

STAFF REPORT: 12/9/2020 MEETING
APPLICATION NUMBER: #20-6957
ADDRESS: 19331 CANTERBURY
HISTORIC DISTRICT: SHERWOOD FOREST
APPLICANT: ANDREW STEIN
PROPERTY OWNER: ANDREW STEIN
DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/23/2020
DATE OF STAFF SITE VISIT: 12/3/2020

PREPARED BY: D. RIEDEN

SCOPE: NEW ONE-CAR GARAGE, DRIVEWAY, SPORTCOURT/PATIO, FENCE AND LANDSCAPE

EXISTING CONDITIONS

This house, constructed in 1955, is located at 19331 Canterbury Road. The 2-story single-family residence stands on the western edge of the triangle-shaped ½-acre lot. The structure is clad in stucco and features dark-stained wood details and a prominent stone chimney at the front façade. The massing of the house includes a single-story portion directly to the east of the main massing, which includes a carport. The asphalt driveway with concrete aprons bifurcates the property, connecting Canterbury and Cambridge Streets. The rear yard is fenced and heavily screened with landscaping. Centering the triangle-street corner side of the property is the recently demolished in-ground pool, where the proposed garage and playcourt would stand.



Site Photo 1 by Staff December 3, 2020: (East) garage site.



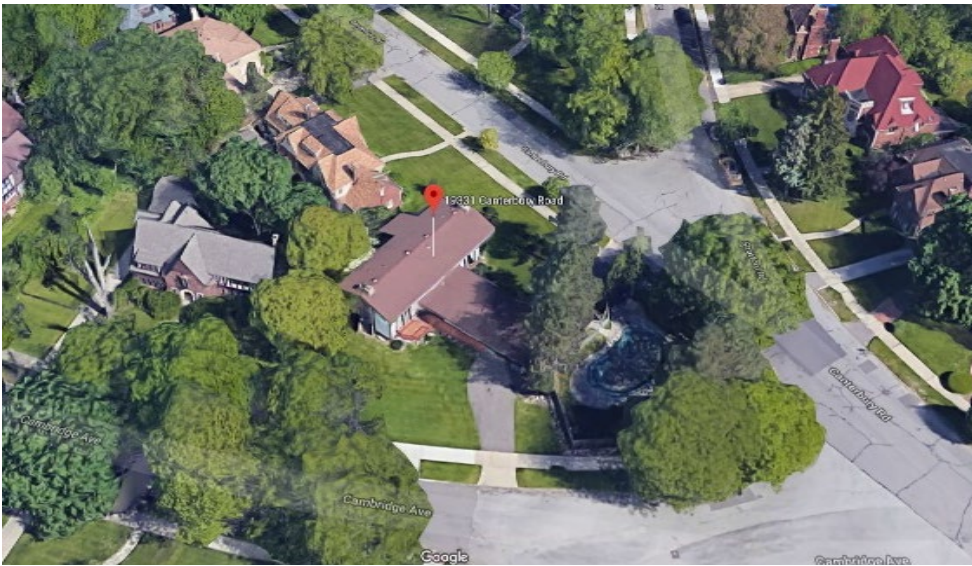
Site Photo 2 by Staff November 3, 2020: (North) front side.

Since 2004, Certificates of Appropriateness were issued for other applications. As staff currently does not have access to some of the previous paper applications and approval letters, the abbreviated scopes of work listed within the Detroit Property Index (listed below) is the only available information on the property.

06/29/2004	COA issued: New fence, hedges, trees and gates
03/29/2016	COA issued: New fence
10/28/2016	COA issued: Dead tree removal
07/12/2017	COA issued: Install new play equipment in rear yard
08/20/2019	COA issued: Remove existing rear deck and replace with concrete patio at grade
11/18/2020	COA issued: Demolition of in-ground pool, fence and wood-frame shed



Sanborn Map, Vol. 16, P003



Aerial 3D of Parcel 02005584. 19331 Canterbury, Detroit MI

PROPOSAL

The current owner purchased the house in June 2015 and has compiled the following scope of work, in their own words:

Our house was built in 1955. The swimming pool in the side yard was part of the original house. We purchased the house in July 2015 and opened the swimming pool that same month. This was the first time the pool had been used in several years. The years of neglect prior to our ownership created many problems with the swimming pool, most notably a main drain that no longer worked, as well as cracks in the foundation that led to water constantly draining from the pool. We recently decided to remove the pool and received a COA from this commission to do so. The pool is scheduled for removal in late-November/early-December 2020.

Like the original owner, we would like to make use of this large area of our property. We

worked with a local historic architect on a plan to construct a one-car garage that matches the existing house and carport, as well as implement a comprehensive landscaping plan that includes a sport court and a section of fence on one side.

We solicited feedback from our neighbors on this plan and worked closely with the Sherwood Forest Association historic committee and board, who approved this plan in-full in October. Our goals for this project are to create something that: (1) is compatible with the unique mid-century character of our house; (2) is compatible with the Sherwood Forest neighborhood and is an aesthetically pleasing and welcoming sight as people enter the heart of our neighborhood (where our property sits); and (3) makes use of the space in a way similar to the original intent of the owners.

We feel we have accomplished these three goals. The one-car garage designed to match the shape, style, and color of the existing house and carport. It is slightly separate from the carport and set lower than the house and carport, which will allow the new structure to blend into the property and give it a feel as though it has been there all along. The landscaping and fence are designed to match the character of the house and existing pieces in other parts of the yard. And finally, a sport court/patio will allow us to still make use of this space for recreation, however in a way that is more subtle way than the existing swimming pool.

*Thank you for your consideration.
Andrew Stein & Beth Pacifico, Homeowners*

See attached site plan drawings and signed letter from the Sherwood Forest Association.

Detailed Scope of Work

A. Construction: One-car garage and arbor

- Install concrete slab 15' x 20' foundation on 2' reinforced concrete perimeter footing
- Construct 15' x 20' one car wood frame garage with class "a" shingle over plywood roof
- Install copper gutters to match existing house gutters
- Exterior stucco to match existing structure with cedar trim and eave/soffit
- Attach Rutherford Sconce exterior lighting with bronze finish outside garage door and porch
- Install 100 series Awning windows 47½" x 23½" with dark bronze trim
- Install 100 series Awning windows 23½" x 23½" with dark bronze trim
- Install Canyon Ridge series garage door 9' x 7'
- Install Andrew Stein Classic-Craft American Style Collection entry door 3' x 6'8" wildflower honey door and frame finish
- Construct 8' x 10' hipped roof over porch with 6"x6" posts and 6"x12" beams, stained cedar

B. Construction: Paving

- Install asphalt 10' wide drive to garage
- Install concrete with exposed aggregate concrete 10' x 15' porch adjacent to garage
- Install asphalt 2' 4 ½" sidewalk to porch
- Install asphalt 28' x 18'6" sport court/patio

C. Site Work:

- Install 30' long, 4' high wood privacy fence to match existing back yard privacy fence
- Install 5' fence around trash container storage adjacent to garage 8' 5 ½" x 5' area.
- Install landscape plantings as shown in site plans and planting schedule

STAFF OBSERVATIONS AND RESEARCH

- Upon receipt of the application, Staff requested additional details regarding the project narrative, clarification of drawing details, catalogue sheets for garage doors, windows, lighting and confirmed with the applicant the extent of the scope items as shown and listed in this report.
- Staff confirmed with applicant that the anticipated start for construction is Spring 2021, with landscape to be installed after all construction is complete.
- Staff visited the site on December 3, 2020 following a previous visit on November 3, 2020. Staff photographed the property from the public right-of-way and has the following observations:
 - Pool, shed and fence demolition is complete. Surface is graded and ready for new construction.
 - A large pine 6” DBH (diameter at breast height) next to the driveway may be impacted. This tree is not marked for demolition in the site plans. It appears to be located next to the proposed walkway to the garage.
- The scale of the garage is deferential to the scale of the carport and the house. Design elements such as the stucco siding, cedar stained and bronze trims, copper storm drains, lighting, roof pitch and shingles reflect a relationship of scale and material of existing architectural features of the home. Details such as the window composition, for example, show a strong relationship with the second story windows of the house.
- The placement of the playcourt, open lawn and porch create a spatial relationship of outdoor activities, surrounded by a privacy enclosure of plantings.
- Most plantings support the architecture and define the edges of the outdoor spaces. Foundation plantings are characteristic of this neighborhood and help to tie the newly constructed garage back to the existing features of the site.
- Staff observed that the current planting plan shows a repetitious single row of evergreen (arborvitae) plantings, which creates a visual barrier along the Cambridge Road public walkway.
- For reference of the Commission, Staff observed Section 57-2-9 of the City’s building code cites maximum heights of plantings near any corner lot within the City of Detroit with maximum heights of 3’ above the surface of the roadway. This allows sightlines to be maintained for vehicles approaching the intersection. This restriction is more stringent than the 4-foot height of the Historic District.
- Staff observed that other properties in the historic district have arranged plantings that are strategically grouped to allow for privacy while also preserving view corridors to the house and across intersections. Staff recommends that the appropriate response would be to revisit the evergreen screen planting that reduces the height and singular row massing of the evergreens.
- The scale and location of the proposed construction plan as presented in the application material does not remove or alter distinctive features or finishes of the property, nor are they in conflict with the elements of design of the Sherwood Forest Historic District.

