



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 7/17/26

Application Number: HDC2026-00289

APPLICANT & PROPERTY INFORMATION

NAME: Rita Ribiat		COMPANY NAME: Timeless Real Estate LLC	
ADDRESS: 6689 Orchard Lake Rd. #170	CITY: West Bloomfield	STATE: MI	ZIP: 48322
PROJECT ADDRESS: 15067 Warwick St			
HISTORIC DISTRICT: Rosedale Park			

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:

Thank you for the application. We need a bit more information. FOR THE PROPOSED DEMOLITION:

- Please provide a structural assessment as per the Historic District Commission's template by a licensed engineer (template available at <https://detroitmi.gov/departments/planning-and-development-department/historic-district-commission-information/making-exterior-changes-within-local-historic-districts>).
- Please provide photos of all sides of the garage to the best of your ability. (Two sides are not pictured and they might be close to the property boundaries, but the best shot possible is appreciated.)
- Please provide photos of the house (all sides) and yard so the Commission can understand how the proposed garage will relate to the house and the site.

FOR THE PROPOSED NEW CONSTRUCTION:

Please provide:

- Product cut sheets for all products including roof, trim, gutters/downspouts, siding material, doors (both hinged and overhead), windows, etc.
- For the bricks on the brick faces, please provide a photo of the proposed brick against the bricks on the house so the Commission can evaluate the color match/relationship. (If existing bricks will be reused, please state that.)
- Drawings of proposed project including:
 - Site plan showing all changes and landscape features, including location of driveway and construction fencing if applicable
 - Floor Plan(s)
 - Elevation Drawing(s) (all sides)
 - Section Drawing(s) and other detailed drawings as needed.

Complete applications for the August 12 meeting are due Monday, July 20. Complete applications for the September 9 meeting are due August 17. Other meeting dates with application deadlines are available at <https://detroitmi.gov/government/commissions/historic-district-commission>. Thank you.

APPLICANT RESPONSE

Response Date: 08/14/2026



Product Cut Sheets:

-Commander® Primed Steel Flush Prehung Exterior Door 32"W x 80"H Primed Steel Flush Prehung Exterior Door - Left Inswing

Model Number: 4141033

-Roseburg DuraTemp® 1/2 x 4 x 8 Primed Plywood Panel Siding 8" On Center Groove Pattern

Model Number: 1452500

-Atlas Castlebrook® Burnt Sienna Architectural Roofing Shingles (32.8 sq. ft.)

Limited lifetime warranty

Model Number: 1516603

-LP® SmartSide® 1 x 4 x 8' Textured Engineered Wood Trim Board

(Actual size: 0.675" x 3.50" x 8')

Model Number: 39806

-Aluminum clad sliding window without argon 38x24 or 48x24 Jenweld Brown

PROJECT:

Garage
Reconstruction

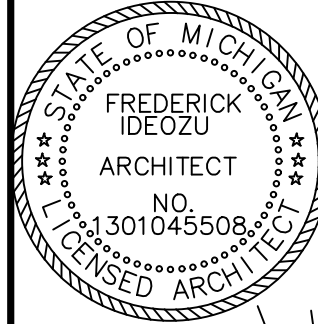
15067 WARWICK STREET
DETROIT, MICHIGAN

ISSUES/REVISIONS:	ISSUE DATE
BUILDING PERMIT	08/14/2026

SHEET TITLE

EXTERIOR
ELEVATIONS

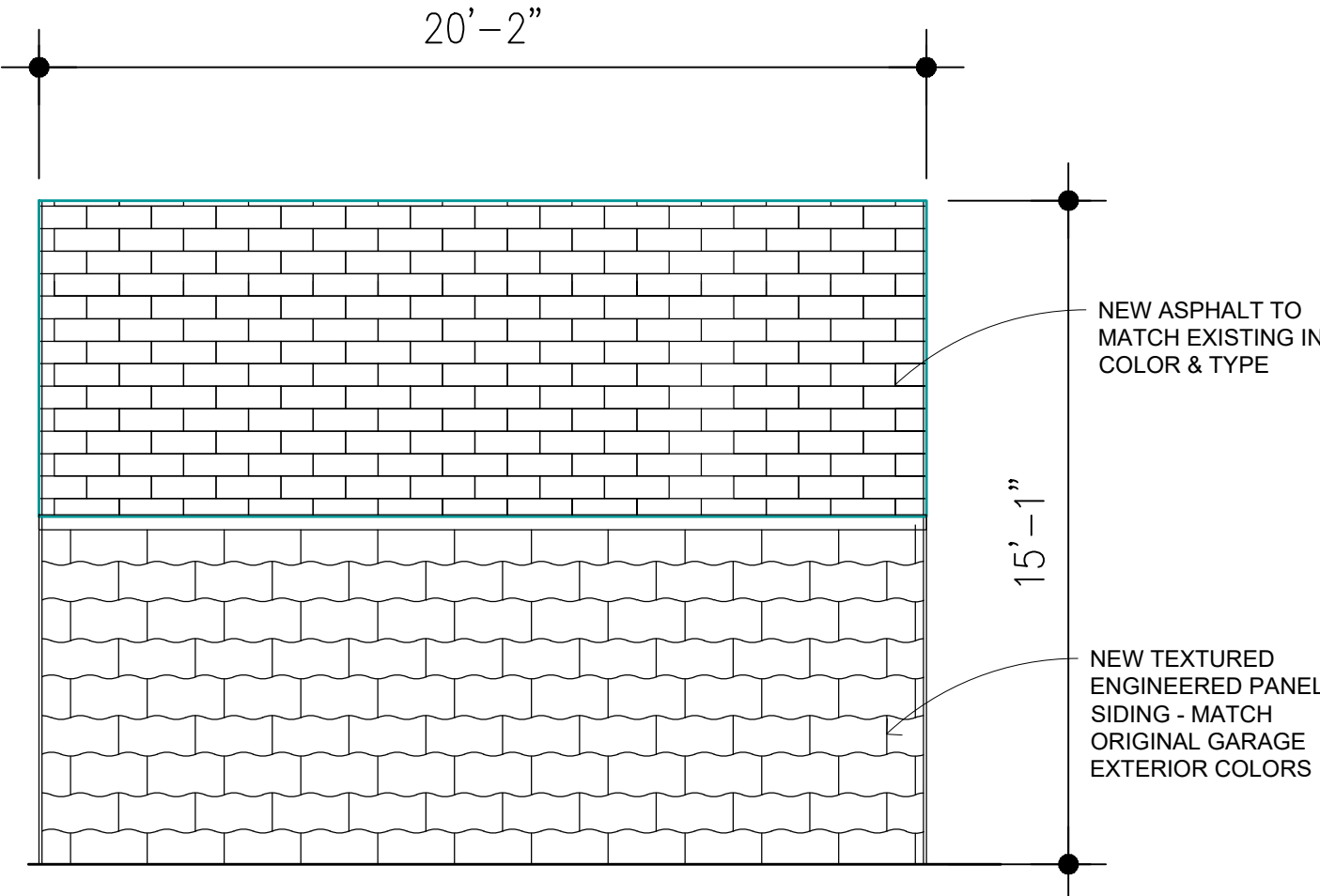
APPROVED BY:	
CHECKED BY:	
DESIGNED BY:	
DRAWN BY:	
ARCH./ENG. SEAL:	



