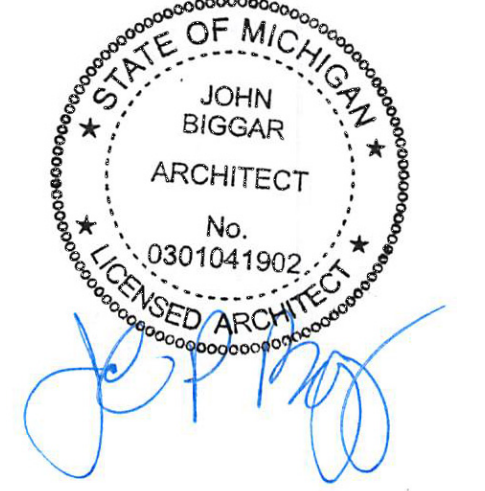
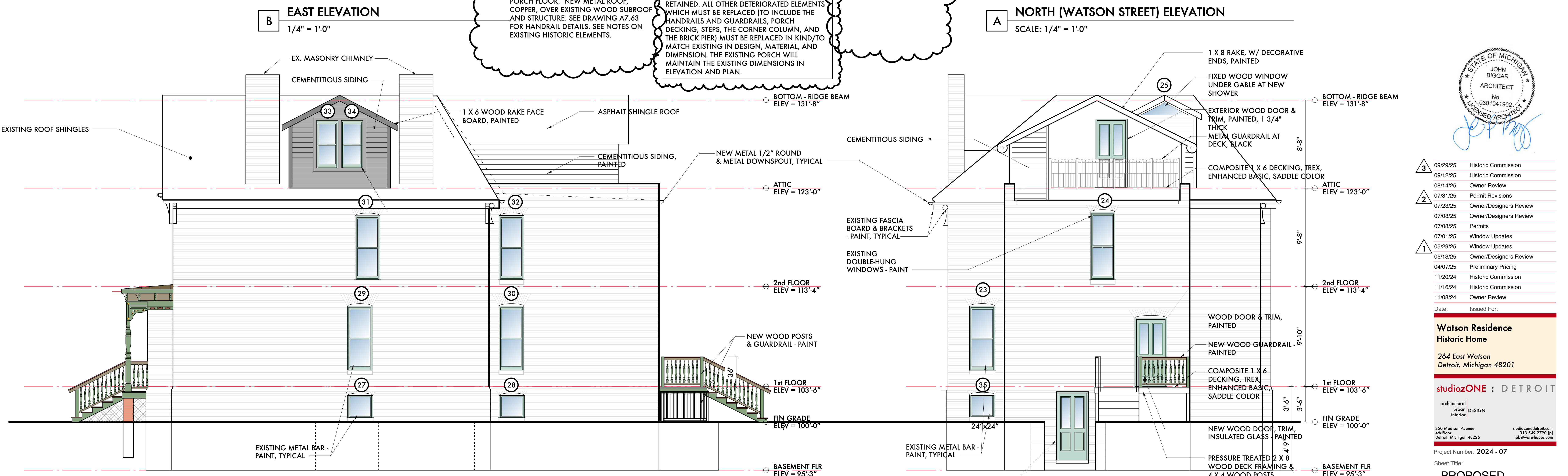
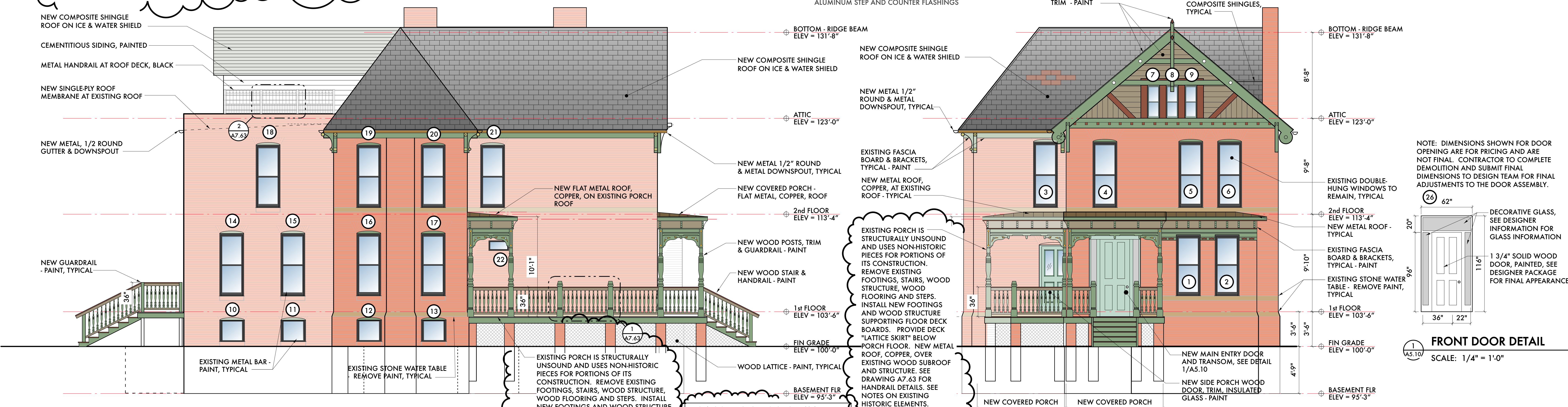


