



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00404

PROPERTY INFORMATION

ADDRESS(ES): 1760 Wabash

HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|-------------------------------------------------------|------------------------------------------------------|------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input checked="" type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input 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 type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Exterior siding replacement and new window installation

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

06/16/2025

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)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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



2. PHOTOGRAPHS

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



3. DESCRIPTION OF PROJECT

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



4. DETAILED SCOPE OF WORK

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



5. BROCHURES/CUT SHEETS

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

ADDITIONAL DETAILS

<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>

4545 architecture

June 16, 2025

1760 Wabash St.,
Detroit, MI 48216

RE: 1760 Wabash St. Historic District Commission Submission

Existing Photos



Front Facade

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

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

4545 architecture



Rear Facade

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

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South Side and Front Porch (Photo from HDC Staff Report April 2025, taken March 2025)

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Existing Window Detail



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Existing Trim Detail

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Existing Window (from inside)



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Photo shows original size and placement of double-hung colonial style windows and front attic window
(Photo from HDC Staff Report April 2025, taken February 2024)

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

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

FEATURES

CASEMENT WINDOWS

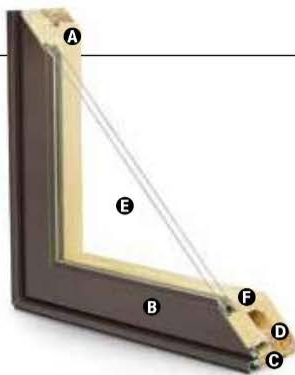
FRAME & SASH

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



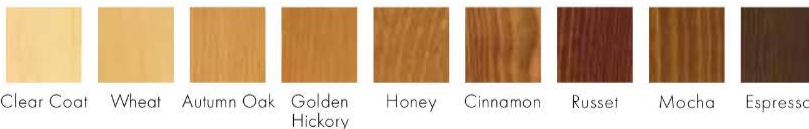
Interior custom stains, paints and color matching available.

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.



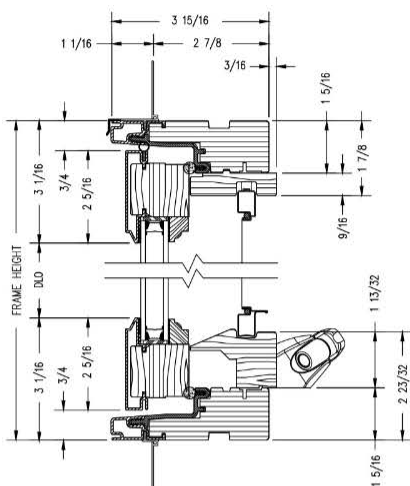
7/8"

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.

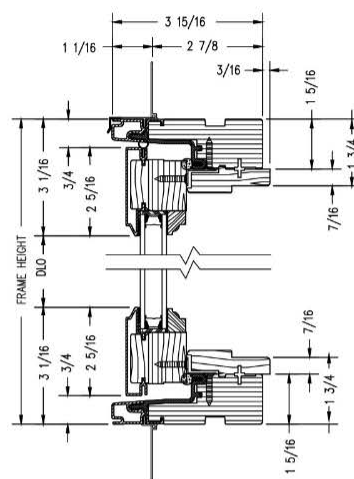
Casement Windows

Casement

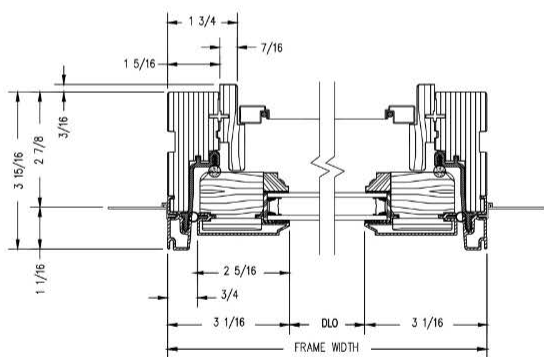


Vertical Section

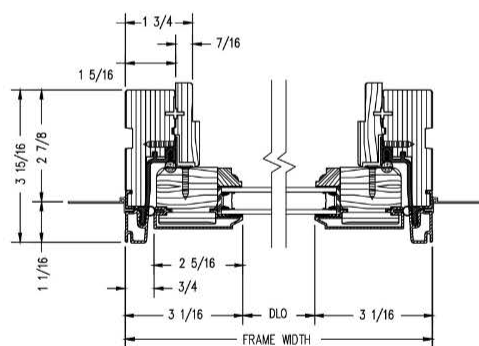
Sash-Set (2-Piece) Casement



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.

50 EXTERIOR COLORS

Our exclusive line of exterior colors offers a broad spectrum of quality, baked-on, silicone polyester enamel exteriors that meet AAMA 2604 specification. AAMA 2605 color compliance is also available.* Our limited warranty covers exteriors for 10 years against chalking and color change and 20 years against cracking, checking, peeling, flaking, blistering and loss of adhesion.**

EXTERIOR COLORS



7 ANODIZED FINISHES

Choose from a spectacular selection of anodized finishes. Anodizing is a process that penetrates the aluminum like a stain penetrates wood. The result is a rich, lustrous metallic appearance that cannot peel or flake and is not affected by sunlight.** This process produces a harder, more durable finish that makes this a perfect choice for high-traffic areas in commercial or residential buildings.



*AAMA 2605 finishes are available in any of our 50 colors or select a custom color of your choice.

**Visit andersenwindows.com/warranty for details.

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

DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

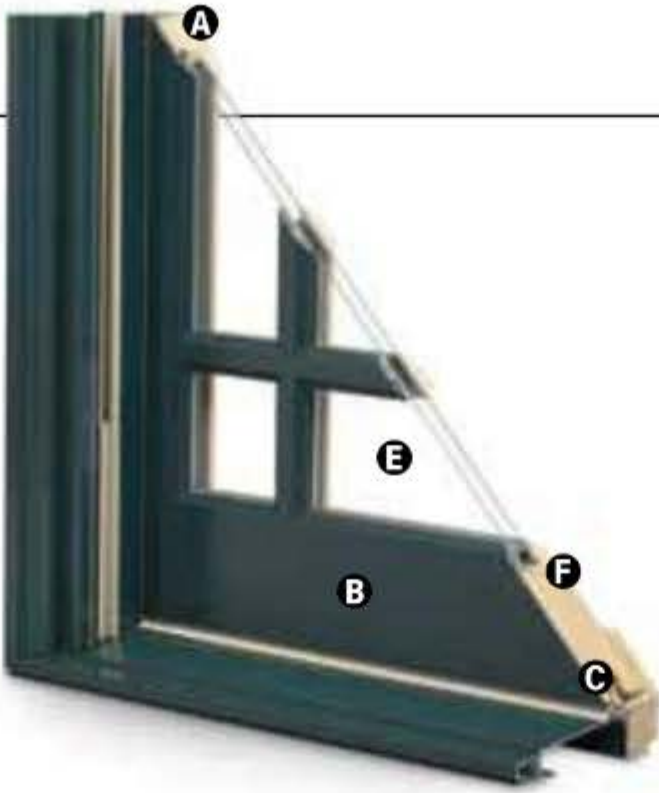
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory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

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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 $\frac{5}{8}$ ", $\frac{7}{8}$ ", $1\frac{1}{8}$ ", $1\frac{1}{2}$ ", or $2\frac{1}{4}$ " widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.