ISSUES

- Staff identified no major issues with the new construction features of this proposal.
- Healthy trees greater than 6” DBH should be saved where possible to preserve the continuity of the historic landscape. The proposed site plan seems to have space to accommodate the evergreen next to the carport/driveway. One existing tree in the public right-of-way is missing from the site plans. This tree is closest to the driveway and should be protected. A grading plan with construction fencing along the dripline of all trees at 6” DBH or greater would illustrate how these trees can be protected during construction. See also Sections 57-2-6 thru 7 in the City’s code for tree protection of trees in the public right of way during construction as a reference.
- The growth behavior of the lot-line proposed evergreens would likely create a 10-15 foot high “green wall” within 10-15 years along the property line of the intersection. This variety of arborvitae is not typically used for low-growing hedgerows and are often planted for tall screens. The Elements of Design for Sherwood Forest note that hedges typically do not exceed four feet in height and generally extend along boundary lines of a property. (See Sec. 21-2-178 (d) (8), Sherwood Forest Historic District). Also, in the Sherwood Forest Historic District’s Final Report (May 2001 HDAB, Chapter 25 of the 1984 Detroit City Code and MLHDA, page 5), the use of hedges are not only limited in height, but also have a 40-foot setback from the front property line: *“Lots could be divided, but only by hedges or chain link fences no more than four feet high, and located no less than forty feet from the front lot line.”*

- Staff recommends that the evergreen screen planting along the edge of property conform to Sherwood Forest's historic use of hedge heights and setbacks to maintain sightlines across the property and public intersection.

RECOMMENDATION

As the proposed project will not remove historic materials nor alter features or spaces that characterize the property, HDC staff recommends the Commission issue a COA for this application as proposed as it meets the Secretary of the Interior's Standards for Rehabilitation, with the following conditions:

- A grading plan with tree protection identifying all trees at 6" DBH or greater be identified with surrounding tree protection at the dripline.
- A landscape plan that achieves Historic District and code guidelines, planting variety and maintains sightlines, particularly along Cambridge and Canterbury.











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

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 11/23/2020

PROPERTY INFORMATION

ADDRESS: 19331 Canterbury Road AKA: _____

HISTORIC DISTRICT: Sherwood Forest

SCOPE OF WORK: (Check ALL that apply)

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

APPLICANT IDENTIFICATION

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

NAME: Andrew Stein COMPANY NAME: _____

ADDRESS: 19331 Canterbury Road CITY: Detroit STATE: MI ZIP: 48221

PHONE: 3135545110 MOBILE: 3135545110 EMAIL: astein9@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

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

NOTE:

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

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

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

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 11/23/2020

PROPERTY INFORMATION

Address: 19331 Canterbury Road 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)
 construct one-car garage, driveway, and landscaping plan in area of house where pool previously existed

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: Andrew Stein Company Name: _____

Address: _____ City: Detroit State: MI Zip: _____

Phone: 3135545110 Mobile: 3135545110

Driver's License #: S350067744881 Email: astein9@gmail.com

Contractor

Contractor is Permit Applicant

Representative Name: TBD Company Name: TBD

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: Tom Atkinson State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: 561.400.3652 Mobile: _____ Email: tom@brushparkstudio.com

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: Andrew Stein Signature: _____ Date: 11/23/2020
(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: Andrew Stein Signature: _____ Date: 11/23/2020
(Permit Applicant)

Driver's License #: S350067744881 Expiration: 11/17/2022

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.



Project Overview: 19331 Canterbury Road

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Thank you for your consideration.

Andrew Stein & Beth Pacifico
Homeowners at 19331 Canterbury Road



October 23rd, 2020

Andrew Stein
19331 Canterbury Rd, Detroit, MI 48221

SUBJECT: Request for landscaping modifications, fence installation, sports court, and garage addition at 19331 Canterbury Rd

Dear Andrew,

The Sherwood Forest Board of Directors has APPROVED your application to build a four-foot wooden fence, construct a sports court and garage, and modify the landscaping at the subject property.

Please ensure you submit and receive full approval from the Historic Detroit Commission before proceeding with any work on this project. Note - failure to do so results in administrative obstacles for the homeowner, the city, and the SFA Board. Upon receiving approval from the Historic Detroit Commission, please forward a copy to the historic committee.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Mike Baker", with a stylized flourish at the end.

Mike Baker
Co-Chair, Historic Committee
Sherwood Forest Association



Current property



Current property



Previous fence



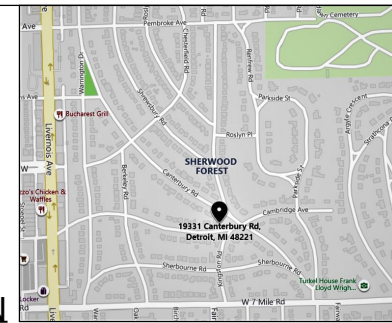
Current view from Cambridge



Current view from Canterbury

DRAWINGS PROVIDED BY:
BRUSH PARK STUDIO
 DISTINCTIVE DESIGNS FOR UNIQUE LIVING SPACES

Tom Atkinson 313-744-3867
 Detroit, MI 48221 561-400-3652
 www.brushparkstudio.com
 tom@brushparkstudio.com



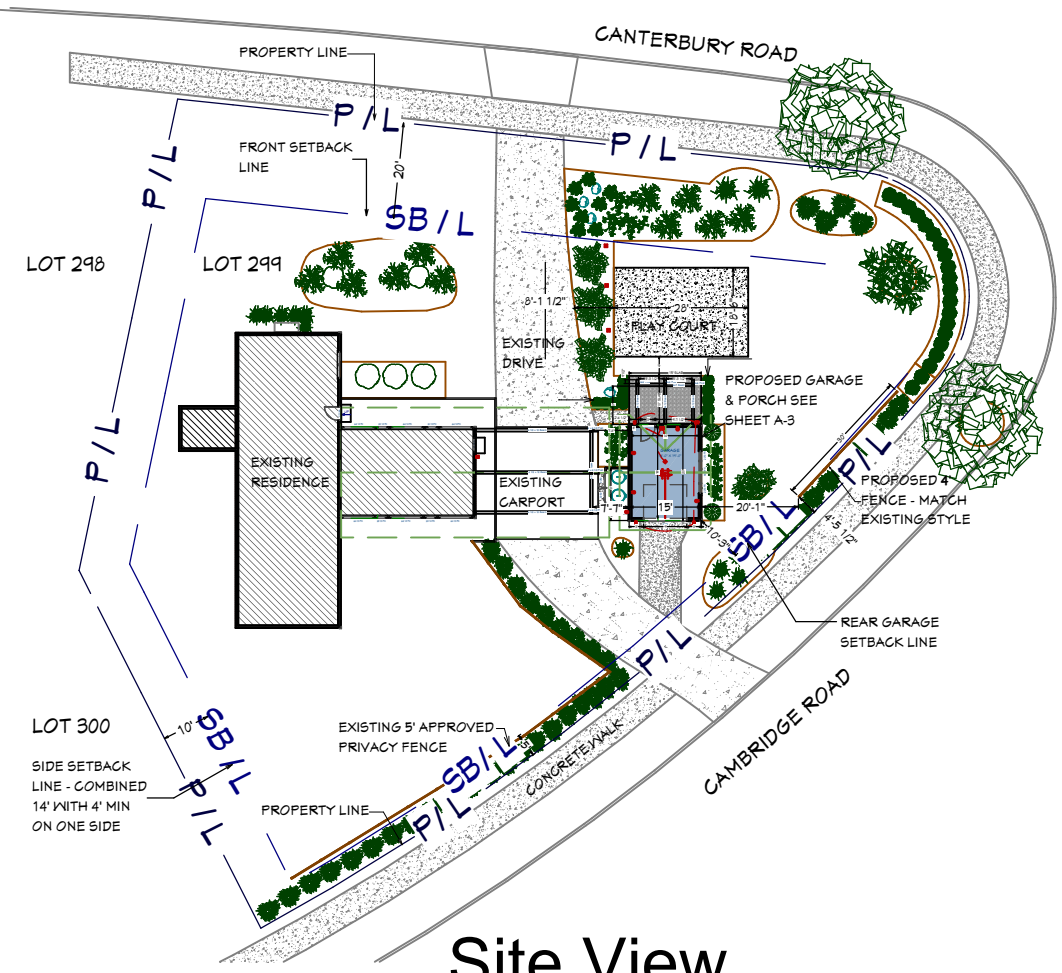
PROPERTY LOCATION



VIEW FROM CANTERBURY ROAD



VIEW FROM CAMBRIDGE AVE



Site View
 Scale: 1" = 20'-0"



POOL TO BE REMOVED

EXISTING YARD

PROJECT DESCRIPTION:
STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221

SHEET TITLE:
SITE PLAN
OVERVIEW

PROPERTY DESCRIPTION:

LOT 299, SHERWOOD FOREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 39 OF PLATS, PAGE 11, WAYNE COUNTY RECORDS

SITE DATA

ZONING - RESIDENTIAL - R1
 PROPOSED STORAGE SHED & COVERING
 EXISTING HOUSE
 DRIVEWAYS & PLAY COURT
 LOT AREA
 MAXIMUM LOT COVERAGE
 LOT COVERAGE (5,040/18,030)