[Signature]

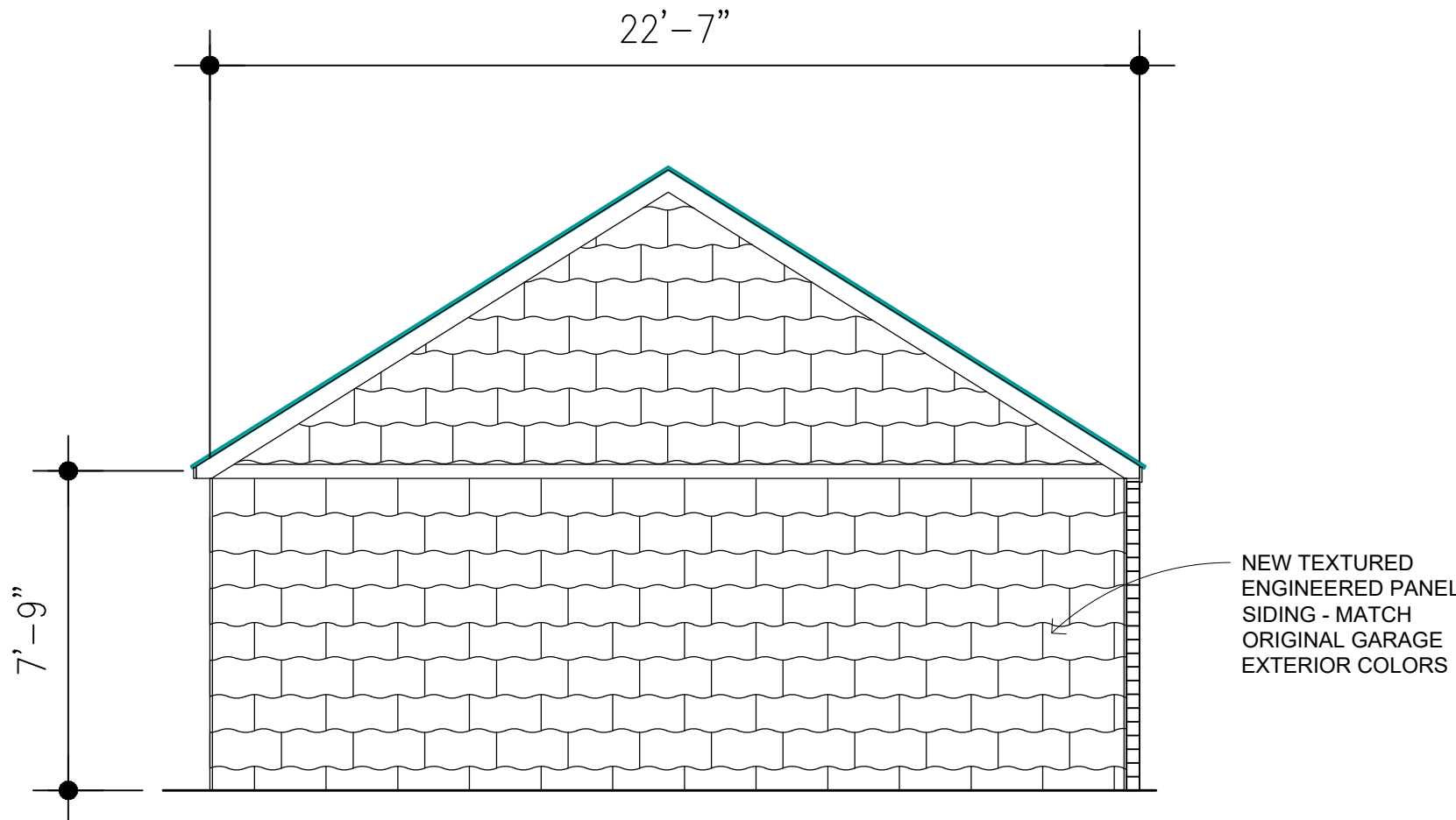
SHEET NUMBER:

