



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 10/23/2025

Application Number: HDC2025-00655

APPLICANT & PROPERTY INFORMATION

NAME: Blake I. Hattermann		COMPANY NAME: BHattermann Architecture, LLC	
ADDRESS: 2010 Roseland Avenue	CITY: Royal Oak	STATE: MI	ZIP: 48073
PROJECT ADDRESS: 1613 Leverette Street			
HISTORIC DISTRICT: Corktown			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

You will need to still upload the following documents:

1. All architectural drawings related to the proposed carriage house.

To remain on the November docket, please upload these documents as soon as possible or prior to 5PM on Friday, October 24th.

APPLICANT RESPONSE

Response Date: 10/23/2025



Attached are current construction documents, product information and color samples as submitted for previous application to be utilized for this current application.

1. THESE CONTRACT DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT AND DO NOT NECESSARILY DESCRIBE ALL OF THE WORK REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL OBTAIN THE PROJECT, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL PROVIDE ALL WORK INCLUDING, BUT NOT LIMITED TO LABOR, MATERIALS, FABRICATION AS SHOWN OR IMPLIED IN THE CONTRACT DOCUMENTS. ALL WORK SHALL BE IN FULL COMPLIANCE WITH THE REGULATIONS AND RULES OF [EDIT MUNICIPALITY], THE AMERICANS WITH DISABILITIES ACT, AND ANY OTHER APPLICABLE CODES AND STANDARDS.
2. BHATTERMANN ARCHITECTURE, LLC SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY ON THE PROJECT AND DOES NOT HAVE CHARGE OF THE WORK. THE CONTRACTOR SHALL HAVE FULL AND SOLE AUTHORITY FOR ALL SAFETY, HEALTH AND PROGRAM AND COMPLIANCE WITH THE WORK. WHEN BHATTERMANN ARCHITECTURE, LLC IS PRESENT AT THE SITE, WHETHER PARTICIPATING IN MEETINGS OR OBSERVING ANY OF THE WORK, SUCH PRESENCE SHALL ONLY BE FOR THE PURPOSE OF ENDEAVORING TO PROTECT AGAINST ANY DEVIATIONS OR DEFECTS IN THE COMPLETED WORK, AND BHATTERMANN ARCHITECTURE, LLC SHALL HAVE NO AUTHORITY TO TAKE ANY ACTION WHATSOEVER ON THE SITE REGARDING SAFETY PRECAUTIONS OR PROCEDURES.
3. THE TERM OWNER, IN THESE DOCUMENTS SHALL REFERTO BRIAN DUOCFFE AND SARAH GREENWOOD. THE TERMS DESIGN CONSULTANT, ARCHITECT, AND BHA AS USED IN THESE DOCUMENTS SHALL BE USED TO REFERENCE BHATTERMANN ARCHITECTURE, LLC. ALL WORK IN TO CONFORM WITH THE OWNER'S DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AS REQUIRED TO FULFILL THE INTENTION OF THESE DOCUMENTS.
5. ALL WORK SHALL CONFORM THE RECOGNIZED BUILDING STANDARD AND MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE SITE AND KNOWLEDGEABLE OF EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL PROJECT DIMENSIONS AND CONDITIONS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE INSTALLATION. COST OF THE SHOWN WITHOUT EXTRA CHARGES SHALL BE ACCEPTED BY THE OWNER FOR THE WORK THAT MUST BE PERFORMED DUE TO THE CONTRACTORS' NEGLIGENCE TO VERIFY EXISTING CONDITIONS.
7. IF CEILING DIFFUSERS, LIGHT FIXTURES OR OTHER ELEMENTS ON OR ABOVE THE CEILING CANNOT BE LOCATED AS SHOWN ON PLANS OR STRUCTURAL DRAWINGS, THE CONTRACTOR BEFORE ISSUING SO REVISIONS MAY BE MADE AND INCLUDED IN BIDS.
8. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RESCOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS AND CODES, UNLESS NOTED BY THE CONTRACTOR IN THE BID FOR THE PROJECT. ALL WORK SHALL BE COMPLETED WITHOUT LIMITATIONS, EXCLUSIONS OR MODIFICATIONS.
9. AFTER THE JOB IS IN PROGRESS, CONTRACTORS SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH ADDITIONAL COMPENSATION IS EXPECTED WITHOUT WRITTEN "CHANGE ORDERS" AUTHORIZED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION PRIOR TO COMMENCING WORK SHALL INVALIDATE ALL CLAIMS FOR ADDITIONAL COMPENSATION.
10. THE CONTRACTOR OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSURANCE REQUIRED. GIVE ALL NECESSARY NOTICES, PAY ALL FEES REQUIRED BY LAW, AND COMPLY ALL LAWS. OBTAINING AND MAINTAINING SOUND BUSINESS PRACTICE, THE PROJECT ANY EXPENDITURES INCURRED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THE ESTIMATE FOR THE PROJECT.
11. TIME IS IF THE ESSENCE AND THE CONTRACTOR SHALL KEEP SUFFICIENT PERSONNEL ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP. THE CONTRACTOR SHALL CONFIRM THAT ALL ITEMS WILL BE ORDERED, FABRICATED AND INSTALLED PRIOR THE AGREED COMPLETION DATE. EXCEPTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION OF THE OWNER PRIOR TO PLACEMENT OF ORDER.
12. THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED BHATTERMANN ARCHITECTURE SHALL DETERMINE SUITABILITY BASED UPON INFORMATION SUPPLIED BY THE CONTRACTOR.
13. ALL MATERIALS SHALL BE NEW, UNLESS, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
14. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE PLANS.
15. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SPECIFIED. WHERE THE DESIGN OF THE MATERIALS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY BHATTERMANN ARCHITECTURE BEFORE PROCEEDING WITH CONSTRUCTION AND/OR FABRICATION.
16. CONTRACTOR WILL COOPERATE WITH, AND COORDINATE WORK OF THE TELEPHONE COMPANY AND OR OTHER DATA OR COMMUNICATIONS COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIR AND PATCHING WORK AT COMPLETION OF THEIR WORK.
17. ALL WORK SHALL BE ERCTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
18. ALL NEW WALLS ARE TO ALIGN AND BE LEVEL WITH EXISTING ADJACENT WALLS AND CONDITIONS UNLESS OTHERWISE INDICATED.
19. WHERE NEW WORK CONNECTS WITH EXISTING, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, FITTING AND PATCHING USING IDENTICAL MATERIALS AND WITH NO DISCERNABLE CHANGE IN PLANES. HE SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS TO THE PROJECT, WHETHER NOT SHOWN OR SPECIFIED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED CUTTING OR PATCHING OF CONCRETE SLABS.
20. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL BRACING OF WALLS RECEIVING WOODWORK, SHELVING, ETC. GENERAL CONTRACTOR TO COORDINATE THE LOCATION OF SAID BRACING WITH WOODWORK CONTRACTOR.
21. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO INSURE PUBLIC SAFETY. PRIOR TO THE ERECTION OF TEMPORARY BARRICADES, OBTAIN WRITTEN APPROVAL FROM THE OWNER. ALLOW FREE ACCESS TO AND FROM OCCUPIED PORTIONS OF THE BUILDING. PROTECT EXISTING CURBS, WALKS, DRIVEWAYS, DRIVEWAYS AND DRIVEWAYS AND ADEQUATELY ISOLATE NOISY, DIRTY OR DUSTY OPERATIONS. CONTRACTOR SHALL PROVIDE PLYWOOD PROTECTION ON CORRIDOR FLOOR COVERINGS AS DIRECTED BY OWNER WHEN REMOVING DEBRIS AND SHALL MAINTAIN SAME IN A SAFE AND CLEAN CONDITION. COVER VENTILATION BARRICADES AND OTHER EQUIPMENT SHALL BE PROMPTLY REMOVED UPON COMPLETION OF THE WORK.
22. DO NOT REMOVE ANY EXISTING STRUCTURAL MEMBER, FLOOR OR ROOF FRAMING OR ANY STRUCTURAL SUPPORTS WITHOUT WRITTEN APPROVAL OF OWNER, UNLESS INDICATED ON THE CONTRACT DOCUMENTS. PROVIDE TEMPORARY SUPPORT AT AREAS OF STRUCTURAL REMOVAL.
23. THE CONTRACTOR SHALL EXERCISE ALL DUE CARE AND BE RESPONSIBLE FOR AN DAMAGE TO EXISTING CONDITIONS AND PROVIDE PROTECTION DEVICES TO MAINTAIN SAME.

24. DO NOT CLOSE, OBSTRUCT, OR STORE MATERIALS IN WALKWAYS, PASSAGEWAYS, STAIRS OR OTHER MEANS OF EGRESS
25. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES OF COMPLIANCE FOR EACH ROOM.
26. GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER'S PORTION OF WORK, IF ANY.
27. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.
28. GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT TO BHATTACHARYA ARCHITECTURE AND THE OWNER A PROJECT CONSTRUCTION SCHEDULE AND SUBMITTAL LOG UPON AWARD OF CONTRACT.
29. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS, FINISH, SPECIALTY ITEMS AND CUT SHEETS FOR APPROVAL TO BHATTACHARYA ARCHITECTURE PRIOR TO THE COMMENCEMENT OF WORK AND/OR FABRICATION. SUBMITTAL SHALL INCLUDE TWO (2) REVISIONABLE DRAWINGS AND TWO (2) BLUE LINE PRINTS OF ALL SHOP DRAWINGS, AND THREE (3) EXAMPLES OF THE FINISH AND/OR SPECIALTY ITEMS AND CUT SHEETS. WHERE CALCULATION SHEETS ARE REQUIRED BY THE OWNER, SAIL SHEETS SHALL ACCOMPANY SHOP DRAWINGS.
30. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND WILL COORDINATE WITH THE OWNER FOR: A. THE ACQUISITION AND LOCATION OF SUFFICIENT SIZED CONTAINERS TO HOLD RUBBISH AND DEBRIS SO AS TO NOT INTERFERE WITH THE PROPERTY TO THE BUILDING, PROPERTY OR SURROUNDING ACCESSORY; B. SCHEDULING FOR DELIVERY OF CONSTRUCTION AND RELATED MATERIALS TO THE JOB SITE.
31. THE GENERAL CONTRACTOR SHALL PROVIDE ONE COPY OF MAINTENANCE INSTRUCTIONS AND WARRANTIES FOR EACH AND EVERY PRODUCT INSTALLED BY THEMSELVES OR ANY SUBCONTRACTOR TO OWNER PRIOR TO FINAL PAYMENT.
32. PART OR ALL MECHANICAL WORK, ELECTRICAL WORK, PLUMBING WORK AND MILLWORK MAY BE CONTRACTED WITH THE OWNER'S DESIGNATED MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR, PLUMBING CONTRACTOR AND MILLWORK CONTRACTOR.
33. ALL DOORS USED IN CONNECTION WITH WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE FROM THE SIDE WHICH EGRESS IS MADE.
34. WALL COVERING SHALL HAVE A CLASS A FLAME SPREAD RATING. INTERIOR TRIM (LESS THAN 10% OF THE WALL AREA) SHALL NOT EXCEED CLASS C FLAME SPREAD RATING.
35. FLOOR COVERING SHALL COMPLY WITH DOC FF-1-10 "PILL TEST"
36. CEILING FINISHES SHALL NOT EXCEED CLASS 2 FLAME SPREAD RATING (2875).
37. THE GENERAL CONDITIONS SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

1. NEW INTERIOR PARTITIONS TO BE WOOD STUD CONSTRUCTION WITH 1/2" GYPSUM BOARD ON EACH SIDE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING, AND OTHER MEANS REQUIRED TO PROTECT THE SAFETY, INTEGRITY AND STABILITY OF ALL CONSTRUCTION.
3. PROVIDE BLOCKING IN ALL WALLS FOR WALL MOUNTED ITEMS.
4. ALL DOORS IN DOORS AND WITHIN 24" OF DOOR SWING TO BE TEMPERED (I.E. SIGHTLIGHTS, GLASS WINDOWS, ETC.)
5. CONTRACTOR TO PATCH AND REPAIR WALLS AND FLOORS AS NECESSARY IN AREAS OF CONSTRUCTION. PREPARE WALLS TO RECEIVE FINISHES. COORDINATE FINISH WITH OWNER AND PROVIDE APPROPRIATE SUBSTRATE PER MANUFACTURER'S RECOMMENDATIONS

1. ELECTRICAL SERVICE IS EXISTING AND SHALL REMAIN IN PLACE.
2. ELECTRICAL WORK TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR.
3. ALL SITES SHOWN ARE CONVENIENCE OUTLETS AND ARE ASSUMED 8 PER 20 AMP CIRCUIT UNLESS OTHERWISE NOTED. IF NEW ELECTRICAL/LOW VOLTAGE LINES ARE SHOWN WHERE THERE ARE EXISTING ELECTRICAL/LOW VOLTAGE LINES, UTILIZE THE EXISTING LINES.
4. CONTRACTOR TO REMOVE ALL UNUSED WIRES OR CABLING IN WALLS, CEILINGS, FLOORS, ETC. IN CIRCUITS AND OR WALLS THAT ARE TO DEMOLISHED IN AREAS OF CONSTRUCTION.
5. CONTRACTOR TO REVIEW ELECTRICAL REQUIREMENTS FOR EACH ROOM WITH OWNER. REWORK ELECTRICAL SO CIRCUITRY AND/OR SWITCHING ONLY CONTROLS ELECTRICAL IN IMMEDIATE DEMISED AREA. OUTLETS WHICH FALL INTO A NON DEMISED AREA ARE TO BE RECONNECTED TO ELECTRICAL WORK IN THAT DEMISED AREA.

1. ALL MECHANICAL WORK IS TO BE PERFORMED BY CERTIFIED MECHANICAL CONTRACTORS ONLY. CONTRACTOR TO ENSURE EXISTING HVAC IN PROPOSED SPACE IS ADEQUATE.
2. SUPPLY AND RETURN DUCTS TO REMAIN IN CURRENT LOCATION UNLESS DISRUPTED BY NEW WORK. PROVIDE NEW SUPPLY & RETURN DUCTS IN REMODELED AREA AS REQUIRED.
3. COORDINATE THERMOSTAT LOCATIONS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

SHEET INDEX					
LEGEND			ISSUE / DATE		
☐	NOT ISSUED		00.00.25		
☐	PREVIOUS ISSUED		09.25.25		
☒	CURRENT ISSUE				
☒	FOR REFERENCE ONLY				
SHEET TITLE			REVIEW	BIDS / PERMITS	
TS1	TITLE SHEET + PROJECT INFORMATION		☒	☒	
AS 1.1	SITEPLAN		☒	☒	
A1.0	FOUNDATION PLAN		☒	☒	
A1.1	FLOOR PLANS + REFLECTED CEILING PLANS		☒	☒	
A1.2	SECOND FLOOR AND ROOF FRAMING PLANS		☒	☒	
A2.1	ROOF PLAN		☒	☒	
A3.1	EXTERIOR ELEVATIONS		☒	☒	
A4.1	BUILDING SECTIONS AND DETAILS		☒	☒	
A5.1	SCHEDULES + DETAILS + INTERIOR ELEVATIONS		☒	☒	



@	AT	CORR	CORRIDOR
ACoust	ACOUSTIC	CPT	CARPET
ADJ	ACOUSTICAL CEILING TILE	CT	CERAMIC TILE
ACT	ADJACENT	DA	DIAMETER
AFf	ABOVE FINISHED FLOOR	DN	DOWN
AL		D.U.	DWELLING UNIT
UM	ALUMINUM	DWG	DRAWINGS
ANOD	ANODIZED	EA	EACH
BD	BOARD	ELEC	ELECTRICAL
BLDG	BUILDING	ELEV	ELEVATION
BLKNG	BLK	EQ	EQUAL
	BLOCKING	EW	EACH WAY
BRK	BRICK	EXIST	EXISTING
BTM	BOTTOM	EXP	EXPANSION
CEN	CENTER	EXT	EXTERIOR
CG	CORNER GUARD	FD	FLOOR DRAIN
CJ	COROL JOINT	FN	FOUNDATION
CLG		FRP	FIBER REINFORCED PANEL
CL	CENTER LINE	FIN	FINISHED
CMU	CONCRETE MASONRY UNIT	FLR	FLOOR
CO	CLEAN OUT	FTG	FOOTING
COL	COLUMN	GA	GAUGE
COMP	COMPOSITE	GALV	GALVANIZED
CONC	CONCRETE	GD	GARBAGE DISPOSAL
CONST	CONSTRUCTION	GL	GLAZING
CONT	CONTINUOUS	GYP	GYPSUM

HM	HOLLOW METAL
HORIZ	HORIZONTAL
HEIGHT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INT	JOINT
L	LIGHT
LAV	LAVATORY
LV	LONG LEGS OUTSTANDING
LX	LONG LEGS VERTICAL
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
M	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
NIC	NETAL
NO	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPEN	OPENING
OPP	OPPOSITE
PL	PLATE

P LAM	PLASTIC LAMINATE
PREFAB	PRE-FABRICATED
PROJ	PROJECT; PROJECTION
PSF	PUR SQUARE FOOT
PT	PAINT; POINT
PTD	PAINTED
R	RADIUS
RAG	RETURN AIR GRILL
RB	RESILIENT BASE
RC	RAIN CONDUCTOR
RCF	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RF	RESILIENT FLOORING
REINF	REINFORCED; REINFORCING
REQ'D	REQUIRED
RM	ROOM
RMR	ROUT AND RETURN
RS	ROOF SUMP
SAN	SANITARY
SCHD	SCHEDULED
SCWO	SOLID CORE WOOD
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFIED; SPECIFICATION
SS	SERVICE SINK; STAINLESS S
STL	STEEL

STD	STANDARD
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURAL
SUP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
TERR	TERRAZZO
T&G	TONGUE AND GROOVE
THK	THICK
THRES	THRESHOLD
TOS	TOP OF STEEL
Typ	TYPICAL
UC	UNDER COUNTER
UNO	UNLESS NOTED OTHERWISE
VBL	VINYL WALL BASE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WB	WALL BASE
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WT	WEIGHT
WWF	WELDED WIRE FABRIC

BHATTERMANN ARCHITECTURE
2010 ROSELAND AVENUE
ROYAL OAK, MICHIGAN 48073
(248) 756-6162

BUILDING SAFETY ENGINEERING AND
ENVIRONMENT DEPARTMENT
201 WOODWARD AVENUE
SUITE 401
DETROIT, MI 48216
PHONE NO. 313-224-2733

BRIAN DUCFFE + SARAH GREWOOD
1613 LEVERETTE ST
DETROIT, MI
48216
PHONE NO.

2021 MICHIGAN RESIDENTIAL CODE
2021MICHIGAN MECHANICAL CODE
2021 MICHIGAN PLUMBING CODE
2021 NATIONAL ELECTRIC CODE
(INCLUDING PART 8 RULES)

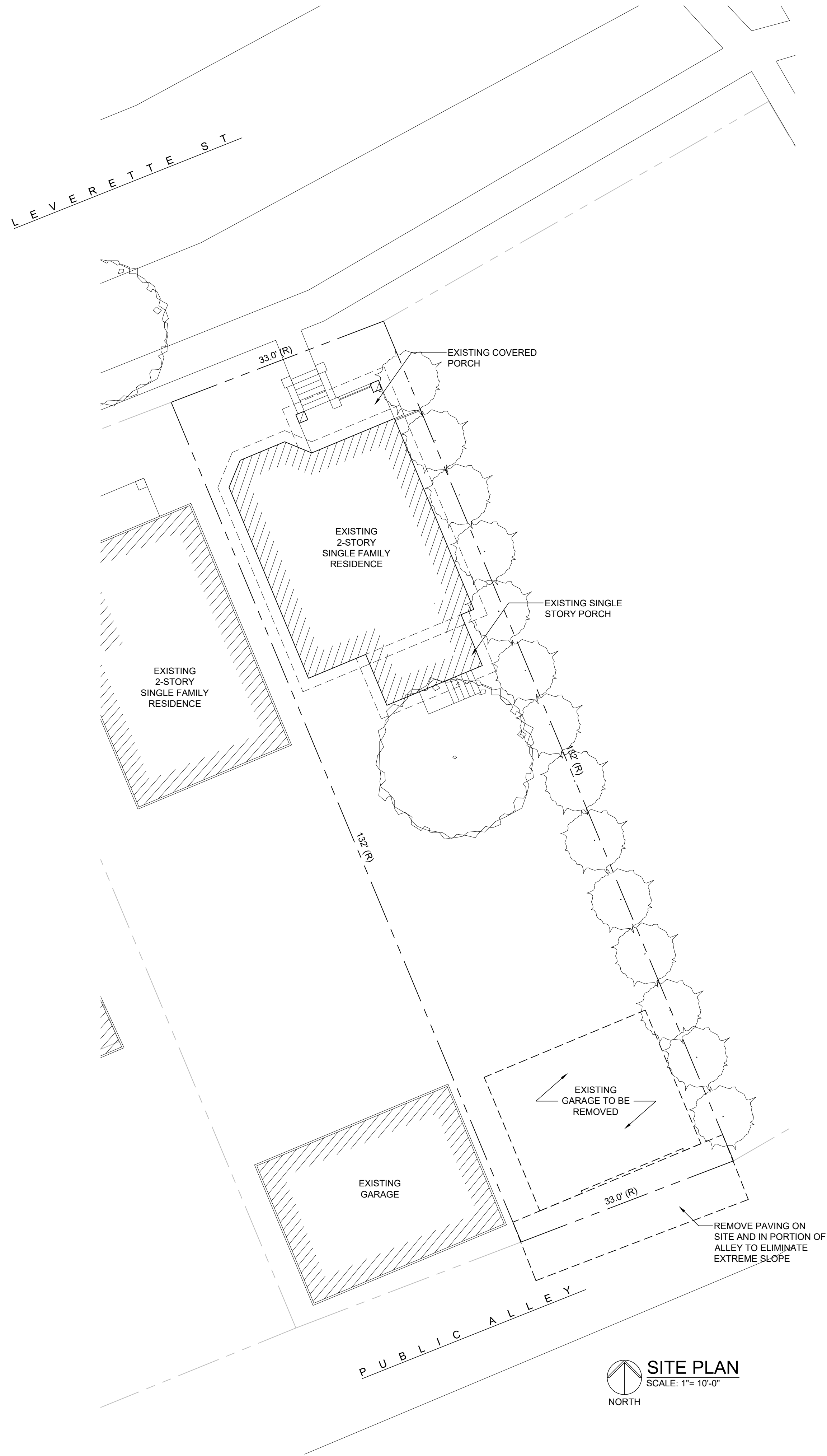
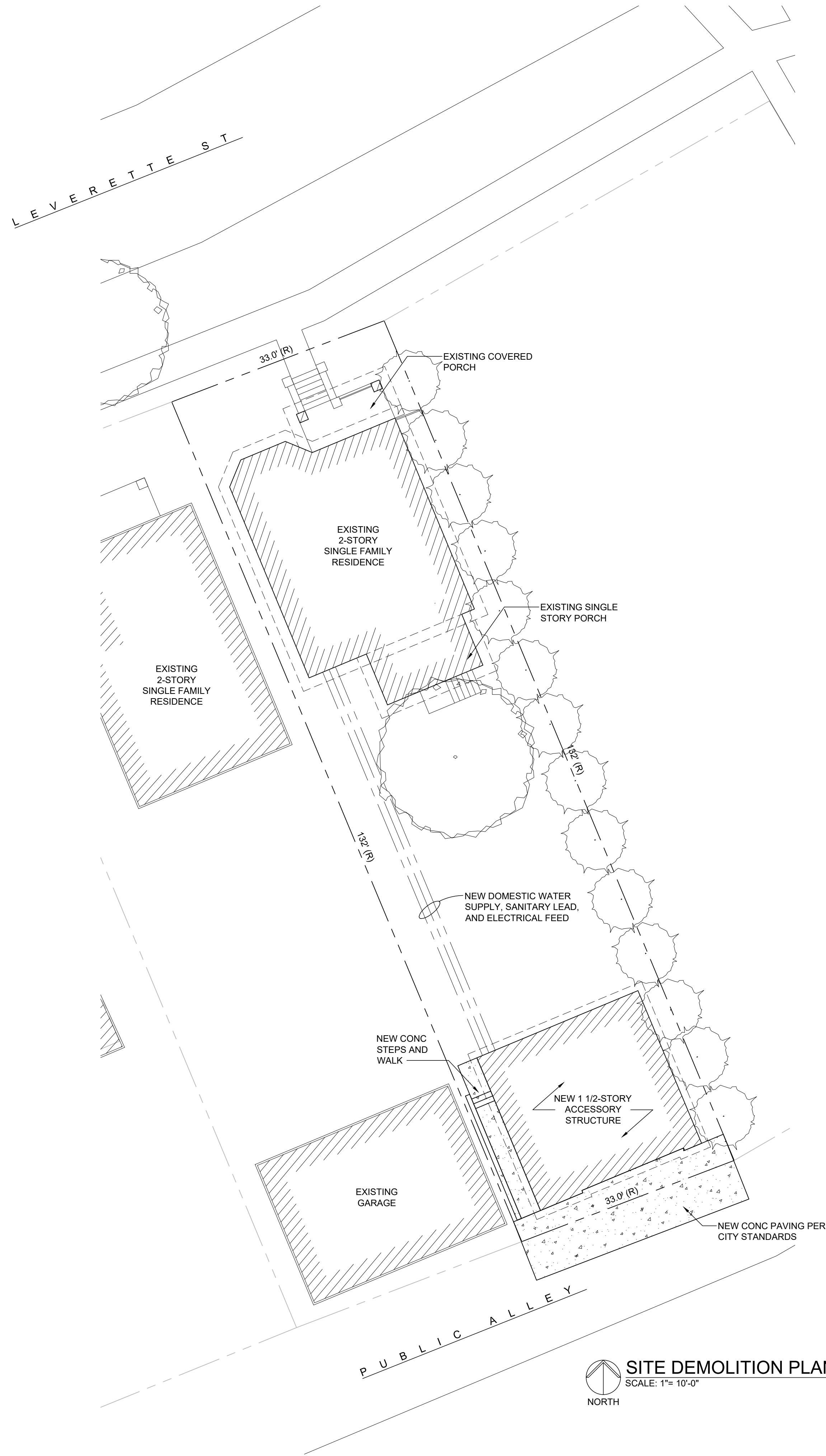
613 LEVERETTE ST.
DETROIT, MI 48216
2025.013

BIDS/PERMITS 09.25.25

CHECKED BY:

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(DO NOT SCALE DRAWING)



USE + ZONING INFORMATION:

PARCEL ID:	08000414
ZONED:	TWO-FAMILY RESIDENTIAL
BUILDING USE:	ACCESSORY STRUCTURE
CONST TYPE:	RESIDENTIAL WOOD FRAME
AREA:	
PRIMARY STRUCTURE	
FIRST FLR	780 SF (FOOTPRINT)
SECOND FLR	714
TOTAL	1,494
ACCESSORY STRUCTURE	
FIRST FLR	608 SF (FOOTPRINT)
SECOND FLR	506 SF
TOTAL	1,114 SF
LOT AREA:	4,356 SF, 10 AC
LOT COVERAGE:	31.8% (35% MAX)



CARRIAGE HOUSE

1613 LEVERETTE ST.
DETROIT, MI 48216
2025.013

ISSUE:
BIDS/PERMIT 09.25.25

DRAWN BY:
CHECKED BY:

SHEET:

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(DO NOT SCALE DRAWING)



BHAMMANN ARCHITECTURE
2010 ROSELAND AVENUE
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bhammannaarchitecture@gmail.com

CONSULTANTS:

GENERAL FLOOR PLAN NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FINISH FLOOR MATERIALS.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, FIXTURES, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA).

