

STAFF REPORT: 2/23/2021 MEETING

APPLICATION NUMBER: #22-7658

ADDRESS: 1925 CHICAGO

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: FRANK MASTROIANNI

PROPERTY OWNER: KEVIN KENDRICK

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01/18/2022

DATE OF STAFF SITE VISIT: 1/21/2022

PREPARED BY: D. RIEDEN

SCOPE: ERECT A NEW GARAGE

Note: this staff report was revised on 2/21/22 at 9:45am to reflect the correction that a recommendation was added to address the white vinyl soffits, aluminum trim, and gutter materials. This correction is visible on pages 4-5.

EXISTING CONDITIONS

Built in 1918, 1925 Chicago is a dark red brick masonry 2 ½-story residence. The hipped-roof is asphalt-shingled with side and rear dormers. The front elevation features an asymmetrical, roof-covered porch supported by two brick columns and one wood column that once served as an enclosed porch feature (see also 1980 photo, below). The roofline of the porch and first-floor bay windows details tooth-like dentils in the cornice. Since the porch panels and windows were removed, the front elevation reveals a set of three casement windows, all of which have been replaced with vinyl, double-hung windows by the previous owner. All windows on the first floor, front elevation have masonry sills, whereas the second floor has additional masonry trim, with brick and masonry detailing between the windows. The west elevation of the house features an arched bay window with wood detailing. A brick chimney accentuates the east elevation. The house sits slightly elevated above the public walkway with a side driveway and an adjacent wood-paneled fence that encloses the lot to the west. Steps with short-pedestalled wing-walls greet the front public approach. A concrete, curved walk to the front porch divides the front lawn. The site of the proposed garage is directly behind the house and is connected to the driveway that runs along the southwest property line to the street.



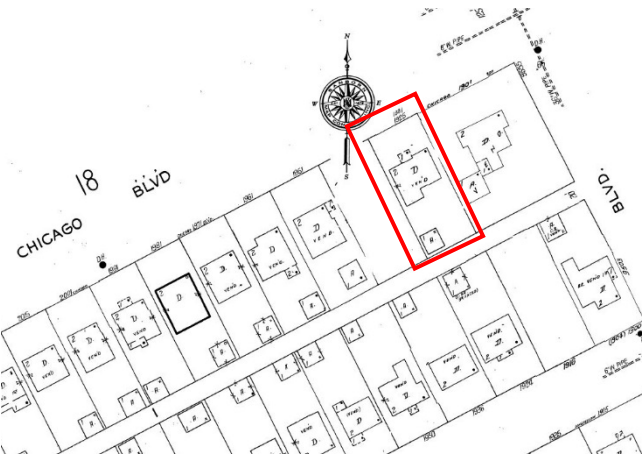
Site Photo 1, by Staff January 21, 2022: (North) front side



Site Photo 2 by historic records, 1980: (North) front side.

This property was before the Commission in April 2021, to address a series of violations regarding windows replaced with out approval. The Commission issued a denial for the replacement of forty-one (41) wood windows with vinyl windows. (See attached Notice of Denial.) Since this time, the property was transferred to new

ownership. Staff notified the new owner of this outstanding violation and invited the owner to address this violation in this application. The owner has decided to focus on the garage for now, with the stated intention of addressing the windows in the future.



Sanborn Map, Vol. 9, P033



Aerial of Parcel #08003005.

PROPOSAL

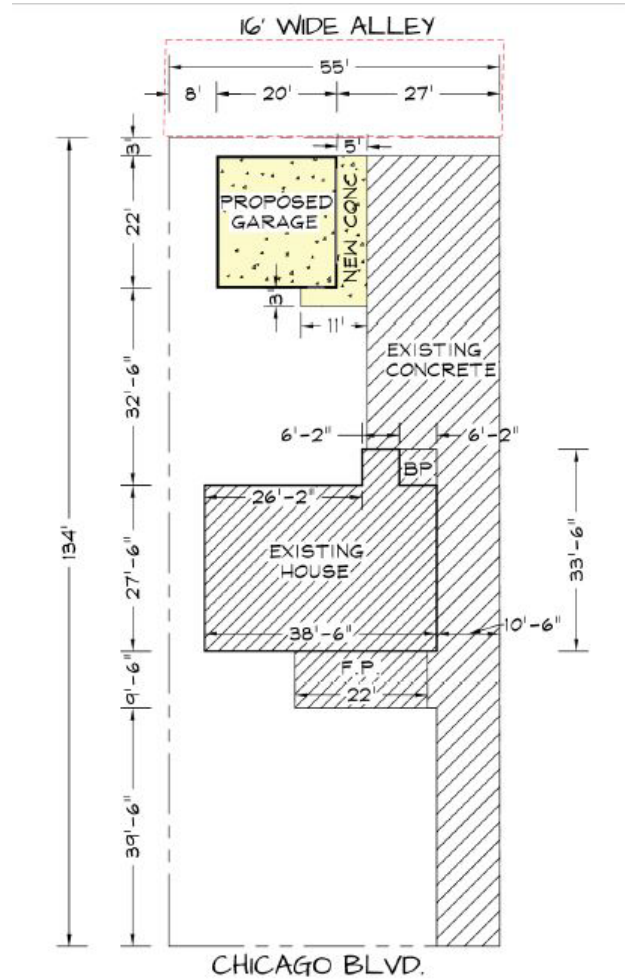
The applicant proposes to construct a 22' x 20' detached garage with new concrete footing/floor slab. There is no existing garage. A 5' x 25' apron would be added to the existing driveway to join the new garage. See also applicant photos and attachments:

Construction of New 22'x20' Garage (440 SF):

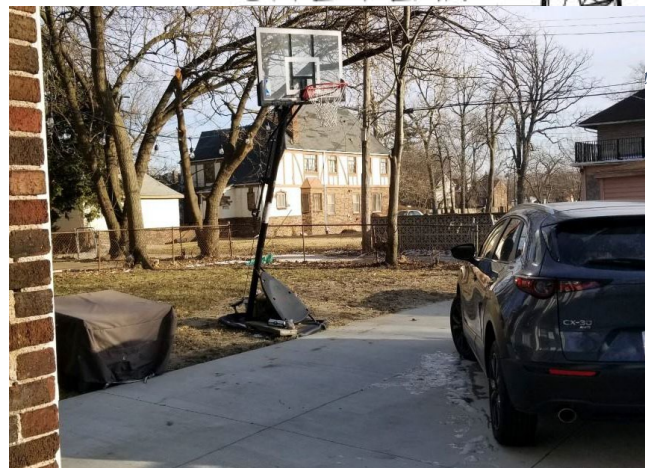
- Remove broken concrete and old ratwalls.
- Install new concrete for driveway apron area.
- Install new 22' x 20' concrete garage floor with 8" x 24" foundation beneath. Install re-rod in the ratwalls.
- Install two courses of 6" x 16" x 8" block around perimeter of garage floor. Leave block 5" from front wall.
- Build new 22' x 20' detached wood frame garage. 2'-0" front overhang, Hip roof style with 6/12 pitch.
 - Asphalt shingles: GAF Timberline – Dimensional, Color: Weatherwood -or- Comparable to match home
 - Drip Edge – Color: White
 - Two (2) #750 Roof Vents
- Install new 16' x 8' short panel O.H. door – Amaar - 16' x 8' Short Panel (1000 Series) Non-Insulated in Color: White - or- Comparable.
- Install ½ H.P. garage door opener with (2) remotes.
- Install 36" x 80" pre-hung 6 panel steel service door with lockset and deadbolt.
- Install one 36" x 36" vinyl slider window single pane – White.
- Install vinyl siding, vinyl soffits, aluminum trim and aluminum gutters:
 - Vinyl Siding – Certainteed Encore - Double 4" or 5" - Color: White
 - Perf. Vinyl Soffit – Color: White
 - Aluminum Trim – Color: White
 - Aluminum gutters 5" with Leaf Releaf – Color: White
- Install two (2) exterior coach lights, Hykolity Large wall lanterns, matte black, archtural outdoor sconces 17.8"x6x7.8" each.

Other Site work:

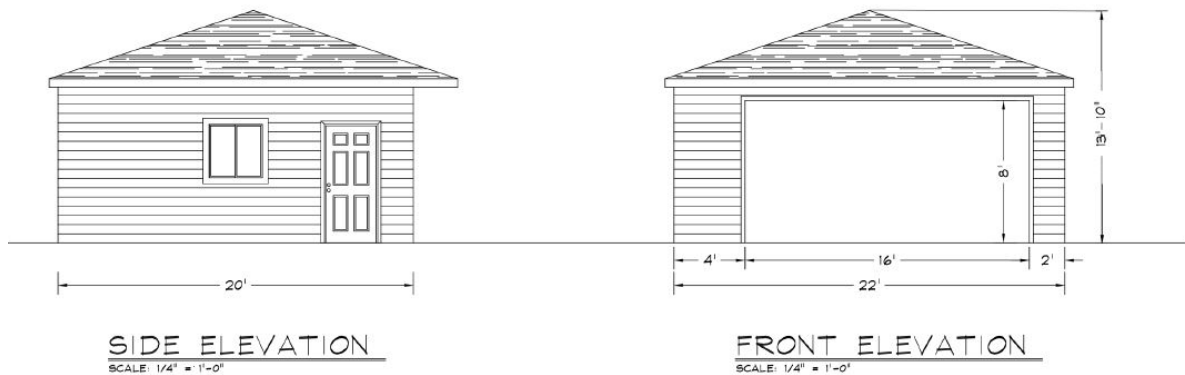
- A 5' x 25' apron is proposed to be added to the end of the driveway and adjacent to the garage.



