

5/18/2021

NOTICE OF DENIAL

Elise DeChard
END Studio
1533 Merrick Street
Detroit, MI 48208

RE: Application Number 21-7217; 4217 Lincoln Street, Woodbridge Farm Historic District

Dear Ms. DeChard,

At the regularly scheduled meeting held virtually on May 12, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial** which is effective as of May 18, 2021. The Commission finds that the proposed work *does not* qualify for a Certificate of Appropriateness.

The proposed removal of the existing front porches and stoops, the removal of the cedar shake roof of the projecting bay, and the erection of a new front porch spanning the width of the front facade, as proposed in the attached application, does not meet the defined elements of design for the historic district nor the Secretary of the Interior’s Standards for Rehabilitation, especially *1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; 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; 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken; 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved; 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence; 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey
Michigan Department of Attorney General
2nd Floor G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

CITY OF DETROIT
48226 HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN
PHONE 313-224-1762

P: 517-335-0665 F: 517-335-3088
Email: stuckeyj@michigan.gov

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Pamela Parrish, Counsel for the Commission at (313) 686-6005.

For the Commission:



Ann Phillips
Staff

Detroit Historic District Commission

5/18/2021

CERTIFICATE OF APPROPRIATENESS

Elise DeChard
END Studio
1533 Merrick Street
Detroit, MI 48208

RE: Application Number 21-7217; 4217 Lincoln Street, Woodbridge Farm Historic District

Dear Ms. DeChard,

At the regularly scheduled meeting held virtually on May 12, 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 May 18, 2021.

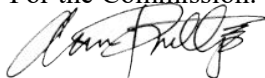
The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

• **Paint existing windows and trim**

- Existing windows and window trim – color: dark off-black gray
- Existing cornice and corbels – color: dark off-black gray
- Existing trim on the frieze board – color: blue green

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:



Ann Phillips
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: _____

PROPERTY INFORMATION

ADDRESS(ES): _____ AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

| | | | | | |
|--|---|--|--|---|-----------------------------------|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/ Balcony | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Major Alteration <i>(3+ scope items)</i> | <input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i> | |

BRIEF PROJECT DESCRIPTION: _____

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ 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: _____

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)

 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: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ 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: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____





Project Overview

| | |
|-----------------|--|
| PROJECT | LNC – Lincoln Street Front Porch |
| PROJECT ADDRESS | 4217 Lincoln Street Detroit, MI 48208 |
| CLIENT | Jodi Trombley & Dan Polovina |
| DATE | 04/02/2021 |

Project Narrative

The project is the creation of a new front porch to span across the existing front facade of 4217 Lincoln Street.

The existing porches are in fair condition, but do not offer usable area other than as entry points. The guardrails are low and not up to current building codes, and therefore present a safety hazard for the family's children. The existing stairs are uneven and steeper than allowed by current code, and the concrete plinth at the bottom is in disrepair.

The client would like to expand the porch across the front of the house, in a style similar to other homes in the district, to create more useable space for the family's use. The porch has a hipped roof supported by painted wood columns and small gable over the entry stair. The porch is three bays wide and one bay deep and extends 7' from the front façade of the house. A small bay projection replicates the existing projection on the secondary porch in form and dimensions, with the exception of guardrail height.

The gable over the stair references the existing gable over the first floor front porch. The arched motif between columns draw inspiration from the existing's house's arched doorways and windows.

As part of the project, the existing windows and trim on the house will be painted in the new color scheme. Windows and their trim will be painted a dark off-black gray. The cornice and corbels will be painted a dark off-black gray, with the existing trim on the frieze board to be painted a blue green. All masonry brick and sills, roof shingles, and cedar shakes will be left as is.



















CORNICE, CORBELS,
WINDOW TRIM, AND
WINDOWS AT DORMER
PAINTED P-1

TRIM PAINTED P-2

EXISTING WINDOWS AND
TRIM PAINTED P-1

CORNICE, CORBELS, AND
GUTTER PAINTED P-1

TRIM PAINTED P-2

TRIM PAINTED P-2

PANEL PAINTED P-3 TO
MATCH EXISTING WINDOW
SILL



FINISH SCHEDULE

- P-1 Benjamin Moore
Nightfall 1596
- P-2 Benjamin Moore
Pacific Rim 678
- P-3 Benjamin Moore
Sweet Spring 1500