FOUNDATION NOTES:

FOOTING PROJECTION MIN 2"

MINIMUM CONCRETE COMPRESSIVE STRENGTH:		
FOOTING	2,500 PSI	
SLAB	3,500 PSI (5-7% AIR ENTRAINED AIR ENTRAINED)	

FROST PROTECTION
FOOTING SHALL EXTEND A MINIMUM OF 42" BELOW FINISHED GRADE

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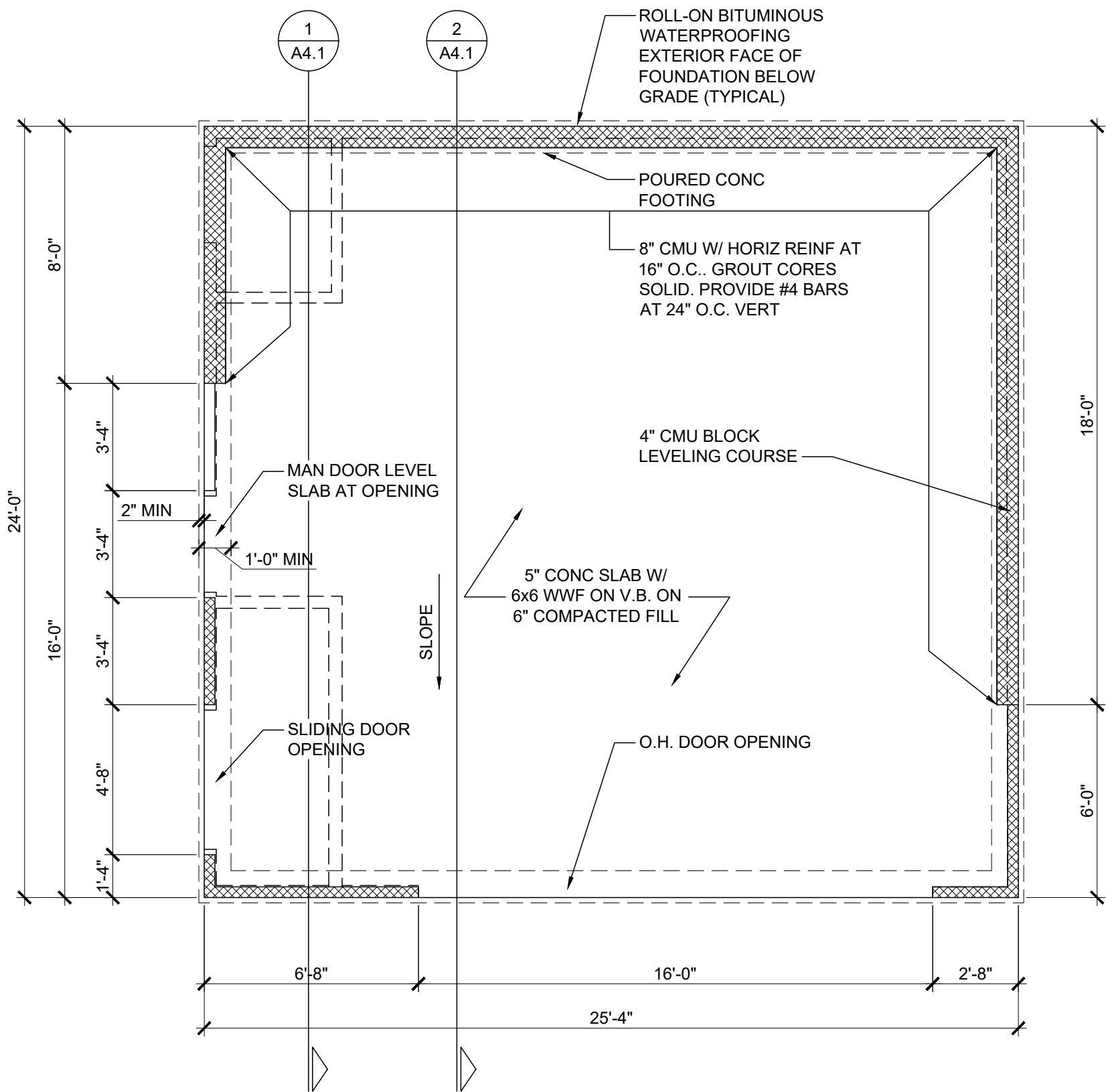
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SHEET:

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(DO NOT SCALE DRAWING)



1 FIRST FLOOR PLAN

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



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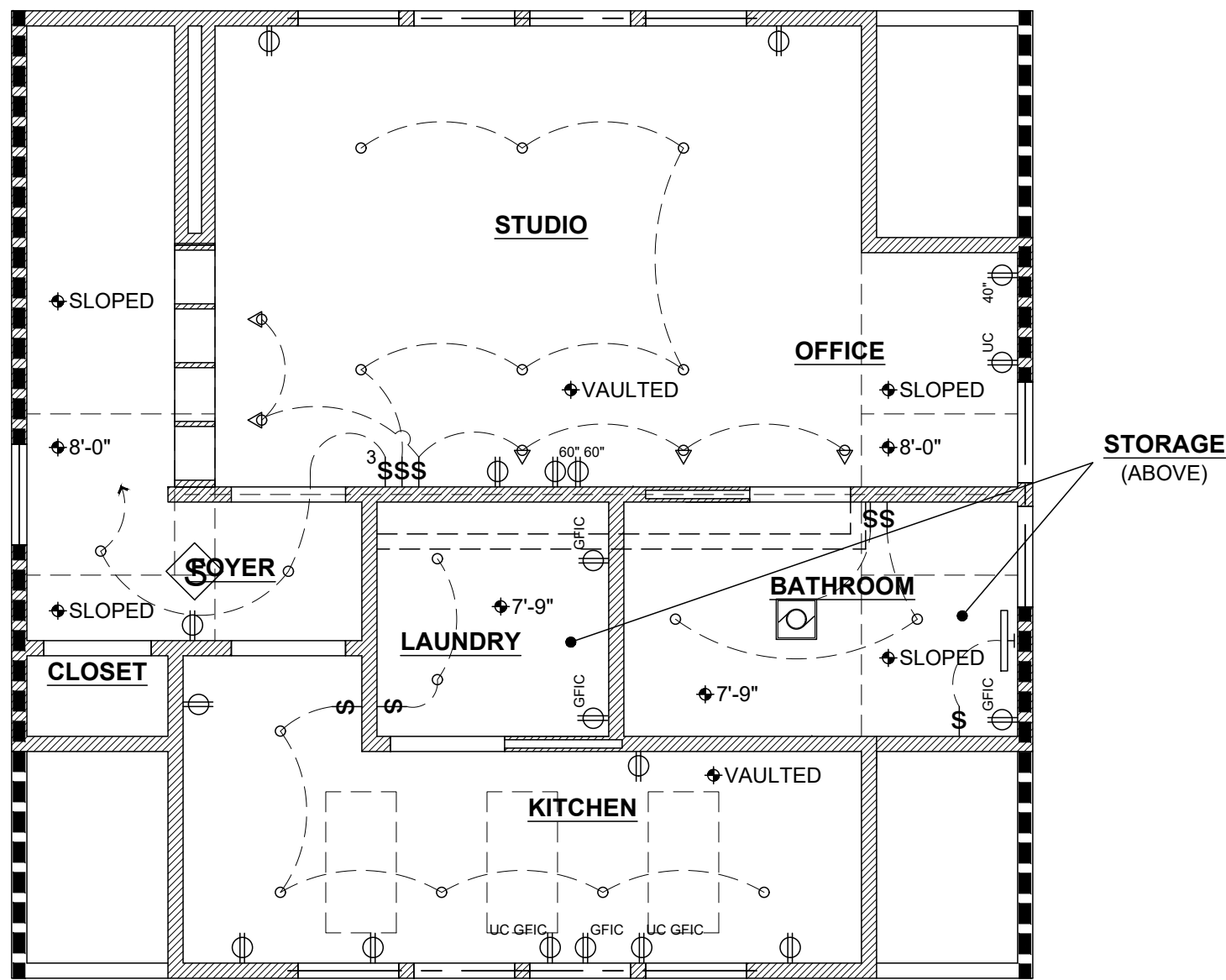
CONSULTANTS:

GENERAL FLOOR PLAN NOTES:

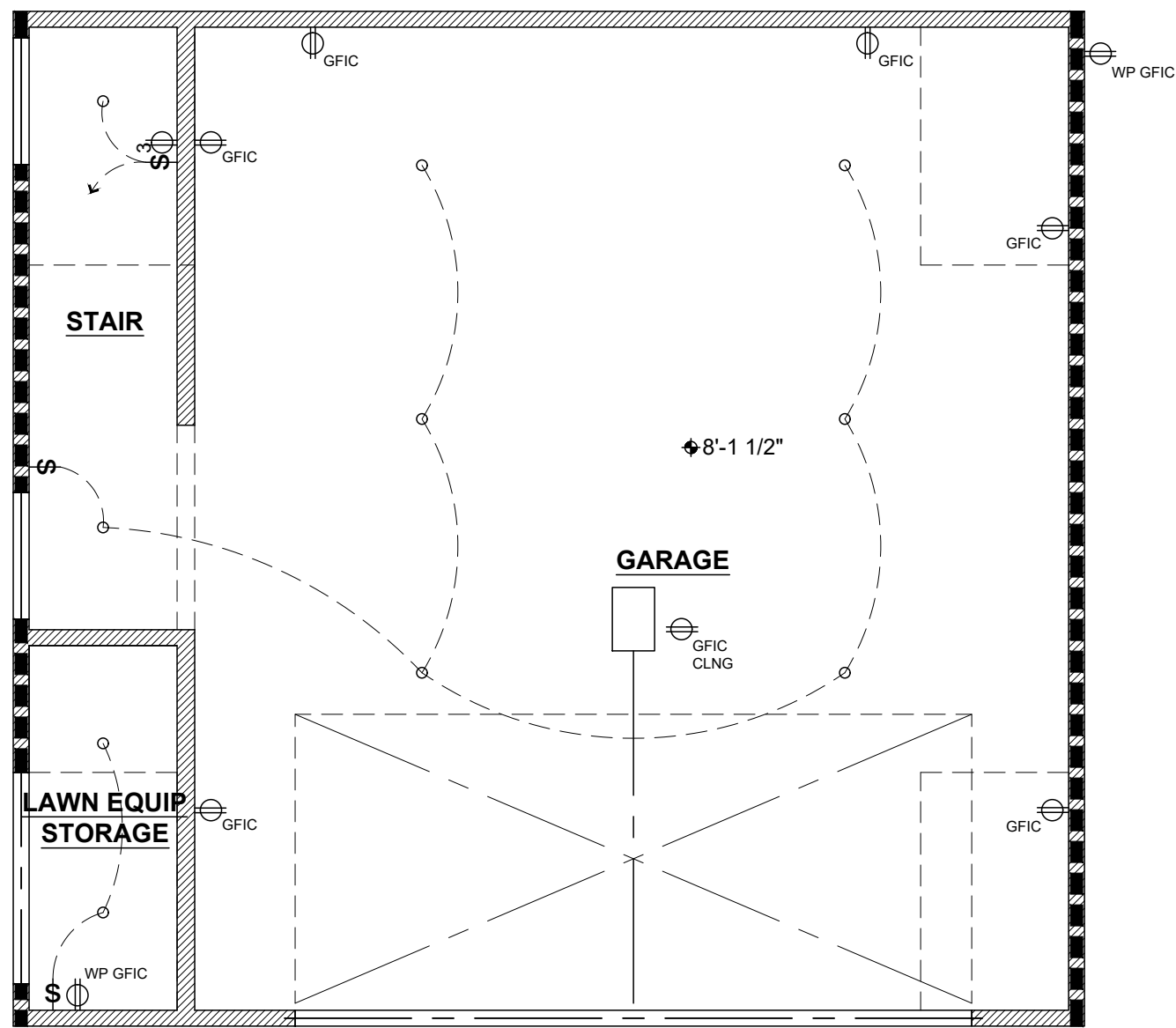
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- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FINISH FLOOR MATERIALS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, FIXTURES, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA).
- PROVIDE GYPSUM BOARD CONTROL JOINTS IN ALL GYPSUM BOARD PARTITIONS EVERY 24'-0" O.C. MAXIMUM
- OWNER IS RESPONSIBLE FOR ALL LOW-VOLTAGE WIRING SYSTEM AND COMPONENTS.
- THE CONTRACTOR SHALL PERFORM A WALK-THROUGH WITH THE OWNER DURING INSTALLATION OF SWITCHES AND OUTLETS TO DETERMINE FINAL COUNT AND LOCATION.

CEILING PLAN NOTES:

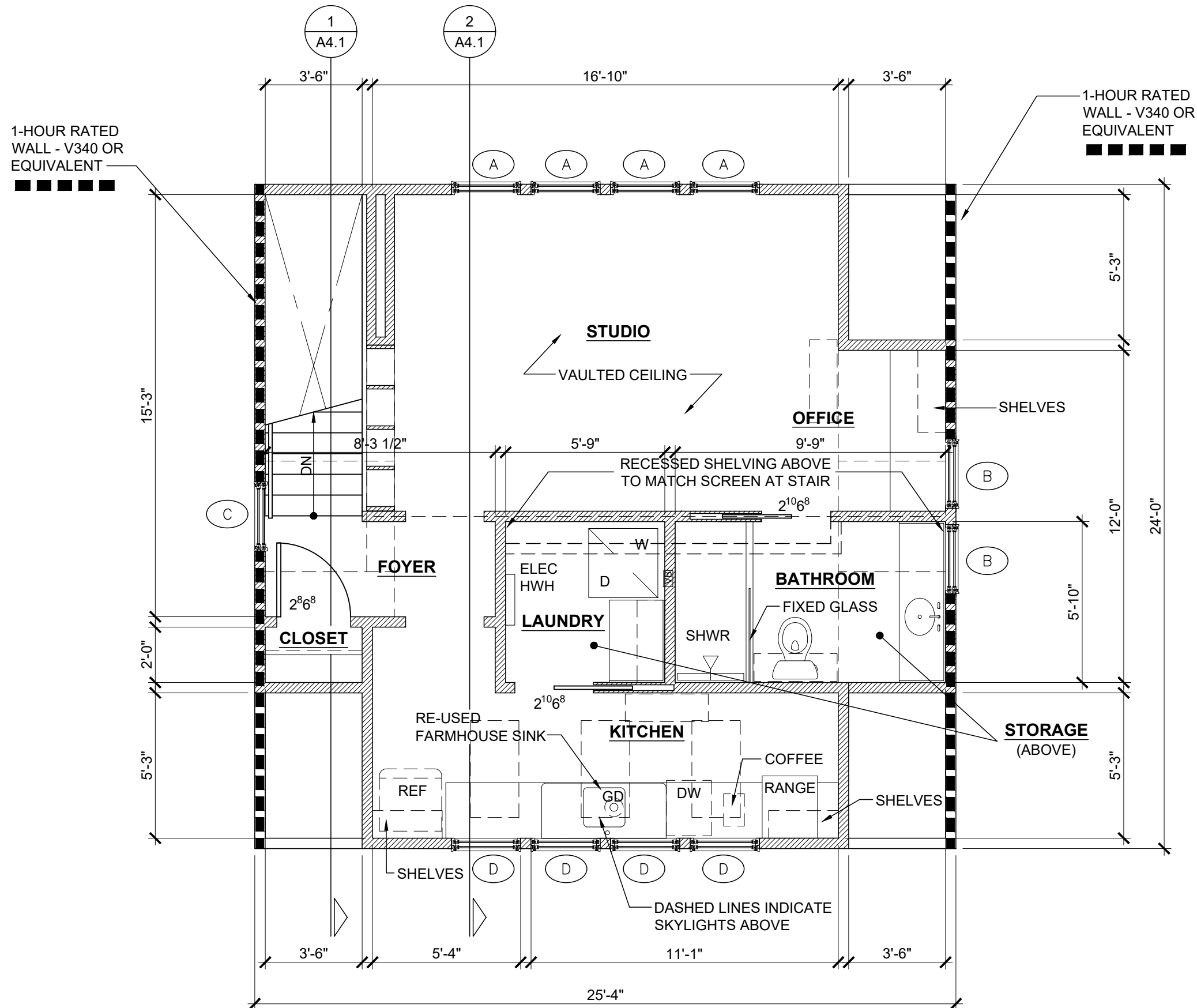
- SWITCH SYMBOL INDICATES THE LOCATION FOR SWITCHING ALL FIXTURES WITHIN THAT ROOM UNLESS NOTED OTHERWISE.
- ELECTRICAL / MECHANICAL / HVAC SHALL BE DESIGN-BUILD.
- CONTRACTOR SHALL WALK-THROUGH WITH THE OWNER PRIOR TO BEGINNING WORK TO VERIFY SWITCH LOCATION, OPERATION AND QUANTITY.
- THE CONTRACTOR SHALL PERFORM A WALK-THROUGH WITH THE OWNER DURING INSTALLATION OF LIGHT FIXTURES TO DETERMINE FINAL COUNT AND LOCATION. PATTERNS SHALL BE SYMMETRICAL WITHIN THE ROOMS FIXTURES ARE LOCATED IN.



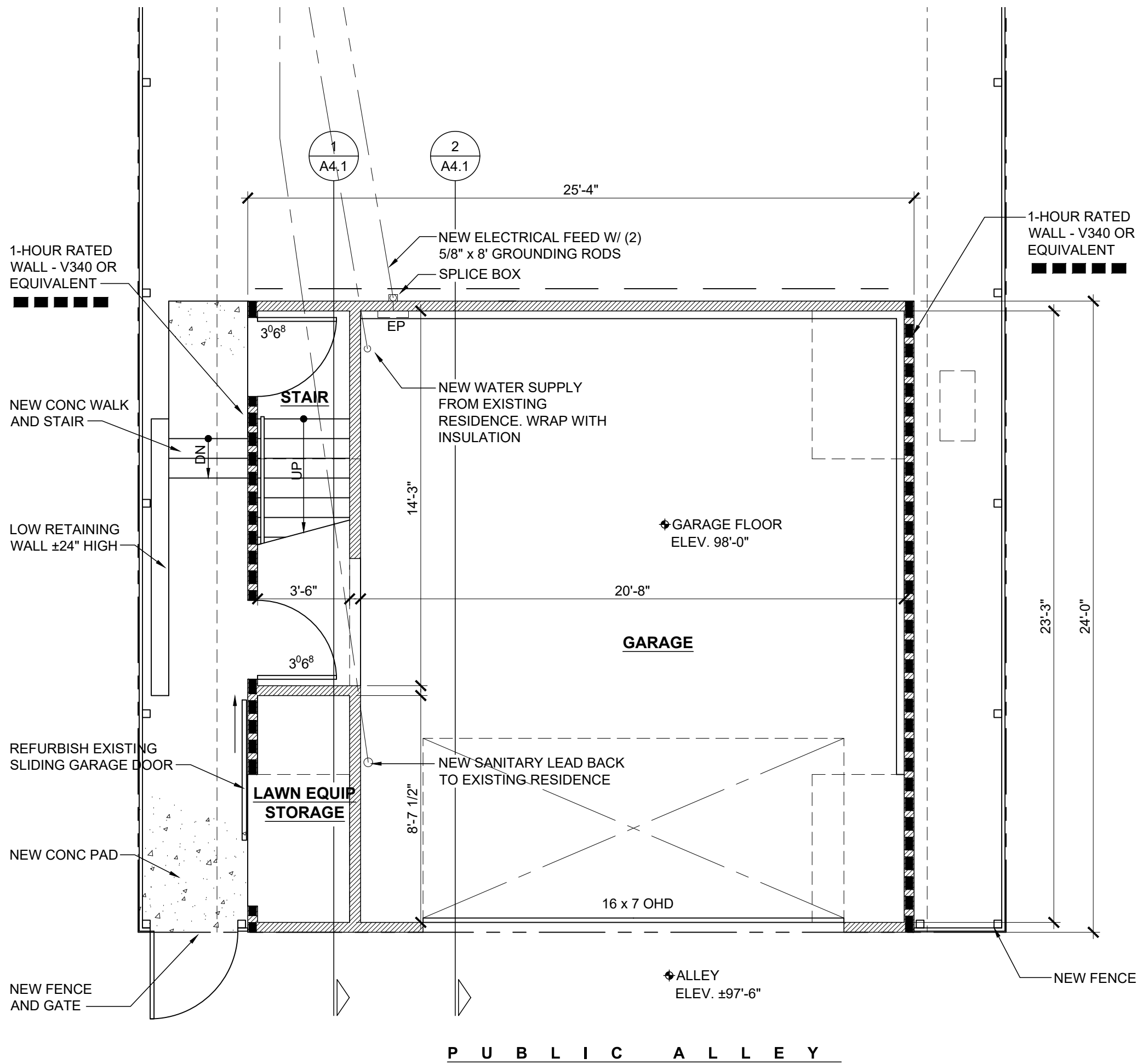
4 SECOND FLOOR RELECTED CEILING PLAN
Scale: 1/4"=1'-0"



3 FIRST FLOOR REFLECTED CEILING PLAN
Scale: 1/4"=1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"



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

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
○	3" RECESSED LED DOWNLIGHTS
◊	3" ADJUSTABLE RECESSED SPOTLIGHT LED DOWNLIGHTS
—	WALL MOUNTED VANITY LIGHT
◇ S	SMOKE DETECTOR
\$	WALL SWITCH
⌀	DUPLEX OUTLET
⌀ 60"	DUPLEX OUTLET - MOUNTING HEIGHT
⌀ UC	UNDER COUNTER DUPLEX OUTLET
⌀ WP GFCI	WEATHER PROTECTED GROUND FAULT INTERRUPTER DUPLEX
⌀ GFCI	GROUND FAULT INTERRUPTER DUPLEX
◆ HEIGHT	ELEVATION ABOVE FINISHED FLOOR

WINDOW LEGEND		
SYMBOL	DESCRIPTION	SIZE
(A)	DOUBLE-HUNG	2'-6" x 4'-8"
(B)	CASEMENT	2'-6" x 4'-0"
(C)	FIXED PICTURE GEOMETRIC SHAPE	2'-10" x 2'-10" DIAMOND
(D)	CASEMENT	2'-6" x 3'-4"
NOTES: EXTERIOR TO BE BLACK FRAMES, COORD. INTERIOR FINISH, HARDWARE SET AND SET COLOR W/ OWNER. PROVIDE INSECT SCREENS ON OPERABLE UNITS TYP.		

