

5/19/2020

NOTICE OF DENIAL

Andrew Jordan
Lewand Building Companies
231 S Old Woodward, Ste. 220
Birmingham, MI 48009

RE: Application Number 20-6718; 729 Seward Avenue, New Center Area Historic District

Dear Mr. Jordan,

At the regularly scheduled meeting held virtually on May 13, 2020, 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 19, 2020. The Commission finds that the proposed work *does not* qualify for a Certificate of Appropriateness for the following reasons:

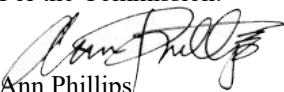
The replacement of the existing wood double-hung windows, trim, and brick mold with new double-hung vinyl units and trim, as proposed in the attached application, does not meet the Secretary of the Interior’s Standards for Rehabilitation, especially 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;* 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;* and 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:

Brian D. Conway
State Historic Preservation Officer
Michigan Historical Center
717 W. Allegan Street
Lansing, Michigan 48918-1800

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 Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Ann Phillips
Staff
Detroit Historic District Commission

5/19/2020

CERTIFICATE OF APPROPRIATENESS

Andrew Jordan
Lewand Building Companies
231 S Old Woodward, Ste. 220
Birmingham, MI 48009

RE: Application Number 20-6718; 729 Seward Avenue, New Center Area Historic District

Dear Mr. Jordan,

At the regularly scheduled meeting held virtually on May 13, 2020, 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 19, 2020.

The following scope meets the Secretary of the Interior’s Standards for Rehabilitation, especially 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* and 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.*

• **General rehabilitation of the building, including the following scope items:**

• **Doors**

- Existing security door and entry door at the front (north) façade are to be replaced with a smooth-paneled “Shaker-Style Fiberglass Door” with simulated divided lite panel at the top of the door. Color to comply with Color System B.
- Existing security door and entry door at the rear (south) porch to be replaced with a paneled steel door. Color to comply with Color System B.
- Existing wood door located at grade on the rear (south) elevation to be replaced with a paneled steel door. Color to comply with Color System B.
- Existing door located at grade on side (west) elevation to be replaced with paneled steel door. Color to comply with Color System B.

• **Roof and Dormers**

- Remove existing reddish-brown asphalt shingles at the roof and replace with new dark gray/black dimensional asphalt shingles.
- All (3) dormers – 2 in front, 1 in rear – to have wood shake in peaks repaired and repainted. If repair is not possible, the peaks will be clad in new wood shake and painted.

• **Masonry**

- The existing brick masonry (including the foundation) is to be cleaned using the gentlest means possible to remove fungus growth. Deteriorated mortar joints are to be raked out by hand and repointed to match existing. The new mortar joints will match the historic mortar joints in color, texture, strength, and joint tooling. If replacement of brick is necessary due to severe deterioration, the replacement brick is to match the existing in material, size, color, and texture. In areas where cleaning, brick replacement, and/or repointing are required, the surface is to be repainted with a non-waterproof, breathable paint (i.e. silicate/mineral paint) and should match the existing adjacent painted surface in color and sheen.
- Should the applicant decide to remove the paint from all brick, the applicant is required to submit a new application – including a detailed scope of work as to how the paint will be removed without damaging the brick – **prior to initiating the work** and will be required to go before the Commission for review at a regular meeting.

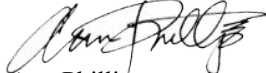
- **Porches**
 - Remove existing concrete steps at front and rear porches and install new wood porch columns, railings, and steps and wood slats at base of stairs. All wood to be painted to comply with Color System B.
- **Gutters and Downspouts**
 - Existing gutters and downspouts to be removed and replaced with new square 5" K-style aluminum gutters and downspouts (color: black). Existing aluminum wrap at the fascia/soffits to be removed, wood beneath to be repaired and painted to comply with Color System B.
- **Mechanical, Electrical, Plumbing**
 - New plumbing and electrical systems
 - New exterior lighting to be installed. At the front a rear porches, the existing ceiling-mounted fixtures are to be replaced with recessed fixtures. The rear basement door is to have a sconce adjacent to the door.
 - A condenser will be located directly adjacent to the house at the southeast (rear) corner of the building. The condenser is to be screened with landscaping or moved to a less visible location.
- **Site Work**
 - The new landscaping and hardscaping is proposed to match what was in place originally.
 - There is no work currently proposed at the garage.

However, this COA has been issued with the following condition

- The applicant shall provide HDC with the final paint specifications for the areas to be repainted following cleaning, replacement, or repointing. Staff shall be afforded the opportunity to review and approve this submission prior to the issuance of the permit.
- The applicant shall revise the drawing set/construction documents to reflect the proposed building products (windows, doors, cladding materials) included in the cut sheets in the application and submit to HDC staff for review and approval prior to pulling the building permit for the project.

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

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

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 (BSEED) 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: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

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 state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.





729 Seward
Detroit, Michigan
48202

Photographs of all sides of existing building





729 Seward
Detroit, Michigan
48202





729 Seward
Detroit, Michigan
48202





729 Seward
Detroit, Michigan
48202





729 Seward
Detroit, Michigan
48202

Description of existing conditions

Windows

The existing windows appear to be the original to the building. All the windows are in very poor condition. All the existing windows appear to be a first growth white pine and have gone years without repair or maintenance.

The existing sashes are in poor condition with many of the sashes falling at the corner joinery locations. Most of the windows are missing critical components such as the sill, sashes, glass etc.

The frames have gone without proper caulking and painting, allowing the joinery to open up and swell. Exposure to the elements has taken a major toll on the sashes and frames. Most of the frames are fissured, cracked and open. The exterior caulk has failed on all windows openings.

Roof

Asphalt shingles are deteriorated over time on the main roof showing thinness from erosion, mildew and mold on the surface, with this saying, it will require replacement.

Foundation

Brick foundation in fair condition. Rising damp, fungus growth, and deteriorated mortar joints in large areas around the downspouts. Foundation otherwise is in good condition, with no evidence of structural movement, settling, insect infiltration, or brick deterioration.

Electrical System

Electrical System includes elements from three different periods. No original fixtures or elements survive. Existing system is clumsy and unsafe. It does not satisfy the requirements of current building codes.

Plumbing

Existing plumbing system includes elements from different periods. Most plumbing lines are poorly installed, with substantial cuts in the floor joists and other supporting timbers, all plumbing fixtures have been removed.



729 Seward
Detroit, Michigan
48202

Description of project

Windows

Full replacement of all the existing windows based on the overall poor condition of the components and the fact that 95% of the windows have failed extensively. The extensive damage to the components will not allow for the restoration of these window frames and sashes.

Roof

Existing roofing will be removed it will be repaired as necessary, maintaining existing configuration. New roofing to be installed to match original configuration. Impact will be the preservation of the original roof configuration and protection of the building's structural integrity.

Foundation

Foundation will be maintained in its existing configuration. Brick will be cleaned with bleach, warm water, and bristle brushes to remove fungus growth. Proper drainage will be provided by downspout repairs, by selected regrading of earth around foundation, and by removal of excessive plant growth adjacent to foundation. Deteriorated mortar joints to be raked out by hand and repointed to match original. New mortar joints will match the historic joints in color, texture, strength, and joint tooling. Impact will be the preservation and protection of the historic foundation.

Electrical System

All aspects of existing system will be removed. New electrical system will be installed to comply with code requirements. All wiring will be suitably located within walls, to avoid visual impact. No removal or alteration of significant historic features will be required. Impact will be upgrading of the electrical system, allowing satisfactory contemporary use of the building, without imposing on its historic character.

Plumbing

Both bathrooms on second floor, will have all new fixtures and lines. All new kitchen fixtures and configuration will be used, as per drawings. All plumbing lines will be inspected and repaired or replaced as necessary. Structural reinforcements will be made to floor joists as necessary. Impact will be upgrading of the plumbing system, allowing satisfactory contemporary use of the building, without imposing on its historic character; and the preservation and reuse of two surviving historic fixtures.



729 Seward
Detroit, Michigan
48202

Detailed scope of work

- Remove and dispose of all existing windows
- Replace all windows
- All windows will be adequately sealed and caulk
- Remove and dispose existing roof system
- Install new roof system
- All electrical system to be removed and dispose
- New electrical system to be installed
- New Lighting fixtures to be installed
- All plumbing to be new (where applies) including new lines
- New plumbing fixtures to be installed



VICINITY PLAN

729 SEWARD AVE.

729 Seward Ave Detroit, MI 48202

GENERAL NOTES	GENERAL NOTES	PROJECT INFORMATION	ISSUANCE	DRAWING LIST																																																																															
<p>1. ANY MENTION OF "CONTRACTOR" INCLUDES THE GENERAL CONTRACTOR (GC), CONSTRUCTION MANAGER (CM) OR SUBCONTRACTOR(S) AS THEY RELATE TO THE CONTRACTUAL DELIVERY METHOD ADOPTED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR UNDERSTANDING CONSTRUCTED IMPROVEMENTS OF THE PROPERTY. ACCORDINGLY, THE USE OF THE TERM "CONTRACTOR" IS TO REFER TO ANY AND ALL ENTITIES AND INDIVIDUALS RESPONSIBLE FOR THE MANAGEMENT, COORDINATION, SUPERVISION, AND PHYSICAL CONSTRUCTION OF EITHER THE COMPLETE OR GENERAL CONTRACTOR / CONSTRUCTION MANAGER AND/OR A SPECIFIC TRADE (SUBCONTRACTOR'S).</p> <p>2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION, UNLESS OTHERWISE AGREED UPON. THE 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>3. 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>4. THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.</p> <p>6. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES. THE 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>7. THE CONTRACTOR IS TO ALERT THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL INFORMATION, CLARIFICATIONS AND / OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND BROUGHT TO THE ATTENTION OF THE ARCHITECT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.</p> <p>8. THE CONTRACTORS ARE TO VERIFY ALL CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES, OR OBVIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.</p> <p>9. THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.</p> <p>10. THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.</p> <p>11. SHOP DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS WHICH REQUIRE FABRICATION, AS DIRECTED AND APPROVED BY THE OWNER. ALL COLOR AND MATERIAL REVIEWS ARE TO BE MADE FROM ACTUAL SAMPLES, NOT FROM REPRODUCTIONS OR FROM NARRATIVE DESCRIPTIONS.</p> <p>12. CHANGES IN THE WORK SHALL BE INITIATED THROUGH DOCUMENTS ISSUED BY THE ARCHITECT AS REQUESTED / APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL FROM THE OWNER IN THE FORM OF AN APPROVED CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME.</p> <p>13. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING THE ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, GIJYS, OR THE DOWNS IF NECESSARY. MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.</p> <p>14. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.</p> <p>15. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.</p> <p>16. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.</p> <p>17. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES. DEMOLITION AREAS MAINTAIN LEGAL EXISTING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.</p> <p>18. 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 OWNER, ARCHITECT, ADJACENT PROPERTY OWNERS (IF APPLICABLE) AND THE LOCAL JURISDICTION.</p> <p>19. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.</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 THE 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. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS TO BE REMOVED IN ACCORDANCE WITH STRUCTURALS / ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.</p> <p>22. IF DEMOLITION OF AN EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED IN THE DOCUMENTS, NOTIFY THE ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION, REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS.</p> <p>23. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING, DEVICES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION.</p> <p>24. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES INCLUDING EXISTING WATER, SEWERS / STORM MAINS, DRAINS, ELECTRICAL, AND GAS SERVICES, ETC., BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.</p> <p>25. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.</p> <p>26. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.</p> <p>27. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.</p> <p>28. IF CONSTRUCTION IS UNDERTAKEN BY A GENERAL CONTRACTOR (GC) FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, THE GC SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, WITHIN THE SCOPE OF THE CONTRACT.</p> <p>29. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACES AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p>	<p>30. PROVIDE EXIT SIGNS PER 2015 MICHIGAN BUILDING CODE WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. PROVIDE GREEN LETTERING.</p> <p>31. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGN, COMPLYING WITH ICC 117.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, EXIT PASSAGEWAY, EXIT DISCHARGE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p> <p>32. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT - CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.</p> <p>33. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.</p> <p>34. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.</p> <p>35. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING PER SECTION 803, BASED UPON OCCUPANCY GROUP SPECIFIED IN TABLE 803.1 P. 19 OF THE 2015 MI BUILDING CODE.</p> <p>36. DECORATIONS (PRIVACY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF 2015 MICHIGAN BUILDING CODE.</p> <p>37. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.</p>	<p>PROJECT ADDRESS: 729 SEWARD AVE., DETROIT, MI 48202</p> <p>PARCEL NUMBER: 04001824</p> <p>LEGAL DESCRIPTION: TBD.</p> <p>PROJECT DESCRIPTION: EXISTING HOUSE EXTERIOR RENOVATION</p> <p>APPLICABLE CODES: ALL WORK SHALL CONFORM TO ALL GOVERNING RULES, LAWS, CODES, RESTRICTIONS, ORDINANCES, BUT NO LIMITED TO: 1. 2015 MICHIGAN RESIDENTIAL CODE</p> <p>HANDICAP REQUIREMENTS: 1. NONE REQUIRED</p> <p>ZONING DATA: ZONING DISTRICT: R2</p> <p>BUILDING DATA:</p> <p>STORIES: 1. 2 STORIES ABOVE GRADE</p> <p>SPRINKLERED: NO</p> <p>BUILDING AREAS:</p> <table border="1"> <thead> <tr> <th>BUILDING (GROSS)</th> <th>BUILDING</th> </tr> </thead> <tbody> <tr> <td>BASEMENT LEVEL</td> <td>1,122 SQFT</td> </tr> <tr> <td>FIRST LEVEL</td> <td>1,378 SQFT</td> </tr> <tr> <td>SECOND LEVEL</td> <td>1,080 SQFT</td> </tr> <tr> <td>SUBTOTAL</td> <td>3,580 SQFT</td> </tr> </tbody> </table>	BUILDING (GROSS)	BUILDING	BASEMENT LEVEL	1,122 SQFT	FIRST LEVEL	1,378 SQFT	SECOND LEVEL	1,080 SQFT	SUBTOTAL	3,580 SQFT	<table border="1"> <thead> <tr> <th>OWNER'S REVIEW</th> <th>PERMIT REVIEW</th> <th>HDC RESUBMITTAL</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>7.25.2019</td> <td>9.11.2019</td> <td>4.27.2020</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	OWNER'S REVIEW	PERMIT REVIEW	HDC RESUBMITTAL								7.25.2019	9.11.2019	4.27.2020								<p>GENERAL SHEETS G-100 COVER</p> <p>SITE AND CIVIL ENGINEERING SHEETS C-100 EXISTING LAND SURVEY AND SITE PLAN</p> <p>ARCHITECTURAL SHEETS A-100 ARCHITECTURE PLAN A-200 EXTERIOR ELEVATIONS A-300 PORCH DETAILS</p>																																																	
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700 Seward, LLC

700 Seward Ave., Detroit, MI 48202 248.258.6002 klewand@klewandbuilding.com

Christian Hurttienne Architects, LLC

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

KEM-TEC

22556 Gratiot Ave., Eastpointe, MI 48021 586.772.2222 rgarbarino@kemtec-survey.com

Lewand Building Companies

231 S. Old Woodward, Suite #220, Birmingham, MI 48009 248.258.6002 klewand@klewandbuilding.com

DEVELOPER ARCHITECT LAND SURVEYOR GENERAL CONTRACTOR

CONTRACTOR NOTE
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STRUCTURAL ENGINEER

