

**STAFF REPORT: 7/14/2021 MEETING**

**PREPARED BY: D. RIEDEN**

**APPLICATION NUMBER: #21-7357**

**ADDRESS: 2225 WABASH**

**HISTORIC DISTRICT: CORKTOWN**

**APPLICANT: TIMOTHY FLINTOFF (4545 ARCHITECTURE)**

**PROPERTY OWNER: DIANE ZIEGER (ZEIGER PROPERTIES, LLC)**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 06/21/2021**

**DATE OF STAFF SITE VISIT: 6/25/2021**

**SCOPE: INSTALL CARPORT**

### **EXISTING CONDITIONS**

The property at 2225 Wabash is currently occupied by in-progress construction of a two-family home, approved by the Historic District Commission (HDC) in 2019. This two-story, modern style home has a standing seam metal roof, brick and ship lap siding with large open windows, and asymmetrical front entrance. The home stands on an irregularly shaped parcel immediately north of a similar irregularly-shaped parcel at 2221 Wabash. Both parcels were originally one lot and later split. The property is located between Michigan Avenue and Dalzelle Street on the west side of the block. Rear access from the alley provides the entrance and location to the proposed construction of a new carport inside the west edge of the property. The 2-story home occupies most of the lot's width, obscuring the view of the location of the carport from the front. The backyard site of the proposed carport is currently occupied by a construction waste container and surrounded by barren earth.



*Site Photo 1, by Staff June 25, 2021: (Northeast) front side*



*Site Photo 2 by Staff June 25, 2021: Carport site (West) rear.*

In June 2019, a Certificate of Appropriateness was issued by the HDC for the following scope items:

- Construction of new, two-family dwelling on vacant lot.
- Construction of new, wood fence in rear and sides of property with gates parking area.
- Install concrete parking pad for two cars.
- New landscape area and planter beds in front and side of property.
- Replace sod as required due to construction damage.
- New concrete walkway from front on house to rear of property.

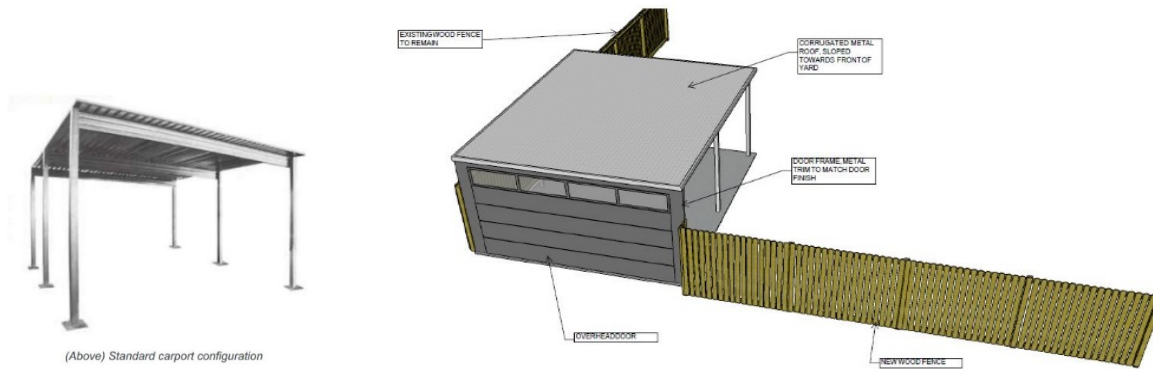


*Aerial of Parcel #10004809.001*

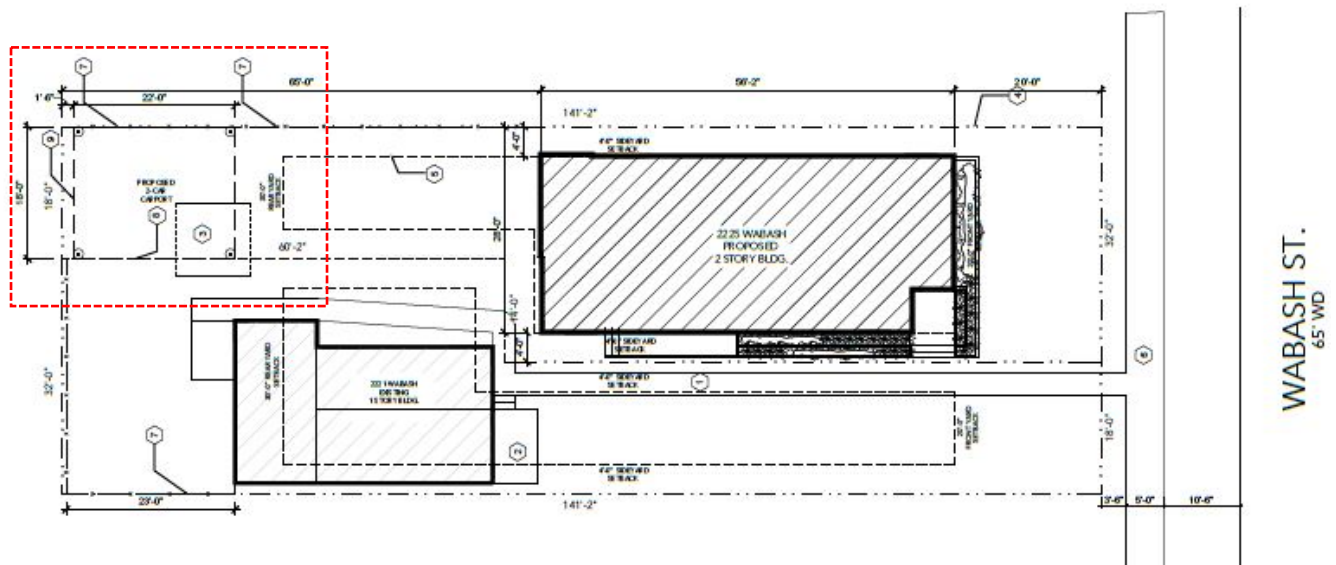
## PROPOSAL

The applicant provided a complete application for the proposed new construction of a 396 SF carport on a concrete pad, previously approved. The scope of this proposal includes the following:

- Construct a 18' x 22' two-car carport with a maximum height of 8' 6" set back 1 ½ feet from the rear (west) property line and no setback from the side (north) property line.
- Features of the proposed, pre-engineered carport include the following:
  - Roof: 26 gauge roofing (corrugated, galvanized metal), interior clearance: 7' 2"
  - Framing: Galvanized steel
  - Footing: Concrete base mount plates and concrete anchors
  - Garage Door: Modern Steel Garage Doors "Modern Flush", single door, single-layer (non-insulated), 24 gauge steel, 4 window series on top row, color will be charcoal.
  - Exterior metal trim: Tie-in paneling to secure edge of carport and garage door to previously approved, wood panel fence. Color: charcoal.
  - Lighting: no exterior lighting, interior 6" can lights.
  - Vehicle charging station will be selected at a future date.
- No additional site work.
- See also attached documents provided by the applicant.



