



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00723

PROPERTY INFORMATION

ADDRESS(ES): 84 Edmund Place, Detroit, MI

HISTORIC DISTRICT: Brush Park

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:

84 Edmund Place is the new construction of (2) ground-up multi-unit condominium buildings. This project previously received COA back in December 2022 (COA provided for DHDC 22-8150). Since then, components of the facade (including primary elevations) have undergone enhancements as presented to the Historical Commission/PDD on 11/14/2025 via virtual conference.

This application is for the "Main" Building on Edmund Place (BLD2025-01864).

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor

NAME: Yash Chaudhary

COMPANY NAME: DMC Consultants, Inc

ADDRESS: 13500 Foley St

CITY: Detroit

STATE: MI

ZIP: 48227

PHONE: +1 (313) 491-1815

EMAIL: yashc@dmcgroupusa.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.

Signed by:

Yash Chaudhary

DMC Consultants, Inc

Yash Chaudhary

11/21/2025

SIGNATURE

DATE

13500 Foley St

Detroit

MI

48227

+1 (313) 491-1815

yashc@dmcgroupusa.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)

BLD2025-01864

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.")

Currently an empty grass lot.

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.")

New Construction of (2) condo buildings, previously approved by HDC/PDD in December 2022 with COA for application 22-8150.



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.")

New Construction of (2) condo buildings, previously approved by HDC/PDD in December 2022 with COA for application 22-8150.

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

84 Edmund Place
Detroit, MI 48201
Main Apartment Building

ISSUED FOR: HISTORIC COMMENTS
NOVEMBER 17, 2025



84 Edmund Place
Detroit MI 48201

OWNER:

84 EDMUND, LLC

280 N Old Woodward Suite 100
Birmingham, MI 48009

ARCHITECT:

Framework E

Architects **Leaders** Community Builders

Framework E, LLC
155 W Congress St, Suite 602, Detroit, MI 48226
info@framework-e.com
(313) 484 1814
www.framework-e.com

CONSULTANT LIST:
VAN SOELEN ENGINEERING

SHEET INDEX		
Sheet Number	Sheet Name	Sheet Issued Date
G000	COVER SHEET	11/17/77
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G004	ARCHITECTURAL SPECIFICATIONS	11/17/77
G005	ARCHITECTURAL SPECIFICATIONS	11/17/77

C2.01	SITE PLAN	11/17/
S0	GENERAL NOTES	10/15/
S0.1	TYPICAL DETAILS	10/15/
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S1.3	ROOF FRAMING PLAN	10/15/
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S5.0	DETAILS AND SECTIONS	10/15/
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A000	FOUNDATION PLAN	10/15/17
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A101	FIRST FLOOR PLAN	10/15/17
A102	SECOND FLOOR PLAN	10/15/17
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A104	ROOF PLAN	10/15/17
A200	BUILDING ELEVATIONS	11/17/17
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M102	SECOND FLOOR PLAN - MECHANICAL	10/15/15
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M104	ROOF PLAN - MECHANICAL	10/15/15
M200	SCHEDULES - MECHANICAL	10/15/15

P100	BASEMENT FLOOR PLAN - PLUMBING SANITARY	10/15/
P101	BASEMENT FLOOR PLAN - PLUMBING PIPING	10/15/
P102	FIRST FLOOR PLAN - PLUMBING SANITARY	10/15/
P103	FIRST FLOOR PLAN - PLUMBING PIPING	10/15/
P104	SECOND FLOOR PLAN - PLUMBING SANITARY	10/15/
P105	SECOND FLOOR PLAN - PLUMBING PIPING	10/15/
P106	THIRD FLOOR PLAN - PLUMBING SANITARY	10/15/
P107	THIRD FLOOR PLAN - PLUMBING PIPING	10/15/
P108	PENTHOUSE PLAN/SCHEDULES - PLUMBING	10/15/
P200	RISER DIAGRAM - PLUMBING	10/15/

E100	BASEMENT PLAN - ELECTRICAL LIGHTING	10/15/15
E101	BASEMENT PLAN - ELECTRICAL POWER	10/15/15
E102	FIRST FLOOR PLAN - ELECTRICAL LIGHTING	10/15/15
E103	FIRST FLOOR PLAN - ELECTRICAL POWER	10/15/15
E104	SECOND FLOOR PLAN - ELECTRICAL LIGHTING	10/15/15
E105	SECOND FLOOR PLAN - ELECTRICAL POWER	10/15/15
E106	THIRD FLOOR PLAN - ELECTRICAL LIGHTING	10/15/15
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E108	PENTHOUSE PLAN - ELECTRICAL LIGHTING	10/15/15
E109	PENTHOUSE PLAN - ELECTRICAL POWER	10/15/15
E200	NOTES/SCHEDULES/ONE-LINE - ELECTRICAL	10/15/15

BUILDING CODE:	2021 MICHIGAN BUILDING CODE
PLUMBING CODE:	2021 MICHIGAN PLUMBING CODE
MECHANICAL CODE:	2021 MICHIGAN MECHANICAL CODE
ELECTRICAL CODE:	2023 NATIONAL ELECTRICAL CODE
ENERGY CODE:	2021 MICHIGAN ENERGY CODE
	2019 ASHRAE 90.1
ACCESSIBILITY:	2017 ICC / ANSI 117.1 AS REFERENCED BY MBC
	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

Project Title

84 EDMUND
PLACE

MAIN BUILDING

Developer
84 EDMUND
PLACE
280 N Old Woodward Suite 100
Birmingham, MI 48009

Architect

Framework E
Architects Leaders Community Builders

155 W Congress Street, Suite 602, Detroit, MI 48226
www.framework-e.com

Consultants

Seal

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED ARCHITECT" at the bottom, separated by two stars on each side. The center of the seal contains the name "PIERRE R. ROBERSION" and the license number "License No. 1301066814". Below the seal is a handwritten signature in black ink.

TAG	ISSUED	DATE
1	Schematic Design	3/28/2022
2	DD	9/22/2022
3	Permit Plan Review	8/12/2025
4	Plan Review Response Comments	10/15/25
5	Historic Comments	11/17/25

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DRAWN BY		Author
CHECKED BY		Checker
CLIENT PROJ NO		
Framework E PROJ NO		
2025012		

COVER SHEET

DRAWING NO
G000

E

D

C

B

A

SUMMARY CODE DATA

Use Groups: Residential **R-2**
Allowable Height: 3 Stories, 60 feet
Allowable Area: 12,000 sq ft

Fire Protection: S13R
Type of Construction: **VB**
Mixed Uses: Separated

USE AND OCCUPANCY CLASSIFICATION

Building Classification:

☐ Group A-1	☐ Group F-1	☐ Group I-1	☐ Group R-3
☐ Group A-2	☐ Group F-2	☐ Group I-2	☐ Group R-4
☐ Group A-3	☐ Group H-1	☐ Group I-3	☐ Group S-1
☐ Group A-4	☐ Group H-2	☐ Group I-4	☐ Group S-2
☐ Group A-5	☐ Group H-3	☐ Group M	☒ Group U
☐ Group B	☐ Group H-4	☐ Group R-1	
☐ Group E	☐ Group H-5	☒ Group R-2	

Use Separation:

- Per 406.3.2.1, separation shall be:
- 1/2" gyp bd on Garage side of wall adjacent to habitable spaces and on walls supporting Garage ceiling structure.
 - 5/8" Type 'X' gyp bd on Garage ceiling.

Actual Stories/Height 3 stories, 47'-10"

Building Gross SF		
Level	Area Types	Area
Basement	Conditioned	3262 SF
Basement		3262 SF
Ground Level	Conditioned	3778 SF
Ground Level	Not Conditioned	1200 SF
Ground Level		4978 SF
Second Floor	Conditioned	4877 SF
Second Floor		4877 SF
Third Floor	Conditioned	4593 SF
Third Floor		4593 SF
Penthouse	Conditioned	689 SF
Penthouse		689 SF
Grand total		18400 SF

LIFE SAFETY SYSTEMS

Automatic Sprinkler System Provided: **S13R** Yes ☐ No ☒
Alternative Automatic Fire-Extinguisher System Provided: Yes ☒ No ☐
Standpipe System Provided: Yes ☒ No ☐
Portable Fire Extinguishers Provided: Yes ☒ No ☐
Fire Alarm System Provided: Yes ☒ No ☐
Emergency Lighting: Yes ☒ No ☐
Carbon Monoxide Detectors: Yes ☒ No ☐
Smoke Detectors: Yes ☒ No ☐

MEANS OF EGRESS

Doors

The minimum clear width and height of a door shall not be less than 32 inches and 80 inches respectively.
Doors shall swing in the direction of egress travel, where serving an occupant load of 50 or more persons or a group H occupancy.

Common Path of Egress

Occupancy Type **R-2**
Sprinklered ☒ Yes ☐ No ☐
Max. Distance 125 Feet

Occupancy Type **U**
Sprinklered ☒ Yes ☐ No ☐
Max. Distance 75 Feet

Exit Access Travel Distance

Occupancy Type **R**
Sprinklered ☒ Yes ☐ No ☐
Max. Distance 250 Feet

Occupancy Type **U**
Sprinklered ☒ Yes ☐ No ☐
Max. Distance 400 Feet

Dead Ends

Occupancy Type **R-2**
Sprinklered ☒ Yes ☐ No ☐
Max. Distance 50 Feet

Occupancy Type **U**
Sprinklered ☒ Yes ☐ No ☐
Max. Distance 50 Feet

Min. Number of Exits for Occupant Load

Occupancy Load: 1-500 501-1,000 >1,000
Min. Number of Exits per Story: 2 3 4

MINIMUM FIRE-RESISTANCE REQUIREMENTS

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS) (REFER TO SECTION 202)									
	TYPE I		TYPE II		TYPE III		TYPE IV HT	TYPE V	
	A	B	A	B	A	B		A	B
PRIMARY STRUCTURAL FRAME	3 ^{a,b}	2 ^{a,b}	1 ^b	0	1 ^b	0	HT	1 ^b	0
BEARING WALLS									
EXTERIOR ^{a,f} INTERIOR	3 ^a	2 ^a	1	0	2	0	2 1/HT	1	0
NONBEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602								
NONBEARING WALLS & PARTITIONS INTERIOR ^a	0	0	0	0	0	0	SEE SECTION 2304.11.2	0	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMEBERS	2	2	1	0	1	0	HT	1	0
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMEBERS	1 ^{b,c}	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	HT	1 ^{b,c}	0

- a. ROOF SUPPORTS: FIRE-RESISTANCE RATING OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.
b. EXCEPT IN GROUP F-1, H, M AND S-1 OCCUPANCIES: FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.
c. IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
d. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
e. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602).
f. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

FIRE SEPARATION DISTANCE

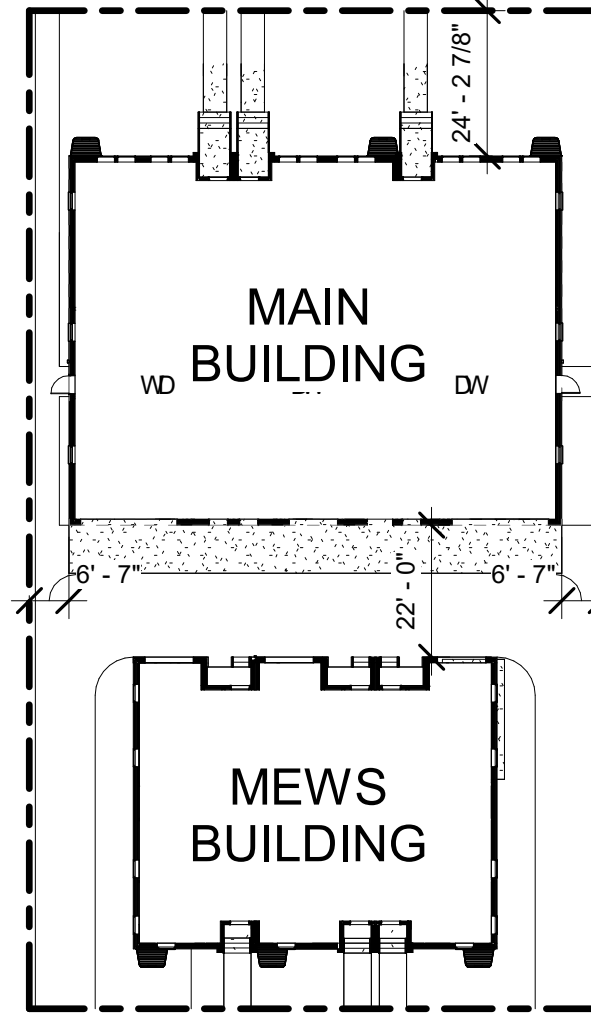
TABLE 602 WALLS BASED ON FIRE SEPARATIONS DISTANCE ^{a, d, g}				
FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP: H ^b	OCCUPANCY GROUPS: F-1, M, S-1 ^f	OCCUPANCY GROUPS: A, B, E, F-2, I, R, S-2, U ^h
X < 5 ^b	ALL	3	2	1
5 ≤ X < 10	IA OTHERS	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB OTHERS	2 1 1	1 0 1	1 ^c 0 1 ^c
X ≥ 30	ALL	0	0	0

- a. LOAD-BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE-RESISTANCE RATING REQUIREMENTS OF TABLE 601.
b. SEE SECTION 706.1.1 FOR PARTY WALLS.
c. OPEN PARKING PARKING GARAGES COMPLYING WITH SECTION 406 SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING.
d. THE FIRE-RESISTANCE RATING OF AN EXTERIOR WALL IS DETERMINED BASED UPON THE FIRE SEPARATION DISTANCE OF THE EXTERIOR WALL AND THE STORY IN WHICH THE WALL IS LOCATED.
e. FOR SPECIAL REQUIREMENT FOR GROUP H OCCUPANCIES, SEE SECTION 415.6.
f. FOR SPECIAL REQUIREMENT FOR GROUP S AIRCRAFT HANGARS, SEE SECTION 412.3.1.
g. WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALL IS 0 HOURS.
h. FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY PRIVATE GARAGE OR CARPORT, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET OR GREATER.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		
FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
5 to less than 10 ft	Unprotected, Nonsprinklered (UP, NS)	10%
	Unprotected, Sprinklered (UP, S)	25%
	Protected (P)	25%
20 to less than 25 ft	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.