SITE PLAN



Site Photo 3 by Applicant: (Southeast) rear side showing proposed garage site location.



Garage Elevations by Applicant: side and front elevations.

STAFF OBSERVATIONS AND RESEARCH

- Boston-Edison Historic District was established in 1974.
- Staff observed in the application material and identified by the applicant that vinyl siding was installed on the dormers of the house. This was added to the windows violations on the property. Staff has invited the applicant to address this violation in this application but has not received a response at the date of this report.
- Staff visited the site on January 21, 2022. Staff photographed the property from the public right-of-way and observed that the proposed garage location is largely blocked from public view by the house and the proposed size and roof pitch are within range of those in neighboring lots.
- Staff requested additional information, regarding the following, which Staff hasn't received full confirmation at the time of this report.:
 - Locations of the proposed exterior "coach lighting".
 - Color of the garage door.
 - Confirmation on the use of white vinyl siding for the exterior of the garage.
- It is staff's opinion that this proposed vinyl siding is not appropriate for this property and the historic context.
- Other than the use of vinyl materials (window, soffit, and siding) and aluminum trim, Staff observed that the location, pitch and design of the garage does not conflict with the design of the house.
- Staff observed that the "coach lights" appear too large for the scale of this garage.
- The proposed garage, with the hipped pyramid roof and steel doors are an appropriate design that complements the house and is aligned with the district's Elements of Design.

ISSUES

- Vinyl is not a historically appropriate material for the Boston-Edison Historic District or this particular property due to its appearance and concerns around longevity.
- Should the Commission find that the vinyl soffit and siding aluminum trim material is are inappropriate, Staff recommends that an alternative siding material such as fiber cement (ie., Hardie board) or wood siding, painted off-white, would be an appropriate material.
- Should the Commission find that the vinyl window material is inappropriate, Staff recommends that an alternative window, wood aluminum clad or wood window, trim painted off-white, would be an appropriate material.

RECOMMENDATION

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

It is staff's opinion that the proposed garage retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

Staff recommends the COA be issued with the following conditions:

- Applicant shall replace the vinyl siding, **vinyl soffits, aluminum trim** and vinyl window with a historically compatible material approvable by staff.
- **Applicant shall exchange the color white for siding, soffits, trim and gutter with off-white or a color found in Color System D or E. This color choice shall be reviewed by staff.**







April 20, 2021

NOTICE OF DENIAL

Mr. Freddy Antar
1925 Chicago St.
Detroit, MI 48206

RE: Application Number 21-7177; 1925 Chicago; Boston Edison Historic District

Dear Mr. Antar:

At the regular meeting that was held on April 14, 2021, the Detroit Historic District (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial for the below outlined items** which is effective as of April 20, 2021. Specifically, the Commission reviewed the permit for **the below-described work**, and determined that it *does not* qualify for a Certificate of Appropriateness because it does not meet the Secretary of the Interior Standards for Rehabilitation, Standards #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided,* #5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved,* 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence,* and #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment:*

- The replacement of forty-one (41) wood windows with vinyl windows as outlined in the submitted application.

Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the Michigan Department of Attorney General.

Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey
Michigan Department of Attorney General
2nd Floor G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909
P: 517-335-0665
F: 517-335-3088
Email: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Daniel Rieden
Staff
Detroit Historic District Commission

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 1/10/22

PROPERTY INFORMATION

ADDRESS: 1925 CHICAGO AKA: _____

HISTORIC DISTRICT: BOSTON EDISON

SCOPE OF WORK: (Check ALL that apply)

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

APPLICANT IDENTIFICATION

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

NAME: FRANK MASTROIANNI COMPANY NAME: ITALY AMERICAN CONSTRUCTION

ADDRESS: 8401 N. TELEGRAPH RD CITY: DEARBORN HGTS STATE: MI ZIP: 48127

PHONE: (313) 278-7500 MOBILE: _____ EMAIL: PERMITS@IAC1954.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) BLD2021-07422
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

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

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

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

SUBMIT COMPLETED REQUESTS TO

HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

• Date: 1/10/22

PROPERTY INFORMATION

• Address: 1925 CHICAGO 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)
BUILD 22' X 20' DETACHED GARAGE. NO GARAGE THERE CURRENTLY.

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: KEVIN KENDRICK Company Name: _____
• Address: 1925 CHICAGO City: DETROIT State: MI Zip: 48206
• Phone: (312) 533-5444 Mobile: _____
• Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: FRANK MASTROIANNI Company Name: ITALY AMERICAN CONSTRUCTION
Address: 8401 N. TELEGRAPH RD City: DEARBORN HGTS State: MI Zip: 48127
Phone: (313) 278-7500 Mobile: _____ Email: PERMITS@IAC1954.COM
City of Detroit License #: LIC2001-01717

• **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: FRANK MASTROIANNI Signature: Frank Mastroianni Date: 1/10/22
(Permit Applicant)

• Driver's License #: M236261001777 Expiration: 10/09/25
Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

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



Detroit Historic Commission
2 Woodward Ave. Suite 808
Detroit, MI. 48226

Project Review Request
RE: 1925 Chicago

To whom it may concern,

Italy American Construction is applying for a permit to build a garage at 1925 Chicago in the Boston Edison Historic District. There is currently no garage on the property, so we plan to remove the broken concrete and old ratwalls, install new concrete and ratwalls, then build a 22' x 20' garage. Since the house already has vinyl siding, we are proposing to use vinyl siding on the garage. We have provided pictures showing the vinyl siding on the home. The siding we plan on using will match what is on the home in color and style.

SCOPE OF WORK:

- Remove broken concrete and old ratwalls.
- Install new concrete for driveway apron area.
- Install new 22' x 20' concrete garage floor with 8" x 24" foundation beneath. Install re-rod in the ratwalls.
- Install two courses of 6" x 16" x 8" block around perimeter of garage floor. Leave block 5" from front wall.
- Build new 22' x 20' detached wood frame garage. 2'-0" front overhang. Hip roof style with 6 / 12 pitch.
- Install new 16' x 8' short panel O.H. door – White.
- Install ½ H.P. garage door opener with (2) remotes.
- Install 36" x 80" pre-hung 6 panel steel service door with lockset and deadbolt.
- Install one 36" x 36" vinyl slider window single pane – White.

MATERIALS

Roofing:

Asphalt shingles: GAF Timberline – Dimensional, Color: Weatherwood -or- Comparable to match home
Drip Edge – Color: White
(2) #750 Roof Vents

Siding:

Vinyl Siding – Certainteed Encore - Double 4" or 5" - Color: White
Perf. Vinyl Soffit – Color: White
Aluminum Trim – Color: White
Aluminum gutters 5" with Leaf Releaf – Color: White

Garage Door:

Amaar - 16' x 8' Short Panel (1000 Series) Non-Insulated in Color: White - or- Comparable



ITALY AMERICAN CONSTRUCTION CO., INC.

8401 N. Telegraph
Dearborn Heights, MI 48127
(313) 278-7500
(313) 278-7501 Fax
1-877-98-ITALY Toll-Free
www.italyamerican.com

RESIDENTIAL & COMMERCIAL
COMPLETE MODERNIZATION & CUSTOM GARAGE BUILDERS

JOB #
TG 2107

SPECIFICATIONS AND CONTRACT

140 W. Highland Rd.
Highland, MI 48357
1-877-98-ITALY
LICENSED, BONDED & INSURED
STATE LICENSE NO. 48313

Name MR. KEVIN KENDRICK Date 11-3-21 Lot No. _____
Address 1925 CHICAGO BLVD. Home Phone 533-5444 Lot Size _____
City DETROIT County WAYNE Zip 48206 Page _____
Directions W. CLAIRMOUNT + S.W. WOODWARD Between Sts. _____

This Agreement made this 3RD day of NOV., 2021 by and between MR. KEVIN KENDRICK of 1925 CHICAGO BLVD., hereinafter called Owner, and Italy American Construction Co., Inc. of 8401 N. Telegraph Rd., Dearborn Heights, MI 48127, or 140 W. Highland Rd., Highland, MI 48357, hereinafter called Contractor. Owner and Contractor for the considerations hereinafter named agree as follows: Unless otherwise specified herein the Contractor shall furnish all of the materials and perform all of the work hereinafter set forth.

