



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00650

PROPERTY INFORMATION

ADDRESS(ES): 1427 Edison Street

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|---|---|---|--------------------------------|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☒ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

The scope of work at 1427 Edison Street is the construction of a new detached two car garage for an existing two story house in the Boston-Edison District. The garage will be slab on grade with wood framed walls on a CMU base coarse and truss framed gabled roof. Site work includes a patio between the garage and the residence. An electric subpanel and lighting for the garage will be provided along with a gas and water hookup. Selected materials and colors are best matching to the existing conditions of the owner's residence.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Elise DeChard

COMPANY NAME: END Studio

ADDRESS: 2000 Brooklyn Street #204

CITY: Detroit

STATE: MI

ZIP: 48226

PHONE: +1 (313) 626-7073

EMAIL: elise@e-n-d-studio.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:

Elise DeChard

END Studio

Elise DeChard

10/17/2025

SIGNATURE

DATE

2000 Brooklyn Street #204

Detroit

MI

48226

+1 (313) 626-7073

elise@e-n-d-studio.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.")

There is no garage currently on site. An old concrete slab in disrepair denotes where a garage likely existed previously.

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.")

The scope of work at 1427 Edison Street is the construction of a new detached two car garage for an existing two story house in the Boston-Edison District. The garage will be slab on grade with wood framed walls on a CMU base coarse and truss framed gabled roof. Site work includes a patio between the garage and the residence. An electric subpanel and lighting for the garage will be provided along with a gas and water hookup. Selected materials and colors are best matching to the existing conditions of the owner's residence.



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

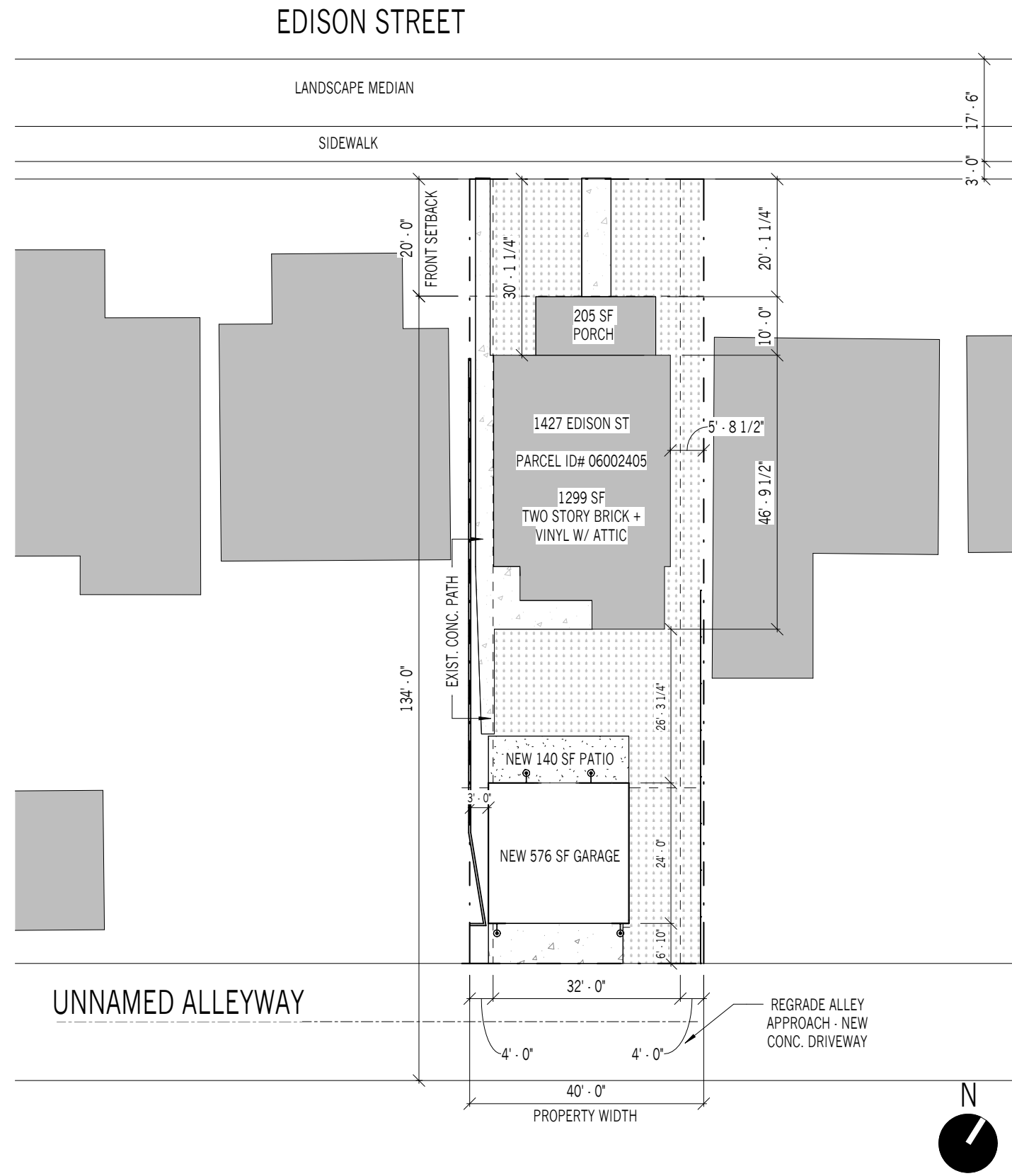


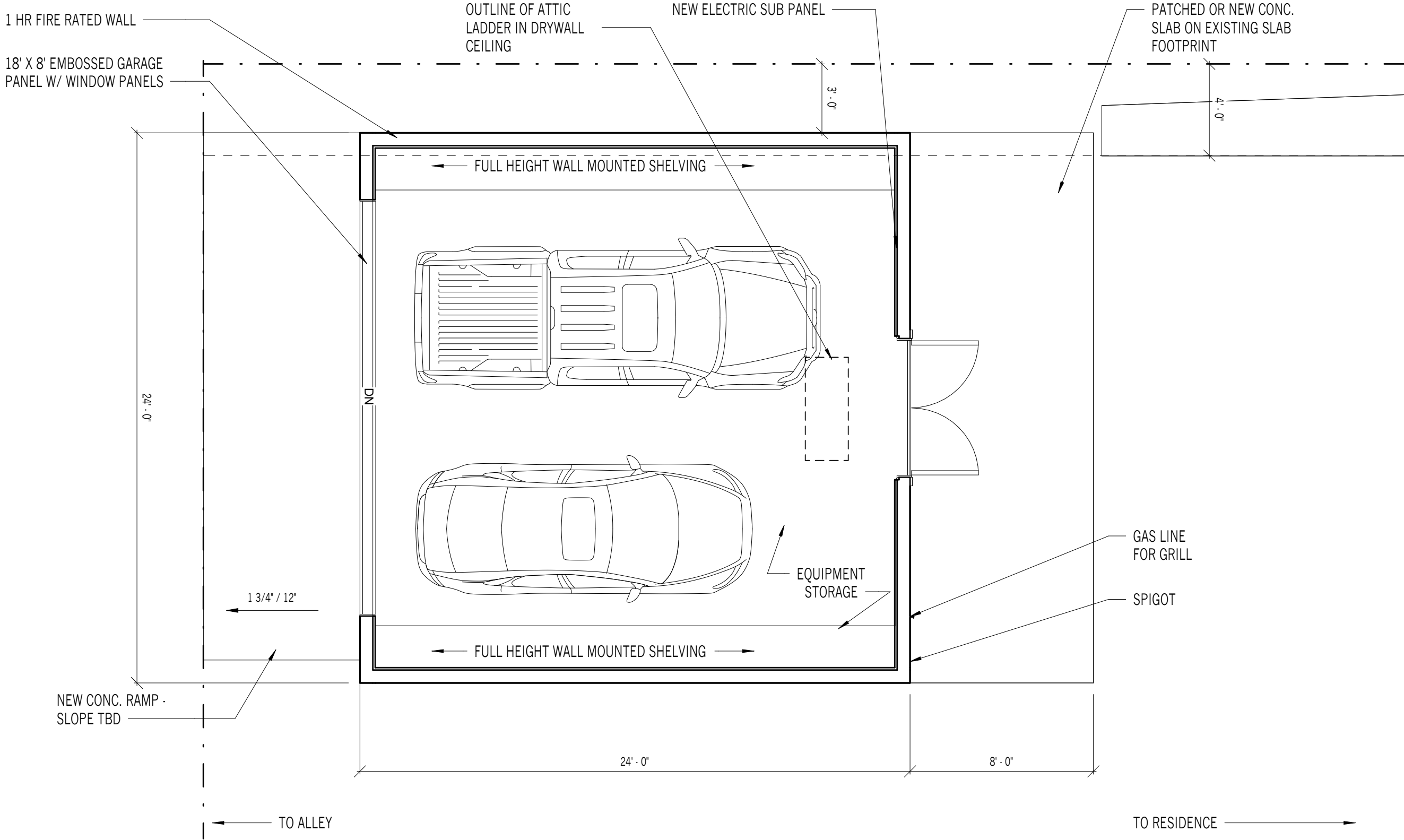


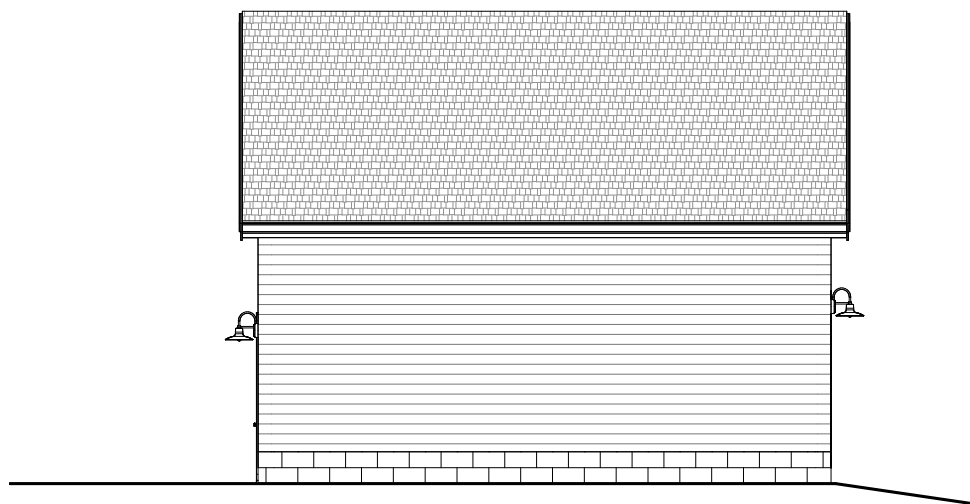
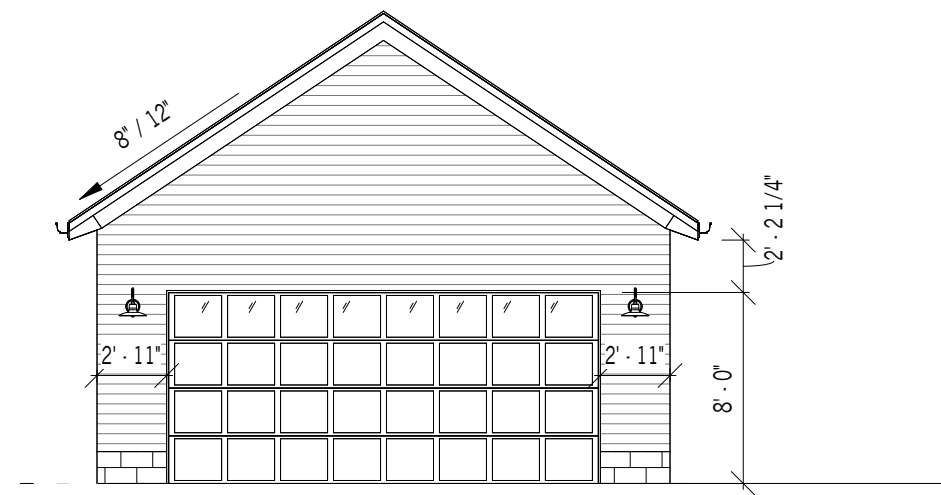
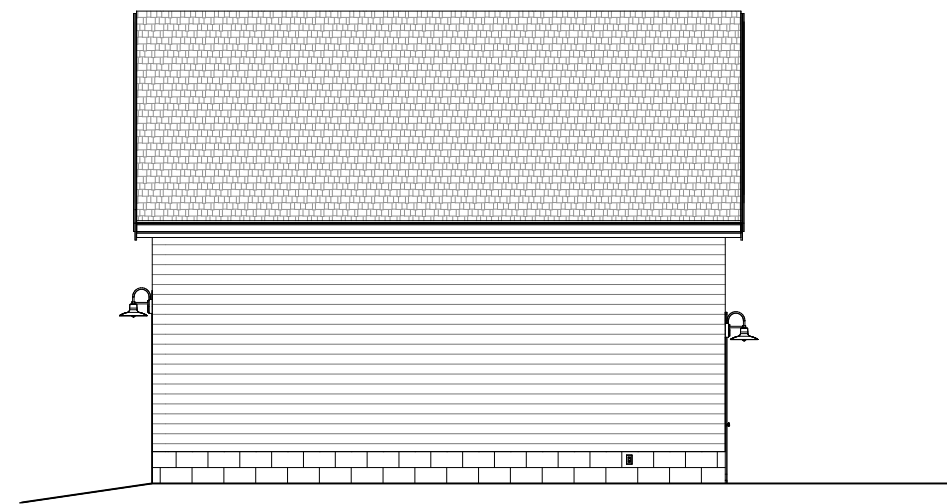
1427 EDISON GARAGE

