

**STAFF REPORT:** 2/23/2022 MEETING  
**APPLICATION NUMBER:** #22-7661  
**ADDRESS:** 1052 SEMINOLE  
**HISTORIC DISTRICT:** INDIAN VILLAGE  
**APPLICANT:** PHILLIP COOLEY  
**ARCHITECT:** CHRISTIAN HURTTIENNE ARCHITECTS  
**PROPERTY OWNER:** PHILLIP COOLEY  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 1/18/2022  
**DATE OF STAFF SITE VISIT:** 1/25/2022

**PREPARED BY:** D. RIEDEN

**SCOPE:** ERECT A REAR ADDITION

### EXISTING CONDITIONS

The resource at 1052 Seminole is a 2 ½ story, Tudor house that sits on the southern side of a near half-acre property in the middle of the block. The front-facing gabled roof dominates the front elevation with half-timbering and stucco detailing. Tall, narrow windows in grouping of two or three, are mostly in 1/1 double-hung, but some on the third story, especially on the northwest side, are 6/1 or 6/6 configuration. The front entrance is recessed under the second story and is framed by arching columns perched on limestone capped brick walls. The dark brick cladding of the first-floor contrasts with the stucco of the upper stories. The front yard is landscaped with evergreen foundation hedges and trees flanking the front concrete walkway through the front lawn to the public sidewalk. The adjacent lot is partially enclosed by a privacy fence that starts at the front face of the house and wraps to the backyard. The site of this proposed addition is nearly out of public view from the street.



*Site Photo 1, by Staff January 25, 2022: (Southwest) front elevation.*



*Site Photo 2, by applicant: (Northeast) rear elevation showing location of proposed addition.*

This property has the following HDC approvals on Detroit Property Information System (DPI).

- June 2019, Certificate of Appropriateness (COA): Replace 1/1 windows with wood aluminum clad units, repair leaded glass windows, repair trim and repaint, and repair stucco and repaint.



Sanborn V8, P084.



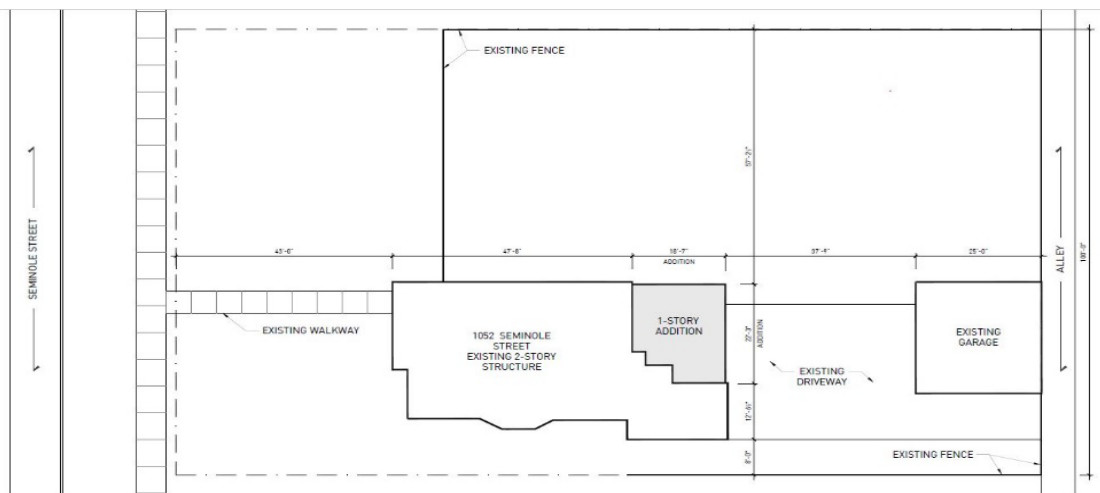
Aerial of Parcel # 17007567 by Detroit Parcel Viewer.



Site Photo 3, by applicant: (Northeast) rear elevation showing location of proposed addition.



Site Photo 4, by applicant: (Northeast) rear elevation showing location of proposed addition.



Site plan, by Applicant, showing location of rear addition.

## PROPOSAL

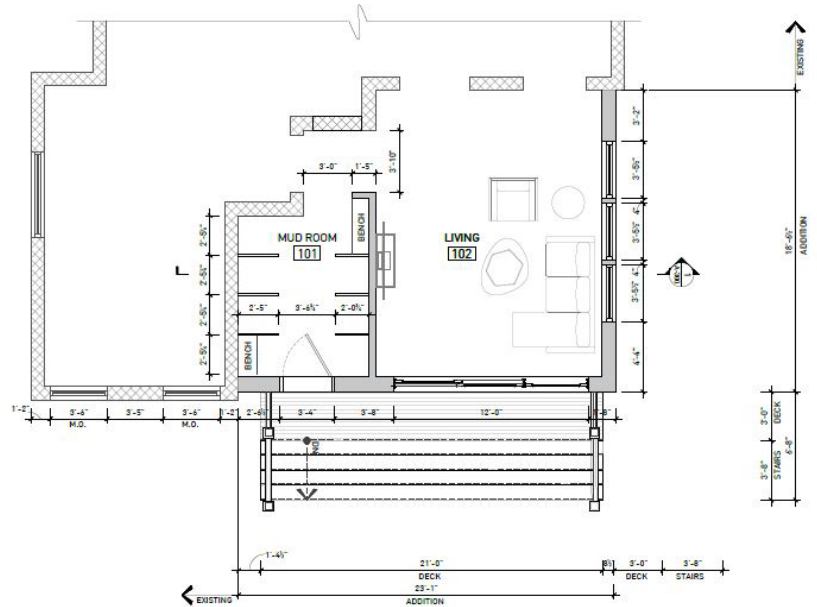
The proposed addition will serve as a mud room and family room. Staff pulled excerpts from the applicant's narrative and asked follow-up questions to identify individual scope items found within the application. See also attached photos and narrative.

### Rear Porch/Rear wall Demolition, Foundation

- Remove rear porch roof, columns and foundation.
- Remove exterior brick from former exterior walls that will become interior walls, clean them and reuse for exterior walls of new addition.
- Dig and pour foundation, tie into existing foundation.

### Construction of Rear Addition

- Rough frame structure
- Brick façade, install limestone coping
- Roof building with Firestone UltraPly membrane surface
- Build one (1) 21' x 3' deck and set of railings. Deck will be cedar with a clear coat finish.
- Rough electrical and cooling
- Install one (1) exterior wall sconces Y-Lighting, black/burnished bronze finish at rear door, right side.
- Install windows and doors, matching previously installed windows in 2020:
  - Install three (3) pella windows, 1 over 1, wood aluminum clad, no muntins, Architectural series, color matching existing windows. Where trim/mullions indicated, mahogany will be used and finished with Sherman Williams "seal" color to match existing trim of the house.
  - Install limestone sills at window openings.
  - Install one (1) pella doors, wood aluminum clad, glass
  - Install three (3) sliding glass doors. MATERIAL, MAKE, DESIGN TO BE CONFIRMED.



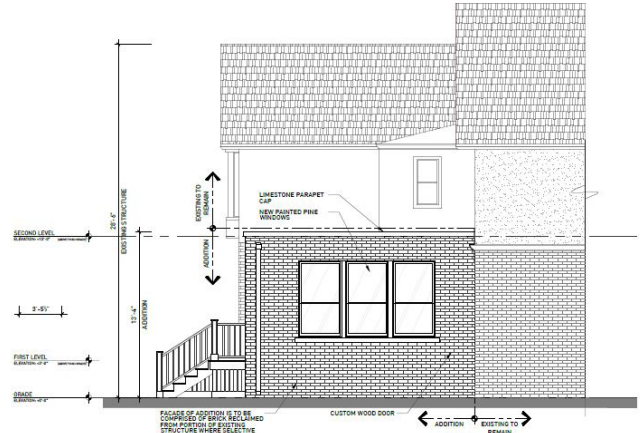
4 ARCHITECTURE PLAN  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

*Architectural Plan, by Applicant.*



5 ARCHITECTURE PLAN  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

*Northeast and Northwest Elevations by Applicant showing rear proposed addition, windows, doors, porches and steps.*



6 ARCHITECTURE PLAN  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

## STAFF OBSERVATIONS AND RESEARCH

- Indian Village Historic District was established in 1971.
- The proposed location of the rear addition is hardly visible from the front street view, nearly fully concealed by the building or privacy fence.
- Staff confirmed with the applicant the following items, which were added in the scope of work as proposed above:
  - Exterior light fixtures attached to the new addition, their location and count.
  - No grills or muntins are included with the proposed new windows. However, staff is waiting for details on the sliding doors, which have not yet been provided at the time of this report.
  - Mullions will be constructed of wood on site, not an installation of prefabrication of window sets.
  - The brick will consist of mostly re-used brick with some potential use of additional brick from Antique Brick or Architectural Warehouse Detroit to be blended in, if needed.
  - Provided a roofing membrane specification (see attached).
- The proposed elevation drawings show the existing configuration of the rear windows of the first and second story as 6/1, are actually 9/1 configuration. The middle, second-story window of the protruding area is also 9/1, not 1/1 configuration. Staff also observed that the label on the side elevation “custom wood door” points to a proposed wall.
- Staff observed that the dimensions of the proposed windows in section on Sheet A-300 are missing, but they appear to be approximately 6’ 3” tall and have a limestone sill at the window opening.
- Staff confirmed with the applicant that the stairs to the rear will meet the existing driveway in the rear.

## ISSUES

- The location, design and materiality of the addition does not conflict with the design of the house, in staff’s opinion.
- Staff has yet to receive confirmation of the materiality and design of the sliding glass doors. These elements should be of natural materials to complement the historic context.

## **RECOMMENDATION**

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

#### Recommendation #: Erect a rear addition:

It is staff's opinion that the proposed erection of the proposed addition 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:*

- The applicant provides HDC staff a dimensional elevation drawing showing locations of the exterior lights, doors and windows, and cut sheets on the sliding doors for HDC staff review and approval. Should the proposed design products and materials not be acceptable to staff, they will be returned to the Commission for further review.
- Selection of replacement bricks shall be reviewed by staff for compatibility. Replacement brick shall be field mixed with salvaged brick to create a uniform expression.





1052







6-7-2019

**CERTIFICATE OF APPROPRIATENESS**

Phil Cooley  
1052 Seminole  
Detroit, MI

**RE: Application Number 19-6275:1052 Seminole; Indian Village District**

Dear Mr. Cooley:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of June 7, 2019.