(1) REMOVE BRICK CONE + OLD PATIWAYS (2) EXCAVATE FOR NEW FLOOR 18' X 24'
PATIWAYS, RODS IN PATIWAY + MESH IN FLOOR (2) 6' X 16' X 8'
BLOCK, DAMPROOF EXT. (3) LEAVE BLOCK 5" FROM FRONT / BUILD 22' X 20'
2' WITH HIP, OSB DAMPROOF, VINYL ALUM. TRIM, GUTTERS WITH LEAF RELIEF

CONCRETE / MASONRY / SITE PREP

Removing thicker and/or reinforced concrete is an additional cost to contract price

Miss Dig NO 6" Flatwork Nominal NO
Demo NO Base COMPACTED CRUSH
Concrete Breakout PART OF FLOOR Ratwall 8' X 24'
Asphalt Removal NO Footing NO
Sod/Dirt Removal YES Build-up NO
Garage Floor YES Brick/Block Work 2 SIDES
Driveway/Apron/Patio/Approach NO Wire/Fiber Mesh FLOOR ONLY
Re-Rod Pin to existing NO
Walk Fence/Gate Removal YES
4" Flatwork Nominal YES Conduit YES In Floor YES
6 Bag Mix Nominal NO Bolts 6" OC + 1" IN CONCRETE

STRUCTURAL SPECIFICATIONS

Size 22' X 20' Style HIP
Front O.H. 2' Roof Pitch 6/12
Studs 8" - 16" O.C.
Roof Sheathing 7/16" Wall Sheathing 7/16" Firewall YES
House Wrap YES Top Plate(s) DOUBLE
Treated Bottom Plate YES (6" X 1" Cornice) OPEN 1" SPACIT
Metal Wind Braces YES Triple Corner Studs YES
Truss NO Rafter 2" X 4" X 4" Collar Ties YES
Cross Ties 5-2" X 4" Hangers YES H Ties YES
Reverse Ties 2-2" X 4" Brick Front NO
Overhead Door Size 16' X 8' SHORCE PANEL 45' Corners _____
Overhead Door Style SHORT PANEL Color _____
Door Opener & Accessories 1/2 OPENCH 2 HTS
Service Door w/Lockset 36" (6 PANEL) Deadbolt YES
Window Size & Type 1-36" X 50" WHITE SLIDER SINGLE PANEL

ELECTRICAL SPECIFICATIONS

If existing electrical service does not meet code, any extra cost will be added to original contract price

New Service NO Existing Service YES
Move Meter NO Interior Wall Outlets 3
Interior Lights 2 Single Switches 2 3 Way NO
Coach Lights 2 Flood Lights NO Exterior G.F.I. 1
Door Opener Outlet 1 Elec. Trench Filled NO

ROOFING SPECIFICATIONS

Color _____ Clean-up YES
Type DIMENSIONALS Ice Guard NO
Felt ROOF DECK Vents 2-ROOF #750
Drip Edge Color WHITE

SIDING SPECIFICATIONS

Type VINYL D-4 BR Color WHITE
Trim ALUM. Color WHITE
Soffit WHITE Perf. 15 Color VINYL
Gutters 5" WITH LEAF RELIEF Color WHITE
Posts NO Railings NO

SPECIAL NOTES

INSTALL (2) COURSE OF 6" BLOCK
AROUND BACK + (2) SIDES, LEAVE 5" FROM
FRONT (SEE SKETCH)

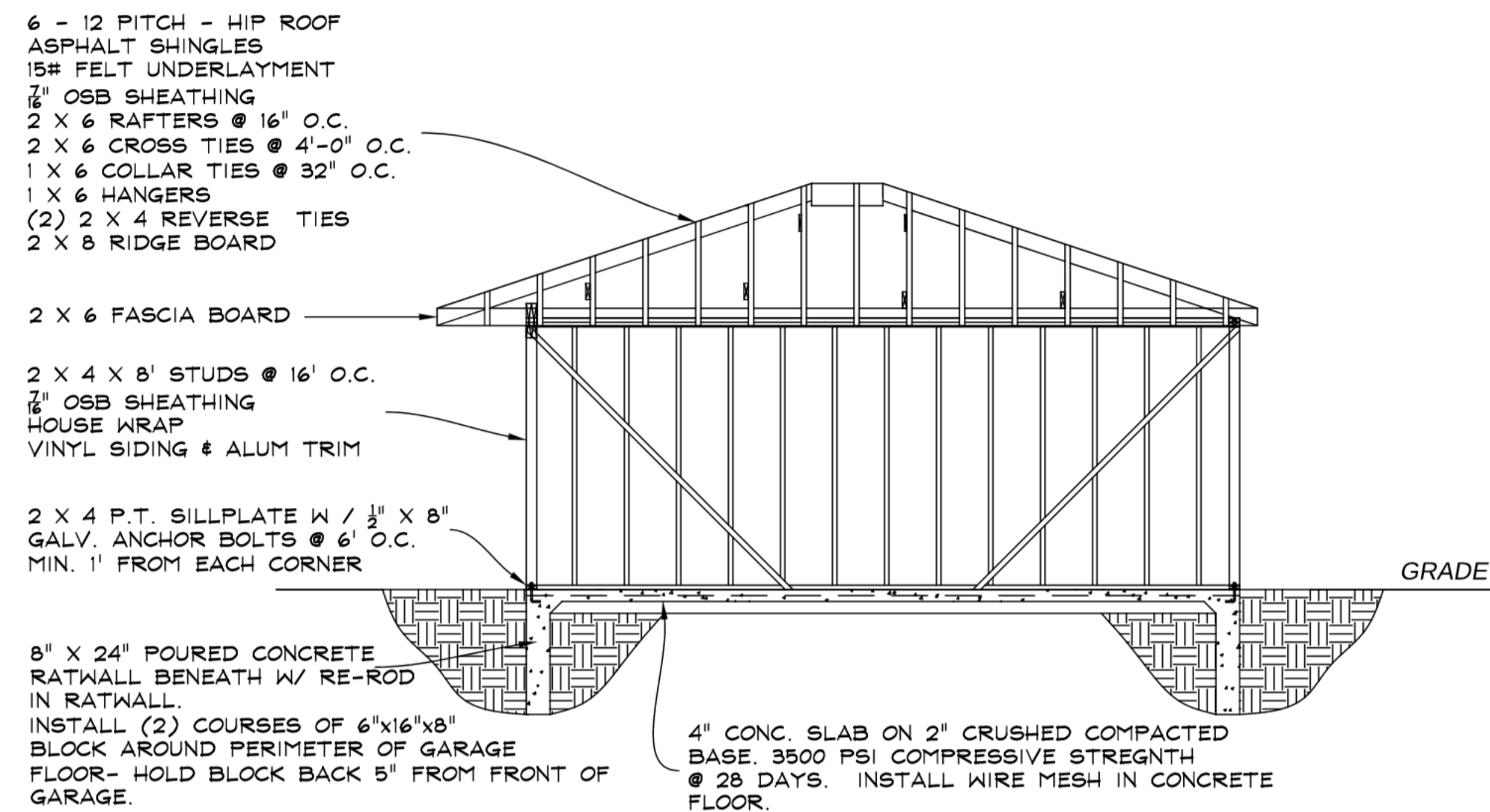
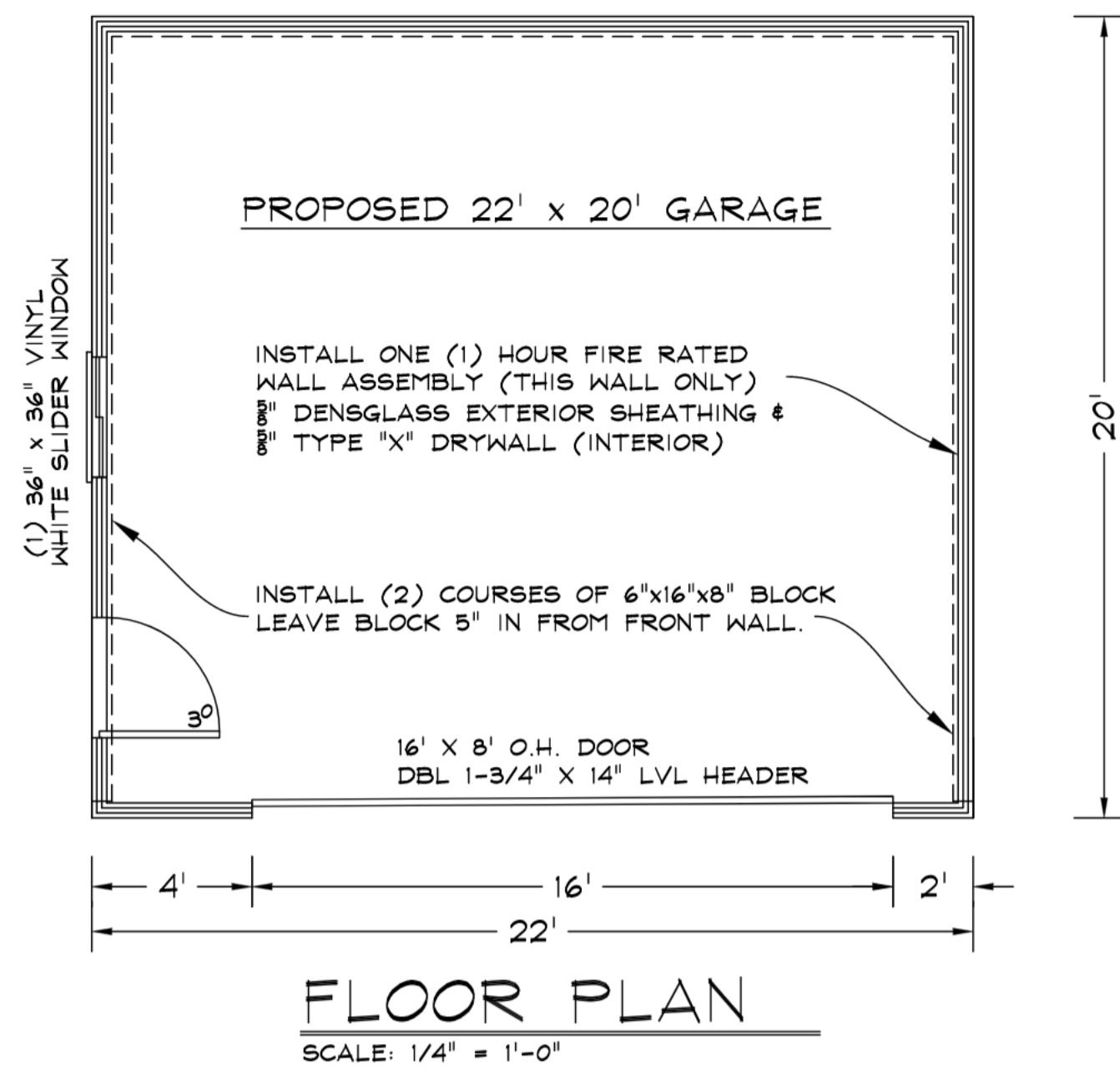
PAYMENT: I/We, the Owner(s) MR. KEVIN KENDRICK shall pay the Contractor for the performance of the Agreement, subject to additions and deductions provided therein as follows: TOTAL CONTRACT PRICE: _____

