

**STAFF REPORT:** 11/10/2021 MEEETING

**PREPARED BY:** J. ROSS

**ADDRESS:** 8016 KERCHEVAL

**APPLICATION NO:** #21-7581

**HISTORIC DISTRICT:** WEST WILLAGE

**APPLICANT:** ROBERT ENCARNACION/RAE GROUP LLC

**OWNER:** ROBERT ENCARNACION/RAE GROUP LLC

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 10/22/2021

**DATE OF STAFF SITE VISIT:** 11/03/2021

**SCOPE:** ERECT DECK BETWEEN EXISTING FRONT PORCHES; REPLACE WINDOW WITH DOOR; INSTALL ADA LIFT AT REAR PORCH; AND ERECT DUMPSTER ENCLOSURE IN PARKING LOT

### **EXISTING CONDITIONS**

Erected ca. 1900, 8016 Kercheval is a 2 ½-story building that is located within the West Village Historic District. Per the below Sanborn map, the building originally was a 2-family flat/duplex. The building features a hipped-roof, central mass with a projecting, front -gabled bay at the primary/north elevation. Exterior walls are clad with the original lapped wood siding and windows are historic 1/1 wood-sash units with wood trim. A single, 1/1 “cottage-style” wood window is centrally located at the primary/north elevation at the first-story, projecting bay. Two, one-story, flat-roof wood porches are located at the building’s north/primary elevation. A shed-roof, two-story, wood porch is located at the building rear elevation. It appears that the two north elevation porches and the rear elevation porch/steps were erected in 2017-2018 to replicate deteriorated porches at those locations. The front porch decking and steps and the rear porch are not painted or stained.



**8016 Kercheval, current appearance**

## **PROPOSAL**

With the current submission, the applicant is seeking to rehabilitate the building for a new commercial use, as a restaurant. Per the submitted documents, the applicant is therefore seeking the Commission's approval for the following exterior work items:

### **Front Elevation**

- Build new wood front deck with wood railing between the two existing front porches. Retain the front porches with the exception of the upper interior balustrade at each porch.
- Remove the single, 1/1 "cottage-style" wood window and associated trim which is centrally located at the projecting bay, first story. Lengthen the opening to allow for the installation of a new full glass, wood door with wood frame, painted to match existing black color. New door trim to match existing trim. The new door and trim will be painted black to match the existing trim. New lapped wood siding which matches the existing siding will be installed around the new door where needed to infill an gaps/openings. This siding will be painted grey to match the existing siding.

### **Rear Elevation**

- Install new lift ADA list at the rear elevation, non-historic porch to include the removal of the existing ramp, the installation of a new slab, electrical lift, and lift enclosure
- At rear porch, first story, install a new wood deck extension with 42'-high wood picket railing
- At rear porch, replace existing first-story steps with new wood steps

### **West/Side Elevation**

- At three, first-story wood windows, apply 3M color film to glass. Color not specified. Original wood windows to be retained
- Install ductwork and paint black. Specific location, dimensions, type, etc. not depicted in current drawings

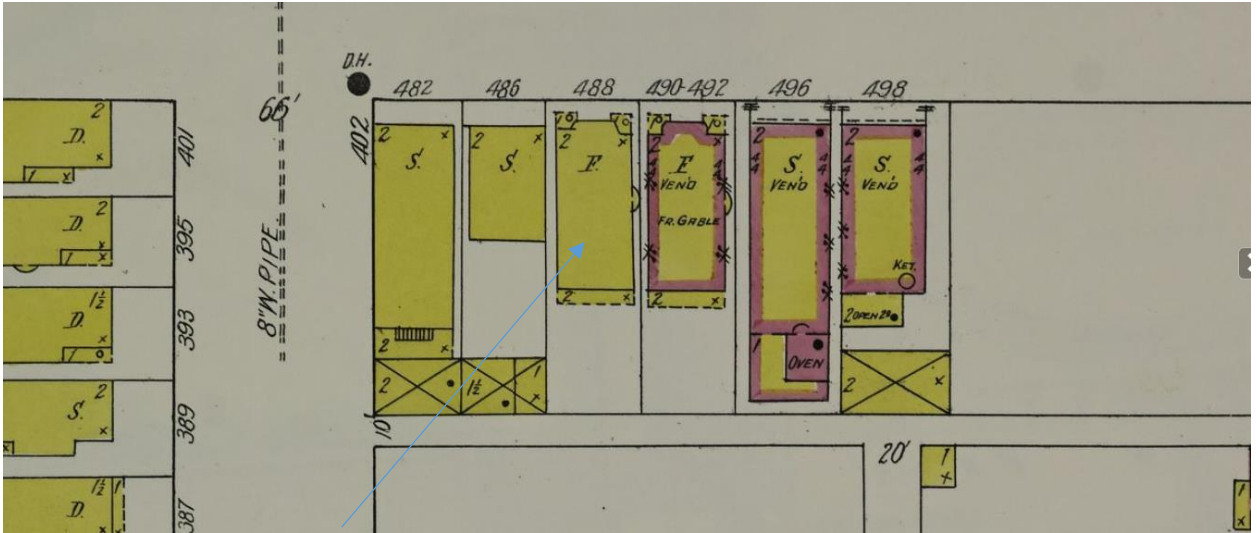
### **Parking Lot**

- Revise the rear lot to accommodate site requirements, to include the addition of one ADA parking space and a dumpster enclosure. The dumpster enclosure will consist of three, 6'-0" -high CMU, brick-clad walls and 6'-0" -high, chain-link gates

The application also notes that the two gas meters which are located at the front elevation will be "moved to the side." However, it is not clear to which side the equipment will be moved.

## **STAFF OBSERVATIONS AND RESEARCH**

- Per the below 1910 Sanborn, the building originally featured two, one-story porches at the front elevation and a two-story porch at the rear.



8016 Kercheval, 1910 Sanborn Map

- In 2017, the Commission approved a similar project, to include the erection of a new expansive front porches/decks to join three buildings/former single-family dwellings at 8116 Kercheval. The applicant proposed the work to support the buildings' new commercial uses. With the current submission, the applicant is proposing to install a deck of a smaller scale at 8016 Kercheval's front elevation to join the two existing front porches. The work will support the building's new commercial/restaurant use. Although the new deck will be highly visible, it is staff's opinion that it will not detract from the building's historic character because the existing two front porches and associated columns and canopy will remain and read as discrete elements that represent the building's original multi-family use.
- It is staff's opinion that the front elevation window proposed for removal and replacement with a door and trim is a character-defining feature of the property. See the submitted proposed first-story floor plan. The new deck/outdoor patio space, if approved, will be accessible via the eastern door.
- The rear porch proposed for revision is not visible from the public right-of-way and was erected sometime between 2017 and 2018. It is staff's opinion that the work proposed at the rear porch meets the Standards and will not result in the removal of historic fabric and/or significant character-defining elements at the building.

## ISSUES

- As noted, the front elevation window proposed for removal and replacement with a door and trim is a highly-visible, significant character-defining feature of the property. Also, the addition of the door will detract from the original multi-family character of the building. It is therefore staff's opinion that this proposed scope item does not meet the Standards.
- The application does not specify the location of the proposed west elevation ductwork nor does it provide information re: the dimensions, material, etc, of the work item. A review of the floorplans indicate that the kitchen area is located towards the rear/southern 1/2 of the of the building. Staff would recommend that any exterior ductwork be painted a color which matches the **body** of the home, rather than the trim color.

## **RECOMMENDAsTION**

### #1 – Section 21-2-78. Determination of the Historic District Commission – Denial

Staff recommends that the Commission **DENY** the issuance of a Certificate of Appropriateness for the following work items because they do not conform to the West Village Historic District’s Elements of Design and do not meet the Secretary of the Interior Standards for Rehabilitation, in particular, Standards #1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;* #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;* #5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;* and #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment:*

- Remove the single, 1/1 “cottage-style” wood window and associated trim which is centrally located at the at projecting bay, first story. Lengthen the opening to allow for the installation of a new full glass, wood door with wood frame, painted to match existing black color. New door trim to match existing trim. The new door and trim will be painted black to match the existing trim. New lapped wood siding which matches the existing siding will be installed around the new door where needed to infill an gaps/openings. This siding will be painted grey to match the existing siding.

### #2 – Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

Staff recommends that the Commission issue a Certificate of Appropriateness for the remaining proposed work items (with the exception of the removal of the single, 1/1 “cottage-style” wood window and associated trim which is centrally located at the at projecting bay, first story) because the work conforms to the West Village Historic District’s Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation.

However, staff recommends that this COA be issued with the following conditions:

- Any ductwork installed at the exterior of the building shall be finished/painted a color which matches the building’s body color. The applicant shall provide a dimensioned rendering which depicts the location, materiality, etc. of the new ductwork to HDC staff for review and approval prior to the issuance of the project permit. If staff determines that the work is not appropriate, it will be forwarded to the Commission for review at a future meeting
- The applicant shall specify the color of the 3M film proposed for application at the three, west elevation windows. Staff shall be afforded the opportunity to review and approve this element prior to the issuance of the project’s permit
- The decking and steps at the two existing front porches shall be painted or stained a color which complements the building’s trim color. The new deck shall be painted or stained a color that corresponds with the color which will be applied to the deck and steps at the two existing front porches. The color of the railing at the new front deck shall match the railing

at the two existing front porches. The applicant shall provide a color palette for the decks to HDC staff for review and approval prior to the issuance of the project permit.

- The applicant shall stain or paint the rear deck, a color which complements the building's trim color. The applicant shall provide a color palette for the deck to HDC staff for review and approval prior to the issuance of the project permit.
- The applicant shall indicate the final location of the two existing gas meters prior to the issuance of the project permit.







October 15, 2021

Re: 8016 Kercheval Avenue  
Exterior Alterations / Historic District Commission Submission

### **Description of Existing Conditions**

8016 Kercheval is a two-family flat, built in 1907. The wood frame structure consists of two stories with a basement and attic. The entire building is clad with lap board siding, with the exception a the painted (black) brick base to approximately 2'-10" above grade. The front facade lap board has an approximately 3" exposure with a depth of 3/8". The sides and rear siding is approximately 4-5/8 exposure with 1/2" depth. All siding is painted a light bluish gray with black door and window trim. The double-hung (no divided lite) aluminum windows have black aluminum frames and sills, which are not original to the structure. At the front of the building, there are stairs leading to the above-grade entry of each unit. The stairs, landings, and railings are wood. Railings are painted black, and stairs and landings are unpainted. The rear entry has a ramp from the parking area that leads to the first level of a two-story unpainted wood deck. Decks, railings, and stairs are not the original structures.

### **Description of Project**

The Owner's intent is to develop the first floor of the building as a café and quick serve restaurant. Alterations to the exterior are limited to the following:

- Add a front deck between the two existing stairs
- Revise the front center bay window opening and trim to accommodate a new exterior door directly to the deck
- Relocate gas meters from the façade to the side of the building
- Add exterior ductwork as needed for the Kitchen makeup air unit at the west elevation (unit itself will be interior to the building) and paint to match existing black trim.
- Revise layout of the rear deck to accommodate an unenclosed lift for ADA access to the first floor of the building (Symmetry Model #VPL-UL Color: Ivory, see brochure attached)
- Revise the rear lot to accommodate site requirements, to include (1) ADA parking space and a dumpster enclosure (site plan attached)

### **Detailed Scope of Work**

- Build new front deck, railing to match existing rear deck
- Revise window opening to accommodate new entry door
  - Provide new full glass wood door with wood frame, painted to match existing black color
  - Provide new door trim to match existing trim and paint to match existing black color
  - Paint door trim to match existing black color
  - Infill around new door as needed with matching wood siding and paint to match existing gray color
- Install new lift
  - Install concrete slab
  - Install lift
  - Provide electrical for lift operation
- Revise existing deck as needed to accommodate ADA lift and removal of ramping for flat deck area

**Existing Images**



North Elevation



East Elevation (view towards North)



South Elevation



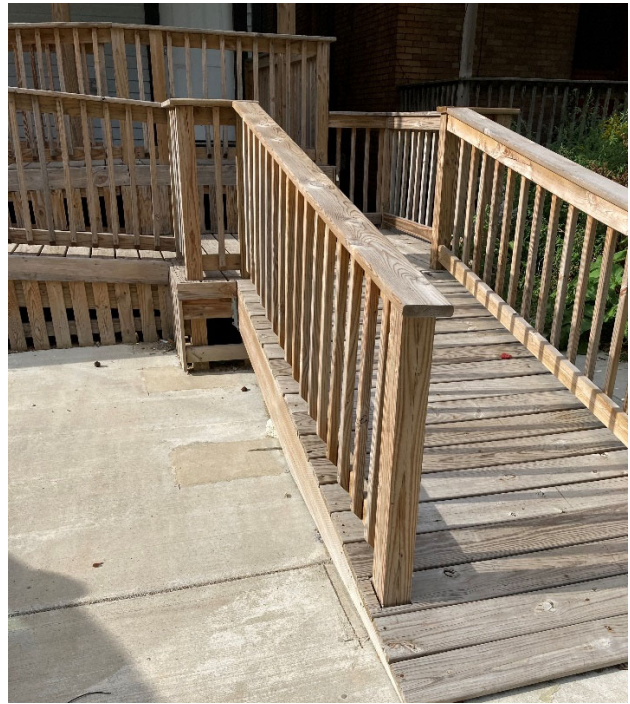
West Elevation (view towards South)



**Existing Images(cont'd)**



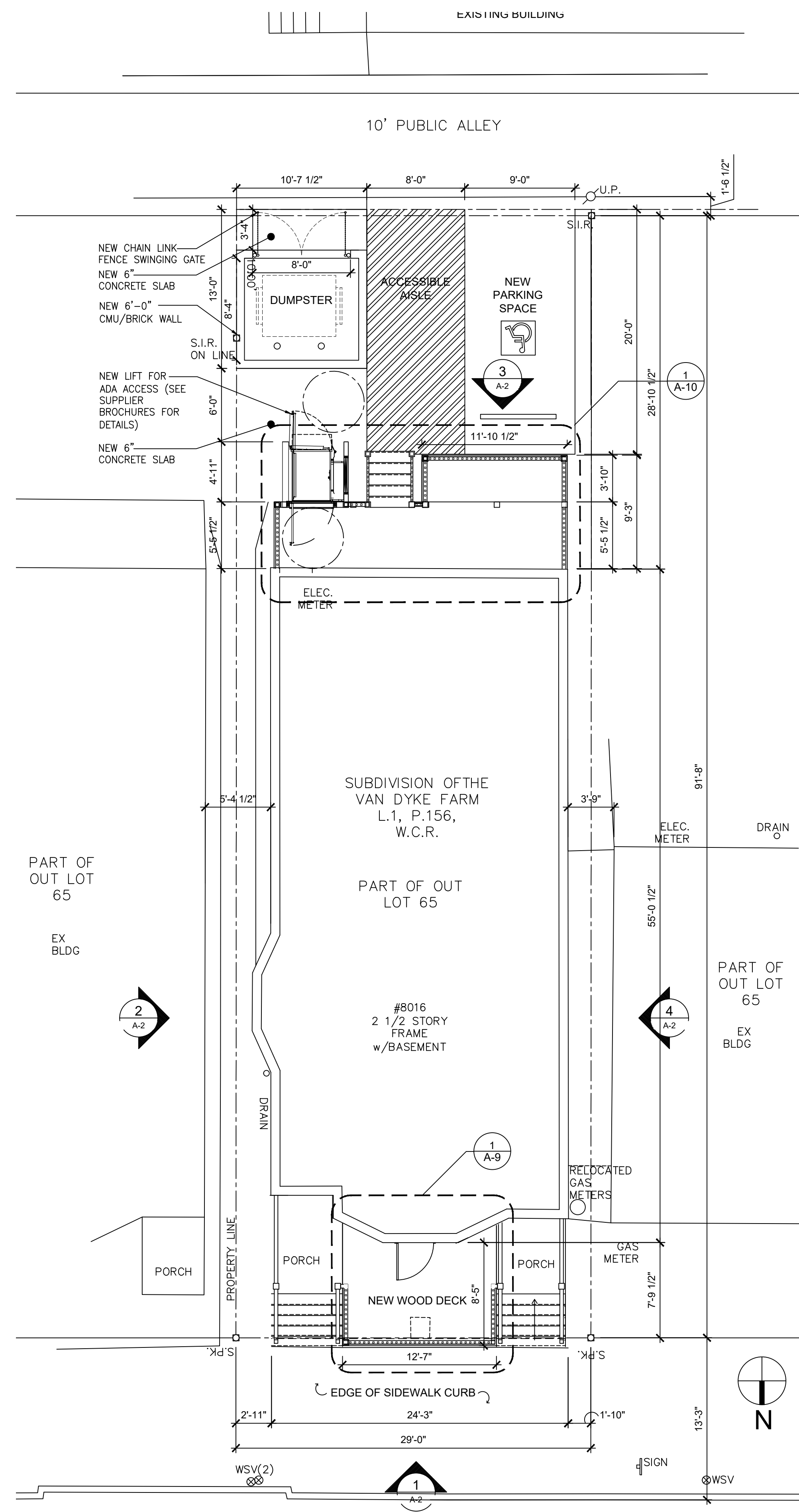
Front Stair and Railing Detail



Rear Deck Ramp and Railing Detail



Existing Front Door



1 SITE PLAN  
SCALE: 1:75

1. XXX
2. XXX
3. XXX
4. XXX
5. XXX
6. XXX

NOTE:  
1) SEE ELECTRICAL DRAWINGS FOR FIXTURES AND CONNECTION DETAILS.  
2) ALL ITEMS ARE EXISTING AND TO REMAIN UNLESS OTHERWISE NOTICED.



