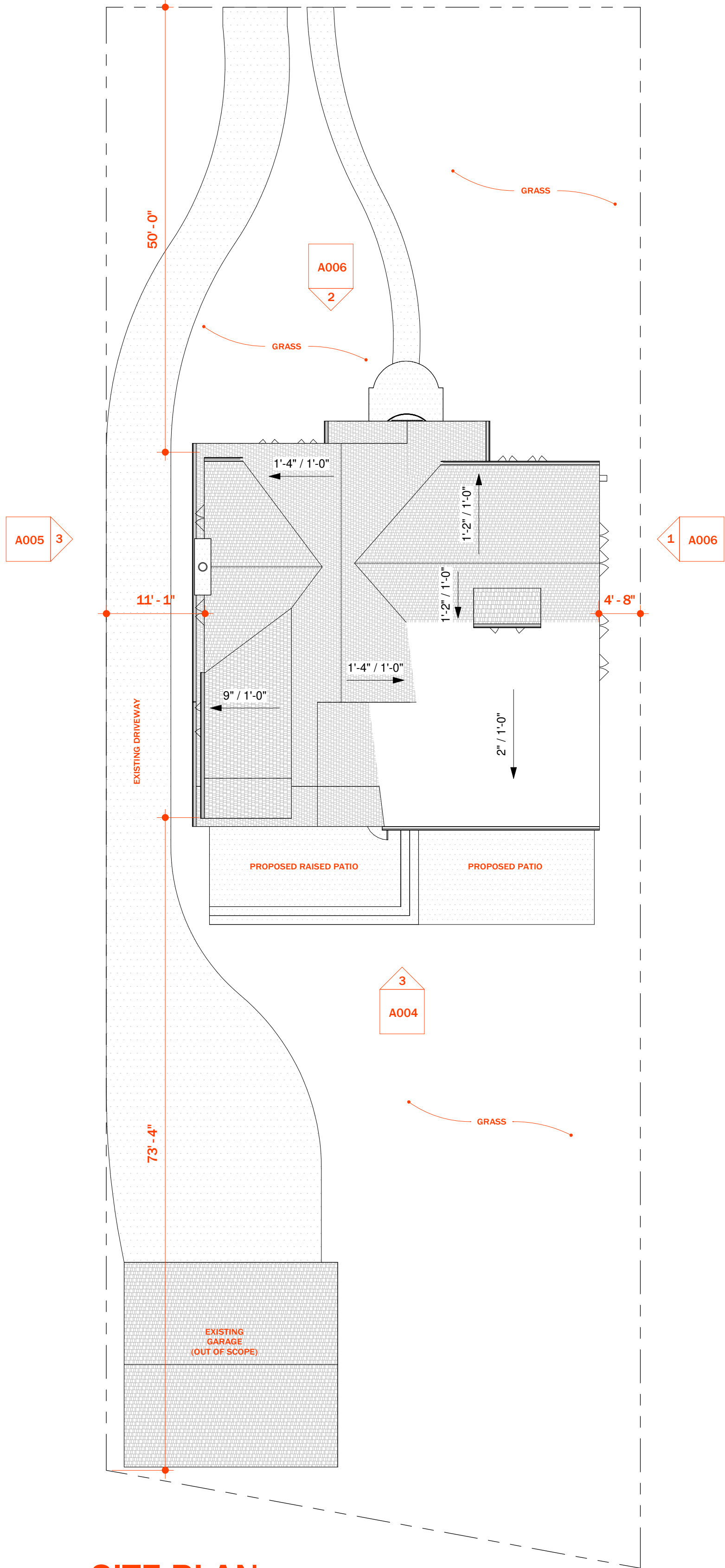
COVER SHEET

SCALE: As indicated

A000

DRAWN: B. SHISHAKLY

SHERBOURNE ROAD



ABBREVIATIONS

A	ALT	ALTERNATE
A	ALUM	ALUMINUM
A	APPROX	APPROXIMATE
A	AVG	AVERAGE
B	B.O.	BOTTOM OF
B	BORM	BEDROOM
B	BUNG	BLOCKING
B	BOT	BOTTOM
B	BRDG	BRIDGE, BRIDGING
B	BRG	BEARING
B	BRKT	BRACKET
B	BSMT	BASEMENT
B	BTW	BETWEEN
C	CEM	CEMENT
C	CL	CENTER LINE
C	CLG	CEILING
C	CMU	CONCRETE MASONRY UNIT
C	CNTR	CENTER
C	COL	COLUMN
C	CONC	CONCRETE
C	CONT	CONTINUOUS
C	CRPT	CARPET
C	CSMT	CASEMENT
C	CT	CERAMIC TILE
D	DBL	DOUBLE
D	DEMO	DEMOLISH, DEMOLITION
D	DH	DOUBLE HUNG
D	DN	DOWN
D	DWL	DOWEL
E	EIFS	EXTERIOR INSULATION & FINISH SYSTEM
E	EJ	EXPANSION JOINT
E	ELEC	ELECTRICAL
E	EQ	EQUAL
E	EQUIP	EQUIPMENT
E	EXST	EXISTING
F	FDTN	FOUNDATION
F	FF	FINISHED FLOOR
F	FIXT	FIXTURE
F	FLEX	FLEXIBLE
F	FLG	FLOORING
F	FTG	FOOTING
F	FURN	FURNISH, FURNITURE
G	GFI	GROUND FAULT CIRCUIT INTERRUPTER
G	GLAZ	GLAZING
G	GYP	GYPSUM BOARD

ABBREVIATIONS

H	HDR	HEADER
H	HWD	HARDWOOD
H	HGT	HEIGHT
H	HVAC	HEATING, VENTILATING & AIR CONDITIONING
I	INSUL	INSULATION
J	JST	JOIST
L	LAM	LAMINATE, LAMINATED
M	MECH	MECHANICAL
M	MEMB	MEMBRANE
M	MFG	MANUFACTURER
M	MIN	MINIMUM
M	MISC	MISCELLANEOUS
N	NAT	NATURAL
N	NOM	NOMINAL
O	O.C.	ON CENTER
P	PERF	PERFORATED
P	PERP	PERPENDICULAR
P	PLYWD	PLYWOOD
P	PREFAB	PREFABRICATED
P	PREFIN	PREFINISHED
P	PMNT	PAVEMENT
P	PWR	POWER
R	R	RISER
R	RECO	REQUIRED
S	SF	SQUARE FOOT, FEET
S	SPEC	SPECIFICATIONS
T	T.O.	TOP OF
T	THRU	THROUGH
T	TRED	TREAD
T	TYP	TYPICAL
U	UNDC	UNDICATED
U	UNFIN	UNFINISHED
U	UNO	UNLESS NOTED OTHERWISE
V	VCT	VINYL COMPOSITION TILE
V	VF	VERIFY IN FIELD
W	W	WITH
W	W/O	WITHOUT

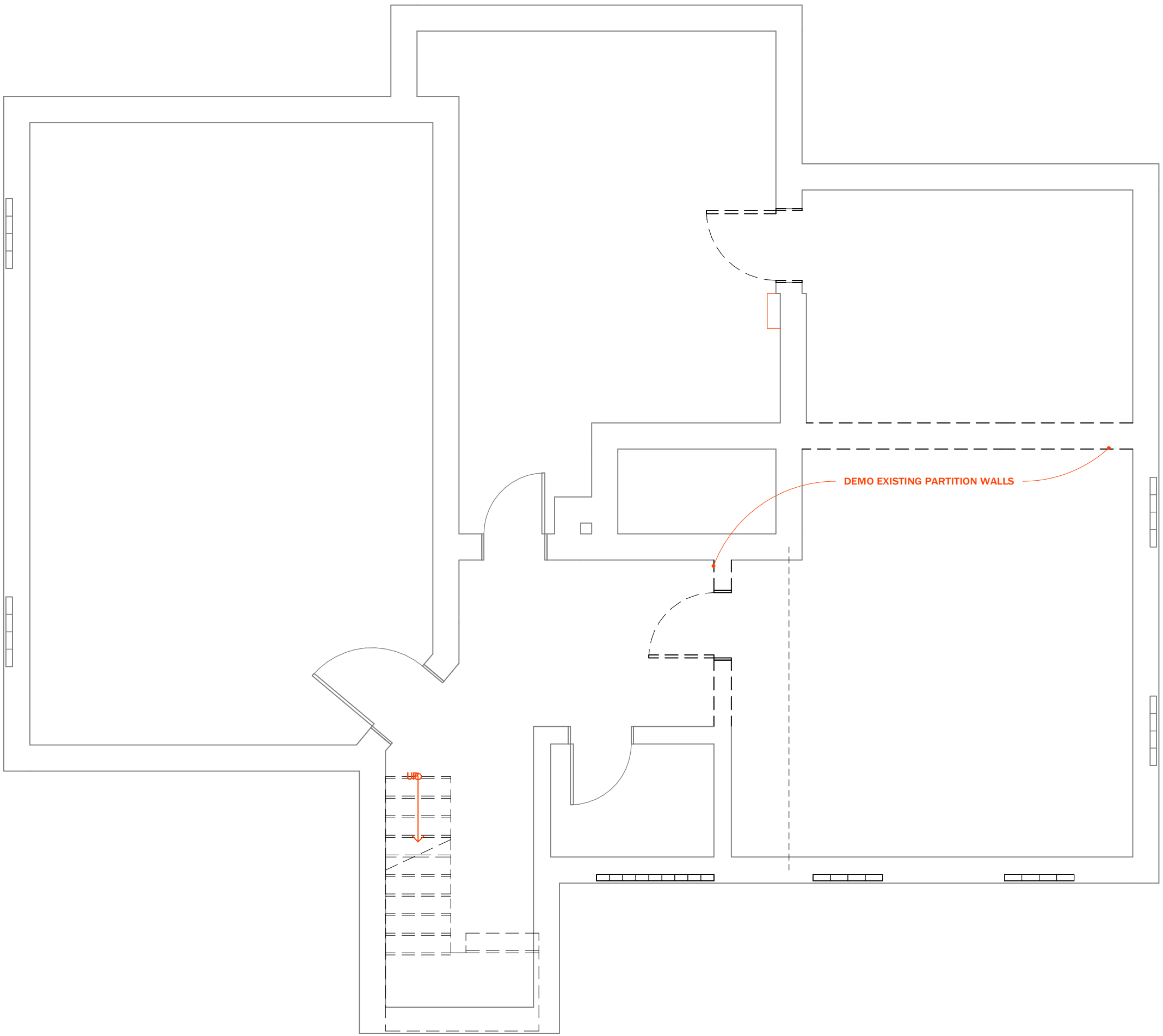
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SITE PLAN

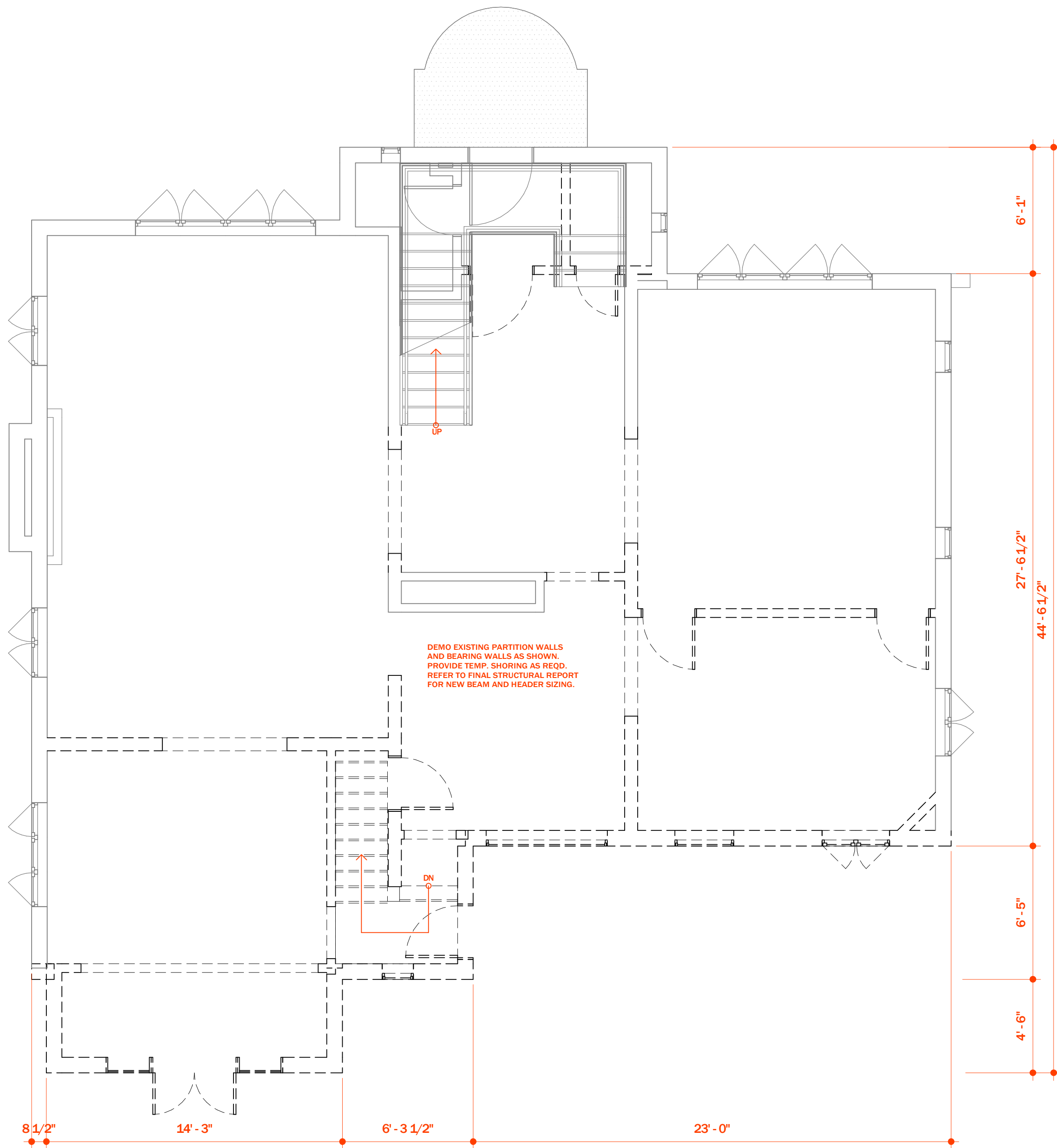
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ANNOTATIONS LEGEND

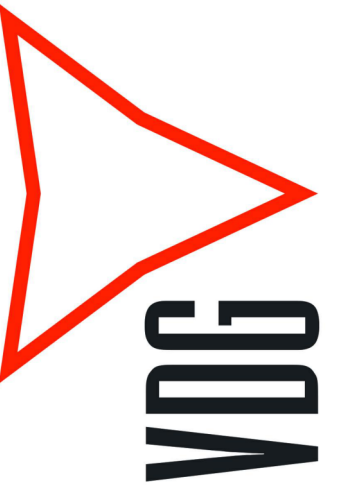
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1 BSMT. - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



2 LEVEL 1 FF - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



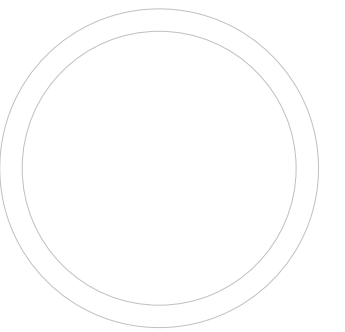
2920 Culver, St. Clair Shores, MI 48081 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE
DATE 04/01/25
CLIENT 0260
PROJECT 0260
REVISION REV 1