 $\frac{5}{8}$ "

 $\frac{7}{8}$ "

 $1\frac{1}{8}$ "

 $1\frac{1}{2}$ "

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


 $\frac{7}{8}$ "

Finelight™ Grilles-Between-the-Glass

Available in $\frac{5}{8}$ " 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.


 $\frac{5}{8}$ " Flat

1" Contoured

Removable Interior Wood Grilles

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

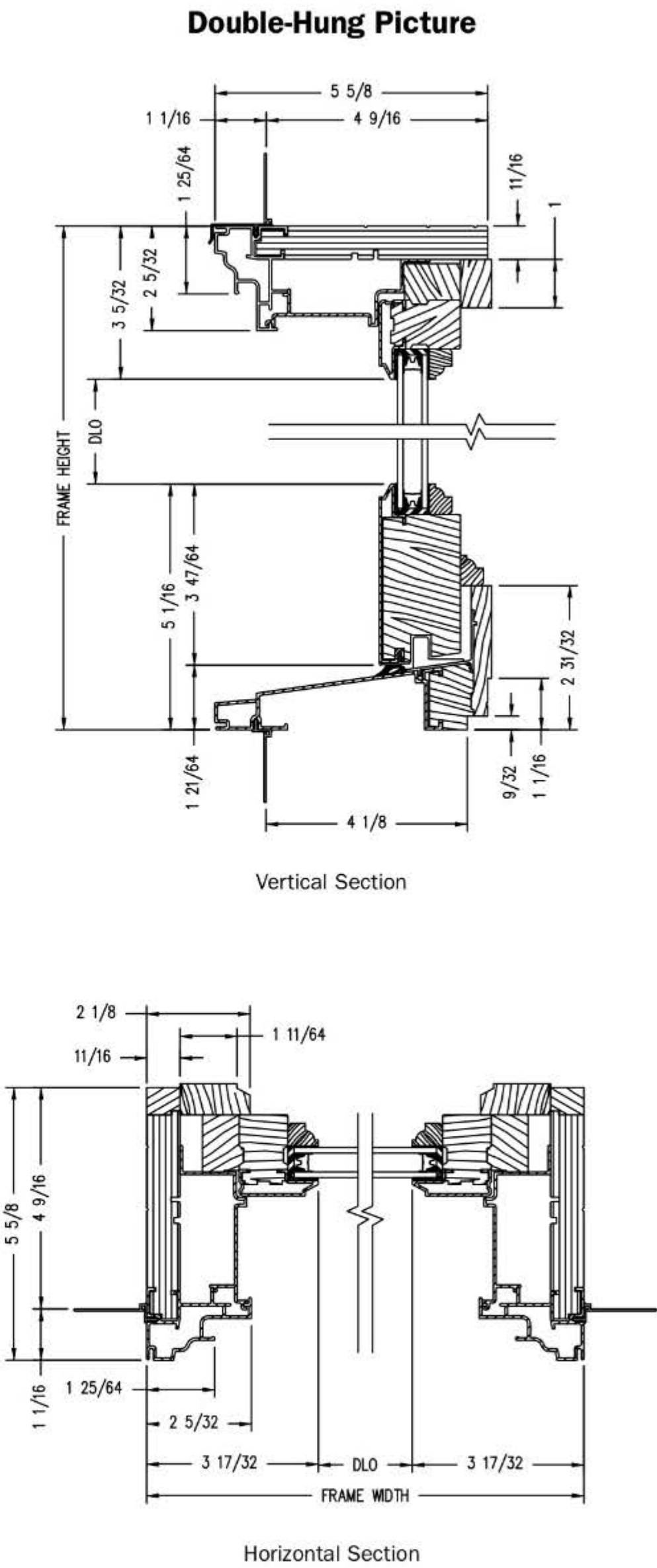
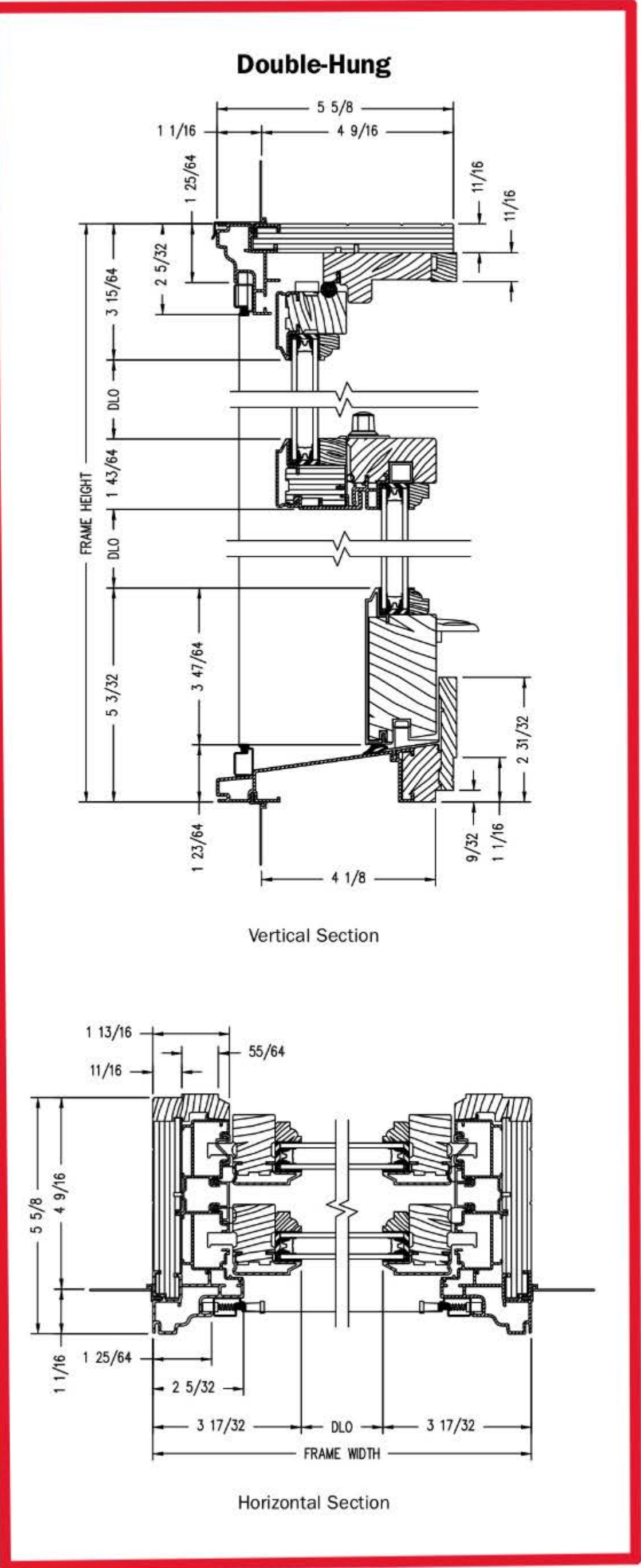

 $\frac{7}{8}$ "

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.