The following work items, as per the attached specs and scope, meet the Secretary of the Interior's Standards for Rehabilitation standard 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.*

- Replace 36 wood windows. The new windows will match as close as possible to identical windows in style and size. They will be wood interior with aluminum exterior cladding. The aluminum cladding will be the same dark brown as the wood trim. The lights will be through lights with low e insulated glass windows will be replaced. 1 vent will be replaced with a window. 13 windows will be restored. All exterior trim will be restored to match as close as possible to original.
- Repair areas of deteriorated wood trim (half timbering) to include sanding and repainting to match the existing color
- Repair deteriorated areas of stucco with new stucco to match existing/adjacent paint color cream to match existing

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:



Jennifer Ross  
Staff  
Detroit Historic District Commission

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: 01.03.22

## PROPERTY INFORMATION

ADDRESS(ES): 1052 SEMINOLE ST. AKA:

PARCEL ID: 17007567 HISTORIC DISTRICT: INDIAN VILLAGE

SCOPE OF WORK: (Check ALL that apply)  
 Windows/Doors     Walls/Siding     Painting     Roof/Gutters/Chimney     Porch/Deck/Balcony     Addition  
 Demolition     Signage     New Building     Major Alteration (3+ scope items)     Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: ONE STORY ADDITION ON REAR OF BUILDING THAT MATCHES HISTORIC ARCHITECTURE

## APPLICANT IDENTIFICATION

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

NAME: PHILLIP COOLEY COMPANY NAME:

ADDRESS: 1052 SEMINOLE CITY: DETROIT STATE: MI ZIP: 48214

PHONE: 313.478.5735 MOBILE: 313.478.5735 EMAIL: phillipgcooley@gmail.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

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

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- 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

### NOTE:

Based on the scope of work, additional documentation may be required.  
See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

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

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

P2 - BUILDING PERMIT APPLICATION

Date: 01.03.22

PROPERTY INFORMATION

Address: 1032 SEMINOLE ST. Floor: Suite#: Stories: 3
AKA: Lot(s): Subdivision: PARK
Parcel ID#(s): 17007567 Total Acres: Lot Width: 100 Lot Depth: 171.5
Current Legal Use of Property: RESIDENTIAL Proposed Use: RESIDENTIAL
Are there any existing buildings or structures on this parcel? [X] Yes [ ] No

PROJECT INFORMATION

Permit Type: [ ] New [ ] Alteration [X] 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)
ONE STORY ADDITION TO REAR OF BUILDING THAT MATCHES
CURRENT HISTORIC STRUCTURE
[ ] MBC use change [X] No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)
[X] HVAC/Mechanical [X] Electrical [ ] Plumbing [ ] Fire Sprinkler System [ ] Fire Alarm

Structure Type
[X] 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: R1 Type of Construction (per current MI Bldg Code Table 601) TYPE 5
Estimated Cost of Construction \$ 40,000.00 By Contractor \$ By Department

Structure Use
[X] Residential-Number of Units: 1 [ ] 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: PHILLIP COOLEY Company Name: \_\_\_\_\_

Address: 1052 SEMINOLE ST City: DETROIT State: MI Zip: 48214

Phone: \_\_\_\_\_ Mobile: 313.478.5735

Driver's License #: C400683285148 Email: phillipgcooley@gmail.com

**Contractor**

Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**

Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**

Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)**

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: PHILLIP COOLEY Signature: \_\_\_\_\_ Date: 01.03.22  
(Homeowner)

Subscribed and sworn to before me this 4th day of JAN 20 22 A.D. WAYNE County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: 1/7/2022  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

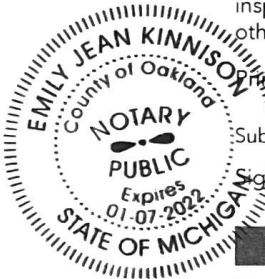
Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

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

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

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

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.





City of Detroit  
Buildings, Safety Engineering and Environmental Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, 4th Floor, Detroit, Michigan 48226

Receipt No.: **1665743**

Receipt Date: **01/03/2022**

**Applicant:**

Phillip Gordon Cooley  
1052 Seminole  
Detroit, MI 48216

## RECEIPT

### RECORD & PAYER INFORMATION

Record ID : BLD2022-00004      Record Type : Building Permit Application  
Payer : Phillip G Cooley  
Property Address : 1052 SEMINOLE, DETROIT, MI 48214  
Description of Work : Foundation, Framing, Hvac, Electrical, Finish Work

### PAYMENT DETAIL

Date	Payment Method	Reference	Comments	Amount
01/03/2022	Credit Card			\$910.00

### FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Building Permit Fee	5865270	910	\$910.00	\$910.00
			\$910.00	\$910.00

1052 Seminole  
Detroit, MI 48214  
Indian Village



Front(west) of 1052 Seminole

1052 Seminole St.  
Detroit, Michigan 48214  
Indian Village  
January 4, 2022

## Current Condition & Project Description

1052 Seminole was in structural disrepair when we purchased the property in 2019. We have had to add many structural steel I beams and lvl headers throughout the house along with extensive jacking. The worst area sagged 4" over 8'. In this particular area we added a temporary steal i beam because the second story was sagging 2" because the dark brown wooden columns are rotted and floating off of their crumbling brick supports. The dark brown tarp covers the rear facade, as required by our insurance company, where we did not replace the existing door and window after demolition because we wish to add the addition versus rebuilding the historic door and replacing the old window with a historically appropriate window. It is currently boarded up, waiting approval for the addition. We will take the brick down from the former exterior walls that will become interior and clean them. We will reuse the brick on the facade of the addition. The windows and doors will come from the architecture line from Pella window, matching the previous 40+ windows installed in 2020. The addition will be used for a mud room and a family room.



Rear(east) and Side(north) of 1052 Seminole



- Dig and pour foundation and tie into existing foundation
- Rough frame structure
- Brick facade, install limestone cap
- Roof building
- Build porches and railings
- Rough electrical and heating and cooling
- Get rough inspections
- Instal windows and doors
- Instal hardwood flooring
- Instal drywall
- Instal cabinetry
- Finish interior connections between new and existing structure
- Stain and Paint Interior Finishes
- Finish electrical and heating and cooling
- Get final inspections
- Close out permits



Interior view of Pella Window, Architecture Series  
Wood windows w/aluminum clad exterior.



Exterior view of Pella Window, Architecture Series  
Wood windows w/aluminum clad exterior.  
Color matching existing, approved windows

## Dan Rieden

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**From:** Phillip Cooley <phillipgcooley@gmail.com>  
**Sent:** Friday, February 18, 2022 4:55 PM  
**To:** Dan Rieden  
**Subject:** [EXTERNAL]Fwd: Revised Drawing  
**Attachments:** 20220218 Cooley Residence - HDC Comments.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** HD Applications

Sorry it took so long.

----- Forwarded message -----  
**From:** Brian Hurttienne <[brian@cha-c.com](mailto:brian@cha-c.com)>  
**Date:** Fri, Feb 18, 2022 at 4:31 PM  
**Subject:** Revised Drawing  
**To:** <[phillipgcooley@gmail.com](mailto:phillipgcooley@gmail.com)>

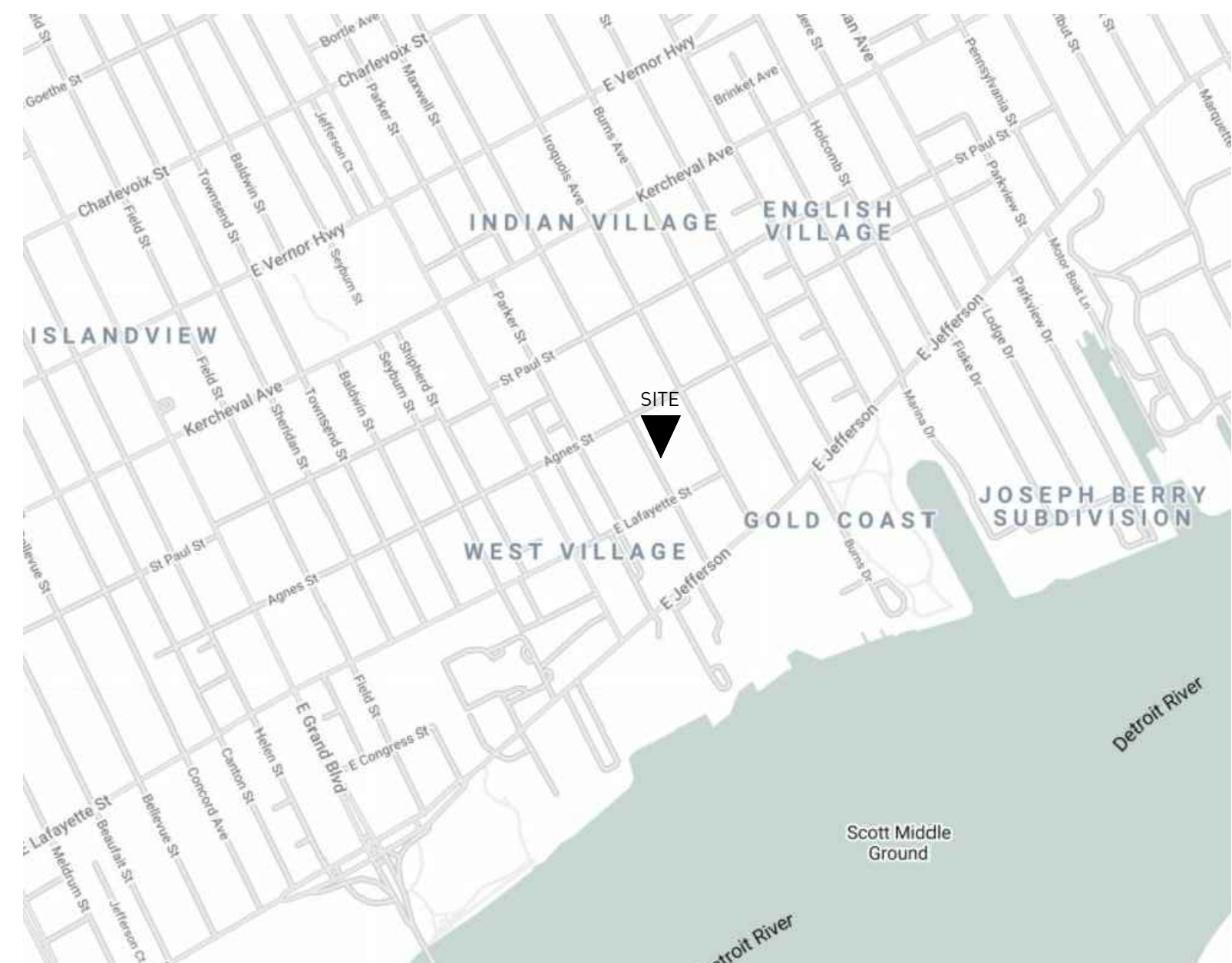
Phillip,  
Enclosed is the revised drawing.