NOTES

NOT FOR CONSTRUCTION

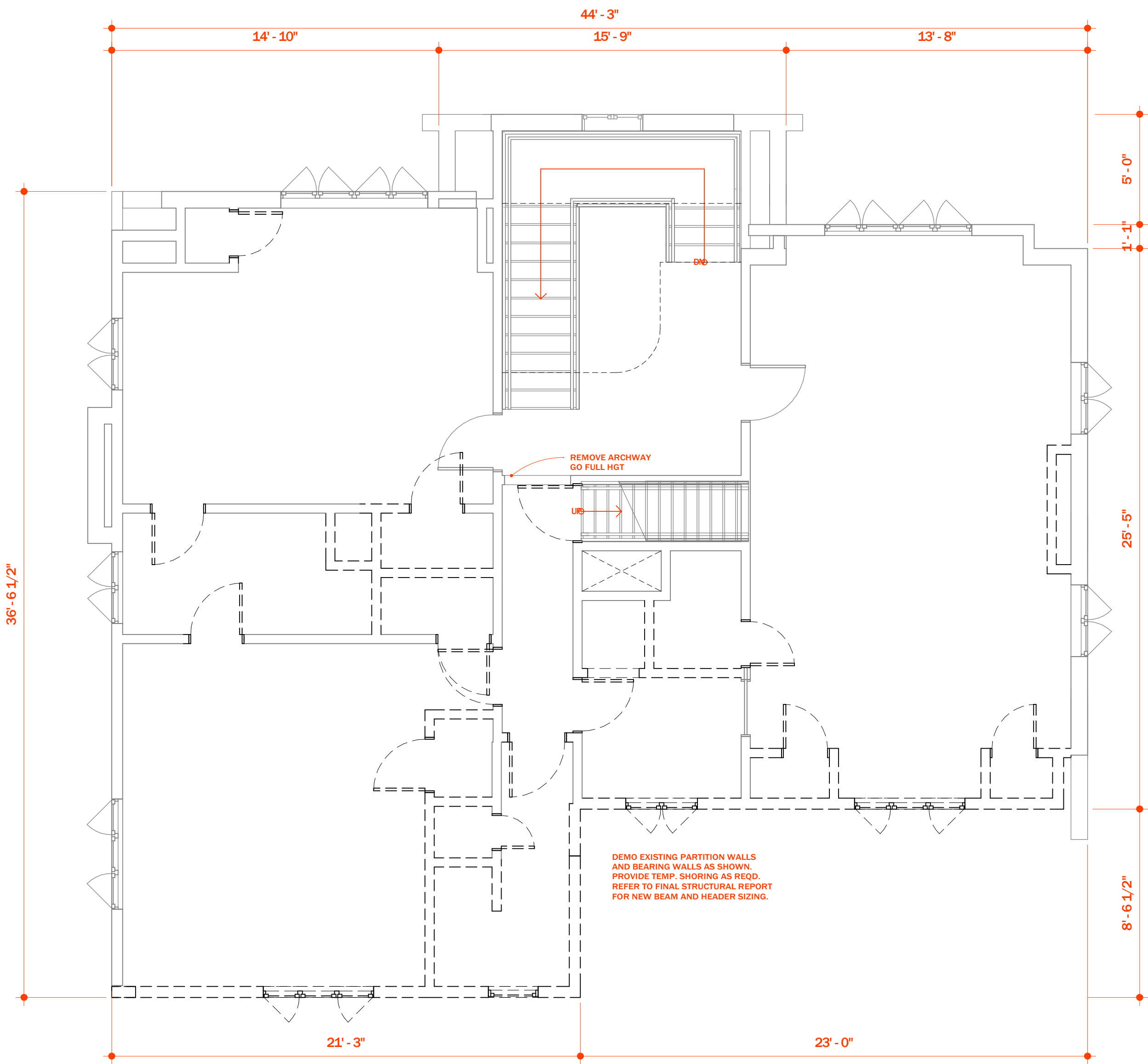


EXISTING
PLANS

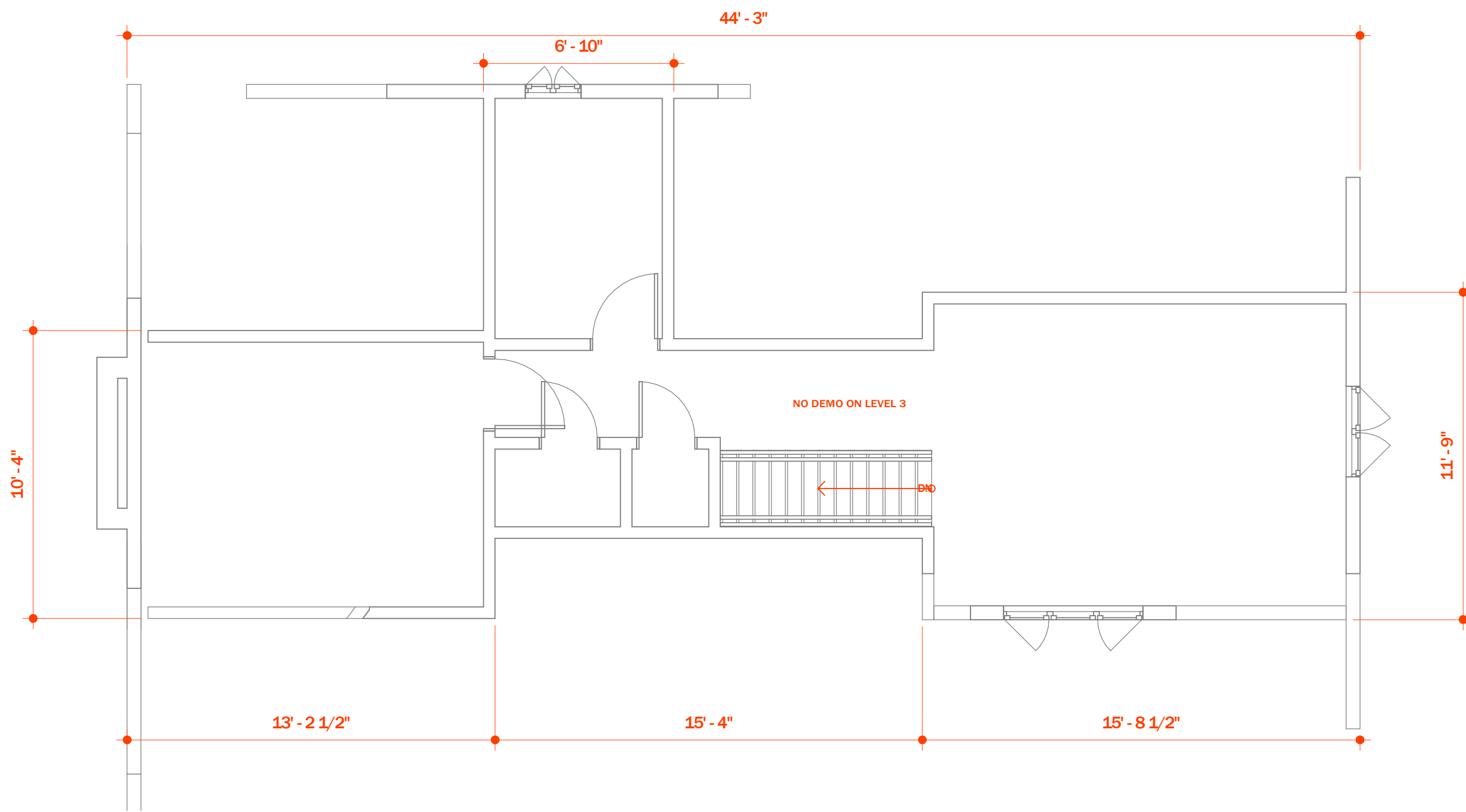
SCALE 1/4" = 1'-0"

A001

DRAWN B. SHISHAKLY



1 LEVEL 2 FF - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



2 LEVEL 3 FF - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



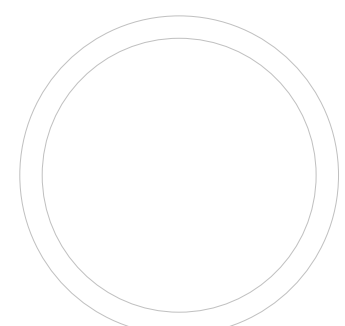
2520 Culver, St. Clair Shores, MI 48080 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE
DATE 04/01/25
CLIENT 0260
PROJECT 0260
REVISION REV 1

NOTES

NOT FOR CONSTRUCTION

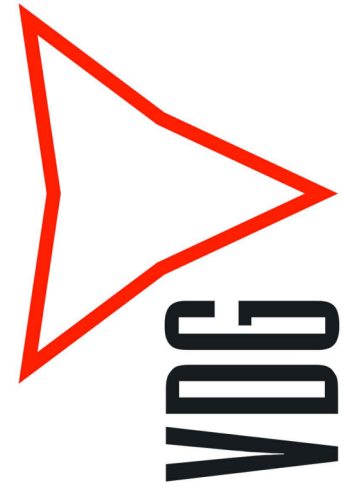


EXISTING
PLANS

SCALE 1/4" = 1'-0"

A002

DRAWN B. SHISHAKLY

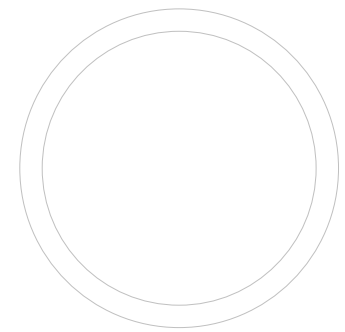


PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE	
DATE	04/01/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

NOT FOR CONSTRUCTION

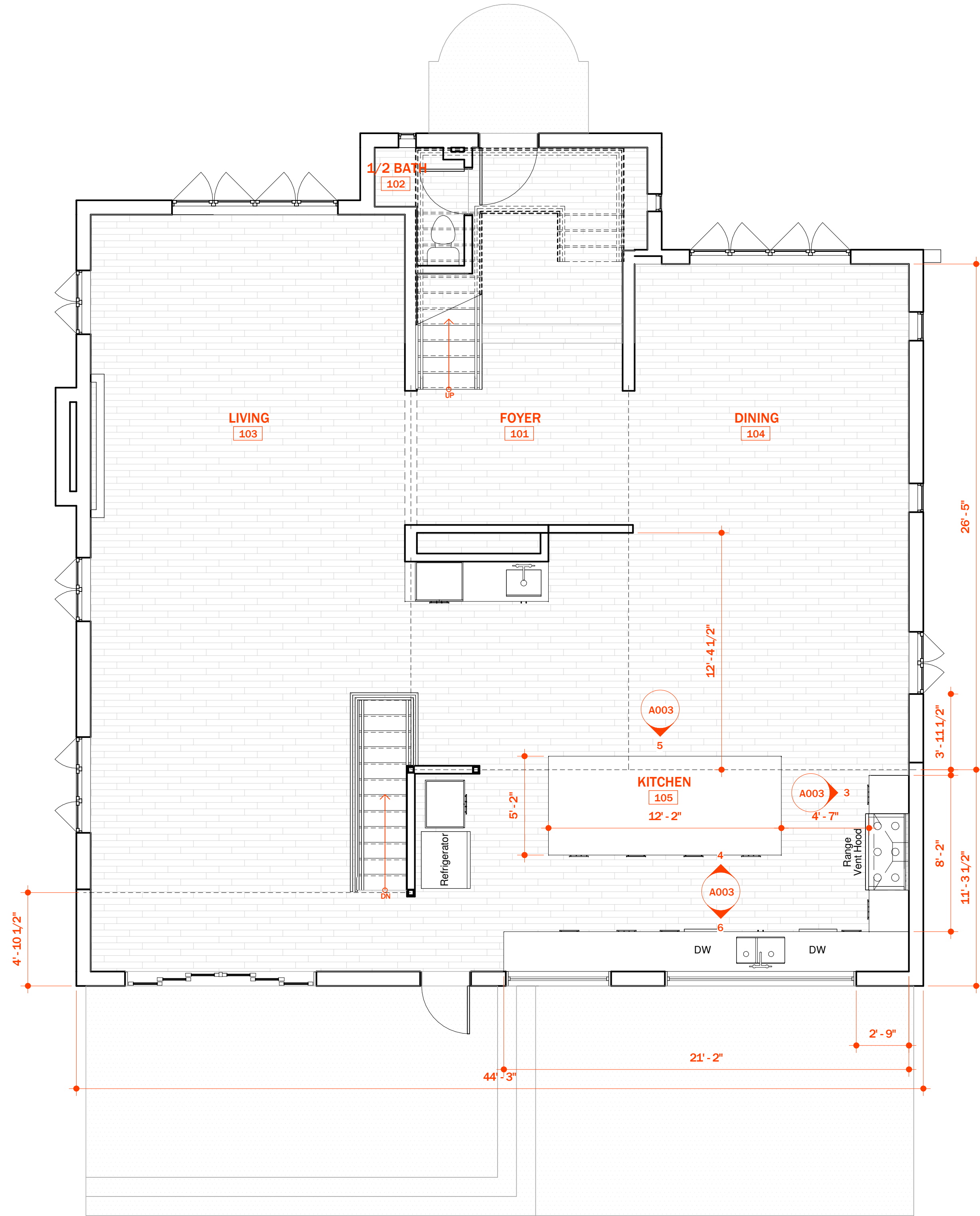
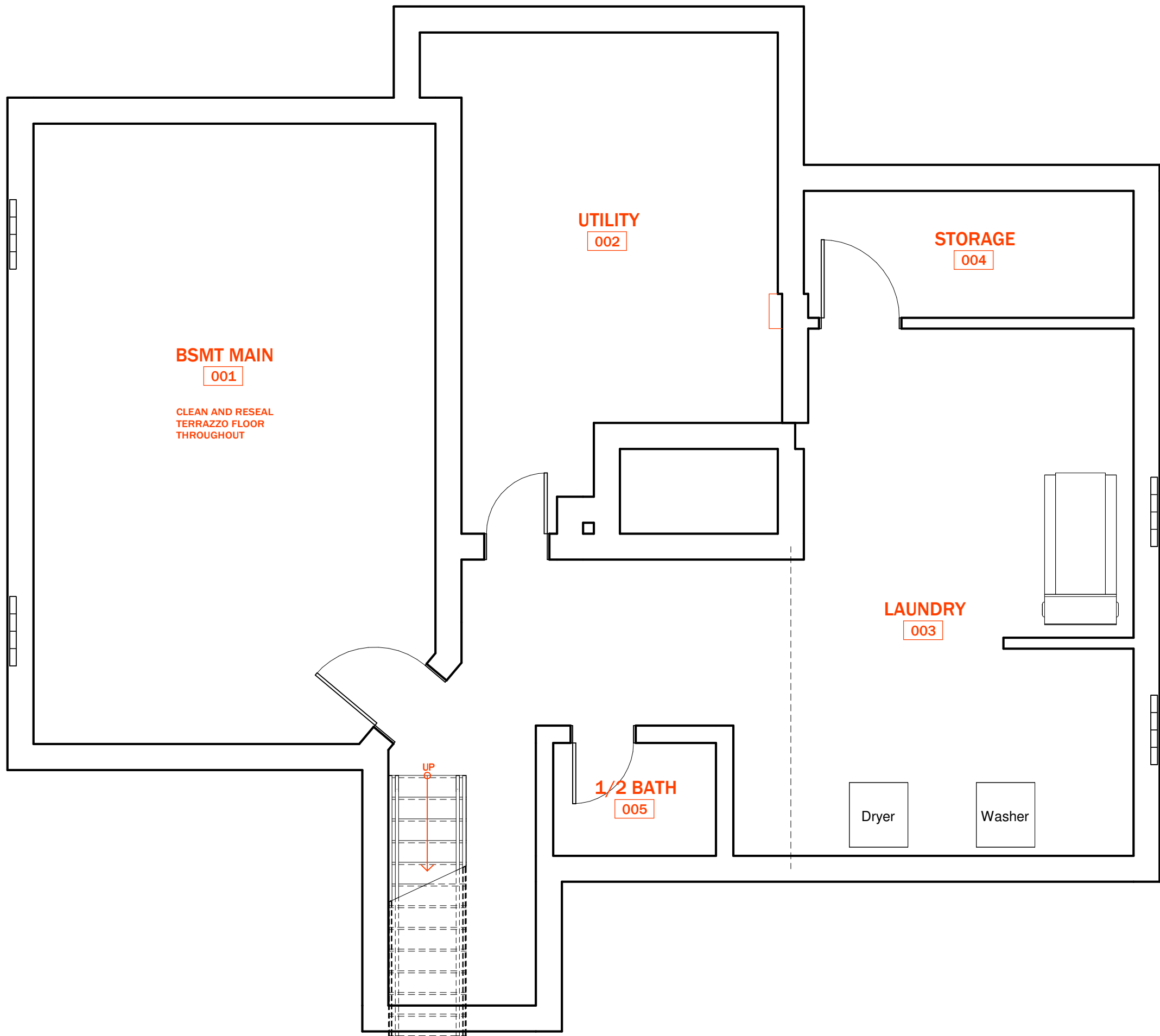


**PROPOSED
PLANS AND
KITCHEN
ELEVATIONS**

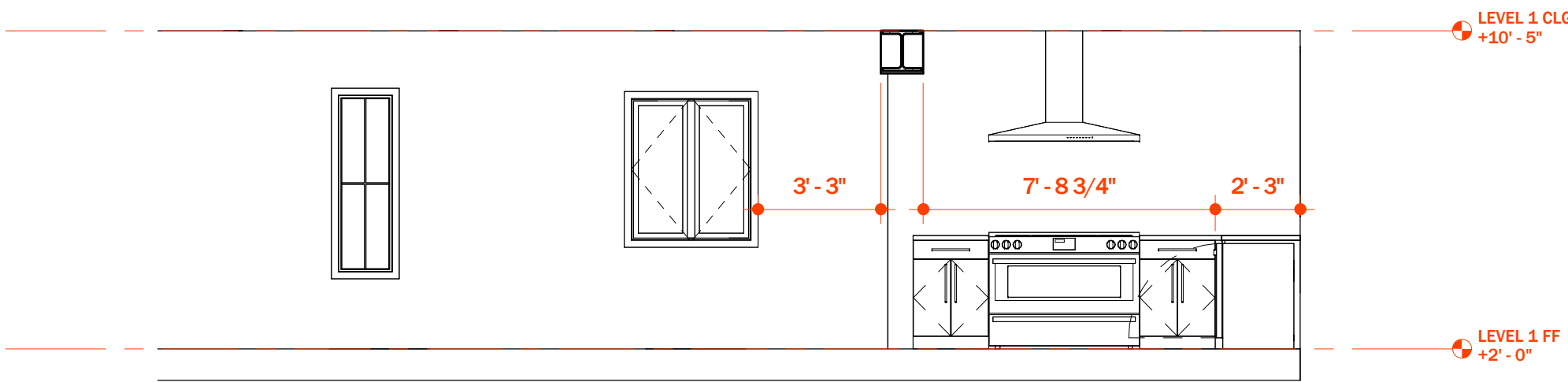
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A003

