

February 23, 2021

CERTIFICATE OF APPROPRIATENESS

Mr. Brian Hurttienne
Christian Hurttienne Architects
1531 Eighth Street
Detroit, MI 48216

RE: Application Number 21-7051; 1531 Eighth St.; Corktown Historic District

Dear Mr. Hurttienne:

At the special scheduled meeting held virtually on February 17, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of February 23, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Per the attached documents, the project consists of the following components:

Exterior Work

- Install screen/storm doors on all doors (6), aluminum, black in color
- Demolish three front porches with the exception of the following:
 - roofs including their associated trim pieces and beadboard ceilings
 - wood columns, and other salvageable historic age elements that can be reasonably reinstalled
- Reconstruct new front porches with replaced-in-kind decking, brick piers, steps and railings.
- Add balustrade to the porch roofs
- Paint all porches according to Historic District Color Guide, Color Scheme C.
- Recondition all front doors (3) with wood infill, replace with clear plate glass and matching trim.
- Paint doors according to Historic District Color Guide, Color Scheme C.
- Install new cornice to replace previous one as per attached drawings.
- Demolish and reconstruct rear porches (2), north and south ends, leaving center porch, according to attached drawings.
- Remove existing concrete walkway and construct new concrete pathway with trash storage area according to attached drawings.
- Remove existing wood stockade fencing and install 6’ high black chain link fence according to attached drawings.

With the following conditions:

- The applicant maintains the three front porches’ wood columns and roofs, including their associated trim pieces and beadboard ceilings. The applicant shall provide HDC Staff with the final drawings to verify they meet this condition. Staff shall receive the opportunity to review and approve this submission prior to the issuance of the permit.
- The applicant shall provide HDC Staff with the final paint selection to verify they meet with Historic District Color Guide, Color Scheme C. Staff shall receive the opportunity to review and approve this submission prior to the issuance of the permit.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:

A handwritten signature in black ink, appearing to read "D. Rieden", written in a cursive style.

Daniel Rieden
Staff
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: December 4, 2020

PROPERTY INFORMATION

ADDRESS: 1531 Eighth Street AKA: _____

HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input checked="" type="checkbox"/> Porch/ Deck	<input checked="" type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: <u>Repair and Replacement</u>	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Brian Hurttienne COMPANY NAME: _____

ADDRESS: 1531 Eighth Street CITY: Detroit STATE: MI ZIP: 48216

PHONE: 313-850-6689 MOBILE: _____ EMAIL: brian@cha-c.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

Address: 1551 Eighth Street Floor: _____ Suite#: _____ Stories: _____
AKA: _____ Lot(s): _____ Subdivision: _____
Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
Current Legal Use of Property: Residential Proposed Use: _____
Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: Repair and Replacement
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
Reconstruct front porches. Reconstruct rear porches. Install new fence with gates. General repair.

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)
 HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type
 New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.
Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)
Use Group: R2 Type of Construction (per current MI Bldg Code Table 601) 3B

Estimated Cost of Construction \$ 80,000 By Contractor \$ _____ By Department

Structure Use
 Residential-Number of Units: 3 Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____
Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No
Permit Description: _____

Permit #:

Current Legal Land Use: _____ Proposed Use: _____
Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____
Zoning District: _____ Zoning Grant(s): _____
Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Mobile: _____
 Driver's License #: _____ Email: _____
Contractor Contractor is Permit Applicant
 Representative Name: _____ Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Mobile: _____ Email: _____
 City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant
 Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant
 Name: _____ State Registration#: _____ Expiration Date: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
 (Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan
 Signature: _____ My Commission Expires: _____
 (Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
 (Permit Applicant)

Driver's License #: _____ Expiration: _____
 Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan
 Signature: _____ My Commission Expires: _____
 (Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this

December 4, 2020

City of Detroit
Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, Mi 48216

Re: Exterior Renovation to 1531 Eighth Street

Hello!

This is Brian Hurttienne, owner of 1531 Eighth Street, Detroit, MI 48216, in the Corktown Historic District. I wish to improve my property with the renovation of items listed below. It is a 3-unit rowhouse constructed in the early 20th century on a street-side back lot facing Eighth Street. The building is 2 stories with a basement. The style of the building is Colonial Revival with craftsman detailing. It is a simple building in plan, configuration and style. It has very good street presence and it contributes to the historic character and charm of the Corktown Historic District.

I am enclosing existing photographs and plans for the renovation of the exterior for your review. Also a proposed front screen / storm door example.

Items to be renovated or reconstructed:

- Front porch reconstruction: The existing original front porches will be demolished with new all wood porches with brick corner posts, constructed following the details of the existing porches in their original configuration. The plans and details are illustrated in the documents enclosed.
- Painting: All new wood construction will be painted colors in conformance with the Detroit Historic District Color Guide, I believe Color Scheme C, for Colonial era appropriate colors consistent with the building style.
- Reconditioning of the front doors: The existing front doors are in poor condition. They will be patched and repaired with wood infill at the door lock locations and weatherstripped. The glass will be replaced to have clear glass. The trim around the glass will be replaced with matching trim. The doors will be painted to hide the repairs.
- Screen / Storm Door Installation: There were storm doors on all of the doors at one time. I wish to install new storm doors as proposed with the enclosed example. The doors will be black, with full light glass / screen. They will also fit the existing original door size, as opposed to the previous installation.
- New Cornice installation: There is no cornice, but there used to be one. I am proposing to install a new cornice in a configuration which would closely replicate the original cornice. Please see the details in the enclosed drawings.
- Rear Porches: The existing rear porches are in need of replacement. I am proposing to replace two of the three rear porches with wood construction matching the existing porches.
- Rear Area Renovation: The existing rear area is in poor condition for egress. I am proposing to reconfigure the area to accommodate trash storage in the rear (and not have it be in the alley), with new concrete throughout.
- Fence Replacement: The existing wood stockade fencing for the two small segments at the alley and on Eighth Street will be replaced with gates and fencing of black chain link 6'-0" high.

This concludes the extent of scope of work for renovating the exterior of the building. Please review and let me know of any further information you need.

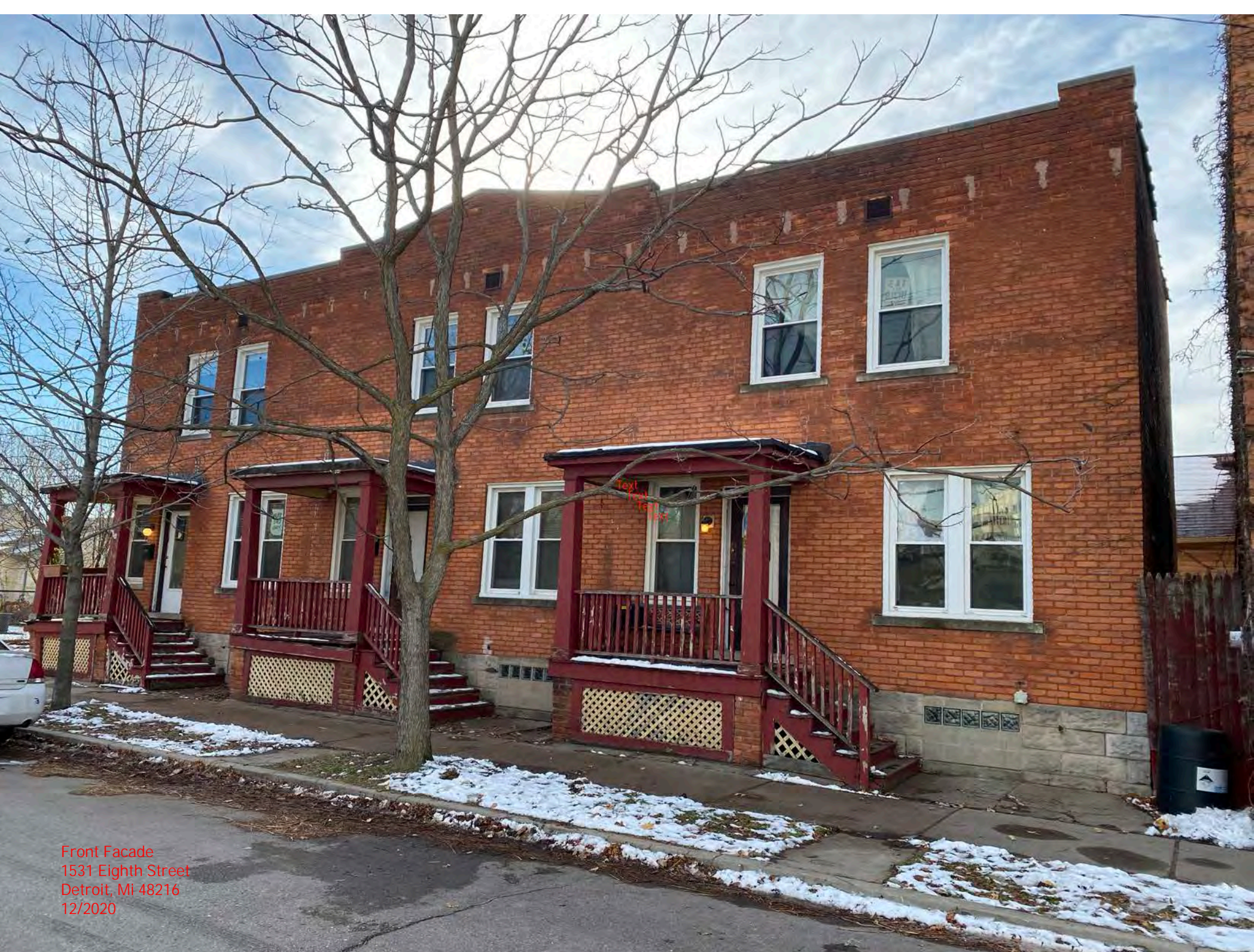
Brian V. Hurttienne
1401 Bagley
Detroit, MI 48216
313-850-6689
brian@cha-c.com



Front Facade
1531 Eighth Street
Detroit, MI 48216
12/2020



Front Facade Detail
1531 Eighth Street
Detroit, MI 48216
12/2020



Text
12/20

Front Facade
1531 Eighth Street
Detroit, MI 48216
12/2020



Side and Rear Facades
1637 Eighth Street
Detroit, MI 48216
12/2020

13404
1535

DETROIT
RECYCLING



Rear Area
1531 Eighth Street
Detroit, MI 48216
12/2020

A photograph showing the rear area and porch of a brick building. In the foreground, there is a large, tan-colored outdoor air conditioning unit with a black metal cage. To the left of the unit, a wooden plank leans against the brick wall. A concrete walkway leads up to a porch with black metal railings. The ground is covered in fallen leaves. A chain-link fence runs along the right side of the area. The sky is blue with some bare trees in the background.

Rear Area and Porches
1531 Eighth Street
Detroit, MI 48216
12/2020

A photograph of the rear porch area of a brick house. The house has a red brick exterior and a white door. A concrete path leads from the foreground to the porch, which is covered with a wooden deck and has a black metal railing. A wooden ramp is leaning against the brick wall. The area is cluttered with fallen leaves and debris. A chain-link fence is visible on the right side. The sky is blue with some bare tree branches.