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EXTERIOR COLORS



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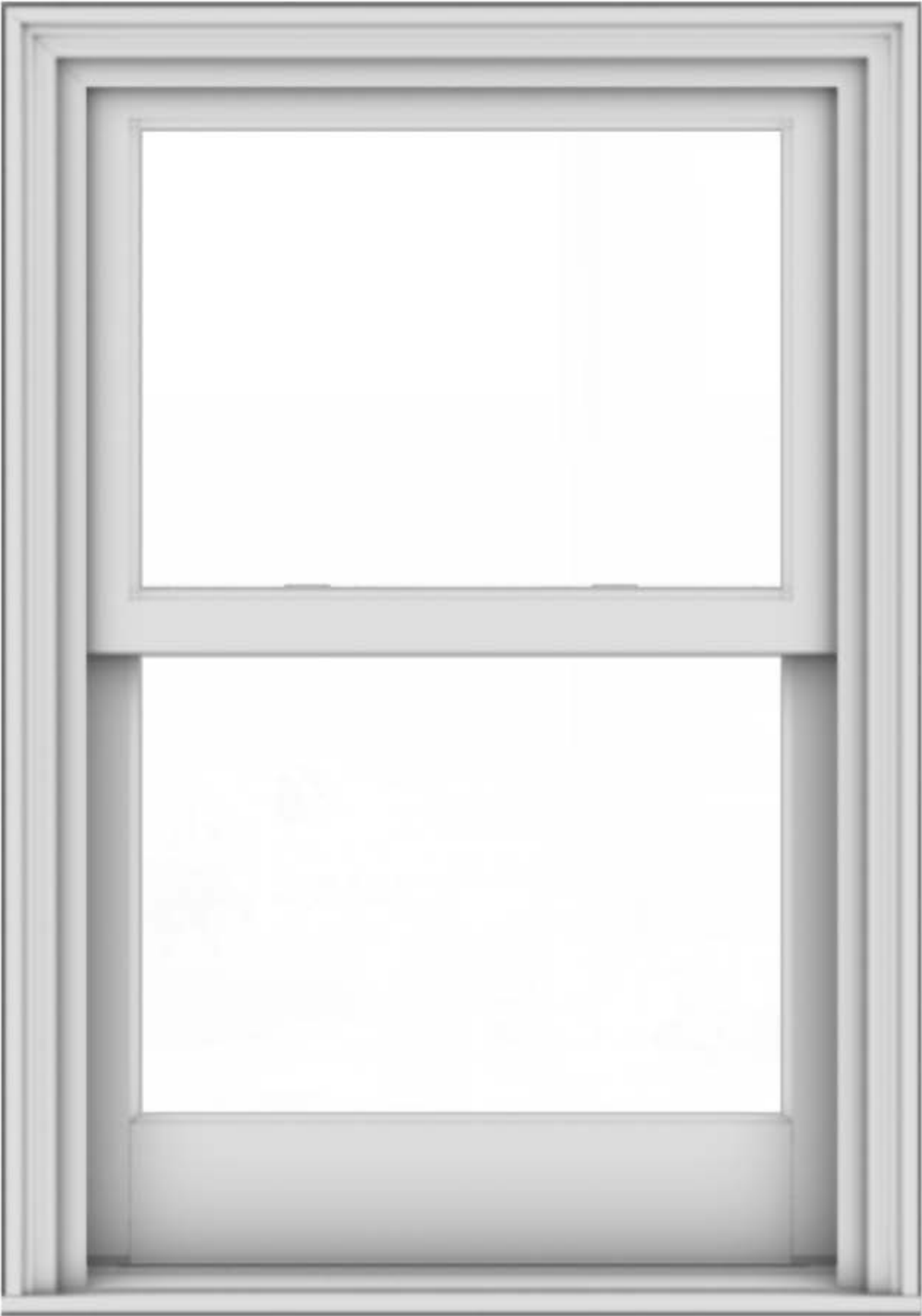


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**Visit andersenwindows.com/warranty for details.

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

E-Series Double-Hung Window



FOR PROFILE AND DIMENSION ONLY, NOT COLOR SELECTION

INTERIOR

EXTERIOR



June 16, 2025

1760 Wabash St.,
Detroit, MI 48216

RE: 1760 Wabash St. Historic District Commission Submission

Project Narrative

1760 Wabash is a 2.5 story wood-framed residential dwelling in the Corktown Historic District, built in the late 1800s. It is located on the east side of Wabash, between Marantette and Bagley. The front elevation features a cross gable, with centrally placed windows at the first and second floors; the first floor window is an undivided fixed picture window with a multi-colored stained glass transom above, and the second floor features two double-hung windows. All other windows throughout are double-hung white vinyl units, without a uniform spacing. The south side of the front elevation features a raised porch covered with a steeply sloped asymmetrical roof. The main gable roofs at the front and southeast side of the structure are steep, while the lower rear roofs are low pitched. The house is primarily clad in a painted wood lap siding.

The intention of this project is to replace most of the windows (all but the front picture window and transom) with aluminum-clad wood windows. It also is to install a new aluminum-clad wood casement window in place of the original attic window at the front elevation, which is to have similar casing and trim as the originally existing window. Notably, the project will include the replacement of the two installed double-hung windows at the second floor at the front of the house with two aluminum-clad wood double-hung windows in the colonial style, whose location and size is to match the original windows which existed there. All new windows will be Anderson E-Series aluminum-clad wood, in the color black or canvas. This project also intends to replace the installed wood lap siding with new wood lap siding, whose size, profile, and finish is more in line with what is typically seen in this historic neighborhood. The wood siding will be painted the same color(s) as the currently installed siding. The owner and/or contractor is to coordinate with HDC Staff to review and approve siding samples before installation.



June 16, 2025

1760 Wabash St.,
Detroit, MI 48216

RE: 1760 Wabash St. Historic District Commission Submission

Scope of Work

1. Replace existing window units
 - a. All windows on sides and rear elevations to be Anderson E-Series aluminum-clad wood double-hung windows in color black or canvas
 - b. Front, second floor central windows to be Anderson E-Series aluminum-clad wood double-hung windows in color black or canvas
 - i. Style, location, and size to match original, with wide middle mullion between
2. Install Anderson E-Series aluminum-clad wood casement window at front gable attic
 - a. To have same size and placement as original window
3. Remove installed wood lap siding throughout project
4. Install new wood lap siding throughout
 - a. New siding to be less flat than currently installed; to be flat and smooth, with minimal knots
 - b. Coordinate with HDC Staff to review and approve siding sample prior to installation

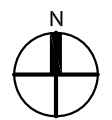
1760 WABASH ST.,
DETROIT, MI. 48216

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

TS1.1	TITLE SHEET AND SHEET INDEX
SP1.1	ARCHITECTURAL SITE PLAN
A3.1	EXTERIOR ELEVATIONS
A4.1	WINDOW DETAILS



TS1.1



PROJECT SITE MAP: NOT TO SCALE

DO NOT SCALE DRAWINGS | ©2025 Timothy Flintoff Architect, PLLC

- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
2. CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
3. ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
4. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
5. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
6. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
8. ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
9. ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
10. CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
11. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
12. EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
13. EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
14. SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
15. ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
16. FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
17. ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.

SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 NOTE
- 2 NOTE

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Issued for :

HDC 06/16/2025

Drawn by :
ANJ

Check by :
TRF

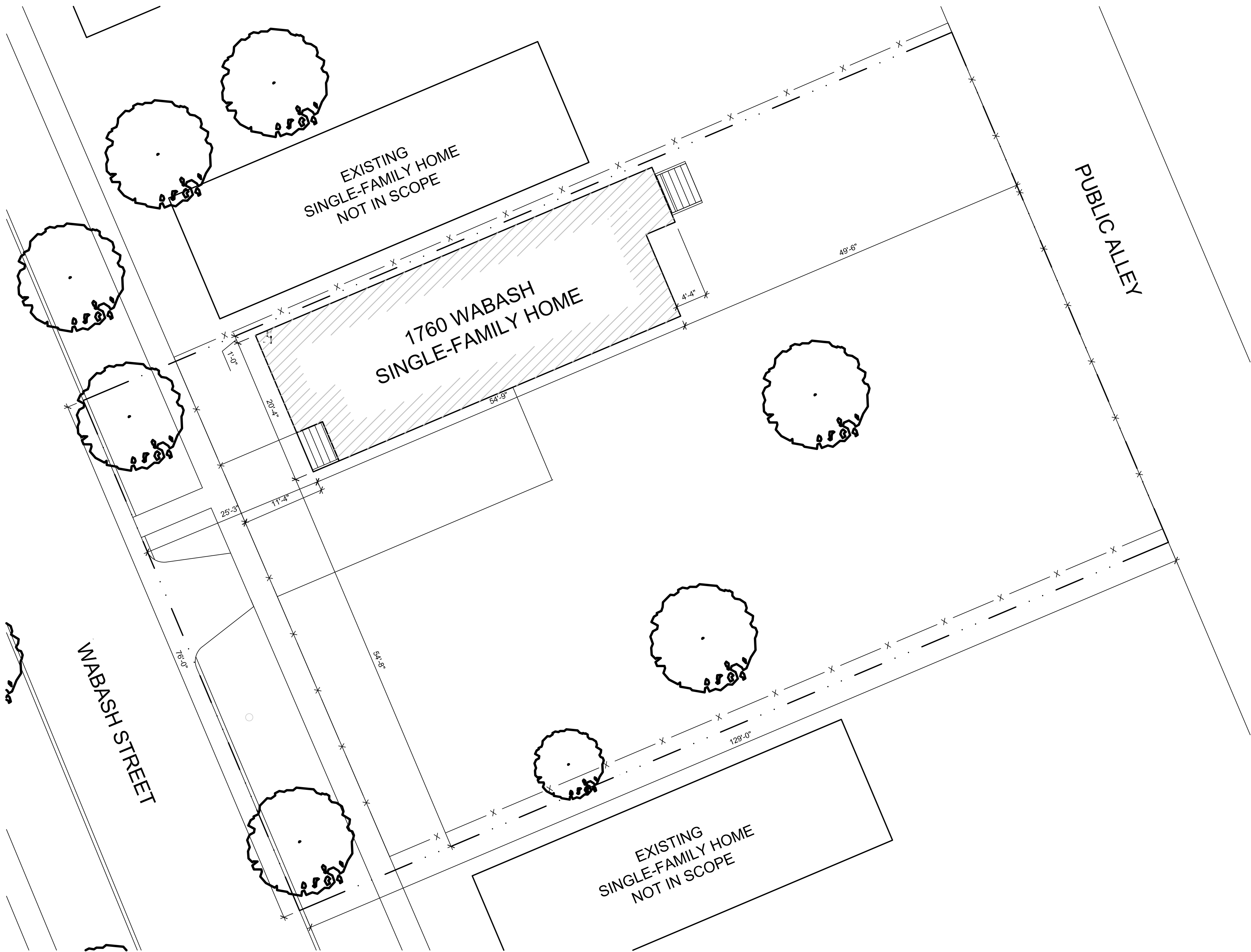
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ARCHITECTURAL
SITE PLAN

Project No. :
2024031

Sheet No. :