SIDE PORCH OPTION B:

1. EXISTING SIDE PORCH REMAINS AS IS KEEPING HISTORIC ELEMENTS.
2. UNSAFE STRUCTURAL ELEMENTS AT THE FLOOR STRUCTURE AND SUPPORT PIERS ARE CORRECTED
3. THE EXISTING STEPS ARE REMOVED
4. A CONNECTOR IS INSTALLED BETWEEN THE SIDE PORCH AND THE FRONT PORCH.
5. STAIR HANDRAIL PROFILE/APPEARANCE TO MATCH NEW FRONT PORCH HANDRAIL

GENERAL NOTES:

9. MASONRY REPAIR - THOROUGHLY INSPECT THE MASONRY SURFACE PRIOR TO PROVIDING A PRICE DETAILING THE AMOUNT OF JOINTS TO BE TUCKED AND POINTED. REMOVE ANY LOOSE MORTAR OR DAMAGED MORTAR. REPLACE ANY CRACKED OR DAMAGED BRICKS W/ BRICKS SALVAGED FROM OTHER LOCATIONS. TUCKPOINT THE EXISTING BRICK WHERE REQUIRED. MATCH THE EXISTING MORTAR COLOR AND TEXTURE W/ THE NEW MORTAR MIX. USE A "TRADITIONAL" MORTAR MIX OF SAND AND LIME PUTTY OR HYDRATED LIME. ALTERNATIVELY A MIX OF PORTLAND CEMENT, HYDRATED LIME AND SAND CAN BE USED. ANY "BAG" MIXES OF HIGH-STRENGTH PORTLAND CEMENT IS NOT TO BE USED AS IT IS TOO HARD AND BRITTLE FOR THE EXISTING MASONRY.
7. THE FINAL COLOR SCHEME IS TO BE PROVIDED BY THE OWNER/DESIGN TEAM. ALL COLORS SELECTED ARE TO COLOR MATCH THE DETROIT HISTORIC COMMISSION COLOR INDEX SYSTEM. ONLY APPROVED HISTORIC COLORS ARE PERMITTED.
8. ALL VINYL AND ALUMINUM WINDOWS ARE TO BE REPLACED W/ NEW WOOD WINDOWS, ANDERSEN A SERIES, ANDERSEN E SERIES OR MARVIN ULTIMATE WINDOWS OR APPROVED EQUAL. COLOR OF SASH AND FRAME TO BE SELECTED BY OWNER. SEE DRAWING A.900 FOR WINDOW SCHEDULE
6. MAIN ROOF UPGRADE OPTION - IN LIEU OF ADDING TO AND PATCHING EXISTING ASPHALT SHINGLE ROOF, PROVIDE THE OWNER AN UPGRADE OPTION OF A DAVINCI COMPOSITE SHINGLE ROOF, "EUROPEAN COLOR", 12" SINGLE WIDTH W/ 8" EXPOSURE. RUNNING BOND PATTERN. WORK IS TO INCLUDE: REMOVE EXISTING SHINGLES DOWN TO DECK. RE-NAIL ANY LOOSE WOOD. IF BAD OR ROTTEN WOOD IS DISCOVERED, REPLACE WITH LIKE THICKNESS/ TYPE. PROVIDE UNIT COSTS FOR SUB-ROOF REPAIRS. INSTALL 1 1/2" WIDE FACED DRIP EDGE TO ALL EAVE AND RAKE EDGES. INSTALL 6" OF ICE & WATER SHIELD AT ALL EAVES, RAKE EDGES, AND VALLEYS. INSTALL SYNTHETIC UNDERLAYMENT TO REMAINDER OF EXPOSED ROOF DECK. INSTALL TILES W/ 1.75" HOT DIPPED ROOFING NAILS- INSTALL ALL HIP AND RIDGE SHINGLES WHERE APPLICABLE. INSTALL RIDGE VENT. INSTALL NEW PREFINISHED ALUMINUM PIPE AND CHIMNEY FLASHINGS. INSTALL NEW PREFINISHED ALUMINUM STEP AND COUNTER FLASHINGS
4. PORCH ROOF - STANDING SEAM METAL ROOF, MINIMUM 26 GAUGE METAL. SUBMIT INFORMATION ON MANUFACTURER SELECTED FOR REVIEW AND APPROVAL. COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLOR. INCLUDE DETAILS FROM MANUFACTURER FOR ROOF EDGE/GUTTER TRANSITION AND TRANSITION WHERE ROOF MEETS BRICK MASONRY.