Rear Porches
1531 Eighth Street
Detroit, MI 48216
12/2020



LOCATION PLAN

ISSUED FOR:

PERMIT REVIEW

11.18.2020

1531 8TH STREET

Detroit, MI, 48216

GENERAL NOTES	GENERAL NOTES	PROJECT INFORMATION	ISSUANCE	DRAWING LIST
<p>1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION, UNLESS OTHERWISE AGREED UPON. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.</p> <p>2. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL STAIR, ELEVATOR, AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.</p> <p>3. THE GENERAL CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.</p> <p>4. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.</p> <p>5. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE IS TO BE POINTED OUT TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.</p> <p>6. THE GENERAL CONTRACTOR / SUB-CONTRACTORS ARE TO VERIFY ALL CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES WITHIN THE PLANS, DRAWINGS, OR OBVIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.</p> <p>7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.</p> <p>8. THE GENERAL CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.</p> <p>9. THE GENERAL CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.</p> <p>10. SHOP DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS WHICH REQUIRE FABRICATION.</p> <p>11. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL FROM OWNER OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME.</p> <p>12. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, GUYS, OR TIE-DOWNS IF NECESSARY.</p> <p>13. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.</p> <p>14. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS IN WALLS AND CEILINGS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES AND PER THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION.</p> <p>15. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNERS REQUIREMENTS.</p> <p>16. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXITS SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.</p> <p>17. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED, WHERE SUCH EXISTING CONDITIONS NOT UNDERGOING ALTERATION ARE DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, ALL ADVERSELY AFFECTED CONDITIONS MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT.</p> <p>18. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE.</p> <p>19. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS TO BE REMOVED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.</p> <p>20. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH THE UTMOST CARE. USING TOOLS AND METHODS SUBJECT TO OWNER'S APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK, OR VIBRATION TO PORTIONS OF THE EXISTING STRUCTURE TO REMAIN.</p> <p>21. IF DEMOLITION OF EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS, NOTIFY ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS OF DEMOLITION.</p> <p>22. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS INCLUDING PIPING, FITTINGS, EQUIPMENT, DUCTWORK, WIRING, DEVICES, PANELS, AND ACCESSORIES AS REQUIRED. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION PRIOR TO START OF DEMOLITION.</p> <p>23. THE GENERAL CONTRACTOR AND DEMOLITION CONTRACTOR, SHALL VERIFY THE EXISTENCE AND LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES INCLUDING EXISTING WATER, SEWERS / STORM MAINS, DRAINS, ELECTRICAL AND GAS SERVICES, ETC., IN THE DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.</p>	<p>24. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE DEMOLITION AND/OR THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.</p> <p>25. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE TO BE REMOVED.</p> <p>26. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OF PLUMBING, NECESSARY CAPPING OF EXISTING, AND INSTALLATION OF NEW FOUNDATION WORK.</p> <p>27. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.</p> <p>28. THE GENERAL CONTRACTOR IS TO COORDINATE ALL WORK WITH OWNER'S PERSONNEL TO AVOID ANY INTERFERENCE OR CONFLICT IN OPERATIONS.</p> <p>29. THE GENERAL CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.</p>	<p>PROJECT ADDRESS: 4100 THROD STREET, DETROIT, MI 48201</p> <p>PROJECT DESCRIPTION: RENOVATION OF EXISTING COMMERCIAL BUILDING INTO NEW RESTAURANT</p> <p>APPLICABLE CODES: ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO: 1. 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - ALTERATION LEVEL 2. 2015 MICHIGAN MECHANICAL CODE 3. 2017 MICHIGAN ELECTRICAL CODE 4. 2015 MICHIGAN PLUMBING CODE</p> <p>BUILDING DATA: ZONING DISTRICT: S02</p> <p>BUILDING DATA: A. TYPE OF CONSTRUCTION: 111B - LOAD BEARING BRICK MASONRY WITH CONCRETE FLOOR AND WOOD ROOF CONSTRUCTION B. STORES ABOVE GRADE: 1 C. BUILDING AREAS (GROSS): EXISTING 1. TOTAL BUILDING AREA (GROSS): 2,994 SQFT D. OCCUPANCY: 14 E. BUILDING HEIGHTS: FROM GRADE FLOOR-TO-FLOOR 1. FIRST LEVEL: 0'-0" (A.G.) 17'-4" 2. ROOF: -16'-7" (A.G.) 3. ALLOWABLE: .</p>	<p>20201118</p>	<p>GENERAL SHEETS A-000 COVER</p> <p>SITE AND CIVIL ENGINEERING SHEETS C2-01 EXISTING SITE PLAN C2-00 PROPOSED SITE PLAN</p> <p>ARCHITECTURAL SHEETS - BUILDING A A1-00 ARCHITECTURE PLANS A2-00 EXTERIOR ELEVATIONS A3-00 FRONT PORCH ELEVATIONS AND SECTIONS A3-01 REAR PORCH ELEVATIONS AND SECTIONS A5-00 ARCHITECTURAL DETAILS</p>
	<p>SYMBOLS</p> <p>CONCRETE MASONRY UNIT BRICK CONCRETE INSULATION (BATT, CELLULOSE, SPRAY-FOAM) RIGID INSULATION PLYWOOD METAL FINISHED WOOD WOOD (ROUGH CONTINUOUS) WOOD (ROUGH NON-CONTINUOUS / BLOCKING) GLASS ALIGN</p> <p>COLUMN LINE IDENTIFICATION PARTITION TYPE DEMOLITION KEYNOTE FOUNDATION KEYNOTE ARCHITECTURAL KEYNOTE ROOF KEYNOTE ELECTRICAL KEYNOTE STRUCTURAL KEYNOTE ELEVATION KEYNOTE VERTICAL HEIGHT ELEVATION WINDOW TYPE/SCHEDULE NUMBER DOOR TYPE/SCHEDULE NUMBER MATERIAL SPECIFICATION NUMBER REVISION NUMBER</p> <p>PLAN DETAIL TAG DETAIL NUMBER SHEET NUMBER SECTION TAG SECTION NUMBER SHEET NUMBER SHEET IDENTIFICATION NUMBER DISCIPLINE DESIGNATOR ARCHITECTURAL SHEET SHEET SEQUENCE NUMBER NUMBER IDENTIFYING EACH SHEET IN SET SHEET TYPE DESIGNATOR 0 - GENERAL (ISOMETRIC, LEGEND NOTES) 1 - PLANS (HORIZONTAL VIEWS) 2 - ELEVATIONS (VERTICAL VIEWS) 3 - SECTIONS, DETAILS, DIAGRAMS, NOTES</p>			
		<p>SIGNATURE BLOCK</p> <p>NAME OF AUTHORIZED REPRESENTATIVE</p> <p>[Owner]</p> <p>[Architect] Christian Hurttienne Architects, LLC</p> <p>[General Contractor]</p>		

Christian Hurttienne Architects, LLC
2111 Woodward Ave., Suite #201, Detroit, MI 48201 313.825.2005x101 Chris@cha-c.com

DEVELOPER

ARCHITECT

LAND SURVEYOR

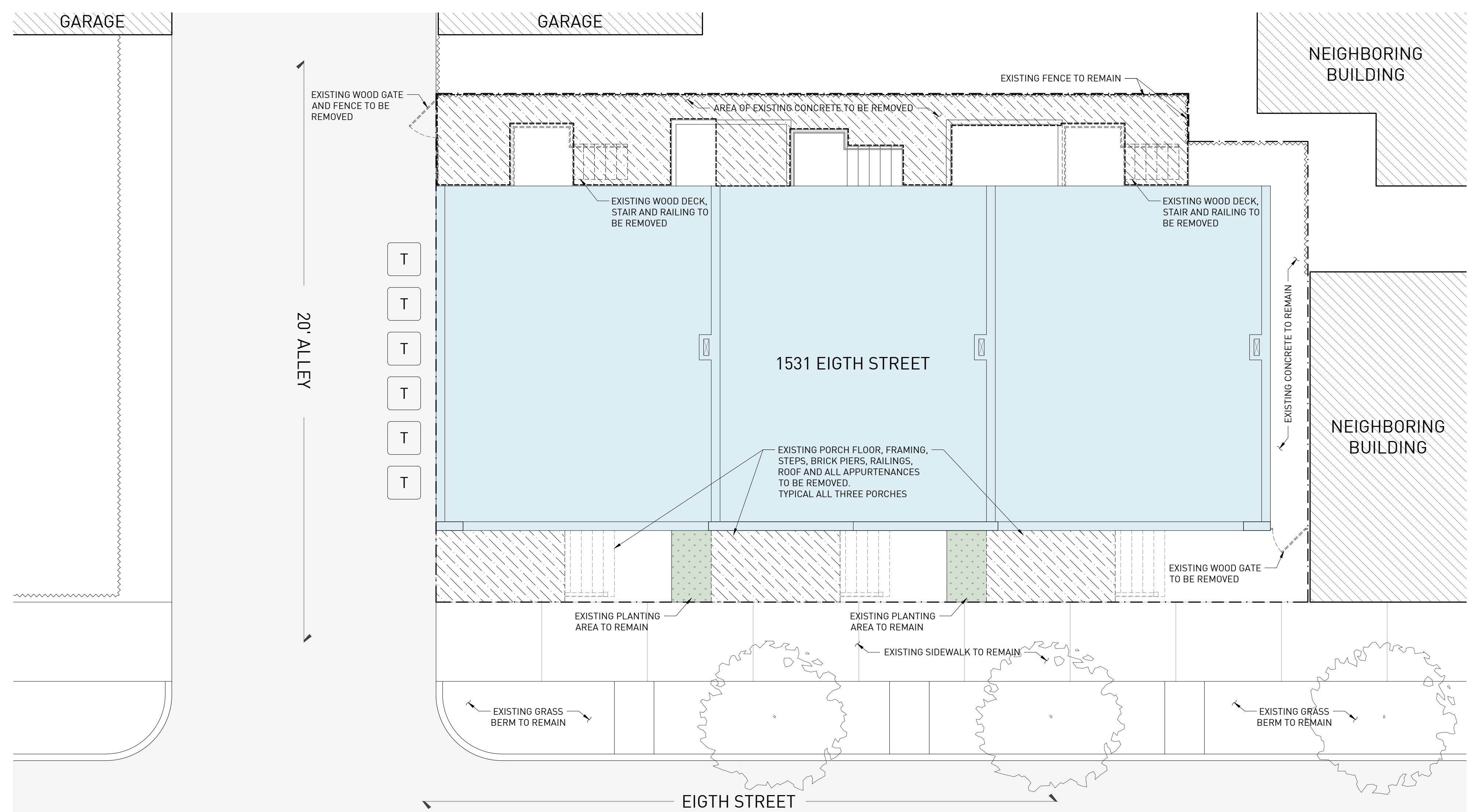
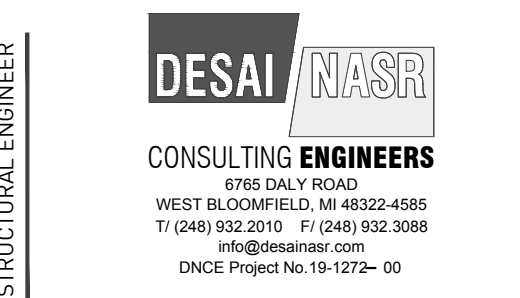
CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP ENGINEER

GENERAL CONTRACTOR

CONTRACTOR NOTE
 ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAILS TO DO SO, TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.



1 EXISTING SITE PLAN
 ORIGINAL IMAGE SCALE: 3/16" = 1'-0"

1531 8TH STREET
 DETROIT, MI 48216
 PERMIT REVIEW

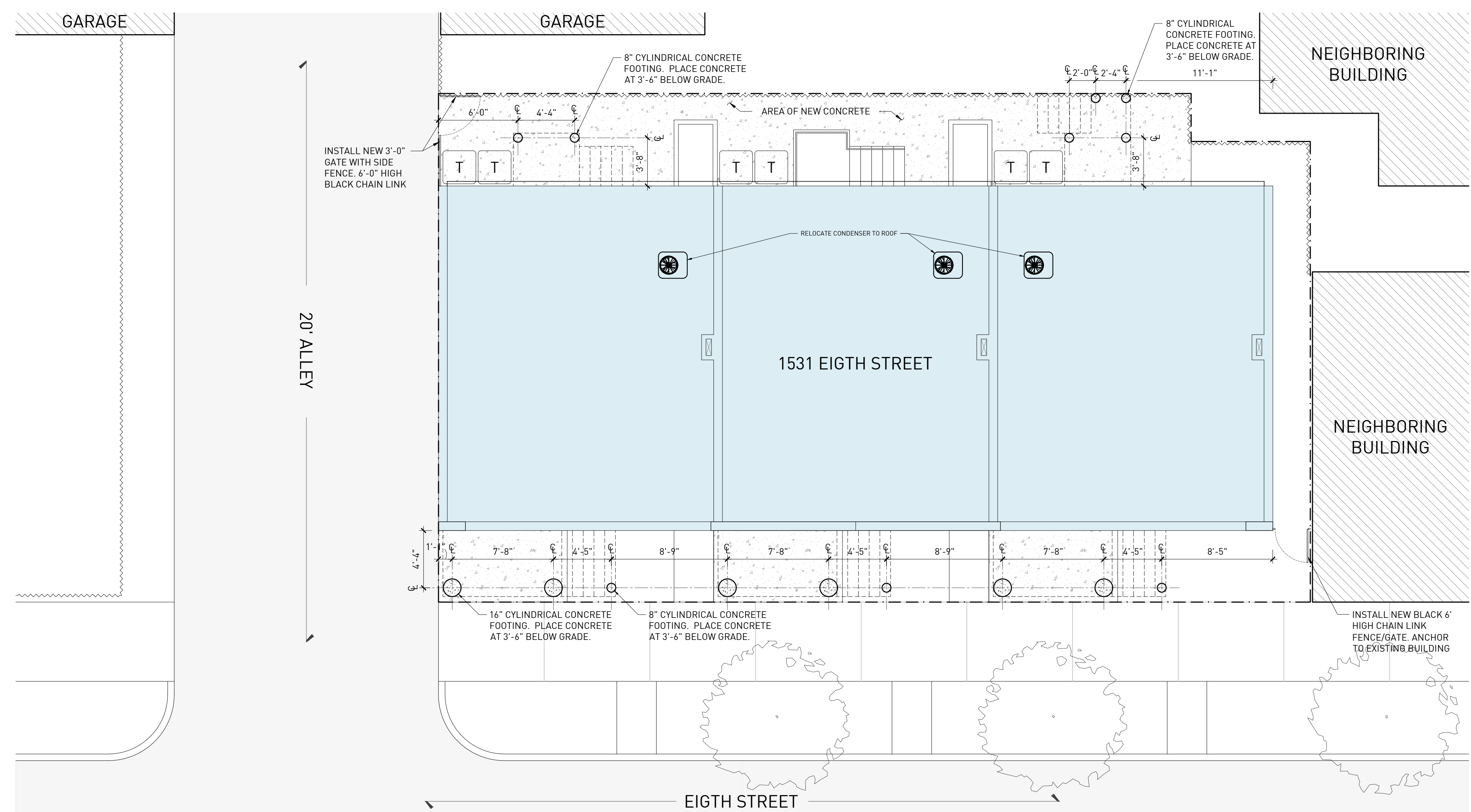
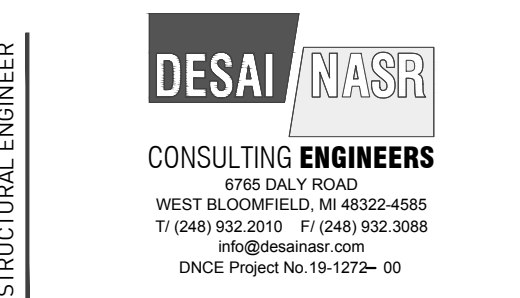
REVISIONS	DATE	DESCRIPTION
1.	20201118	PERMIT REVIEW



