

STAFF REPORT 11-12-2020 MEETING

PREPARED BY: G. LANDSBERG

APPLICATION NUMBER: 20-6938

ADDRESS: 2221 WABASH

HISTORIC DISTRICT: CORKTOWN

APPLICANT: TIMOTHY FLINTOFF/4545 ARCHITECTURE

OWNER: ZEIGER PROPERTIES, LLC

DATE OF COMPLETE APPLICATION: 10-19-20

DATE OF STAFF VISIT: 10-30-20

SCOPE: REVISION OF PREVIOUSLY-APPROVED APPLICATION, DEMOLISH AND REBUILD HOUSE, REPRODUCING HISTORIC FRONT FAÇADE



Front view of 2221 Wabash. Staff photo, October 30, 2020.

INTRODUCTION

At the June 26, 2019 meeting of the Historic District Commission, the Commission approved application number 19-6300 for this property via a Certificate of Appropriateness. This approval, still in effect, permits substantial alteration of the existing nineteenth-century house on this site, introducing a relatively large modern addition while preserving the exterior front and portions of the side elevations, which was described in that report as being the “historic core” of the original structure. Staff signed off on the construction drawings per the original COA in July 2020.

In late summer/early fall 2020, after receiving a building permit and beginning work, the architect for the project began to enter into discussions with HDC staff regarding unexpected setbacks concerning the structural condition of the building, to include the structure of the floor and wall of the front elevation. A revised structural report was submitted.

The revised proposal is to demolish the building outright, and then rebuild the front elevation in a manner otherwise consistent with the previously approved application while using new materials. Staff recommended that the architect instead submit a new design for the house overall; not an attempted reproduction of (a portion of) an existing demolished house. Staff made this recommendation based on the Standards and NPS Guidelines relating to historic reproductions. We believe that if the Commission agrees that demolition is warranted based on evidence presented by the applicant, that a new contemporary and contextual house, true to the era of its own construction and plainly distinct from historic fabric around it, should be designed and built.

As the Commission knows, staff has some flexibility per previous HDC resolutions to approve “minor changes” that are “consistent with the Commission’s approval.” While staff agrees that it is likely that the final revised product being proposed would *appear to be* visually consistent with the original application, the Secretary’s Standards for Rehabilitation do place special emphasis on retaining the original fabric of character-defining features, *not merely their expression*. As such, staff determined that it was not possible to ensure that the proposed revision was indeed consistent with the Commission’s intent, as it should be considered differently with respect to the Standards, and thus returned it to your docket for review as a new application. It was also properly noticed as a public hearing.

Kindly note that this report will only identify changes or updates to the previous application; the original scope, research, photographs, and Sanborn maps may be found in the original report, scope, and COA, available on the meeting website along with this one.



Rear view of 2221 Wabash, showing partial demolition already undertaken per the Commission’s previous approval. Staff photo, October 30, 2020.

EXISTING CONDITIONS

The building as described in the attached June 2019 staff report is still largely intact. Initial demolition work at the rear (i.e., removal of the addition as seen in the initial application/photos) has allowed some additional photographs of foundation conditions. The house continues to maintain its historic character as a small working-class cottage strongly tied to Corktown's history as an immigrant enclave, and should continue to be considered as a contributing building to the Corktown Historic District.

Additionally, as the house is now unoccupied, staff was able to closely inspect the building, generating the photographs given in this current report. Inspection of the porch confirmed that no portion of the existing porch is original or historic material. Closer inspection of the clapboard and other wood trim also confirm previous staff guidance that these are historic-age materials and character-defining features for this type of house; especially so given the very modest ornamentation typically found on such working class structures. Given the small scale of the building, preservation of the correspondingly small amount of historic fabric takes on a larger importance to the historic character.



Detail view of front porch. Modern pressure-treated products and a single coat of paint confirm not historic age. Staff photo, October 30, 2020.



Detail view of "foundation" under front facade. While the heavy timber appears of historic-age, clearly the brick and concrete block were later alterations, probably to a deteriorated wood foundation pile. Staff photo, October 30, 2020.



Detail view of front gable, showing historic-age wood and modest detailing. Staff photo, October 30, 2020..

PROPOSAL

The applicant proposes a new scope of work, as per below:

Demolition Work:

- *Demolish existing Structure complete; including foundations*
- *Remove existing fence and site debris*
- *Remove existing rear deck and concrete pads in rear of property*

New Construction of Single Family residence

- *New electrical service and wiring in house complete**
- *New interior finishes: including kitchen and two bathrooms **
- *New hot water heater**
- *New plumbing/sanitary complete from incoming services**
- *New HVAC forced air system with central air**
- *New 2x6 wood construction with R-38 in ceiling and R-19 in walls and new Tyvek house wrap**
- *New Standing seam metal roof*
- *New Shingle roof part of structure as indicated on plans*
- *New windows: Pella wood clad double hung windows*
- *New brick and ship lap siding*
- *New gutters and down spouts*

Site:

- *New wood fence in rear and sides of property*
- *New landscape area and planter beds in front of property*
- *Replace sod as required due to construction damage*
- *New concrete walkway from front on house to rear of property*

STAFF OBSERVATIONS AND RESEARCH

- The structurally unsound “addition” at the rear of 2221 Wabash has already been demolished, per the Commission’s July 2019 approval and permit issued in July 2020.
- As stated above, staff has confirmed via on-site inspection that the currently extant front porch is not of historic-age and should not be considered as material fabric necessary to preserve historic character. However, the *existence* of a porch in that general location, per the designation photo included in the June 2019 report, would be a character-defining feature.
- Conversely, the remaining material elements forming the front façade, to include all of the clapboard and the wood trim at the roof line, are of historic-age and should be considered to be character-defining features whose loss would impact historic character.
- Upon inquiry by the architect as part of the staff review process earlier this fall, staff suggested the following two conditions would be “consistent with the intent of the Commission’s approval” and prevent another trip to the Commission:
 - The entire front façade/porch, including wall framing, finishes and trim, preserved and rehabilitated in place per the original drawings; and remains in situ and erect throughout construction (drawings should clearly show how this is accomplished)
 - The original wood siding/trim on the side elevations is removed and reinstalled on the newly framed side walls (again, clearly indicated on the drawings)
- The staff conditions suggested above were not ultimately pursued by the applicant, resulting in the present proposal before the Commission, due to stated reasons of efficiency and concerns about the building surviving the winter. The applicant opted instead for a demolition and reproduction proposal.

ISSUES

- As a revision to a previously-approved application, the Commission (and staff) should consider the precedent set by a finding that the original design was appropriate and awarded a COA. However, the initially approved design was predicated on the preservation of the historic core (the front elevation and

varying portions of each side) juxtaposed with a large modern addition. A completely new building changes this dynamic and probably removes any reason to recreate what will be lost. If the original design was facadism, then this is facadism without the façade.

- Concerning the structural engineer’s revised September 2020 report: while staff concedes that the reported issues weigh heavily against the technical and feasible retention of the front of the house *as part of this design solution*, if weighed against the *current* existing condition of the house there is no necessary reason to pursue such an aggressive alteration which “forces” the demolition question. Rephrased, if the house continues to exist in its current modest form without any major alteration proposed, it is doubtful that a total or partial demolition would be necessary or warranted, and the historic front elevation would thus be preserved, meeting the Standards. The Commission is not compelled to find a house should be demolished if it is the approach of a particular design proposal that makes the demolition necessary rather than any intrinsic and intractable problems with the structure in its current state (the house was, after all, occupied for 120 years without incident). However, this analysis must be considered in light of the Commission’s previous approval of the design.
- Staff questions whether there is an alternate design approach, completely separate from the originally approved design, that does not require aggressive alterations imperiling the front of the house and reserves expansion to the rear only.
- If the Commission finds the demolition warranted via a COA or NTP, staff argues that the reproduction of the demolished original façade in this design proposal is not consistent with the Secretary of the Interior’s Standards concerning both a false sense of historical development (Standard 3) and the differentiation of new work from old (Standard 9). Under the Standards, a more appropriate approach (if the original building is judged beyond salvage) would be to design a new building that would be appropriate for the site without imitating the lost precedent.

RECOMMENDATION

Section 21-2-73, Certificate of Appropriateness

It is staff’s opinion that the proposal be denied a Certificate of Appropriateness. Staff recommends that the Commission deny a COA for the proposed application, as it fails to meet the Secretary of the Interior’s Standards for Rehabilitation, specifically Standards:

(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 historic property shall be preserved.

(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.

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: (Check ALL that apply)
 Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
 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

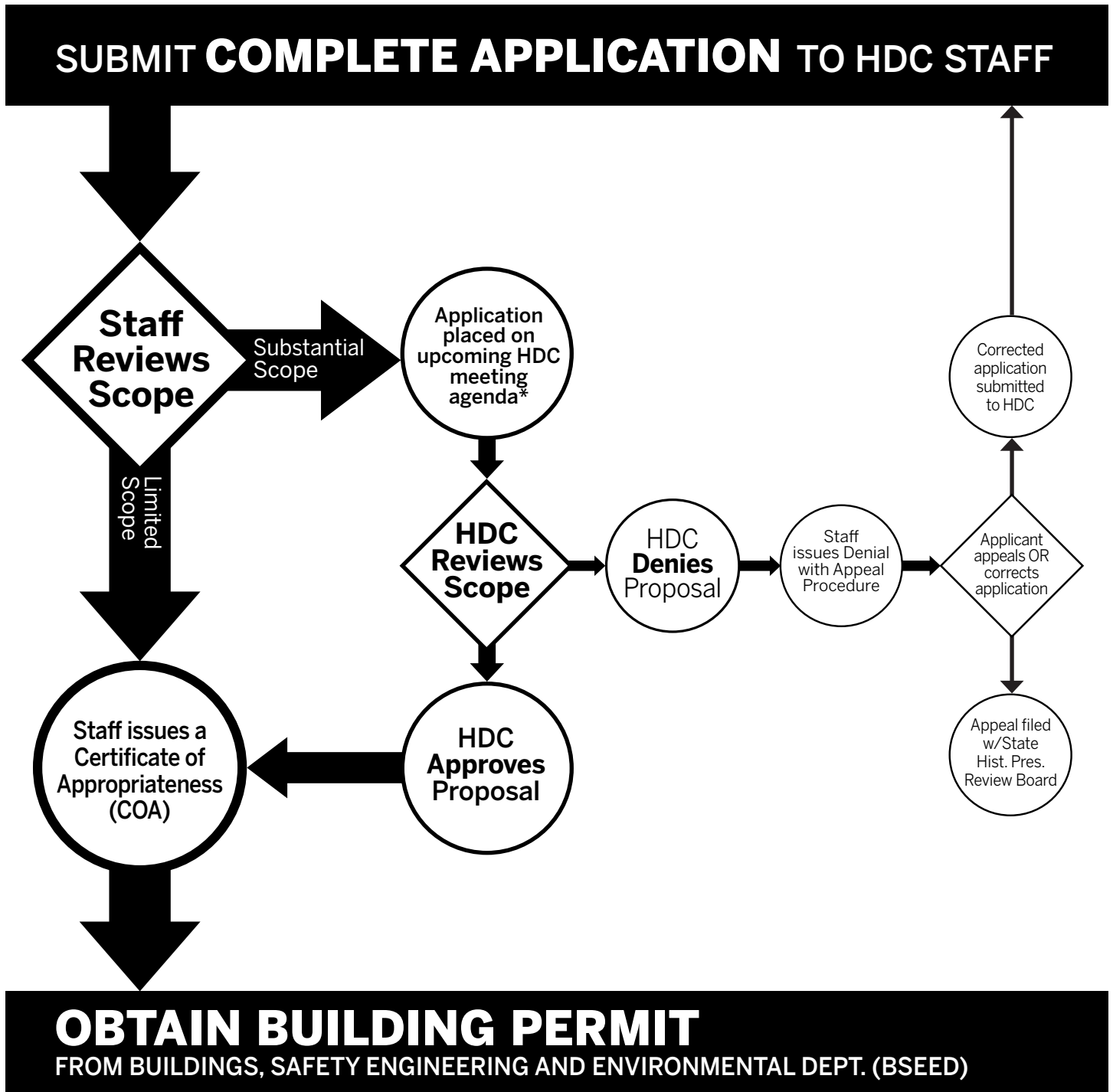
Signature: _____ My Commission Expires: _____
(Notary Public)

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.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc



October 22, 2020

Zieger Properties, LLC.
2512 San Elijo Ave.
Cardiff, CA 92007

RE: 2221 Wabash St – New Construction Historic District Commission Submission

2221 Wabash is a mid-block lot on the west side of Wabash nearly equidistant from Michigan Avenue to the North and Dalzelle Street to the South. The proposed structure is a single-family home comprised of a two-bedroom unit and is approximately 1112 GSF. The existing structure is approximately 460 GSF and the two additions are 247 GSF and 405 GSF respectively.

This project faces several challenges; because of the unique configuration of the lot and its connection to 2225 Wabash. The owner intends to rebuild 2221 Wabash in parallel with 2225 Wabash. The goal of this project was to preserve as much of the original structure as feasible, however based on further assessment during the start of renovation we have determined that this is not possible because of further decay of foundations.. Bases on our assessment attached; conducted by the project structural engineer we are not able to preserve the original portion of the home. In consideration of the historic character of the home and the neighborhood this project and the design for 2225 Wabash propose a modern design with new construction that seek to draw from historic context and design as inspiration while maintaining the integrity of neighborhood's historic fabric.

The home has a traditional gable end with a cover porch entry. New materials will include Hardie siding with paint colors as noted on the plans. New materials have been listed on the attached elevations and will consist of a mixture of Brick, Lap Board Wood Siding and metal panel for the roof.

1. Height:

The proposed structure is a one-story structure, with a total height of approximately 20'-2" above grade. This height is constant with the adjacent properties.

2. Proportion of Front Façade:

The front façade of the proposed structure is approximately 28'-0" wide, making it wider than it is tall, with a lower rectangular proportion. A portion of the front façade is pushed further back to the west to maintain the original elevation as the primary focus of front façade.

3. Proportion of Openings:

The windows proposed for the structure are generally wood casement style. Individual windows are taller than they are wide and grouped together to form larger areas of glazing. On the front façade, the openings make up about 20% of the façade.

4. Rhythm of Solid to Void:

Openings in the facades of the proposed structure are regular and ordered, like the existing Greek revival homes on either side of the proposed structure. Individual windows and groups of windows are placed to be considerate of adjacency between new façade and existing.

5. Rhythm of Spacing of Buildings:

The lot has a width of approximately 18'-0" at the street, and it is anticipated that this space in front of the building will remain open. The proposed structure has a significant setback from the East property line approximately 82' from the property line to the front facade. The close placement to the existing house to the south is consistent with the close spacing between other existing homes on the block. The close placement to the proposed home to north is also consistent with spacing of homes in the neighborhood.

6. Rhythm of Entrance and/or front porch projections:

The proposed structure features an existing asymmetric front porch entry, which is to remain. The covered porch provides a visual break in the tall gable end wall and creates visual interest with its railing and shed roof.

7. Materials:

The proposed structure is comprised of wood framing with a concrete foundation, and a metal standing-seam roof on the new portions, existing roof area will be re-shingled. The majority of the facades are clad in wood ship-lap siding new and existing is lap siding. Trim used around the windows will be wood painted to accent the existing structure. Brick is used as a base element for transition between the existing structure and new additions.

8. Textures:

Texture is at play in the relationship between the lap siding, ship-lap wood siding, brick, and smooth metal accent and trim panels. The majority of the front façade is clad in horizontally oriented wood siding to provide continuity between the existing siding and new.

9. Colors:

The color palette of the proposed structure has been kept neutral and natural in order to blend in with the existing homes on the block. The brick, metal panels and roof, and painted wood siding are all within a gray-scale pallet.

10. Architectural Details:

The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block and the addition which we are connecting to. The overall massing and roof shape are similar to adjacent historic homes, while the clean simplified detailing of the addition is more contemporary. In order to match the level of detail and visual interest of the existing homes, a concept of layering and texture is used to create depth and hierarchy in the

facades. The goal is to establish the existing structure as the primary focus and allow the addition to have a supporting role.

11. Roof Shapes:

Similar to many existing homes on the block, the proposed structure features a simple roof line with a single ridge running down the center of the structure, and front-facing gables. With an attempt to balance the existing roof line with the roof line of the addition the roofs have been offset in the vertical to create a break between the existing and proposed.

12. Wall of Continuity (setbacks):

The front setback of the proposed structure is not at all similar to adjacent properties and because of this we are challenged with maintaining the street façade continuity. This home was established before many of its neighbors existed and because of the age of the home it has a very unique site arrangement that has been altered at time to accommodate its adjacent neighbors. The home that previously was sited on 2225 Wabash influenced the 'L' shape to lot that we currently have and while that home no longer existing, we are left with a very unique lot with a lot of historic character.

13. Landscape Features:

The front lawn of the proposed structure is grass turf, consistent with adjacent properties. More decorative bushes and flowering plants will be included along the north and south property lines. A simple brick foot path extends from the sidewalk to the east façade to provide access to the unit.

14. Open space:

This directly is approximately 18'-0" of frontage along Wabash street. It is planned that this narrow front portion of the lot will remain open in the future for street access

15. Scale of Facades/Façade Elements:

The overall structure is a similar scale to the existing homes on the block. The front elevation is fairly simple with few façade elements. Window groupings are always in the same plane as the overall façade. Window groupings are generally 2 windows wide and consistent in shape between the new and existing facades, and account for approximately one-quarter of the overall façade width. Solid walls have been used where we are in close proximity to adjacent parcels.

16. Directional Expression of Front Elevation:

The directional expression of the front elevation is generally horizontal. The south portion of the front façade has the existing covered entry and is clad in the existing siding. The remaining portion of the façade is clad in brick and horizontally oriented wood ship-lap siding, painted. This composition expresses the width of the front façade, emphasizing its vertical split between the existing and proposed additions

17. Rhythm of Setbacks:

The front setback is 82' because of the location of the existing structure the building has minimal setbacks on the rear and sides the existing location of the building will require variances for the side and rear yard setbacks.

18. Lot Coverage:

- a. Lot Size: 3383 Square Feet
- b. Building Footprint: 1112
- c. Percentage of lot Coverage: 32.9%

19. Degree of Complexity in Façade:

The proposed structure is very simple in massing and façade complexity. The façade uses a simple palette of 4 materials, organized in a way to provide hierarchy, depth and interest without relying on additional detail and applied architectural elements.

20. Orientation/Vistas/Views:

The long axis of the proposed structure is oriented east-west with the front of the structure facing Wabash street. Bedrooms are placed at the rear of the building, while the living space is organized to the front of the home, because most of the green space for the lot is located in the front yard the home has a focus on connecting living space with that area for its primary exterior use and connection to the neighborhood.

21. Symmetric or asymmetric appearance:

The appearance of the proposed structure is asymmetric to complement existing asymmetric homes on the block. Windows on the front façade are aligned in groups of two with the existing and proposed matching each other. The additions connect the existing and with the break in plane between the two facades helps reinforce the asymmetry of the home.

22. General Character:

Corktown is made up of modestly detailed small-scaled homes on narrow lots creating a dense walkable neighborhood. The proposed structure follows the simple massing and closely spaced arrangement precedent set by the existing adjacent homes. The materials used for the proposed structure speak to the textural quality of the existing homes with the use of wood ship-lap siding and brick. More contemporary materials such as the standing seam metal roof and metal trim panels speak to the longevity of the neighborhood and the notion that Corktown houses are built to last. The homes in Corktown were built over various periods of time, and are examples of many architectural styles. What makes the neighborhood cohesive is the attention to scale, proportion, and quality in each home regardless of style. While the proposed structure utilizes some contemporary elements, the overall scale, massing, and textural quality are inspired by and designed to complement the overall Corktown character.

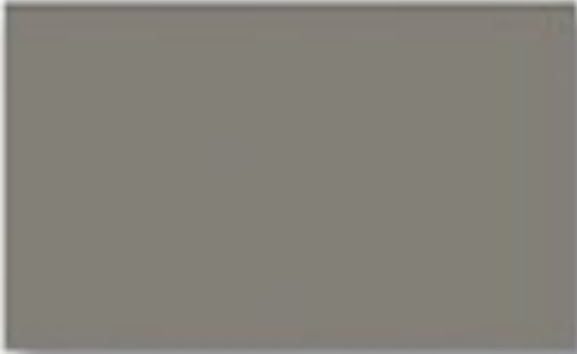
Proposed Brick:



Grey Ship Lap Boards:



Metal panel Color:



SLATE GRAY ▲



October 22, 2020

Zieger Properties, LLC.
2512 San Elijo Ave.
Cardiff, CA 92007

RE: 2221 Wabash St – New Construction Historic District Commission Submission

Scope of Work

Demolition Work:

- Demolish existing Structure complete; including foundations
- Remove existing fence and site debris
- Remove existing rear deck and concrete pads in rear of property

New Construction of Single Family residence

- New electrical service and wiring in house complete*
- New interior finishes: including kitchen and two bathrooms *
- New hot water heater*
- New plumbing/sanitary complete from incoming services*
- New HVAC forced air system with central air*
- New 2x6 wood construction with R-38 in ceiling and R-19 in walls and new Tyvek house wrap*
- New Standing seam metal roof
- New Shingle roof part of structure as indicated on plans
- New windows: Pella wood clad double hung windows
- New brick and ship lap siding
- New gutters and down spouts

Site:

- New wood fence in rear and sides of property
- New landscape area and planter beds in front of property
- Replace sod as required due to construction damage
- New concrete walkway from front on house to rear of property



September 17, 2020

Mr. Tim Flintoff
Principal
4545 Architecture and Design, PLLC.
4545 Commonwealth St., Detroit, MI 48208

RE: 2221 Wabash – Structural Condition Evaluation

Project No. 19-1005

Dear Mr. Flintoff:

In accordance with your request, we have completed our evaluation process of the above captioned project on September 16, 2020.