CORNICE, BEAM, CORBELS,
GUTTER, AND WOOD
ARCHES PAINTED P-1

TRIM PAINTED P-2

COLUMNS PAINTED P-1

GUARDRAIL: HORIZONTAL
RAILS PAINTED P-1,
SPINDLES PAINTED P-3 TO
MATCH EXISTING SILL

PANEL PAINTED P-2

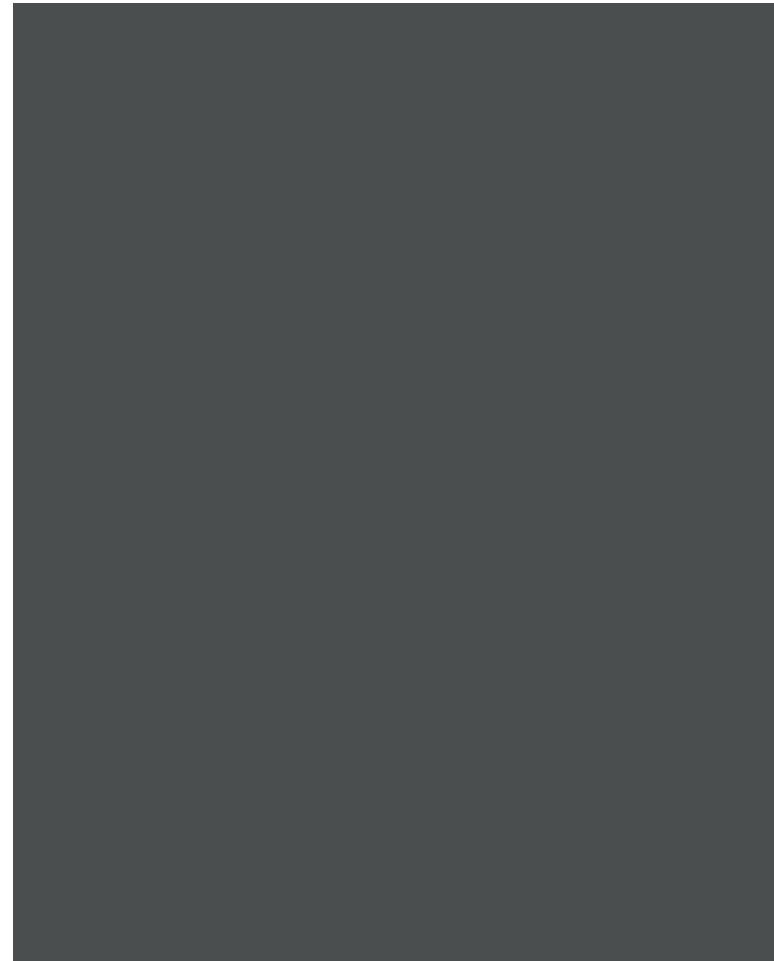
TRIM PAINTED P-3 TO
MATCH EXISTING WINDOW
SILL

FASCIA AND RAILS PAINTED
P-1

RAISER PAINTED P-1

CEDAR DECKING W/
CLEAR
COAT

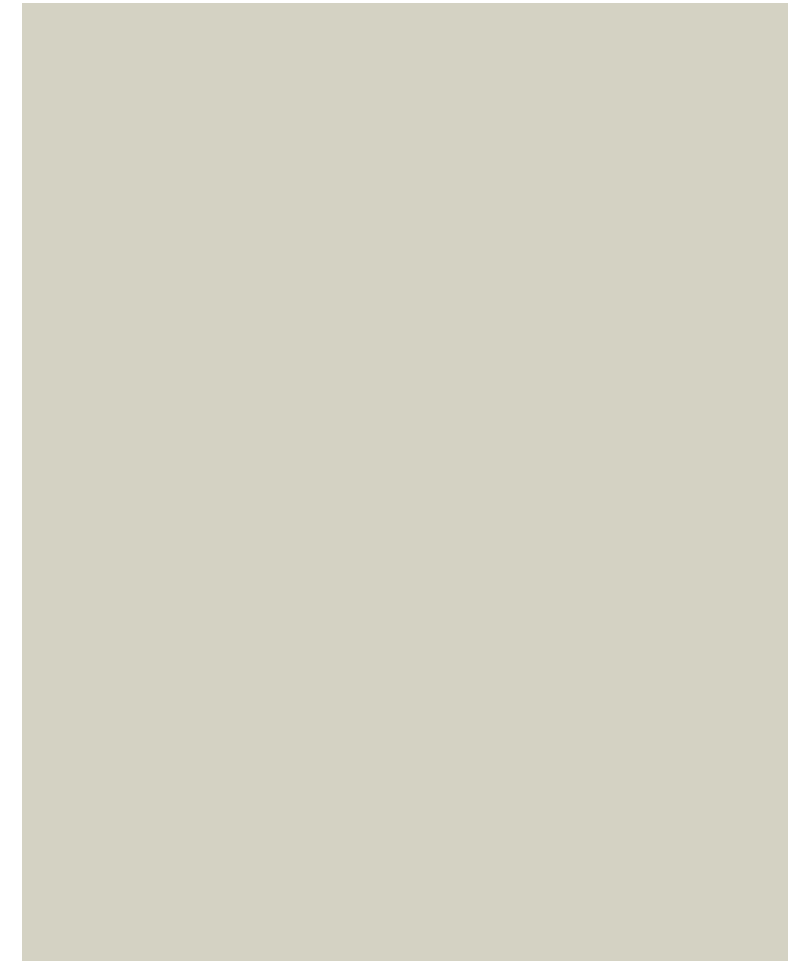




P-1 Benjamin Moore Nightfall 1596



P-2 Benjamin Moore Pacific Rim 678



P-3 Benjamin Moore Sweet Spring 1500



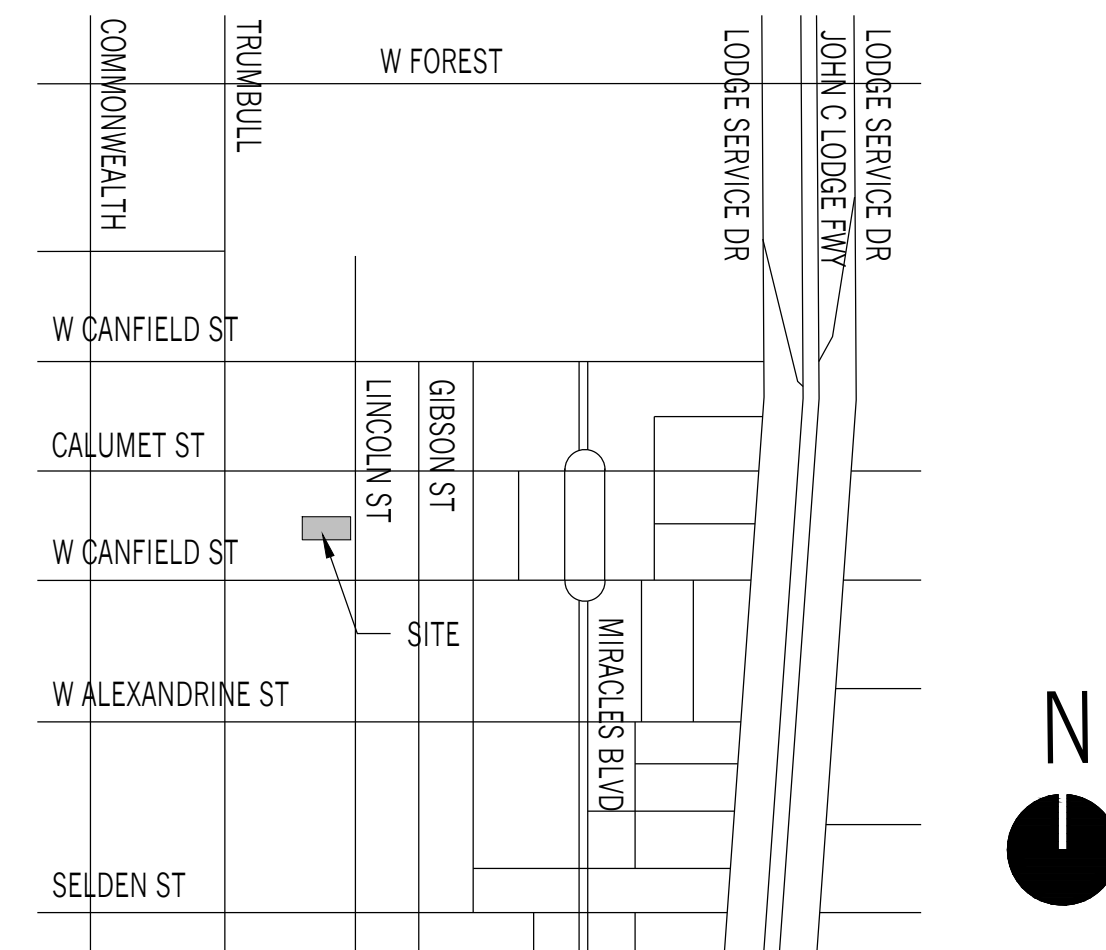
LINCOLN STREET FRONT PORCH

ARCHITECT
ELISE DECHARD
END STUDIO, LLC
1533 MERRICK STREET
DETROIT, MI 48208
908.419.8398
ELISE@E-N-D-STUDIO.COM

CONTRACTOR
TBD

STRUCTURAL ENGINEER
TBD

MEP ENGINEER
N/A



PROJECT INFORMATION

OWNER: JODI TROMBLEY & DUSAN POLOVINA
ADDRESS: 4217 LINCOLN STREET DETROIT, MI 48208
PARCEL ID NUMBER: 06005761. & 06005762.
REGULATING BODY: CITY OF DETROIT
CODE: 2015 MICHIGAN RESIDENTIAL CODE
ZONING: R3 - LOW DENSITY RESIDENTIAL
HISTORIC DISTRICT: WOODBRIDGE FARMS
SUBDIVISION: HODGES BROS SUB OF OLS 98