EXISTING SITE PLAN

DRAWING NO. C2-00

CONTRACTOR NOTE
 ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAILS TO DO SO, TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.



1 PROPOSED SITE PLAN
 ORIGINAL IMAGE SCALE: 3/16" = 1'-0"



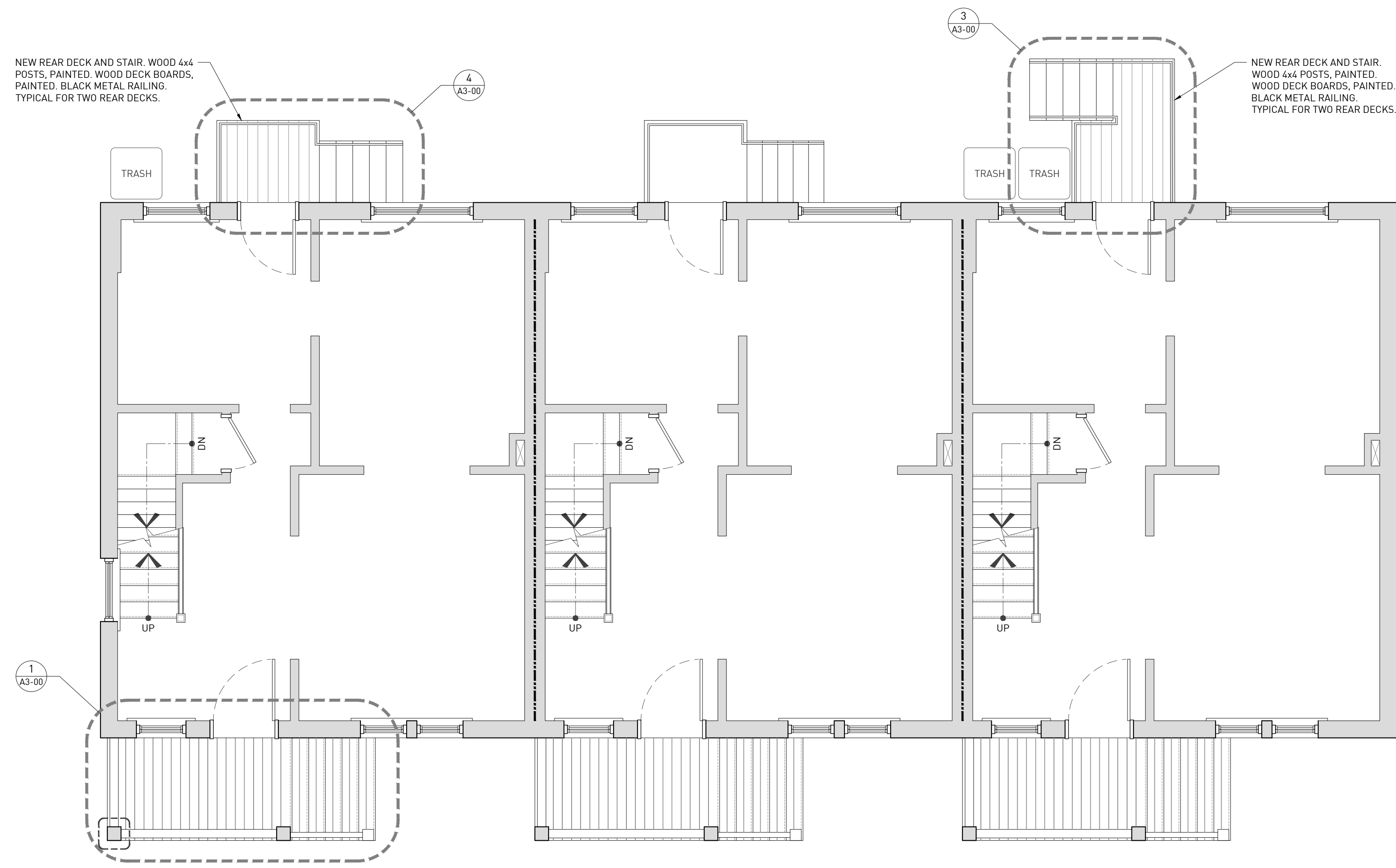
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PROPOSED SITE PLAN

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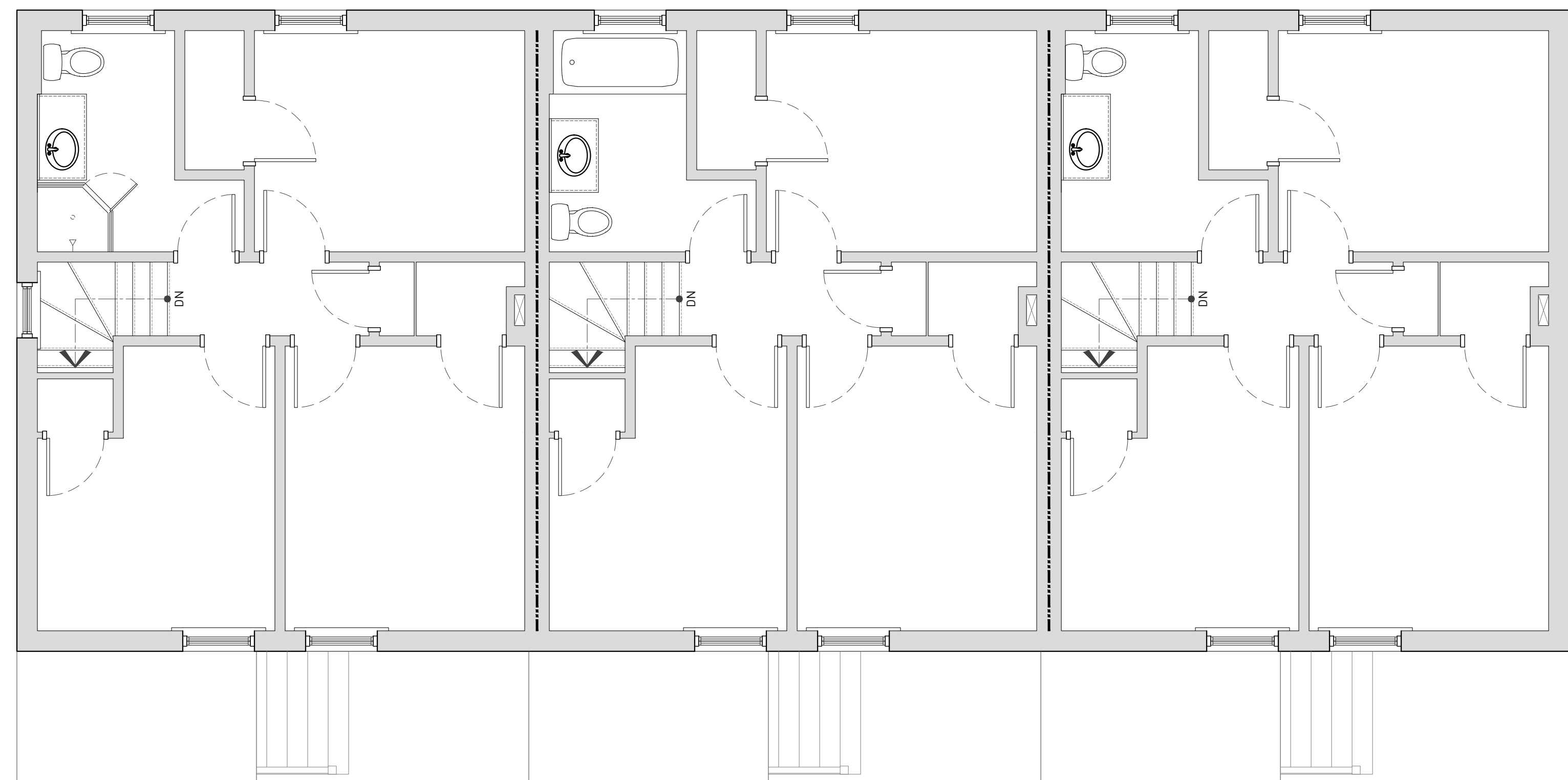
NEW REAR DECK AND STAIR, WOOD 4x4 POSTS, PAINTED, WOOD DECK BOARDS, PAINTED, BLACK METAL RAILING, TYPICAL FOR TWO REAR DECKS.

NEW REAR DECK AND STAIR, WOOD 4x4 POSTS, PAINTED, WOOD DECK BOARDS, PAINTED, BLACK METAL RAILING, TYPICAL FOR TWO REAR DECKS.

RECONSTRUCT NEW FRONT PORCHES

- NEW BRICK PIERS
- WOOD FRAMED
- WOOD TRIM, PAINTED
- WOOD DECKING, PAINTED
- WOOD RAILINGS, PAINTED
- WOOD COLUMNS, TRIM AND SOFFITS, PAINTED
- WOOD CEILING, PAINTED
- NEW BLACK ASPHALT ROOF
- WOOD DECORATIVE RAILING, PAINTED

1 FIRST LEVEL PLAN
ORIGINAL IMAGE SCALE: 1/4" = 1'-0"



2 SECOND LEVEL PLAN
ORIGINAL IMAGE SCALE: 1/4" = 1'-0"

SYMBOLS

- NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.
- EXISTING MASONRY WALL CONSTRUCTION.
 - EXISTING WALL CONSTRUCTION.
 - NEW 8" MASONRY WALL CONSTRUCTION WITH 2X6 METAL 'FURRED' CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.
 - NEW 4" MASONRY WALL CONSTRUCTION WITH 2X6 METAL 'FURRED' CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.
 - NEW METAL-FRAMED WALL CONSTRUCTION

ARCHITECTURE GENERAL NOTES

1. ALL NEW WALL AND PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY A2 SHEET A5-01, UNLESS OTHERWISE NOTED.
2. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
3. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
4. FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
5. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A 'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
6. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
7. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, STOREFRONT EQUIPMENT, OR OTHER FINISHES.