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PROJECT:  
**CANTINA  
CAFE RESTAURANT  
8016 KERCHEVAL  
FIRST FLOOR  
DETROIT, MI 48214**

DATE:	ISSUED FOR:
09/XX/2021	OWNER REVIEW

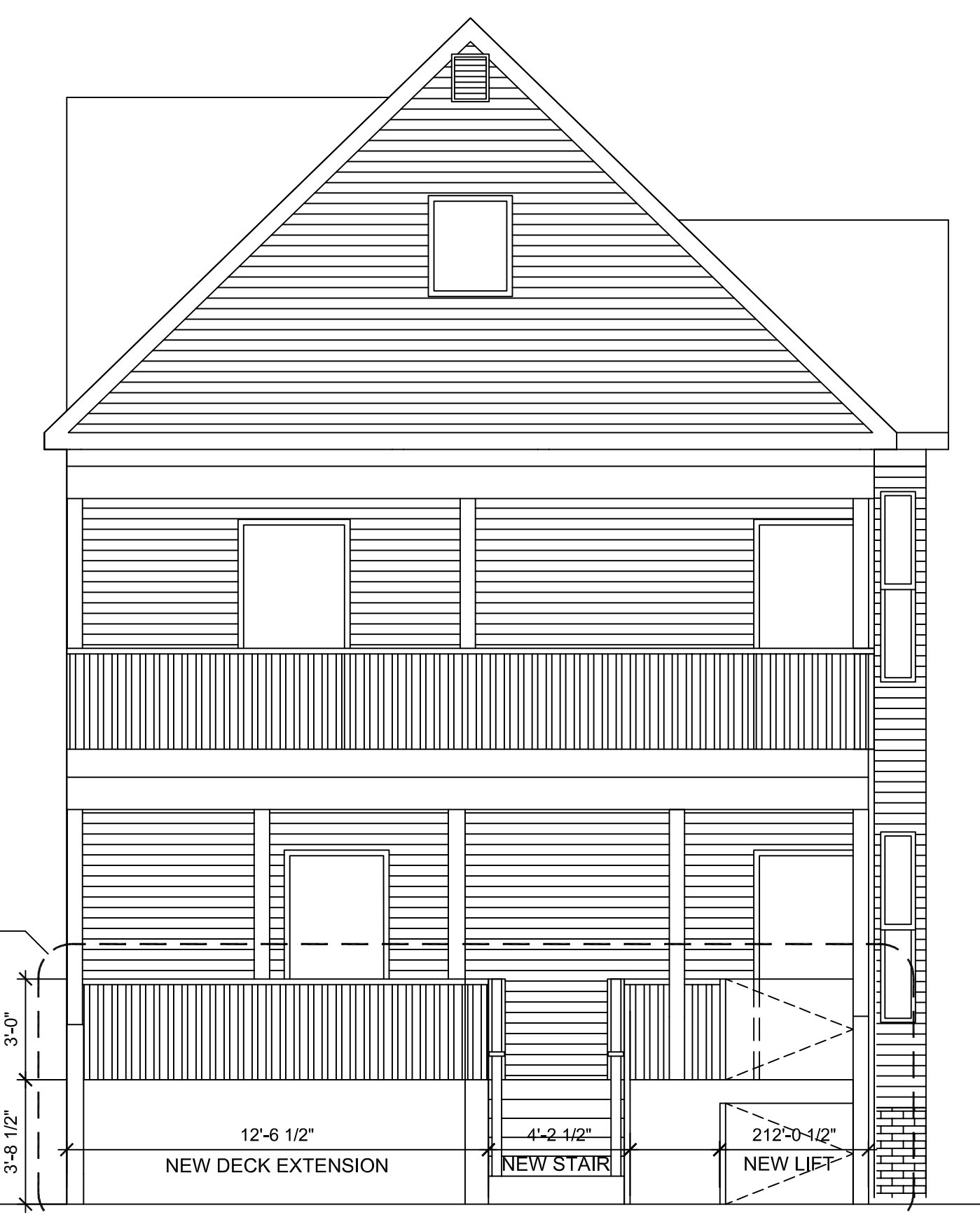
Sheet Title :  
**SITE PLAN**

Project No. :  
**21009.01**

Sheet No. :  
**G-2**



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



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



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



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

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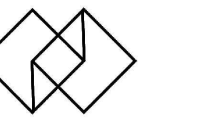
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Sheet Title :  
**EXTERIOR ELEVATIONS**

Project No. :  
21009.01

Sheet No. :  
**A-2**

ARCHITECT:



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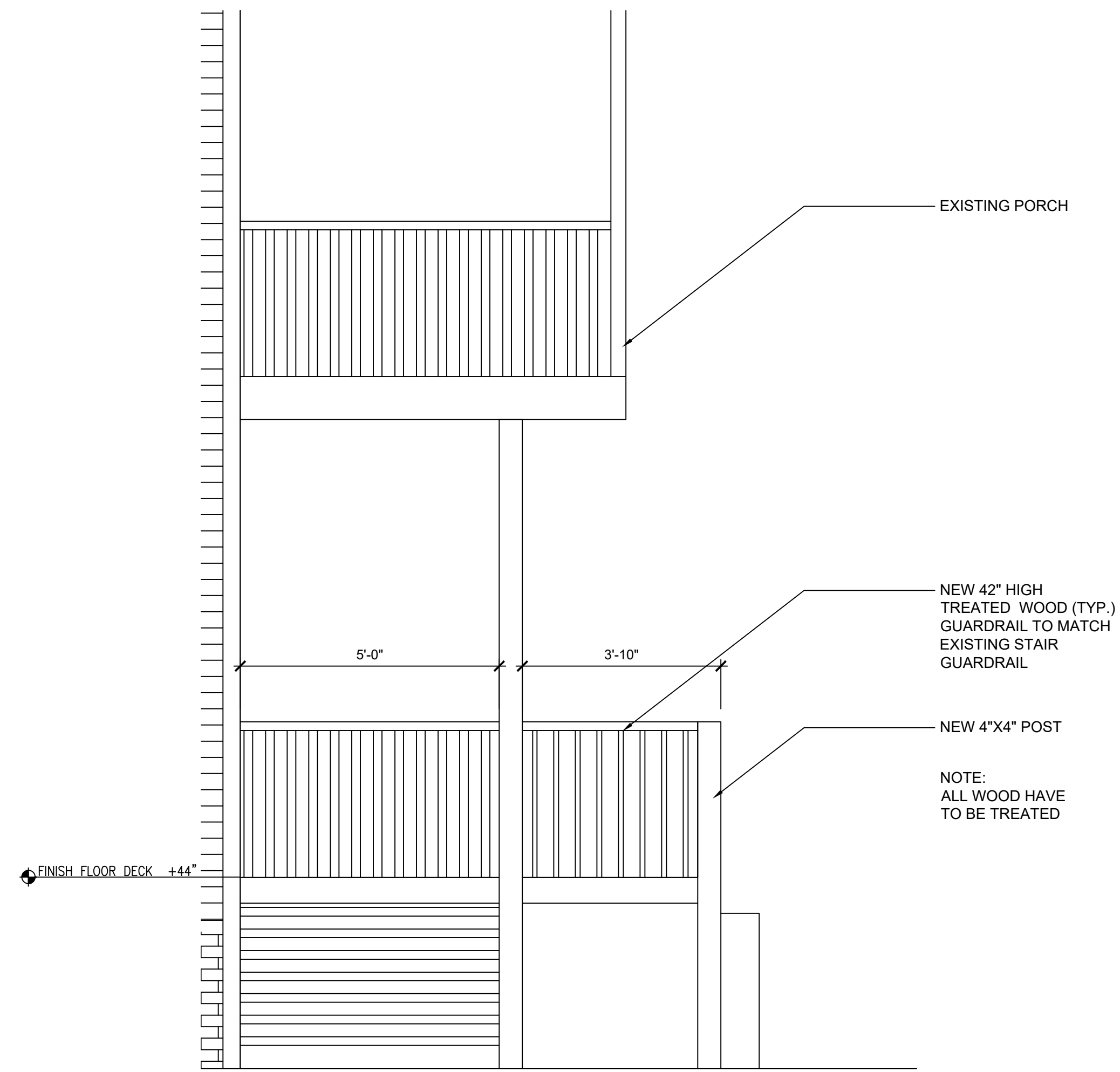
DATE: 09/XX/2021 ISSUED FOR: OWNER REVIEW

Sheet Title :  
**EXTERIOR**  
**FRONT DECK**

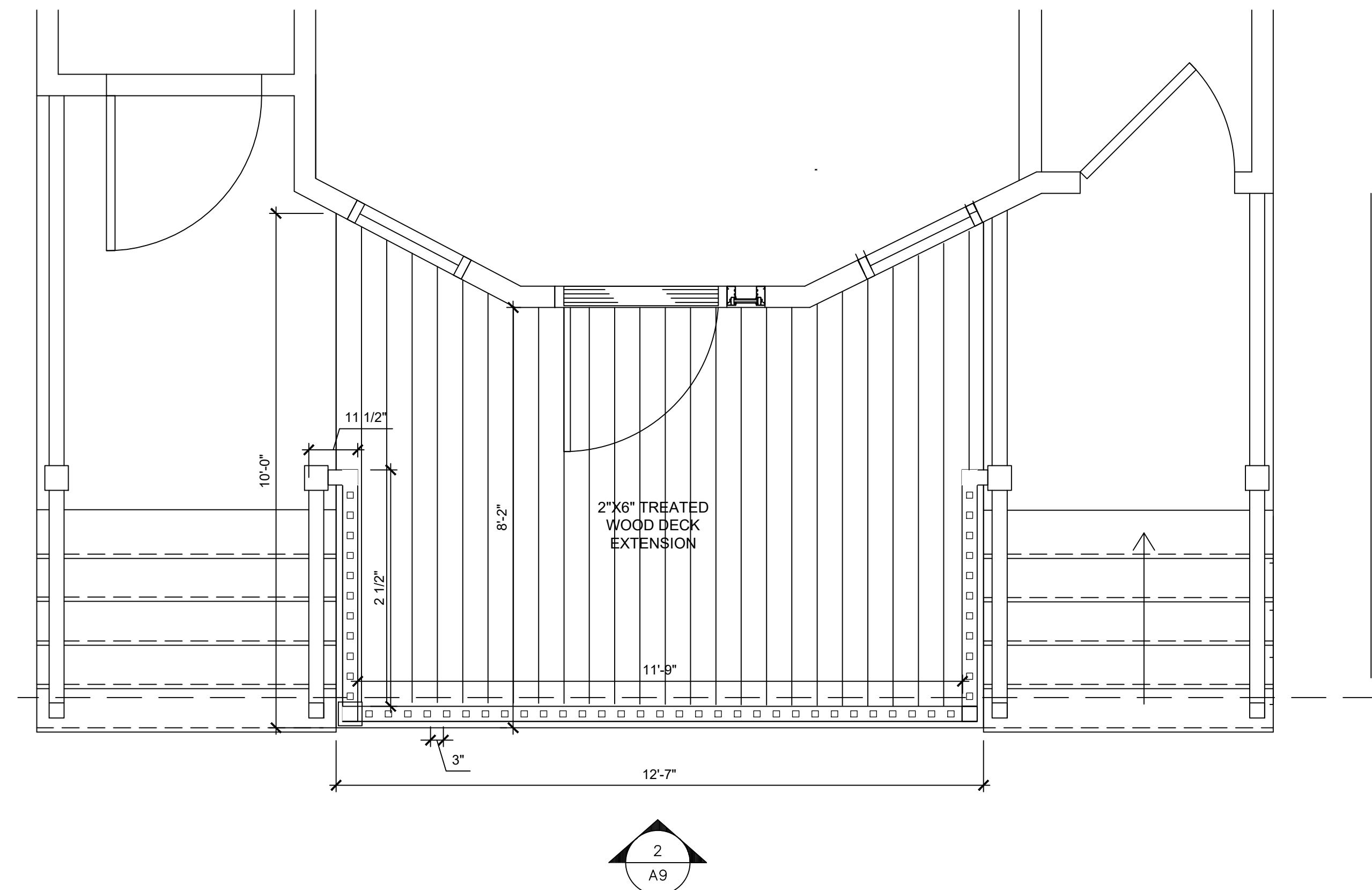
Project No. :  
**21009.01**

Sheet No. :