North Elevation:

1st Floor:
Exterior Wall Area within Story: 967 SF
Allowable opening area: 967 SF x 0.45 = 435 SF
Actual opening area: 345 SF

2nd Floor (more restrictive than 3rd Floor):
Exterior Wall Area within Story: 939 SF
Allowable opening area: 939 SF x 0.45 = 422 SF
Actual opening area: 416 SF

West Elevation:

1st Floor:
Exterior Wall Area within Story: 722 SF

Mixed Openings

(Ap / ap) + (Au / au) ≤ 1
Ap = 29 SF Door (Actual area of protected openings, or the equivalent area of protected openings, Ae (see Section 705.7).)
ap = 180.5 SF (Allowable area of protected openings.)
Au = 54 SF (Actual area of unprotected openings.)
au = 72.2 SF (Allowable area of unprotected openings.)

(29 SF / 180.5 SF) + (54 SF / 72.2 SF) ≤ 1
0.16 + 0.75 ≤ 1
0.91 ≤ 1

2nd Floor (more restrictive than 3rd Floor):

Exterior Wall Area within Story: 690 SF
Allowable opening area: 690 SF x 0.10 = 69 SF
Actual opening area: 54 SF

East Elevation:

Mirrors West Elevation

South Elevation:

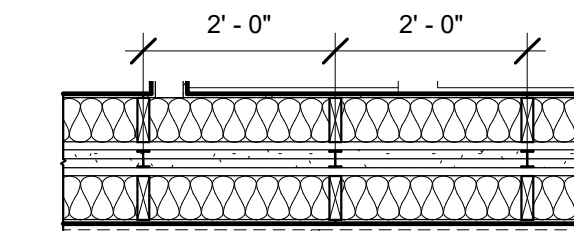
Per 705.3 Buildings on the Same Lot, Exception 1:
Two or more buildings on the same lot shall be either regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building...

Main Building First Floor Area: 4975 SF
Other building on site (Mews Townhomes): 2905 SF
Total: 7880 SF
Allowable: 12000 SF

Buildings shall be treated as 1, therefore no Maximum Area applies.

DESIGN NO. UL U336

FIRE RATING: 2 HOURS
STC RATING: 66
SOUND TEST: RAL-TL20-180
SYSTEM THICKNESS: 15-1/2" (392 MM)
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD-BEARING)



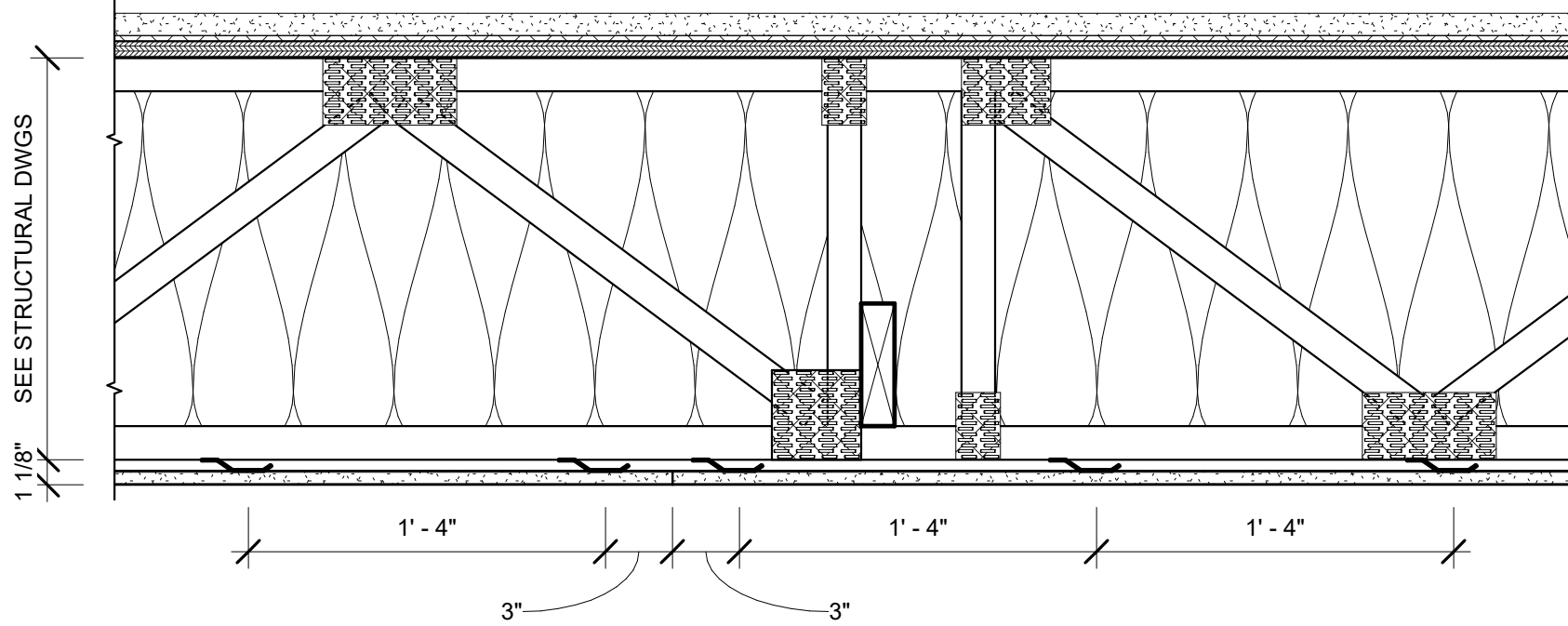
GYPSUM PANELS: ONE LAYER 1/2" (12.7 MM) SHEETROCK® ULTRALIGHT GYPSUM PANEL
WOOD STUDS: 2" X 6" (38 X 89 MM) WOOD STUDS, 24" (610 MM) O.C.
INSULATION: 6" (152 MM) FIBERGLASS INSULATION
AIR SPACE: 3/4" (19 MM) AIR SPACE
STEEL STUDS: 2" (51 MM) H STUDS, 24" (610 MM) O.C.
GYPSUM PANELS: TWO LAYERS 1" (25.4 MM) SHEETROCK® GYPSUM LINER PANELS (UL TYPE SLX)
AIR SPACE: 3/4" (19 MM) AIR SPACE
WOOD STUDS: 2" X 6" (38 X 89 MM) WOOD STUDS, 24" (610 MM) O.C.
INSULATION: 6" (152 MM) FIBERGLASS INSULATION
GYPSUM PANELS: ONE LAYER 1/2" (12.7 MM) SHEETROCK® ULTRALIGHT GYPSUM PANEL

GENERAL WALL AND FLOOR ASSEMBLY NOTES:

- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
- WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
- STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATINGS.

UL DESIGN NO. L521 System 4

FIRE RATING: 1 HOUR
STC: 60
SOUND TEST: G9878.03
SYSTEM THICKNESS: VARIES PER STRUCTURAL REQUIREMENTS
IC: 56
IC TEST: G9878.03



ASSEMBLY OPTIONS:

FINISH FLOORING: SHEET VINYL (BY OTHERS)
FLOOR TOPPING MIXTURE: 1" THICK USG LEVELROCK® BRAND 2500 SERIES FLOOR UNDERLAYMENT
FLOOR MAT MATERIALS: 1/4" USG LEVELROCK® BRAND SAM-N25™ SOUND ATTENUATION MAT
SUBFLOORING: 23/32" PLYWOOD PANEL
TRUSSES: PARALLEL CHORD OPEN WEB WOOD TRUSSES
CAVITY INSULATION: 18" BLOWN-IN GLASS FIBER INSULATION
RESILIENT CHANNELS: 25 GA. RESILIENT CHANNELS SPACED 16" O.C. (SOUND TESTED WITH RC DELUXE®)
GYPSUM BOARD: ONE LAYER 5/8" USG SHEETROCK® BRAND ECOSMART PANELS FIRECODE® X (UL TYPE ULIX™)

Project Title

84 EDMUND
PLACE
MAIN BUILDING

Developer

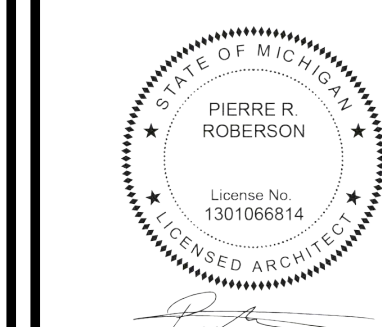
84 EDMUND
PLACE
280 N Old Woodward Suite 100
Birmingham, MI 48009

Architect

Framework E
Architects Leaders Community Builders
155 W Congress Street, Suite 602, Detroit, MI 48226
www.framework-e.com

Consultants

Seal



TAG	ISSUED	DATE
1	DD	9/22/2022
2	Permit Plan Review	8/12/2025

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CHECKED BY: Checker
CLIENT PROJ NO: Framework E PROJ NO

2025012

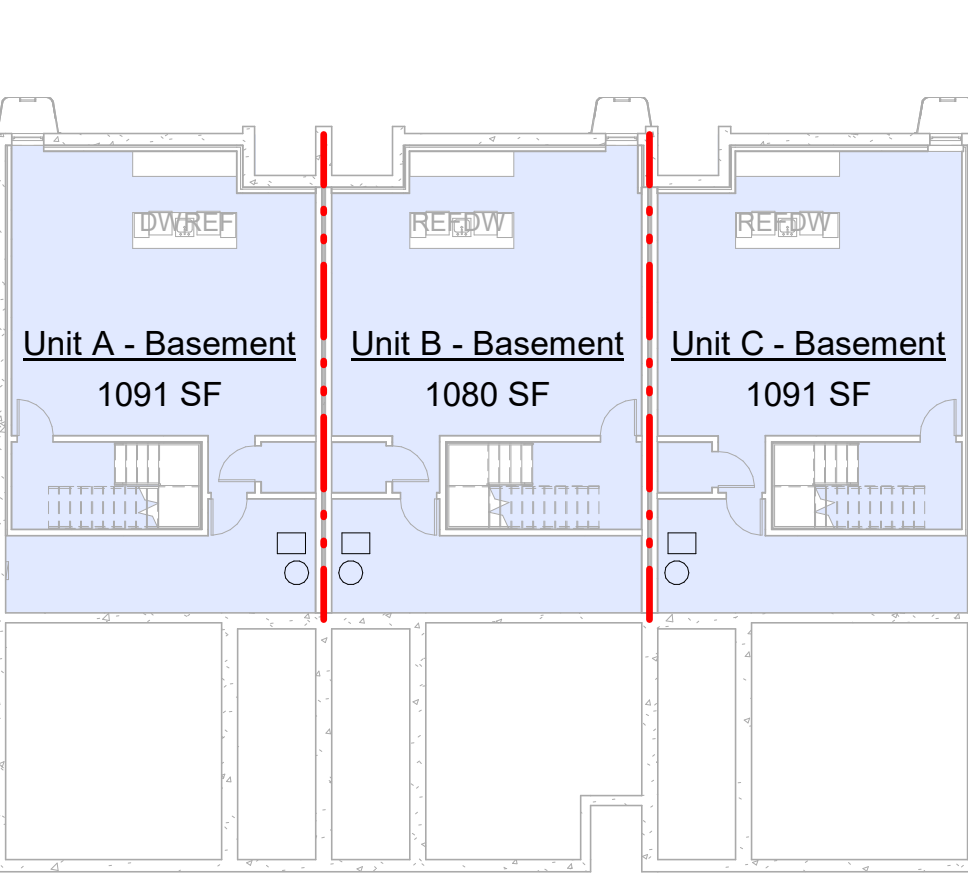
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COMPLIANCE