CHRISTIAN HURTTIENNE ARCHITECTS
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313.825.2005 CHA-C.COM

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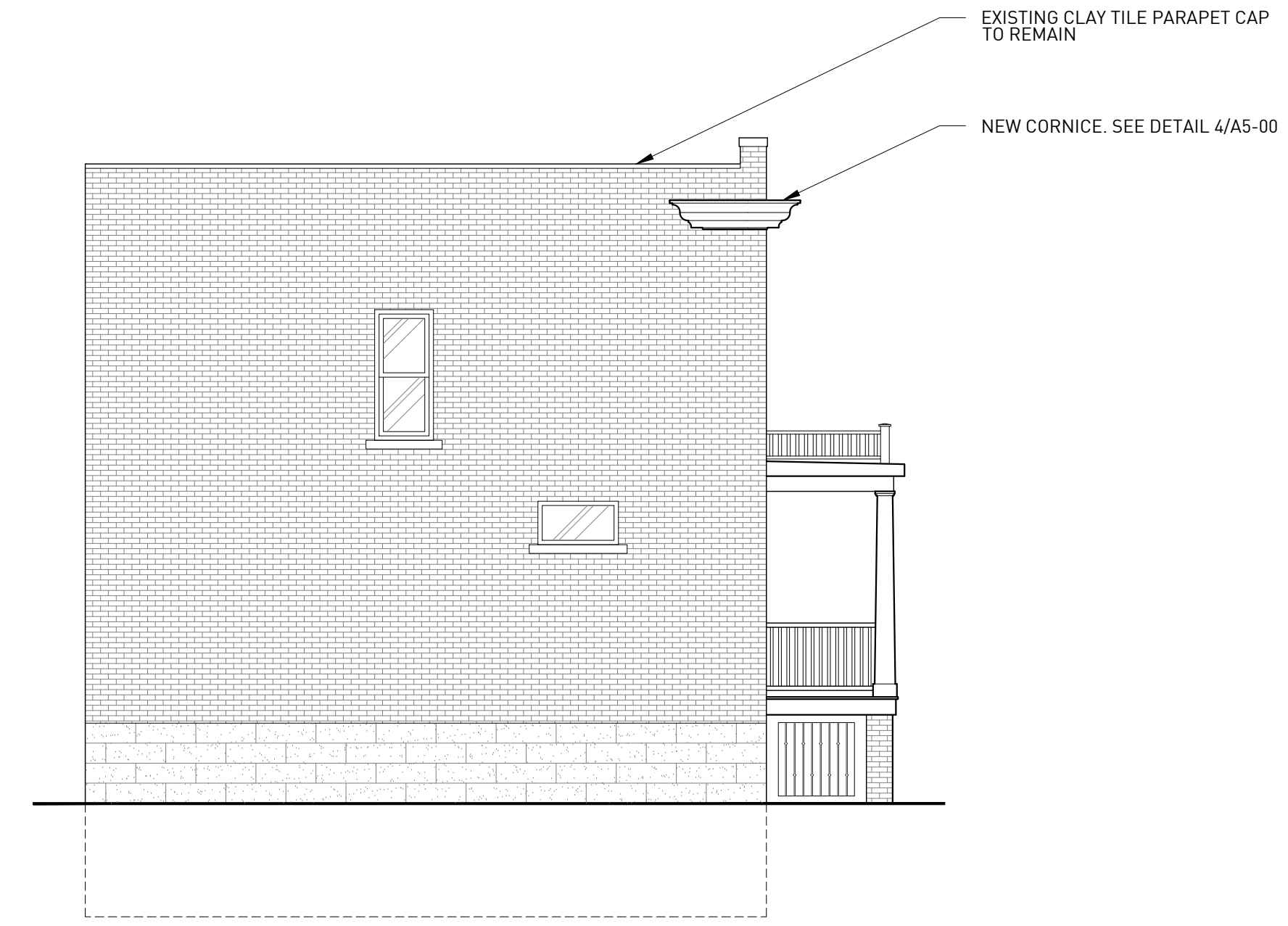


ARCHITECTURE PLANS

A1-00



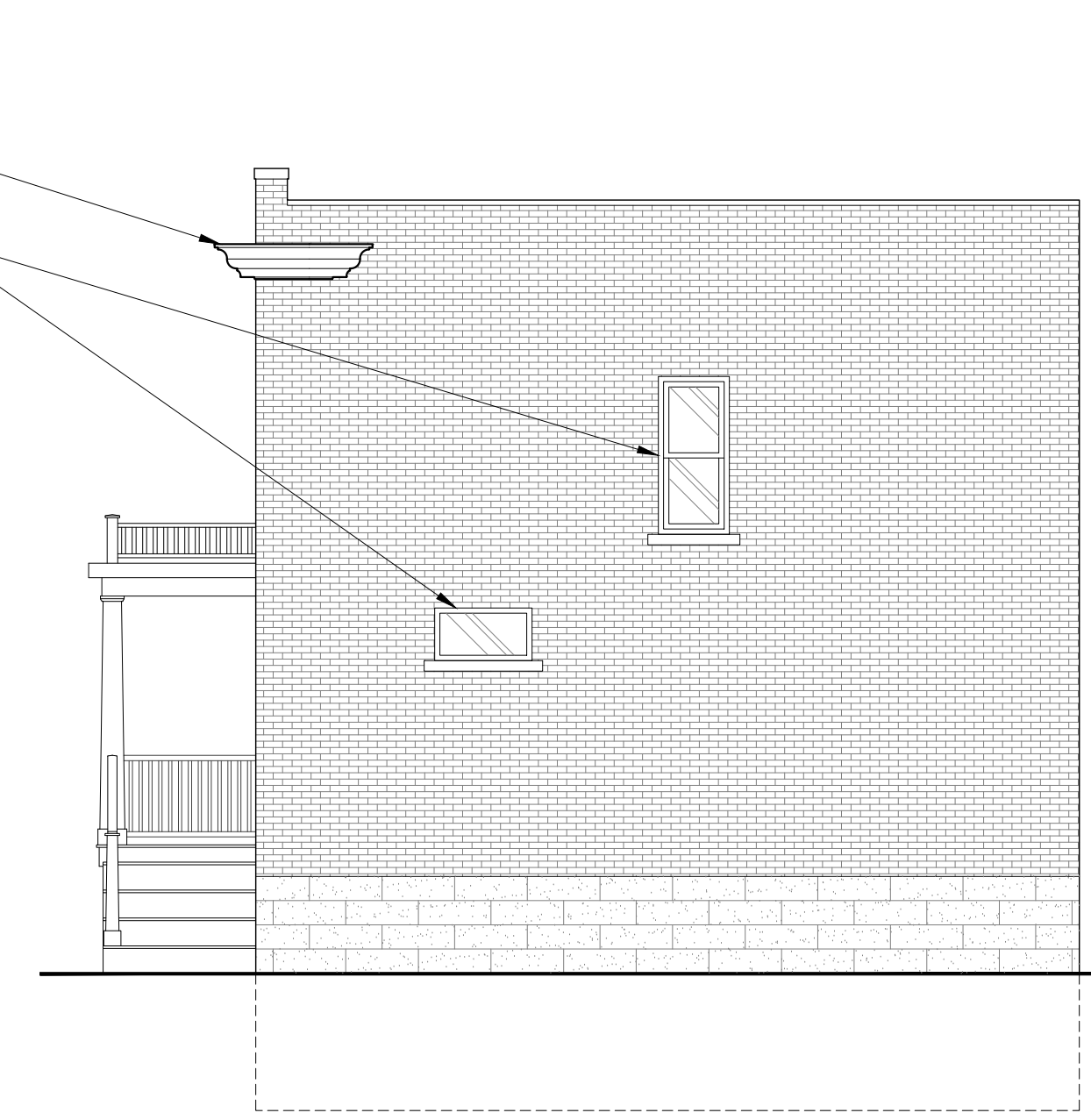
1 EAST ELEVATION
ORIGINAL IMAGE SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
ORIGINAL IMAGE SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
ORIGINAL IMAGE SCALE: 3/16" = 1'-0"



4 NORTH ELEVATION
ORIGINAL IMAGE SCALE: 3/16" = 1'-0"

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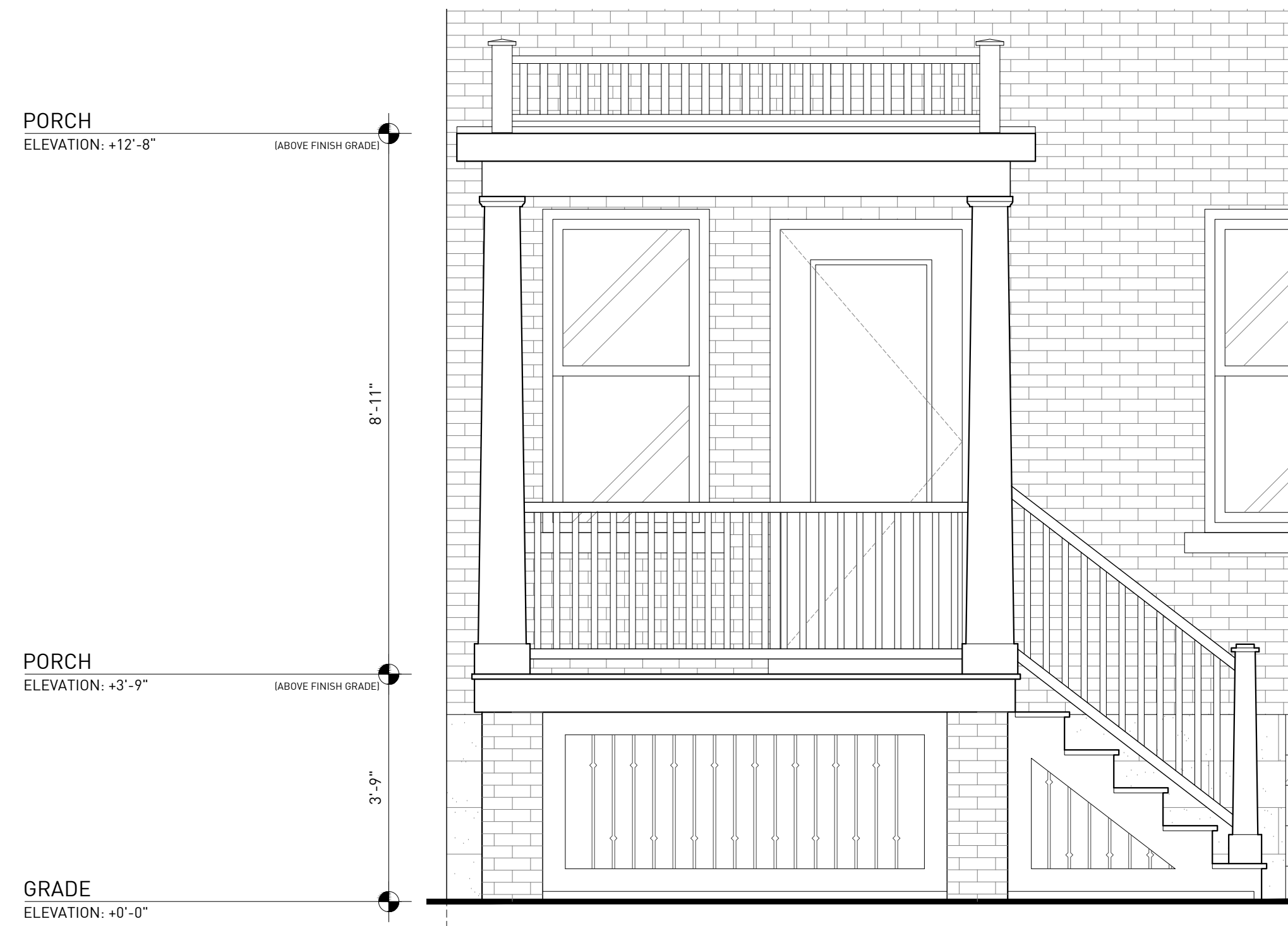
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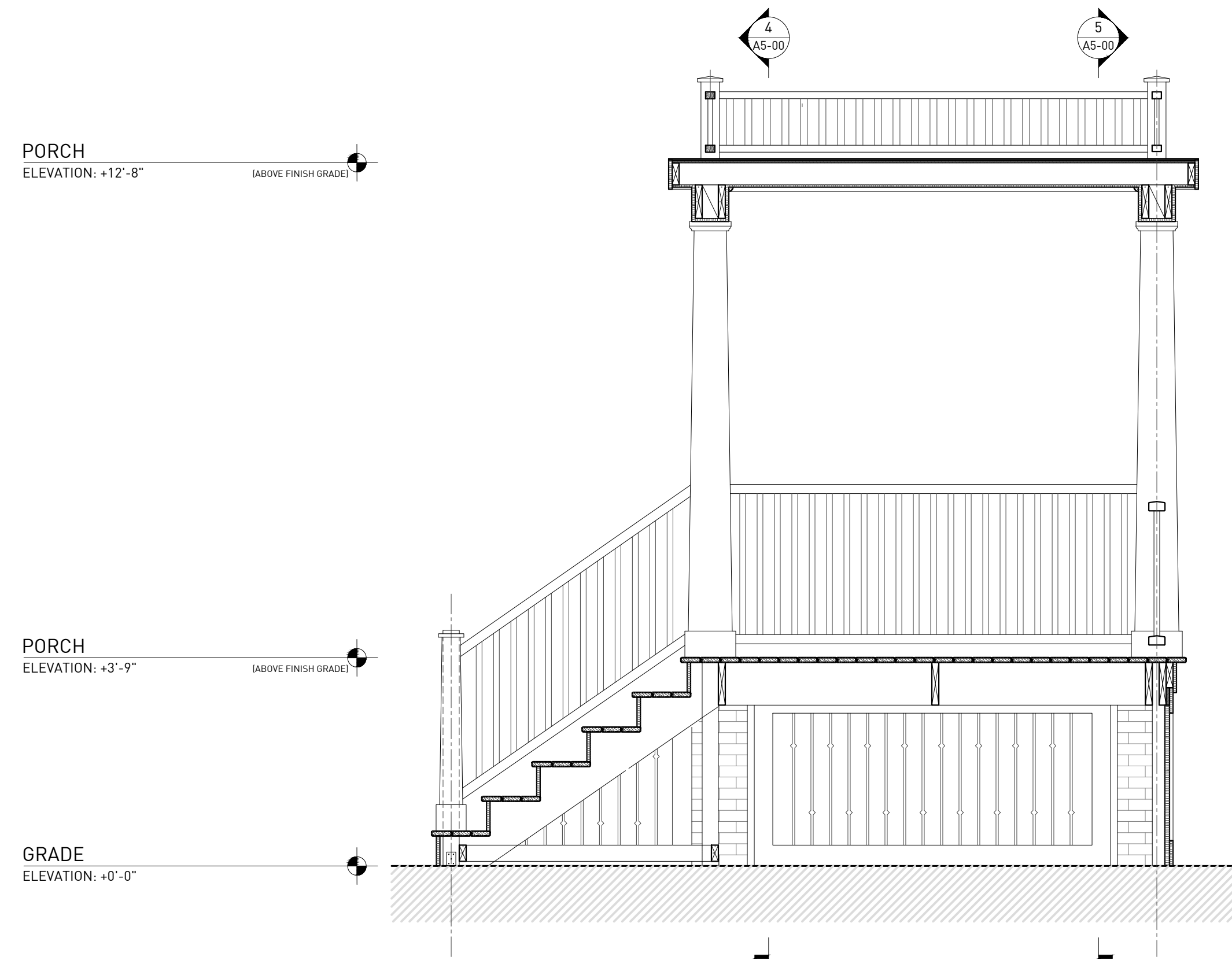
ELEVATIONS AND SECTIONS