A-102



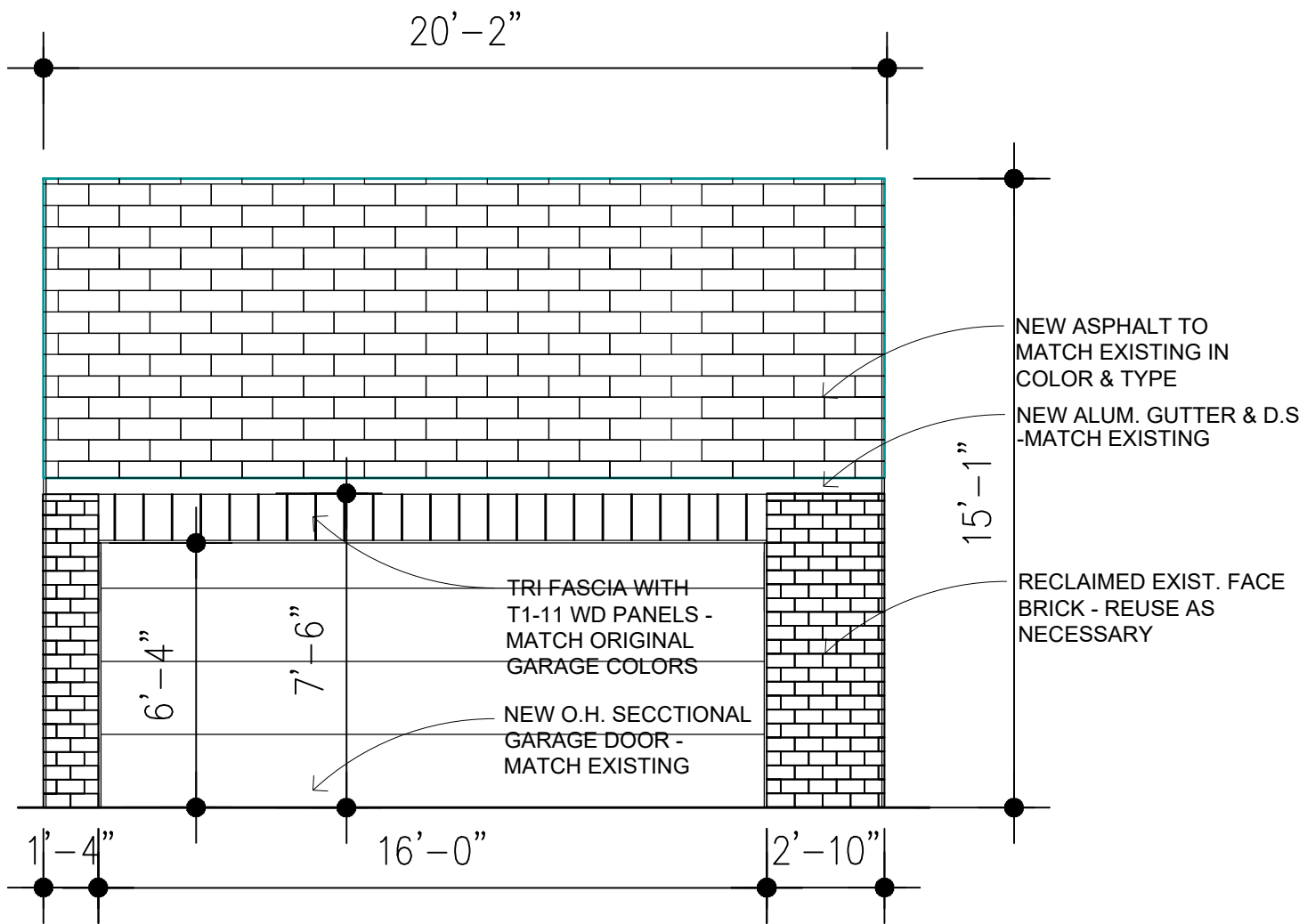
WEST ELEVATION

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



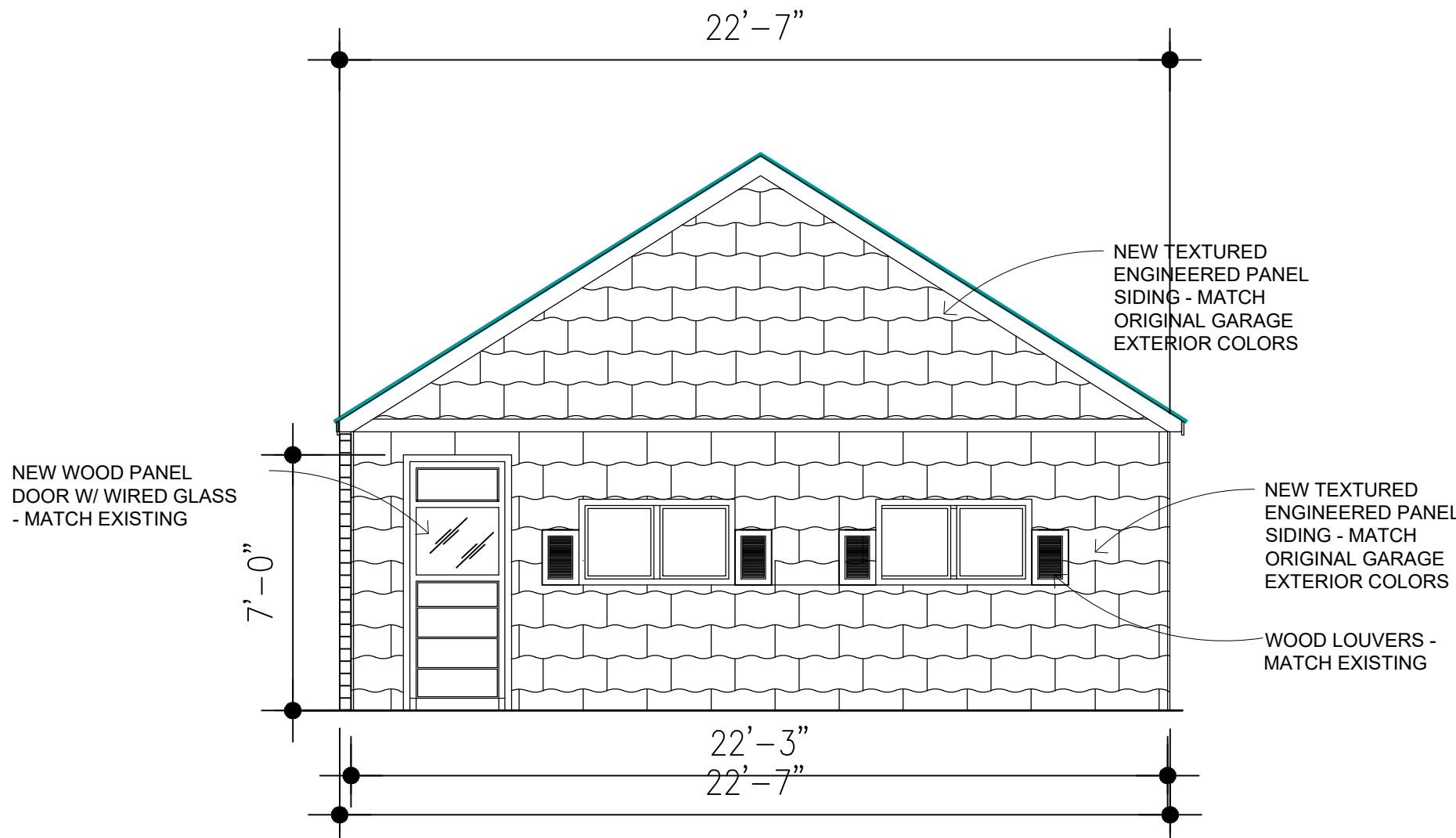
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