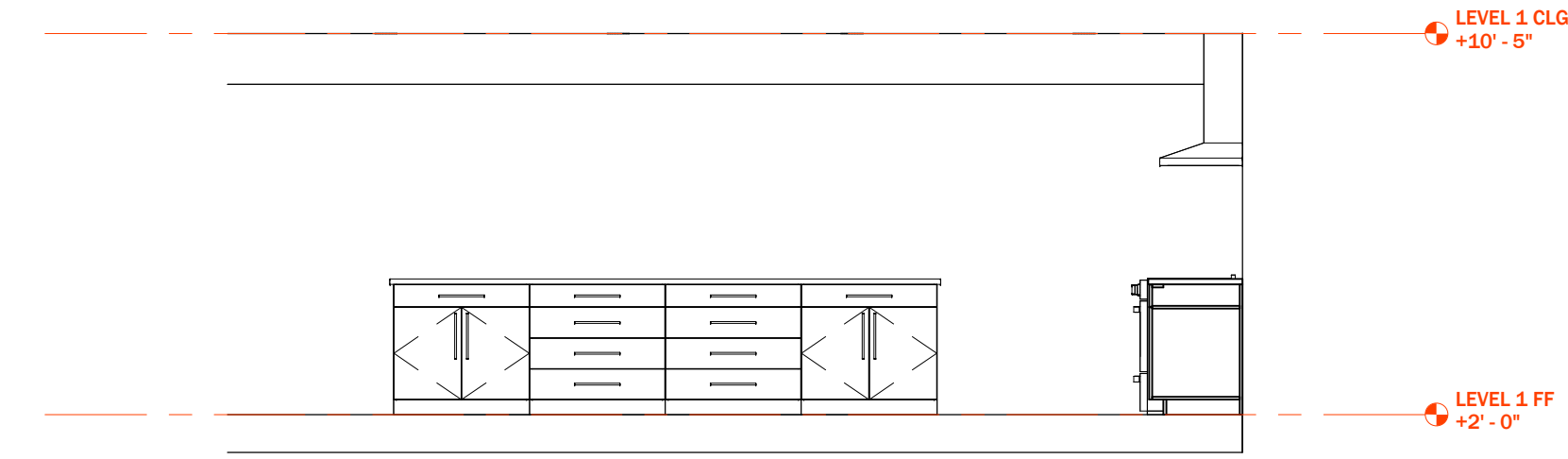
DRAWN B. SHISHAKLY



1 BSMT.
SCALE: 1/4" = 1'-0"

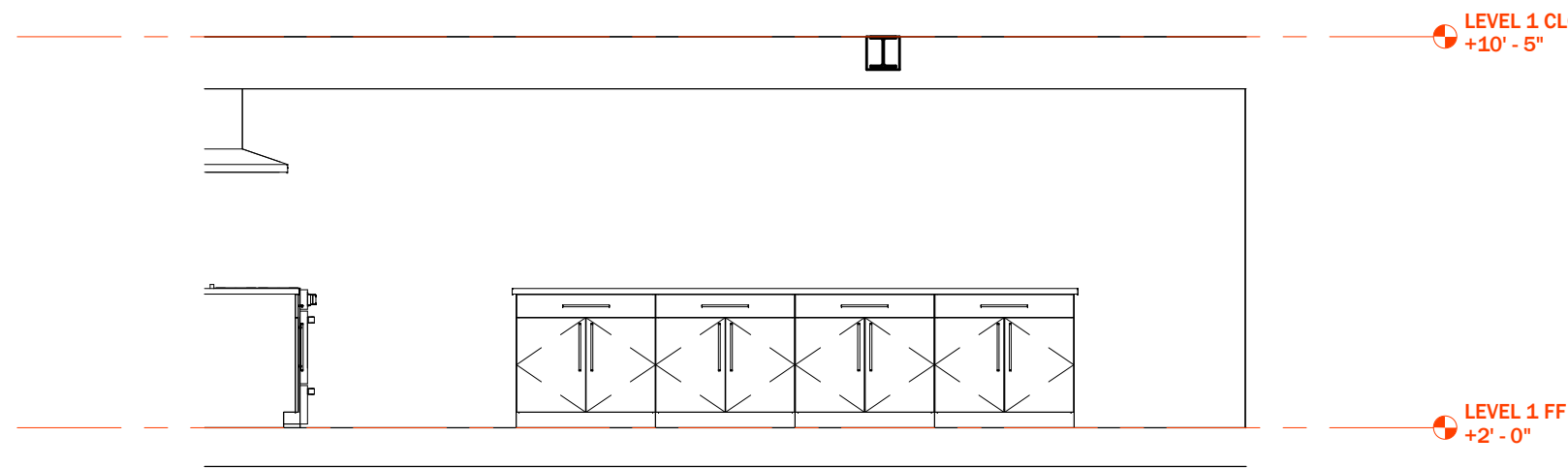


3 Elevation 1 - a
SCALE: 1/4" = 1'-0"

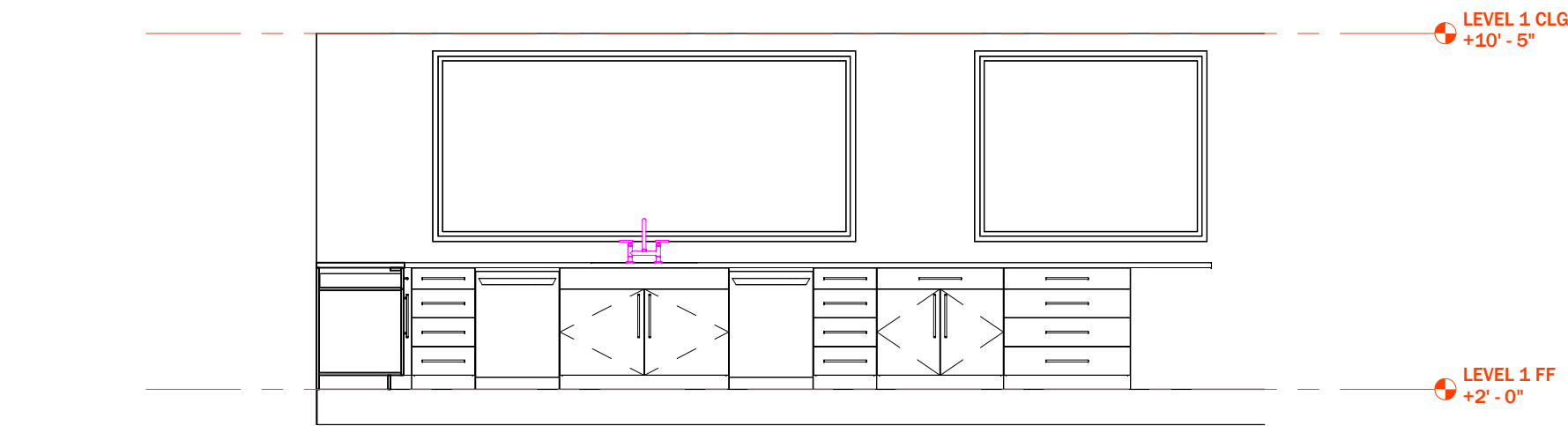


4 Elevation 1 - c
SCALE: 1/4" = 1'-0"

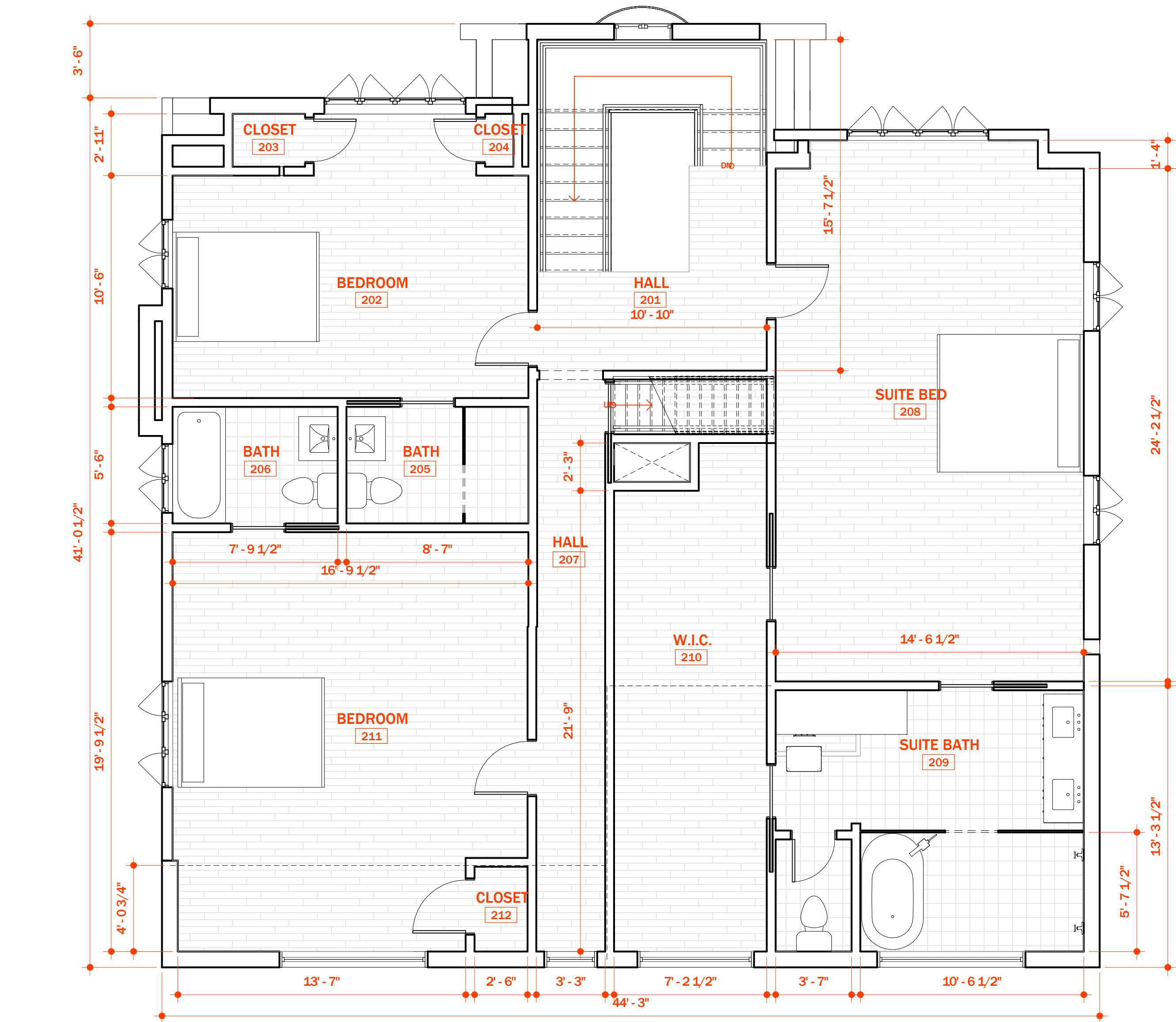
2 LEVEL 1 FF
SCALE: 1/4" = 1'-0"



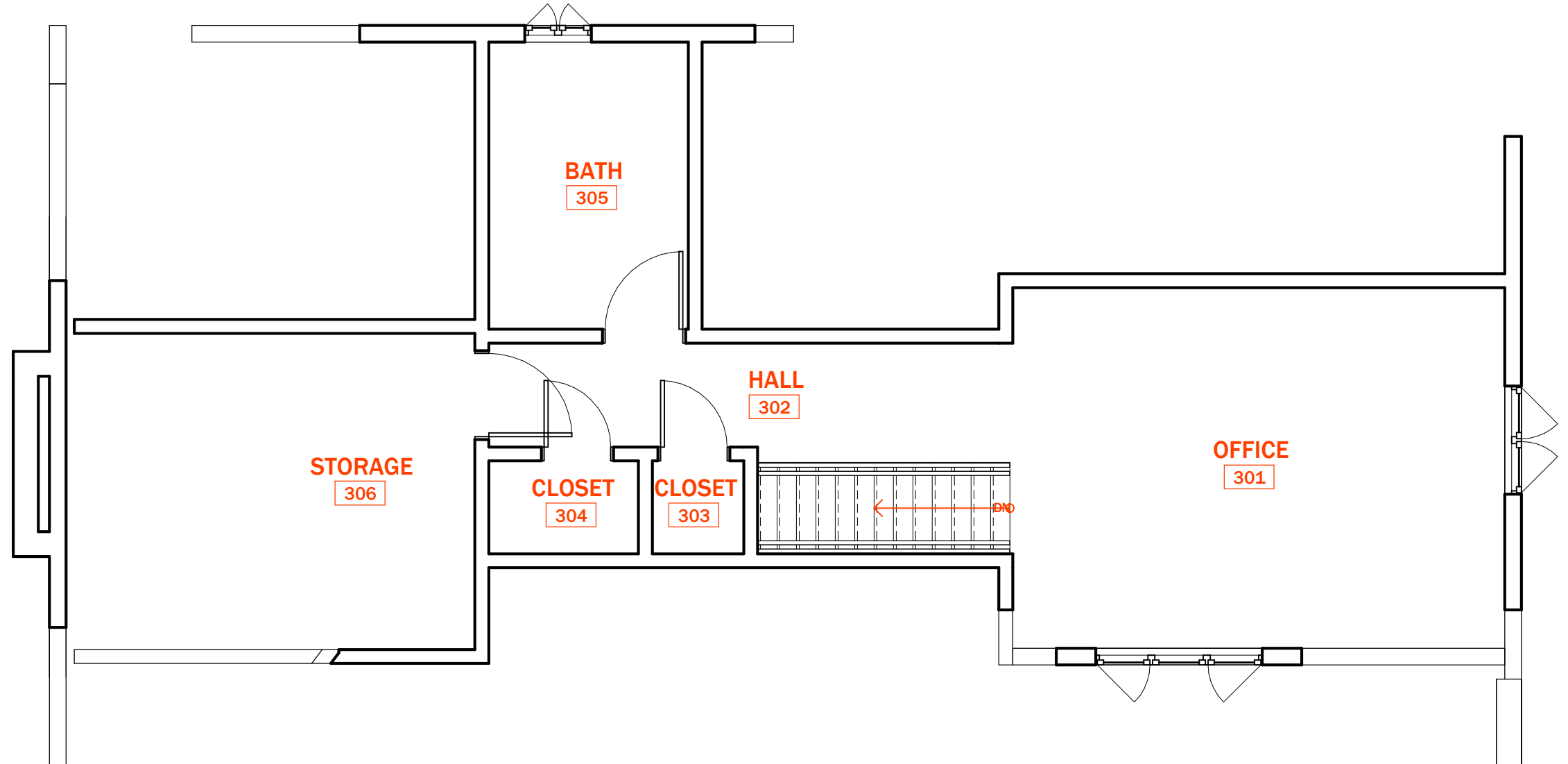
5 Elevation 2 - a
SCALE: 1/4" = 1'-0"



6 Elevation 3 - a
SCALE: 1/4" = 1'-0"



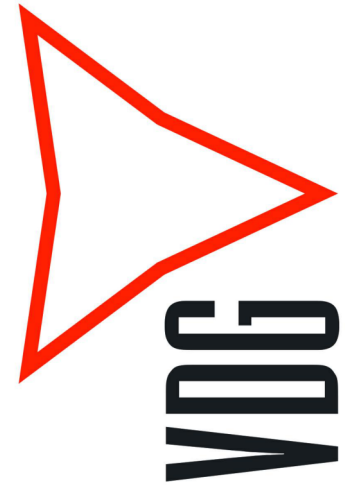
1 LEVEL 2 FF
SCALE: 1/4" = 1'-0"



2 LEVEL 3 FF
SCALE: 1/4" = 1'-0"



3 SOUTH
SCALE: 1/4" = 1'-0"



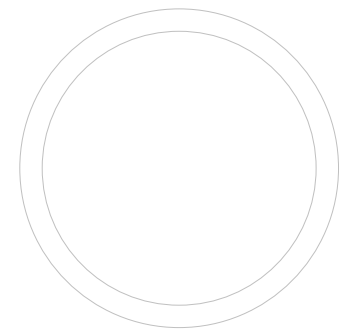
2020 Colton, St. Clair Shores, MI 48060 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE	
DATE	04/01/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

NOT FOR CONSTRUCTION

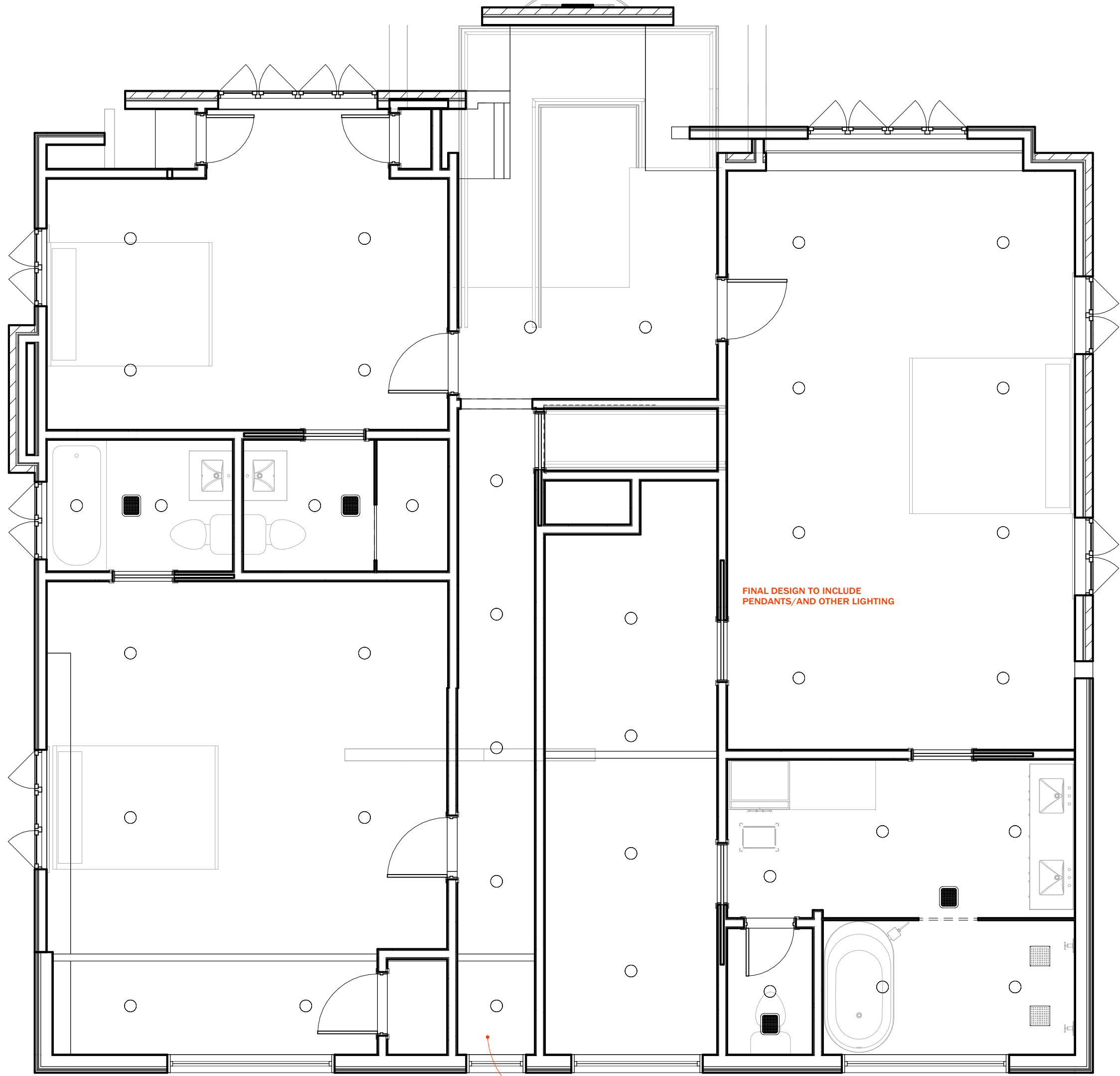


PROPOSED
PLANS AND
SOUTH
ELEVATION

SCALE 1/4" = 1'-0"

A004

DRAWN B. SHISHAKLY



1

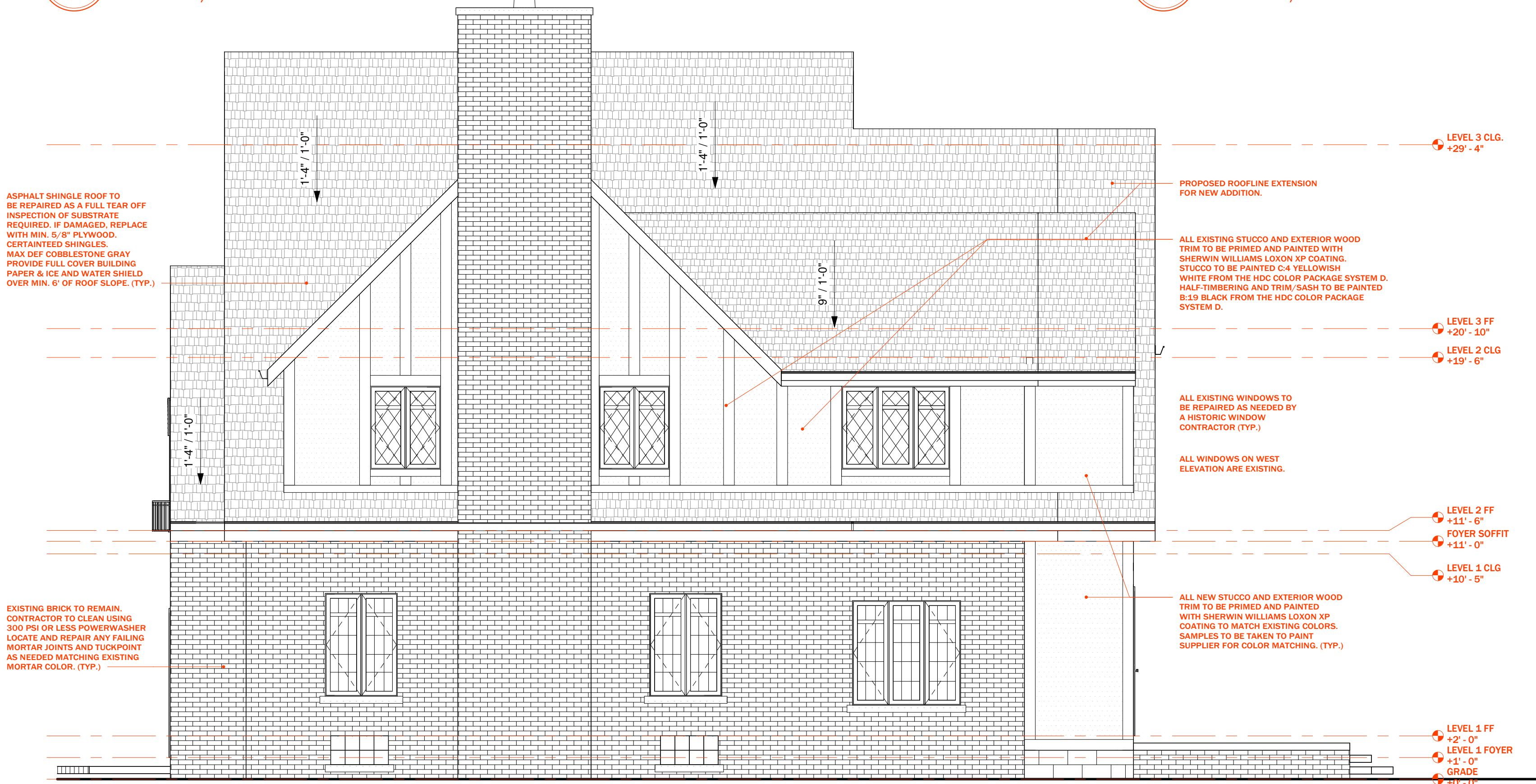
LEVEL 1 FF - CEILING PLAN

SCALE: 1/4" = 1'-0"

2

LEVEL 2 FF - CEILING PLAN

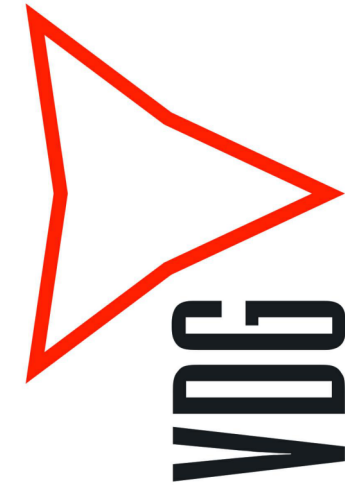
SCALE: 1/4" = 1'-0"



3

WEST

SCALE: 1/4" = 1'-0"



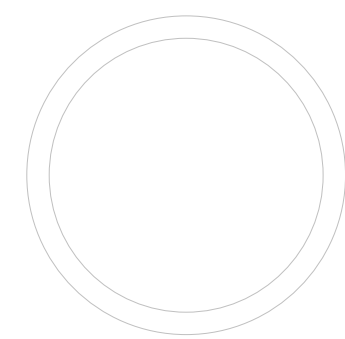
2920 Culver, St. Clair Shores, MI 48080 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE
DATE 04/10/25
CLIENT 0260
PROJECT 0260
REVISION REV 1