A site visit was performed on 09/13/2020 at which time the existing cottage and its structural framing elements were inspected. The structure consists of wood floor and roof decks supported on wood stud walls which are supported on shallow concrete foundations. At the time of the visual inspection, significant structural deteriorations were observed in many locations throughout the cottage. The main issues identified are as follows:

1. Roof Structure:

- a. Many roof framing members are showing signs of water exposure, efflorescence, and rot
- b. Roof framing members (2x4's at 24" O.C.) are structurally deficient for current code required wind and snow loads – refer to Photograph P1
- c. Roof framing is missing critical stability elements such as ties and hold downs
- d. Roof at rear of cottage has collapsed and is no longer attached to the main area framing

2. Wall Structure:

- a. Walls are leaning both in plane and out of plane significantly – refer to Photograph P2
- b. No suitable lateral force resisting system exists – refer to Photographs P3 and P4
- c. Wall studs are significantly smaller than nominal 2x4 dimensions as a result of the manufacture process - some studs appear to have been split from logs as opposed to rough sawn
 - i. Wall studs are structurally deficient for current code required wind and snow loads – refer to Photograph P5
- d. Wall stud spacings range from 16" O.C. to 64" O.C. – refer to Photograph P5
- e. Many wall studs are not continuous from the sill plate to the top plate forming an internal hinge which compromises the stability of the walls for out of plane wind forces – refer to Photograph P6

3. Floor Structure:

- a. Floor structure deflects noticeably under the weight of a person - approx. 1.5" as measured at entrance threshold under walking loads
- b. Floor framing members have experienced heavy rot likely a result of water exposure – refer to Photograph P7
- c. Floor framing members have experienced significant section loss likely a result of insect infestation – refer to Photograph P7
- d. Floor structure has a considerable slope - approx. 1V:8H



Alexander Lamb Ph.D., P.E.

4. Foundations:

- a. Foundations do not extend to frost depth – refer to Photograph P8
 - i. Foundations supporting the cottage consist of a 4" thick concrete blocks laid 4" to 8" below grade – refer to Photograph P9
- b. Foundation differential settlements were measured to be in the range of 4"-6"
- c. Foundation concrete materials were spalling/crumbling throughout
- d. Foundation sizes that were measured were undersized by a factor of approximately 4

Based on the severity of the structural conditions present, and their widespread nature, the findings indicate the structure cannot be safely brought into a safe and serviceable condition which would see any portion of the existing structural elements re-used. Accordingly, it is implicit to the findings of this evaluation report that the structure be demolished in order to mitigate the current and future safety risk it poses.

If you have any questions regarding the contents of this evaluation report, please do not hesitate to contact me directly.

Sincerely,

Alexander Lamb, Ph.D., P.E.
Registered Professional Engineer (Michigan)
248-561-2035 alexander@mjlamb.net





Alexander Lamb Ph.D., P.E.

REFERENCED PHOTOGRAPHS:



P1: Roof Framing Members

Photograph P1

Roof is framed of 2x4's with no ties at the ridge preventing separation for wind uplift forces. Roof framing members are significantly undersized and the roof configuration is unstable



P2: Bearing Wall Leaning

Photograph P2

Exterior walls are leaning significantly as a result of structurally deficient lateral force resisting and roof framing systems.



P3: Representative Lateral System

Photograph P3

The existing lateral force resisting system consists of members which do not form a complete load path and are otherwise not suitable to serve their intended purpose both in terms of strength and performance.



P4: Representative Lateral System

Photograph P4

Alternate condition to P3 – refer to P3 commentary



P5: Wall Framing Conditions

Photograph P5

Wall studs are in many cases portions of a rough sawn 2x4. Most wall studs are also discontinuous near the middle third of their span. Stud spacing are also irregular throughout the cottage with studs spaced at 64-inches on center in the most extreme circumstances



P6: Wall Framing Conditions

Photograph P6

Many wall studs are not connected at the sill plates. They appear to be hanging from a combination of the wall top plate and the slat sheathing.



P7: Floor Structure Deterioration

Photograph P7

Framing has been exposed to moisture and the environment. Rot and insect infestation were observed and appear to occur through the structural framing of the first floor.



Alexander Lamb Ph.D., P.E.



P8: Foundation Above Frost Depth



P9: Foundation Above Frost Depth

Photograph P8

The foundation system does not extend to frost depth and consists of approximately 4-inch thick concrete blocks laid close to grade elevation (foundations are approximately 4-8-inches below exposed grade at the cottage). The unreinforced strength of the concrete block is insufficient to safely carry current code required loads and is otherwise structurally deficient.

Photograph P9

Alternate perspective photograph of foundation identified in P8 - refer to P8 for commentary.

2221 WABASH - SINGLE FAMILY RENOVATIONS

2221 WABASH ST.
DETROIT MI, 48216

ARCHITECT

4545 ARCHITECTURE | DESIGN, PLLC
TIMOTHY FLINTOFF
4545 Commonwealth St
Detroit MI 48208

PROJECT DATA

BUILDING CODE AUTHORITY:
City of Detroit

OWNER:
ZEIGER PROPERTIES, LLC
DIANE ZEIGER
2512 SAN ELIJO AVE.
CARDIFF, CA 92007

APPLICABLE CODES:

BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN BUILDING CODE"
2015 MICHIGAN BUILDING CODE (MBC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2015 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED &
MICHIGAN AMENDMENTS PART 8.

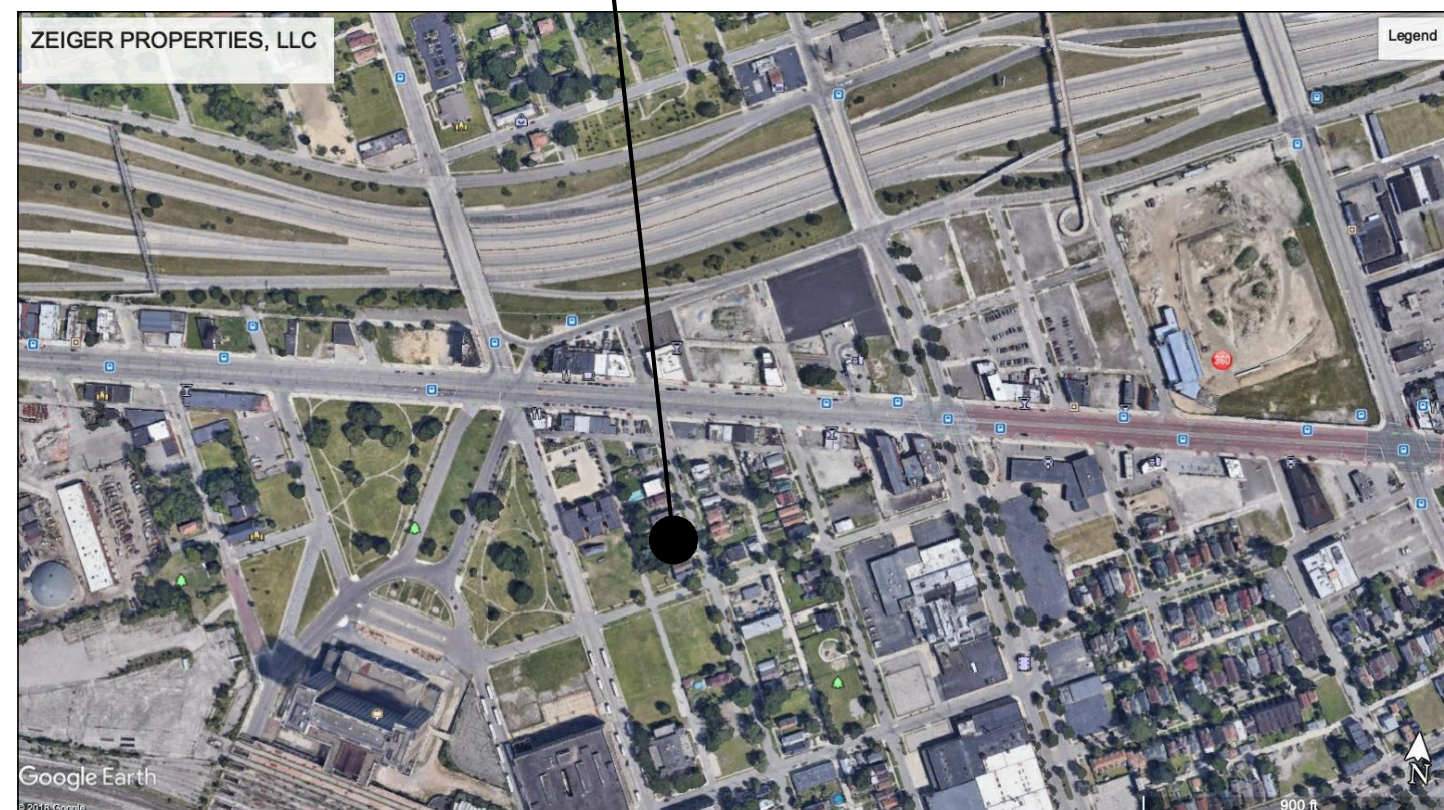
ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

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PROJECT LOCATION
2221 Wabash St. Detroit MI



PROJECT SITE MAP: NOT TO SCALE



EXTERIOR RENDERING

SYMBOL LEGEND		ABBREVIATION	
	DARKENED ARROW INDICATES ELEVATED SECTION	@	ACOUSTICAL
	ELEVATION NUMBER	A.C.T.	ACOUSTIC CEILING TILE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ADJ.	ADJACENT
	ELEVATION NUMBER	A.F.F.	ABOVE FINISH FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	ALUM.	ALUMINUM
	ELEVATION NUMBER	ANOD.	ANODIZED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BD.	BOARD
	ELEVATION NUMBER	B.L.D.G.	BUILDING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BLK.	BLOCK
	ELEVATION NUMBER	BLKG.	BLOCKING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CEM.	CEMENT
	ELEVATION NUMBER	C.J.	CONTROL JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CLG.	CEILING
	ELEVATION NUMBER	CL.	CENTER LINE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.O.	CLEAN OUT
	ELEVATION NUMBER	COL.	COLUMN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONC.	CONCRETE
	ELEVATION NUMBER	C.G.	CORNER GUARD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONSTR.	CONSTRUCTION
	ELEVATION NUMBER	CONT.	CONTINUOUS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CORR.	CORRUGATED
	ELEVATION NUMBER	CPT.	CARPET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.T.	CERAMIC TILE
	ELEVATION NUMBER	DET.	DETAIL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DIA.	DIAMETER
	ELEVATION NUMBER	DM.	DIMENSION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DN.	DOWN
	ELEVATION NUMBER	D.O.	DOOR OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DR.	DOOR
	ELEVATION NUMBER	DWG.	DRAWING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EA.	EACH
	ELEVATION NUMBER	ELEV.	ELEVATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	E.W.	EACH WAY
	ELEVATION NUMBER	EXG.	EXISTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXIST.	EXISTING
	ELEVATION NUMBER	EXP.	EXPANSION, EXPOSED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXT.	EXTERIOR
	ELEVATION NUMBER	F.D.	FLOOR DRAIN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FDN.	FOUNDATION
	ELEVATION NUMBER	F.R.P.	FIBER REINFORCED PANELS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FIN.	FINISH
	ELEVATION NUMBER	FLR.	FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	F.O.	FACE OF
	ELEVATION NUMBER	F.O.S.	FACE OF STUD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FR.	FRAME
	ELEVATION NUMBER	FTG.	FOOTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FV.	FIELD VERIFY
	ELEVATION NUMBER	GA.	GAUGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	GALV.	GALVANIZED
	ELEVATION NUMBER	GYP.	GYPSUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HDW.	HARDWARE
	ELEVATION NUMBER	H.M.	HOLLOW METAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HORIZ.	HORIZONTAL
	ELEVATION NUMBER	HT.	HEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	I.D.	INSIDE DIAMETER
	ELEVATION NUMBER	INSUL.	INSULATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	INT.	INTERIOR
	ELEVATION NUMBER	JT.	JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	LAV.	LAVATORY
	ELEVATION NUMBER	LG.	LONG
	SHEET NUMBER WHERE ELEVATION IS LOCATED	L.L.O.	LONG LEG OUTSTANDING
	ELEVATION NUMBER	L.L.V.	LONG LEG VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MAX.	MAXIMUM
	ELEVATION NUMBER	MECH.	MECHANICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MET.	METAL
	ELEVATION NUMBER	MEZZ.	MEZZANINE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	M.I.	MISCELLANEOUS IRON
	ELEVATION NUMBER	MIN.	MINIMUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MISC.	MISCELLANEOUS
	ELEVATION NUMBER	M.O.	MASONRY OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	N.I.C.	NOT IN CONTRACT
	ELEVATION NUMBER	N.T.S.	NOT TO SCALE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	O.C.	ON CENTER
	ELEVATION NUMBER	O.D.	OUTSIDE DIAMETER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	OPNG.	OPENING
	ELEVATION NUMBER	OPP.	OPPOSITE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PL.G.	PLATE GLASS
	ELEVATION NUMBER	PL.S.	PLATE STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	P.LAM.	PLASTIC LAMINATE
	ELEVATION NUMBER	PLAS.	PLASTER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PREFAB.	PREFABRICATED
	ELEVATION NUMBER	PROJ.	PROJECT, PROJECTION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	P.S.F.	POUNDS PER SQUARE FOOT
	ELEVATION NUMBER	PT.	PAINT, POINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.	RISER
	ELEVATION NUMBER	R.A.	RETURN AIR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.B.	RUBBER BASE
	ELEVATION NUMBER	R.C.	ROOF CONDUCTOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.C.P.	REFLECTED CEILING PLAN
	ELEVATION NUMBER	R.D.	ROOF DRAIN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.F.	RUBBER FLOORING
	ELEVATION NUMBER	REINF.	REINFORCED, REINFORCING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	REQ'D.	REQUIRED
	ELEVATION NUMBER	RFG.	ROOFING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	RM.	ROOM
	ELEVATION NUMBER	R.S.	ROOF SUMP
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.T.	RUBBER TILE
	ELEVATION NUMBER	SAN.	SANITARY
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SCHED.	SCHEDULE
	ELEVATION NUMBER	SHT.	SHEET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SIM.	SIMILAR
	ELEVATION NUMBER	SPEC.	SPECIFICATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	S.S.	SERVICE SINK
	ELEVATION NUMBER	STL.	STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STD.	STANDARD
	ELEVATION NUMBER	STOR.	STORAGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STRUCT.	STRUCTURAL
	ELEVATION NUMBER	SUSP.	SUSPENDED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SW.	SWITCH
	ELEVATION NUMBER	SYM.	SYMMETRICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T.	TREAD
	ELEVATION NUMBER	T&B	TOP AND BOTTOM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TEL.	TELEPHONE
	ELEVATION NUMBER	TERR.	TERRAZZO
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T&G	TONGUE AND GROOVE
	ELEVATION NUMBER	THK.	THICK, THICKNESS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	THRES.	THRESHOLD
	ELEVATION NUMBER	T.O.S.	TOP OF STEEL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TYP.	TYPICAL
	ELEVATION NUMBER	U/C	UNDERCUT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	U.N.O.	UNLESS NOTED OTHERWISE
	ELEVATION NUMBER	V.B.	VINYL BASE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	V.C.T.	VINYL COMPOSITION TILE
	ELEVATION NUMBER	V.I.F.	VERIFY IN FIELD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.	WIDE
	ELEVATION NUMBER	VERT.	VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WAINS.	WAINSCOT
	ELEVATION NUMBER	W.C.	WATER CLOSET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WD.WIN.	WOOD WINDOW
	ELEVATION NUMBER	WT.	WEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.W.F.	WELDED WIRE FABRIC

ROOM NAME

0000000

	ROOM NAME
	ROOM NUMBER
	NUMBERS DESIGNATE VERTICAL COLUMN LINES
	LETTERS DESIGNATE HORIZONTAL COLUMN LINES
	CIRCLES REPRESENT NEW COLUMN LINES
	DASHED CIRCLES REPRESENT EXISTING COLUMNS
	EXISTING DOOR SYMBOL
	NEW DOOR SYMBOL
	DOOR DESIGNATION
	WALL TYPE DESIGNATION NUMBER - COORDINATE WITH SCHEDULE
	EQUIPMENT DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
	KEY NOTE DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
	ADDENDUM DESIGNATION NUMBER
	BULLETIN DESIGNATION NUMBER

MATCH LINE

REF: A3

MATERIAL LEGEND

	ACOUSTICAL CEILING
	BATT/LOOSE INSULATION
	BLOCKING/ROUGH LUMBER
	CONCRETE
	FINISHED WOOD
	GLASS
	GYPSUM WALLBOARD
	MASONRY
	PARTICLE BOARD
	PLYWOOD

ARCHITECT

4545 architecture

4545 COMMONWEALTH ST.
DETROIT, MI 48208
P. 248.320.6098
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

ZEIGER PROPERTIES, LLC
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

Issued for :

CONSTRUCT. 10/05/20

Drawn by :

TFH

Sheet Title :
TITLE SHEET,
SHEET INDEX, AND
LOCATOR PLAN

Project No. :
2019006

Sheet No. :
TS1.1

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EXISTING CONSTRUCTION

- 1. Contractor shall visit the site and become familiar with the existing conditions.
2. Contractor shall verify conditions covering or affecting the structural work.
3. Existing construction not undergoing alteration is to remain undisturbed.
4. Contractor shall verify the existence, location and elevation of existing utilities.
5. Should uncharted piping or other utilities be encountered during excavation.
6. Contractor shall provide fire watch during field cutting and welding operations.
7. Contractor shall provide temporary protection of existing equipment during execution of work.
8. Contractor shall provide temporary protection to prevent damage from the weather and construction activities.
9. Contractor shall coordinate work with the Owner's personnel to avoid any interference in their operations.
10. Refer to SHORING AND BRACING notes for additional requirements.

WOOD CONSTRUCTION

- 1. Structural sawn lumber, glued laminated timber and connections have been designed in accordance with the "National Design Specifications for Wood Construction".
2. Plywood has been designed in accordance with "Plywood Design Specification".
3. Structural sawn lumber shall be Spruce-Pine-Fir No. 1/No. 2 or better with base design values:
4. With the moisture content of the wood in service will not exceed 19%.
5. Structural glued laminated timbers shall be produced in accordance with ANSI/AITC A190.1 and ASTM D3737, stress class 24F-1.8E with base design values:
6. With the moisture content of the wood in service will not exceed 16%.
7. Microlam LVL, Parاللam PSL, Timberstrand LSL.
8. Plywood shall conform to "Voluntary Product Standard PS 1, Structural Plywood".
9. Oriented Strand Board (OSB) shall conform to "Voluntary Product Standard PS 2, Performance Standard for Wood-Based Structural-Use Panels".
10. Prefabricated wood I-joist shall conform to ASTM D5055.
11. Floor sheathing shall be 23/32", APA Rated Sheathing, 48/24 minimum, Exposure 1.
12. Floor sheathing shall be glued and nailed to supporting members.
13. Shear wall sheathing shall be 15/32", APA Rated Sheathing, 32/16 minimum, exterior.
14. Provide one line of bridging for each eight feet of span for roof joists and floor joists.
15. Joists shall be supported laterally at the ends and at each support by solid blocking not less than 2 inches in thickness and the full depth of the joist.
16. Holes bored in joists shall not be within 2 inches of the top or bottom of the joist and the diameter of any such hole shall not exceed one-third the depth of the joist.
17. Joist framing from opposite side of a beam, girder or bearing wall shall be lapped at least 3 inches.
18. Joist framing into the side of a wood girder shall be supported by framing anchors or joist hangers.
19. Provide minimum three studs at each corner of an exterior wall.
20. Holes bored in load bearing and shear wall studs shall not exceed one-fourth the depth of the stud, within the middle third of the stud.
21. Bearing and exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections.
22. Bolts and lag screws shall conform to ASTM A307.
23. Nails, spikes and staples shall conform to ASTM F1667.
24. The fastening schedule for wood framing elements shall comply with the Governing Building Code, Table 2304.10.1.
25. Truss and wood I-joist Manufacturer shall visit the site to observe and approve truss and I-joist placement, bearing, bracing, and connections prior to enclosing the wood framing.
26. Lumber shall be so handled and covered as to prevent marring and moisture absorption from snow or rain until the building is enclosed.
27. Erection of structural timber framing shall be in accordance with AITC.