ZONING REVIEW

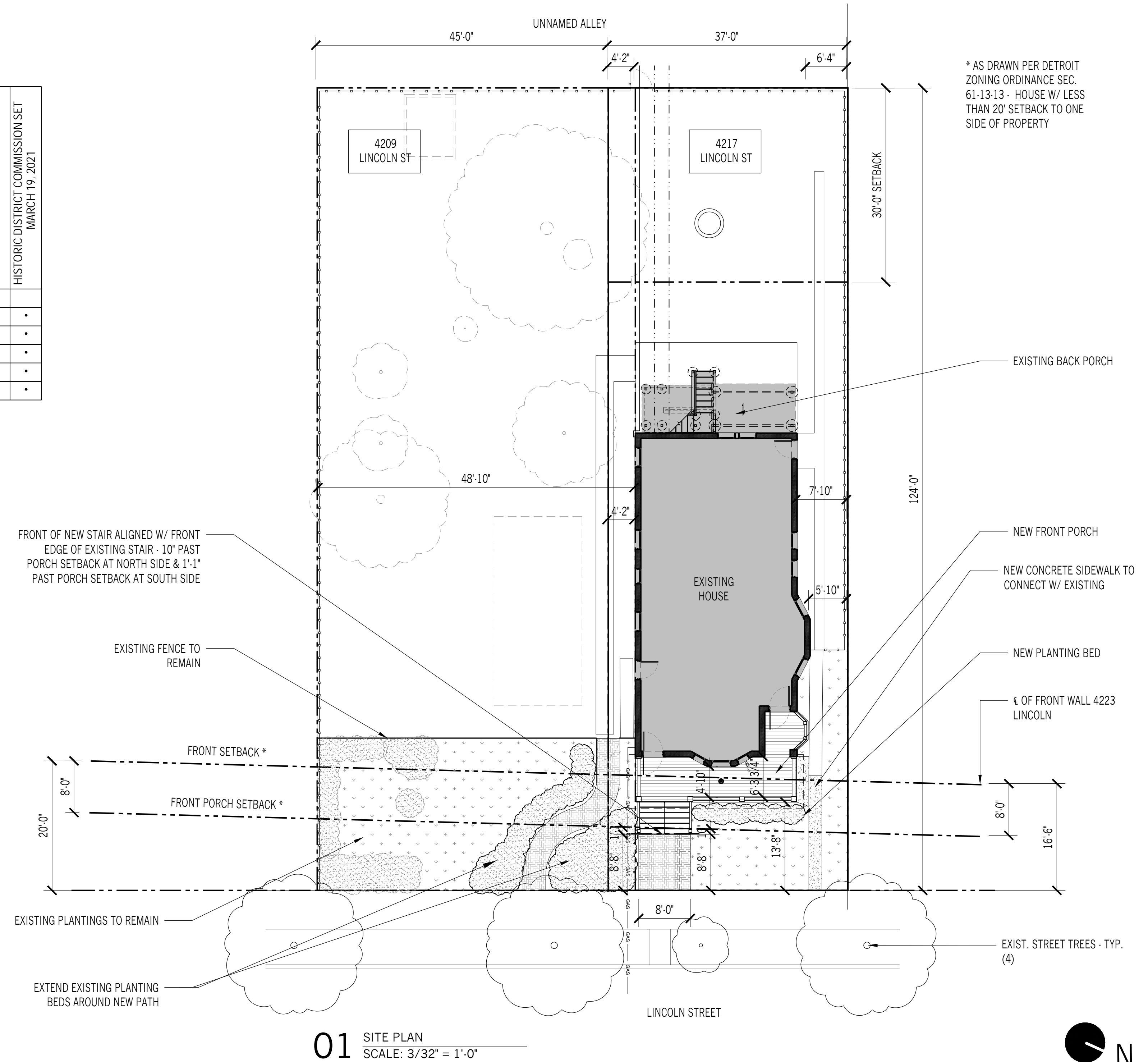
PRIMARY STRUCTURE REGULATIONS
MAX. BUILDING HEIGHT 35'
MAX. LOT COVERAGE 35%
MIN. LOT WIDTH: 55'-0"
MIN. LOT AREA: 6,000 SF
FRONT YARD SETBACK 20'
BACK YARD SETBACK 30'
SIDE YARD SETBACK 4' MINIMUM / 14' COMBINED

EXISTING
USE: TWO-FAMILY RESIDENTIAL
LOT SIZE: 10,165 SF
LOT WIDTH: 82'-0"
LOT DEPTH: 124'-0"
EX. BUILDING HEIGHT 27'-11"
EX. FOOTPRINT: 1,571 SF
EX. HOUSE AREA 2,542 SF
EX. LOT COVERAGE: 15.5%
2,524 SF
LOT COVERAGE: 1,571 SF / 34.2%

PROPOSED
USE: TWO-FAMILY RESIDENTIAL
BUILDING HEIGHT: 27'-11"
FOOTPRINT: 1,678 SF
LOT COVERAGE: 16.5%

SHEET LIST

| # | DRAWING NAME | HISTORIC DISTRICT COMMISSION SET MARCH 19, 2021 |
|-------|--------------|--|
| T-000 | COVER SHEET | • |
| G-001 | DEMO PLANS | • |
| A-100 | PLANS | • |
| A-300 | ELEVATIONS | • |
| A-400 | SECTIONS | • |



01 SITE PLAN
SCALE: 3/32" = 1'-0"



END STUDIO, LLC
1533 Merrick Street
Detroit, MI 48208
908.419.8398
e-n-d-studio.com

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

FRONT PORCH
4217 Lincoln St
Detroit, MI 48208

| NO. | ISSUE/REV. | DATE |
|-----|------------|----------|
| 01 | HDC SET | 03/19/21 |

TITLE

T-000

DRAWING SYMBOL KEY

| | | | | | |
|--|-----------------------------|--|---------------------------|--|-----------------------|
| | EXISTING WALL TO REMAIN | | DRYWALL / PLASTER | | LOT LINE |
| | NEW WALL CONSTRUCTION | | EARTH / SOIL | | SETBACK |
| | CAST IN PLACE CONCRETE | | PLYWOOD | | STRUCTURAL GRID LINE |
| | CONCRETE MASONRY UNIT (CMU) | | WOOD | | FLOOR DRAIN |
| | BRICK MASONRY | | WOOD - DIMENSIONAL LUMBER | | ROOF DRAIN |
| | CRUSHED STONE | | WOOD - ROUGH BLOCKING | | INTERIOR ELEVATION(S) |
| | STEEL | | BATT INSULATION | | REVISION TAG |
| | ALUMINUM | | SPRAY FOAM INSULATION | | PLUMBING FIXTURE TAG |
| | RIGID INSULATION | | DEMO WALL | | APPLIANCE TAG |
| | ROOM TAG | | SECTION | | LIGHTING TAG |
| | DOOR TAG | | DETAIL CALL OUT | | |
| | WINDOW TAG | | | | |
| | WALL TYPE | | | | |
| | ELEVATION MARKER | | | | |
| | EXTERIOR ELEVATION | | | | |

| | | | |
|--|--------------------|--|------------|
| | ROOM NAME | | FINISH TAG |
| | DOOR TAG | | |
| | WINDOW TAG | | |
| | WALL TYPE | | |
| | ELEVATION MARKER | | |
| | EXTERIOR ELEVATION | | |

POWER, DATA, & LIGHTING KEY

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--------|--------------------------------|--------|-------------------------|
| | DUPLEX | | SWITCH |
| | DUPLEX - SPECIFIC MOUNTING HT. | | DIMMER SWITCH |
| | DUPLEX - GFI | | THREE-WAY SWITCH |
| | QUADPLEX | | THREE-WAY DIMMER SWITCH |
| | DUPLEX IN FLOOR | | JAMB SWITCH |
| | SMOKE DETECTOR | | TELEPHONE |
| | CARBON MONOXIDE DETECTOR | | INTERNET |
| | SPEAKER LOCATION | | TELEVISION |
| | SPEAKER INPUT | | PENDANT FIXTURE |
| | RECESSED FIXTURE | | FLUSH MOUNT FIXTURE |
| | WALL MOUNTED SCONCE | | LED STRIP LIGHT |
| | DENOTES WET-RATED FIXTURE | | VENTILATION FAN |
| | TRACK LIGHTING | | EXISTING FIXTURES |

GENERAL NOTES

- THIS APPLICATION IS BEING FILED FOR A FRONT PORCH ADDITION TO AN EXISTING HOME.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 MICHIGAN RESIDENTIAL CODE AND ALL OTHER APPLICABLE LAWS, INCLUDING FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE BUILDING DEPARTMENT, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE JOB SITE BEFORE COMMENCING ANY WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- THE CONTRACTOR SHALL LAY OUT THEIR OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (MECHANICAL, ELECTRICAL, PLUMBING, ETC).
- THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS, ONLY WRITTEN DIMENSIONS SHALL BE USED. WHERE REQUIRED DIMENSIONS ARE MISSING, NOTIFY ARCHITECT FOR CLARIFICATION.
- ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OR SURFACES, UNLESS OTHERWISE NOTED.