(Above) Standard carport configuration



Carport image, 3D model, and site plan with carport location (in red) and sample image, by Applicant



## **STAFF OBSERVATIONS AND RESEARCH**

- Staff received an updated set of drawings on July 6, 2021 in response to additional information requested from the applicant with regards to the following:
  - Garage door and metal trim added to application.
  - Color, material and make of garage door and carport
  - Confirmation that no exterior lights will be installed.
  - Vehicle charging station removed from application, power source for station to remain.
- Staff visited the site on June 25, 2021. Staff photographed the property from the public right-of-way and observed the front (east) and rear (west) sides of the house. (See staff photos enclosed)
- It is staff's opinion that this proposal is consistent with the design and scale of the house.
- The visibility of this carport is obscured from the public right-of-way, excepting the alley.
- It is staff's opinion that the materials, contemporary character, and size are appropriate for the existing context of this particular parcel.

## **ISSUES**

- Staff finds no issues with this proposal.

## **RECOMMENDATION**

### Section 21-2-78, Determination of Historic District Commission

HDC staff recommends the Commission issue a Certificate of Appropriateness for the proposed carport because it meets the Secretary of the Interior's Standards for Rehabilitation and conform to the Elements of Design for the Corktown Historic District.

The proposed carport is compatible with the massing, size, scale, and architectural features of the new construction and its environment, and does not destroy historic materials that characterize the property. The design includes simple features, which do not detract from the complexity and visual interest of the newly constructed house, and is compliant with the district's Elements of Design and the Secretary of the Interior's Standards. Staff therefore recommends that the Commission approve the proposed new construction, as the proposed design appears to be appropriate.

7/3/2019

**CERTIFICATE OF APPROPRIATENESS**

Timothy Flintoff/4545 Architecture  
4545 Commonwealth St  
Detroit, MI 48208

**RE: Application Number 19-6301; 2225 Wabash, Corktown Historic District**

Dear Mr. Flintoff,

At the special meeting that was held on June 26, 2019, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 25-2-20 of the 1984 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of July 3, 2019.

The following scope, as per the attached drawings, meets the Secretary of the Interior's Standards for Rehabilitation, Standards number 1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment,* 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.,* and 10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:*

New Construction of a two-family flat to include:

- 2x6 wood construction with R-38 in ceiling and R-19 in walls and new Tyvek house wrap
- Standing seam metal roof
- Windows: Pella wood clad double hung windows
- Install Brick and ship lap siding
- Gutters and down spouts
- Install masonry planter boxes as part of building design with vertical growing wall panels
- Second floor unit with front entry and side balcony.
- First floor unit to have side entry

Site:

- New wood fence in rear and sides of property with gates parking area
- Install concrete parking pad for two cars
- New landscape area and planter beds in front and side of property
- Replace sod as required due to construction damage
- New concrete walkway from front on house to rear of property

Please retain this COA for your files. Once any conditions are met, you should proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at 313-



CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
FAX 313-224-1310

224-3521.

For the Commission:



Garrek B. Landsberg  
Director  
Detroit Historic District Commission



2225





2225





Tyvek HomeWrap  
MANS LUMBER MILLWORK  
DUPONT Tyvek HomeWrap  
BLOCK-IT HOUSE WRAP  
Kimberly-Clark BLOCK-IT HOUSE WRAP

2225













ACEE DEUCEE

APC  
(734) 558 5000  
30-2

Tyvek  
Blackitt

Yellow forklift



# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

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

## APPLICANT IDENTIFICATION

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

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

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

### NOTE:

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

See [www.detroitmi.gov/hdc](http://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](mailto: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](http://detroitmi.gov/bseed/elaps) for more information.







June 21, 2021

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

RE: 2225 Wabash St – New Construction Historic District Commission Submission

## **Project Description**

2225 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 two-car carport.

This project faces several challenges; because of the unique configuration of the lot and its connection to 2221 Wabash. The owner intends to renovate 2225 Wabash in parallel with 2221 Wabash.

The proposed structure is a two-car carport. The structure will be constructed for a pre-engineered design company and installed by the same contractor that is renovating 2221 Wabash and constructing 2225 Wabash. Currently nothing is located in the site we are suggesting for the carport, the rear fence at the alley is to be removed to allow access to the carport.

## **Description of existing conditions (including materials and design)**

The Existing structure is a two-family home comprised of an upper and lower two-bedroom flat, approximately 1100 GSF for each unit. The existing home is currently under construction and anticipated to be complete in early September. It is modern in design and uses standing seam metal roof, brick and ship lap siding with large open windows to create a modern façade considerate of the neighborhood.

## **Narrative**

1. Height:  
The proposed structure is 8'-6" tall at high point
2. Proportion of Front Façade:  
The structure doesn't approach the front of the property and is designed to provide utilitarian covered parking and complement the modern design of the building.
3. Proportion of Openings:  
The structure is primarily open except of the roof and 6 support posts
4. Rhythm of Solid to Void:

5. The structure is primarily open except of the roof and 6 support posts
6. Rhythm of Spacing of Buildings:  
Set at the rear of the property this structure will not be visible from the street except for glancing views from the south between 2221 and 2225 Wabash
7. Rhythm of Entrance and/or front porch projections:  
None
8. Materials:  
The proposed structure is comprised of concrete foundation/parking slab, and a metal roof and steel post.
9. Textures:  
No texture is provided as the proposed structure is mostly void and comprised of concrete foundation/parking slab, and a metal roof and steel post.
10. 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.
11. Architectural Details:  
The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block. T
12. Roof Shapes:  
Flat, single sloped roof
13. Wall of Continuity (setbacks):  
The structure is located in the rear of the property accessed from the alley
14. Landscape Features:  
None, lawn will be provided adjacent and the landscape for the main house will be provide as previously shown.
15. Open space:  
The lot directly to the south of the proposed structure has approximately 18'-0" of frontage along Wabash street. It is anticipated that this narrow front portion of the lot will remain open in the future. While not part of this property, the open space will create the appearance of an open side-lot from the street.
16. Scale of Facades/Façade Elements:

# 4545

architecture

The overall structure is small at 18'x22' and will provide basic covered parking for the occupants of 2225 Wabash

17. Directional Expression of Front Elevation:

None, Car port is located in the rear of the property

18. Rhythm of Setbacks:

None, Car port is located in the rear of the property

19. Lot Coverage:

- a. Lot Size: 3676 Square Feet
- b. Building Footprint: 1315
- c. Percentage of lot Coverage: 35.8%
- d. Carport is 396 sq.ft.