CAST-IN-PLACE CONCRETE

- 1. Concrete structural framing has been designed by the Ultimate Strength Method per ACI 318 "Building Code Requirements for Structural Concrete".
2. Concrete work shall conform to the requirements of ACI 301, "Specifications for Structural Concrete of Buildings", and ACI 318 "Building Code Requirements for Structural Concrete" except as modified by Structural requirements noted on the Drawings.
3. All concrete work shall conform to ACI 201.2R, "Guide to Durable Concrete".
4. Concrete shall conform to ACI 362.1R, "Guide to Durable Concrete for Parking Structures".
5. Concrete aggregates shall conform to ASTM C33 "Specification for Concrete Aggregates".
6. Reinforcing shall conform to ASTM A615 grade 60.
7. Reinforcement shall be fabricated and erected according to the ACI standards.
8. Welded wire fabric shall be furnished in flat sheets (rolls not permitted) and shall conform to ASTM A-185 and have a minimum side and end lap of 8 inches.
9. Welding of reinforcing steel is prohibited unless specifically detailed.
10. Concrete shall have a minimum 28-day compressive strength as follows:
11. Exterior concrete, and interior concrete subjected to freeze/thaw cycles, salt, etc., including walls, shall be air-entrained 6% +/- 1%.
12. Concrete shall be normal weight, unless indicated otherwise.
13. Contractor shall submit the concrete mix design(s) for review by the Structural Engineer.
14. The approved materials and mix design shall be fully documented and reviewed by the Testing Agency for full compliance.
15. Use of calcium chloride, chloride ions, or other salts in concrete is not permitted.
16. Minimum lap splice shall be Class B per ACI 318.
17. Reinforcing steel shall not be cut, bent or straightened in the field unless approved by the Structural Engineer.
18. Reinforcing steel shall be placed with the following concrete cover unless noted otherwise:
19. Tie embeds securely in place prior to placing concrete.
20. Do not place pipes or ducts exceeding one quarter the slab or wall thickness within the slab or wall unless specifically shown and detailed on the Structural drawings.
21. Anchor rods and steel embeds (furnished by Structural Steel Contractor) shall be set by template to within a 1/8" tolerance in any direction with minimum embedment and exact projection indicated on the drawings, prior to placing concrete.
22. No aluminum conduit or products containing aluminum or any other material injurious to the concrete shall be embedded in the concrete.
23. Dowels into foundation shall match size and spacing of vertical reinforcement at all columns, piers and walls, unless otherwise noted.
24. Contractor shall coordinate all masonry dowel sizes and spacing to be cast into concrete with masonry reinforcing shop drawings.
25. Provide two #5 bars (one each face) around unframed openings in slabs and walls.
26. Locate sleeves, openings, embeds, etc. as indicated on the drawings.
27. Contractor shall obtain approval prior to placing openings or sleeves not shown on the Drawings, through any structural member.
28. Conical and structural, Mechanical and Electrical drawings for bases, openings, sleeves, anchors, inserts, conduits, recesses and other devices in concrete work before placing concrete.
29. Horizontal construction joints are permitted only where indicated.
30. For control joints in slabs, space joints at maximum 15'-0" on center unless otherwise noted on the Drawings.
31. Construction joints shall be furnished with a full length keyway centered on members.
32. Provide waterstops in construction joints in cast-in-place concrete elements that have one side exposed to the weather or soil and the other side occurring adjacent to enclosed space.
33. Provide 3/4" by 3/4" chamfer strips at all exposed corners of concrete members, unless noted otherwise.
34. Provide dovetail slots in concrete members where masonry abuts and where required for veneer attachment.
35. The Concrete Contractor shall be responsible for all pour sequences and construction procedures for all concrete work to account for temperature differentials and shrinkage occurring during the construction phase until the building is permanently in a mechanically controlled environment.
36. Coordinate vapor retarder requirements with floor finish requirements.
37. Concrete shall be placed to the constant top of slab elevations, while maintaining the minimum concrete thickness noted on the Drawings.
38. Construction joints for supported slabs shall be as noted on the Drawing or as approved by the Structural Engineer.
39. The use of chlorides such as deicing salts is prohibited for melting ice prior to placement of concrete.
40. Sizes of concrete placements shall not exceed the following, unless otherwise indicated on the plans:
41. For floor finish tolerances for interior slabs, refer to Specifications.
42. Joints between the structural (and architectural) members shall be properly prepared and filled with joint sealant unless noted otherwise.
43. Joints between the structural and architectural members shall be properly prepared and filled with joint sealant unless noted otherwise.
44. Specific locations may be indicated on the Drawings, or may be required by approved shop drawings, or may occur due to the construction sequence selected by the Contractor.
45. Prior to placing concrete adjacent to existing concrete, mechanically roughen, then thoroughly clean and de-grease existing concrete surfaces.
46. Prior to placing concrete topping, mechanically roughen, then thoroughly clean and de-grease existing concrete surfaces.
47. Non-shrink grout shall conform to ASTM C1107.
48. Reinforcing steel, anchor rods and embed placement shall be inspected, prior to placement of concrete, in accordance with ACI 318 and code required Special Inspection by qualified Inspector prior. These inspections are not included in the basic services of the Structural Engineer of Record.

MASONRY NOTES

- 1. Concrete masonry has been designed in accordance with ACI 530, "Building Code Requirements for Masonry Structures" and shall be constructed in accordance with ACI 530.1, "Specifications for Masonry Structures".
2. Concrete Masonry to have a minimum 28-day compressive strength f'm=1,500 psi unless noted otherwise.
3. Concrete Masonry units (CMU) shall conform to the following standards:
4. Normal Weight Units: Greater than 125 pcf
5. Load-bearing CMU shall be at minimum medium weight units, unless noted otherwise.
6. Mortar for all masonry shall conform to ASTM C270 with minimum compressive strength of 1,800 psi.
7. Steel bar reinforcement shall conform to ASTM A615, grade 60.
8. Horizontal joint reinforcement shall be "Ladder" type with W1.7 for low walls without cavity wall with veneer diameter longitudinal bars.
9. Minimum vertical CMU wall reinforcing shall be continuous #5 bars at 48" on center, unless noted otherwise.
10. Vertical cells containing reinforcing and grout shall form a continuous cavity, free of mortar droppings.
11. Horizontal bond beams shall be placed at all floor levels, all stair landing levels, roof level, and top of parapets.
12. Horizontal bond beam and vertical reinforcing shall be continuous unless noted otherwise.
13. Reinforcing bars shall be held in position by wire ties or other approved means to insure design location and lap.
14. Grouting of masonry walls shall conform to recommended procedure for "low lift grouting" or "high lift grouting" as outlined in the NCMA TEK 3-2A - "Grouting Concrete Masonry Walls" and ACI 530.1/ASCE 6 "Specification for Masonry Structures".
15. Lifts of grout shall be keyed 4 inches into the previous course of masonry below.
16. Masonry below grade shall be grouted solid.
17. Sampling and Testing of mortar and grout shall be in accordance ASTM C780 and ASTM C1019, respectively.
18. Construction and testing of masonry prisms shall be in accordance with the procedure outlined in the ASTM C1314.
19. Special Inspection of masonry construction is required. Refer to project specifications and ACI 530 for quality assurance requirements.
20. Contractor shall brace masonry walls to resist wind loads until floors and roofs are in place, and the masonry has reached 75% of the required strength f'm.
21. Contractor shall shore masonry walls above masonry bond beam lintels until the masonry is placed full height and has reached the required strength.

FOOTINGS AND FOUNDATION

- 1. Contractor shall verify all conditions, including underground utilities and field measurements at job site and report any discrepancies to Owner's Representative.
2. Provide necessary sheeting, shoring, bracing, etc. as required during excavations to protect sides of excavations.
3. Comply fully with requirements of OSHA and other regulatory agencies for safety provisions.
4. Top of spread footing elevations noted on plan are minimum elevations.
5. Bottom of spread footing elevations to extend a minimum of 42" below grade at locations subject to freeze-thaw action.
6. Sides of foundations shall be formed. All concrete surfaces shall be maintained smooth and vertical.
7. Where footing steps are necessary, they shall be no steeper than one vertical to two horizontal unless noted otherwise.
8. Footings shall be centered under columns and walls unless specifically detailed otherwise on the Drawings.
9. No footings or slabs shall be placed on or against sub-grade containing free water, frost or ice.
10. The Contractor shall provide all necessary measures to prevent any frost or ice from penetrating any footing or slab sub-grade before and after placing of concrete until the full building enclosure is completed and heated.
11. Excavated material shall be legally disposed of off the Owner's property or stored at the site or used for backfilling operations as required in accordance with the Geotechnical Engineer's recommendations and Project Specification requirements.
12. Contractor shall furnish all required de-watering equipment to maintain a dry excavation until backfill is complete.
13. Where new footings are adjacent or abut existing foundations, carefully hand excavate and determine bottom of existing foundation.
14. Foundation bearing soils shall be inspected by a qualified Geotechnical Engineer.
15. A Geotechnical Engineer registered in the State of the Project shall inspect the condition and assure the adequacy of all subgrades, fills, backfills before placement of foundations, footings, slabs and walls.

GENERAL STRUCTURAL NOTES

- 1. The structural notes are intended to augment the drawings and specifications.
2. The Structural drawings form an integral part of Contract Documents.
3. Typical details and other conditions shall apply to conditions that are similar to the conditions described in the sections/details, even if they are not specifically referenced on the plans.
4. The Contractor shall be responsible for means, methods, sequences and procedures of construction.
5. The structure is designed to be self-supporting and stable after it is fully completed per requirements of Contract Documents.
6. Construction shall comply fully with the applicable provisions of OSHA and the local Governing Codes, current edition, and all requirements specified in the codes shall be adhered to as if they were called for or shown on the drawings.
7. Standards listed in structural note sections refer to the version and effective date identified in the REFERENCED STANDARDS Chapter in the Governing Building Code.
8. Work constructed per these drawings shall be inspected by an Independent Testing Agency retained to ensure compliance with the requirements stated in the Drawings.

SHOP DRAWINGS

- 1. Submit shop drawings for review as indicated in material section of general Structural notes.
2. Use of Engineering Drawings as erection drawings by the Contractor is strictly prohibited.
3. Allow in the schedule - detailing, fabrication and erection - a minimum of 10 working days for review of each shop drawing submitted by the Structural Engineer.
4. Review of shop drawings and other submittals by the Structural Engineer does not relieve the Contractor of the responsibility to check the shop drawings prior to submittal.
5. Shop drawings are an aid for field placement and are superseded by the Contract Documents.
6. Contractor shall provide a set of approved shop drawings bearing the review stamp of the Structural Engineer.
7. Notes on submitted shop drawings for work "by others" cannot be responsibly approved by Structural Engineer.
8. Contractor shall verify all relevant dimensions and elevations for equipment installations against purchased Manufacturer's certified equipment drawings.

SHORING AND BRACING

- 1. Contractor shall provide temporary shoring and bracing of existing construction, new construction, and underground utilities as follows:
a. Where shown or noted on the Drawings.
b. Where existing construction is to be altered or disturbed until permanent support is in place.
c. Where existing construction is not undergoing alteration, and is to remain undisturbed but is disturbed as a result of the work of this contract.
d. As required for safe erection, installation of new construction, equipment, etc.
2. Shoring and bracing shown on the Drawings is conceptual.
3. Shoring and bracing shall be performed by a Contractor with minimum 5 years demonstrated experience in similar size and scope of shoring and bracing projects.
4. Shoring and bracing shall be designed by a Professional Engineer registered in the State of the Project with minimum 5 years demonstrated experience in similar size and scope of shoring and bracing projects.
5. Contractor shall submit drawings and calculations sealed and signed by the Contractor's Professional Engineer showing complete design including temporary conditions, final conditions and sequence of work.
6. Before starting work, Contractor shall perform condition survey of the existing building structure, exterior facade and interior finishes.
7. Keep the existing and new construction in a safe condition.
8. Contractor shall continuously monitor the shoring and bracing system.
9. After completion of shoring and bracing and completion of work requiring shoring and bracing, Contractor shall repair any damage to the existing and new construction, without any cost to the Owner, and to the satisfaction of the Owner and Architect/Structural Engineer.

ARCHITECT: 4545 architecture
4545 COMMONWEALTH ST. DETROIT, MI 48208
CONSULTANT:
Project: ZIEGER PROPERTIES, LLC RENOVATIONS 2221 WABASH DETROIT, MI 48216

Issued for: CONSTRUCT. 10/05/20

Drawn by: TRF

Sheet Title: GENERAL NOTES

Project No.: 2019006

Sheet No.: TS1.2

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SPECIAL INSPECTION REQUIREMENTS - SOILS AND FOUNDATIONS					
TASK	INSPECTION FREQUENCY		REFERENCED STANDARD	IBC REFERENCE	RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC			
1. SITE PREPARATION:					
A. VERIFY SITE PREPARED IN ACCORDANCE WITH APPROVED GEOTECHNICAL REPORT.	-	X	GEOTECHNICAL REPORT	1705.6, 1803	SI/GE
2. EXCAVATION:					
A. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X	GEOTECHNICAL REPORT	1705.6	SI/GE
3. FILL PLACEMENT:					
A. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X	GEOTECHNICAL REPORT	1705.6, 1803.5	SI/GE/TA
B. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-			
C. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY.	-	X			
4. SHALLOW FOUNDATIONS:					
A. IDENTIFICATION OF SOILS AT AND BELOW FOUNDATION BEARING LEVEL.	-	X	GEOTECHNICAL REPORT	1705.6	SI/GE
B. VERIFY ALLOWABLE BEARING CAPACITY OF FOUNDATION BEARING SOILS.	-	X			
5. GEOPIER FOUNDATIONS:					
A. VERIFY SHAFT DIAMETER AND CONDITION OF SHAFT.	X	-	GEOTECHNICAL REPORT	1705.7	SI/GE
B. VERIFY BEARING SOILS.	X	-			
C. DETERMINE CAPACITIES OF TEST GEOPIERS (MODULUS AND UPLIFT) AND CONDUCT ADDITIONAL LOAD TESTS AS REQUIRED.	X	-			
D. OBSERVE GEOPIER INSTALLATION OPERATION AND MAINTAIN A COMPLETE AND ACCURATE RECORD OF EACH GEOPIER INCLUDING OBSERVING SUBSURFACE CONDITIONS AND SOILS AND BOTTOM STABILIZATION TESTS.	X	-			
E. COORDINATE ALL ACTIVITIES WITH INSTALLER'S FULL TIME QUALITY CONTROL REPRESENTATIVE.	X	-			
6. PILE FOUNDATIONS:					
A. VERIFY PILE MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS.	X	-	GEOTECHNICAL REPORT	1705.7	SI/GE
B. DETERMINE CAPACITIES OF TEST PILES AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED.	X	-			
C. OBSERVE DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PILE.	X	-			
D. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT ANY PILE DAMAGE.	X	-			
E. FOR STEEL PILES, PERFORM ADDITIONAL INSPECTION IN ACCORDANCE WITH REQUIREMENTS OF STEEL CONSTRUCTION.	-	-			
F. FOR CONCRETE PILES AND CONCRETE FILLED PILES, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH REQUIREMENTS OF CONCRETE CONSTRUCTION.	-	-			
G. FOR SPECIALTY PILES, PERFORM ADDITIONAL INSPECTIONS AS DETERMINED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.	-	-			
7. PIER/CAISSON/AUGER CAST PILE FOUNDATIONS:					
A. DETERMINE CAPACITIES OF TEST PIER/CAISSON/AUGER CAST PILE AND CONDUCT ADDITIONAL LOAD TESTS AS REQUIRED.	X	-	GEOTECHNICAL REPORT	1705.8	SI/GE
B. OBSERVE PIER/CAISSON/AUGER CAST PILE INSTALLATION OPERATION AND MAINTAIN A COMPLETE AND ACCURATE RECORD OF EACH ELEMENT INCLUDING OBSERVING SUBSURFACE CONDITIONS AND SOILS AND BOTTOM STABILIZATION TESTS.	X	-			
C. COORDINATE ALL ACTIVITIES WITH INSTALLER'S FULL TIME QUALITY CONTROL REPRESENTATIVE.	X	-			
D. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PIER/CAISSON/AUGER CAST PILE DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE), AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	X	-			
E. PERFORM ADDITIONAL INSPECTION IN ACCORDANCE WITH REQUIREMENTS OF CONCRETE CONSTRUCTION.	-	-			

SPECIAL INSPECTION NOTES

- SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE 2012 MICHIGAN (INTERNATIONAL) BUILDING CODE CHAPTER 17 AND AS MODIFIED HEREIN.
- DESIGNATIONS**
 SI: SPECIAL INSPECTOR QUALIFIED WITH DEMONSTRATED COMPETENCE DOCUMENTED BY CERTIFICATIONS FROM RECOGNIZED AGENCIES SUCH AS AWS, ACI, MASONRY INSTITUTE OF MICHIGAN (MIM), ETC., AS SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL. SPECIAL INSPECTOR MAY BE A FIRM WITH MULTIPLE SPECIALISTS AND A PROJECT MANAGE PROVIDING REPORTS.
 TA: TESTING AGENCY QUALIFIED TO TEST AND INSPECT MATERIALS AND ASSEMBLIES. TESTING AGENCY SHALL BE UNDER THE SUPERVISION OF THE SPECIAL INSPECTOR.
 GE: GEOTECHNICAL ENGINEER WHO PROVIDED THE ORIGINAL PROJECT GEOTECHNICAL SOILS INVESTIGATION REPORT.
 SE: SPECIALTY ENGINEER RESPONSIBLE FOR DESIGNING ASSEMBLIES SUCH AS PRECAST CONCRETE, STEEL JOISTS, COLD FORMED FRAMING ASSEMBLIES, ETC. SPECIALTY ENGINEER SHALL PROVIDE OBSERVATION OF FABRICATED AND INSTALLED ITEMS OF THEIR DESIGN, IN ADDITION TO THE SPECIAL INSPECTION.
- TA, GE AND SE SHALL SUBMIT RECORDS OF THE INSPECTION RESULTS TO THE SI. THE SI SHALL COMPARE AND SUBMIT INSPECTION RECORDS TO THE ARCHITECT/ENGINEER AND BUILDING OFFICIAL. RECORDS SHALL INCLUDE STATEMENTS OF TESTS, WHETHER INSTALLED/FABRICATED ITEM COMPLIES WITH CONTRACT DOCUMENTS, REMEDIAL WORK PERFORMED, RETESTS.
- SI SHALL PROVIDE A DAILY REPORT OF ANY DISCREPANCIES FROM THE CONTRACT DOCUMENTS FOUND ON THE SAME DAY OF THE INSPECTION TO THE ENGINEER OF RECORD. FORMAL REPORTS OF COMPLIANCE CAN FOLLOW BY A MAXIMUM OF 2 WEEKS. SI SHALL PROVIDE AND SIGN A FINAL REPORT WITH A SUMMARY OF ALL TESTS PERFORMED AND RESULTS TO THE ENGINEER OF RECORD AND BUILDING OFFICIAL.
- SI, TA & GE SHALL BE PAID BY THE OWNER IN COMPLIANCE WITH THE MICHIGAN (INTERNATIONAL) BUILDING CODE.

SPECIAL INSPECTION REQUIREMENTS - WOOD CONSTRUCTION					
TASK	INSPECTION FREQUENCY		REFERENCED STANDARD	IBC REFERENCE	RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC			
1. PRE-FABRICATED WOOD:					
A. INSPECTION OF PRE-FABRICATED WOOD STRUCTURAL ELEMENTS	-	X	MANUFACTURER'S SPECIFICATIONS	1704.5, 1705.5	SI
2. TIMBER FRAMING:					
A. INSPECTION OF FIELD GLUING OPERATIONS	X	-	MANUFACTURER'S SPECIFICATIONS	1705.5	SI
B. INSPECTION OF NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE LATERAL-FORCE-RESISTING SYSTEM INCLUDING DRAG STRUTS, BRACES, AND TIE-DOWNS.	X	-			
C. INSPECTION FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS THAT ARE INCLUDED IN THE LATERAL-FORCE-RESISTING SYSTEM AND FOR WHICH THE PROVISIONS REQUIRE THE SPACING OF NAILS, SCREWS, OR FASTENERS FOR WOOD SHEATHING TO BE 6 IN. OR LESS ON CENTER.	X	-			
3. FLOOR AND ROOF DIAPHRAGMS:					
A. INSPECTION OF DIAPHRAGMS	X	-	-	TABLE 2306.2, 1704.1, 1705.5.1	SI

SPECIAL INSPECTION REQUIREMENTS - MASONRY: LEVEL A					
MINIMUM TESTS					
NONE					
MINIMUM INSPECTION					
VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS.					