PLAN NOTES

- ALL NEW EXTERIOR WALLS TO BE 2X6 CONSTRUCTION @ 16" O.C. W/R-21 BATT INSULATION AND ONE (1) LAYER 1/2" GYP BOARD INTERIOR SIDE, UNLESS OTHERWISE NOTED.
- ALL NEW INTERIOR PARTITIONS TO BE 2X4 CONSTRUCTION @ 16" O.C. W/ ONE (1) LAYER 1/2" GYP BOARD EACH SIDE, UNLESS OTHERWISE NOTED.

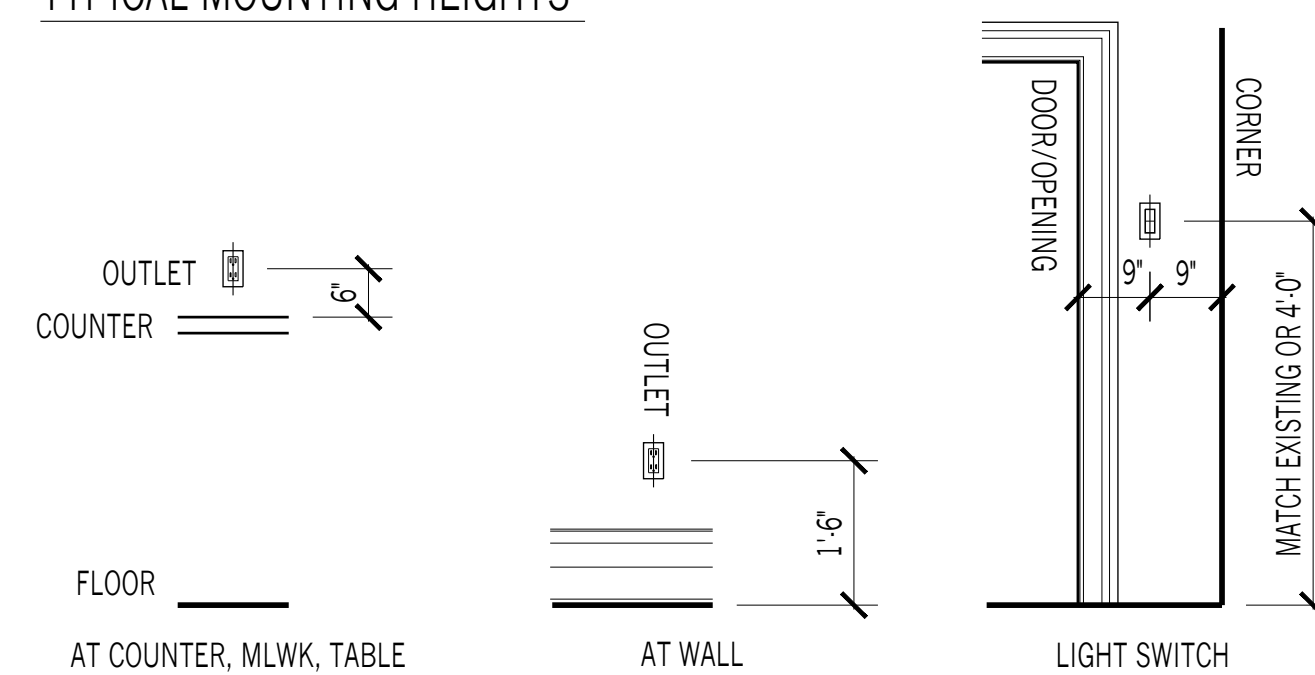
DEMO PLAN NOTES

- ALL EXISTING WALLS, GLAZING, AND OTHER WORK TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REQUIRED REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.

POWER, LIGHTING, & RCP NOTES

- UNLESS OTHERWISE NOTED, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE CENTERED ON WALL OR BETWEEN OR BENEATH THE WINDOWS, DOORS, OTHER WORK, OR OTHER FIXTURES THEY ARE LOCATED IN RELATION TO.
- RECEPTACLES SHOULD BE MOUNTED TO MATCH THE HEIGHT AND ORIENTATION OF EXISTING RECEPTACLES IN ROOM. SWITCHES TO BE MOUNTED TO MATCH THE HEIGHT OF EXISTING SWITCHES IN ROOM. IF NO REFERENCE EXISTS, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE MOUNTED AT THE HEIGHTS SPECIFIED IN THE TYPICAL MOUNTING HEIGHTS DIAGRAM, UNLESS OTHERWISE NOTED.
- SWITCHES, FIXTURES, AND RECEPTACLES SHOWN ADJACENT ON PLAN WITH DIMENSION ONLY TO ONE OF THEM SHOULD BE COMBINED IN BANKS OR STACKED VERTICALLY.
- ALL APPLIANCE-SPECIFIC OUTLETS TO BE COORDINATED WITH APPLIANCE SELECTION.