SINGLE FAMILY
 503 SQ. FT.
 2213 SQ. FT.
 2324 SQ. FT.
 18,764 SQ. FT.
 35%
 26.8%

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DATE:
 11/18/2020

SCALE:
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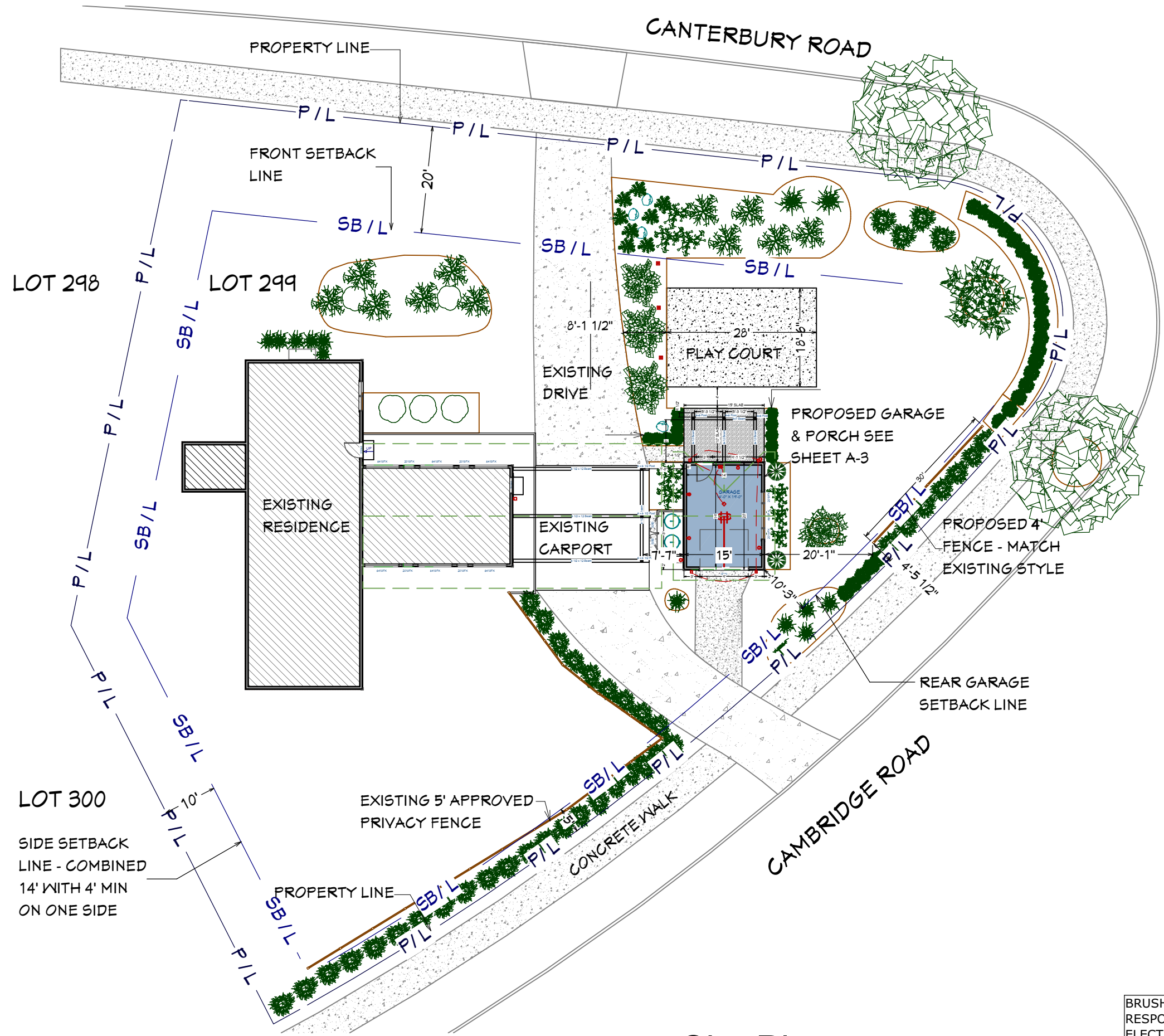
SHEET:

A-1

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Detroit, MI 48221 561-400-3652
www.brushparkstudio.com
tom@brushparkstudio.com



PROJECT DESCRIPTION:

STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221

SHEET TITLE:

SITE PLAN

DATE:

11/18/2020

SCALE:

1/4" = 1'-0"

SHEET:

A-2

Site Plan

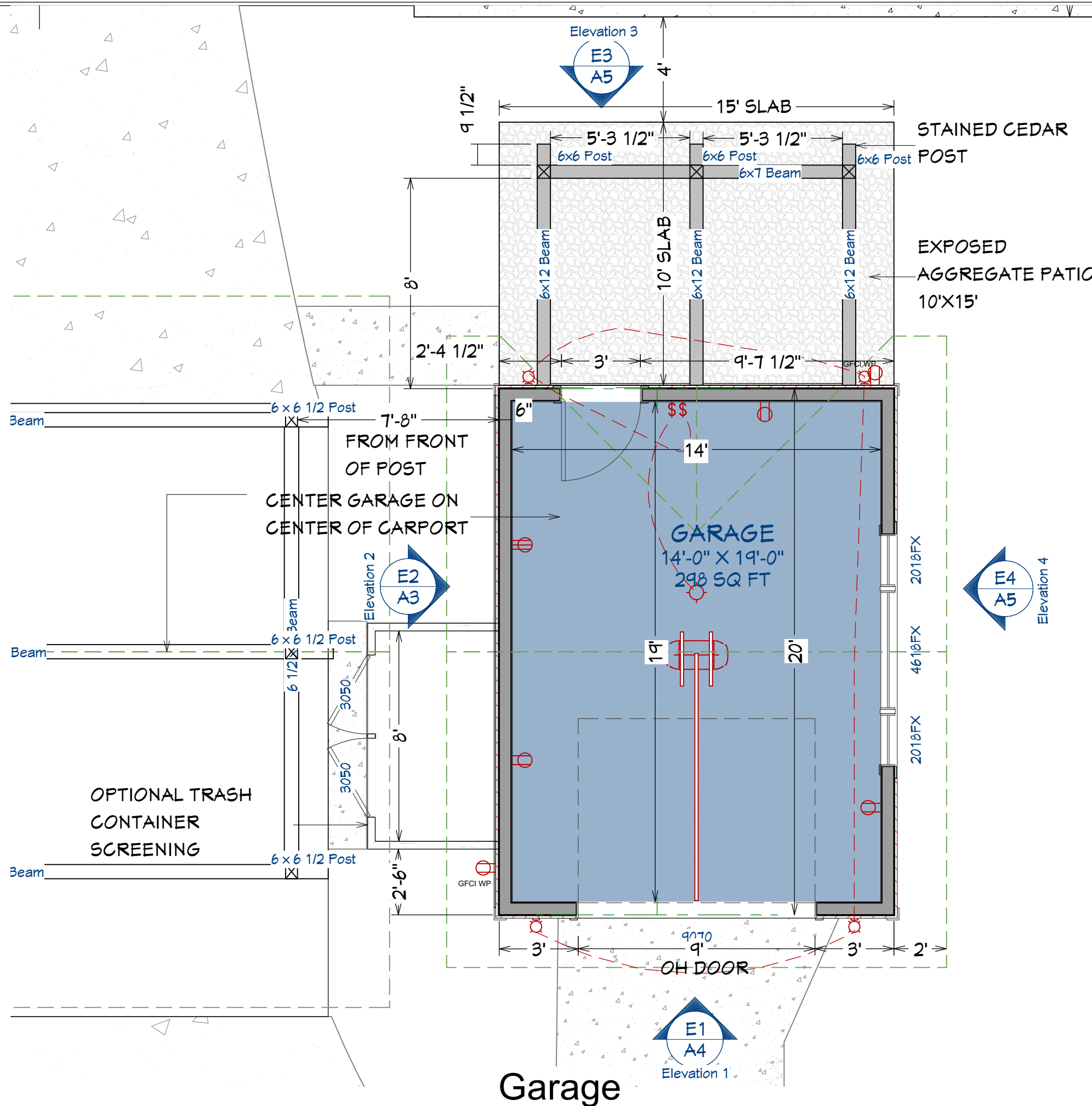
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Building Overview Front



Building Overview Rear

PROJECT DESCRIPTION:
STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221

SHEET TITLE:
GARAGE
PLAN

DATE:
11/18/2020

SCALE:
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SHEET:

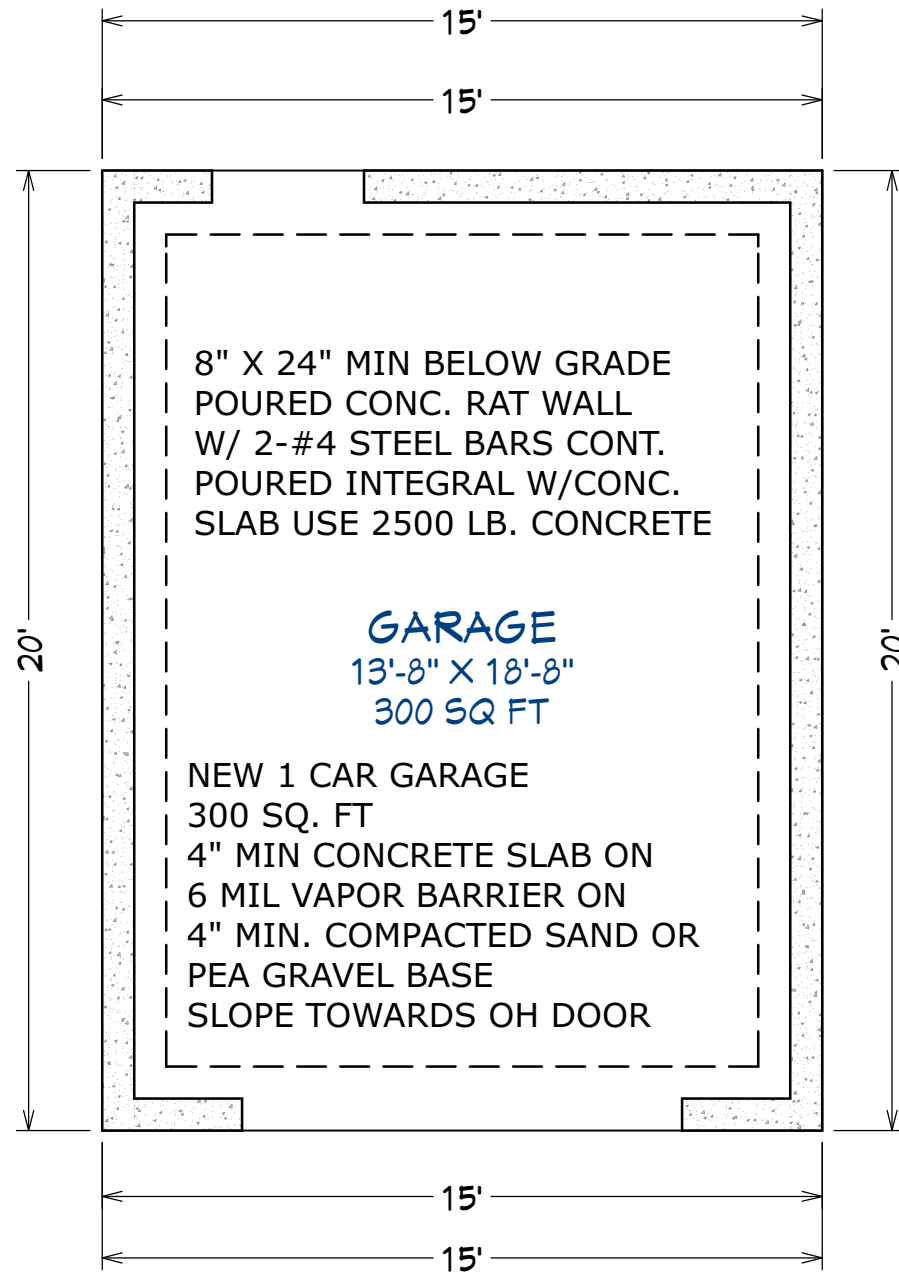
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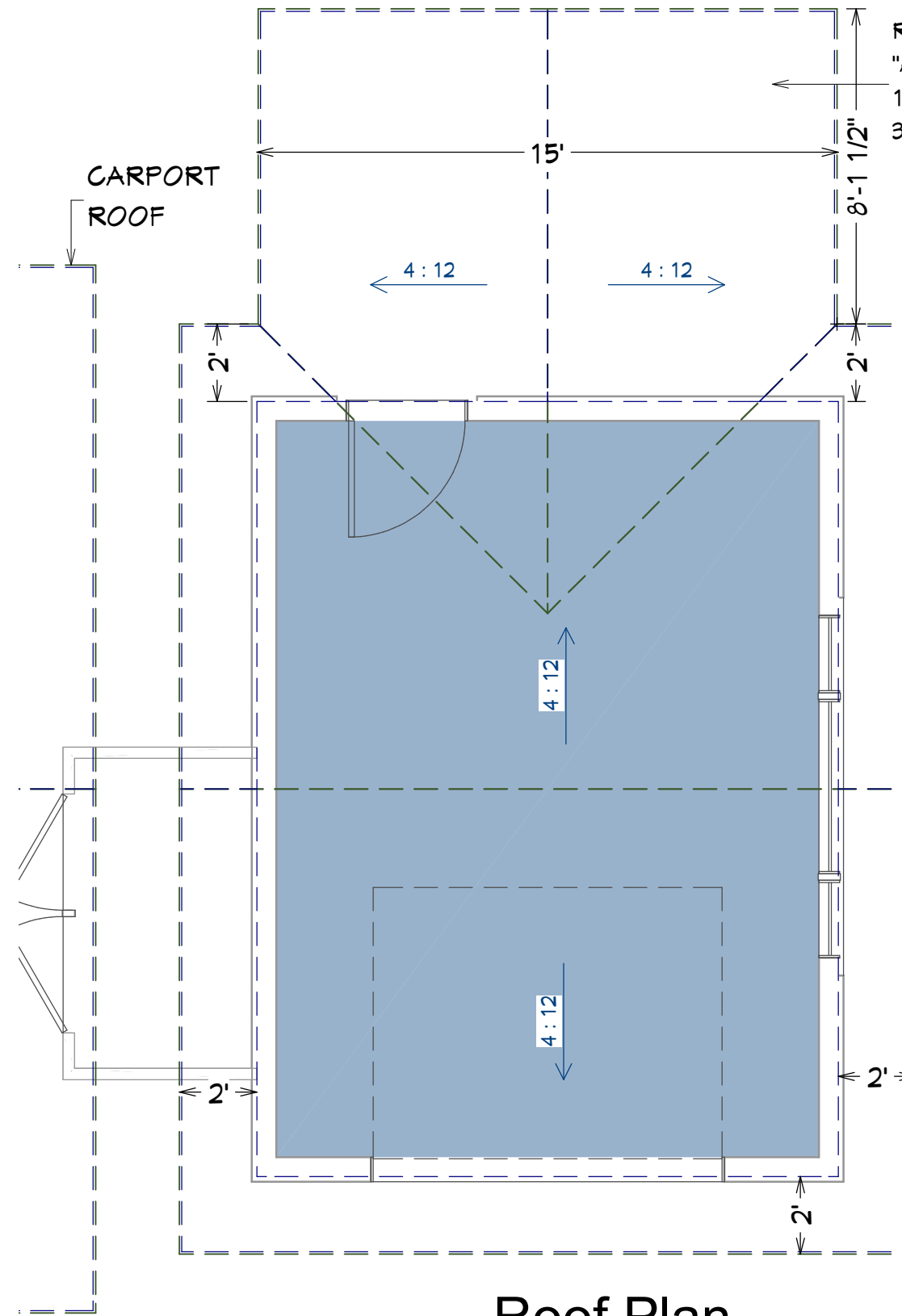
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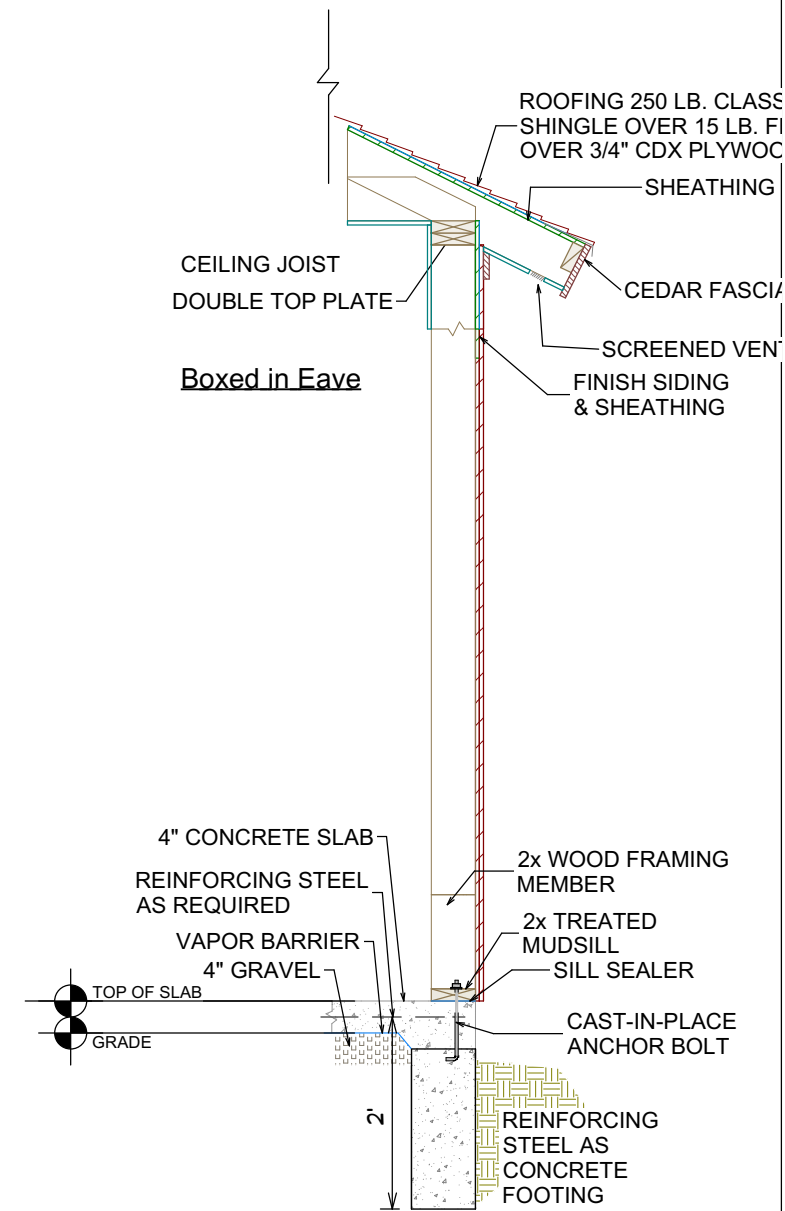
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tom@brushparkstudio.com



Foundation



Roof Plan



Typical Wall

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PROJECT DESCRIPTION:

STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221

SHEET TITLE:

STORAGE BUILDING
FOUNDATION & ROOF
PLAN

DATE:

11/18/2020

SCALE:

1/4"-1'-0"

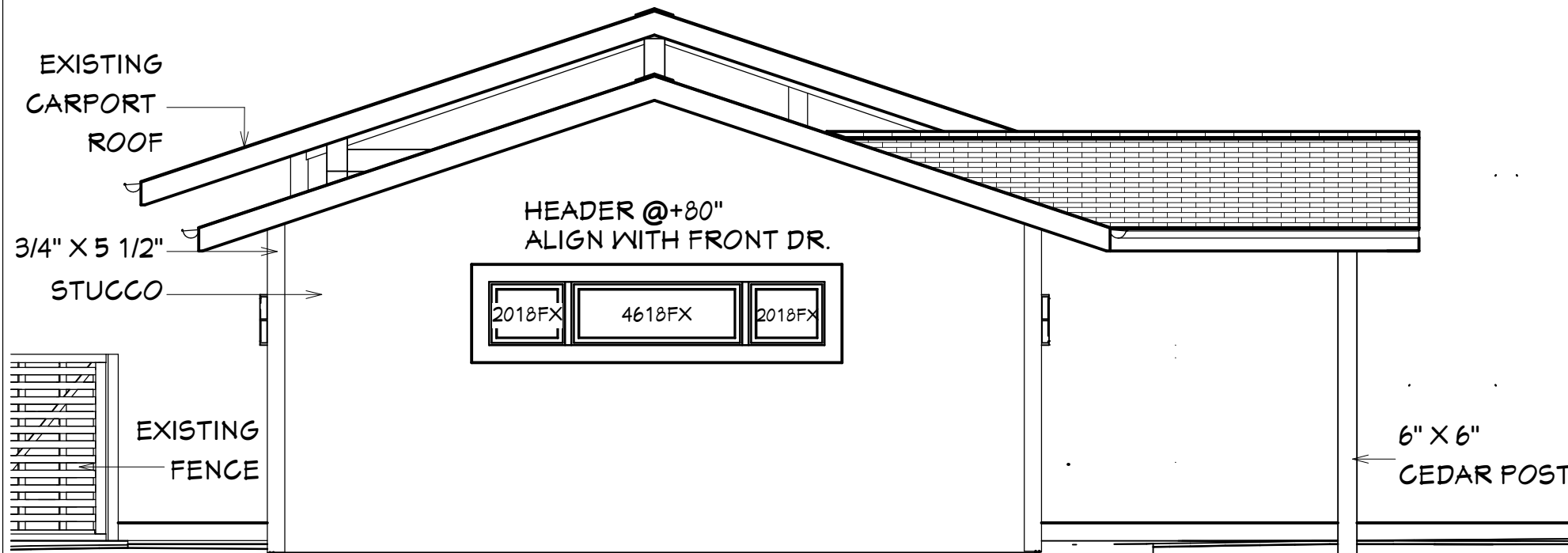
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A-4

