

**STAFF REPORT:** 3/30/2022 MEETING  
**APPLICATION NUMBER:** #22-7708, #22-7709  
**VIOLATION NUMBERS:** #402, #567  
**ADDRESS:** 885 & 931 COVINGTON  
**HISTORIC DISTRICT:** PALMER PARK APT. BUILDINGS  
**APPLICANT:** KEVIN BRANDON  
**PROPERTY OWNER:** RCI COVINGTON TOWNHOUSE LLC  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 2/14/2022  
**DATE OF STAFF SITE VISIT:** 2/24/22

**PREPARED BY:** B. CAGNEY, D. RIEDEN

**SCOPE:** ERECT NEW TRASH ENCLOSURE STRUCTURES, ERECT ENTRANCEWAY, INSTALL LANDSCAPING/HARDSCAPE (WORK COMPLETED WITHOUT APPROVAL)

### EXISTING CONDITIONS

The building located at 885 Covington Drive, known as the Hampshire House, is a 4-story, Modern style, multi-family apartment building constructed in 1949. It is one of several multi-family apartments of varying architectural styles in the Palmer Park Apartment Historic District. The streamlined, L-Plan red brick façade is typical of Art Moderne style architecture and features minimal architectural detailing. The window openings are aligned across the floor plates and feature a limestone sill. The off-centered, primary residential entrance, located on the north elevation, features a porch with a decorative canopy. The Original entrance was approved for replacement in 2018, as were the casement windows. This FHA-approved project is a sister to the Cambridge House, located next door at 931 Covington Drive, and is almost identical in design.

The building located at 931 Covington Drive, known as the Cambridge House, is also a 4-story, Art Moderne style, multi-family apartment building constructed in 1949. The streamlined, L-plan mirrors that of 885 Covington. It shares the same red brick façade and features minimal architectural detailing. The window openings are aligned across the floor plates and feature a limestone sill. The original entrance was approved for replacement in 2018, as was the windows.



*Site Photo 1, by Staff February 24, 2022: (North) front entrance of 885 Covington.*



*Site Photo 2, by Staff February 24, 2022: (North) front entrance of 931 Covington.*

885 Covington has the following HDC approvals on Detroit Property Information System (DPI).

- **December 2018- #18-5993:** The Commission **denied** a proposal to rehab the building to remove and replace all windows with vinyl windows, install twelve (12) French balconies, balconies and replacement of front entryway and canopy.
- **December 2018- #18-6012:** HDC Staff issued a Certificate of Appropriateness (COA): Removal of chain-link fence on roof
- **April 2019- #19-6049:** The Historic District Commission issued a Certificate of Appropriateness (COA): Remove and Replace existing windows with Winco Series 3250 steel casement windows; Remove and Replace existing building entrance canopy and porch; Remove and Replace existing exterior light fixtures; Remove and Replace existing exterior doors and frames; Install Graded sidewalk to accommodate ADA entry.



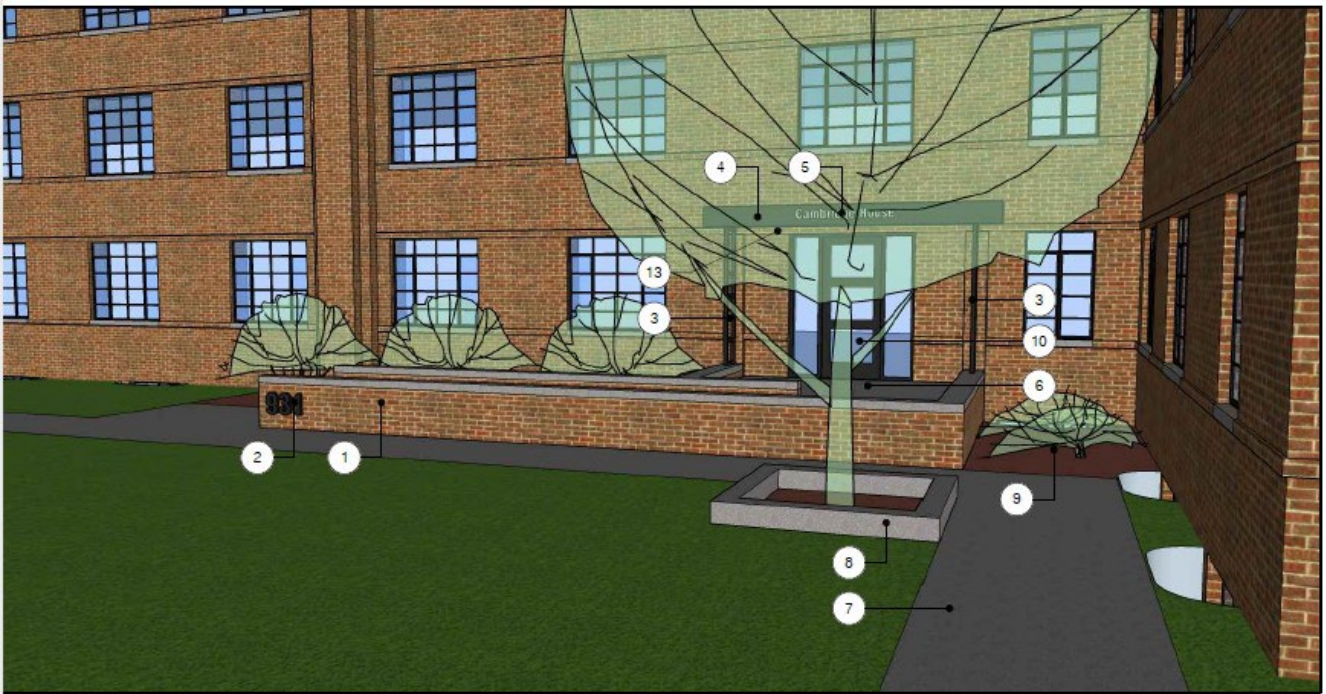
3 View from Secondary Gate  
A302 SCALE: Not to Scale

Figure 1: Previously HDC approved entrance, 885 Covington, elevation by Applicant.

931 Covington has the following HDC approvals on Detroit Property Information System (DPI).

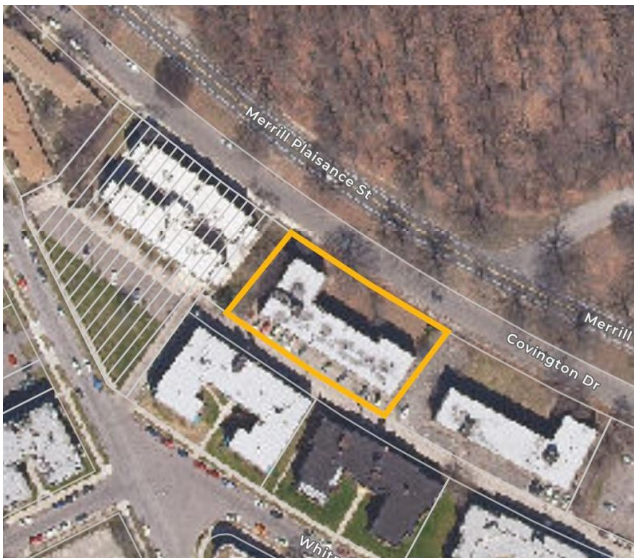
- **December 2018- #18-5994:** The Commission **denied** a proposal to rehab the building to remove and replace all windows with vinyl, install twelve (12) French balconies, balconies and replacement of front entryway and canopy.
- **December 2018- #18-6011:** HDC Staff issued a Certificate of Appropriateness (COA): Removal of chain-link fence on roof
- **April 2019- #19-6050:** The Historic District Commission issued a Certificate of Appropriateness (COA): Remove and Replace existing windows with Winco Series 3250 steel casement windows; Remove and Replace existing building entrance canopy and porch; Remove and Replace existing exterior light fixtures; Remove and Replace existing exterior doors and frames; Install Graded sidewalk to accommodate ADA entry.





3 View from Secondary Gate  
 A302 SCALE: Not to Scale

Figure 2: Previously HDC approved entrance, 931 Covington, elevation by Applicant.



Aerial 1 of Parcel # 02002632-4, 931 Covington, by Detroit Parcel Viewer.



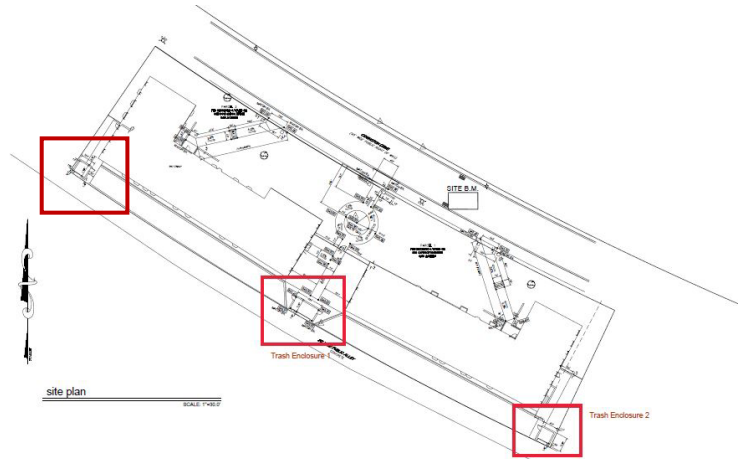
Aerial 2 of Parcel # 02002630-1, 885 Covington, by Detroit Parcel Viewer.

**PROPOSAL**

The proposed work consists of three parts: the construction of trash enclosure structures, removal of central parking and replacement with landscaping, and revisions of a previously approved front entry for both properties. While the trash structures are currently under construction, the landscape and entries are already complete. See also attached narrative, drawings, photos, and product sheets.

Trash Structures

The area proposed for the trash structures are off the existing alley behind both buildings (See Site Plan 1). The work consists of three newly constructed trash structures. The center structure is 12’x22’ and the east and west end structures are 12’x12’. The construction of the trash structures is of brick veneer facing on 8” concrete block. The brick veneer selected closely resembles the existing brick of the apartment building. The structures shall be roofed with a metal standing seam roof. Each structure will have secured access doors, an overhead door, window, and louvered vent.



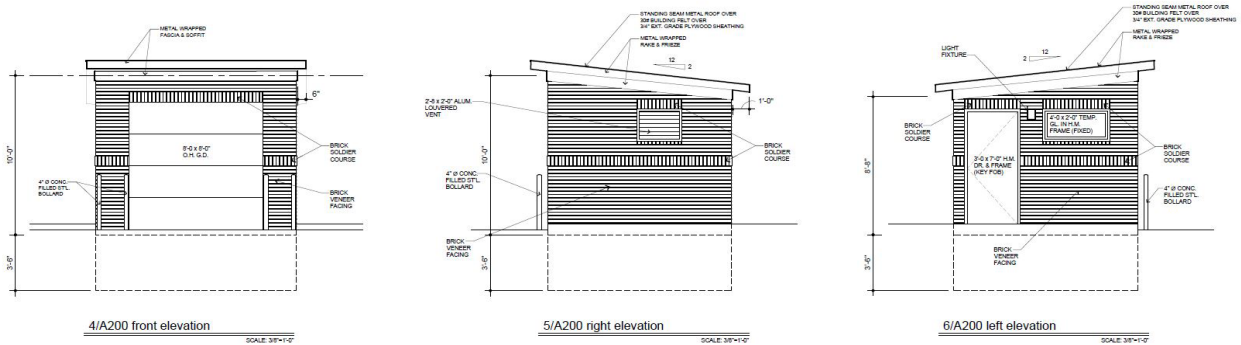
Site Plan 1, by Applicant, showing locations of proposed trash structures (red)

Product Data- See attached brochures and cut sheets for additional information.

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Roof: PAC-CLAD, Snap Clad, Matte Black steel
- Gutters: K-style, Matte Black
- Overhead door: Clopay Model 1500, Sectional steel, Black
- Man Door: TRU Door, flush hollow metal, black
- Windows: Anderson Window, 400 series, aluminum fixed, black.



Site Photo 3, by Staff February 24, 2022: (South) between 885 & 931 Covington, showing partially built 12’x22’ trash structure. Roof and window openings will be removed to reflect architectural drawings.



Elevation 1, by Applicant: 12’ x 12’ trash structures.



### Landscaping

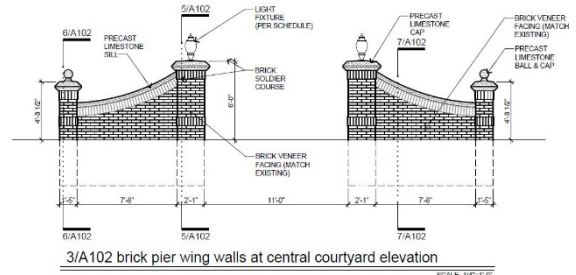
The area for landscaping is for both 885 and 931 Covington. Replace the parking lot in poor condition with a center courtyard, which provides a link to and a focal point for the two apartment buildings. Plant a 35' tall evergreen tree at the sidewalk entry. Install a 6'-0" high steel fence with gate to separate the front courtyard with the rear. Replace damaged and broken existing columns with new brick piers built in a similar style.

Product Data- See also attached brochures and cut sheets for additional information.

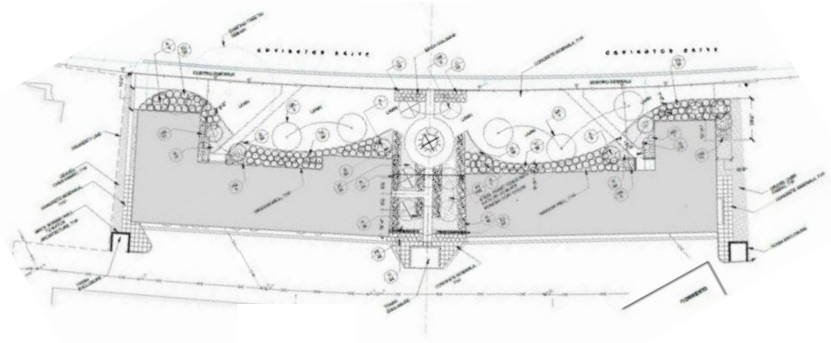
- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Steel Fence: Guardsman, Kent 2 Rail, Black
- Brick Piers Light Fixture: Franklin Iron Works, Rockford Collection, 20 1/4" H. Bronze, Style #V5569

### Front Entries

The front entry has been constructed with modifications to the approved permitted plans. The approved plans had horizontal 2X2 steel tubes to create a grid panel. These were eliminated with only the vertical 2x2 steel tubes installed. This was due to the owner not wanting anyone to be able to climb on the roof. The original design had a 12" high fascia. The fascia as constructed is 16". This was because a small parapet was required for roofing and metal coping allowances, per the owner.



*Elevation2 by Applicant: Brick pier wing walls at central courtyard and public walkway.*



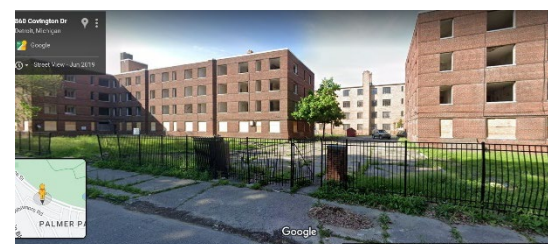
*Site Plan 2, by Applicant: landscape, courtyard, and piers.*

## STAFF OBSERVATIONS AND RESEARCH

- The Palmer Park Apartment Buildings Historic District was established in 1983.
- Staff observed during their site visits that the trash structures were partially built, the elements in the landscape were completed, replacing the parking lot, with brick piers, wing walls and planting beds, and the front entrances were not constructed according to the previously approved drawings by the HDC.
- Staff observed that other apartments within the Historic District also have enclosed trash structures of similar scale, design and materials as the ones that are proposed in this application.
- Staff have the opinion that the proposed locations, design, scale, and materiality of the three trash structures are appropriate.
- Staff observed from previous street imagery that the former parking lot between 885 and 931 Covington was in very poor condition. The former brick piers near the public sidewalk were likely historic character defining features of the site, as they were minimally detailed in a restrained rectilinear fashion, complementary to the buildings. The parking lot and the piers flanking the entrance appear to date to the original construction of the site. The brick piers, as were common at the time, could have been designed as part of the overall site and building design vocabulary.
- Staff observed that the new piers are introducing design elements that come in conflict with the Art Moderne-style of architecture; the swooping wings, oversized capstones, and off-scale top treatments and light fixtures reference colonial style of architecture and in Staff's opinion do not complement the historic architecture of this site, and are thus inappropriate.
- Except for the brick piers and wing walls, Staff offers the opinion that the demolition of the parking lot to create a fenced-in courtyard, the installation of the walkways, and landscape planting are compatible with the historic character of the site and do not destroy distinctive, character-defining features.
- Staff observed that the entrances at both buildings have been modified from what was approved: This includes a larger fascia at the canopy.
- At 885 Covington, the screening was not built as proposed, from a more horizontal appearance (six evenly spaced horizontal bars with two vertical divisions) to a completely vertical appearance (2"x2" steel bars spaced 4" apart).
- At 931 Covington, the screening was also not built as proposed, with only vertical members (2"x2" steel bars spaced 4" apart).