CIVIL ENGINEER

SEAL

REVISIONS

DESCRIPTION	DATE
1. OWNER REVIEW	07.25.2019
2. PERMIT REVIEW	09.11.2019
3. HDC RESUBMITTAL	04.27.2020

729 SEWARD AVE.

729 Seward Ave Detroit, MI 48202

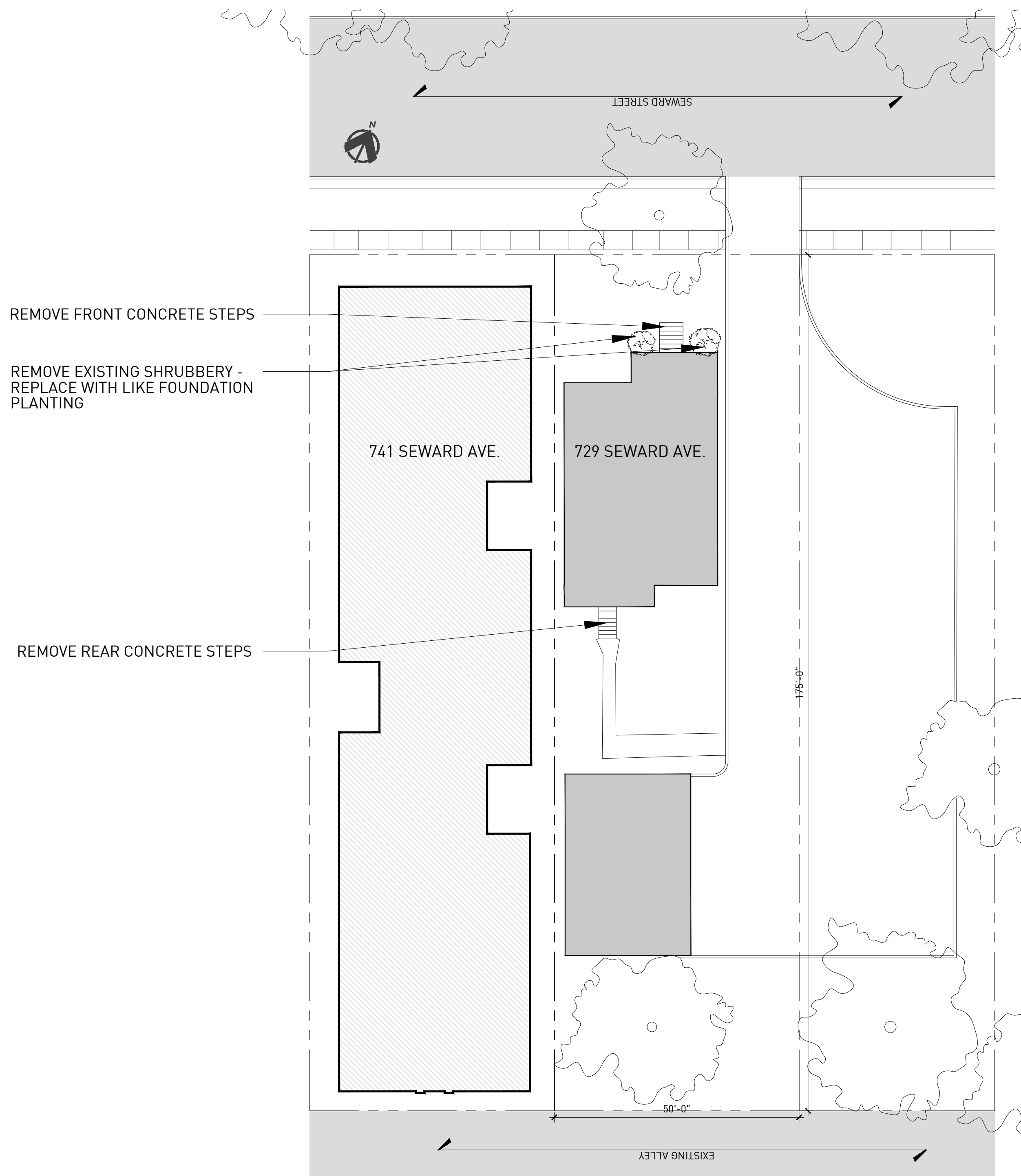
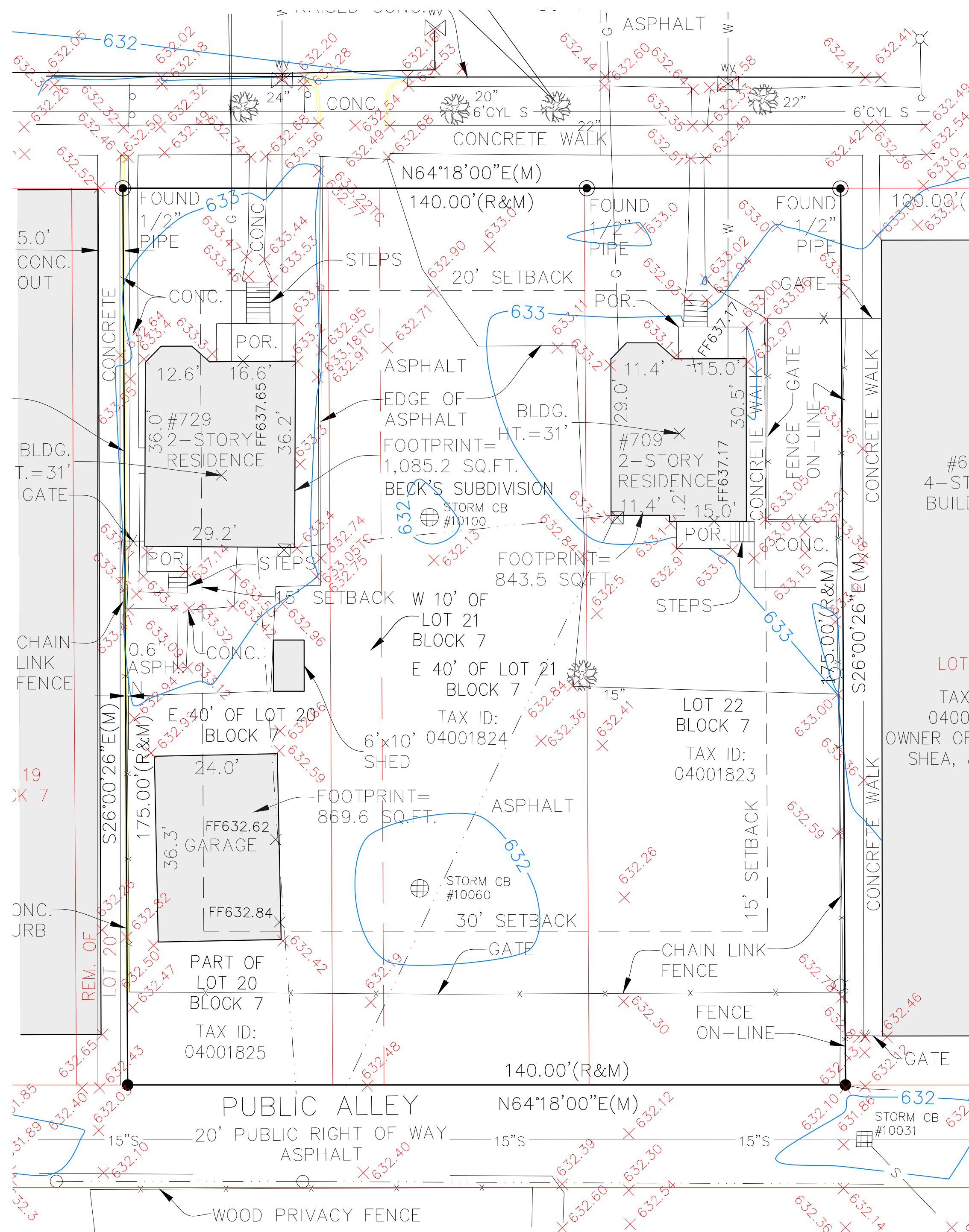
RESIDENTIAL RESTORATION

NOT FOR CONSTRUCTION

EXISTING LAND SURVEY AND SITE PLAN

C-100

DRAWING NO.



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STRUCTURAL ENGINEER

CIVIL ENGINEER

729 SEWARD AVE.
 729 Seward Ave Detroit, MI 48202

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1. OWNER REVIEW	07.25.2019
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NOT FOR CONSTRUCTION

ARCHITECTURAL FLOOR PLANS

A-100

DRAWING NO.

REVISIONS

SEAL

DRAWING NO.



1 BASEMENT FLOOR
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

2 FIRST FLOOR
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

3 SECOND FLOOR
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

ARCHITECTURE GENERAL NOTES

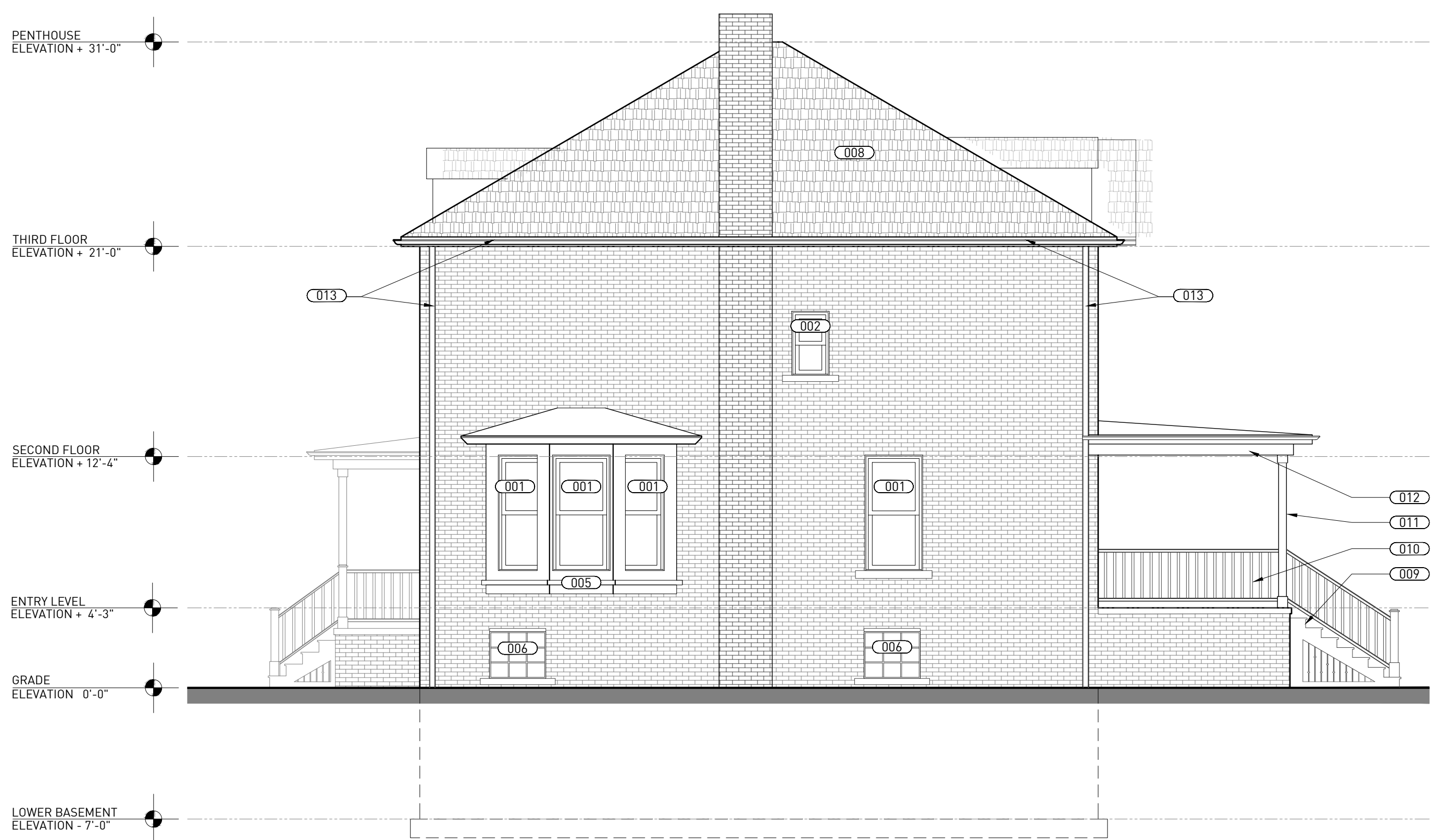
1. ALL WINDOWS WILL BE REPLACED.
2. ALL DOORS WILL BE REPLACED.

ELEVATION KEY NOTES

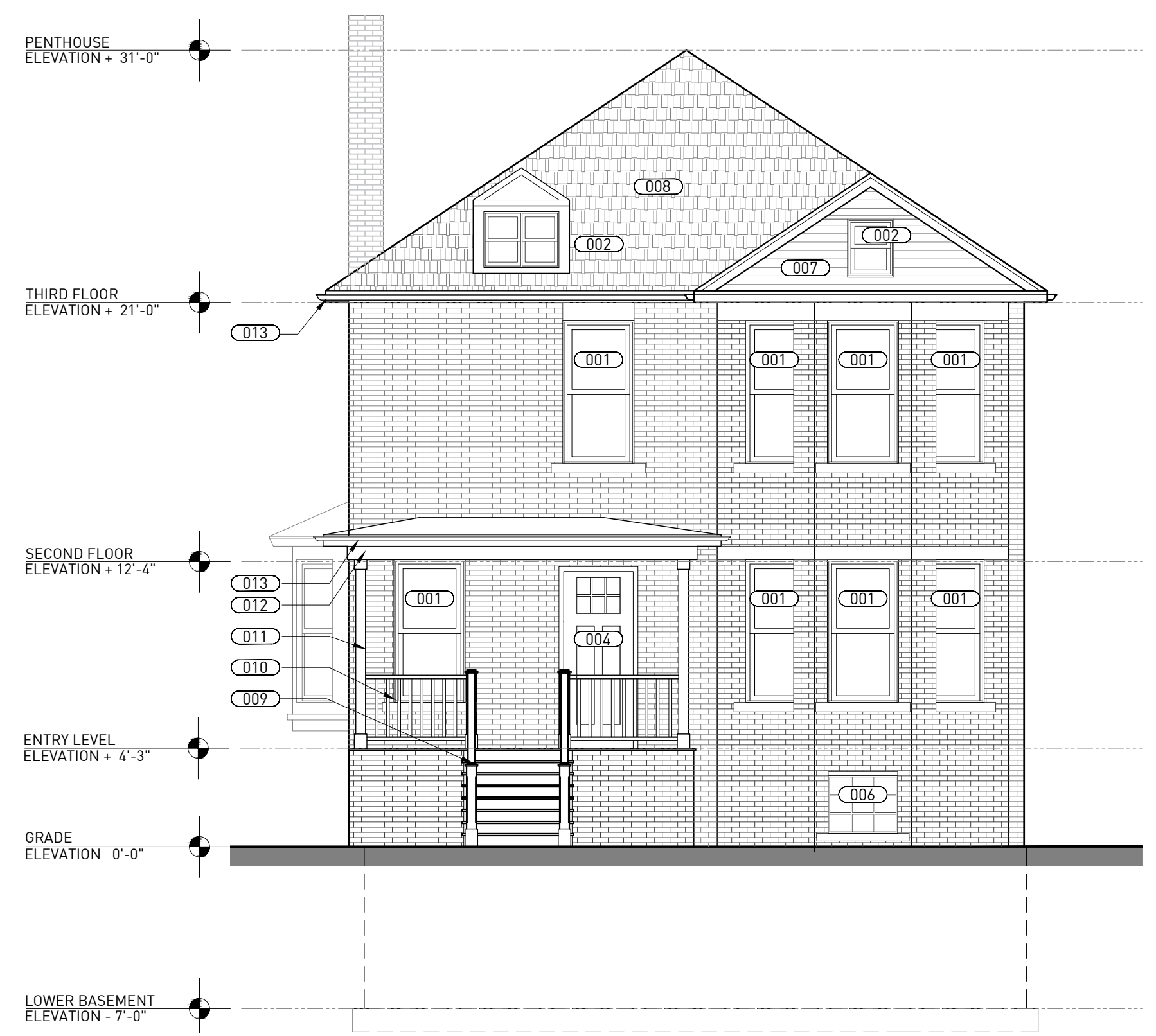
- 001 REPLACE AND INSTALL JELD WEN BUILDERS ATLANTIC™ ALUMINUM SINGLE-HUNG WINDOWS. TRIM COLOR TO MATCH EXISTING.
- 002 REPLACE AND INSTALL JELD WEN W-2500™ CLAD-WOOD WINDOW. TRADITIONAL DOUBLE-HUNG. TRIM COLOR TO MATCH EXISTING.
- 003 INSTALL THERMATRU STEEL 1/2 - LITE DOOR.
- 004 INSTALL THERMATRU STAINED WOOD DOOR.
- 005 1X6 WOOD SILL AND TRIM PAINT TO MATCH EXISTING.
- 006 EXISTING GLASS BLOCK INFILL TO REMAIN.
- 007 AREA OF ALUMINUM SIDING TO BE REMOVED. REPAIR EXISTING WOOD DECORATIVE SIDING. PAINT.
- 008 REMOVE ROOF SHINGLE TO EXISTING SHEATHING. INSTALL NEW BLACK GAF TIMBERLINE HD SHINGLES.
- 009 NEW STAIRS. SEE DETAILS A-301.
- 010 NEW PORCH RAILINGS. SEE DETAILS A-301
- 011 NEW PORCH COLUMNS. SEE DETAILS A-301.
- 012 EXISTING PORCH ROOF STRUCTURE TO REMAIN. REMOVE ALL ALUMINUM SIDING. SAND AND PAINT EXISTING WOOD. REPLACE WOOD TRIM WITH WOOD TRIM TO MATCH ADJACENT IN ORIGINAL CONDITION.
- 013 INSTALL NEW GUTTERS AND DOWNSPOUTS. BLACK B.19 MS. NO. 51 SQUARE ALUMINUM.