HDC PRESENTATION

10.20.2025







DORMER WINDOW - MATCH EXISTING
LITE PATTERN



CRAFTSMAN STYLE DOUBLE DOORS



T.O. GABLE
19' - 10 13/32"



BUILDING HEIGHT (MID SLOPE)
14' - 11 3/4"



B.O TRUSS SYSTEM
10' - 0"



T.O. SLAB
0' - 0"



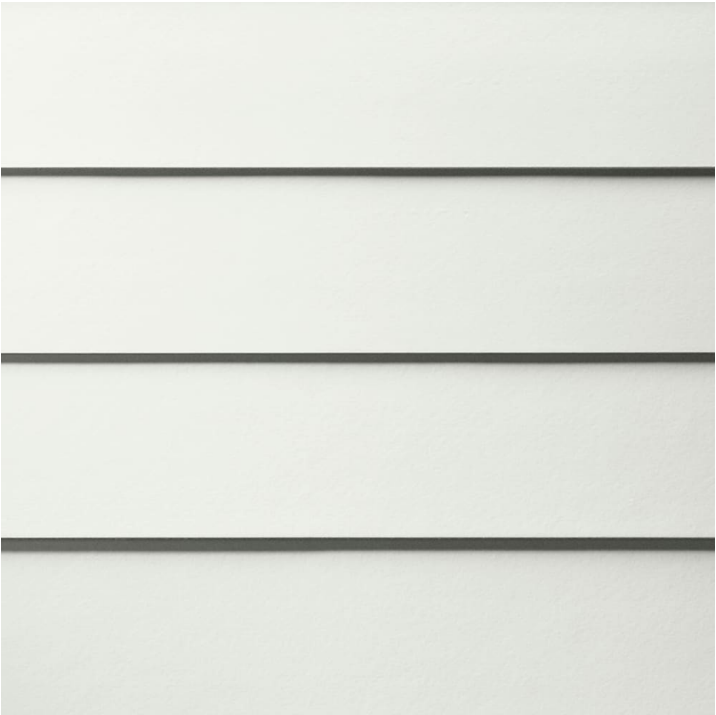
1427 EDISON GARAGE
HDC PRESENTATION

ELEVATION
10.20.2025





FEBRUARY 2024



HARDIEBOARD

5 1/4” LAP SIDING
ARCTIC WHITE
SMOOTH TEXTURE

(SHOWN ABOVE)

Hardie® Plank Lap Siding

Submittal Form

01

Submitted to:

Project Name:

Submitted by:

Date:

☐ HZ5® Product Zone ☐ HZ10® Product Zone

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ☐ Primed ☐ ColorPlus® Technology

Product Texture: ☐ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn®
☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer
James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
 - Plant City, Florida
 - Reno, Nevada
 - Waxahachie, Texas
 - Prattville, Alabama
- Peru, Illinois
 - Pulaski, Virginia
 - Tacoma, Washington
 - Fontana, California
 - Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
 - Dimensionally Stable
 - Resists damage from pests
- Weather Resistant-Engineered for Climate®
 - Impact resistant
 - Sustainable

Use
Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description
Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



The JHInsite® Team James Hardie Building Products www.jhinsite.com

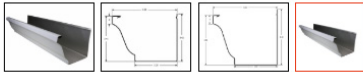
P1



1427 EDISON GARAGE
HDC PRESENTATION

SPECIFICATION: MATERIALS & COLOR

10.20.2025



K STYLE GUTTER - PAINTED WHITE
ALUMNIUM



COLOR SYSTEM E

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	SHUTTERS
Stucco/Siding: Any system E color EXCEPT A:7, A:8, A:9, B:19 Use E:2 & E:3 on second floor only above another material	Any System E color to contrast body color	Match trim color or match body color or A:9, B:18, B:19	Match trim color, match body color, or A:8
Shingles/Heavy Timber: Stained or painted A:9, B:1, B:2, B:5, B:6, B:7, B:8, B:11, B:12, B:13, B:14, B:18	Any System E color to contrast body color	Match trim color or match body color or A:9, B:18, B:19	Match trim color, match body color, or A:8
Existing brick or stone			

A:1 Yellowish Gray
MS: 2.5Y 8/2

A:2 Light Olive Gray
MS: 10Y 6/1

A:3 Light Yellow
MS: 5Y 8/6

A:4 Pale Yellow
MS: 2.5Y 8.5/4

A:5 Grayish Yellow
MS: 2.5Y 7/4

A:8 Blackish Green
MS: 2.5BG 2/2

A:9 Moderate Reddish Brown
MS: 7.5R 3/6

B:1 Light Yellowish Brown
MS: 10YR 6/4

B:2 Dark Yellow
MS: 5Y 6/6

B:3 Light Yellow
MS: 2.5Y 8/6

B:4 Moderate Yellow
MS: 2.5Y 7/6

B:5 Light Brown
MS: 7.5YR 5/4

B:6 Moderate Brown
MS: 7.5YR 4/4

B:7 Moderate Yellowish Brown
MS: 10YR 5/4

B:8 Grayish Brown
MS: 5YR 3/2

B:11 Grayish Olive Green
MS: 5GY 4/2

B:12 Grayish Green
MS: 10G 4/2

B:13 Moderate Olive Brown
MS: 2.5Y 4/4

B:14 Dark Grayish Olive
MS: 10Y 2/2

B:15 Dark Grayish Yellow
MS: 5Y 6/4

B:17 Light Olive
MS: 10Y 5/4

B:18 Dark Reddish Brown
MS: 2.5YR 2/4

B:19 Black
MS: N 0.5/

C:4 Yellowish White
MS: 5Y 9/1

C:5 Yellowish White
MS: 2.5Y 9/2

D:1 Brownish Pink
MS: 7.5YR 7/2

D:2 Light Brown
MS: 5YR 6/4

E:1 Light Grayish Yellowish Brown
MS: 10YR 6/2

E:2 Strong Yellowish Brown
MS: 7.5YR 6/8

E:3 Grayish Reddish Orange
MS: 2.5YR 5/6

E:4 Grayish Yellow Green
MS: 7.5GY 6/2

FIND OUT MORE!

www.detroitmi.gov/hdc



FASCIAS & SOFFITS



MASONRY FOUNDATION WALL & DOOR TRIM



1427 EDISON GARAGE
HDC PRESENTATION

SPECIFICATION: MATERIALS & COLOR

10.20.2025

ENTRY DOUBLE DOORS:

TRUSTILE[®]
A MARVIN[®] BRAND

EDG

**All panels have a VERTICAL grain orientation*

Door Style	Sticking	Panel	Material	Glass / Insert	Product Type
PL343	SS	C	Birch (Natural)	1/4" Clear Tempered	Interior Door

EXTERIOR DOORS TO BE PRIMED WHITE AND PAINTED TO MATCH NEW WINDOW

GARAGE DOOR:

Carriage House[®] COLLECTION

Door Designs

Select your door panel style

1

Choose a panel style

Model 7540 Square top

	Horizontal Overlay (H)	Horizontal Vertical Overlay (E2)	A Shaped Overlay (A)	V Shaped Overlay (V)	Recessed Flush Panel (RFP)	Mixed Panel (MP)	Horizontal Vertical Overlay (E3)	Horizontal Vertical Overlay (E4)	X Shaped Overlay (X)
7' high									
8' high									

2

Choose a color

Painted finishes

White (Standard)	Gray	Clay	Green

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Distributor for accurate color matching before ordering your door.

Two-toned painted finishes

Gray/White	Clay/White	Green/White

With two-tone option the trim boards are white (standard).

3

Choose a window style

Single car Plain Window Square	6 Window Square	8 Window Square	12 Window Square
Double car Plain Window Square	12 Window Square	16 Window Square	24 Window Square

Single car 16 Window Square	Plain Window Arched	6 Window Arched	8 Window Arched
Double car 32 Window Square	Plain Window Arched	12 Window Arched	16 Window Arched

Option of single or double arch for double car doors. Models are also available in solid arched top panels (no windows).



WINDOW - MARVIN ULTIMATE G2

DOUBLE HUNG G2

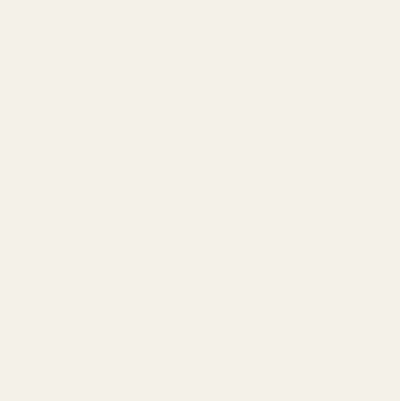
MO (mm)	1'9 3/4 (552)	2-1 3/4 (654)
RO (mm)	1-10 1/4 (565)	2-2 1/4 (667)
FS (mm)	1-9 1/4 (540)	2-1 1/4 (641)
DLO (mm)	14 47/64 (347)	18 47/64 (476)
2-7 3/4 (806)		
2-8 (813)		
2-7 1/2 (800)		
10 3/4 (273)		
UDHG2 1612		
2-11 3/4 (908)		
3-0 (914)		
2-11 1/2 (902)		
12 3/4 (324)		
UDHG2 1614		
3-3 3/4 (1010)		
3-4 (1016)		
3-3 1/2 (1003)		
14 3/4 (375)		
UDHG2 1616		

*NEW GARAGE WINDOW TO BE ORDER WITH A LITE PATTERN MATCHING THE EXISTING



EXISTING LITE PATTERN FOR REFERENCE

Marvin Signature® Ultimate



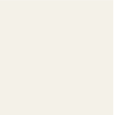
STONE WHITE

Exterior Clad Finish Options

A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of 19 color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Custom Colors

Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.