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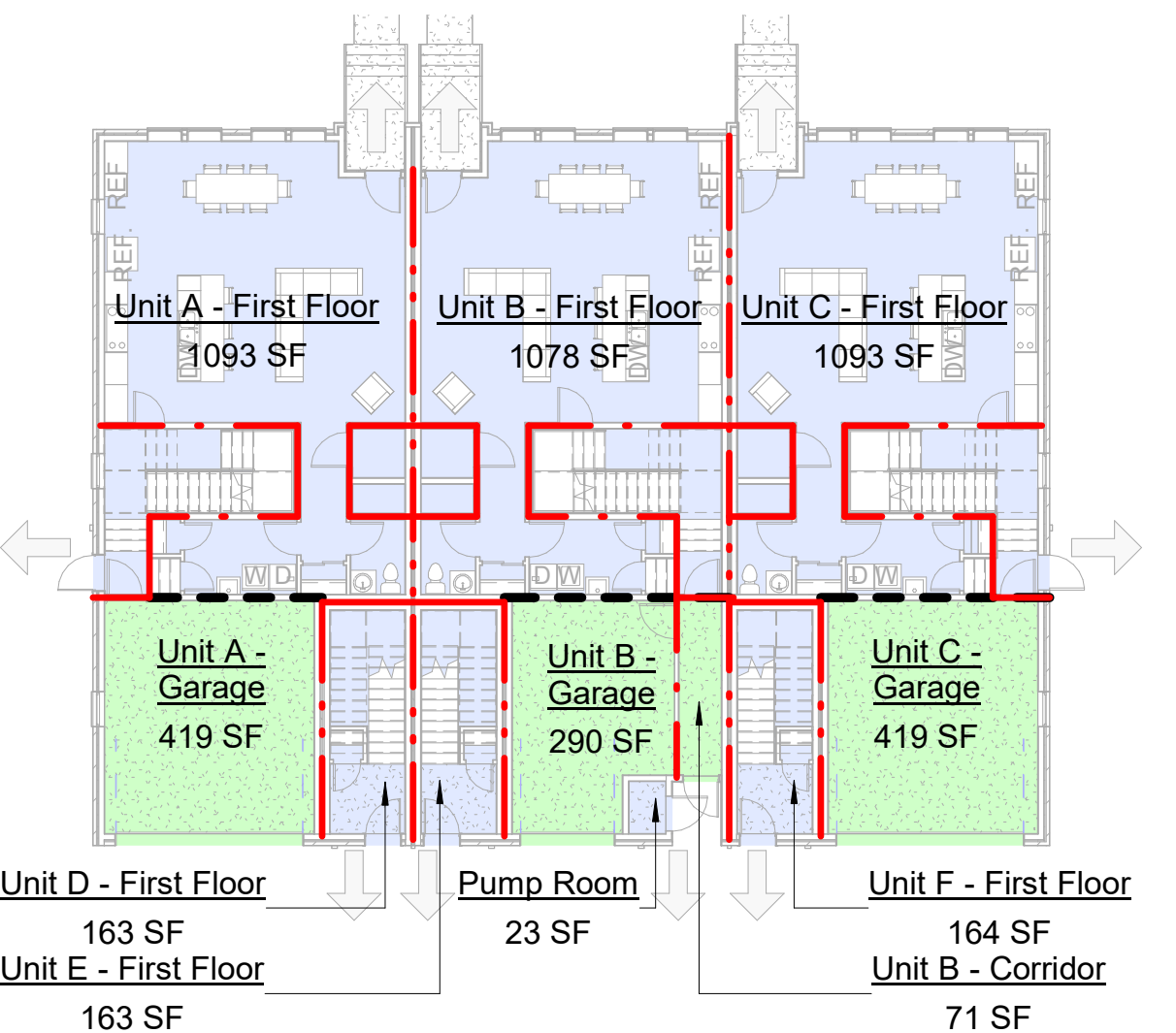
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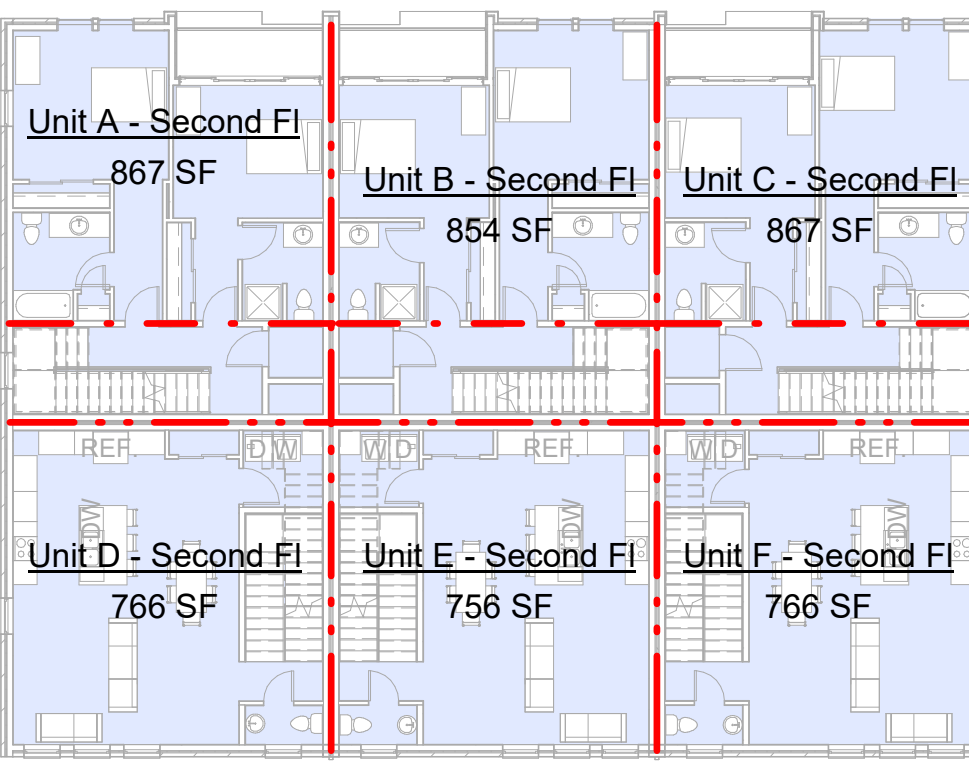
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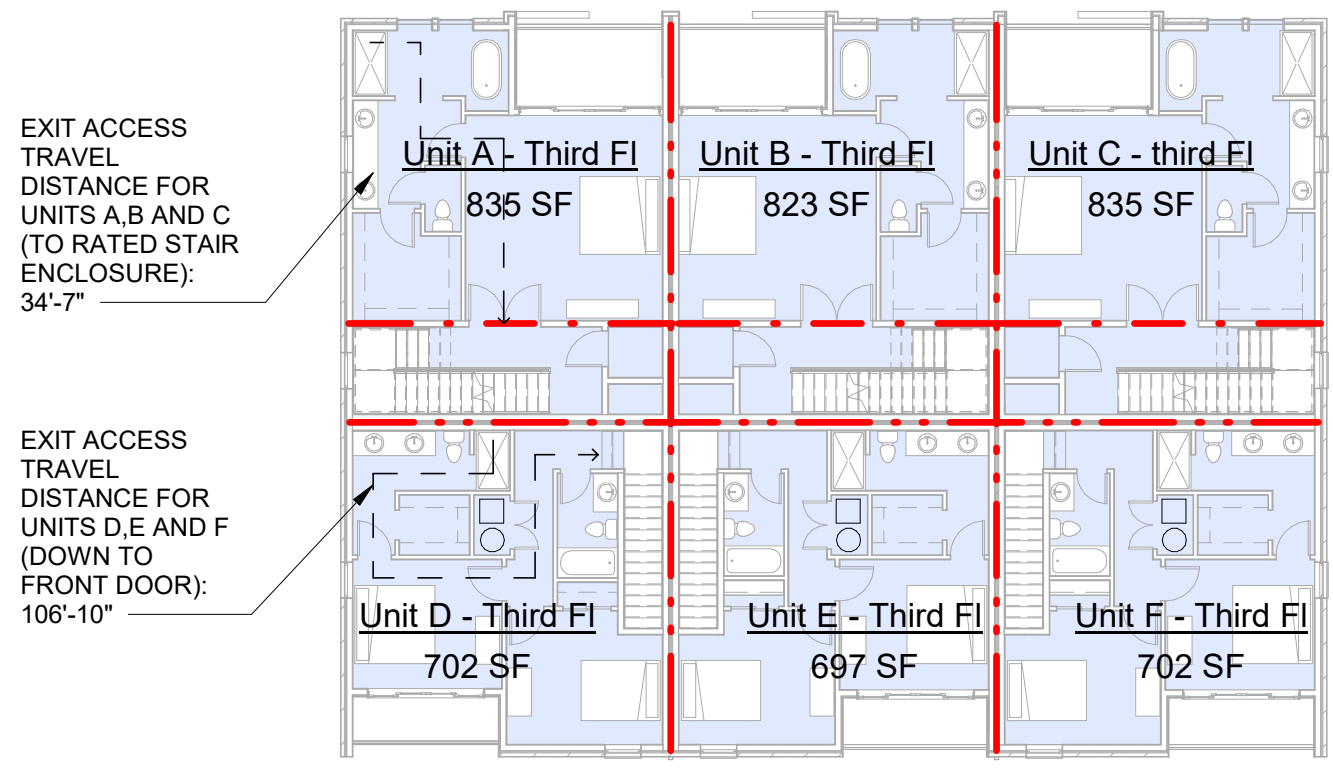
BASEMENT FLOOR PLAN



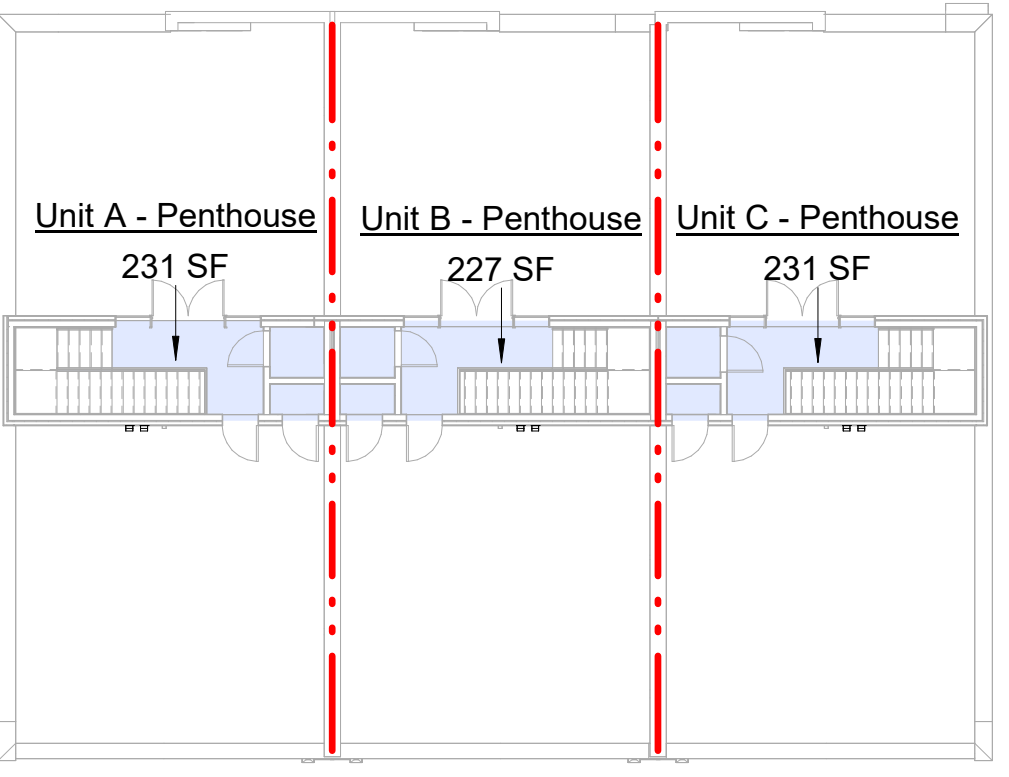
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