*Site Photo 4 by Staff, February 24, 2022, showing similar design of trash structure behind 850 Whitmore, across and down the alley from the proposed site.*



*Site Photo 5 by Google Street, July 2019, showing former brick piers, fence and parking lot.*



*Site Photo 6 by Staff, February 24, 2022, showing new brick "wing walls", courtyard entrance, and evergreen.*

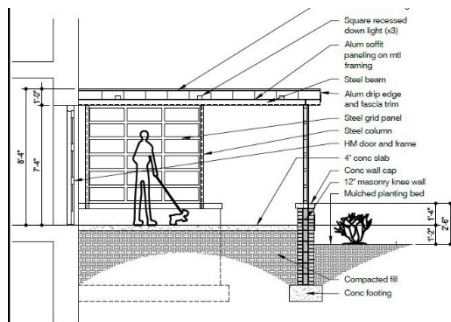




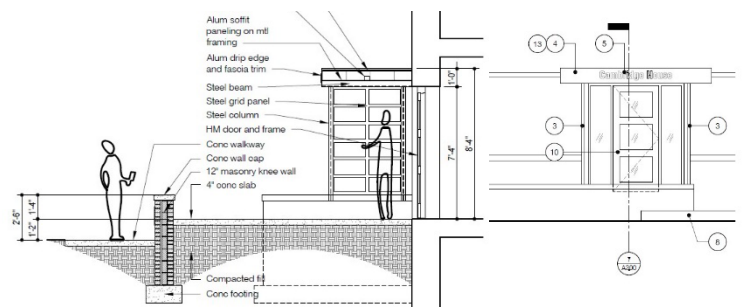
Site Photo 7, by Staff, February 24, 2022: (North) front elevation of 885 Covington showing thicker canopy and vertical panels.



Site Photo 8, by Staff, February 24, 2022: (North) front entrance of 931 Covington showing thicker canopy and vertical panels.



Drawing by Applicant, January 2019: Approved entrance of 885 Covington showing proposed canopy and steel grid panel.



Drawings by Applicant, January 2019: Approved entrance of 931 Covington showing proposed canopy and steel grid panel.

## ISSUES

- All work in this application has started or completed without HDC approval.
- While the landscape design of the walkways, courtyard and plantings are not in conflict with the building's architecture, the replaced piers with larger scale wingwalls are inappropriate as they introduce a design that destroys the historic character of the property (Standard 2), introduces conjectural colonial features does not match the character-defining features of the Art Moderne architecture of the building in design and scale (Standards 3&6), and are incompatible with the historic integrity of the property (Standard 9).
- While the applicant has stated that the reason behind the removal of the horizontal elements from the screening was to remove the ability for people to climb to the top of the canopy, the rhythm of the screening at both entrance canopies as built (4" spacing of 2"x2" vertical members) is in conflict with the horizontal expression found throughout the Art Moderne building and are incompatible with the historic integrity of the property (Standard 9). Staff has no issue with the thicker fascia at the canopy.
- Staff has no issues with the proposed trash structures. As small buildings, this portion of the scope triggers public hearing requirements.

## RECOMMENDATION

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

#### Recommendation #1: Installation of landscape “wing walls”

Staff finds that the installation of the brick piers and brick wing-walls destroy the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically 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.*

*3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

*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.*

*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.*

#### Recommendation #2: Remaining work items: trash structures, replacement of parking lot with courtyard, walkways and landscaping, and revision of front entrances:

It is staff's opinion that the proposed trash structures, replacement of the center parking lot with a courtyard and landscape and revision of the front entrances retain and preserve 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 agrees to submit drawings to install the screening walls as originally proposed in the approved drawings, removes the existing vertical screening entirely, or submit a revised design subject to staff approval.









































RCI  
 PALMER PARK APTS  
 MANAGEMENT  
 248-380-5000













3/21/2019

**CERTIFICATE OF APPROPRIATENESS**

Thomas Roberts  
2927 4<sup>th</sup> Street  
Wyandotte, MI  
48192

**RE: Application Number 19-6049; 885 Covington; Palmer Park Apartment Historic District**

Dear Mr. Roberts:

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 March 21, 2019.

Staff finds the work appropriate for the following reasons:

The following work items 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 features, 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.*

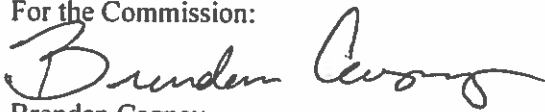
- Remove and Replace existing exterior doors and frames
  - Per approved HDC Submission
- Remove and Replace existing exterior light fixtures
  - Per approved HDC Submission
- Remove existing chain link fence around rooftop perimeter
  - Approved 12-12-2018 (18-6012)
- Remove and Replace existing building entrance canopy and porch
  - Per approved HDC Submission;
  - Graded sidewalk to accommodate ADA entry, Aluminum Canopy, Landscaping Area
- Remove and Replace existing windows with Winco Series 3250 steel casement windows, as submitted with proposed Window Schedule including:
  - (80) Simulated Divided Light Casement Window Type A – 69.5” x 62” – Dual Operation
  - (49) Simulated Divided Light Casement Window Type B - 53” x 62” - Dual Operation
  - (41) Simulated Divided Light Casement Window Type C – 37.5” x 62” - Dual Operation
  - (12) Simulated Divided Light Casement Window Type D – 19” x 62” – Single Operation
  - (4) Simulated Divided Light Casement Window Type E – 32” x 37.5” - Dual Operation



- (9) Simulated Divided Light Casement Window Type G – 50” x 34”  
- Single Operation
- (1) Simulated Divided Light Casement Window Type H – 36” x 26”  
- Non- Operable

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) 224-4803 or [cagneyb@detroitmi.gov](mailto:cagneyb@detroitmi.gov).

For the Commission:

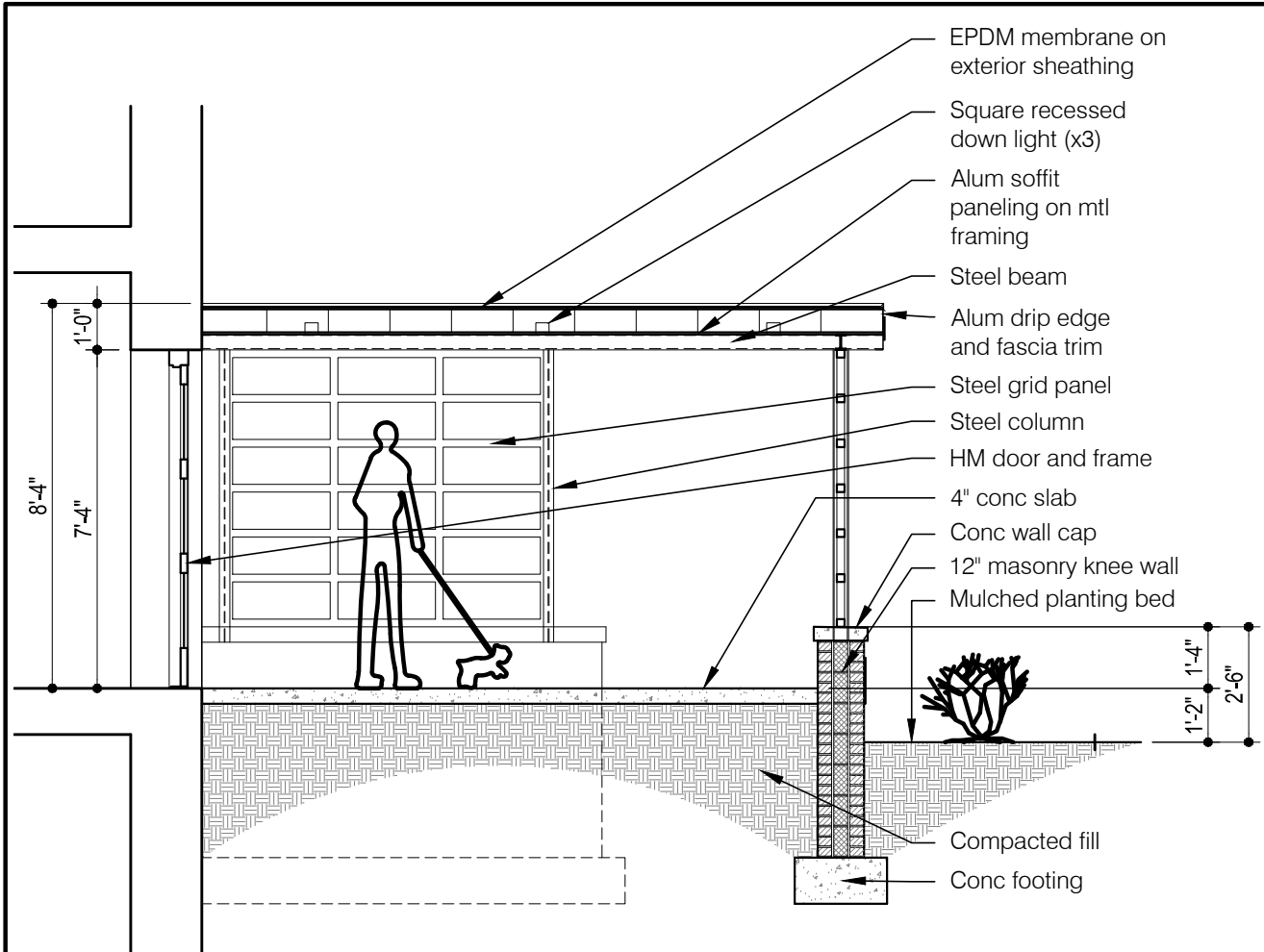


Brendan Cagney

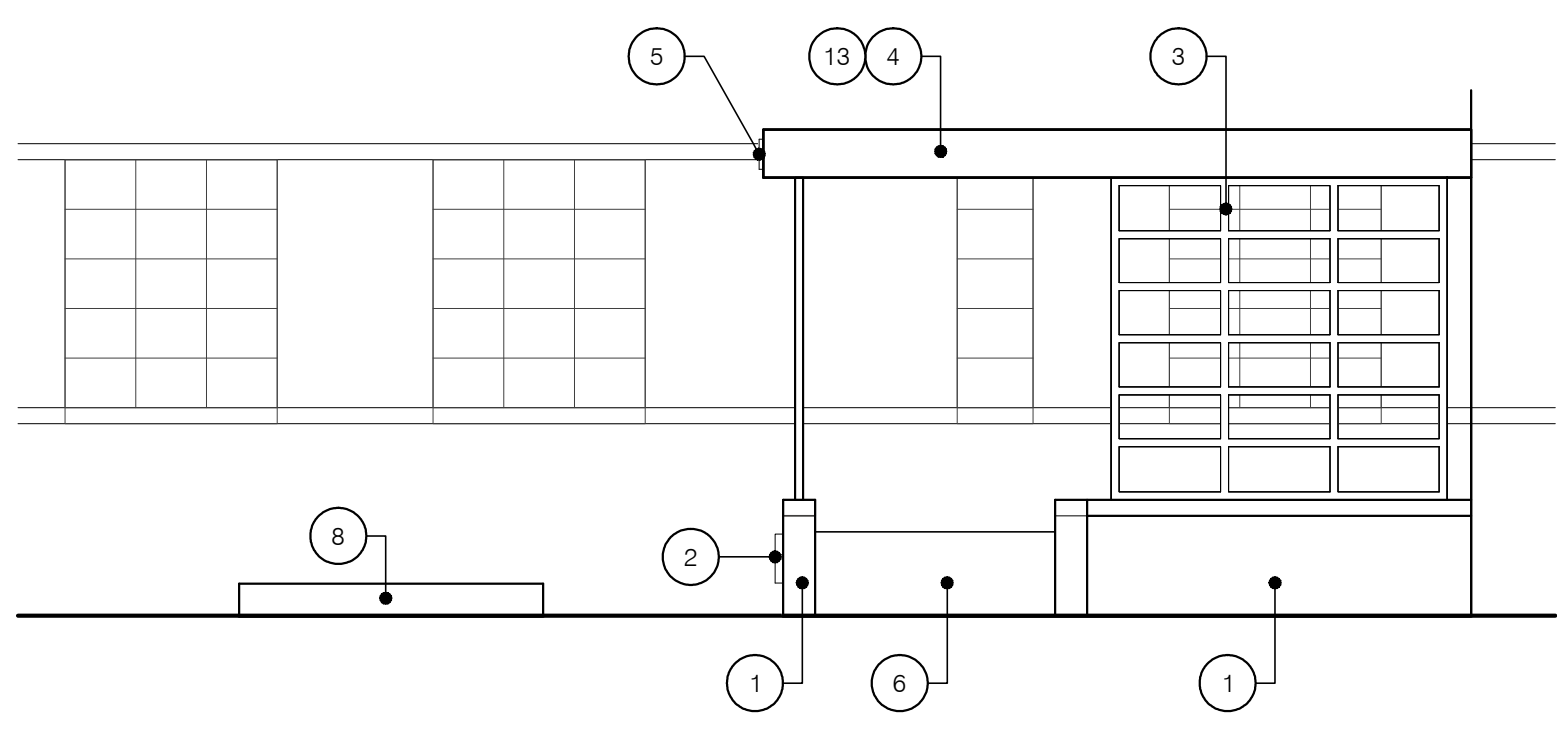
Staff

Detroit Historic District Commission

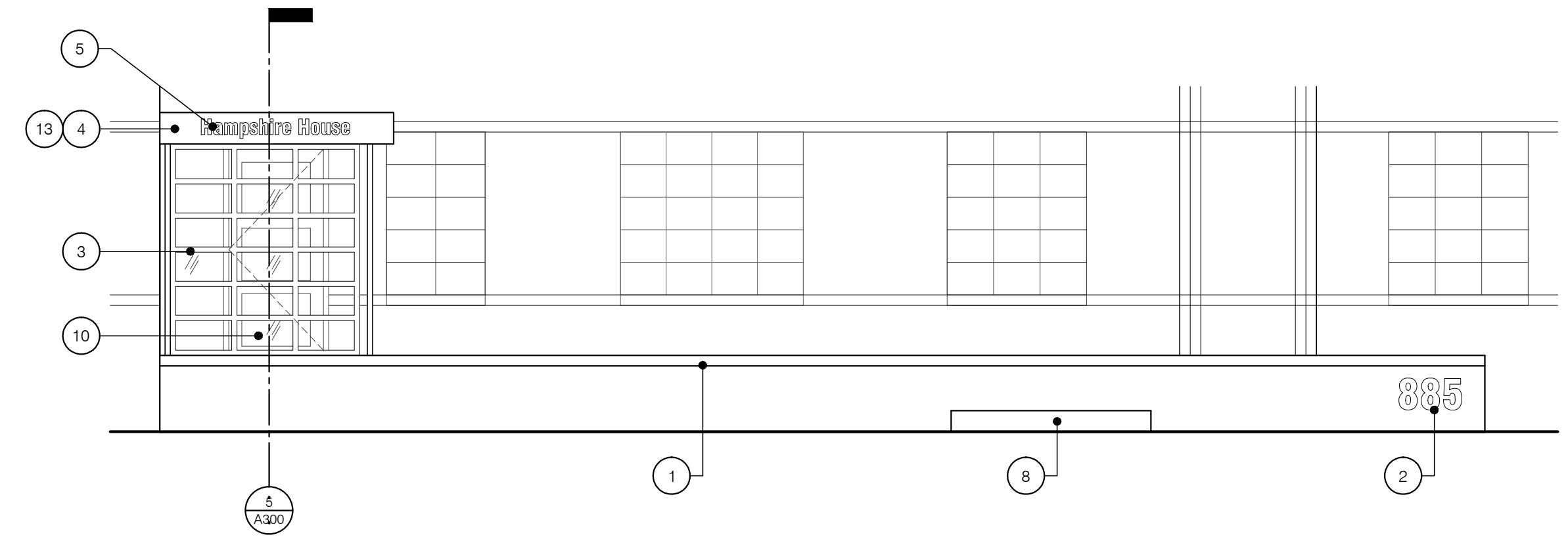




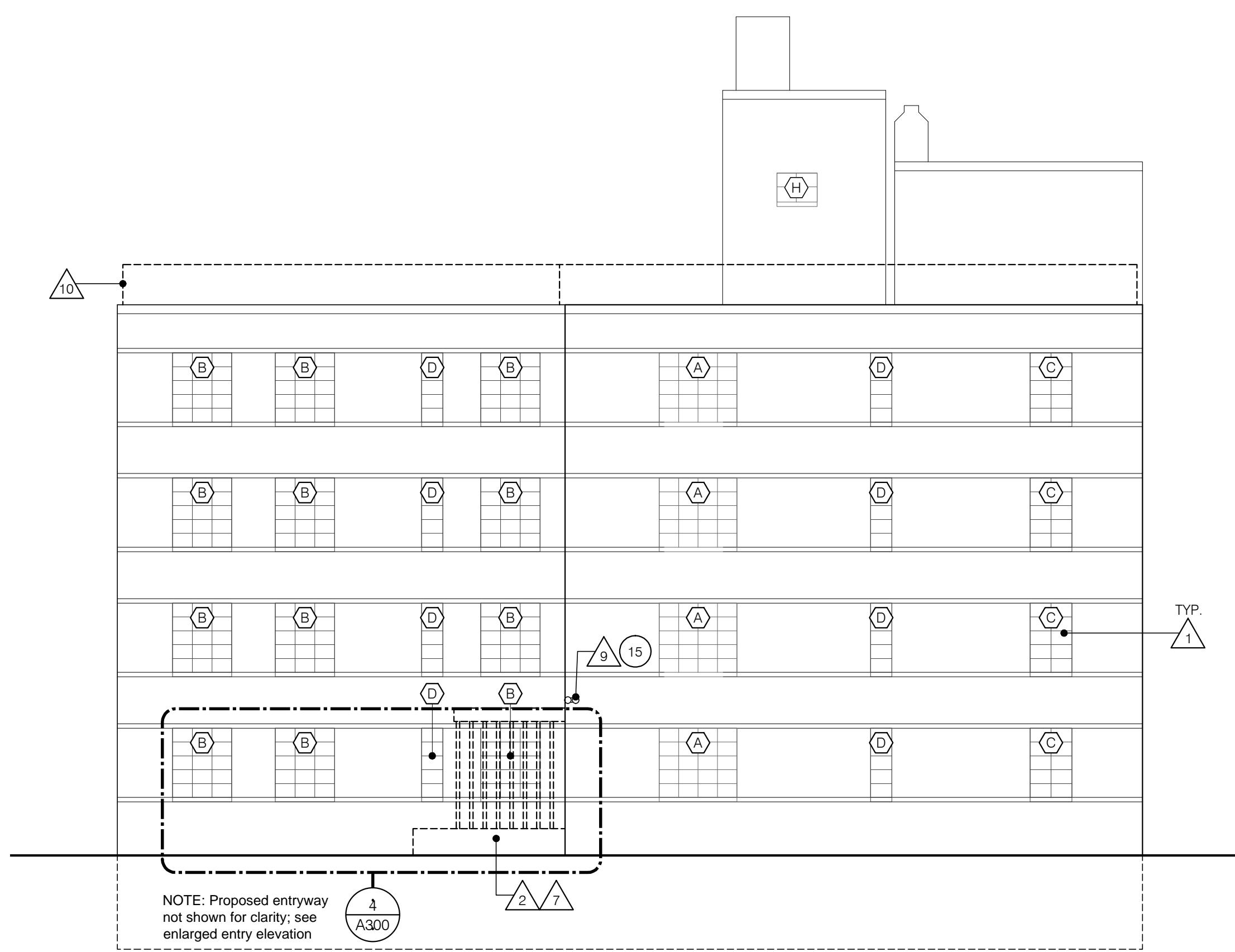
5 Proposed Entryway - Section  
A300  
1/4" = 1'-0" XREF



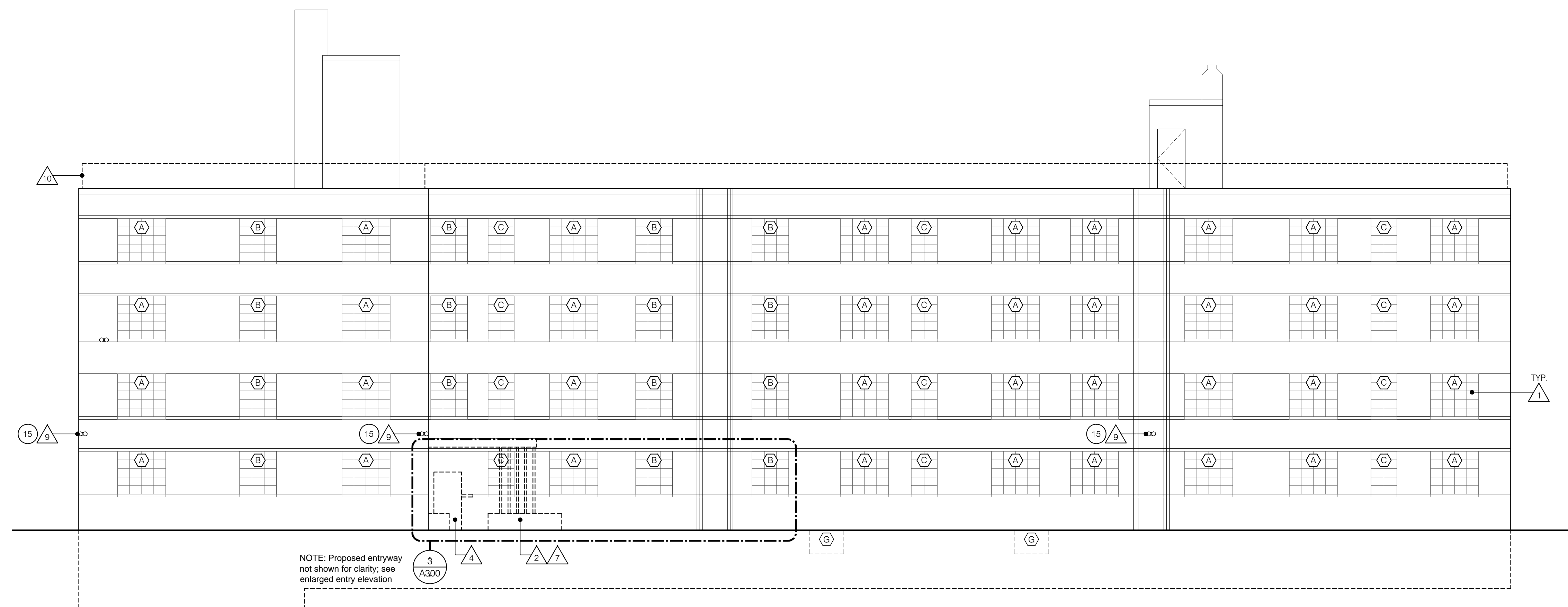
4 Proposed Entryway - West Elevation  
A300  
1/4" = 1'-0" XREF



3 Proposed Entryway - North Elevation  
A300  
1/4" = 1'-0" XREF



2 West Elevation  
A300  
SCALE: 1/8" = 1'-0"



1 North Elevation  
A300  
SCALE: 1/8" = 1'-0"

- DEMOLITION KEY NOTES:**
- 1 Remove existing steel window frame, glazing, and anchors. Replace in-wall wood blocking and interior wood trim at head and jambs. Existing cast stone sill to remain, patch and repair as required.
  - 2 Remove existing primary entrance complete, including wood canopy assembly and supporting columns, stone planter boxes, and concrete paving at grade.
  - 3 Remove existing concrete walkway and soil as required to accommodate new landscape plan.
  - 4 Remove existing primary entrance door and frame.
  - 5 Remove existing stairway exit door.
  - 6 Remove existing post lantern.
  - 7 Remove existing square recessed down light.
  - 8 Remove existing wall sconce.
  - 9 Remove existing two-light flood light.
  - 10 Remove existing chain link fence at perimeter of roof. Patch and repair exposed anchor locations.

- DEMOLITION LEGEND:**
- existing door to remain
  - existing door to be removed
  - existing wall to remain
  - existing wall to be removed

- CONSTRUCTION KEY NOTES:**
- Replace all existing steel windows with new aluminum windows. Match the historic units in dimensions, profiles, sight lines, detail, and lite configuration. Refer to Window Survey and Product Data for additional information.
- A Window Type A: 4-lites wide x 5-lites high, fixed with 1-lite x 4-lites faux casement each end
  - B Window Type B: 3-lites wide x 5-lites high, fixed with 1-lite x 4-lites faux casement each end
  - C Window Type C: 2-lites wide x 5-lites high, fixed with 1-lite x 4-lites faux casement each end
  - D Window Type D: 1-lite wide x 5-lites high, fixed with 1-lite x 4-lites faux casement
  - E Window Type E: 2-lites wide x 3-lites high, fixed with 1-lite x 3-lites faux casement each end
  - F Window Type F: 2-lites wide x 2-lites high, operable hopper
  - G Window Type G: 2-lites wide x 2-lites high, fixed
- Replace existing primary entrance, including wood canopy assembly and supporting columns, stone planter boxes, and concrete paving at grade.
- 1 Partial height masonry wall to match existing brick facade. Cast stone cap to match existing window sills. Top of wall at 8" above finished first floor.
  - 2 12" H aluminum dimensional numbering indicating street address, black powder coat finish
  - 3 Steel grid panel - 1 1/2" square tubing welded and painted black
  - 4 Aluminum canopy assembly - 12" overall thickness
  - 5 6" H aluminum dimensional lettering indicating building name, clear anodized finish
  - 6 Concrete porch and sloped walking surface (1:20), natural finish. Top of porch at 3/4" below finished first floor.
  - 7 Concrete walkway at grade, natural finish
  - 8 6" concrete curb, natural finish, around mulched planting bed with small deciduous tree
  - 9 Mulched planting bed with a mix of evergreen and perennial plants for shaded areas
- Replace existing miscellaneous exterior doors with new hollow metal doors and frames. Match historic doors in dimensions, profiles, sight lines, detail, and lite configuration. Refer to Product Data for additional information.
- 10 Primary entrance door: 3 vision panels
  - 11 Stairway exit door: 4-lite, half-glass upper vision panel and single embossed lower panel
- Replace existing light fixtures with new light fixtures rated for outdoor wet location use. Refer to Product Data for additional information.
- 12 Post lantern, LED, black
  - 13 Square recessed down light, LED, black
  - 14 Architectural wall sconce, LED, black
  - 15 Two-light adjustable swivel flood light, optional LED conversion, black

2019-01-28  
HDC SUBMISSION

Hampshire House  
Apartments Renovation  
885 Covington Drive  
Detroit, MI 48203

TR  
principal in charge  
TR/NM  
project manager  
NM  
project architect  
SM  
drawn  
01.28.2019  
print date

19001  
job number  
A300  
sheet number



2/14/2019

**CERTIFICATE OF APPROPRIATENESS**

Thomas Roberts  
2927 4<sup>th</sup> Street  
Wyandotte, MI  
48192

**RE: Application Number 19-6050; 931 Covington; Palmer Park Apartment Historic District**

Dear Mr. Roberts:

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 February 14, 2019.

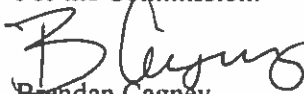
Staff finds the work appropriate for the following reasons:

The following work items 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 features, 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.*

- Remove and Replace existing exterior doors and frames
  - Per approved HDC Submission
- Remove and Replace existing exterior light fixtures
  - Per approved HDC Submission
- Remove existing chain link fence around rooftop perimeter
  - Approved 12-12-2018 (18-6011)
- Remove and Replace existing building entrance canopy and porch
  - Per approved HDC Submission;
    - Graded sidewalk to accommodate ADA entry, Aluminum Canopy, Landscaping Area

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) 224-4803 or [cagneyb@detroitmi.gov](mailto:cagneyb@detroitmi.gov).

For the Commission:

  
Brendan Cagney  
Staff

Detroit Historic District Commission



4/11/2019

**CERTIFICATE OF APPROPRIATENESS**

Thomas Roberts  
2927 4<sup>th</sup> Street  
Wyandotte, MI  
48192

**RE: Application Number 19-6050; 931 Covington; Palmer Park Apartment Historic District**

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Staff finds the work appropriate for the following reasons:

The following work items 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 features, 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.*

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- Remove and Replace existing windows with Winco Series 3250 steel casement windows (annoblack), as submitted with proposed Window Schedule including:
  - (107) Simulated Divided Light Casement Window Type A – 69.5” x 62”  
– Dual Operation
  - (63) Simulated Divided Light Casement Window Type C – 37.5” x 62”  
- Dual Operation
  - (20) Simulated Divided Light Casement Window Type D – 19” x 62”  
– Single Operation
  - (18) Simulated Divided Light Casement Window Type G – 50” x 34”  
- Single Operation
  - (1) Simulated Divided Light Casement Window Type H – 36” x 26”  
- Non- Operable




CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

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

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For the Commission:

  
Brendan Cagney  
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: 02-10-2022

## PROPERTY INFORMATION

ADDRESS: 885 Covington Drive AKA: Cambridge House

HISTORIC DISTRICT: Palmer Park Apartment Buildings Historic District

SCOPE OF WORK: (Check ALL that apply)

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

## APPLICANT IDENTIFICATION

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

NAME: Kevin Brandon COMPANY NAME: BmK Design+Planning, LLC

ADDRESS: 885 Covington Drive CITY: Detroit STATE: MI ZIP: 48203

PHONE: \_\_\_\_\_ MOBILE: 248-303-1446 EMAIL: kmb@bmkdp.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

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

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

### NOTE:

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

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

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

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



# P2 - BUILDING PERMIT APPLICATION

Date: 02-10-2022

## PROPERTY INFORMATION

Address: 885 Covington Drive Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
 AKA: Cambridge House 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: Trash Enclosure  
 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)

Construction of brick trash enclosures, landscape/hardscape and front building entry.

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 Brandon Company Name: BmK Design+Planning,LLC

Address: 10 E. Main Street, Suite 201 City: Detroit State: MI Zip: 06608

Phone: Mobile: 248-303-1446

Driver's License #: Email: kmb@bmkdp.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: Kevin Brandon State Registration#: Expiration Date:

Address: 54048 Mound Road City: Shelby Township State: MI Zip: 48316

Phone: 248-303-1446 Mobile: Email: kmb@bmkdp.com

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

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

Print Name: 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: Kevin Brandon Signature: Kevin Brandon Digitally signed by Kevin Brandon Date: 2022.03.03 11:44:38 -05'00' Date: 03-03-2022 (Permit Applicant)

Driver's License #: B653465603638 Expiration: 08-15-2023

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.







54048 Mound Road    Shelby Township    Michigan    48316

February 10, 2022-REV March 12,2022

Historic District Commission Review  
885 Covington Drive, Hampshire House  
Trash Enclosures, Landscaping/Hardscaping and Entry

### **Trash Enclosures**

#### **Description of Existing Conditions**

The area proposed for the trash enclosures are off the existing alley behind The Hampshire Apartment building. A photo survey of existing conditions is attached.

#### **Description of Project**

The project consists of two newly constructed trash enclosures. The center enclosure is 12'x22' and the west end enclosure is 12'x12'. The construction of the trash enclosures is of brick veneer facing on 8" concrete block. The brick veneer selected closely resembles the existing brick of the apartment building. The enclosures shall be roofed with a metal standing seam roof. Each enclosure will have secured access doors for the apartment tenants. There will also be an overhead door that will completely secure the trash containers. It is intention of the enclosures to provide a secure and sanitary solution to a generally unsightly problem. The location of the trash location is provided on an attached site plan.

The enclosure construction was started prior to obtaining HDC Certificate of Appropriateness and BSEED permit, it is partially complete. It was decided to start foundations and block work prior to the impending winter weather so that the enclosures would be finished with the completion of the apartment building renovation.