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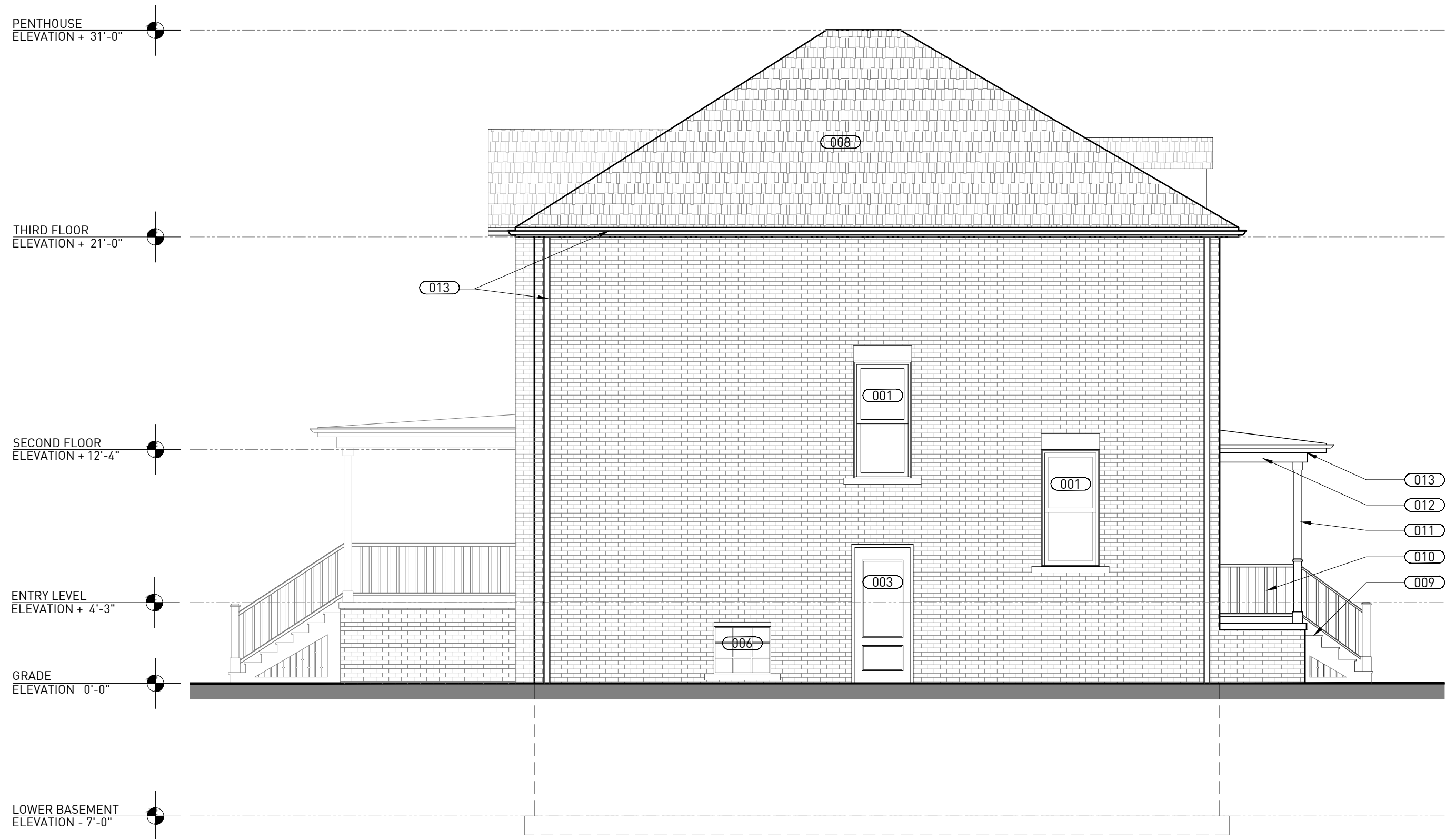
STRUCTURAL ENGINEER
CIVIL ENGINEER



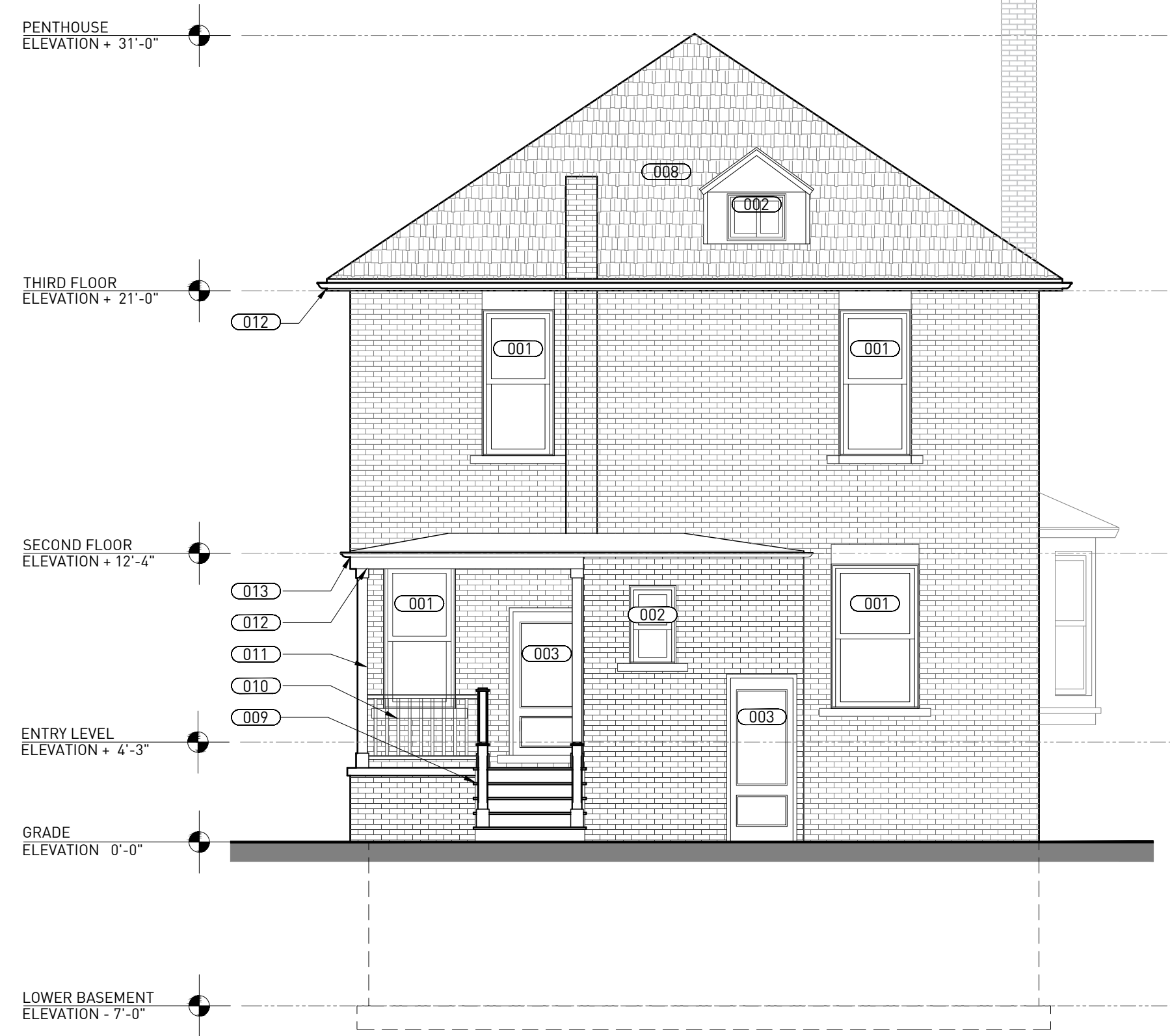
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ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



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



4 SOUTH ELEVATION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"

729 SEWARD AVE.
729 Seward Ave Detroit, MI 48202

RESIDENTIAL RESTORATION

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3.	HDC RESUBMITTAL	04.27.2020

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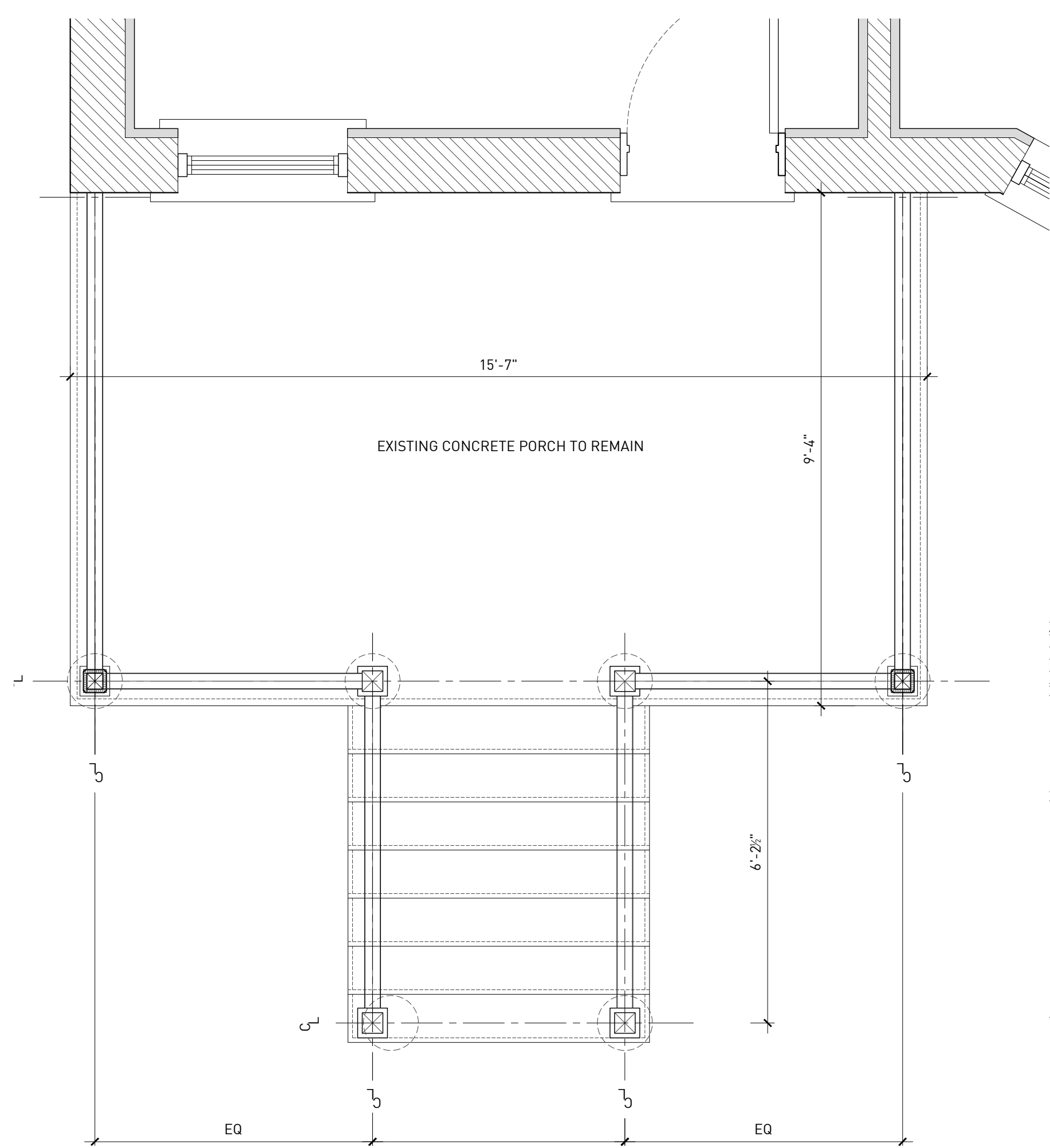
EXTERIOR ELEVATION

A-200

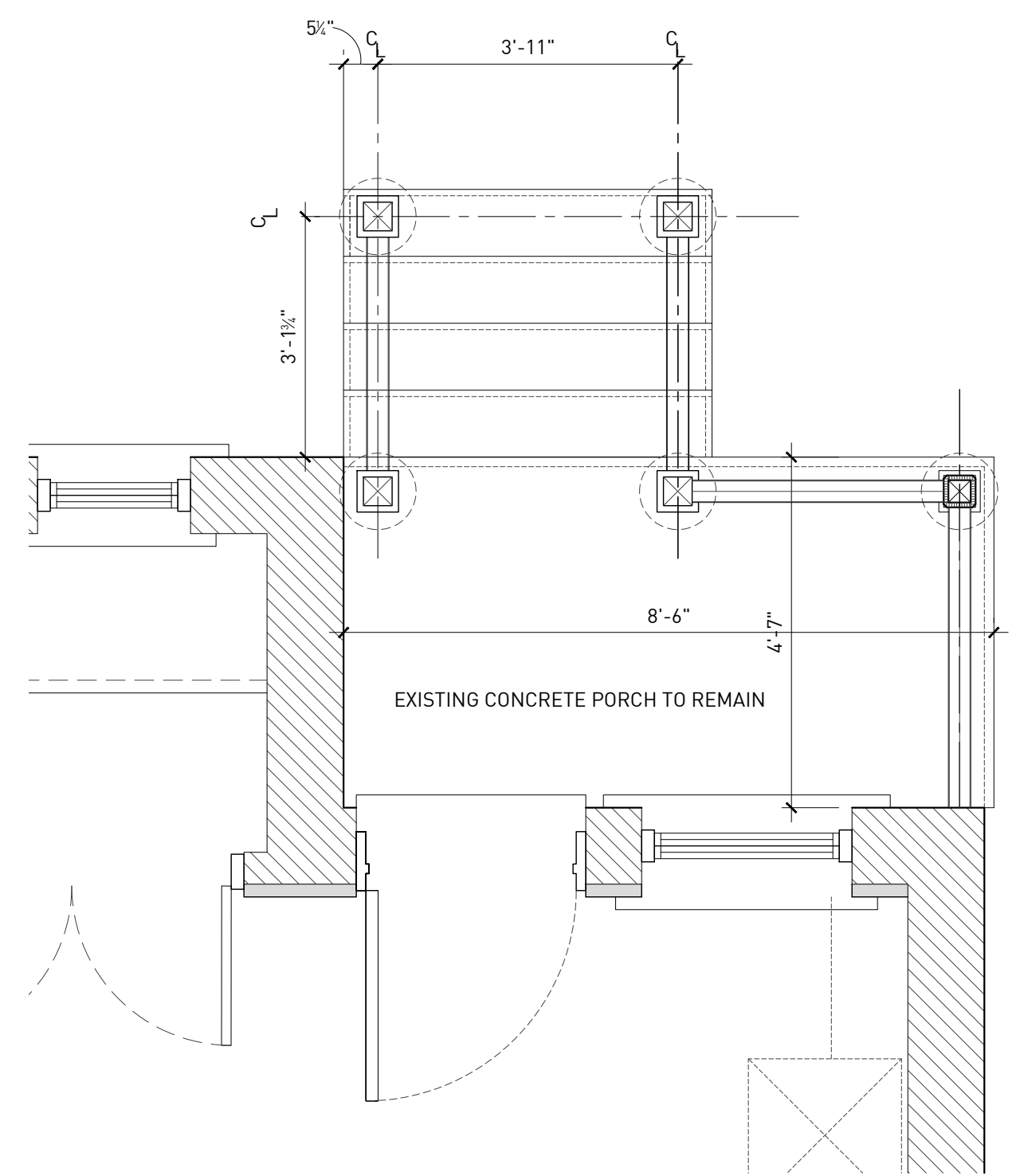
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STRUCTURAL ENGINEER