DOWN _____ SIGN (MAILED IN) _____
_____ CONC. _____
_____ upon substantial completion of the work.

****NOTE: Contract price pending City plan review and approval. Any changes could result in a change of total contract price.**
THE AGREEMENT: This Agreement constitutes the entire understanding and agreement of the parties, and no other understanding, warranties, or representations, collateral or otherwise, shall be binding unless in writing and signed by both of the parties. Unless work and materials therefor are specified herein, the same is excluded and Contractor is not to perform or provide same. Contractor is not bound by any oral expression or representation by its agents purporting to act on its behalf, or by any commitment or arrangement not specified in this Agreement. All prior discussions, quotations and negotiations are merged on this Agreement.
OWNER'S RIGHT TO CANCEL: IF THIS AGREEMENT WAS SOLICITED AT YOUR RESIDENCE AND YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY MAILING A NOTICE TO THE CONTRACTOR. THE NOTICE MUST SAY THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE MAILED BEFORE MIDNIGHT ON THE THIRD BUSINESS DAY AFTER YOU SIGN THIS AGREEMENT. THE NOTICE MUST BE MAILED TO: ITALY AMERICAN CONSTRUCTION CO., INC., 8401 N. TELEGRAPH RD., DEARBORN HTS., MI 48127.
CANCELLATION: If Owner cancels this Contract at any time before Contractor begins work, except as expressly permitted by law, he agrees to pay Contractor an amount equal to its loss of profits forthwith as damages which the parties agree is fair and reasonable compensation, plus any costs actually expended by Contractor in connection with this Agreement.
CONTRACT BECOMES EFFECTIVE: This Agreement shall become binding and effective either: (a) When actual performance of work has been commenced; or (b) When this Agreement has been accepted by the Contractor at its office by a duly authorized officer. Contractor will deliver its acceptance to Owner or send notice of acceptance to Owner by regular mail. However actual receipt of such notice is waived by Owner.
OWNER'S ACKNOWLEDGEMENTS: Owner hereby acknowledges receipt of a duly executed duplicate copy of this Agreement at the time of its execution with all the blank spaces filled in to the extent applicable to this project.
By the execution of this Agreement on the day and year first above written Owner acknowledges that he has read this Agreement, including specifications and drawings, if any, included herein, before signing and hereby further acknowledges that he understands all covenants and conditions herein.
THE TERMS AND CONDITIONS ON THE REVERSE SIDE AND ALL SUBSEQUENT PAGES, INCLUDING ANY ATTACHED DRAWINGS, AND THEIR REVERSE CONSTITUTE A PART OF THIS AGREEMENT AND ARE SPECIFICALLY INCORPORATED HEREIN BY REFERENCE.

ACCEPTED (date) 11-3-21 _____ 20_____
ITALY AMERICAN CONSTRUCTION CO., INC.
By Tom Mastroianni Representative
TOM MASTROIANNI Contractor
Kevin Kendrick Purchaser
Co-Purchaser

NO VERBAL AGREEMENTS RECOGNIZED



GENERAL NOTES

- THESE PLANS ARE PROTECTED BY COPYRIGHT AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE AUTHOR
- APPLICABLE BUILDING CODES ARE AS FOLLOWS:
 - MICHIGAN RESIDENTIAL BUILDING CODE 2018
 - CITY OF DETROIT BUILDING CODE
 - CITY OF DETROIT ZONING CODE
- PRIOR TO THE START OF CONSTRUCTION, THE LICENSED CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WORK TO COMMENCE
- ALL FEDERAL, STATE, AND LOCAL CODES SHALL BE CONSIDERED A PART OF THE SPECIFICATIONS OF THE BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN CONFLICT WITH THIS DOCUMENT
- ANY CHANGES REQUESTED TO PLANS PRIOR TO CONSTRUCTION MUST BE REPORTED IN THE MANNER DICTATED BY THE AUTHOR OF THIS DOCUMENT AND AGREED TO BY BOTH CUSTOMER AND AUTHOR
- APPROVAL OF THESE PLANS BY THE REQUIRED MUNICIPAL REVIEWER SIGNIFIES A THOROUGH REVIEW AND ADHERENCE TO THE REQUIRED INSPECTION SCHEDULE BY THE CONTRACTOR LIMITS THE INDEMNITY OF THE MUNICIPALITY

CONSTRUCTION NOTES

- DRAWING PAGES WILL BE SCALED ON EITHER (24\"/>

GENERAL SITE NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO LOCATE ALL TREES AND VERIFY ALL EXISTING GRADE LEVELS
- IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO LOCATE ALL SITE UTILITIES PRIOR TO OR DURING CONSTRUCTION AND THE HOMEOWNER SHALL BE RESPONSIBLE FOR EXISTING AND FUTURE SPRINKLER HEADS
- GENERAL CONTRACTOR OR PERMIT HOLDER WILL VERIFY ALL SITE MEASUREMENTS PRIOR TO SITE (1) SOIL EROSION AND (2) STORM WATER RUN OFF DURING CONSTRUCTION
- WHEN POSSIBLE, IT SHALL BE COMMON PRACTICE TO LOCATE BUILDING SERVICE MODULES (SUCH AS METERS, CLEAN OUTS, VENT STACK, ETC.) OUT OF DIRECT LINE OF SIGHT FROM THE STREET