Brian V. Hurttienne | Principal | FAIA

### Christian Hurttienne Architects

2111 Woodward Avenue, #201  
Detroit, MI 48201 [www.cha-c.com](http://www.cha-c.com)  
O: 313-825-2005 x 102 C: 313-850-6689

**ATTENTION:** This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.



**▲ LOCATION PLAN**

**ISSUED FOR:**

HISTORIC DISTRICT COMMISSION REVIEW

01.10.22

# COOLEY RESIDENCE ADDITION

1052 SEMINOLE STREET, DETROIT, MI 48214

GENERAL NOTES	GENERAL NOTES	PROJECT INFORMATION	DRAWING LIST														
<p>1. ANY MENTION OF "CONTRACTOR" INCLUDES THE GENERAL CONTRACTOR (GC), CONSTRUCTION MANAGER (CM) OR SUBCONTRACTORS (S) AS THEY RELATE TO THE CONTRACTUAL DELIVERY METHOD AGREED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR UNDERTAKING CONSTRUCTED IMPROVEMENTS OF THE PROPERTY. ACCORDINGLY, THE USE OF THE TERM "CONTRACTOR" IS TO REFER TO ANY AND ALL ENTITIES AND INDIVIDUALS RESPONSIBLE FOR THE MANAGEMENT, COORDINATION, SUPERVISION, AND PHYSICAL CONSTRUCTION OF EITHER THE COMPLETE JOB (GENERAL CONTRACTOR / CONSTRUCTION MANAGER) AND/OR A SPECIFIC TRADE (SUBCONTRACTORS).</p> <p>2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE ADVERTED UPON, THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.</p> <p>3. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL STAIR, ELEVATOR, AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.</p> <p>4. THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.</p> <p>6. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.</p> <p>7. THE CONTRACTOR IS TO ALERT THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL INFORMATION, CLARIFICATIONS AND / OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THESE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.</p> <p>8. THE CONTRACTORS ARE TO VERIFY ALL CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES, OR OBVIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.</p> <p>9. THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.</p> <p>10. THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.</p> <p>11. SHOP DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS WHICH REQUIRE FABRICATION AS DIRECTED AND APPROVED BY THE OWNER. ALL COLOR AND MATERIAL REVIEWS ARE TO BE MADE FROM ACTUAL SAMPLES, NOT FROM REPRODUCTIONS OR FROM NARRATIVE DESCRIPTIONS.</p> <p>12. CHANGES IN THE WORK SHALL BE INITIATED THROUGH DOCUMENTS ISSUED BY THE ARCHITECT AS REQUESTED / APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL FROM THE OWNER IN THE FORM OF AN APPROVED CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME.</p> <p>13. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, GUYS, OR TIE-DOWNS IF NECESSARY MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.</p> <p>14. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.</p> <p>15. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.</p> <p>16. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.</p> <p>17. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREAL MAINTAIN LEGAL EXISTING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.</p> <p>18. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH EXISTING CONDITIONS NOT UNDERGOING ALTERATION ARE DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, ALL ADVERSELY AFFECTED CONDITIONS MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED TO THE SATISFACTION OF THE OWNER, ARCHITECT, ADJACENT PROPERTY OWNERS (IF APPLICABLE) AND THE LOCAL JURISDICTION.</p> <p>19. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.</p> <p>20. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH THE UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO THE OWNER'S APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK, OR VIBRATION TO PORTIONS OF THE EXISTING STRUCTURE TO REMAIN.</p> <p>21. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS TO BE REMOVED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.</p> <p>22. IF DEMOLITION OF AN EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS, NOTIFY THE ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW WITHIN THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS.</p> <p>23. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, TEXTILES, EQUIPMENT, DUCTWORK, WIRING, DRIVES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION DIRECTION PRIOR TO.</p> <p>24. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES INCLUDING EXISTING WATER, SEWERS / STORM MAINS, DRAINS, ELECTRICAL, AND GAS SERVICES, ETC., BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.</p> <p>25. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.</p> <p>26. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE</p>	<p>27. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.</p> <p>28. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.</p> <p>29. IF CONSTRUCTION IS UNDERTAKEN BY A GENERAL CONTRACTOR (GC) FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, THE GC SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, WITHIN THE SCOPE OF THE CONTRACT.</p> <p>30. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p> <p>31. PROVIDE EXIT SIGNS PER 2015 MICHIGAN BUILDING CODE WITH 4" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. PROVIDE GREEN LETTERING.</p> <p>32. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGN, COMPLYING WITH ICC 117.1.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, EXIT PASSAGEWAY, EXIT DISCHARGE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.</p> <p>33. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.</p> <p>34. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.</p> <p>35. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.</p> <p>36. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING PER SECTION 803, BASED UPON OCCUPANCY GROUP SPECIFIED IN TABLE 803.9 P. 199 OF THE 2015 MI BUILDING CODE.</p> <p>37. DECORATIONS (PRIVACY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF 2015 MICHIGAN BUILDING CODE.</p> <p>38. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.</p>	<p><b>PROJECT ADDRESS:</b> 1052 SEMINOLE STREET, DETROIT MI 48214</p> <p><b>PARCEL NUMBERS AND LEGAL DESCRIPTIONS:</b> PARCEL NUMBER: 17007547 LEGAL DESCRIPTION: E SEMINOLE SQUARE PARK SUB L19 P59 PLATS, W C R 117/18 100 X 171.50 NEZ# CERT #2006-0425, NEZ# PARCEL #2706425.</p> <p><b>PROJECT DESCRIPTION:</b> FIRST FLOOR MUD ROOM AND LIVING ROOM ADDITION</p> <p><b>APPLICABLE CODES:</b> ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO: 1. 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - ALTERATION LEVEL 3 2. 2015 MICHIGAN MECHANICAL CODE 3. 2014 MICHIGAN ELECTRICAL CODE 4. 2015 MICHIGAN PLUMBING CODE</p>	<p><b>GENERAL SHEETS</b> G0-00 COVER SHEET GENERAL NOTES, LEGENDS, SYMBOLS</p> <p><b>CIVIL SHEETS</b> C-100 ARCHITECTURE SITE PLAN</p> <p><b>ARCHITECTURAL SHEETS</b> A-100 ARCHITECTURAL PLANS AND ELEVATIONS  A-301 WALL SECTIONS</p> <p><b>STRUCTURAL ENGINEERING SHEETS</b></p> <p><b>MECHANICAL ENGINEERING SHEETS</b></p> <p><b>PLUMBING ENGINEERING SHEETS</b></p> <p><b>ELECTRICAL ENGINEERING SHEETS</b></p>														
	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> CONCRETE MASONRY UNIT</li> <li> BRICK</li> <li> CONCRETE</li> <li> INSULATION (BATT, CELLULOSE, SPRAY-FOAM)</li> <li> RIGID INSULATION</li> <li> PLYWOOD</li> <li> METAL</li> <li> FINISHED WOOD</li> <li> WOOD ROUGH (CONTINUOUS)</li> <li> WOOD ROUGH NON-CONTINUOUS / BLOCKING</li> <li> GLASS</li> <li> ALIGN</li> <li> COLUMN LINE IDENTIFICATION</li> <li> PARTITION TYPE</li> <li> DEMOLITION KEYNOTE</li> <li> FOUNDATION KEYNOTE</li> <li> ARCHITECTURAL KEYNOTE</li> <li> ROOF KEYNOTE</li> <li> ELECTRICAL KEYNOTE</li> <li> STRUCTURAL KEYNOTE</li> <li> ELEVATION KEYNOTE</li> <li> VERTICAL HEIGHT ELEVATION</li> <li> WINDOW TYPE/SCHEDULE NUMBER</li> <li> DOOR TYPE/SCHEDULE NUMBER</li> <li> MATERIAL SPECIFICATION NUMBER</li> <li> REVISION NUMBER</li> <li> PLAN DETAIL TAG</li> <li> DETAIL NUMBER SHEET NUMBER</li> <li> SECTION TAG</li> <li> SECTION NUMBER SHEET NUMBER</li> <li> SHEET IDENTIFICATION NUMBER</li> <li> DISCIPLINE DESIGNATOR - ARCHITECTURAL SHEET</li> <li> SHEET SEQUENCE NUMBER - NUMBER IDENTIFYING EACH SHEET IN SET</li> <li> SHEET TYPE DESIGNATOR 0 - GENERAL (SYMBOLS, LEGEND NOTES) 1 - PLANS (HORIZONTAL VIEWS) 2 - ELEVATIONS (VERTICAL VIEWS) 3 - SECTIONS, DETAILS, DIAGRAMS, NOTES</li> </ul>		<p><b>DRAWING ISSUE DATES</b></p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE OF ISSUE</th> </tr> </thead> <tbody> <tr> <td>1. HDC REVIEW</td> <td>01.10.22</td> </tr> <tr> <td>2. -</td> <td>-</td> </tr> <tr> <td>3. -</td> <td>-</td> </tr> <tr> <td>4. -</td> <td>-</td> </tr> <tr> <td>5. -</td> <td>-</td> </tr> <tr> <td>6. -</td> <td>-</td> </tr> </tbody> </table> <p><b>SIGNATURE BLOCK</b></p> <p>NAME OF AUTHORIZED REPRESENTATIVE</p> <p>[owner] Ben Newman</p> <p>[Architect] Christian Hurtle Architects, LLC</p> <p>[General Contractor]</p>	DESCRIPTION	DATE OF ISSUE	1. HDC REVIEW	01.10.22	2. -	-	3. -	-	4. -	-	5. -	-	6. -	-
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1. HDC REVIEW	01.10.22																
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4. -	-																
5. -	-																
6. -	-																