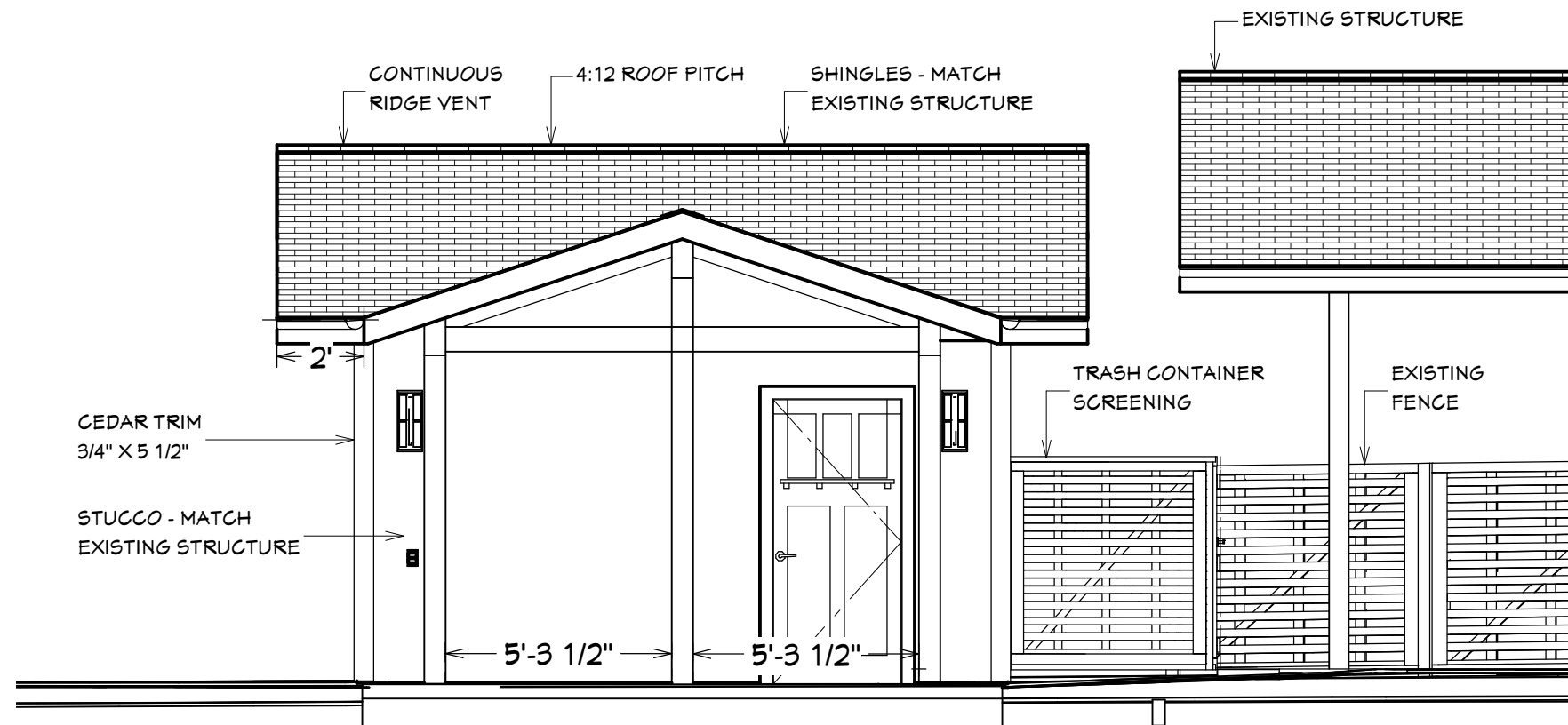
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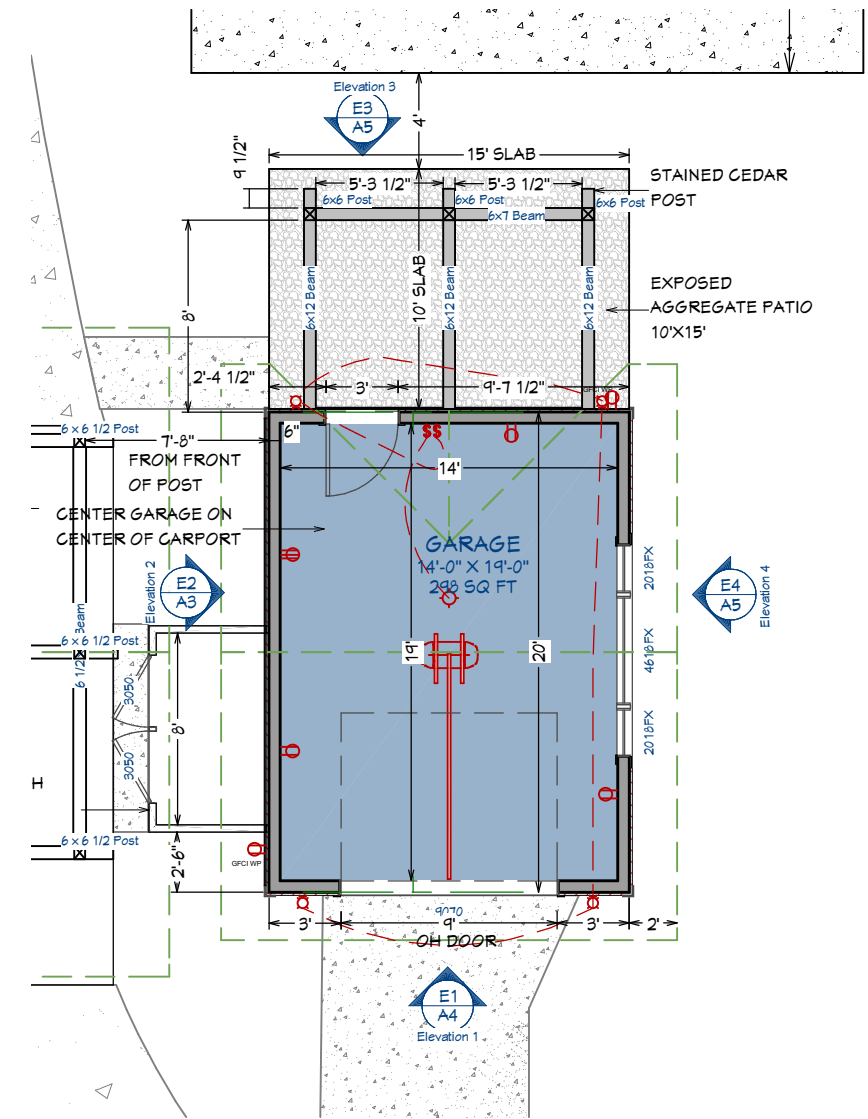
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Elevation 4



Elevation 3



Garage Plan View

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PROJECT DESCRIPTION:
STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221

SHEET TITLE:
GARAGE
BUILDING
ELEVATION

DATE:
11/18/2020

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

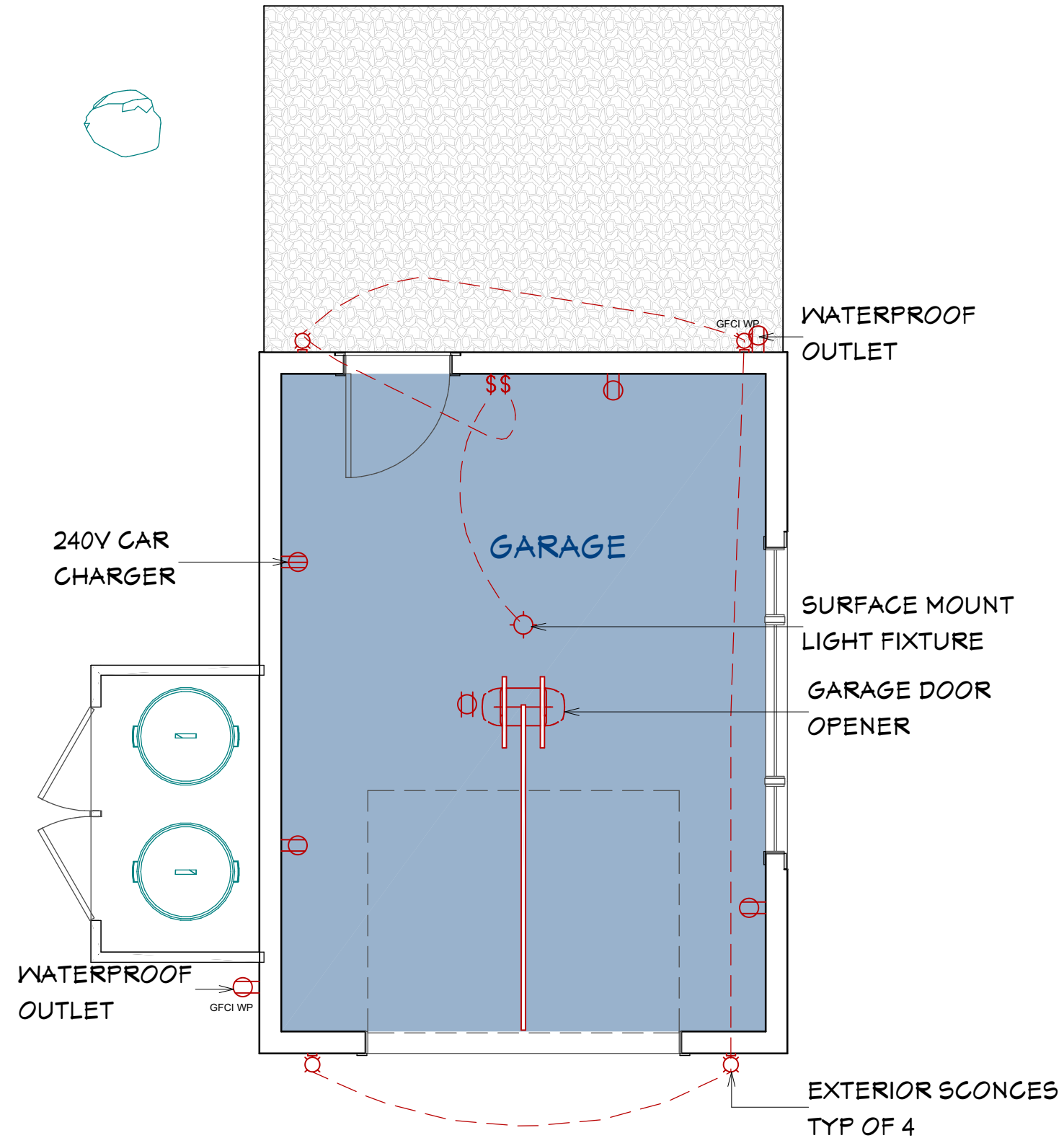
SHEET:

A-6

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PROJECT DESCRIPTION:
STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221

SHEET TITLE:
ELECTRICAL PLAN

DATE:
11/18/2020

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

SHEET:
A-7

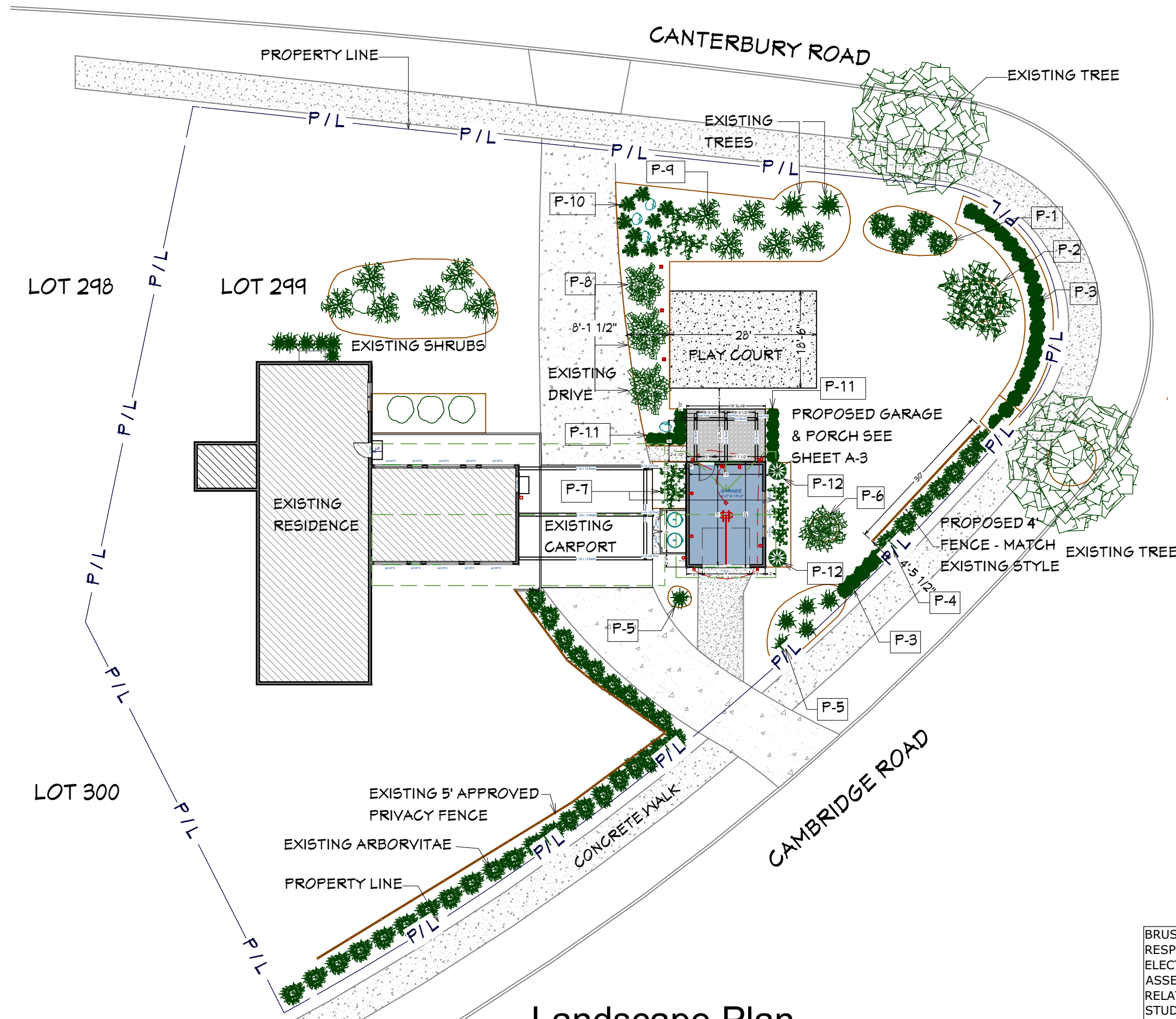
Electrical Plan

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DRAWINGS PROVIDED BY:



Tom Atkinson 313-744-3867
Detroit, MI 48221 561-400-3652
www.brushparkstudio.com
tom@brushparkstudio.com



PROJECT DESCRIPTION:
STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221

SHEET TITLE:
LANDSCAPE PLAN

DATE:
11/18/2020

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

SHEET:

A-8

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Landscape Plan

DRAWINGS PROVIDED BY:



Tom Atkinson 313-744-3867
Detroit, MI 48221 561-400-3652
www.brushparkstudio.com
tom@brushparkstudio.com



**STREET VIEW
INTERSECTION CAMBRIDGE / CANTERBURY**

PROJECT DESCRIPTION:

**STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221**

SHEET TITLE:

**LANDSCAPE PLAN
OVERVIEWS**

DATE:

11/18/2020

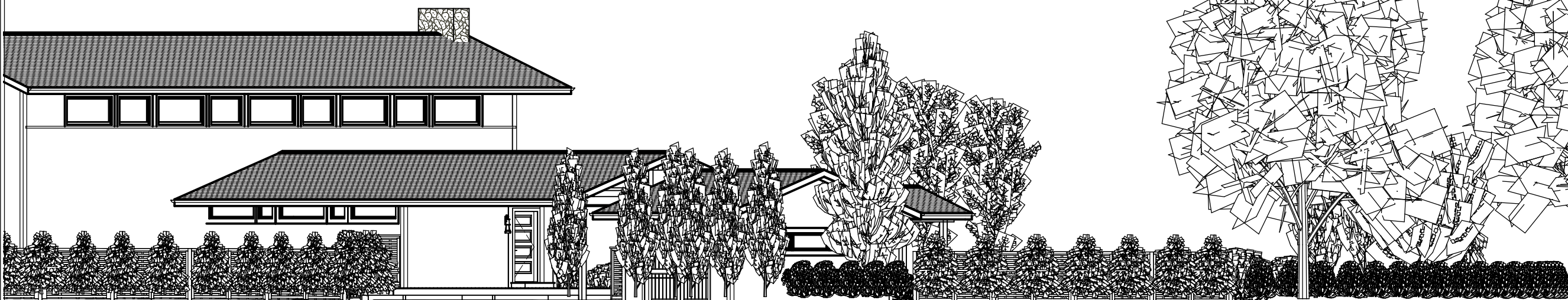
SCALE:

1/4"-1'-0"

SHEET:

A-9

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**STREET VIEW
CAMBRIDGE AVENUE**

DRAWINGS PROVIDED BY:

BRUSH PARK STUDIO
DISTINCTIVE DESIGNS FOR UNIQUE LIVING SPACES

Tom Atkinson 313-744-3867
Detroit, MI 48221 561-400-3652
www.brushparkstudio.com
tom@brushparkstudio.com

PLANT LIST

P1 - CYPRESS, NOOTKA, BLUE

Cypress, Nootka, Blue

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EVERGREEN

Chamaecyparis Nootkatensis 'glauca' Zone 5

- Shape: Broad, pyramidal habit
- Growth Rate: Moderate (6-12" per year)
- Fruit: Small tan colored cones in fall
- Foliage: Flat sprays to blue-green foliage with pendulous tips; retains good color through winter
- Soil: Requires moist, well-drained soils
- Great blue colored replacement option for Colorado Spruce
- Plant in areas protected from winter sun & wind
- Pendulous branch tips create a graceful appearance
- Also known as Alaskan Cedar

Features	Sun Exposure
Attractive Foliage	Full Sun
Evergreen	Part Sun/Part Shade

QTY - 3

P4 - ARBORVITAE, DARK GREEN

Arborvitae, Dark Green

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EVERGREEN

Thuja Occidentalis Nigra Zone 3

- Shape: Upright, pyramidal habit
- Growth Rate: Moderate-Fast (9-15" per year)
- Cones: Small tan colored cones in fall
- Foliage: Dark green fan-shaped foliage; retains good color through winter
- Soil: Does well in most conditions, prefers even moisture for best growth
- Provides excellent year-round evergreen color
- Use as a single specimen or in groupings
- Excellent for dense hedges and visual screens
- Variety native to Michigan

Features	Sun Exposure
Evergreen	Full Sun
Michigan Native	Privacy Hedge

QTY - T.B.D.