PROJECT:

Garage
Reconstruction

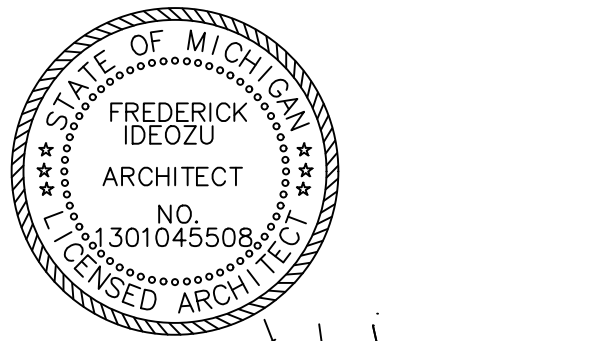
15067 WARWICK STREET
DETROIT, MICHIGAN

ISSUES/REVISIONS:	ISSUE DATE
OWNER REVIEW	08/14/2026

SHEET TITLE

EXISTING
GOOGLE
SITE MAP

APPROVED BY:	
CHECKED BY:	
DESIGNED BY:	
DRAWN BY:	
ARCH./ENG. SEAL:	



SHEET NUMBER:

SP-101



GENERAL NOTES:

THE SITE PLAN SHOWN ABOVE DEPICTS THE EXISTING BUILDING LAYOUT SUPERIMPOSED ON THE PLOT PLAN BASED ON FIELD MEASUREMENTS AND VISUAL INSPECTIONS. ALL INDICATED DIMNSIONS ARE APPROXIMATE, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL DIMENSIONS. THE ARCHITECT DOES NOT GUARANTY ACCURACY OF THE INDICATED DIMENSIONS SINCE NO FORMAL TOPOGRAPHIC SURVEY WAS PRESENTED PRIOR TO COMMENCEMENT OF THE ARCHITECT'S SERVICES. THESE DRAWINGS SHALL BE UTILIZED FOR REFERENCE ONLY.

EXISTING GARAGE TO BE
DEMOLISHED & REBUILT

Dimensions
Total Acreage 0.18
Total Square Footage 7841
Depth x Frontage 131 x 60

Legal description
W WARWICK 954 ROSEDALE PARK SUB
L37 P74 PLATS, W C R 22/503 60 X 130.5

SITE PLAN
SCALE: 1/8" = 1'-0"

Garage
Reconstruction

15067 WARWICK STREET
DETROIT, MICHIGAN

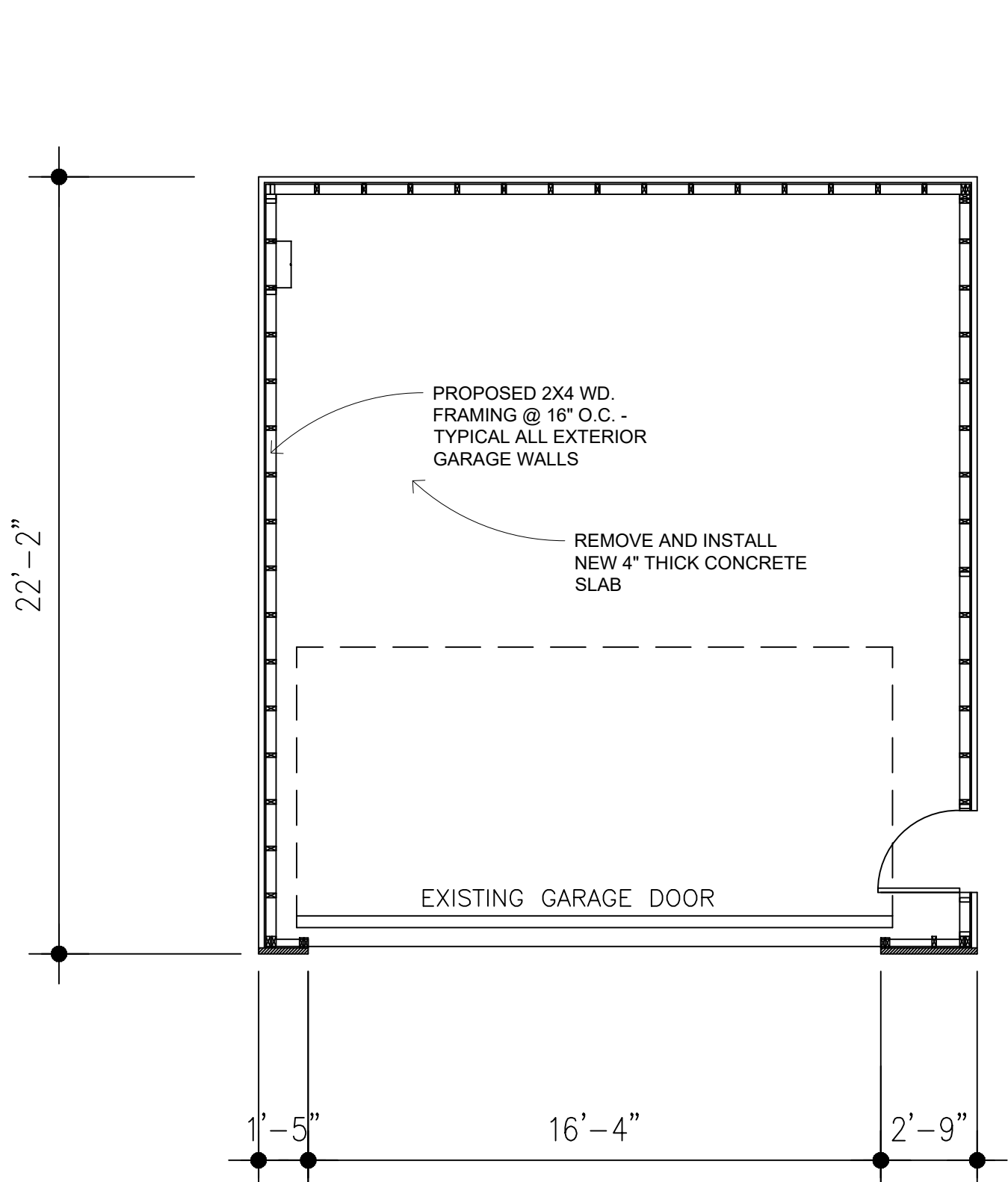
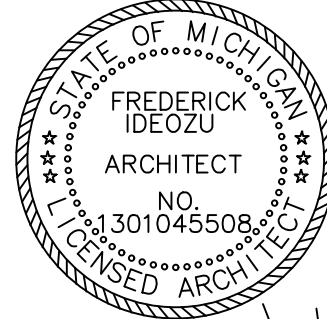
ISSUES/REVISIONS:	ISSUE DATE
PLAN REVIEW	08/14/2026