### **Landscaping**

#### **Description of Existing Conditions**

The area of the landscape area located is in the front yard and center courtyard of The Hampshire Apartment building. The area between both apartment buildings was a non-conforming parking lot in extremely poor condition. A photo survey of completed work prior to grass sod is attached.

#### **Description of Project**

This submittal request is for the landscaping for both 885 and 931 Covington. A center courtyard provides a link to and a focal point for the two apartment buildings with a 35' tall evergreen tree at its entry. A 6'-0' high steel fence with gate is separates the front courtyard to the rear. New



brick piers have been built in a similar style to the damage and broken existing piers. Also, note that the public sidewalk was replaced, at the owner's own expense. Supplemental Material and Plans are attached.

The landscaping was completed without obtaining HDC Certificate of Appropriateness. It was an oversight by the ownership group team to the fact that HDC approval was required for landscaping.

## **Front Entry**

### **Description of Project**

The front entry has been construction with slight modifications to the approved permitted plans. The approved plans had horizontal 2X2 steel tubes to create a grid panel. These were eliminated with only the vertical 2x2 steel tubes installed. This was due to the ownership group not wanting anyone to be able to climb on the roof. The original design had a 12" high fascia. The fascia as constructed is 16". This was because a small parapet was required for roofing and metal coping allowances. A photo survey of constructed conditions is attached as well as drawing documents.

## **Product Data**

See attached brochures and cut sheets for additional information.

## **Trash Enclosures**

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Standing Seam Roof: PAC-CLAD, Snap Clad, Matte Black Steel
- Gutters: K-Style, Matte Black
- Overhead Door: Clopay, Model 1500, Sectional Steel, Black
- Windows: Andersen Windows, 400 Series, Aluminum, Fixed, Black
- Man Door: TRU Door, Flush Hollow Metal, Black

## **Landscaping**

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Steel Fence: Guardsman, Kent 2 Rail, Black
- Brick Piers Light Fixture: Franklin Iron Works, Rockford Collection, 20 ¼" H. Bronze, Style #V5569



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: 02-10-2022

## PROPERTY INFORMATION

ADDRESS: 931 Covington Drive AKA: Cambridge House

HISTORIC DISTRICT: Palmer Park Apartment Buildings Historic District

SCOPE OF WORK: (Check ALL that apply)

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

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: Kevin Brandon COMPANY NAME: BmK Design+Planning, LLC

ADDRESS: 931 Covington Drive CITY: Detroit STATE: MI ZIP: 48203

PHONE: \_\_\_\_\_ MOBILE: 248-303-1446 EMAIL: kmb@bmkdp.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

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

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

### NOTE:

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

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

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

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



P2 - BUILDING PERMIT APPLICATION

Date: 02-10-2022

PROPERTY INFORMATION

Address: 931 Covington Drive Floor: Suite#: Stories:
AKA: Cambridge House 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: Trash Enclosure
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)

Construction of brick trash enclosure, landscape/hardscape and front building entry.

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 Brandon Company Name: BmK Design+Planning,LLC

Address: 10 E. Main Street, Suite 201 City: Detroit State: MI Zip: 06608

Phone: Mobile: 248-303-1446

Driver's License #: Email: kmb@bmkdp.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: Kevin Brandon State Registration#: Expiration Date:

Address: 54048 Mound Road City: Shelby Township State: MI Zip: 48316

Phone: 248-303-1446 Mobile: Email: kmb@bmkdp.com

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

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

Print Name: 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: Kevin Brandon Signature: Kevin Brandon Digitally signed by Kevin Brandon Date: 2022.03.03 11:44:38 -05'00' Date: 03-03-2022 (Permit Applicant)

Driver's License #: B653465603638 Expiration: 08-15-2023

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.







54048 Mound Road Shelby Township Michigan 48316

February 10, 2022-REV March 25,2022

Historic District Commission Review  
931 Covington Drive, Cambridge House  
Trash Enclosures, Landscaping/Hardscaping and Entry

### **Trash Enclosure**

#### **Description of Existing Conditions**

The area proposed for the trash enclosure is off the existing alley behind The Cambridge Apartment building. A photo survey of existing conditions is attached.

#### **Description of Project**

The project consists of a newly constructed trash enclosure. The enclosure is 12'x12'. The construction of the trash enclosure is of brick veneer facing on 8" concrete block. The brick veneer selected closely resembles the existing brick of the apartment building. The enclosure shall be roofed with a metal standing seam roof. The enclosure will have a secured access door for the apartment tenants. There will also be an overhead door that will completely secure the trash containers. It is intention of the enclosure to provide a secure and sanitary solution to a generally unsightly problem. The location of the trash location is provided on an attached site plan.

The enclosure construction was started prior to obtaining HDC Certificate of Appropriateness and BSEED permit, it is partially complete. It was decided to start foundations and block work prior to the impending winter weather so that the enclosure would be finished with the completion of the apartment building renovation.

### **Landscaping**

#### **Description of Existing Conditions**

The area of the landscape area located is in the front yard and center courtyard of The Cambridge Apartment building. The area between both apartment buildings was a non-conforming parking lot in extremely poor condition A photo survey of completed work prior to grass sod is attached.

#### **Description of Project**

This submittal request is for the landscaping for both 885 and 931 Covington. A center courtyard provides a link to and a focal point for the two apartment buildings with a 35' tall evergreen tree



at its entry. A 6'-0" high steel fence with gate is separates the front courtyard to the rear. New brick piers have been built in a similar style to the damage and broken existing columns. Also, note that the public sidewalk was replaced, at the owner's own expense. Supplemental Material and Plans are attached.

The landscaping was completed without obtaining HDC Certificate of Appropriateness. It was an oversight by the ownership group team to the fact that HDC approval was required for landscaping.

## **Front Entry**

### **Description of Project**

The front entry has been construction with slight modifications to the approved permitted plans. The approved plans had horizontal 2X2 steel tubes to create a grid panel. These were eliminated with only the vertical 2x2 steel tubes installed. This was due to the ownership group not wanting anyone to be able to climb on the roof. The original design had a 12" high fascia. The fascia as constructed is 16". This was because a small parapet was required for roofing and metal coping allowances. A photo survey of constructed conditions is attached as well as drawing documents.

## **Product Data**

See attached brochures and cut sheets for additional information.

## **Trash Enclosures**

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Standing Seam Roof: PAC-CLAD, Snap Clad, Matte Black Steel
- Gutters: K-Style, Matte Black
- Overhead Door: Clopay, Model 1500, Sectional Steel, Black
- Windows: Andersen Windows, 400 Series, Aluminum, Fixed, Black
- Man Door: TRU Door, Flush Hollow Metal, Black

## **Landscaping**

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Steel Fence: Guardsman, Kent 2 Rail, Black
- Brick Piers Light Fixture: Franklin Iron Works, Rockford Collection, 20 ¼" H. Bronze, Style #V5569



## Pre-Construction Existing Conditions Photos Rear Ally-Trash Enclosure Locations



Photo 1: View of Left Center Area from Alley



Photo 2: View of Right Center Area from Alley





Photo 3: View of West End Area from Alley



Photo 4: Image of garbage in the alley from surrounding apartments

**Landscaping – Photos**





Photo 1: View of 885 Covington from Street



Photo 2: View of 885 Covington





Photo 3: View of 885 Covington



Photo 4: View of 885 Covington





Photo 5: View of 885/931 Covington



Photo 6: View of Central Courtyard between 885/931





Photo 7: View of Central Courtyard from Street

**Front Entry – Photos**



Photo 1: 885 Covington Entry





Photo 2: 885 Covington Entry



Photo 3: View of 885 Covington Entry Door



**Pre-Construction Existing Conditions Photos  
Rear Ally-Trash Enclosure Locations**



Photo 1: View from Alley



Photo 2: View of Right Center Area from Alley





Photo 3: Image of garbage in the alley from surrounding apartments

## Landscaping – Photos



Photo 1: 931 Covington from Street showing 35' tall evergreen





Photo 2: 931 Covington form Street



Photo 3 Courtyard view of 931 Covington





Photo 4: View of 885/931 Covington



Photo 5: view of 931 Covington



**Front Entry – Photos**



Photo1: 931 Covington Entry



Photo 2: 931 Covington Entry



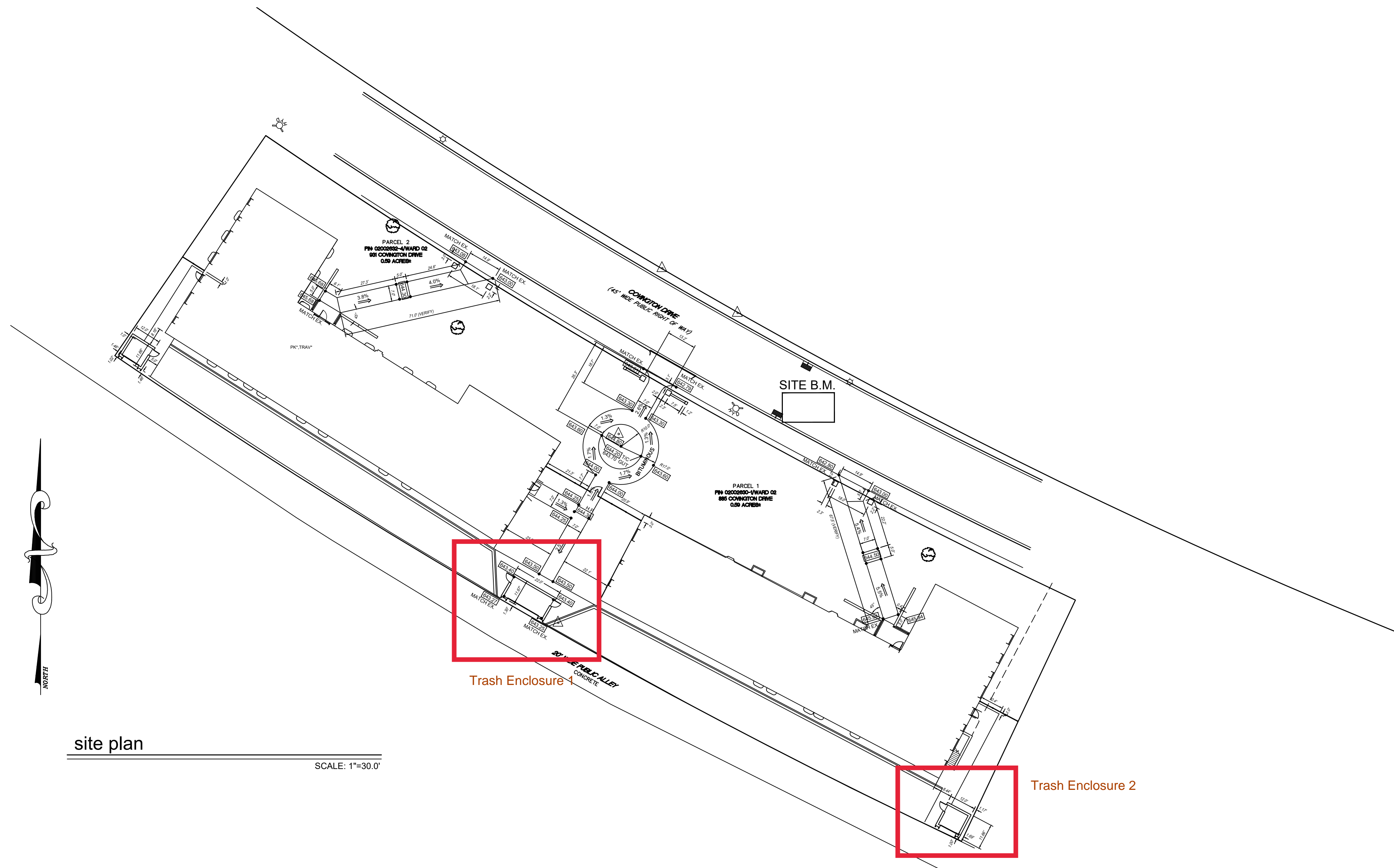
# Permit Set for Apartment Building Trash Enclosures

885 Covington Drive  
Detroit, MI 48203

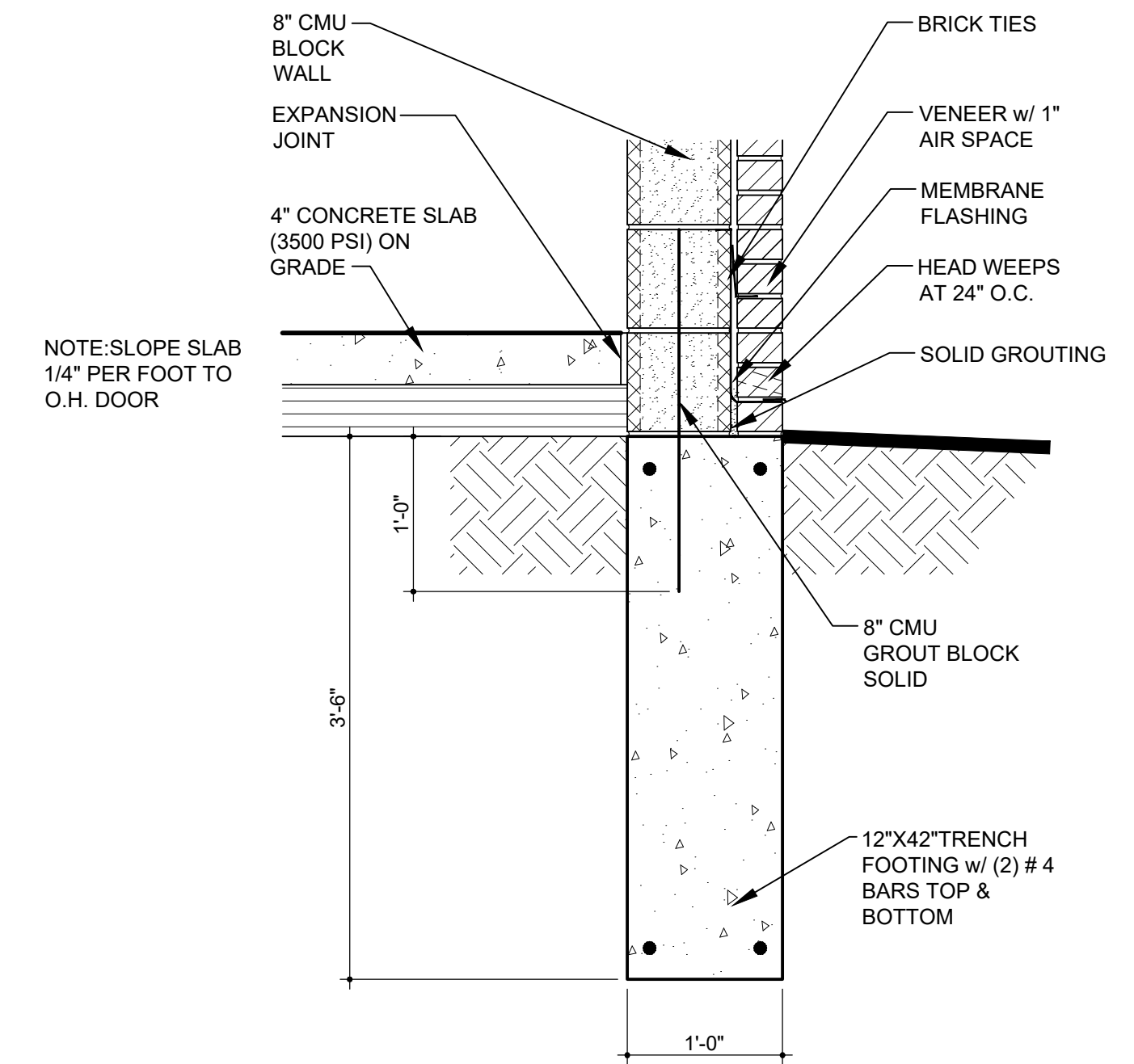
885 Covington Drive, Detroit, MI 48203

## building data

|  |   |
|--|---|
| REFERENCE CODES:   | USE GROUP (CHAPTER 3): U - UTILITY AND MISCELLANEOUS GROUP (312.1)  |
| 2015 MICHIGAN BUILDING CODE  | PROPOSED USE: ACCESSORY STRUCTURES-ENCLOSED TRASH CONTAINERS FOR APARTMENT BUILDING   |
| 2018 MICHIGAN PLUMBING CODE  |   |
| 2015 MICHIGAN MECHANICAL CODE  | CONSTRUCTION TYPE (CHAPTER 6): TYPE VB  |
| 2017 NATIONAL ELECTRICAL CODE WITH PART 8 MICHIGAN AMENDMENTS  | BUILDING AREA: CENTER ENCLOSURE: 242 GROSS S.F.<br>SIDE ENCLOSURE: 138 GROSS S.F.   |
| ACCESSIBILITY ICC/ANSI A117.1 - 2009   | BUILDING HEIGHT: 1 STORY 10'-0" HEIGHT  |
| CHAPTER 13 OF 2012 MICHIGAN UNIFORM ENERGY CODE - CHAPTER 5 2012 MICHIGAN UNIFORM ENERGY CODE, PART 10a - ANSI / AHSHRAE 90.1-2007 | FIRE SUPPRESSION: BUILDING IS NOT EQUIPPED WITH A NFPA13 SPRINKLER SYSTEM IN ACCORDANCE WITH MBC SECTION 903.3.1.1  |
| 2015 INTERNATIONAL FIRE CODE   | PROJECT DESCRIPTION/SCOPE OF WORK:<br>PROPOSED BUILDINGS ARE TO BE OF BLOCK WALLS WITH BRICK VENEER FACING. THE TRASH ENCLOSURE WILL HAVE A STANDING SEAM METAL ROOF. THE CENTER TRASH ENCLOSURE WILL CONTAIN (2) 6 YARD TRASH CONTAINERS AND THE SIDE TRASH ENCLOSURE WILL CONTAIN (1) 6 YARD TRASH CONTAINER. THE BUILDINGS WILL BE SECURE WITH ACCESS ONLY FOR RESIDENTS OF THE SERVED APARTMENT BUILDING. |
| 2015 INTERNATIONAL FUEL GAS CODE   |   |