SPECIAL INSPECTION REQUIREMENTS - MASONRY: LEVEL B QUALITY ASSURANCE						
MINIMUM TESTS						
VERIFICATION OF SLUMP FLOW AND VISIBILITY STABILITY INDEX (VSI) AS DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH SPECIFICATIONS ARTICLE 1.5 B.1.b.3 FOR SELF-CONSOLIDATING GROUT.						
VERIFICATION OF fm AND f'ac IN ACCORDANCE WITH SPECIFICATIONS ARTICLE 1.4 B PRIOR TO CONSTRUCTION, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE						
MINIMUM INSPECTION						
INSPECTION TASK	FREQUENCY		REFERENCE FOR CRITERIA			RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC	IBC SECTION	ACI 530 ASCE 5 TMS 402	ACI 530.1 ASCE 6 TMS 602	
1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS.	-	X	-	-	ART. 1.5	SI
2. INSPECTION OF ANCHORS INSTALLED IN HARDENED MASONRY AND GROUT (POST-INSTALLED)	-	X	-	-	-	SI/TA
3. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:						
A. PROPORTIONS OF SITE-PREPARED MORTAR.	-	X	-	-	ART. 2.1, 2.6A	SI
B. CONSTRUCTION OF MORTAR JOINTS.	-	X	-	-	ART. 3.3B	
C. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	-	ART. 2.4B, 2.4H	
D. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	-	ART. 3.4, 3.6A	
E. PRESTRESSING TECHNIQUE.	-	X	-	-	ART. 3.6B	
F. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY.	X FOR FIRST 5000 SQ.FT. OF ACC MASONRY	X AFTER FIRST 5000 SQ.FT. OF ACC MASONRY	-	-	ART. 2.1C	
4. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:						
A. GROUT SPACE.	-	X	-	-	ART. 3.2D, 3.2F	SI
B. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	SEC. 1.16	ART. 2.4, 3.4	
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	SEC. 1.16	ART. 3.2E, 3.4, 3.6A	
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	-	X	-	-	ART. 2.6B, 2.4 G.1.b	
E. CONSTRUCTION OF MORTAR JOINTS.	-	X	-	-	ART. 3.3B	
5. VERIFY DURING CONSTRUCTION:						
A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	-	X	-	-	ART. 3.3F	SI
B. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	-	X	-	SEC. 1.16.4.3, 1.17.1	-	SI/TA
C. WELDING OF REINFORCEMENT.	X	-	-	SEC. 2.1.8.7.2, 3.3.3.4(c), 8.3.3.4(b)	-	SI
D. PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	-	X	-	-	ART. 1.8 C, 1.8 D	SI/TA
E. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	X	-	-	-	ART. 3.6 B	
F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE.	X	-	-	-	ART. 3.5, 3.6 C	
G. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS.	X FOR FIRST 5000 SQ.FT. OF ACC MASONRY	X AFTER FIRST 5000 SQ.FT. OF ACC MASONRY	-	-	ART. 3.3 B.8	
6. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	-	X	SEC. 2105.2.2, 2105.3	-	ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4	SI/TA

SPECIAL INSPECTION REQUIREMENTS - MASONRY: LEVEL C QUALITY ASSURANCE						
MINIMUM TESTS						
VERIFICATION OF fm AND f'ac IN ACCORDANCE WITH SPECIFICATIONS ARTICLE 1.4 B PRIOR TO CONSTRUCTION AND FOR EVERY 5,000 SQ.FT. DURING CONSTRUCTION						
VERIFICATION OF PROPORTIONS OF MATERIALS IN PREMIXED OR PREBLENDED MORTAR, PRESTRESSING GROUT, AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT, AS DELIVERED TO THE PROJECT SITE.						
VERIFICATION OF SLUMP FLOW AND VISIBILITY STABILITY INDEX (VSI) AS DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH SPECIFICATIONS ARTICLE 1.5 B.1.b.3 FOR SELF-CONSOLIDATING GROUT.						
MINIMUM INSPECTION						
INSPECTION TASK	FREQUENCY		REFERENCE FOR CRITERIA			RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC	IBC SECTION	ACI 530 ASCE 5 TMS 402	ACI 530.1 ASCE 6 TMS 602	
1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS.	-	X	-	-	ART. 1.5	SI
2. INSPECTION OF ANCHORS INSTALLED IN HARDENED MASONRY AND GROUT (POST-INSTALLED)	-	X	-	-	-	SI/TA
3. VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:						
A. PROPORTIONS OF SITE-MIXED MORTAR, GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	-	X	-	-	ART. 2.1, 2.6 A, 2.6 B, 2.6 C, 2.4 G.1.b	SI
B. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR RODS, AND PRESTRESSING TENDONS AND ANCHORAGES.	-	X	-	SEC. 1.16	ART. 2.4, 3.4	
C. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS.	-	X	-	-	ART. 3.3 B	
D. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.	X	-	-	SEC. 1.16	ART. 3.2 E, 3.4, 3.6 A	
E. GROUT SPACE PRIOR TO GROUTING.	X	-	-	-	ART. 3.2 D, 3.2 F	
F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	X	-	-	-	ART. 3.5, 3.6 C	
G. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	-	X	-	-	ART. 3.3 F	
H. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	X	-	-	SEC. 1.16.4.3, 1.17.1	-	
I. WELDING OF REINFORCEMENT.	X	-	-	SEC. 2.1.8.7.2, 3.3.3.4(c), 8.3.3.4(b)	-	
J. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	-	X	SEC. 2104.3, 2104.4	-	ART. 1.8 C, 1.8 D	
K. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	X	-	-	-	ART. 3.6 B	
L. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS.	X	-	-	-	ART. 3.3 B.8	
M. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY.	X	-	-	-	ART. 2.1 C.1	
7. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	X	-	SEC. 2105.2.2, 2105.3	-	ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4	

ARCHITECT

4545 architecture

4545 COMMONWEALTH ST.
 DETROIT, MI 48208
 P. 248.320.6998
 TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

ZIEGER PROPERTIES, LLC
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

Issued for :

CONSTRUCT. **10/05/20**

Drawn by :
THF

Sheet Title :
SPECIAL INSPECTION REQUIREMENTS

Project No. :
2019006

Sheet No. :
TS1.3

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MORTGAGE REPORT for:

ZEIGER PROPERTIES, LLC

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000
LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

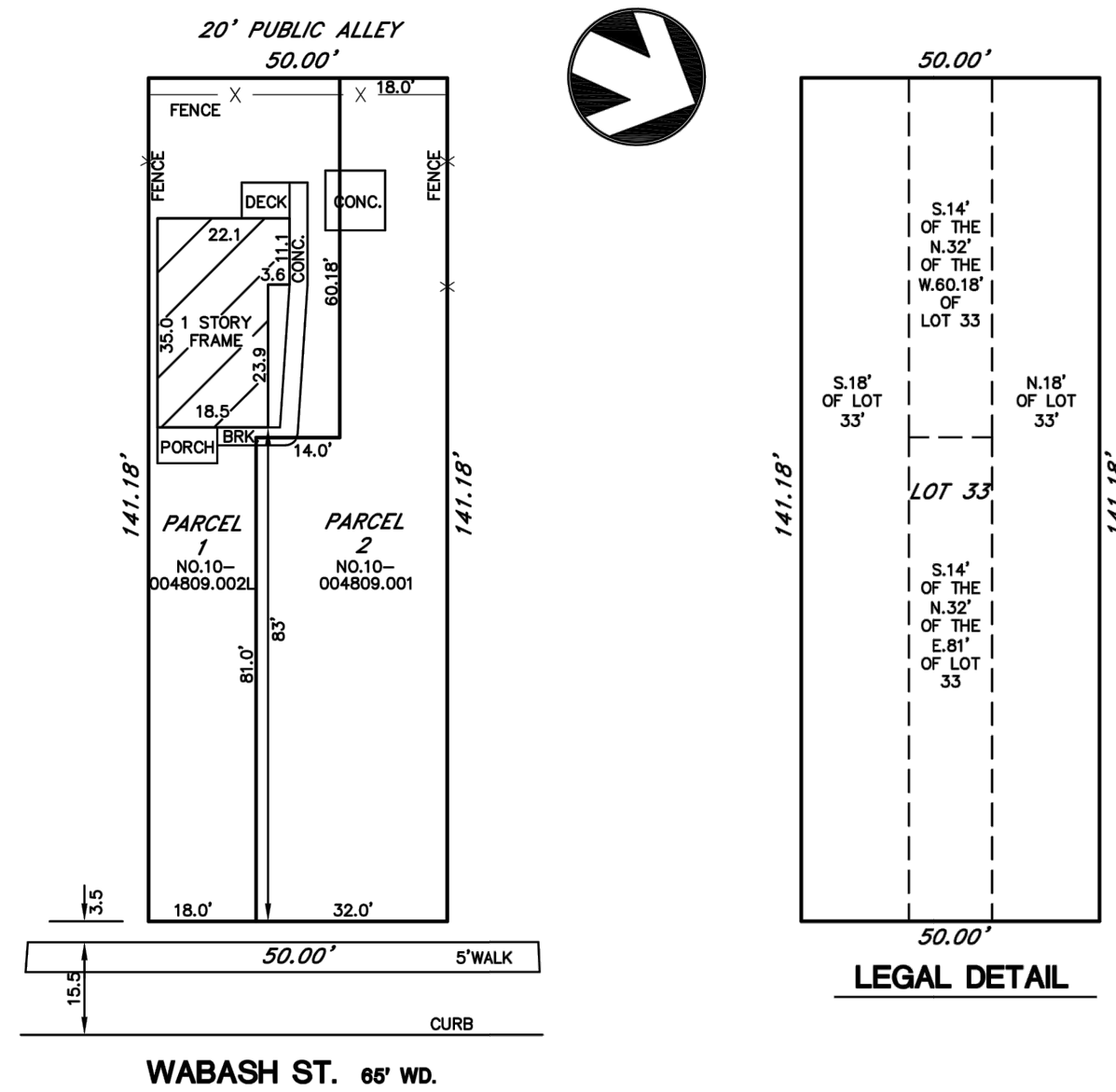
Parcel 1:

The South 14 feet of the North 32 feet of the West 60.18 feet of Lot 33 and the South 18 feet of Lot 33, Plat of the Subdivision of part of Peter Godfrey Farm, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

AND

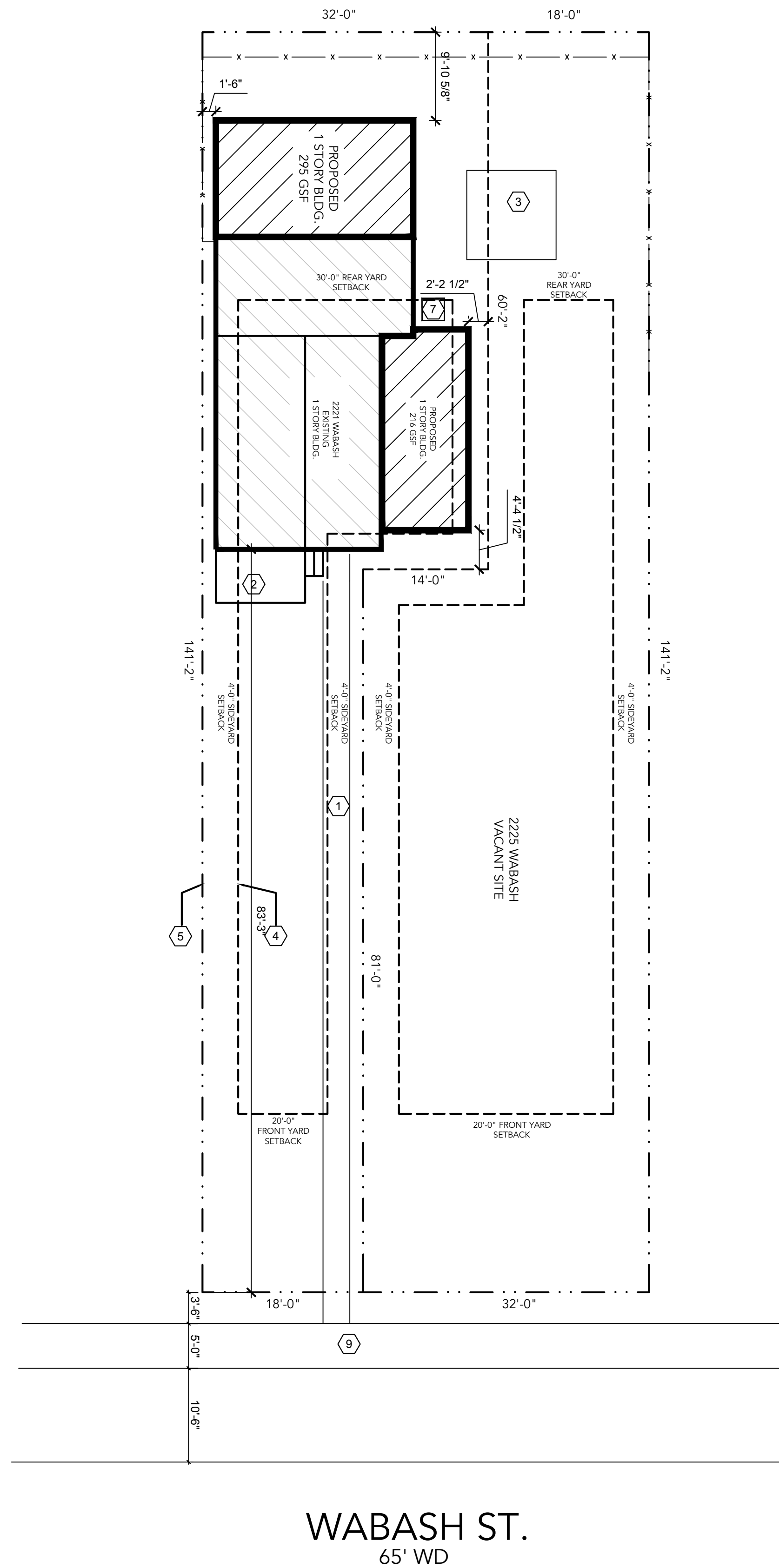
Parcel 2:

The North 18 feet of Lot 33 and the South 14 feet of the North 32 feet of the East 81 feet of Lot 33, Plat of the Subdivision of part of Peter Godfrey Farm, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.



CERTIFICATE: We hereby certify to: ZEIGER PROPERTIES, LLC. That we have surveyed the above-described property in accordance with the description furnished and confirmed to be correct by the owner, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings upon the adjoining property encroach upon the property heretofore described, except as shown. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in the subdivision plat or appear in the instrument referenced in the title policy, if both have been furnished to us. This survey does not locate or identify the existence or absence of utilities entering into or crossing above or below the property. This report is to be used for mortgage purposes only and not for the purpose of establishing property lines, nor for construction purposes. No property lines were established and no property corners were set. This is not an ALTA type survey. This cannot be used for future refinancing purposes or transferred to any future property owners.

REVISED _____
DRAWN BY IMM _____
SCALE 1"=30'
GEORGE G. JEROME
PROFESSIONAL LAND SURVEYOR
NO. 19837
DATED 11-02-18
JOB NO. 246224



WABASH ST.
65' WD

GENERAL SITE PLAN NOTES:

- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
- CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
- ASPHALT: BASE COURSE - MDT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD, MAXIMUM 2 INCH LIFT.
- PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC. SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKewise ARRANGE FOR ALL INSPECTION.
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
- SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
- ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
- FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
- ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.

SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 EXISTING BRICK WALK WAY
- 2 EXISTING FRONT PORCH
- 3 EXISTING CONC. PAD
- 4 LINE OF SET BACK BY ORDINANCE
- 5 PROPERTY LINE
- 6 SIDEWALK
- 7 AIR CONDITIONING CONDENSER

GENERAL DEMOLITION PLAN NOTES:







1. ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
2. COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
3. ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
4. ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
5. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
7. THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
8. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
9. GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
10. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
11. PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
12. THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

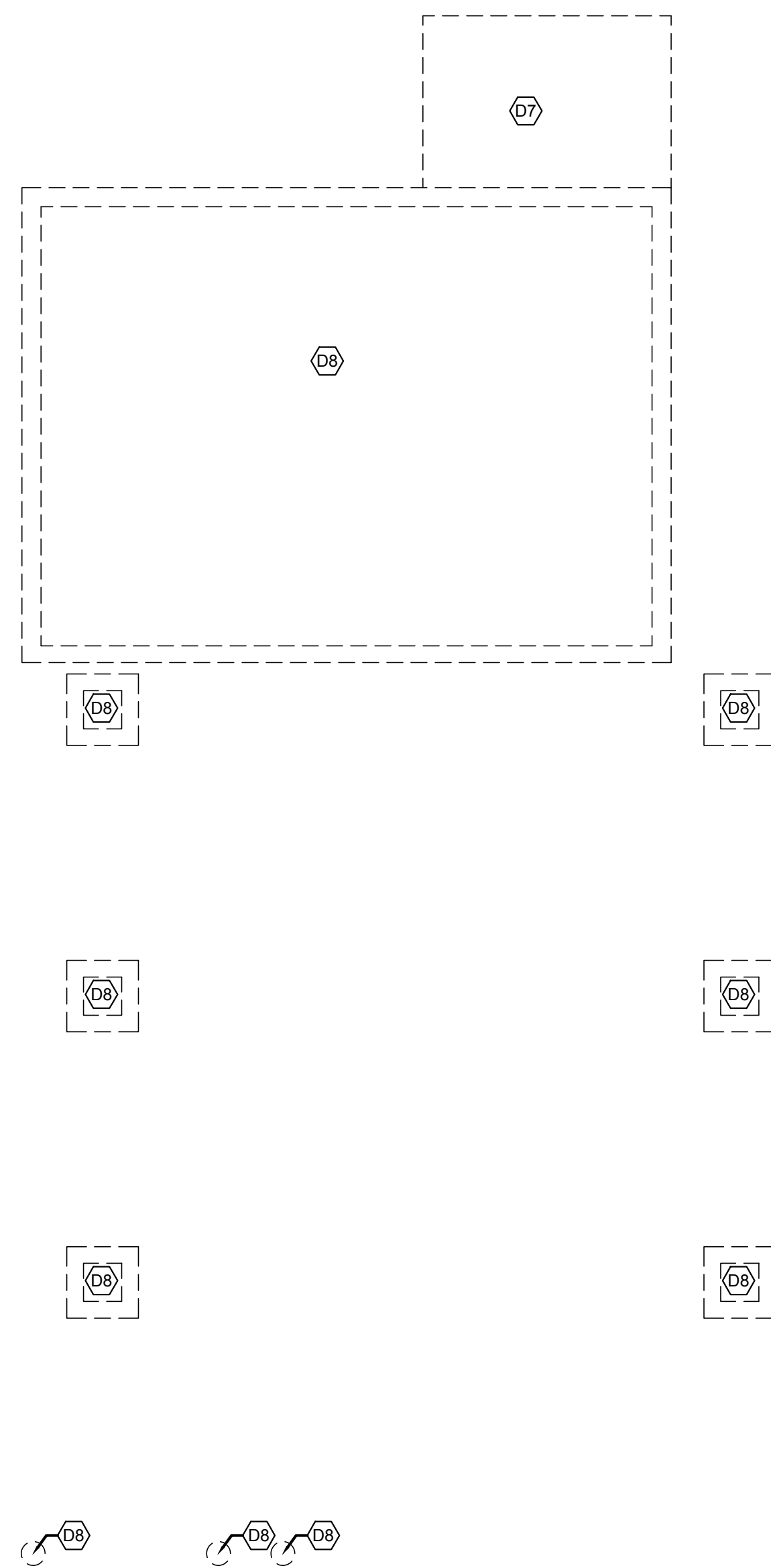
DEMOLITION PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