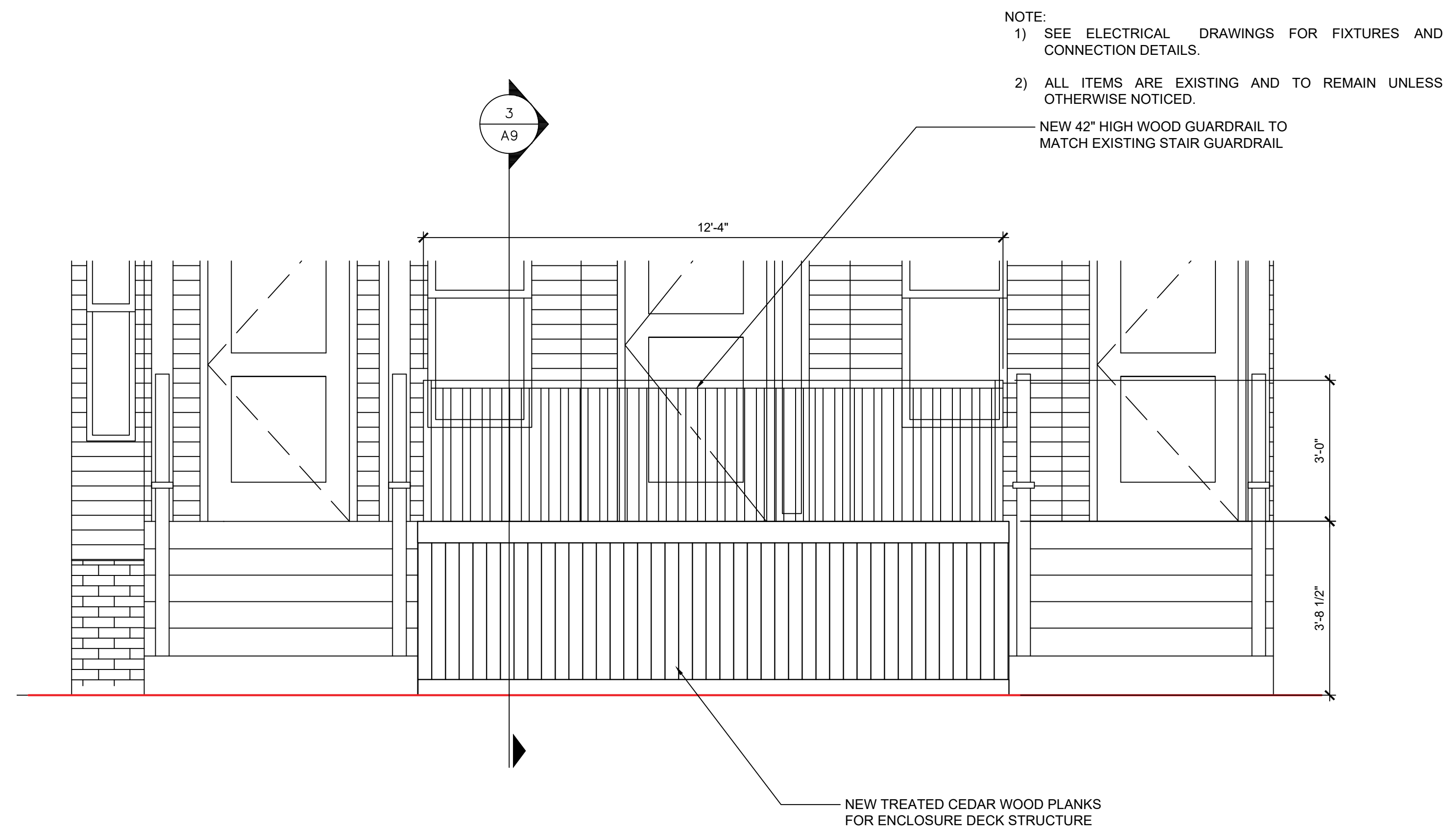
**A-9**



**3 FRONT DECK SECTION**  
SCALE: 1/12"=1'-0"



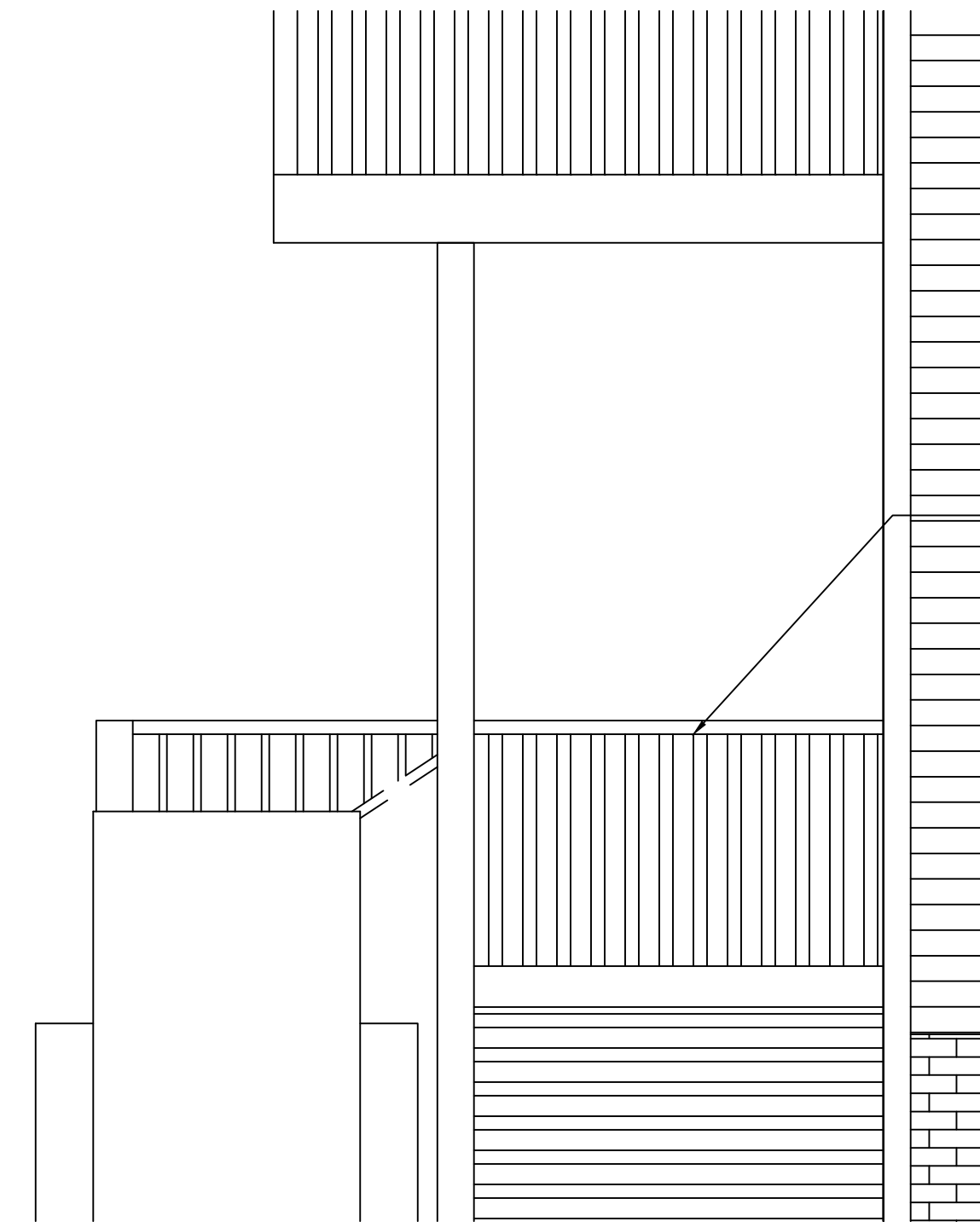
**1 FRONT DECK PLAN**  
SCALE: 1/12"=1'-0"



**2 FRONT DECK ELEVATION**  
SCALE: 1/12"=1'-0"

NOTE:  
1) SEE ELECTRICAL DRAWINGS FOR FIXTURES AND CONNECTION DETAILS.  
2) ALL ITEMS ARE EXISTING AND TO REMAIN UNLESS OTHERWISE NOTICED.

NEW TREATED CEDAR WOOD PLANKS FOR ENCLOSURE DECK STRUCTURE

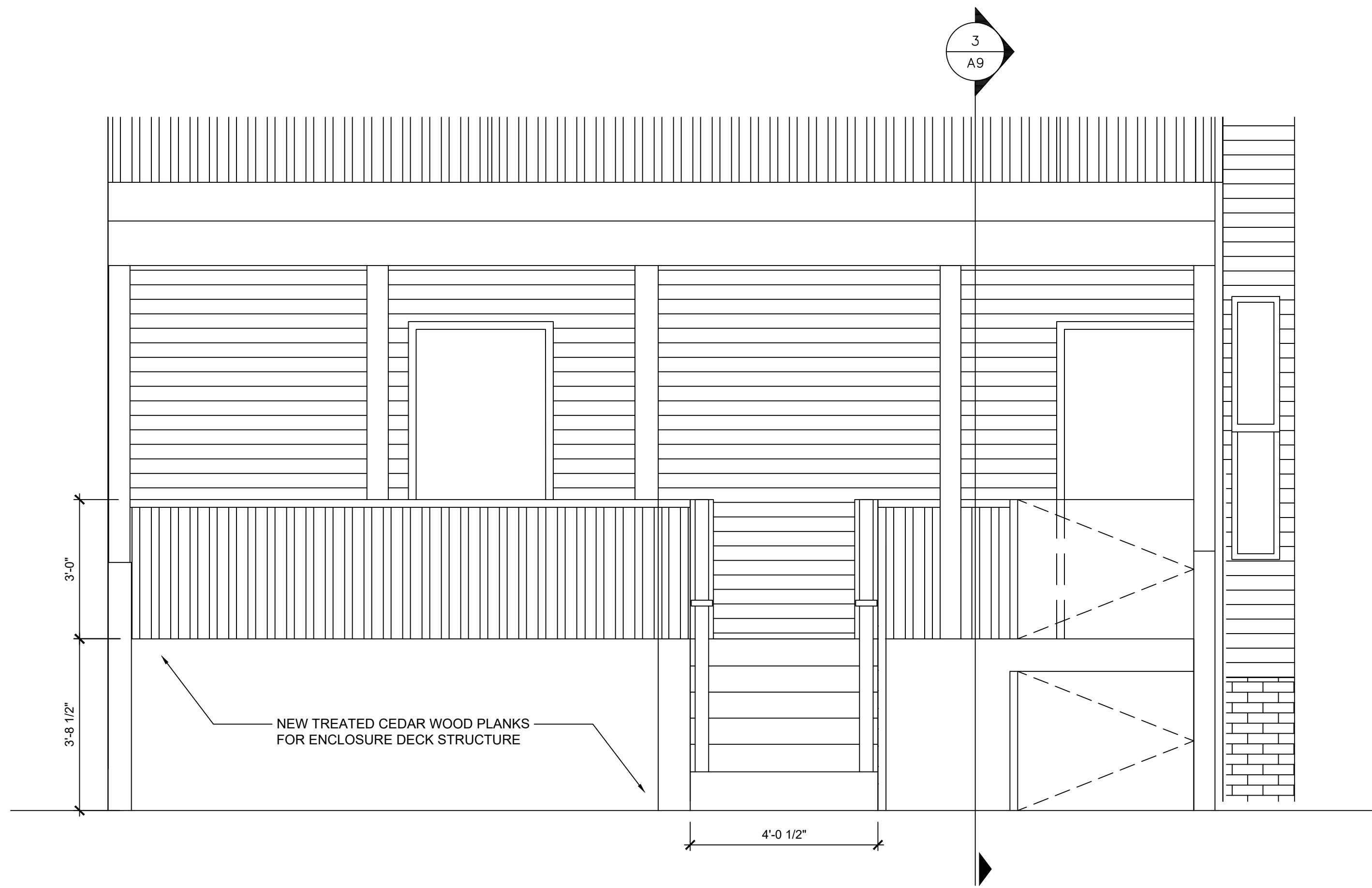


NEW 42" HIGH TREATED WOOD (TYP.) GUARDRAIL TO MATCH EXISTING STAIR GUARDRAIL

- NOTE:  
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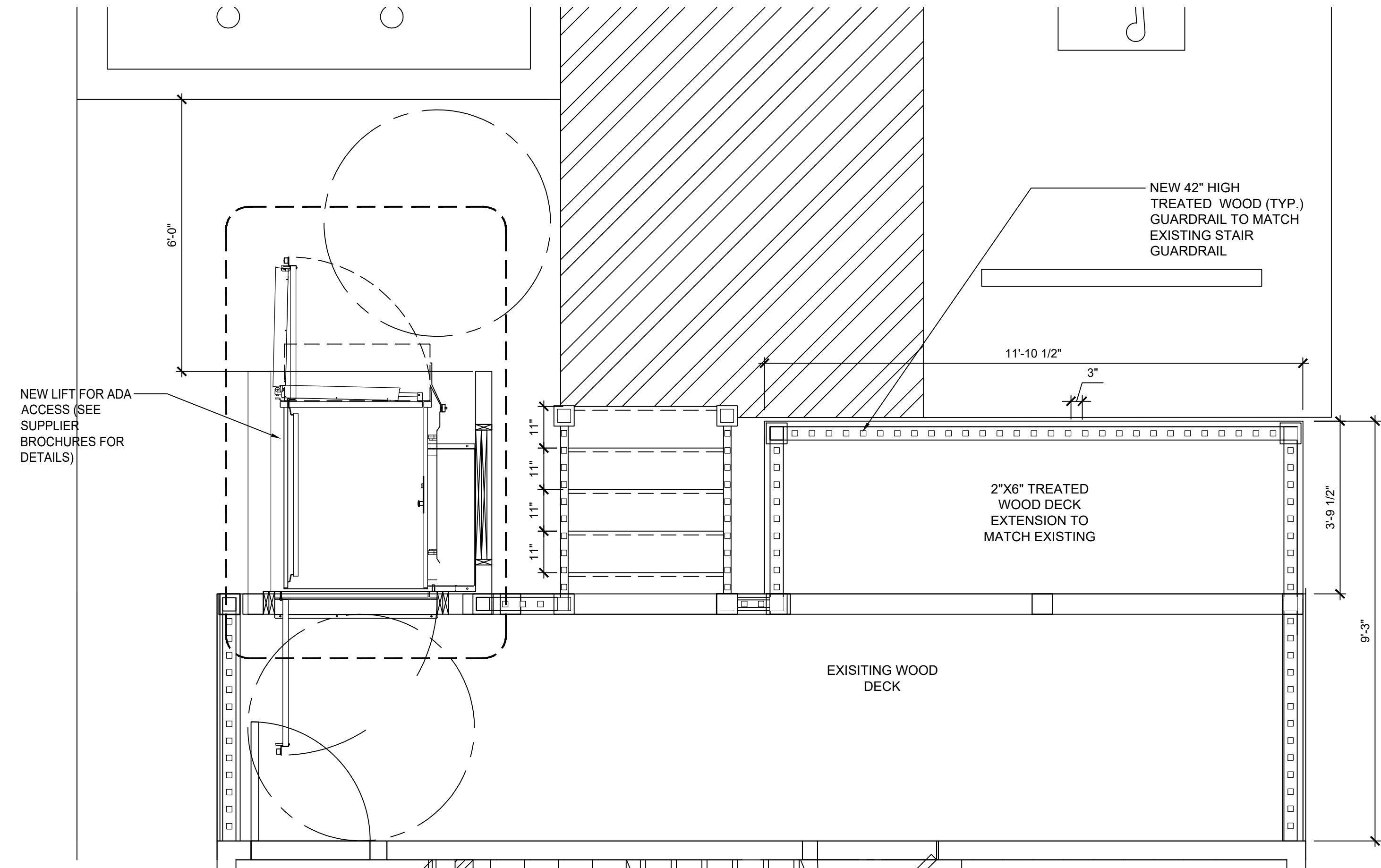
**4 REAR DECK ELEVATION**  
 SCALE: 1/2"=1'-0"

NOTE:  
 ALL WOOD HAVE TO BE TREATED



NEW TREATED CEDAR WOOD PLANKS FOR ENCLOSURE DECK STRUCTURE

**2 REAR DECK ELEVATION**  
 SCALE: 1/2"=1'-0"



NEW LIFT FOR ADA ACCESS (SEE SUPPLIER BROCHURES FOR DETAILS)

NEW 42" HIGH TREATED WOOD (TYP.) GUARDRAIL TO MATCH EXISTING STAIR GUARDRAIL

11'-10 1/2"

2"X6" TREATED WOOD DECK EXTENSION TO MATCH EXISTING

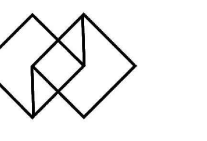
EXISTING WOOD DECK

**1 REAR DECK PLAN**  
 SCALE: 1/2"=1'-0"



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Sheet Title :

**EXTERIOR  
 REAR DECK +  
 ELEVATOR LIFT**

Project No. :

**21009.01**

Sheet No. :

**A-10**

**FLOOR PLAN NOTES**

1. ALL NEW INTERIOR WALLS TO BE (2) LAYERS OF 5/8" FIRE-RATED GYP. BD. ON 2X4 (NOM.) METAL STUD, U.O.N.
2. WHERE SPECIFICALLY DIMENSIONED, PARTITION TO BE FURRED OUT AS NECESSARY.
3. ALL EXISTING EXPOSED STRUCTURAL POST TO BE SQUARE-COLADED W/ SIMULFRAME COLLUMN ENCLOSURE SYSTEM OR SIMILAR AS NECESSARY.
4. NEW SLOP SINK, FINAL SPEC BY ARCH
5. NEW CASE MOLDINGS FOR ALL WINDOWS & DOORS, U.O.N. SEE FINISH SPECIFICATION FOR ADDITIONAL INFORMATION
6. REPAIR/PATCH EXISTING SUBFLOOR CONSTRUCTION, PREP AS REQD FOR SPECIFIC FINISH FLOOR APPLICATION.
7. NEW KITCHEN PASS-THROUGH WINDOW, FINAL SPEC BY ARCH.
8. NEW FRONT EXTERIOR DECK, REFER TO SHT. A-9
9. NEW REAR EXTERIOR DECK & LIFT, REFER TO SHT. A-10/A-11/A-12
10. REFER TO ROOM FINISH SCHEDULE FOR KITCHEN WALL FINISH BEYOND THIS POINT
11. AREA OF NEW FLOOR PATCH AS REQD PRIOR TO FINAL FLOOR FINISH
12. FOR KITCHEN EQUIPMENT, REFER TO SHT. A-8
13. AT NEW LOW WALL CONSTRUCTION, REFER TO A-4 FOR ADDITIONAL DIMENSIONAL INFORMATION. ON EXPOSED SIDE FACING KITCHEN EQUIPMENT, CLAD IN STAINLESS STEEL PANELING, PER STATE & LOCAL CODES.
14. NEW FLOOR FINISH TRANSITION
15. NEW DOOR THRESHOLD-SADDLE AT FLOOR