20. Degree of Complexity in Façade:

The façade is very simple, design is intended to support 2225 Wabash not draw any attention.

21. Orientation/Vistas/Views:

We are limited in orientation as the property has a very narrow rear yard.

22. Symmetric or asymmetric appearance:

The appearance of the proposed structure is symmetric and utilitarian.

23. 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 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.



June 21, 2021

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

RE: 2225 Wabash St – New Construction Historic District Commission Submission

**Scope of Work**

New Construction:

- Install new pre-engineered carport on Concrete pad previously approved by the HDC with power for potential lights or connection of vehicle charging station.



GEORGE JEROME & CO.



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:

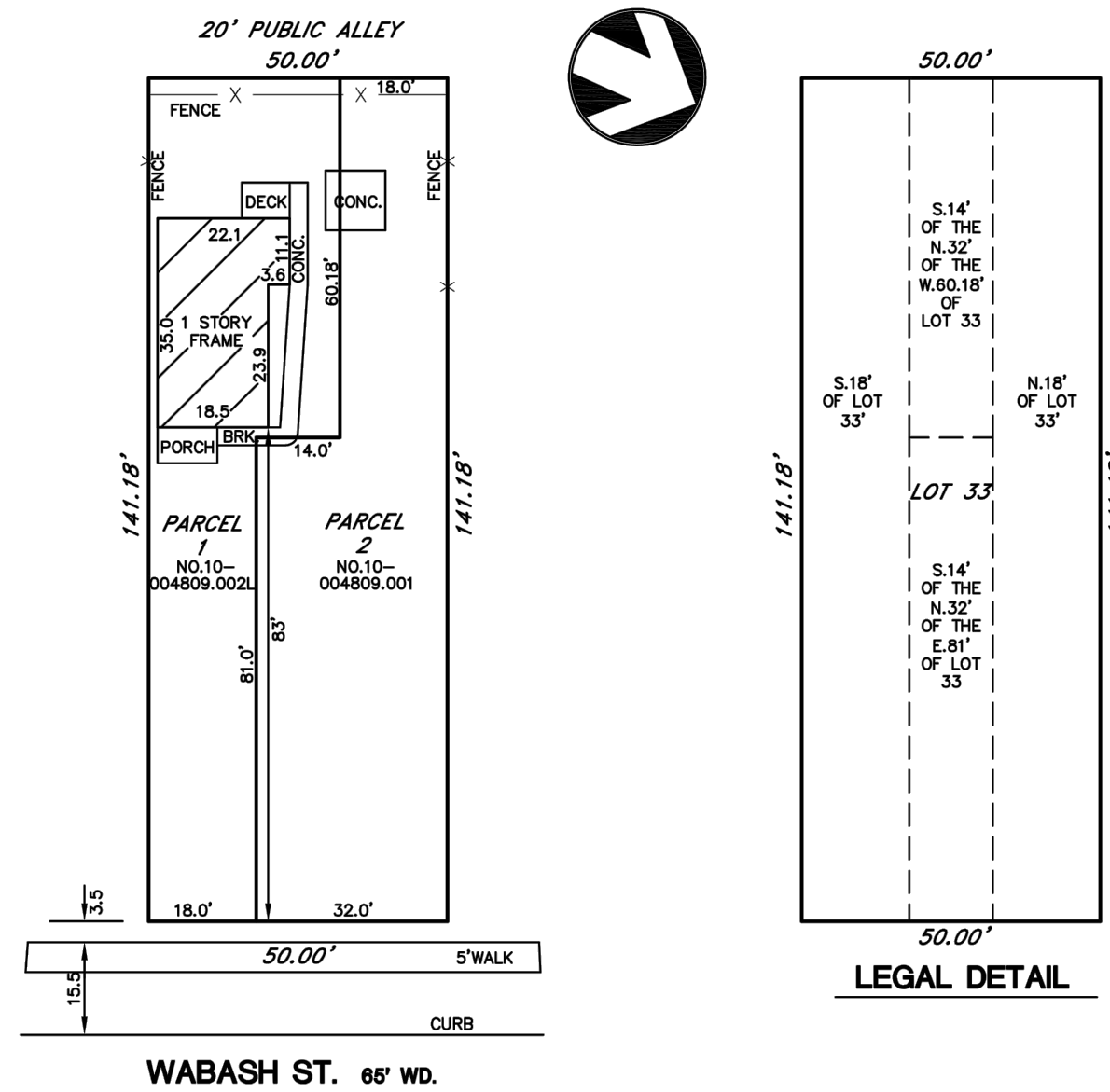
Parcel 1:

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.