5. MAIN ROOF BASE PRICE - INCLUDE IN THE BASE PRICE NEW SHINGLES TO MATCH EXISTING SHINGLE COLOR AND STYLE AT THE NEW ROOF AREAS. PROVIDE ICE AND WATER SHIELD AT THE 6" AT THE ROOF EDGE, 20# ASPHALT PAPER OR OTHER APPROVED UNDERLAYMENT FOR THE BALANCE OF THE ROOF AREAS. PROVIDE HALF-ROUND, PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS FOR THE ENTIRE ROOF. ROOF UPGRADE:
2. ALL WOOD WINDOWS ARE TO REMAIN. REPAIR ANY DAMAGED SASHES. REMOVE AND INSTALL NEW 1/2" INSULATED GLASS AS PART OF THE REPAIR. REMOVE EXISTING PAINT DOWN TO BARE WOOD. RECONDITION WOOD W/ GLASS CONSOLIDATE AND EPOXY TO PROVIDE "NEW" SURFACE PRIOR TO REPAINTING.
3. ALL NEW WOOD PORCH ELEMENTS ARE TO BE BASED ON THE EXISTING SIDE PORCH PIECES WHERE REMAINING, E.G. PORCH POSTS/COLUMNS, THE DECORATIVE "FRIEZE BEAMS" BETWEEN THE COLUMNS SUPPORTING THE ROOF EDGE. PROVIDE EXAMPLES OF THE PORCH HANDRAIL AND SPINDLES TO OWNER W/ A PROFILE APPROPRIATE TO THE "QUEEN ANNE" STYLE OF ARCHITECTURE FOR SELECTION.
1. INSPECT ALL WOOD SURFACE ON EXISTING HOUSE FOR DAMAGE. REMOVE ANY DAMAGED OR ROTTEN AREAS AND REPLACE W/ SAME. FOR AREAS W/ WEATHER DAMAGE, FILL W/ CONSOLIDATE AND/OR EPOXY FILLER TO CREATE A NEW WEATHER SURFACE/FINISH FOR THE WOOD. ALL WOOD SURFACES, NEW AND EXISTING REPAIRED, ARE TO BE PAINTED. ANY EXISTING WOOD TO REMAIN IS TO HAVE THE LOOSE PAINT REMOVED. ALL WOOD IS TO BE PRIMED AND PAINTED W/ (2) COATS OF THE FINAL COLOR. USE SHERWIN WILLIAMS EXTERIOR OR MULTI-PURPOSE PRIMER FOR THE PRIME COAT, USE SHERWIN WILLIAMS DURATION OR EMERALD FOR THE EXTERIOR COATS.



3	09/29/25	Historic Commission
	09/12/25	Historic Commission
	08/14/25	Owner Review
2	07/31/25	Permit Revisions
	07/23/25	Owner/Designers Review
	07/08/25	Owner/Designers Review
	07/08/25	Permits
	07/01/25	Window Updates
1	05/29/25	Window Updates
	05/13/25	Owner/Designers Review
	04/07/25	Preliminary Pricing
	11/20/24	Historic Commission
	11/16/24	Historic Commission
	11/08/24	Owner Review
Date:		Issued For:
Watson Residence Historic Home		
264 East Watson Detroit, Michigan 48201		
studiozONE : DETROIT		
architectural urban interior DESIGN		
330 Madison Avenue 4th Floor Detroit, Michigan 48226		
studiozonedetroit.com 313.549.2790 [p] info@studioz-one.com		
Project Number: 2024 - 07		
Sheet Title:		
PROPOSED EXTERIOR BUILDING ELEVATIONS		
Sheet Number:		
A5.10		
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