**FLOOR PLAN LEGEND**

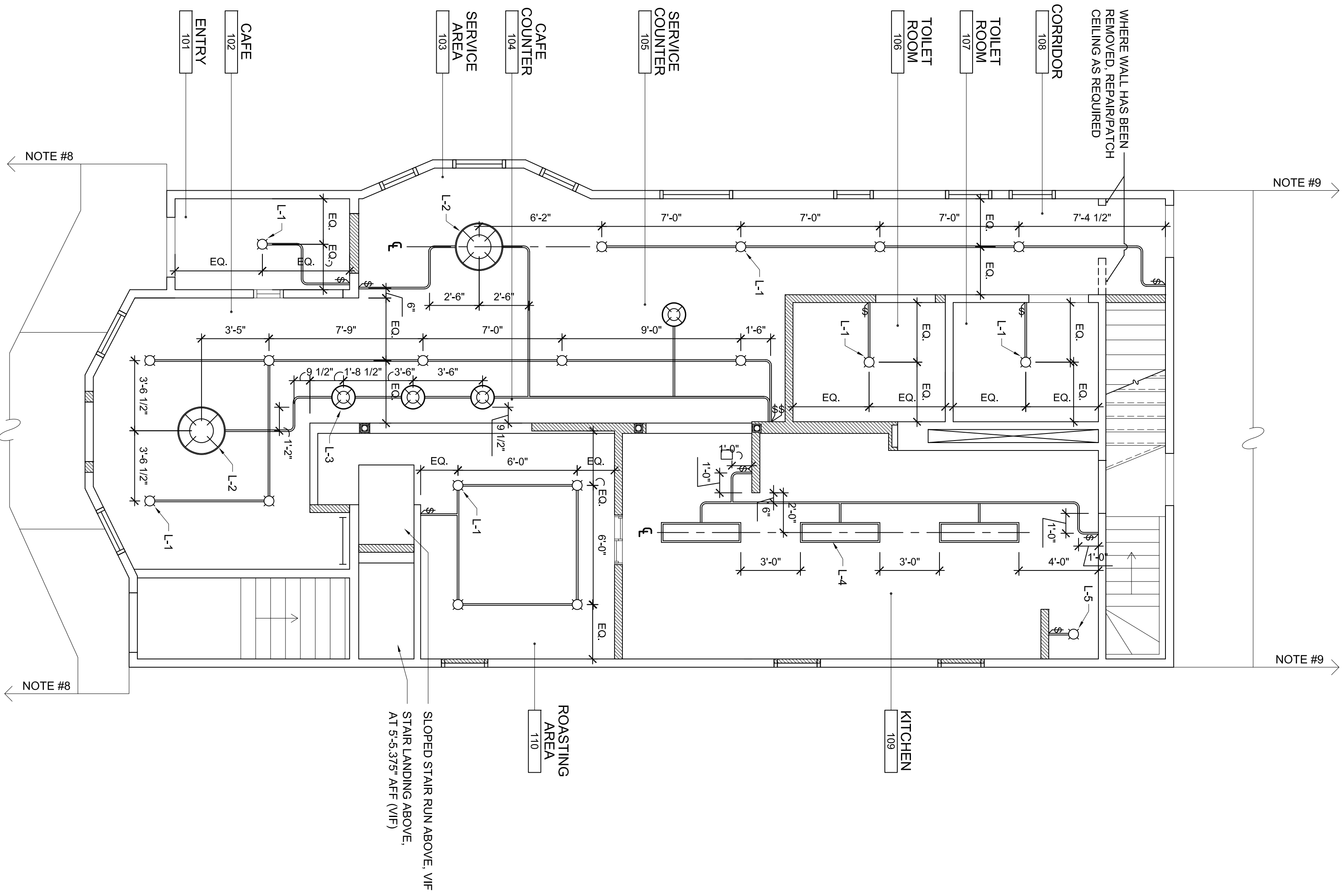
	EXISTING PARTITION OR PERIMETER WALL TO REMAIN
	NEW WALL CONSTRUCTION - 5/8" GYP. BD. ON EACH SIDE OF 2X4 STANDARD WOOD STUDS @ 16" O.C.
	NEW DOOR TYPE, REFER TO DOOR SCHEDULE

**GENERAL REFLECTED CEILING PLAN NOTES:**

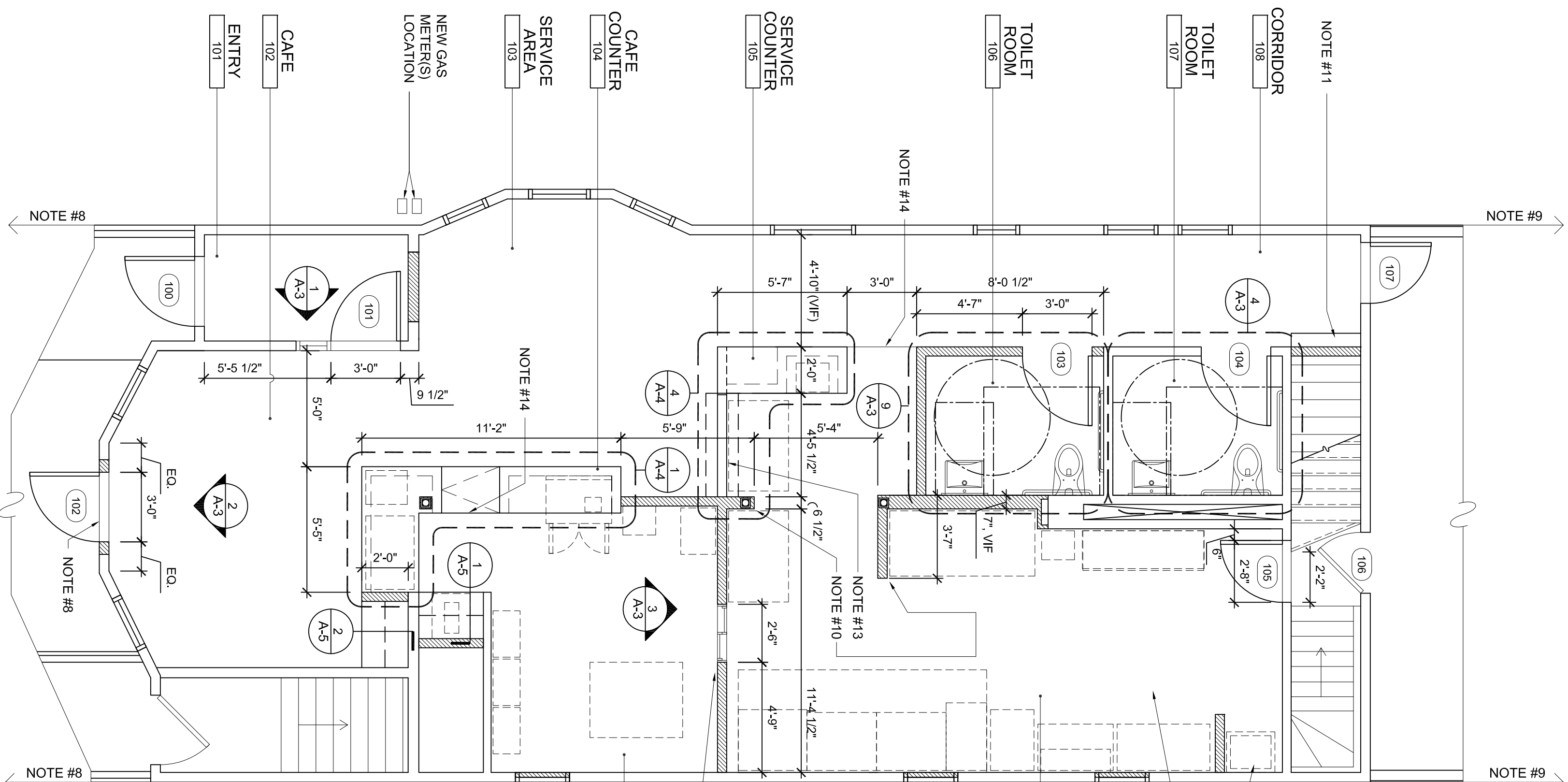
1. ANY AND ALL HOLES, GRACKS AND IMPERFECTIONS ON THE EXISTING GYP. BD. CEILING TO BE REPAIRED, PATCHED, SPACKLED AND SMOOTHED AS NECESSARY FOR FINAL FINISH COATING.
2. EXISTING CEILING HEIGHT TO REMAIN AT 8'-10" - VIF
3. SWITCH SYMBOL INDICATES THE LOCATION FOR SWITCHING ALL FIXTURES WITHIN THAT ROOM UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AS REQUIRED.
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 LIGHT FIXTURES, PENDANTS AND EXPOSED CONDUITS
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 LIGHTING, CONDUITS AND JUNCTION BOXES TO BE SURFACE MOUNTED, U.O.N.
9. ALL METAL CONDUITS TO BE EMT STEEL RACEWAY, U.O.N.
10. ALL SWITCHBOXXES TO BE LOCATED IN LINE W/ CONDUIT LAYOUT AND SURFACE-MOUNTED @ 48" A.F.F., U.O.N.

**REFLECTED CEILING LEGEND**

SYMBOL	DESCRIPTION
	LARGE SUSPENDED LIGHT PENDANT
	MEDIUM SUSPENDED LIGHT PENDANT
	SURFACE MTD. DOWNLIGHT FIXTURE
	TASK LIGHT FIXTURE
	EMERGENCY LIGHT FIXTURE W/ BATTERY SUPPLY
	WALL SWITCH
	EXPOSED SURFACE MTD. ELECTRICAL CONDUIT
	CONDUIT OVERLAPPING CONDUIT
	1X4 TROFFER LED



**2 FIRST FLOOR - REFLECTED CEILING PLAN**  
SCALE: 1/4"=1'-0"



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

# Vertical Platform Lift (VPL) Design Guide

ASME A18.1

**For Models:**

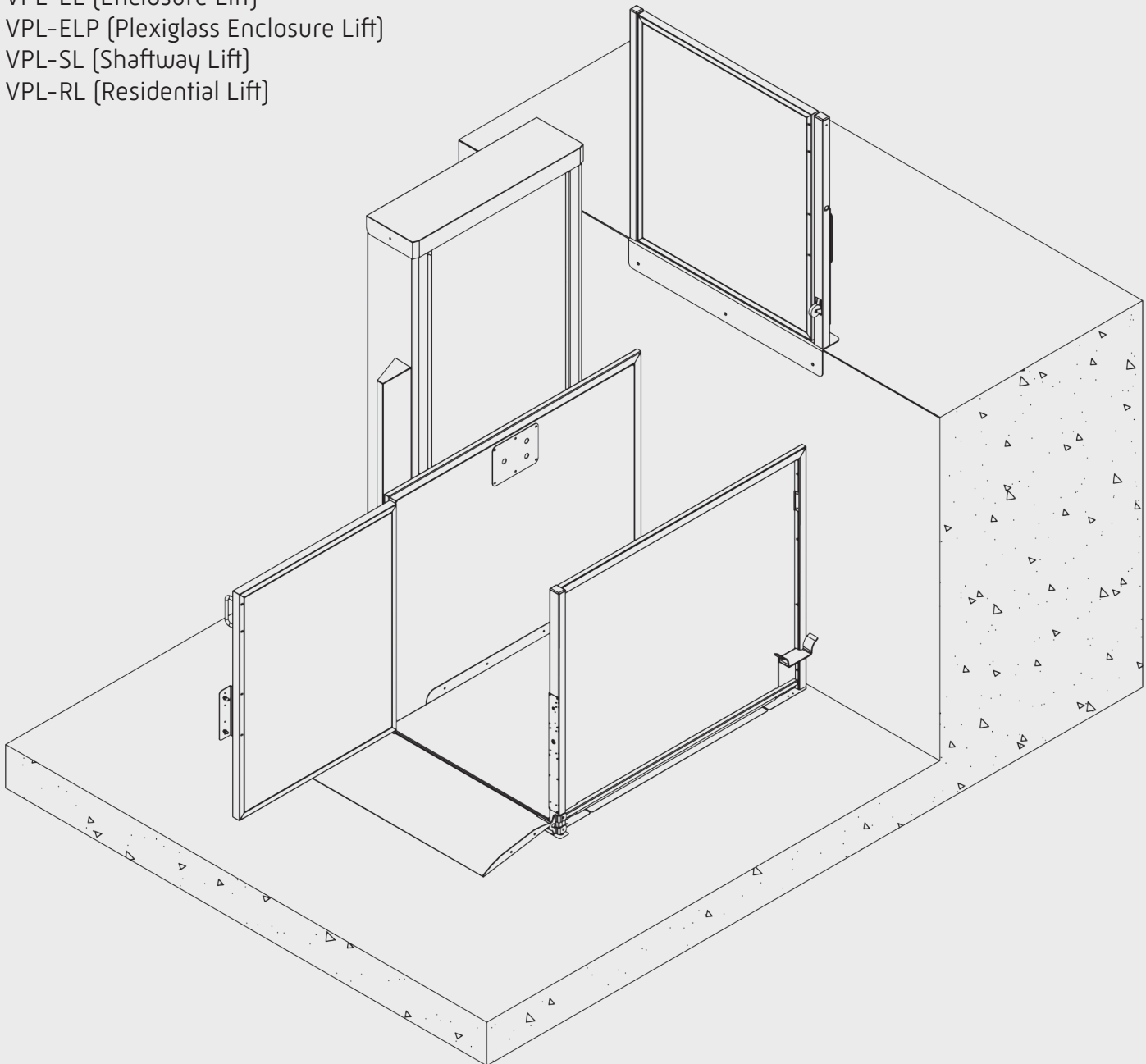
VPL-UL (Unenclosed Lift)

VPL-EL (Enclosure Lift)

VPL-ELP (Plexiglass Enclosure Lift)

VPL-SL (Shaftway Lift)

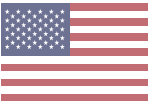
VPL-RL (Residential Lift)



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## About Symmetry Elevating Solutions

Symmetry is a beautifully crafted, expertly engineered accessibility-related product line proudly **made in the U.S.A.** at the Bella Elevator LLC manufacturing plant. Promoted and sold by our  exclusive nationwide network of carefully selected Symmetry partners and associates, Symmetry offers residential elevators, vertical platform lifts (VPL), limited use/limited application (LULA) elevators and vertical reciprocating conveyors (VRC).

Strictly following national code guidelines and adhering to local jurisdiction requirements and variances, Symmetry products are ADA and ASME compliant and manufactured to meet the end users' specific needs. Symmetry Elevating Solutions representatives possess a wealth of knowledge and experience and are committed to excellence for the life of the product—before, during and after project completion.

With dealer locations spanning North America, we are equipped to meet the accessibility needs of a wide spectrum of clients, from home and business owners, to schools, municipalities and other governmental entities.

*Please note that this guide is for planning purposes only, applies exclusively to national code and should not be used for construction. Prior to construction, please contact your local Symmetry Elevating Solutions representative and request a job-specific set of plans to ensure that you obtain the accurate dimensions and requirements for your project.*

*Your representative will also assist you to identify resources to ensure that your project plans will comply with the applicable state and local codes and the permitting authorities.*



These rules have been developed as a guideline and are based on the information supplied in ICC A117.1 and ASME A18.1. Please consult your local authority having jurisdiction regarding local codes and regulations.

## Platform Minimum Clear Space

- 36" x 48" in existing buildings for same side or straight through exits
- 36" x 52" in new buildings for same side or straight through exits
- 36" x 60" in existing buildings for adjacent (90 degree) exits
- 42" x 60" in new buildings for adjacent (90 degree) exits

## Doors & Gates

- 32 inch minimum clear opening for a door or gate accessing the VPL from the end.
- 36 inch minimum narrow, 42 inch minimum wide in 90 degree applications.
- All doors/gates require a minimum 18 inch latch side clearance. A greater distance may need to be provided as described in ICC A117.1.
- Power-operated doors/gates are required in all applications that are not straight-through, depending on code year and AHJ approval.
- Gates must be a minimum 42 inches tall.
- Doors must have 80 inch clear inside height.
- Doors/gates must be installed flush to the interior of the hoistway.
- In unenclosed commercial applications, a platform gate and a safety pan are required.

## Lift Height

- Unenclosed commercial applications cannot exceed 60 inches in travel height.
- Shaftway and enclosure applications are available at travel heights not to exceed 168 inches; up to 240 inches on Hydraulic Drive with variance.
- Some state and local jurisdictions have additional travel height restrictions.

## Ramps

- Stationary ramps will project 25 inches minimum from either the edge of the running clearance (for models with a platform gate) or the outside face of the lower landing door or gate.
- Low profile ramp available with a 13" ramp, not available on unenclosed lifts.
- Retractable ramps (flip-up ramps) will project 15 inches from the edge of the platform on the lower landing side of the lift for unenclosed lifts. (Not available on tower forward.)

## Pits

- The minimum depth of a pit for a VPL will be 1½ inches deep, however a 3 inch pit is recommended. If an unenclosed lift is provided without a ramp, the minimum pit depth is 3 inches.
- When a VPL is installed in a pit and in an outdoor application, the pit must have means to prevent the collection of water.