Stone White



Cashmere



Pebble Gray



Gunmetal



Bronze



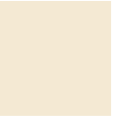
Ebony



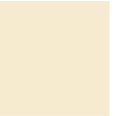
Cadet Gray



Cascade Blue



Coconut Cream



Sierra White



Bright Silver Pearlescent



Copper Pearlescent



Evergreen



Hampton Sage



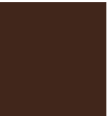
Clay



Suede



Liberty Bronze Pearlescent



Bahama Brown



Wineberry



Custom Colors



DOMINION WALL SCONCE - BARN LIGHT ELECTRIC

A black, adjustable wall sconce. It features a circular mounting plate on the wall, a horizontal arm that can be rotated, and a curved arm that holds a large, bell-shaped shade. The shade is adjustable via a sliding mechanism on the curved arm.

1

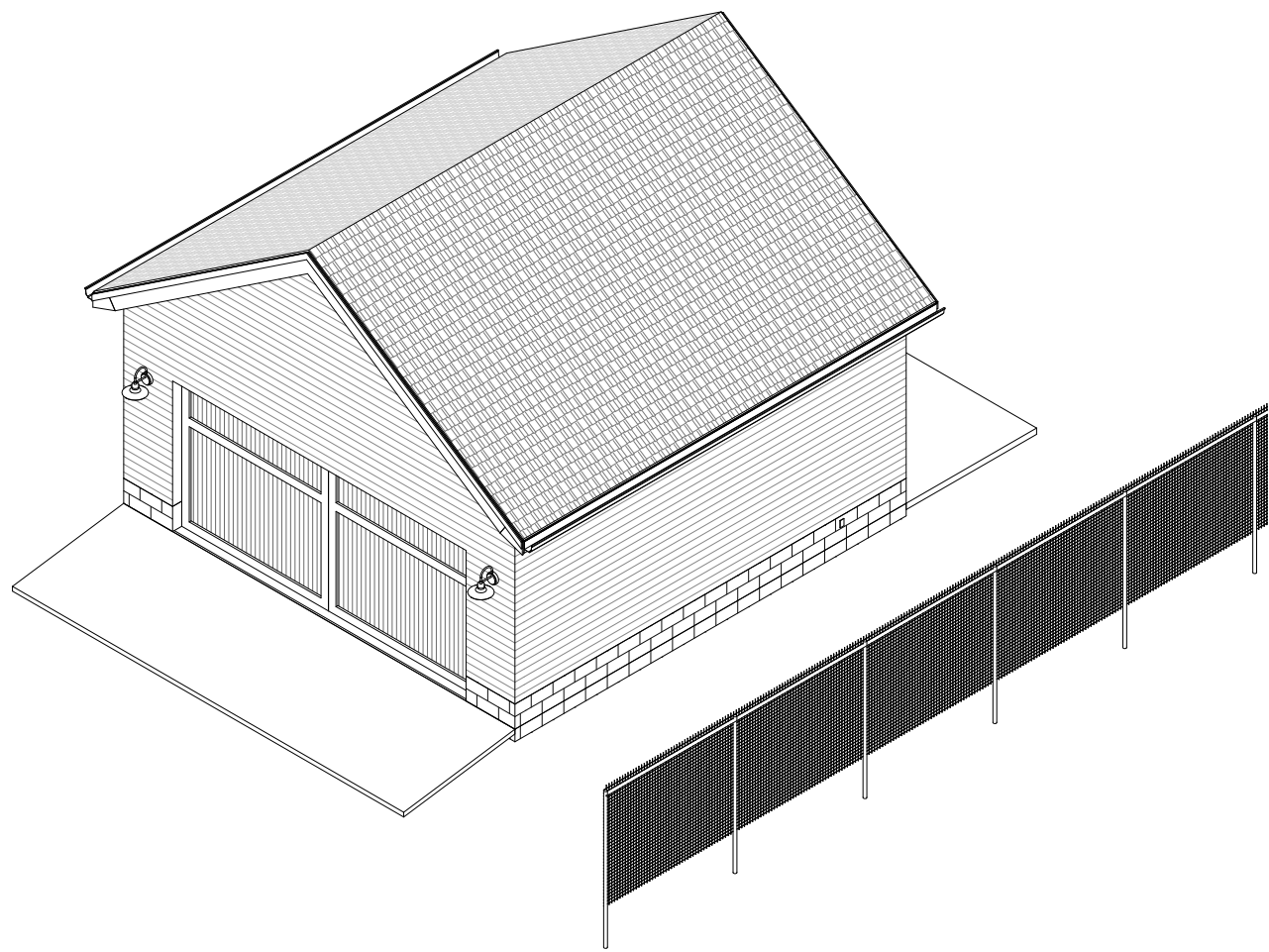
1427 EDISON GARAGE

ARCHITECT
ELISE DECHARD, AIA
END STUDIO, LLC
2000 BROOKLYN STREET #204
DETROIT, MI 48226
313.626.7073, EXT. 102
ELISE@E-N-D-STUDIO.COM

BUILDING OWNER
EMILY BALTEN
RYAN HARGRAVE-THOMAS
1427 EDISON STREET
DETROIT, MI 48206
EMILY.BALTEN@GMAIL.COM
RYANHARGRAVETHOMAS@GMAIL.COM

STRUCTURAL ENGINEER
JEFFREY PERRY
REDENSIFY, LLC.
1343 BUCKINGHAM RD
GROSSE POINTE, MI 48230
586.258.8616
REDENSIFYSE@GMAIL.COM

CONTRACTOR
TBD



PROJECT INFORMATION

OWNER: EMILY BALTEN

ADDRESS: 1427 EDISON STREET
DETROIT, MI 48206

PARCEL ID NUMBER: 06002405

REGULATING BODY: CITY OF DETROIT

ZONING: R1

HISTORIC DISTRICT: BOSTON-EDISON

OVERLAY DISTRICT: N/A

CODE COMPLIANCE

THE PROPOSED CONSTRUCTION IS IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES

THE CONSTRUCTION SHOWN ON THIS DOCUMENT DOES NOT INFRINGE ON THE EXISTING LIFE SAFETY FOR THIS BUILDING. PERFORM ALL WORK IN ACCORDANCE WITH BUILDING CODES, LAWS AND ORDINANCES HAVING JURISDICTION ON THE PROJECT. ORDINANCES HAVING JURISDICTION ON THE PROJECT INCLUDE BUT ARE NOT LIMITED TO:

2015 MICHIGAN RESIDENTIAL CODE

ZONING

INTENSITY & DIMENSIONAL STANDARDS - SINGLE FAMILY DWELLING

MAX. BUILDING HEIGHT: 35'-0"
MAX. LOT COVERAGE: 35% INCLUDING ALL ACCESSORY BUILDINGS

MIN. LOT WIDTH: 50'-0"
MIN. LOT DEPTH: NOT REQ'D
MIN. LOT AREA: 5,000 SF

FRONT SETBACK: 20'-0"
SIDE SETBACK: 4'-0" MIN/ 14'-0" COMBINED
REAR SETBACK: 30'-0"

EXISTING

BUILDING FOOTPRINT: 1,500 SF
BUILDING HEIGHT: -----
LOT COVERAGE: 26% OF 5,760 SF

LOT WIDTH: 40'-0"
LOT DEPTH: 134'-0" +10'-0" [HALF OF ABUTTING ALLEY]*
LOT AREA: 5,760 SF*

*DCC SEC. 50-13-225: WHERE A ZONING LOT ABUTS AN ALLEY, ONE-HALF OF THE WIDTH OF SAID ALLEY SHALL BE CONSIDERED A PART OF SUCH ZONING LOT FOR THE PURPOSES OF COMPUTING THE AREA OF SAID ZONING LOT FOR A RESIDENTIAL LAND USE

FRONT SETBACK: 30' - 1 1/4"
SIDE SETBACK: 4'-0", 5'-8 1/2"
REAR SETBACK: 57' - 1 1/4"

INTENSITY & DIMENSIONAL STANDARDS - ACCESSORY STRUCTURES

MAX. ACC BLDG HEIGHT: 15'-0"
MAX. ACC LOT COVERAGE: <50% OF REAR SETBACK

MIN. LOT WIDTH: NOT REQ'D
MIN. LOT DEPTH: NOT REQ'D
MIN. LOT AREA: NOT REQ'D

FRONT SETBACK: >10'-0" FROM SINGLE FAMILY DWELLING
SIDE SETBACK: 3'-0"
REAR SETBACK: NOT REQ'D

PROPOSED

BLDG FOOTPRINT: 576 SF
BLDG HEIGHT: 15'-0"

EXIST. RESIDENCE LOT COVERAGE: 26% OF 5,760 SF
ACCESS. BLDG LOT COVERAGE: 10% OF 5,760 SF
TOTAL LOT COVERAGE: 36%* OF 5,760 SF

SET BACK COVERAGE: TBD

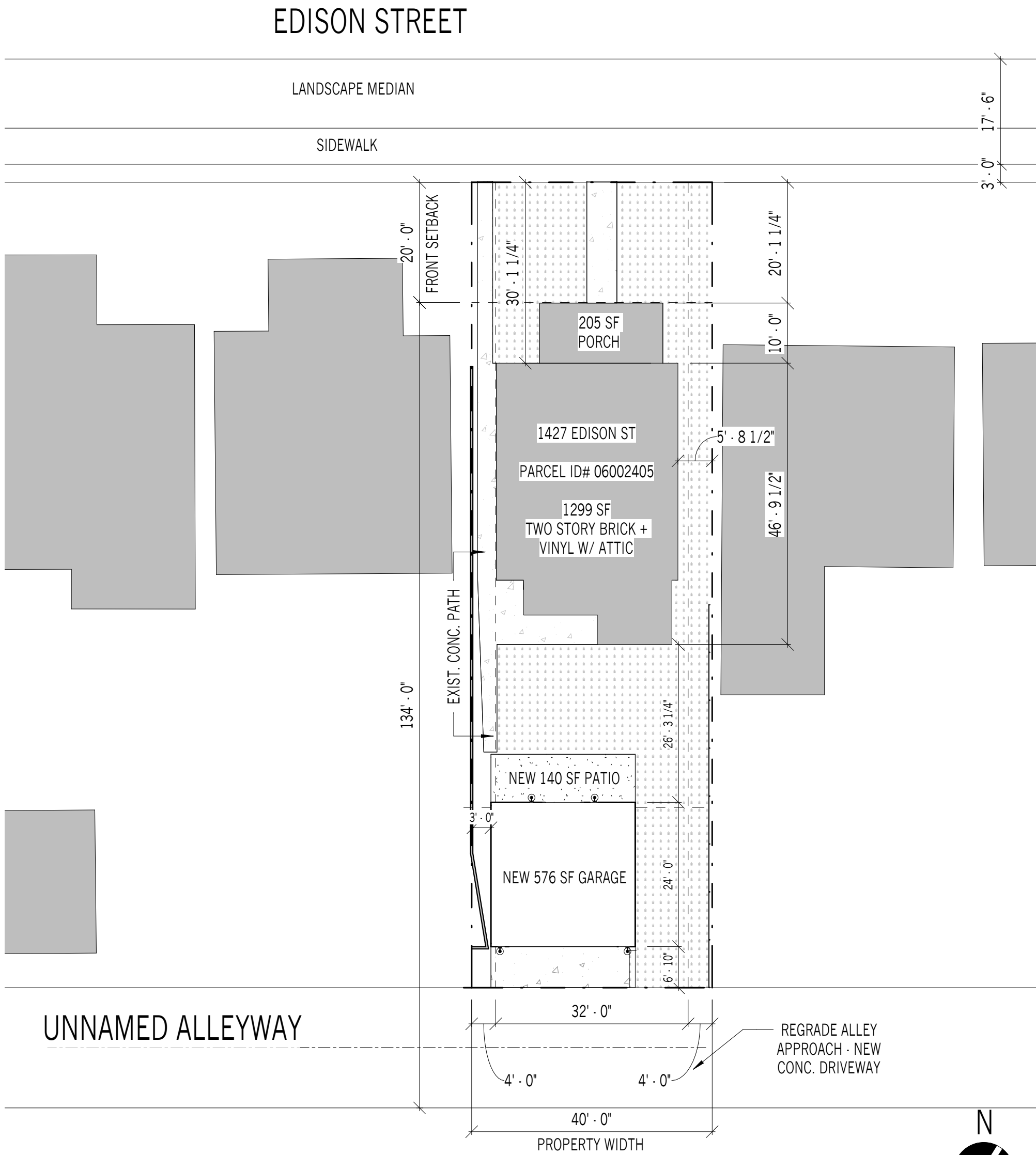
*DCC SEC. 50-4-122: ADMINISTRATIVE ADJUSTMENTS ARE MODIFICATIONS OF TEN PERCENT OF LESS OF ANY NUMERIC STANDARD IN ARTICLE XII OR ARTICLE XIV