**PHILLIP COOLEY**

1052 Seminole Street, Detroit, MI 48214  
313.478.5735 philippcooley@gmail.com

OWNER

**Christian Hurtle Architects, LLC**

2111 Woodward Avenue, Suite #201, Detroit, MI 48201  
Brian Hurtle 313.825.2005 brian@cha-c.com

ARCHITECT

**TBD**

STRUCTURAL ENGINEER

**TBD**

MEP ENGINEER

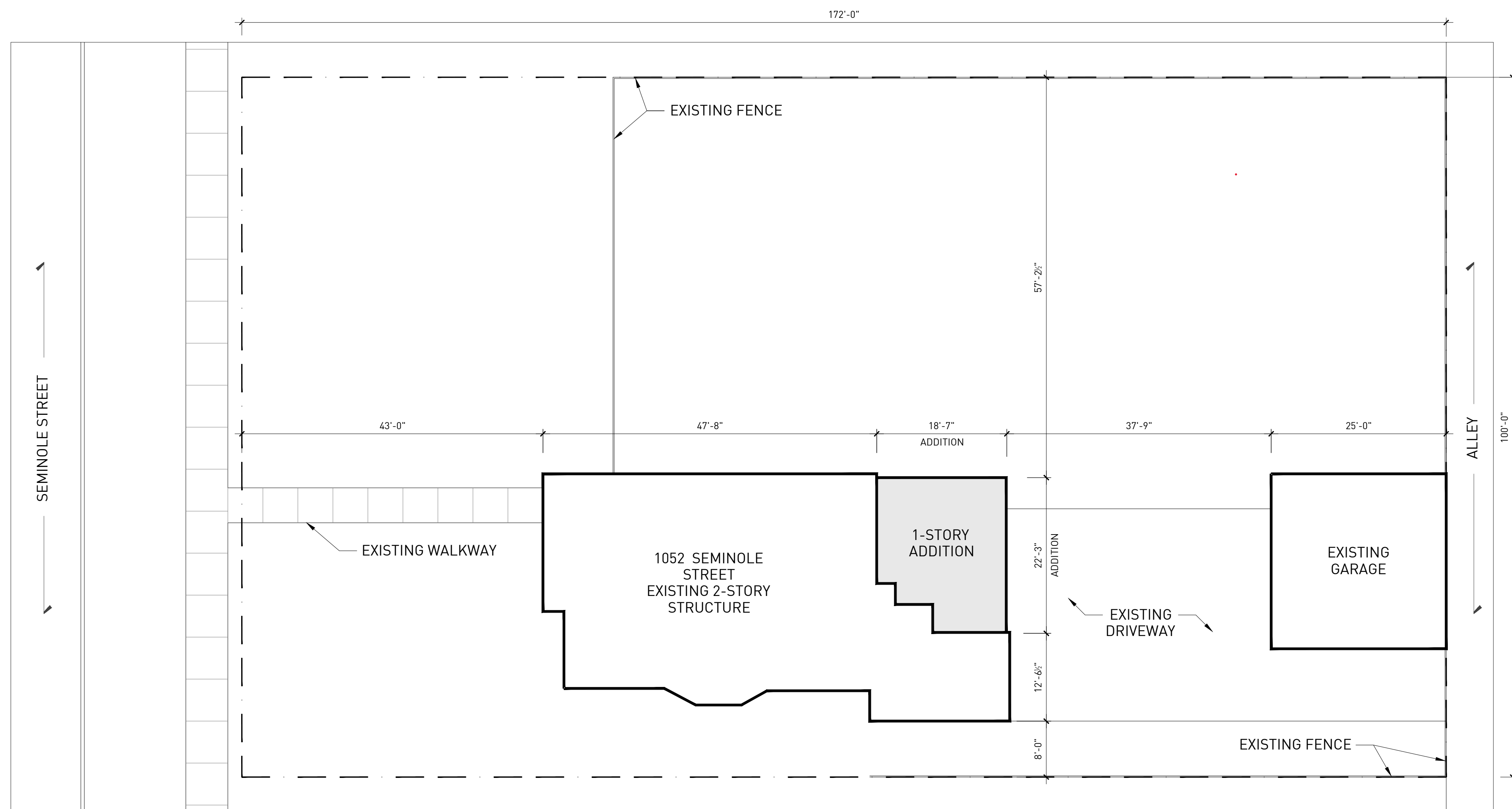
**TBD**

CONTRACTOR

**CONTRACTOR NOTE**  
 ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

MECHANICAL ENGINEER

STRUCTURAL ENGINEER



**1 ARCHITECTURAL SITE PLAN**  
 ORIGINAL DRAWING SCALE: 3/32" = 1'-0"



**COOLEY RESIDENCE**  
 1052 SEMINOLE, DETROIT, MI 48214  
 HISTORIC DISTRICT COMMISSION REVIEW

REVISIONS	DATE	DESCRIPTION
1.	20220110	HDC REVIEW

SEAL

ARCHITECTURAL PLANS

DRAWING NO.

**C-100**

**CONTRACTOR NOTE**  
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**SYMBOLS**

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

- EXISTING MASONRY WALL CONSTRUCTION.
- EXISTING WALL CONSTRUCTION.
- NEW 8" MASONRY WALL CONSTRUCTION WITH 2x6 METAL 'FURRED' CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.
- NEW 4" MASONRY WALL CONSTRUCTION WITH 2x6 METAL 'FURRED' CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.
- NEW METAL-FRAMED WALL CONSTRUCTION

**ARCHITECTURE GENERAL NOTES**

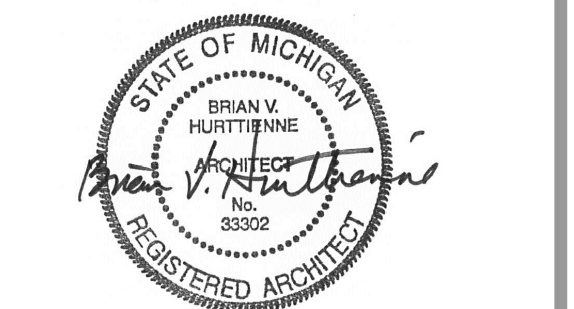
1. ALL NEW WALL AND PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY A2 SHEET A5-01, UNLESS OTHERWISE NOTED.
2. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO BE PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
3. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
4. FIRE-SEAL / FIRE-CAULK SEALANT TO BE INSTALLED AT ALL INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
5. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A 'COLD-ZONE', ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.
6. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
7. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, STOREFRONT EQUIPMENT, OR OTHER FINISHES.

**MECHANICAL ENGINEER**  
MECHANICAL ENGINEER

**STRUCTURAL ENGINEER**  
STRUCTURAL ENGINEER

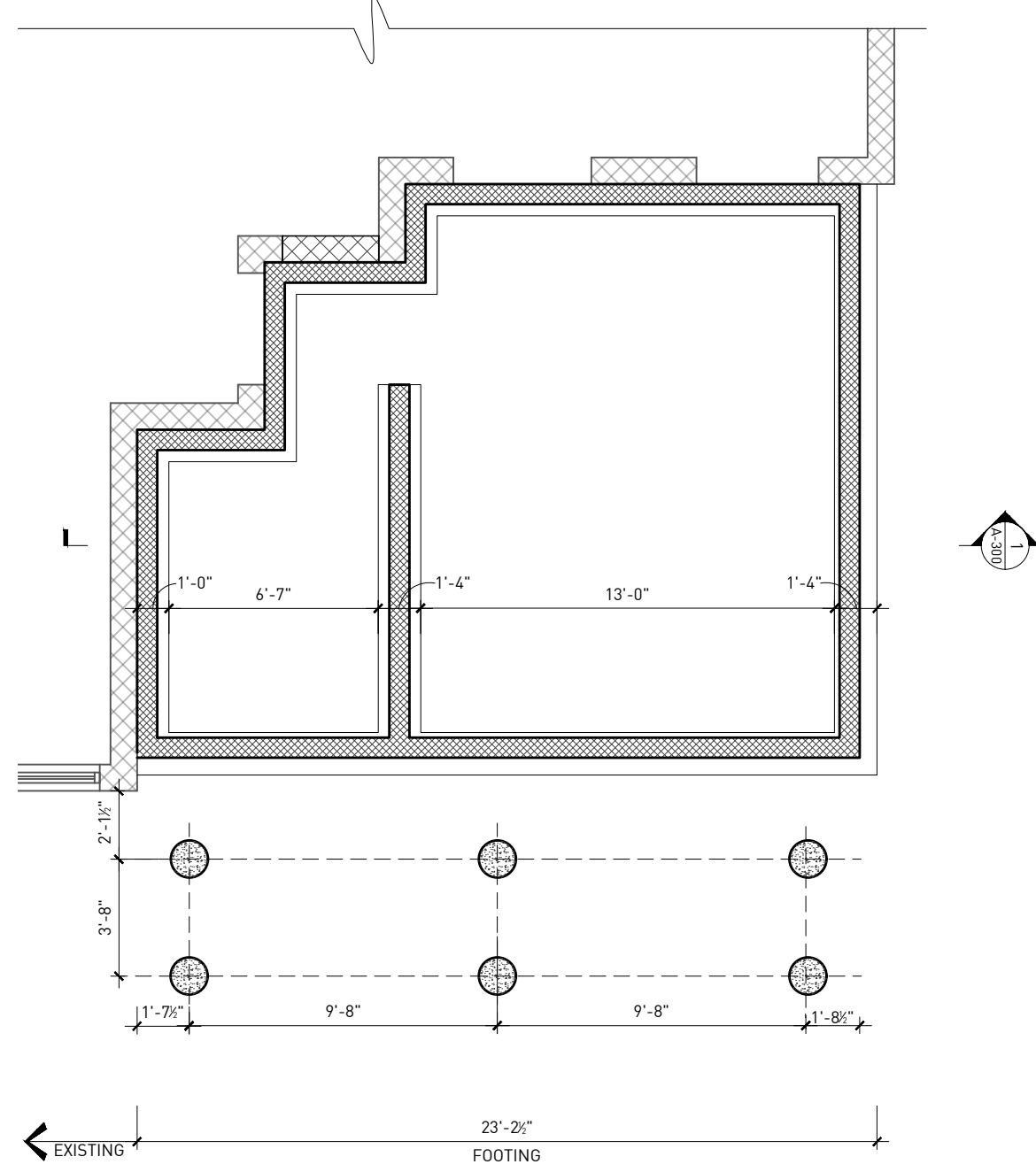
**COOLEY RESIDENCE**  
 1052 SEMINOLE, DETROIT, MI 48214  
 HISTORIC DISTRICT COMMISSION REVIEW