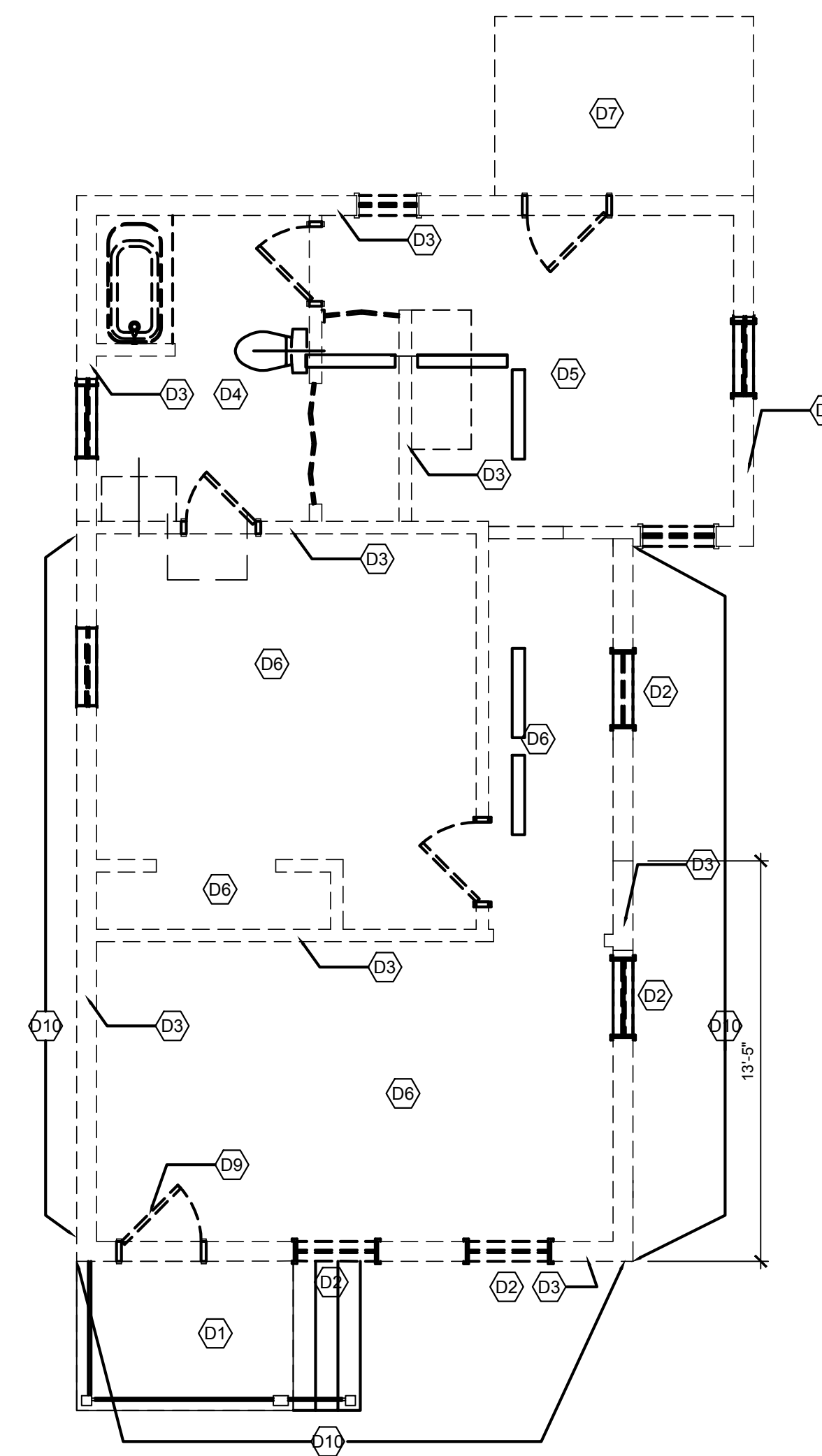
- (D1) FRONT PORCH TO BE REMOVED. SALVAGE RAILING AND SUPPORT POSTS FOR REINSTALLATION.
- (D2) REMOVE WINDOW COMPLETE
- (D3) REMOVE WALL COMPLETE, INCLUDING ELECTRICAL TO PANEL
- (D4) REMOVE BATHROOM COMPLETE, INCLUDING ELECTRICAL AND PLUMBING
- (D5) REMOVE KITCHEN COMPLETE, INCLUDING ELECTRICAL AND PLUMBING
- (D6) REMOVE INTERIOR DRYWALL/PLASTER AND FLOOR FINISHES COMPLETE, ALL HVAC AND ELECTRICAL
- (D7) REMOVE REAR PORCH COMPLETE, INCLUDING FOUNDATIONS
- (D8) REMOVE FOUNDATION COMPLETE
- (D9) EXISTING HARDWARE/LOCK SET TO BE REMOVED. DOOR SLAB TO SALVAGED FOR REINSTALLATION. PREP TO RECEIVE NEW HINGES/LOCKSET.
- (D10) REMOVE SIDING COMPLETE AND SALVAGE FOR RE-USE

DEMOLITION KEY:

-  WALL TO REMAIN
-  WALL TO BE REMOVED
-  DOOR TO REMAIN
-  DOOR, FRAME AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
-  DESIGNATED ITEM TO REMAIN
-  DESIGNATED ITEM TO BE REMOVED



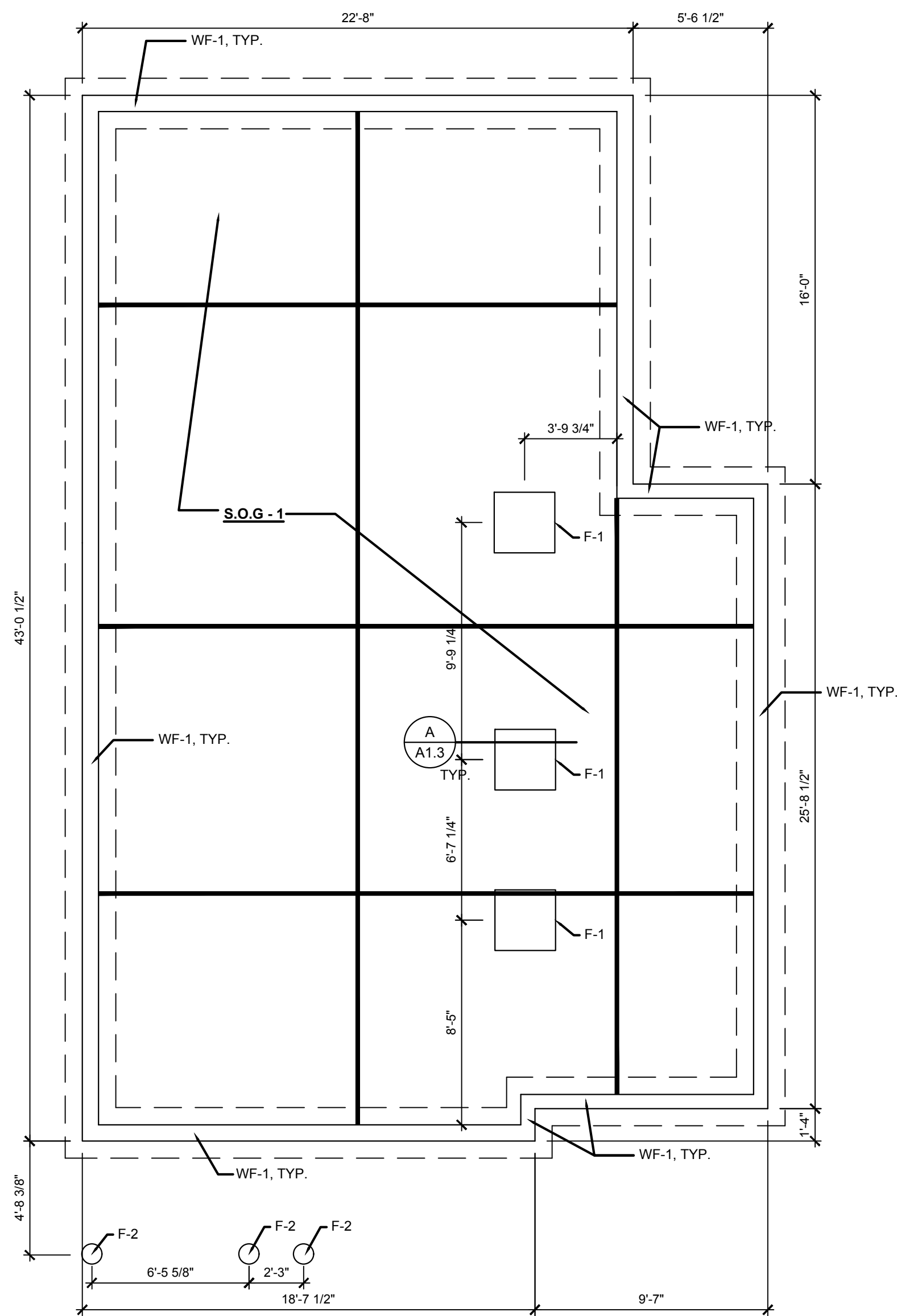
DEMOLITION FOUNDATION PLAN
SCALE: 1/4"=1'-0"



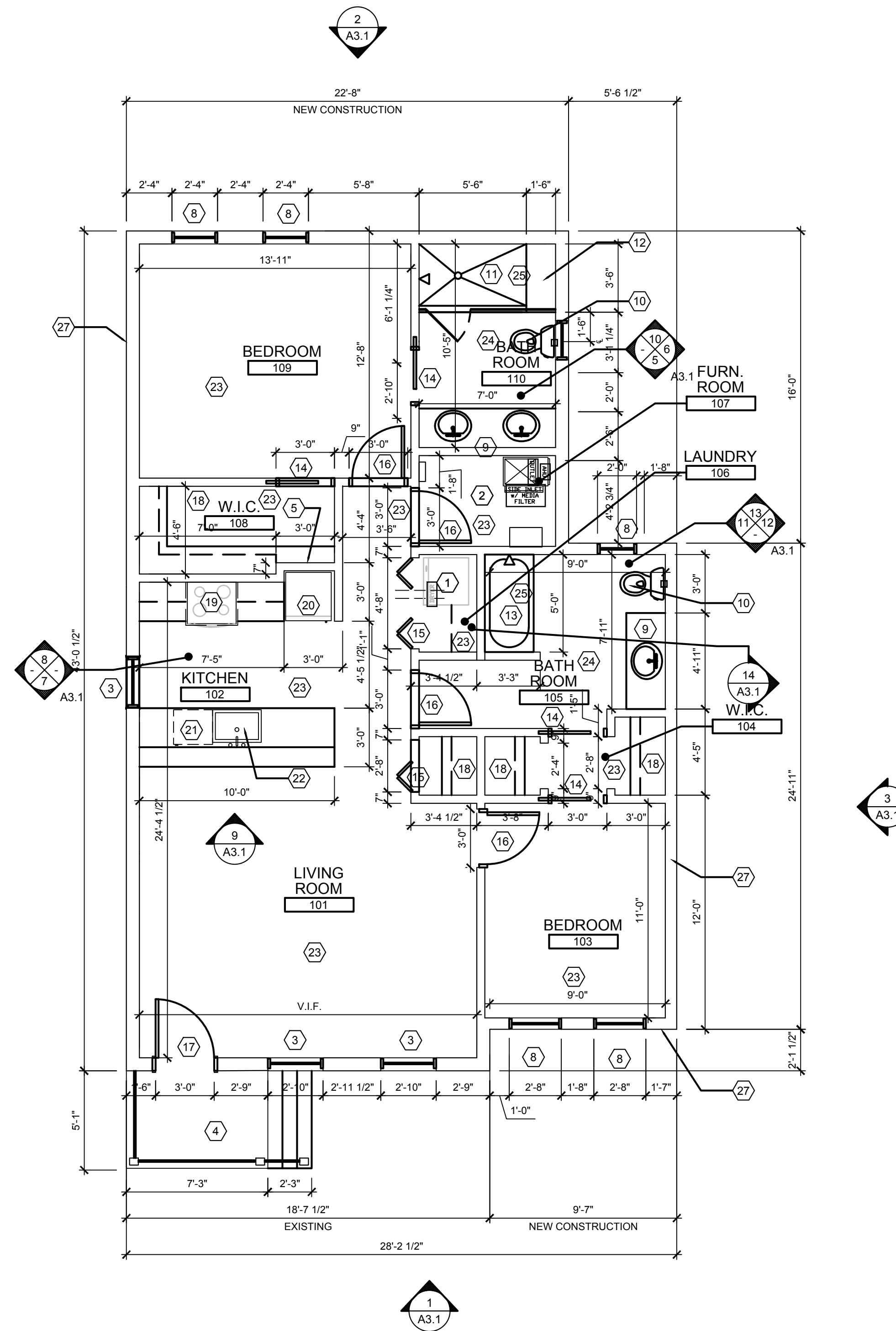
DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

<p>ARCHITECT:</p> <p>4545 architecture</p> <p>4545 COMMONWEALTH ST. DETROIT, MI 48208 P. 248.320.6098 TIM.FLINTOFF@4545ARCHITECTURE.COM</p>
<p>CONSULTANT:</p>
<p>Project :</p> <p>ZIEGER PROPERTIES, LLC RENOVATIONS 2221 WABASH DETROIT, MI 48216</p>
<p>Issued for :</p> <p>CONSTRUCT. 10/05/20</p>
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<p>Sheet Title :</p> <p>DEMOLITION FLOOR PLAN</p>
<p>Project No. :</p> <p>2019006</p>
<p>Sheet No. :</p> <p>D1.1</p>

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



FOOTPRINT EXIST: 462 GSF
FOOTPRINT NEW: 650 GSF
TOTAL BUILDING SQ.FT.: 1112 GSF

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL FLOOR PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- ALL FIXTURES AND HARDWARE TO BE SATIN SILVER FINISH
- ALL FLOOR/WALL BASES TO BE 1x4 PAINTED WHITE, EXCEPT AT LOCATIONS OF WALL TILE THEN PROVIDE TILE BASE.
- ALL INTERIOR WALLS TO BE PAINTED WHITE, SATIN FINISH ON WALL AND FLAT FINISH ON CEILING

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- STACKED WASHER/DRYER; PROVIDE GAS AND WATER CONNECTION(SUPPLY AND DRAIN). PROVIDE STORAGE SHELVES ADJACENT
- FURNACE AND ON-DEMAND HW SYSTEM. PROVIDE AC CONDENSER OUTSIDE AS REQ'D
- NEW WINDOW, PELLA ARCHITECTURAL WOOD SERIES OR SIMILAR. STYLE 2 OVER 2 GRID.
- FRONT PORCH. USE EXISTING SALVAGED MATERIALS. REPALECE WITH SIMILAR IF DAMAGED.
- TENSION CABLES TO BE INSTALLED PRIOR TO WALL BACKFILL, 10 KIPOS TYP.
- NOT USED
- NOT USED
- NEW WINDOW, PELLA ARCHITECTURAL WOOD SERIES OR SIMILAR. STYLE 2 OVER 2 GRID.
- SHADOW GRAY QUARTZ COUNTER TOP WITH DROP IN SINK.
- DUAL FLUSH TOILET, BY TOTO
- SHOWER, WHITE SHOWER PAN WITH SUBWAY TILE ON THREE SIDES, AND GLASS SHOWER ENCLOSURE.
- SHOWER SEAT - FINISH W/ SUBWAY TILE
- BATHTUB, PROVIDE GLASS SHOWER ENCLOSURE
- POCKET DOOR, SOLID CORE WOOD SLAB. STAIN TO MATCH MILANO DOOR VENEER.
- BI-FOLD DOOR, MFG: MILANO, FIN: GRAY OAK, STYLE: SL131-BFD-12
- SOLID CORE WOOD SLAB. STAIN TO MATCH MILANO DOOR VENEER. BATHROOM LOCK SET OR PRIVACY AS REQ'D.
- NEW 3-0x7-0 ENTRY DOOR, PROVIDE ENTRY SET
- CLOSET WITH HANGER ROD AND SHELF
- GAS STOVE, WITH MICROWAVE ABOVE IN CABINET, PROVIDE RE-CIRCULATION EXHAUST
- REFRIGERATOR, PROVIDE WATER CONNECTION.
- DISHWASHER
- SHADOW GRAY QUARTZ COUNTER TOP WITH STAINLESS STEEL SINK, W/ 1/2 HP GARBAGE DISPOSAL, PROVIDE GFCI IN KITCHEN AS REQUIRED, GARBAGE DISPOSAL TO HAVE AIR-SWITCH
- FLOORING: AQUASEAL 24, 12MM BLUE SANDS PINE LAMINATE
- BATHROOM FLOORING: DAL TILE YACHT CLUB, BRIDGE DECK YC02; SIZE 6X24
- SUBWAY TILE: DAL TILE, COLOR WHEEL COLLECTION - CLASSIC, FINISH WHITE; SIZE 3X6
- INSTALL SHOE SHELVES ON WALL.
- 1 HR WALL, UL305 AT LOCATIONS WHERE WALL IS WITH IN 5' OR LESS OF THE PROPERTY LINE

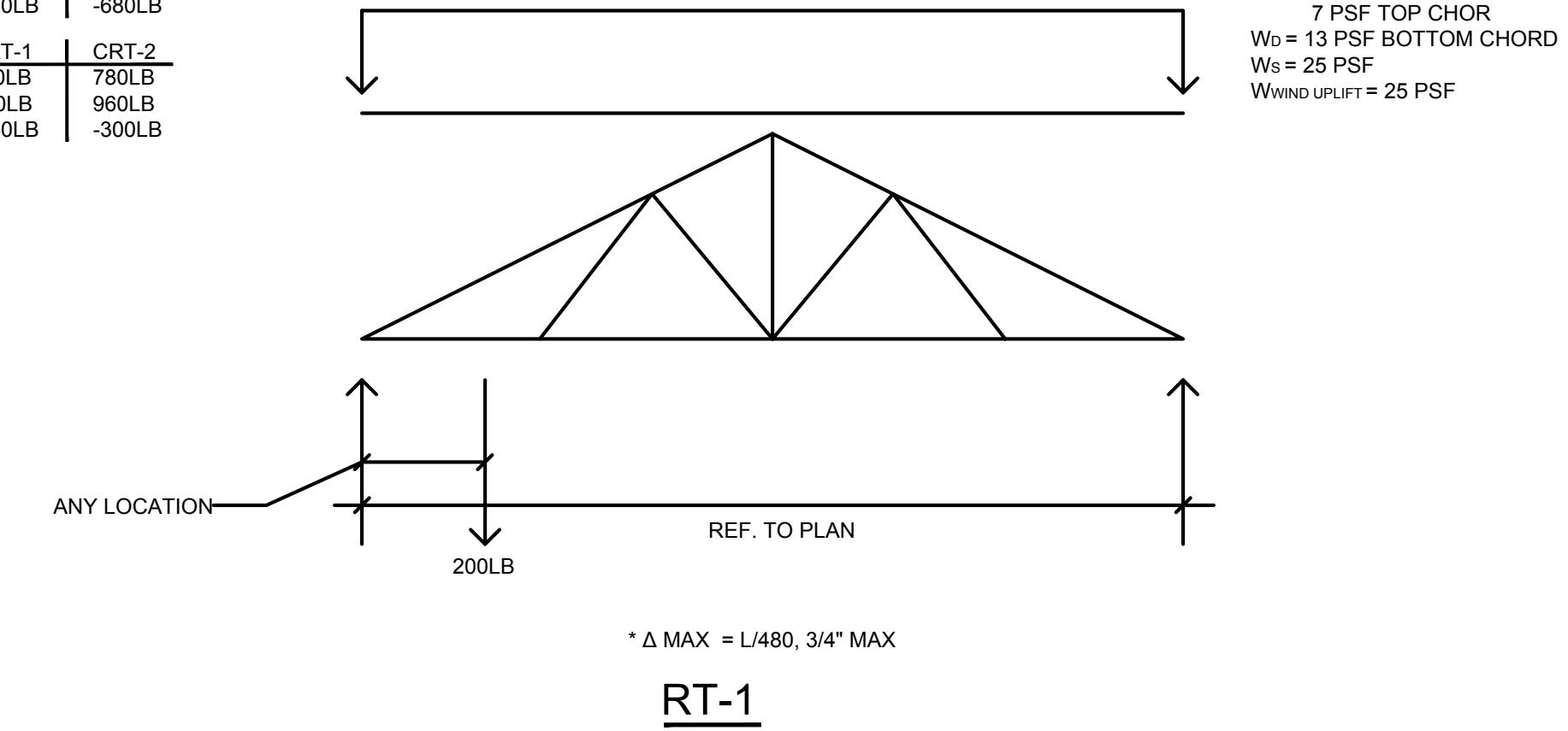
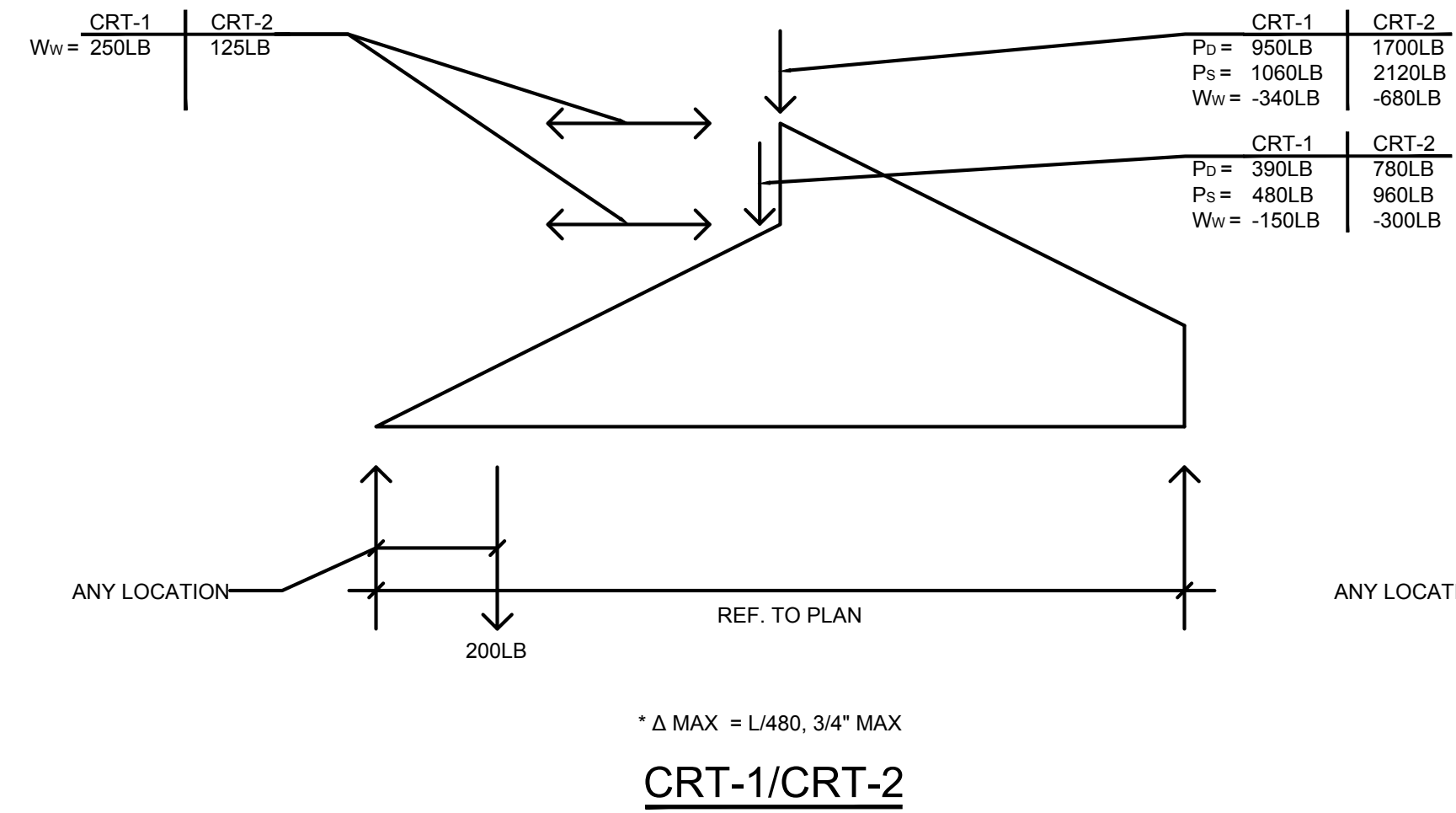
FOUNDATION SCHEDULE