TYPICAL MOUNTING HEIGHTS



ABBREVIATIONS

| | | | | | |
|-------------------------------------|--------------------------------------|--|-------------------------------|----------------------------|-------------------|
| ABV ABOVE | DR DOOR | H/C H/C | MECH MECHANICAL | RAD RADIUS | WC WATER CLOSET |
| ACOUS ACOUSTICAL | DSPT DOWNSPOUT | HALG HALOGEN | MEMB MEMBRANE | RD ROOF DRAIN | WD WOOD |
| ADA AMERICANS WITH DISABILITIES ACT | DTL DETAIL | HB HOSE BIB | MFTD MANUFACTURED | RECT RECTANGULAR | WP WATERPROOFING |
| ADD ADDITIONAL | DWG DRAWING | HC HOLLOW CORE | MFR MANUFACTURER | REF REFERENCE | WPT WORKING POINT |
| ADJ ADJACENT | EA EACH | HD HEAD | MH MANHOLE | REINF REINFORCED | WT WEIGHT |
| AFF ABOVE FINISHED FLOOR | EC ELECTRICAL CONTRACTOR | HDF HIGH DENSITY FIBER BOARD | MIN MINIMUM | REQD REQUIRED | |
| ALT ALTERNATE | EL ELEVATION | HM HARDWARE | MIR MIRROR | REV REVISION | & + AND |
| ALW ALLOW | ELEC ELECTRICAL | HW HOLLOW METAL | MISC MISCELLANEOUS | RF ROOF | @ AT |
| ALWB ALLOWABLE | ELEV ELEVATOR | HR HORIZONTAL | MMR MOISTURE & MOLD RESISTANT | RM ROOM | |
| ALUM ALUMINUM | ENCL ENCLOSURE | HR HOUR | MASONRY OPENING | RO ROUGH OPENING | |
| ANOD ANODIZED | ENG ENGINEER | HT HEIGHT | MO MASONRY OPENING | SAN SANITARY | |
| ARCH ARCHITECT | EQ EQUAL | HVAC HEATING, VENTILATION & AIR CONDITIONING | MTL METAL | SCHED SCHEDULE | |
| ASMB ASSEMBLY | EQUIP EQUIPMENT | HW HOT WATER | MUL MULLION | SECT SECTION | |
| BLDG BUILDING | EST ESTIMATE(D) | HW HOT WATER | NFC NOT FOR CONSTRUCTION | SF SQUARE FOOT | |
| BLT-IN BUILT-IN | EXH EXHAUST | HW HOT WATER HEATER | NIC NOT IN CONTRACT | SHT SHEET | |
| CAB CABINET | EXP JT EXPANSION JOINT | ID INSIDE DIAMETER | NO NUMBER | SIM SIMILAR | |
| CEM CEMENT | EXIST EXISTING | IN INCH | NOM NOMINAL | SPEC SPECIFICATION | |
| CIP CAST IN PLACE | EXT EXTERIOR | INCH INCH | NTS NOT TO SCALE | SQ SQUARE | |
| CL CENTER LINE | F&I FURNISH AND INSTALL | INCA INCANDESCENT | OC ON CENTER | SS STAINLESS STEEL | |
| CLG CEILING | FAB FABRICATE | INSUL INSULATION | OD OUTSIDE DIAMETER | STD STANDARD | |
| CLO CLOSET | FBO FURNISH BY OWNER | INT INTERIOR | OPNG OPENING | STL STEEL | |
| CMU CONCRETE MASONRY UNIT | FLDR FLOOR DRAIN | JBOX JUNCTION BOX | OPP OPPOSITE | STR STAIR | |
| COL COLUMN | FIN FINISH(ED) | JC JANITORS CLOSET | OPN OPN | STRUC STRUCTURE | |
| CONC CONCRETE | FLG FLOORING | JST JOIST | OPT OPTION(AL) | SUP SUPPLY | |
| CONST CONSTRUCTION | FLR FLOOR | JNT JOINT | OZ OUNCE | SUSP SUSPENDED | |
| CONT CONTINUOUS | FLUOR FLUORESCENT | KIT KITCHEN | PH PENTHOUSE | SYM SYMMETRICAL | |
| COORD COORDINATE | FND FOUNDATION | L LENGTH | PL PROPERTY LINE | SYST SYSTEM | |
| CORR CORRIDOR | FP FIRE PROOFING | LAM LAMINATE | PLAS PLASTIC | UL UNDERWRITERS LABORATORY | |
| CPT CARPET | FO FACE OF | LAV LAVATORY | PLUM PLUMBING | UON UNLESS OTHERWISE NOTED | |
| CTR CENTER | FT FOOT/FEET | LBS POUNDS | PLY PLYWOOD | | |
| CW COLD WATER | FTG FOOTING | LF LINEAR FEET | PNT PAINT | | |
| | GA GAUGE | LN LINEAR | POL POLISHED | | |
| | GALV GALVANIZED | LT LIGHT | PRTN PARTITION | | |
| | GAR GARAGE | | PSF POUNDS PER SQUARE FOOT | | |
| | GC GENERAL CONTRACTOR | | PT PRESSURE TREATED | | |
| | GFRG GLASS FIBER REINFORCED CONCRETE | MACH MACHINE | PTD PAINTED | | |
| | GLZ GLAZING | MAS MASONRY | | | |
| | GR GRADE | MAX MAXIMUM | | | |
| | GUT GUTTER | MC MECHANICAL CONTRACTOR | QUAL QUALITY | | |
| | GWB GYPSUM WALL BOARD | MDF MEDIUM DENSITY FIBER | QTY QUANTITY | | |
| | | | R RISER | | |