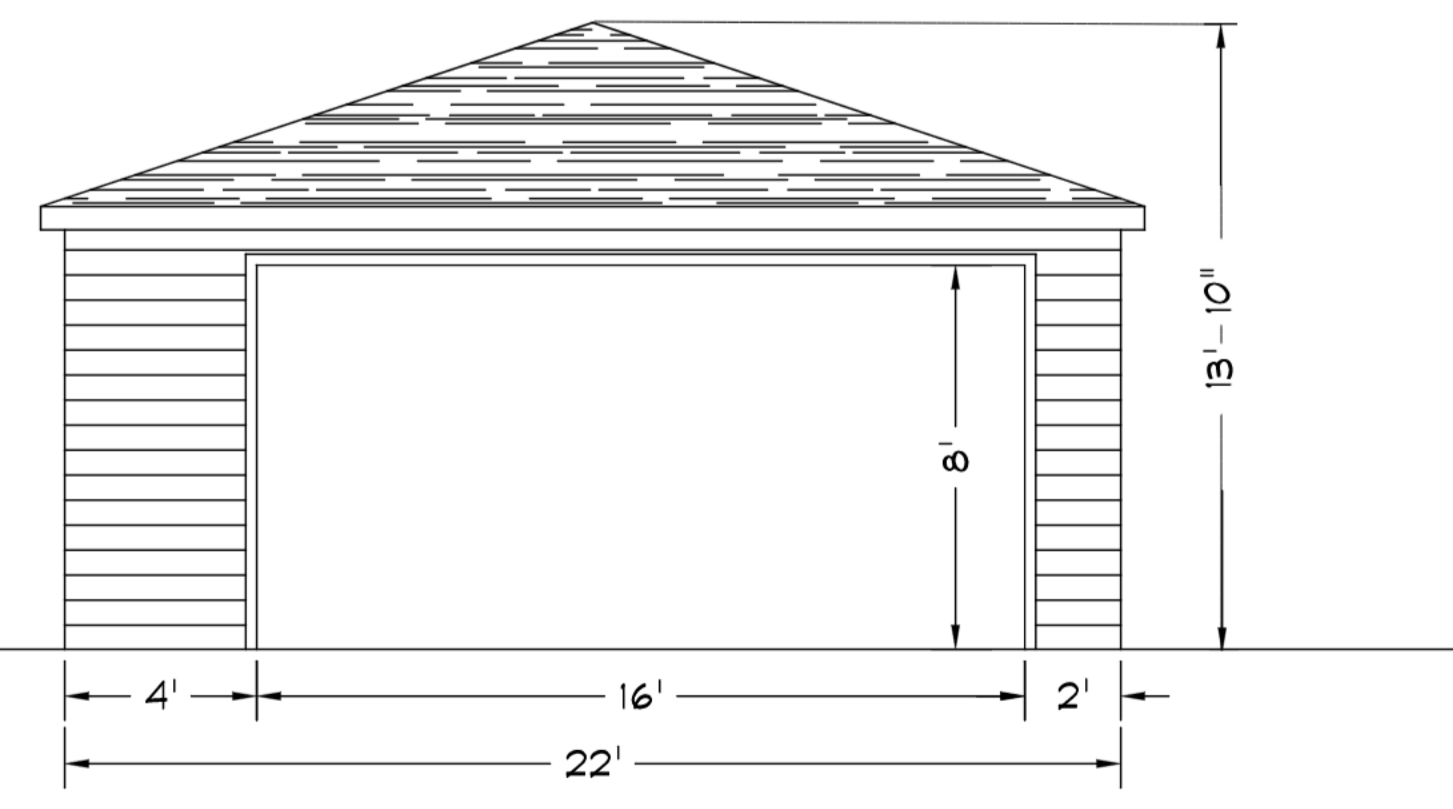
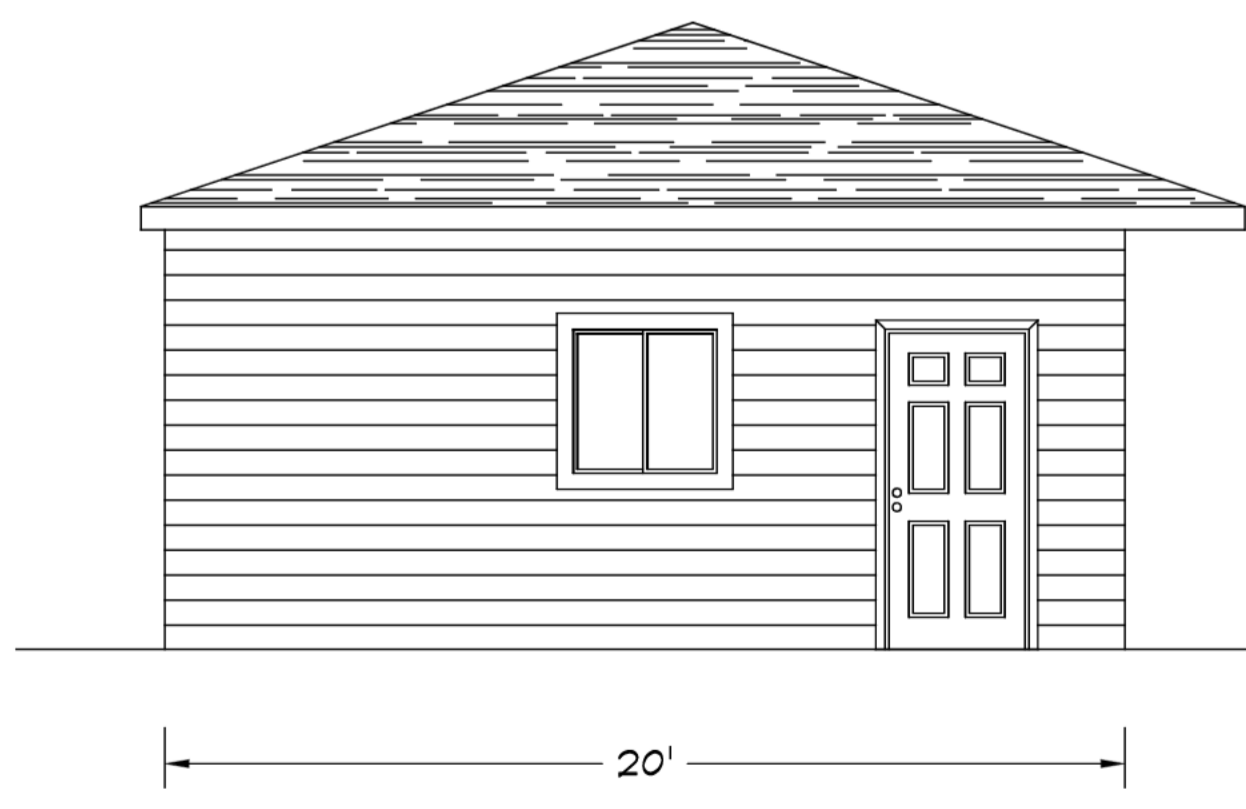
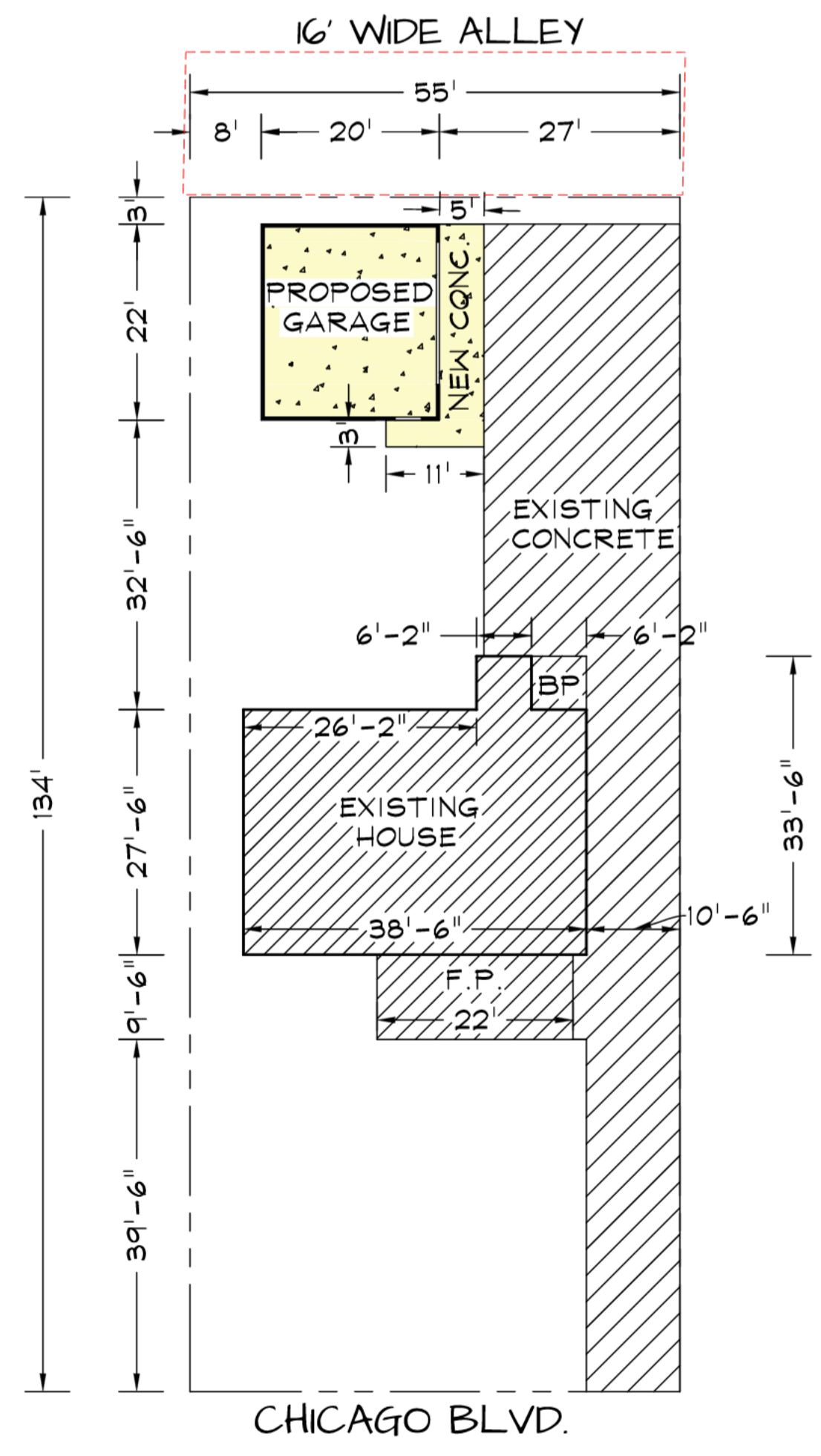
FDTN. & CONC. NOTES

- FROST DEPTH IS ASSUMED TO BE 42\"/>

CONTRACT NOTES

- INSTALL NEW CONCRETE FOR DRIVEWAY APRON AREA AS SHOWN.
- INSTALL NEW 22' X 20' CONCRETE GARAGE FLOOR W / 8\"/>

134' X 55' = 7370 SQFT
 TOTAL STRUCTURES: 1535.95 SQFT
 IMPERVIOUS SURFACES: 2454.45 SQFT



KENDRICK RESIDENCE
 1925 CHICAGO BLVD.
 DETROIT, MI 48206
 586-296-9773

PROPOSED 22' x 20' GARAGE
 CONCRETE FLATWORK

SHEET INDEX	
DESCRIPTION	
A.001	GENERAL NOTES SITE SURVEY GARAGE FLOOR PLAN SECTION ELEVATIONS

SET ISSUE DATES	
DATE:	ISSUE:
12/01/21	APPLY FOR PERMIT

SHEET NOTES	
REF:	NOTES:
	DRAWN BY: RM
	CHECKED BY:

SHEET No.
 A-1
 PAGE 1 OF 1

FRONT OF 1925 CHICAGO



BACK OF 1925 CHICAGO



LEFT SIDE



RIGHT SIDE



VINYL SIDING ON HOME



BACKYARD – NO GARAGE CURRENTLY



BACKYARD



GAF Timberline[®] HDZ[™]
High Definition[®] Shingles



America's #1-selling shingle just got better!