site plan  
SCALE: 1"=30.0'



typical section at footing  
SCALE: 1"=1'-0"

|   |          |
|---|----------|
| PERMIT REVISED  | 02/10/22 |
| PERMIT  | 05/15/21 |
| DESCRIPTION   | DATE     |
| PROJECT:  |          |
| Trash Enclosure   |          |
| 885 Covington Drive<br>Detroit, MI 48203  |          |
| CLIENT:   |          |
| RCI Covington<br>Apartments, LLC<br>10 E. Main Street<br>Ste. 201<br>Bridgeport, CT 06608 |          |
| SHEET TITLE:  |          |
| GENERAL INFORMATION   |          |
| SHEET NUMBER:   |          |
| A001  |          |



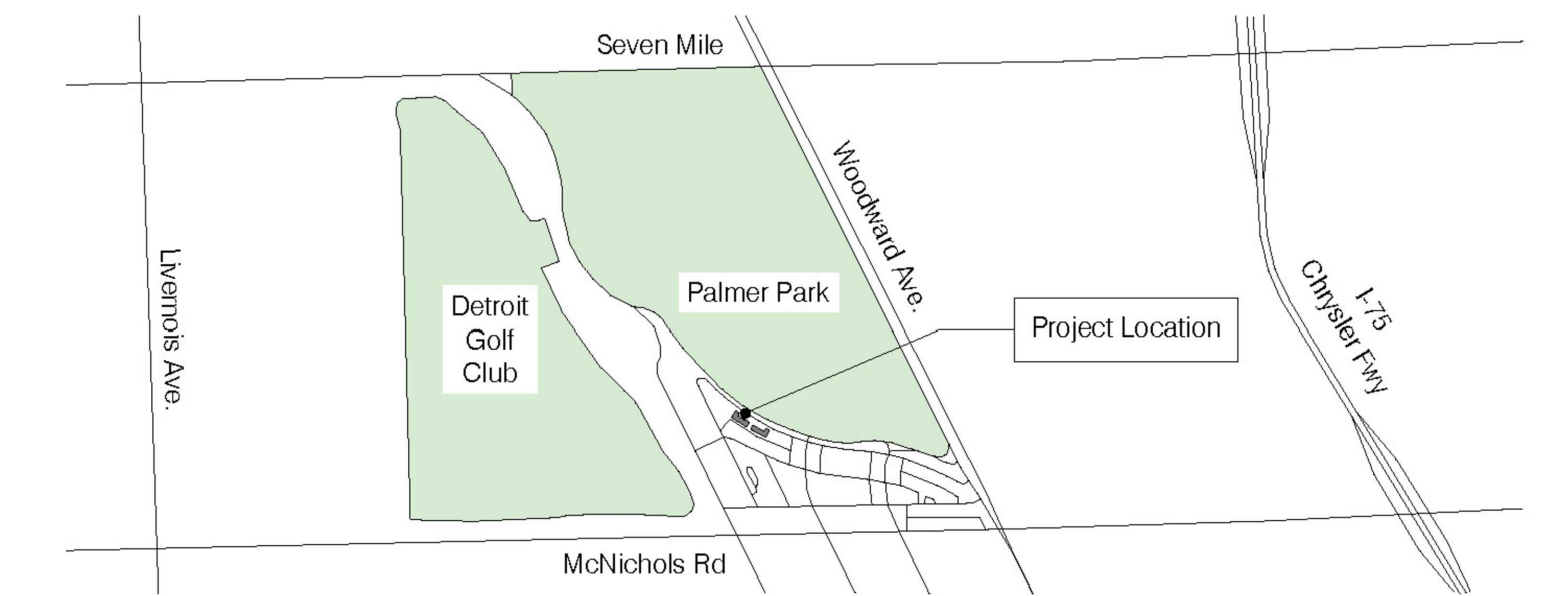
# Permit Set for Apartment Building Trash Enclosures

931 Covington Drive  
Detroit, MI 48203

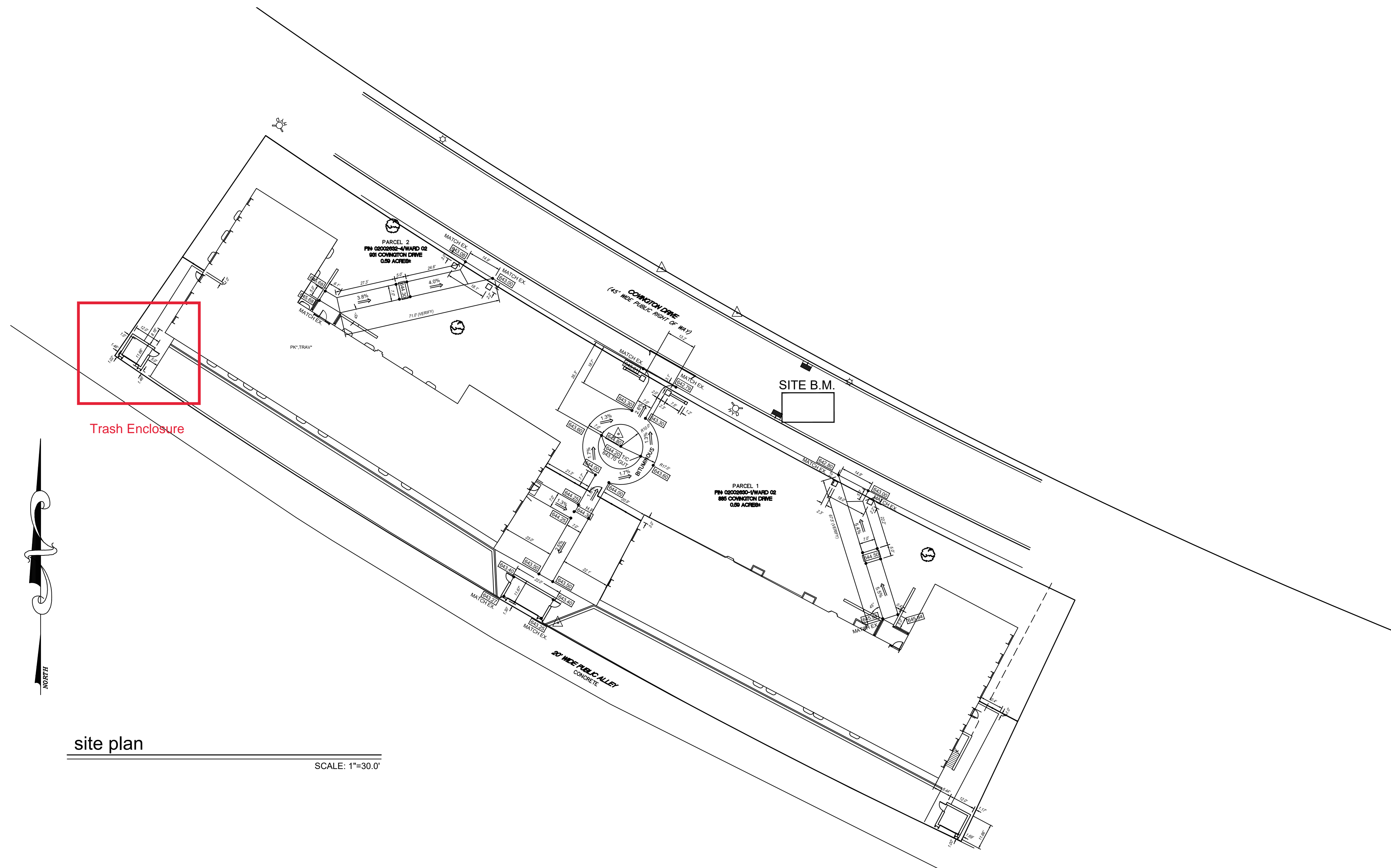
931 Covington Drive, Detroit, MI 48203

## building data

|   |  |
|---|--|
| REFERENCE CODES:  | USE GROUP (CHAPTER 3): U - UTILITY AND MISCELLANEOUS GROUP (312.1)   |
| 2015 MICHIGAN BUILDING CODE   | PROPOSED USE: ACCESSORY STRUCTURE-ENCLOSED TRASH CONTAINERS FOR APARTMENT BUILDING   |
| 2018 MICHIGAN PLUMBING CODE   |  |
| 2015 MICHIGAN MECHANICAL CODE   | CONSTRUCTION TYPE (CHAPTER 6): TYPE VB   |
| 2017 NATIONAL ELECTRICAL CODE WITH PART 8 MICHIGAN AMENDMENTS   | BUILDING AREA: 138 GROSS S.F.  |
| ACCESSIBILITY ICC/ANSI A117.1 - 2009  | BUILDING HEIGHT: 1 STORY 10'-0" HEIGHT   |
| CHAPTER 13 OF 2012 MICHIGAN UNIFORM ENERGY CODE - CHAPTER 5 2012 MICHIGAN UNIFORM ENERGY CODE, PART 10a - ANSI / AHSRAE 90.1-2007 | FIRE SUPPRESSION: BUILDING IS NOT EQUIPPED WITH A NFPA13 SPRINKLER SYSTEM IN ACCORDANCE WITH MBC SECTION 903.3.1.1   |
| 2015 INTERNATIONAL FIRE CODE  | PROJECT DESCRIPTION/SCOPE OF WORK: PROPOSED BUILDING IS TO BE A BLOCK WALL WITH BRICK VENEER FACING. THE TRASH ENCLOSURE WILL HAVE A STANDING SEAM METAL ROOF. THE CENTER TRASH ENCLOSURE WILL CONTAIN (1) 6 YARD TRASH CONTAINER. THE BUILDINGS WILL BE SECURE WITH ACCESS ONLY FOR RESIDENTS OF THE SERVED APARTMENT BUILDING. |
| 2015 INTERNATIONAL FUEL GAS CODE  |  |

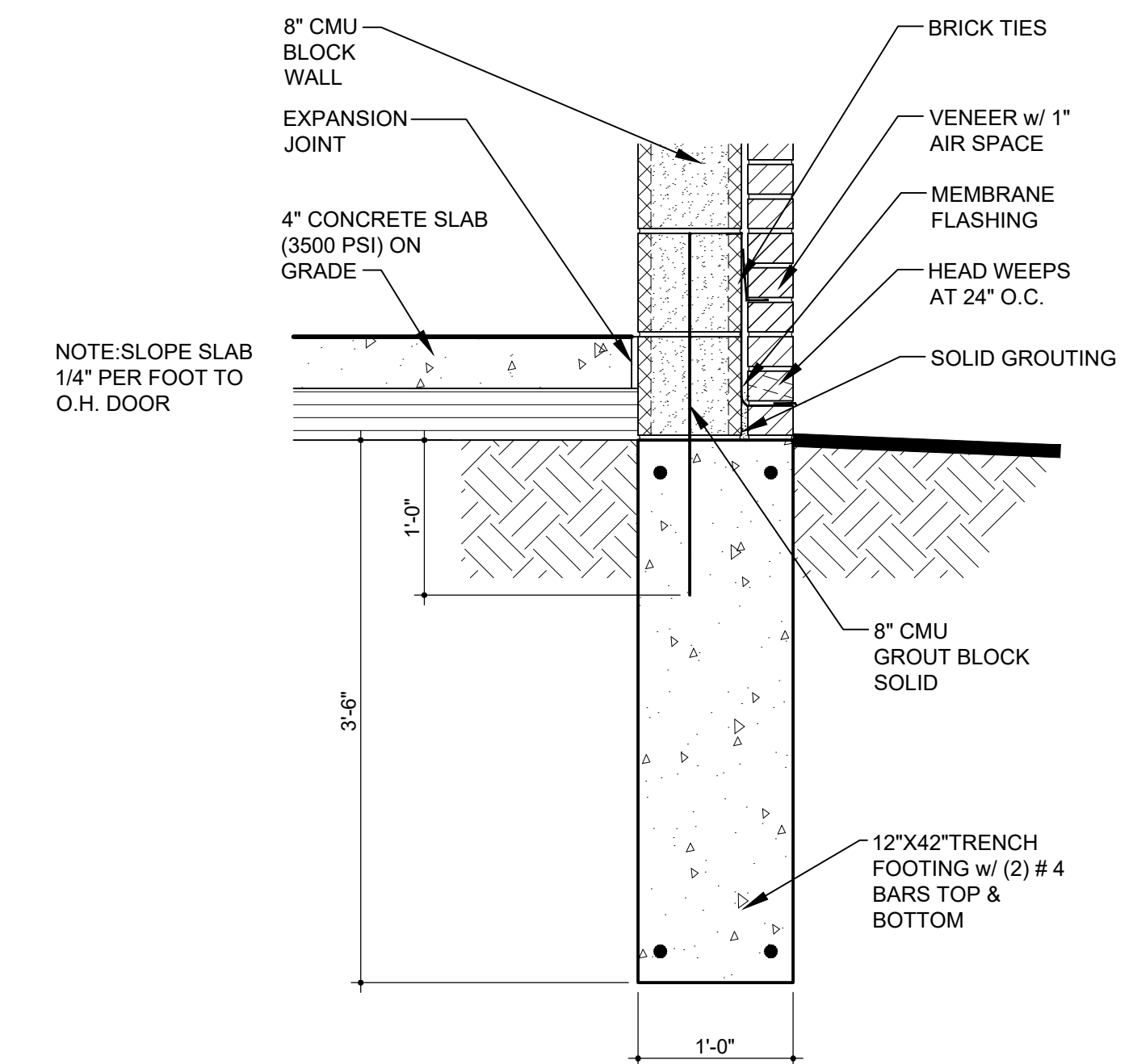


Location Map



site plan

SCALE: 1"=30.0'