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| 01 | HDC SET | 03/19/21 |

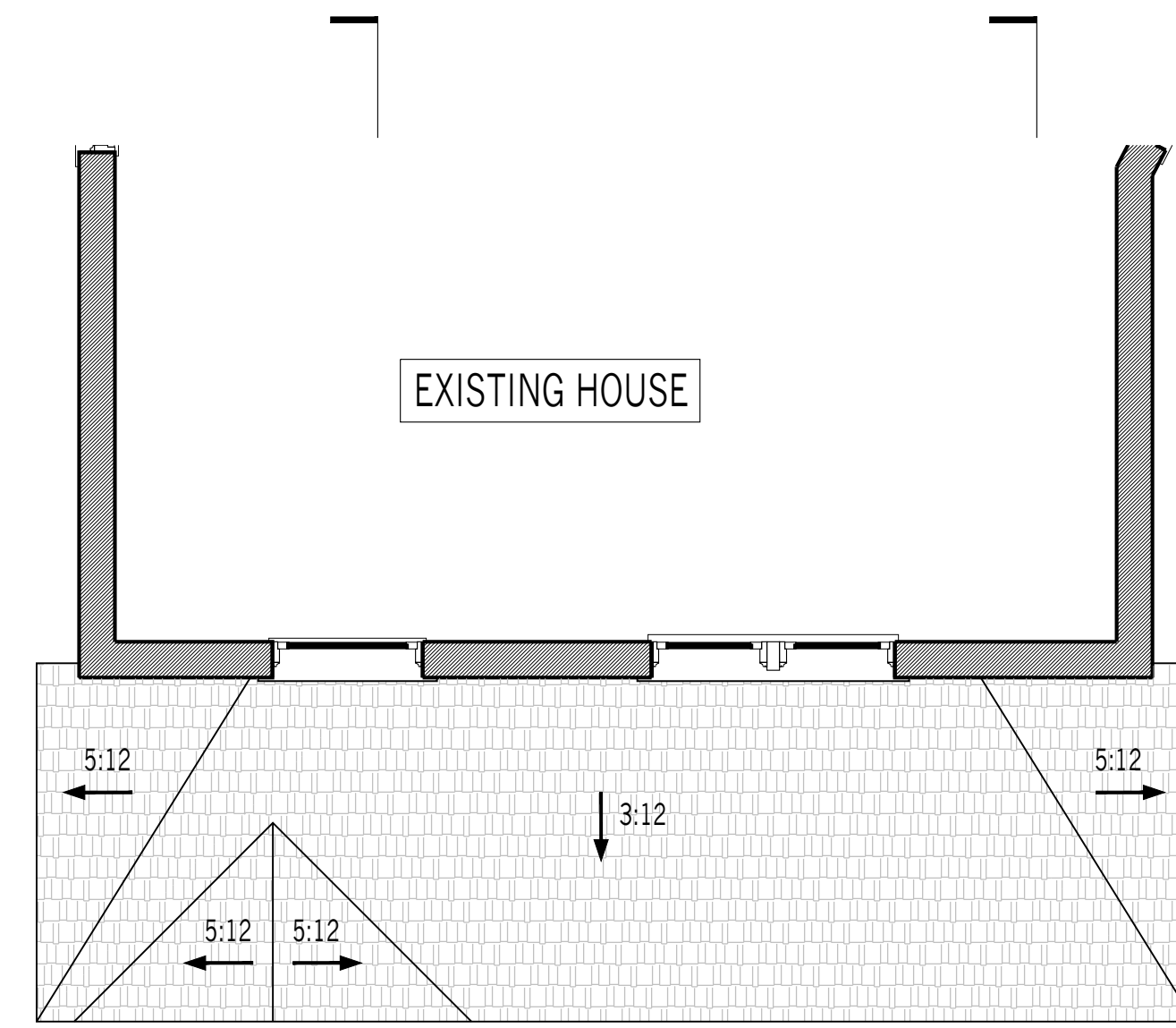
GENERAL NOTES

G-001

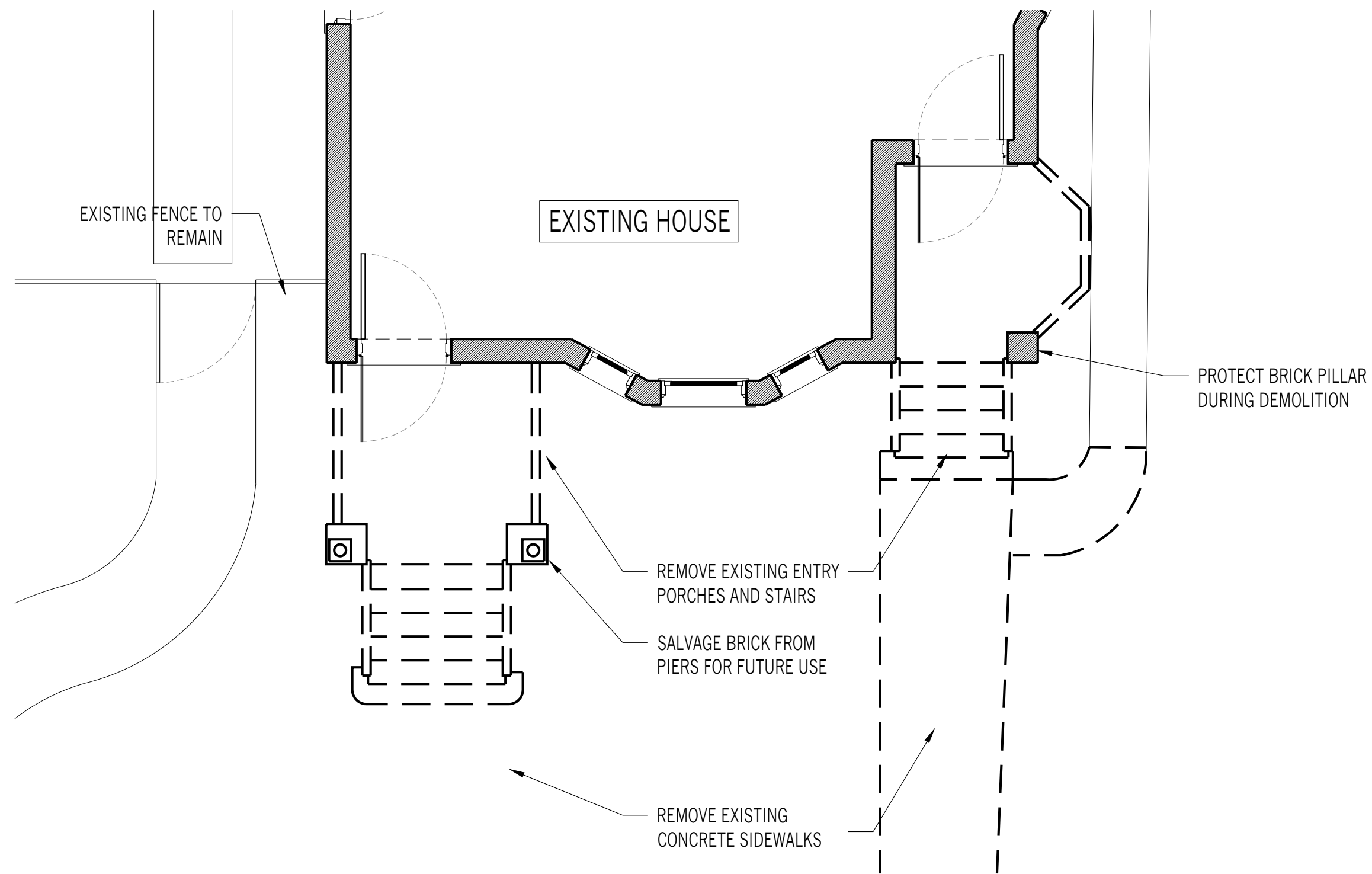


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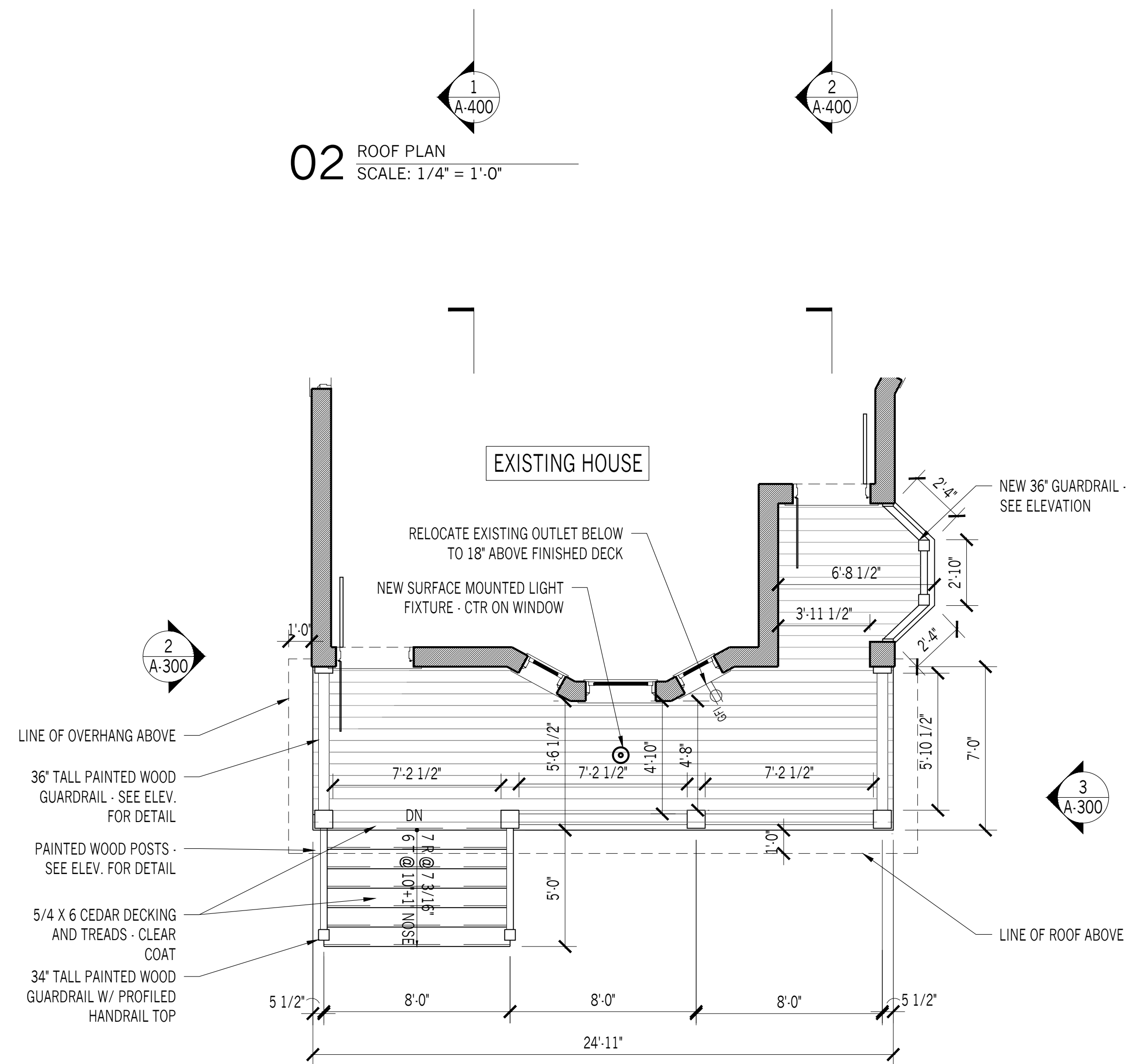
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02 ROOF PLAN
 SCALE: 1/4" = 1'-0"