NOTES

NOT FOR CONSTRUCTION

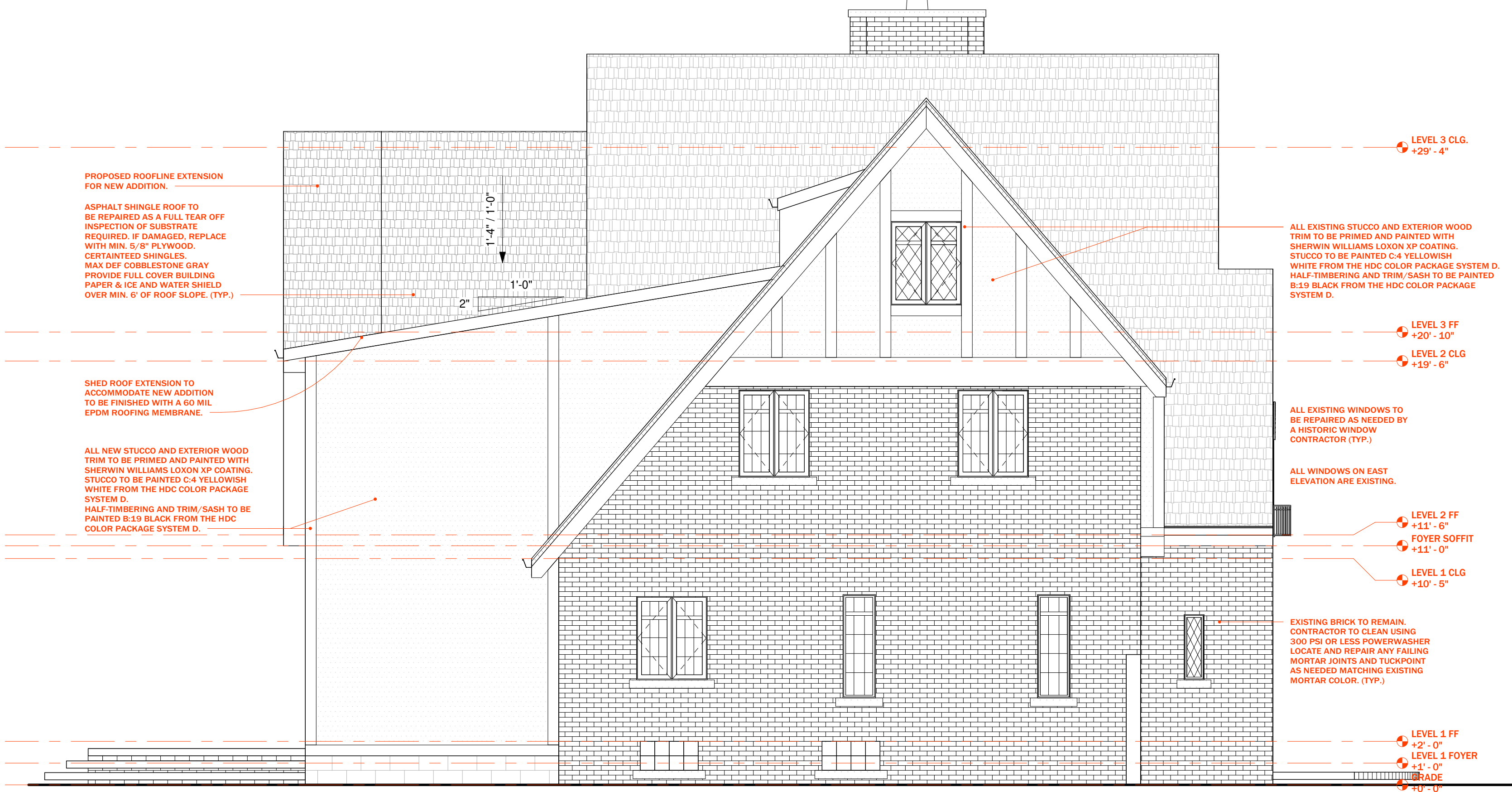


CEILING
PLANS & WEST
ELEVATION

SCALE 1/4" = 1'-0"

A005

DRAWN B. SHISHAKLY



LEVEL 3 CLG.
+29' - 4"

LEVEL 3 FF
+20' - 10"

LEVEL 2 CLG
+19' - 6"

ALL EXISTING STUCCO AND EXTERIOR WOOD TRIM TO BE PRIMED AND PAINTED WITH SHERWIN WILLIAMS LOXON XP COATING. STUCCO TO BE PAINTED C-4 YELLOWISH WHITE FROM THE HDC COLOR PACKAGE SYSTEM D. HALF-TIMBERING AND TRIM/SASH TO BE PAINTED B-19 BLACK FROM THE HDC COLOR PACKAGE SYSTEM D.

ALL EXISTING WINDOWS TO BE REPAIRED AS NEEDED BY A HISTORIC WINDOW CONTRACTOR (TYP.)

ALL WINDOWS ON EAST ELEVATION ARE EXISTING.

LEVEL 2 FF
+11' - 6"

FOYER SOFFIT
+11' - 0"

LEVEL 1 CLG
+10' - 5"

EXISTING BRICK TO REMAIN. CONTRACTOR TO CLEAN USING 300 PSI OR LESS POWERWASHER. LOCATE AND REPAIR ANY FAILING MORTAR JOINTS AND TUCKPOINT AS NEEDED MATCHING EXISTING MORTAR COLOR. (TYP.)

LEVEL 1 FF
+2' - 0"

LEVEL 1 FOYER
+1' - 0"

GRADE
+0' - 0"

BSMT.
-6' - 0"

1

EAST

SCALE: 1/4" = 1'-0"



LEVEL 3 CLG.
+29' - 4"

LEVEL 3 FF
+20' - 10"

LEVEL 2 CLG
+19' - 6"

ALL EXISTING STUCCO AND EXTERIOR WOOD TRIM TO BE PRIMED AND PAINTED WITH SHERWIN WILLIAMS LOXON XP COATING. STUCCO TO BE PAINTED C-4 YELLOWISH WHITE FROM THE HDC COLOR PACKAGE SYSTEM D. HALF-TIMBERING AND TRIM/SASH TO BE PAINTED B-19 BLACK FROM THE HDC COLOR PACKAGE SYSTEM D.

ALL EXISTING WINDOWS TO BE REPAIRED AS NEEDED BY A HISTORIC WINDOW CONTRACTOR (TYP.)

ALL WINDOWS ON NORTH ELEVATION ARE EXISTING.

LEVEL 2 FF
+11' - 6"

FOYER SOFFIT
+11' - 0"

LEVEL 1 CLG
+10' - 5"

EXISTING BRICK TO REMAIN. CONTRACTOR TO CLEAN USING 300 PSI OR LESS POWERWASHER. LOCATE AND REPAIR ANY FAILING MORTAR JOINTS AND TUCKPOINT AS NEEDED MATCHING EXISTING MORTAR COLOR. (TYP.)

LEVEL 1 FF
+2' - 0"

LEVEL 1 FOYER
+1' - 0"

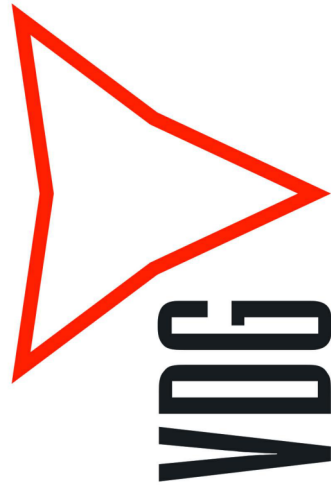
GRADE
+0' - 0"

BSMT.
-6' - 0"

2

NORTH

SCALE: 1/4" = 1'-0"



2020 Culver, St. Clair Shores, MI 48061 EST. 2014

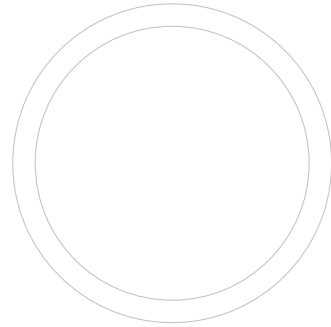
PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE
DATE
CLIENT
PROJECT
REVISION

04/11/25
0260
0260
REV 1

NOTES

NOT FOR CONSTRUCTION



EAST AND
NORTH
ELEVATIONS

SCALE 1/4" = 1'-0"

A006

DRAWN B. SHISHAKY

Sheet Index

Sheet	Title
A-1	Cover Sheet
A-2	First Floor Plan
A-3	LYL Nailing Schedule
A-4	LYL Beam Details

GENERAL NOTES:

CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND INSPECTIONS AS NECESSARY.

CONTRACTOR/OWNER SHALL VERIFY THE SIZES, LOCATIONS, ELEVATIONS, AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL SHORING, BRACING, AND UNDERPINNING AND ALL OTHER MEANS REQUIRED TO MAINTAIN THE SAFETY, INTEGRITY, AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION.

CONTRACTOR/OWNER SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS OF THE RESIDENCE INCLUDING UTILITIES, SERVICES, ETC., AND SHALL BE FULLY RESPONSIBLE FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER’S NORMAL USE OF UTILITIES AND SERVICES.

CONTRACTOR/OWNER SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO BEGINNING WORK.

CONTRACTOR/OWNER SHALL INDEMNIFY THE ENGINEER FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPARATION OF THIS DOCUMENT.

UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION FROM SARK & ASSOCIATES, INC. IS STRICTLY PROHIBITED AND IS A VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTION.

APPLIED LOADS

FLOOR LIVE LOADS:

NON-SLEEPING AREAS: 40 PSF
SLEEPING AREAS 30 PSF
ATTIC W/STORAGE 20 PSF
ATTIC W/O STORAGE 10 PSF

DEAD LOADS:

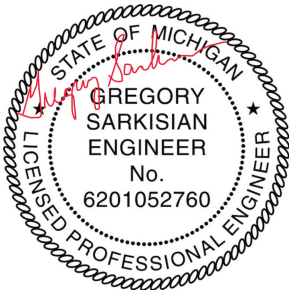
FLOOR 12 PSF
ROOF 10 PSF
CEILING 6 PSF
INT WALL 8 PSF
EXT WALL 13 PSF

ENVIRONMENTAL LOADS:

GROUND SNOW 20 PSF

BEAM DEFLECTION CRITERIA

L/360 FOR LIVE LOAD
L/240 FOR TOTAL LOAD



WOOD SPECIFICATIONS:

LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING PROPERTIES:
Fb = 3,100 psi, E = 2,100,000 psi UNLESS NOTED OTHERWISE

ALL DIMENSIONAL LUMBER SHALL BE MINIMUM S-P-F #2 OR BETTER, INCLUDING HEADERS, JOISTS, AND STUDS - UNLESS NOTED OTHERWISE

POSTS AND CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING. SOLID BLOCKING IS REQUIRED BELOW POSTS AND CONCENTRATED LOADS TO SOLID BEARING BELOW.

ALL STRUCTURAL CONNECTIONS SHOULD BE MADE WITH APPROVED CONNECTORS - FOLLOW MANUFACTURERS RECOMMENDED FASTENING AND PROCESSES.

NOTCHING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. FOR ENGINEERED LUMBER CONSULT WITH MANUFACTURERS RECOMMENDED PRACTICES.

STEEL SPECIFICATIONS:

ALL STEEL BEAMS AND PLATES ARE MINIMUM GRADE A-36 UNLESS NOTED OTHERWISE

ALL STEEL COLUMNS ARE MINIMUM GRADE C-42 UNLESS NOTED OTHERWISE

CONCRETE SPECIFICATIONS:

ALL CONCRETE TO BE MINIMUM 3000 psi (28 day strength).

SOIL BEARING PRESSURE ASSUMED TO BE 2000 psf. IF ADVERSE CONDITIONS ARE FOUND PLEASE NOTIFY THE ENGINEER.

ALL FABRICATIONS AND PLACING OF REINFORCING BARS SHALL FOLLOW THE A.C.I. MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 315 LATEST A318)

SHEET TITLE:

Cover Sheet

PROJECT DESCRIPTION:

Residential Remodel
3261 Sherbourne Rd
Detroit, Michigan 48221

DRAWINGS PROVIDED BY:



SARK & ASSOCIATES

ENGINEER • DESIGN • BUILD

greg@sarkassoc.com

DATE:

4/1/25

SCALE:

As Noted

SHEET:

A-1

Design in accordance with
Michigan Residential Code 2015

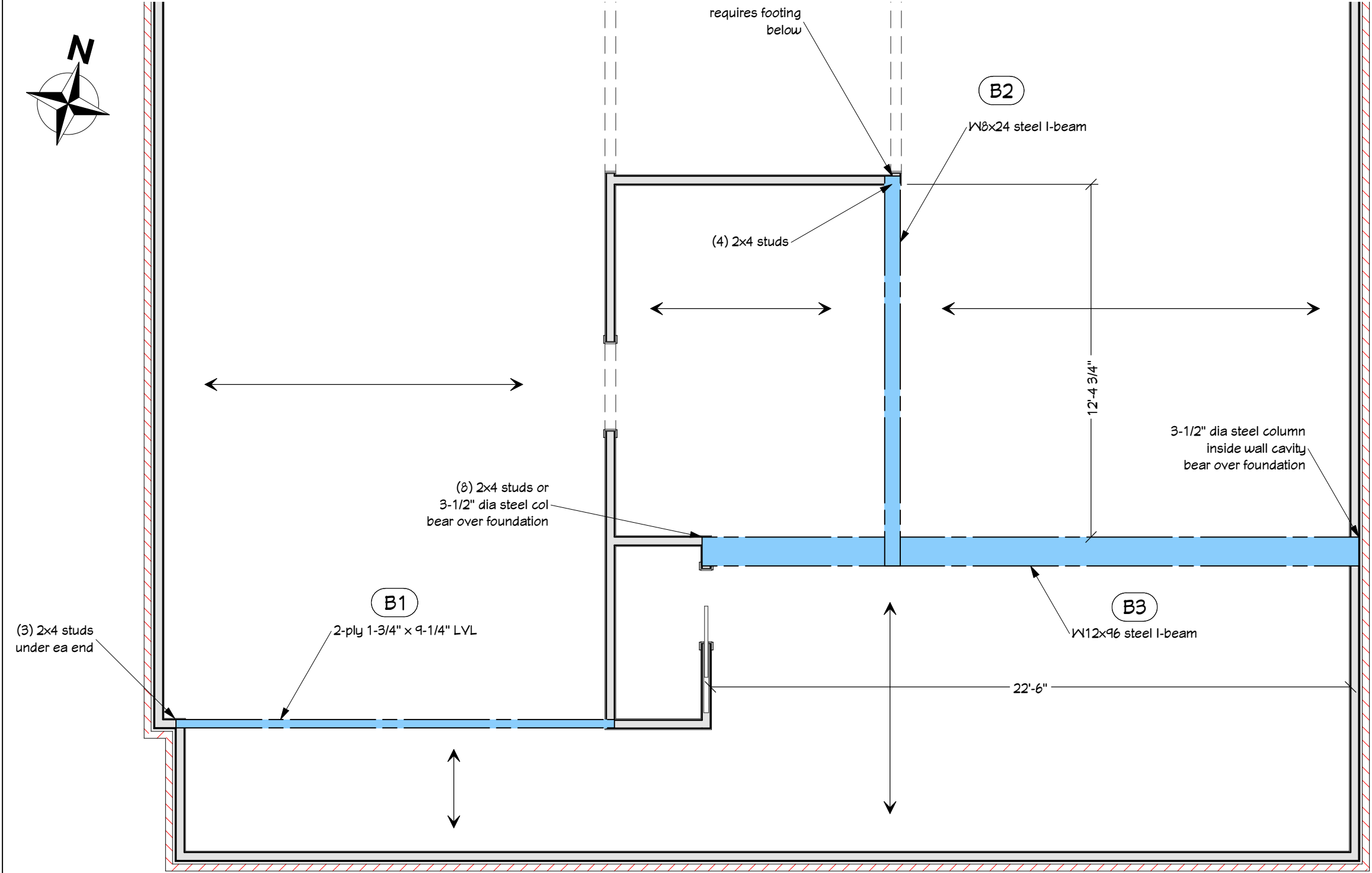
Notes:

B1 can be recessed or dropped

B2 can be recessed or dropped - if recessing trim joists and hang to beam using approved hangers

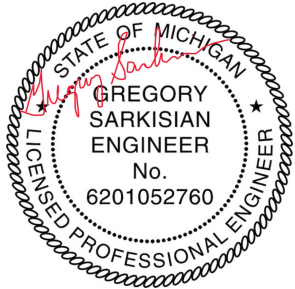
If B2 is dropped then connect to B3 using steel brackets bolted or welded

Refer to sheet A-4 for beam bearing specifications



First Floor Plan

1/4 in = 1 ft



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
First Floor Plan

PROJECT DESCRIPTION:
Residential Remodel
3261 Sherbourne Rd
Detroit, Michigan 48221

DRAWINGS PROVIDED BY:
SARK & ASSOCIATES
ENGINEER • DESIGN • BUILD
greg@sarkassoc.com

DATE:

4/1/25

SCALE:

As Noted

SHEET:

A-2

Side-Loaded Applications								
Number of Members	Maximum Uniform Side Load [plf]							
	Nailed ⁽³⁾		½" Dia. Through Bolt ⁽¹⁾			⅝" Dia. Through Bolt ⁽¹⁾		
	2 rows 16d Sinkers @ 12" o.c.	3 rows 16d Sinkers @ 12" o.c.	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered	2 rows @ 6" o.c. staggered	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered	2 rows @ 6" o.c. staggered
1¾" Versa-Lam® LVL (Depths of 18" and less)								
2	470	705	505	1010	2020	560	1120	2245
3 ⁽²⁾	350	525	375	755	1515	420	840	1685
4 ⁽³⁾	use bolt schedule		335	670	1345	370	745	1495
3½" Versa-Lam® LVL								
2 ⁽³⁾	use bolt schedule		855	1715	N/A	1125	2250	N/A
1¾" Versa-Lam® LVL (Depths of 24" and less)								
Number of Members	Nailed ⁽³⁾		½" Dia. Through Bolt ⁽¹⁾			⅝" Dia. Through Bolt ⁽¹⁾		
	3 rows 16d Sinkers @ 12" o.c.	4 rows 16d Sinkers @ 12" o.c.	3 rows @ 24" o.c. 8" staggered	3 rows @ 18" o.c. 6" staggered	3 rows @ 12" o.c. 4" staggered	3 rows @ 24" o.c. 8" staggered	3 rows @ 18" o.c. 6" staggered	3 rows @ 12" o.c. 4" staggered
2	705	940	755	1010	1515	840	1120	1685
3 ⁽²⁾	525	705	565	755	1135	630	840	1260
4 ⁽⁴⁾	use bolt schedule		505	670	1010	560	745	1120

1. Design values apply to common bolts that conform to ANSI/ASME standard B18.21-1981 (ASTM A307 Grades A&B, SAE J429 Grades 1 or 2, or higher). A washer not less than a standard cut washer shall be between the wood and the bolt head and between the

wood and the nut. The distance from the edge of the beam to the bolt holes must be at least 2" for ½" bolts and 2½" for ⅝" bolts. Bolt holes shall be the same diameter as the bolt.

2. The nail schedules shown apply to both sides of a 3-member beam.
3. 16d box nails = 0.135" diameter x 3.5" length, 16d sinker nails = 0.148" diameter x 3.25" length.

4. 7" wide beams must be top-loaded or loaded from both sides (lesser side shall be no less than 25% of opposite side).

Top-Loaded Applications			
For top-loaded beams and beams with side loads less than shown in Side-Loaded Applications table above:			
Plies	Depth	Nailing ⁽²⁾	Maximum Uniform Load From One Side
(2) 1¾" plies	Depths 11⅞" & less	2 rows 16d box/sinker nails @ 12" o.c.	400 plf
	Depths 14" - 18"	3 rows 16d box/sinker nails @ 12" o.c.	600 plf
(3) 1¾" plies ⁽¹⁾	Depth = 24"	4 rows 16d box/sinker nails @ 12" o.c.	800 plf
	Depths 11⅞" & less	2 rows 16d box/sinker nails @ 12" o.c.	300 plf
	Depths 14" - 18"	3 rows 16d box/sinker nails @ 12" o.c.	450 plf
(4) 1¾" plies	Depth = 24"	4 rows 16d box/sinker nails @ 12" o.c.	600 plf
	Depths 18" & less	2 rows ½" bolts @ 24" o.c., staggered	335 plf
(2) 3½" plies	Depth = 24"	3 rows ½" bolts @ 24" o.c., staggered every 8"	505 plf
	Depths 18" & less	2 rows ½" bolts @ 24" o.c., staggered	855 plf
(2) 3½" plies	Depth 20" - 24"	3 rows ½" bolts @ 24" o.c., staggered every 8"	1285 plf

1. The nail schedules shown apply to both sides of a 3-member beam.

2. 16d box nails = 0.135" diameter x 3.5" length, 16d sinker nails = 0.148" diameter x 3.25" length.