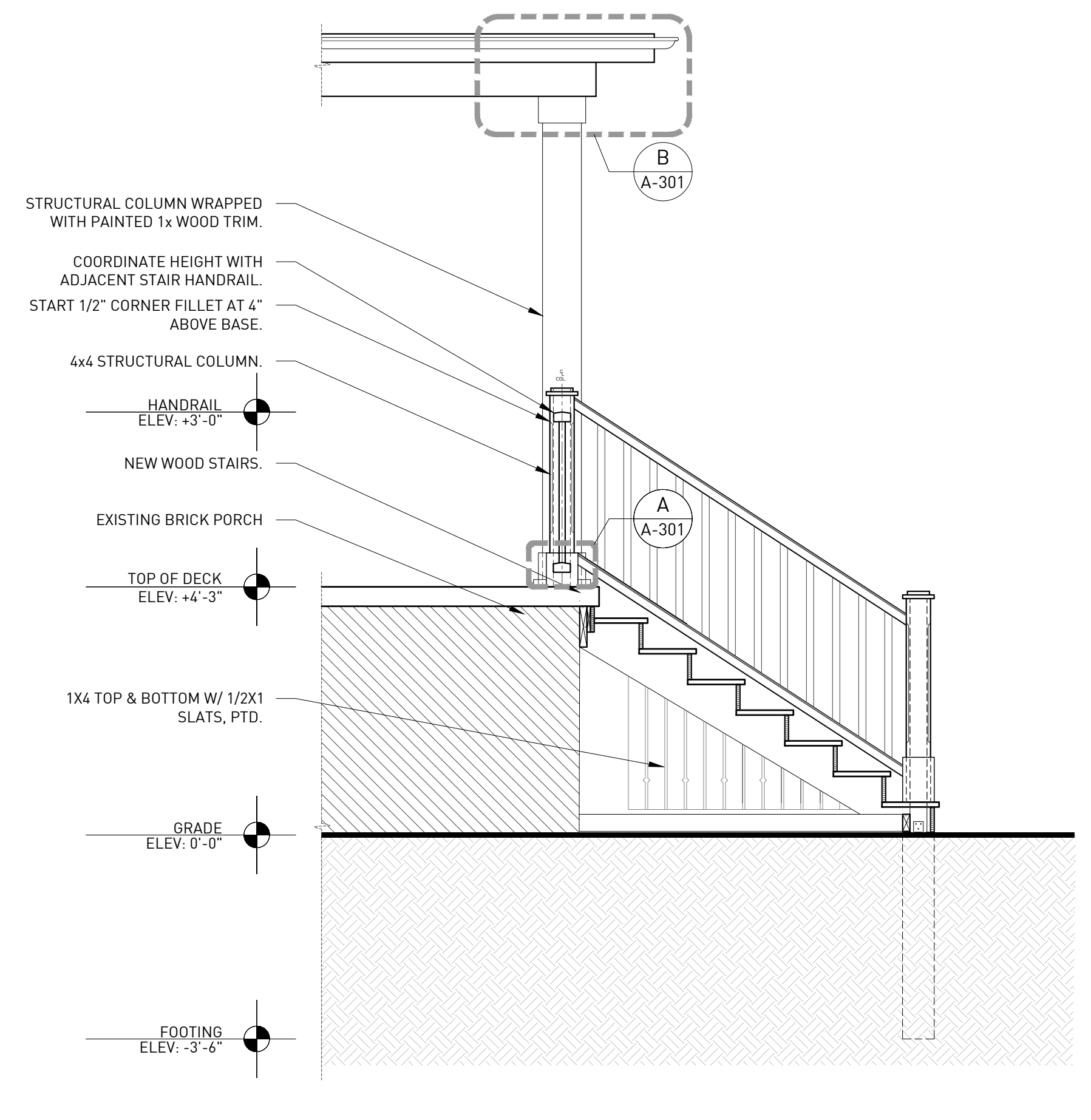
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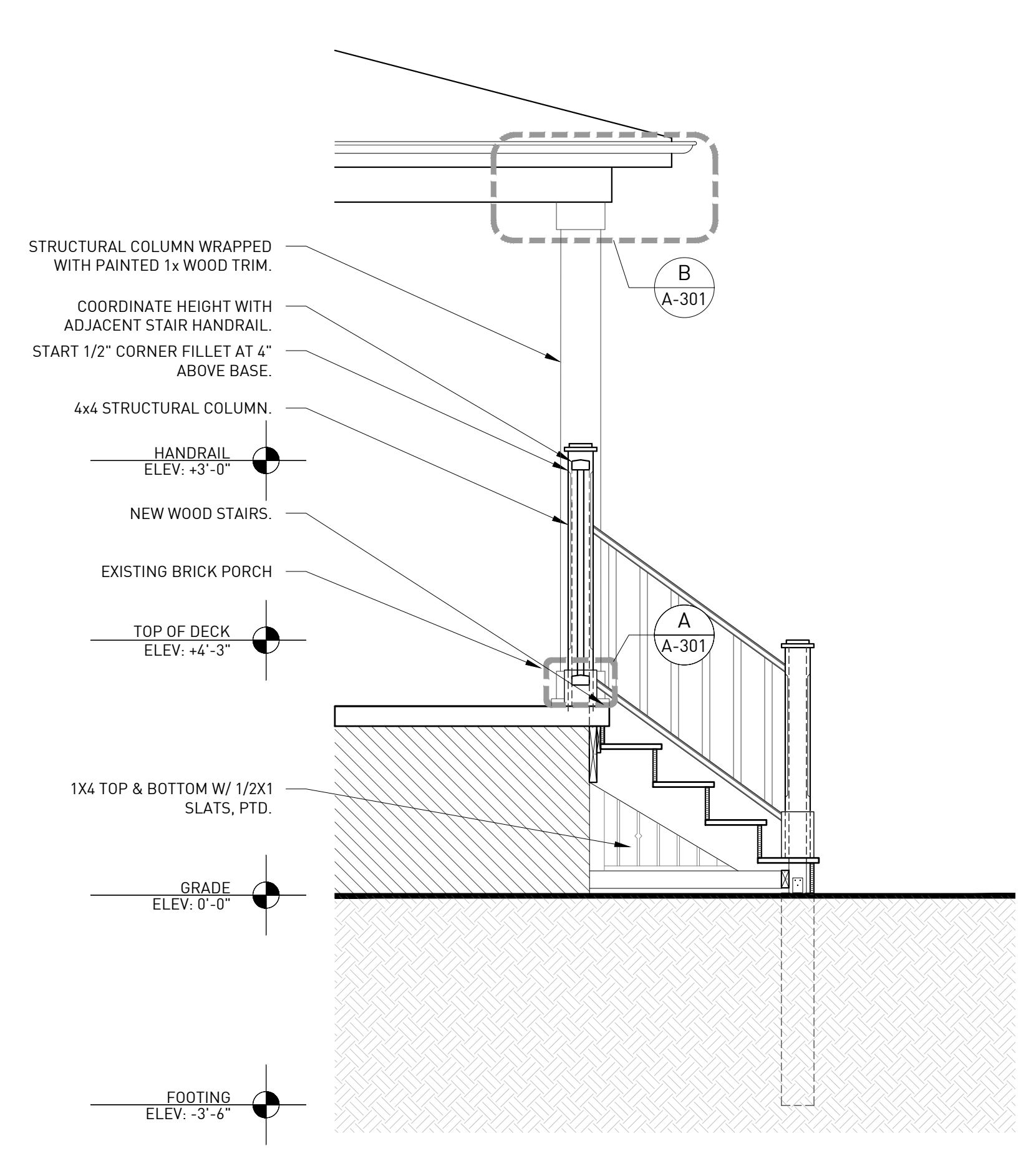
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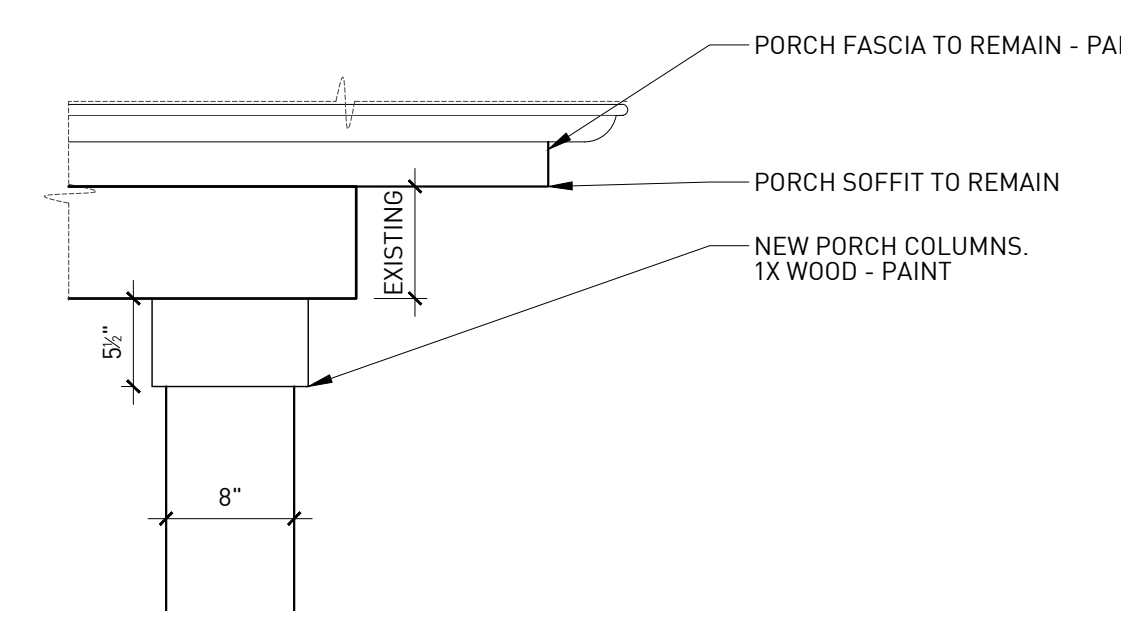
2 SOUTH PORCH PLAN
 ORIGINAL DRAWING SCALE: 1/2" = 1'-0"



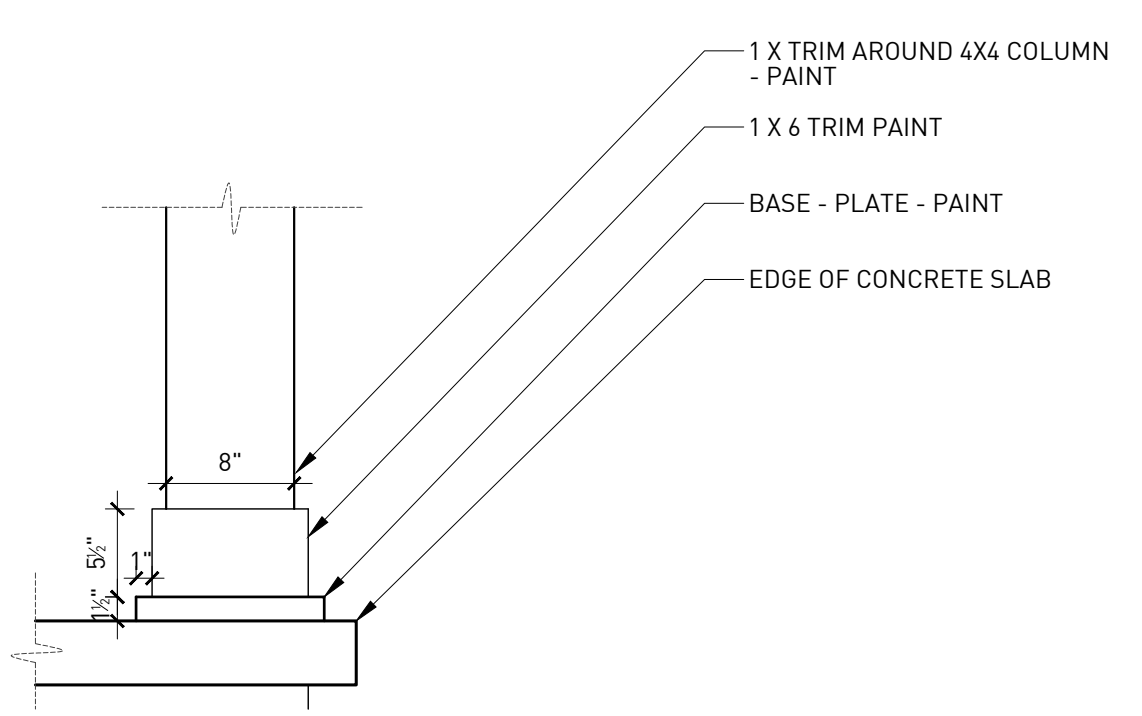
3 SOUTH PORCH STAIR SECTION
 ORIGINAL DRAWING SCALE: 1/2" = 1'-0"



4 NORTH STAIR SECTION
 ORIGINAL DRAWING SCALE: 1/2" = 1'-0"



B COLUMN HEAD DETAIL
 ORIGINAL DRAWING SCALE: 1" = 1'-0"



A COLUMN BASE DETAIL
 ORIGINAL DRAWING SCALE: 1" = 1'-0"

729 SEWARD AVE.
 729 Seward Ave Detroit, MI 48202

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1. OWNER REVIEW	07.25.2019
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NOT FOR CONSTRUCTION

ENLARGED PORCH PLANS AND DETAILS

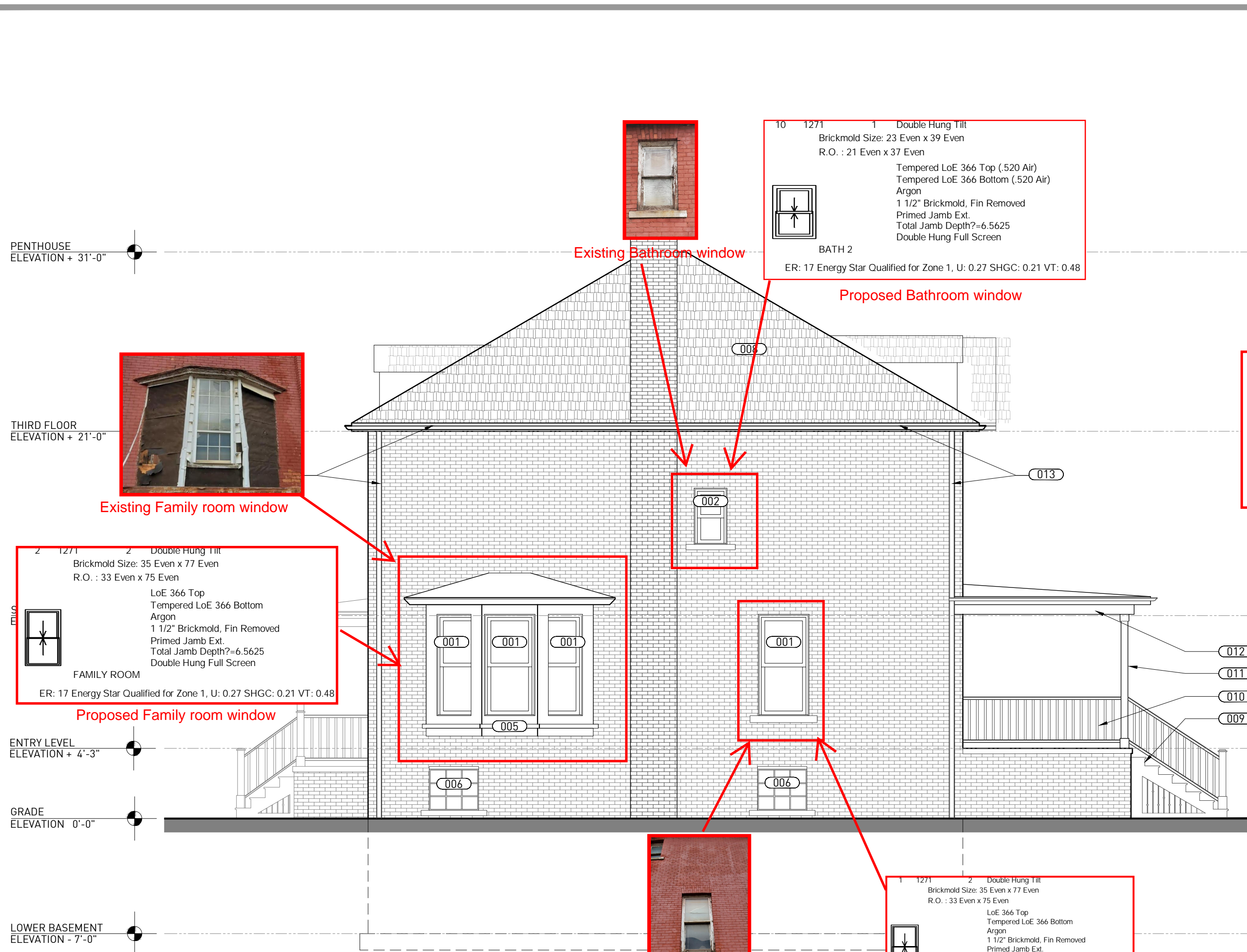
A-300

ARCHITECTURE GENERAL NOTES

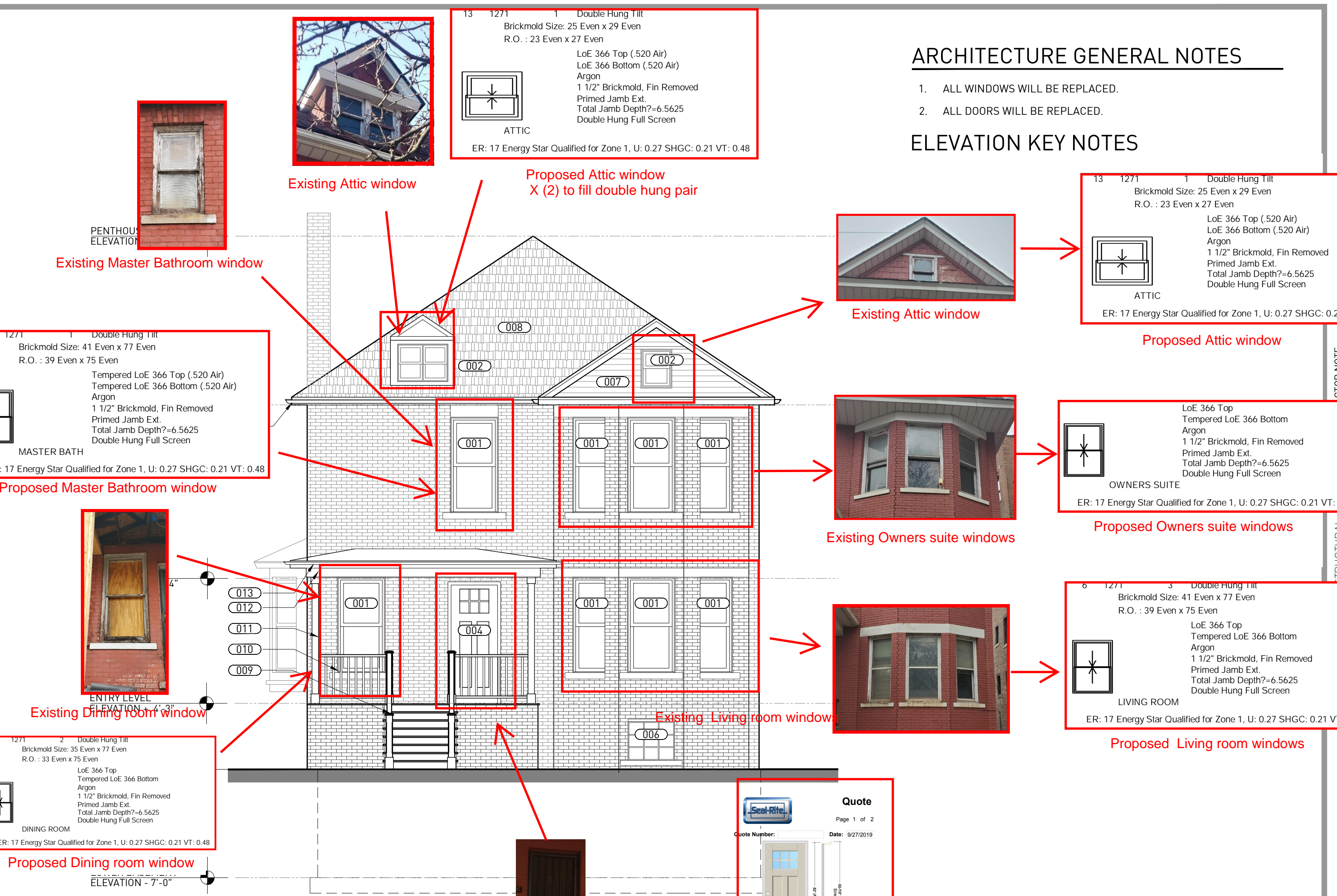
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ELEVATION KEY NOTES