CARRIAGE HOUSE
1613 LEVERETTE ST.
DETROIT, MI 48216
2025.013

ISSUE:
REVIEW 07.22.25
BIDS/PERMITS 09.25.25

DRAWN BY:

CHECKED BY:

SHEET:

A1.1
(DO NOT SCALE DRAWING)

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FINISH FLOOR MATERIALS.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, FIXTURES, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA).

1. ALL LUMBER AND ENGINEERED PRODUCTS SHALL BE AS SPECIFIED OR EQUIVALENT.
2. COMMON LUMBER FRAMING DESIGN BASED ON SPF #2 GRADE OR BETTER.
3. ENGINEERED LUMBER DESIGN BASED ON WEYERHAEUSER MICROLAM LVL
4. TRUSS JOISTS BASED ON WEYERHAEUSER TJI SERIES 230 (Δ L/360)
5. EXTERIOR ENGINEERED LUMBER BASED ON WEYERHAEUSER TREATED PARALAM PLUS PSL.
6. PRE-ENGINEERED ROOF TRUSS DESIGN BY TRUSS MFG.



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GENERAL FLOOR PLAN NOTES:

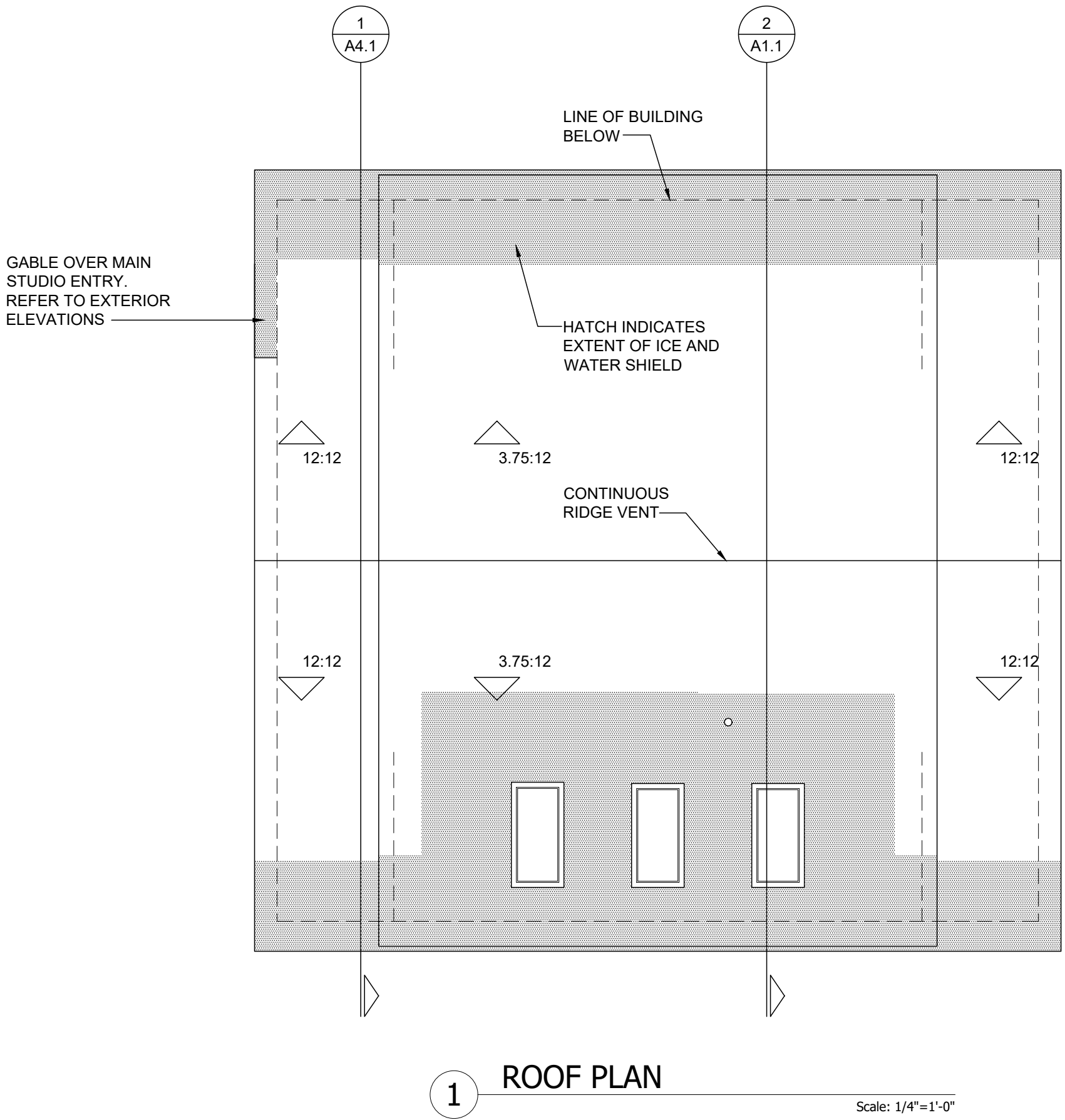
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2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA).
3. PROVIDE FLASHING AT ALL ROOF/WALL TRANSITIONS TO EXTEND MIN 8" UP THE WALL SURFACE UNDER WALL FINISH.
4. FOLLOW MANUFACTURER'S RECOMMENDED INSTALLATION TOLERANCES FOR ALL MATERIALS.
5. PROVIDE NEW 6" K-STYLE GUTTERS AND DOWNSPOUTS.



BHATTERMANN ARCHITECTURE
2010 ROSELAND AVENUE
ROYAL OAK, MI 48073

248.756.6162
bhattermannarchitecture@gmail.com

CONSULTANTS:



MIN ROOFING REQUIREMENTS:
12:12
ASPHALT DIMENSIONAL SHINGLES
ON (1) LAYERS 15# ASPHALT
BUILDING PAPER

3.75:12
ASPHALT DIMENSIONAL SHINGLES
ON (2) LAYERS 15# ASPHALT
BUILDING PAPER

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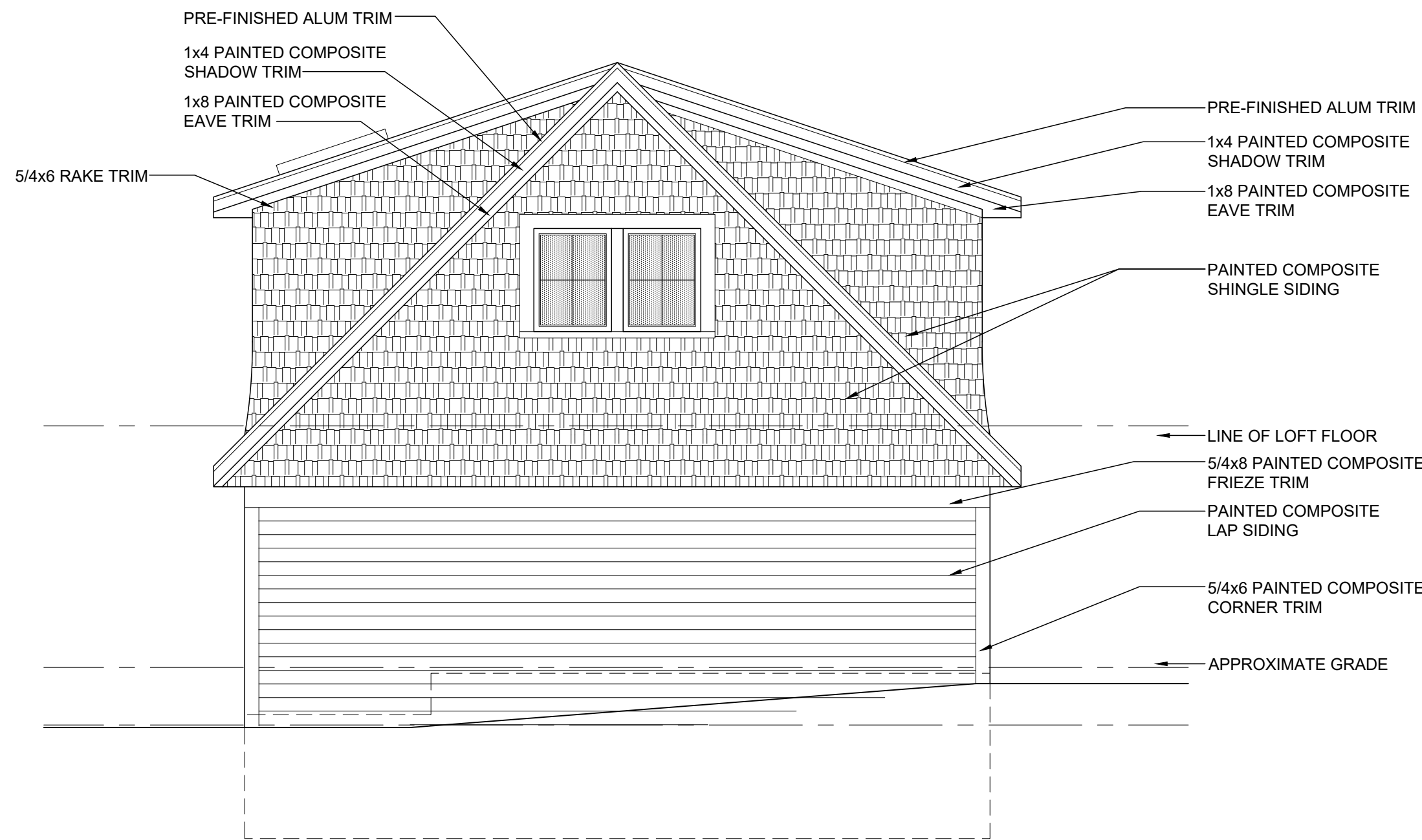
A2.1
(DO NOT SCALE DRAWING)



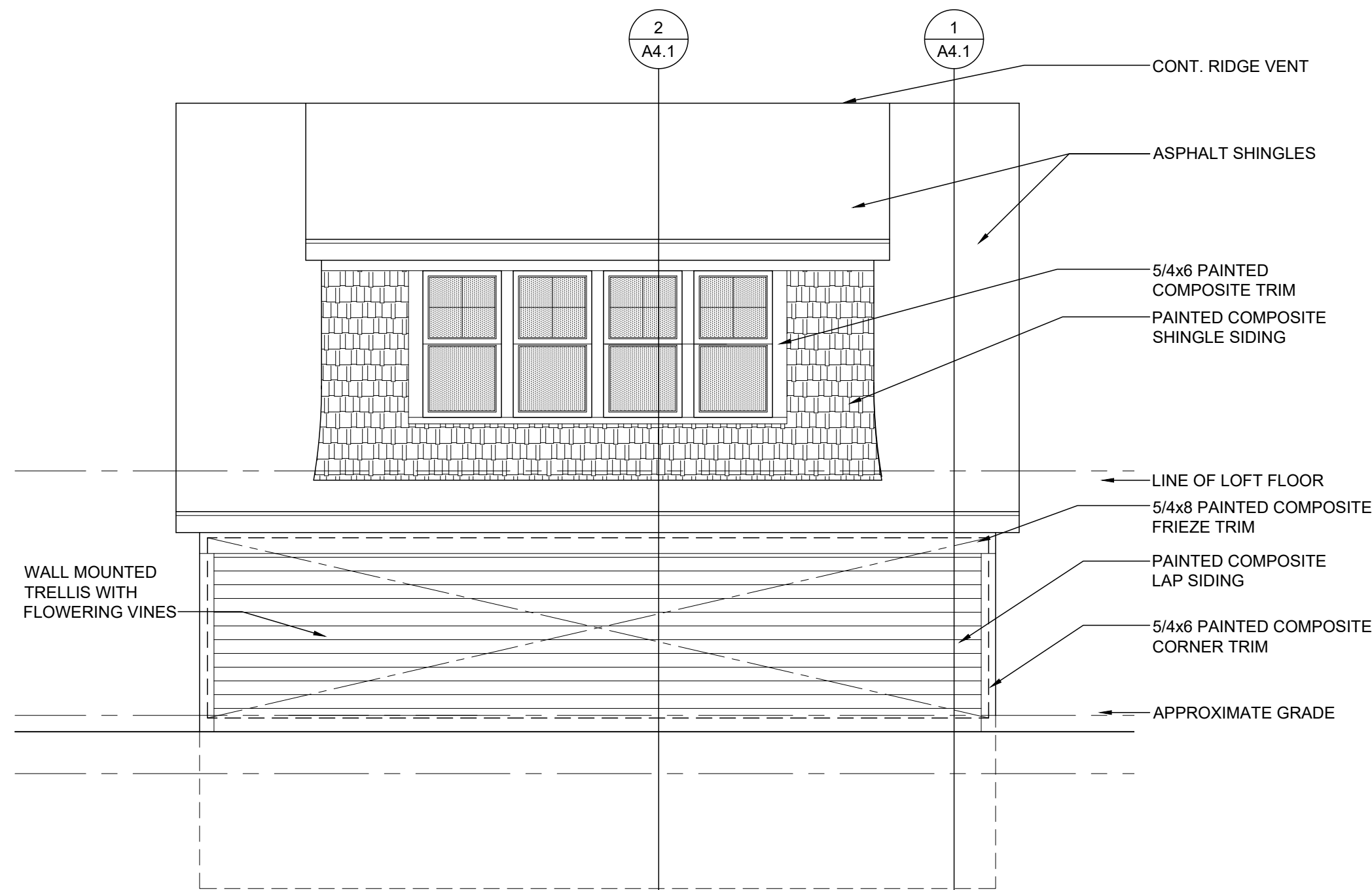
BHAMMERMAN ARCHITECTURE
2010 ROSELAND AVENUE
ROYAL OAK, MI 48073

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bhammermannarchitecture@gmail.com

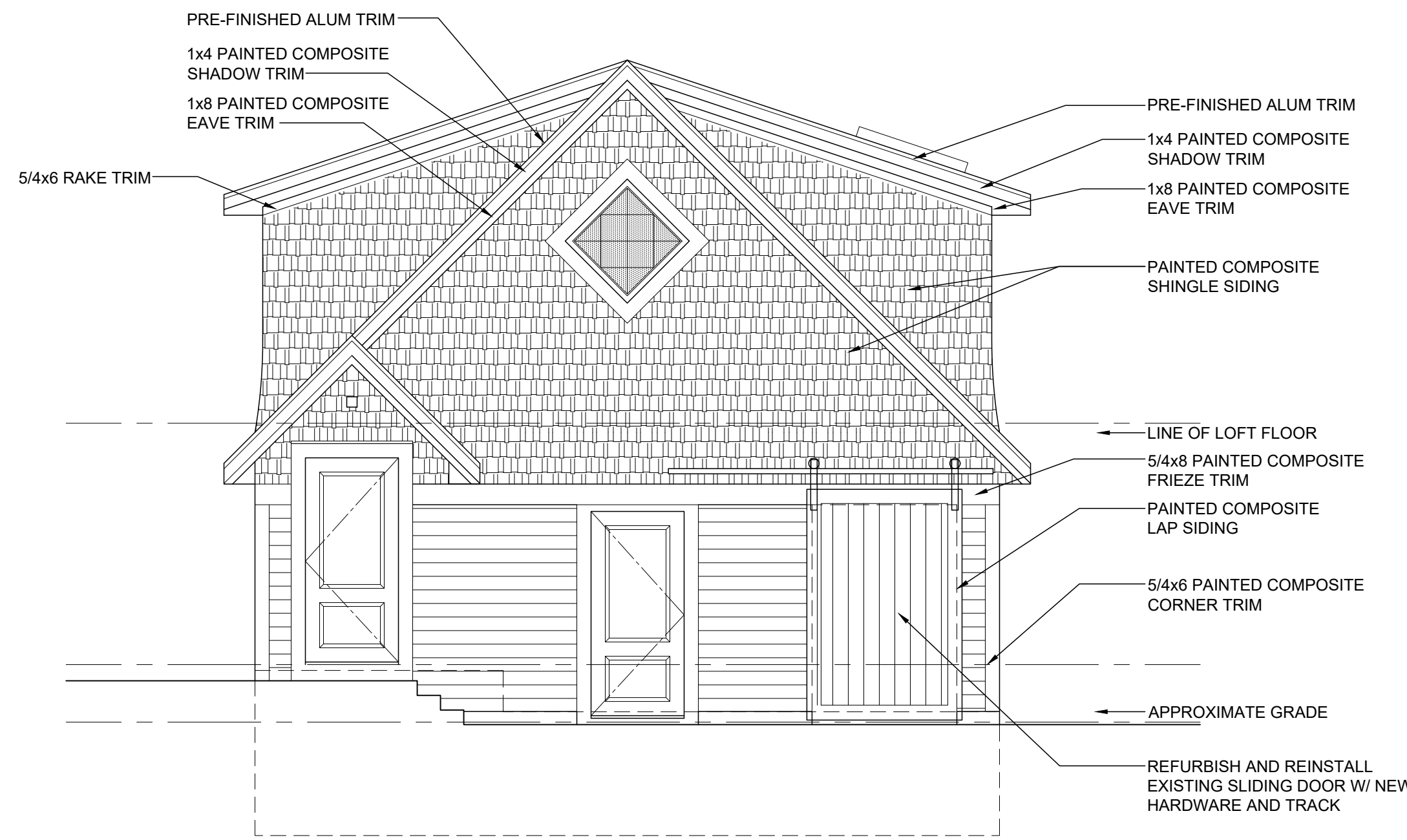
CONSULTANTS:



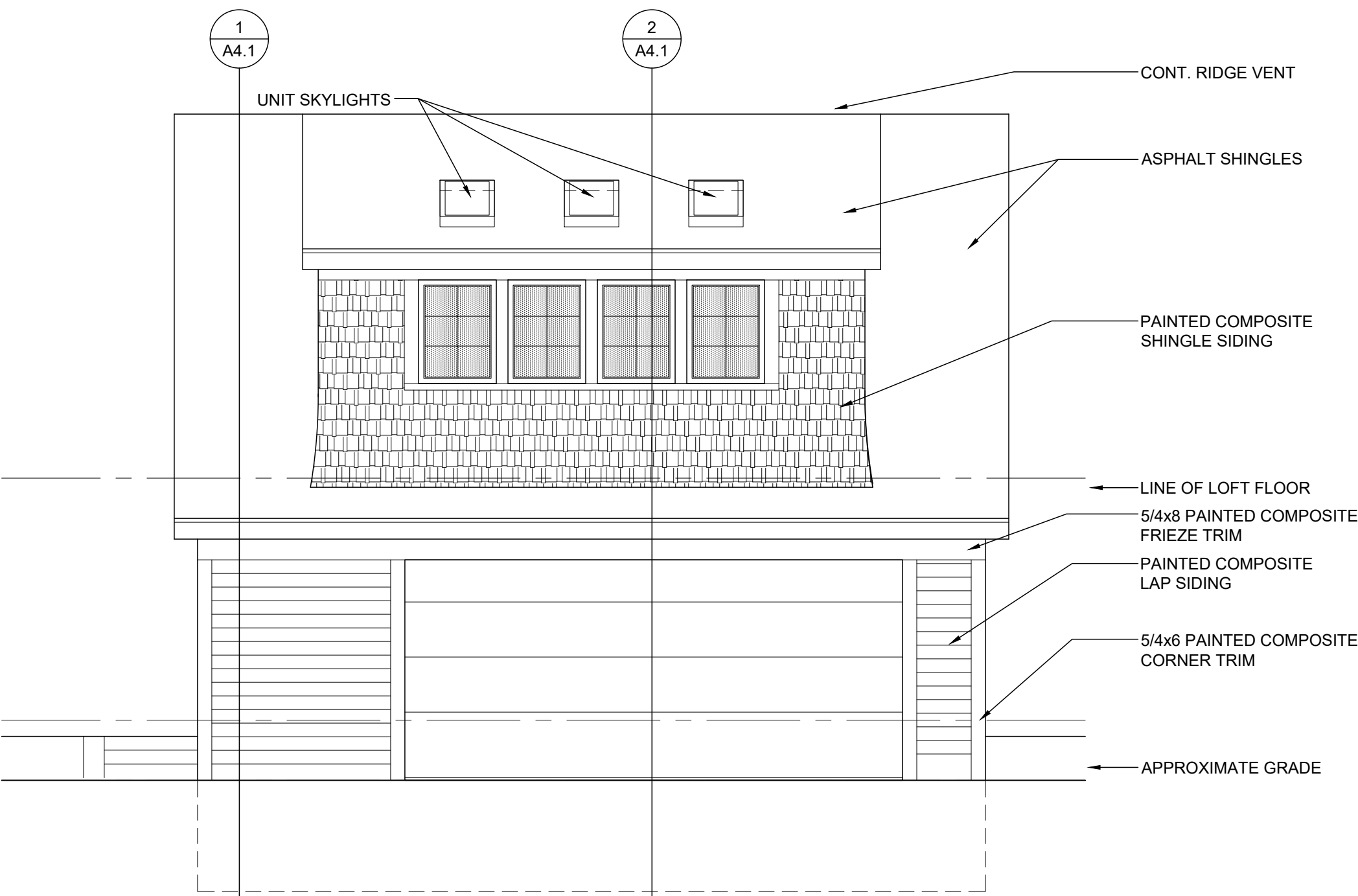
4 EAST ELEVATION
Scale: 1/4"=1'-0"



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



2 WEST ELEVATION
Scale: 1/4"=1'-0"



1 SOUTH ELEVATION
Scale: 1/4"=1'-0"

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A3.1
(DO NOT SCALE DRAWING)

CARRIAGE HOUSE
1613 LEVERETTE ST.
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2025.013