## Anchoring

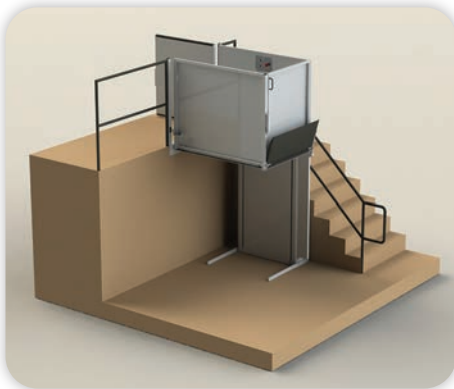
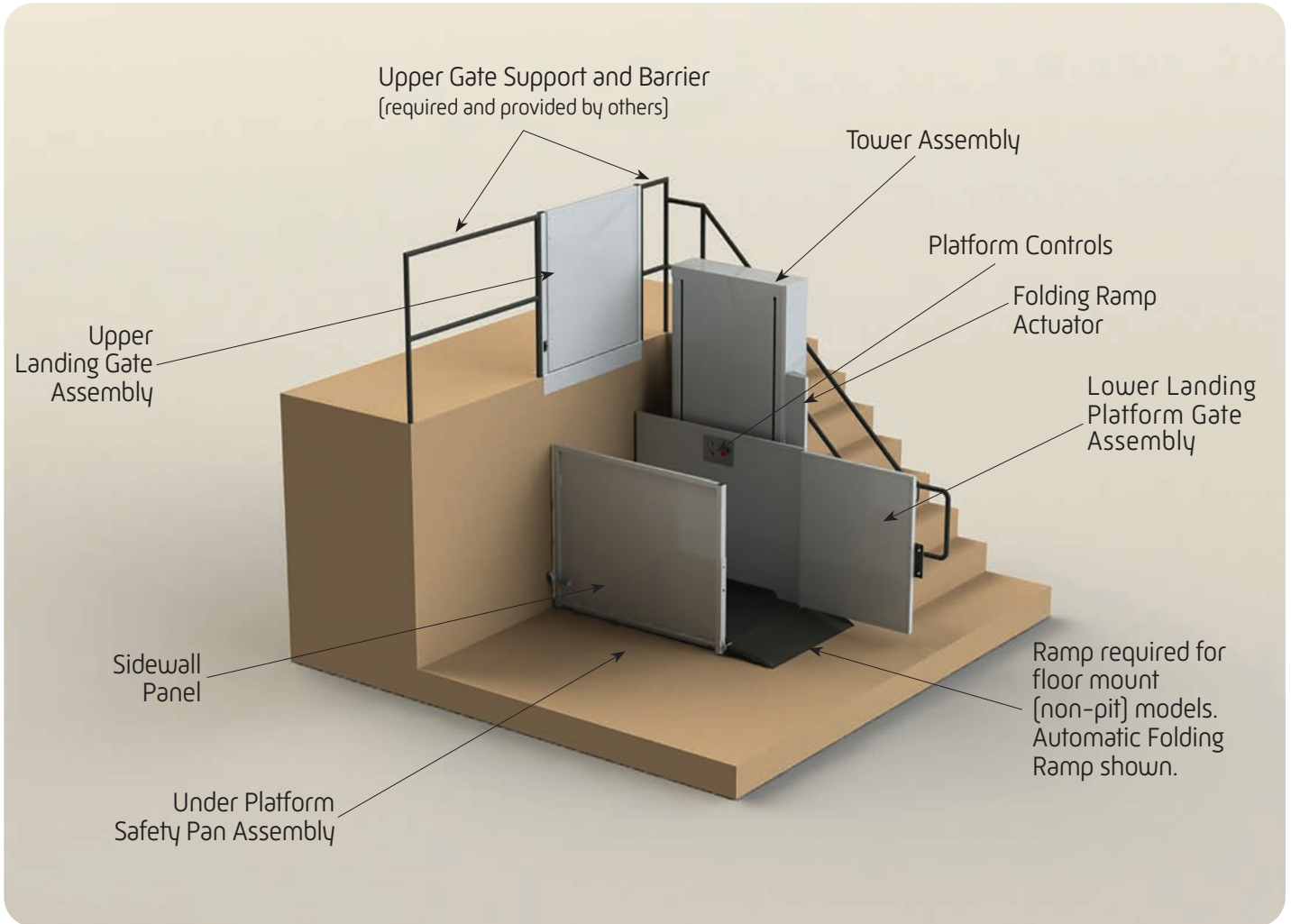
- The machine base must be anchored to the floor. Floor to be smooth and level with 4 inch minimum concrete thickness and capable of withstanding a 3,200 psi compressive load.
- If travel height is 60 inches or less, wall fastening is not required except in 90° applications.
- Doors and gates are not free-standing and must be anchored vertically and horizontally.

## Clearances

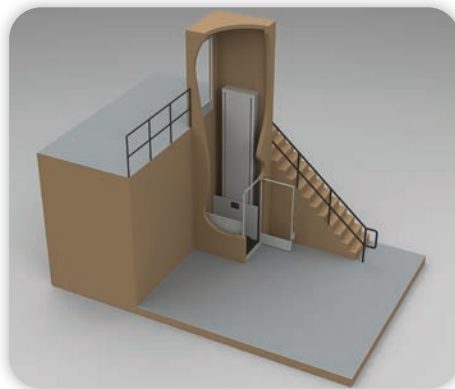
- The running clearance on a side of the lift that will be used to enter/exit the lift must be ¾ inch minimum to ¾ inch maximum.
- The running clearance on a non-opening side of the platform must be 2 inch minimum.
- 79 inch minimum head clearance is required throughout the travel of the conveyance.

## Electrical/Lighting

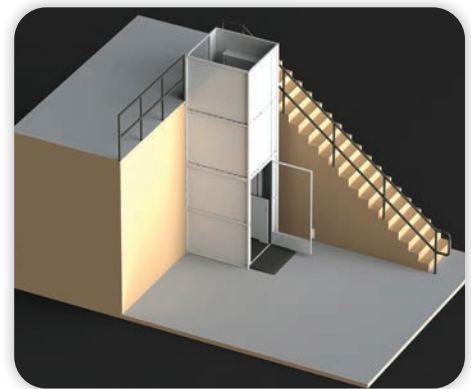
- Hoistway lighting of 5 ftc is required on the platform surface throughout the travel of the conveyance.
- An auxiliary light consisting of no fewer than two lamps producing 0.2 ftc on the floor and controls for not less than 4 hours, is activated automatically in the event of a power outage.
- A disconnect (provided by others) shall be a listed device conforming to NFPA 70/NEC 620.51 and shall be installed within sight of the motor controller. The disconnecting means shall be externally operable, have permanent means of locking the device in the open position and be labeled with the location of the supply side overcurrent protection means.



VPL-UL  
(Unenclosed Lift)  
with Folding Ramp



VPL-SL  
(Shaftway Lift)  
with Pit



VPL-EL  
(Enclosure Lift)  
with Stationary Ramp

## Standard Features

- Rated Capacity: 750 lbs.
- Lifting Height: Up to 168" (not available on VPL-UL) (Hydraulic units may exceed 168" with variance)
- Steel construction with powder-coated finish
- A.W.A.R.E. system (Active Wiring, Accessories, Relay and Electronics Diagnosis)\*
- Constant-pressure up/down control switch installed on the platform
- Constant-pressure control station provided at each landing
- Manual lowering device
- Warranty: Four-year limited parts

## Safety Features

- Grab rail (optional on VPL-RL)
- Non-skid platform surface (Black)
- Obstruction safety panel under platform (when not installed within a runway enclosure)
- Alarm (optional on VPL-RL)
- Emergency stop switch
  - Illuminated (optional on VPL-RL)
- Landing interlocks keep doors closed/locked when the platform is at another landing
- Upper final limit switch (optional on Hydraulic Drive)
- Safety lift nut for Acme Screw Drive
- Broken chain safeties for Hydraulic Drive

## Optional Features

- Low Profile Carriage: 1½" pit depth (not available on VPL-UL)
- Remote mounted controller
- 230 VAC power supply
- ADA phone for both indoor and outdoor models
- Emergency platform lighting
- Full-speed battery backup
- 5 ftc LED lights with or without battery backup
- Power gate/door operators
- Flip-up ramp (VPL-UL and VPL-RL only)
- Single or double slope roof (VPL-EL and VPL-ELP only)
- Extreme weather package

## Clear Platform Sizes

(Custom sizes and designs available)

- 36"W x 54"L standard
- 36"W x 60"L
- 36"W x 48"L
- 42"W x 60"L

## Enter/Exit Configurations

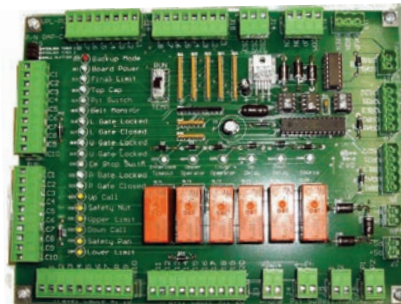
- Straight-Through
- 90°
- 3 Openings
- Same Side (not available on VPL-UL or VPL-RL)

## Gate/Door Options

- 42" platform gate\*\* (not available for VPL-SL)
- 42" landing gate\*\*
- 80" landing gate\*\*
- Non-Fire-rated Red Oak door†
- 1½ hour Fire-rated steel door (B Label)

## Drive Options

- Acme Screw Drive: 10 fpm, 1.5 HP, 115 VAC
- Accelerated Acme Screw Drive: 20 fpm, 1.5 HP, 115 VAC
- Chain Hydraulic Drive: 17-20 fpm, 3 HP, 115 VAC (not available on VPL-RL)

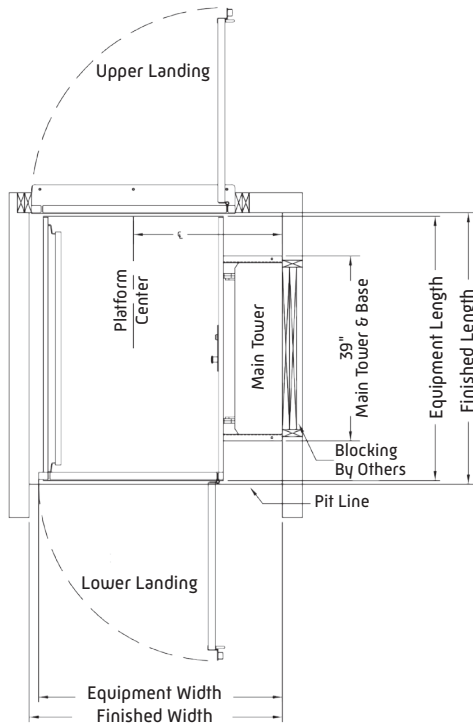


LED Diagnostic Board  
(located under the main tower)

\* Symmetry Elevating Solutions exclusive

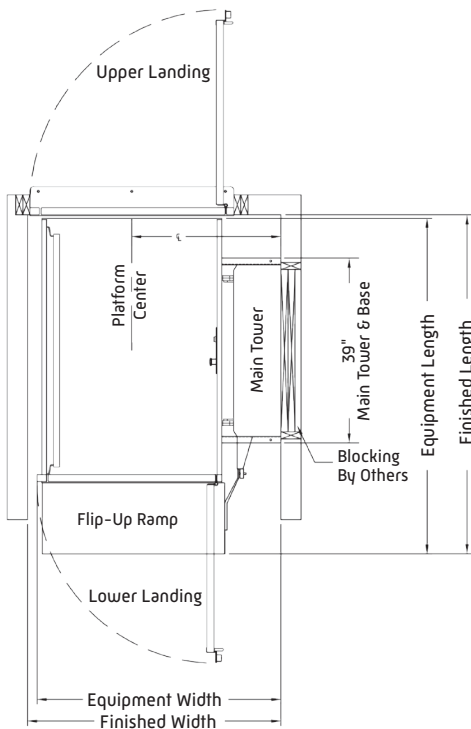
\*\* Available with optional acrylic insert

† Also available in other wood choices, by request



Unenclosed Design  
Straight-Through With Pit

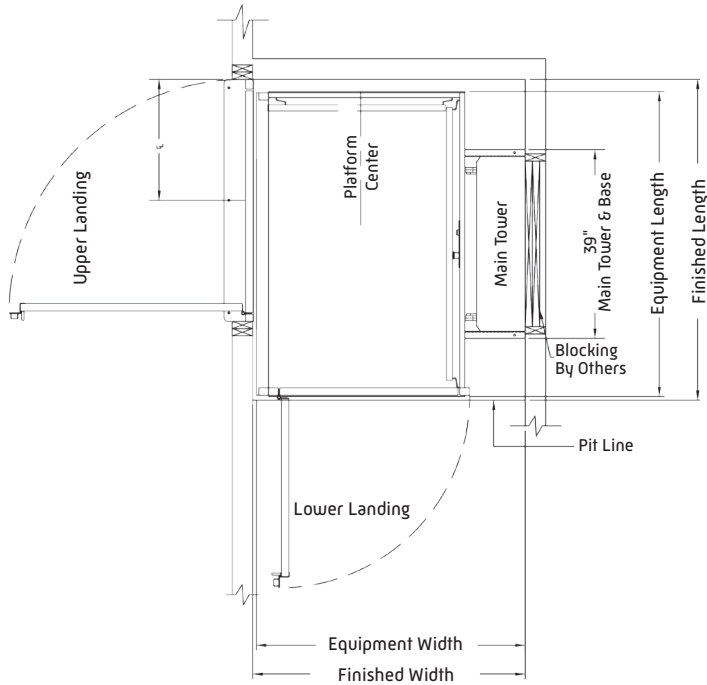
Clear Platform (W" x L")	Equipment Width	Equipment Length	Finished Width*	Finished Length	Upper Gate C/L
36" x 48"	51 <sup>3</sup> / <sub>4</sub> "	49 <sup>3</sup> / <sub>4</sub> "	53 <sup>3</sup> / <sub>4</sub> "	51 <sup>1</sup> / <sub>4</sub> "	31 <sup>3</sup> / <sub>4</sub> "
36" x 54"	51 <sup>3</sup> / <sub>4</sub> "	55 <sup>3</sup> / <sub>4</sub> "	53 <sup>3</sup> / <sub>4</sub> "	57 <sup>1</sup> / <sub>4</sub> "	31 <sup>3</sup> / <sub>4</sub> "
36" x 60"	51 <sup>3</sup> / <sub>4</sub> "	61 <sup>3</sup> / <sub>4</sub> "	53 <sup>3</sup> / <sub>4</sub> "	63 <sup>1</sup> / <sub>4</sub> "	31 <sup>3</sup> / <sub>4</sub> "
42" x 60"	57 <sup>3</sup> / <sub>4</sub> "	61 <sup>3</sup> / <sub>4</sub> "	60 <sup>1</sup> / <sub>4</sub> "	63 <sup>1</sup> / <sub>4</sub> "	34 <sup>3</sup> / <sub>4</sub> "



Unenclosed Design  
Straight-Through With Flip-Up Ramp

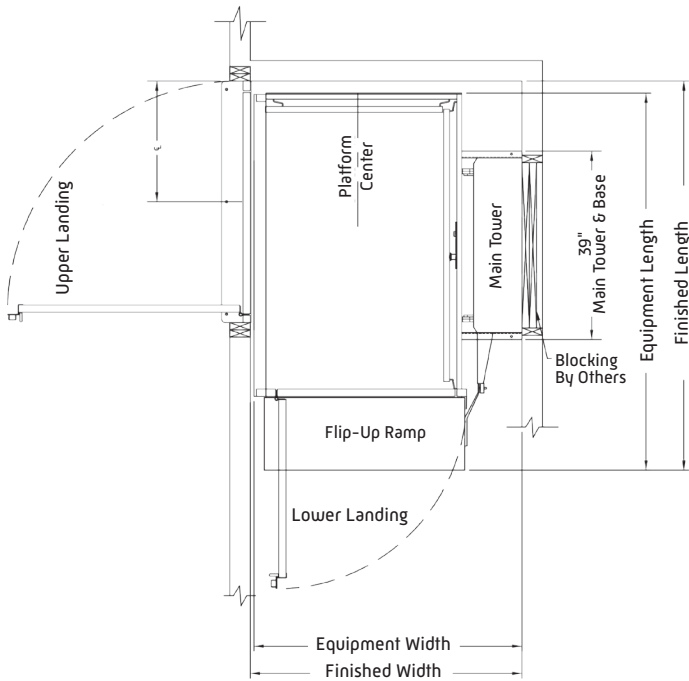
Clear Platform (W" x L")	Equipment Width	Equipment Length	Finished Width*	Finished Length	Upper Gate C/L
36" x 48"	51 <sup>3</sup> / <sub>4</sub> "	64 <sup>3</sup> / <sub>4</sub> "	53 <sup>3</sup> / <sub>4</sub> "	65 <sup>1</sup> / <sub>2</sub> "	31 <sup>3</sup> / <sub>4</sub> "
36" x 54"	51 <sup>3</sup> / <sub>4</sub> "	70 <sup>3</sup> / <sub>4</sub> "	53 <sup>3</sup> / <sub>4</sub> "	71 <sup>1</sup> / <sub>2</sub> "	31 <sup>3</sup> / <sub>4</sub> "
36" x 60"	51 <sup>3</sup> / <sub>4</sub> "	76 <sup>3</sup> / <sub>4</sub> "	53 <sup>3</sup> / <sub>4</sub> "	77 <sup>1</sup> / <sub>2</sub> "	31 <sup>3</sup> / <sub>4</sub> "
42" x 60"	57 <sup>3</sup> / <sub>4</sub> "	76 <sup>3</sup> / <sub>4</sub> "	60 <sup>1</sup> / <sub>4</sub> "	77 <sup>1</sup> / <sub>2</sub> "	34 <sup>3</sup> / <sub>4</sub> "

\* If platform gate is hinged opposite the main tower and a mid-mount gate operator is used, add 1/2" to this dimension



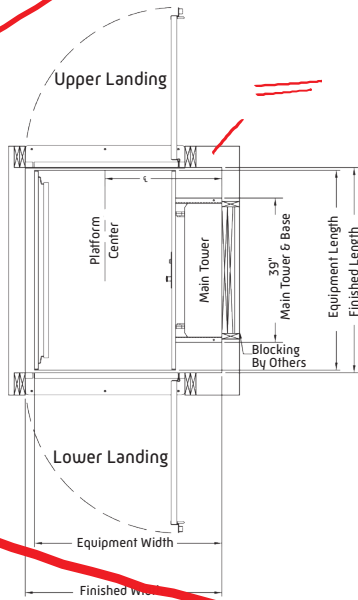
Unenclosed Design  
90° With Pit

Clear Platform {W" x L"}	Equipment Width	Equipment Length	Finished Width	Finished Length	Upper Gate C/L
42" x 60"	55¾"	63"	57"	66¼"	25"