PENTHOUSE FLOOR PLAN

Gross Conditioned Square Footage Unit A	
Name	Area
Unit A - First Floor	1093 SF
Unit A - Basement	1091 SF
Unit A - Second Fl	867 SF
Unit A - Third Fl	835 SF
Unit A - Penthouse	231 SF
Conditioned	4118 SF

Unit A - Garage	419 SF
Not Conditioned	419 SF
Grand total	4537 SF

Gross Conditioned Square Footage Unit B	
Name	Area
Unit B - First Floor	1078 SF
Unit B - Basement	1080 SF
Unit B - Second Fl	854 SF
Unit B - Third Fl	823 SF
Unit B - Penthouse	227 SF
Conditioned	4062 SF

Unit B - Garage	290 SF
Unit B - Corridor	71 SF
Not Conditioned	362 SF
Grand total	4424 SF

Gross Conditioned Square Footage Unit C	
Name	Area
Unit C - First Floor	1093 SF
Unit C - Basement	1091 SF
Unit C - Second Fl	867 SF
Unit C - third Fl	835 SF
Unit C - Penthouse	231 SF
Conditioned	4117 SF

Unit C - Garage	419 SF
Not Conditioned	419 SF
Grand total	4536 SF

Gross Conditioned Square Footage Unit D	
Name	Area
Unit D - First Floor	163 SF
Unit D - Second Fl	766 SF
Unit D - Third Fl	702 SF
Conditioned	1631 SF
Grand total	1631 SF

Gross Conditioned Square Footage Unit E	
Name	Area
Unit E - First Floor	163 SF
Unit E - Second Fl	756 SF
Unit E - Third Fl	697 SF
Conditioned	1616 SF
Grand total	1616 SF

Gross Conditioned Square Footage Unit F	
Name	Area
Unit F - First Floor	164 SF
Unit F - Second Fl	766 SF
Unit F - Third Fl	702 SF
Conditioned	1632 SF
Grand total	1632 SF

Gross Conditioned Square Footage Pump	
Name	Area
Pump Room	23 SF
Conditioned	23 SF
Grand total	23 SF

LIFE SAFETY PLAN LEGEND

EXIT ACCESS OUT OF BUILDING / FLOOR LEVEL

1 HR FIRE PARTITION

2 HR FIRE BARRIER

USE SEPARATION

NO SMOKE BARRIERS OR FIRE WALLS

EXIT ACCESS TRAVEL DISTANCE

CONDITIONED APARTMENT SPACE

NONCONDITIONED APARTMENT GARAGE SPACE

Project Title

84 EDMUND PLACE
MAIN BUILDING

Developer

84 EDMUND PLACE
280 N Old Woodward Suite 100
Birmingham, MI 48009

Architect

Framework E
Architects Limited Community Builders
155 W Congress Street, Suite 602, Detroit, MI 48226
www.framework-e.com

Consultants

Seal

TAG	ISSUED	DATE
1	DD	9/22/2022
2	Permit Plan Review	8/12/2025

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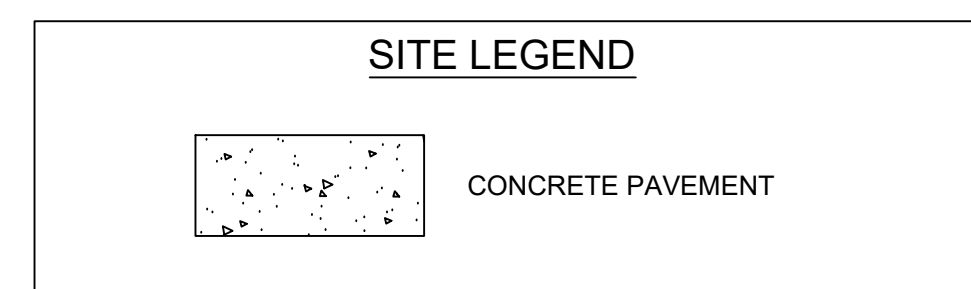
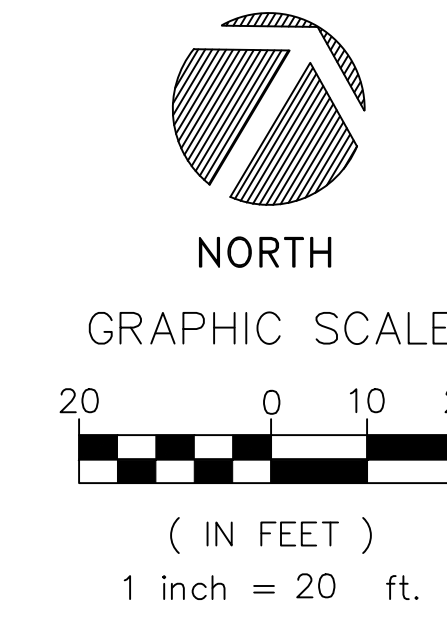
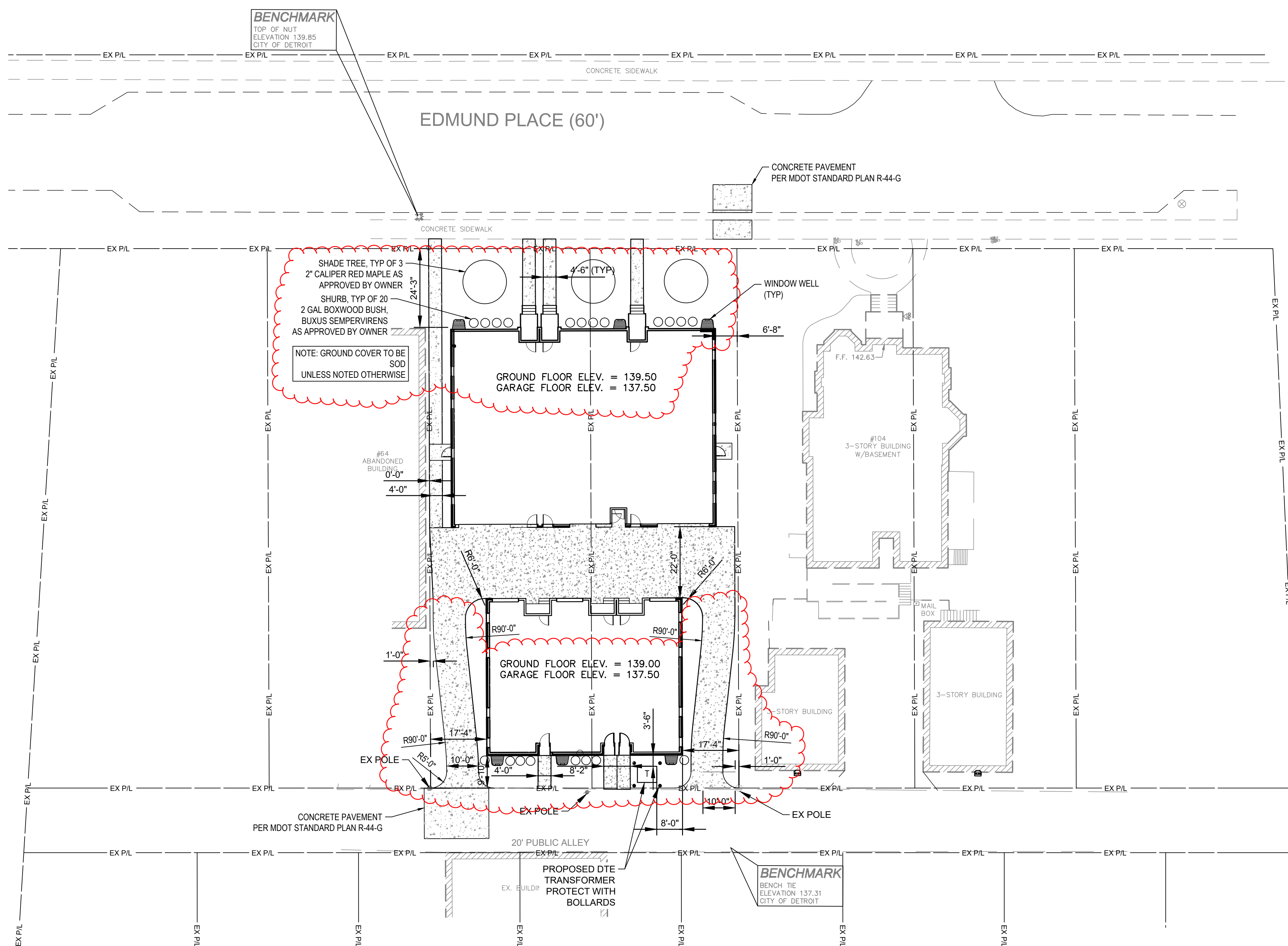
Framework E PROJ NO
2025012

AREA PLANS

DRAWING NO
G002

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[illegible]



- SITE NOTES:**
1. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION ACTIVITIES IN ORDER TO PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OR COUNTY, BEFORE PERFORMING ANY WORK.
 3. RECONNECT ALL DISTURBED UTILITIES, PIPES, DRAIN TILES, ETC. THAT ARE NOT DESIGNATED FOR RELOCATION.
 4. HAUL IN ADDITIONAL, OR HAUL AWAY EXCESS MATERIAL AS REQUIRED & DISPOSE OF ALL SPOILS AT NO EXTRA TO THE CONTRACT.
 5. SAVE AND PROTECT TREES & LANDSCAPING THAT ARE NOT DESIGNATED FOR REMOVAL.
 6. INSTALL SEEDING AND MULCHING REQUIRED TO RESTORE ALL DISTURBED AREAS AS A RESULT OF CONTRACTOR OPERATIONS. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED GRASS AREAS. SEEDING TO BE PERFORMED BETWEEN APRIL 1ST AND SEPTEMBER 30TH
 7. EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
 8. PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING TO BE SEALED WITH HOT APPLIED JOINT SEALER. (TYP)
 9. CONTRACTOR TO RELOCATE ANY DISTURBED EXISTING LANDSCAPING IRRIGATION LINES IF ENCOUNTERED.

Project Title
84 EDMUND, LLC
84 Edmund Street Detroit, MI

Developer
84 EDMUND, LLC
280 N Old Woodward Suite 100
Birmingham, MI 48009

Architect
Framework E
Architects Leaders Community Builders
150 W Congress Street, Suite 502, Detroit, MI 48226
www.framework-e.com

Consultants
Van Soelen
CIVIL ENGINEERING
LAND SURVEYING

Seal

TAG	ISSUED	DATE
1	FOR PERMIT	7/28/2025
3	PLAN REVIEW RESPONSE COMMENTS	10/15/2025
	Historic Comments	11/17/25

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SITE PLAN

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C2.01
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WD PARTY WALL CONSTRUCTION.
REFER TO UL WALL ASSEMBLY
DESIGN ON G001

4" CONCRETE SLAB ON
GRADE WITH 6x6-W1.4xW1.4
WWF AT MID-DEPTH OF
SLAB SET ON 10 MIL
VAPOR BARRIER OVER
WELL COMPACTED
STRUCTURAL FILL AND / OR
SUBGRADE

(2) #5, CONT BOTH WAYS

UNDISTURBED SOIL.
VERIFY FOUNDATIONS
ARE BELOW FILL SOIL AS
DEFINED BY GEOTECH
REPORT

④ FOUNDATION DETAIL AT PARTY WALL
1 1/2" = 1'-0"

WD WALL CONSTRUCTION.
REFER TO WALL SECTION

4" CONCRETE SLAB ON
GRADE WITH 6x6-W1.4xW1.4
WWF AT MID-DEPTH OF
SLAB SET ON 10 MIL
VAPOR BARRIER OVER
WELL COMPACTED
STRUCTURAL FILL AND / OR
SUBGRADE

TURN DOWN SLAB TO
FOUNDATION AT ELEVATOR
WALL

CONTINUOUS BLINDSIDE
SHEET WATERPROOFING
MEMBRANE. EXTEND TO
UNDERSIDE OF FINISH SLAB.
INSTALLED IN ACCORDANCE
WITH MANUFACTURER
RECOMMENDATIONS