REAR SETBACK AREA: 1,200 SF - NO CHANGE

PRIMARY STRUCTURE -
FRONT SETBACK: NO CHANGE
SIDE SETBACK: NO CHANGE
REAR SETBACK: NO CHANGE

SHEET LIST

#	SHEET NAME	HDC SUBMISSION (10.20.2025)
TITLE		
T-000	TITLE SHEET	●
ZONING		
Z-000	ZONING REVIEW	●
GENERAL		
G-000	GENERAL NOTES	●
DEMOLITION		
D-100	DEMO PLANS	●
ARCHITECTURE		
A-001	SCHEDULES	●
A-101	PLANS	●
A-300	EXTERIOR ELEVATIONS	●
A-400	BUILDING SECTIONS	●



2 SITE PLAN
SCALE: 1/16" = 1'-0"



END STUDIO, LLC

2000 Brooklyn St. #204
Detroit, MI 48226
313.626.7073

e-n-d-studio.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

1427 EDISON GARAGE

1427 EDISON STREET
DETROIT MICHIGAN 48206

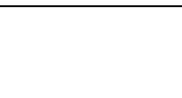
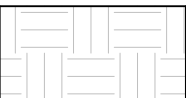
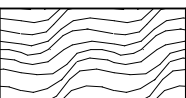
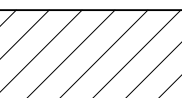
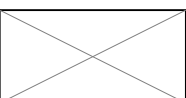
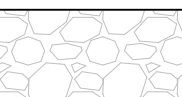
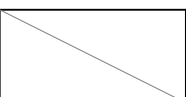
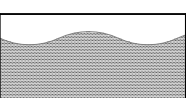
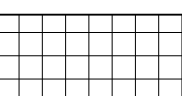
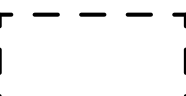
NO.	ISSUE/REV.	DATE
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NOTE: NOT FOR
CONSTRUCTION PURPOSES

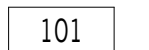
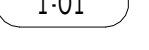
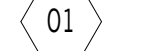
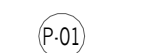
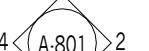
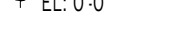
TITLE SHEET

T-000

MATERIAL KEY

	EXISTING WALL TO REMAIN		DRYWALL / PLASTER
	NEW WALL CONSTRUCTION		EARTH / SOIL
	CAST IN PLACE CONCRETE		PLYWOOD
	CONCRETE MASONRY UNIT (CMU)		WOOD
	BRICK MASONRY		WOOD - DIMENSIONAL LUMBER
	CRUSHED STONE		WOOD - BLOCKING
	STEEL		BATT INSULATION
	ALUMINUM		SPRAY FOAM INSULATION
	RIGID INSULATION		DEMO WALL

DRAWING SYMBOL KEY

	ROOM TAG		FLOOR
	DOOR TAG		WALL
	WINDOW TAG		CEILING
	WALL TYPE		BASE
	PLUMBING/EQUIP TAG		TRIM
	EXTERIOR ELEVATION DWG NUMBER SHEET NUMBER		CROWN
	INTERIOR ELEVATION(S)		MILLWORK
	SECTION DWG NUMBER SHEET NUMBER		UPHOLSTERY
	DETAIL CALL OUT		REVISION TAG
			STRUCTURAL GRID LINE
			ELEVATION MARKER
			LOT LINE
			SETBACK
			ONE HOUR WALL
			TWO HOUR WALL

ABBREVIATIONS

ABV ACOUS	ABOVE ACOUSTICAL	COL CONC	COLUMN CONCRETE	ENCL ENG	ENCLOSURE ENGINEER	GC GLZ	GENERAL CONTRACTOR GLAZING	INT JBOX	INTERIOR JUNCTION BOX	MFTR MH	MANUFACTURER MANHOLE	PLUM PLY	PLUMBING PLYWOOD	SF SHT	SQUARE FOOT SHEET	W/O WAT	WITHOUT WATER
ADA	AMERICANS WITH DISABILITIES ACT	CONST CONT	CONSTRUCTION CONTINUOUS	EQ EQUIP	EQUAL EQUIPMENT	GR GUT	GRADE GUTTER	JC JST	JANITORS CLOSET JOIST	MIN MIR	MINIMUM MIRROR	PNT POL	PAINT POLISHED	SIM SPEC	SIMILAR SPECIFICATION	WC WD	WATER CLOSET WOOD
ADD ADJ	ADDITIONAL ADJACENT	COORD CORR	COORDINATE CORRIDOR	EST EXH	ESTIMATE(D) EXHAUST	GWB	GYPSUM WALL BOARD	JNT	JOINT	MISC MMR	MISCELLANEOUS MOISTURE & MOLD RESISTANT	PRTN PSF	PARTITION POUNDS PER SQUARE FOOT	SQ SS	SQUARE STAINLESS STEEL	WP WPT	WATERPROOFING WORKING POINT
AFF ALT	ABOVE FINISHED FLOOR ALTERNATE	CPT CTR	CARPET CENTER	EXP JT EXIST	EXPANSION JOINT EXISTING	H/C HALG	HANDICAPPED HOSE BIB	KIT	KITCHEN	MO MTL	MASONRY OPENING METAL	PT PTD	PRESSURE TREATED PAINTED	STD STL	STANDARD STEEL	WT	WEIGHT
ALW ALWB	ALLOW ALLOWABLE	CW	COLD WATER	EXT	EXTERIOR	HC HD	HOLLOW CORE HEAD	L	LENGTH	MUL	MULLION	QUAL QTY	QUALITY QUANTITY	STR	STAIR	&, + @	AND AT
ALUM ANOD	ALUMINUM ANODIZED	DBL DEMO	DOUBLE DEMOLITION	F&I FAB	FURNISH AND INSTALL FABRICATE	HDF	HIGH DENSITY FIBER BOARD	LAM LAV	LAMINATE LAVATORY	NFC NIC	NOT FOR CONSTRUCTION NOT IN CONTRACT	R RAD	QUALITY RADIUS	STRUC SUP	STRUCTURE SUPPLY	UL	UNDERWRITERS LABORATORY
ARCH ASMB	ARCHITECT ASSEMBLY	DEG DIM	DEGREE DIMENSION	FBO FLDR	FURNISH BY OWNER FLOOR DRAIN	HDWR HM	HARDWARE HOLLOW METAL	LBS LF	POUNDS LINEAR FEET	NO NOM	NUMBER NOMINAL	RECT REF	RECTANGULAR REFERENCE	SUSP SYM	SUSPENDED SYMMETRICAL	UON	UNLESS OTHERWISE NOTED
BLDG BLT-IN	BUILDING BUILT-IN	DN DISP	DOWN DISPENSER	FLR FLUOR	FLOOR FLUORESCENT	HR HT	HORIZONTAL HOUR	LN LT	LINEAR LIGHT	NTS	NOT TO SCALE	REIN REQD	REINFORCED REQUIRED	SYST	SYSTEM	UPH	UPHOLSTERY
BTW B/W	BETWEEN BETWEEN	DR DSPT	DOOR DOWNSPOUT	FIN FLR	FINISH(ED) FLOOR	HVAC	HEATING, VENTILATION & AIR CONDITIONING	MACH MAS	MACHINE MASONRY	OC OD	ON CENTER OUTSIDE DIAMETER	REV RF	REVISION ROOF	VNL VERT	VINYL VERTICAL	W	WIDTH
CAB CEM	CABINET CEMENT	EA EC	EACH ELECTRICAL CONTRACTOR	FO FT	FACE OF FOOT/FEET	HW HWH	HOT WATER HOT WATER HEATER	MC MDF	MECHANICAL CONTRACTOR	OPNG OPP	OPENING OPPOSITE	RM RO	ROOM ROUGH OPENING	VEST VIF	VESTIBULE VERIFY IN FIELD	W/ W/	WITH WITH
CIP CL	CAST IN PLACE CENTER LINE	EL ELEC	ELEVATION ELECTRICAL	FTG	FOOTING	GA GALV	GAUGE GALVANIZED	MECH MEMB	MECHANICAL MEMBRANE	PLAS	PROPERTY LINE PLASTIC	SAN SECT	SANITARY SECTION				
CLG CLO	CEILING CLOSET	ELEV	ELEVATOR			INSUL	INSULATION	MFTD	MANUFACTURED								
CMU	CONCRETE MASONRY UNIT																

POWER & DATA KEY

SYMBOL	DESCRIPTION
	DUPLEX
	DUPLEX - SPECIFIC MOUNTING HT.
	DUPLEX - GFCI
	DUPLEX - WATERPROOF
	DUPLEX - SWITCHED
	DENOTES EXISTING
	QUADPLEX
	DUPLEX IN FLOOR / COUNTER
	DUPLEX IN CEILING
	SWITCH
	DIMMER SWITCH
	THREE-WAY SWITCH
	THREE-WAY DIMMER SWITCH
	JAMB SWITCH
	SWITCH WITH OCC. SENSOR
	TELEPHONE
	DATA
	TELEPHONE & DATA
	TELEVISION
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SPEAKER LOCATION
	SPEAKER INPUT
	CAMERA

MECHANICAL KEY

SYMBOL	DESCRIPTION
	EXHAUST FAN
	FLOOR/CLNG SUPPLY REGISTER
	FLOOR/CLNG RETURN GRILLE
	WALL/HORIZ. SUPPLY REGISTER
	WALL/HORIZ. RETURN REGISTER
	CEILING GRID SUPPLY REGISTER
	CEILING GRID RETURN GRILLE
	ROUND SUPPLY REGISTER