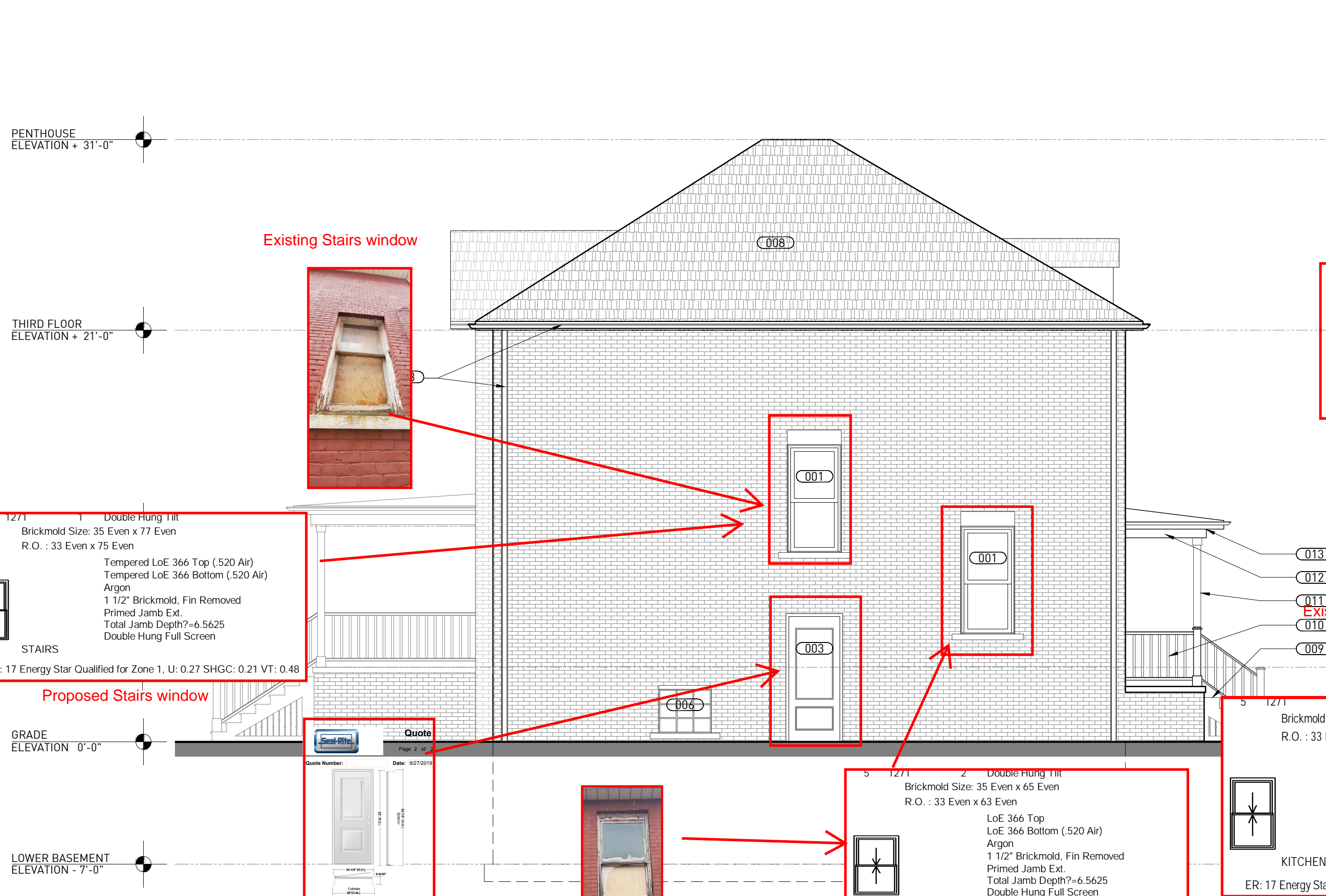
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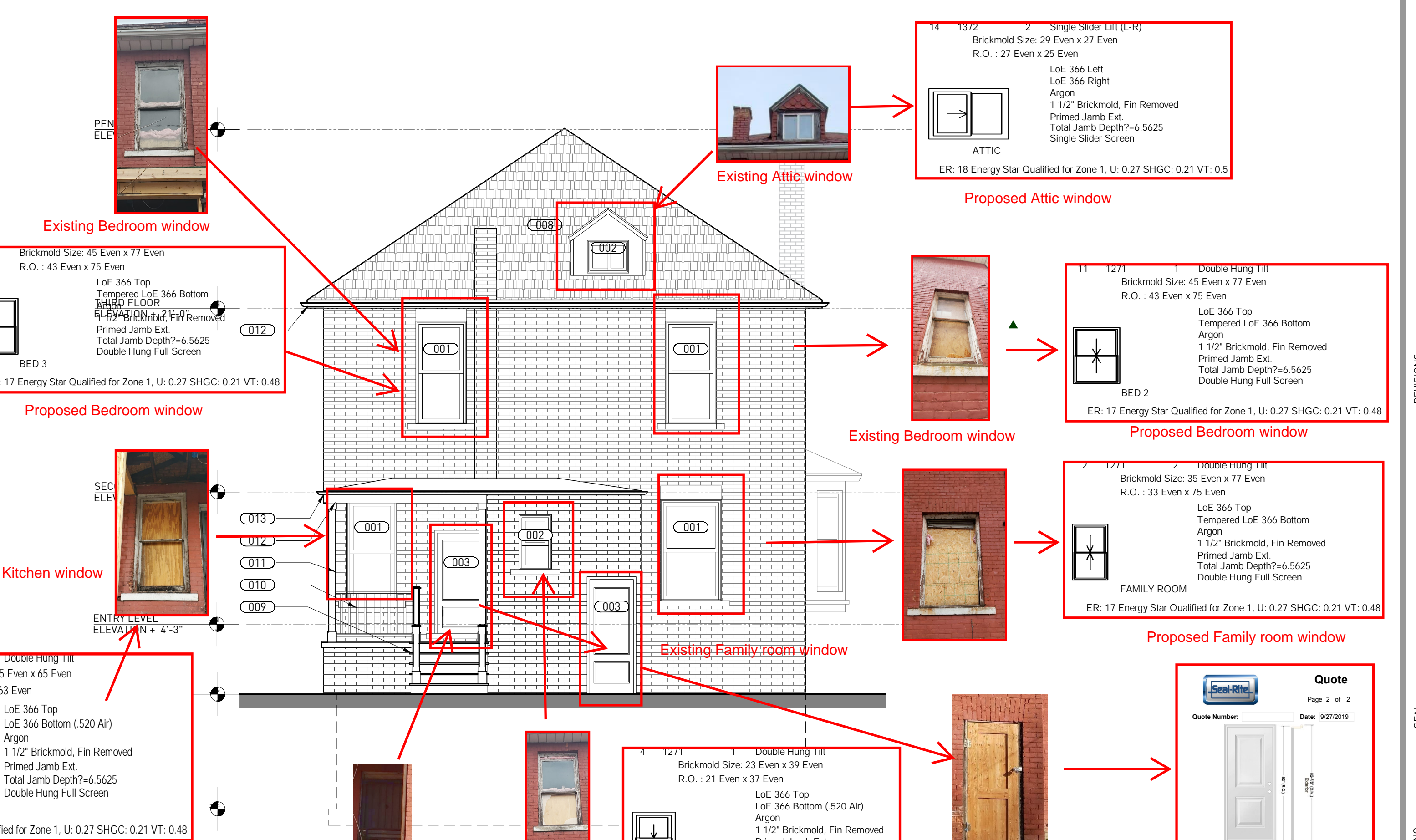
1 EAST ELEVATION FLOOR
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



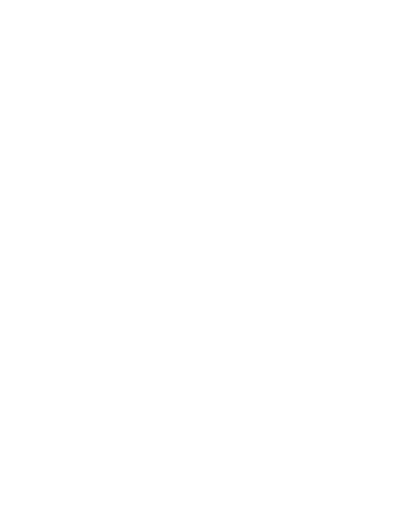
2 NORTH ELEVATION
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