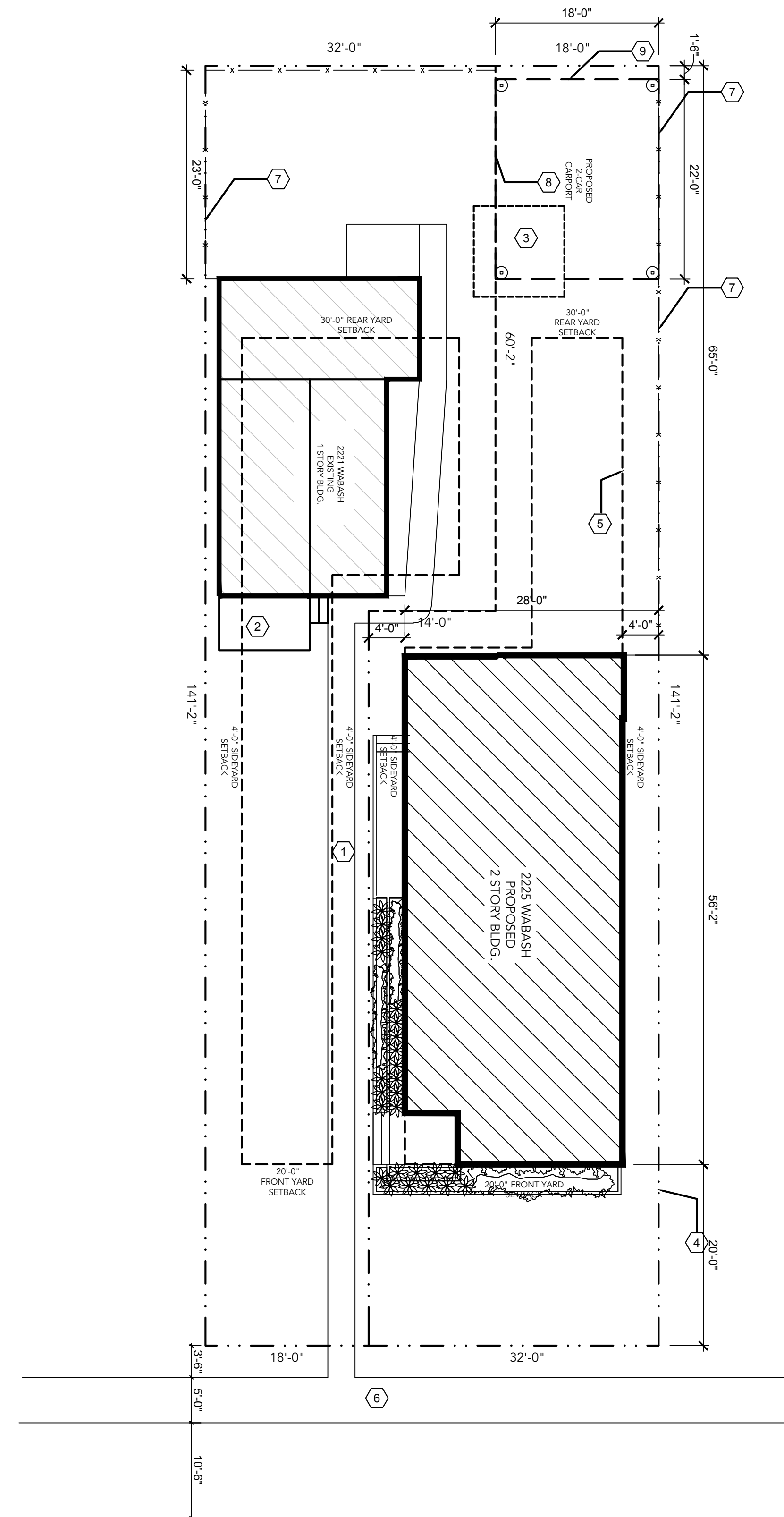


WABASH ST. 65' WD.

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 refinance 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

MORTGAGE SURVEY SCALE: 1"=30'-0"



WABASH ST. 65' WD

ARCHITECTURAL SITE PLAN SCALE: 1"=10'-0"

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 DEMO EXISTING CONC. PAD COMPLETE
- 4 LINE OF SET BACK BY ORDINANCE
- 5 PROPERTY LINE
- 6 SIDEWALK
- 7 LINE OF 6' WOOD FENCE, INSTALL SWING GATE, 16' WIDE OPENING
- 8 NEW 4" CONC. PARKING PAD ON 4" COMPACTED GRANULAR FILL.
- 9 PROPOSED 18'-0" WIDE X 22'-0" DEEP CARPORT WITH OVERHEAD GARAGE DOOR.

ARCHITECT:

4545 architecture

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

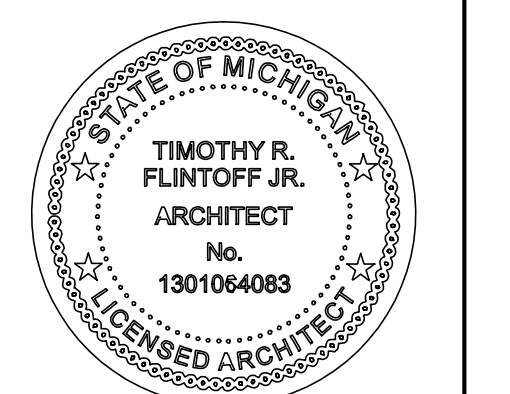
CONSULTANT:

Project :

ZEIGER PROPERTIES, LLC  
NEW CONSTRUCTION  
2225 WABASH  
DETROIT, MI 48216

Issued for :