SHEET TITLE

FLOOR &
FRAMING
PLANS

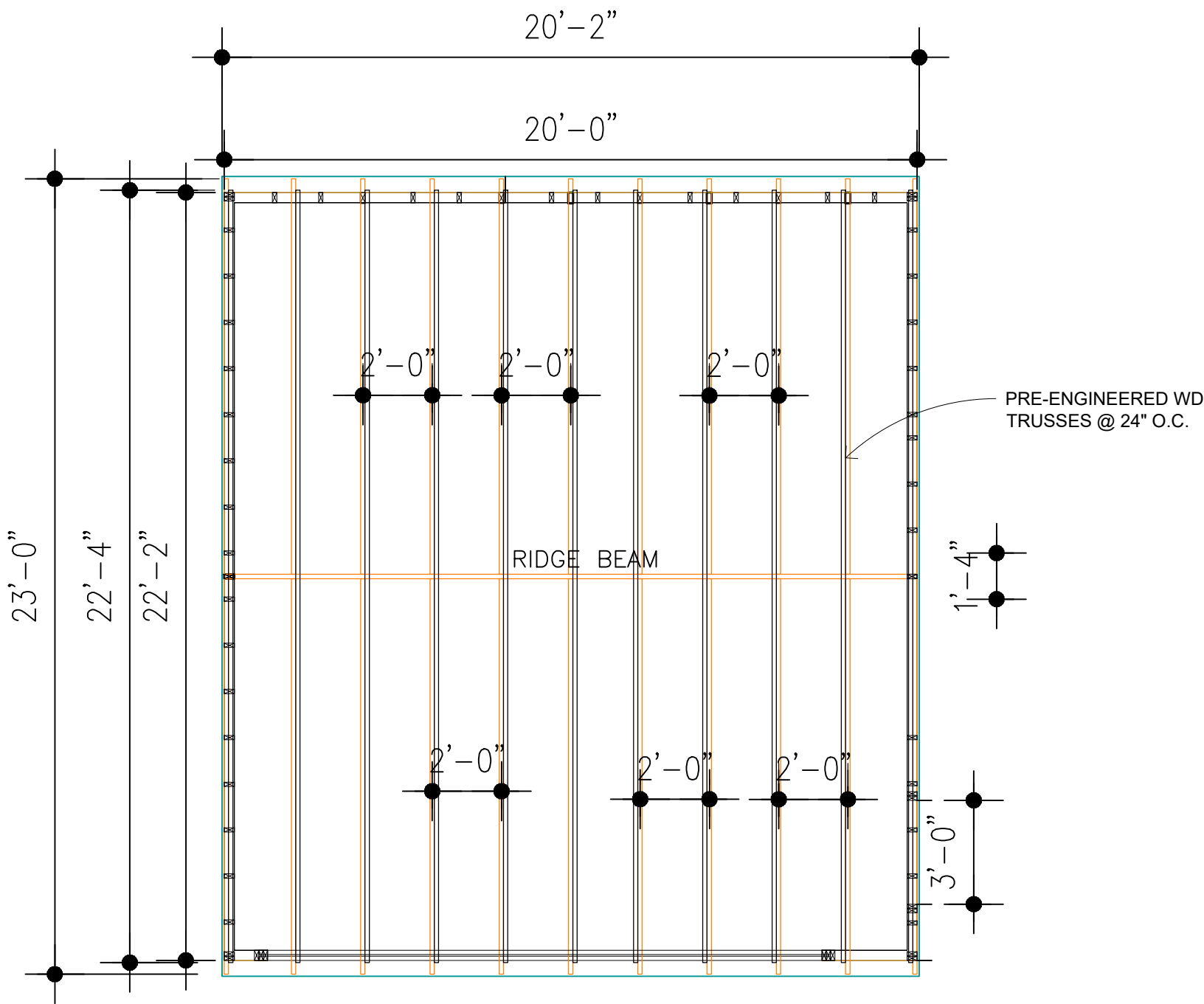
APPROVED BY:	
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DRAWN BY:	

ARCH./ENG. SEAL:



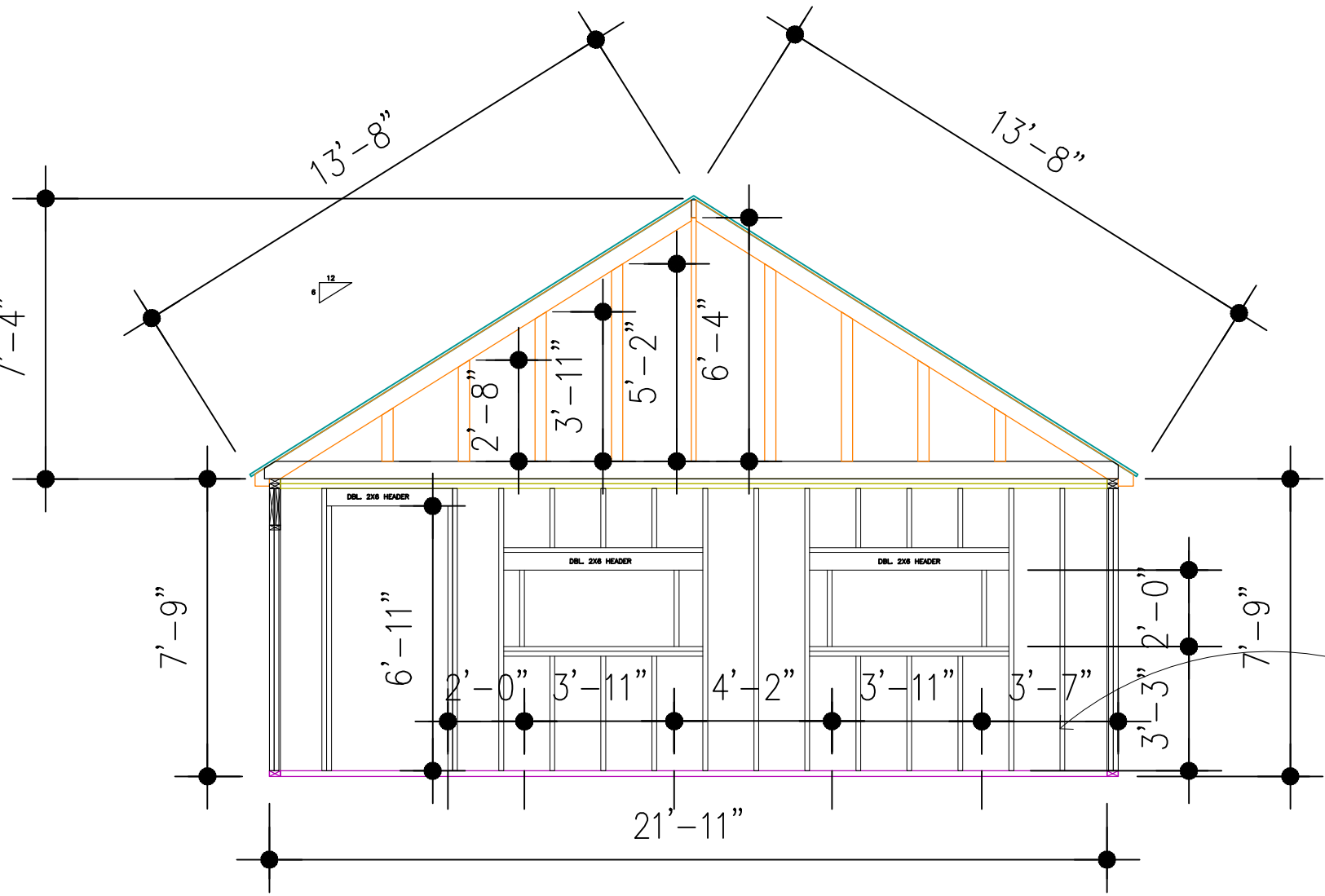
GARAGE FLOOR PLAN

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



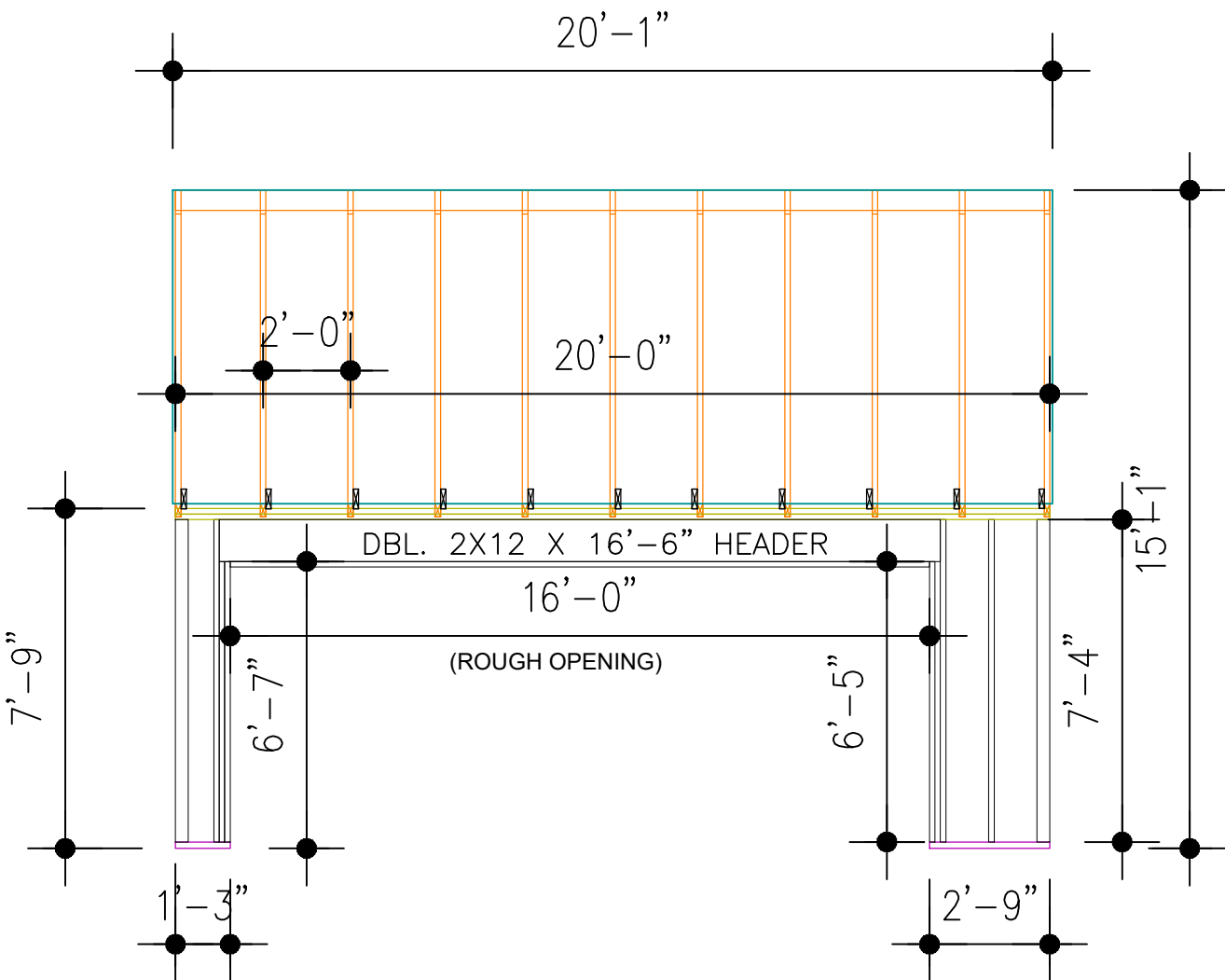
ROOF FRAMING PLAN

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