(3) #5, CONT BOTH WAYS PER
ELEVATOR
1 1/2" = 1'-0"

WD PARTY WALL
CONSTRUCTION. REFER TO
UL WALL ASSEMBLY DESIGN
ON G001

CONCRETE INFILL INTEGRAL
TO SLAB AT PARTY WALL
WITH 6x6-W1.4xW1.4 WWF

UNDISTURBED SOIL.
VERIFY FOUNDATIONS
ARE BELOW FILL SOIL
AS DEFINED BY
GEOTECH REPORT

FOUNDATION NOTES:

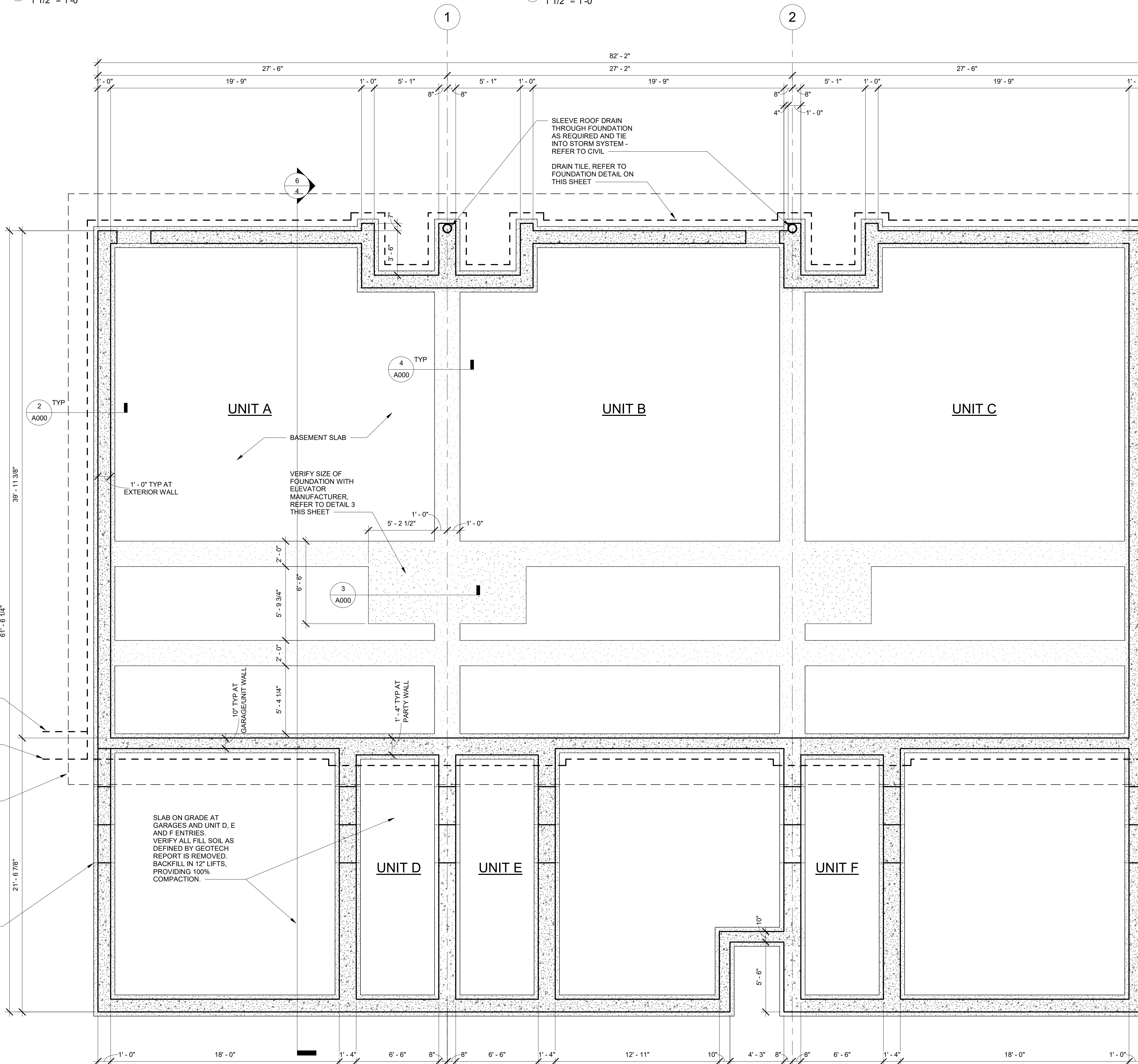
1. VERIFY ALL ELEVATIONS AND DIMENSIONS SHOWN WITH ARCHITECTURAL DRAWINGS AND EQUIPMENT SUPPLIERS SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION OF STRUCTURAL FRAMING.
2. 4" CONCRETE SLAB ON GRADE WITH 6x6-W1.4xW1.4 WWF AT MID-DEPTH OF SLAB SET ON 10 MIL VAPOR BARRIER OVER WELL COMPACTED STRUCTURAL FILL AND/OR SUBGRADE (SEE GEOTECHNICAL REPORT AND GENERAL NOTES).
3. ALL EXTERIOR FOOTINGS TO EXTEND A MINIMUM OF 42" BELOW FINISHED GRADE. CONFIRM FOOTING DEPTH WITH GEOTECH REPORT.
4. UNSUITABLE EXISTING FILL AT THE LOCATION OF SPREAD OR STRIP FOOTINGS SHALL BE UNDERCUT TO STABLE NATURAL SOIL AS REQUIRED PER GEOTECHNICAL REPORT AND BACKFILLED WITH CONTROLLED DENSITY FILL (CDF).
5. TOP OF FOUNDATION AND TOP OF PIER ELEVATIONS SHALL BE COORDINATED WITH ALL UTILITY LINES (STORM AND SANITARY) INVERTS. SEE PLUMBING DRAWINGS FOR SIZE, LOCATIONS AND INVERTS. UTILITY LINE TRENCHES SHALL NOT UNDERMINE FOUNDATIONS.

GEOTECH REPORT NOTES:

1. PER EXECUTIVE SUMMARY AND BORING REPORTS, FILL SOIL RANGES FROM 3'-8" DEEP. ENSURE THAT ALL FOUNDATIONS BEAR BELOW FILL SOIL AND ON NATIVE VERY STIFF TO HARD SILTY CLAY AS DEFINED BY THE GEOTECH REPORT.

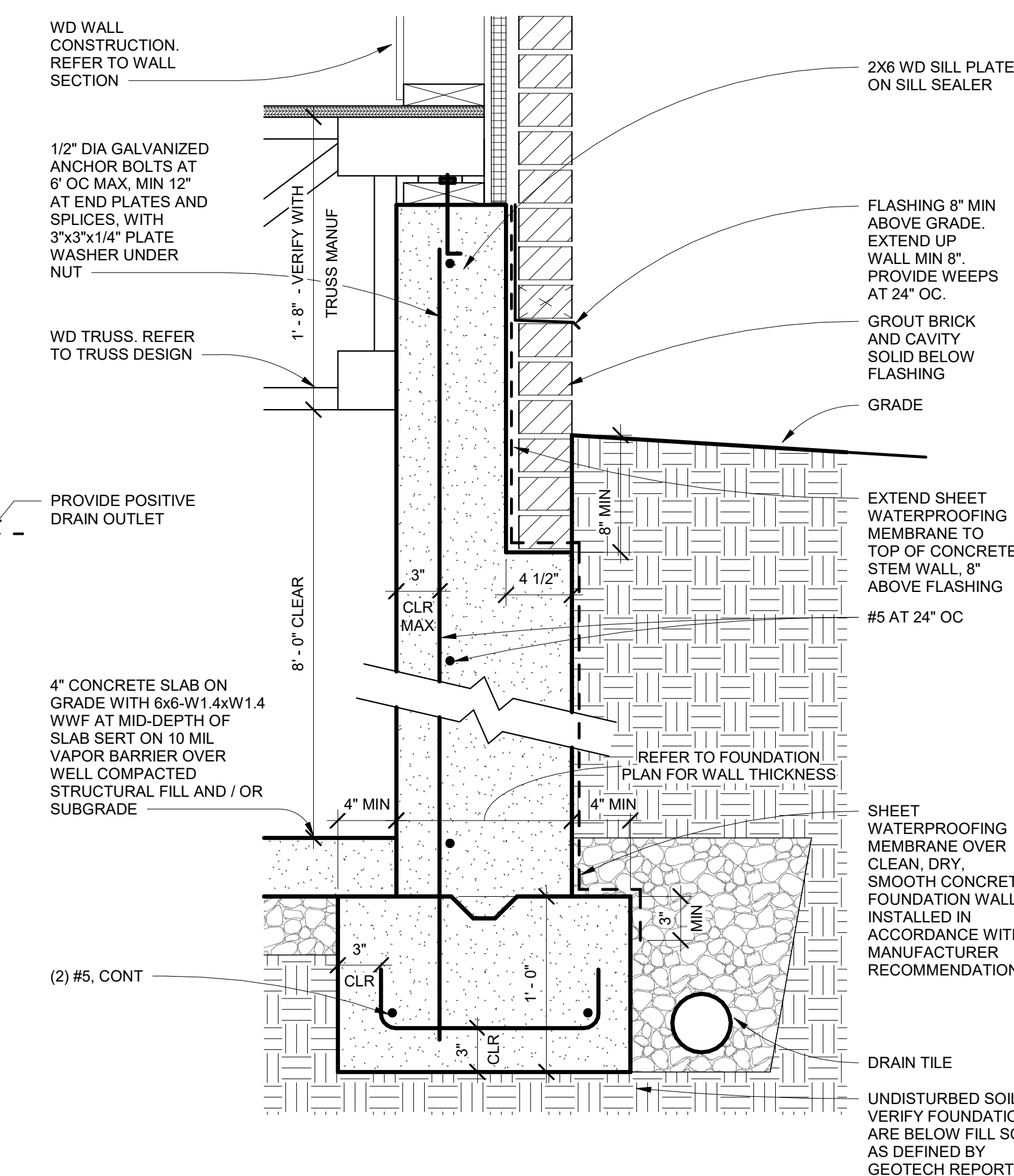
APARTMENT UNIT NOTES:

1. FOR UNIT B, REFER TO UNIT A (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS, EXCEPT FOR THE GARAGE. REFER TO PLANS FOR GARAGE TYPICAL NOTES AND DIMENSIONS.
2. FOR UNIT C, REFER TO UNIT A (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS.
3. FOR UNITS E AND F, REFER TO UNIT D (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS.



① FOUNDATION PLAN
1/4" = 1'-0"

② FOUNDATION DETAIL
1 1/2" = 1'-0"



DRAIN TILE NOTE:
PROVIDE CONTINUOUS PERFORATED DRAIN TILE WITH FABRIC SOCK AROUND THE EXTERIOR BASEMENT FOUNDATION PERIMETER. SURROUND DRAIN TILE WITH A MINIMUM OF 6" OF CLEAN, WASHED GRAVEL, PLACED ON ALL SIDES AND EXTENDING TO AT LEAST 6" ABOVE THE TOP OF THE DRAIN TILE. WRAP THE GRAVEL LAYER WITH FILTER FABRIC TO PREVENT SILT INFILTRATION. SLOPE DRAIN TILE TO STORM CONNECTION.