HDC 06/21/2021



Drawn by : TRF

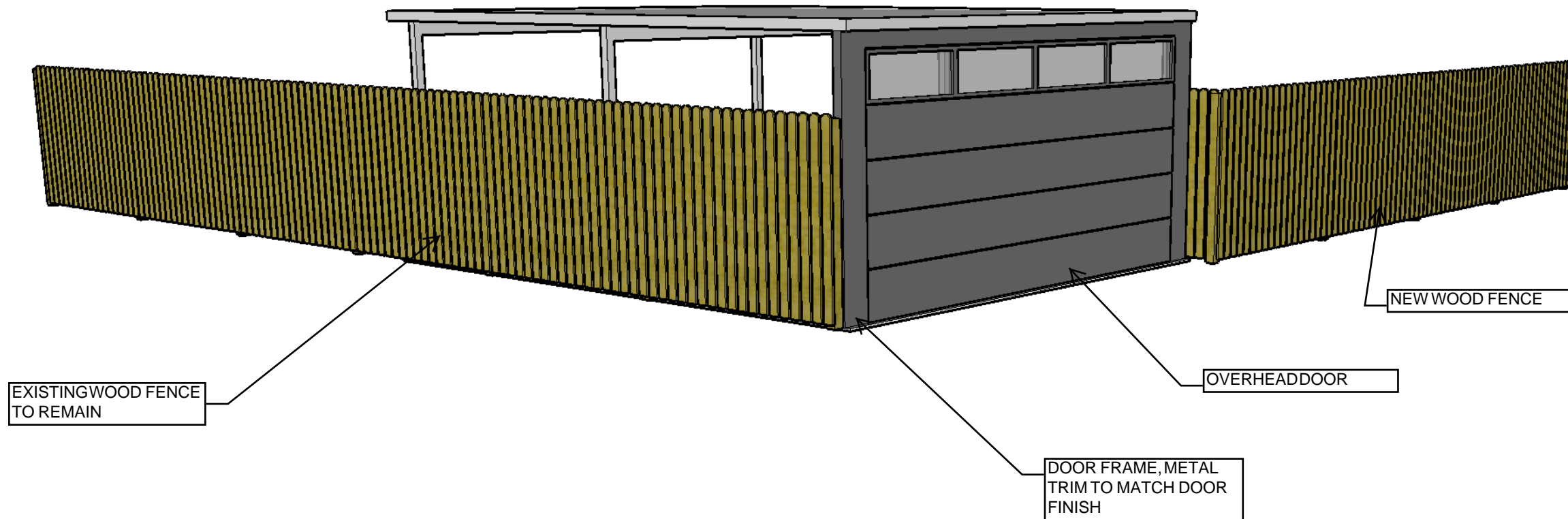
Sheet Title : ARCHITECTURAL SITE PLAN

Project No. : 2019006

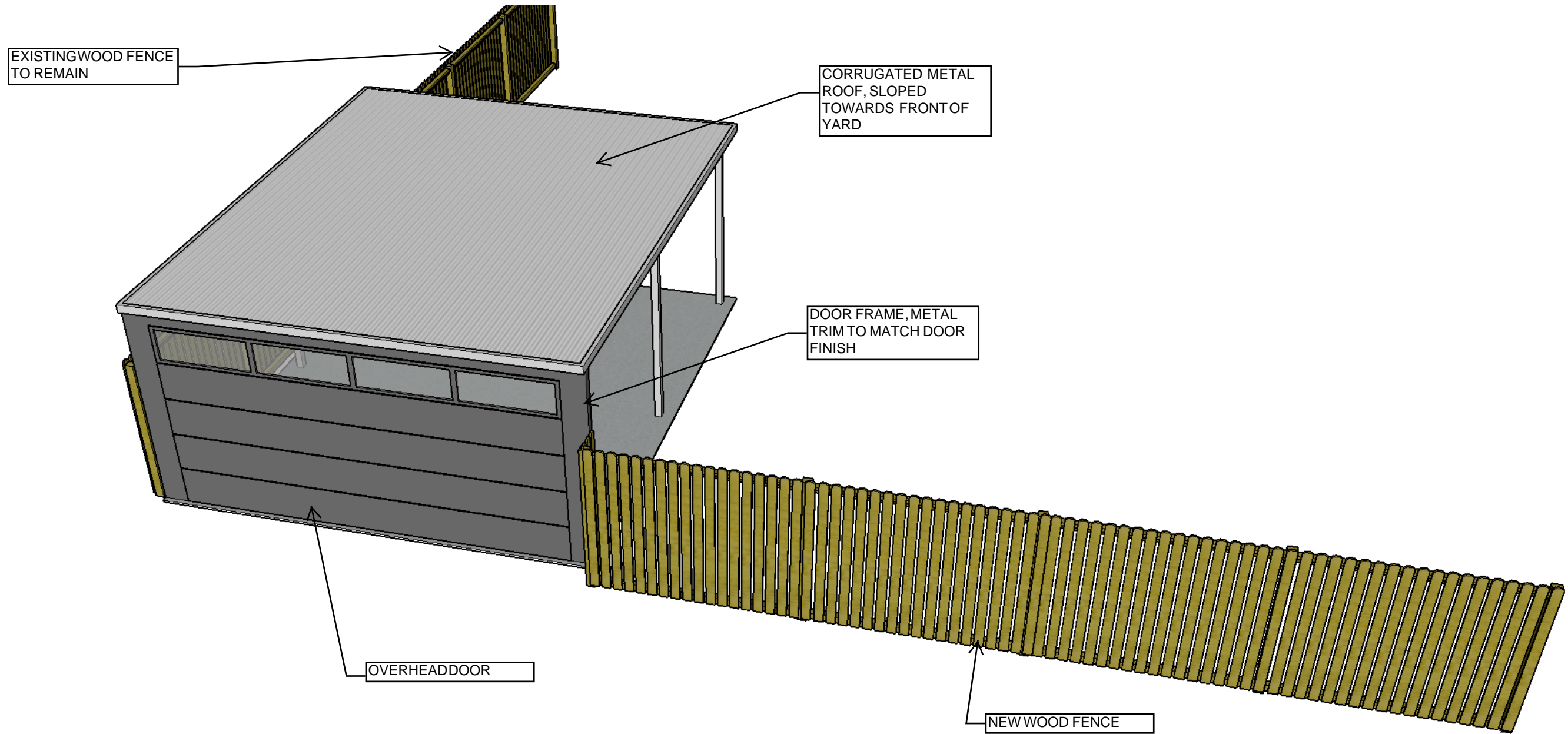
Sheet No. :

SP1.1

DO NOT SCALE DRAWINGS | ©2019 Timothy Flintoff Architect, PLLC









PO Box 11744  
 Tempe, AZ 85284-0030  
 Phone: 480-768-1618  
 Toll Free: 877-833-3237

# Steel Building Quote

Date	Quote #
6/01/2021	30365

Bill To
Joshua Maddox

Ship To
2225 Wabash St. Detroit, MI 48216

Terms	Rep	Phone	Fax	Email	Alt Phone
	KP	248-672-0864		joshua.r.maddox@gmail.com	

Description	QTY	Rate	TOTAL
18' Wide x 22' Long x 8' 6" High Clearance Single Slope Carport Includes Concrete Plates and Standard Concrete Anchors Includes Galvanized Framing, 26 Gauge Roofing And All Assembly Hardware		6,948.00	6,948.00
3 sets original, signed & stamped engineered plans with all structural calculations for both the structure and the foundation *note - sometimes a special inspection form is required by the building dept for the anchor bolts - customer is responsible for the additional fee		550.00	550.00
Delivery of Frame Materials		1,000.00	1,000.00
Free Delivery of Panels & Trim *delivery requirements - lifting device must be available, customer is responsible for unloading materials and unloading area must accommodate full size semi with a 45' trailer		0.00	0.00

	<b>Subtotal</b>	\$8,498.00
	<b>Tax (0.0%)</b>	\$0.00
	<b>TOTAL</b>	\$8,498.00

This Price Estimate is subject to change without notice.  
 \*Unless Specified Above Estimate Does Not Include Plans or Permits.  
 \*\*Shipping Customers: Customers are responsible for unloading of materials. You may be required to have lifting device at the delivery location. Please consult with your Absolute Steel representative for any questions or visit [www.AbsoluteSteel.net](http://www.AbsoluteSteel.net) for all details