3. Beams wider than 7" must be designed by the engineer of record.

4. All values in these tables may be increased
- by 15% for snow-load roofs and by 25% for non-snow load roofs where the building code allows.

5. Use allowable load tables or BC Calc" software to size beams.

6. An equivalent specific gravity of 0.5 may be used when designing specific connections with Versa-Lam®.
7. Connection values are based upon the NDS, 2018 Edition.

8. FastenMaster TrussLOK®, Simpson Strong-Tie SDW or SDS, and USP WS screws may also be used to connect multiple member Versa-Lam® LVL beams, contact Boise Cascade EWP Engineering for further information.

BY

DATE

DESCRIPTION

NO.


SHEET TITLE:

LVL Nailing Schedule

PROJECT DESCRIPTION:

Residential Remodel
3261 Sherbourne Rd
Detroit, Michigan 48221

DRAWINGS PROVIDED BY:

SARK & ASSOCIATES
ENGINEER • DESIGN • BUILD
greg@sarkassoc.com

DATE:

4/1/25

SCALE:

As Noted

SHEET:

A-3

VERSA-LAM® Beam Details

BEARING AT CONCRETE/MASONRY WALLS

Provide moisture barrier and lateral restraint at bearing.

1/2" air space required between concrete and wood.

B01

BEARING FOR DOOR OR WINDOW HEADER

Strap per code if top plate is not continuous over header.

Trimmers.

B02

BEAM TO BEAM CONNECTOR

Verify hanger capacity with hanger manufacturer.

B03

BEARING AT COLUMN

Versa-Lam® LVL column.

Column connector per design professional of record.

B04

SLOPE SEAT CUT

Sloped seat cut. Not to exceed inside face of bearing.

Blocking not shown for clarity.

B06

BEVEL CUT

DO NOT bevel cut Versa-Lam® LVL beyond inside face of wall without approval from Boise Cascade EWP Engineering or BC Calc® software analysis.

B07

BEAM TO CONCRETE/MASONRY WALLS

Wood top plate must be flush with inside of wall.

Hanger.

Moisture barrier between concrete and wood.

B08

BEARING FRAMING INTO WALL

Strap per code if top plate is not continuous.

B09

INSTALLATION NOTES

- Minimum of 1/2" air space between beam and wall pocket or adequate barrier must be provided between beam and concrete/masonry.
- Adequate bearing shall be provided. If not shown on plans, please refer to load tables on in your region's specifier guide, pages 28-30.

- Versa-Lam® LVL beams are intended for interior applications only and should be kept as dry as possible during construction.
- Continuous lateral support of top of beam shall be provided (side or top bearing framing).

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

LVL Beam Details

PROJECT DESCRIPTION:

Residential Remodel
3261 Sherbourne Rd
Detroit, Michigan 48221

DRAWINGS PROVIDED BY:

SARK & ASSOCIATES
ENGINEER • DESIGN • BUILD
greg@sarkassoc.com

DATE:

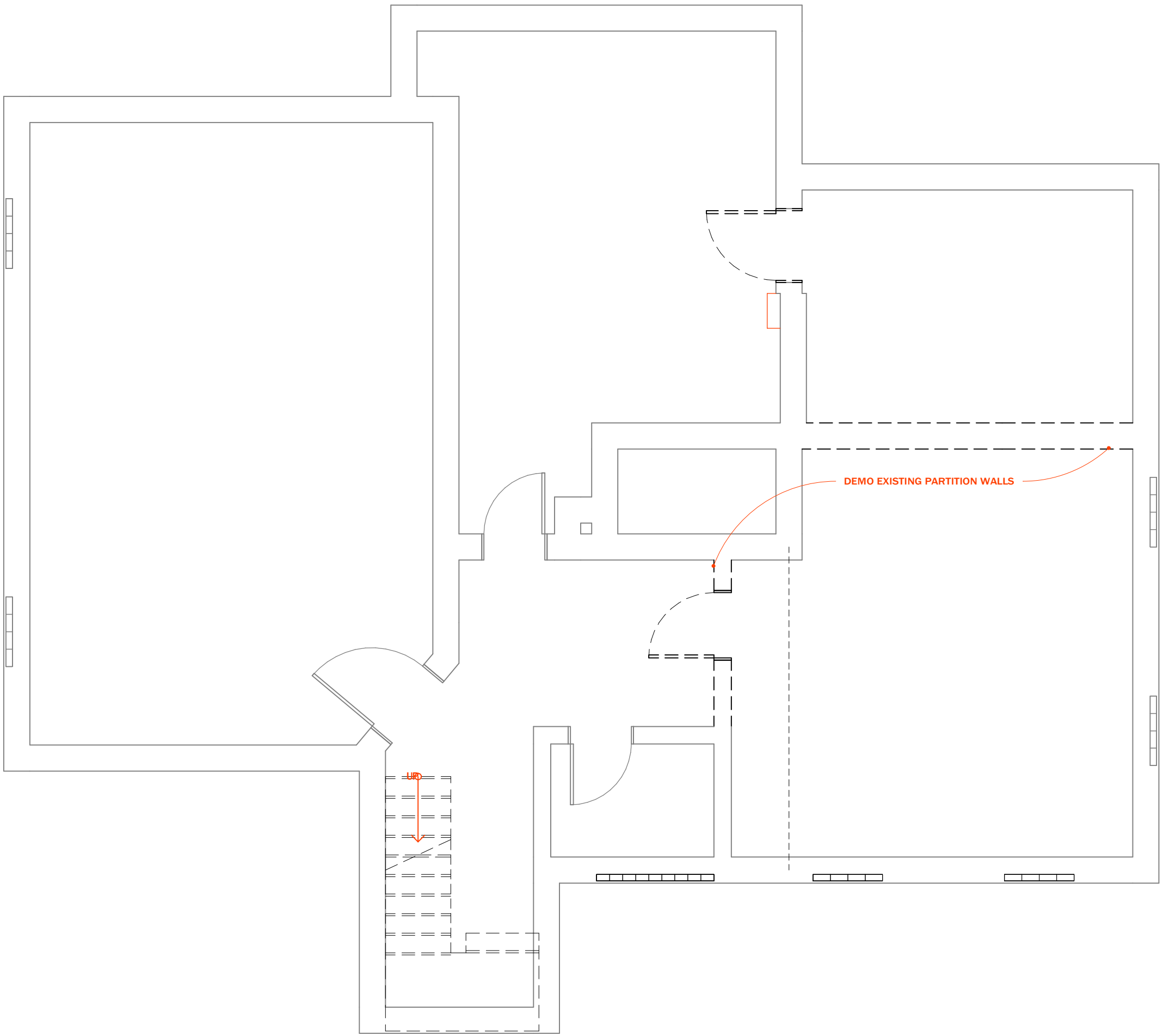
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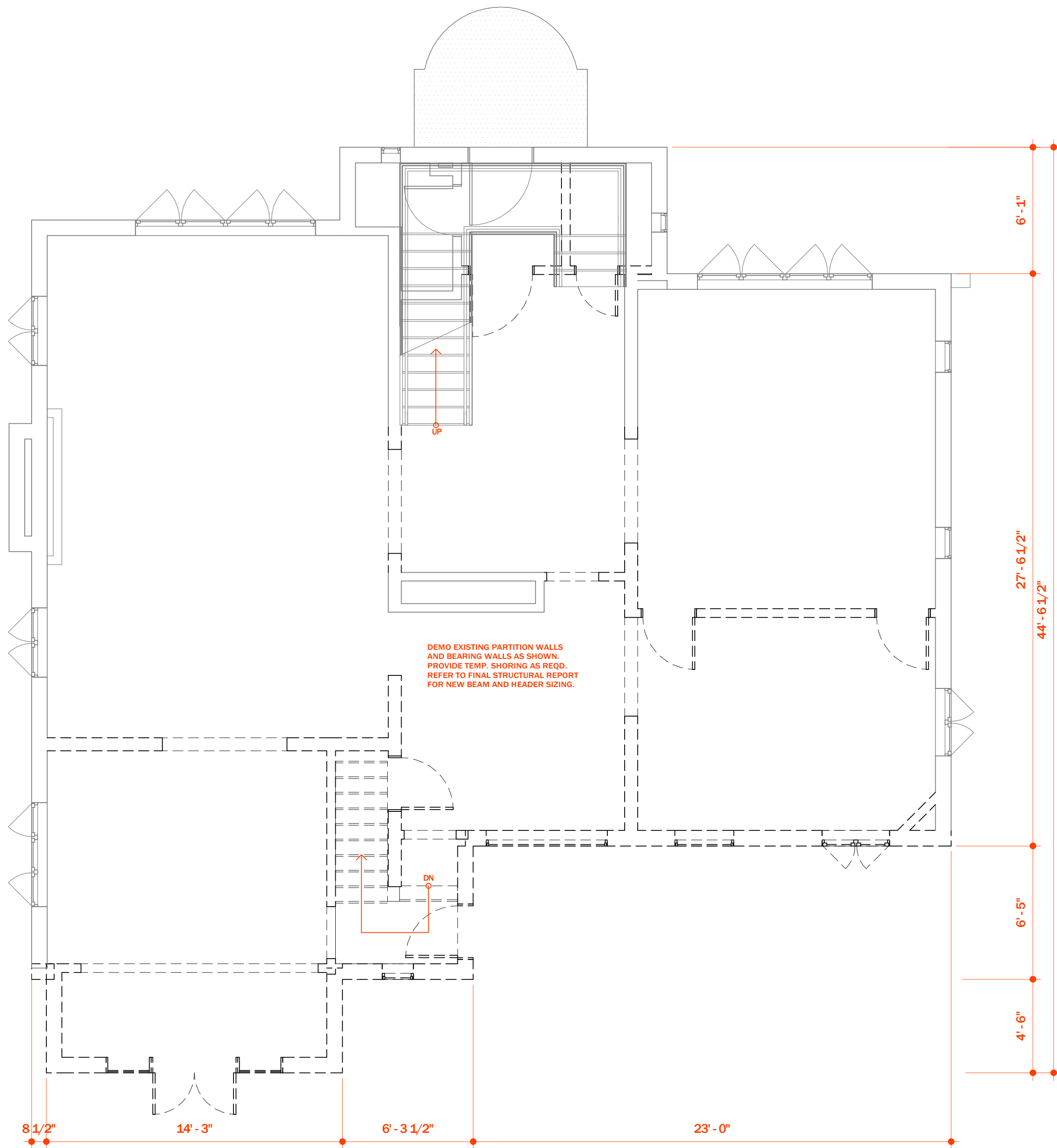
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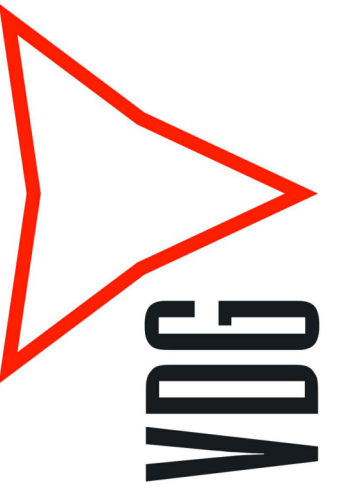
A-4



1 BSMT. - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



2 LEVEL 1 FF - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



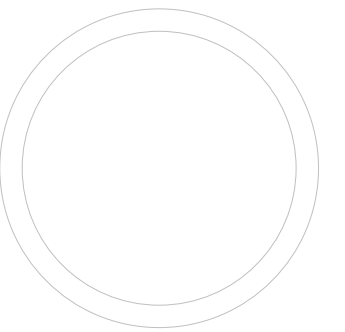
2920 Culver, St. Clair Shores, MI 48081 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE
DATE 04/01/25
CLIENT 0260
PROJECT 0260
REVISION REV 1

NOTES

NOT FOR CONSTRUCTION

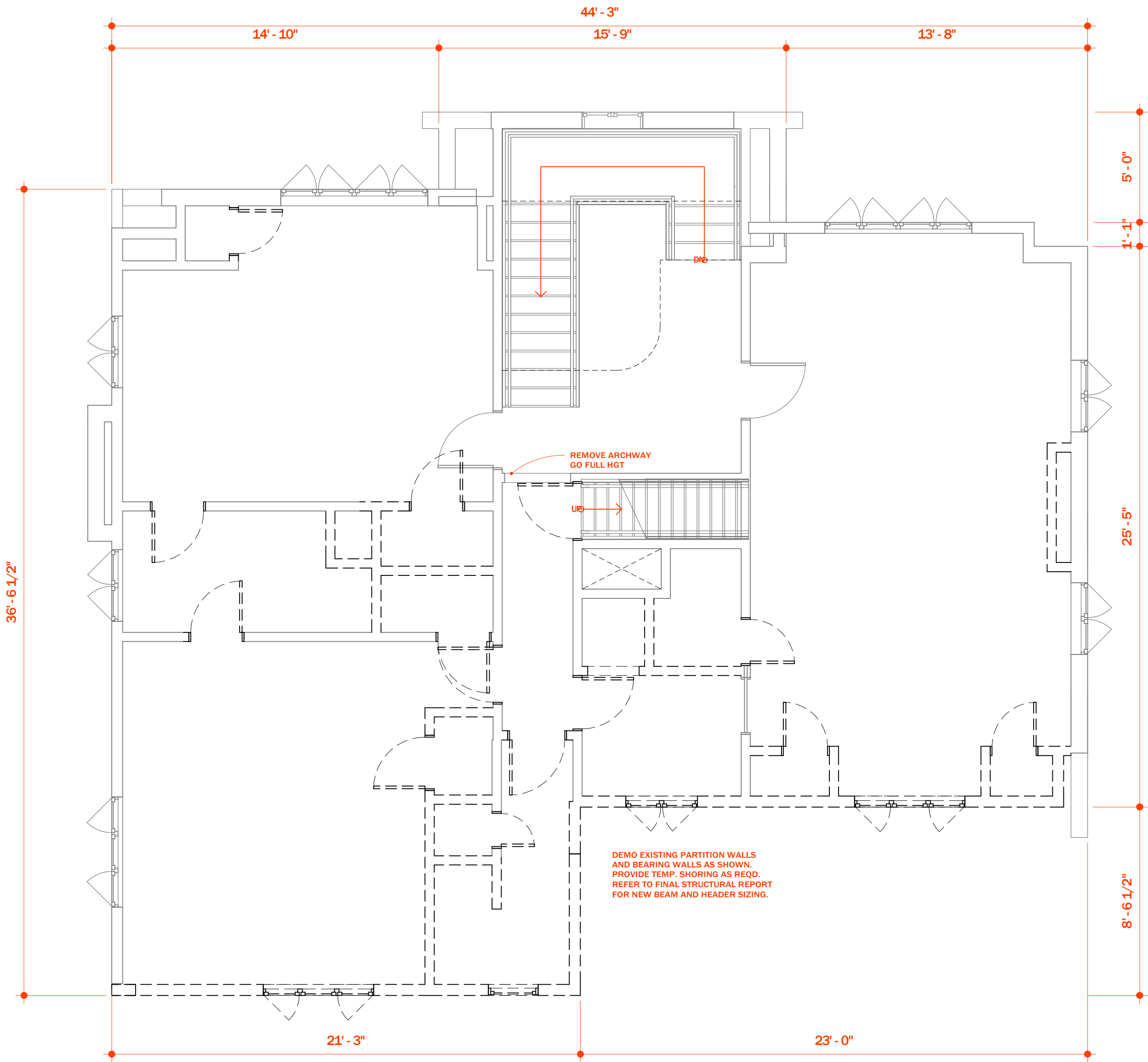


EXISTING
PLANS

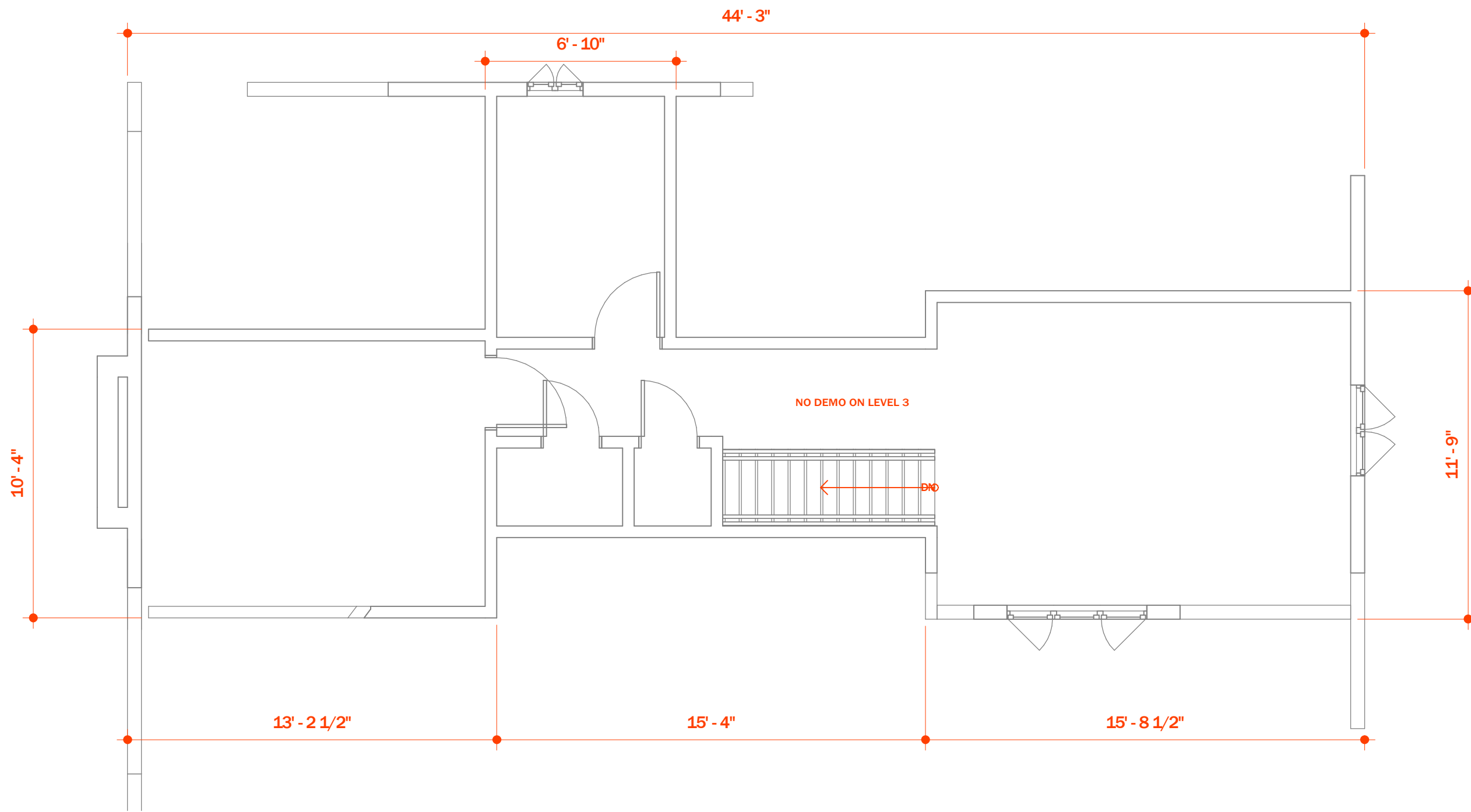
SCALE 1/4" = 1'-0"

A001

DRAWN B. SHISHAKLY



1 LEVEL 2 FF - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



2 LEVEL 3 FF - EXISTING/DEMO
SCALE: 1/4" = 1'-0"



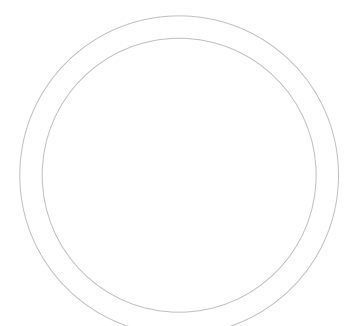
2520 Culver, St. Clair Shores, MI 48080 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE
DATE 04/01/25
CLIENT 0260
PROJECT 0260
REVISION REV 1