P7 - RHODODENDRON, PURPLE

Rhododendron, Largeleaf, Dandy Man® Purple

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BROADLEAF

Rhododendron 'lax2011' Pp26976 Zone 4

- Shape: Upright-rounded
- Growth Rate: Slow to moderate (4-8" per year)
- Flowers: Rich purple-lavender flowers in May, lasting 1-2 weeks
- Foliage: Rich green leaves all season; may retain a portion of its leaves through the winter
- Soil: Moist, well-drained, acidic (pH 4.5-6.0), high in organic matter, dislikes heavy clay
- Improved winter hardiness for northern areas
- Beautiful spring flower display
- Good for use as a specimen or in groupings
- Plant in areas protected from winter sun & wind

Features	Sun Exposure
Butterfly	Part Sun/Part Shade

QTY - 4

P2 - WHITE KOUSA DOGWOOD

Dogwood, Kousa, Chinese

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TREE

Cornus Kousa Chinensis Zone 4

- Shape: Spreading, horizontal habit with age
- Growth Rate: Slow to moderate (4-8" per year)
- Flowers: Creamy white star-shaped blossoms in June, long lasting
- Fruit: Pink-red, raspberry-like; food for wildlife
- Foliage: Green leaves turn reddish in fall
- Soil: Moist, well-drained, slightly acidic (pH 5.5-6.5), high in organic matter, dislikes clay
- Four season character; spring flowers, summer foliage, fall foliage and attractive fruit
- Exfoliating bark adds winter interest
- Tolerates a bit more sunlight and exposure than Flowering Dogwood

Features	Sun Exposure
Attractive Fall Color	Full Sun

QTY - 1

P5 - ARBORVITAE, EMERALD GREEN

Arborvitae, Emerald

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EVERGREEN

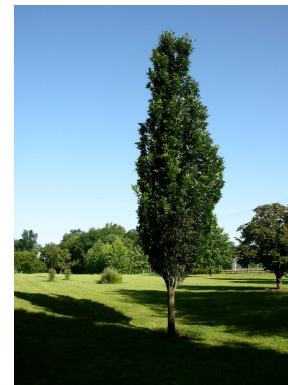
Thuja Occidentalis 'smaragd' Zone 4

- Shape: Narrow, pyramidal habit
- Growth Rate: Moderate (6-12" per year)
- Cones: Small tan colored cones in fall
- Foliage: Bright emerald-green fan-shaped foliage; retains good color through winter
- Soil: Does well in most conditions, prefers even moisture for best growth
- Provides excellent year-round evergreen color
- Use as a single specimen or in groupings
- Excellent for dense hedges and visual screens
- Arborvitae (White Cedar) is native to Michigan

Features	Sun Exposure
Evergreen	Full Sun
Michigan Native	Part Sun/Part Shade
Privacy Hedge	

QTY - 4

P8 - OAK, REGAL PRINCE



TREE

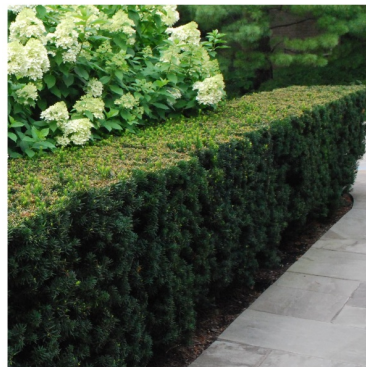
The Regal Prince is a vigorous Oak tree hybrid cross between Quercus robur fastigiata (Upright English Oak) and Quercus bi-color (Swamp White Oak). The foliage is green with silvery undersides. It tolerates a wide range of soil types wet and dry. It gets to be about 50' tall and only 20-25' wide. It does transplant with ease. This oak variety is an excellent, fast growing street tree or upright accent in the landscape. Hardiness zone 4

QTY - 3

P3 - HICKI YEW

Yew, Hick's

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EVERGREEN

Taxus X Media Hicksi Zone 4

- Shape: Dense upright habit with flat top
- Growth Rate: Slow to moderate (4-8" per year)
- Fruit: Small red berries in fall
- Foliage: Dark green soft textured needles; retains good color through winter
- Soil: Moist, well-drained, slightly acidic (pH 5.5-6.5), high in organic matter, dislikes clay
- Excellent for use as a specimen or in groupings
- Great for use in areas with limited sunlight
- Soft foliage is easy on the hands
- Easily pruned to maintain desired size and shape
- Avoid areas with deer browsing problems

Features	Sun Exposure
Evergreen	Full Shade
Privacy Hedge	Full Sun

QTY - T.B.D.

P6 - PINE, LIMBER, NORTHERN BLUE

Pine, Limber, Northern Blue

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EVERGREEN

Pinus Flexilis Northern Blue® Zone 4

- Shape: Pyramidal habit with upward angled branches
- Growth Rate: Moderate (6-12" per year)
- Foliage: Long, soft blue-green needles, with a slightly twisted appearance
- Cones: Light brown 3-6" long with white resin spots, occasionally produced
- Soil: Moist, well-drained, slightly acidic (pH 5.5-6.5)
- Attractive evergreen with blue-green needles, ideal for smaller landscapes
- More densely branched than Vanderwolf Pine
- Has a soft-textured appearance like a White Pine

Features	Sun Exposure
Attractive Foliage	Full Sun

QTY - 2

P9 - PINE, UMBRELLA, WINTER GREEN

Pine, Umbrella, Winter Green

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EVERGREEN

Sciadopitys Verticillata 'winter Green' Zone 5

- Shape: Broad upright habit
- Growth Rate: Moderate (4-8" per year)
- Foliage: Glossy, dark green waxy needles that are whorled around the twigs to create a very exotic look; retains good winter color
- Soil: Requires moist, well-drained, slightly acidic (pH 5.5-6.5), high in organic matter, dislikes heavy clay soils
- This very unique specimen evergreen has needles that look and feel like they are made of plastic
- A larger growing selection of Umbrella Pine
- Plant in areas protected from winter sun & wind
- Also known as Japanese Umbrella Pine

Features	Sun Exposure
Attractive Foliage	Full Sun

QTY - 5

P10 - JUNIPER, BLUE RUG

Juniper, Blue Rug

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EVERGREEN

Juniperus Horizontalis 'winter' Zone 3

- Shape: Low trailing habit
- Growth Rate: Slow to moderate (4-6" per year)
- Fruit: Small, grayish-blue berry-like cones in fall
- Foliage: Intense silvery-blue foliage; develops attractive purplish tones at the onset of cold weather and persists through winter
- Soil: Does well in most, tolerates drier conditions once established
- Ground hugging variety that forms a carpet-like habit as it matures
- Attractive as a single specimen or in groupings
- Prone to frost growth and promote fullness

Features	Sun Exposure
Attractive Foliage	Full Sun
Drought Tolerant	
Evergreen	
Foliage Colors	Height
Blue Foliage	4-6"
Green Foliage	
SilveryGray Foliage	
Spread (Width)	5-6'

QTY - 5

P11 - BOXWOOD, GREEN MOUNTAIN

Boxwood, Green Mountain

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BROADLEAF

Buxus X Green Mountain Zone 4

- Shape: Dense, upright; may be pruned into pyramidal shape
- Growth Rate: Slow (3-6" per year)
- Foliage: Bright green leaves all season, turning bronze-green in winter
- Soil: Moist, well-drained, slightly acidic (pH 5.5-6.5), high in organic matter, dislikes heavy clay soils; needs to maintain good roots
- Low maintenance and deer resistant evergreen
- Great for use in hedges and foundation plantings
- Resistant pruning to maintain shape & size
- Plant in areas protected from winter sun & wind

Features	Sun Exposure
Attractive Foliage	Full Sun
Deer Resistant	Part Sun/Part Shade
Evergreen	
Foliage Colors	Height
Green Foliage	4-5'
Spread (Width)	2-3'

QTY - T.B.D.

P12 - CYPRESS, HINOKI COMPACT

Cypress, Hinoki, Compact

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EVERGREEN

Chamaecyparis Obtusa Compacta Zone 5

- Shape: Compact, rounded, pyramidal habit
- Growth Rate: Slow (2-4" per year)
- Foliage: Soft, dark green fan-shaped foliage; soft-textured growth appears to lie in horizontal layers along stems; retains good color through the winter
- Soil: Requires moist, well-drained conditions
- Unique specimen ideal for smaller areas
- Requires very little, if any pruning to develop its artistic form
- Plant in areas protected from winter sun & wind

Features	Sun Exposure
Attractive Foliage	Full Sun
Evergreen	Part Sun/Part Shade
Foliage Colors	Height
Green Foliage	8-8"
Spread (Width)	4-5'

QTY - T.B.D.