Project Title

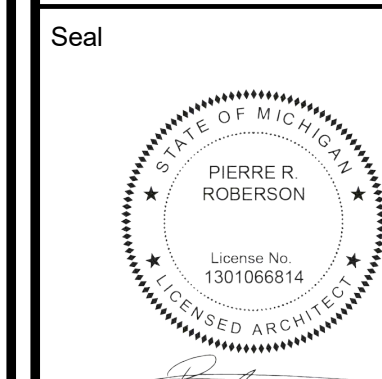
84 EDMUND
PLACE
MAIN BUILDING

Developer
84 EDMUND
PLACE
280 N Old Woodward Suite 100
Birmingham, MI 48009

Architect

Framework E
Architects Leaders Community Builders
155 W Congress Street, Suite 602, Detroit, MI 48226
www.framework-e.com

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TAG ISSUED DATE
1 Plan Review Response Comments 10/15/25

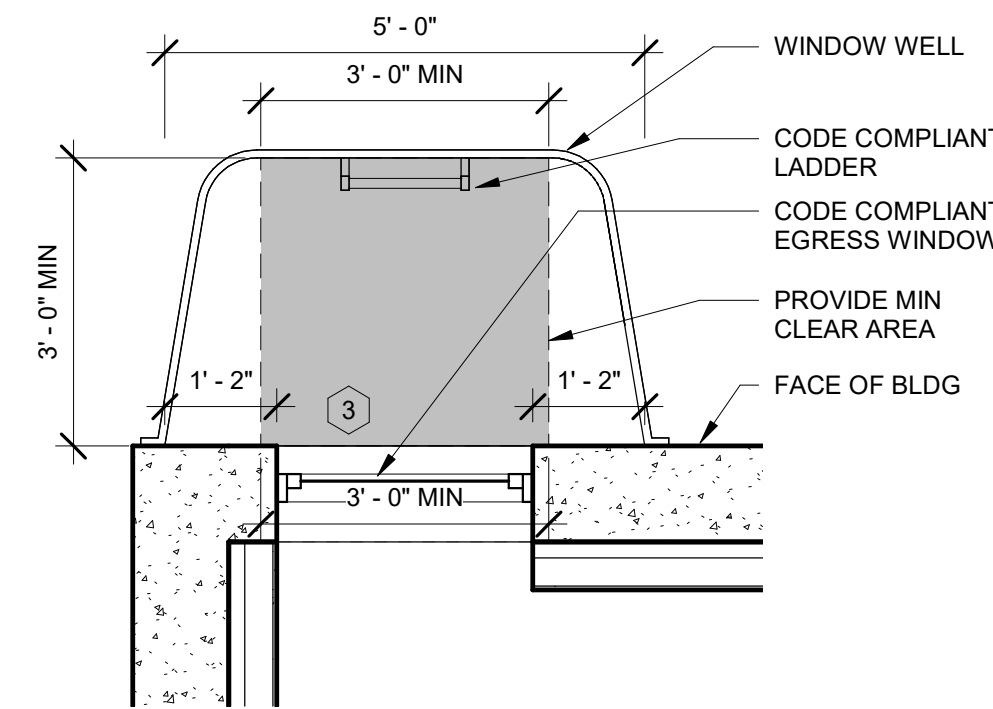
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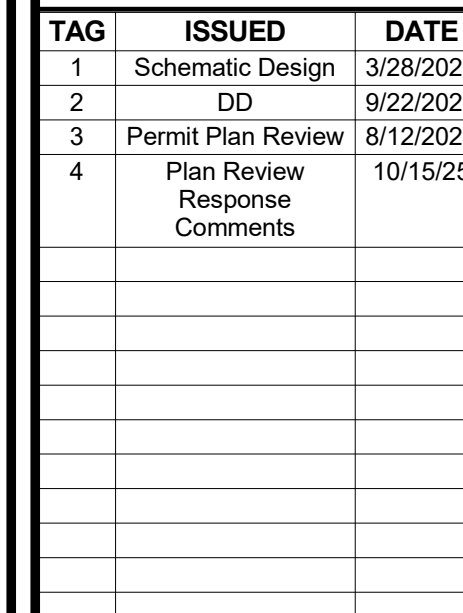
FOUNDATION
PLAN

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A000
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1. FOR UNIT B, REFER TO UNIT A (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS, EXCEPT FOR THE GARAGE. REFER TO PLANS FOR GARAGE TYPICAL NOTES AND DIMENSIONS.
2. FOR UNIT C, REFER TO UNIT A (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS.
3. FOR UNITS E AND F, REFER TO UNIT D (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS.

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ACCESSIBLE "TYPE B" NOTES:

1. PROVIDE BLOCKING FOR FUTURE GRAB BARS.
2. ACCESSIBLE "TYPE B" BATHROOM AND BEDROOM NOTED ON PLANS.
3. RESIDENTIAL ELEVATOR MEETS "TYPE B" ACCESSIBILITY REQUIREMENTS.
4. UNITS D, E AND F ARE NOT REQUIRED TO BE ACCESSIBLE PER 1108.7.1.

WALL TYPE NOTES:

1. GARAGE WALLS, STAIRWAY WALLS, EXTERIOR WALLS AND PARTY WALLS TO BE 2x6 FRAMING. ALL OTHER WALLS TO BE 2x4.

APARTMENT UNIT NOTES:

1. FOR UNIT B, REFER TO UNIT A (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS, EXCEPT FOR THE GARAGE. REFER TO A101 FOR UNIT B FIRST FLOOR PLAN FOR GARAGE TYPICAL NOTES AND DIMENSIONS.
2. FOR UNIT C, REFER TO UNIT A (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS.
3. FOR UNITS E AND F, REFER TO UNIT D (MIRRORED) FOR TYPICAL NOTES AND DIMENSIONS.

GARAGE NOTES:

1. 1/2" GYP BD ON GARAGE SIDE OF WALL ADJACENT TO HABITABLE SPACES AND ON WALLS SUPPORTING GARAGE CEILING STRUCTURE.
2. 5/8" TYPE "X" GYP BD ON GARAGE CEILING.
3. SLOPE GARAGE SLAB TO FRONT OF GARAGE. FLOOR ELEVATION AT BACK OF GARAGE TO BE 2" MIN HIGHER THAN FRONT.

FLOOR FRAMING NOTES:

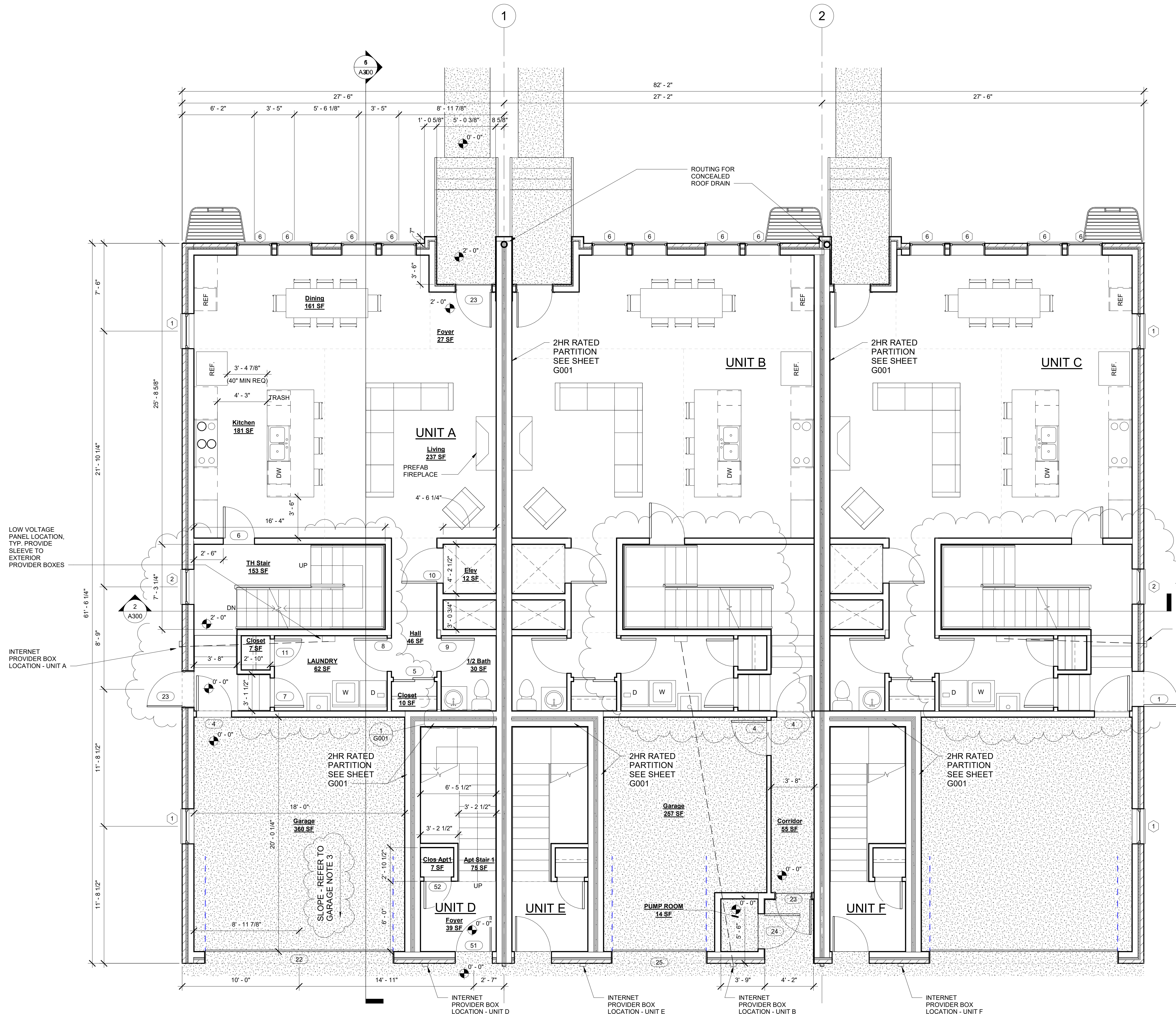
1. FLOOR CONSTRUCTION: MINIMUM 24/16 APA RATED SHEATHING ON WOOD JOISTS SPACED AT 16" OC MAX. FASTEN SHEATHING TO SUPPORTS WITH 8d COMMON NAILS AT 6" OC AT PANEL EDGES, 12" OC FIELD.
2. TYPICAL EXTERIOR WALL CONSTRUCTION: 15/32" APA RATED SHEATHING ON 2x6 STUDS AT 16" OC MAX. FASTEN SHEATHING TO STUDS WITH 8d COMMON NAILS AT 6" OC AT PANEL EDGES, 12" OC FIELD, UNLESS NOTED OTHERWISE. PROVIDE BLOCKING AT ALL PANEL EDGES.
3. PROVIDE DOUBLE STUDS AT ALL 3-PLY OR GREATER BEAM BEARING LOCATIONS.

FIREPLACE NOTES:

1. PREMANUFACTURED FIREPLACE TO BE LISTED BY AN APPROVED LISTING AGENCY.

STAIR NOTES:

1. STAIR DRAWINGS SHOW INTENT BASED ON MINIMUM CODE REQUIREMENTS. FINAL STAIR DESIGN TO BE COMPLETED BY CONTRACTOR.
2. STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A. MIN 36" WIDTH TREAD.
 - B. MIN 6" - 8" HEADROOM.
 - C. FLIGHT OF STAIRS TO HAVE MAX VERTICAL RISE OF 12'-0".
 - D. MAX RISER HEIGHT OF 7 3/4".
 - E. MIN TREAD DEPTH OF 10".
 - F. MIN 3/4" - MAX 1 1/4" NOSING.
 - G. LENGTH OF LANDINGS TO BE EQUAL TO STAIR WIDTH.
 - H. PROVIDE (4) STRINGERS PER STAIR RUN.
 - I. STAIR TREADS AND RISERS SHALL BE UNIFORM IN SIZE AND SHAPE. TOLERANCE BETWEEN LARGEST AND SMALLEST RISERS AND TREADS SHALL NOT EXCEED 3/8".
 - J. PROVIDE SOLID RISERS.
 - K. ENCLOSURES UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED BY A 1-HR FIRE RESISTANCE RATED CONSTRUCTION OR EQUAL TO THE FIRE RESISTANCE RATING OF THE STAIRWAY ENCLOSURE.
3. HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A. PROVIDE HANDRAIL MIN ON ONE SIDE OF STAIR AT STAIRS WITH 4 OR MORE RISERS.
 - B. SHALL BE CONTINUOUS FOR FULL LENGTH OF STAIRS.
 - C. HEIGHT TO BE BETWEEN 34" - 38".
 - D. SHALL NOT PROJECT MORE THAN 4 1/2" AND SHALL PROVIDE CLEAR SPACE OF NOT LESS THAN 1 1/2".
 - E. SHALL HAVE OUTSIDE DIAMETER NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2".
 - F. PROVIDE HORIZONTAL HANDRAIL EXTENSIONS BEYOND TOP RISER AND CONTINUE SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

1 FIRST FLOOR PLAN
SCALE: NONE

Window Schedule				
Type Mark	Sill Height	Rough Opening		Comments
		Width	Height	
1	2' - 0"	3' - 0"	6' - 8"	
22				
2	3' - 0"	3' - 0"	4' - 6"	SAFETY GLAZING
6				
3	1' - 4"	2' - 8"	5' - 6"	VERIFY COMPLIANCE WITH ALL EMERGENCY EGRESS REQUIREMENTS
3				
4	2' - 0"	3' - 0"	6' - 8"	SAFETY GLAZING
5				
5	7' - 0"	5' - 6"	1' - 0"	SAFETY GLAZING
3				
6	2' - 0"	3' - 0"	7' - 0"	SAFETY GLAZING
12				
7	0' - 0"	3' - 0"	8' - 8"	SAFETY GLAZING
6				
8	0' - 0"	3' - 0"	9' - 0"	SAFETY GLAZING
6				