REVISIONS	DATE	DESCRIPTION
1.	20220110	HDC REVIEW
2.	20220218	HDC COMMENTS

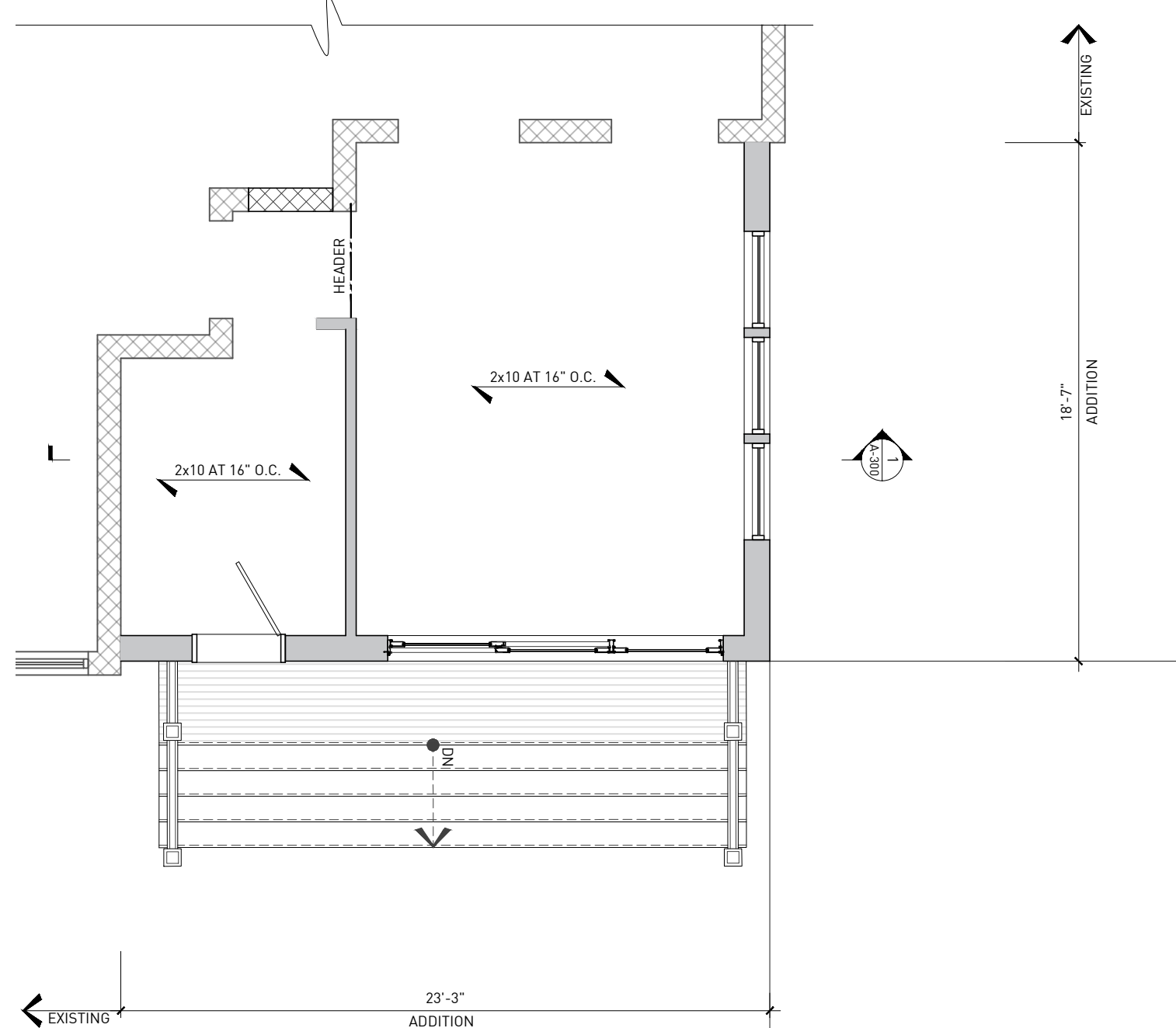


**ARCHITECTURAL PLANS**

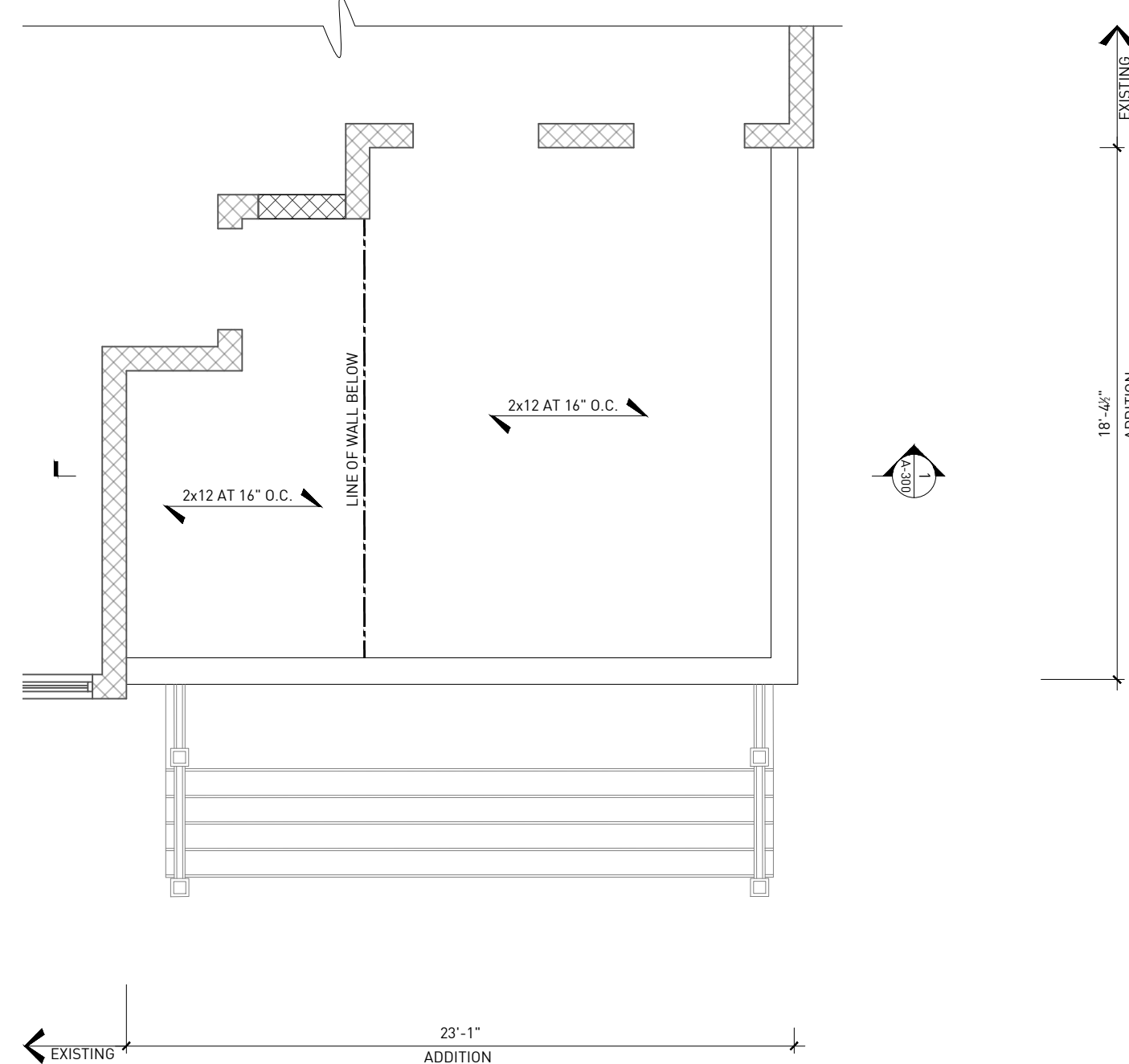
**A-100**



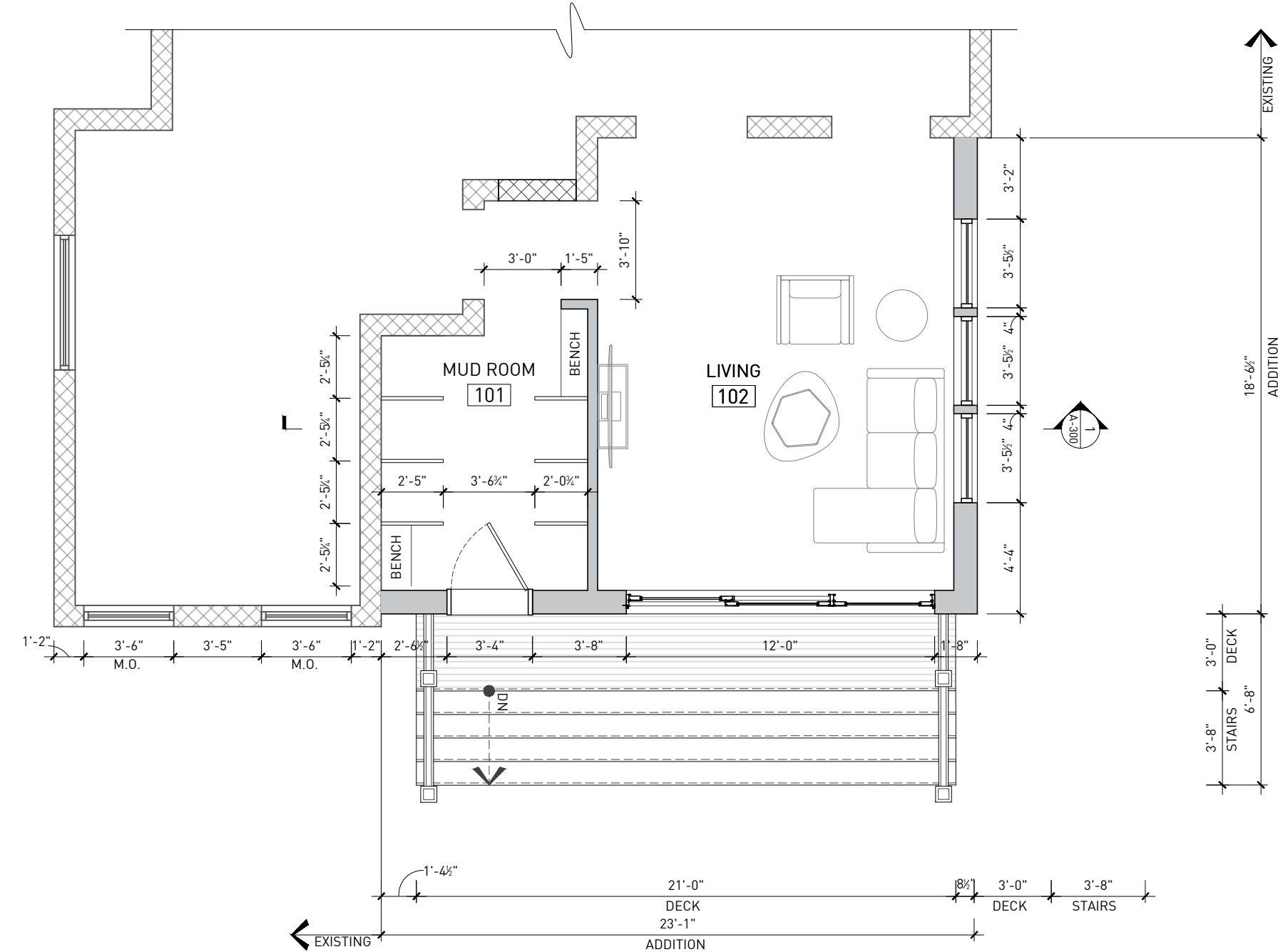
**1 FOUNDATION PLAN**  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



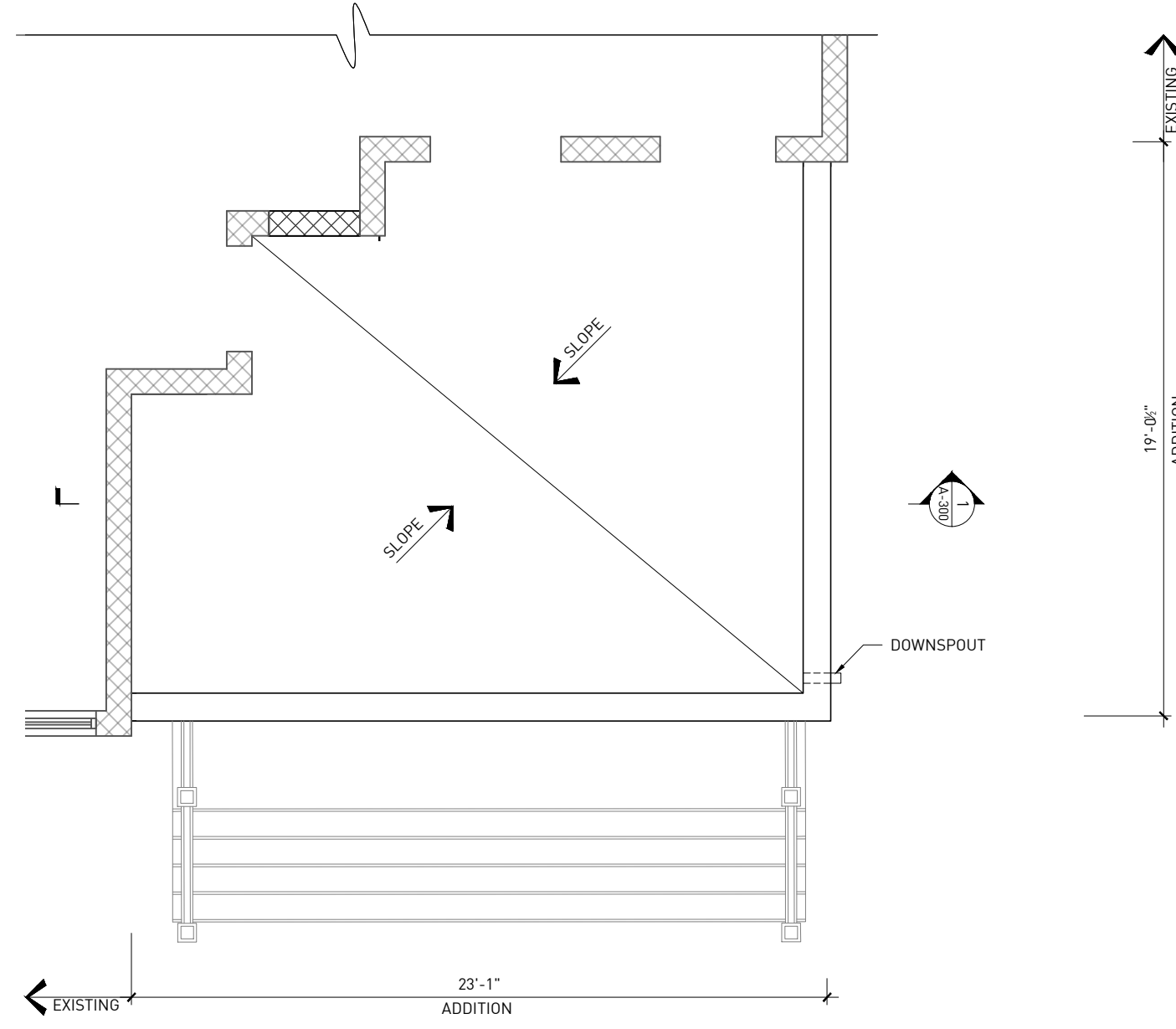
**2 FLOOR FRAMING PLAN**  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