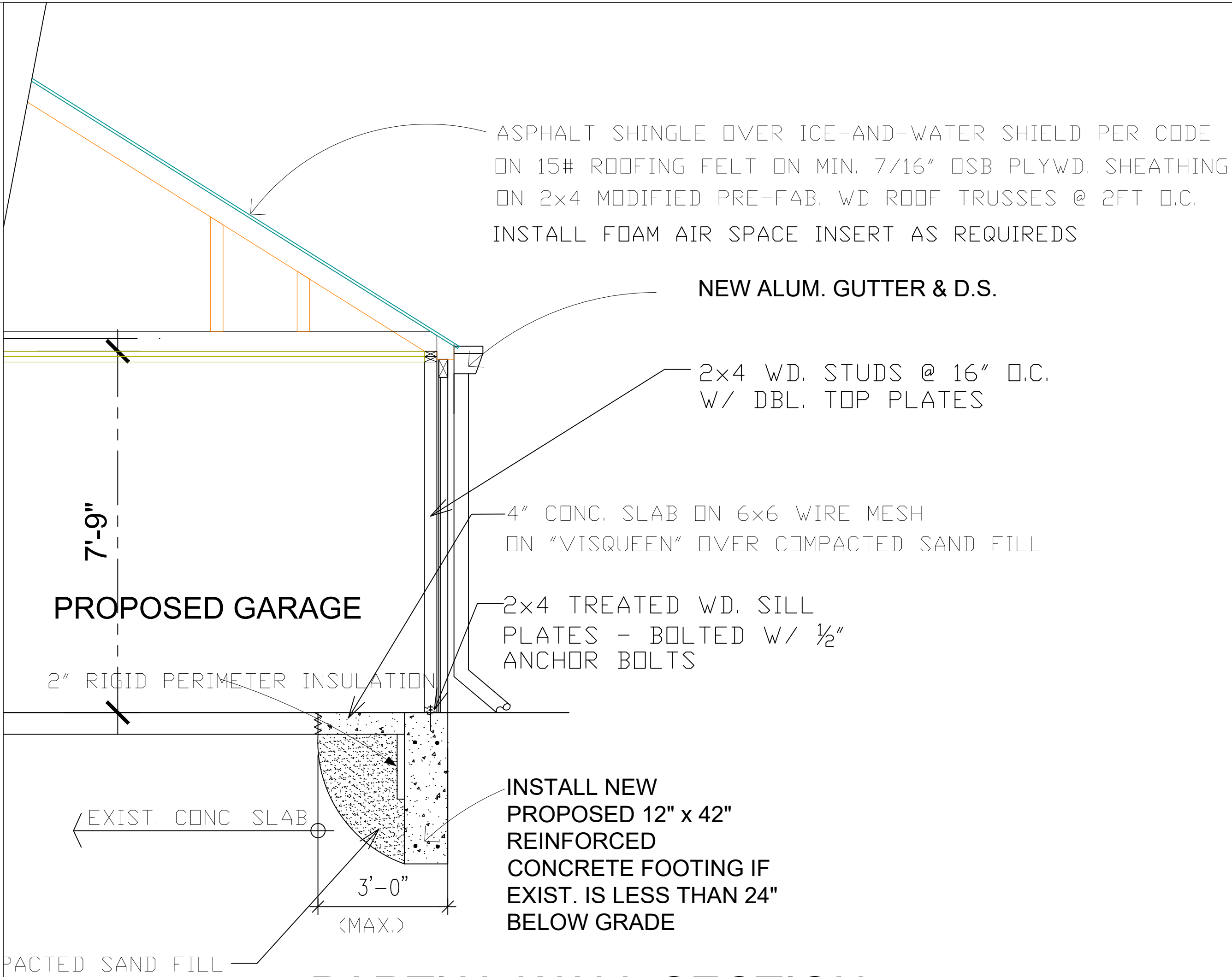
NORTH WALL STUD FRAMING

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



EAST WALL STUD FRAMING

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



PARTIAL WALL SECTION

SCALE: 1/2" = 1' - 0"