Unit A - Door Schedule					
Door Number	Height	Width	Description	HW Type	Comments
1	6' - 8"	3' - 0"	Stairs	Passage	60 Min Fire Rating, Provide Self Closing Hinges
2	6' - 8"	3' - 0"	Elevator	Passage	Coordinate with Elevator Manuf
3	6' - 8"	3' - 0"	Mech	Passage	Louver in door
4	8' - 0"	3' - 0"	Garage Man Door	Entry	1 3/8" inch solid door to achieve Fire Rating, Provide Self Closing Hinges U-Factor to be Maximum 0.32
5	8' - 0"	3' - 6"	Closet	Sliding	
6	8' - 0"	2' - 8"	Stairs	Passage	60 Min Fire Rating, Provide Self Closing Hinges
7	8' - 0"	2' - 6"	Laundry	Passage	
8	8' - 0"	2' - 10"	Laundry	Passage	
9	8' - 0"	2' - 10"	Bathroom	Privacy	
10	8' - 0"	3' - 0"	Elevator	Passage	Coordinate with Elevator Manuf
11	8' - 0"	3' - 4"	Closet	Passage	
12	8' - 0"	5' - 4"	Closet	Sliding	
13	8' - 0"	2' - 10"	Bedroom	Privacy	60 Min Fire Rating, Provide Self Closing Hinges
14	8' - 0"	2' - 10"	Bathroom	Privacy	
15	8' - 0"	2' - 0"	Closet	Passage	
16	8' - 0"	11' - 9"	Sliding Glass Door	Entry	Safety Glazing
17	8' - 0"	6' - 0"	Bedroom	Privacy	60 Min Fire Rating, Provide Self Closing Hinges
18	8' - 0"	2' - 8"	Toilet	Privacy	
19	8' - 0"	2' - 10"	WIC	Passage	
20	6' - 8"	6' - 0"	Terrace	Entry	60 Min Fire Rating, Provide Self Closing Hinges, 3'-0" Sidelite Both Sides
21	6' - 8"	3' - 0"	Roof	Entry	
22	8' - 0"	16' - 0"	Overhead Sectional Garage Door		
23	8' - 0"	3' - 0"	Entry Door	Entry	Safety glazing to be used in door lites U-Factor to be Maximum 0.32

Unit B Garage - Door Schedule					
Door Number	Height	Width	Description	HW Type	Comments
4	8' - 0"	3' - 0"	Garage Man Door	Entry	1 3/8" inch solid door to achieve Fire Rating, Provide Self Closing Hinges U-Factor to be Maximum 0.32
23	8' - 0"	3' - 0"	Entry Door	Entry	Safety glazing to be used in door lites U-Factor to be Maximum 0.32
24	8' - 0"	3' - 0"	Pump Room	Entry	
25	8' - 0"	8' - 0"	Overhead Sectional Garage Door		

Unit D - Door Schedule					
Door Number	Height	Width	Description	HW Type	Comments
51	8' - 0"	3' - 0"	Entry Door	Entry	Safety glazing to be used in door lites U-Factor to be Maximum 0.32
52	8' - 0"	2' - 4"	Closet	Passage	
53	8' - 0"	2' - 6"	Bathroom	Privacy	
54	8' - 0"	3' - 0"	Laundry	Passage	
55	8' - 0"	4' - 0"	Closet	Sliding	
56	8' - 0"	4' - 0"	Mech	Passage	Louver in door
57	8' - 0"	2' - 10"	Bedroom	Privacy	
58	8' - 0"	2' - 10"	Bathroom	Privacy	
59	7' - 11 1/2"	9' - 9"	Sliding Glass Door	Entry	

Project Title

84 EDMUND
PLACE
MAIN BUILDING

Developer

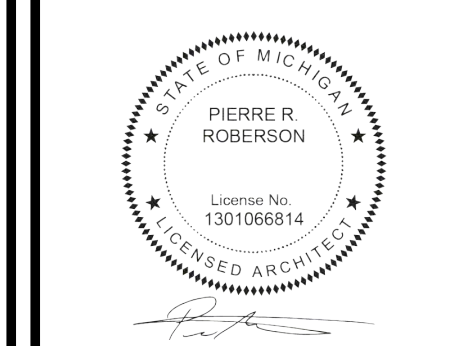
84 EDMUND
PLACE
280 N Old Woodward Suite 100
Birmingham, MI 48009

Architect

Framework E
Architects Leadware Community Builders
155 W Congress Street, Suite 602, Detroit, MI 48226
www.framework-e.com

Consultants

Seal



TAG	ISSUED	DATE
1	Schematic Design	3/28/2022
2	DD	9/22/2022
3	Permit Plan Review	8/12/2025
4	Plan Review Response Comments	10/15/25

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FIRST FLOOR
PLANDRAWING NO
A101
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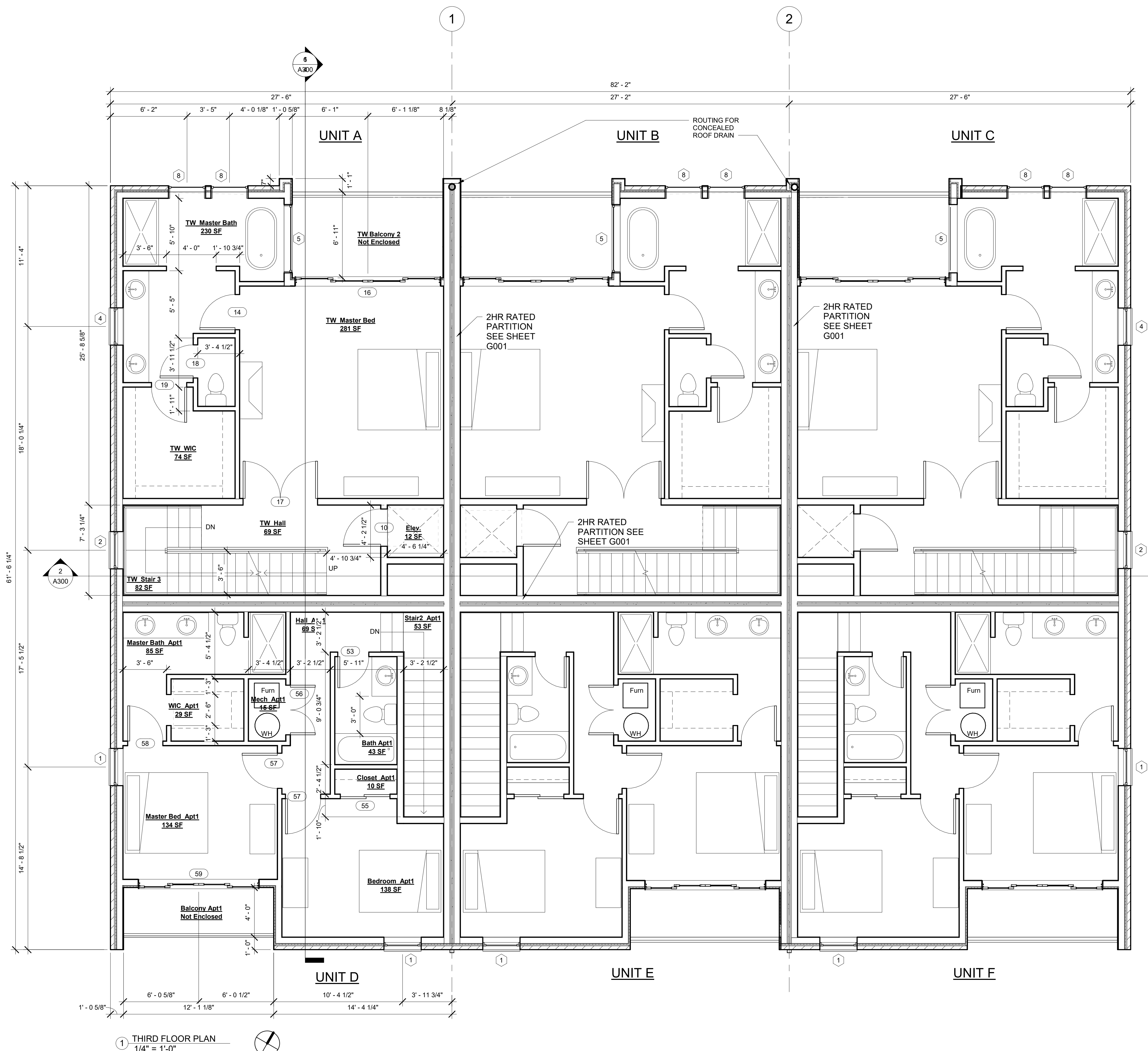
TAG	ISSUED	DATE
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Framework E PROJ NO	
	2025012

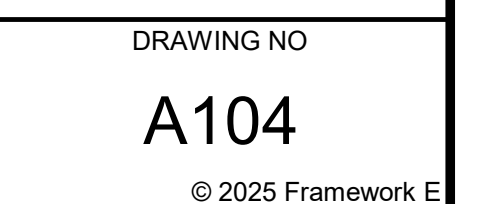
THIRD FLOOR
PLAN

DRAWING NO
A103





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|-------------|
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E
D
C
B
A

EXTERIOR FINISHES

REFER TO SHEET G005 FOR EXTERIOR FINISH MATERIALS AND FINISHES

Project Title

84 EDMUND
PLACE
MAIN BUILDING

Developer

84 EDMUND
PLACE
280 N Old Woodward Suite 100
Birmingham, MI 48009

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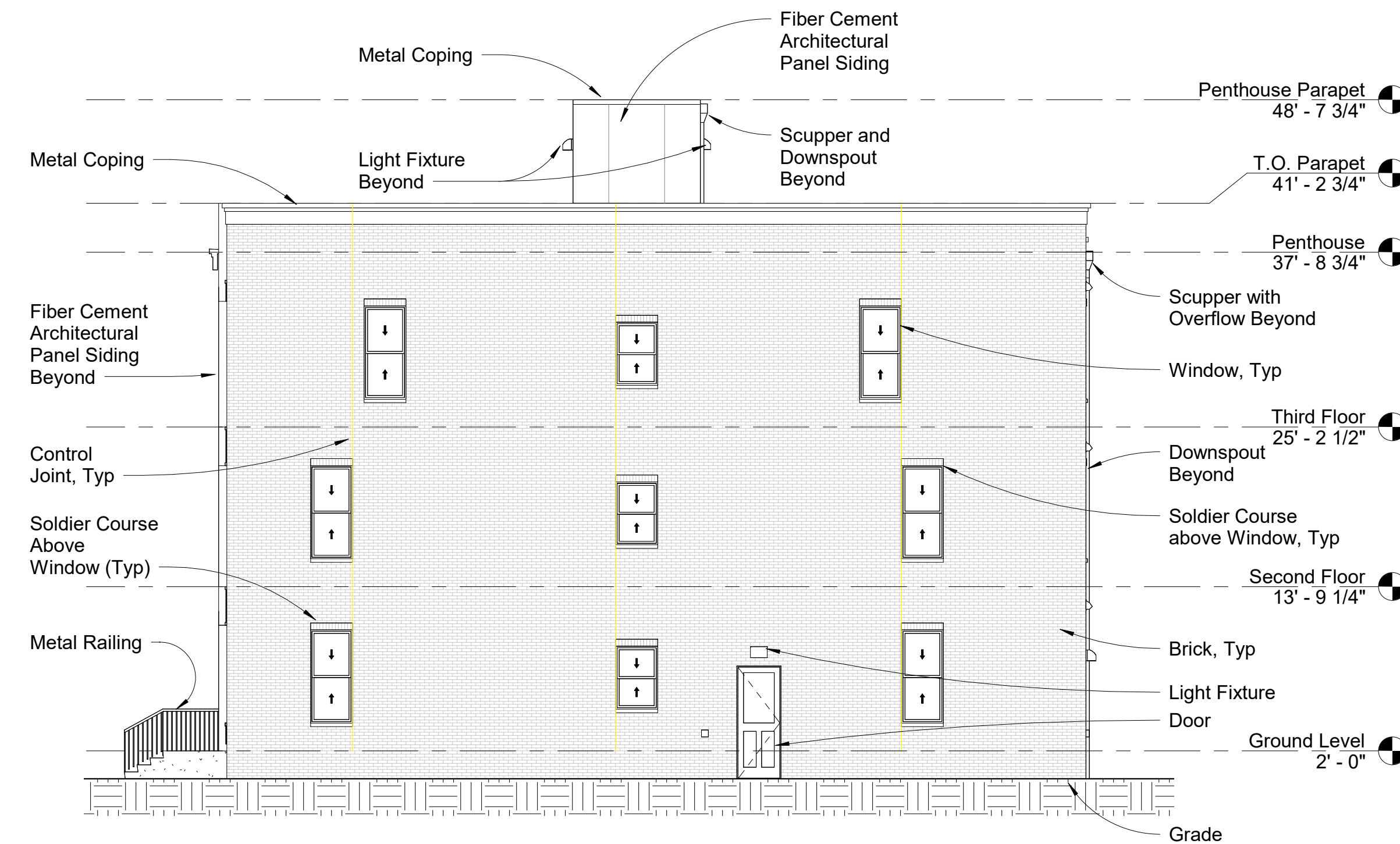
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2025012