**3 ROOF FRAMING PLAN**  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



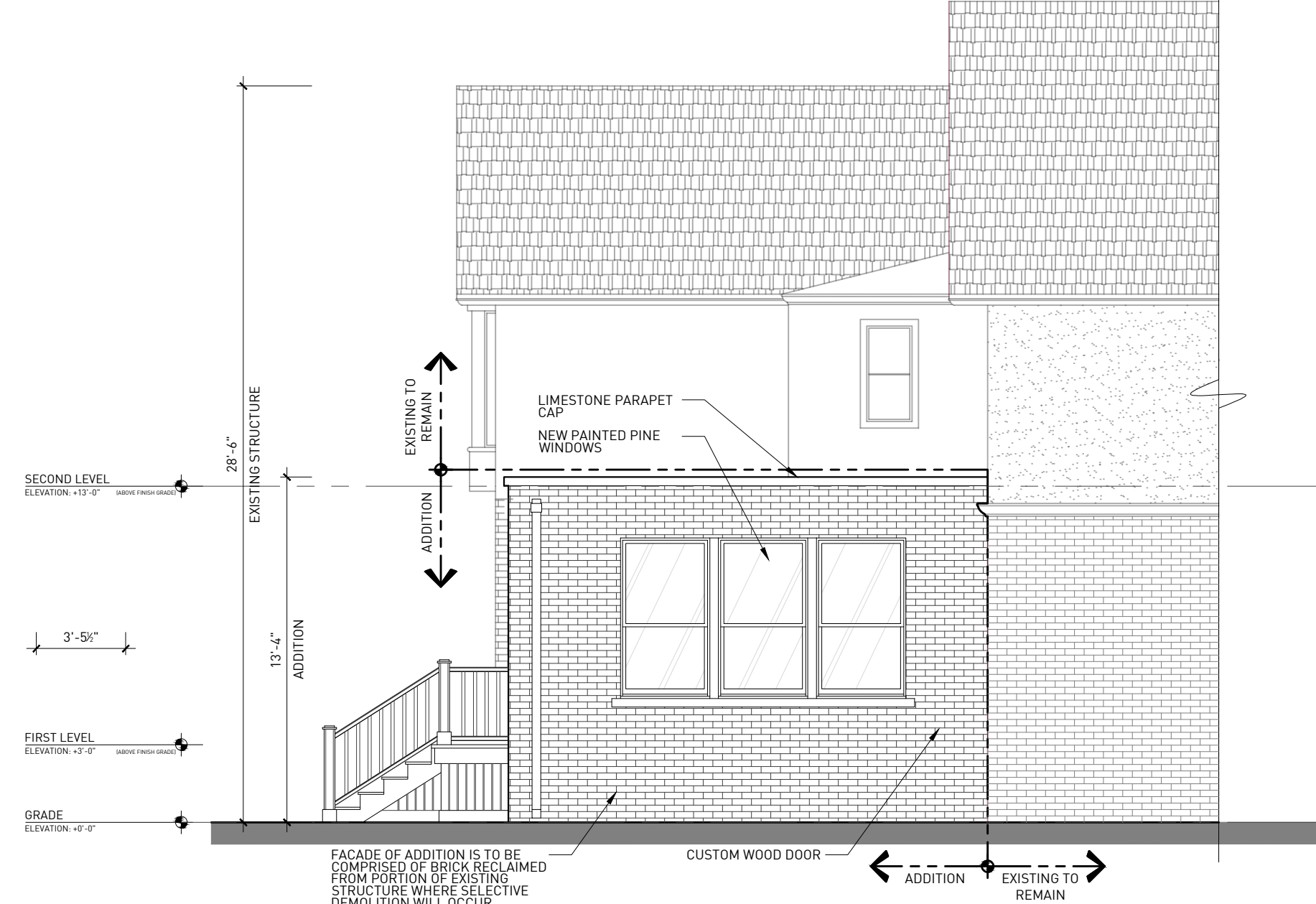
**4 ARCHITECTURE PLAN**  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



**3 ROOF PLAN**  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



**5 ARCHITECTURE PLAN**  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



**6 ARCHITECTURE PLAN**  
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

DRAWING NO.

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MECHANICAL ENGINEER  
 STRUCTURAL ENGINEER

## COOLEY RESIDENCE

1052 SEMINOLE, DETROIT, MI 48214

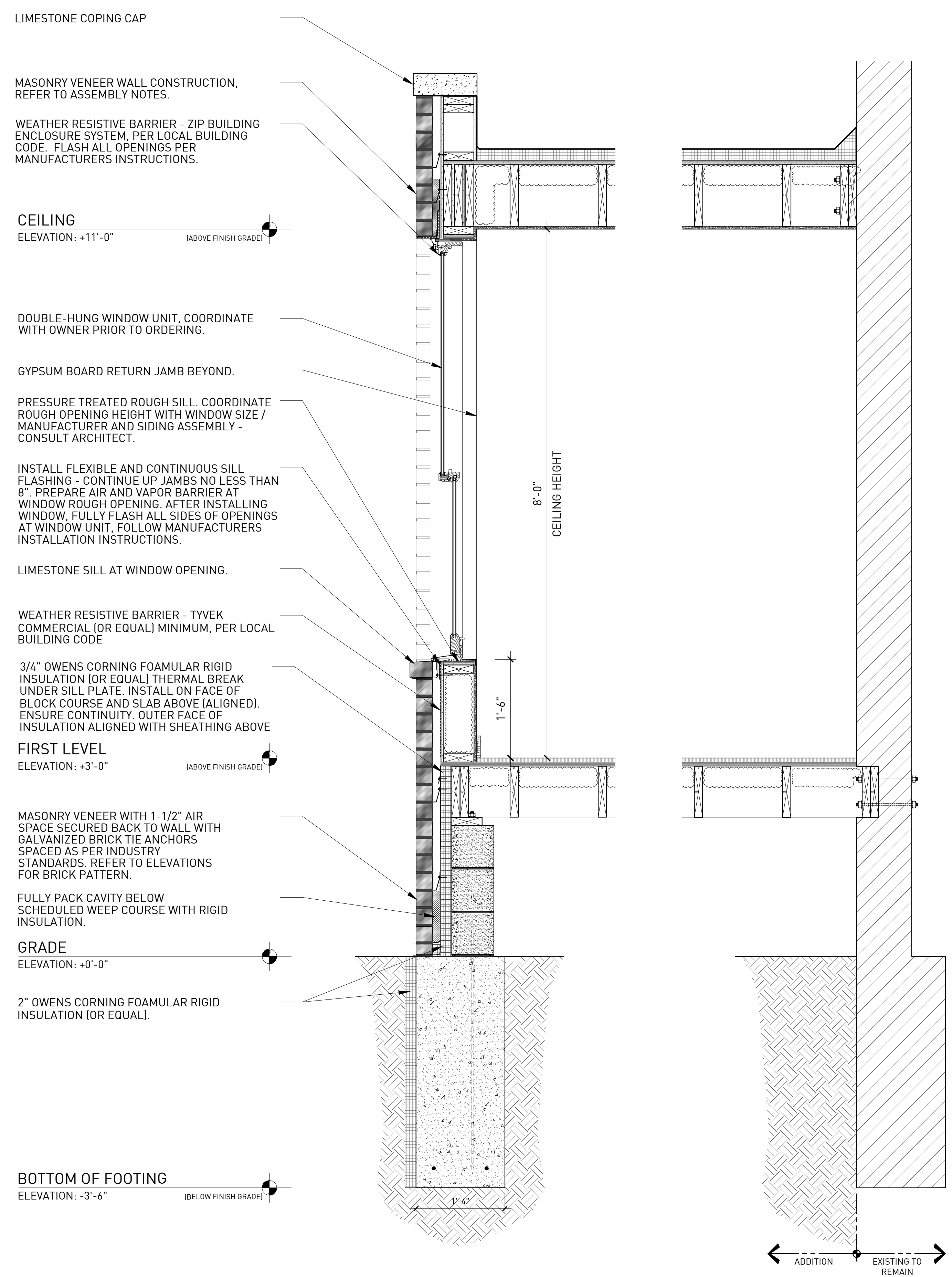
### HISTORIC DISTRICT COMMISSION REVIEW

REVISIONS	DATE	DESCRIPTION
1.	20220110	HDC REVIEW
2.	20220218	HDC COMMENTS



### WALL SECTIONS

DRAWING NO. **A-300**



**1 WALL SECTIONS**  
 ORIGINAL DRAWING SCALE: 1 1/2" = 1'-0"

**From:** [Phillip Cooley](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL]Re: [EXTERNAL]Re: HDC MEETING UPDATE: 1052 Seminole  
**Date:** Wednesday, February 9, 2022 6:35:02 PM  
**Attachments:** [tpo spec.pdf](#)  
[HKYP297166\\_specsheet.pdf](#)

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Hey Dan!

I got mixed up. I scrolled between your email and Brendan's and responded to two different emails. I will copy paste this time.