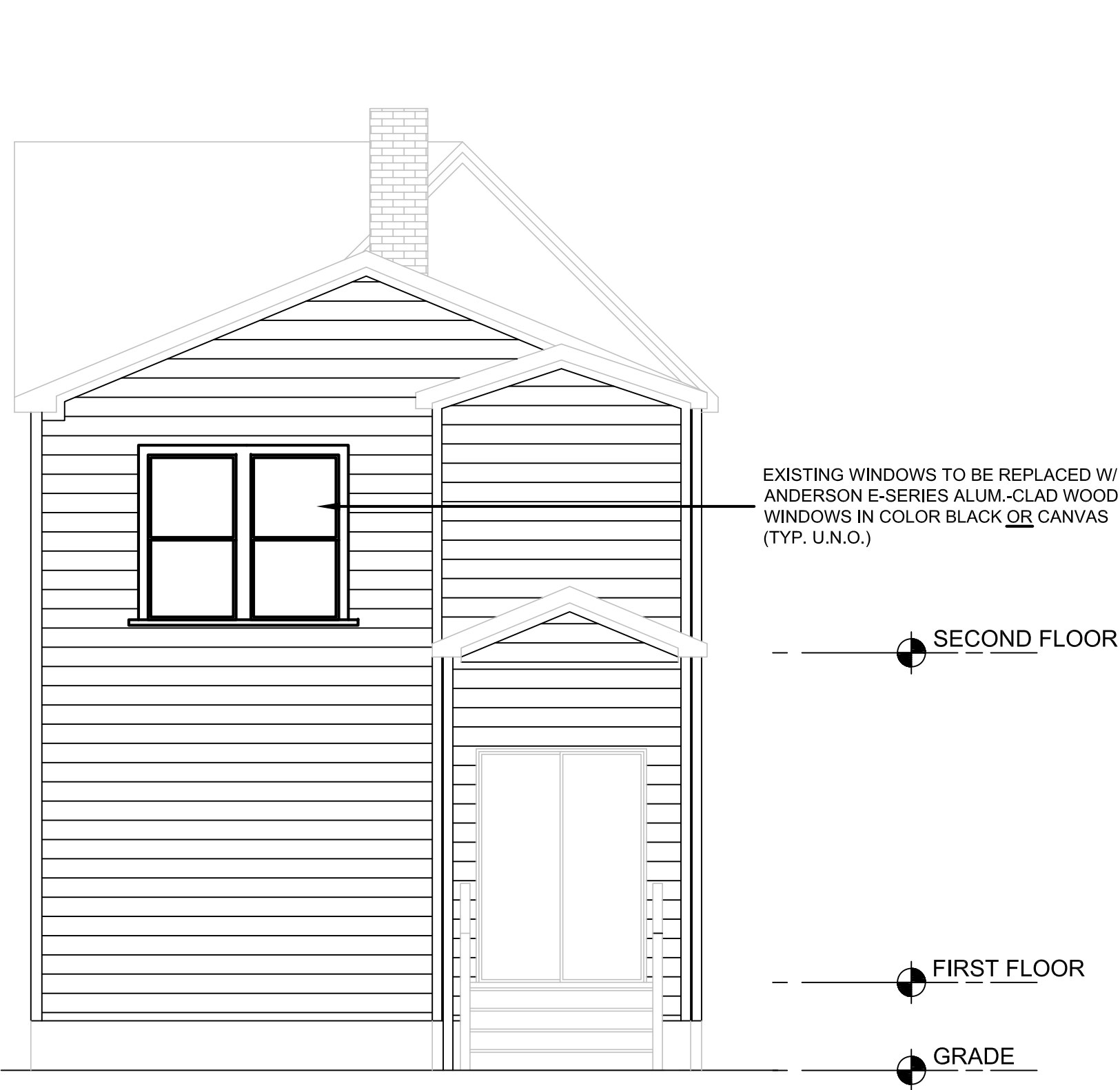
SP1.1

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ARCHITECTURAL SITE PLAN

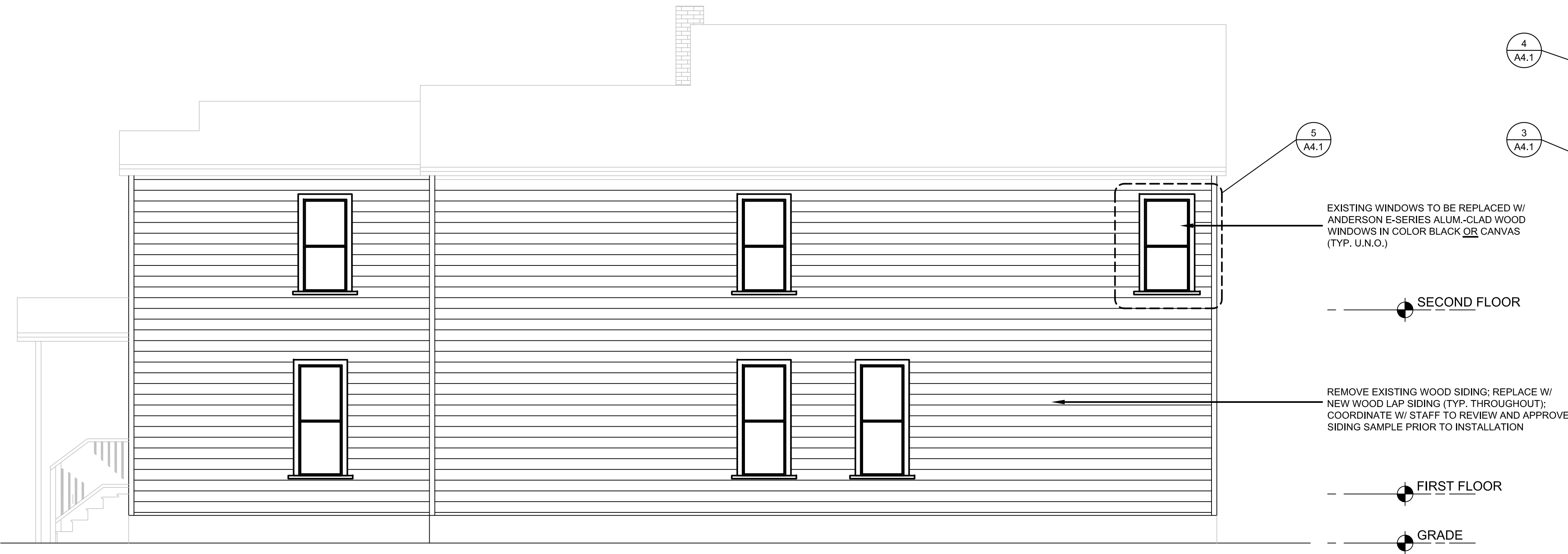
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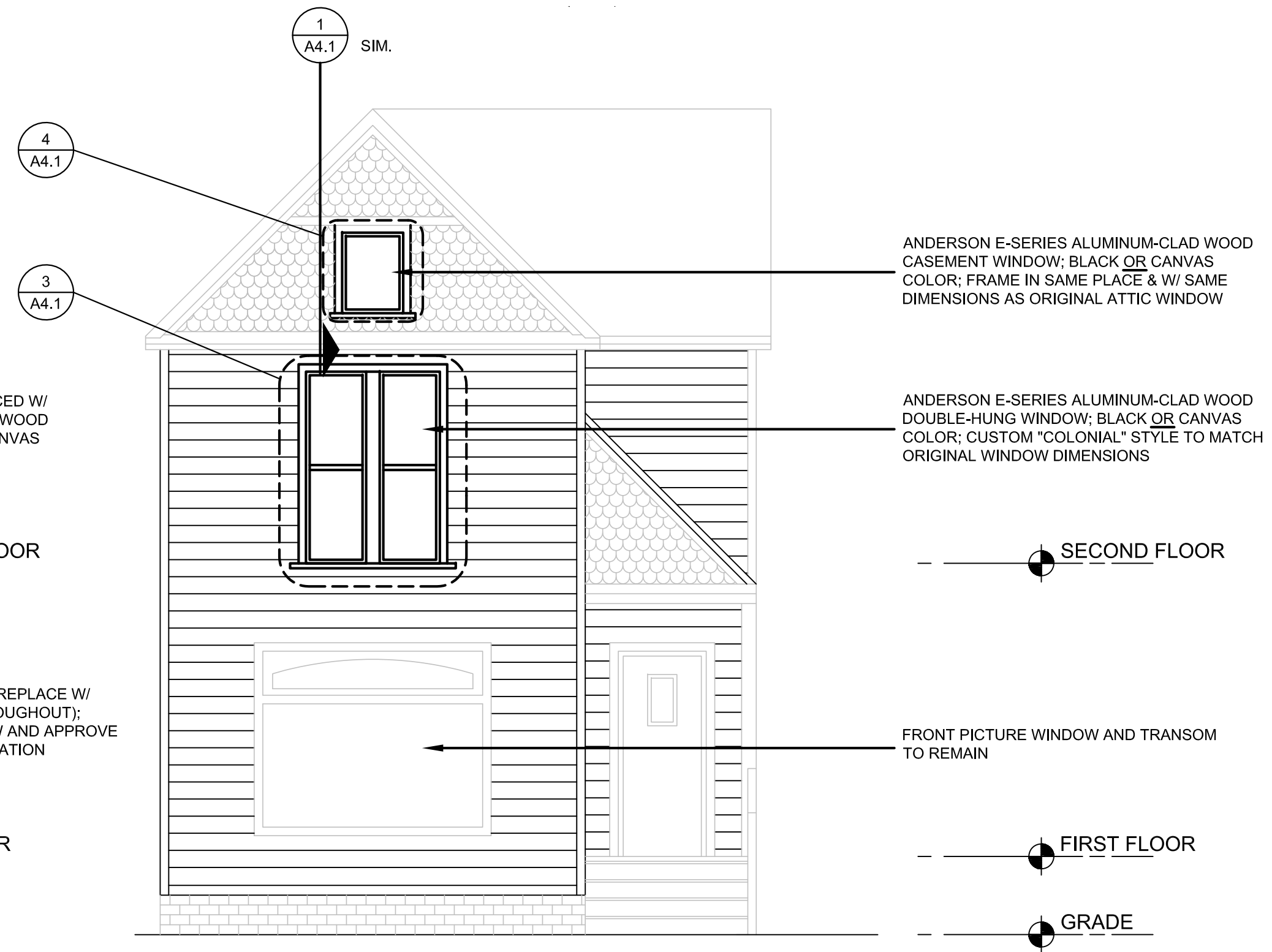
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