The same shingle you know and love, now with LayerLock[™] Technology which powers the industry's widest nailing area.



Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.¹
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.²
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for

durability, strength, and exceptional wind uplift performance.

- **StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.³
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.⁴
- **Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 1/8" (337 x 1,000 mm)
- Exposure: 5 3/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection³
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁵
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

Colors & Availability:



¹ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

³ StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

⁴ To be mixed on one roof, Timberline® HDZ™ Shingles and Timberline HD® Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD® installation instructions.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™



Encore™

Siding

Life happens here.™

CertainTeed
SAINT-GOBAIN



Installing vinyl siding is a smart investment, with **one of the highest returns** of any major home remodeling project when it's time to sell.

74.7%

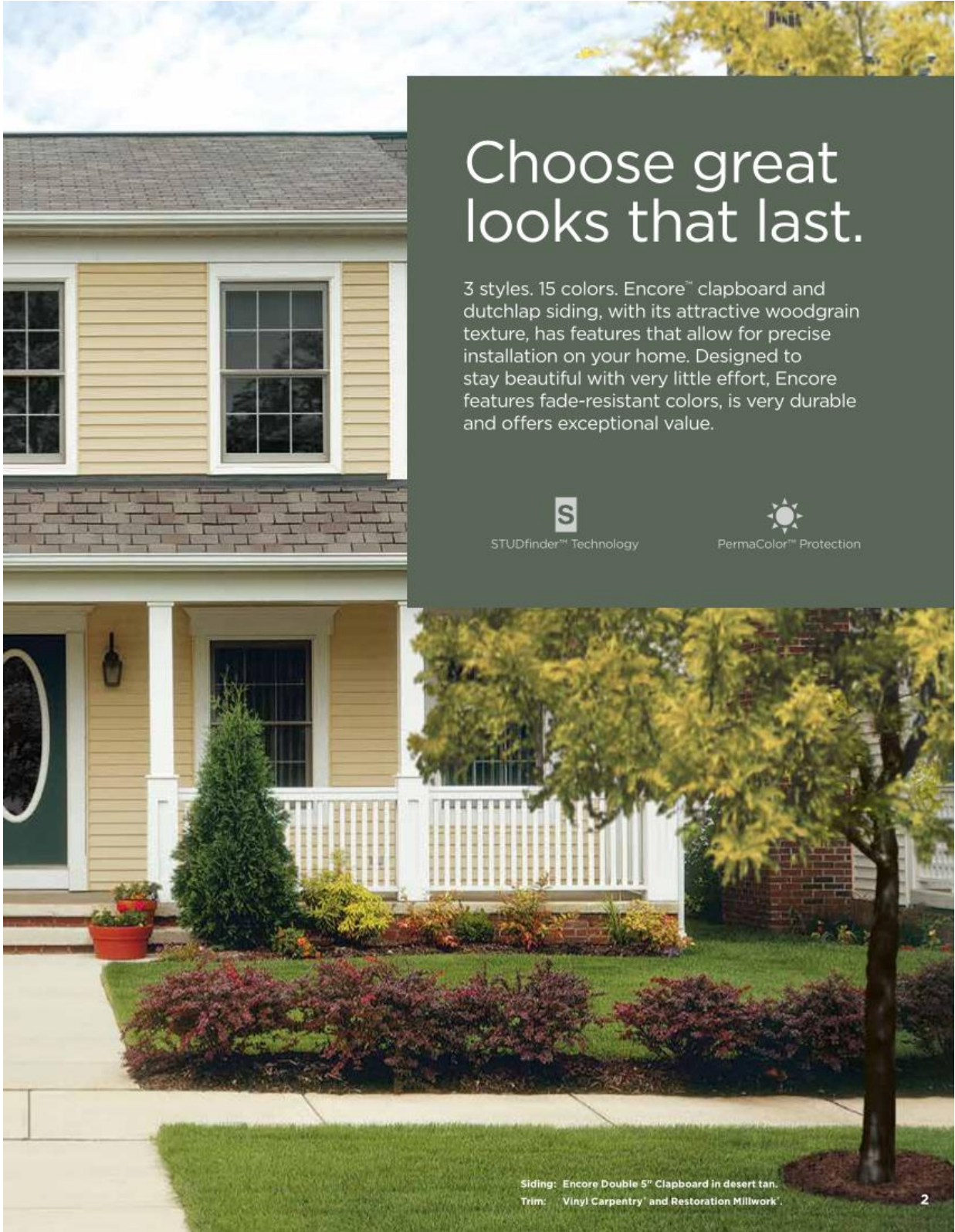
Return on investment
for vinyl siding

Source: *Remodeling* magazine
2020 Cost vs. Value Report

On Cover:

Siding: Encore Double 4" Clapboard in castle stone.

1 Trim: Vinyl Carpentry[®] and Restoration Millwork[®].



Choose great looks that last.

3 styles. 15 colors. Encore™ clapboard and dutchlap siding, with its attractive woodgrain texture, has features that allow for precise installation on your home. Designed to stay beautiful with very little effort, Encore features fade-resistant colors, is very durable and offers exceptional value.

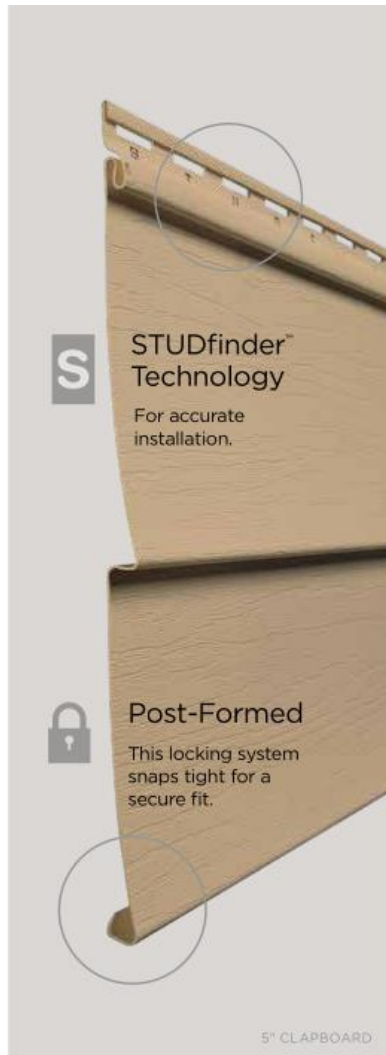


STUDfinder™ Technology



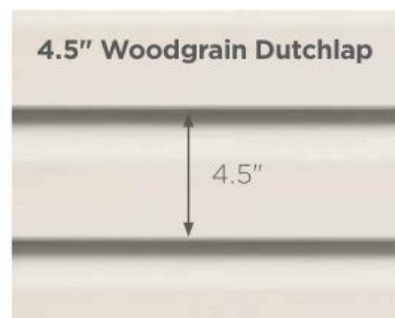
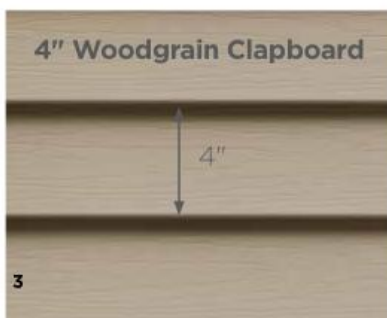
PermaColor™ Protection

Siding: Encore Double 5" Clapboard in desert tan.
Trim: Vinyl Carpentry® and Restoration Millwork®.



3 Styles. Great features.

Encore consists of traditional styles with European roots: Clapboard and Dutchlap. The Clapboard style is the most traditional and found in all parts of the United States. The Dutchlap style provides strong shadow lines and is highly popular in the Mid-Atlantic region.