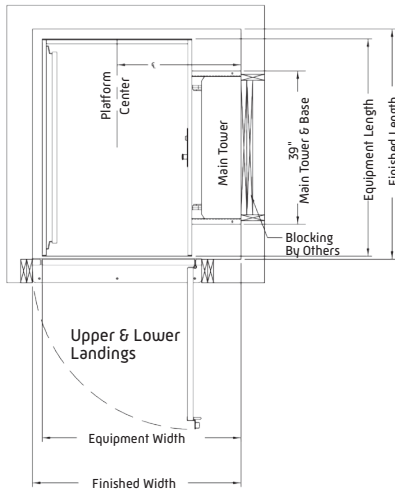
Unenclosed Design  
90° With Flip-Up Ramp

Clear Platform {W" x L"}	Equipment Width	Equipment Length	Finished Width	Finished Length	Upper Gate C/L
42" x 60"	55¾"	78"	57"	80½"	25"



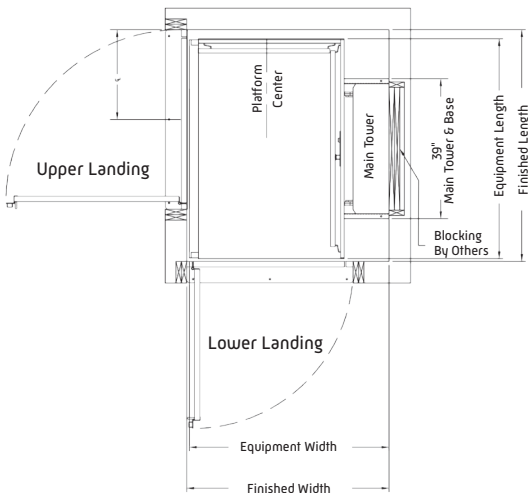
Shaftway Design  
Straight-Through

Clear Platform (W" x L")	Equipment Width	Equipment Length	Finished Width	Finished Length	Upper Gate C/L
36" x 48"	50¾"	48"	53¼"	49½"	31¾"
36" x 54"	50¾"	54"	53¼"	55½"	31¾"
36" x 60"	50¾"	60"	53¼"	61½"	31¾"
42" x 60"	56¾"	60"	59¼"	61½"	34¾"



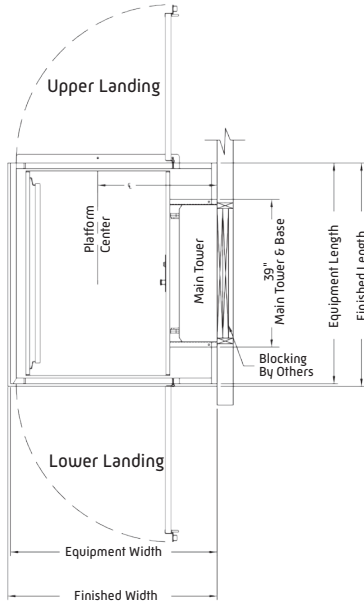
Shaftway Design  
Enter/Exit Same Side

Clear Platform (W" x L")	Equipment Width	Equipment Length	Finished Width	Finished Length	Gate C/L
36" x 48"	50¾"	49¼"	53¼"	52½"	31¾"
36" x 54"	50¾"	55¼"	53¼"	58½"	31¾"
36" x 60"	50¾"	61¼"	53¼"	64½"	31¾"
42" x 60"	54¾"	61¼"	59¼"	64½"	34¾"



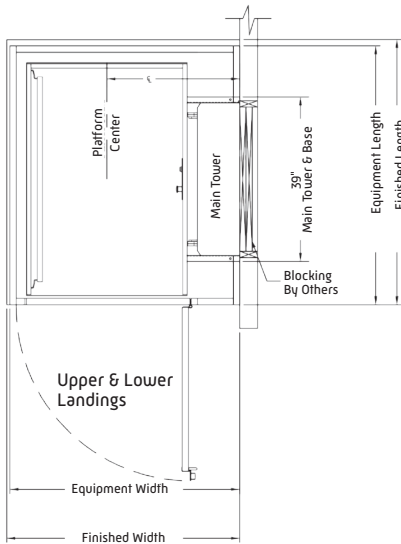
Shaftway Design  
90°

Clear Platform (W" x L")	Equipment Width	Equipment Length	Finished Width	Finished Length	Upper Gate C/L	Lower Gate C/L
42" x 60"	55¾"	61¼"	57"	64½"	25"	33⅞"



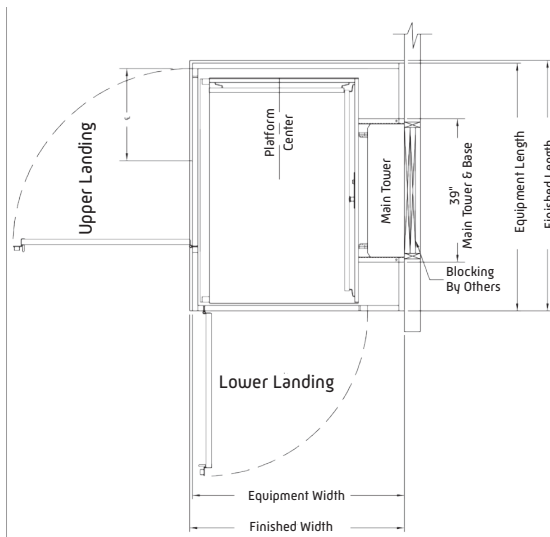
Enclosure Design  
Straight-Through

Clear Platform (W" x L")	Equipment Width	Equipment Length	Finished Width*	Finished Length*	Platform C/L
36" x 48"	54½"	52¼"	55½"	53¼"	31½"
36" x 54"	54½"	58¼"	55½"	59¼"	31½"
36" x 60"	54½"	64¼"	55½"	65¼"	31½"
42" x 60"	60½"	64¼"	61½"	65¼"	34½"



Enclosure Design  
Enter/Exit Same Side

Clear Platform (W" x L")	Equipment Width	Equipment Length	Finished Width*	Finished Length*	Platform C/L
36" x 48"	54½"	55⅜"	55½"	56⅜"	31½"
36" x 54"	54½"	61⅜"	55½"	62⅜"	31½"
36" x 60"	54½"	67⅜"	55½"	68⅜"	31½"
42" x 60"	60½"	67⅜"	61½"	68⅜"	34½"



Enclosure Design  
90°

Clear Platform (W" x L")	Equipment Width	Equipment Length	Finished Width*	Finished Length*	Platform C/L
42" x 60"	57⅝"	67⅜"	58⅝"	68⅜"	33¼"

\* Recommended minimum pit dimension

## Generic Static Loading Table for Vertical Platform Lifts Anchored to Floor and Wall

Symbol	Description	Value [Max]
F1=1090 lb.	Payload [Max]	750 lb.
	Car [Platform] Wt. Max	340 lb.
F2	Tower Weight	See Chart
F3	Floor Reaction [Inboard]	See Chart
F4	Floor Reaction [Outboard]	See Chart
F5	Wall Anchoring Reaction	See Chart
F6	Enclosure Weight*	See Chart
F7	Floor Shear Reaction	See Chart

Layout Geometry			
L1	L2**	L3	L4**
33.156	33.75	5.25	5.0

Model	Maximum Lifting Height	Tower Height	Approximate Anchor Height [L5]
42	45"	67"	43.88"
60	65"	85 7/8"	61.06"
72	75"	97"	75.5"
96	99"	121"	101.44"
120	123"	145"	123.44"
144	147"	169"	147.7"
168	171"	193"	168.7"

Note: These are the reaction forces based on the gravity loads and operation of the lift. These calculations do not include external loading due to such things as wind, snow, rain, seismic activity, etc. Adhere to local building codes, regulations and safety factors for the supporting structures. Maximum lifting height will be decreased if a low profile platform is provided.

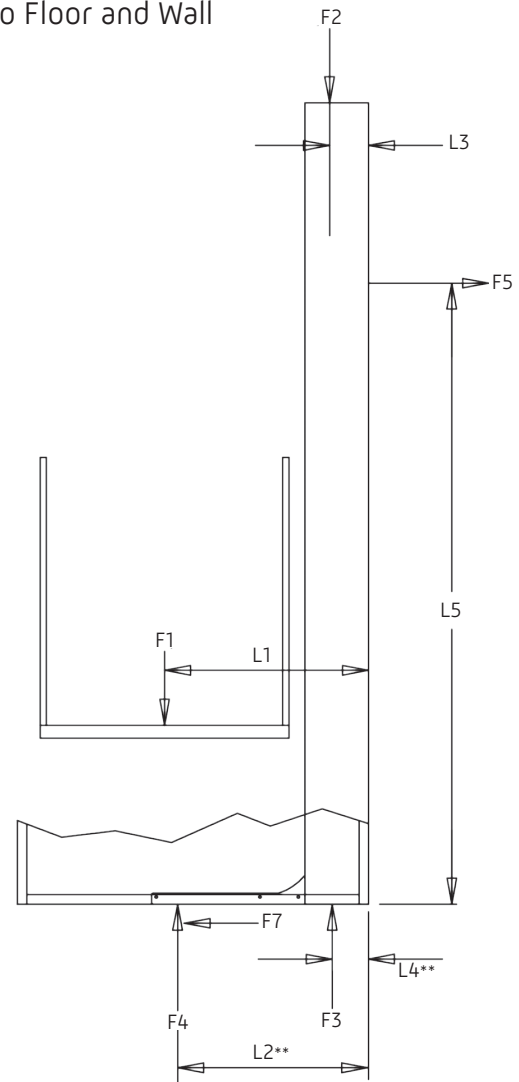
### Static Equilibrium:

(Sum of forces and sum of moments = 0)

$$F1 + F2 = F3 + F4$$

$$F7 = F5$$

$$F5 * L5 + F4 * L2 + F3 * L4 = F2 * L3 + F1 * L1$$



Values below are totals-divide by the number of bolts for individual bolt loads

Model	Max Tower lbs. F2	Inboard Floor Reaction lbs. F3**	Outboard Floor Reaction lbs. F4**	Wall Reaction lbs. F5**	Max Enclosure lbs. F6***		Floor Shear Reaction lbs. F7**
					Steel	Plexi	
42	446	1536	0	702	497	437	702
60	505	1595	0	500	575	498	500
72	544	1634	0	408	650	568	408
96	667	1757	0	304	765	666	304
120	743	1833	0	250	867	754	250
144	804	1894	0	209	978	848	209
168	899	1989	0	183	1079	935	183

\* The enclosure weight is transferred directly to the floor along its perimeter through pads (two to a side) except for the back side where the wing walls bolt up directly to the tower.

\*\* The reaction force values are based upon using an approximate horizontal mid-point location on the base as the single point of action for the floor reaction. In reality there is a load distribution across the base plate versus a single point load. This distribution will vary by unit size, platform size and position, etc. The assumption of a point load based on the centroid of a distributed load, however, does appear to provide reasonable results. We have chosen locations of the lines of action of reaction forces based upon the applicable geometry of the components and also based on multiple FEA structural analysis runs which provide support for those choices. We also assume the outboard floor bolt reaction forces go to zero, and this assumption provides a conservative approach and is supported by multiple FEA runs.

\*\*\* On enclosures, add 175 lbs. for a roof option and add 161 lbs. for a 6'8" or above option.



Applications will be installed in one of the following manners.

### Pit

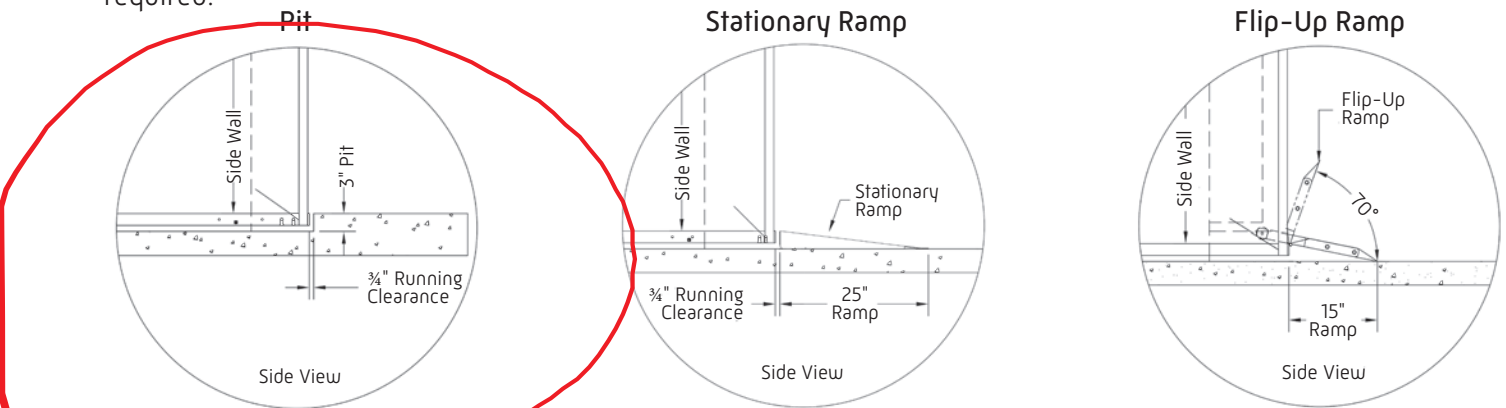
For ease of use, a pit is the best option. A 3" depression in the slab is the typical pit application. This will allow for a smooth transition from the finished floor at the lowest landing to the platform surface of the vertical platform lift.

### Stationary Ramp

In locations where a pit is not a feasible option, a stationary ramp may be utilized. The stationary ramp is located at the lowest landing and provides access to the lift platform by transitioning from the finished floor of the lowest landing to the platform surface of the vertical platform lift. A door/gate operator will be required.

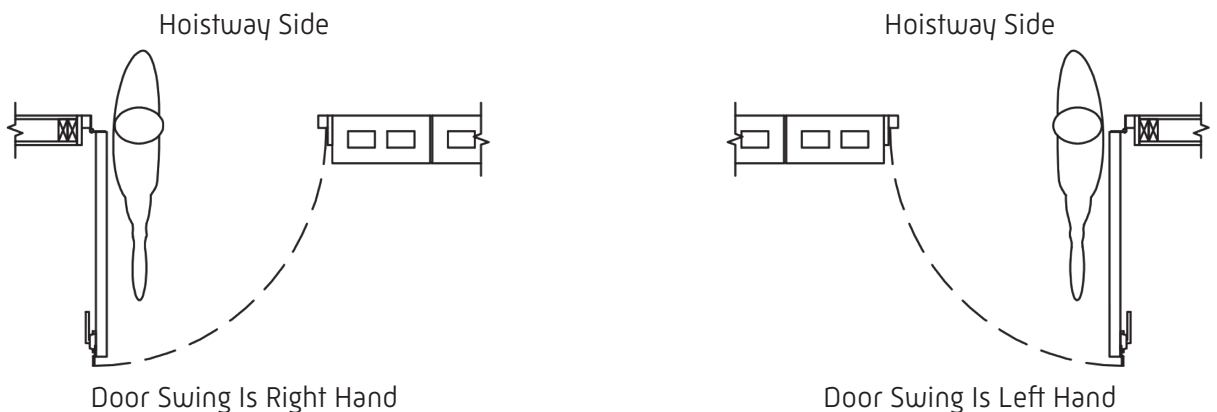
### Flip-Up Ramp

As an alternative to the pit and stationary ramp, a flip-up ramp can be used. The flip-up ramp is mounted to the edge of the platform on the side of the lift accessing the lowest landing. A flip-up ramp cannot be used in a shaftway or enclosure application, nor can it be mounted on the side of the lift that is opposite the main tower. When a flip-up ramp is used, the unit must also have a safety pan. In commercial application a platform gate and gate operator will be required.



## Door/Gate Swing

To determine a door or gate swing: With the door open, stand in the doorway with your back against the hinges, and move your arm in the direction of the open door. If you use your right arm, it is a right hand swing. If you use your left arm, it is a left hand swing.