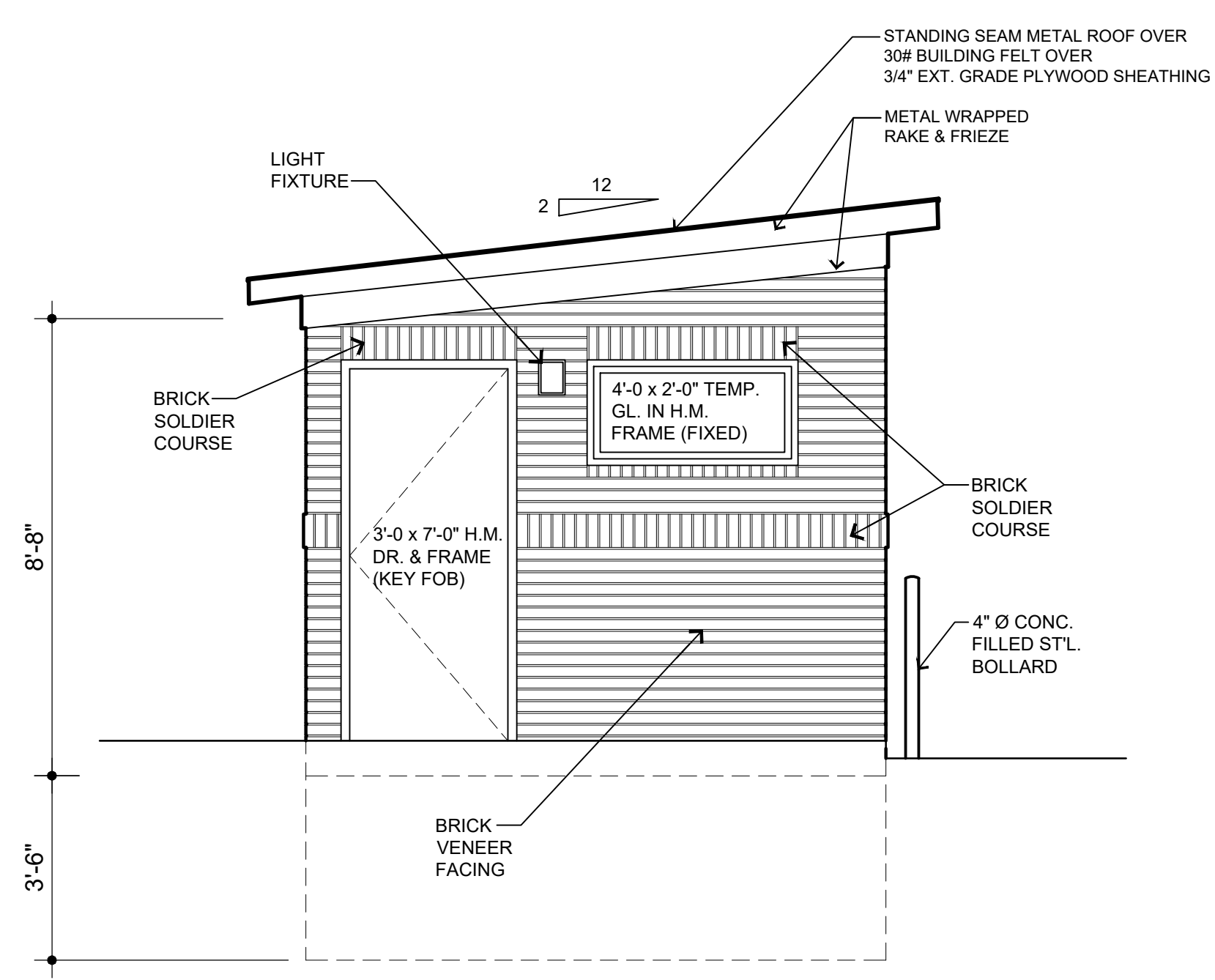


typical section at footing

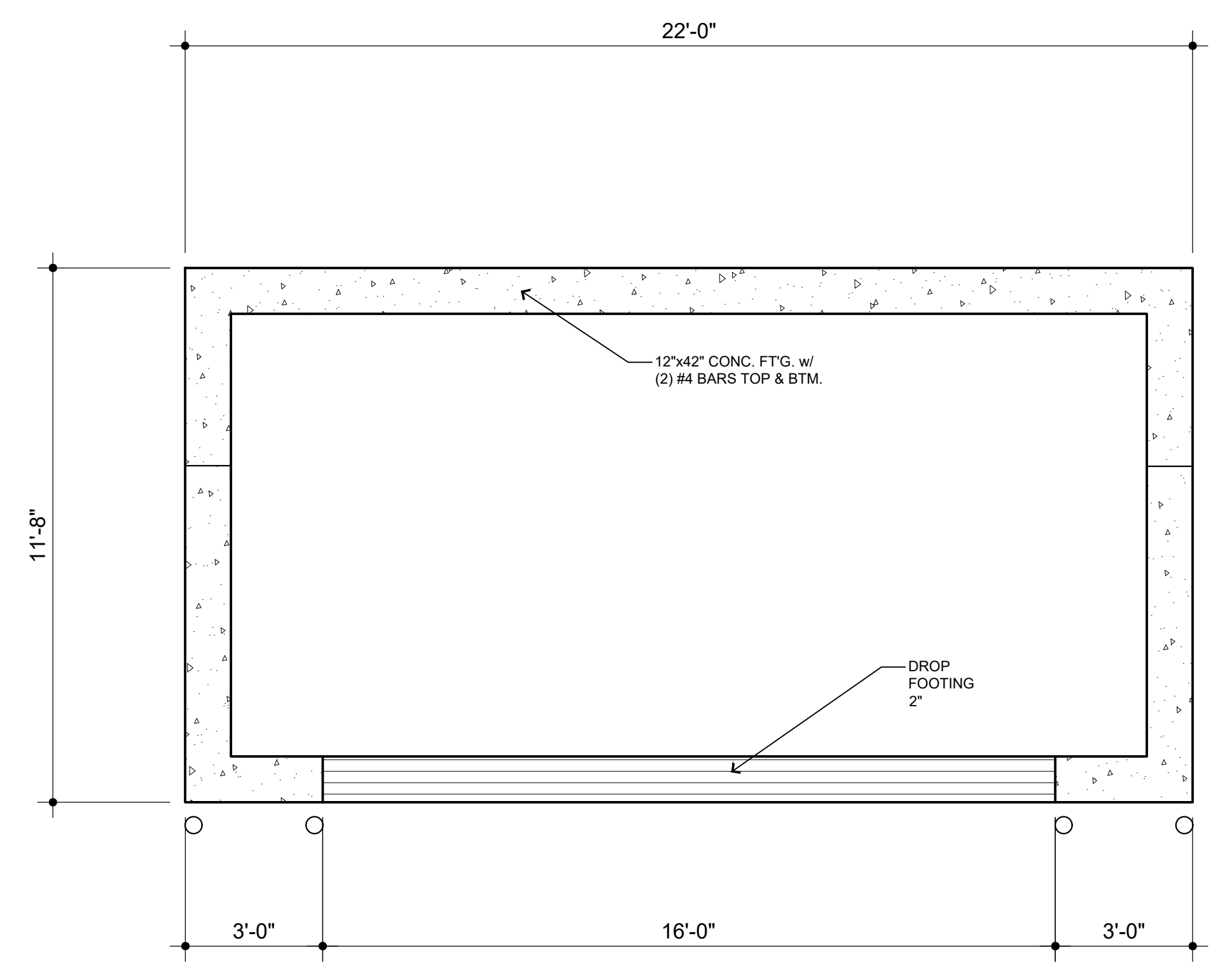
SCALE: 1"=1'-0"

|   |          |
|---|----------|
| PERMIT REVISED  | 02/10/22 |
| PERMIT  | 05/15/21 |
| DESCRIPTION   | DATE     |
| PROJECT:  |          |
| Trash Enclosure   |          |
| 931 Covington Drive<br>Detroit, MI 48203  |          |
| CLIENT:   |          |
| RCI Covington<br>Apartments, LLC<br>10 E. Main Street<br>Ste. 201<br>Bridgeport, CT 06608 |          |
| SHEET TITLE:  |          |
| GENERAL INFORMATION   |          |
| SHEET NUMBER:   |          |
| A001  |          |

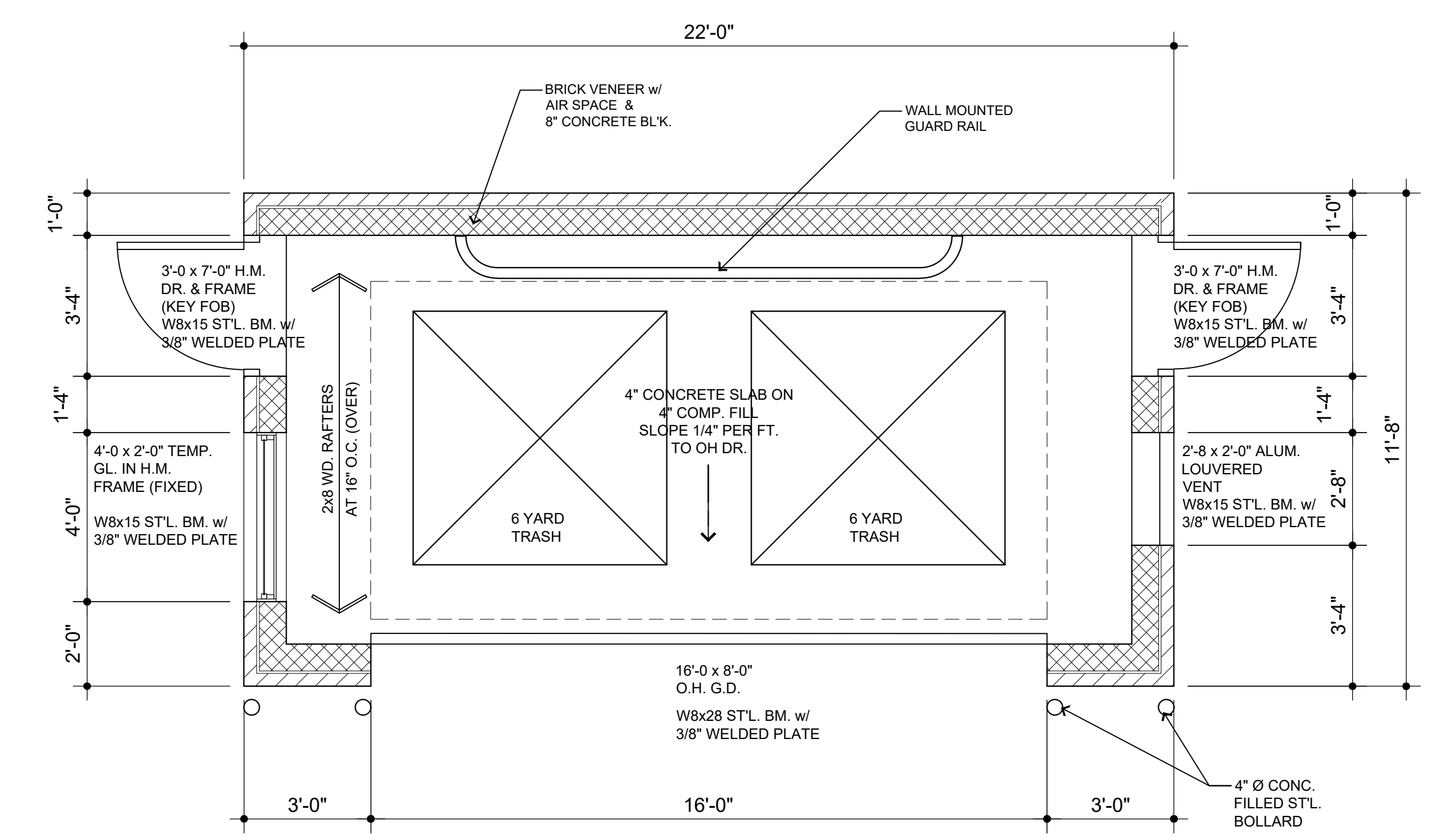




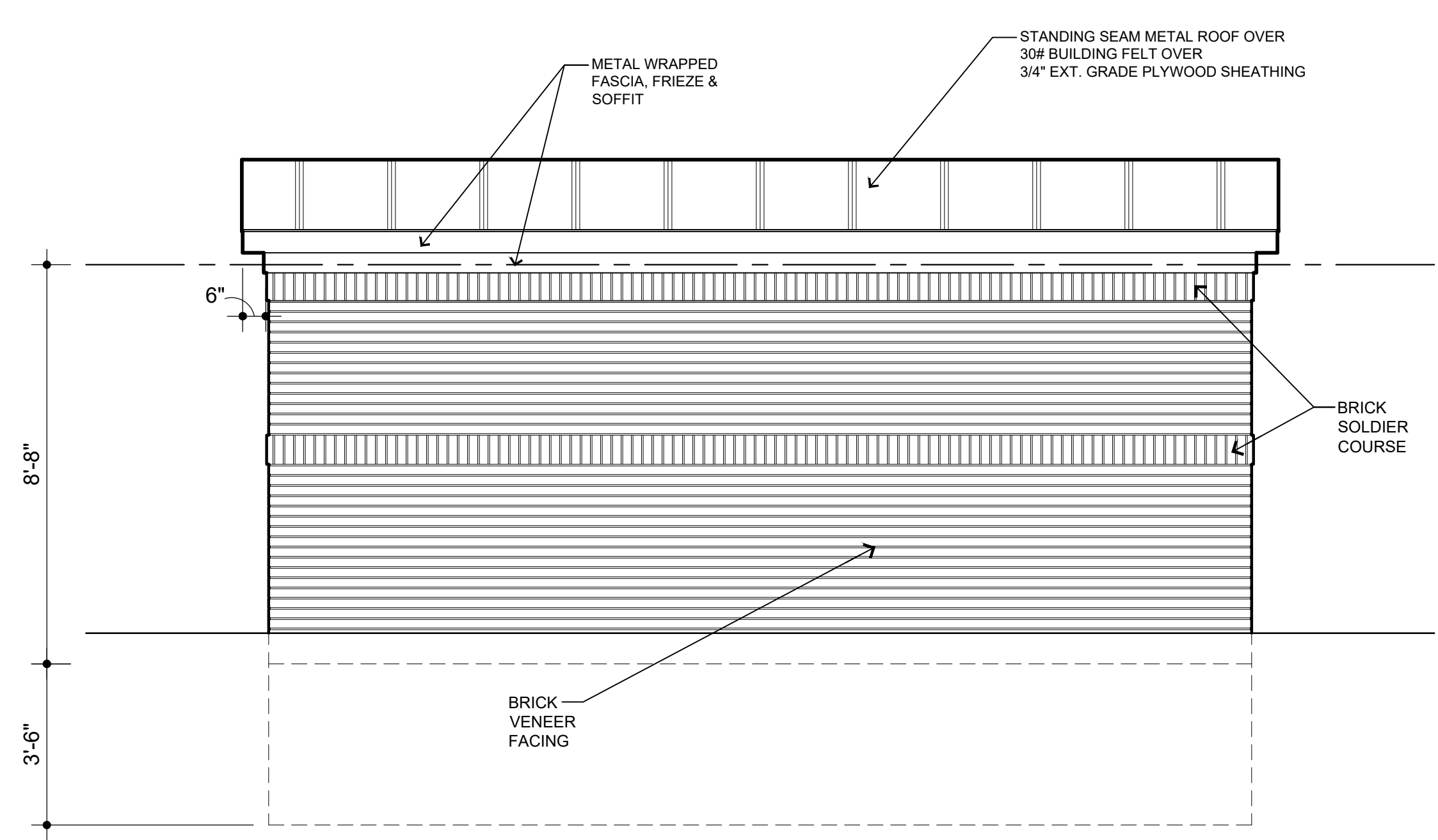
3/A100 left elevation  
SCALE: 3/8"=1'-0"