DRAWING NO.

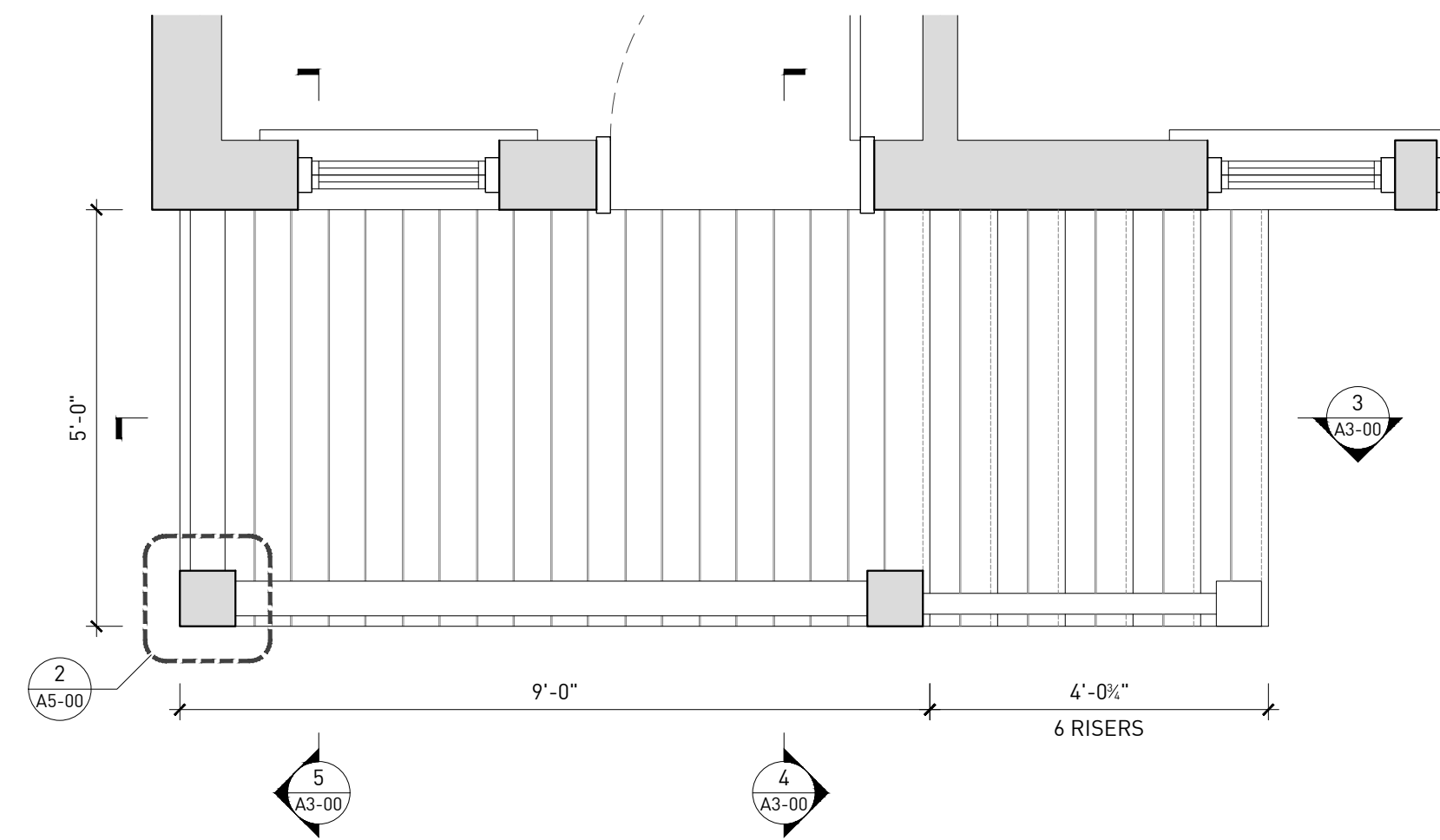
A2-00



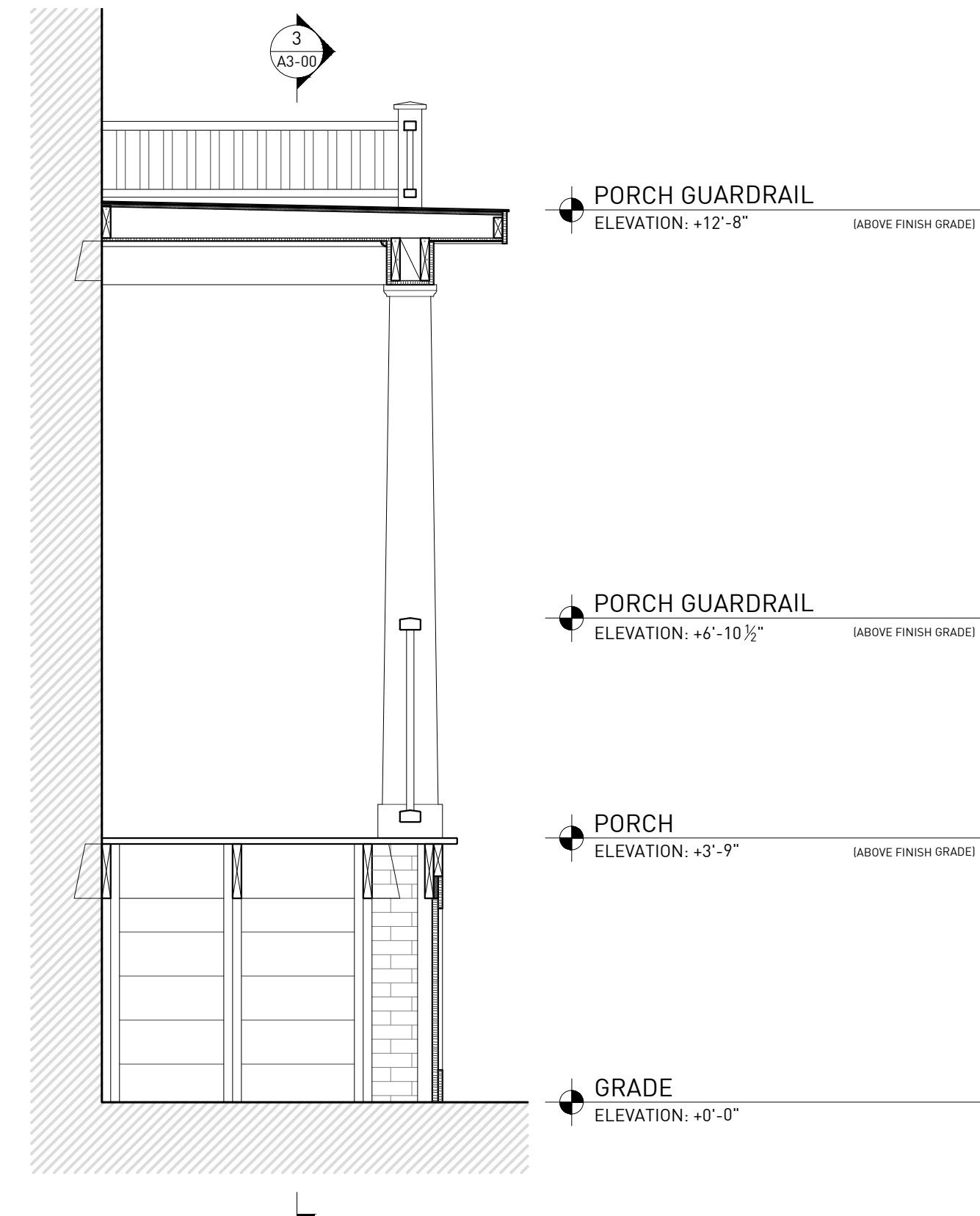
1 ENLARGED PORCH ELEVATION
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



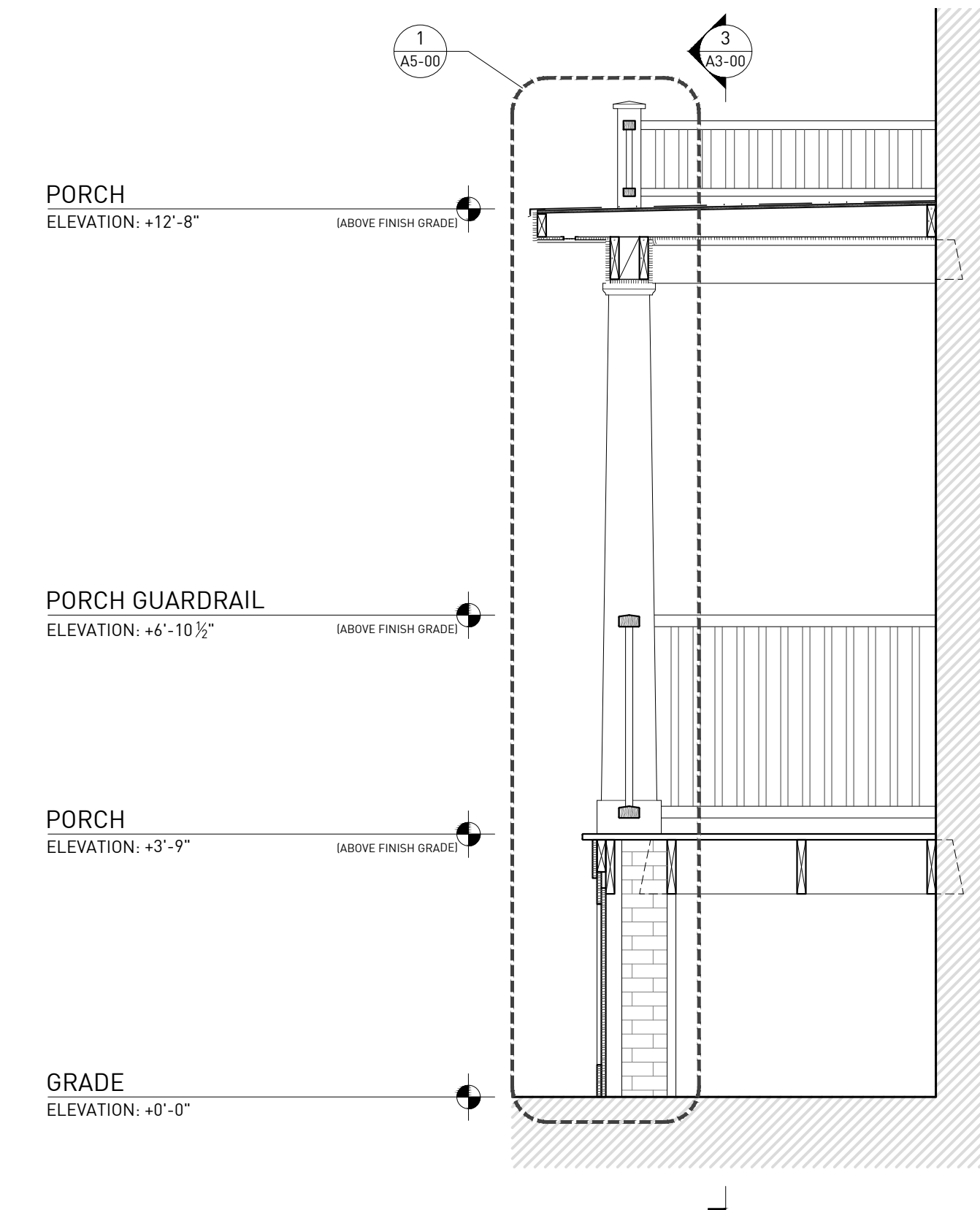
3 PORCH SECTION
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