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



4 SOUTH ELEVATION
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



REVISIONS	DESCRIPTION	DATE
1.	OWNER REVIEW	07.25.2019
2.	PERMIT REVIEW	09.11.2019
3.	HDC RESUBMITTAL	04.27.2020

NOT FOR CONSTRUCTION

EXTERIOR ELEVATION

A-200

729 SEWARD AVE.
 729 Seward Ave Detroit, MI 48202

RESIDENTIAL RESTORATION



Existing Kitchen window



Existing Living Room windows



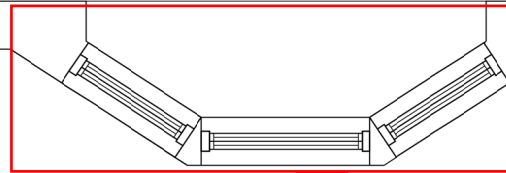
Existing Living Room window



Existing Dining Room window



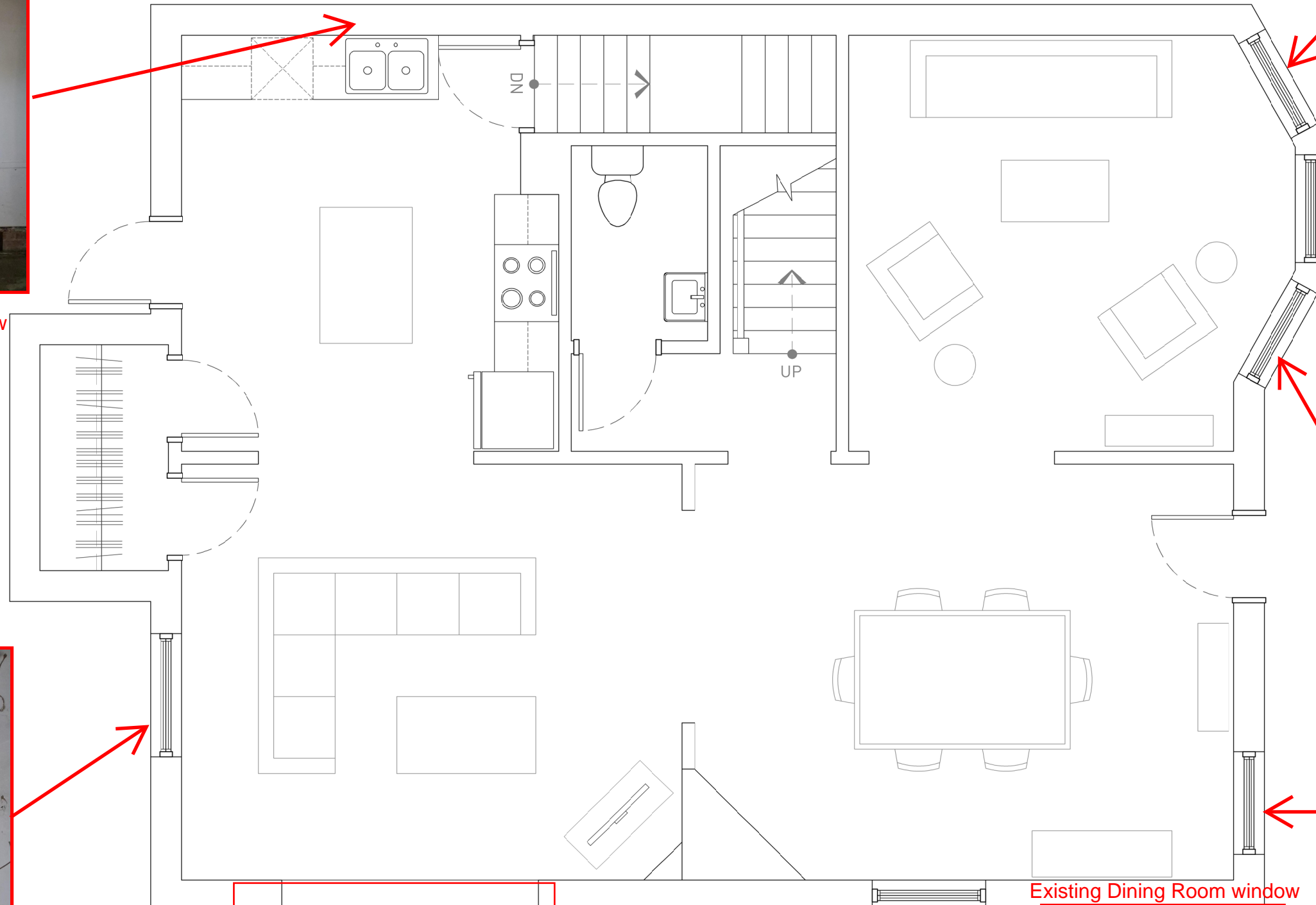
Existing Family Room window



Existing Family Room windows



Existing Dining Room window

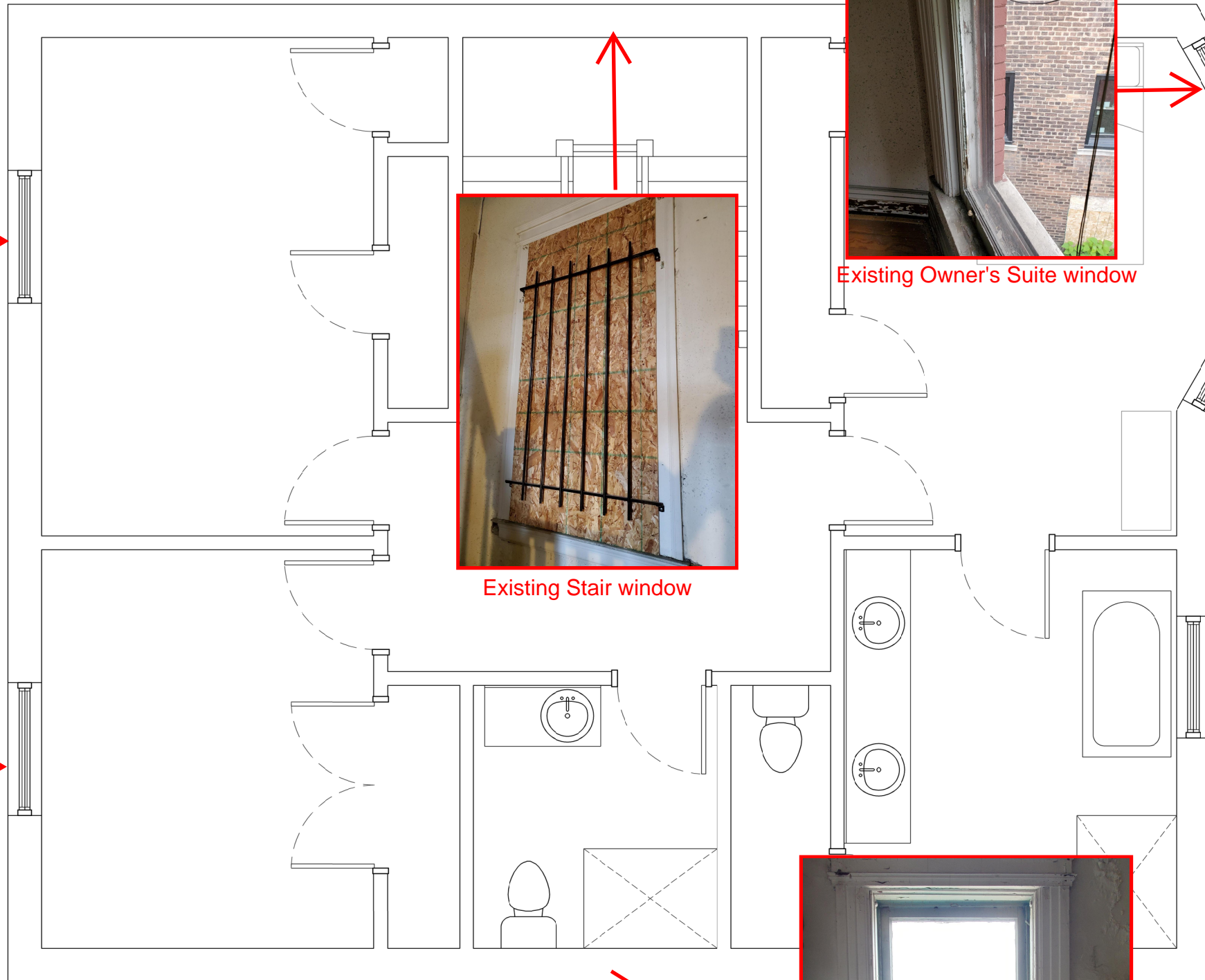




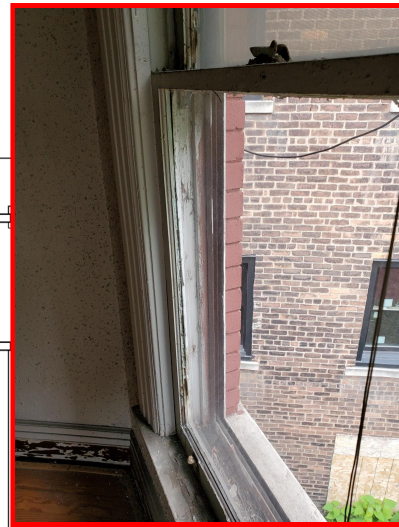
Existing Bedroom window



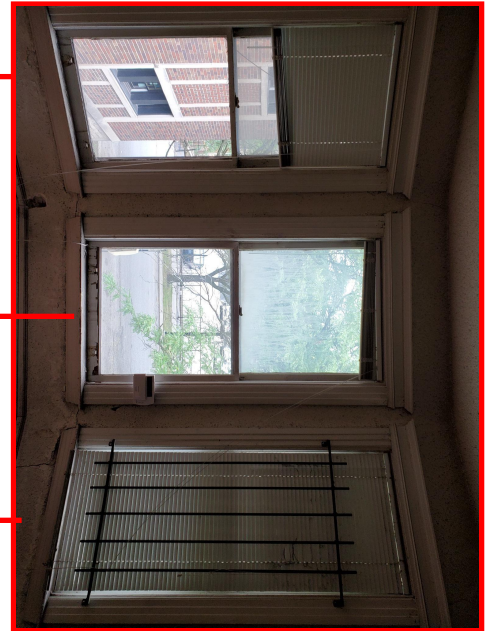
Existing Bedroom window



Existing Stair window



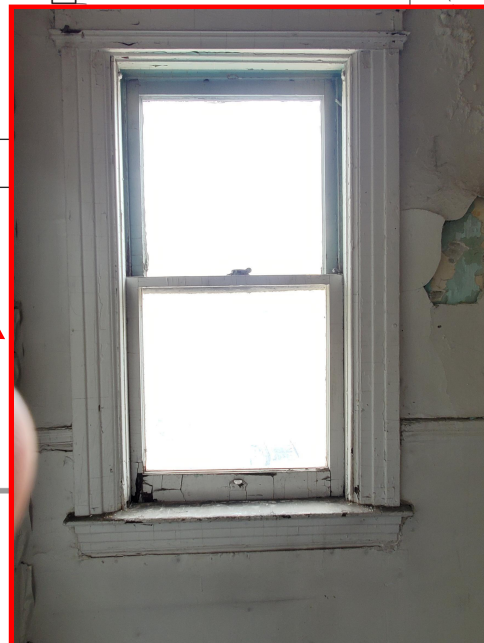
Existing Owner's Suite window



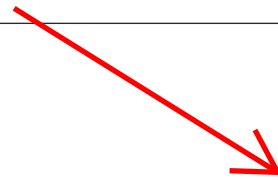
Existing Owner's Suite windows



Existing Bathroom window



Existing Bathroom window



DETAILS GENERAL NOTES

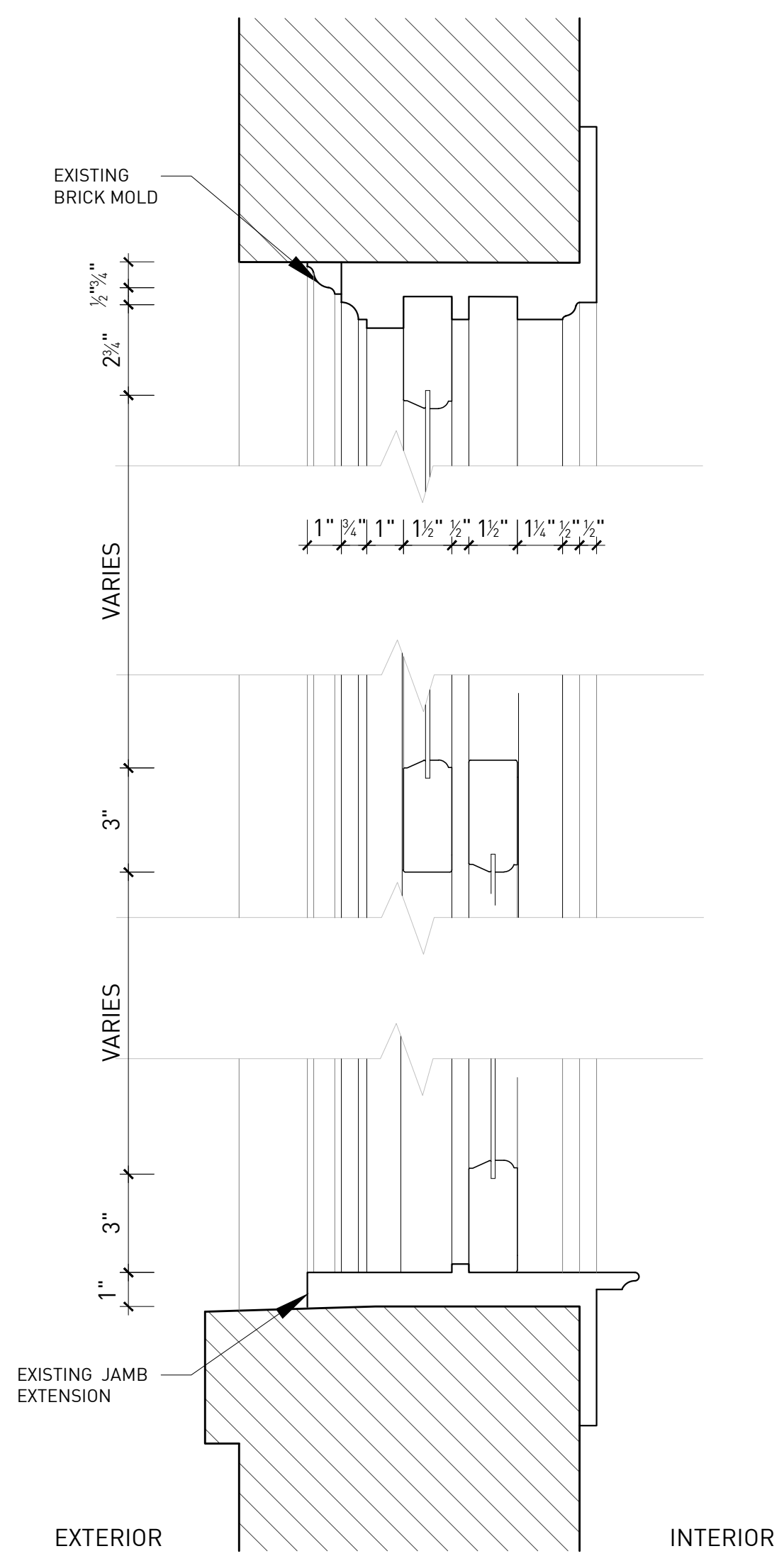
- IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL, OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK.
- ALL ASTM AND OTHER REFERENCES ARE PER THE LATEST EDITIONS OF THESE STANDARDS, UNLESS OTHERWISE NOTED.
- THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR AND HIS ENGINEER ARE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF ALL TEMPORARY SHORING REQUIRED FOR A SAFE AND STRUCTURALLY SOUND PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO IMPROPER SHORING AND BRACING DURING THE CONSTRUCTION PROJECT.
- 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.
- 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.
- GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, EQUIPMENT OR OTHER FINISHES.

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 FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

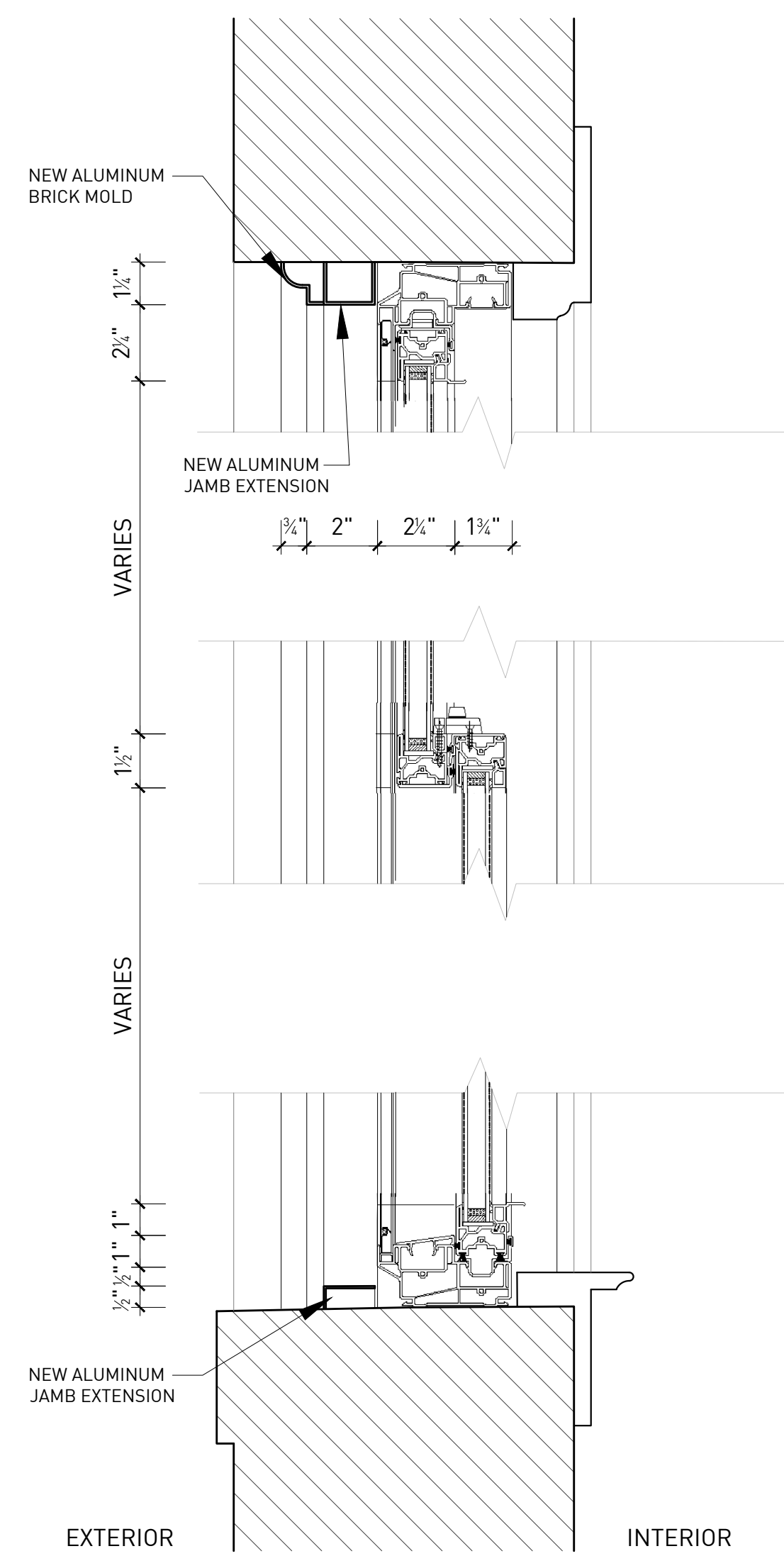
STRUCTURAL ENGINEER

CIVIL ENGINEER

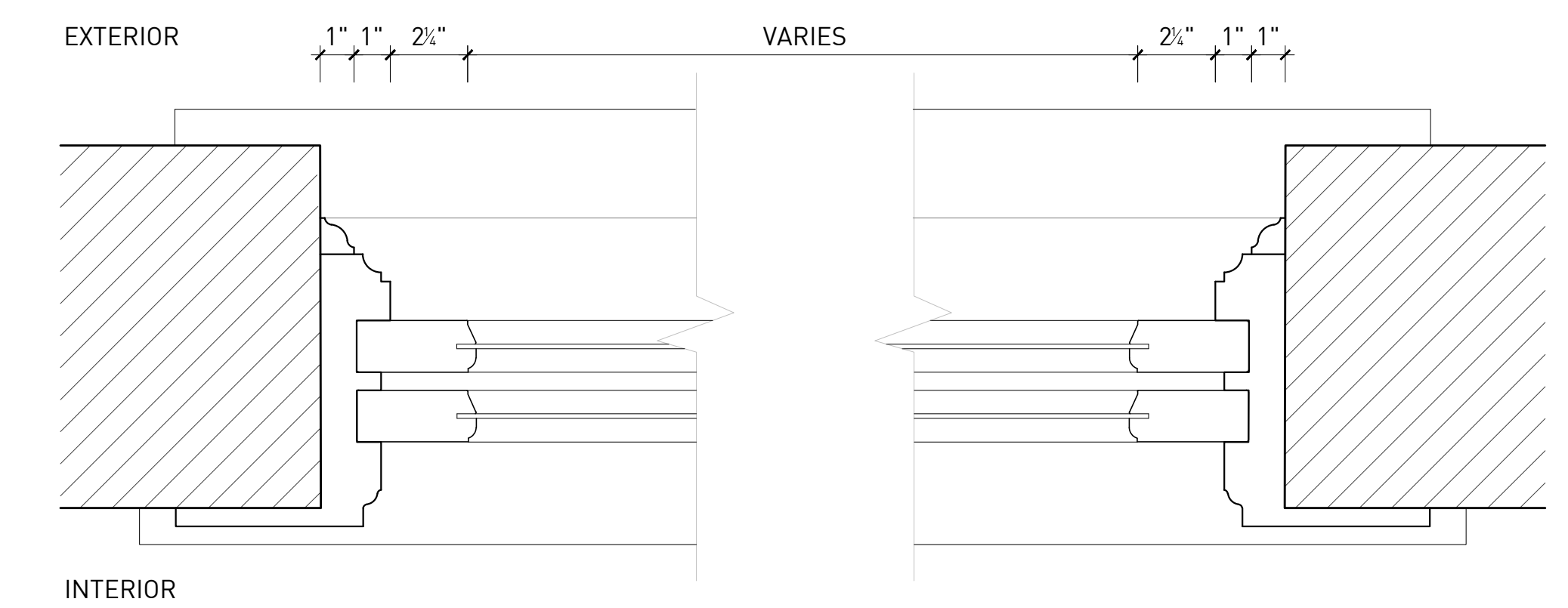
PROPOSED WINDOWS NORTH STAR WINDOWS SERIES 1000 - #1271



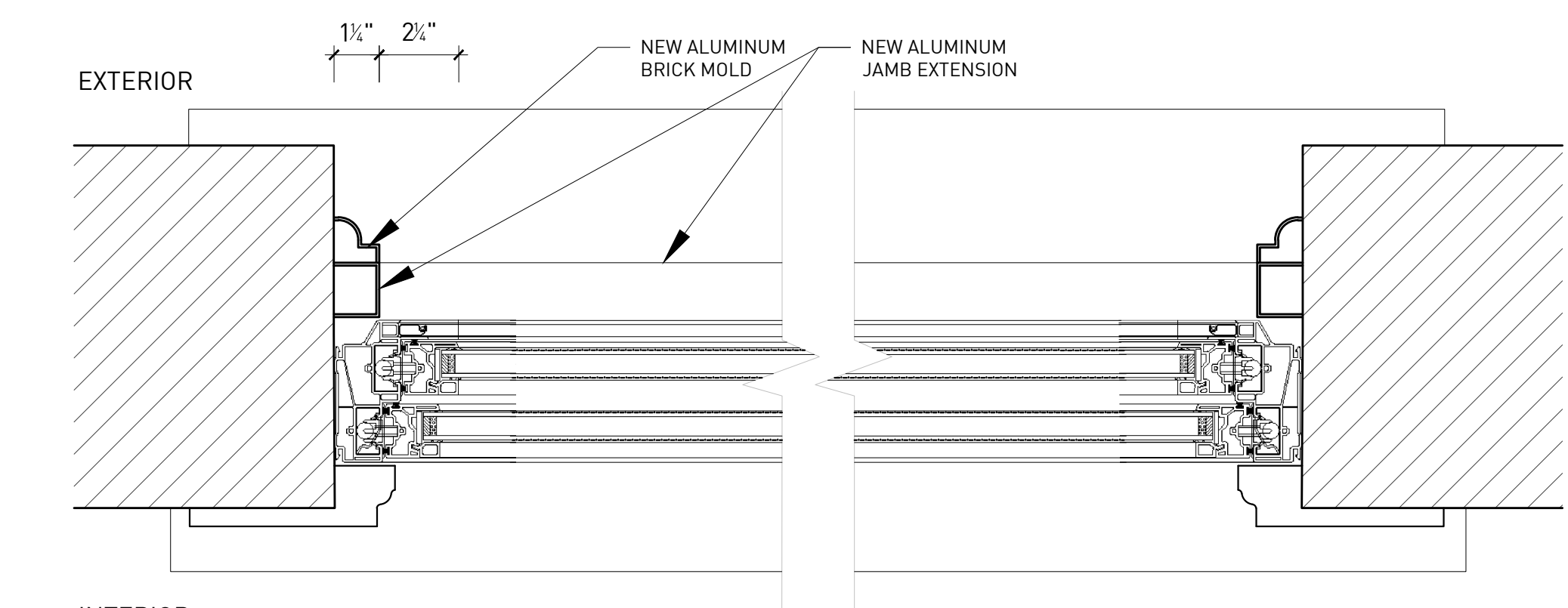
1 EXISTING VERTICAL SECTION
 ORIGINAL IMAGE SCALE: 3" = 1'-0"