ISSUE:
REVIEW 06.25.25
BIDS/PERMITS 09.25.25

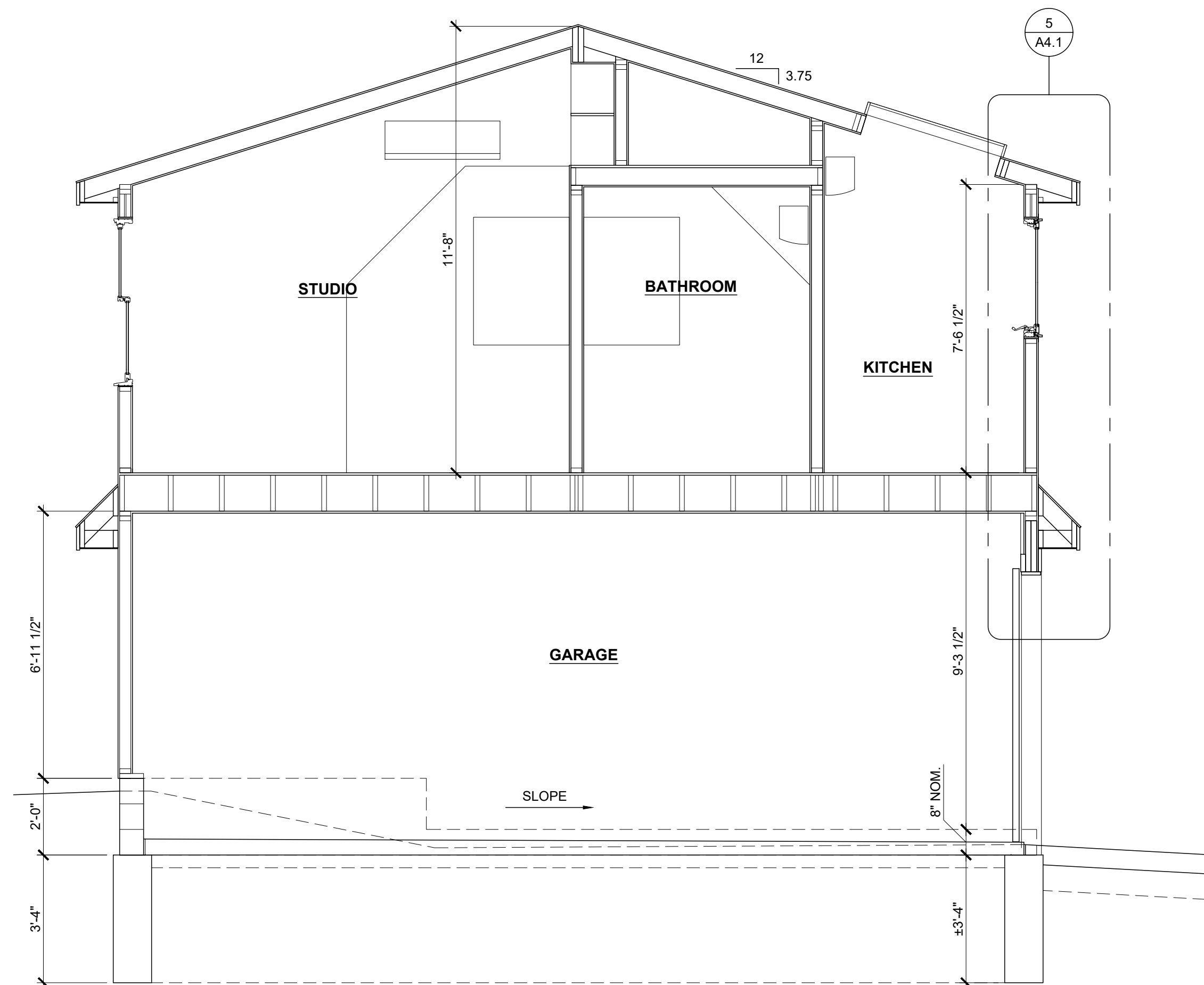
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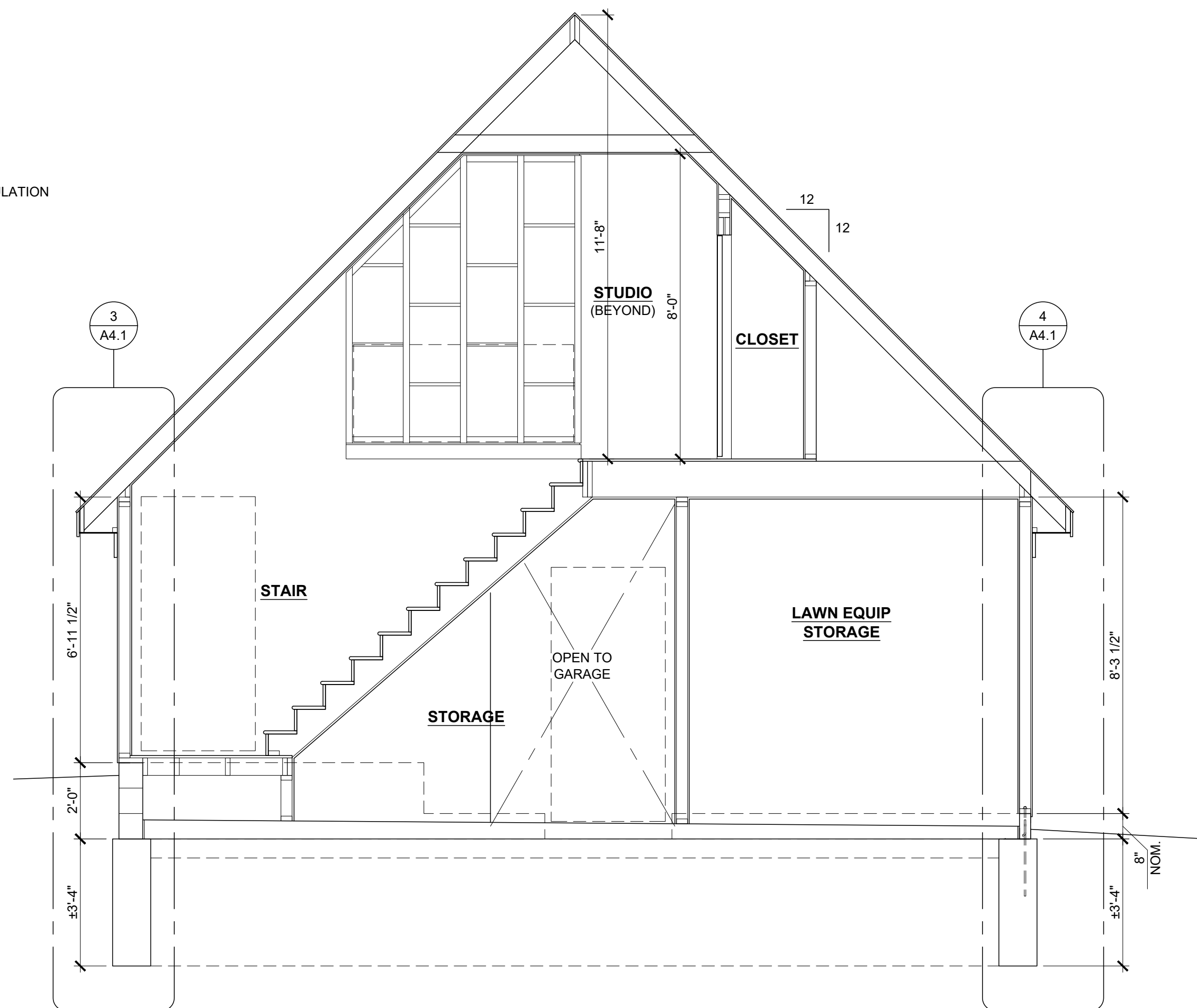
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A4.1

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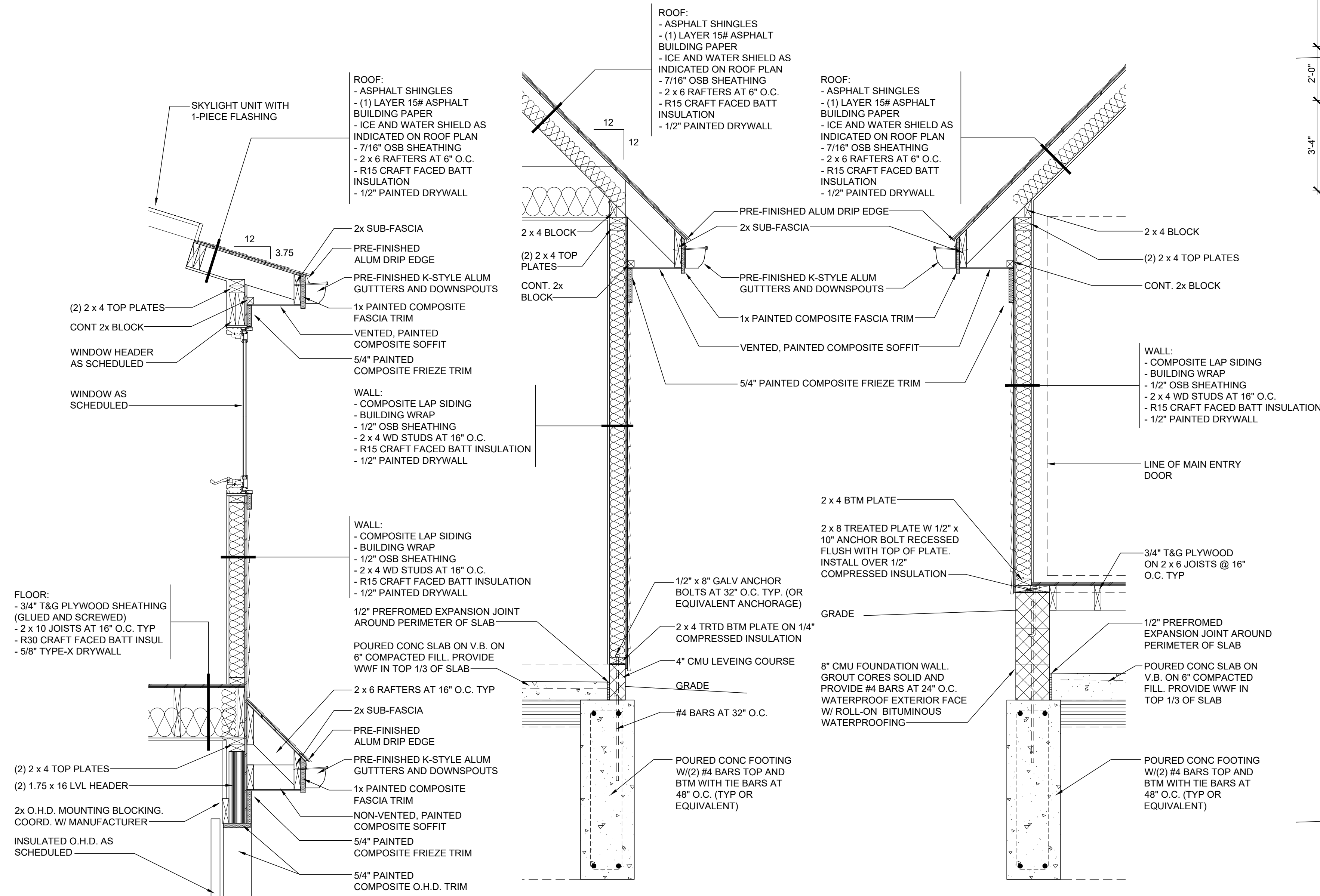


2 SECTION
Scale: 3/8"=1'-0"



1 SECTION
Scale: 3/8"=1'-0"

NOTE: ROOF FRAMING MEMBERS
AND P.E.R.T. TO BE SECURED TO
TOP PLATES W/ SIMPSON STRONG
TIE H2.5a HURRICANE STRAPS OR
APPROVED EQUIVALENT
ANCHORAGE SYSTEM. (TYPICAL)



5 SECTION
Scale: 3/4"=1'-0"

4 SECTION
Scale: 3/4"=1'-0"

3 SECTION
Scale: 3/4"=1'-0"



BHATTERMANN ARCHITECTURE
2010 ROSELAND AVENUE
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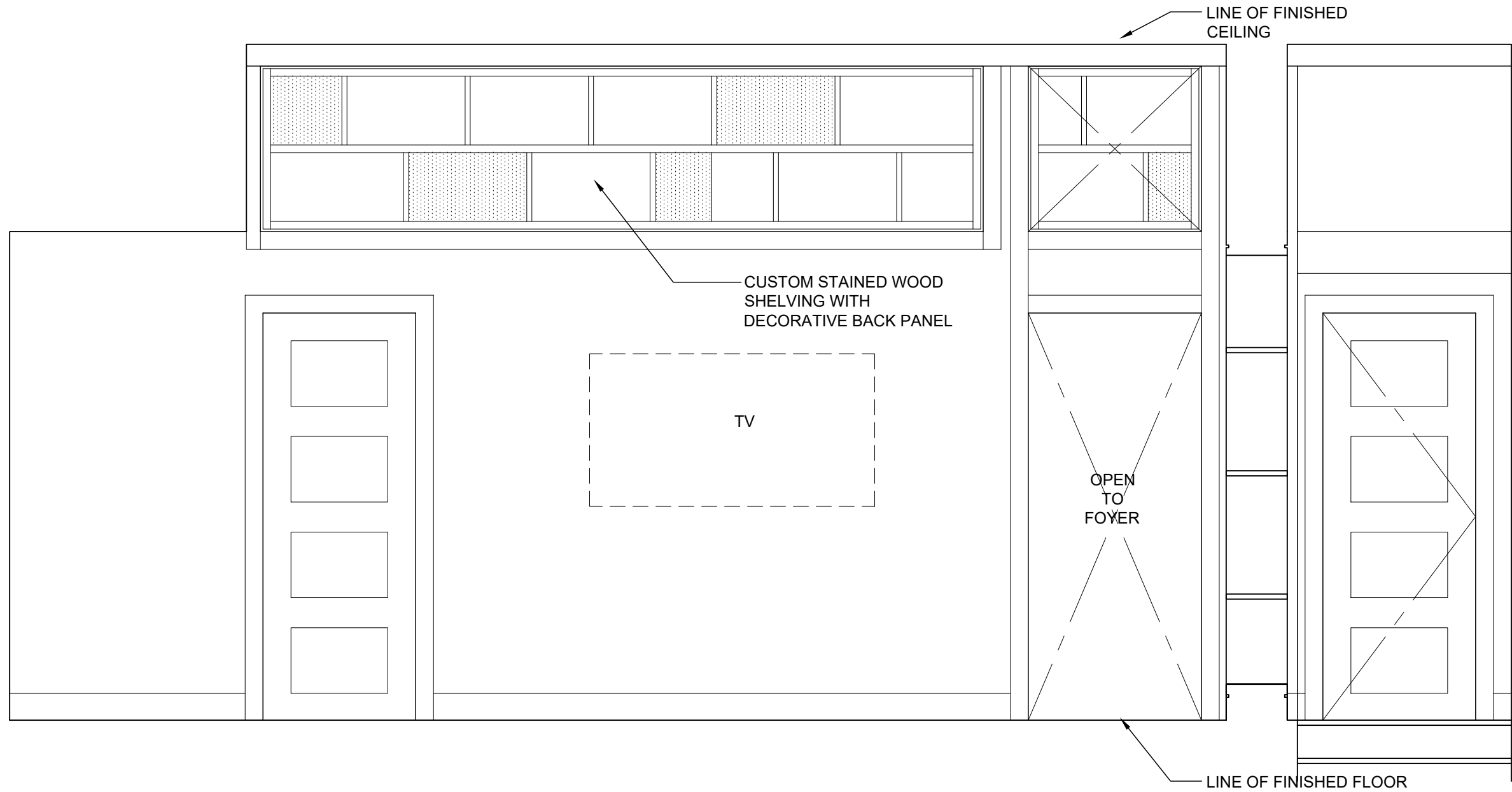
CARRIAGE HOUSE

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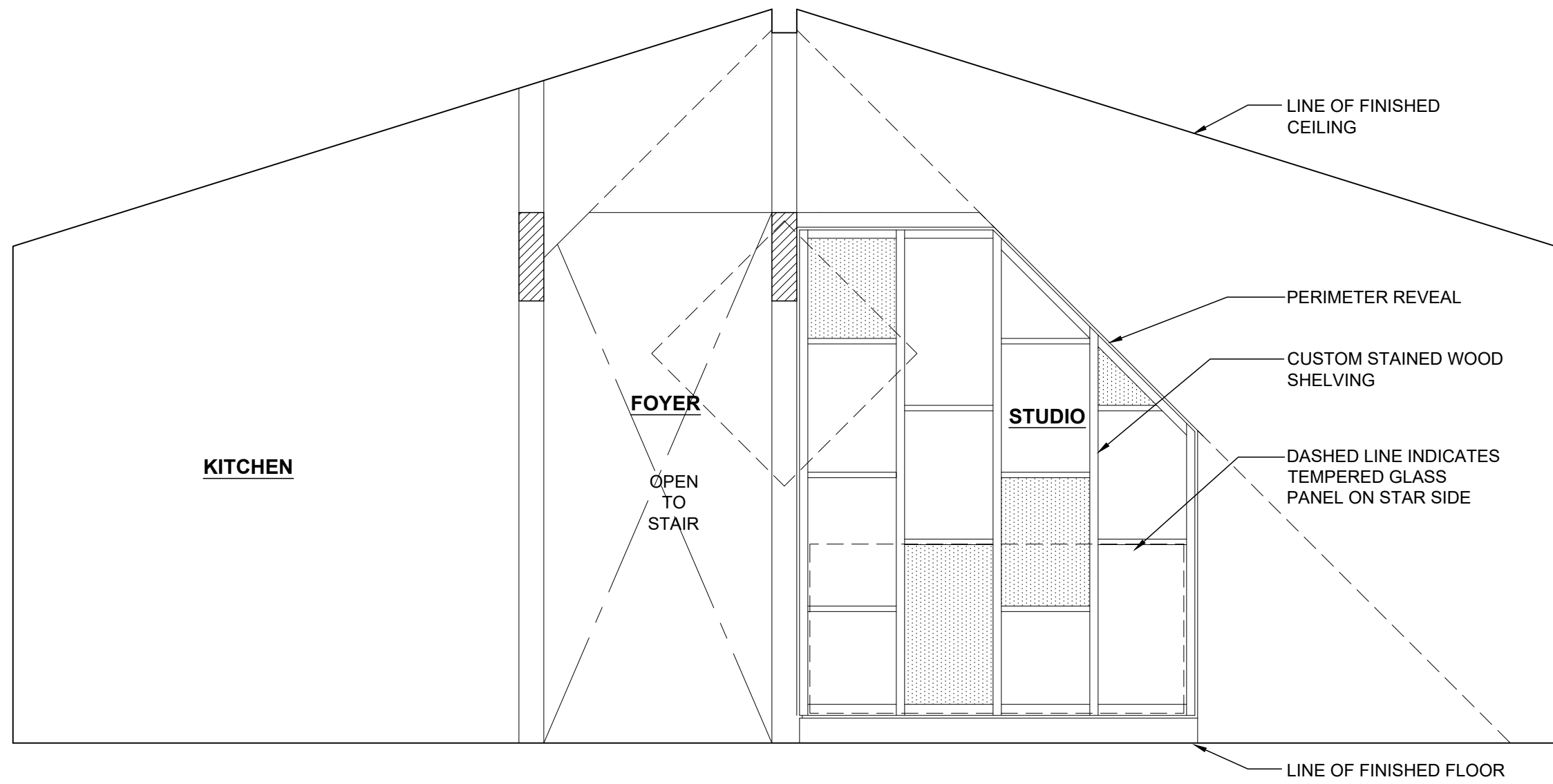
ISSUE:
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DRAWN BY:
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SHEET:
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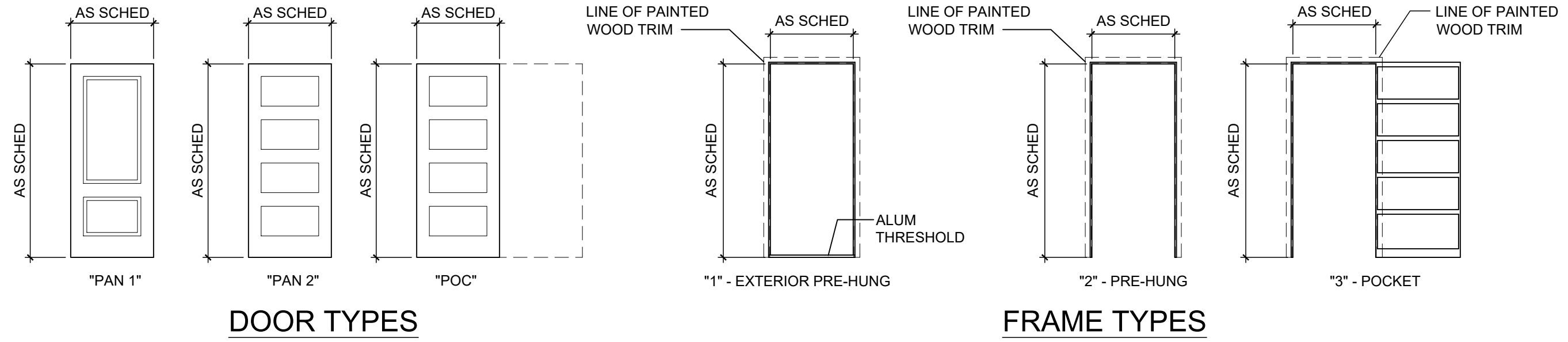


2 INTERIOR ELEVATION
Scale: 1/2"=1'-0"



1 INTERIOR ELEVATION
Scale: 1/2"=1'-0"

DOOR SCHEDULE											
NUMBER	ROOM NAME	DOOR SIZE	HARDWARE SET	DOOR FINISH		TYPE	FRAME		THRESHOLD TYPE	LABEL	REMARKS
-	STUDIO ENTRY	3-0 x 6-8	1	F-GLASS	PAINT	PAN 1	WD	PAINT	1	ALUM	-
-	GARAGE ENTRY	3-0 x 6-8	1	F-GLASS	PAINT	PAN 1	WD	PAINT	1	ALUM	-
-	CLOSET	2-8 x 6-8	2	WD	STAIN	PAN 2	WD	STAIN	2	-	-
-	LAUNDRY	2-10 x 6-8	3	WD	STAIN	POC	WD	STAIN	3	MARBLE	-
-	BATHROOM	2-10 x 6-8	3	WD	STAIN	POC	WD	STAIN	3	MARBLE	-



HARDWARE SCHEDULE		
SET #1	SET #2	SET #3
ENTRANCE LOCKSET DEADBOLT	LEVER STYLE PASSAGE SET	PUSH-PULL PASSAGE SET BY MFG LOCKSET BY MFG
GENERAL NOTES:		
1. COORDINATE HARDWARE FINISH WITH OWNER.		
2. PROVIDE WALL STOPS WHERE DOORS OPEN AGAINST FINISHED WALLS.		



Carriage House

1613 Leverette Street

Detroit, MI 48216

Response to staff report dated 10/07/2025

Comment:

2.) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response:

The following excerpt from the 'Standard for Rehabilitation of Historic Structures' eludes that some structures may be excluded from the . . . *structures utilized in determining historical significance:*

2) A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; **or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.**

With respect to this specific structure:

- Presently, the existing structure is so badly deteriorated that the foundation and slab have been compromised. The slab is severely cracked and heaving in places. The foundation settling and has a rodent infestation further weakening it (groundhogs).
- The building is racking due foundation settlement and inadequate shear bracing.
- The roof structure is so badly deteriorated that it was required to be re-supported with a column disallowing use of one of the garage stalls.
- The structural capacity of the roof is severely overstressed due to the member size and spacing and is sagging.
- The current configuration of the access point from the alley into the garage creates a hazard and has the potential to severely damage vehicles attempting to enter or exit.
- The current materials, overhead and man doors, and color scheme have no historical significance.
- These issues were present prior to the present Owner's taking possession of the property.

These items would require the demolition and reconstruction of the existing garage to repair its deficiencies. In conjunction with meeting present building codes, any historic significance would therefore no longer exist.



Comment:

5.) Distinctive Features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response:

Our solution will blend the massing, materials and an appropriate, harmonious color scheme indicative of the existing primary structure. Great effort has been taken to assure that the configuration, materials, details, and colors are appropriate for this type of structure providing a sense that it could be historical.

Specifically, the roof massing with the introduction of a dormer breaks up the mass. The building is depressed for grade in the back yard to meet the alley grade. This is done to rectify the issues of vehicular access in and out of the garage. The roof orientation and height reduce the visual impact of the structure along the alley in a similar manner to other structures. Other design features are recreated such as cover accenting the entry, and the use of a sliding door to secure storage that is accessed from the sidewalk. This is similar to the existing doors that presently allow access to the backyard. The exterior materials, windows were selected to respond to those in primary structure.

Comment:

9.) New additions, exterior alterations, or related new construction shall not destroy historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing scale, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In conjunction with the previous response, the new building was carefully designed and adopts design elements from the primary structure presenting a harmonious development that doesn't degrade the surrounding historic nature of the neighborhood. The use as a carriage house is present in many other examples the district, even at the end of the alley (1829 Leverette Street) where this project is located. In fact, 18.6% of the total structures located in the immediate districts are directly used as carriage houses, are attached garage structures (non-historic), or have massing similar to this project. It should be noted that a majority of the homes in the district do not presently have garages. This project has gone well above and beyond these existing examples to make the carriage house seem aesthetically historic in its design style.

Refer to attachments SK1-SK5.

SK1 – New and existing adjacent elevations.