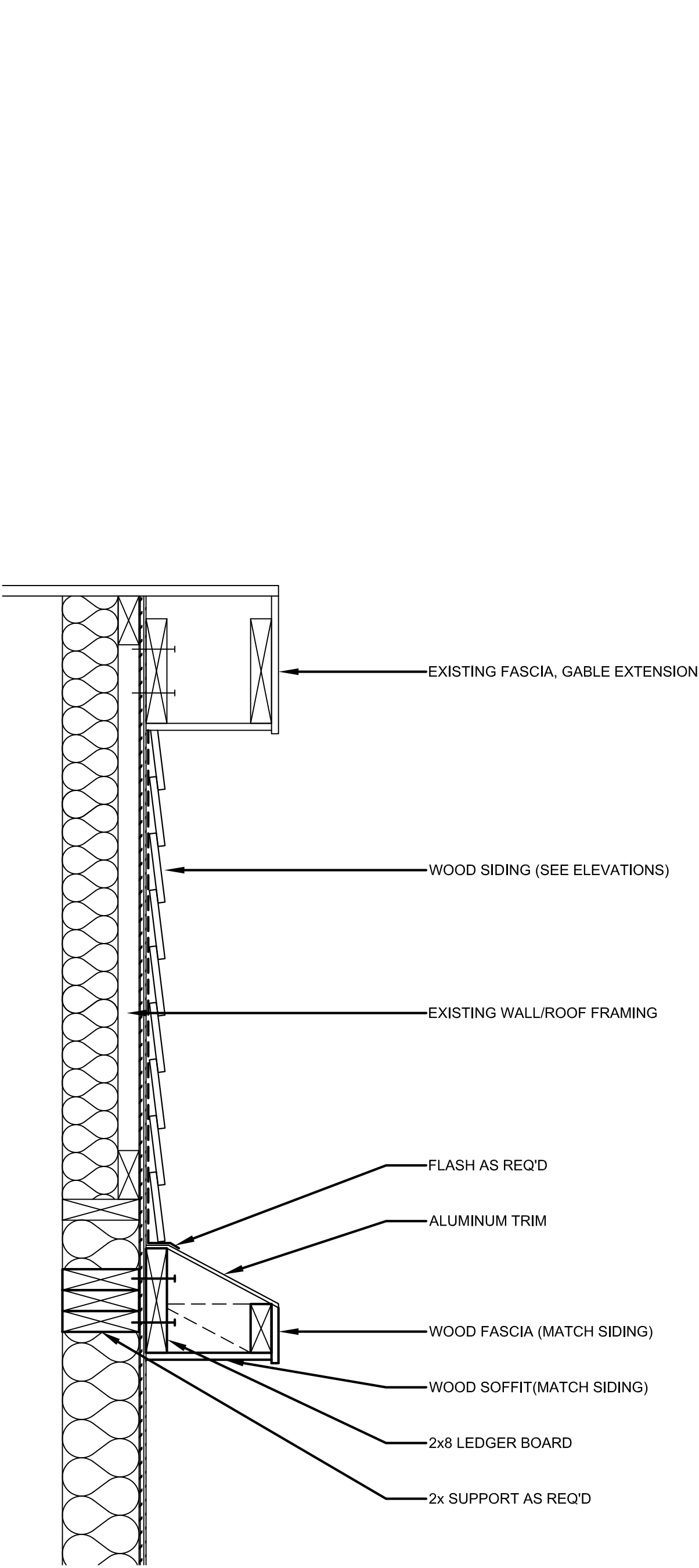


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

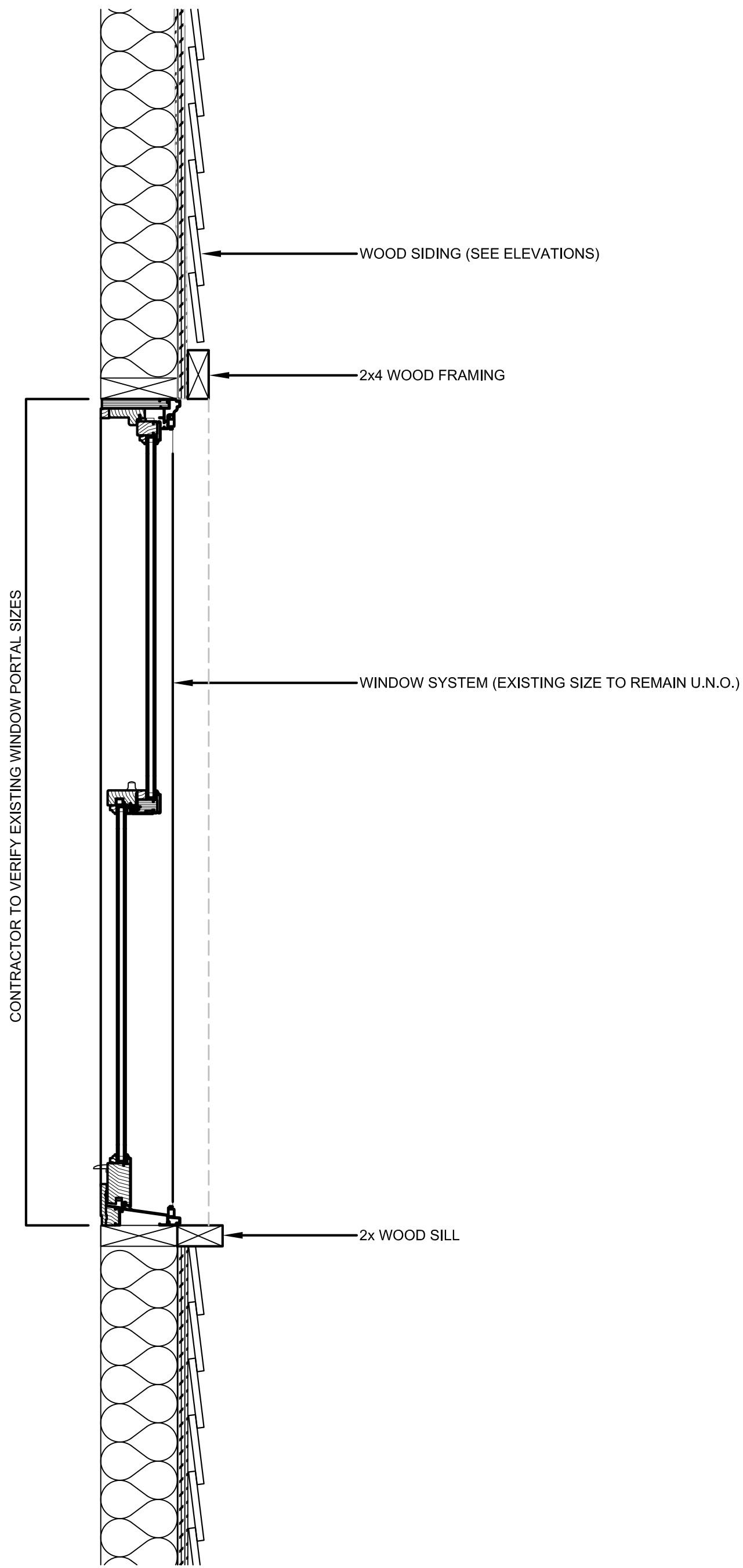


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