LIGHTING KEY

SYMBOL	DESCRIPTION
	RECESSED FIXTURE
	WALL MOUNTED SCONCE
	PENDANT FIXTURE
	FLUSH MOUNT FIXTURE
	LED STRIP LIGHT
	TRACK LIGHT
	LINEAR LENSED FIXTURE
	TROFFER FIXTURE
	MOTION SENSOR FLOOD LIGHT
	EXTERIOR FLOOD LIGHT
	DENOTES WET-RATED FIXTURE
	DENOTES EXISTING FIXTURES
	CEILING FAN
	REC. LIGHT VENT FAN COMBO

LIFE SAFETY KEY

SYMBOL	DESCRIPTION
	EXIT SIGN W/ ONE LIGHT
	EXIT SIGN W/ DIR. ARROW
	EXIT SIGN W/ TWO LIGHTS
	EXIT SIGN W/ EMERGENCY LTG
	EMERGENCY LIGHTING
	PORTABLE FIRE EXTINGUISHER

PLUMBING KEY

SYMBOL	DESCRIPTION
	COLD WATER
	HOT WATER
	DRAIN
	VENT
	FLOOR DRAIN
	ROOF DRAIN

GENERAL NOTES

- CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, INCIDENTALS, AND ANY OTHER ITEMS REQUIRED FOR THE COMPLETION OF THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND LAWS, AND ANY OTHER APPLICABLE REGULATIONS INCLUDING FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
- NOTIFY ARCHITECT FOR CLARIFICATION IN CASE OF ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. AN ADDENDUM TO THE CONTRACT DOCUMENTS WILL BE PROVIDED AS NECESSARY.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE JOB SITE BEFORE COMMENCING ANY WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- DIMENSIONING RULES:
 - DIMENSIONS ARE TAKEN FROM FACE OF FINISHED SURFACE TO FACE OF FINISHES SURFACE, UNLESS OTHERWISE NOTED.
 - DIMENSIONS MARKED "VERIFY", "VERIFY IN FIELD" OR "VIF" SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCUSSED WITH THE ARCHITECT IF DISCREPANCIES ARISE.
 - DIMENSIONS MARKED "CLEAR" OR "CLR" OR "HOLD" MUST BE PRECISELY MAINTAINED.
 - DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL BY ARCHITECT UNLESS MARKED "+/-".
 - DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT FOR CLARIFICATION IF WRITTEN DIMENSION IS NOT SHOWN IN DRAWINGS.
- CONTRACTOR SHALL LAY OUT THEIR OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES.
- ABBREVIATIONS ON THE DRAWINGS ARE AS NOTED IN THE KEY. NOTIFY ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.
- MAINTAIN A FREE AND SAFE PASSAGE TO AND FROM CONSTRUCTION AREA AND ADJACENT BUILDING AREAS AT ALL TIME. REQUIRED EXITS SHOULD NOT BE BLOCKED AT ANY TIME.
- SUBMIT SHOP DRAWINGS, MOCK-UPS, SAMPLES, AND OTHER REQUIRED SUBMITTALS IN A TIMELY FASHION AND ALLOW ARCHITECT SUFFICIENT TIME, MINIMUM OF (5) WORKING DAYS, FOR REVIEW PRIOR TO FABRICATION OR ORDER PLACEMENT.

DEMOLITION NOTES

- DEMOLITION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
- ALL EXISTING WALLS, GLAZING, AND OTHER WORK TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE PROVIDE BRACING OR SHORING AS REQUIRED TO SUPPORT THE STRUCTURE DURING DEMOLITION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REQUIRED REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER. REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- COORDINATE DEMOLITION REQUIRED TO PERFORM NEW WORK WITH CONTRACT DOCUMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- REMOVE ABANDONED HVAC EQUIPMENT, DUCTWORK, ELECTRICAL, AND PLUMBING BACK TO THEIR PRIMARY SOURCE OR AS DIRECTED. DISCONNECT, CAP, AND IDENTIFY ALL UTILITIES IN AREAS OF DEMOLITION. MAINTAIN UTILITIES TO ALL OCCUPIED AREAS OF THE BUILDING AND COORDINATE TEMPORARY DISRUPTION WITH OWNER AND ANY OTHER AFFECTED PARTIES.
- CAREFULLY REMOVE, PROTECT, AND STORE FOR REINSTALLATION OR SALVAGE ALL: LIGHT FIXTURES, PLUMBING FIXTURES, DOORS, FIRE SAFETY & EMERGENCY FIXTURES.
- PROVIDE ENCLOSURE AND PROTECTION AS REQUIRED TO CONTAIN SPREAD OF ALL DUST, FUMES, ETC. PRODUCED DURING DEMOLITION AND CONSTRUCTION.
- REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OR CONSTRUCTION. IN OCCUPIED AREAS, CLEAN AND DISPOSE OF MATERIALS DAILY.
- REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE AREAS AND SITE BROOM SWEEP, ORDERLY, AND IN CONDITION ACCEPTABLE FOR CONSTRUCTION.

PLAN NOTES

- LAYOUT PARTITIONS AS NOTED ON DRAWING. CUT AND FIT COMPONENTS OF EXISTING WORK AS REQUIRED TO INSTALL NEW WORK. ALL NEW FINISHES ARE TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION. WHERE NEW GYPSUM BOARD ALIGNS WITH EXISTING PLASTER. ALIGN THE PARTITION STUD TO CREATE FLUSH SURFACE.
- TYPICAL DETAILS ARE KEYED AND NOTED "TYPICAL" AND ARE USUALLY REPRESENTATIVE OF TYPICAL CONDITIONS THROUGHOUT. IN CASE OF QUESTION OR DISCREPANCY, NOTIFY ARCHITECT.
- PROVIDE EXTRA STUD FOR SWITCH OR POWER OUTLETS AS REQUIRED. REINFORCE DOOR AND WINDOW JAMBS WITH EXTRA STUD AS REQUIRED.
- PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- ALL FIRE RATED DOORS AND WINDOWS SHALL BE LABELED AS REQUIRED BY CODE. TEMPERED GLASS TO BE INSTALLED WITH MANUFACTURER'S SEAL IN BOTTOM CORNER.

FINISH NOTES

- FINISHES SHALL BE CONTINUOUS THROUGHOUT UNLESS OTHERWISE NOTED. APPLY FINISHES AND COVERINGS SO SURFACE IS DIVIDED WITH A MINIMUM NUMBER OF SEAMS AND EQUAL WIDTH PANELS, UNLESS OTHERWISE NOTED.
- ALL FINISH MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
- PROVIDE LEVELING COMPOUND AS REQUIRED SO THAT FLOORING TRANSITIONS ARE SMOOTH FROM ONE SURFACE TO THE NEXT. FEATHER TRANSITIONS AT 1" PER 20" MAXIMUM. ALL TRANSITIONS BETWEEN FLOOR FINISHES TO BE LOCATED DIRECTLY UNDER CENTER OF DOOR, UNLESS OTHERWISE NOTED. PROVIDE TRANSITION STRIPS AS REQUIRED, COORDINATE FINISH & LOCATION WITH ARCHITECT.

RCP, MECHANICAL, ELECTRICAL, AND PLUMBING NOTES

- UNLESS OTHERWISE NOTED, ALL MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES SHALL BE LOCATED AS SHOWN IN THE TYPICAL MOUNTING RULES DIAGRAM. ACCESS PANELS SHALL BE PROVIDED AS REQUIRED BY CODE AND PER MANUFACTURER'S INSTRUCTIONS FOR MAINTENANCE AND REPAIRS.
- IF EXISTING LOCATIONS DO NOT CONFLICT WITH CODE OR MAXIMUM/MINIMUM REACH HEIGHTS, RECEPTACLES SHOULD BE MOUNTED TO MATCH THE HEIGHT AND ORIENTATION OF EXISTING RECEPTACLES IN ROOM. SWITCHES TO BE MOUNTED TO MATCH THE HEIGHT OF EXISTING SWITCHES IN ROOM. IF NO REFERENCE EXISTS, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE MOUNTED AT THE HEIGHTS SPECIFIED IN THE TYPICAL MOUNTING RULES DIAGRAM, UNLESS OTHERWISE NOTED.
- SWITCHES, FIXTURES, AND RECEPTACLES SHOWN ADJACENT ON PLAN WITH DIMENSION ONLY TO ONE OF THEM SHOULD BE GANGED IN BANKS. SWITCHES, FIXTURES, AND RECEPTACLES WITH DISSIMILAR MOUNTING HEIGHTS SHOWN ADJACENT ON PLAN SHALL BE STACKED VERTICALLY.
- EXISTING OUTLETS, FIXTURES, AND SWITCHES NOT SHOWN ON PLAN TO REMAIN AND BE REUSED.
- ALL APPLIANCE-SPECIFIC OUTLETS TO BE COORDINATED WITH APPLIANCE SELECTION.
- OUTLETS AND SWITCHES SHOULD NOT BE INSTALLED BACK-TO-BACK WITHOUT SEPARATING STUD OR INSULATION.
- PROVIDE GFCI OUTLETS AND WET-RATED FIXTURES IN ALL WET AREAS, OUTDOOR AREAS, AND ANY OTHER LOCATION REQUIRED BY CODE.
- ALL SWITCH PLATES AND OUTLETS COVERS, ETC., SHOULD BE INSTALLED AFTER PAINTING AND WALL COVERINGS ARE INSTALLED.PROTECTIVE COVERINGS ON ALL FIXTURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. DAMAGED FIXTURES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- PROVIDE EMERGENCY LIGHTING AND EXIT SIGNAGE AS REQUIRED BY CODE.
- COORDINATE LIGHT FIXTURE AND MECHANICAL REGISTER LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. IF ANY CONFLICT OCCURS BETWEEN THE WORK OF SEPARATE TRADES OR BETWEEN DRAWINGS AND EXISTING CONDITIONS, COORDINATE WITH ARCHITECT IN FIELD.
- WHERE ACOUSTICAL TILES ARE REQUIRED TO BE CUT, CUT TO MAINTAIN A SHARP AND NEAT EDGE. INSTALL ALL LIGHTS, REGISTERS, SIGNAGE, AND OTHER FIXTURES AND EQUIPMENT IN THE CENTER OF TILE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ALL CONDUIT SHOULD BE STRAIGHT AND TRUE AND AT RIGHT ANGLES, AND AS EFFICIENT AS POSSIBLE, UNLESS OTHERWISE NOTED.