SK2 – Existing elevations with new overlay (dashed)

SK3 – Existing elevations with new overlay (dashed)

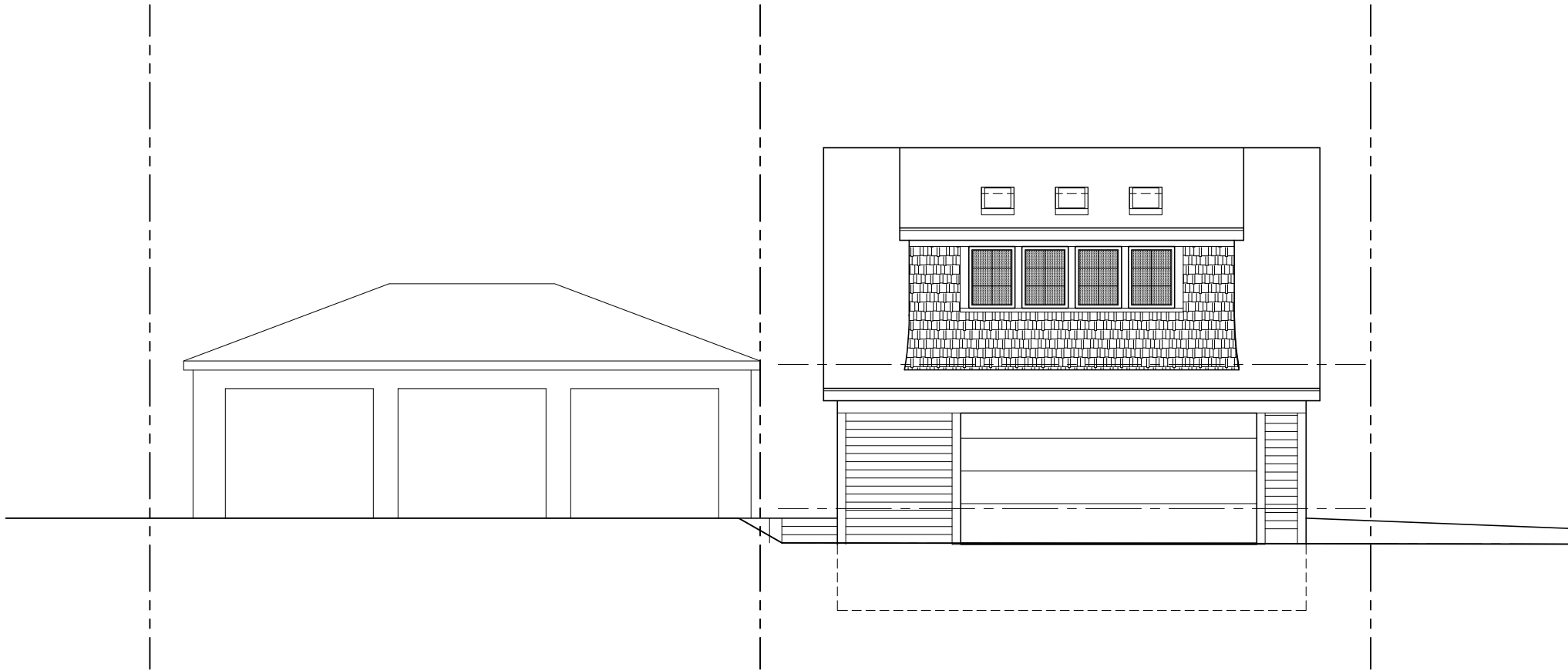
SK4 – Map showing existing garages and carriage houses

SK5 – Photo examples of carriage house style structures in the district for comparison.

SK6 – Example of carriage house at 1829 Leverette at the end of the alley



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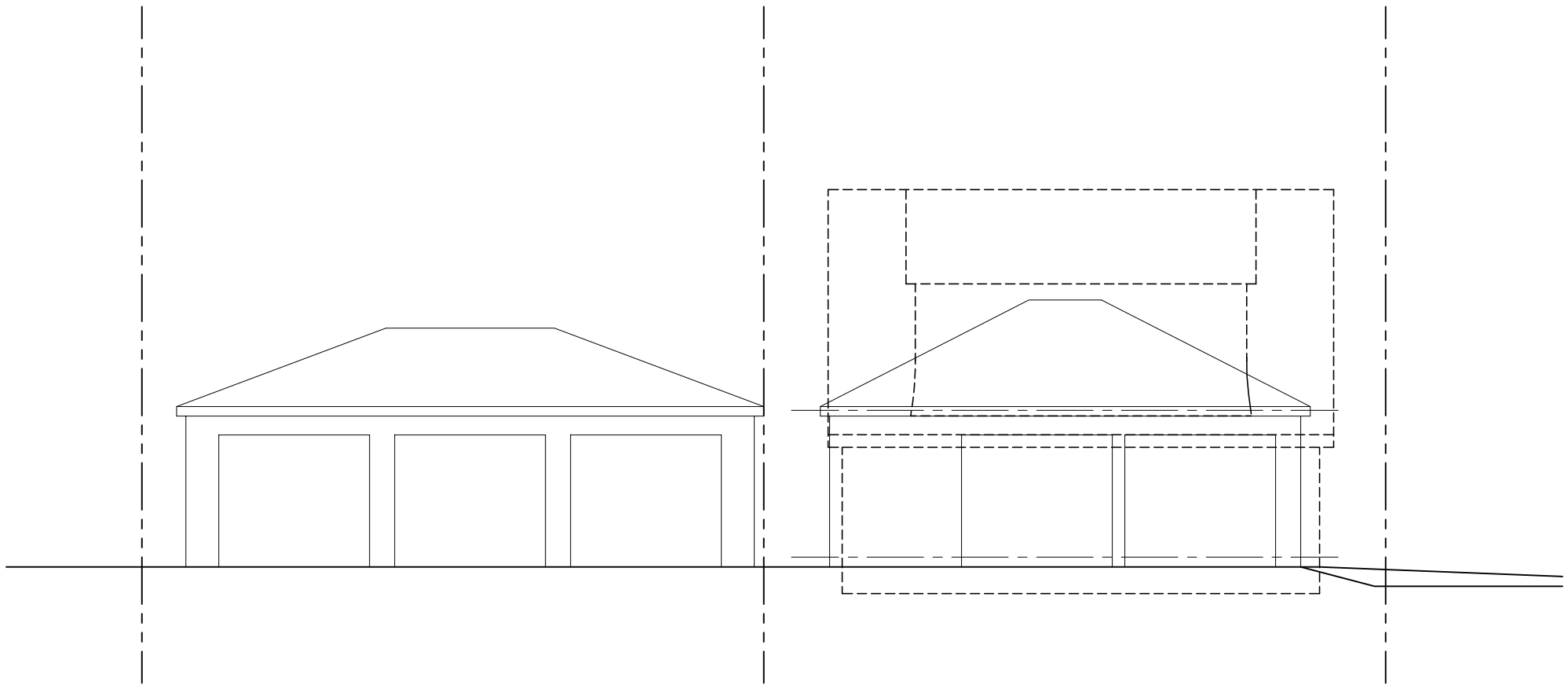


NEW ALLEY SIDE ELEVATION

SK1
October 7, 2025



Carriage House
1613 Leverette Street
Detroit 48216

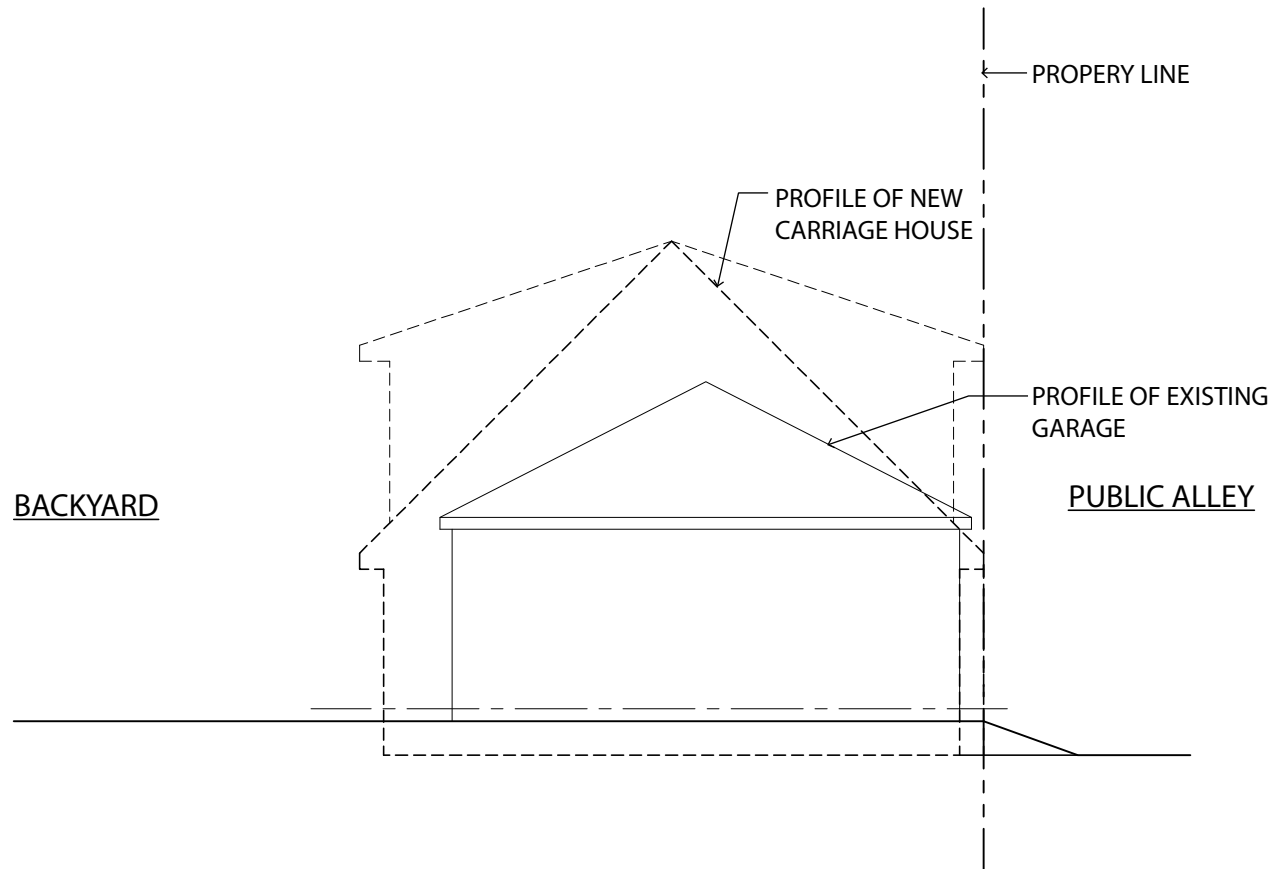


ALLEY ELEVATION OVERLAY

SK2
October 7, 2025



Carriage House
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Detroit 48216

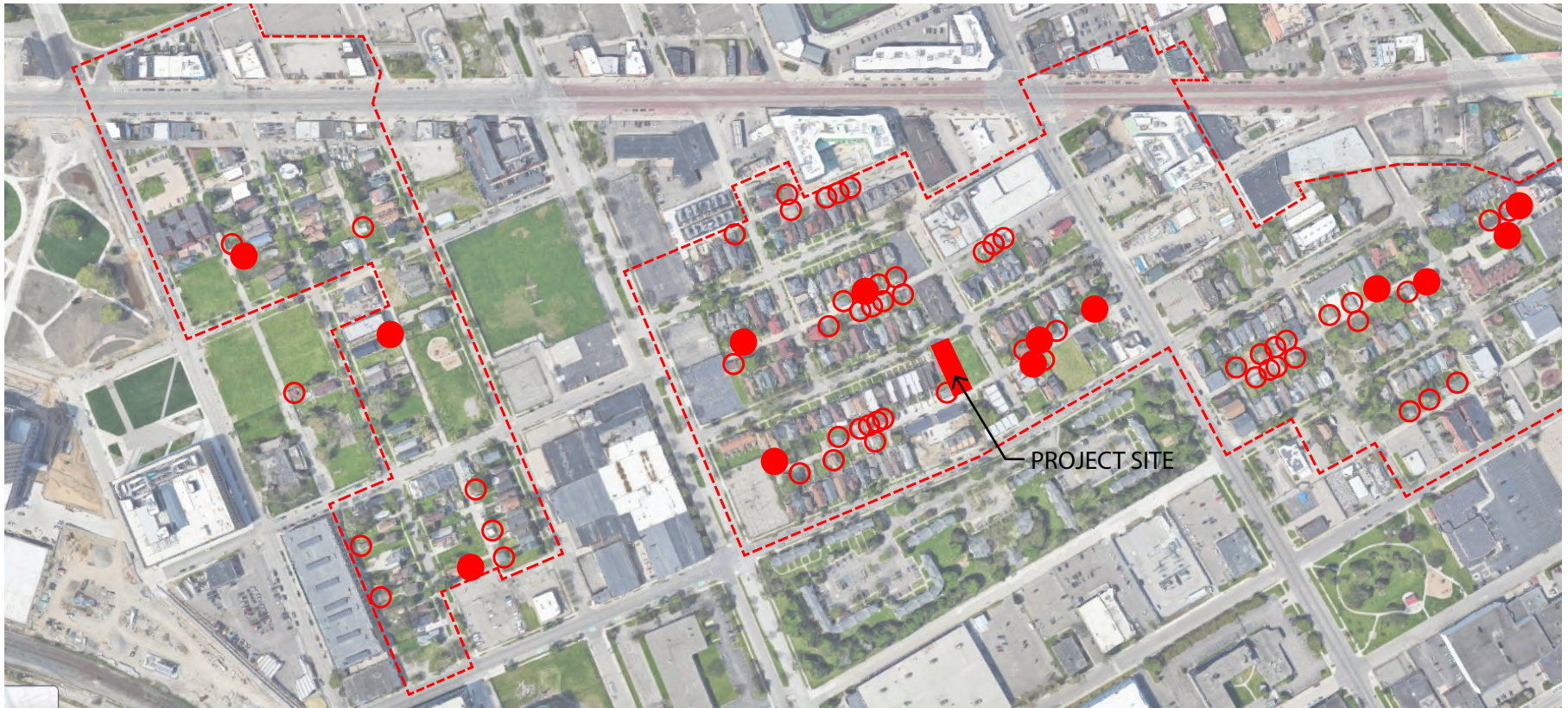


SIDE ELEVATION OVERLAY

SK3
October 7, 2025



Carriage House
1613 Leverette Street
Detroit 48216



CONTEXT EXAMPLES MAP

LEGEND

- CARRIAGE HOUSE STYLE + ATTACHED GARAGES
- STANDARD GARAGE
- DISTRICT BOUNDARY

SK4
October 7, 2025



Carriage House
1613 Leverette Street
Detroit 48216



EXAMPLES

SK5
October 7, 2025



Carriage House
1613 Leverette Street
Detroit 48216



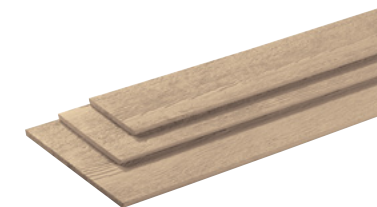
CONTEXT EXAMPLE - 1829 Leverette Street

SK6
October 7, 2025

BHattermann Architecture ▪ 2010 Roseland Avenue ▪ Royal Oak, MI 48073-5013
248.756.6162

SHOW YOUR TRUE COLORS

For even more aesthetic options, primed LP SmartSide products serve as a great option. These products arrive ready to be painted any color so you and your clients can create the look you want. They're also backed by the durability you expect from engineered wood technology. All LP SmartSide products are available in the primed option.



LAP SIDING

Easier-to-maintain traditional siding, available in cedar texture



NICKEL GAP SIDING

Offers a modern profile with locking flanges and a fastener groove that hides nails



SHAKES

Accent piece with staggered or straight edges and shiplap ends for a detailed finish



PANEL & VERTICAL SIDING

Siding that can be used to create the classic board and batten style, among other looks



TRIM & FASCIA

Details to add interest and curb appeal to any home's look, available in brushed smooth and cedar texture



SOFFIT

Ventilation that completes a clean exterior look and serves as a finishing touch



J-BLOCK

Offers a way to easily and attractively mount light fixtures, water faucets and more



MINI-SPLIT

Install exterior features with ease; can be separated for specific mount styles



OUTSIDE CORNER

Primed one-piece corners eliminate the need to build corners on the jobsite and help prevent water intrusion

EXPERTFINISH® PRODUCTS

COLOR	38 Series 6" or 8" Lap	Nickel Gap Siding 8"	190 Series 3" Trim	440 Series 4", 6", 8", 10" or 12" Trim	540 Series 4", 6", 8", 10" or 12" Trim	38 Series 12" or 16" Closed Soffit	38 Series 12" or 16" Vented Soffit	38 Series 24" Closed Soffit	38 Series 24" Vented Soffit	38 Series 12" x 48" Shakes	38 Series 16" x 16" Vertical Siding	38 Series 4" x 8" Panel	38 Series 4" x 10" Panel	540 Series 4" x 16" Outside Corner	540 Series 6" x 16" Outside Corner	540 Series 7.25" x 7.25" J-Block	540 Series 7.25" x 6.75" Mini Split
Snowscape White	●*	●*	●*	●*	●*	●*	●*	●*	●*	●	●*	●*	●	●*	●*	●*	●*
Sand Dunes	●*	●*	●*	●*	●*			●*	●*	●	●*	●*	●	●*		●*	●*
Desert Stone	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Quarry Gray	●*	●*	●*	●*	●*			●*	●*	●	●*	●*	●	●*		●*	●*
Prairie Clay	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Terra Brown	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Harvest Honey	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Timberland Suede	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Garden Sage	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Redwood Red	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Tundra Gray	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Summit Blue	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Rapids Blue	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Cavern Steel	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Midnight Shadow	●*	●*	●*	●*	●*					●	●*	●*	●	●*		●*	●*
Abyss Black	●*	●*	●*	●*	●*			●*	●*	●	●*	●*	●	●*	●*	●*	●*

All colors shown are representative and may not be an exact match. ● Available in Cedar Texture * Available in Brushed Smooth

HARVEST HONEY CEDAR TEXTURE

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	45327	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	45284	1.5 PSF
Nickel Gap Siding	16 ft. (192 in.)(4.9 m)	7.88 in. (200 mm)	0.495 in. (12.6 mm)	46551	1.5 PSF
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	46261	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	46357	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	46373	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	46389	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	46405	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	46421	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	46277	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	46293	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	46309	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	46325	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	46341	3 PSF
38 Series Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	45381	1.5 PSF
38 Series 4’ x 8’ NGSE Dual Use Siding and Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	47103	2 PSF
38 Series 4’ x 10’ NGSE Dual Use Siding and Soffit	10 ft. (119.81 in.)(3043 mm)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	47088	2 PSF
38 Series Shakes	4 ft. (48.63 in.)(1.2 m)	48.56 in. (1 234 mm)	0.354 in. (9 mm)	46510	2 PSF
540 Series Outside Corner	16 ft. (192 in.)(4.9 m)	3.625 in. (92 mm)	0.970 in. (24.6 mm)	47163	-
7.25” x 7.25” J-Block	7.25 in. (184 mm)	7.25 in. (184 mm)	0.970 in. (24.6 mm)	45436	-
7.25” x 6.75” Mini-Split	7.25 in. (184 mm)	6.75 in. (171 mm)	0.970 in. (24.6 mm)	45438	-
Touch-Up Kits	-	-	-	45405	-

HARVEST HONEY BRUSHED SMOOTH

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	45676	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	45660	1.5 PSF
Nickel Gap Siding	16 ft. (192 in.)(4.9 m)	7.88 in. (200 mm)	0.495 in. (12.6 mm)	46567	1.5 PSF
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	45772	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	45788	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	45804	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	45820	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	45836	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	45852	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	45692	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	45708	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	45724	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	45740	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	45756	3 PSF
38 Series Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	45870	1.5 PSF
38 Series 4’ x 8’ NGSE Dual Use Siding and Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	45886	2 PSF
540 Series Outside Corner	16 ft. (192 in.)(4.9 m)	3.625 in. (92 mm)	0.970 in. (24.6 mm)	47131	-
7.25” x 7.25” J-Block	7.25 in. (184 mm)	7.25 in. (184 mm)	0.970 in. (24.6 mm)	45911	-
7.25” x 6.75” Mini-Split	7.25 in. (184 mm)	6.75 in. (171 mm)	0.970 in. (24.6 mm)	45942	-
Touch-Up Kits	-	-	-	45405	-

REDWOOD RED CEDAR TEXTURE

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	41840	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	42293	1.5 PSF
Nickel Gap Siding	16 ft. (192 in.)(4.9 m)	7.88 in. (200 mm)	0.495 in. (12.6 mm)	46556	1.5 PSF
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	46266	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	46362	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	46378	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	46394	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	46410	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	46426	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	46282	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	46288	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	46314	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	46330	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	46346	3 PSF
38 Series Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	43232	1.5 PSF
38 Series 4’ x 8’ NGSE Dual Use Siding and Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	47106	2 PSF
38 Series 4’ x 10’ NGSE Dual Use Siding and Soffit	10 ft. (119.81 in.)(3043 mm)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	47091	2 PSF
38 Series Shakes	4 ft. (48.63 in.)(1.2 m)	11.625 in. (295 mm)	0.354 in. (9 mm)	46520	2 PSF
540 Series Outside Corner	16 ft. (192 in.)(4.9 m)	3.625 in. (92 mm)	0.970 in. (24.6 mm)	47169	-
7.25” x 7.25” J-Block	7.25 in. (184 mm)	7.25 in. (184 mm)	0.970 in. (24.6 mm)	43408	-
7.25” x 6.75” Mini-Split	7.25 in. (184 mm)	6.75 in. (171 mm)	0.970 in. (24.6 mm)	43424	-
Touch-Up Kits	-	-	-	42054	-

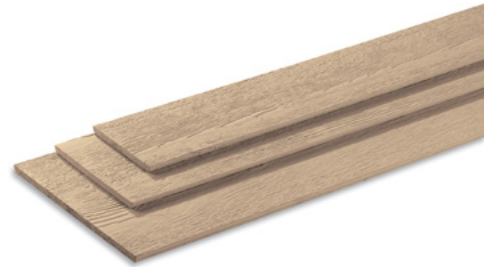
REDWOOD RED BRUSHED SMOOTH

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	45681	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	45665	1.5 PSF
Nickel Gap Siding	16 ft. (192 in.)(4.9 m)	7.88 in. (200 mm)	0.495 in. (12.6 mm)	46572	1.5 PSF
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	45777	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	45793	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	45809	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	45825	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	45841	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	45857	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	45697	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	45713	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	45729	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	45745	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	45761	3 PSF
38 Series Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	45875	1.5 PSF
38 Series 4’ x 8’ NGSE Dual Use Siding and Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	45891	2 PSF
540 Series Outside Corner	16 ft. (192 in.)(4.9 m)	3.625 in. (92 mm)	0.970 in. (24.6 mm)	47137	-
7.25” x 7.25” J-Block	7.25 in. (184 mm)	7.25 in. (184 mm)	0.970 in. (24.6 mm)	45921	-
7.25” x 6.75” Mini-Split	7.25 in. (184 mm)	6.75 in. (171 mm)	0.970 in. (24.6 mm)	45949	-
Touch-Up Kits	-	-	-	42054	-

CEDAR TEXTURE LAP SIDING

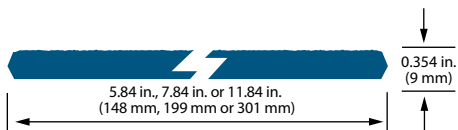
THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- Available in lengths up to 16’ to help speed installation
- May create fewer seams than traditional 12’ siding
- Primed for exceptional paint adhesion
- APA-certified lap siding
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay

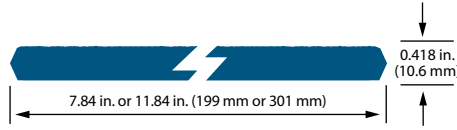


Cedar Texture

38 SERIES CEDAR TEXTURE LAP



76 SERIES CEDAR TEXTURE LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	25797	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	25799	1.5 PSF
76 Series Lap	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF

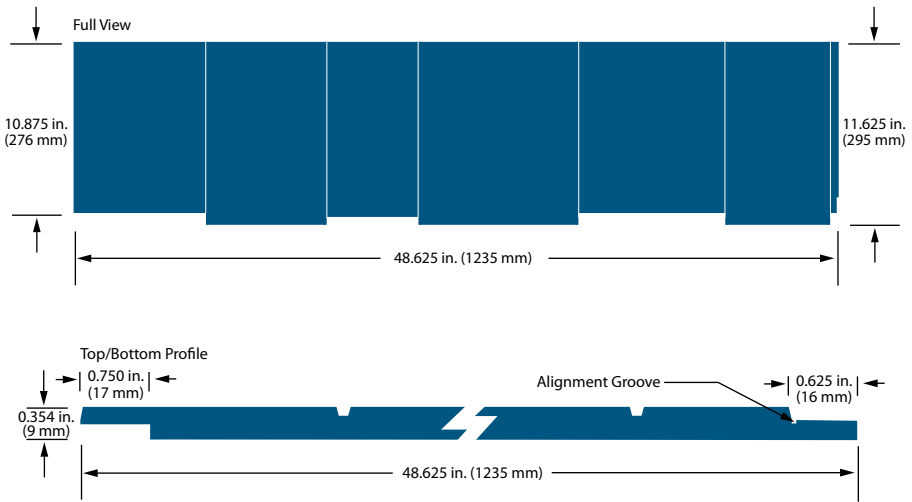
Lap Siding 16' Length	Reveal (size)		
Area (sq. ft.)	4-7/8" (6")	6-7/8" (8")	10-7/8" (12")
100	16 pcs.	11 pcs.	7 pcs.
200	31 pcs.	22 pcs.	14 pcs.
300	47 pcs.	33 pcs.	21 pcs.
400	62 pcs.	44 pcs.	28 pcs.
500	77 pcs.	55 pcs.	35 pcs.
600	93 pcs.	66 pcs.	42 pcs.
700	108 pcs.	77 pcs.	49 pcs.
800	124 pcs.	88 pcs.	56 pcs.
900	139 pcs.	99 pcs.	63 pcs.
1000	154 pcs.	110 pcs.	69 pcs.
1500	231 pcs.	164 pcs.	104 pcs.
2000	308 pcs.	219 pcs.	138 pcs.
2500	385 pcs.	273 pcs.	173 pcs.
3000	462 pcs.	328 pcs.	207 pcs.
3500	539 pcs.	382 pcs.	242 pcs.
4000	616 pcs.	437 pcs.	276 pcs.
4500	693 pcs.	491 pcs.	311 pcs.
5000	770 pcs.	546 pcs.	345 pcs.