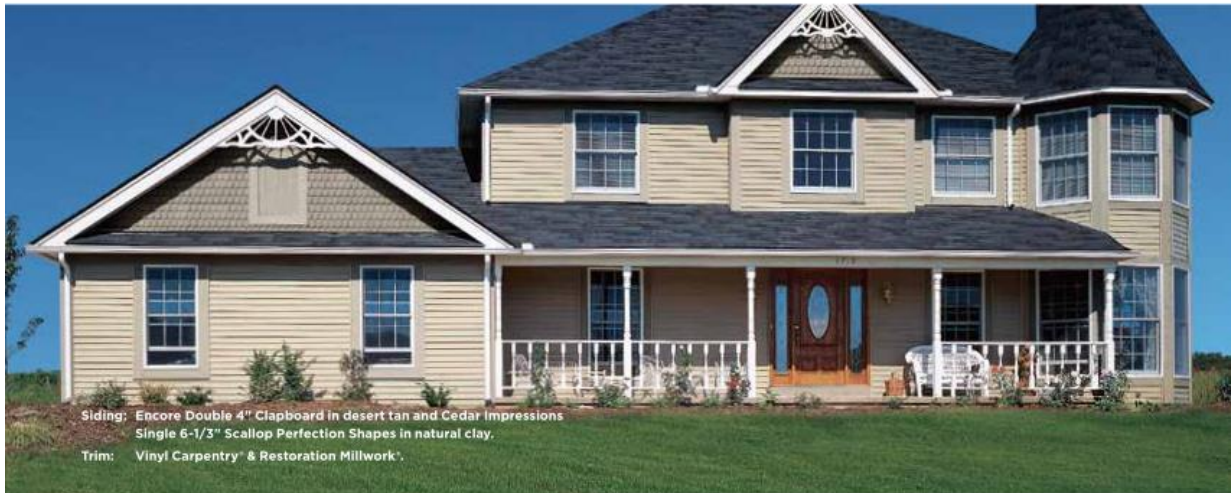
15 Long-Lasting Colors



PermaCOLOR™ System assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, CertainTeed backs their vinyl siding with PermaCOLOR Lifetime Fade Protection.



Encore is better...



Siding: Encore Double 4" Clapboard in desert tan and Cedar Impressions
Single 6-1/3" Scallop Perfection Shapes in natural clay.
Trim: Vinyl Carpentry® & Restoration Millwork®.

...for safety.

STUDfinder™ is an installation system with letters on the Encore panel nail hem to ensure proper nailing to wood studs, to protect you from unwanted dangers such as damaged pipes or wires, or exposed nails.



Without STUDfinder



With STUDfinder



...for protection.

When installed with Encore siding, CertaWrap™ Weather Resistant Barrier is the added layer of protection against air and moisture damage.

...for peace of mind.



Warranty

Encore has a lifetime limited warranty.



Trusted Brand

CertainTeed siding is the brand preferred by building professionals and homeowners, from surveys conducted by national trade magazines. CertainTeed is an industry leader for over 100 years.



Sustainable

CertainTeed vinyl siding offers significantly lower environmental impact than other cladding options.*

*Based on life cycle assessment studies conducted through the National Institute of Standards and Technology (NIST)

We can help with your decisions.



Color and Design Tools
www.certainteed.com/colortools

What is your color and design comfort level?

NOVICE

You are not sure about colors and are not sure where to start.

ColorCoach™

Gives you a virtual swatchbook to get started.



Trim-It™

Creates distinction with a wide offering of accent and decorative trim products from both composite and vinyl product lines.



INTERMEDIATE

You understand color and enjoy experimenting with color combinations but aren't exactly sure which color direction you want to go.

COLORVIEW™

EXTERIOR STYLE & COLOR SELECTOR

Online

Mix and match colors and styles on a wide variety of pre-populated home styles to get ideas.



EXPERT

You already know what colors you want to use, but would like to see how the products available in your color theme will look together on your home.

COLORVIEW™

EXTERIOR STYLE & COLOR SELECTOR

DIY

Immediately begin designing by uploading a project picture and quickly mix and match products on your own project.



OR

Pro

Have a photo of your home professionally masked in a few days so you can visualize in ColorView tool.



CertainTeed products are designed to work together and complement each other in color and style to give your home a beautiful finished look.

Polymer Shakes and Shingles



FOLLOW US
facebook.com/CertainTeed



WATCH OUR VIDEOS
youtube.com/certainteedsaintgobain



CertainTeed

CEILING • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

20 Moores Road Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

© 01/21 CertainTeed, Printed in the USA, Code No. FT538

Encore™

Vinyl Siding

General Description: Encore™ siding provides the look of wood siding, but does not require the upkeep common to wood. Encore siding is available in a selection of profiles and finishes. It is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. It is also ideal for remodeling.

Styles:

Profile	Finish	Panel Projection (Nominal)	Wall Thickness	Lock Design	Colors	Accessory Pocket
Double 4" Clapboard	Woodgrain	1/2"	.040"	Post-formed	15	1/2", 5/8" or 3/4"
Double 5" Clapboard	Woodgrain	1/2"	.040"	Post-formed	15	1/2", 5/8" or 3/4"
Double 4½" Dutchlap	Woodgrain	1/2"	.040"	Post-formed	15	1/2", 5/8" or 3/4"

Colors: Encore siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

Buckskin (41)*	Desert Tan (07)	Natural Clay (60)	Seagrass (30)
Castle Stone (37)	Heritage Cream (11)*	Oxford Blue (32)	Snow (31)
Colonial White (01)	Herringbone (04)	Sandstone Beige (15)	Sterling Gray (33)
Cypress (42)	Light Maple (55)	Savannah Wicker (59)	

**not available in D5" profile*

STUDfinder™: The patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics. Nail slots are positioned 16" on center to allow for alignment with studs. STUDfinder graphics centered at each slot provide a quick and easy guide to help locate studs.

Accessories: CertainTeed manufactures a wide range of siding accessories that are compatible with Encore siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: Encore siding products are produced using PVC resin.

Technical Data: Encore siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D3679, and the requirements of the 2015, 2018 and 2021 International Residential Code and International Building Code, the 2020 Florida Residential Code and Florida Building Code, and the 2019 California Residential Code and California Building Code. Encore siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.
NFPA 268	Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

Wind Load Testing: CertainTeed Encore siding has been tested per ASTM D 5206 standard test method for wind load resistance to withstand negative wind load pressures and their mph equivalents as shown in the chart below. All products exceed industry standards for wind load performance. Check with your local building inspector for wind load requirements in your area for the type of structure you are building.

Table 2

Product	Fastener Spacing		2015/2018 IBC/IRC			2021 IBC/IRC		
			Standard Design Pressure Rating	Maximum Windspeed (mph)		Standard Design Pressure Rating	Maximum Windspeed (mph)	
				ASD	ULT		ASD	ULT
Double 4" Clapboard	Nails	16" o.c.	108.0	212	273	71.1	172	222
Double 4-1/2" Dutchlap	Nails	16" o.c.	64.8	164	212	46.7	139	180
Double 5" Clapboard	Nails	16" o.c.	80.2	183	236	51.1	146	188

* Windload calculations based on ASTM D3679, ASCE 7-10, 30ft High, Exposure B

Documents: CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications:
 Texas Department of Insurance Product Evaluation EC-11
 Conforms to ASTM Specification D3679
 ICC-ES Evaluation Report ESR-1066
 Florida BCIS Approval FL1573
 Florida BCIS Approval FL12483
 For specific product evaluation/approval information, call 800-233-8990.

Installation: Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

Warranty: CertainTeed supports Encore siding products with a Lifetime Limited Warranty including PermaColor Lifetime Fade Protection to the original homeowner. The warranty is transferable if the home is sold.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be Encore Vinyl Siding as manufactured by CertainTeed Siding, Malvern, PA. The siding shall have a .040" nominal thickness. Installation shall be in accordance with manufacturer's instructions.

Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at certainteed.com.



My Favorites (0 items)

Live Chat

View a Door on My Home



Find A Dealer
Get A Quote

Enter zip code

Submit

Residential

Commercial

Dealer Log-in

Garage Doors

Openers

Accessories

Before You Buy

Service & Support

Product Reviews

★★★★★

Traditional :: Steel Doors

AMARR® STRATFORD

Overview

Door Builder

Features

Style Guide

Gallery

Support

BUILD YOUR DOOR

- Make selections in order shown - Design, Window, Color and Construction.
- Available options may vary based on design, color and construction selections.
- Once all selections are complete save your door design to your favorites to share with others.

1 Select door design: Short Panel

Showing 1 of 4



2 Select window: Short Panel

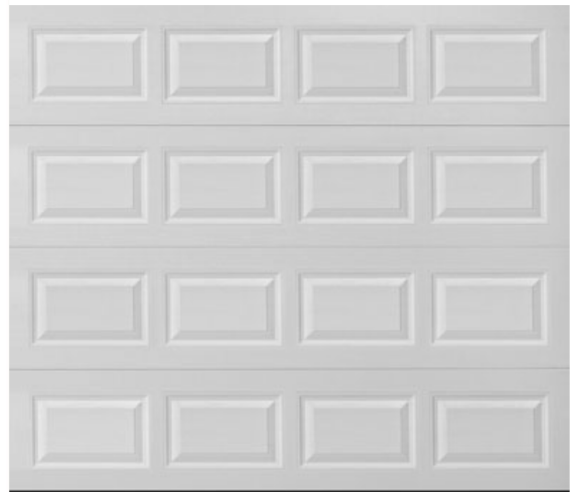
Showing 1 of 5 out of 21



With **Mosaic Window Options** you decide the number and location of windows to create the door design you want.

See [Mosaic Windows Options](#) page or [Style Guide](#) for more information and design ideas. Mosaic Window Options not shown in Door Summary or Door Builder image.

Need Some Help?