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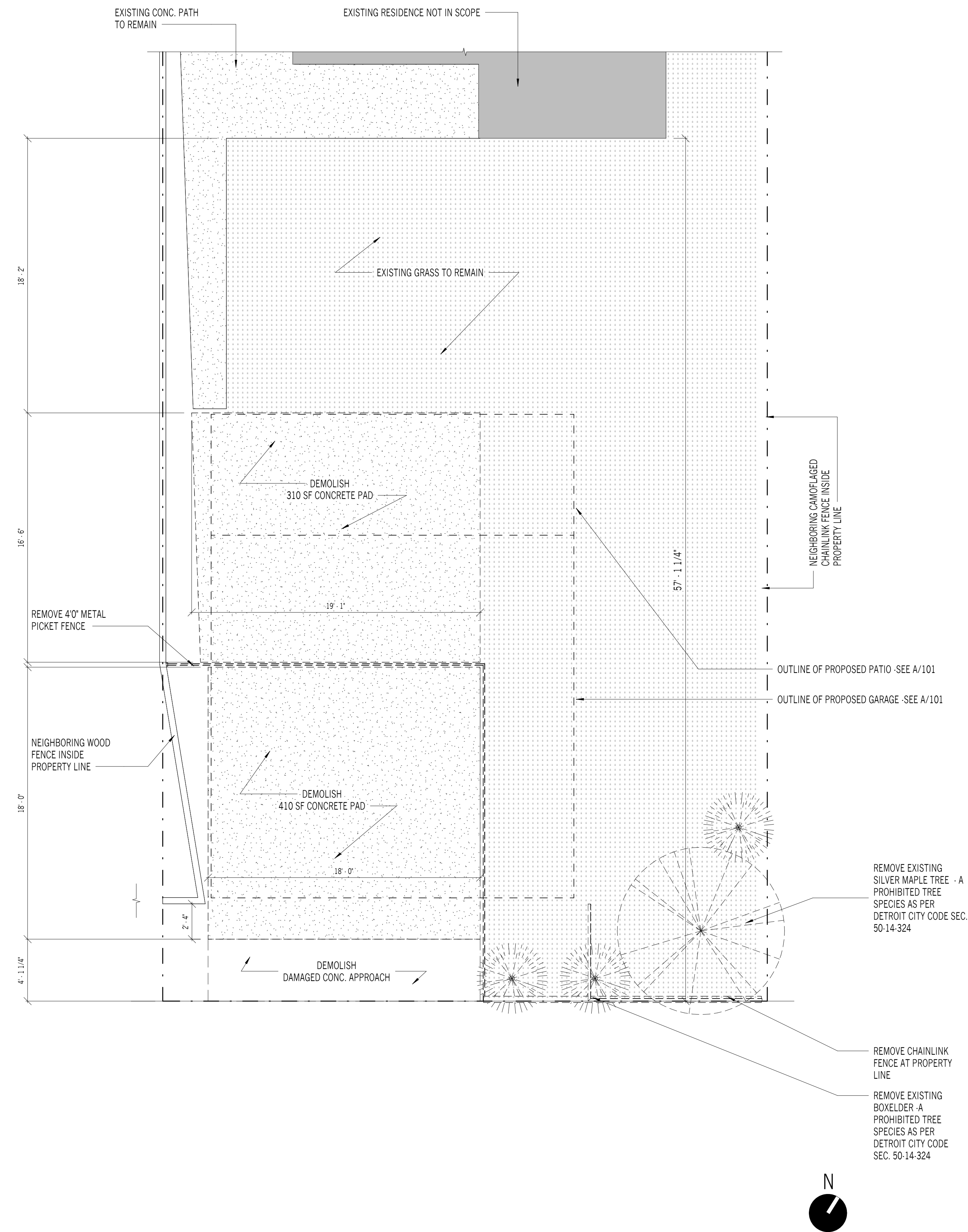
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GENERAL
NOTES

G-000



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



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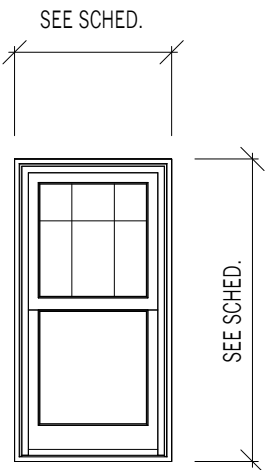
DEMO PLANS

D-100

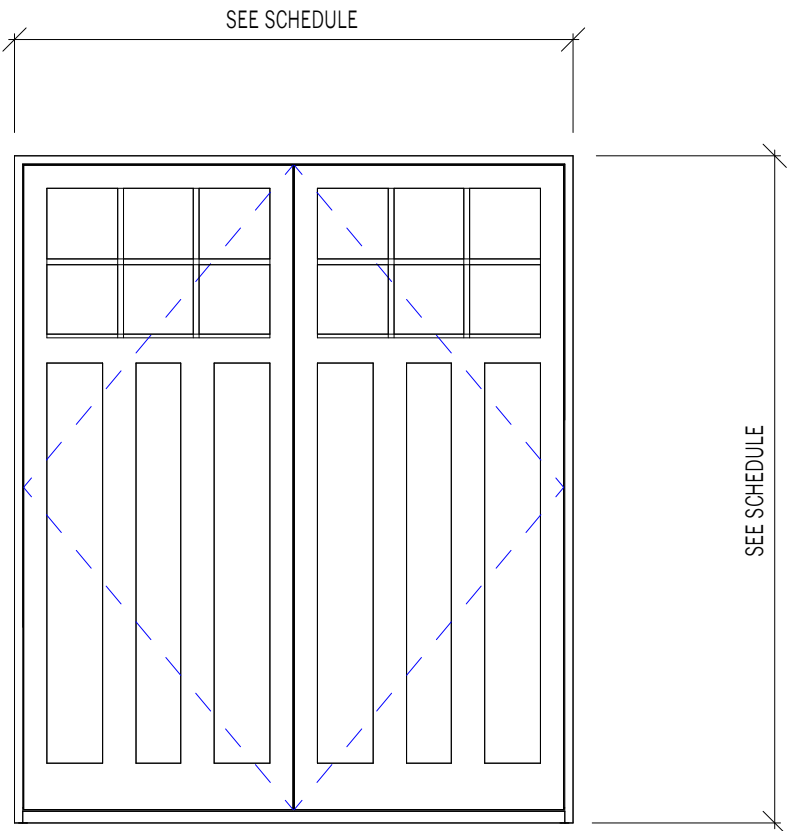
WINDOW SCHEDULE															
#	DESCRIPTION	MANUFACTURER	MODEL		SIZE		TYPE	HARDWARE	FINISH			FIRE RATING	U-VAL	SHGC	NOTES
			NAME	#	W	H			INT.	EXT.	GLAZING				
01	SINGLE HUNG WINDOW	MARVIN	ULTIMATE G2	USHG2 1616	1' - 8 1/4"	3' - 3"	A	BY MFR	PRIMED	STONE WHITE	DBL IGU LOW E W/ ARGON	N/A	0.32	-	

DOOR SCHEDULE															
#	DESCRIPTION	MANUFACTURER	MODEL		SIZE		TYPE	HARDWARE	FINISH			FIRE RATING	U-VAL	SHGC	NOTES
			NAME	#	W	H			INT.	EXT.	GLAZING				
101	DOUBLE ENTRY	TRUSTILE DOORS	3 LITE 3 VERTICAL PANEL	PL343	6' - 0"	7' - 2"	A	BY MFR	PRIMED	PRIMED	CLR	N/A	-	-	
102	CARRIAGE STYLE GARAGE DOOR W/ E3 PANEL & 6 WINDOW SQUARE	OVERHEAD DOOR CO.	CARRIAGE COLLECTION	7540	18' - 0"	8' - 0"	B	BY MFR	WHITE	WHITE	CLR	N/A	-	-	

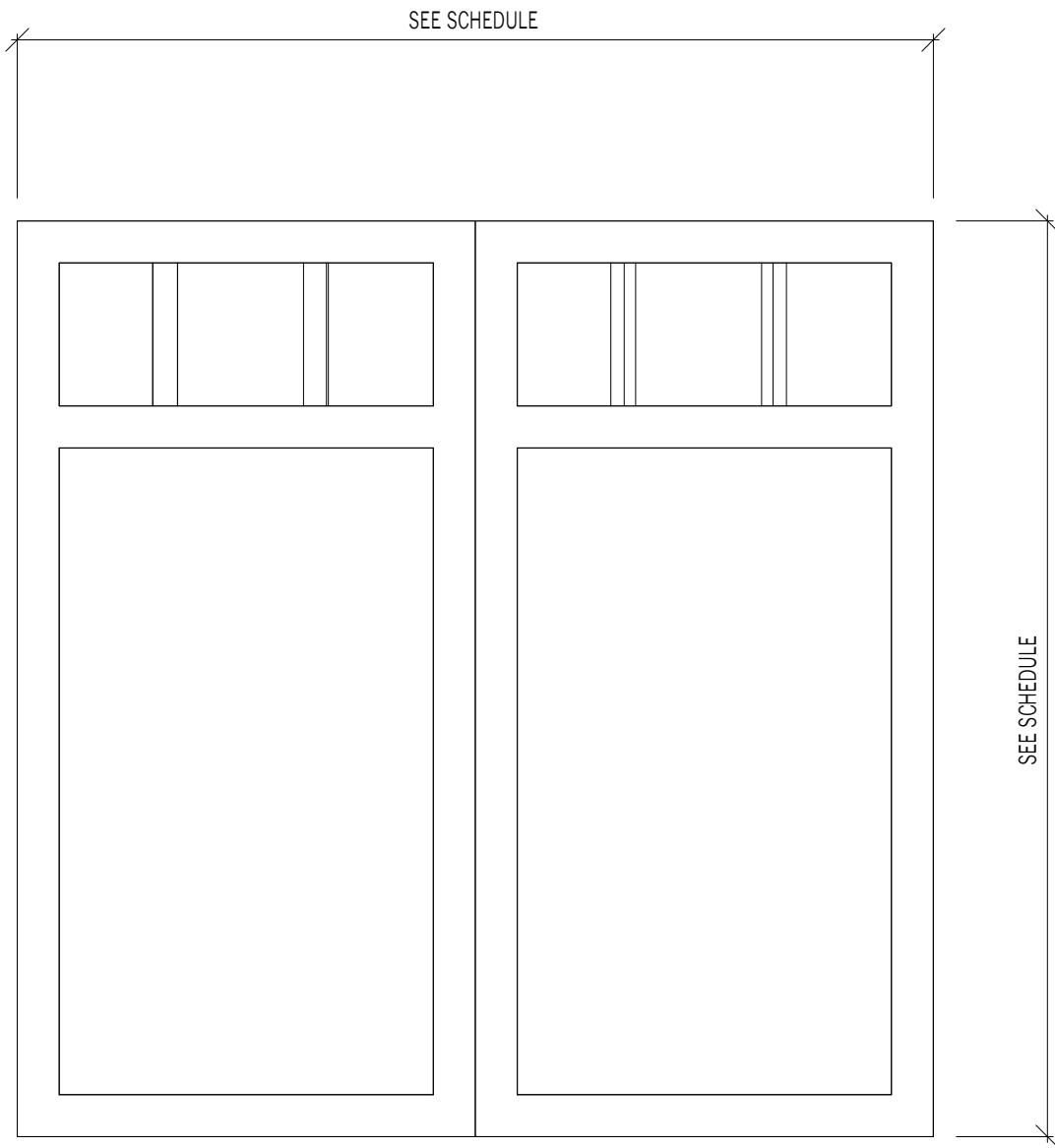
LIGHTING SCHEDULE									
#	DESCRIPTION	MANUFACTURER	MODEL		WET RATED	COLOR	FINISH	INSTALL NOTES	
			NAME	#					
L-1	EXTERIOR WALL SCONCE	BARN LIGHT ELECTRIC CO.	DOMINION	BLE - W -SBD14-100	Yes	-	BLACK		



A SINGLE HUNG WINDOW
SCALE: 1/2" = 1'-0"



A DOUBLE DOOR
SCALE: 1/2" = 1'-0"



B CARRIAGE STYLE GARAGE DOOR
SCALE: 1/2" = 1'-0"