NOTES

NOT FOR CONSTRUCTION

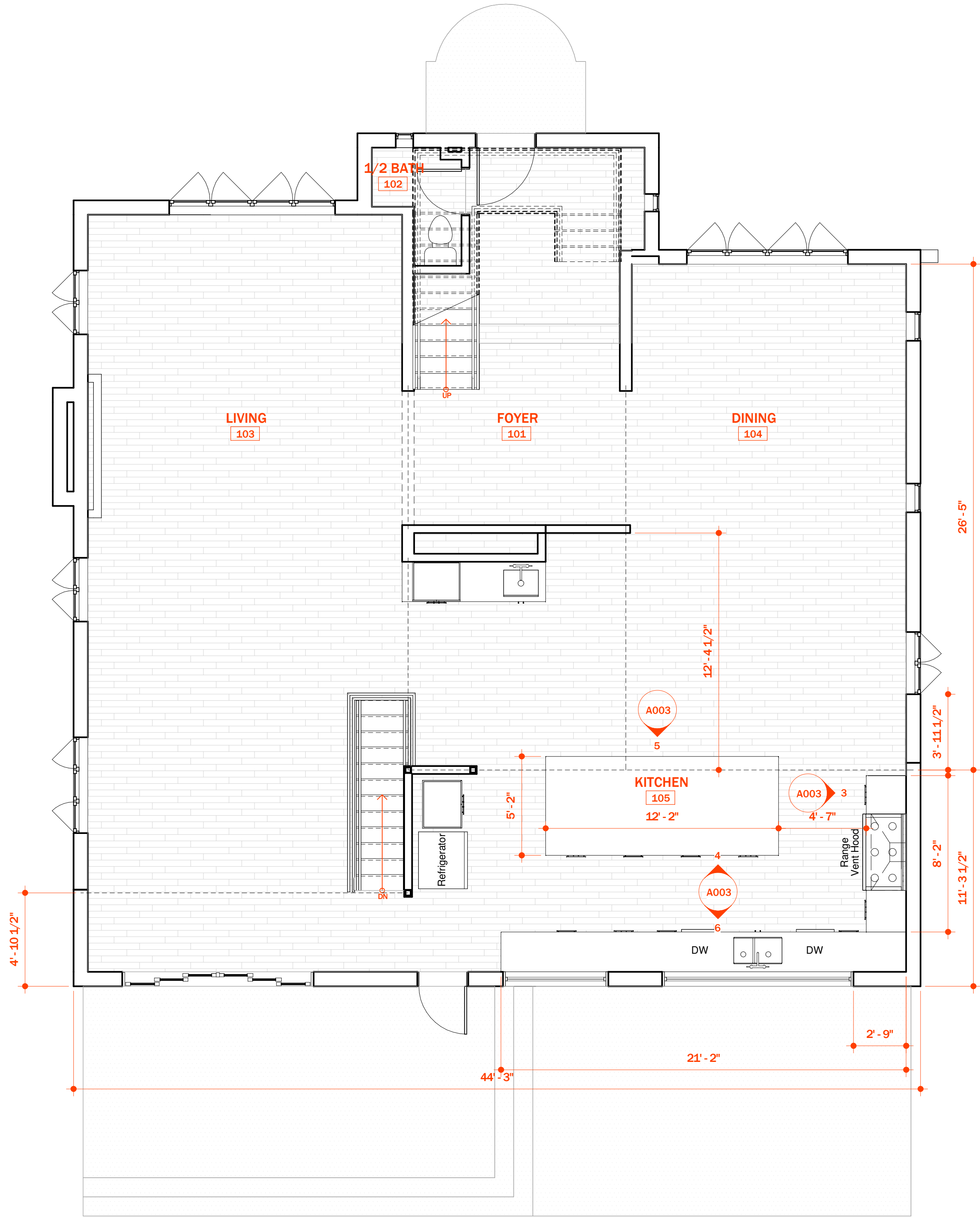
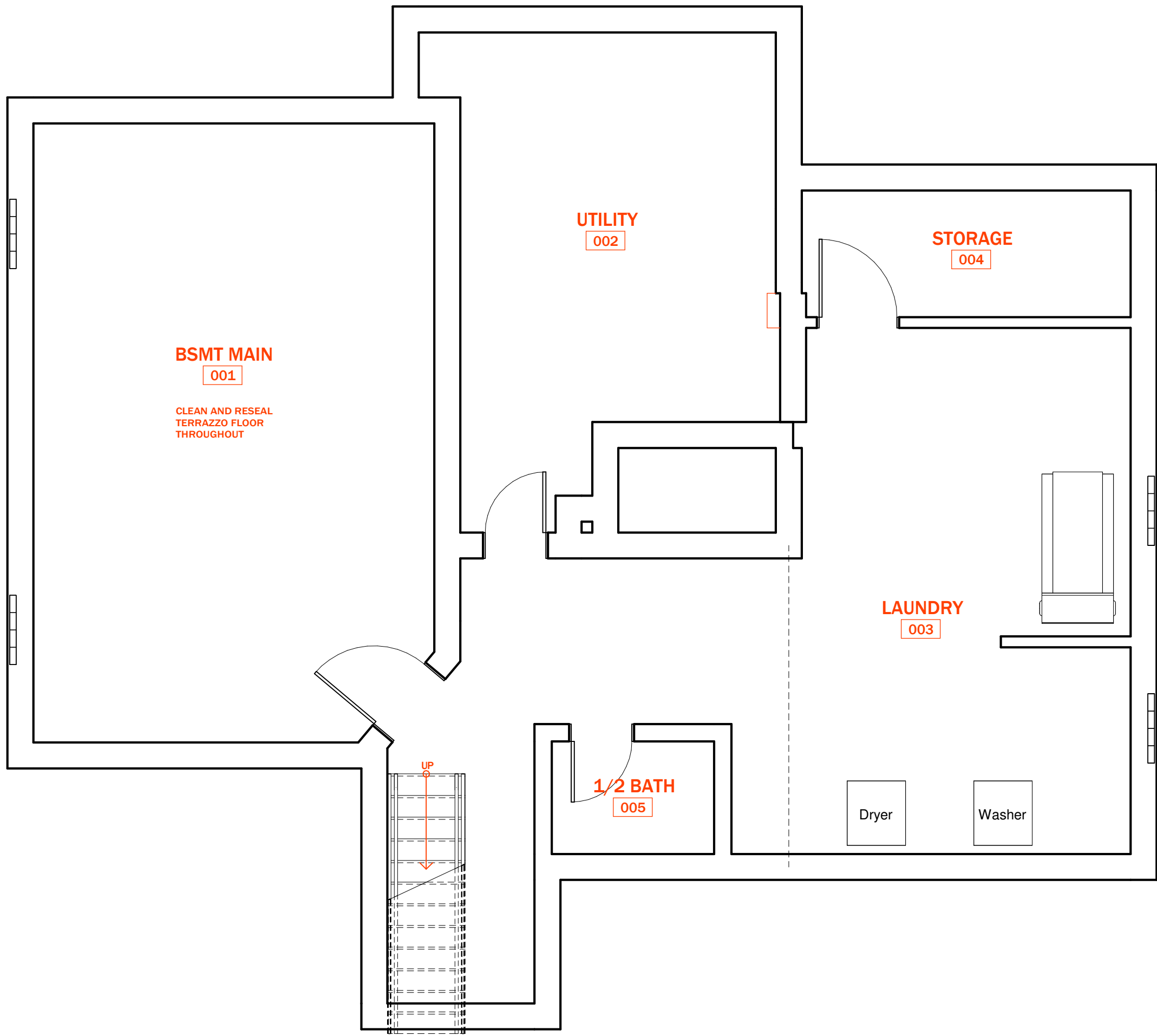


EXISTING
PLANS

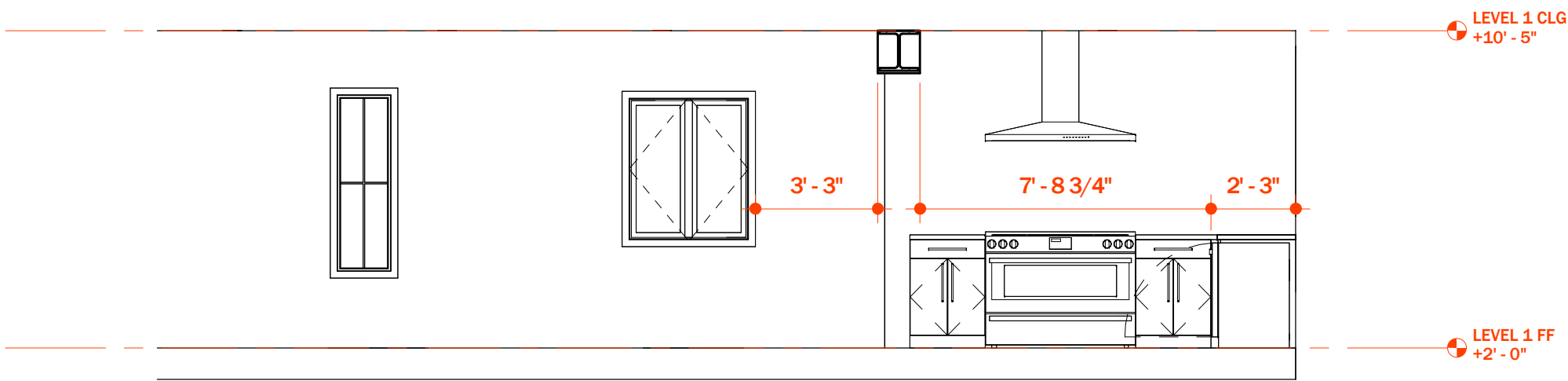
SCALE 1/4" = 1'-0"

A002

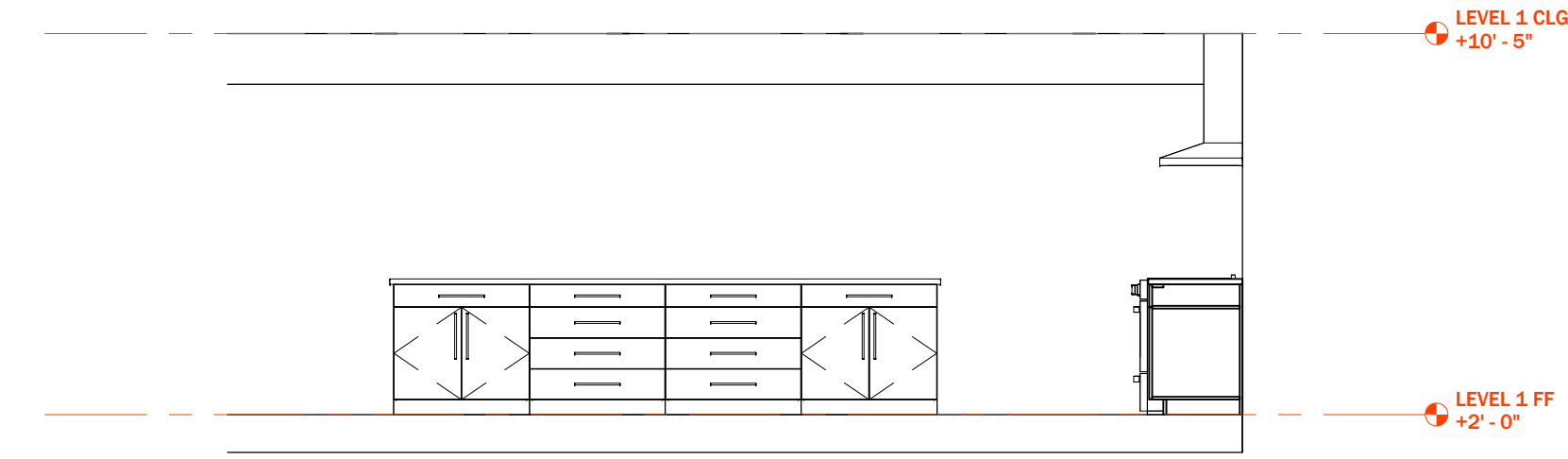
DRAWN B. SHISHAKLY



1 BSMT.
SCALE: 1/4" = 1'-0"

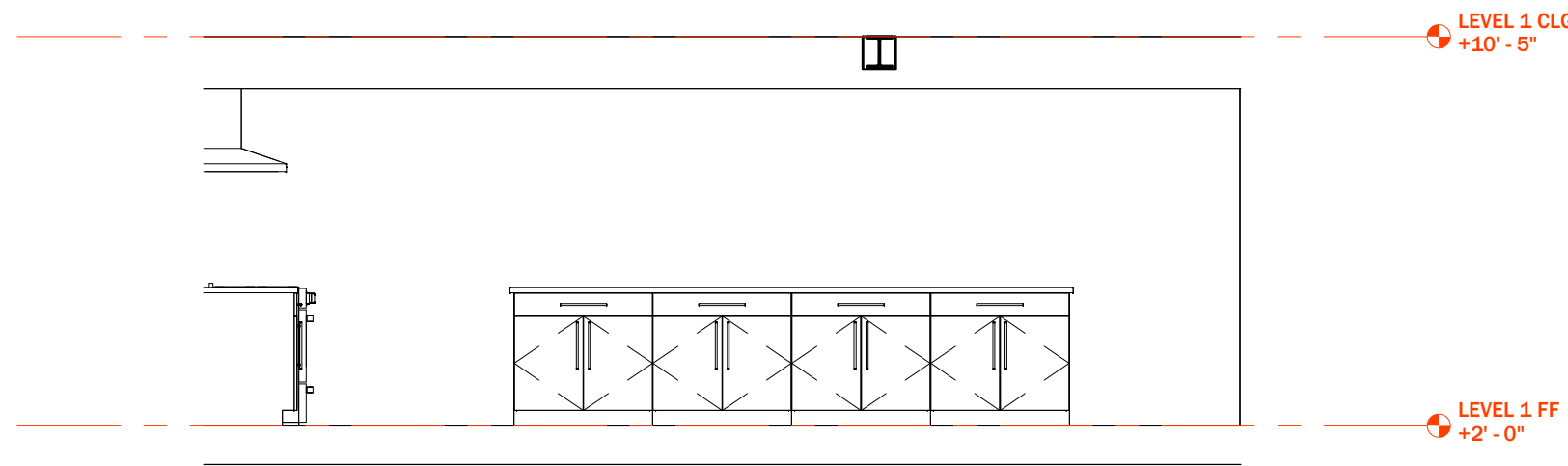


3 Elevation 1 - a
SCALE: 1/4" = 1'-0"

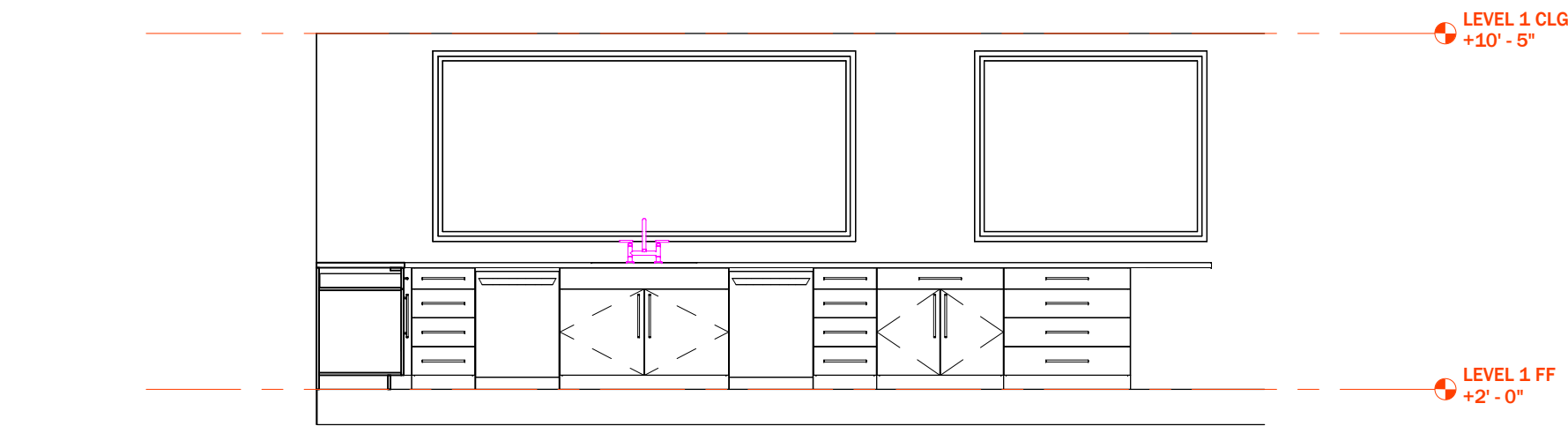


4 Elevation 1 - c
SCALE: 1/4" = 1'-0"

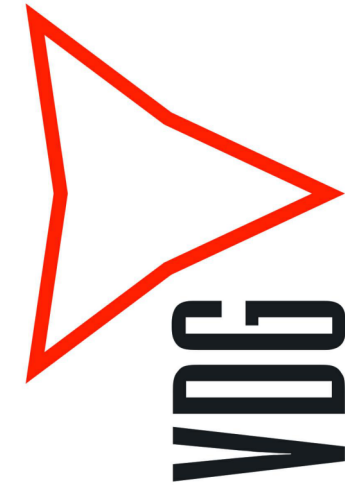
2 LEVEL 1 FF
SCALE: 1/4" = 1'-0"



5 Elevation 2 - a
SCALE: 1/4" = 1'-0"



6 Elevation 3 - a
SCALE: 1/4" = 1'-0"



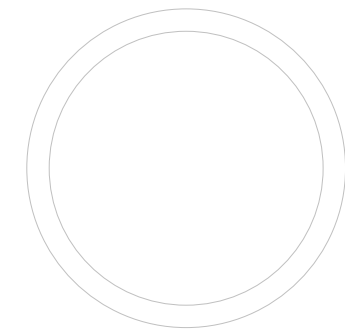
2020 Culver, St. Clair Shores, MI 48081 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE
DATE 04/01/25
CLIENT 0260
PROJECT 0260
REVISION REV 1