DOOR SUMMARY

Door Design: Short Panel

Windows: Short Panel

Color: True White

Construction*: Stratford ST1000

Decorative Hardware: Amarr

Lock



Find A Dealer

Save to Favorites

Hello
Select your address

Tools & Home Improvement ▾

Hello, Sign in
Account & Lists ▾

Returns & Orders **0**

All Best Sellers Amazon Basics New Releases Customer Service Today's Deals Prime ▾ Boo

Black is remarkable

Sign in

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling F Smart Home

New customer? [Start here.](#)

1,768

Tools & Home Improvement › Lighting & Ceiling Fans › Outdoor Lighting › Porch & Patio Lights › Wall Lights

Sponsored



Roll over image to zoom in



hykolity Large Size Dusk to Dawn Outdoor Wall Lanterns, Matte Black Porch Lights, Exterior Wall Lighting, Anti-Rust Architectural Outdoor Sconces, ETL Listed, 2 Pack

Visit the [hykolity Store](#)

1,578 ratings

Amazon's **Choice** in Patio Wall Light Fixture by hykolity

\$ **109**⁹⁹ (\$55.00 / Count)

& **FREE Returns**

Get \$60 off instantly: Pay ~~\$49.99~~ ~~\$109.99~~ upon approval for the Amazon Prime Store Card. No annual fee.

Light fixture form	Sconce
Indoor/Outdoor Usage	Outdoor, Indoor
Power Source	Corded-electric
Room Type	Entryway, Patio
Material	Glass, Metal

About this item

- ✓ **DUSK TO DAWN LIGHT EFFICIENCY**- Photocell control provides nighttime on, daytime off to ensure efficient energy usage to save you money.
- ✓ **BULB REQUIREMENTS**- 2x E26/Medium Base 60W Bulbs, 60W Max Wattage (LED Bulbs Not Included).
- ✓ **WONDERFUL AMBIENT LIGHTING** - This wall sconce lighting is decorative wall-mounted fixture that provides a beautiful light for entryway, doorway, foyer, corridor, balcony, patio and porch.
- ✓ **OUTDOOR WEATHER RESISTANT** - Our wall sconces with heavy-duty rugged metal construction and clear glass panels, ideal for any outdoor environment.
- ✓ **ETL LISTED FOR SAFETY**- Worry-free 1-Year against any defect in materials under normal use and service after proper installation. Please feel free to contact us for the support if you need any technical help.

› [See more product details](#)

\$ **109**⁹⁹ (\$55.00 / Count)

& **FREE Returns**

FREE delivery Friday, February 25

[Select delivery location](#)

In Stock.

Quantity: 1

Add to Cart

Buy Now

Secure transaction

Ships from Amazon

Sold by [Hykolity](#)

Packaging Shows what's inside. T...

[Details](#)

Return policy: [Eligible for Return, Refund or Replacement](#)

Support: [Free Amazon tech support included](#)



Enjoy fast, **FREE** delivery, exclusive deals and award-winning movies & TV shows with **Prime Try Prime** and start saving today with **Fast, FREE Delivery**

Add a Protection Plan:

- [4-Year Protection](#) for **\$29.99**
- [3-Year Protection](#) for **\$21.99**
- Add a gift receipt for easy returns

Add to List

Share

Weather-resistant design

This outdoor wall light is suitable for any weather conditions.

Easy installation

Easy installation with all mounting hardware, and the open bottom ensures that you can screw any types of E26 light bulbs (60W Max) you like.

High quality material

The modern outdoor porch light fixture will keep its stylish looking for years.



Outdoor Wall Lantern with LED Bulb

Outdoor Wall Light Fixture with Dusk to Dawn Photocell

Outdoor Wall Lantern with LED Bulb

Outdoor Wall Lantern with LED Bulb

Dusk to Dawn Sensor Outdoor Wall Sconce

Wattage	5.5W	5.5W	5.5W	5.5W	5.5W
Color	2700K	2700K	2700K	2700K	2700K
Lumens	500lm	500lm	500lm	500lm	500lm

Compare with similar items

	<p>This item hykolity Large Size Dusk to Dawn Outdoor Wall Lanterns, Matte Black Porch Lights, Exterior Wall Lighting, Anti-Rust Architectural Outdoor Sconces, ETL Listed, 2 Pack</p> <p>Add to Cart</p>	<p>LIT-PaTH Dusk to Dawn Outdoor Wall Lantern, Wall Sconce as Porch Lighting Fixture with E26 Base Max 60W, Aluminum Housing with Glass Shade, 1-Pack (Black, Dusk to Dawn)</p> <p>Add to Cart</p>	<p>Hykolity Outdoor Wall Lantern Exterior Wall Light, Matte Black Wall Sconce Lighting Fixture, Architectural Porch Light with Clear Glass Shade ETL Listed for Entryway, Front Door</p> <p>Add to Cart</p>	<p>Globe Electric 44176 Bowery 1-Light Outdoor Indoor Wall Sconce, Matte Black, Clear Glass Shade 16"</p> <p>Add to Cart</p>
Customer Rating	(1578)	(41)	(1768)	(2371)
Price	\$109 ⁹⁹	\$36 ⁹⁹	\$79 ⁹⁹	\$60 ⁷⁹
Shipping	FREE Shipping. Details	FREE Shipping. Details	FREE Shipping. Details	FREE Shipping. Details
Sold By	Hykolity	LIT-PaTH	Hykolity	Amazon.com
Color	Black	Black	Black	Matte Black
Finish Type	matte	Painted	matte	Matte
Light Source	LED	LED/CFL	LED	LED
Material	Metal, Glass	Aluminum, Glass	Metal, Glass	Metal, Metal, Glass
Voltage	120.00 volts	120.00 volts	120.00 volts	120 volts

Product information

Technical Details

Manufacturer	Hykolity
Item Weight	16.42 pounds
Package Dimensions	21.5 x 16.05 x 10 inches
Item model number	HY-WL-D2D27KL
Size	17.8x6x7.8 IN
Color	Black
Style	Traditional
Finish	Matte
Material	Glass, Metal
Shape	Flame
Power Source	Corded-electric
Voltage	120 Volts
Wattage	5.50
Type of Bulb	LED
Mounting Type	Wall Mount
Special Features	Dusk to dawn, auto on/off
Batteries Required?	No

Additional Information

ASIN	B081171X9H
Customer Reviews	1,578 ratings 4.8 out of 5 stars
Best Sellers Rank	#14,180 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #39 in Patio Wall Light Fixture
Date First Available	November 4, 2019

Warranty & Support


Product Warranty: For warranty information about this product, please [click here](#)

Feedback

Would you like to [tell us about a lower price?](#)

Videos


Videos for this product



0:15

Customer Review: Nice but...

Customer Video



0:15

A great purchase!

Jazava L.

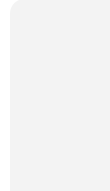
Videos for related products



1:02

Outdoor sconce. Beautiful...just beautiful! Sleek and modern

Clean Freak & Germaphobe Amazo...



Hmcity So

One Minut

Midwest G

[Upload your video](#)

Important information

Color Temperature

2700 Kelvin

Bulb Voltage

120 volts

Press Center
Investor Relations
Amazon Devices
Amazon Science

Start a package delivery business
Advertise Your Products
Self-Publish with Us
Host an Amazon Hub
› See More Ways to Make Money

Amazon Business Line of Credit
Shop with Points
Credit Card Marketplace
Reload Your Balance
Amazon Currency Converter

Policies
Amazon Prime
Returns & Replacements
Manage Your Content and Devices
Amazon Assistant
Help

English United States

Amazon Music
Stream millions of songs

Amazon Advertising
Find, attract, and engage customers

Amazon Drive
Cloud storage from Amazon

6pm
Score deals on fashion brands

AbeBooks
Books, art & collectibles

ACX
Audiobook Publishing Made Easy

Alexa
Actionable Analytics for the Web

Sell on Amazon
Start a Selling Account

Amazon Business
Everything For Your Business

Amazon Fresh
Groceries & More Right To Your Door

AmazonGlobal
Ship Orders Internationally

Home Services
Experienced Pros Happiness Guarantee

Amazon Ignite
Sell your original Digital Educational Resources

Amazon Web Services
Scalable Cloud Computing Services

Audible
Listen to Books & Original Audio Performances

Book Depository
Books With Free Delivery Worldwide

Box Office Mojo
Find Movie Box Office Data

ComiXology
Thousands of Digital Comics

DPRReview
Digital Photography

Fabric Sewing, Quilting & Knitting

Goodreads
Book reviews & recommendations

IMDb
Movies, TV & Celebrities

IMDbPro
Get Info Entertainment Professionals Need

Kindle Direct Publishing
Indie Digital & Print Publishing Made Easy

Amazon Photos
Unlimited Photo Storage Free With Prime

Prime Video Direct
Video Distribution Made Easy

Shopbop
Designer Fashion Brands

Amazon Warehouse
Great Deals on Quality Used Products

Whole Foods Market
America's Healthiest Grocery Store

Woot!
Deals and Shenanigans

Zappos
Shoes & Clothing

Ring
Smart Home Security Systems

eero WiFi
Stream 4K Video in Every Room

Blink
Smart Security for Every Home

Neighbors App
Real-Time Crime & Safety Alerts

Amazon Subscription Boxes
Top subscription boxes – right to your door

PillPack Pharmacy Simplified

Amazon Renewed
Like-new products you can trust