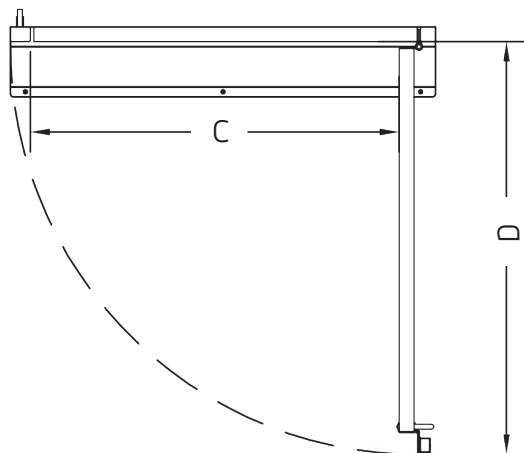
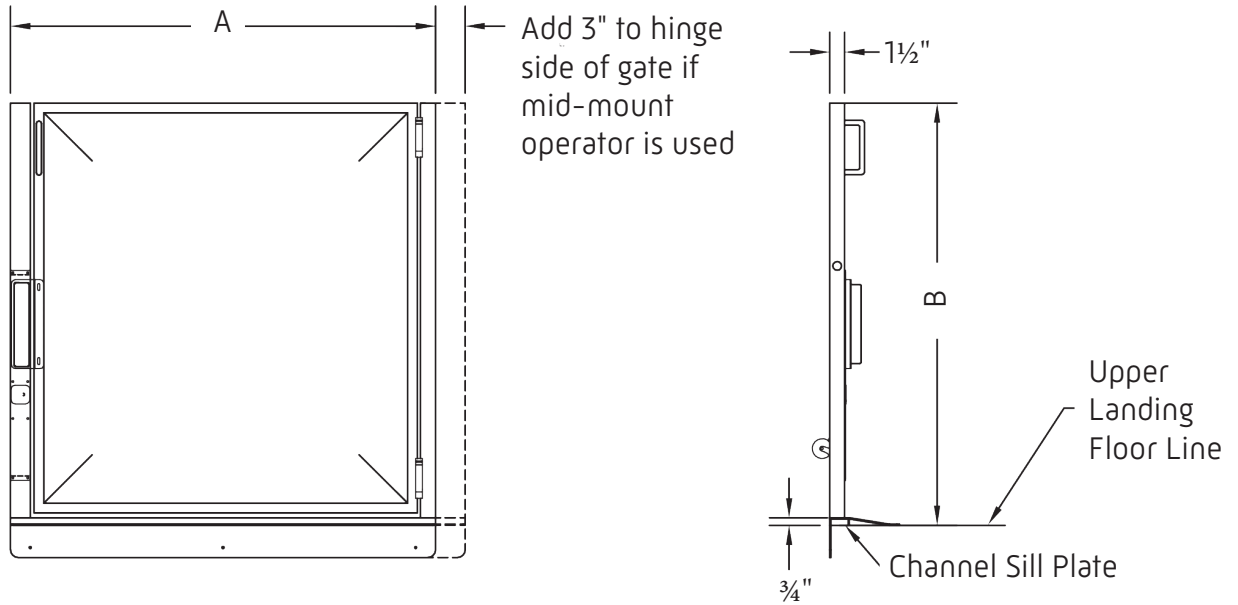


### Note:

Call station operating locations must be clear of door swings

Upper landings are required to have a gate or door at a minimum of 42" tall for commercial applications and interlocked to the vertical platform lift.

In 90° or enter/exit same side applications, the upper landing gate is typically required to have an automatic gate/door operator. Gate and platform share a common centerline except for 90° or tower forward applications.



Gate Information			
Width A*	Height B	Clear Opening C	Projection D
43"	42 <sup>3</sup> / <sub>4</sub> "	37 <sup>5</sup> / <sub>16</sub> "	41 <sup>3</sup> / <sub>4</sub> "
47"	42 <sup>3</sup> / <sub>4</sub> "	41 <sup>5</sup> / <sub>16</sub> "	45 <sup>3</sup> / <sub>4</sub> "
48"	42 <sup>3</sup> / <sub>4</sub> "	42 <sup>5</sup> / <sub>16</sub> "	46 <sup>3</sup> / <sub>4</sub> "

The gates listed in this chart are not self supporting

\* Note: Add 3" width if gate has mid-mount operator

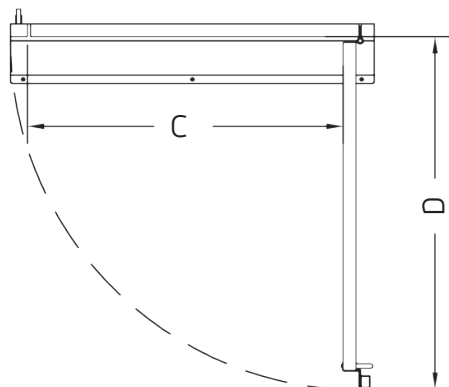
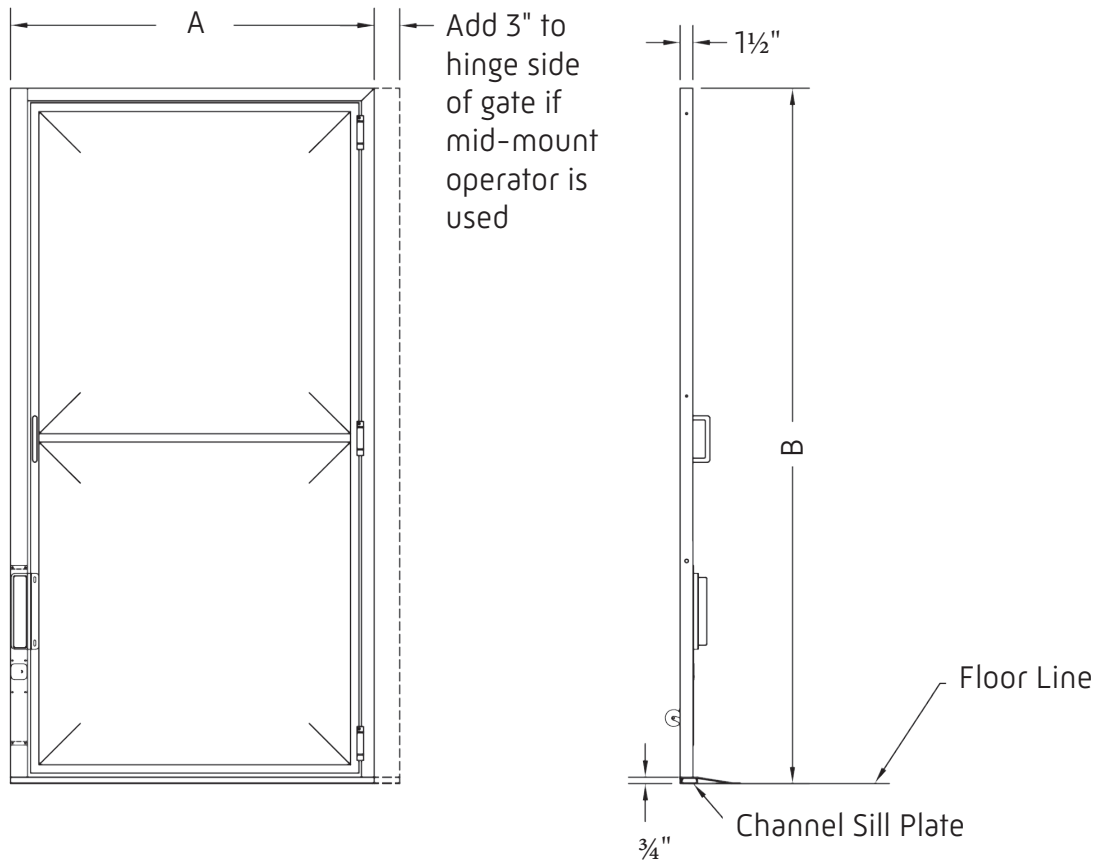
# Gates

## Lower landing gate

Lower landings are required to have either a platform gate, lower landing gate or door interlocked to the vertical platform lift.

The interlock prevents the gate/door from being opened when the platform is not at the landing and prevents the vertical platform lift from moving away from a landing if the gate/door is not closed and locked.

In 90° or enter/exit same side applications, the lower landing gate is typically required to have an automatic gate/door operator. In unenclosed applications, a platform gate is not available on the wide side of the platform.



Gate Information			
Width A*	Height B	Clear Opening C	Projection D
43"	82 1/4"	37 5/16"	41 3/4"
47"	82 1/4"	41 5/16"	45 3/4"
48"	82 1/4"	42 5/16"	46 3/4"
The gates listed in this chart are not self supporting			

\* Note: Add 3" width if gate has mid-mount operator



### Standard Features

- Low profile "Smart Operation"\*
- 2 speed operation
- Automatic reset upon contact with an obstruction
- Opening/Closing Time: Approximately 8 seconds
- Adjustable hold open time
- Battery backup standard with commercial applications
- Capable of manual operation

### Optional Features

- Battery backup for residential applications

\* Allows operator to open, stop at obstruction, close and remain in normal operation mode.





## Standard Features

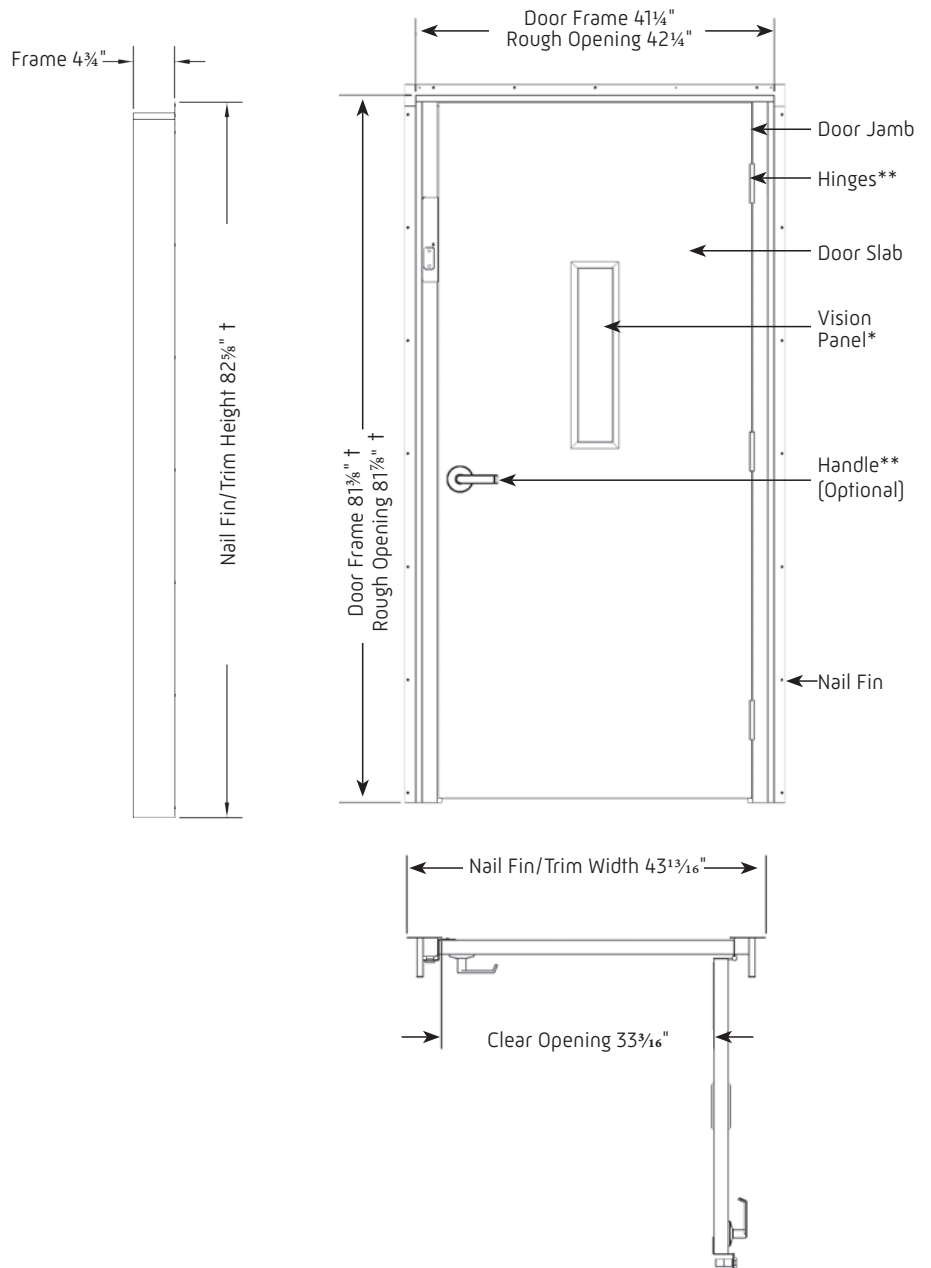
- Indoor and outdoor use with cover
- Low energy operator
- Opening/Closing Time: Approximately 8 seconds
- Adjustable hold open time
- Capable of manual operation



Power door operator with rain cover shown



Flush Door shown in Red Oak



## Notes:

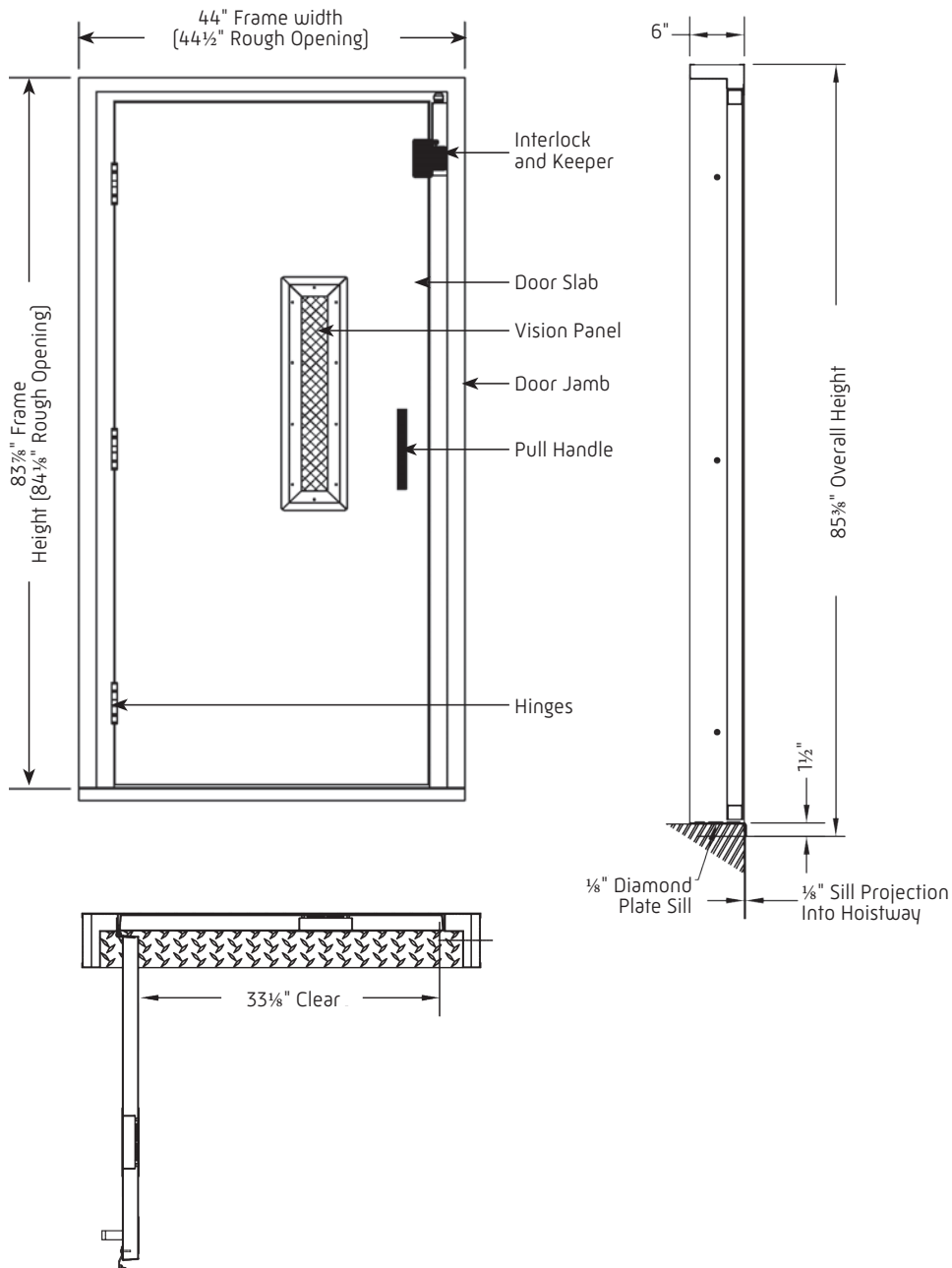
- 1) LH shown RH opposite
- 2) The door/frame is suitable for installation in masonry or wood frame construction
- 3) The door/frame is installed with the door flush to the inside of the hoistway
- 4) Distance between the door sill and the platform must be between  $\frac{3}{8}$ " -  $\frac{3}{4}$ "
- 5) The interior hoistway wall should be finished up to the rough opening
- 6) This can be furnished as a frame only or complete door with frame
- 7) Delay action door closer or power door operator required for code compliance
- 8) Indoor use only, non fire-rated
- 9) Standard Red Oak, other species available

\* Vision panel provided only with complete door package

\*\* Handle and hinges optional with frame, but included with complete door package