*(Above) Customized Single Slope Carport*



*(Above) Standard carport configuration*

**STANDARD CONFIGURATION:**

- Two-car single-slope carport
- 18' Wide x 22' Deep x 7'2" Clearance, 8'-6" High
- 30lb. snow load / 90 mph wind
- Concrete base mount plates available

# MODERN STEEL™

garage doors



America's Favorite Garage Doors®



*Model 9209 Modern Grooved Panel, Shown in Mocha Brown with Plain Short Windows Down Left Side (from inside garage looking out)*



# MODERN STEEL™ garage doors

Modern Steel™ garage doors complement contemporary and mid-century modern home styles. Doors are available with or without windows and with or without grooves in the panels. All are available in multiple paint and Ultra-Grain® finishes to create the perfect look for your home.



*Photographer, Brian Gassel  
Model 9202 Modern Flush Panel; Shown in Ultra-Grain® Cypress Walnut Finish*

AVAILABLE WITH

**intellipcore**®  
insulation technology



**WARMER**

Energy efficiency provides year-round comfort



**QUIETER**

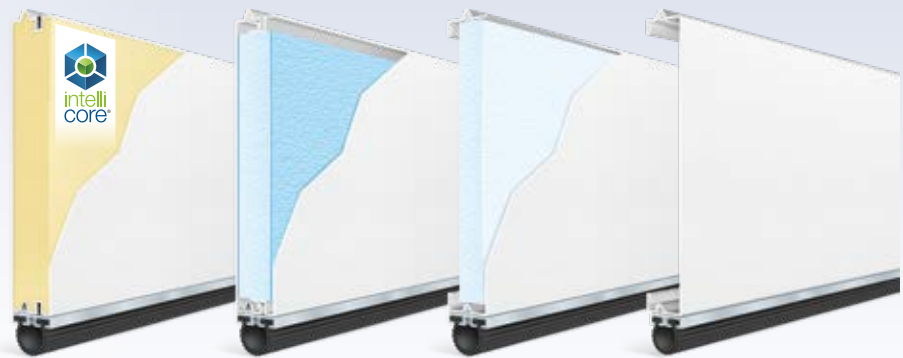
Dense insulation reduces noise by up to 16 decibels



**STRONGER**

Enhanced strength resists everyday wear and tear

# MODEL AVAILABILITY



## DOOR DESIGNS

Door design examples shown at 9' wide x 8' high  
Available window options listed below model number  
(See back cover for examples of window options)

TEXTURE

3-LAYER				2-LAYER	1-LAYER
2" Polyurethane	1-3/8" Polyurethane	2" Bonded Polystyrene	1-3/8" Bonded Polystyrene	1-5/16" Polystyrene	Non-Insulated
18.4 R-value	12.9 R-value	9.0 R-value	6.5 R-value	6.3 R-value	

MODERN FLUSH							Door constructed using 24", 21" and 18" section heights								
			9202	9132	4302	4132									
Solid	Window Sections	Woodgrain	Contemporary Windows	Contemporary Windows	Contemporary Windows	Contemporary Windows									

MODERN FLUSH							Door constructed using 21" and 18" section heights								
			9201	9131	4301	4051	T42F (24 Gauge Steel)	T40F (24 Gauge Steel)							
Solid	Window Sections	Woodgrain	Contemporary and Decorative Windows	Contemporary and Decorative Windows	Contemporary and Decorative Windows	Decorative Windows	Decorative Windows	Decorative Windows							

MODERN FLUSH							Door constructed using 24", 21" and 18" section heights								
			9208	9138	4308	4138									
Solid	Contemporary Windows	Stucco*	Contemporary and Slim Windows	Contemporary Windows	Contemporary and Slim Windows	Contemporary Windows									

MODERN GROOVED							Door constructed using 24", 21" and 18" section heights								
			9205		4305										
Solid	Window Sections	Stucco*	Contemporary Windows		Contemporary Windows										

MODERN GROOVED							Door constructed using 24" and 21" section heights								
			9209	9139	4309										
Solid	Contemporary Windows	Stucco*	Contemporary and Slim Windows	Contemporary Windows	Contemporary and Slim Windows										

COLOR AVAILABILITY	Standard White	Glacier White	Almond	Desert Tan	Sandtone	Bronze	Chocolate	Mocha Brown	Hunter Green	Gray	Charcoal	Black	Ultra-Grain® Cypress Medium	Ultra-Grain® Cypress Cherry	Ultra-Grain® Cypress Walnut	Ultra-Grain® Cypress Slate
9202, 9205, 9208, 9209	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9201	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9132, 9138, 9139	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9131	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4302, 4305, 4308, 4309	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4301	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4132	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4051	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4138	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
T42F, T40F	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Calculated door section R-value is in accordance with DASMA TDS-163. For more information about color options see page 4.  
Models with Ultra-Grain® finish and Black paint options are 25 gauge steel.

\*Exterior steel surface on an Ultra-Grain® finish door has a woodgrain texture on Modern Steel™ garage doors.

## STANDARD COLORS



- Exterior steel on standard color flush doors will have either a stucco or woodgrain texture depending upon model chosen (see chart on page 3 for details). Grooved doors have a stucco texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

*\*Popular in select markets, Glacier White is a brighter white.*

*† Additional charges apply.*

*Due to the printing process, colors may vary. See your Clopay Dealer for color samples. Not all colors available on all models. See previous page for complete color availability.*

## ULTRA-GRAIN® FINISH



- Painted steel surface simulates a stained door without the need of staining and the ongoing maintenance of wood.
- Woodgrain runs horizontal for an authentic, natural look.
- Available in Cypress Medium, Cherry, Walnut or Slate finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on all Modern Steel™ Ultra-Grain® finish doors have a woodgrain texture to create a more natural appearance.
- Window frames, grilles and inserts are a solid color to coordinate with Ultra-Grain® finishes.

*Due to the printing process, colors may vary.*

*Not all colors available on all models. See previous page for complete color availability. Additional charges apply.*

## CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. This durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

## ADDITIONAL FEATURES

- Tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- Clopay's Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Color-matched exterior step plate/lift handles are durable and allow for safe opening and closing of your door.
- 2" thick polystyrene doors and all Intellicore® insulation doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft<sup>2</sup> or less (IECC, Section C402.5.2).
- See your Clopay Dealer for WINDCODE® door availability.