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH LOCAL BUILDING CODES AND ORDINANCES.
- ALL MANUFACTURED MATERIALS TO BE HANDLED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS UNLESS OTHERWISE NOTED BY THESE DOCUMENTS.
- UNLESS NOTED OTHERWISE (U.N.O.) DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE. NOMINAL THICKNESS DIMENSIONS ARE USED FOR MASONRY. INTERIOR PARTITION THICKNESS TO BE 4 1/2" (U.N.O.).
- MISCELLANEOUS STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36.
- WOOD FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL LUMBER MANUFACTURER'S ASSOCIATION RECOMMENDED PRACTICE FOR WOOD FRAMING.
- ALL STRUCTURAL LUMBER JOISTS AND HEADERS TO BE MINIMUM Fb1250, Fb REPETITIVE 1450 UNLESS OTHERWISE NOTED, MINIMUM E=1,600,000. ALL STUDS TO BE STUD GRADE OR BETTER, Fc MINIMUM 425.
- ALL FLUSH FRAMING CONNECTIONS, JOIST & BEAM HANGERS, POST CAPS, FRAMING AND RAFTER ANCHORS TO BE "SIMON STRONG TIE" OR APPROVED EQUAL.
- ALL BUILT-UP WOOD POSTS CONSISTING OF (2) 2x4'S OR GREATER TO BE GLUED AND SPIKED TOGETHER.

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD
2. REMOVE ALL ITEMS IN WAY OF NEW CONSTRUCTION
3. CONTRACTOR TO VERIFY EXISTING CONCRETE FOOTING IF LESS THAN 24" BELOW GRADE, HE SHALL REMOVE THE ENTIRE EXISTING FOOTING AND INSTALL NEW 12"x42" DEEP CONCRETE FOOTING PRIOR TO INSTALLING NEW GARAGE STRUCTURE
4. CONTRACTOR TO REMOVE EXISTING CONCRETE SLAB AND INSTALL NEW MIN. 4" THICK SLAB W/ WIRE MESH AS REQUIRED

GARAGE RECONSTRUCTION OF AN EXISTING SINGLE FAMILY HOUSE "WAYNE T PROPERTIES"

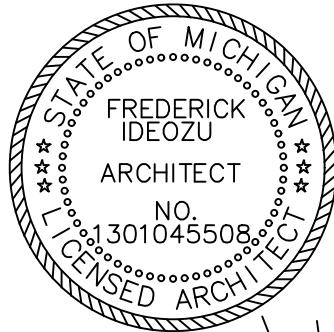
15067 WARWICK STREET, DETROIT, MI.



FRONT VIEW

LIST OF DRAWINGS:

- CS-000 SITE PLAN / COVER SHEET
- SP-101 EXISTING GOOGLE SITE MAP
- A-101 FLOOR & FRAMING PLANS
- A-102 EXTERIOR ELEVATIONS

COVER SHEET	
DATE:	ISSUED FOR:
08-14-26	BUILDING PERMIT
ARCHITECT'S SEAL:	
 	
SHEET NO.	CS-000























-Spectra Metals 5" x 10' Brown K-Style Aluminum Gutter

Model Number: 5K10RTB

Product Type

Aluminum Gutter

Material

Aluminum

Thickness

0.019 inch

Style

K-Style

Color/Finish

Brown

Overall Width

5 inch

Overall Length

10 foot

Shipping Dimensions

120.00 H x 6.00 W x 4.00 D

Shipping Weight

5.8125 lbs

-Color/Finish

Primed

Deadbolt Bore

No

Panel Type

Flush

Door Swing

Left

Door Thickness

1-3/4 inch

Door Material

Primed Steel

Frame Material

Primed Wood

Frame Width

4-9/16 inch

Hinge Finish

Primed

Includes

Frame, Hinges, Sill, Preassembled Door Slab, Brickmould

Lockset Bore

Yes

Lockset/Deadbolt Backset Dimension

2-3/8 inch

Manufacturer Warranty

2

Nominal Door Height

80 inch

Nominal Door Width

32 inch

Obscurity Rating

10

Rough Opening Height

82 inch

Rough Opening Width

34-1/4 inch

Sill Finish

Aluminum

Sill Type

Fixed

Solar Heat Gain Coefficient

0.16

U-Value

0.12

Air Leakage (AL) Rating

0.3

Energy Star Certified

No

Shipping Dimensions

84.88 H x 37.88 W x 5.94 D

Shipping Weight

64.25 lbs

-Nominal Thickness

1/2 inch

Listing Agency Standards

PS 1

Nominal Width

48 inch

Nominal Length

96 inch

Coverage

32 square foot

Color/Finish

Primed

Material

Hardboard

Siding Surface Design

Textured Grooved

Shipping Dimensions

96.00 H x 48.00 W x 0.46 D

Shipping Weight

47.0 lbs

-Product Type

Architectural Shingles

Manufacturer Warranty

Limited Lifetime

Listing Agency Standards

ASTM D3161, Class F Tested AT 110 MPH, ASTM D3018, TYPE I, ASTM D6381, Uplift Resistance, ASTM D3462 as Manufactured, MEETS AC438 CRITERIA CAN/CSA-A123.5-M90, ASTM D7158, Class H Wind Resistance, Passed at 150 MPH

Color/Finish

Burnt Sienna

Coverage Area

32.8 square foot

Exposure

6 inch

Overall Length

42 inch

Overall Width

14 inch

Resistance Features

E108 & UL790 Class A Fire Resistance

Fire Rating

E108 & UL790 CLASS A FIRE RESISTANCE

Material

Fiberglass, Asphalt

Weight

75 pounds

Shipping Dimensions

42.00 H x 14.00 W x 2.50 D

Shipping Weight

73.0 lbs

-Product Type

Engineered Wood Trim Board

Material

Engineered Wood

Surface Texture

Cedar Texture

Color

Primed

Actual Thickness

0.675

Actual Width

3.5 inch

Actual Length

8 foot

Manufacturer Warranty

50

Nominal Thickness

1 inch

Nominal Width

4 foot

Listing Agency Standards

ICC-ES ESR-3043, APA PRN 124

Features

Knots and defects have been eliminated - no culling - saves money, Deep Cedar grain texture, Treated Engineered Wood Strand Substrate, Treated to resist fungal decay and termites, Primed, Class 1(A) Fire Rating

Shipping Dimensions

98.00 H x 3.50 W x 0.63 D

Shipping Weight

5.25 lbs