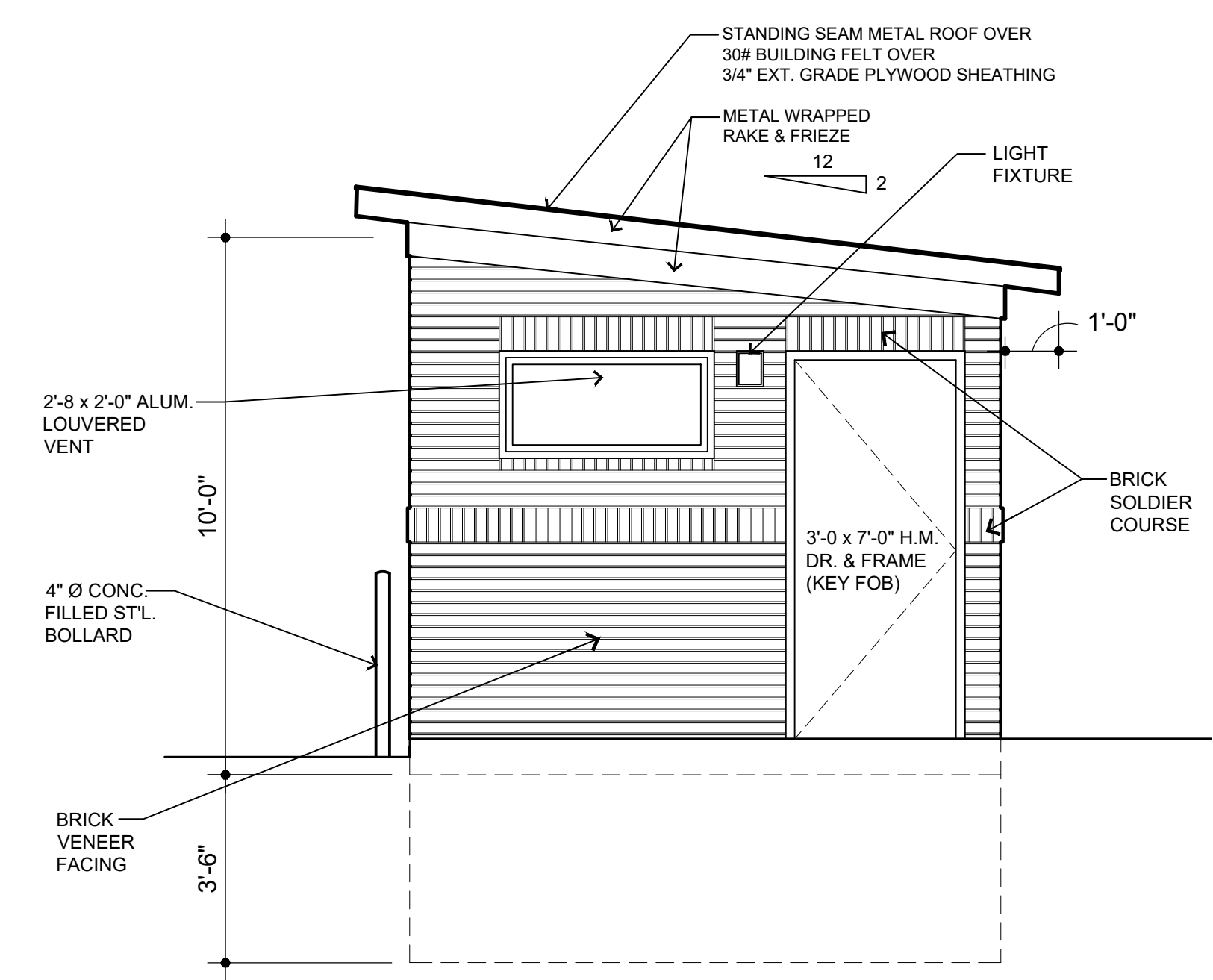
2/A100 foundation plan  
SCALE: 3/8"=1'-0"



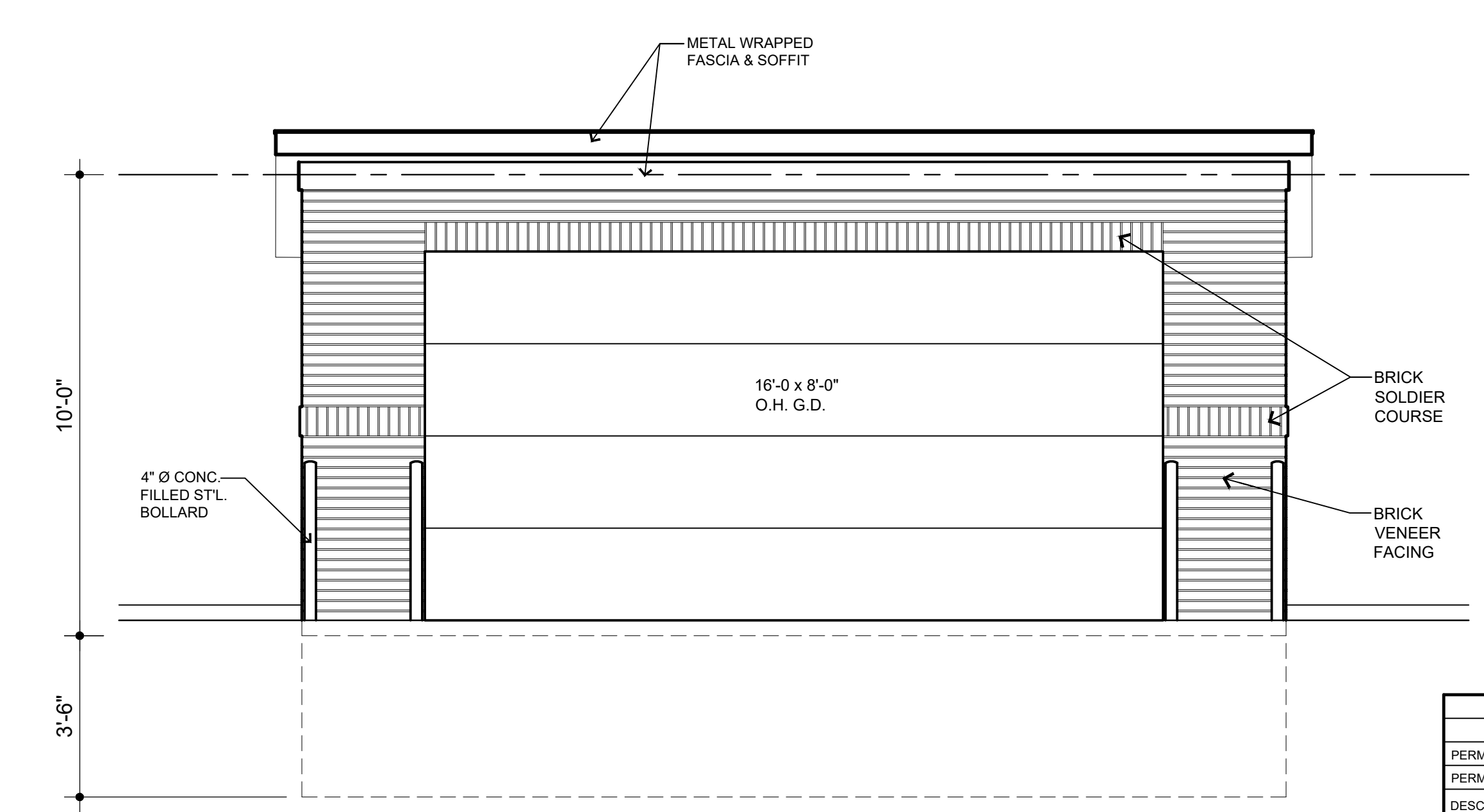
1/A100 trash enclosure floor plan  
SCALE: 3/8"=1'-0"



4/A100 rear elevation  
SCALE: 3/8"=1'-0"



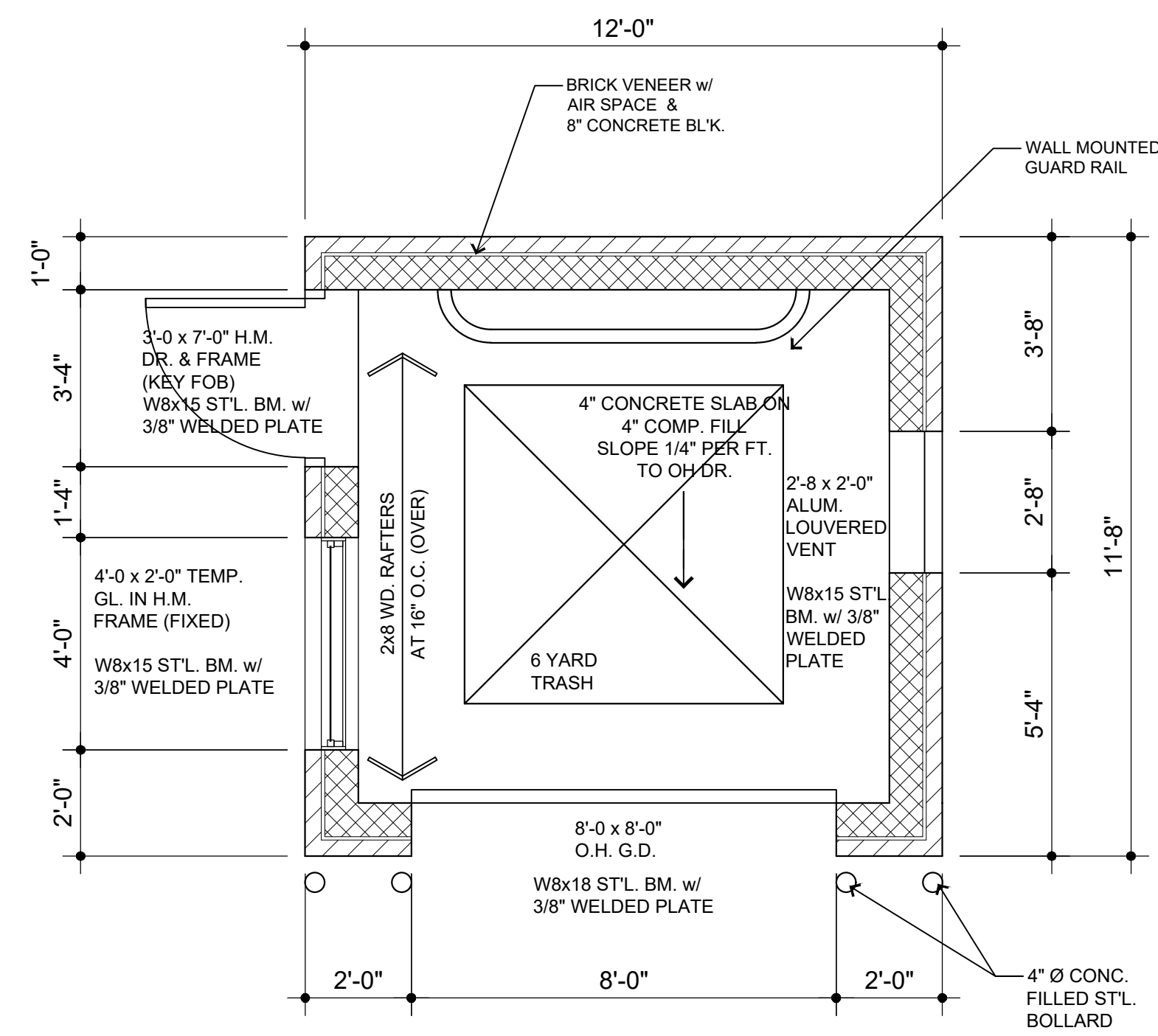
5/A100 right elevation  
SCALE: 3/8"=1'-0"



6/A100 front elevation  
SCALE: 3/8"=1'-0"

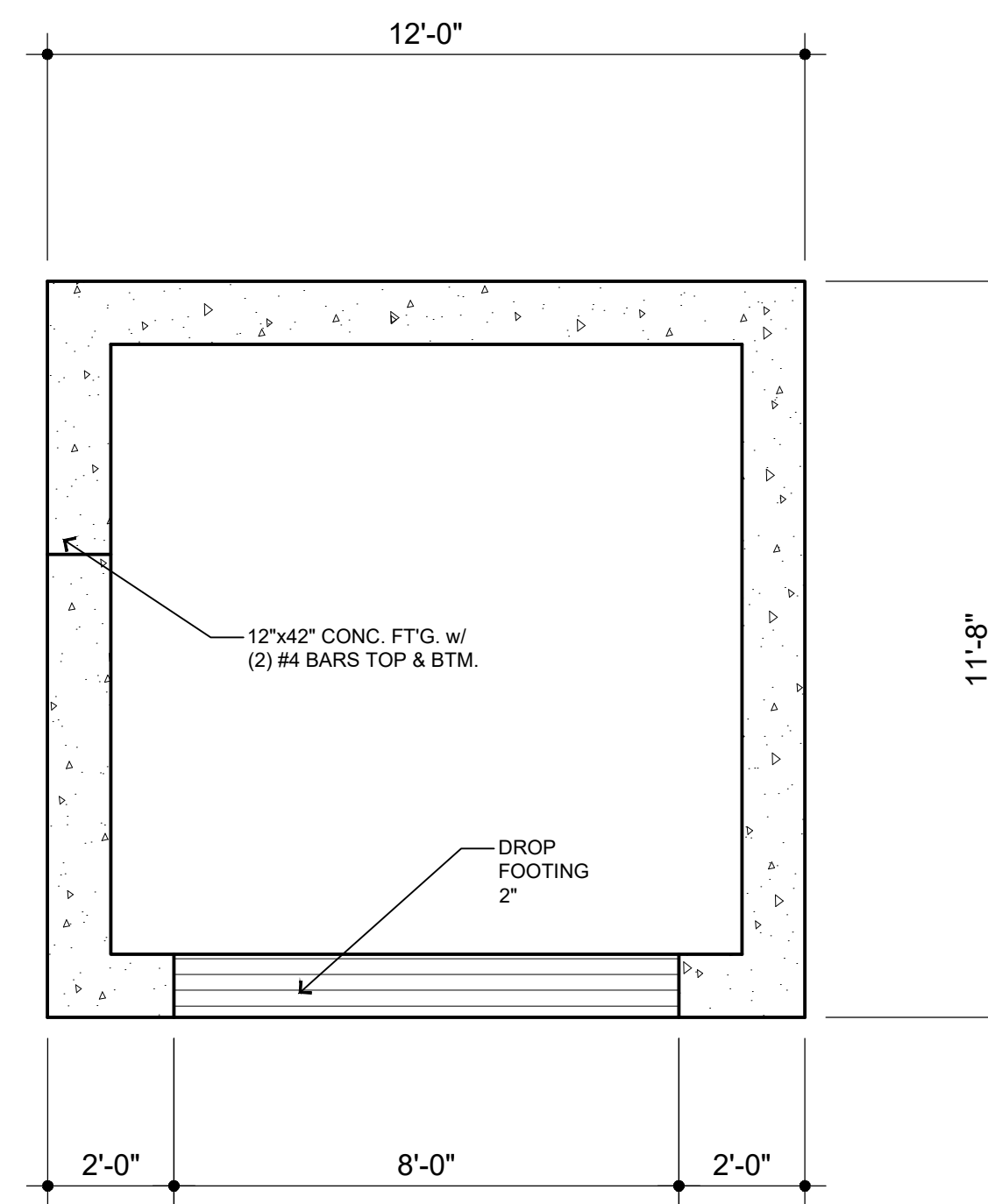
|  |          |
|--|----------|
| PERMIT REVISED   | 02/10/22 |
| PERMIT   | 05/15/21 |
| DESCRIPTION  | DATE     |
| PROJECT:   |          |
| Trash Enclosure  |          |
| 855 Covington Drive<br>Detroit, MI 48203   |          |
| CLIENT:  |          |
| RCI Covington<br>Apartments, LLC<br>10 E. Main Street<br>Ste 201<br>Bridgeport, CT 06608 |          |
| SHEET TITLE:   |          |
| CENTER TRASH ENCL.<br>PLAN & ELEVATIONS  |          |
| SHEET NUMBER:  |          |
| A100   |          |