CEDAR TEXTURE SHAKES

THE LUXURIOUS APPEAL OF CEDAR

- The look of traditional cedar with more durability for easier maintenance over time
- Staggered edges offer a lively, textured effect
- Can be used as a decorative accent or on the entire structure
- Shiplap ends for a clean appearance
- Reversible staggered or straight edge offers exceptional design versatility
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay

38 SERIES CEDAR TEXTURE SHAKES



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Shakes	4ft. (48.63 in.)(1.2 m)	11.625 in. (295 mm)	0.354 in. (9 mm)	42092	1.5 PSF

Cedar Texture Shakes 4' Length	Reveal (size)	
	Area (sq. ft.)	
	7" (12")	10" (12")
100	44 pcs.	31 pcs.
200	88 pcs.	61 pcs.
300	131 pcs.	92 pcs.
400	175 pcs.	122 pcs.
500	219 pcs.	152 pcs.
600	262 pcs.	183 pcs.
700	306 pcs.	213 pcs.
800	350 pcs.	244 pcs.
900	393 pcs.	274 pcs.
1000	437 pcs.	304 pcs.
1500	655 pcs.	456 pcs.
2000	873 pcs.	608 pcs.
2500	1091 pcs.	760 pcs.
3000	1310 pcs.	912 pcs.
3500	1528 pcs.	1064 pcs.
4000	1746 pcs.	1216 pcs.
4500	1964 pcs.	1368 pcs.
5000	2182 pcs.	1519 pcs.

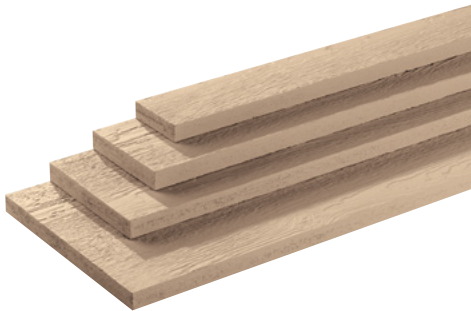
Disclaimer: The above chart does not account for waste factors. Remember to include your expected jobsite waste. It is up to the purchaser to determine the appropriate waste factor to add to the material estimate. LP takes no responsibility for estimates, including overages or shortages of material based on the above coverage chart.

Specifications: LP® SmartSide® Trim

CEDAR TEXTURE TRIM

THE CLASSIC APPEARANCE OF CEDAR

- Use for corners, window and door trims
- Narrow widths for more design flexibility
- Primed for exceptional paint adhesion
- 16’ length can result in faster installation and fewer seams
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay



Cedar Texture

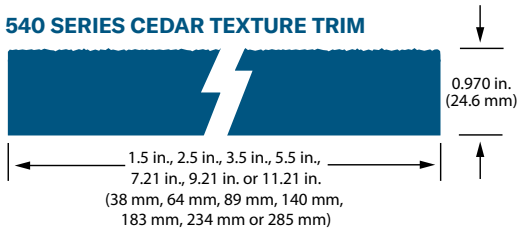
190 SERIES CEDAR TEXTURE TRIM



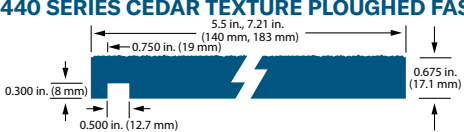
440 SERIES CEDAR TEXTURE TRIM



540 SERIES CEDAR TEXTURE TRIM



440 SERIES CEDAR TEXTURE PLOUGHED FASCIA



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	28448	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.578 in. (14.7 mm)	28450	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.578 in. (14.7 mm)	28452	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.675 in. (17.1 mm)	25877	2 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.675 in. (17.1 mm)	25878	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	25880	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	25882	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	25883	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	25884	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	25885	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	25886 *	3 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	25887 *	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	25888	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	25890	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	25891	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	25892	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	25893	3 PSF
440 Series Ploughed Fascia	16 ft. (192 in.)(4.9 m)	5.47 in. (140 mm)	0.62 in. (17.1 mm)	27240 *	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.62 in. (17.1 mm)	27819 *	2 PSF

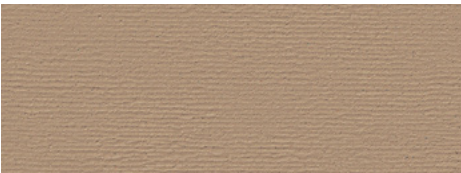
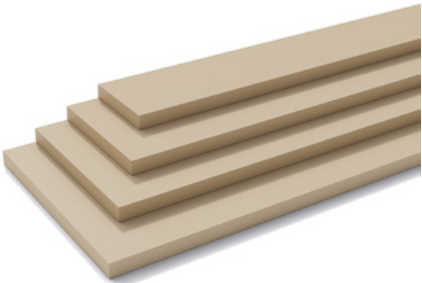
*Special order item. Requires minimum quantity and extended lead times.

Specifications: LP® SmartSide® Trim

BRUSHED SMOOTH TRIM

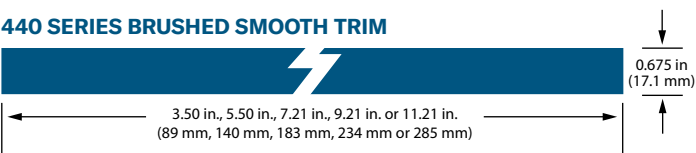
SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Helps protect against moisture intrusion, impacts from hail, and damage from freeze/thaw cycles
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay
- 16’ length can result in faster installation and fewer seams
- Primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty

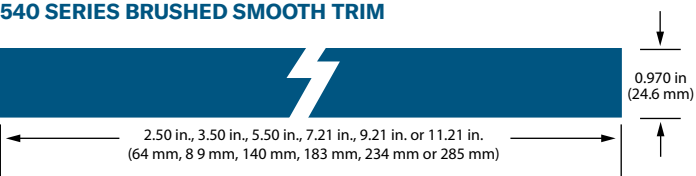


Brushed Smooth Trim

440 SERIES BRUSHED SMOOTH TRIM



540 SERIES BRUSHED SMOOTH TRIM



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
440 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.675 in. (17.1 mm)	45999	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	46000	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	46001	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	46002	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	46003	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	46004	2 PSF
	16 ft. (192 in.)(4.9 m)	1.50 (38 mm)	0.675 in. (17.1 mm)	46012	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	46010	3 PSF
	16 ft. (192 in.)(4.9 m)	1.50 (38 mm)	0.970 in. (24.6 mm)	46011	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	45992	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	45993	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	45995	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	45997	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	45998	3 PSF

CEDAR TEXTURE VENTED SOFFIT

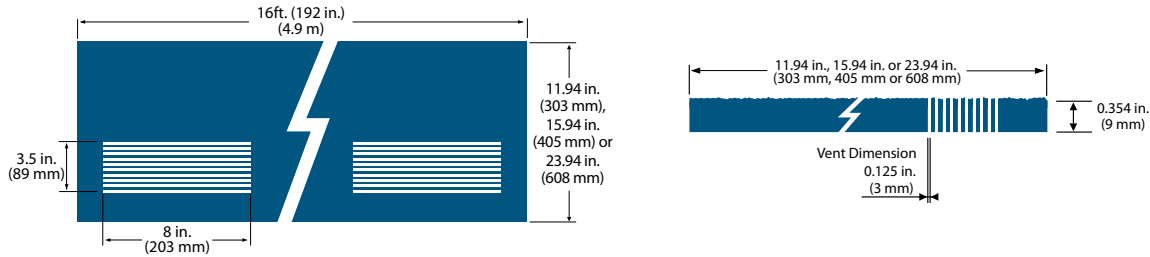
ENGINEERED TO CUT OUT PROBLEMS

- Precisely cut vents offer 5 and 10 square inches of ventilation per linear foot, providing more options to meet code requirements while adding architectural beauty
- Promotes continuous airflow
- 1/8" vents to help keep hornets and most bees out
- Eliminates time spent ripping full sheets
- Treated with the SmartGuard® process for superior protection and resistance against many weather conditions, fungal decay and termites



Cedar Texture

38 SERIES VENTED CEDAR TEXTURE SOFFIT – CUT-TO-WIDTH

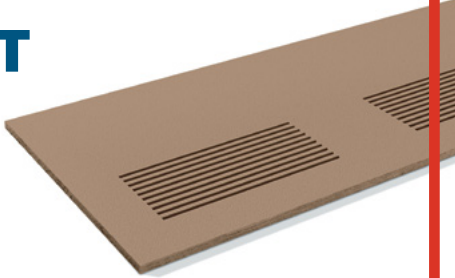


DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series 5 sq. in. Vented Cedar Texture Soffit – Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (9 mm)	45450	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	45451	-
38 Series 10 sq. in. Vented Cedar Texture Soffit – Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (9 mm)	25822	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	25823	-
	16 ft. (192 in.)(4.9 m)	23.94 in. (608 mm)	0.354 in. (9 mm)	25824	-

BRUSHED SMOOTH VENTED SOFFIT

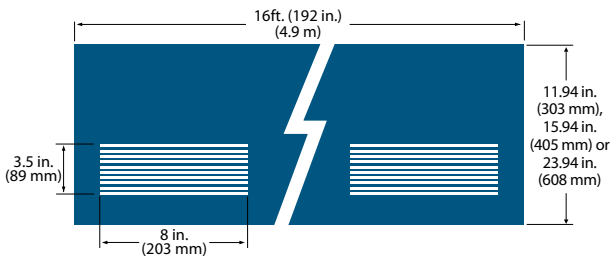
TIMELESS DESIGN MEETS EVERYDAY FUNCTIONALITY

- Precisely cut vents offer 10 square inches of ventilation per linear foot, providing more options to meet code requirements while adding architectural beauty
- Promotes continuous airflow
- 1/8" vents to help keep hornets and bees out
- Eliminates time spent ripping full sheets
- Treated with the SmartGuard® process for superior protection and resistance against many weather conditions, fungal decay and termites



Brushed Smooth

38 SERIES VENTED BRUSHED SMOOTH SOFFIT – CUT-TO-WIDTH



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series 10 sq. in. Vented Brushed Smooth Soffit – Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (9 mm)	46964	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	46043	-
	16 ft. (192 in.)(4.9 m)	23.94 in. (608 mm)	0.354 in. (9 mm)	46044	-



Landmark ClimateFlex, shown in Colonial Slate

COLOR AVAILABILITY



Burnt Sienna



Colonial Slate



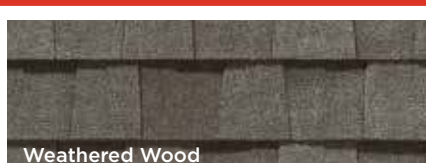
Heather Blend



Moiré Black



Resawn Shake



Weathered Wood

LANDMARK® ClimateFlex®

- Fiberglass-based construction
- Lifetime limited transferable warranty*
- 10-year SureStart™ protection
- 25-year **StreakFighter**® algae-resistance warranty
- **NailTrak**® extra-wide nailing area for accurate installation
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5-98

Impact Resistance:

- UL2218 Class 4



Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537



Scan code for more information

PRIMED | DOUBLE HUNG

Contact Us

Find a Distributor

We've made your world easier. Windsor's double hung windows are not only an attractive addition to a home, they are extremely easy to maintain. The sash on the double hung easily tilts in and removes for easy cleaning. Our unique locking shoe balance system also allows you to effortlessly replace or remove individual sashes. Primed units feature parts made of revolutionary composite cellular PVC exterior that resists the elements.



- EZ Tilt sash with compression jambliner for easy cleaning and sash removal
- Recessed lock and keeper for a sleek appearance
- Block and tackle balance system for easy removal and sash operation
- Available as a Revive sash replacement kit which allows you to easily update your windows while keeping existing interior trim and plaster in place (excludes exterior trim and screen options)
- Interior and exterior grilles may be paired in a variety of combinations. However, some combinations are not available in every product.
- CPVC may be painted. However, the color must have an LRV rating of 50 or greater (no dark colors).

Corner Sample

Casement



Interior Wood Species



Clear Select Pine

Interior Primed Finishes



White Primed

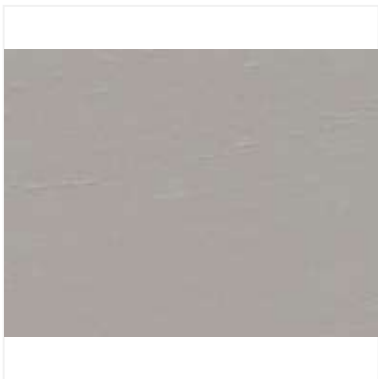
Prefinished Painted Interiors



Painted White



Painted Black



Painted Gray

Double Hung Hardware



Double Hung
Available in eight finishes.

AVAILABLE FINISH



Champagne



White



Bronze



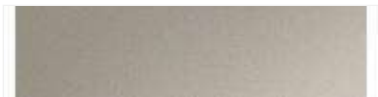
Black



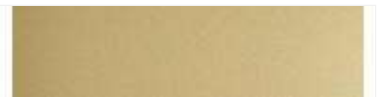
Faux Bronze



Oil Rubbed Bronze



Satin Nickel



Bright Brass

Glass



LoE 366 Standard



Dual Low-E

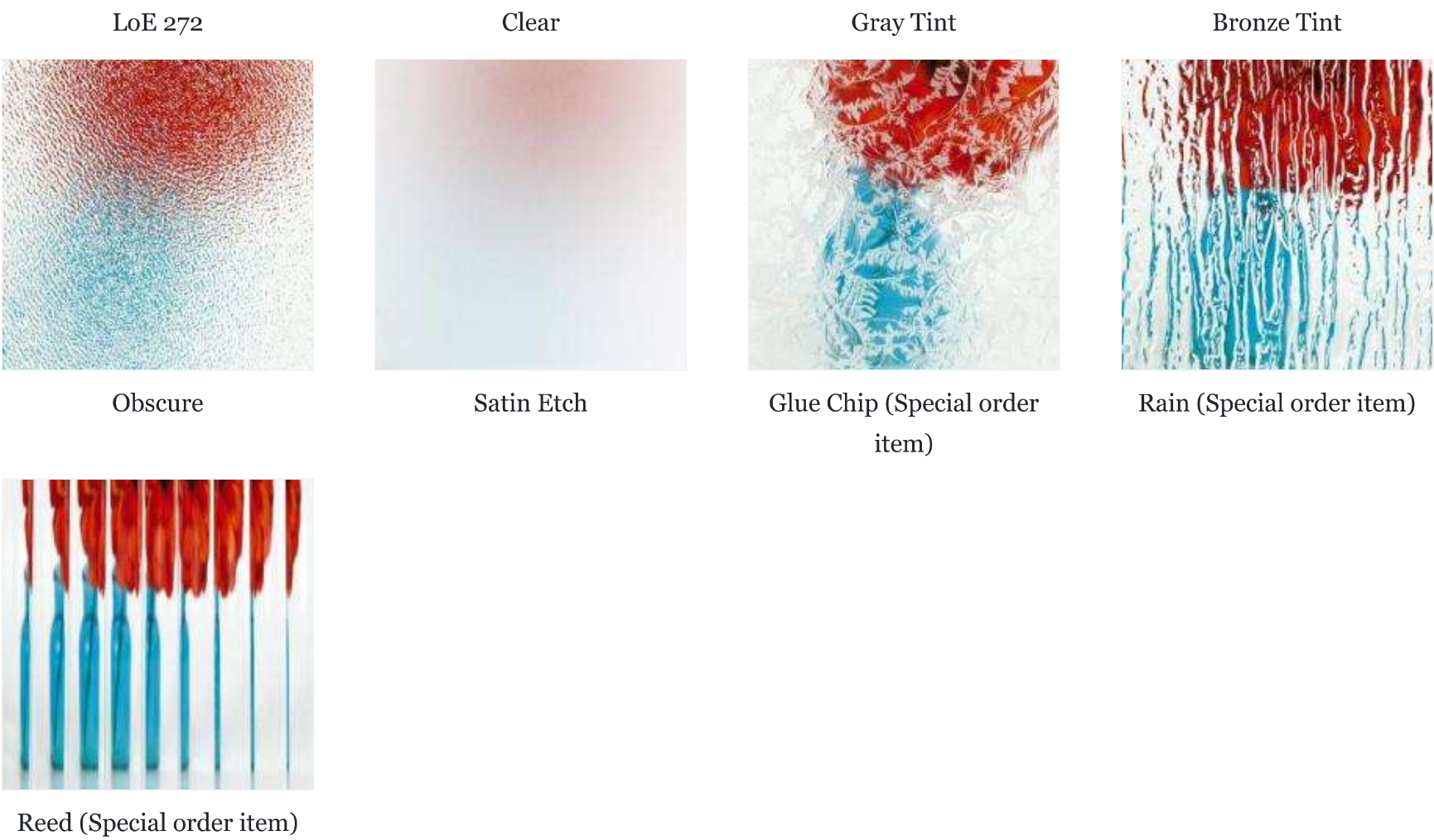


LoE 180



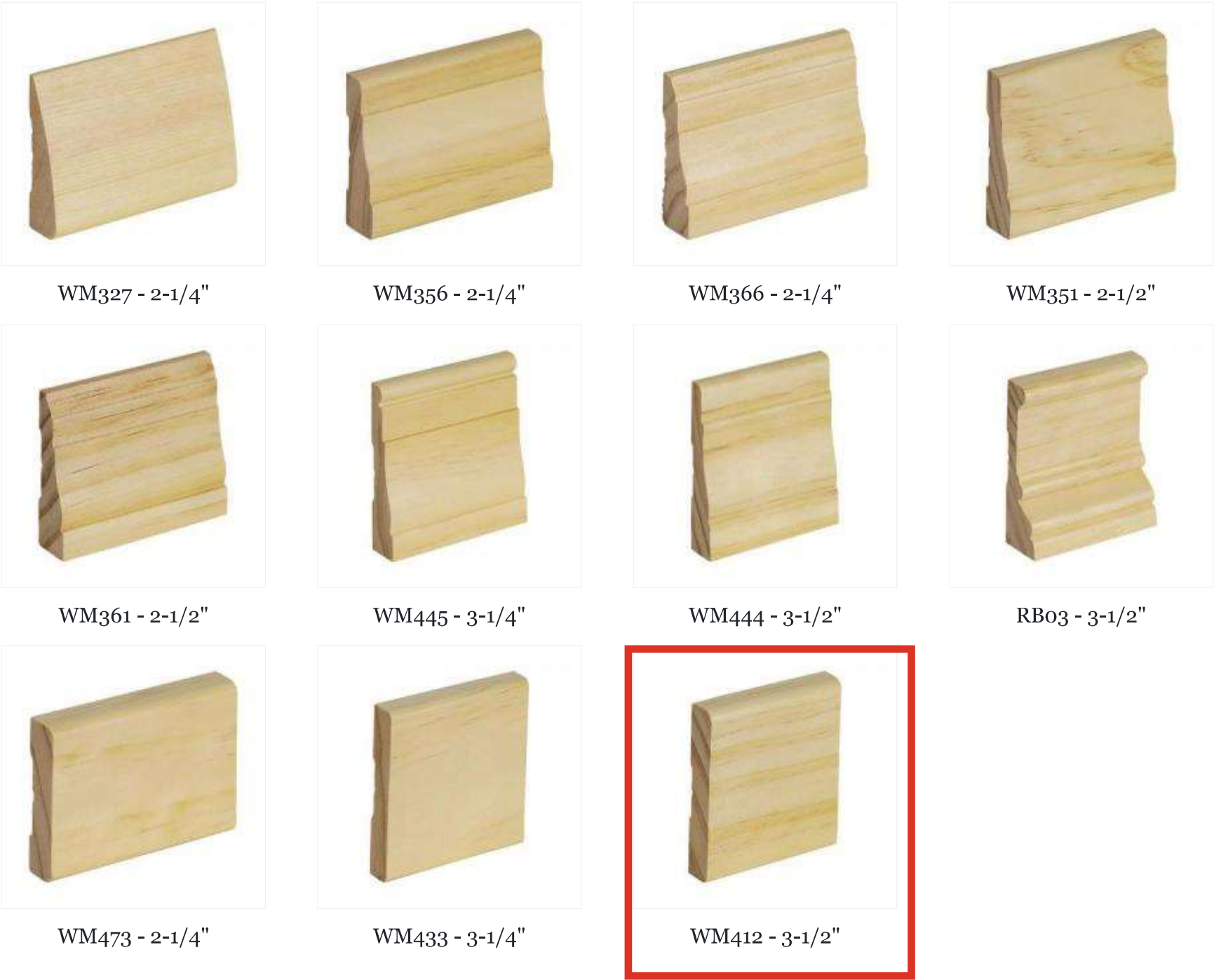
LoE 240





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Interior Trim



Stool And Apron



B200 - 11/16" x 2-1/2"



WM1021 - 5-1/4"

Rosettes



Rosette - 2-3/4"



Rosette - 3-3/4"

Exterior Trim



WM 180 Brickmould



WM 180 Brickmould with
Flange



Williamsburg



3-1/2" Flat



4-1/2" Backband



5-1/2" Flat



Plantation



2" Bull Nose Sill Nose



Double Hung Sill Nose



Belly Sill Nose

CPVC Exterior Sill



Double Hung Sill Nose



2" Bull Nose Sill Nose



Belly Sill Nose

CPVC Exterior Casing



WM 180 Brickmould



WM 180 Brickmould with Flange



Williamsburg



3-1/2" Flat



4-1/2" Backband



5-1/2" Flat



Plantation

Grilles



7/8" & 1-1/4" Perimeter Grille



7/8" & 1-1/4" Stick Grille



3/4" & 1" Profiled Inner Grille

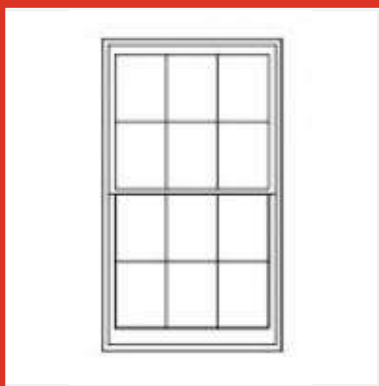


13/16" Flat Inner Grille



7/8" & 1-1/4" Exterior CPVC Ogee Windsor Divided Lite	5/8", 7/8", 1-1/4" & 2" Short Putty Windsor Divided Lite	2" CPVC Simulated Check Rail
---	--	---------------------------------