*For additional information about how to care for and maintain your door, visit: [www.clopaydoor.com/residential/support](http://www.clopaydoor.com/residential/support)*

## HEAVY-DUTY HARDWARE



2" thick polystyrene doors and all Intellicore® insulation doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.

## WARRANTIES

PAINT SYSTEM	WINDOW	HARDWARE
LIMITED <b>LIFE</b> WARRANTY	LIMITED <b>10YR</b> WARRANTY	LIMITED <b>3YR</b> WARRANTY





*Model 9138 Modern Flush Panel; Shown in Black with Plain Long Windows in all Panel Locations*

## RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

## GREATER ENERGY EFFICIENCY



Thermal break\* separates the interior from the exterior skin to improve energy efficiency and comfort.

*\*Thermal break is not present on 4051, 2-layer and 1-layer models.*

## ENVIRONMENTAL ASSURANCE

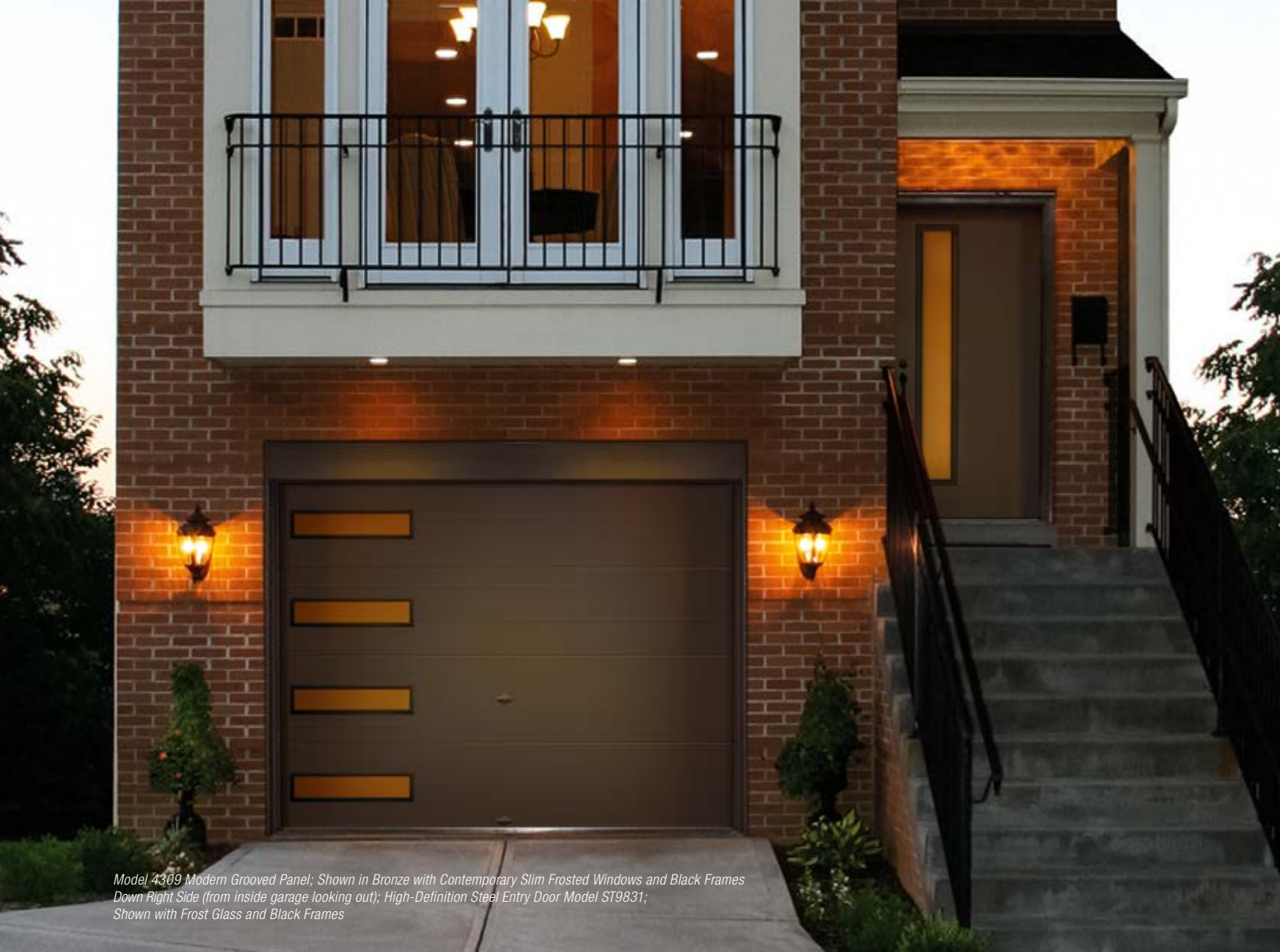
Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations



*Model 9139 Modern Grooved Panel; Shown in Sandtone*



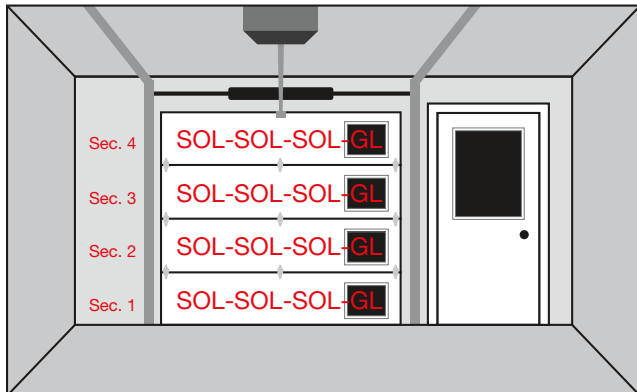


*Model 4309 Modern Grooved Panel; Shown in Bronze with Contemporary Slim Frosted Windows and Black Frames  
Down Right Side (from inside garage looking out); High-Definition Steel Entry Door Model ST9831;  
Shown with Frost Glass and Black Frames*