2 ENLARGED PORCH PLAN
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



4 PORCH SECTION
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



5 PORCH SECTION
ORIGINAL IMAGE SCALE: 1/2" = 1'-0"

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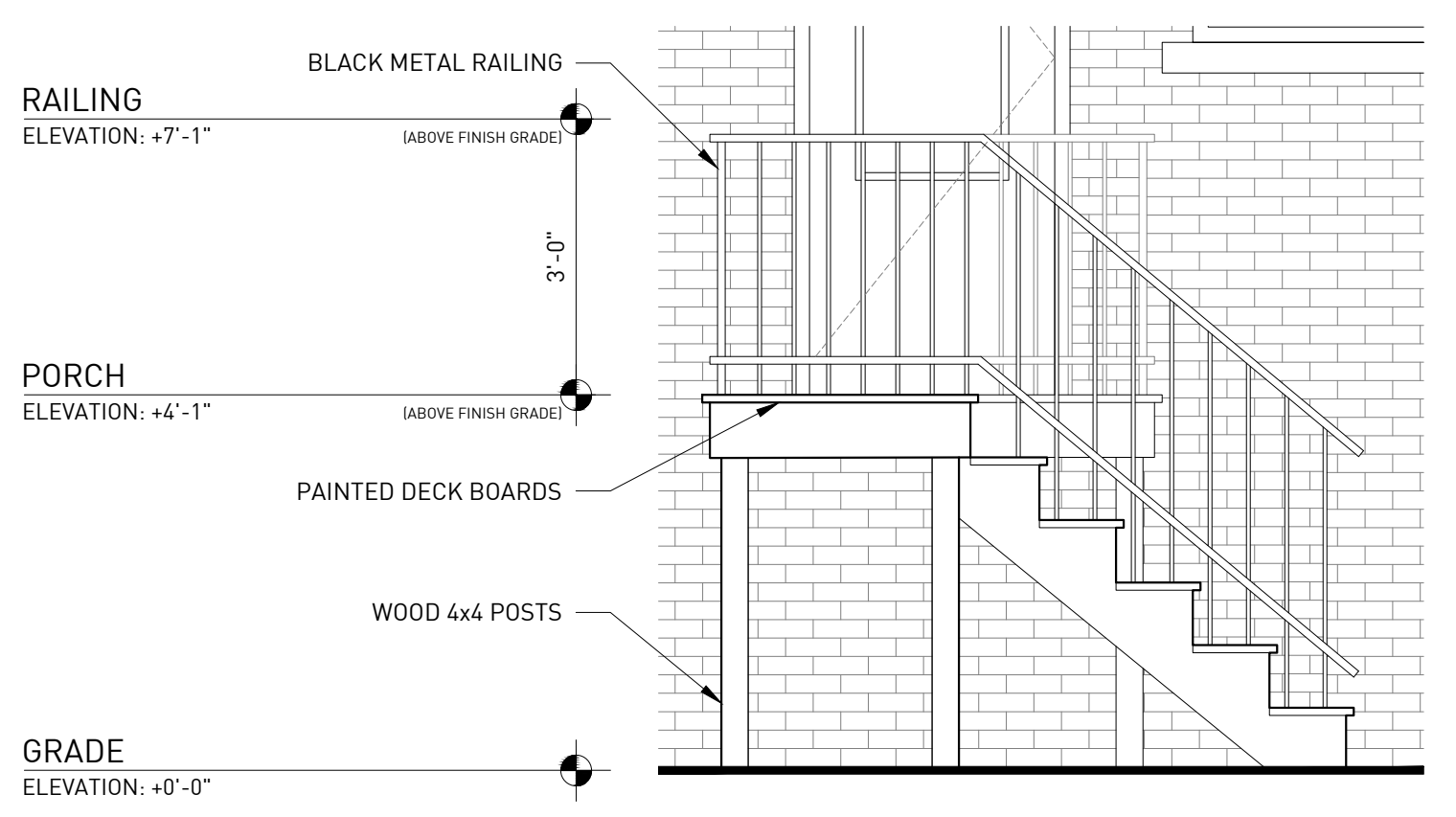
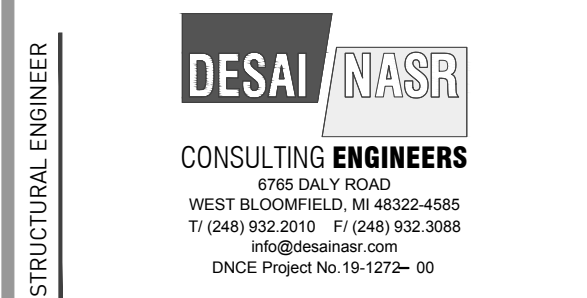
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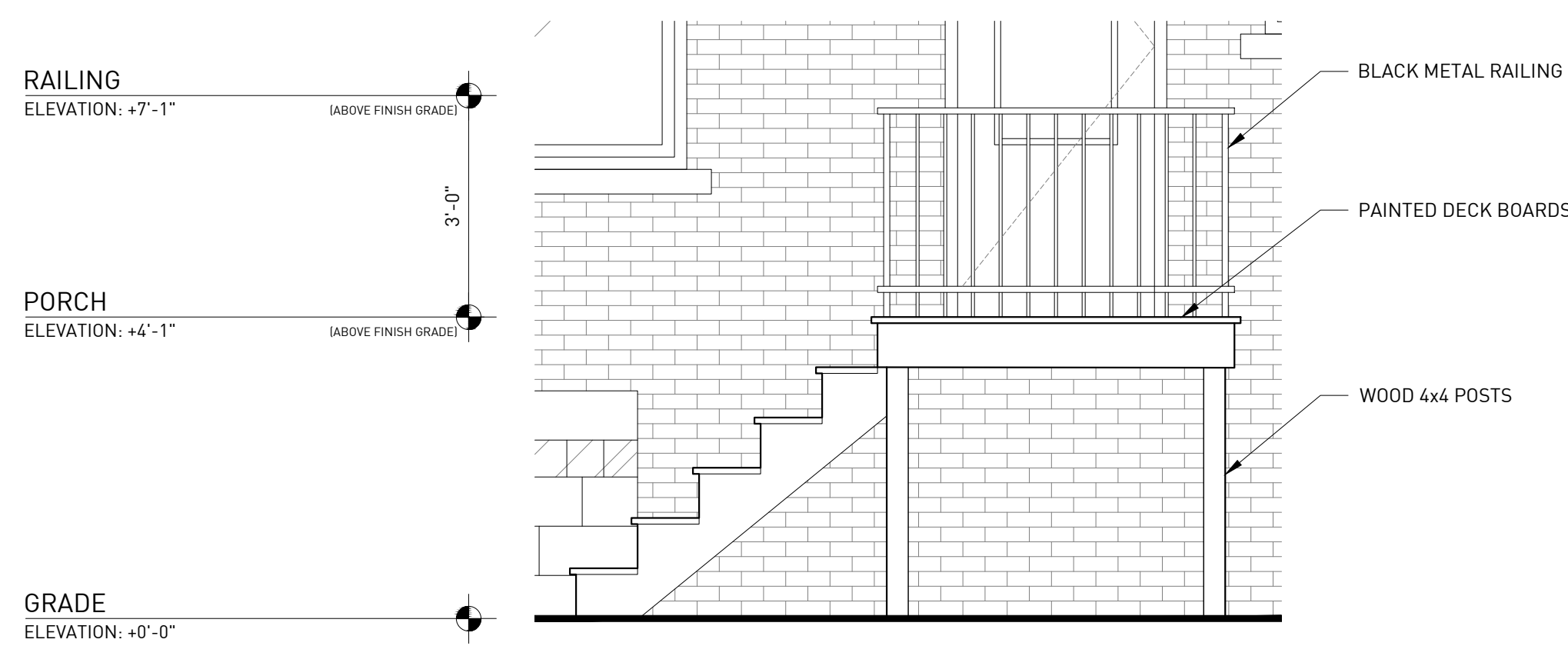
FRONT PORCHES ELEVATIONS AND SECTIONS