02 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



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

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PLANS

A-100



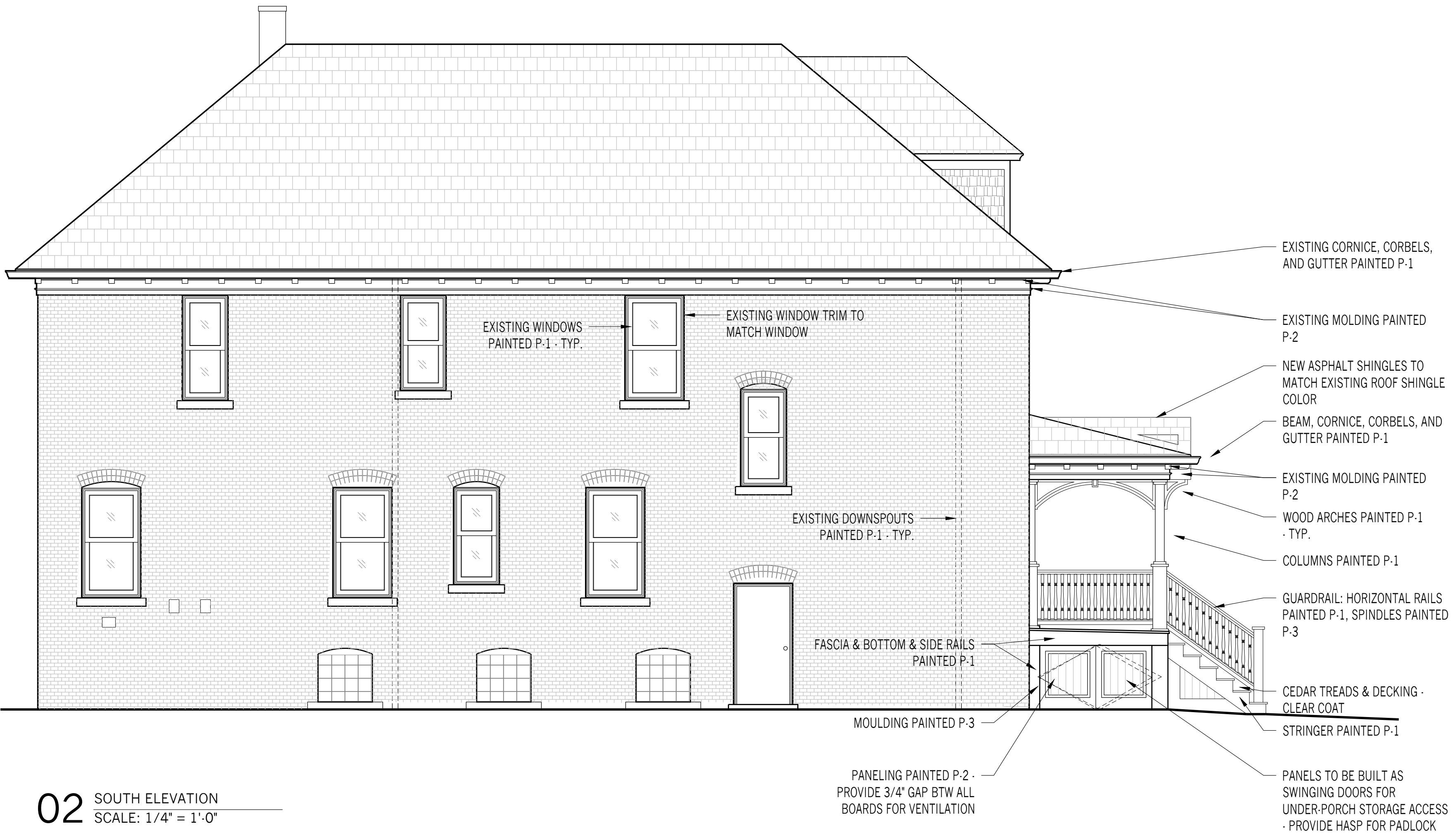
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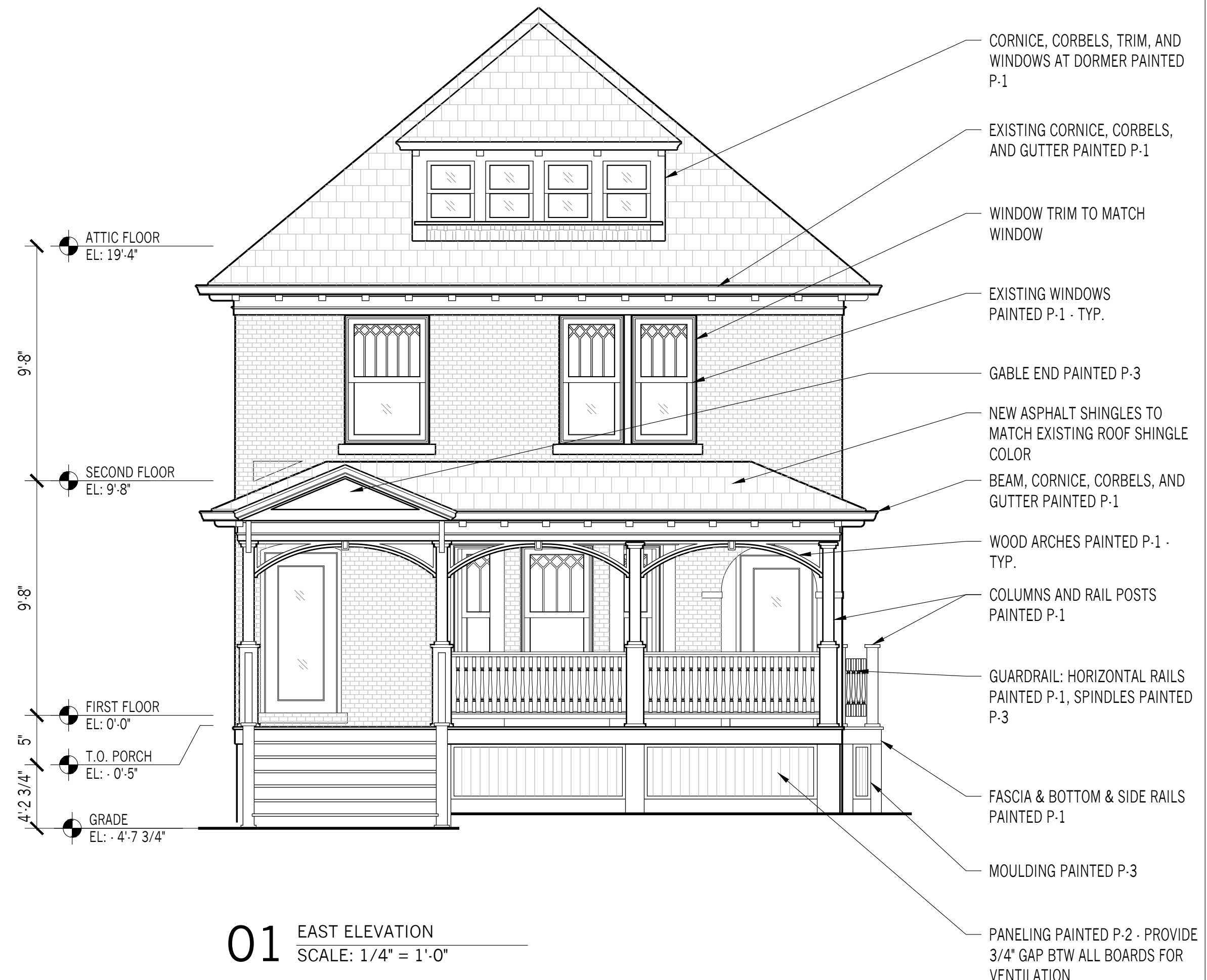
| FINISH SCHEDULE | | | | | | |
|-----------------|------------------|-------------------|----------------|---------------------|----------------|---------------|
| # | ITEM NAME | LOCATION | MANUFACTURER | MODEL / DESCRIPTION | FINISH / COLOR | INSTALL NOTES |
| PAINT | | | | | | |
| P-1 | DARK GRAY PAINT | AS NOTED ON A-300 | BENJAMIN MOORE | Nightfall 1596 | SATIN | |
| P-2 | BLUE GREEN PAINT | AS NOTED ON A-300 | BENJAMIN MOORE | Pacific Rim 678 | SATIN | |
| P-3 | OFF WHITE PAINT | AS NOTED ON A-300 | BENJAMIN MOORE | Sweet Spring 1500 | SATIN | |