NOTES

NOT FOR CONSTRUCTION

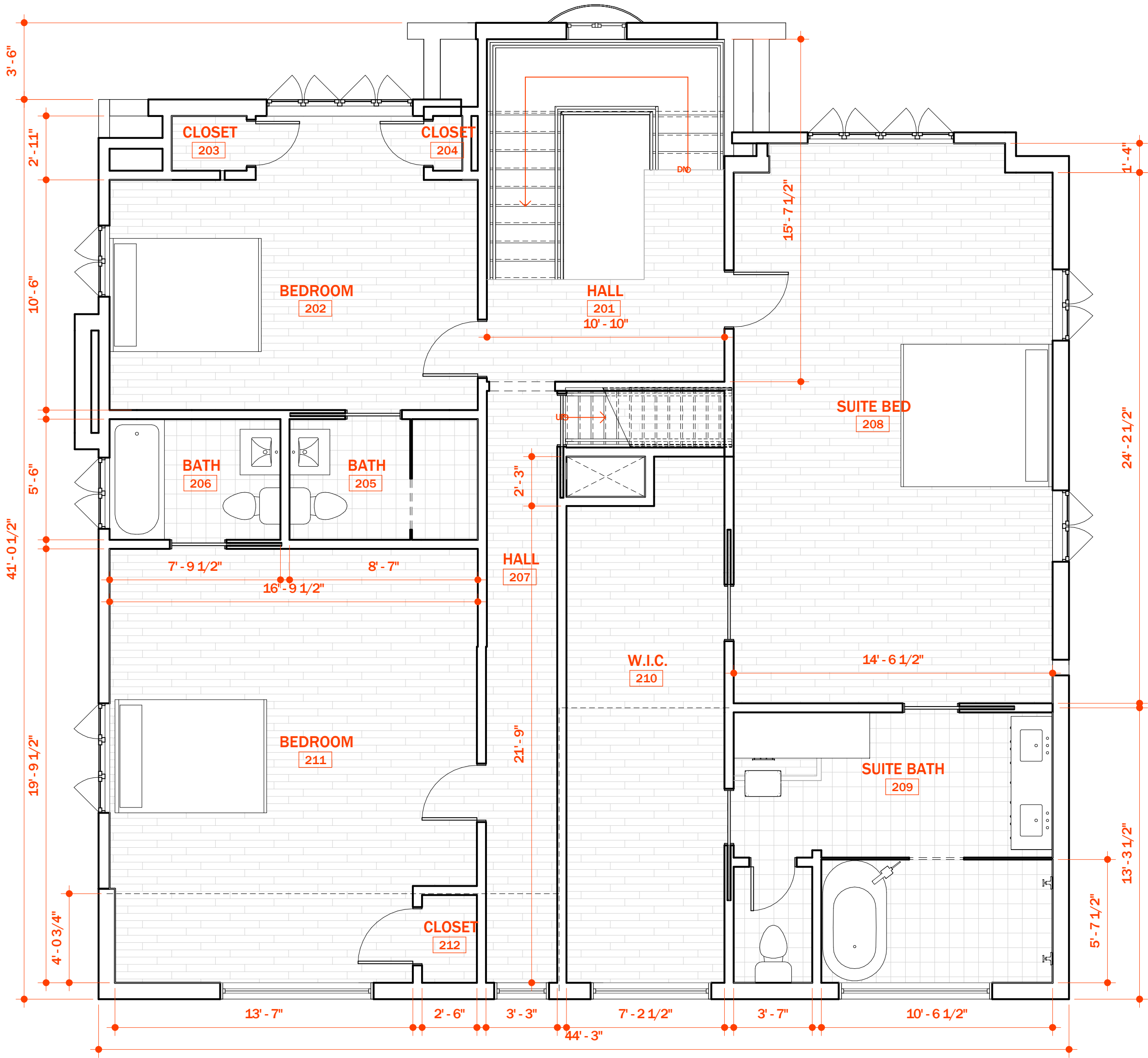


PROPOSED
PLANS AND
KITCHEN
ELEVATIONS

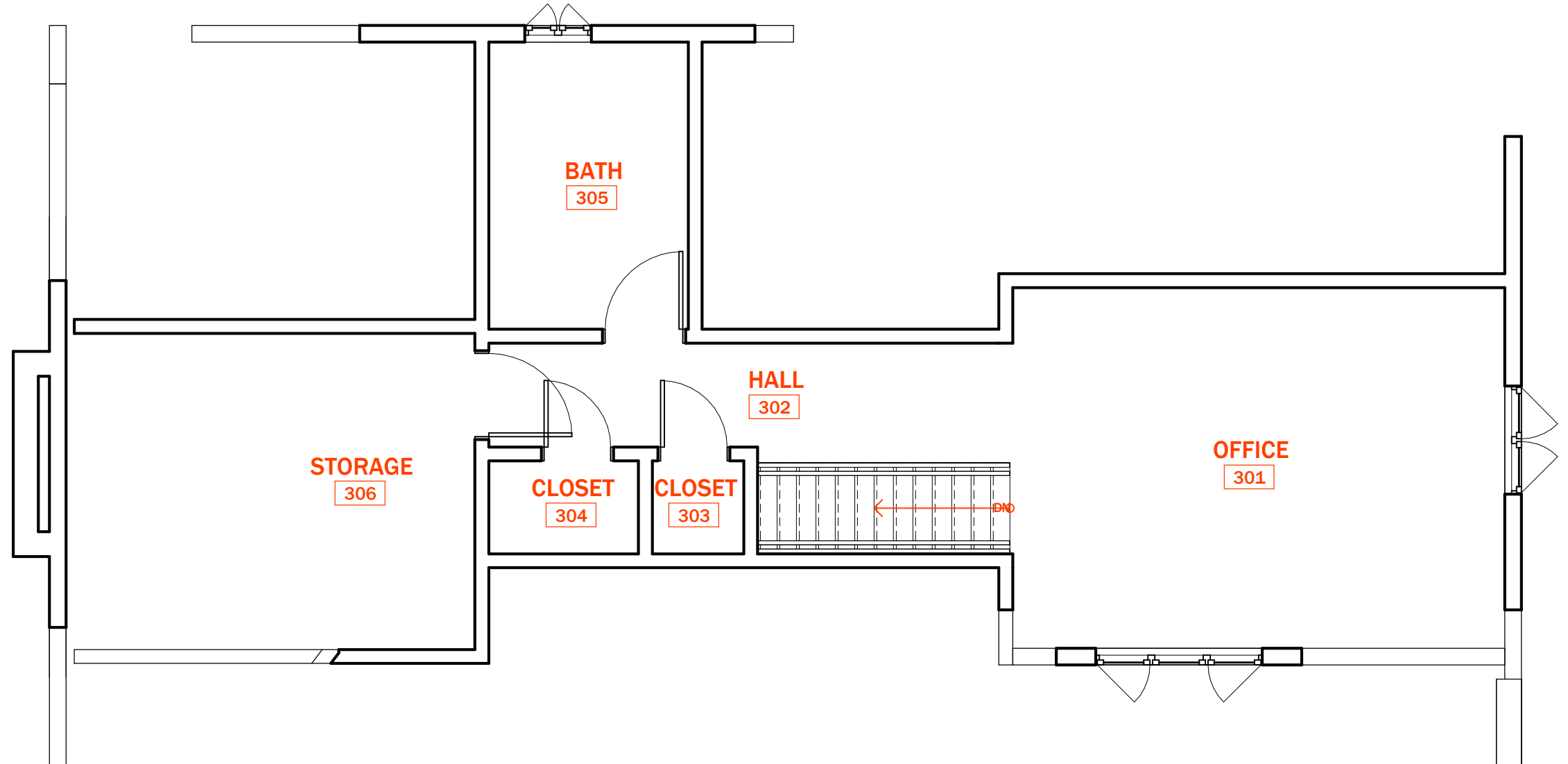
SCALE 1/4" = 1'-0"

A003

DRAWN B. SHISHAKLY



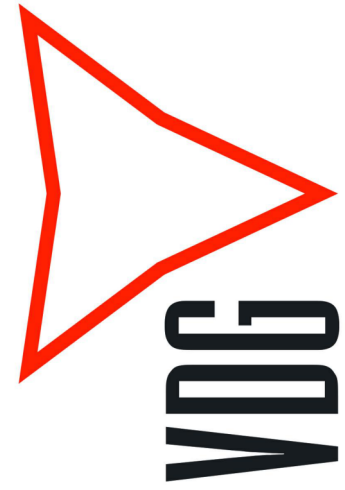
1 LEVEL 2 FF
SCALE: 1/4" = 1'-0"



2 LEVEL 3 FF
SCALE: 1/4" = 1'-0"



3 SOUTH
SCALE: 1/4" = 1'-0"



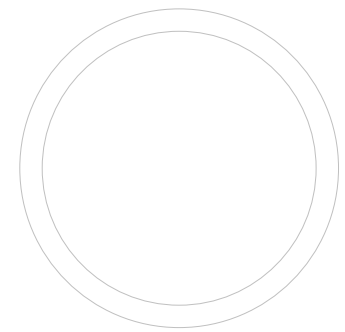
2020 Colver, St. Clair Shores, MI 48060 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE	
DATE	04/01/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

NOT FOR CONSTRUCTION

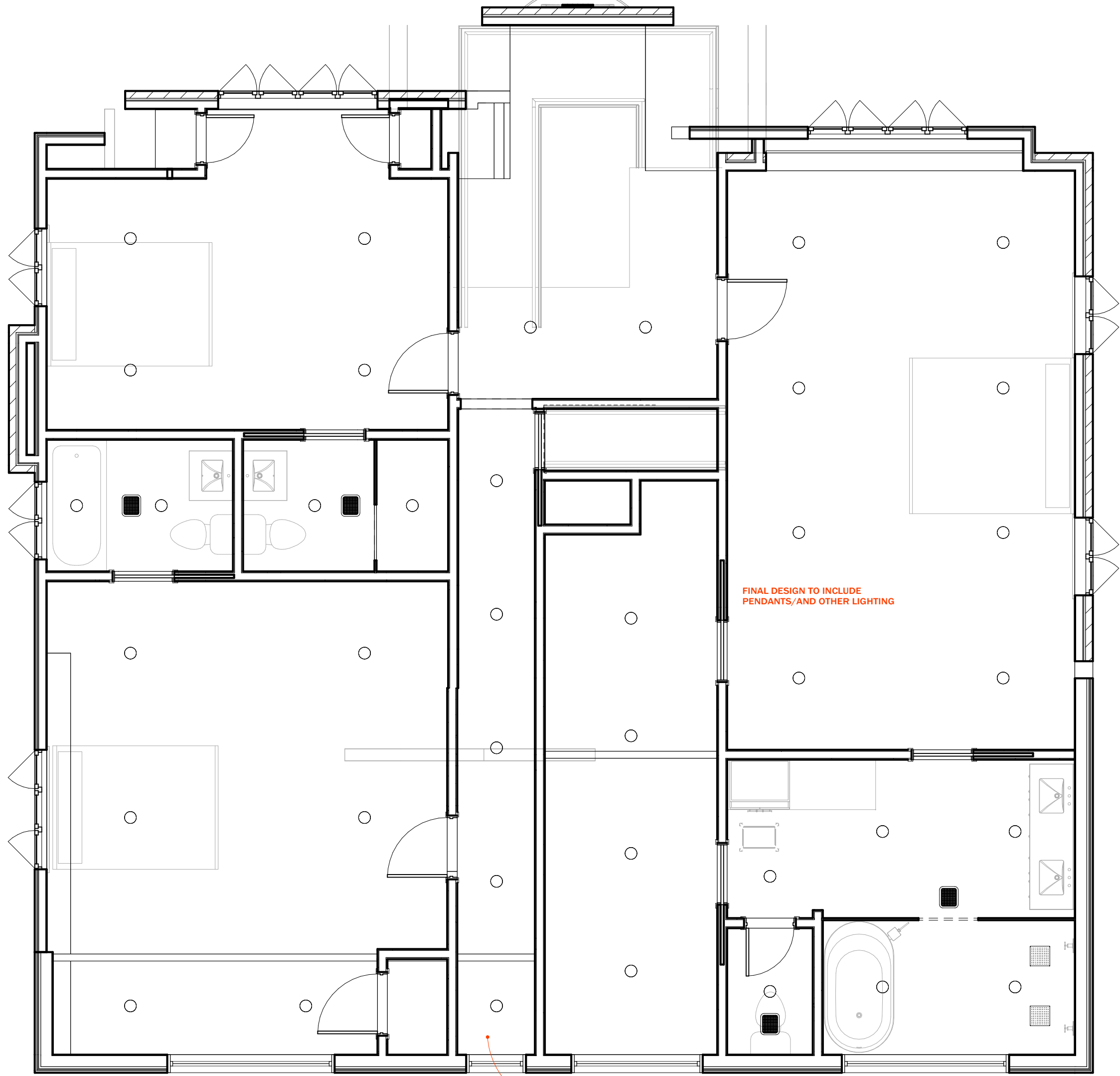


PROPOSED
PLANS AND
SOUTH
ELEVATION

SCALE 1/4" = 1'-0"

A004

DRAWN B. SHISHAKLY



1

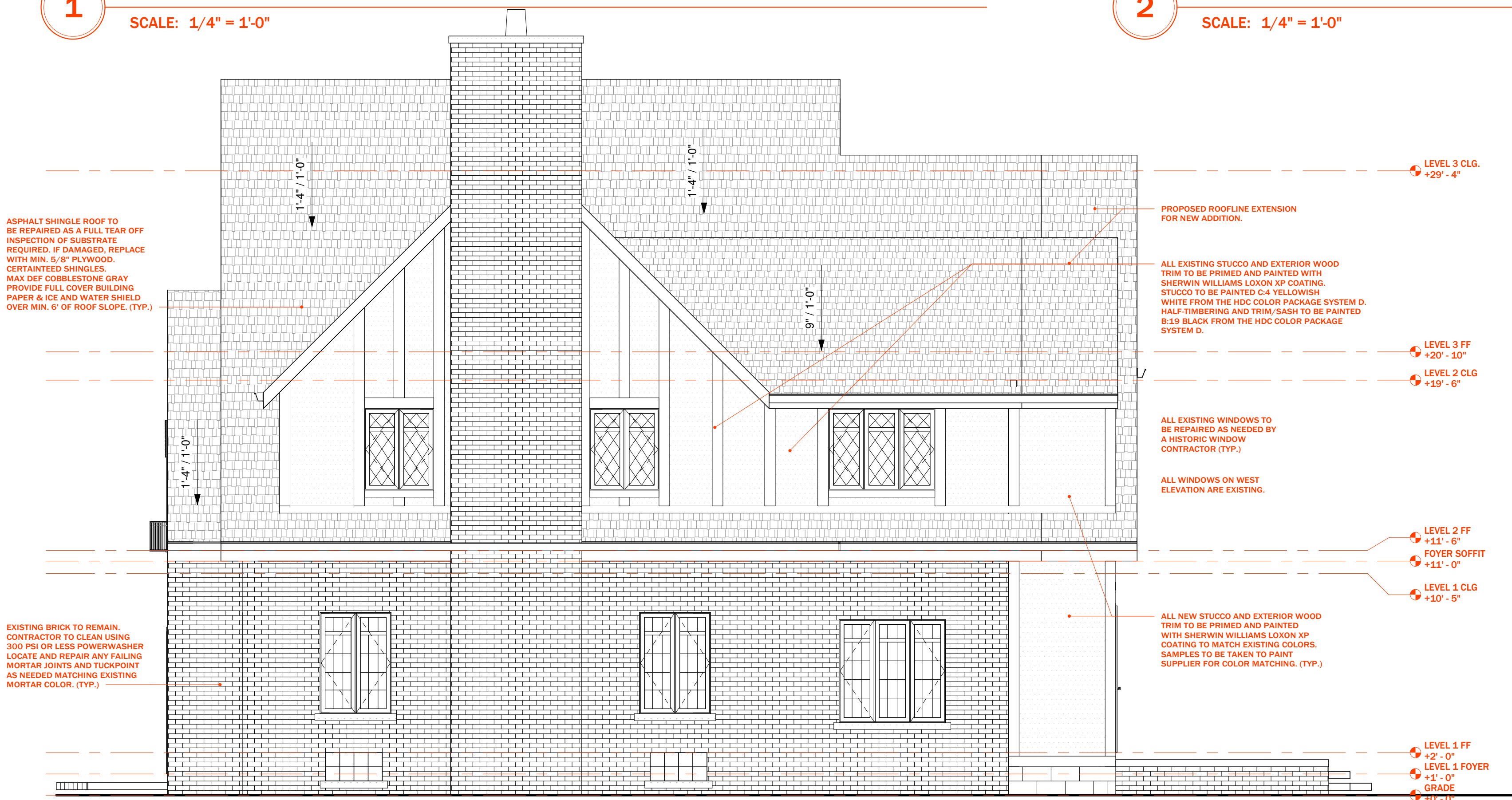
LEVEL 1 FF - CEILING PLAN

SCALE: 1/4" = 1'-0"

2

LEVEL 2 FF - CEILING PLAN

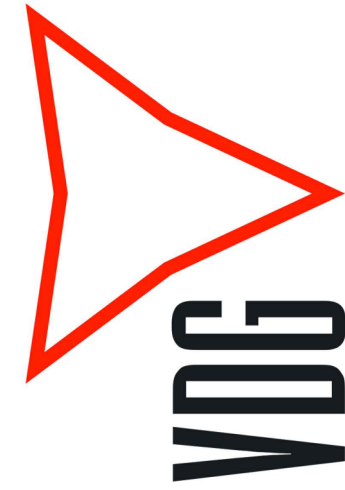
SCALE: 1/4" = 1'-0"



3

WEST

SCALE: 1/4" = 1'-0"



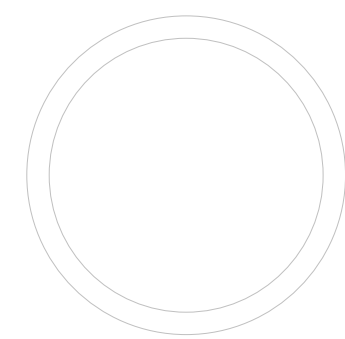
2920 Culver, St. Clair Shores, MI 48080 EST. 2014

PROJECT
**GLASCO
RESIDENCE**

TOWN, STATE
DATE 04/10/25
CLIENT 0260
PROJECT 0260
REVISION REV 1

NOTES

NOT FOR CONSTRUCTION

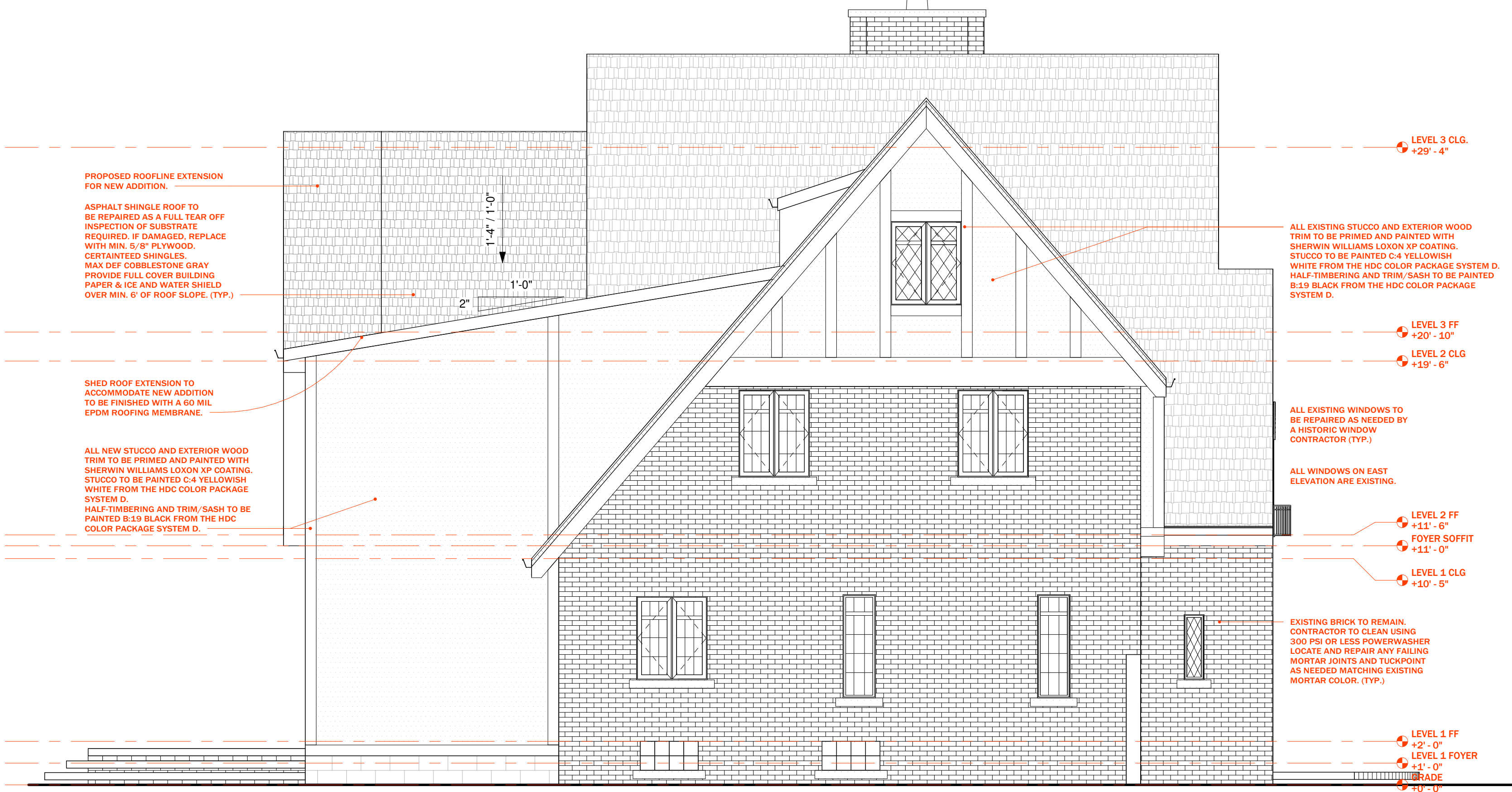


CEILING
PLANS & WEST
ELEVATION

SCALE 1/4" = 1'-0"

A005

DRAWN B. SHISHAKLY



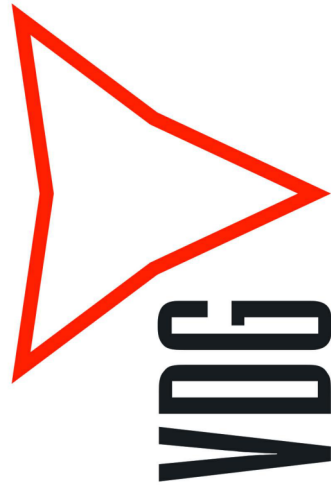
EAST

SCALE: 1/4" = 1'-0"



NORTH

SCALE: 1/4" = 1'-0"



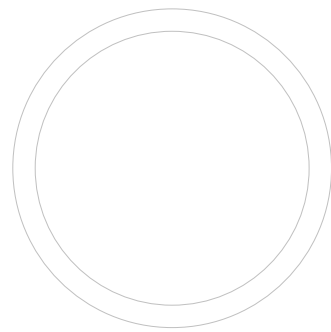
2020 Culver, St. Clair Shores, MI 48061 EST. 2014

PROJECT
GLASCO
RESIDENCE

TOWN, STATE	
DATE	04/11/25
CLIENT	0260
PROJECT	0260
REVISION	REV 1

NOTES

NOT FOR CONSTRUCTION



EAST AND
NORTH
ELEVATIONS

SCALE 1/4" = 1'-0"

A006

DRAWN B. SHISHAKY

Sheet Index

Sheet	Title
A-1	Cover Sheet
A-2	First Floor Plan
A-3	LYL Nailing Schedule
A-4	LYL Beam Details

GENERAL NOTES:

CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND INSPECTIONS AS NECESSARY.