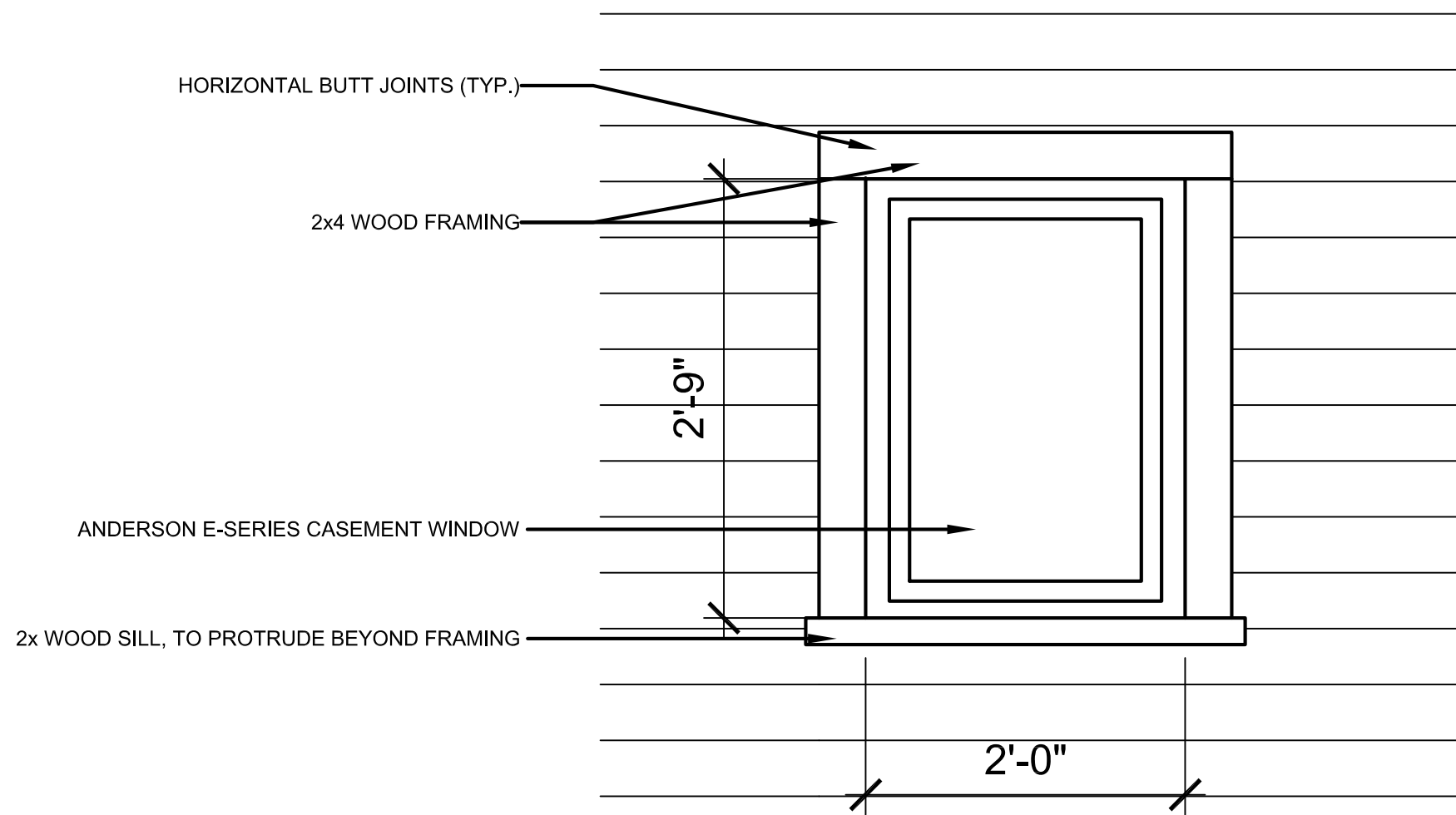
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Sheet Title : EXTERIOR ELEVATIONS
Project No. : 2024031
Sheet No. : A3.1