- WF-1:** 24" WIDE x 12" THICK FOOTING, REIN. W/ (3) #5 T&B LONGITUDINAL, CONTINUOUS. STEM WALL 10" WIDE. SEE SECTIONS FOR REINFORCING
- * FOUNDATIONS ARE DESIGNED TO BEAR ON UNDISTURBED NATIVE/NATURAL SOILS ON ENGR FILL HAVING A NET ALLOWABLE BEARING CAPACITY ≥ 2000 PSF V.I.F.
- F-1:** 2'-0" x 2'-0" x 1'-4" THICK FOOTING w/(4) #5 BOT E.W.
- F-2:** 16" DIA x 42" DEEP FOOTING w/(6) #5 VERTICAL + (3) #3 TIES EQ. SPACING
- S.O.G. - 1:** 4" S.O.G. + 6x6-W2.4xW2.4 WWF PLACED 1" FROM TOP OF SLAB, ON VAPOR BARRIER, ON COMP. FILL @ 10'-0" MAX O.C., WWF LAP A MIN. 1 - COMPLETE GRID.

BACKFILL FOUNDATIONS UNIFORMLY AND WITH APPROVED BACKFILL MATERIALS COMPACTED TO 95% MIN. OF THE STANDARD PROCTOR.

ARCHITECT: 4545 architecture 3011 WEST GRAND BLVD. SUITE 400 DETROIT, MI 48202 P. 248.320.6998 TIM.FLINTOFF@4545ARCHITECTURE.COM	
CONSULTANT:	
Project : HAWKINS-GRAY RESIDENCE 1548 ASH ST DETROIT, MI 48208	
Issued for : CONSTRUCT 10/05/20	
Drawn by : TRF	
Sheet Title : 1ST FLOOR + 2ND FLOOR PLANS	
Project No. : 2019010	
Sheet No. : A1.1	

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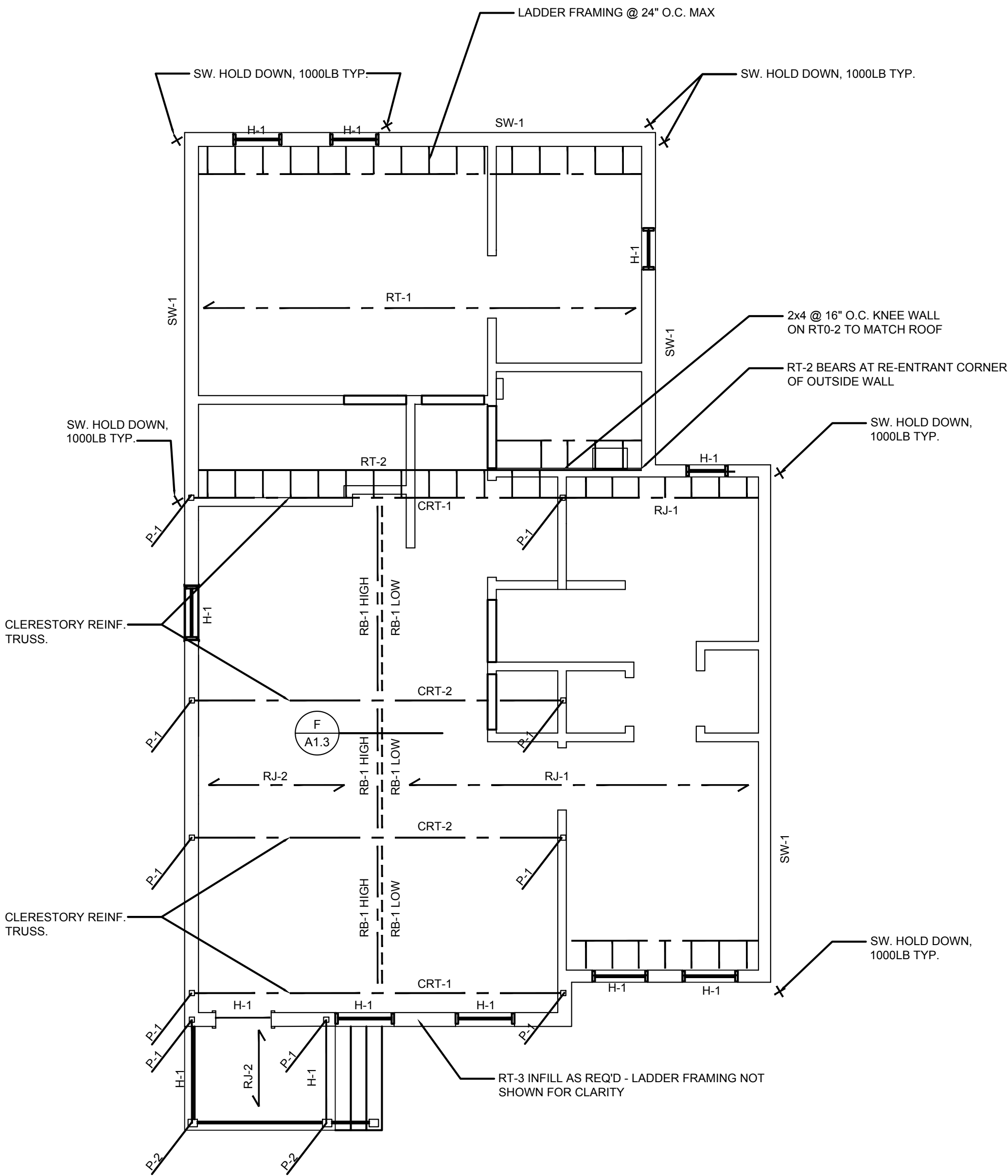
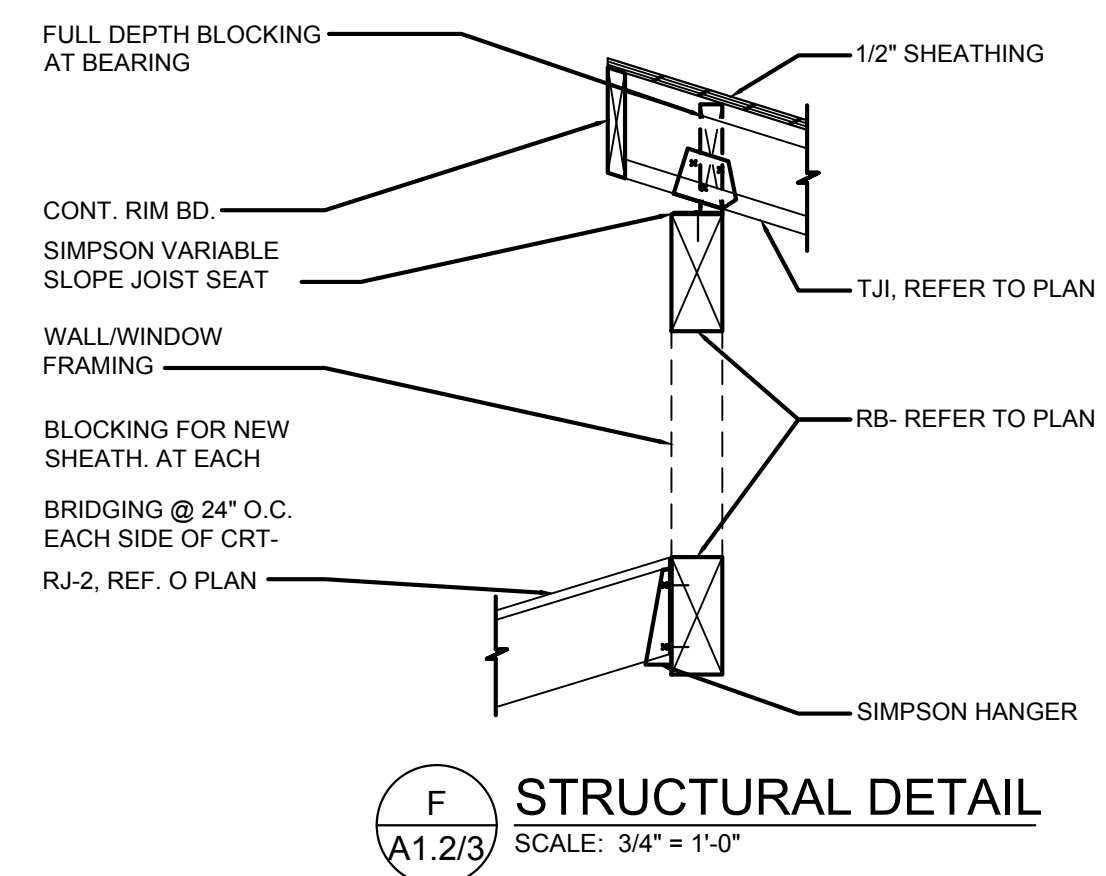
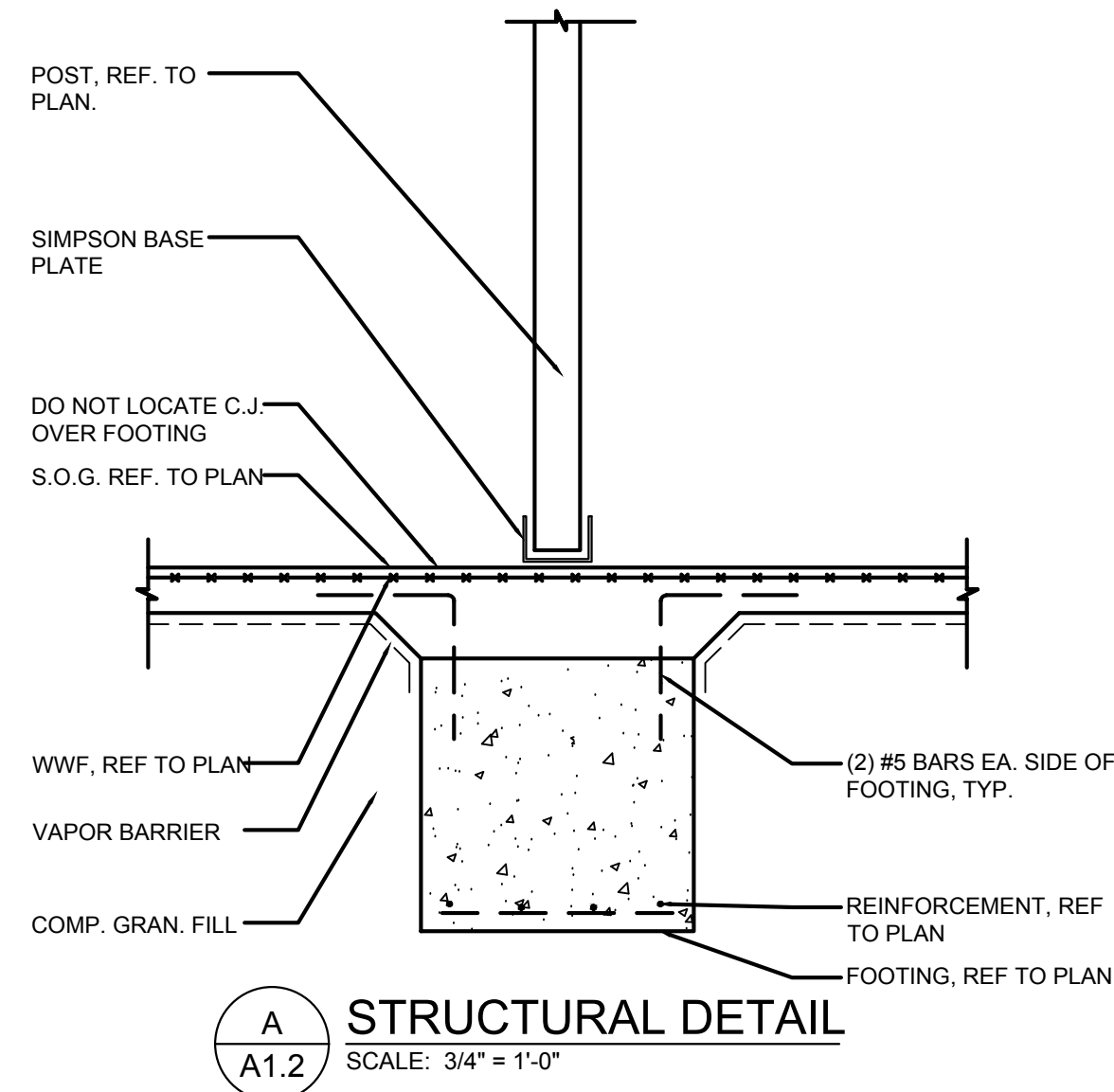


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- JOIST BRIDGING TO BE 1X3 NOMINAL LUMBER IN AN X-CONFIGURATION
- TRUSS BRIDGING TO BE DESIGNED BY TRUSS ENGR
- GABLE END TRUSSES TO BE DESIGNED FOR H/600 MAX WIND LOAD DEFLECTION.

FRAMING SCHEDULE

- RJ-1:** 11-7/8" TJI 230 @ 16" O.C. + 1/2" SHEATHING, BRIDGING @ THIRD POINTS
- RJ-2:** 2X8 @ 16" O.C. + 1/2" SHEATHING, BRIDGING AT MID-SPAN
- RB-1:** 9-1/4" x 3-1/2" PSL 2.0E
- RT-1:** WOOD ROOF TRUSS @ 16" O.C. + 1/2" SHEATHING, BRIDGING AT SPAN/3, REF TO LOAD DIAGRAM
- RT-2:** WOOD ROOF TRUSS + 1/2" SHEATHING, BRIDGING AT SPAN/3 POINTS REF. TO RT-1 LOAD DIAGRAM AND AD 5 PSF DEAD LOAD.
- RT-3:** WOOD ROOF TRUSS + 1/2" SHEATHING, BRIDGING AT SPAN/3 POINTS REF. TO RT-1 LOAD DIAGRAM
- P-1:** (3) 2x6 ADD ADD'L AS REQ'D FOR FULL BRG. OF CRT-1/CRT-2 * PROVIDE UPLIFT ANCHORS TO FOUNDATION & CRT-1/CRT-2 R=500LB/1000LB MIN.
- P-2:** 6x6 PRESSURE TREATED WOOD POST W/ SIMPSON BASE PLATE
- H-1:** (3) 2X8 HEADER
- W-1:** 2x6 @ 16" O.C. W/ 1/2" SHEATHING, WOLM. SILL PLATES
- SW-1:** (3) 2x6 CHORDS
 2x6 @ 16" O.C. FIELD
 1/2" SHEATHING
 8d NAILING OR STAPLES @ 6" O.C.
 PERIMETER, 12" O.C. FIELD
- CRT-1:** CLEARSTORY ROOF TRUSS, REF TO LOAD DIAGRAM
- CRT-2:** CLEARSTORY ROOF TRUSS, REF TO LOAD DIAGRAM



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

ARCHITECT
4545 architecture
 4545 COMMONWEALTH ST.
 DETROIT, MI 48208
 P. 248.320.6098
 TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
ZIEGLER PROPERTIES, LLC
RENOVATIONS
222 WABASH
DETROIT, MI 48216

Issued for :
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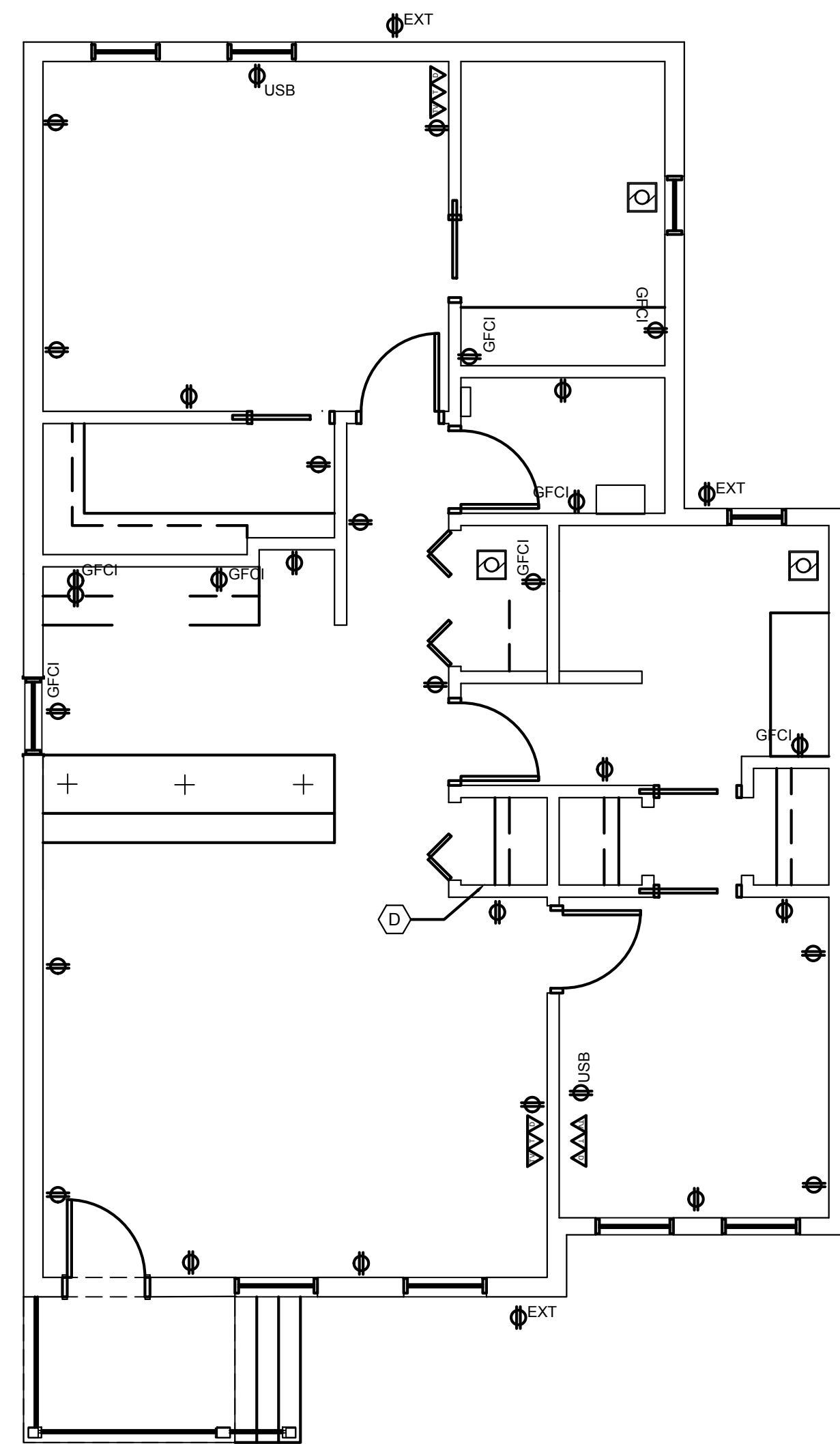
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Sheet Title :
ROOF FRAMING PLANS
AND DETAILS