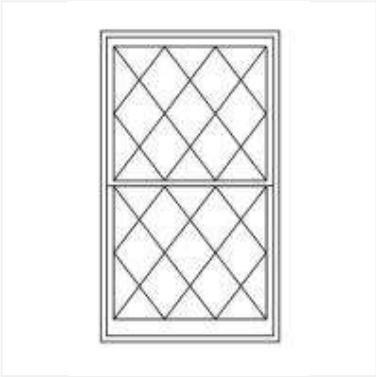
Grille Patterns



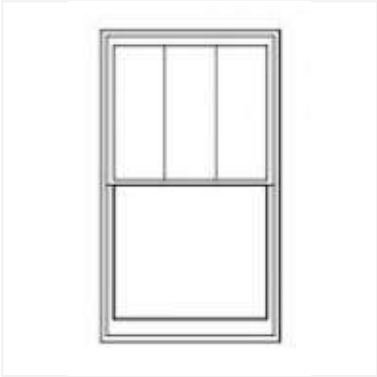
Colonial



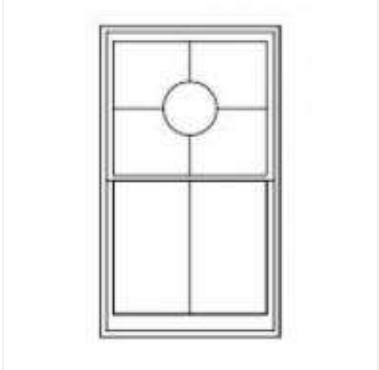
Prairie



Diamond

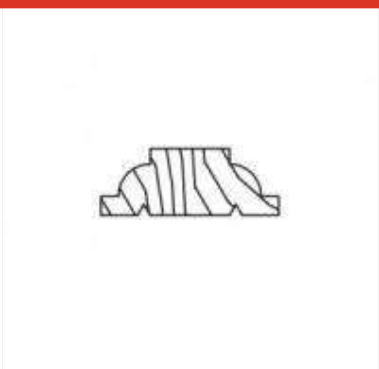


Plaza

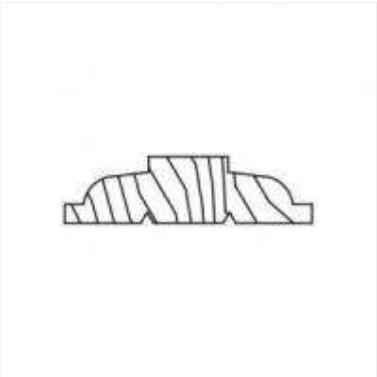


Custom Grille Patterns
Available

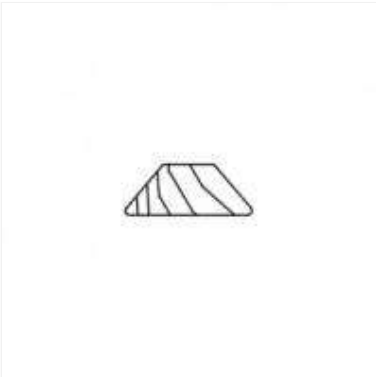
Grille Profiles



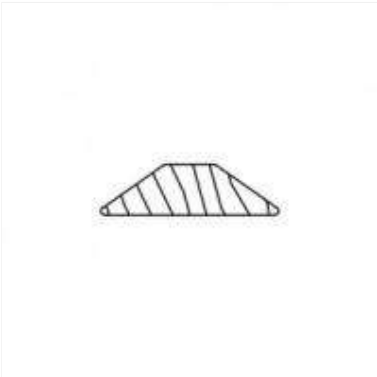
7/8" Interior Grille - Ogee



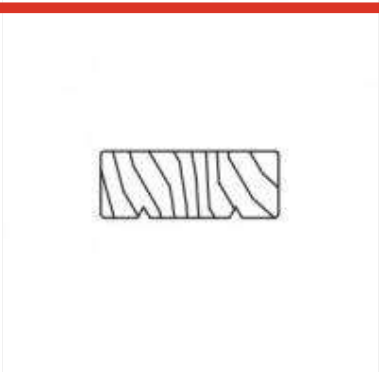
1-1/4" Interior Grille - Ogee



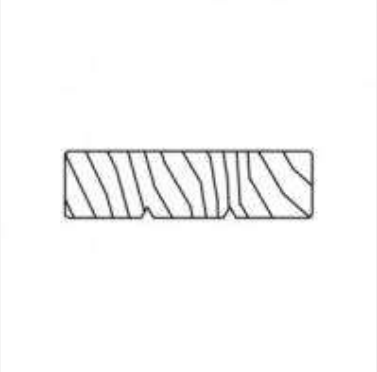
5/8" Interior Grille - Putty



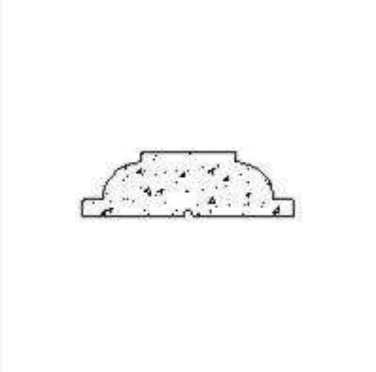
7/8" Interior Grille - Putty



7/8" Interior Grille -
Contemporary



1-1/4" Interior Grille -
Contemporary



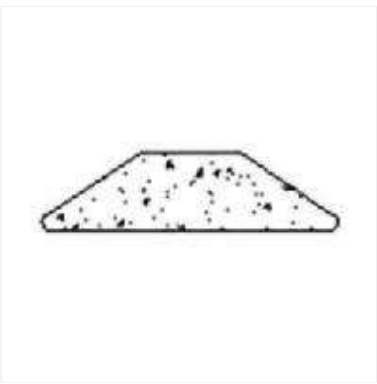
7/8" CPVC Exterior Grille -
Ogee



1-1/4" CPVC Exterior Grille
- Ogee



5/8" CPVC Grille - Putty



7/8" CPVC Exterior Grille - Putty

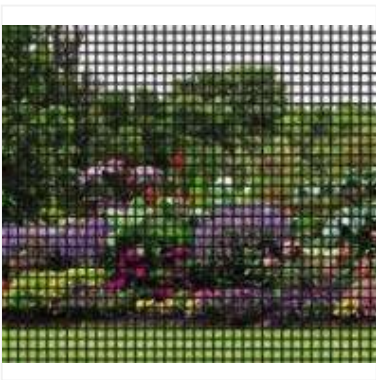
Screens



BetterVue® (Standard)



UltraVue®



As compared to conventional screen mesh

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FIBER-CLASSIC® AND SMOOTH-STAR®

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A stylish, high-performance solution for every home project. From front entry to utility doors, Fiber-Classic and Smooth-Star offer a variety of door design and glass styles to fit virtually any entrance without stretching your budget. The Fiber-Classic Mahogany Collection™ complements the rich wood tones found in many home interiors, extending the look to the outside with beauty and elegance. Smooth-Star fiberglass doors are ready-to-paint with crisp, clean contours making them the more attractive and durable alternative to steel.



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- Composite rails and top and bottom
- Enhanced lock block in the 1-1/4” engineered lumber lock stile for added security
- Low maintenance fiberglass
- Will not rot, warp, rust or dent
- Polyurethane foam core that offers up to four times the insulating value of wood
- Fiber-Classic Mahogany Collection™ is wood grained interior and exterior with rich wood tones
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- Smooth-Star 20-minute fire-rated doors

Options

[Panel Grain Patterns](#) [Decorative Glass](#) [Specialty Glass](#) [Grilles – Simulated Divided Lite](#) [Panel Styles](#)
[PrismaGuard® Paint](#) [Hardware – Multi-point Handle Sets](#) [Hardware – Two-bore Handle Sets Exterior](#)
[Hardware – Two-bore Handle Sets Interior](#) [Back to Top](#)

Panel Grain Patterns

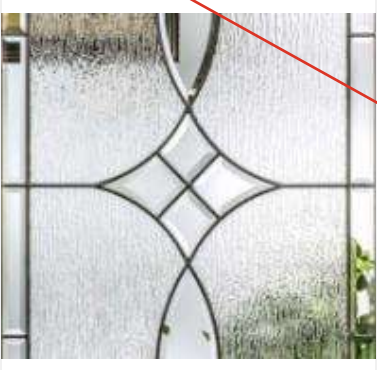


Fiber-Classic® Mahogany
Collection™

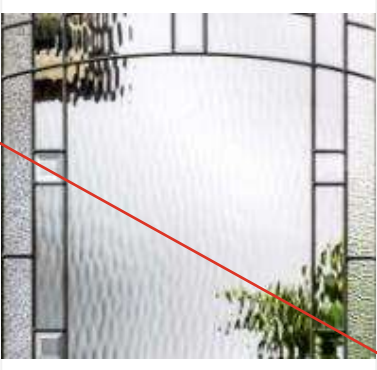


Smooth-Star®

Decorative Glass



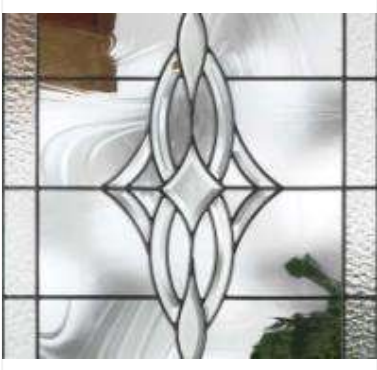
Blackstone®



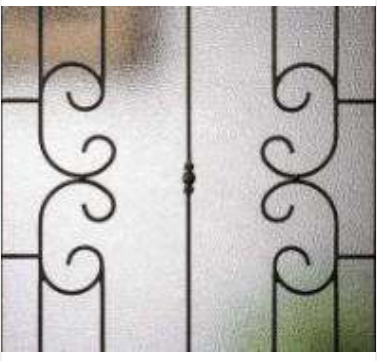
Maple Park®



Saratoga™



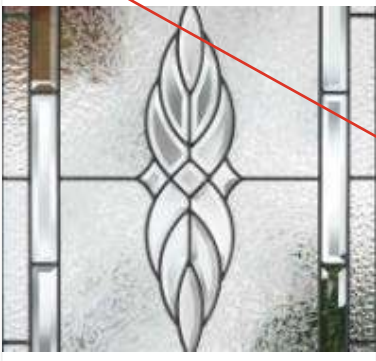
Wellesley™



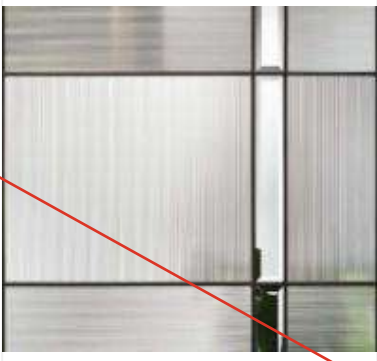
Riserva®



Concorde™

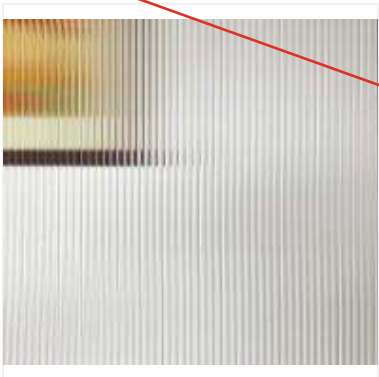


Kensington™

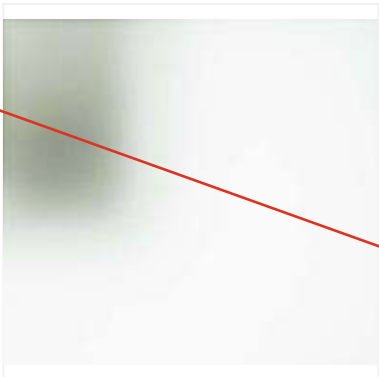


Axis®

Specialty Glass



Reeded (XK)



Satin Etch (XE)



Rainglass (XR)

Grilles – Simulated Divided Lite



1.125” Ogee Grained



1.125” Ogee Smooth



3.5” Flat Smooth

Panel Styles



Full Glass



3/4 Glass Panel



1/2 Glass Panel



Craftsman Panel



Solid Panel



Fire Rated Panel

PrismaGuard® Paint

Alpine

Granite

Peregrine

Onyx

Obsidian

Indigo

Estuary

Arctic Ice

Cypress

Golden Wheat

Canyon

Ruby Red

Cabernet

Chesnut

Elk

Hardware – Multi-point Handle Sets



Contemporary
Available in ten finishes.



Classic
Available in ten finishes.

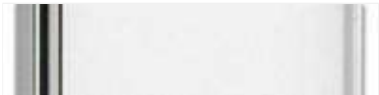


Euro
Available in Black and Satin Nickel.

AVAILABLE FINISH



White



Polished Chrome



Brushed Chrome



Satin Nickel



Antique Nickel



Faux Brass



Oil Rubbed Bronze



Antique Brass



Brass



Black



Satin Chrome



Bronze

Hardware – Two-bore Handle Sets Exterior



Colonial



Modern



Heritage



Fashion



Contemporary

Craftsman

Mediterranean

Traditional

AVAILABLE FINISH



Satin Stainless



Tuscan Bronze

Hardware – Two-bore Handle Sets Interior



Waverlie



Verona



Modern

AVAILABLE FINISH



Satin Stainless



Tuscan Bronze

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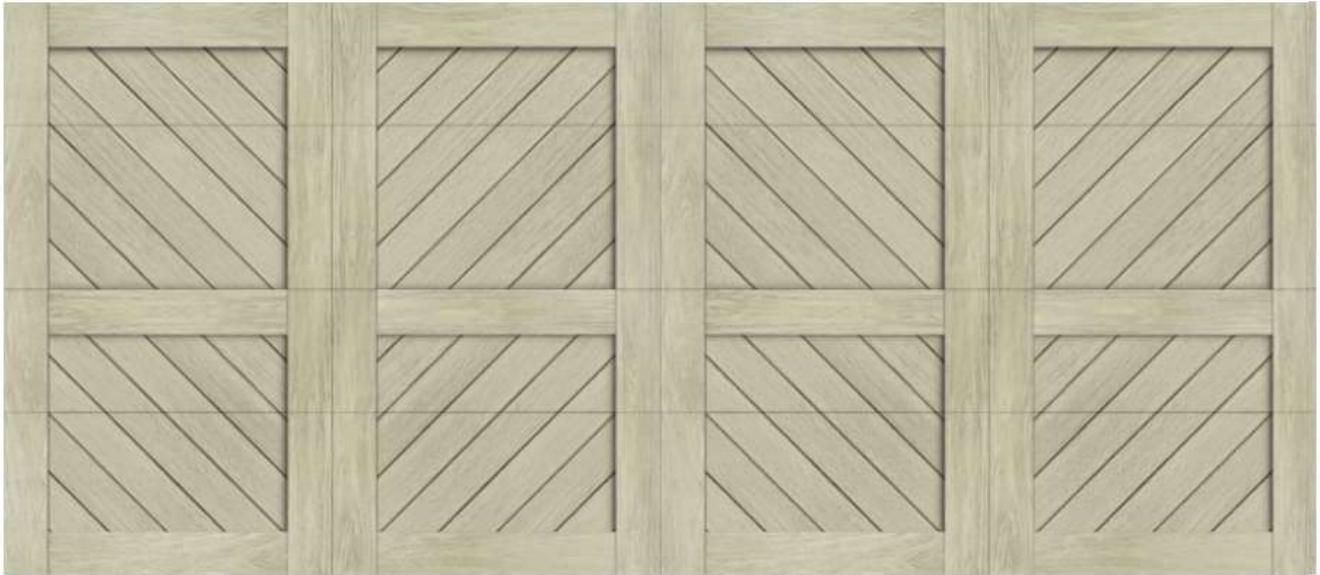
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Your EZDoor Summary

Door Image



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.

Additional options available, please contact your local dealer.

*Based upon your Zip Code, you may require a WindCode® Configuration.

†Configuration values recommended by EZDoor.



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Your Completed Doors

1. Garage Door



Canyon Ridge® Carriage House 5-Layer Chevron - CAN236V

Size :
16'0" x 7'0"

Windcode : *
W0

Model :
CAN236V

Design :
Can2-design36v

Construction :
5-layer 2" Intelllicore® Insulation R-value
20.4

Material :
Mahogany With Mahogany Overlay

Base Color :
Primed

Overlay Color :
Primed

Existing Analysis Report

Existing Historic Accessory Structure

1613 Leverette Street

Detroit, MI 48216

October 20, 2025

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Introduction

Property Identification

1613 Leverette Street

Detroit, MI 48216

Parcel ID# 08000414

Property Owner(s)

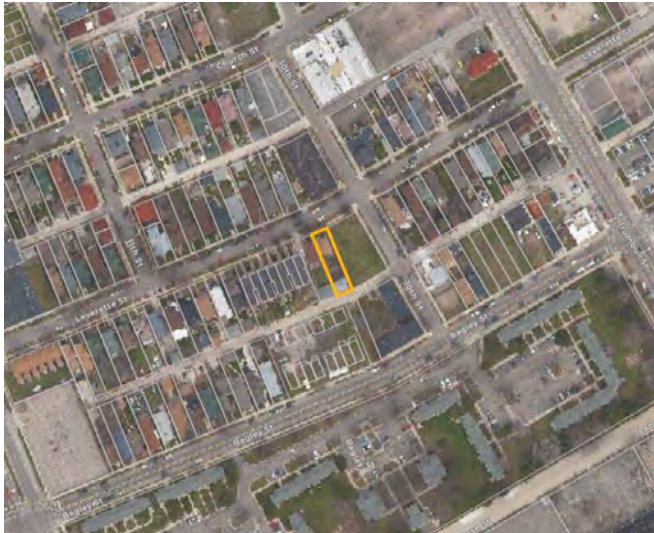
Brian Ducoffe and Sarah Greenwood

Same Address

Historic District

Corktown Historic District

Location Map



Subject property indicated with a yellow rectangle

Site Image



Primary Structure and Garage

Preparer(s)

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(248) 756-6162

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Licensed General Contractor – #2101077858

(248) 770-3905

fjmocerì@gmail.com

Purpose

This report is intended to identify the existing construction and condition of an existing “historic structure” located within the rear yard of a primary residence in the Corktown Historic District in Detroit, Michigan. Extensive on-site investigations were completed on March 14, and October 17, 2025, to ascertain existing conditions. The investigation included but was not limited to dimensional and photographic documentation, and a test pit to determine the extent of the existing foundation. Following the onsite investigation, existing drawings were generated, and the structure was analyzed in comparison to code requirement. In addition to the structure, the site context with regard to the public alley to the south was also observed visually and measured approximately.

The intent of this report is to understand the condition of the existing structure. Based on the conditions, a recommendation to repair, rebuild or demolish the structure will be determined. The criteria should include constructability of any proposed solutions to rectify and deficiencies in the structural and or its components.

Architectural Significance and Construction History

The structure, originally believed to be constructed in 1925, was constructed some-time after the primary structure which was constructed in 1910. No other history of any other structures was discovered during the research for this report.

The garage flows with the assortment of garages in the vicinity. There are no identifying features regarding the architectural style except for the size, the form, and a pair of sliding doors that address the rear yard that may or may not be original. The siding, roofing, access doors, window, and color scheme have been altered over time. The garage is a typical wood frame structure without interior finish. There have been no additions to the garage throughout its life span. However, aesthetic modifications have been made as previously described.

Due to site and structural deficiencies, the garage is no longer used for its intended purpose. These challenges include the grade between the alley and garage, and the failing structure that has been temporarily re-supported. The present use for the garage is currently minor storage of bicycles, lawn care supplies, and miscellaneous household items.



Existing photo - north, rear yard side



Existing photo – alley side



Existing photo – east side



Existing photo – west side



Existing photo – interior



Existing photo - interior



Library of Congress: Sanborn Map Company, Vol. 1, 1921-1950, p.29

Structural Condition Assessment

1. General Resource Description

Existing size 21' x 25' single-story, hip roof; 2-1/2 car unconditioned garage. Garage walls are 8' tall with a lower section being 6'-6" tall and facing the primary structure. The structure is a residential wood frame with a hip roof. The exterior materials are vinyl siding and 3-tab asphalt shingles. The interior floor surface is an exposed concrete slab.

Exterior Walls:

- Existing framing species consistent with #2 douglas fir-larch.
- 2x4 construction with double (non-treated) bottom plate; single 2x4 top plate / double 2x4 top plates are present on the lower section toward the residence.
- Double top plate used as a structural heard for the man-door, 8'10" sliding door and window.
- 2x4 wood studs art installed at 24" O.C. typically – 8'-0" high exterior walls / 6'-6" high exterior wall at north wall.
- (2) 2x8 (assumed 2-members) header over garage doors.
- Exterior sheathing is original, painted, 1x wood T&G siding installed directly and perpendicular to the studs.
- Exterior finish is vinyl siding.

Roof:

- Existing framing species consistent with #2 douglas fir-larch.
- Rafters – 2x4 at 28" O.C. – 30" O.C.
- Roof sheathing - 1x6 installed perpendicular to rafters
- Hip rafters – single 2x4
- Ridge - 1x4
- Some 2x4 diagonal roof bracing 2x4 is installed to support the hip rafters. This diagonal bracing is supported on a single 2x4 spanning the entire depth of the garage. This occurs in (2) locations and is spaced approximately at 1/3 points of the width of the garage.
- Existing roof pitch: 5:12
- 3-tab asphalt shingle installed with (2) roof vents

Foundation:

- Thickened concrete slab – 8" deep at perimeter. Assumed 3-4" thick interior (concealed and unable to observe).
- Column footings unknown
- Temporary column in parking stall bearing on slab

2. Evaluation

Exterior Walls:

Condition: Poor

- Sill plates deteriorated and rotting in many locations – +/- 50%.
- Anchorage of sill plates to foundation only observed at northeast building corner. Assume consistency at least at corners of building.
- Sill plates up-heaving in northeast corner
- Single top plate inadequate to support rafters and brace exterior wall
- Roof framing members offset from stubs – in several instances the offset is 12"
- No evidence of any members or system to prevent shear.
- Extensive structure tilt evident in supporting exterior walls:
 - West wall 8" out of plumb- leaning toward south
 - South wall 4" out of plumb- leaning toward east
 - East wall 2-1/2" out of plumb- leaning toward south
 - North wall 2-1/2" out of plumb- leaning toward west

Roof:

Condition: Poor

- Existing member spacing ranges between 28"-30"
 - This spacing exceeds the maximum allowable spacing (24") by 4"-6".
 - 100% of the rafters are deficient
- Existing maximum rafter span is 12'-6"
 - This span exceeds the maximum spacing allowed by code (8'-2") by 4'-4".
 - 30% of the existing rafters are deficient.
- Hip rafters - 2x4
 - Hip rafter spans are 15'-8"
 - Hip rafter depth insufficient. Depth shall not be less than the depth of the cut end of the rafter. Minimum requirement 2x6.
 - 100% deficiency
- Ridge – 1x4
 - Hip rafter depth insufficient. Depth shall not be less than the depth of the cut end of the rafter. Minimum requirement 1x6.
- Deflection of members noted due to span and spacing.
 - Excessive deflection in most structural members.
 - Maximum Rafter deflection = .8"
 - Deflection in excess of 1" observed in multiple locations.
 - Maximum deflection of other structural members = 1.075" – roof tie supporting ridge
 - Deflection of roof tie and ridge support measured at 3-1/2"
 - Deflection of roof support measured at north wall measured at
 - Members have a loss of plasticity due to overloading for an extended time period. The deflection of the members can't be corrected.
- 3-tab asphalt shingle roofing with (2) roof vents installed – Good condition

- Code references based on the following criteria:
 - 20 lb roof live load
 - 10 lb roof dead load
 - Roof framing member spans based on Table R802.5.1(1)
 - Deflection Requirement
 - L/180 – rafters having a slope greater than 3:12 without ceilings attached to framing members
 - L/240 – all other structural members
- Fascia deteriorated, and missing several sections

Foundation:

Condition: Poor

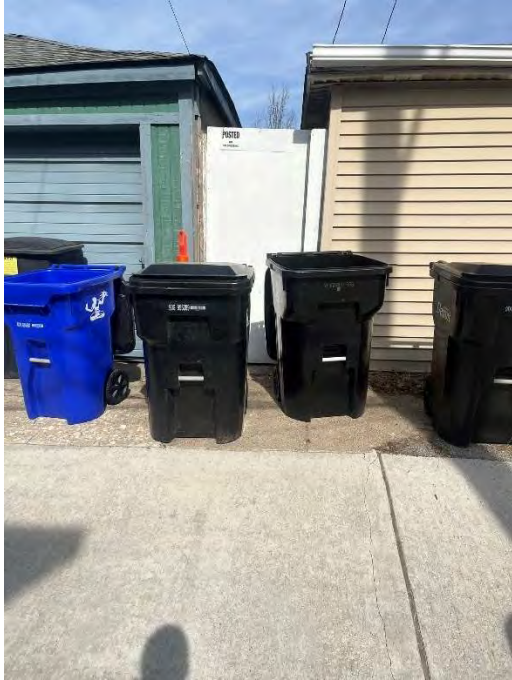
- Footing Requirements: Minimum depth of footing is 42"; Minimum width of footing is 12" – walls constructed concrete slab thickened at edges to depth of 8".
- Differential settling evident throughout entire structure and slab.
 - Slab shows signs of settlement and upheaval
 - Cracking
 - Separation
 - Spalling
- Slab deteriorated – cracked and unlevel



Stud and rafter spacing, single top plate,
racking of exterior wall



Example of framing member deflection



Exterior wall out of plumb



Exterior wall out of plumb



Temporary column installed to support roof



Buckling evident in exterior wall – west side



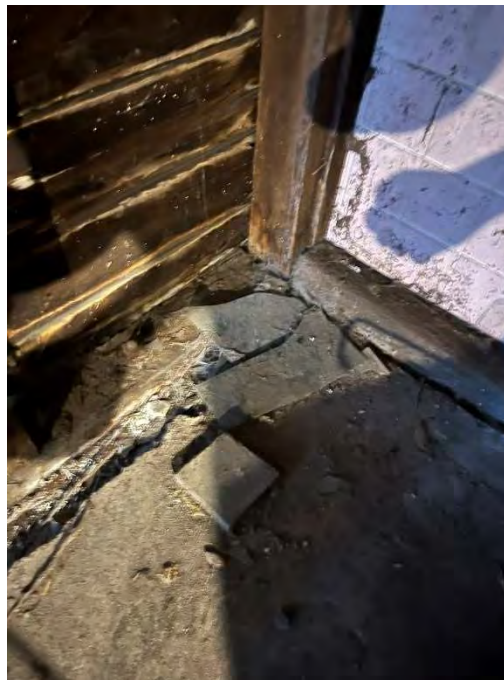
Interior concrete slab deterioration



Excessive deflection in supporting member



Section of wall severely out of square –
not supported by foundation



Deterioration of slab and sill



Level of exterior grade compared to slab



Test pit showing bottom of slab +/- 8" below

Top of slab



Deterioration of slab



Walls out of plumb, missing fascia,
rodent den (at CMU blocks)

3. Limitations of Visual Inspection

Visual and dimensional observations are limited to construction assemblies that are exposed to view. Several areas of the structure are concealed and are inaccessible to inspection. These include but are not limited to sections of wall with “finish” affixed, concrete slab thickness and construction of column footings, if any, framing members installed in a vertical orientation that block the assembly beyond, such as overhead door headers. Not all members have been specifically measured but have been assumed to have relative similarity in their size, condition, assembly, etc. No destructive demolition was accomplished on the interior. A test pit was dug along the exterior at the northeast corner of the building to ascertain the footing depth. The remaining 3 sides of the building are obstructed by concrete walks and were unable to be excavated. The foundation is assumed to be consistent on all four sides.