3 PROPOSED VERTICAL SECTION
 ORIGINAL IMAGE SCALE: 3" = 1'-0"



2 EXISTING HORIZONTAL SECTION
 ORIGINAL IMAGE SCALE: 3" = 1'-0"



4 PROPOSED HORIZONTAL SECTION
 ORIGINAL IMAGE SCALE: 3" = 1'-0"

729 SEWARD AVE.
 729 Seward Ave Detroit, MI 48202

RESIDENTIAL RESTORATION

REVISIONS	DESCRIPTION	DATE
1.	OWNER REVIEW	NOT ISSUED
2.	PERMIT REVIEW	NOT ISSUED
3.	HDC RESUBMITTAL	05.08.2020

NOT FOR CONSTRUCTION

WINDOW PROFILES

A-500



ESTIMATE

LEWAND BUILDING COMPANIES
 231 S. OLD WOODWARD STE. #220
 TO: BIRMINGHAM, MI 48009

3/3/2020

DATE:

ATTENTION: ANDREW JORDAN

JOB LOCATION: 729 SEWARD ST.
 DETROIT, MI

QTY	DESCRIPTION	TOTAL
	REPAIRS TO EXISTING WOOD WINDOWS AS FOLLOWS: PAGE #1 REAR ELEVATION 1ST FLOOR	
1	SET OF UPPER AND LOWER SASH AND GLASS REPLACE INTO EXISTING WOOD WINDOW MAIN FRAMING - PRIME PAINTED PINE EXTERIOR / NATURAL UNFINISHED PINE INTERIOR - SINGLE PANE CLEAR GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE - NEW PARTING STOP IN MAIN FRAME (PRIME PAINT ONLY)	\$551.40
2	SET OF EXISTING SASH REMOVE / REINSTALL FROM EXISTING FRAMING - STRIP PAINT FROM EXISTING SASH - PRIME PAINT SASH ONLY - REPUTTY EXISTING GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE	\$790.00
2	EXISTING WOOD SASH REGLAZE USING SINGLE PANE CLEAR GLASS	\$142.34
2	2ND FLOOR SET OF EXISTING SASH REMOVE / REINSTALL FROM EXISTING FRAMING - STRIP PAINT FROM EXISTING SASH - PRIME PAINT SASH ONLY - REPUTTY EXISTING GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE	\$790.00
2	EXISTING WOOD SASH REGLAZE USING SINGLE PANE CLEAR GLASS	\$130.30
	WEST ELEVATION 1ST FLOOR	
1	SET OF EXISTING SASH REMOVE / REINSTALL FROM EXISTING FRAMING - STRIP PAINT FROM EXISTING SASH - PRIME PAINT SASH ONLY - REPUTTY EXISTING GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE	\$395.00
2	EXISTING WOOD SASH REGLAZE USING SINGLE PANE CLEAR GLASS	\$130.30
	STAIRWAY	
1	SET OF EXISTING SASH REMOVE / REINSTALL FROM EXISTING FRAMING - STRIP PAINT FROM EXISTING SASH - PRIME PAINT SASH ONLY - REPUTTY EXISTING GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE	\$395.00



ESTIMATE

LEWAND BUILDING COMPANIES
 231 S. OLD WOODWARD STE. #220
 TO: BIRMINGHAM, MI 48009

3/3/2020

DATE:

ATTENTION: ANDREW JORDAN

JOB LOCATION: 729 SEWARD ST.
 DETROIT, MI

QTY	DESCRIPTION	TOTAL
	REPAIRS CONT FROM PAGE #1 PAGE #2 WEST ELEVATION (CONT) STAIRWAY (CONT) 2 EXISTING WOOD SASH REGLAZE USING SINGLE PANE CLEAR TEMPERED GLASS (CODE) \$186.70 FRONT ELEVATION 1ST FLOOR 4 SET OF EXISTING SASH REMOVE / REINSTALL FROM EXISTING FRAMING \$1,580.00 - STRIP PAINT FROM EXISTING SASH - PRIME PAINT SASH ONLY - REPUTTY EXISTING GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE 1 EXISTING WOOD SASH REGLAZE \$56.02 USING SINGLE PANE CLEAR GLASS 2ND FLOOR 4 SET OF EXISTING SASH REMOVE / REINSTALL FROM EXISTING FRAMING \$1,580.00 - STRIP PAINT FROM EXISTING SASH - PRIME PAINT SASH ONLY - REPUTTY EXISTING GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE 3RD FLOOR 3 SET OF EXISTING SASH REMOVE / REINSTALL FROM EXISTING FRAMING \$1,185.00 - STRIP PAINT FROM EXISTING SASH - PRIME PAINT SASH ONLY - REPUTTY EXISTING GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE EAST ELEVATION 1ST FLOOR 2 SET OF UPPER AND LOWER SASH AND GLASS REPLACE \$1,076.00 INTO EXISTING WOOD WINDOW MAIN FRAMING - PRIME PAINTED PINE EXTERIOR / NATURAL UNFINISHED PINE INTERIOR - SINGLE PANE CLEAR GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE 1 NEW WOOD WINDOW MAIN FRAME, SASH, AND GLASS INSTALLED \$889.30 INTO EXISTING WALL OPENING REPLICATE EXISTING SASH AND FRAME AS BEST POSSIBLE 2ND FLOOR 1 SET OF UPPER AND LOWER SASH AND GLASS REPLACE \$395.00 INTO EXISTING WOOD WINDOW MAIN FRAMING - PRIME PAINTED PINE EXTERIOR / NATURAL UNFINISHED PINE INTERIOR - SINGLE PANE CLEAR GLASS - INSTALL NEW LOWER SASH CORD ONLY / SECURE UPPER IN PLACE	



ESTIMATE

LEWAND BUILDING COMPANIES
 231 S. OLD WOODWARD STE. #220
 TO: BIRMINGHAM, MI 48009

3/3/2020

DATE:

ATTENTION: ANDREW JORDAN

JOB LOCATION: 729 SEWARD ST.
 DETROIT, MI

QTY	DESCRIPTION	TOTAL
	<p>REPAIRS CONT FROM PAGE #2 PAGE #3</p> <p>TOTAL FOR REPAIRS AS LISTED</p> <p>NOTES: H&R ASSUMES NO LIABILITY FOR CONDITION OF EXISTING WINDOW FRAMING H&R ASSUMES NO WARRANTY FOR EXISTING WINDOW FRAMING ANY / ALL PAINTING BY OTHERS ANY / ALL INTERIOR TRIM BY OTHERS ANY / ALL STRUCTURAL REPAIRS BY OTHERS SECURE OF EXISTING OPENINGS BY OTHERS ANY / ALL FINAL CLEANING BY OTHERS 50% DEPOSIT REQUIRED TO APPROVE THIS WORK</p> <p>STORM WINDOW INSTALL AS FOLLOWS: FRONT ELEVATION 1ST FLOOR</p>	<p>\$10,272.36</p>
2	32" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED	\$649.32
2	28" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED ONTO EXISTING WOOD WINDOW MAIN FRAME EXTERIOR STANDARD PAINTED ALUMINUM COLOR FRAME CLEAR GLASS / STANDARD SCREEN MESH (NO SUN EXPOSURE)	\$623.66
2	32" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED	\$649.32
2	28" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED ONTO EXISTING WOOD WINDOW MAIN FRAME EXTERIOR STANDARD PAINTED ALUMINUM COLOR FRAME CLEAR GLASS / STANDARD SCREEN MESH (NO SUN EXPOSURE)	\$623.66
	WEST ELEVATION 1ST FLOOR	
1	36" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED ONTO EXISTING WOOD WINDOW MAIN FRAME EXTERIOR STANDARD PAINTED ALUMINUM COLOR FRAME CLEAR GLASS / STANDARD SCREEN MESH (NO SUN EXPOSURE)	\$384.97
	STAIRWAY	
1	36" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED ONTO EXISTING WOOD WINDOW MAIN FRAME EXTERIOR STANDARD PAINTED ALUMINUM COLOR FRAME CLEAR GLASS / STANDARD SCREEN MESH (NO SUN EXPOSURE)	\$384.97



ESTIMATE

LEWAND BUILDING COMPANIES
 231 S. OLD WOODWARD STE. #220
 TO: BIRMINGHAM, MI 48009

3/3/2020

DATE:

ATTENTION: ANDREW JORDAN

JOB LOCATION: 729 SEWARD ST.
 DETROIT, MI

QTY	DESCRIPTION	TOTAL
	STORM WINDOW INSTALL CONT FROM PAGE #3 EAST ELEVATION 1ST FLOOR 1 36" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED 1 32" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED 2 24" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED ONTO EXISTING WOOD WINDOW MAIN FRAME EXTERIOR STANDARD PAINTED ALUMINUM COLOR FRAME CLEAR LOW E GLASS / STANDARD SCREEN MESH (SUN EXPOSURE) 2ND FLOOR 1 28" X 54" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED ONTO EXISTING WOOD WINDOW MAIN FRAME EXTERIOR STANDARD PAINTED ALUMINUM COLOR FRAME CLEAR LOW E GLASS / STANDARD SCREEN MESH (SUN EXPOSURE)	PAGE #4 \$401.92 \$344.66 \$683.94 \$348.34
	REAR ELEVATION 1ST FLOOR 1 36" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED 1 40" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED 1 24" X 46" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED ONTO EXISTING WOOD WINDOW MAIN FRAME EXTERIOR STANDARD PAINTED ALUMINUM COLOR FRAME CLEAR LOW E GLASS / STANDARD SCREEN MESH (SUN EXPOSURE) 2ND FLOOR 2 32" X 70" 3 TRACK DOUBLE HUNG ALUMINUM STORM WINDOW INSTALLED ONTO EXISTING WOOD WINDOW MAIN FRAME EXTERIOR STANDARD PAINTED ALUMINUM COLOR FRAME CLEAR LOW E GLASS / STANDARD SCREEN MESH (SUN EXPOSURE)	\$401.92 \$401.92 \$341.78 \$689.32
	TOTAL FOR STORM WINDOW INSTALL AS LISTED	\$6,929.70
	NOTES: H&R ASSUMES NO LIABILITY FOR EXISTING WOOD WINDOW FRAMING ANY / ALL FINAL CLEANING BY OTHERS 4 - 6 WEEK LEAD TIME ON NEW STORM WINDOWS STORM WINDOW MANUFACTURER WEBSITE INFO: www.foxweldoor.com (snow bird) - COLOR SELECTIONS FOUND IN STORM DOORS 50% DEPOSIT REQUIRED TO APPROVE THIS WORK	

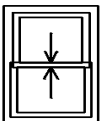
Customer Quotation

From
 Clarkston Window & Door
 151 Cesar E. Chavez Ave.
 Pontiac, MI 48342
 248-338-6781

Customer
 Lewand Building-729 Seward Ave

Ref # 644991
 PO #
 Date 9/27/2019
 Ord Type C35

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net	Wty
1	1271	2	Double Hung Tilt	Espresso	32 Even	74 Even	322.53	645.06	
			Brickmold Size: 35 Even x 77 Even						
			R.O. : 33 Even x 75 Even						
			LoE 366 Top				5.29	10.58	
			Tempered LoE 366 Bottom				86.95	173.90	
			Argon				10.58	21.16	
			1 1/2" Brickmold, Fin Removed				73.91	147.82	
			Primed Jamb Ext.	White			44.29	88.58	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			DINING ROOM						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	543.55	1,087.10
2	1271	2	Double Hung Tilt	Espresso	32 Even	74 Even	322.53	645.06	
			Brickmold Size: 35 Even x 77 Even						
			R.O. : 33 Even x 75 Even						
			LoE 366 Top				5.29	10.58	
			Tempered LoE 366 Bottom				86.95	173.90	
			Argon				10.58	21.16	
			1 1/2" Brickmold, Fin Removed				73.91	147.82	
			Primed Jamb Ext.	White			44.29	88.58	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			FAMILY ROOM						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	543.55	1,087.10
3	1271	2	Double Hung Tilt	Espresso	38 Even	74 Even	379.43	758.86	
			Brickmold Size: 41 Even x 77 Even						
			R.O. : 39 Even x 75 Even						
			LoE 366 Top				6.22	12.44	
			Tempered LoE 366 Bottom				102.30	204.60	
			Argon				12.45	24.90	
			1 1/2" Brickmold, Fin Removed				78.02	156.04	
			Primed Jamb Ext.	White			46.75	93.50	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			FAMILY ROOM						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	625.17	1,250.34
4	1271	1	Double Hung Tilt	Espresso	20 Even	36 Even	172.94	172.94	
			Brickmold Size: 23 Even x 39 Even						
			R.O. : 21 Even x 37 Even						
			LoE 366 Top				1.55	1.55	
			LoE 366 Bottom (.520 Air)				1.55	1.55	
			Argon				3.12	3.12	
			1 1/2" Brickmold, Fin Removed				41.07	41.07	
			Primed Jamb Ext.	White			24.61	24.61	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			PANTRY						



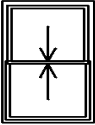
Customer Quotation

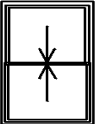
From
 Clarkston Window & Door
 151 Cesar E. Chavez Ave.
 Pontiac, MI 48342
 248-338-6781

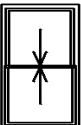
Customer
 Lewand Building-729 Seward Ave

Ref # 644991
 PO #
 Date 9/27/2019
 Ord Type C35

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net	Wty
ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48							Line Item Total	244.84	244.84

5	1271	2	Double Hung Tilt Brickmold Size: 35 Even x 65 Even R.O. : 33 Even x 63 Even	Espresso	32 Even	62 Even	265.61	531.22		
 LoE 366 Top 4.36 8.72 LoE 366 Bottom (.520 Air) 4.36 8.72 Argon 8.72 17.44 1 1/2" Brickmold, Fin Removed 65.69 131.38 Primed Jamb Ext. 39.37 78.74 Total Jamb Depth?=6.5625 Double Hung Full Screen										
KITCHEN										
ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48							Line Item Total	388.11	776.22	

6	1271	3	Double Hung Tilt Brickmold Size: 41 Even x 77 Even R.O. : 39 Even x 75 Even	Espresso	38 Even	74 Even	379.43	1,138.29		
 LoE 366 Top 6.22 18.66 Tempered LoE 366 Bottom 102.30 306.90 Argon 12.45 37.35 1 1/2" Brickmold, Fin Removed 78.02 234.06 Primed Jamb Ext. 46.75 140.25 Total Jamb Depth?=6.5625 Double Hung Full Screen										
LIVING ROOM										
ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48							Line Item Total	625.17	1,875.51	

7	1271	1	Double Hung Tilt Brickmold Size: 35 Even x 77 Even R.O. : 33 Even x 75 Even	Espresso	32 Even	74 Even	322.53	322.53		
 Tempered LoE 366 Top (.520 Air) 86.95 86.95 Tempered LoE 366 Bottom (.520 Air) 86.95 86.95 Argon 10.58 10.58 1 1/2" Brickmold, Fin Removed 73.91 73.91 Primed Jamb Ext. 44.29 44.29 Total Jamb Depth?=6.5625 Double Hung Full Screen										
STAIRS										
ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48							Line Item Total	625.21	625.21	

8	1271	3	Double Hung Tilt Brickmold Size: 41 Even x 77 Even R.O. : 39 Even x 75 Even	Espresso	38 Even	74 Even	379.43	1,138.29	
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Customer Quotation

From
 Clarkston Window & Door
 151 Cesar E. Chavez Ave.
 Pontiac, MI 48342
 248-338-6781

Customer
 Lewand Building-729 Seward Ave

Ref # 644991
 PO #
 Date 9/27/2019
 Ord Type C35

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net	Wty
			LoE 366 Top				6.22	18.66	
			Tempered LoE 366 Bottom				102.30	306.90	
			Argon				12.45	37.35	
			1 1/2" Brickmold, Fin Removed				78.02	234.06	
			Primed Jamb Ext.	White			46.75	140.25	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			OWNERS SUITE						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	625.17	1,875.51
9	1271	1	Double Hung Tilt	Espresso	38 Even	74 Even	379.43	379.43	
			Brickmold Size: 41 Even x 77 Even						
			R.O. : 39 Even x 75 Even						
			Tempered LoE 366 Top (.520 Air)				102.30	102.30	
			Tempered LoE 366 Bottom (.520 Air)				102.30	102.30	
			Argon				12.45	12.45	
			1 1/2" Brickmold, Fin Removed				78.02	78.02	
			Primed Jamb Ext.	White			46.75	46.75	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			MASTER BATH						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	721.25	721.25
10	1271	1	Double Hung Tilt	Espresso	20 Even	36 Even	172.94	172.94	
			Brickmold Size: 23 Even x 39 Even						
			R.O. : 21 Even x 37 Even						
			Tempered LoE 366 Top (.520 Air)				25.57	25.57	
			Tempered LoE 366 Bottom (.520 Air)				25.57	25.57	
			Argon				3.12	3.12	
			1 1/2" Brickmold, Fin Removed				41.07	41.07	
			Primed Jamb Ext.	White			24.61	24.61	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			BATH 2						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	292.88	292.88
11	1271	1	Double Hung Tilt	Espresso	42 Even	74 Even	417.38	417.38	
			Brickmold Size: 45 Even x 77 Even						
			R.O. : 43 Even x 75 Even						
			LoE 366 Top				6.84	6.84	
			Tempered LoE 366 Bottom				112.52	112.52	
			Argon				13.69	13.69	
			1 1/2" Brickmold, Fin Removed				82.12	82.12	
			Primed Jamb Ext.	White			49.21	49.21	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			BED 2						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	681.76	681.76
12	1271	1	Double Hung Tilt	Espresso	42 Even	74 Even	417.38	417.38	

Customer Quotation

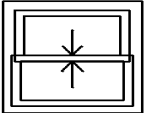
From
 Clarkston Window & Door
 151 Cesar E. Chavez Ave.
 Pontiac, MI 48342
 248-338-6781

Customer
 Lewand Building-729 Seward Ave

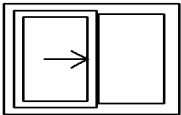
Ref # 644991
 PO #
 Date 9/27/2019
 Ord Type C35

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net	Wty
Brickmold Size: 45 Even x 77 Even R.O. : 43 Even x 75 Even									
			LoE 366 Top				6.84	6.84	
			Tempered LoE 366 Bottom				112.52	112.52	
			Argon				13.69	13.69	
			1 1/2" Brickmold, Fin Removed				82.12	82.12	
			Primed Jamb Ext.	White			49.21	49.21	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			BED 3						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	681.76	681.76

13	1271	1	Double Hung Tilt	Espresso	22 Even	26 Even	172.94	172.94	
Brickmold Size: 25 Even x 29 Even R.O. : 23 Even x 27 Even									
			LoE 366 Top (.520 Air)				1.24	1.24	
			LoE 366 Bottom (.520 Air)				1.24	1.24	
			Argon				2.48	2.48	
			1 1/2" Brickmold, Fin Removed				32.85	32.85	
			Primed Jamb Ext.	White			19.68	19.68	
			Total Jamb Depth?=6.5625						
			Double Hung Full Screen						
			ATTIC						
			ER: 17 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.48						
							Line Item Total	230.43	230.43



14	1372	2	Single Slider Lift (L-R)	Espresso	26 Even	24 Even	139.97	279.94	
Brickmold Size: 29 Even x 27 Even R.O. : 27 Even x 25 Even									
			LoE 366 Left				1.55	3.10	
			LoE 366 Right				1.55	3.10	
			Argon				3.12	6.24	
			1 1/2" Brickmold, Fin Removed				36.95	73.90	
			Primed Jamb Ext.	White			22.14	44.28	
			Total Jamb Depth?=6.5625						
			Single Slider Screen						
			ATTIC						
			ER: 18 Energy Star Qualified for Zone 1, U: 0.27 SHGC: 0.21 VT: 0.5						
							Line Item Total	205.28	410.56



Other Charges

8.0	Field applied wood for SH/SSL	50.00	400.00
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Sub Total	<u>12,240.47</u>
Sales Tax	734.43
Deposit	<u>0.00</u>
Grand Total	12,974.90

Windows Manufactured by North Star Manufacturing (London) Ltd.