CONTRACTOR/OWNER SHALL VERIFY THE SIZES, LOCATIONS, ELEVATIONS, AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL SHORING, BRACING, AND UNDERPINNING AND ALL OTHER MEANS REQUIRED TO MAINTAIN THE SAFETY, INTEGRITY, AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION.

CONTRACTOR/OWNER SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS OF THE RESIDENCE INCLUDING UTILITIES, SERVICES, ETC., AND SHALL BE FULLY RESPONSIBLE FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER’S NORMAL USE OF UTILITIES AND SERVICES.

CONTRACTOR/OWNER SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO BEGINNING WORK.

CONTRACTOR/OWNER SHALL INDEMNIFY THE ENGINEER FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPARATION OF THIS DOCUMENT.

UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION FROM SARK & ASSOCIATES, INC. IS STRICTLY PROHIBITED AND IS A VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTION.

APPLIED LOADS

FLOOR LIVE LOADS:

NON-SLEEPING AREAS: 40 PSF
SLEEPING AREAS 30 PSF
ATTIC W/STORAGE 20 PSF
ATTIC W/O STORAGE 10 PSF

DEAD LOADS:

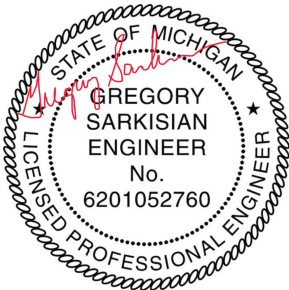
FLOOR 12 PSF
ROOF 10 PSF
CEILING 6 PSF
INT WALL 8 PSF
EXT WALL 13 PSF

ENVIRONMENTAL LOADS:

GROUND SNOW 20 PSF

BEAM DEFLECTION CRITERIA

L/360 FOR LIVE LOAD
L/240 FOR TOTAL LOAD



WOOD SPECIFICATIONS:

LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING PROPERTIES:
Fb = 3,100 psi, E = 2,100,000 psi UNLESS NOTED OTHERWISE

ALL DIMENSIONAL LUMBER SHALL BE MINIMUM S-P-F #2 OR BETTER, INCLUDING HEADERS, JOISTS, AND STUDS - UNLESS NOTED OTHERWISE

POSTS AND CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING. SOLID BLOCKING IS REQUIRED BELOW POSTS AND CONCENTRATED LOADS TO SOLID BEARING BELOW.

ALL STRUCTURAL CONNECTIONS SHOULD BE MADE WITH APPROVED CONNECTORS - FOLLOW MANUFACTURERS RECOMMENDED FASTENING AND PROCESSES.

NOTCHING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. FOR ENGINEERED LUMBER CONSULT WITH MANUFACTURERS RECOMMENDED PRACTICES.

STEEL SPECIFICATIONS:

ALL STEEL BEAMS AND PLATES ARE MINIMUM GRADE A-36 UNLESS NOTED OTHERWISE

ALL STEEL COLUMNS ARE MINIMUM GRADE C-42 UNLESS NOTED OTHERWISE

CONCRETE SPECIFICATIONS:

ALL CONCRETE TO BE MINIMUM 3000 psi (28 day strength).

SOIL BEARING PRESSURE ASSUMED TO BE 2000 psf. IF ADVERSE CONDITIONS ARE FOUND PLEASE NOTIFY THE ENGINEER.

ALL FABRICATIONS AND PLACING OF REINFORCING BARS SHALL FOLLOW THE A.C.I. MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 315 LATEST A318)

SHEET TITLE:

Cover Sheet

PROJECT DESCRIPTION:

Residential Remodel
3261 Sherbourne Rd
Detroit, Michigan 48221

DRAWINGS PROVIDED BY:

SARK & ASSOCIATES

ENGINEER • DESIGN • BUILD

greg@sarkassoc.com

DATE:

4/1/25

SCALE:

As Noted

SHEET:

A-1

Design in accordance with
Michigan Residential Code 2015

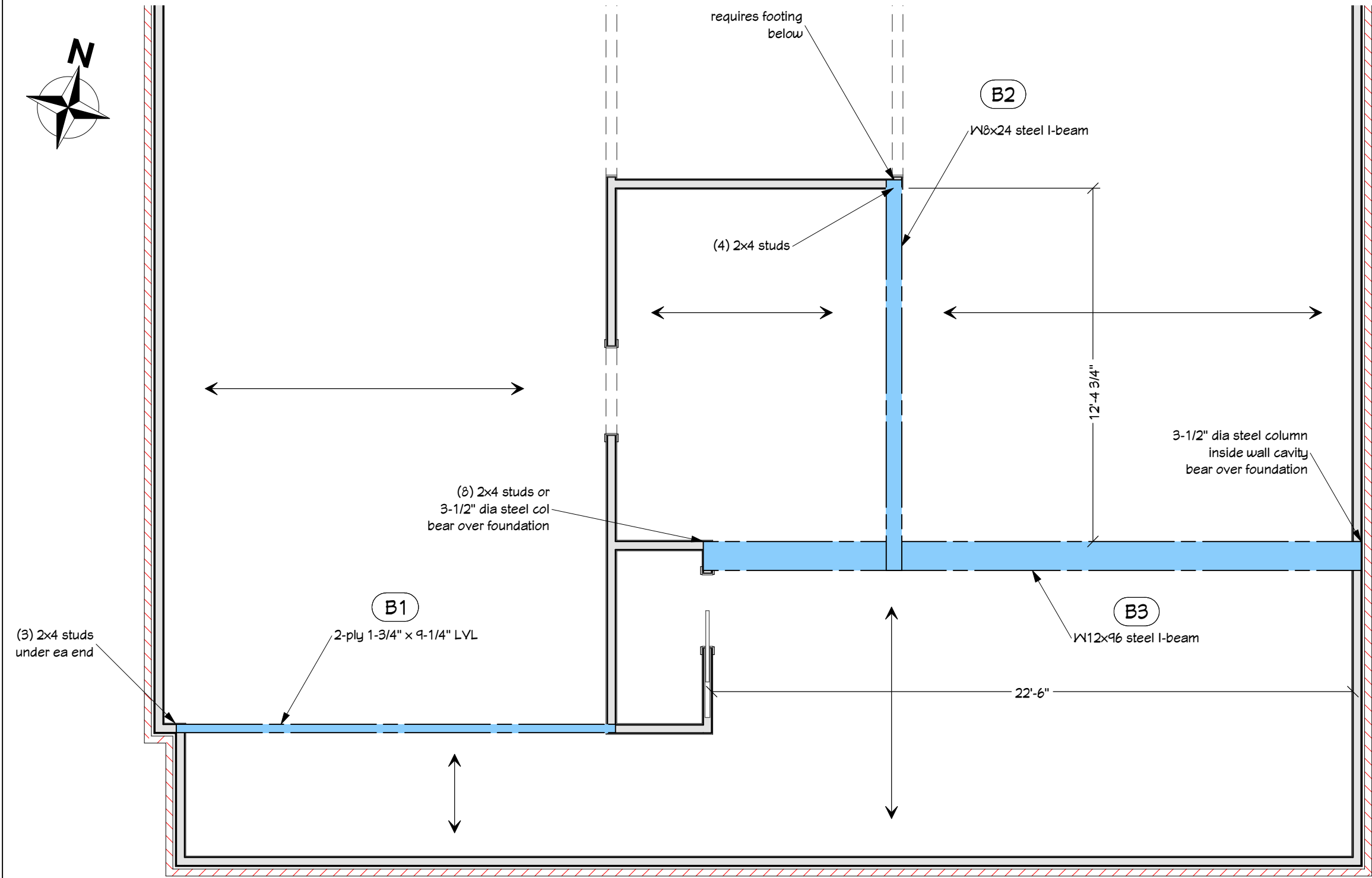
Notes:

B1 can be recessed or dropped

B2 can be recessed or dropped - if recessing trim joists and hang to beam using approved hangers

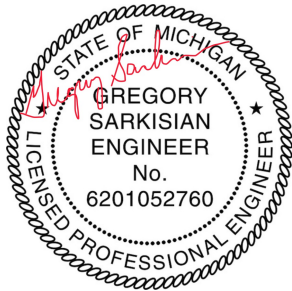
If B2 is dropped then connect to B3 using steel brackets bolted or welded

Refer to sheet A-4 for beam bearing specifications



First Floor Plan

1/4 in = 1 ft



SHEET TITLE:	
First Floor Plan	
PROJECT DESCRIPTION:	
Residential Remodel 3261 Sherbourne Rd Detroit, Michigan 48221	
DRAWINGS PROVIDED BY:	
SARK & ASSOCIATES ENGINEER • DESIGN • BUILD greg@sarkassoc.com	
DATE:	
4/1/25	
SCALE:	
As Noted	
SHEET:	
A-2	

Side-Loaded Applications								
Number of Members	Maximum Uniform Side Load [plf]							
	Nailed ⁽³⁾		½" Dia. Through Bolt ⁽¹⁾			⅝" Dia. Through Bolt ⁽¹⁾		
	2 rows 16d Sinkers @ 12" o.c.	3 rows 16d Sinkers @ 12" o.c.	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered	2 rows @ 6" o.c. staggered	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered	2 rows @ 6" o.c. staggered
1¾" Versa-Lam® LVL (Depths of 18" and less)								
2	470	705	505	1010	2020	560	1120	2245
3 ⁽²⁾	350	525	375	755	1515	420	840	1685
4 ⁽³⁾	use bolt schedule		335	670	1345	370	745	1495
3½" Versa-Lam® LVL								
2 ⁽³⁾	use bolt schedule		855	1715	N/A	1125	2250	N/A
1¾" Versa-Lam® LVL (Depths of 24" and less)								
Number of Members	Nailed ⁽³⁾		½" Dia. Through Bolt ⁽¹⁾			⅝" Dia. Through Bolt ⁽¹⁾		
	3 rows 16d Sinkers @ 12" o.c.	4 rows 16d Sinkers @ 12" o.c.	3 rows @ 24" o.c. 8" staggered	3 rows @ 18" o.c. 6" staggered	3 rows @ 12" o.c. 4" staggered	3 rows @ 24" o.c. 8" staggered	3 rows @ 18" o.c. 6" staggered	3 rows @ 12" o.c. 4" staggered
2	705	940	755	1010	1515	840	1120	1685
3 ⁽²⁾	525	705	565	755	1135	630	840	1260
4 ⁽⁴⁾	use bolt schedule		505	670	1010	560	745	1120

1. Design values apply to common bolts that conform to ANSI/ASME standard B18.21-1981 (ASTM A307 Grades A&B, SAE J429 Grades 1 or 2, or higher). A washer not less than a standard cut washer shall be between the wood and the bolt head and between the

wood and the nut. The distance from the edge of the beam to the bolt holes must be at least 2" for ½" bolts and 2½" for ⅝" bolts. Bolt holes shall be the same diameter as the bolt.
2. The nail schedules shown apply to both sides of a 3-member beam.

3. 16d box nails = 0.135" diameter x 3.5" length, 16d sinker nails = 0.148" diameter x 3.25" length.
4. 7" wide beams must be top-loaded or loaded from both sides (lesser side shall be no less than 25% of opposite side).

Top-Loaded Applications			
For top-loaded beams and beams with side loads less than shown in Side-Loaded Applications table above:			
Plies	Depth	Nailing ⁽²⁾	Maximum Uniform Load From One Side
(2) 1¾" plies	Depths 11⅞" & less	2 rows 16d box/sinker nails @ 12" o.c.	400 plf
	Depths 14" - 18"	3 rows 16d box/sinker nails @ 12" o.c.	600 plf
(3) 1¾" plies ⁽¹⁾	Depth = 24"	4 rows 16d box/sinker nails @ 12" o.c.	800 plf
	Depths 11⅞" & less	2 rows 16d box/sinker nails @ 12" o.c.	300 plf
	Depths 14" - 18"	3 rows 16d box/sinker nails @ 12" o.c.	450 plf
(4) 1¾" plies	Depth = 24"	4 rows 16d box/sinker nails @ 12" o.c.	600 plf
	Depths 18" & less	2 rows ½" bolts @ 24" o.c., staggered	335 plf
(2) 3½" plies	Depth = 24"	3 rows ½" bolts @ 24" o.c., staggered every 8"	505 plf
	Depths 18" & less	2 rows ½" bolts @ 24" o.c., staggered	855 plf
(2) 3½" plies	Depth 20" - 24"	3 rows ½" bolts @ 24" o.c., staggered every 8"	1285 plf

1. The nail schedules shown apply to both sides of a 3-member beam.

2. 16d box nails = 0.135" diameter x 3.5" length, 16d sinker nails = 0.148" diameter x 3.25" length.

3. Beams wider than 7" must be designed by the engineer of record.

4. All values in these tables may be increased
- by 15% for snow-load roofs and by 25% for non-snow load roofs where the building code allows.

5. Use allowable load tables or BC Calc" software to size beams.

6. An equivalent specific gravity of 0.5 may be used when designing specific connections with Versa-Lam®.
7. Connection values are based upon the NDS, 2018 Edition.

8. FastenMaster TrussLOK®, Simpson Strong-Tie SDW or SDS, and USP WS screws may also be used to connect multiple member Versa-Lam® LVL beams, contact Boise Cascade EWP Engineering for further information.

BY

DATE

DESCRIPTION

NO.

SHEET TITLE:

LVL Nailing Schedule

PROJECT DESCRIPTION:

Residential Remodel
3261 Sherbourne Rd
Detroit, Michigan 48221

DRAWINGS PROVIDED BY:

SARK & ASSOCIATES

ENGINEER • DESIGN • BUILD

greg@sarkassoc.com

DATE:

4/1/25

SCALE:

As Noted

SHEET:

A-3

VERSA-LAM® Beam Details

BEARING AT CONCRETE/MASONRY WALLS

Provide moisture barrier and lateral restraint at bearing.

1/2" air space required between concrete and wood.

B01

BEARING FOR DOOR OR WINDOW HEADER

Strap per code if top plate is not continuous over header.

Trimmers.

B02

BEAM TO BEAM CONNECTOR

Verify hanger capacity with hanger manufacturer.

B03

BEARING AT COLUMN

Versa-Lam® LVL column.

Column connector per design professional of record.

B04

SLOPE SEAT CUT

Sloped seat cut. Not to exceed inside face of bearing.

Blocking not shown for clarity.

B06

BEVEL CUT

DO NOT bevel cut Versa-Lam® LVL beyond inside face of wall without approval from Boise Cascade EWP Engineering or BC Calc® software analysis.

B07

BEAM TO CONCRETE/MASONRY WALLS

Wood top plate must be flush with inside of wall.

Hanger.

Moisture barrier between concrete and wood.

B08

BEARING FRAMING INTO WALL

Strap per code if top plate is not continuous.

B09

INSTALLATION NOTES

- Minimum of 1/2" air space between beam and wall pocket or adequate barrier must be provided between beam and concrete/masonry.
- Adequate bearing shall be provided. If not shown on plans, please refer to load tables on in your region's specifier guide, pages 28-30.

- Versa-Lam® LVL beams are intended for interior applications only and should be kept as dry as possible during construction.
- Continuous lateral support of top of beam shall be provided (side or top bearing framing).

NO.

DESCRIPTION

BY

DATE

SHEET TITLE:

LVL Beam Details

PROJECT DESCRIPTION:

Residential Remodel
3261 Sherbourne Rd
Detroit, Michigan 48221

DRAWINGS PROVIDED BY:

SARK & ASSOCIATES
ENGINEER • DESIGN • BUILD
greg@sarkassoc.com

DATE:

4/1/25

SCALE:

As Noted

SHEET:

A-4



3261 Sherbourne Rd

Robin Glasco

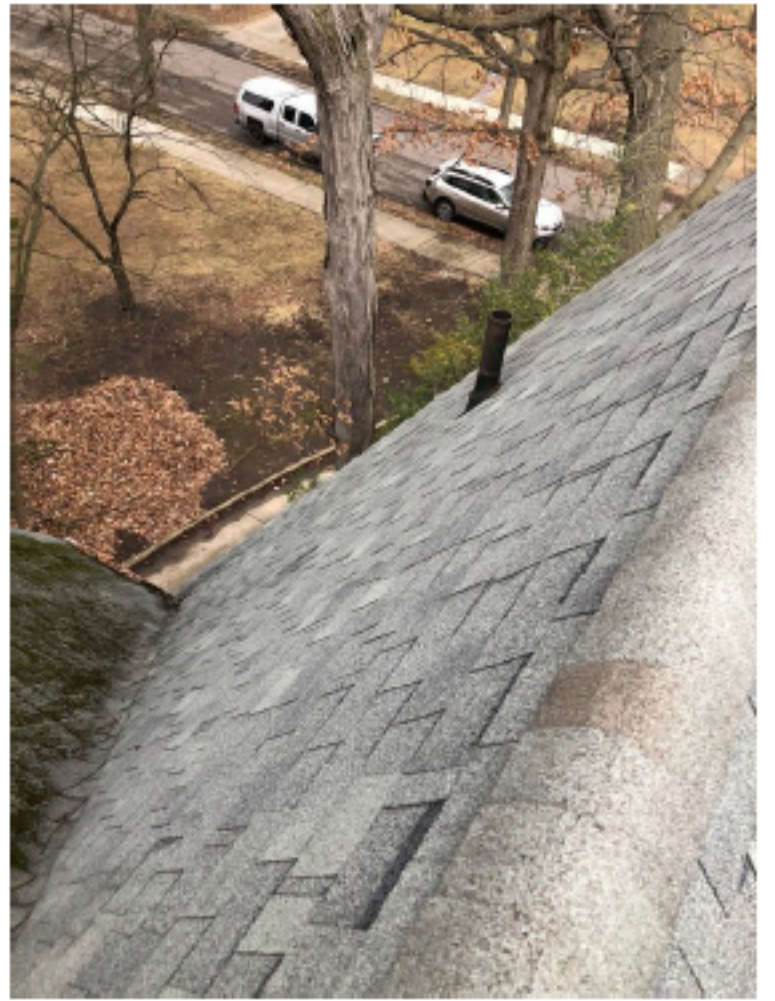




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