1. In your application, I see 3 versions of construction documents. I want to confirm with you that the set dated "2022-01-10" is the correct set, the others appear to be dated in December. Please confirm that I can drop the earlier versions and only have the January 10 set in your application.
2. I see in your window order that the configuration has "no grill" in the Pella order. Is this correct? There are photos showing a sample set that show a 6 over 6 configuration. If there is a grill, I would like to receive confirmation the configuration and whether or not this is applied outside and inside the glass, between the glass, or a true divided light configuration.
3. Please provide rear side photos that show the entire backside of the house. The photos we have are focused on the first floor, but we do need to see back rear and back side angles of the whole house.
4. Do you have any site plans for what happens outside? This is not required for the scope is just the addition, but please briefly describe what is going to happen once you exist the new addition and take the stairs down. Will this be lawn, sidewalk or patio? Do you want to include any ground surface treatment to your application at this time?
5. I understand that the material is reused brick and limestone cap for the exterior wall, correct? Do you have a cutsheet for the limestone cap? Do you anticipate supplemental brick being added to your re-used brick? If so, please provide a cutsheet for this.

1 and 2 were answered. 3 is attached

4. The footprint of the addition is the same as the footprint of the existing porch. We will walk out to the existing yard to the north and the existing exposed aggregate driveway to the east.

5. We believe there is enough brick and will match the existing pattern as well. I'm having a difficult time getting a cut sheet for limestone. The masons I work with and both suppliers I work with have never heard of a cut sheet for limestone. One supplier is contacting their quarry and seeing if they have anything.

I included the roofing membrane spec sheet.

I also included the lighting spec sheet. We will be choosing the bronze finish and the medium size. We plan on putting two on each side of the rear(east) door and one to the left(east) of the side(north) door.





On Wed, Feb 9, 2022 at 1:29 PM Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:

Mr. Cooley,

Thanks for your prompt response on items 1 and 2. As noted, I look forward to your complete response to my questions 4 & 5, including the light spec. For the photos (#3 in my original list), please note that I am asked for FULL house photos of the rear (house rooftop to ground), we cannot see the upper floors of the house in the photos you've provided.

Thank you!

**Daniel Rieden** PLA/ASLA

Lead Landscape Architect | Historic Preservation Team

Planning & Development Department | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

Phone: 313.224.1357

Email: [riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)

Website: [Detroitmi.gov/pdd](http://Detroitmi.gov/pdd)

**From:** [Phillip Cooley](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: HDC MEETING UPDATE: 1052 Seminole  
**Date:** Monday, February 14, 2022 4:38:17 PM

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The windows are made by Pella and they are a prefabricated unit. They are wood windows and are aluminum clad. They will be the same dark brown to match the windows we've installed already made by Pella. When there is trim needed, such as a mullion, we will be using Mahogany and painting it that Sherwin Williams seal skin color that matches the windows and the rest of the trim on the house. Each window unit will be installed onsite and trimmed onsite afterward.

On Mon, Feb 14, 2022 at 4:19 PM Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:

Good afternoon Phil,

Thank you for the response to the questions I sent last week. I think we are good regarding the limestone cap, you have provided enough information for me to go on.

I have a few new questions regarding the windows of the addition:

1. What is the materiality of the mullions between the windows? I see that they're 4" wide, but I don't see a description of what they will be.
2. Can you describe it the mullions will be fabricated on site or pre-fabricated and the whole opening of all the windows are installed as a unit?
3. What is the finish and color of the mullions?

Would you be able to respond by end of day tomorrow?

Thank you!

**Daniel Rieden** PLA/ASLA

Lead Landscape Architect | Historic Preservation Team  
Planning & Development Department | City of Detroit  
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226  
Phone: 313.224.1357  
Email: [riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)  
Website: [Detroitmi.gov/pdd](http://Detroitmi.gov/pdd)

**Michael E. Duggan, Mayor**

In order to ensure your safety and ours during the COV-ID 19 pandemic, the Historic Preservation Team will be working

## Dan Rieden

---

**From:** Phillip Cooley <phillipgcooley@gmail.com>  
**Sent:** Friday, February 18, 2022 4:55 PM  
**To:** Dan Rieden  
**Subject:** [EXTERNAL]Fwd:  
**Attachments:** IMG-6802.jpg; IMG-6801.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** HD Applications

Here are two examples of bricks that are the same size that I could mix in with what we have so they don't stick out. Antique Brick and Architectural Warehouse Detroit are also looking out for me and Antique Brick hopes to have the exact brick in a couple of weeks.

----- Forwarded message -----

**From:** Phillip Cooley <[phillipgcooley@gmail.com](mailto:phillipgcooley@gmail.com)>  
**Date:** Fri, Feb 18, 2022 at 4:49 PM  
**Subject:**  
**To:** <[phillipgcooley@gmail.com](mailto:phillipgcooley@gmail.com)>

**ATTENTION:** This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.





## Dan Rieden

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**From:** Phillip Cooley <phillipgcooley@gmail.com>  
**Sent:** Monday, February 21, 2022 12:15 PM  
**To:** Dan Rieden  
**Subject:** [EXTERNAL]Re: [EXTERNAL]Fwd: Revised Drawing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** HD Applications

1. No side door. Just one light to the right of the single door.
2. Cedar deck. Clear coat.
3. Working on this.

On Mon, Feb 21, 2022 at 11:42 AM Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:

Good morning Phill,

We have a few questions:

1. Now that there is no longer a side door, please confirm the count and locations for the exterior lights.
2. What is the color and finish of the deck and its steps?
3. Please provide cut sheet on the sliding glass doors that show the material, dimensions, operation, color and finish. Are there muntins as shown in the drawings? Please provide details on the muntins (or are these between the glass grills?).

Appreciate your response as soon as you are able.

Thank you!

**Daniel Rieden** PLA/ASLA

Lead Landscape Architect | Historic Preservation Team

Planning & Development Department | City of Detroit

Coleman A. Young Municipal Center, [2 Woodward Avenue, Suite 808, Detroit, MI 48226](#)

Phone: 313.224.1357

Email: [riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)

Website: [Detroitmi.gov/pdd](http://Detroitmi.gov/pdd)

**Michael E. Duggan, Mayor**

In order to ensure your safety and ours during the COV-ID 19 pandemic, the Historic Preservation Team will be working remotely.















# Max Outdoor Wall Sconce

By Hinkley



Call Us 866.428.9289

## Product Options

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**Finish:** Black , Burnished Bronze

**Size:** Small , Medium , Large

**Light Option:** Incandescent , LED

## Details

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- Material: Aluminum
- Shade Material: Clear Glass
- Dimmable when used with a Standard Dimmer (Not Included)
- UL Listed Wet
- Warranty: Limited 2 Year
- Made In China

## Dimensions

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**Small Option Backplate:** Width 4.5", Height 6"

**Small Option Fixture:** Width 6", Height 13.25", Depth 9", Weight 4.11Lbs

**Medium Option Backplate:** Width 4.5", Height 6"

**Medium Option Fixture:** Width 6", Height 18.25", Depth 9", Weight 5.39Lbs

**Large Option Backplate:** Width 4.5", Height 6"

**Large Option Fixture:** Width 7", Height 25", Depth 10.5", Weight 8.18Lbs

## Lighting

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- One 60 Watt (500 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)

## Additional Details

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**Product URL:**

<https://www.ylighting.com/max-outdoor-wall-light-by-hinkley-HKYP297166.html>

**Rating:** UL Listed Wet

**Product ID:** HKYP297166

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**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**

**Approval:**

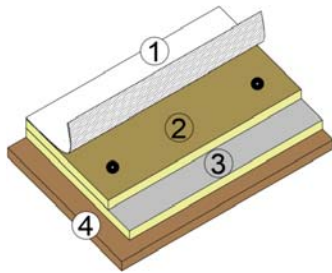


Notes:



**UltraPly™ TPO SA or Flex SA  
Membrane Self Adhered  
Wood Deck**

Maximum 20 Year  
Red Shield™ Warranty



1. Firestone UltraPly TPO SA or Flex SA Membrane with Secure Bond™ Technology
2. Mechanically Attached or Adhered Cover Board (Optional)
3. Mechanically Attached or Adhered Insulation
4. Wood Deck

Consult Firestone Technical Specifications, Guides and Details at [www.firestonebpco.com](http://www.firestonebpco.com)

**Slope Requirements**

Positive slope required for warranty.

**Construction Type**

New construction, complete tear-off, or recover with any wet or damaged materials removed prior to installation.

**Building Height Limitation**

Firestone UltraPly TPO SA Systems are limited to buildings at 250' (76.2 m) or less.

**Use of Air Barrier**

An air barrier is recommended for projects with large wall openings greater than 10% of the total wall area.

**Base Tie-Ins**

Must be attached to substrates which provided a minimum of 200 lbf (1 kN) in any direction.

**Increased Wind Speed and Codes**

Any wind speed coverage exceeding 55 mph (88 km/h) or projects with code requirements must be reviewed by a Firestone Roof System Advisor.

**Deck Requirement**

- Minimum ½" Plywood
- Minimum 7/16" OSB

**Fasteners Type**

- Firestone All Purpose Fastener
- Firestone Heavy Duty Fastener
- Firestone HailGard Fastener (with HailGard or OSB Board only)

**Insulation Adhesive\***

- Firestone I.S.O. Twin Pack™
  - Firestone I.S.O. Spray™ R
  - Firestone I.S.O. Fix™ II
  - Firestone I.S.O. Stick™
  - Firestone Twin Jet
- \*Max. 4' x 4' boards must be used when attaching insulation with adhesives.

**Adhesive Attachment**

**Max. 15-Year Warranty:**

- Bead Spacing: F: 12", P: 12", C: 12"

**20-Year Warranty:**

- Bead Spacing: F: 12", P: 6", C: 6"
- Full Application (I.S.O. Spray R)

**Membrane Requirement**

- UltraPly TPO SA or Flex SA Membrane with Secure Bond Technology

**Seam Requirement**

Firestone Single Weld system (use robot welder). Joint covers are required at all t-joints and at angle changes 1:12 or greater.