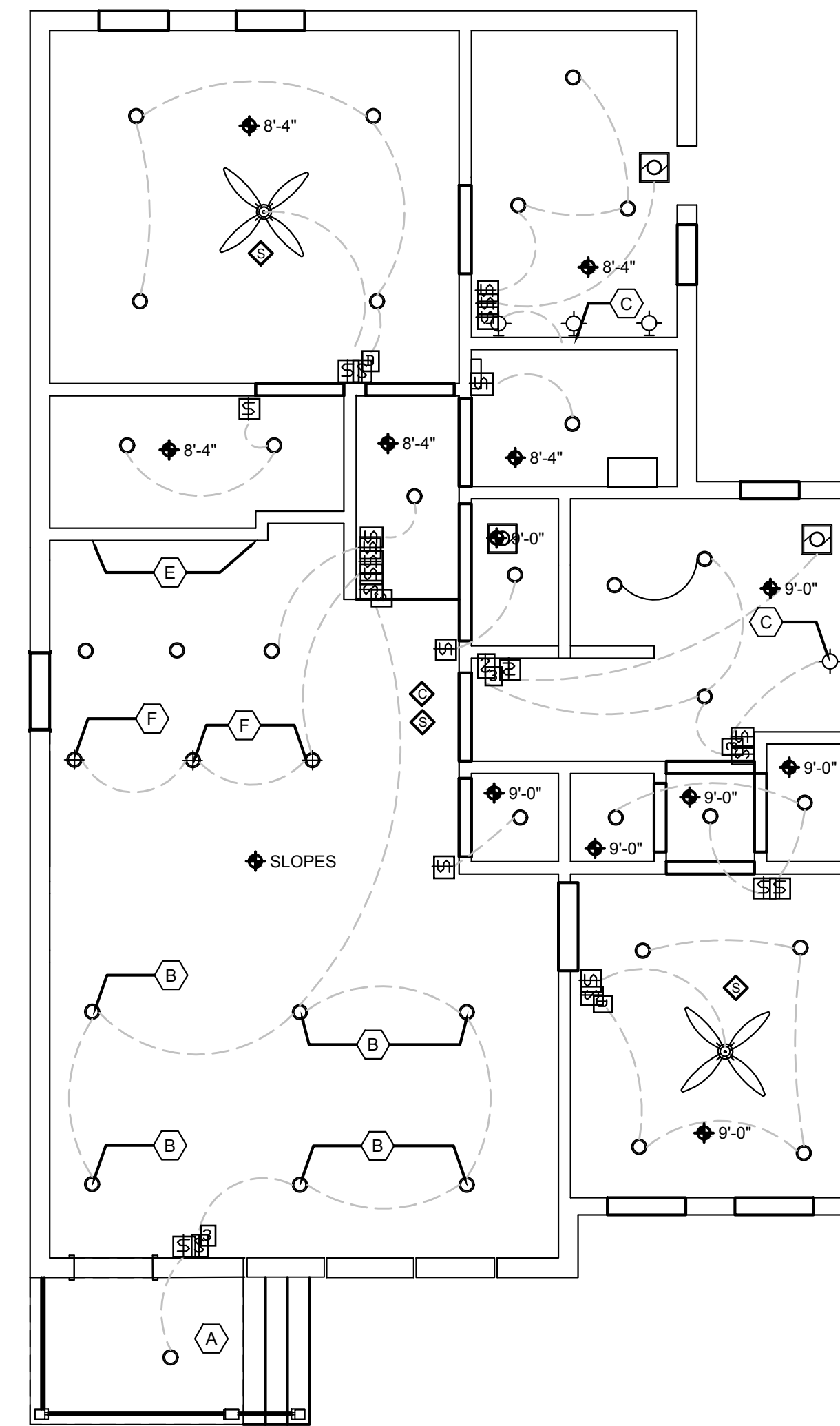
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2019006

Sheet No. :
A1.3

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ELECTRICAL OUTLET PLAN
SCALE: 1/4"=1'-0"



REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

GENERAL REFLECTED CEILING PLAN NOTES:

1. SWITCH SYMBOL INDICATES THE LOCATION FOR SWITCHING ALL FIXTURES WITHIN THAT ROOM UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AS REQUIRED.
2. CONTRACTOR TO CENTER ALL CEILING MOUNTED ITEMS (i.e. RECESSED LIGHT FIXTURES, SMOKE DETECTORS, FIRE SUPPRESSION HEADS) WITHIN THE ASSOCIATED CEILING TILE AS SHOWN. COORDINATE FINAL LOCATION WITH THE APPROPRIATE MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SUPPRESSION DRAWINGS AS REQUIRED.
3. REFER TO WALL TYPES FOR WALLS THAT PENETRATE CEILINGS.
4. REFER TO MECHANICAL HVAC PLANS FOR DIFFUSER / GRILLE SIZES.
5. FOR LIGHT FIXTURE TYPES SEE ELECTRICAL LIGHTING PLANS.
6. REFER TO DIMENSIONS ON REFLECTED CEILING PLAN TO LOCATE / LAYOUT CEILING GRID AND LIGHT FIXTURES.
7. ACCESS PANELS TO BE INDEPENDENTLY MOUNTED, DO NOT SUPPORT ON CEILING GRID. COORDINATE SIZE, QUANTITY AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
8. ALL ELECTRICAL OUTLETS TO BE 18" AFF, UNLESS AT KITCHEN/BATHROOM COUNTER. CONTRACTOR TO INSTALL GFCI AND SPACING BETWEEN OUTLETS PER MI, ELEC. CODE.

REFLECTED CEILING PLAN KEY NOTES:

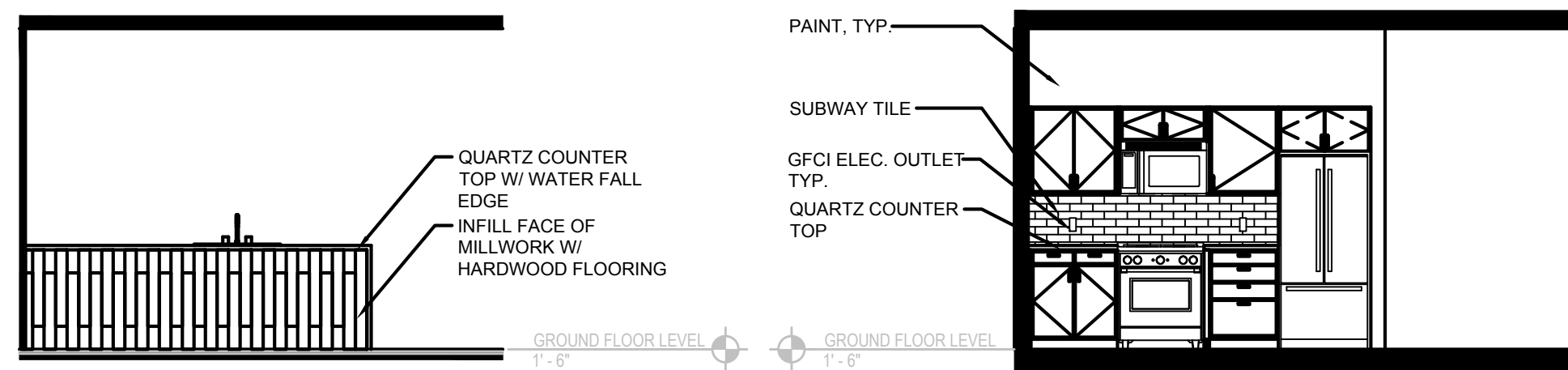
(TYPICAL THIS SHEET ONLY)

- (A) PAINT SMD REPAIR UNDERSIDE OF PORCH SOFFIT AS REQ'D.
- (B) ADJUSTABLE CAN IN SLOPED CEILING
- (C) INSTALL WALL SCONES BETWEEN BATHROOM MIRRORS
- (D) INSTALL LEVITON 49605-14P NETWORK BOX. ALL INCOMING IT/TELECOMMUNICATION/DATA TO CONNECT THROUGH DATA BOX.
- (E) UNDER CABINET LED LIGHTING
- (F) PENDANT FIXTURE, COORDINATE BOTTOM OF FIXTURE W SLOPED CEILING

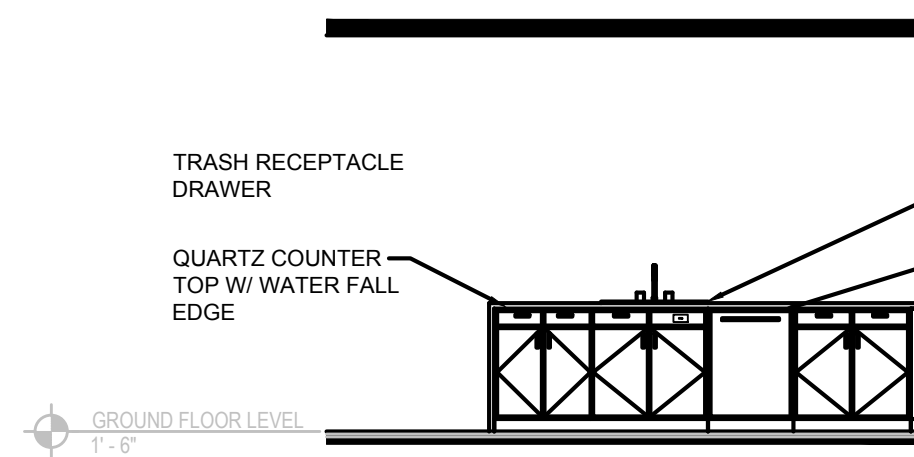
REFLECTED CEILING LEGEND	
SYMBOL	DESCRIPTION
	GYPSUM BOARD CEILING AND/OR SOFFIT
	RECESSED DOWNLIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	DOMED LIGHT FIXTURE
	CEILING FAN W/ LED LIGHTS
	WALL SCONCE FIXTURE
	SMOKE DETECTOR, INTER CONNECTED
	CO2 DETECTOR
	ELEVATION ABOVE FINISHED FLOOR
	POWER OUTLET
	DATA RECEPTACLE (COMBINE W/DATA, TELE, TV IN ON RECEPTACLE)
	TELEPHONE RECEPTACLE (COMBINE W/DATA, TELE, TV IN ON RECEPTACLE)
	TV/COAX RECEPTACLE (COMBINE W/DATA, TELE, TV IN ON RECEPTACLE)
	EXHAUST FAN
	LIGHT SWITCH W/ DIMMER
	3 WAY SWITCH
	WALL SWITCH

ARCHITECT
4545 architecture
4545 COMMONWEALTH ST. DETROIT, MI 48208 P. 248.320.6098 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
ZIEGER PROPERTIES, LLC RENOVATIONS 2221 WABASH DETROIT, MI 48216
Issued for :
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REFLECTED CEILING PLAN
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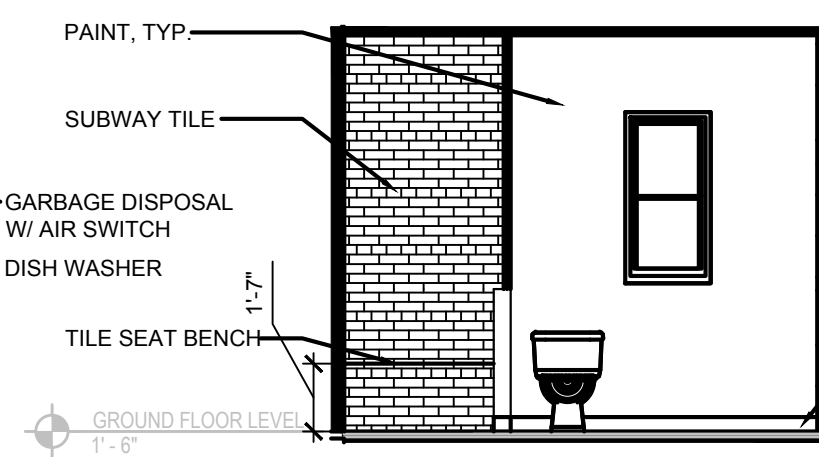
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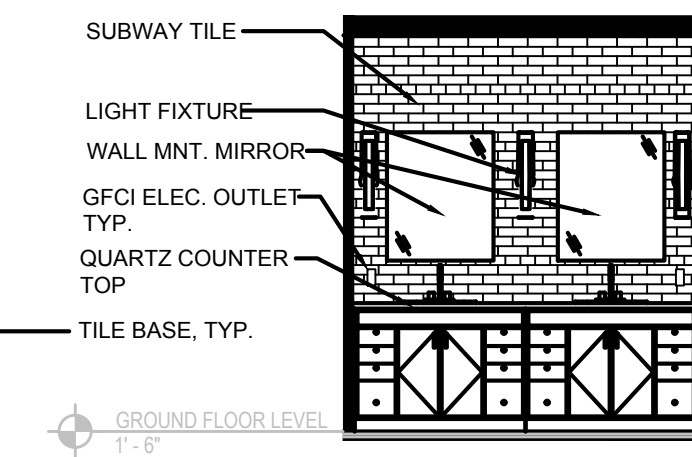
9 INTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



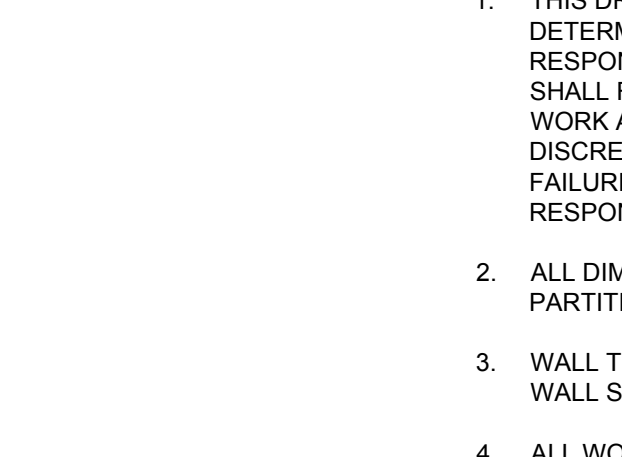
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A1.1 SCALE: 1/4" = 1'-0"



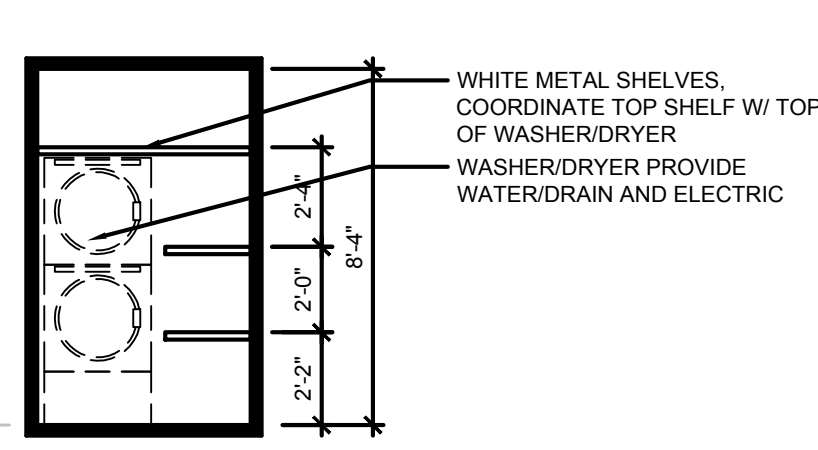
7 INTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



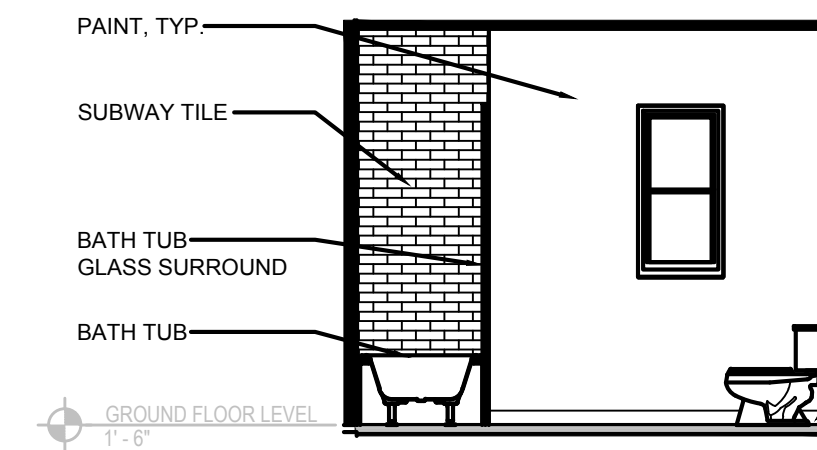
6 INTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



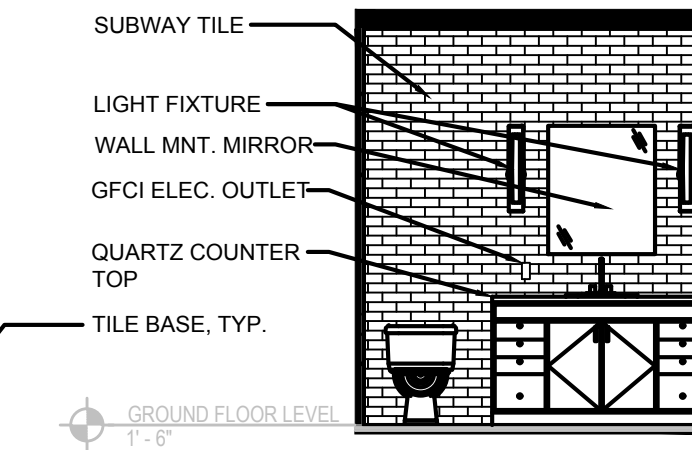
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A1.1 SCALE: 1/4" = 1'-0"



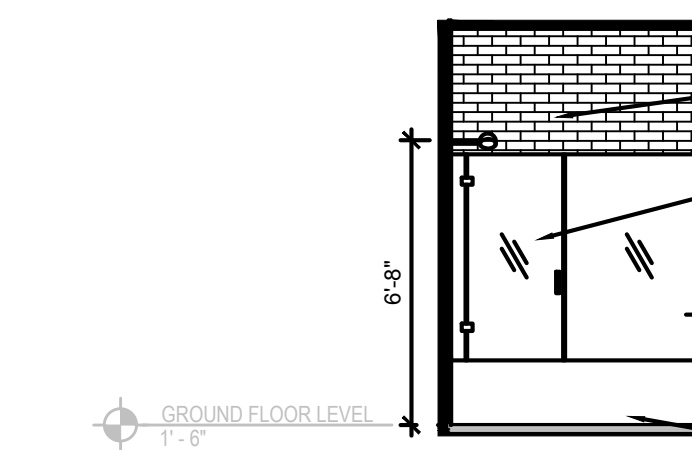
14 INTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



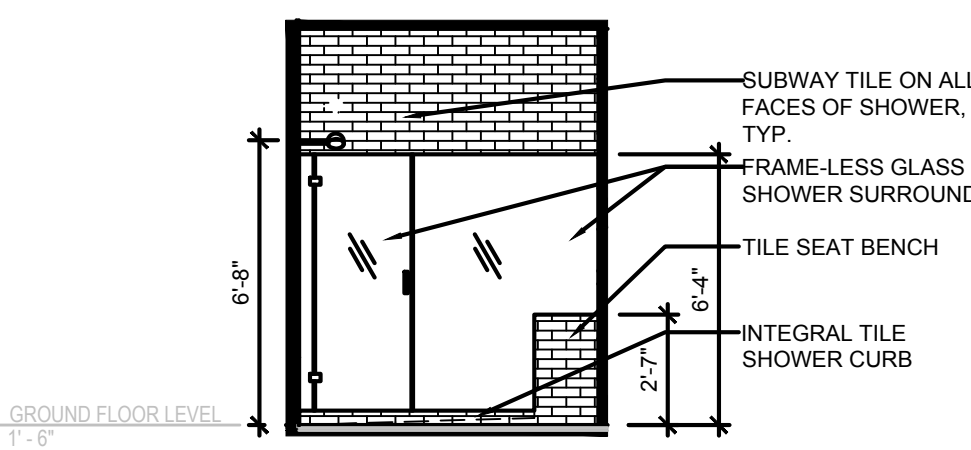
13 INTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