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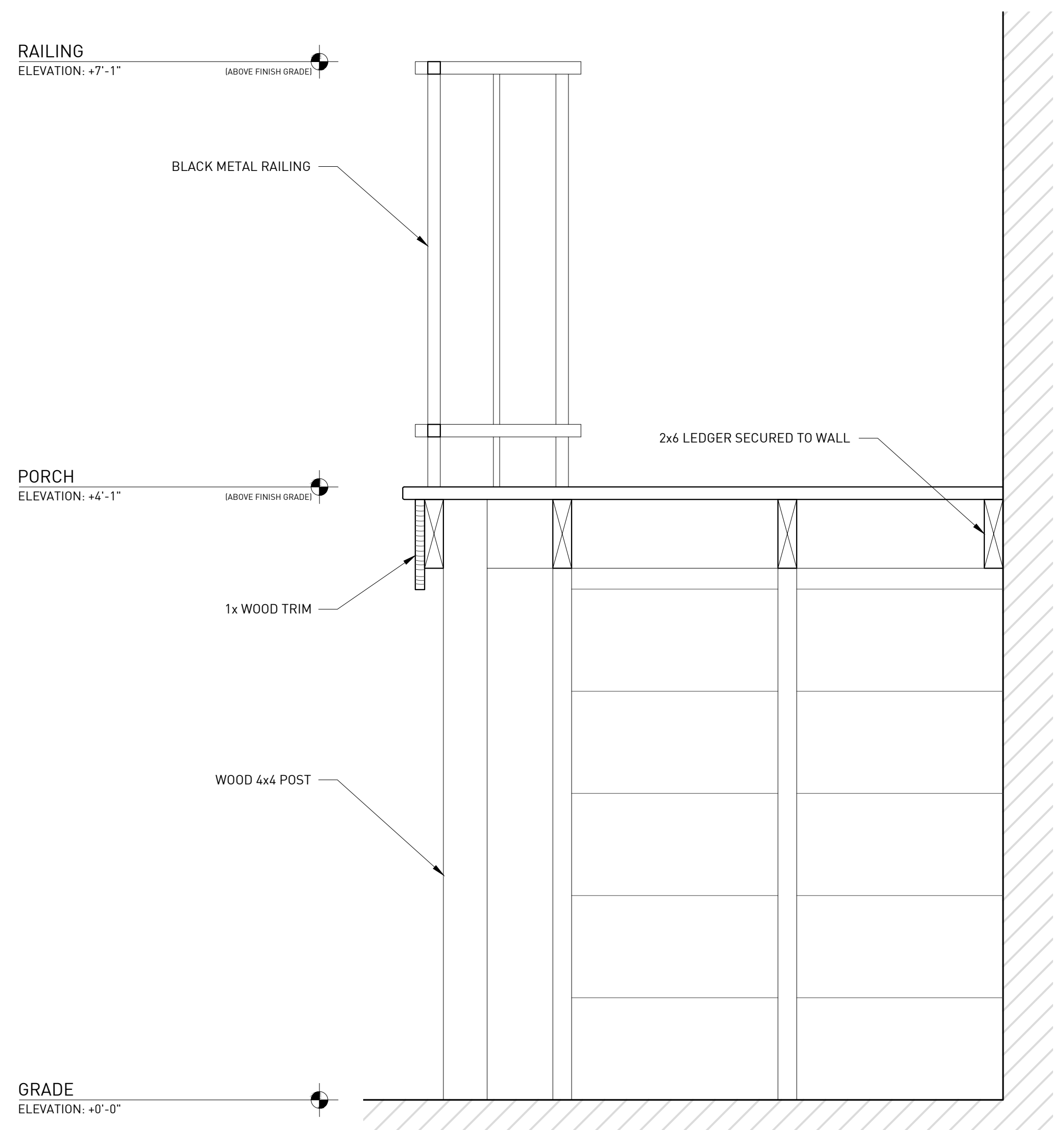
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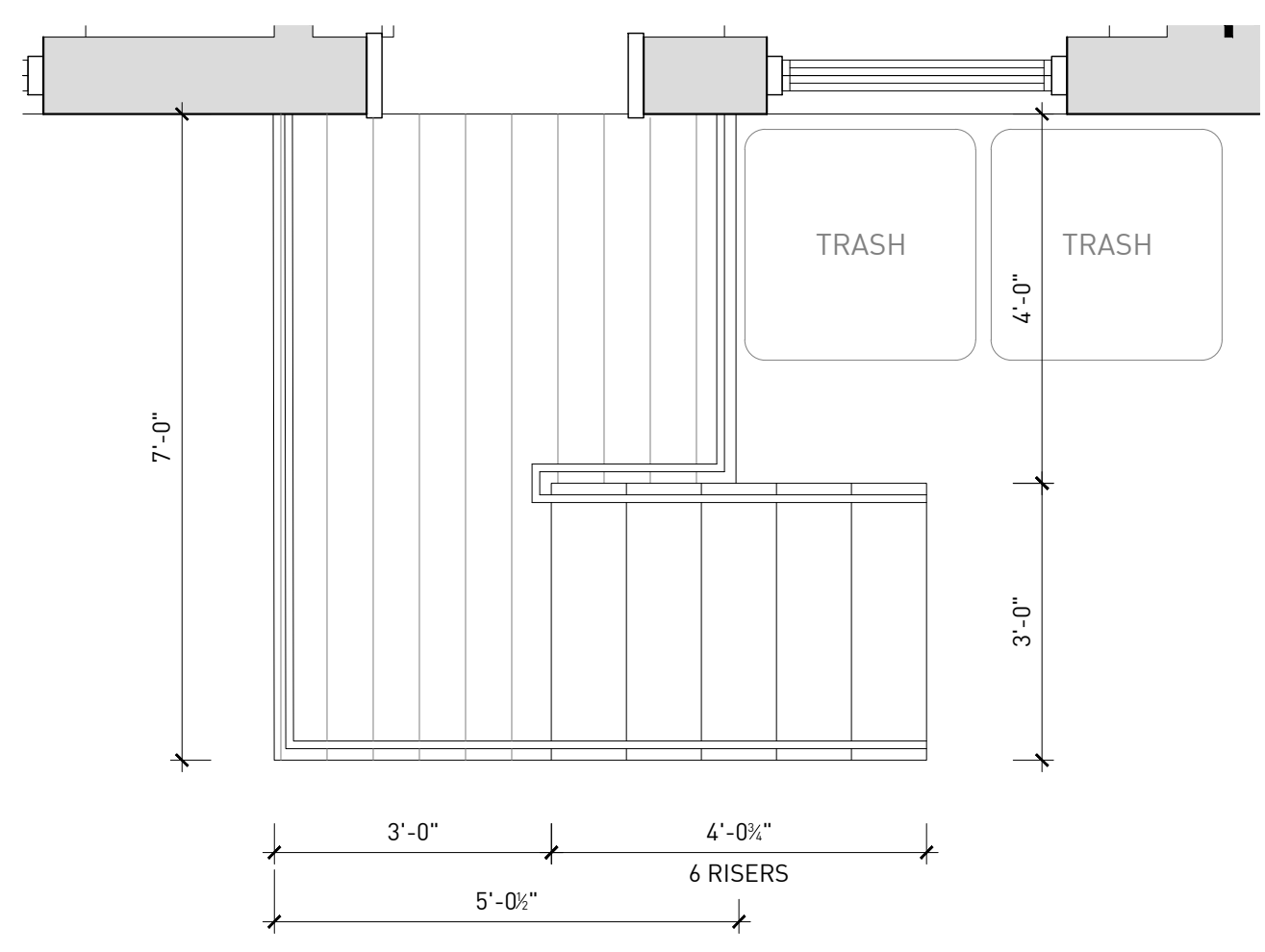
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 ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



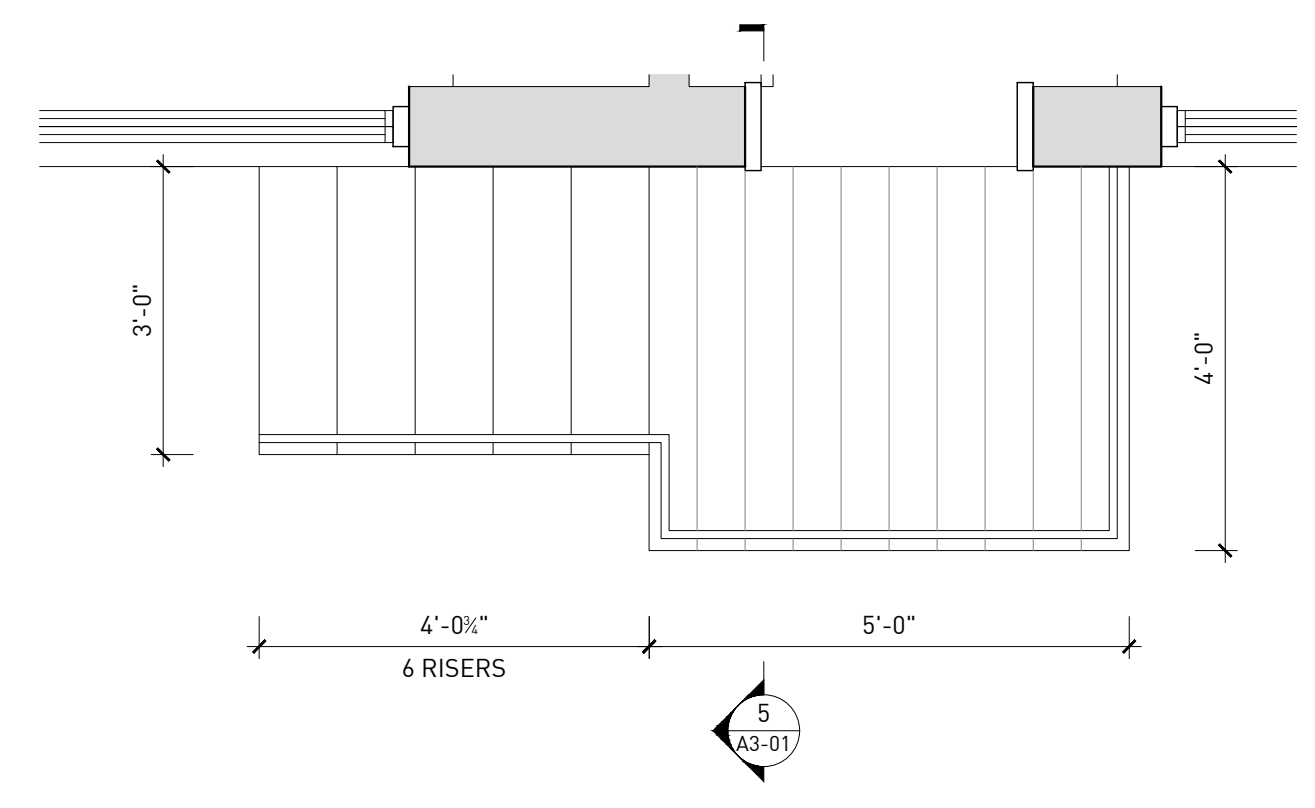
2 ENLARGED PORCH ELEVATION
 ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