03 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



02 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



01 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

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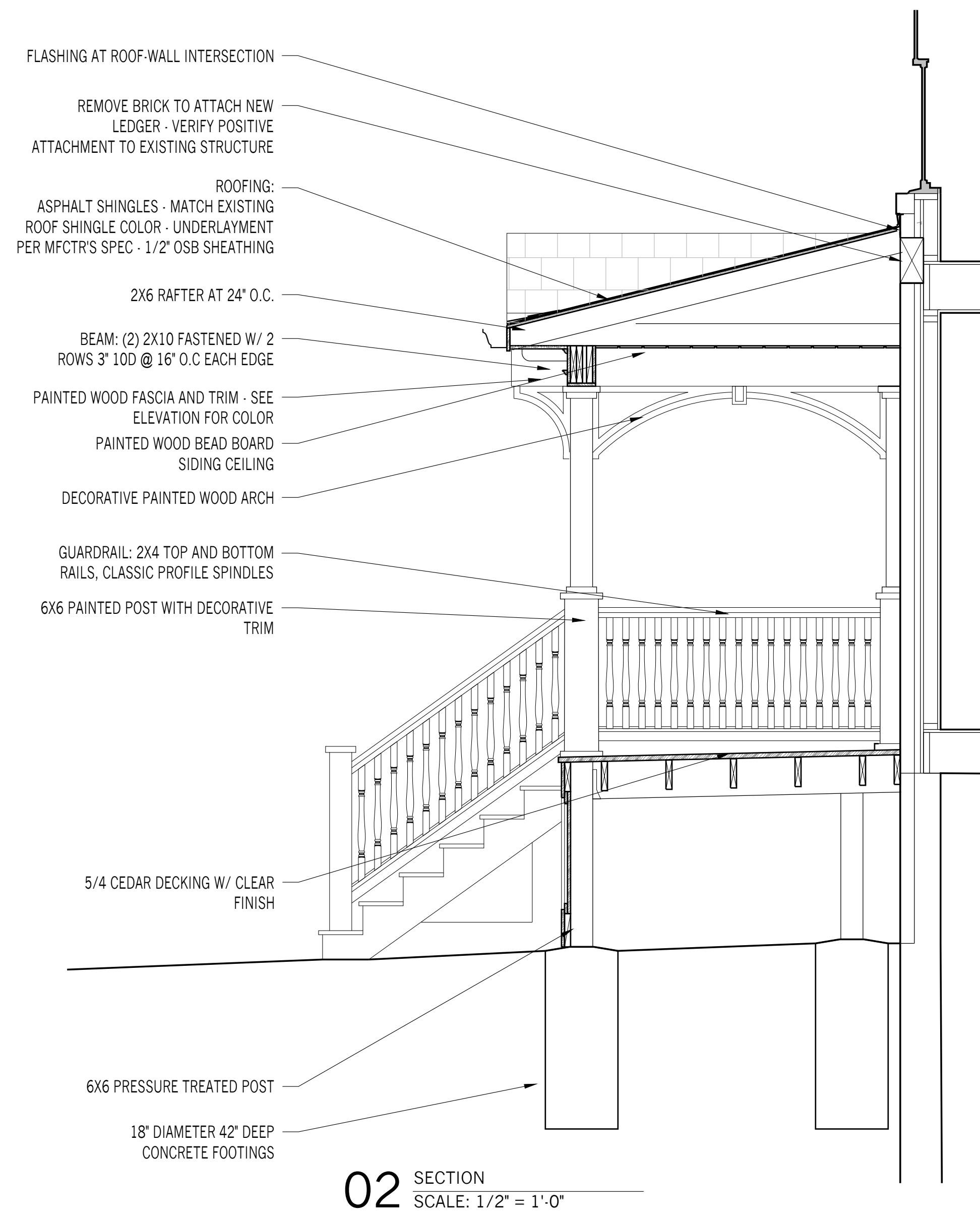
ELEVATIONS

A-300

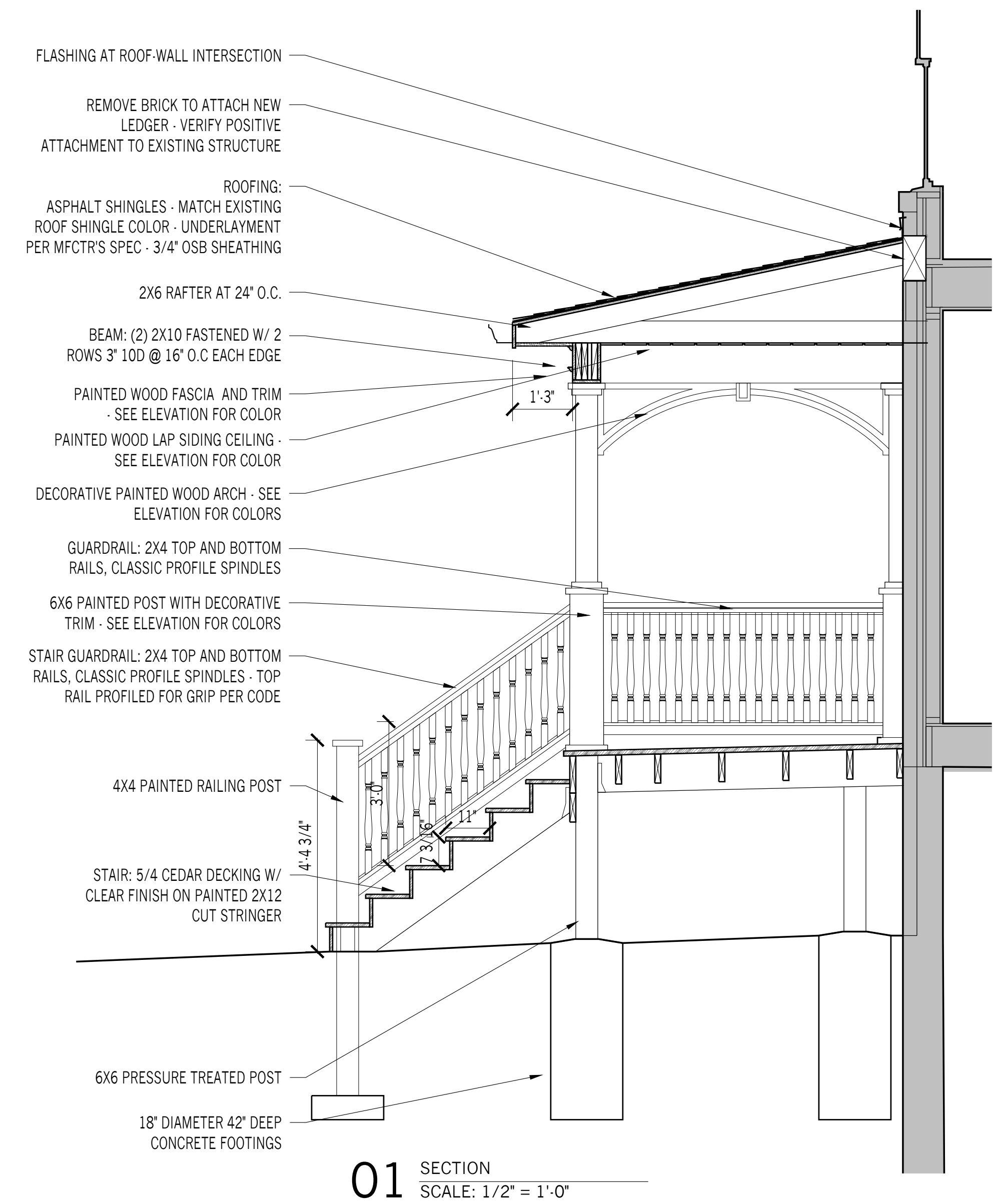


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02 SECTION
 SCALE: 1/2" = 1'-0"



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

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SECTIONS

A-400