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PROJECT DESCRIPTION:

STEIN RESIDENCE
19331 CANTERBURY ROAD
DETROIT MI. 48221

SHEET TITLE:

PLANT SELECTIONS

DATE:

11/18/2020

SCALE:

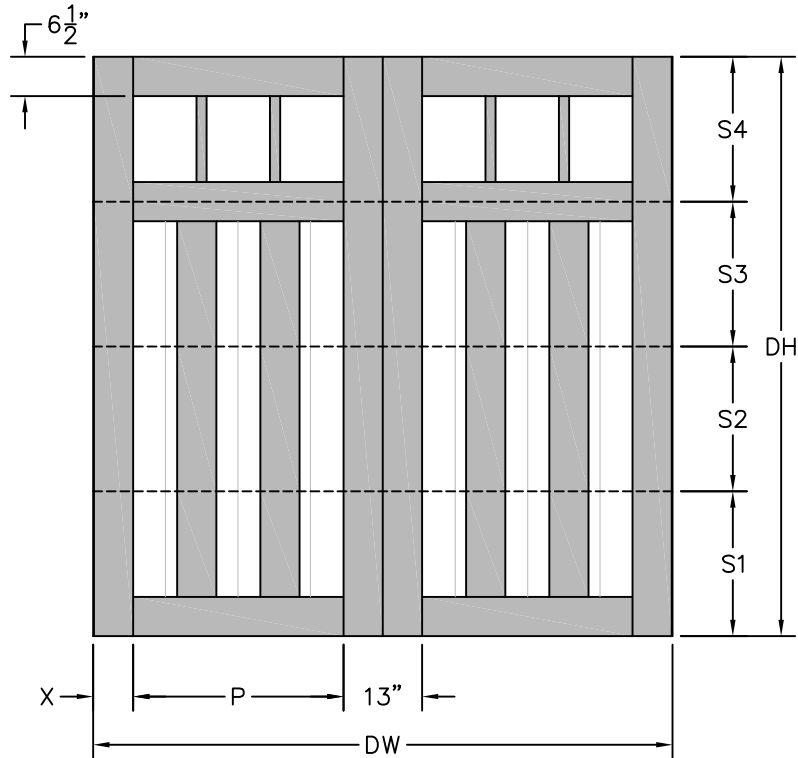
1/4"-1'-0"

SHEET:

A-10

REVISIONS		
REV. No.	DATE	DESCRIPTION
00	02/03/14	RELEASED

TOP SECTION OPTION: REC13



DW	X	P
6'-2"	6.625"	23.875"
8'-0"	6.625"	34.875"
9'-0"	6.625"	40.875"
10'-0"	6.625"	46.875"
10'-2"	7.625"	46.875"

DH	S1	S2	S3	S4
6'-6"	18"	18"	18"	24"
6'-9"	18"	21"	18"	24"
7'-0"	18"	24"	18"	24"
7'-3"	21"	21"	21"	24"
7'-6"	24"	18"	24"	24"
7'-9"	24"	21"	24"	24"
8'-0"	24"	24"	24"	24"

NOTES:

- 1.) CUSTOMER TO SELECT TRACK AND COUNTERBALANCE OPTIONS WHEN PLACING ORDER.
- 2.) STANDARD DOOR CONFIGURATION INCLUDES ONE SLIDE LOCK. OTHER LOCK OPTIONS ARE AVAILABLE.



FRONT ELEVATION
VIEW DRAWING

IMPORTANTE: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

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DRAWN BY: SQB	DATE: 02/03/14	APPROVAL SIGNATURE:	APPROVAL DATE:
CUSTOMER: CANYON RIDGE SERIES		DRAWING NUMBER: CR-2P-4S-13-CL-REC13	REV. 00
JOB: FRONT ELEVATION	CSR/DC: TROY, OHIO		SHEET: 1 of 1



Andrew Stein



Classic-Craft® American Style Collection™ CCA230-SDL

DOOR SUMMARY

Project

DOOR TYPE

Entry

DOOR CONFIGURATION

Single

DOOR SIZE

36" x 80"

DOOR GLASS



3'0" x 6'8"



Craftsman 3 Lite 3Wx1H Simulated Divided Lites

DOOR FINISH



Wildflower Honey

FRAME FINISH



Wildflower Honey

ACCESSORIES

Millennium Black Nickel Handleset

Included in Your Configured Product:

Door Configuration

Door Style



Classic-Craft® American Style Collection™

CCA230-SDL

Glass Style



**Craftsman 3 Lite 3Wx1H Simulated
Divided Lites**

Finish Option



Wildflower Honey

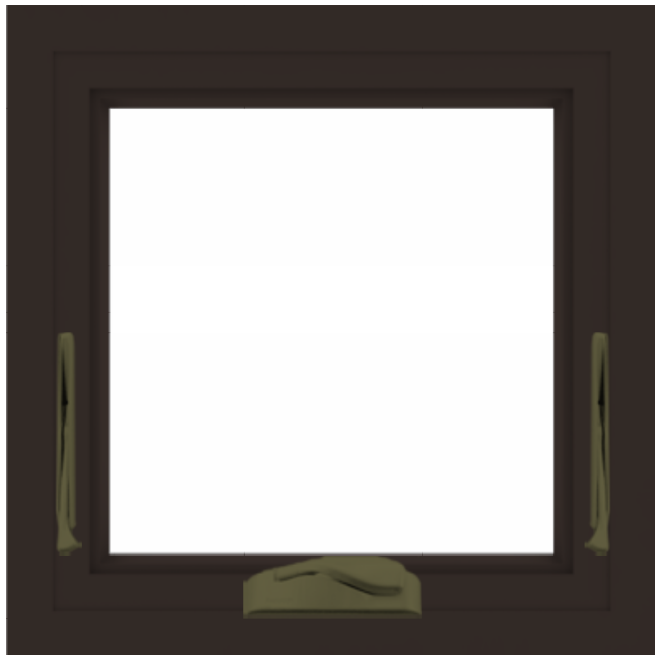
Accessories

Handleset

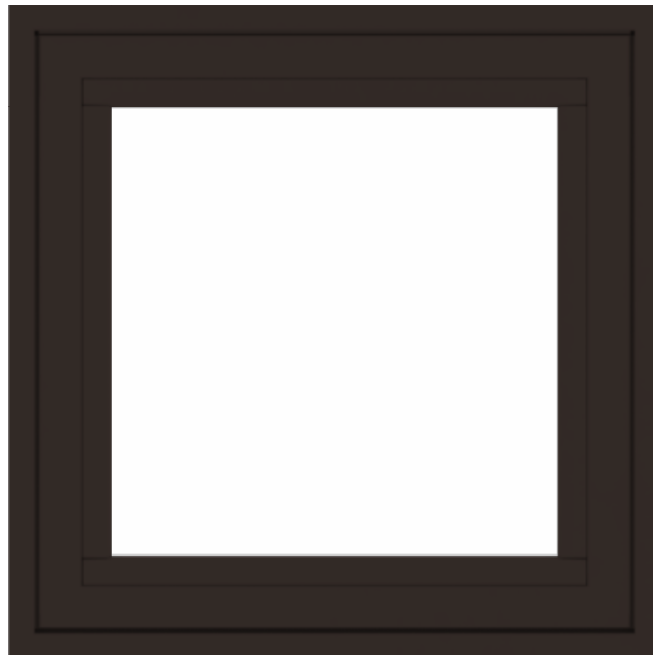


Millennium Black Nickel

100 Series Awning Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	100 Series Awning Window
Product ID#	100AS2020
Unit Width	23 1/2"
Unit Height	23 1/2"
Interior Color	Dark Bronze
Glass	Low-E Glass
Hardware	Folding Lock and Keeper, Antique Brass
Grille Pattern	None
Exterior Color	Dark Bronze

Feedback

* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.



100 Series Awning Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	100 Series Awning Window
Product ID#	100AS4020
Unit Width	47 1/2"
Unit Height	23 1/2"
Interior Color	Dark Bronze
Glass	Low-E Glass
Hardware	Folding Lock and Keeper, Antique Brass
Grille Pattern	None
Exterior Color	Dark Bronze

* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.



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MODERN SKI HOUSE BEACH HOUSE BABY & CHILD TEEN RH INTERIOR DESIGN GALLERIES



RUTHERFORD SCONCE

\$259 - \$299 REGULAR

\$194 - \$224 MEMBER

Etched, cased glass forms the inner shade of our Rutherford lantern-style fixture.

SHOP THE ENTIRE COLLECTION >

HIDE DETAILS -

- Made of steel
- Diffused light shines through the etched, cased glass; inner shade sheltered by clear glass
- Small sconce rated for one 40W max. E26-base bulb; bulb included
- Large sconce rated for one 60W max. E26-base bulb; bulb sold separately
- If brighter light is preferred, consider an LED bulb with a higher lumen output. [View our assortment.](#)
- Dimmer switch compatible
- Hangs vertically, shade pointing down
- 110-120V manufactured to US standards for US and Canadian markets. Requires outlet adapter and voltage converter for use internationally.
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire

HIDE DIMENSIONS -

Small Sconce: 7½" diam., 12½"H; extends 9¼" from wall

Backplate: 5"W x ¾"D x 9½"H

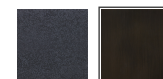
Large Sconce: 9½" diam., 15½"H; extends 11½" from wall

Backplate: 5"W x ¾"D x 9½"H

SMALL SCONCE INSTALLATION INSTRUCTIONS >

LARGE SCONCE INSTALLATION INSTRUCTIONS >

FINISH OPTIONS



Weathered Zinc Bronze

RUTHERFORD SCONCE

\$259 - \$299 REGULAR ITEM# 68050054 BRZ

\$194 - \$224 MEMBER

SIZE

Small

FINISH

Bronze

PRICE

\$259 REGULAR
\$194 MEMBER

QTY

1

ADD TO CART

AVAILABILITY

This item is in stock and will be delivered on or before 11/29/20 [Check your zip/postal code.](#)

DELIVERY

Standard Delivery Shipping

RETURNS

This item can be returned within 30 days of delivery. [Learn more about our Return Policy.](#)

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WE'RE HERE TO HELP YOU 24/7

T10 5" TUBE INCANDESCENT BULB

\$5 REGULAR

\$3 MEMBER

FREE SHIPPING



[See all product details.](#)

WATTAGE

Choose Wattage ▾

PRICE

QTY

0 ▾

ADD TO CART

AVAILABILITY

Stocked items: **3-7 days**
Special order items: **Delivery times vary** [Check your zip/postal code.](#)

DELIVERY

Ships **Free** via Standard Delivery Shipping

RETURNS

Learn more about our [Return Policy.](#)

[VIEW IN STOCK ITEMS +](#)



T10 5" TUBE INCANDESCENT BULB

\$5 REGULAR

\$3 MEMBER

FREE SHIPPING

[See all product details.](#)

WATTAGE

Choose Wattage ▾

PRICE

QTY

0 ▾

ADD TO CART

AVAILABILITY

Stocked items: **3-7 days**
Special order items: **Delivery times vary** [Check your zip/postal code.](#)

DELIVERY

Ships **Free** via Standard Delivery Shipping

RETURNS

Learn more about our [Return Policy.](#)

[VIEW IN STOCK ITEMS +](#)

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