BUILDING
ELEVATIONS

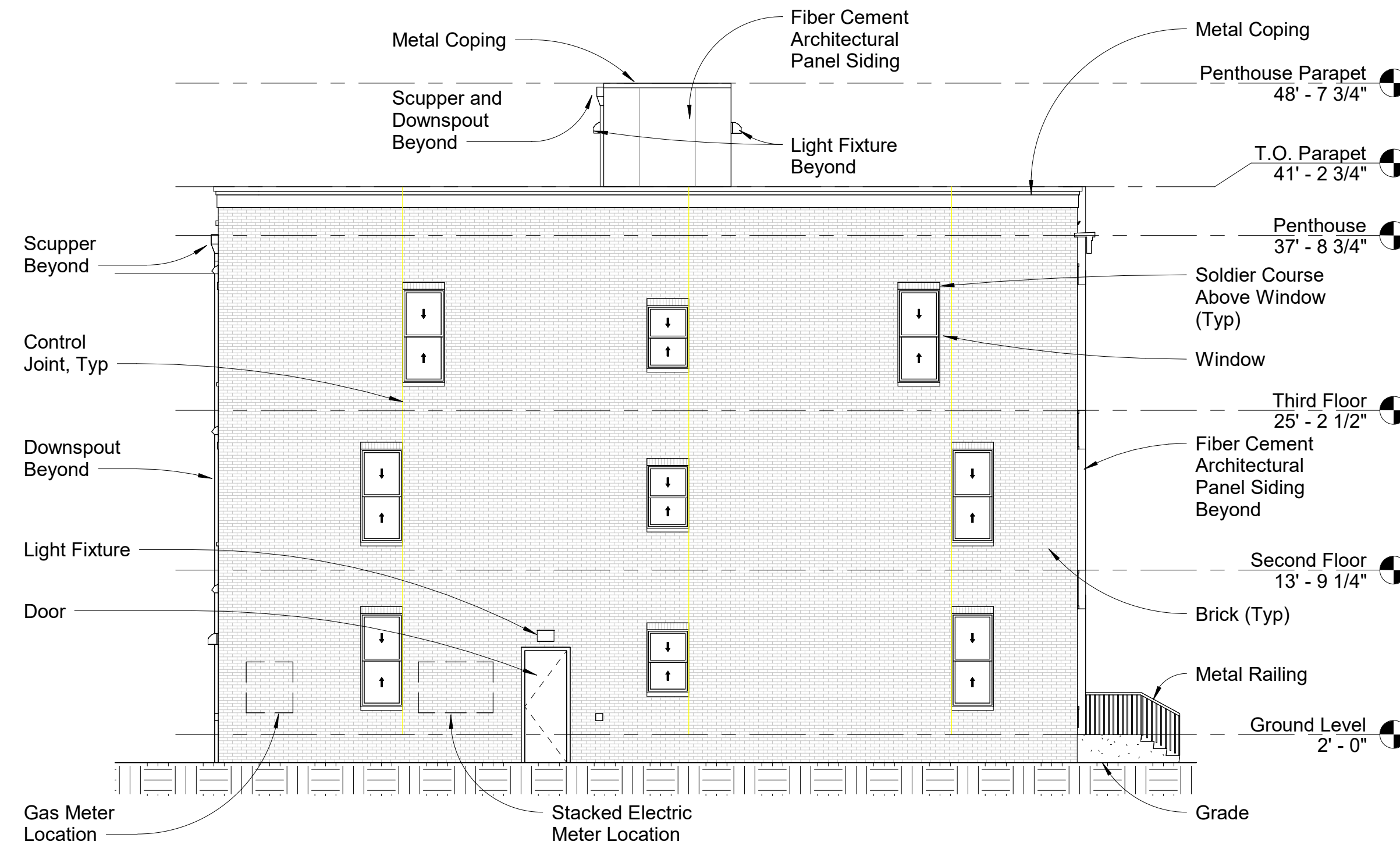
DRAWING NO
A200
© 2025 Framework E



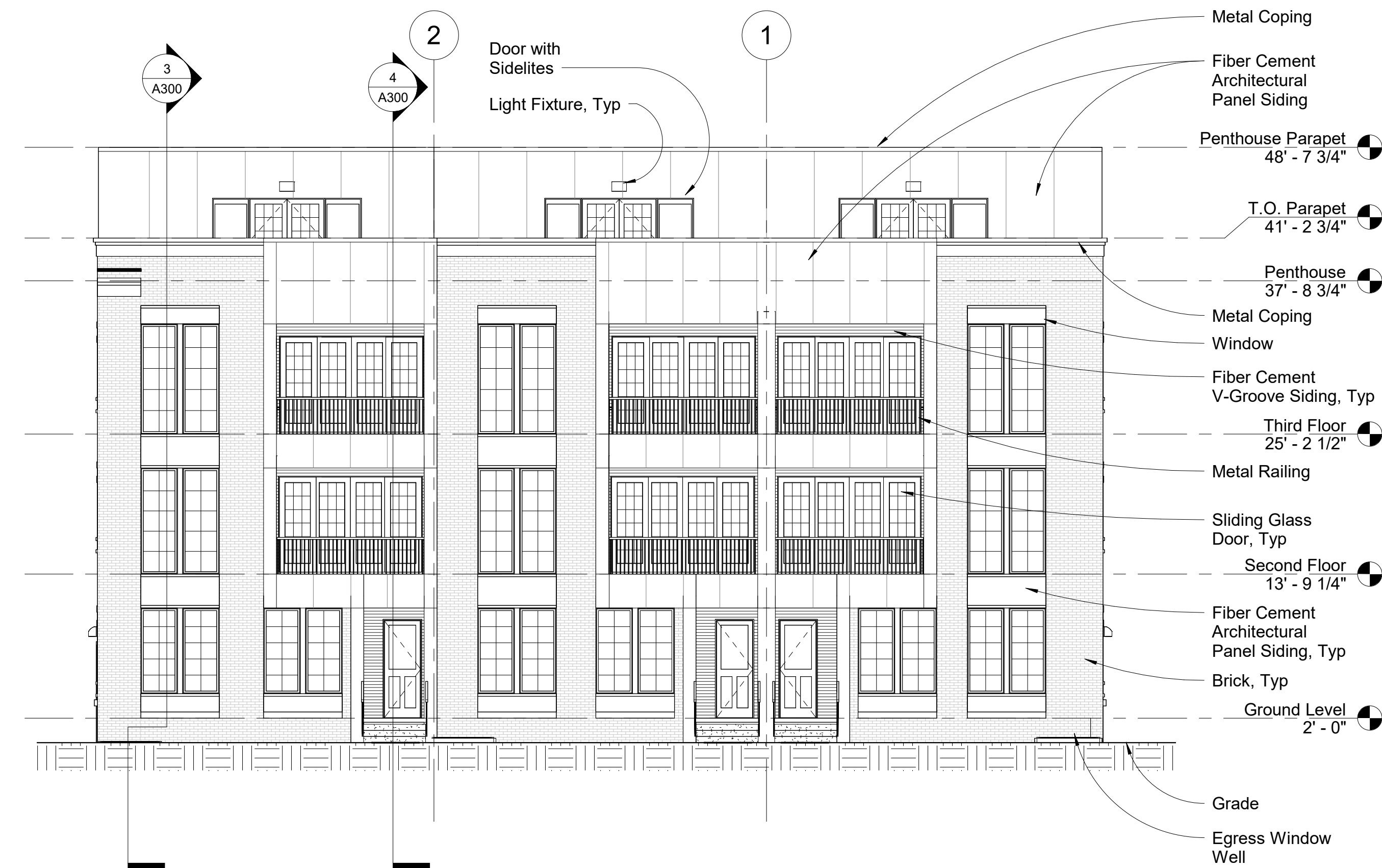
④ WEST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



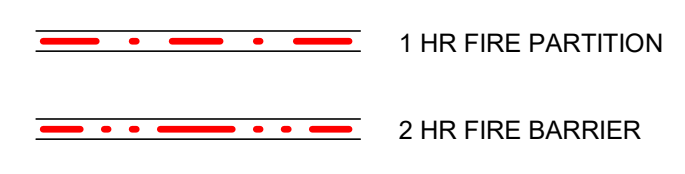
② EAST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

E
D
C
B
A

SECTION LEGEND



- ROOF ASSEMBLY:
1. TAPERED INSULATION INSTALLED FOR PURPOSES OF ROOF DRAINAGE ONLY.
 2. INSTALL FULLY ADHERED TPO ROOFING SYSTEM ON COVER BOARD.
 3. TURN TPO MEMBRANE UP A MINIMUM OF 6" ON PARAPET WALL. PROVIDE STAINLESS STEEL SHEET METAL COUNTERFLASHING OVER MEMBRANE. EXTEND HEMMED STAINLESS STEEL TRIM OVER FLASHING, DOWN TO 1/2" ABOVE ROOF DECK.
 4. EXTEND COMPOSITE WOOD SIDING ON INSIDE OF PARAPET WALL DOWN TO STAINLESS STEEL TRIM TO PROVIDE A FINISHED LOOK OVER ROOF MEMBRANE.
 5. HELIOS COMPOSITE DECK TILES TO BE INSTALLED ON TPO ROOFING SYSTEM.

- BRICK CONSTRUCTION NOTES:
1. MASONRY VENEER ANCHOR SPACING:
 - A. MAX 24" HORIZONTAL SPACING
 - B. MAX 16" VERTICAL SPACING
 - C. MUST BE PLACED WITHIN 12" OF EDGE OF OPENINGS AND WALL ENDS
 2. WEEP VENTS AT 32" OC AT FLASHING
 3. INSTALL THROUGH WALL FLASHING ABOVE WINDOWS AND AT CONCRETE FOUNDATION. PROVIDE CAVITY MORTAR CONTROL AND STAINLESS STEEL ANGLED DRIP WITH HEMMED EDGE
 4. PROVIDE CAST STONE MASONRY ANCHOR WITH SPLIT-TAIL AND DRIVE ANCHORS WITH GASKET AT SILLS AND PARAPET CAP
 5. PROVIDE FINE MATTAX CLASSIC TEXTURED BRICK VENEER THROUGHOUT.

- WOOD FRAMING/STRUCTURAL NOTES:
1. WOOD FRAMING AND ALL STRUCTURAL COMPONENTS ARE DELEGATED DESIGN
 2. TRUSS SIZES AND OTHER FRAMING MEMBERS TO BE VERIFIED BY TRUSS MANUFACTURER

REQUIRED ENERGY CODE REQUIREMENTS:

CLIMATE ZONE 5A:

FENESTRATION: 0.32 U-VALUE

NONSWINGING DOOR: 0.31 U-VALUE

SWINGING DOOR: 0.37 U-VALUE

GARAGE DOOR < 14% GLAZING: 0.31 U-VALUE

ENTRANCE DOOR: 0.63 U-VALUE

FIXED FENESTRATION: 0.36 U-VALUE

OPERABLE FENESTRATION: 0.45 U-VALUE

ATTIC AND OTHER: R-49

WOOD FRAME WALL: R20 + R3.8CI

BELOW GRADE WALL: R-10CI

FLOOR JOIST FRAMING: R-30

Project Title
84 EDMUND PLACE
MAIN BUILDING

Developer
84 EDMUND PLACE
280 N Old Woodward Suite 100
Birmingham, MI 48009

Architect
Framework E
Architects *Landmark Community Builders*
155 W Congress Street, Suite 602, Detroit, MI 48226
www.framework-e.com

Consultants

Seal

TAG	ISSUED	DATE
1	Schematic Design	3/28/2022
2	DD	9/22/2022
3	Permit Plan Review	8/12/2025
4	Historic Comments	11/17/25

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BUILDING SECTIONS

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