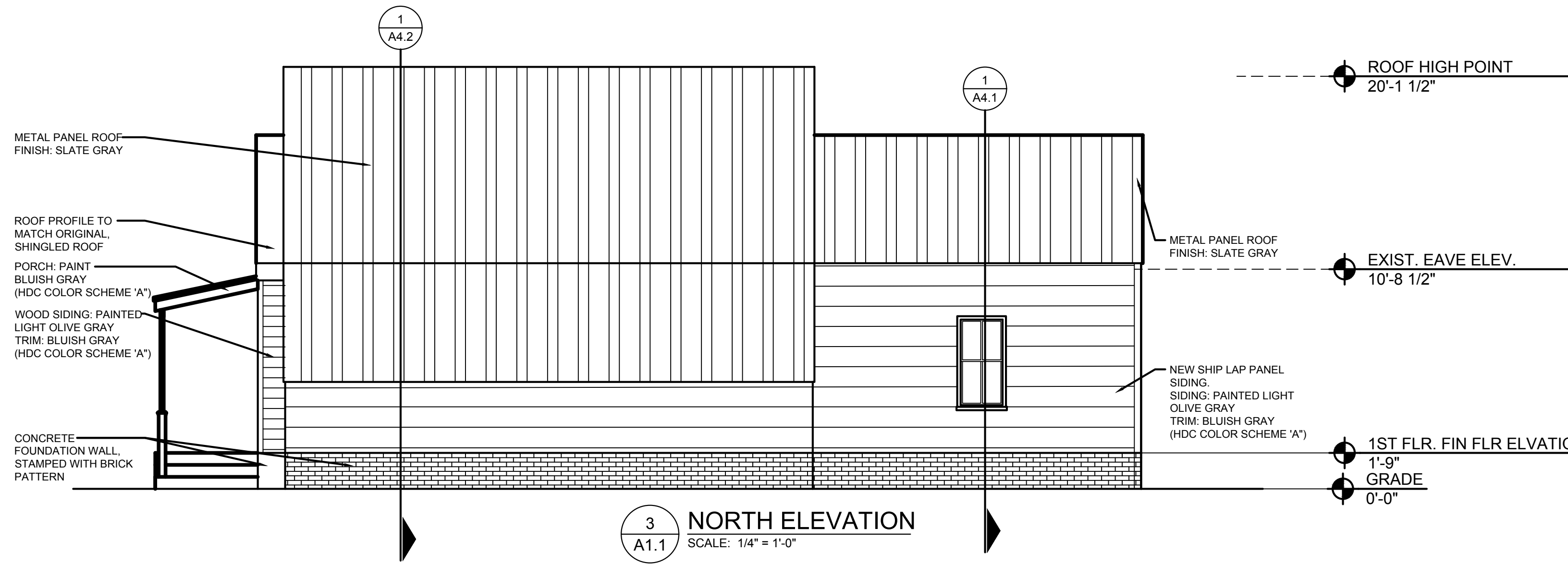
12 INTERIOR ELEVATION
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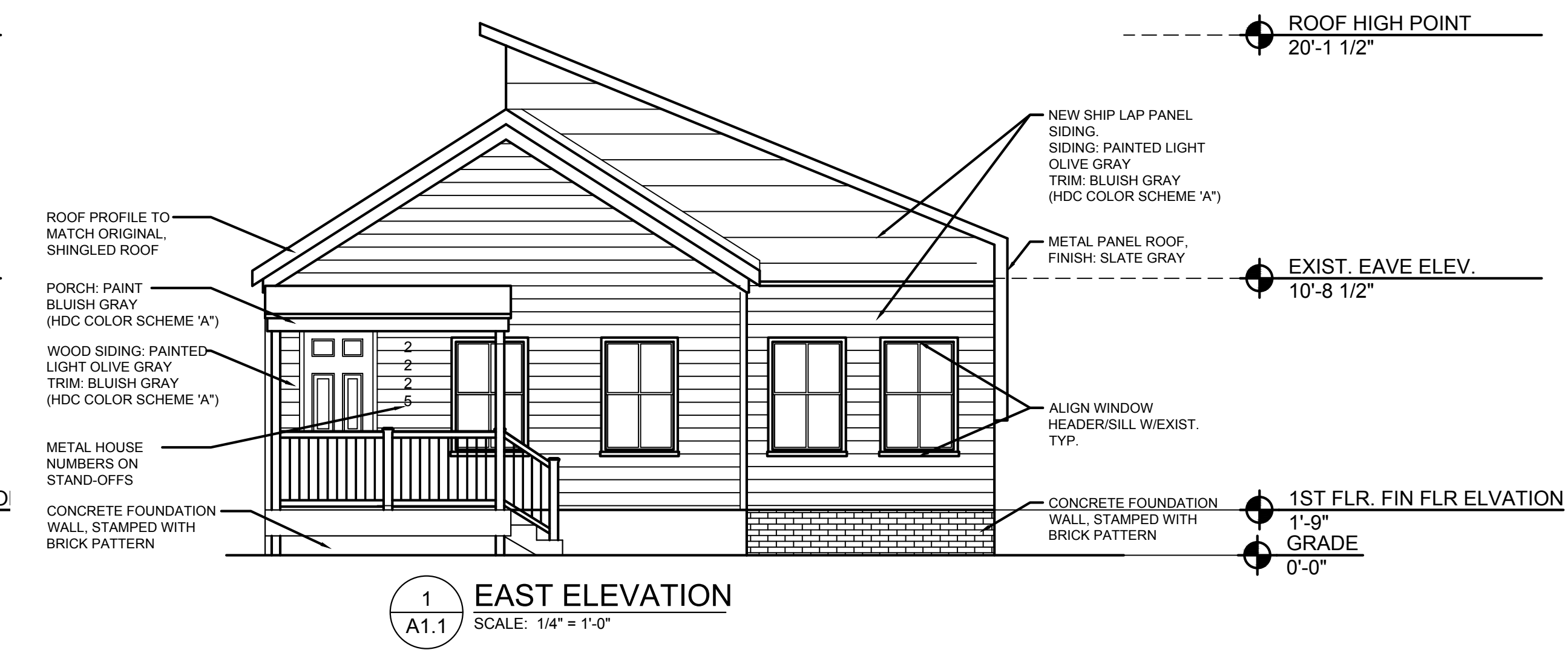
11 INTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



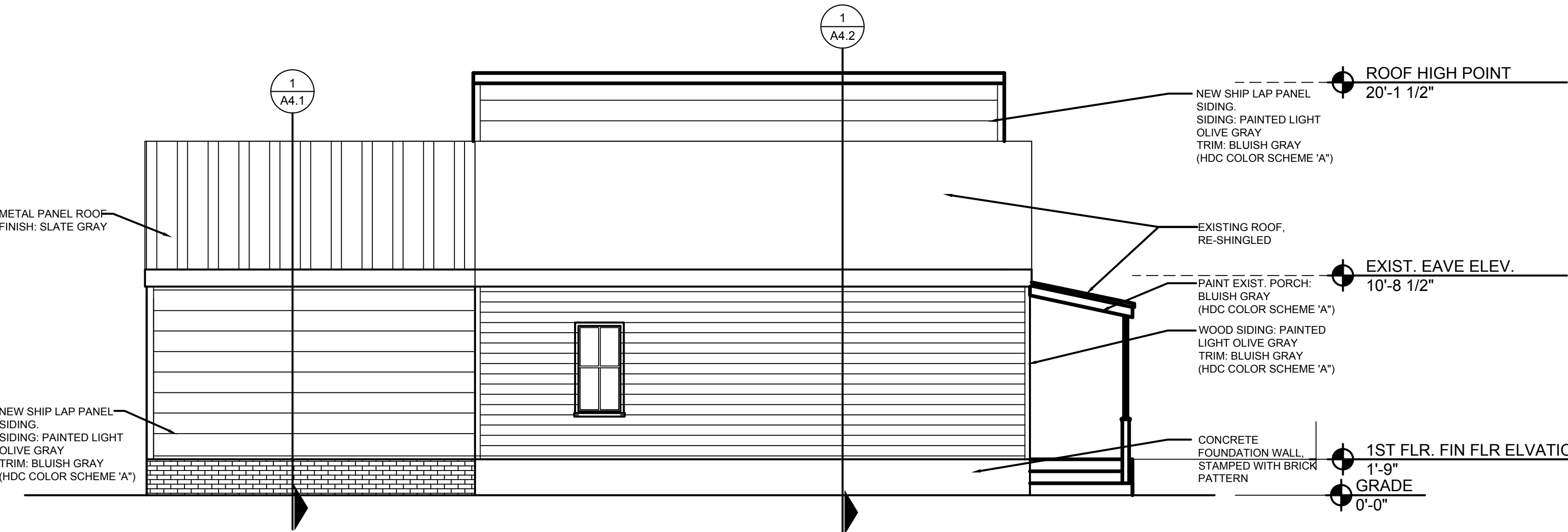
10 INTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



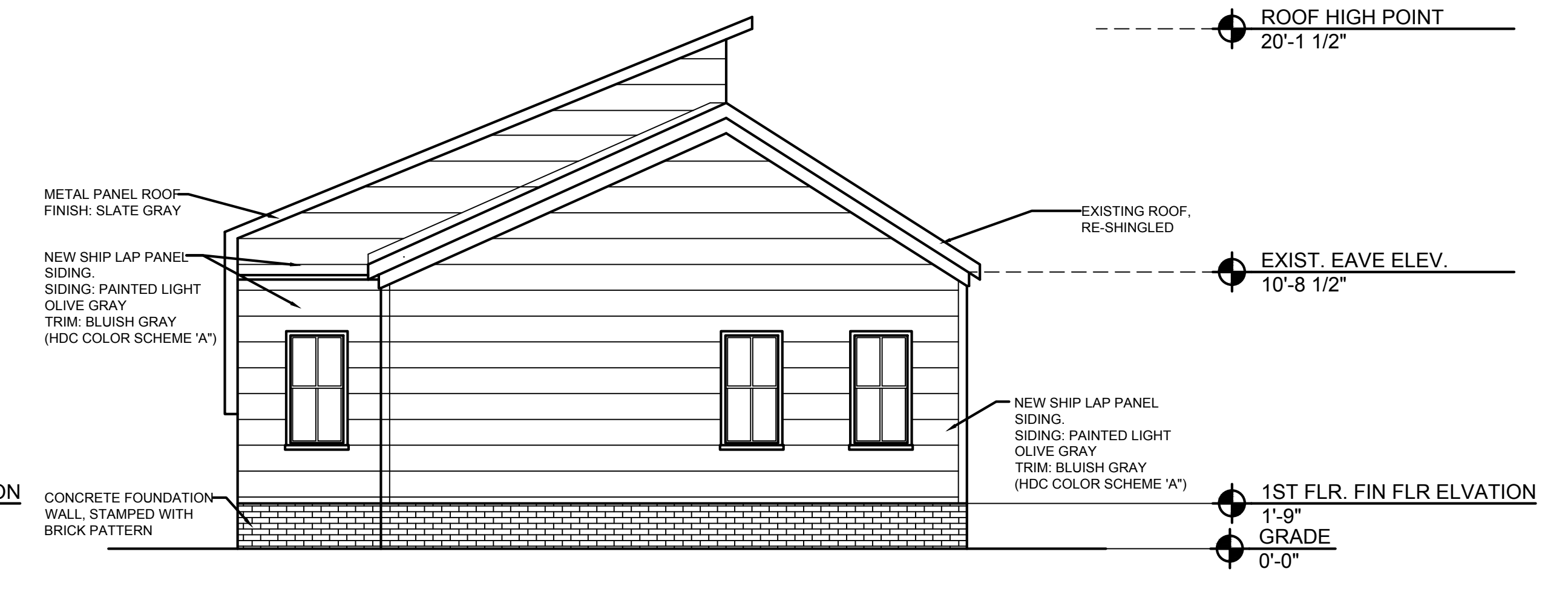
3 NORTH ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A1.1 SCALE: 1/4" = 1'-0"

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- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

ARCHITECT
4545 architecture
4545 COMMONWEALTH ST.
DETROIT, MI 48208
P. 248.320.6098
TIM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project:
ZIEGER PROPERTIES, LLC
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

Issued for:
CONSTRUCT 10/05/20

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EXTERIOR + EXTERIOR ELEVATIONS
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2 WEST ELEVATION
 A1.1 SCALE: 1/4" = 1'-0"

<p>ARCHITECT: 4545 architecture 4545 COMMONWEALTH ST. DETROIT, MI 48208 P. 248.320.6098 TIM.FLINTOFF@4545ARCHITECTURE.COM</p>
<p>CONSULTANT:</p>
<p>Project :</p>
<p>ZIEGER PROPERTIES, LLC RENOVATIONS 2221 WABASH DETROIT, MI 48216</p>
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<p>EXTERIOR RENDERING</p>
<p>Project No. :</p>
<p>2019006</p>
<p>Sheet No. :</p>
<p>A3.2</p>

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CONSULTANT:

Project :
ZIEGER PROPERTIES, LLC
RENOVATIONS
2221 WABASH
DETROIT, MI 48216

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CONSTRUCT 10/05/20

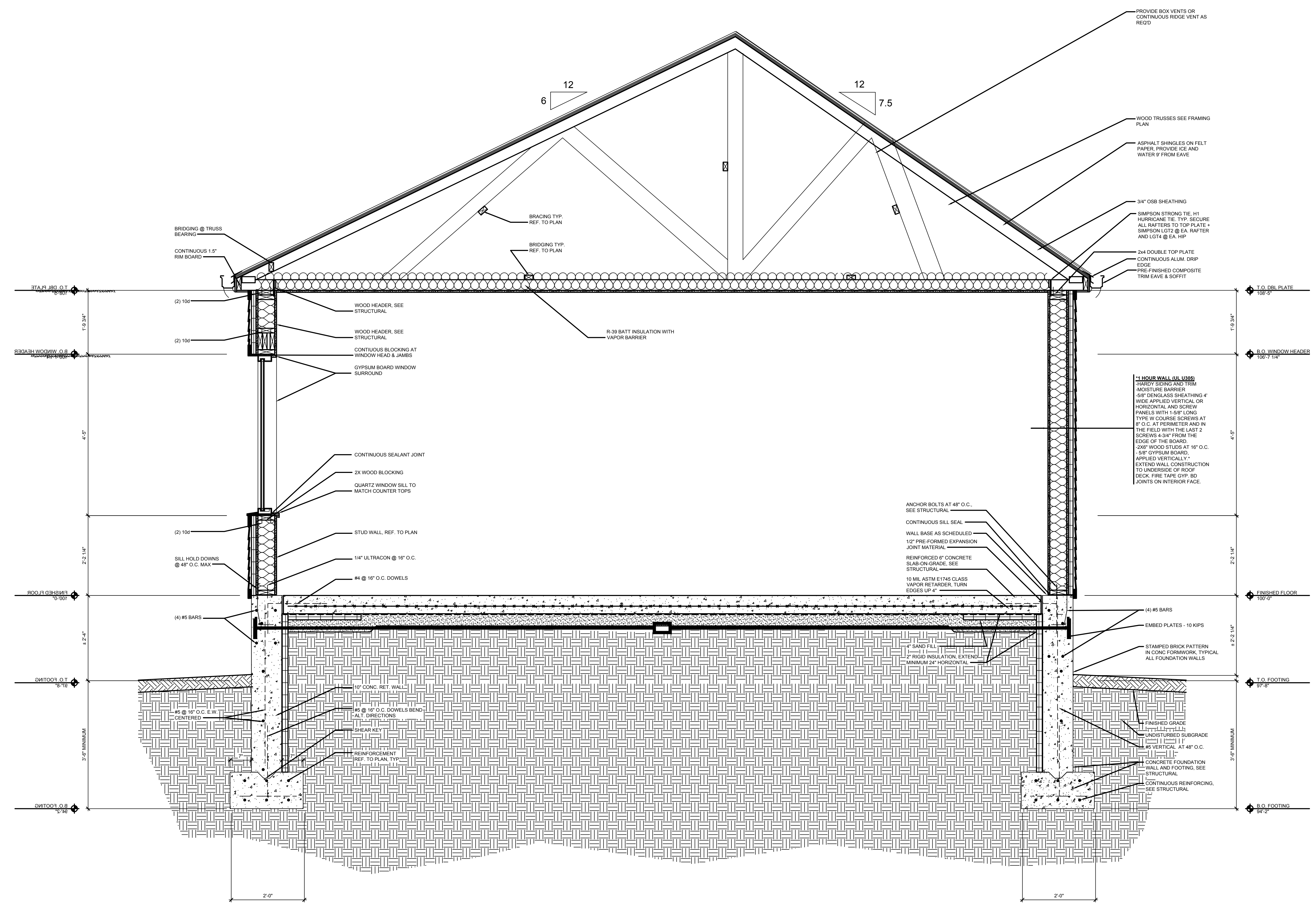
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Sheet Title :
BUILDING SECTIONS

Project No. :
2019006

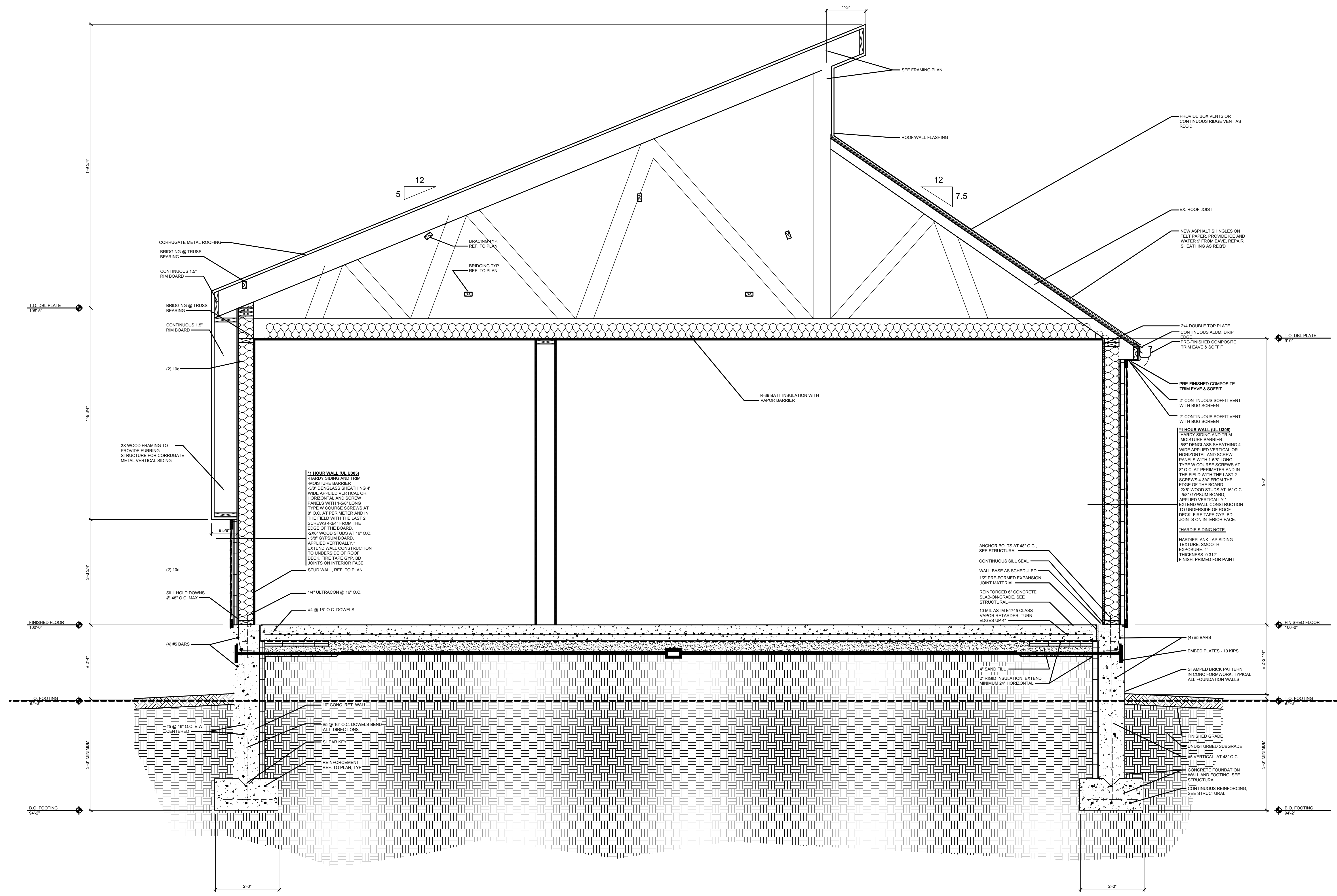
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1 BUILDING SECTION
 SCALE: 3/4" = 1'-0"

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1 BUILDING SECTION
 SCALE: 3/4" = 1'-0"

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