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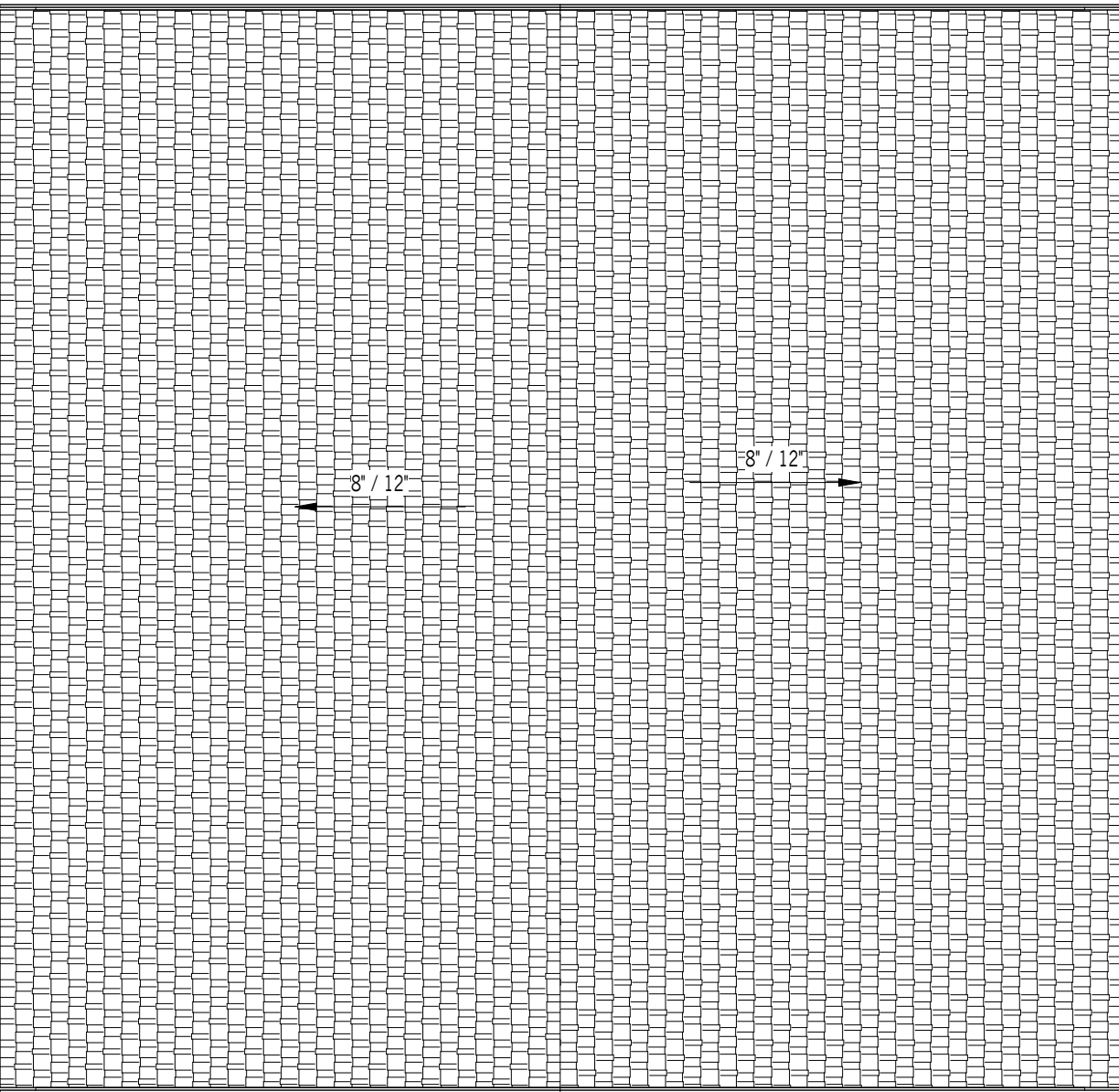
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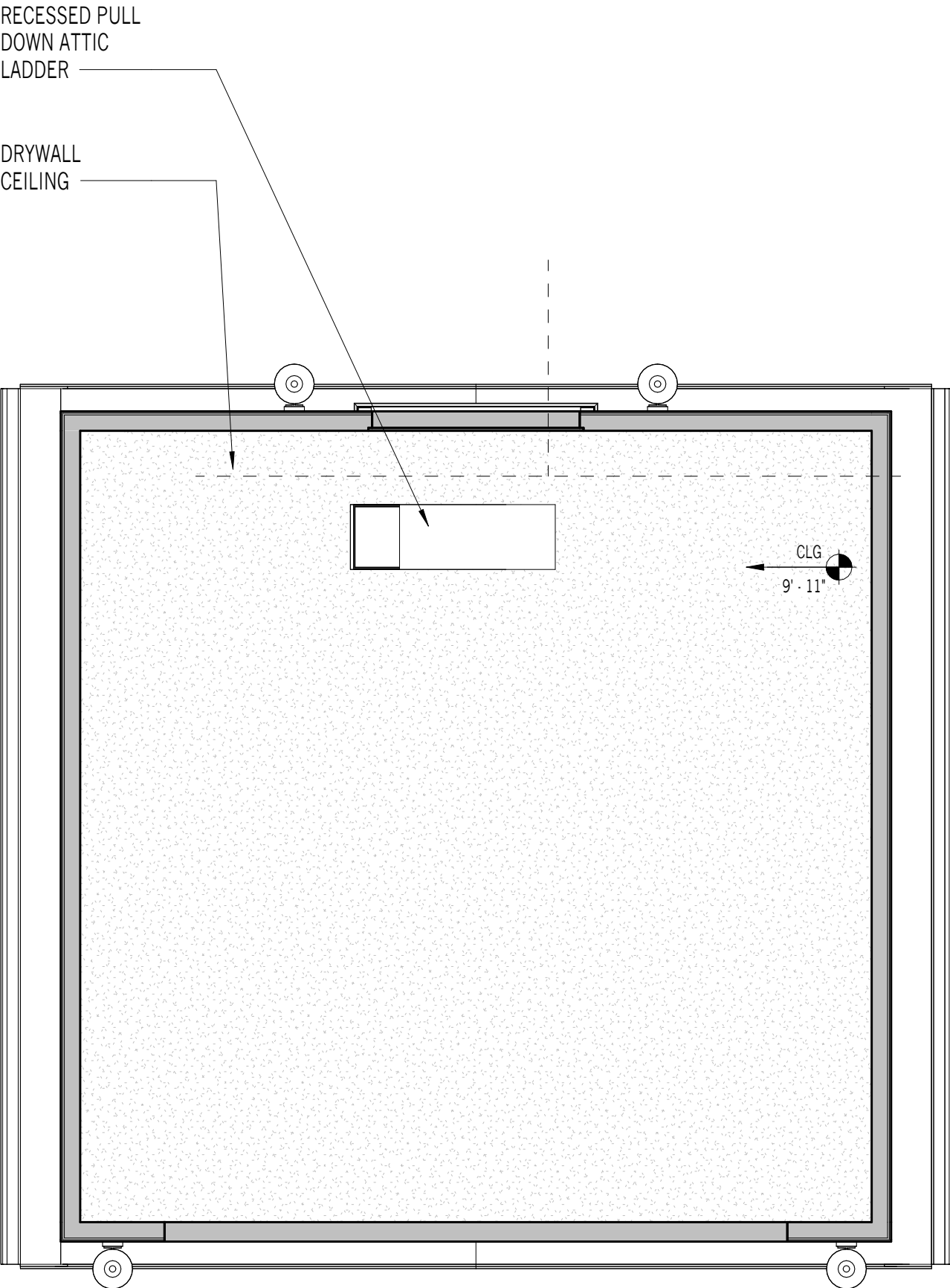
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SCHEDULES

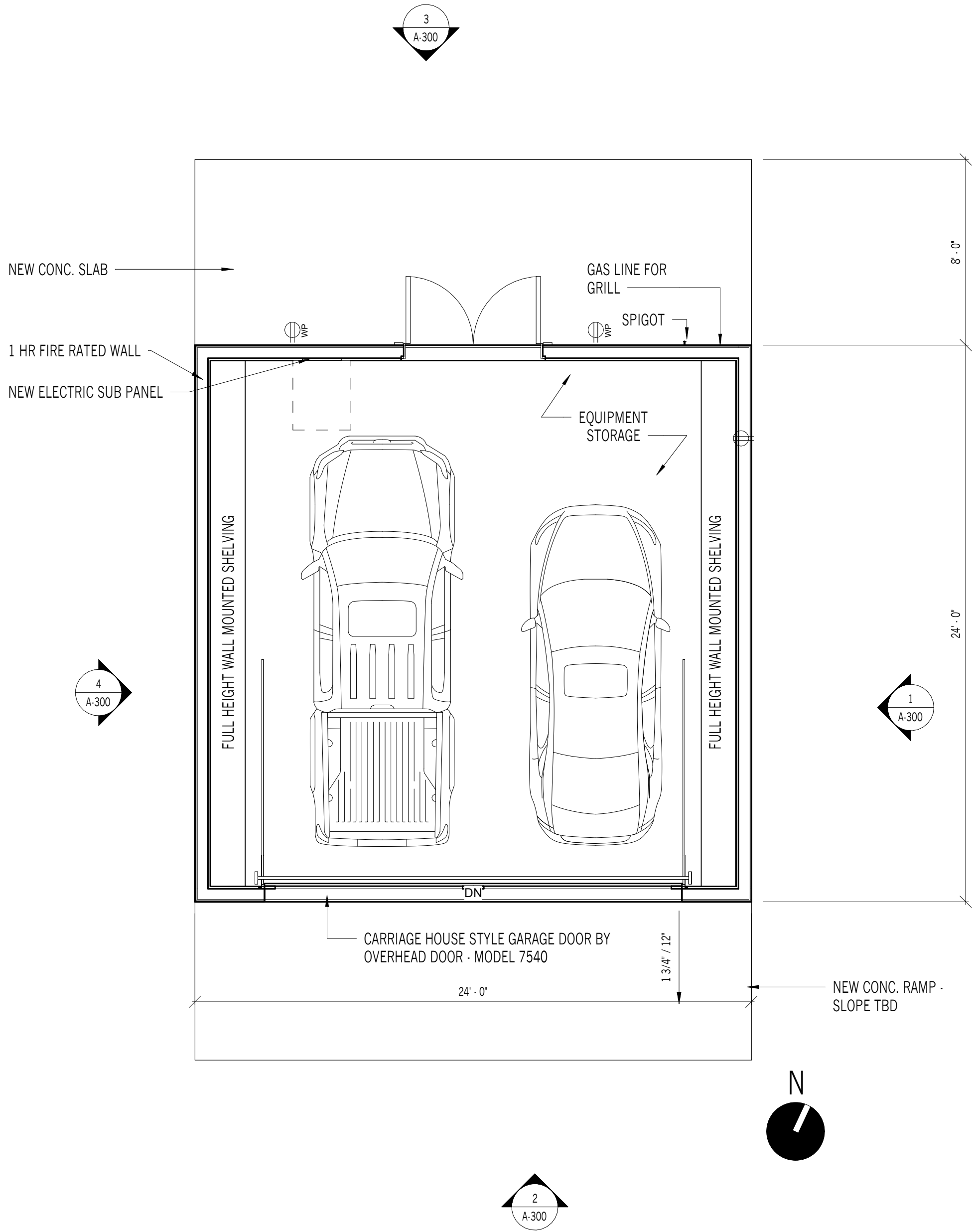
A-001



3 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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PLANS