4. Recommendations

There are several serious issues present in the existing structure. The foundation, the exterior walls and roof show significant signs of fatigue and failure. Reconstruction of the exterior walls, roof and foundation without complete demolition of the structure is not possible. These systems are interdependent regarding construction means and methods.

Generally

The following descriptions identify what is required to repair or rebuild specific building elements. Following the descriptions are issues that implicate additional work associated with the repairs or how the repairs effect the historic designation of the structure.

Exterior Walls

The exterior walls require truing, and exercise of producing plumb walls. In addition, a system to provide shear resistance is critical. However, due to the age of the building, the infiltration of liquid water and water vapor, the likelihood of the fastening system of the studs and the exterior sheathing suffering from deterioration is eminent.

- Disassemble walls and discard sheathing
- Evaluate condition of framing members and discard deteriorated ones. Replace with new
- Rebuild new walls with shear system (panelized sheathing fastened per code)
- Add a top plate
- Replace sill plates with treated members

Constructability Issues:

- ❖ Disassembling the walls, discarding and replacing sheathing system and reframing diminishes the historic workmanship, character, and materials that aided in the determination of the structure as historic.
- ❖ Walls need to be disassembled and completely reconstructed. This would require the demolition of the roof structure.
- ❖ Walls require a new, level foundation and anchorage for support.

Roof

The roof structure is severely overloaded and shows signs of significant deflection as a result. The condition has persisted since the structure was constructed. The roof entire roof system requires replacement.

- Remove existing roof framing system, sheathing and roofing and discard. Or

- Add new framing members adjacent to and between existing ones to meet or exceed the code.
- Rebuild a new roof system with adequate framing members, sheathing and roofing

Constructability Issues:

- ❖ Disassembling the roof, discarding and replacing the framing and sheathing system diminishes the historic workmanship, character, and materials that aided in the determination of the structure as historic.
- ❖ Existing roof members have lost their elasticity and are unable to be reformed back to their original shape. Therefore, new framing members can't be installed adjacent to and between the existing ones.
- ❖ Roof requires walls to be reconstructed before repair or replacement can occur.

Foundation

The most significant issue is the condition of the failing foundation. The undersized footing that does not descend below frost depth shows signs of differential settlement. Around the perimeter and throughout the interior. The foundation and slab are beyond repair and requires replacement.

- Remove slab
- Install new foundation to frost depth, min 42" below grade.
- The interior slab should be replaced and should rest on a minimum 6" compacted sub-base with a vapor barrier separating the slab from the sub-base.
- Raise height of slab above grade min 4".

Constructability Issues:

- ❖ Replacement of foundation unable to be accomplished without the demolition of the walls and roof.
- ❖ Raising height of the slab to halt water intrusion at the sill plated amplifies the issue of the alley grading.

Conclusion

Due to the extent of deterioration, and the reconstruction methods and sequencing, the existing structure is unable to be repaired as it presently exists. The existing structure is unable to be used for its intended purpose. The complete demolition of the structure is recommended. Any new structure should address the following issues:

- Level of finished floor above grade
- Transition from alley to garage

5. Certification of Licensed Professional(s)

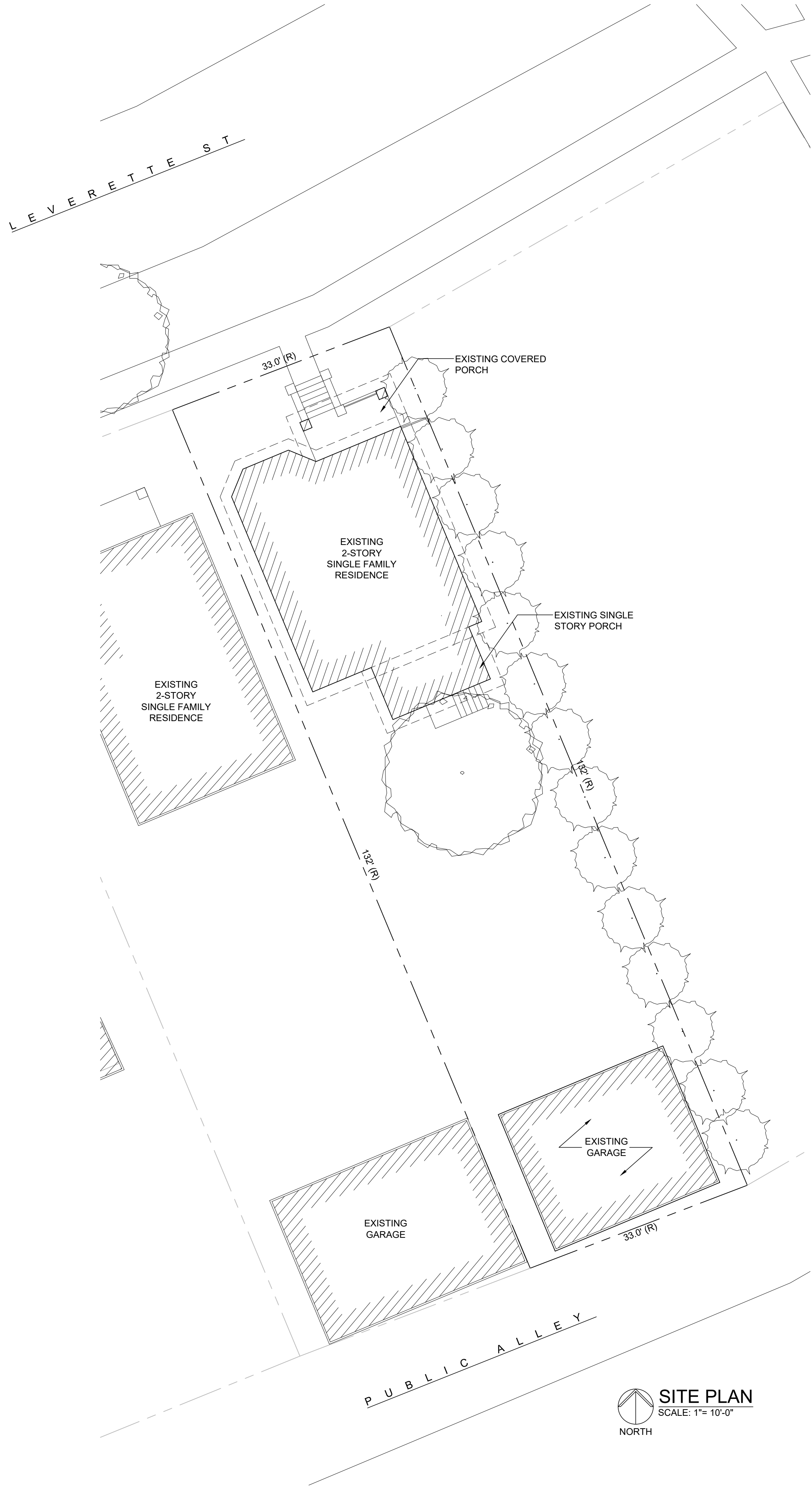
I hereby certify the information presented in this report is accurate to the best of my ability given the limitation of visual inspections conducted on March 14, and October 17, 2025 and the existing conditions.



10.20.2025

Blake I Hattermann, AIA

Appendix



USE + ZONING INFORMATION:

PARCEL ID:	08000414
ZONED:	TWO-FAMILY RESIDENTIAL
BUILDING USE:	ACCESSORY STRUCTURE
CONST TYPE:	RESIDENTIAL WOOD FRAME
LOT AREA:	4,356 SF; 10 AC
LOT COVERAGE:	31.8% (35% MAX)





BHATTERMANN
ARCHITECTURE

BHATTERMANN ARCHITECTURE
2010 ROSELAND AVENUE
ROYAL OAK, MI 48073

248.756.6162
bhattermannarchitecture@gmail.com

CONSULTANTS:

SITE PLAN
1613 LEVERETTE ST.
DETROIT, MI 48216

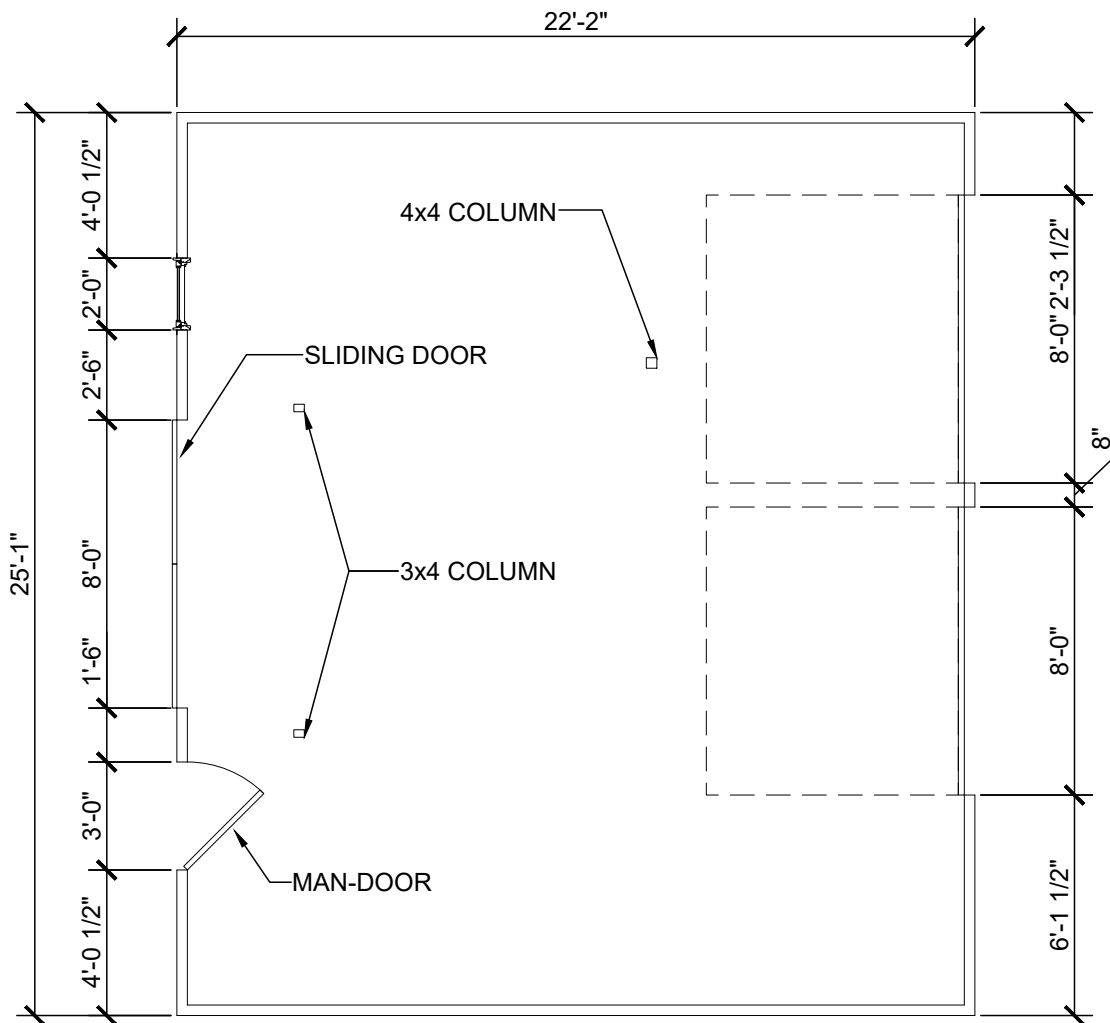
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HDC REPORT 10.20.25

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CHECKED BY:

SHEET:
AS1.1
(DO NOT SCALE DRAWING)



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Existing Drawings
10.17.2025



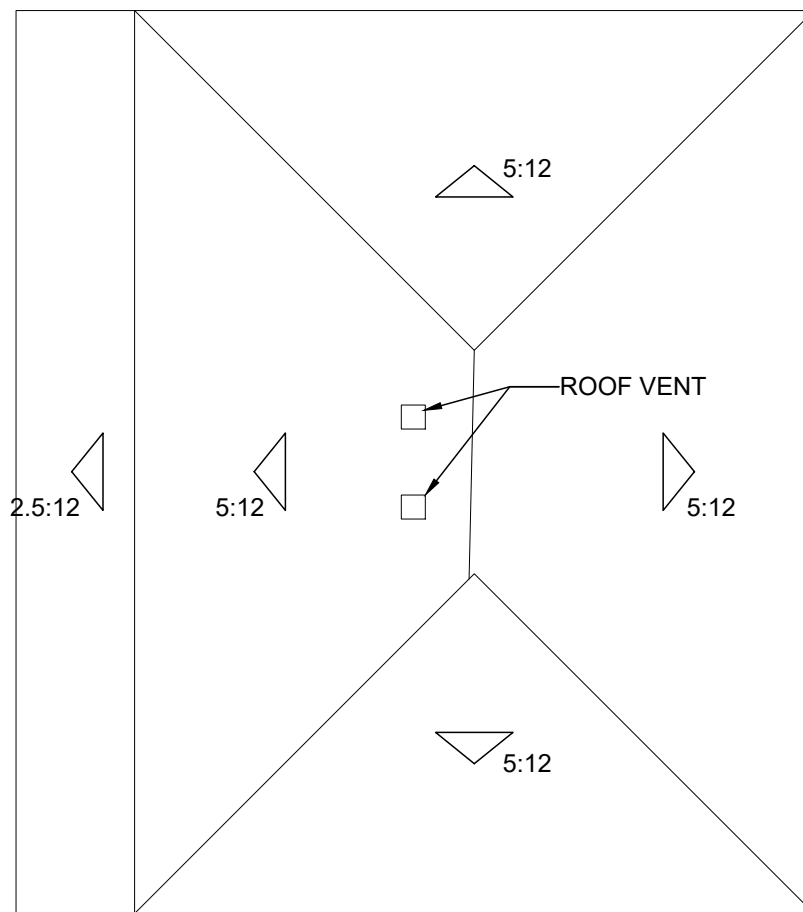
EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"

SK1



1613 Leverette St.
Detroit, MI 48216
Existing Drawings
10.17.2025



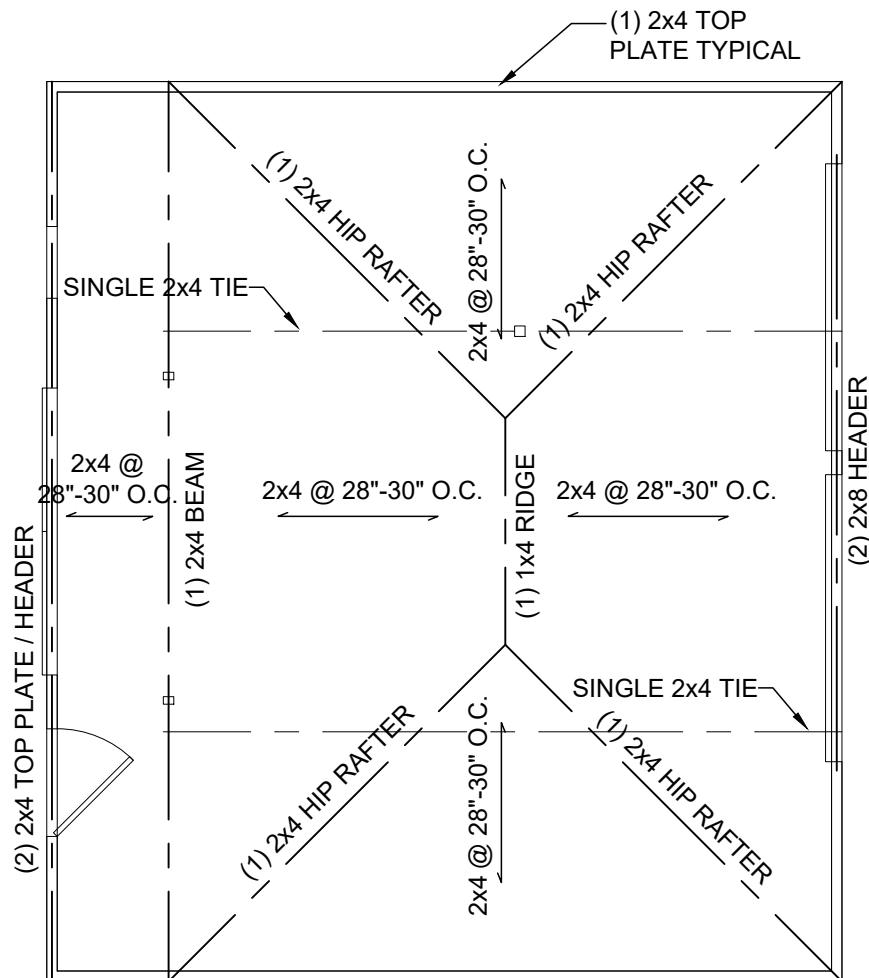
EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"

SK2



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Existing Drawings
10.17.2025



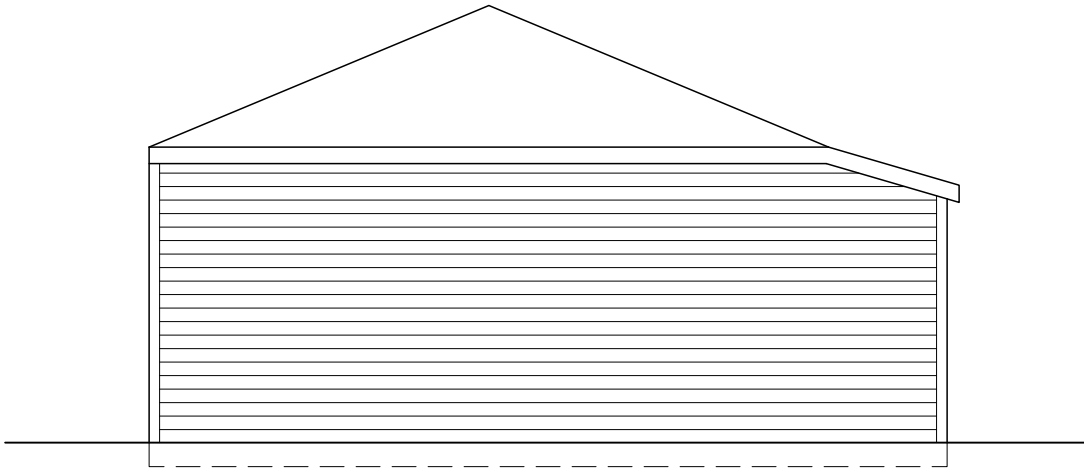
EXISTING FRAMING PLAN

SCALE: 3/16"=1'-0"

SK3

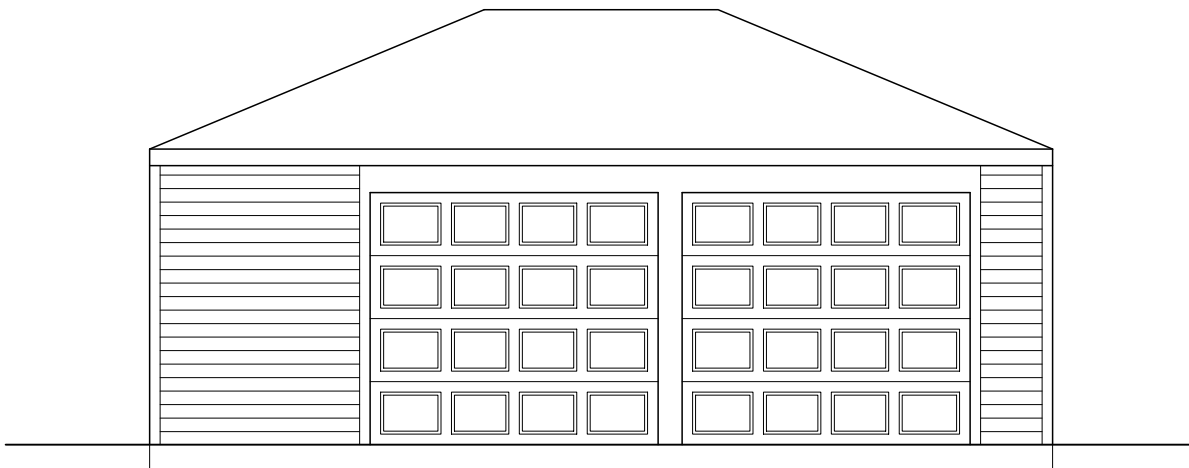


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EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



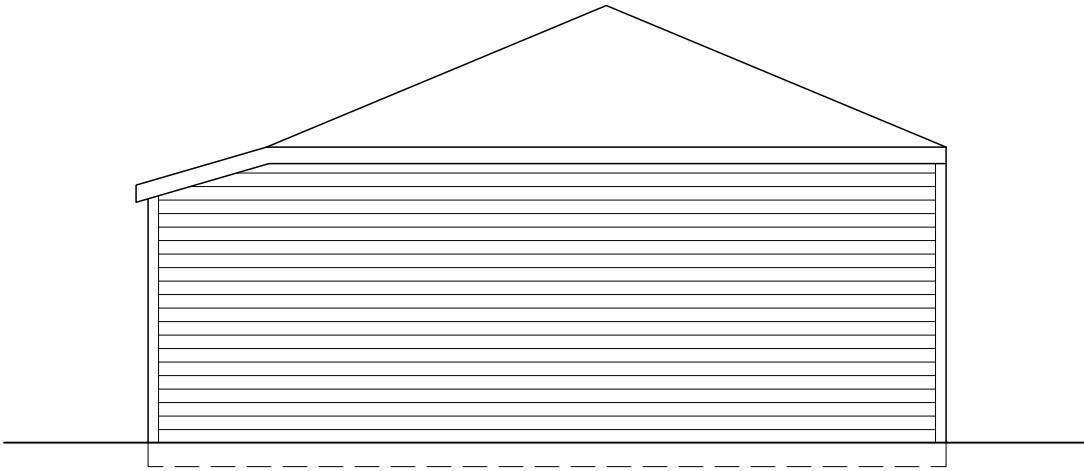
EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"

SK4

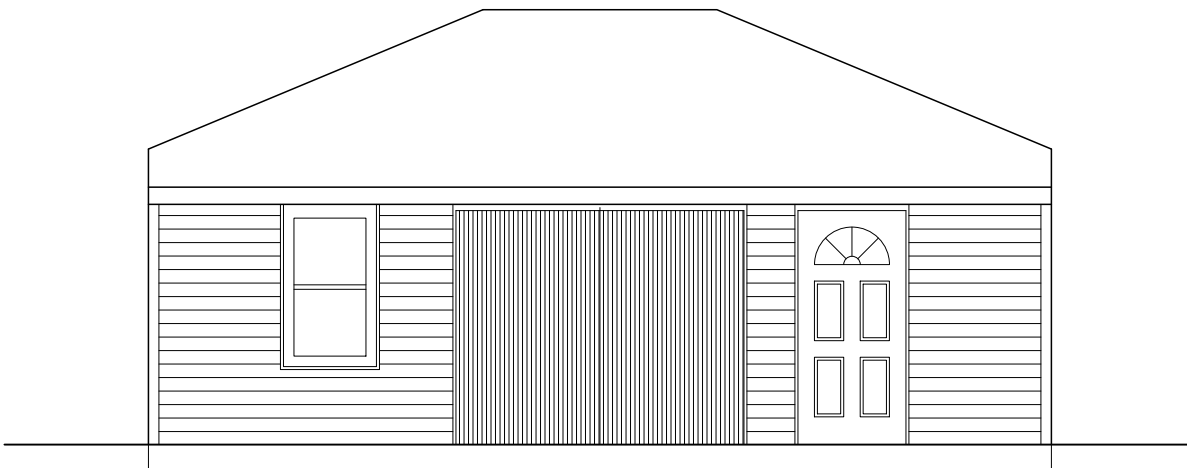


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EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"

SK5



