North Star Brochure

Casement/Awning Series

IMPRESSIVE FEATURES, UNEQUALED PERFORMANCE

Whether you're building a new home or upgrading to today's standards, North Star has an extensive range of quality, energy-efficient and full-featured windows that are not only beautiful, but offer exceptional value.

Standard Features For All Of Our Energy-Efficient Quality Windows

OPTIONAL TRIPLE PANE

The addition of a third glass pane provides a secondary chamber for optimal insulation and comfort. For unparalleled performance and superior energy efficiency, ask for North Star's optional triple pane windows.



1. SUPER SPACER®

The Quanex Premium Super Spacer between glass panes resists condensation, reduces noise and boosts R-values by up to 30%.

3. FUSION WELDED

The corners on all North Star frames and sashes are fusion welded for added strength and a perfect seal.

Quality Options and Accessories

VIRTUALLY MAINTENANCE-FREE EXTERIORS

Pilkington Activ™ Self-Cleaning Glass is available in every North Star window.

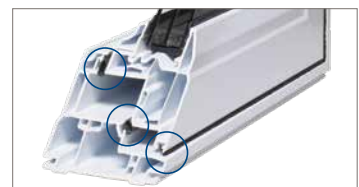
This optional self-cleaning glass features a unique treatment that allows the glass to break down organic dirt that collects on the surface. Dirt then washes away with the next rain.

STYLISH ACCESSORIES

North Star offers a range of accessory options, including wood or vinyl jamb extensions which make a seamless transition from the window frame to your interior finish. Exterior accessories include brickmold with built in siding J-channel and nail fins for ease of installation, and a weather-tight seal to the outdoors.

SEALS OUT THE WEATHER

Long lasting protection against water and air infiltration is a benefit of Triple Weatherstripping in our casement and awning windows.



Single/Double Hung Series

A more energy efficient glass product will improve your home's energy performance in every season, so you'll save energy – and money – year-round.

2. ENERGY ADVANTAGE™ LOW-E Energy Advantage Low-e is a high performance, energy-efficient glass that features a near-invisible coating that reduces the amount of heat lost while letting in light. Where solar heat gain protection is required, LoE366 upgrade is available.

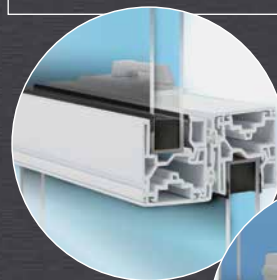
4. ENERGY EFFICIENT EXTRUSIONS

North Star's multi-chambered vinyl extrusions save energy and money, resist warping, cracking and peeling.

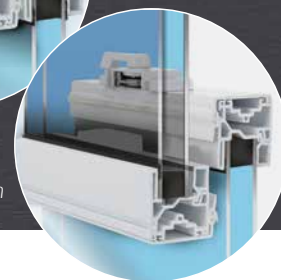


INTERLOCK

Interlocking meeting rail design adds strength and durability while keeping out air and water.



Closed position



Open position

POCKET SILL

Standard pocket sill for maximum energy efficiency. This proven design with four weatherstrip contacts ensures wind and water remain outside



Open position



Closed position

Our products are tested and certified by Energy Star and comply with American Architectural Manufacturers Association (AAMA) standards. We're so confident in our windows and doors that we back them with a transferable, limited lifetime warranty.

energystar.gc.ca (Canada)

Learn more at:
energystar.gov (USA)



Clarkston Window and Door

Address: 151 Cesar E Chavez Ave

PONTIAC, MI 48342

Phone: 2483386781

Fax: 2483388167



Quote

Quote Number: Date: 9/27/2019

Customer Information

Name: Lewand Building-Seward

Address: 729 Seward Ave

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 33-1/2" x 81-5/8"; R.O. = 34-1/4" x 82"

O.M. Of Exterior Trim = 36" x 82-7/8"

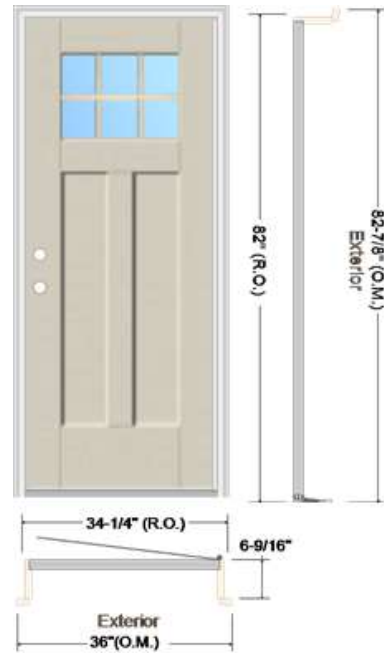


Image is viewed from Exterior!

Lead Time: Special Order

Comment: Entry

Item Description	Qty	Price	Extended
2' 8" x 6' 8" S4816-SDLF1LE Smooth-Star Shaker-Style Fiberglass Door w/Simulated Divided Lite Low E Glass - Right Hand Inswing (Flat 1-1/8" SDL)	1	706.12	\$706.12
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt Kwikset 1" x 2-1/4" Strike Prep	1	11.88	\$11.88
Set of Ball Bearing - Oil Rubbed Bronze Hinges	1	17.82	\$17.82
Primed Dura-Frame - 6-9/16" Jamb w/Dura-Frame Brickmould Exterior Trim (Applied) w/(1)Oil Rubbed Bronze Adjustable Security Strike Plate (for Lockset only)	1	37.87	\$37.87
Bronze Compression Weatherstrip	1	0.00	\$0.00
Tru-Defense Composite Adj. w/Dark Cap - Satin Nickel Sill	1	20.79	\$20.79
Item Total			\$794.48

Front Door



Clarkston Window and Door

Address: 151 Cesar E Chavez Ave

PONTIAC, MI 48342

Phone: 2483386781

Fax: 2483388167



Quote

Page 2 of 2

Quote Number: Date: 9/27/2019

Customer Information

Name: Lewand Building-Seward

Address: 729 Seward Ave

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 33-1/2" x 81-5/8"; R.O. = 34-1/4" x 82"

O.M. Of Exterior Trim = 36" x 82-7/8"



Image is viewed from Exterior!

Lead Time: Special Order

Comment: Back Door & Others

Item Description	Qty	Price	Extended
2' 8" x 6' 8" 978HD Profiles High Definition Steel Door - Left Hand Inswing	3	265.07	\$795.21
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate	3	6.68	\$20.04
Lockset Latch Prep w/Standard Strike Prep w/No Deadbolt Strike Prep			
Set of Standard - Oil Rubbed Bronze Hinges	3	13.36	\$40.08
Primed Dura-Frame - 6-9/16" Jamb w/Dura-Frame Brickmould Exterior Trim (Applied)	3	37.87	\$113.61
w/(1)Oil Rubbed Bronze Adjustable Security Strike Plate (for Lockset only)			
Bronze Compression Weatherstrip	3	0.00	\$0.00
Tru-Defense Composite Adj. w/Dark Cap - Satin Nickel Sill	3	20.79	\$62.37
Item Total			\$1,031.31

All exterior doors except Front door

Order Sub Total: \$1,825.79

Tax: \$109.55

Order Total: \$1,935.34



Version #: 2.42-O
Version Date: 8/14/2019

SPECIFICATIONS

AWARDS & RECOGNITION

Good Housekeeping Rated

DIMENSIONS (SP)

13 1/4" x 39 3/8"(336.55 mm x 1 m)

STAINGUARD®

Yes

ALGAE STAIN PROTECTION

StainGuard

APPROX. NAILS/SQ

256

\$ - \$\$\$\$

\$\$\$

DURABILITY & TOUGHNESS

Advanced Protection® Shingle with GAF Dura Grip™ Adhesive

EXPOSURE

5 5/8" (144 mm)

FIRE RATING

Highest Rating - Class A

MATERIAL

Fiberglass Asphalt Construction

WIND WARRANTY

130 mph

WIND RATING

130 mph

SHINGLE STYLE

Wood-Shake Look

SHINGLE TYPE

Architectural Shingles



COLOR SYSTEM B

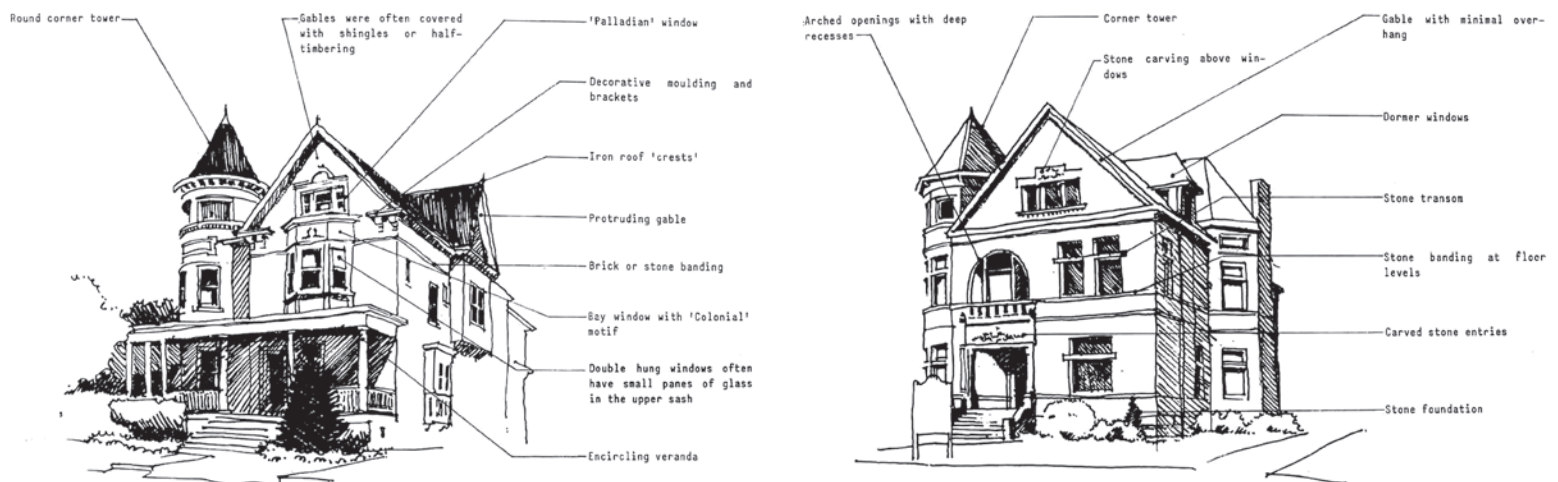
ASSOCIATED ARCHITECTURAL STYLES: (2) ITALIANATE, (3) SECOND EMPIRE, (4) GOTHIC REVIVAL, (5) STICK, (6) SHINGLE, (7) EASTLAKE, (8) QUEEN ANNE, (9) ROMANESQUE REVIVAL, (10) QUEEN ANNE/ROMANESQUE, (11) FRENCH RENAISSANCE, (12) COMPOSITE VICTORIAN

The explosion of styles in the High and Late Victorian periods required a deeper palette of colors to unify the diverse elements of these designs and to highlight the variety of materials and textures used by Detroit's architects and builders. At the same time, paint manufacturers such as the Acme White Lead Works in Detroit and other national firms with a strong market in the region, such as the Sherwin Williams Company, developed ready-mixed paints in resealable cans in every richer and darker colors. Deep olives, browns, and greens in a wide variety of shades became readily available for the first time. While the light colors of the mid-century were manufactured throughout the High and Late Victorian periods (and consequently could, historically, be used on the later styles), the lighter colors were generally used on simple frame buildings. The more imposing High and Late Victorian structures, especially when erected of brick or stone, require the darker colors to bring out their best features, particularly the window frames and sash which almost universally were painted darker than the main body color to make the windows appear to recede into the facade.

The trim color for masonry buildings of this period should always be selected with the color of the brick or stone in mind. Because the natural materials have already determined the overall body color of the house - red, brown, or yellow brick, green or gray stone, for example - the trim color should tend towards the earth tones: browns, yellows, greens, olives, and grays. Modern pastels, especially pale yellows, blues, and pinks, simply are historically incorrect. Occasionally black was suggested as a sash color to provide contrast to one of the browns or greens used for the window frames. This was a logical consequence of trimming a brick or stone building in a color darker than the masonry and then seeking an even darker color for the sash.

If the structure has stone detailing (above windows and doors, for example) it would be appropriate to paint the cornice or porch a color that matches the stone, selecting a darker color for the window frames and sash. If the structure has iron crestings, railings, or brackets they should be painted black, dark brown, or green. Often such details were painted to look like weathered bronze.

Shingle Style houses or those with shingles in the gables pose a special problem. Normally it was recommended that these surfaces be stained, although most surviving examples have long since been painted. The colors of this stain (or, if repainting, the paint) should follow the colors given, with the darker greens, olives, browns and yellows (in that order) being the most popular.



COLOR SYSTEM B

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

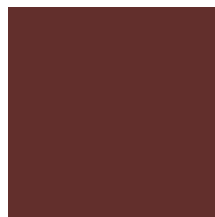
BODY	TRIM	SASH	CORNICE/ PORCH	IRON CRESTING
Any System B Color EXCEPT A:7, A:8, A:9, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Shingles: Stained or painted any System B Color ESPECIALLY Dark Greens, Olives, Browns and Yellows EXCEPT A:7, A:8, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Existing brick or stone	Any System B Color darker than the brick or stone body, ESPECIALLY B:6, B:8, B:11, B:18	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19



B:7 Bluish Gray
MS: 10B 5/1



B:8 Blackish Green
MS: 2.5BG 2/2



B:9 Moderate Reddish Brown
MS: 7.5R 3/6



B:1 Light Yellowish Brown
MS: 10YR 6/4



B:2 Dark Yellow
MS: 5Y 6/6



B:3 Light Yellow
MS: 2.5Y 8/6



B:4 Moderate Yellow
MS: 2.5Y 7/6



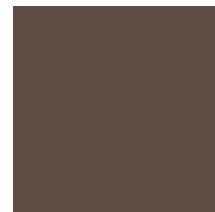
B:5 Light Brown
MS: 7.5YR 5/4



B:6 Moderate Brown
MS: 7.5YR 4/4



B:7 Moderate Yellowish Brown
MS: 10YR 5/4



B:8 Grayish Brown
MS: 5YR 3/2



B:9 Moderate Yellow Green
MS: 2.5GY 6/4



B:10 Grayish Green
MS: 10G 5/2



B:11 Grayish Olive Green
MS: 5GY 4/2



B:12 Grayish Green
MS: 10G 4/2



B:13 Moderate Olive Brown
MS: 2.5Y 4/4



B:14 Dark Grayish Olive
MS: 10Y 2/2



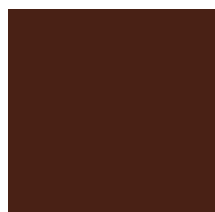
B:15 Dark Grayish Yellow
MS: 5Y 6/4



B:16 Light Grayish Olive
MS: 7.5Y 6/2



B:17 Light Olive
MS: 10Y 5/4



B:18 Dark Reddish Brown
MS: 2.5YRG 2/4



B:19 Black
MS: N 0.5/

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