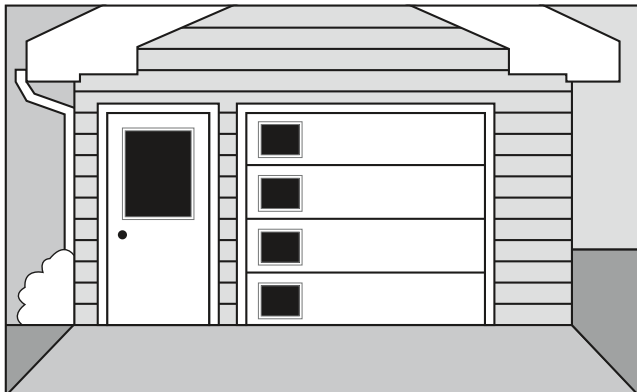
## CONTEMPORARY WINDOW ORIENTATION

When ordering contemporary window configurations please reference the examples provided to describe your desired window positions. **Note: Window configurations are described from inside the garage looking out.**

Example: Windows down right side (from inside garage looking out)



View from Inside Garage



View from Outside Garage



# POPULAR CONTEMPORARY WINDOW CONFIGURATIONS

The windows shown below apply to Models 9208, 9209, 9138, 9139, 4308, 4309 and 4138. These doors utilize 24" and 21" section heights, allowing for the window options shown.

Contemporary window configurations are available in many design options and include short, long or slim windows in each section, down one side or in all sections. For doors with multiple window sections, the window locations must be the same in every section.

**The images below are illustrated from outside the garage.**

**Important Note: The ordering codes listed below are from the inside of the garage looking out, as explained on the previous page. See your Clopay dealer for more details.**

The illustrations shown below show window (glazed) and/or no window (solid) locations.

**SOL**=Solid (no window) location **GL**=Glazed (window) location

*Sections are numbered from the floor up to the top of the door.*

For doors with glazing (windows) in the sections, all glass will be tempered.

Glazing options include:



Clear



Obscure



Narrow Reed



Frosted

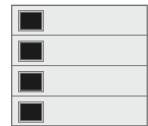
*Other glass types and custom glass are available.*

*Slim window designs available only with insulated clear tempered and insulated frosted tempered glazing options.*

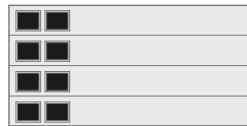
*See your Clopay Dealer for details.*

**NEW!**

## SHORT WINDOW CONFIGURATIONS (Viewed from outside)



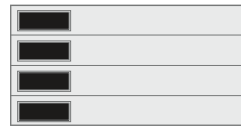
SOL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



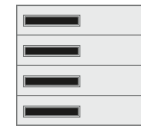
SOL-SOL-SOL-SOL-SOL-SOL-GL-SOL  
Sections: 1, 2, 3, 4



SOL-GL  
Sections: 1, 2, 3, 4



SOL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



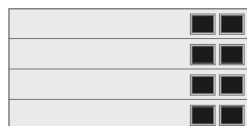
SOL-GL  
Sections: 1, 2, 3, 4



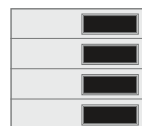
SOL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



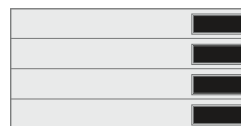
GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



GL-GL-SOL-SOL-SOL-SOL-SOL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



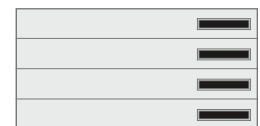
GL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



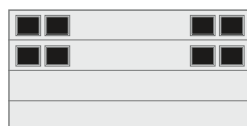
GL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-SOL  
Sections: 3, 4



GL-GL-SOL-SOL-SOL-SOL-SOL-SOL-SOL-SOL  
Sections: 3, 4



GL-GL  
Sections: 3, 4



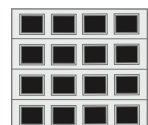
GL-GL-GL-GL  
Sections: 3, 4



GL-GL  
Sections: 3, 4



GL-GL-GL-GL  
Sections: 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL-GL-GL-GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4

# WINDOW OPTIONS

Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

## CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows are from Clopay's Contemporary/Architectural Series, featuring a larger viewing area and are available on select models and heights. Short windows are 19-1/2" x 16" and long windows are 42" x 16".

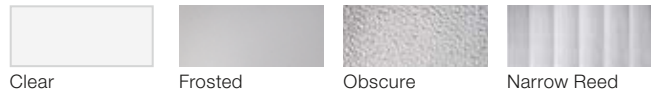
Available on These Models

- 9202 9139\*
- 9201 4302
- 9208\* 4301
- 9205 4308\*
- 9209\* 4305
- 9132 4309\*
- 9131 4132
- 9138\* 4138\*



\* Models available only with plain, rectangular grille and square grille windows.

Windows are available single pane or insulated in clear, frosted, obscure and narrow reed designs.



## CONTEMPORARY SLIM WINDOWS

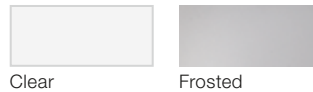
Contemporary Slim windows are designed to further enhance the clean aesthetic common to modern architecture. Contemporary Slim windows are 37" x 8" with aluminum frames available in anodized silver or powder coated black.

Available on These Models

- 9208 4308
- 9209 4309



Windows are available insulated in both clear and frosted tempered glass.



## DECORATIVE INSERT SERIES WINDOWS

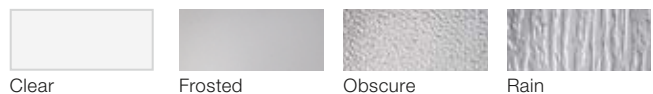
UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" x 12" and long windows are 40-1/2" x 12".

Available on These Models

- 9201 4051
- 9131 T42F
- 4301 T40F



Windows are available single pane or insulated in clear, frosted, obscure and rain designs. Clear acrylic also available.



† Shown with clear glass.

‡ Sunset windows not available on Ultra-Grain® finish doors.

Additional charges for optional glass apply.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit [www.clopaydoor.com/acrylic](http://www.clopaydoor.com/acrylic) for complete details.



Visit [clopaydoor.com](http://clopaydoor.com) or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

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RSDR-MODERNSTEELSS-15\_REV0321

imagine



DESIGN YOUR DOOR  
OPEN CAMERA  
AND POINT!

# 4545 architecture

May 28, 2019

RE: 2225 Wabash St – New Construction Historic District Commission Submission

Existing Site Image.



---

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# 4545 architecture

June 21, 2021

RE: 2225 Wabash St – New Construction Historic District Commission Submission

Construction Site Images.



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