A-101

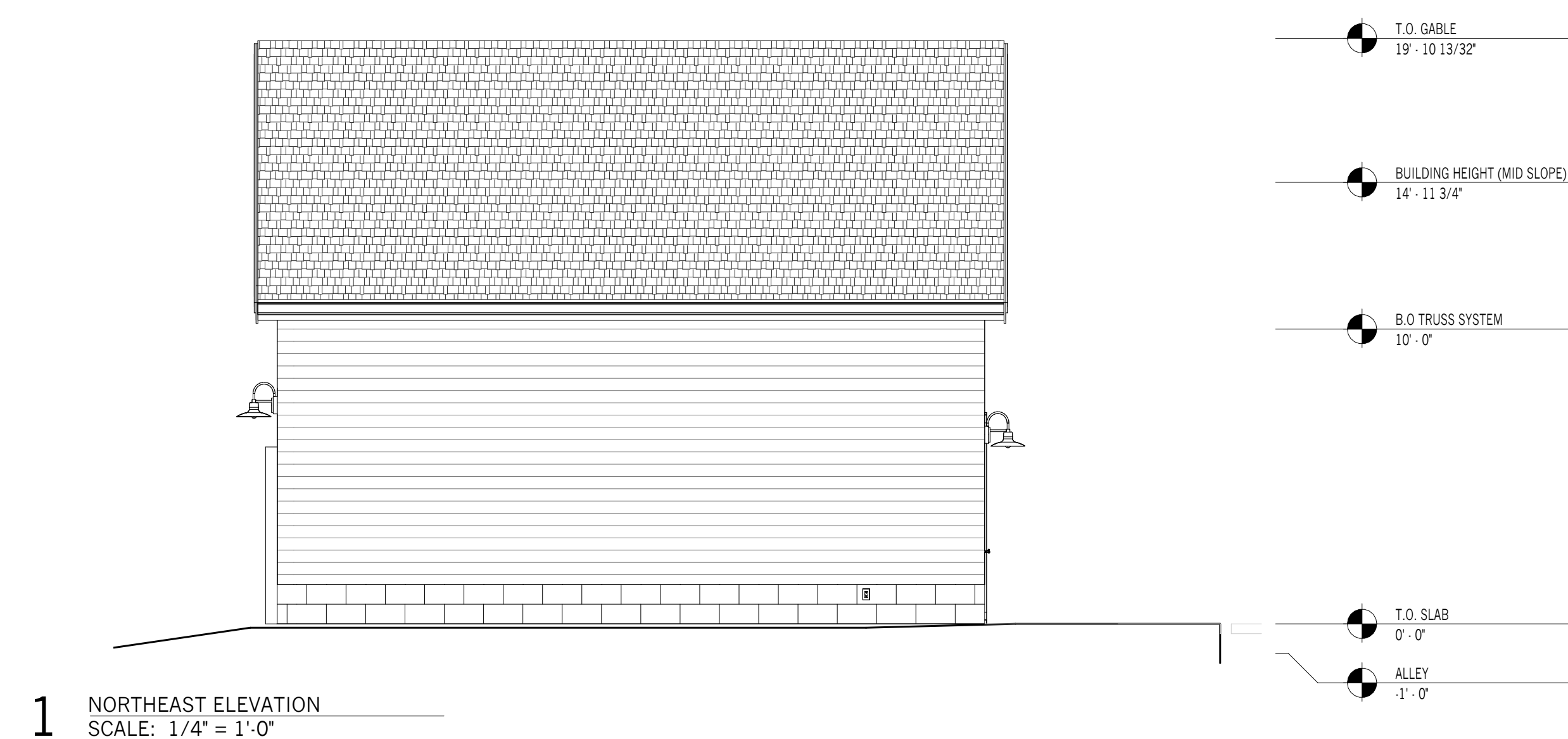
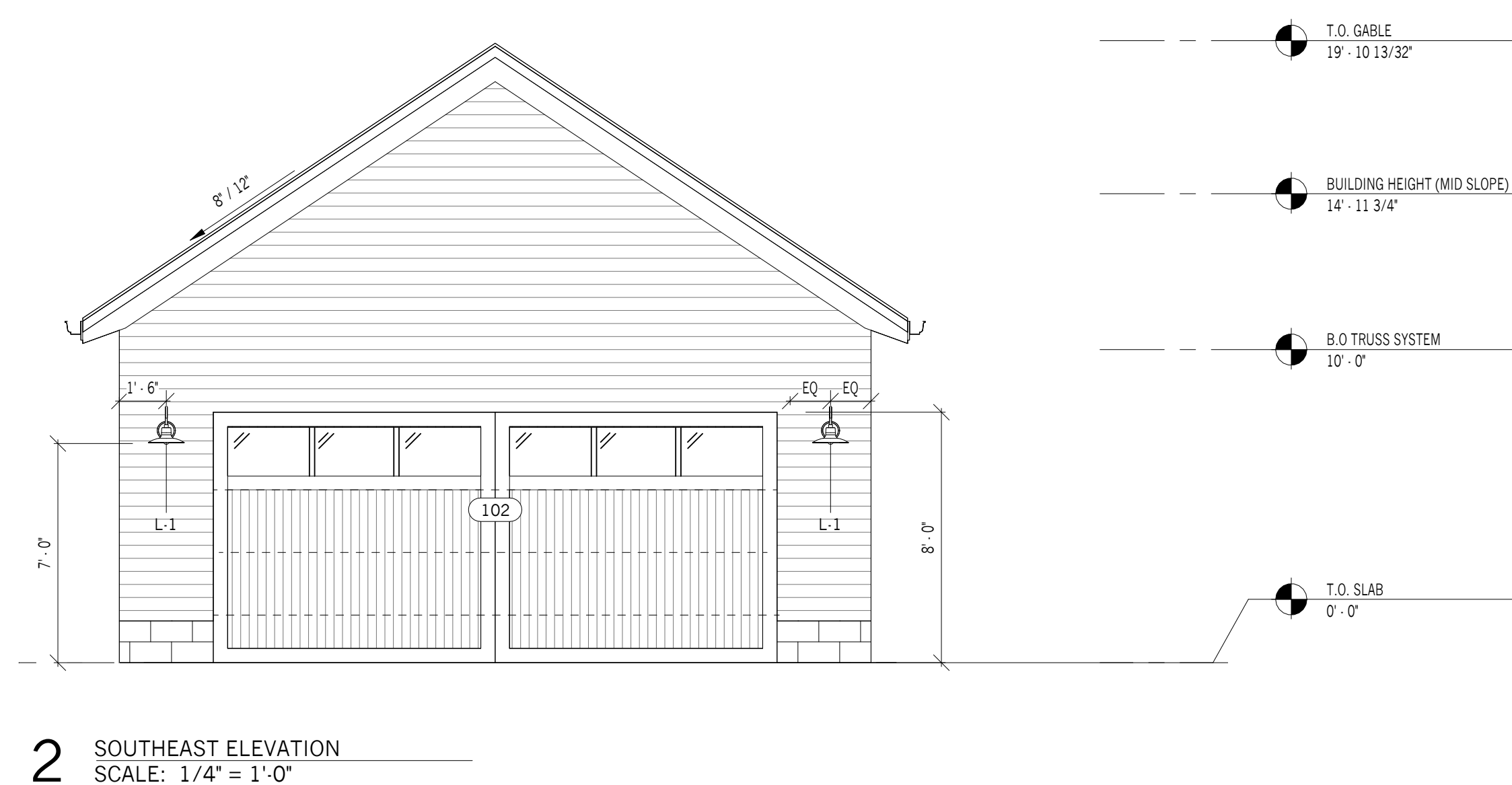
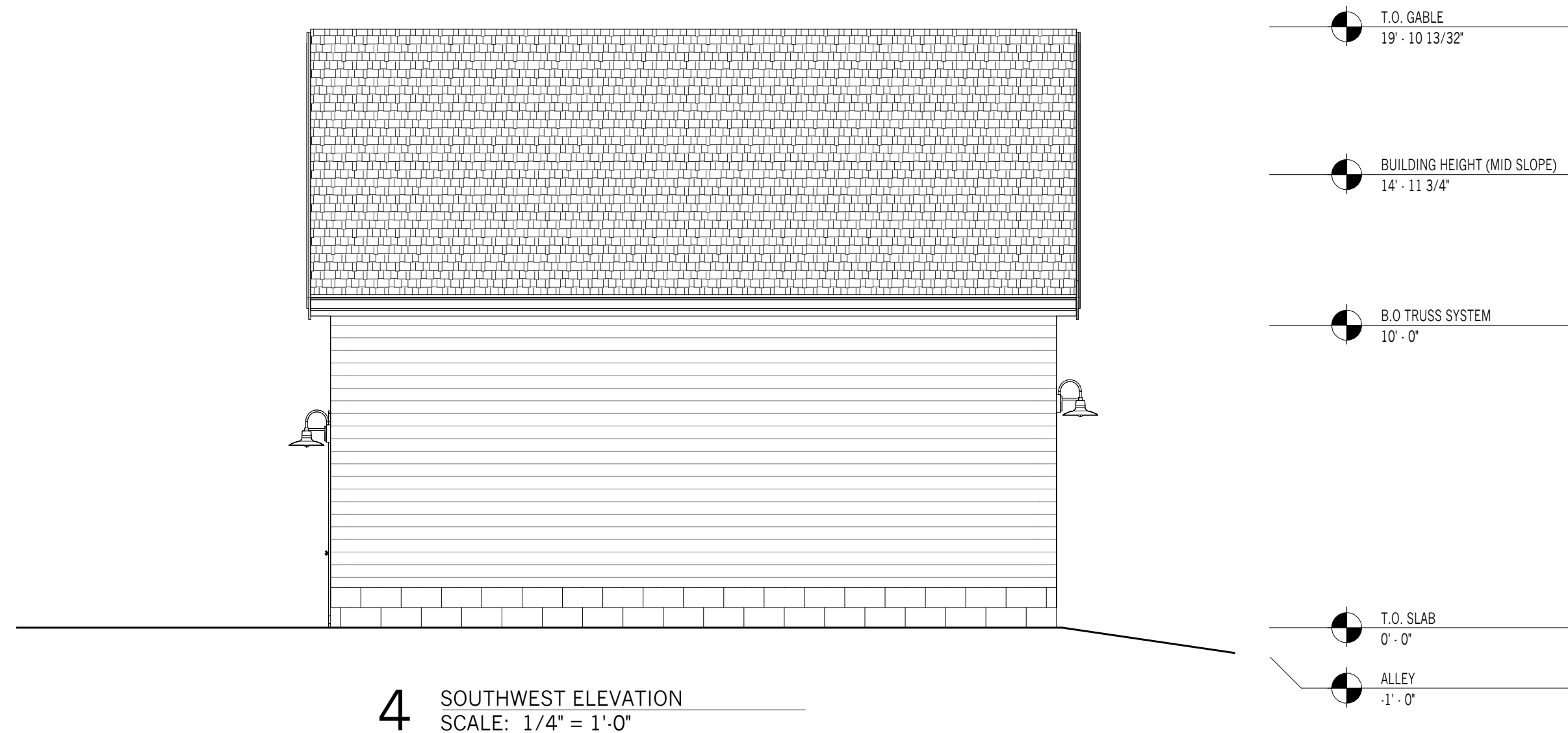


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EXTERIOR
ELEVATIONS

A-300