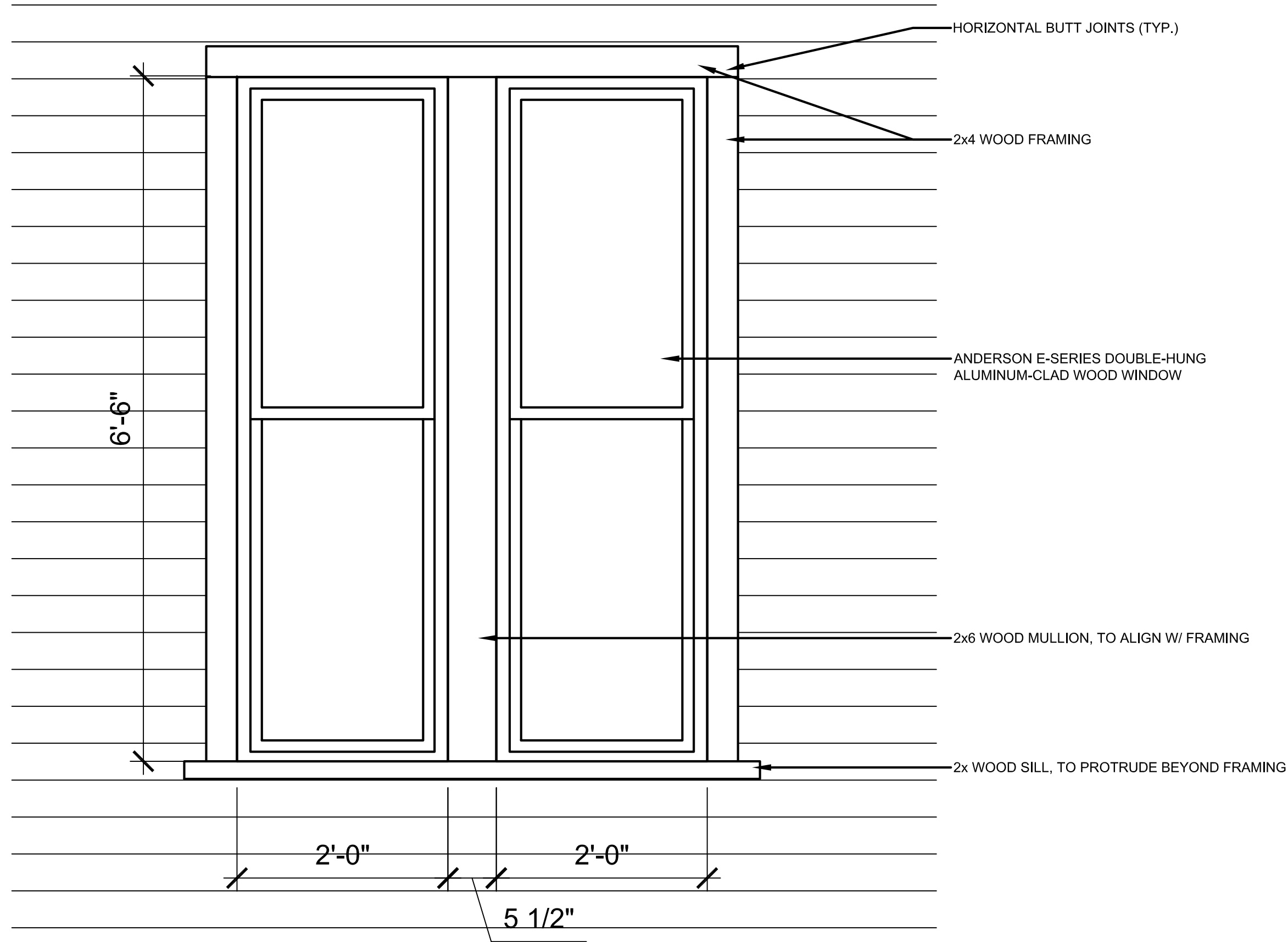
1 CLOSED GABLE SECTION
SCALE: 1-1/2" = 1'-0"



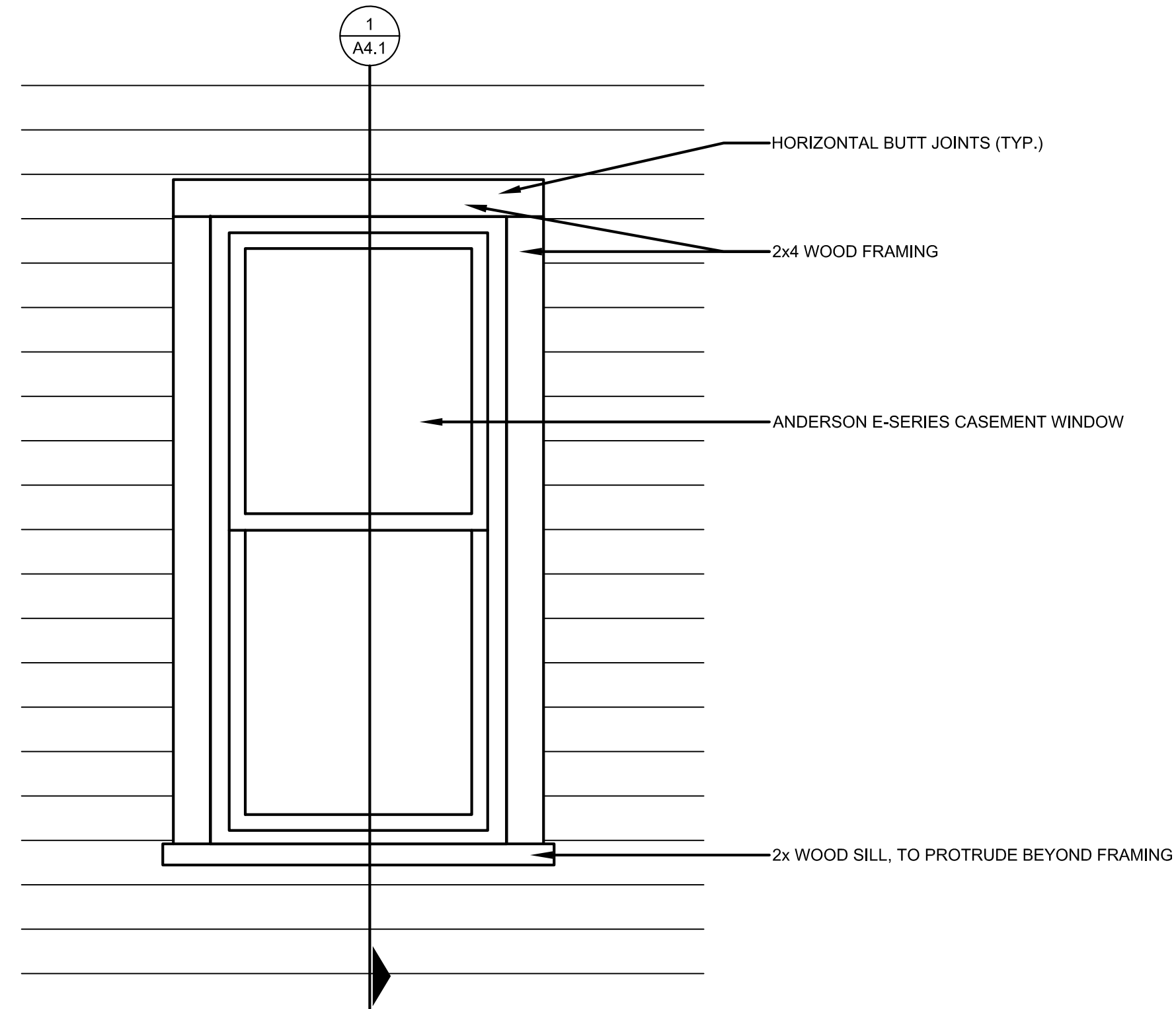
2 TYPICAL WINDOW CASING SECTION
SCALE: 1-1/2" = 1'-0"



4 FRONT ATTIC WINDOW DETAIL
SCALE: 1" = 1'-0"



3 FRONT SECOND FLOOR WINDOW DETAIL
SCALE: 1" = 1'-0"



5 TYPICAL WINDOW CASING DETAIL
SCALE: 1" = 1'-0"

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