† Dimensions increase by  $1\frac{7}{8}$ " when delay action door closer is used

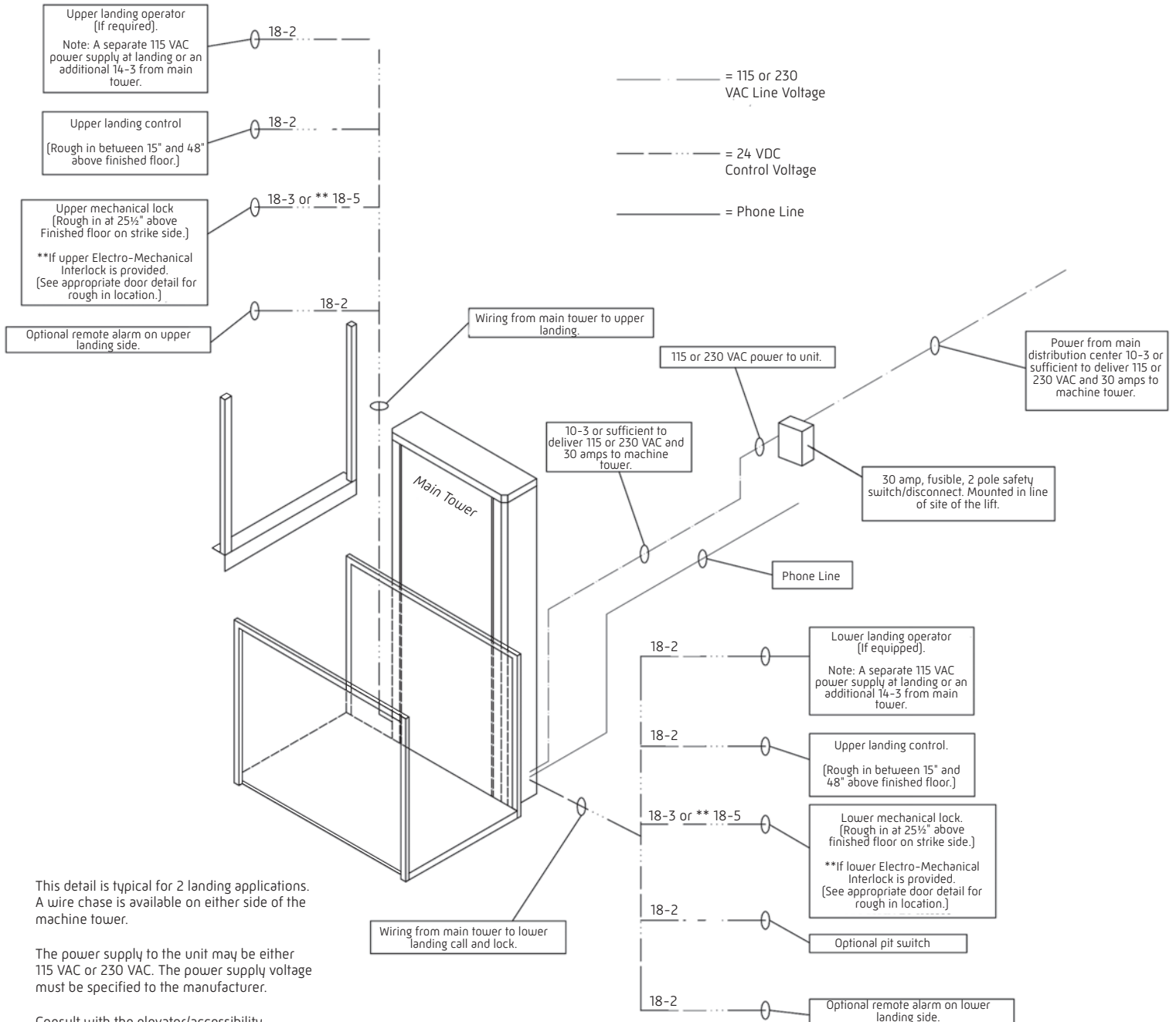
# 1½ Hour Fire-Rated Flush Door (B Label)



## Notes:

- 1) RH shown LH opposite
- 2) Door suitable for installation masonry or wood frame construction
- 3) Install door frame body flush with the inside of the hoistway
- 4) Distance between the door sill and the platform must be between ⅜" - ¾"
- 5) Delay action door closer or power door operator required for code compliance
- 6) For wood frame construction, drywall is to be finished up to the door frame

Consult with the elevator/accessibility contractor prior to hoistway construction to coordinate the location of electrical boxes.



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*Your representative will also assist you to identify resources to ensure that your project plans will comply with the applicable state and local codes and the permitting authorities.*







## AIA Continuing Education

[symmetryelevator.com/aia](https://symmetryelevator.com/aia)

Symmetry offers an in-person course to obtain continuing education credits. Each completed course is worth 1 (one) LU|HSW credit and provides a detailed review of residential elevators, vertical platform lifts (VPL) and limited use/limited application (LULA) elevators.

The course also addresses: code application, specification, suitability of product type, the direct governance guidelines of ADA, ANSI and ASME, and site conditions required for a successful final installation.

# Commercial Vertical Platform Lift

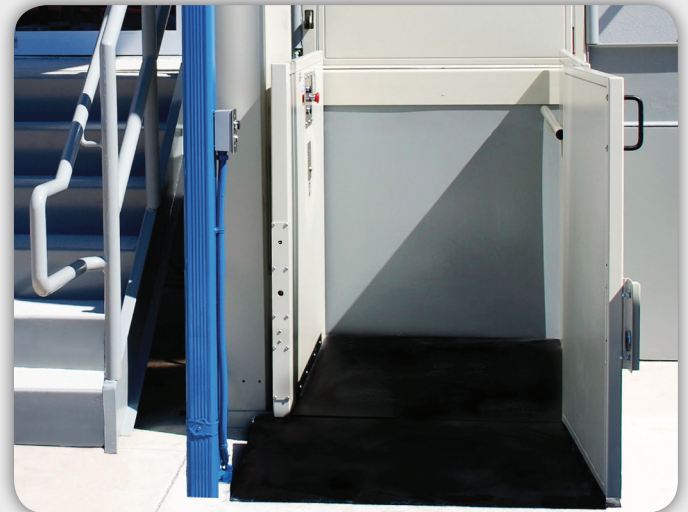
VPL-CL



VPL-ELP



VPL-ELP



VPL-UL

## For VPL Models:

VPL-UL (Unenclosed Lift)

VPL-EL (Enclosure Lift)

VPL-ELP (Plexiglass Enclosure Lift)

VPL-SL (Shaftway Lift)

Hybrid

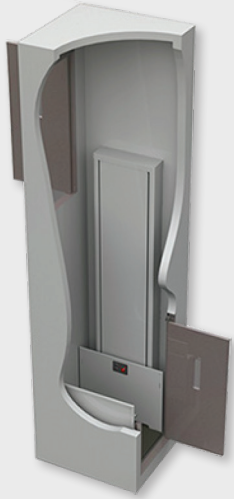
## VPL-UL Unenclosed Lift



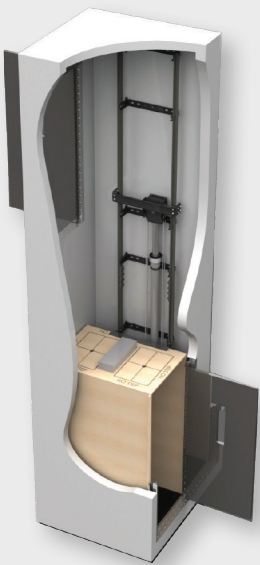
## VPL-EL Enclosure Lift VPL-ELP Plexiglass Enclosure Lift



## VPL-SL Shaftway Lift



## Hybrid Lift



*Please see Hybrid Design Guide for model specific details*

# Convenient access to all levels.

For commercial outdoor or indoor use, Symmetry Vertical Platform Lifts help eliminate the barrier that stairs may present for people with limited mobility. Vertical Platform Lifts provide convenient access without compromising architectural character. Designed and manufactured to comply with ICC A117.1 and ASME A18.1.

## Standard Features

- Rated capacity: 750 lbs.
- Lifting height: up to 168" (not available on VPL-UL) (Hydraulic units may exceed 168" with variance)
- Steel construction with electrostatic powder-coated finish
- A.W.A.R.E. system (Active Wiring, Accessories, Relay and Electronics Diagnosis)\*
- Constant-pressure up/down control switch installed on the platform
- Constant-pressure control station provided at each landing

## Safety Features

- Grab rail
- Non-skid platform surface (Black)
- Obstruction safety panel under platform (when not installed within a runway enclosure)
- Alarm and illuminated emergency stop switch
- Landing interlocks keep doors closed/locked when the platform is at another landing
- Upper final limit switch (optional on Hydraulic Drive)
- Safety lift nut for Acme Screw Drive
- Broken chain safeties for Hydraulic Drive

## Optional Features

- Low profile carriage: 1½" pit depth (not available on VPL-UL)
- Remote mounted controller
- 230 VAC power supply
- ADA phone for both indoor and outdoor models
- Emergency platform lighting
- 5 ftc LED lights with or without battery backup
- Full-speed battery backup
- Power gate/door operators
- Manual lowering wrench (standard for non-hydraulic commercial lifts)
- Flip-up ramp (unenclosed only)
- Single or double slope roof (VPL-EL and VPL-ELP only)

## Clear Platform Sizes

(Custom sizes, designs, and colors available)

- 36"W x 48"D standard
- 36"W x 54"D optional
- 36"W x 60"D optional
- 42"W x 60"D optional

## Enter/Exit Configurations

- Straight-Through
- 90° Adjacent
- Enter/Exit Same Side
- 3 Openings (not available on VPL-UL)

## Platform Lift Gate/Door Options

- 42" platform gate\*\*
- 80" landing gate\*\*
- 42" landing gate\*\*
- Non-Fire-rated Red Oak door †
- 1½ hour Fire-rated steel door (B Label)

*This brochure is intended for INFORMATIONAL PURPOSES ONLY and SHOULD NOT be used for construction.*

*Not all options available on all models. Please see design guide for model specific details.*

## Drive Options

- Acme Screw Drive: 10 fpm, 1.5 HP, 115 VAC
- Accelerated Acme Screw Drive: 20 fpm, 1.5 HP, 115 VAC
- Chain Hydraulic Drive: 17-20 fpm, 3 HP, 115 VAC



VPL-ELP

## Enclosure Color Options

Full selection of RAL colors available.



Ivory  
standard



Black  
optional



White  
optional



Grey  
optional



Clear



Smoked

## Acrylic Options



## Warranty

Symmetry vertical platform lifts offer an industry leading four-year warranty on parts, including all electrical and drive components.

\* Symmetry Elevating Solutions exclusive

\*\* Available with optional acrylic insert

† Also available in other wood choices, by request

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: 10/10/2021

## PROPERTY INFORMATION

ADDRESS(ES): 8016 Kercheval Avenue AKA:

PARCEL ID: 17000116 HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

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

BRIEF PROJECT DESCRIPTION: Revision to rear porch for ADA compliance and lift to 1st and 2nd floor  
Revision to rear porch for ADA compliance and lift to 1st and 2nd floor

## APPLICANT IDENTIFICATION

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

NAME: Robert Encarnacion COMPANY NAME: RAE GROUP LLC

ADDRESS: 1726 Parker st CITY: Detroit STATE: MI ZIP: 48214

PHONE: 617-407-7640 MOBILE: same EMAIL: robert.encarnacion@yahoo.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)

**Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by  
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

**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

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 (BSE&ED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

### 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.

# P2 - BUILDING PERMIT APPLICATION

Date: 10/12/2021

## PROPERTY INFORMATION

Address: 8016 Kercheval Avenue Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: 2

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): 17000116 Total Acres: .061 Lot Width: 30' Lot Depth: 92'

Current Legal Use of Property: Two Family Residential Proposed Use: Cafe / Restaurant

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)

See attached 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:

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Permit #:



**IDENTIFICATION (All Fields Required)**

**Property Owner/Homeowner**

Property Owner/Homeowner is Permit Applicant

Name: Robert A. Encarnacion Company Name: RAE GROUP LLC

Address: 1726 Parker st City: Detroit State: Zip: 48214

Phone: 617-407-7640 Mobile: Same

Driver's License #: E526745044608 Email: robert.encarnacion@yahoo.com

**Contractor**

Contractor is Permit Applicant

Representative Name: 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

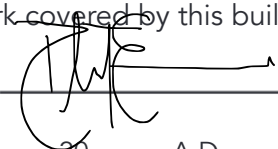
Name: Urban Alterscape Inc State Registration#: Expiration Date:

Address: 1938 Franklin St., Suite 207 City: Detroit State: MI Zip: 48230

Phone: 313-522-2140 Mobile: 313-522-2138 Email: ebaker@urbanalterscape.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.

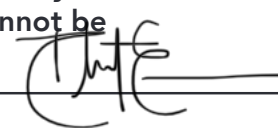
Print Name: Robert A. Encarnacion Signature:  Date: 10/12/2021  
(Homeowner)

Subscribed and sworn to before me this \_\_\_ day of \_\_\_ 20\_\_\_ A.D. \_\_\_ County, Michigan

Signature: My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

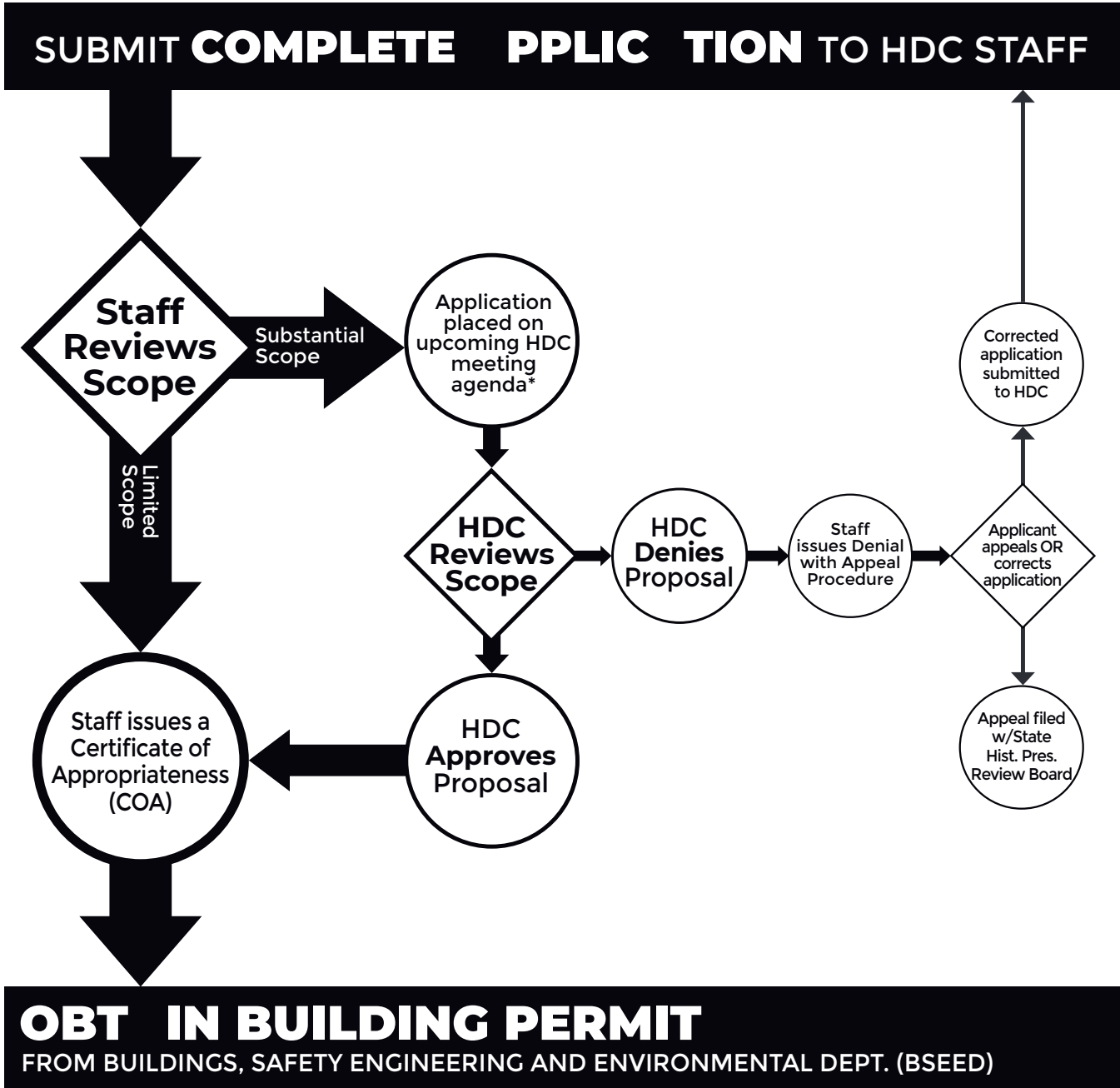
I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to 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: Robert A. Encarnacion Signature:  Date: 10/12/2021  
(Permit Applicant)

Driver's License #: E526745044608 Expiration: 08/03/2023

Subscribed and sworn to before me this \_\_\_ day of \_\_\_ 20\_\_\_ A.D. \_\_\_ County, Michigan

# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



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

FIND OUT MORE AT: [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)