**Firestone Membrane Adhesive**

- UltraPly TPO SA or Flex SA Membrane with Secure Bond Technology
- Vertical flashing surfaces require priming with Single Ply or Single Ply LVOC Primer

**Edge Metal System**

- Firestone EdgeGard™ System
- Firestone AnchorGard™ System
- Firestone Coping System
- Firestone Termination Bar
- Firestone Aluminum Drain Bar

**Insulation Mechanical Attachment Rates for Standard 55 mph Wind Speed**

**Insulation (Top Layer) and Optional Cover Board 4' x 8' Board Size**

Insulation (Top Layer)	Attachment Rate	Optional Cover Board	Attachment Rate
1.0" to 1.4" ISOGARD™ GL / ISO 95+ GL or ISOGARD CG / Resista	16	¼" SECUROCK® Gypsum Fiber Board	10
1.5" to 1.9" ISOGARD™ GL / ISO 95+ GL or ISOGARD CG / Resista	12	½" SECUROCK Gypsum Fiber Board	8
2.0" or greater ISOGARD™ GL / ISO 95+ GL or ISOGARD CG / Resista	8	¾" SECUROCK Gypsum Fiber Board	8
1.5" to 1.9" Firestone ISOGARD HG / HailGard Composite	12	¼" DensDeck® Prime Roof Board	16 / 12
2.0" to 4.0" Firestone ISOGARD HG / HailGard Composite	8	½" DensDeck Prime Roof Board	12 / 8
Firestone ISOGARD HD Composite Board	8	¾" DensDeck Prime / DensDeck StormX™ Roof Board	8
Firestone ISOGARD HD Cover Board	12	½" Structodek® High Density Wood Fiber Board (max. 15-year warranty)	16

**Detail Description**

<b>Wall Termination:</b>	Firestone Termination Bar with optional surface mounted or reglet inserted counterflashing may also be used in accordance with current Firestone details.
<b>Curb &amp; Wall Flashings:</b>	Curbs, walls and expansion joints must be anchored with appropriate base tie-in detail, using UltraPly QuickSeam Reinforced Perimeter Fastening (RPF) strip or TPO Seam Plates (see current details for alternate base tie-in options). Curbs and walls must be flashed using minimum 0.045" UltraPly TPO Membrane, UltraPly TPO Flex Adhered or UltraPly TPO 18" Curb Flashing. Flashings may be sealed with welded details or QuickSeam products where acceptable and may include UltraPly TPO Coated Metal.
<b>Corners:</b>	UltraPly TPO Inside/Outside Corners or QuickSeam products (see UltraBlend details).
<b>Roof Edges / Parapets:</b>	Firestone AnchorGard or EdgeGard Fascia, Drain Bar systems, Firestone Coping System, UnaEdge System or UltraPly TPO Coated Metal.
<b>Penetrations:</b>	Flash with weldable UltraPly Pipe Flashing or UltraPly TPO Penetration Pocket, field fabricate with UltraPly TPO Unsupported Flashing, use QuickSeam products (see UltraBlend details) or use liquid flashing details.

**Notes:**

1. Only Firestone brand products are covered in a Red Shield Warranty.
2. Refer to the Firestone Technical Database at [www.firestonebpco.com](http://www.firestonebpco.com) for additional information regarding UltraPly TPO Systems.
3. DensDeck and StormX are registered trademarks of Georgia-Pacific Gypsum LLC.
4. SECUROCK is a registered trademark of USG Corporation
5. Structodek is a registered trademark of Blue Ridge Fiberboard Inc.
6. It is the installing contractor's responsibility to follow applicable building codes.



# Proposal - Detailed

**Sales Rep Name:** Grant, William  
**Sales Rep Phone:** 734-740-6813  
**Sales Rep E-Mail:** GrantWJ@pella.com  
**Sales Rep Fax:** 248-292-5014

Customer Information	Project/Delivery Address	Order Information
<b>Phillip Cooley</b> 1052 Seminole St  DETROIT, MI 48214-2707 <b>Primary Phone:</b> (313) 4785735 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> phillipgcooley@gmail.com <b>Contact Name:</b>  <b>Great Plains #:</b> COOLE1052S <b>Customer Number:</b> 1009168944 <b>Customer Account:</b> 1005239872	<b>Cooley, Phillip, 2308741</b> 1052 Seminole St  <b>Lot #</b> Detroit, MI 48214-2707 <b>County:</b> <b>Owner Name:</b> Phillip Cooley <b>Owner Phone:</b> (313) 4785735	<b>Quote Name:</b> Addition  <b>Order Number:</b> 742 <b>Quote Number:</b> <b>14905308</b> <b>Order Type:</b> Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> Deposit/Paid on Completion <b>Tax Code:</b> MISALESTAX <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 12/6/2021 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

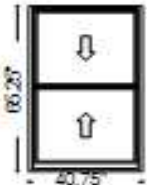
Line #	Location:	Attributes	Qty
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10 ~~DETROIT~~ 1

## Architect, Traditional, Double Hung, 40.75 X 65.25, Brown

Qty

1



PK #  
2105

Viewed From Exterior

Rough Opening: 41 - 1/2" X 66"

### 1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal

**Frame Size:** 40 3/4 X 65 1/4

**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Painted, Standard Enduraclad, Brown

**Interior Color / Finish:** Unfinished Interior

**Sash / Panel:** Ogee, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

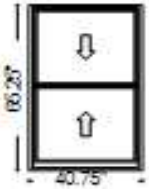
**Hardware Options:** Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

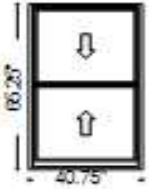
**Screen:** Full Screen, Standard EnduraClad, Brown, Standard, InView™

**Grille:** No Grille,

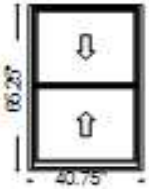
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 212".

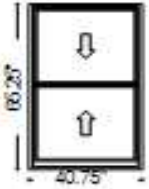
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

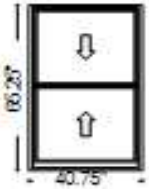
Line #	Location:	Attributes	
15	UPSTAIRS 2 <del>XXXXX</del>	<b>Architect, Traditional, Double Hung, 40.75 X 65.25, Brown</b>	<u>Qty</u> 1
	 <p>PK # 2105</p> <p>Viewed From Exterior Rough Opening: 41 - 1/2" X 66"</p>	<p><b>1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 40 3/4 X 65 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Brown  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, Brown, Standard, InView™  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 212".</p>	


Line #	Location:	Attributes	
20	UPSTAIRS 3 <del>XXXXX</del>	<b>Architect, Traditional, Double Hung, 40.75 X 65.25, Brown</b>	<u>Qty</u> 1
	 <p>PK # 2105</p> <p>Viewed From Exterior Rough Opening: 41 - 1/2" X 66"</p>	<p><b>1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 40 3/4 X 65 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Brown  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, Brown, Standard, InView™  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 212".</p>	



Line #	Location:	Attributes	
25	UPSTAIRS XXXXXX 4	<b>Architect, Traditional, Double Hung, 40.75 X 65.25, Brown</b>	<u>Qty</u> 1
	 <p>PK # 2105</p> <p>Viewed From Exterior Rough Opening: 41 - 1/2" X 66"</p>	<p><b>1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 40 3/4 X 65 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Brown  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, Brown, Standard, InView™  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 212".</p>	

Line #	Location:	Attributes	
30	UPSTAIRS XXXXXX 5	<b>Architect, Traditional, Double Hung, 40.75 X 65.25, Brown</b>	<u>Qty</u> 1
	 <p>PK # 2105</p> <p>Viewed From Exterior Rough Opening: 41 - 1/2" X 66"</p>	<p><b>1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 40 3/4 X 65 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Brown  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, Brown, Standard, InView™  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 212".</p>	

Line #	Location:	Attributes	
35	<del>UPSTAIRS</del> <del>XXXXXX</del> 6	<b>Architect, Traditional, Double Hung, 40.75 X 65.25, Brown</b>	<u>Qty</u> 1
	 <p>Viewed From Exterior Rough Opening: 41 - 1/2" X 66"</p>	<p>PK # 2105</p> <p><b>1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 40 3/4 X 65 1/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Brown  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, Brown, Standard, InView™  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 212".</p>	

Line #	Location:	Attributes	
40	<del>UPSTAIRS</del> <del>XXXXXX</del> door 1	<b>Pella® Reserve, Traditional, Inswing Door, Right, 36 X 79.5, Brown</b>	<u>Qty</u> 1
	 <p>Viewed From Exterior Rough Opening: 36 - 3/4" X 80"</p>	<p>PK # 2105</p> <p><b>1: Traditional, 3680 Right Inswing Door</b>  <b>Frame Size:</b> 36 X 79 1/2  <b>General Information:</b> Standard, Clad, Pine, 6 1/2", 5 3/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Brown  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard  <b>Glass:</b> Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Standard, White, Order Handle Set, Multipoint Lock, No Integrated Sensor  <b>Screen:</b> Hinge Screen, Brown, Oil Rubbed Bronze, InView™  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Factory Applied, Pella Recommended Clearance, Perimeter Length = 231".</p>	

Line #	Location:	Attributes	
45	URSTAIRS XXXXXX door 2	<b>Pella® Reserve, Traditional, Inswing Door, Right, 36 X 79.5, Brown</b>	<u>Qty</u> 1
	 <p>Viewed From Exterior</p> <p>Rough Opening: 36 - 3/4" X 80"</p> <p>PK # 2105</p>	<p><b>1: Traditional, 3680 Right Inswing Door</b>  <b>Frame Size:</b> 36 X 79 1/2  <b>General Information:</b> Standard, Clad, Pine, 6 1/2", 5 3/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Brown  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard  <b>Glass:</b> Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Standard, White, Order Handle Set, Multipoint Lock, No Integrated Sensor  <b>Screen:</b> Hinge Screen, Brown, Oil Rubbed Bronze, InView™  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Factory Applied, Pella Recommended Clearance, Perimeter Length = 231".</p>	

Line #	Location:	Attributes	
50	ADMIN	<b>ADDP RRDETR010010 - Administration &amp; Processing Fee</b>	<u>Qty</u> 1

Line #	Location:	Attributes	
55	None Assigned	<b>PROMOTDETR010004 - Branch Promotion ALL PROMOS</b>	<u>Qty</u> 1

## Thank You For Your Interest In Pella® Products

**PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**Notice of Collection of Personal Information:** We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

**ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")**

**YOU** and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](https://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

**Product Performance Information:**

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

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For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](https://www.pella.com)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

#### BRANCH WARRANTY:

### Pella General Installation Review

#### Pella Will:

- Deliver and unload products purchased per contract
- Place drop cloths on work area flooring
- Remove interior and exterior trim
- Provide all equipment and materials necessary to install new products
- Inspect all products purchased per contract
- Install all products per contract
- Insulate and caulk around products
- Verify that all products installed are in good working order
- Remove drop clothes, vacuum, and remove all debris
- Remove all old products from premises upon completion
- All work to be performed during normal working hours of 8:00 a.m. to 5:00 pm Monday-Friday, unless other arrangements are made.
- Installation and prefinish is warranted for the period of two years on materials and workmanship. Warranty time frame begins at date of completion.

#### Homeowner Will:

- Secure building permit if needed
- Remove existing shutters and awnings
- Reinstall shutters and awnings
- Cut back or tie trees, bushes and shrubs two feet from exterior wall
- Arrange to have alarm system disconnected and reinstalled
- Arrange to have any plumbing and/or electrical repairs or changes made by appropriate licensed contractor prior to install date
- Provide site electricity for power tools

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- All blinds and interior window treatments need to be removed prior to your installation date.
- All furniture needs to be moved at least 6 feet away from any window or door begin replaced.
- All personal items, wall hangings and collectibles must be removed prior to you installation date.
- Any non-movable furniture (example: pianos, built in cabinets, etc.) must be cleared of items and be surface dusted prior to installation.
- Have pets controlled so they do not get loose
- Remove all stickers from products installed
- Wash all interior and exterior glass surfaces

**TERMS & CONDITIONS:**

Quotes is valid for 30 days.

<b>Order Totals</b>	
Taxable Subtotal	\$17,229.50
Sales Tax @ 6%	\$1,033.77
Non-taxable Subtotal	\$736.73
<b>Total</b>	<b>\$19,000.00</b>
<b>Deposit Received</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$19,000.00</b>