5 ENLARGED PORCH SECTION
 ORIGINAL IMAGE SCALE: 1-1/2" = 1'-0"



3 ENLARGED PORCH PLAN
 ORIGINAL IMAGE SCALE: 1/2" = 1'-0"



4 ENLARGED PORCH PLAN
 ORIGINAL IMAGE SCALE: 1/2" = 1'-0"

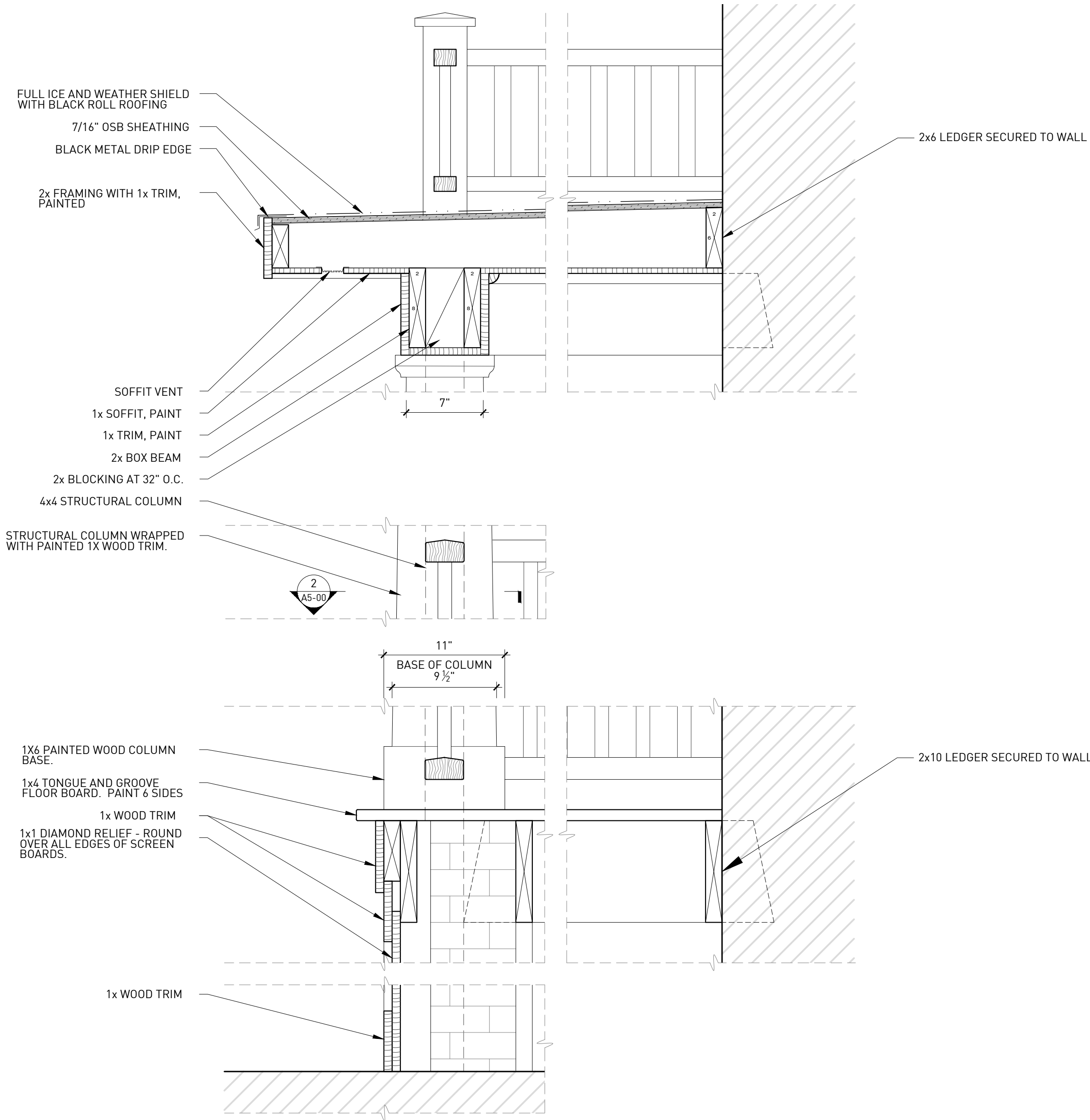
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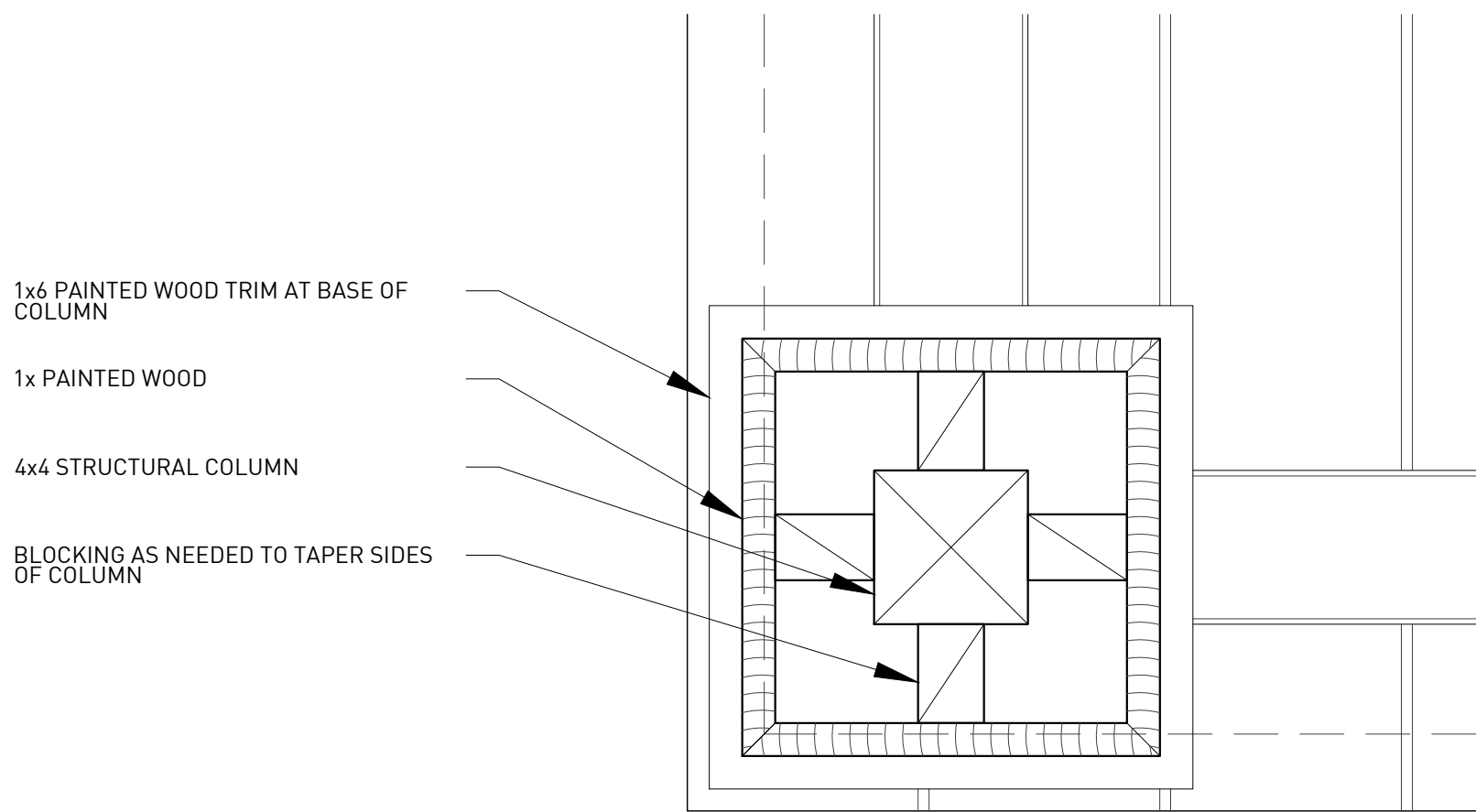


REAR PORCHES
 ELEVATIONS AND
 SECTIONS

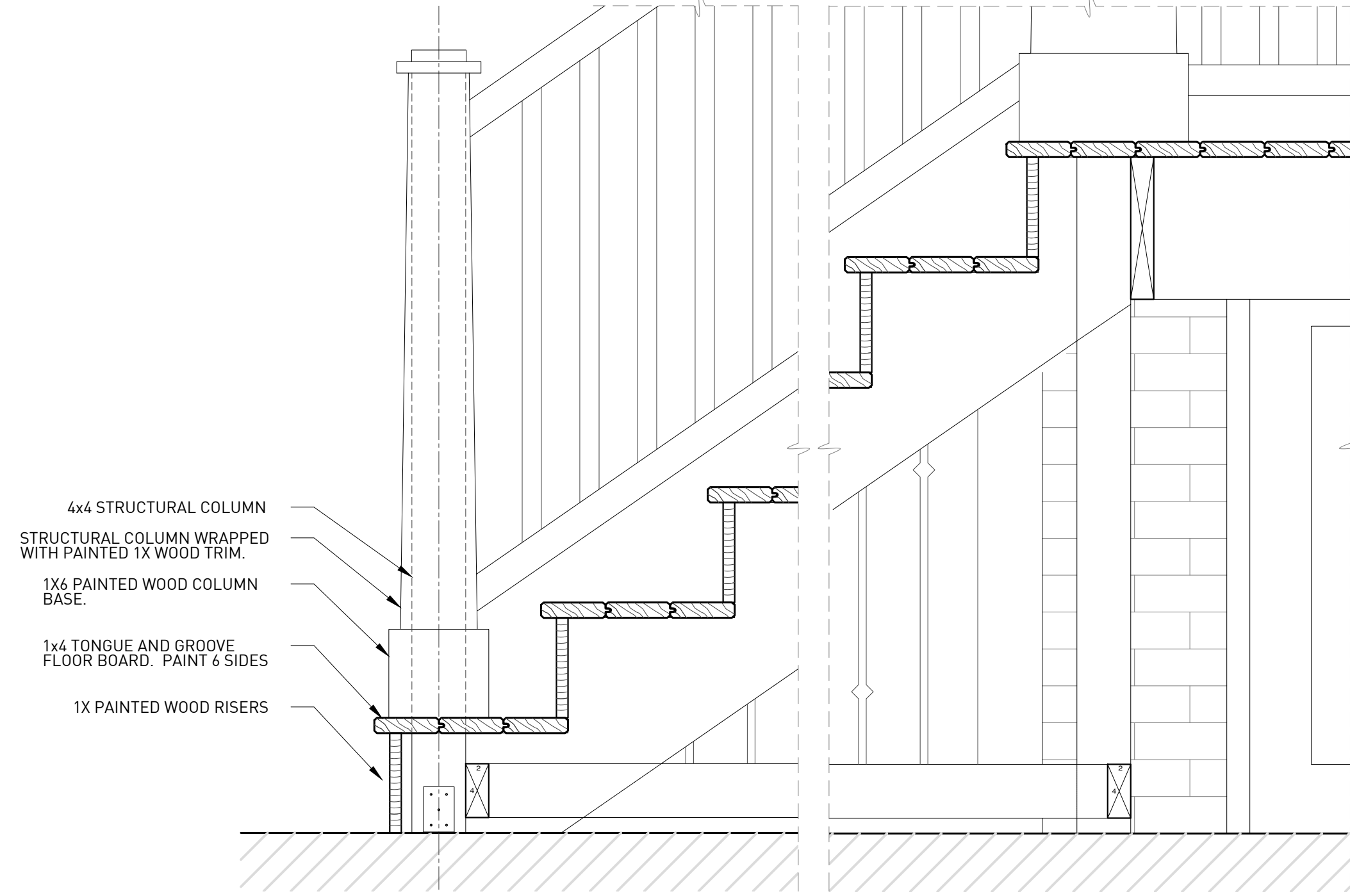
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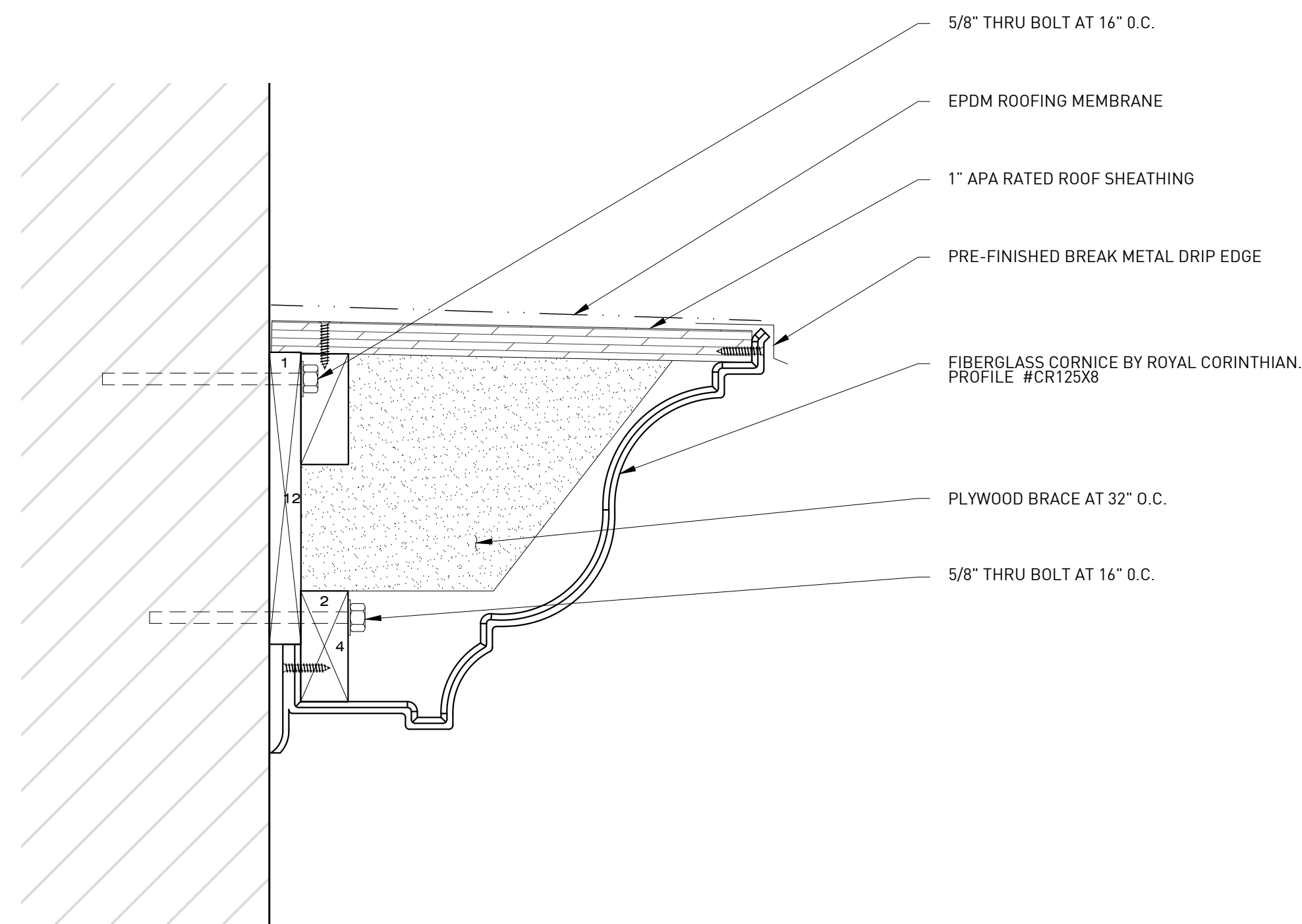
1 PORCH SECTION DETAILS
ORIGINAL IMAGE SCALE: 1 1/2" = 1'-0"



2 PORCH COLUMN PLAN DETAIL
ORIGINAL IMAGE SCALE: 1 1/2" = 1'-0"



3 PORCH STAIR DETAIL
ORIGINAL IMAGE SCALE: 1 1/2" = 1'-0"



4 CORNICE DETAIL
ORIGINAL IMAGE SCALE: 1 1/2" = 1'-0"

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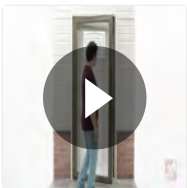
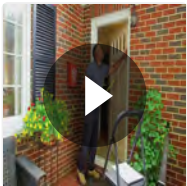
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