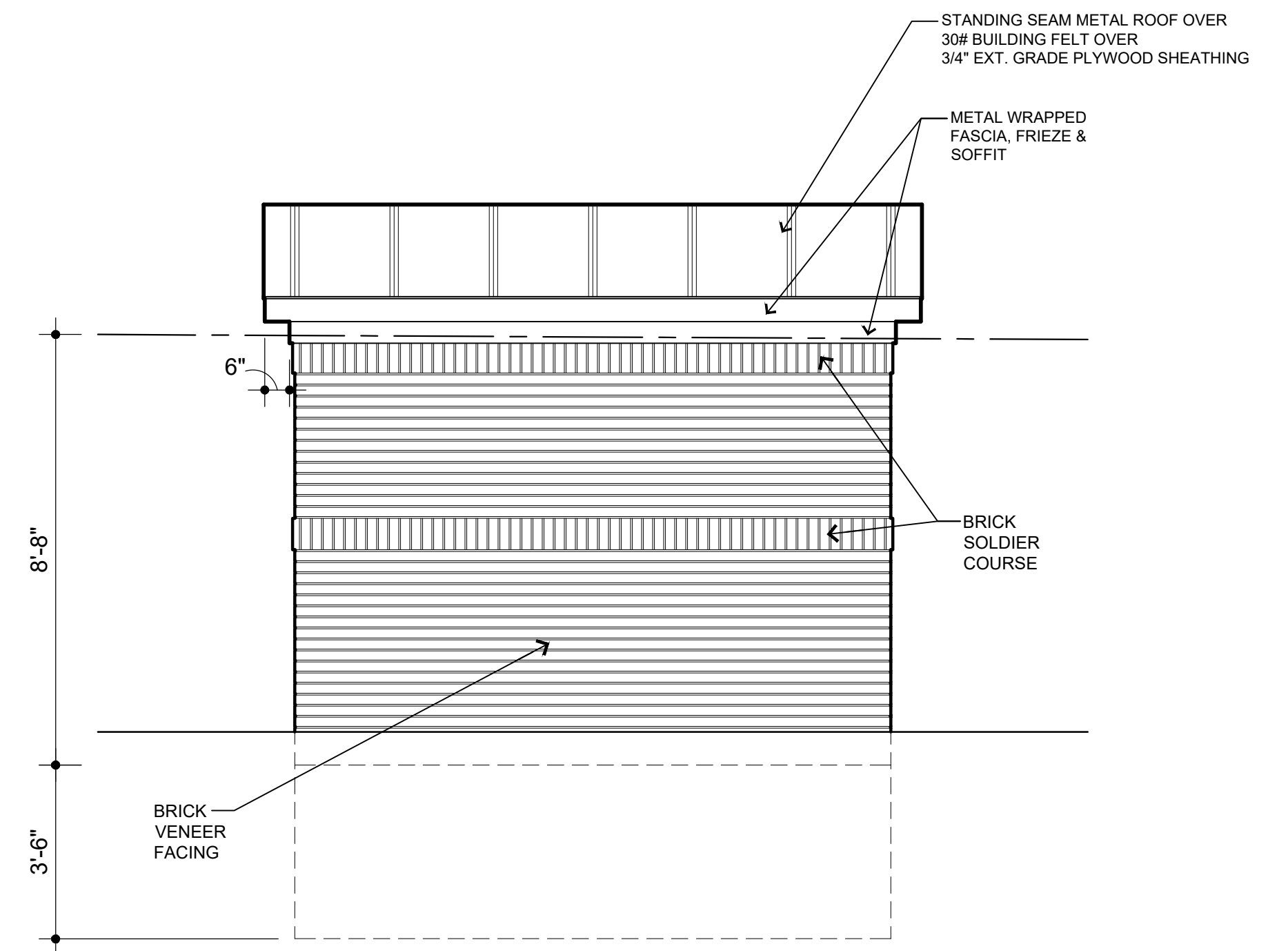
1/A200 trash enclosure floor plan

SCALE: 3/8"=1'-0"



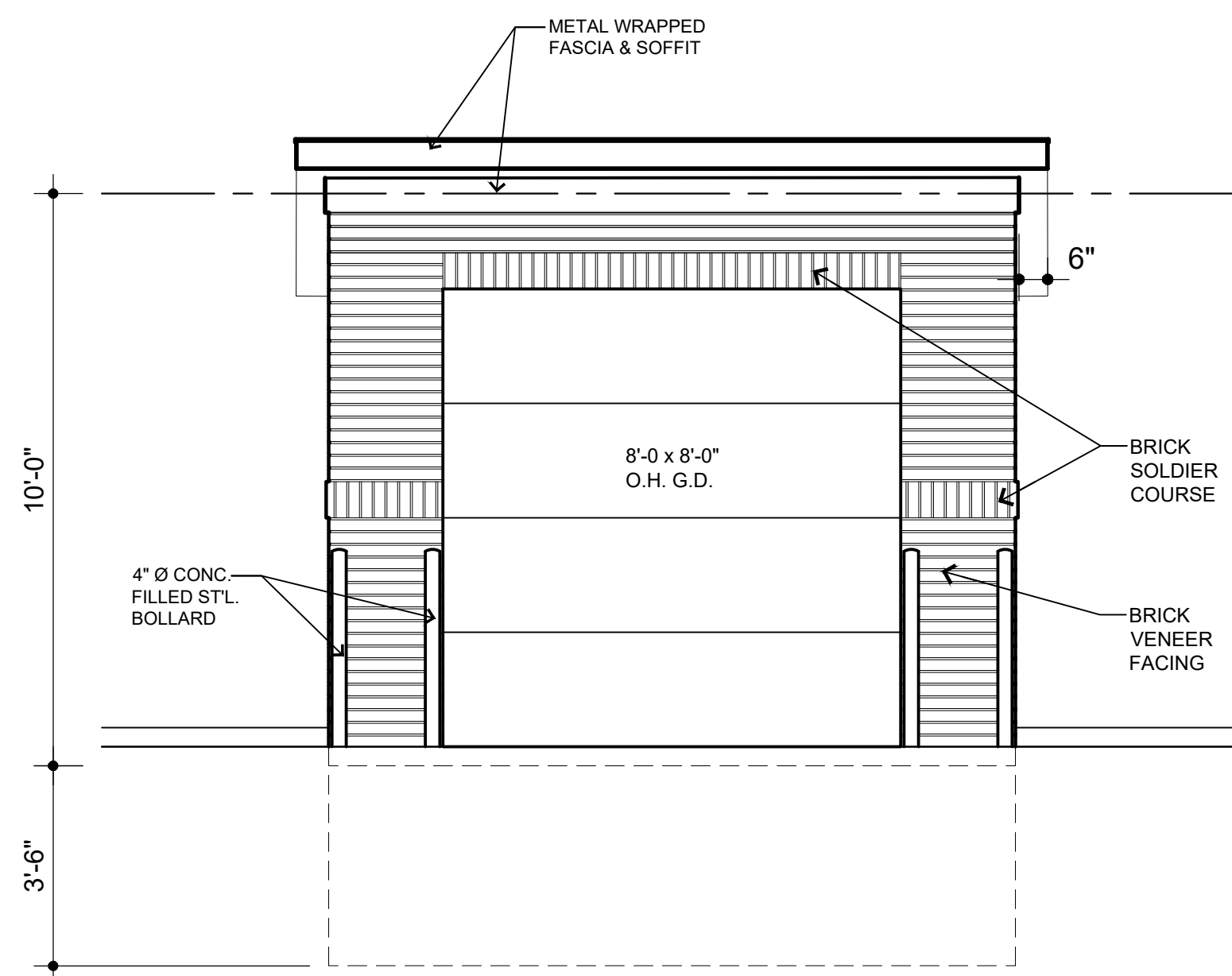
2/A200 foundation plan

SCALE: 3/8"=1'-0"



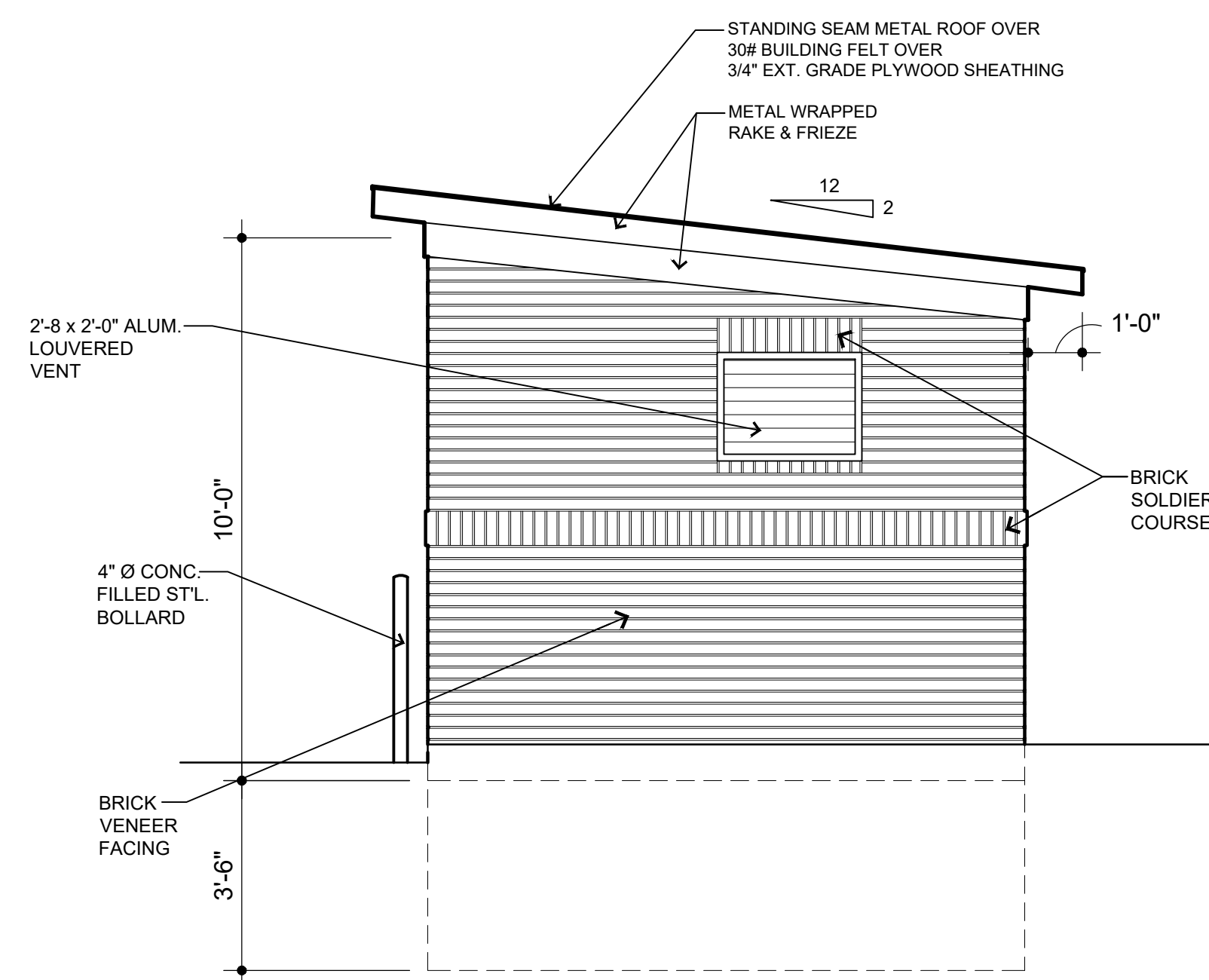
3/A200 rear elevation

SCALE: 3/8"=1'-0"



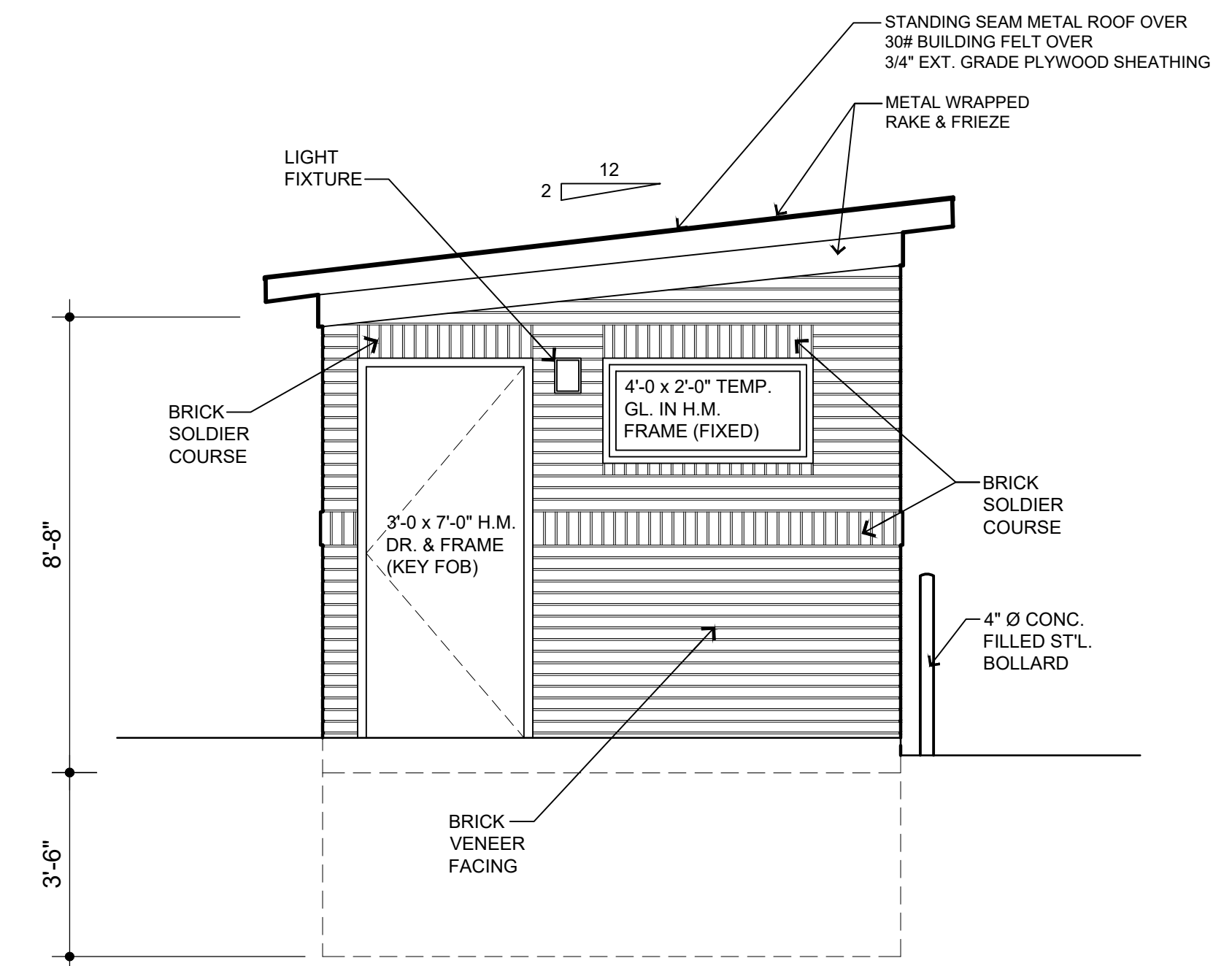
4/A200 front elevation

SCALE: 3/8"=1'-0"



5/A200 right elevation

SCALE: 3/8"=1'-0"



6/A200 left elevation

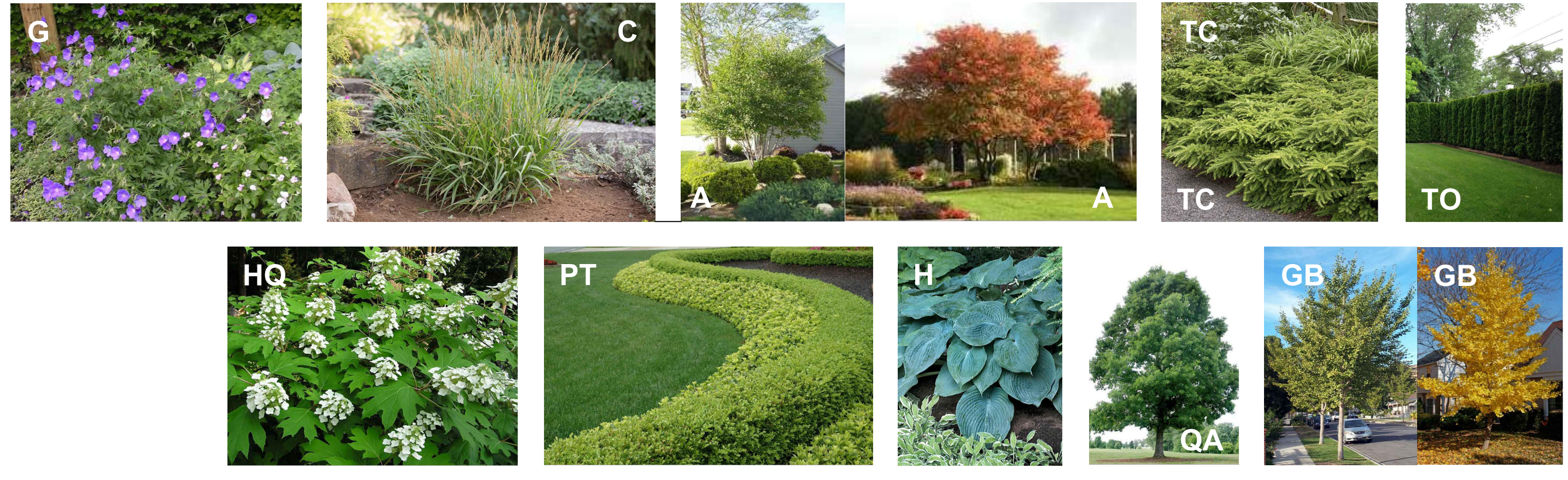
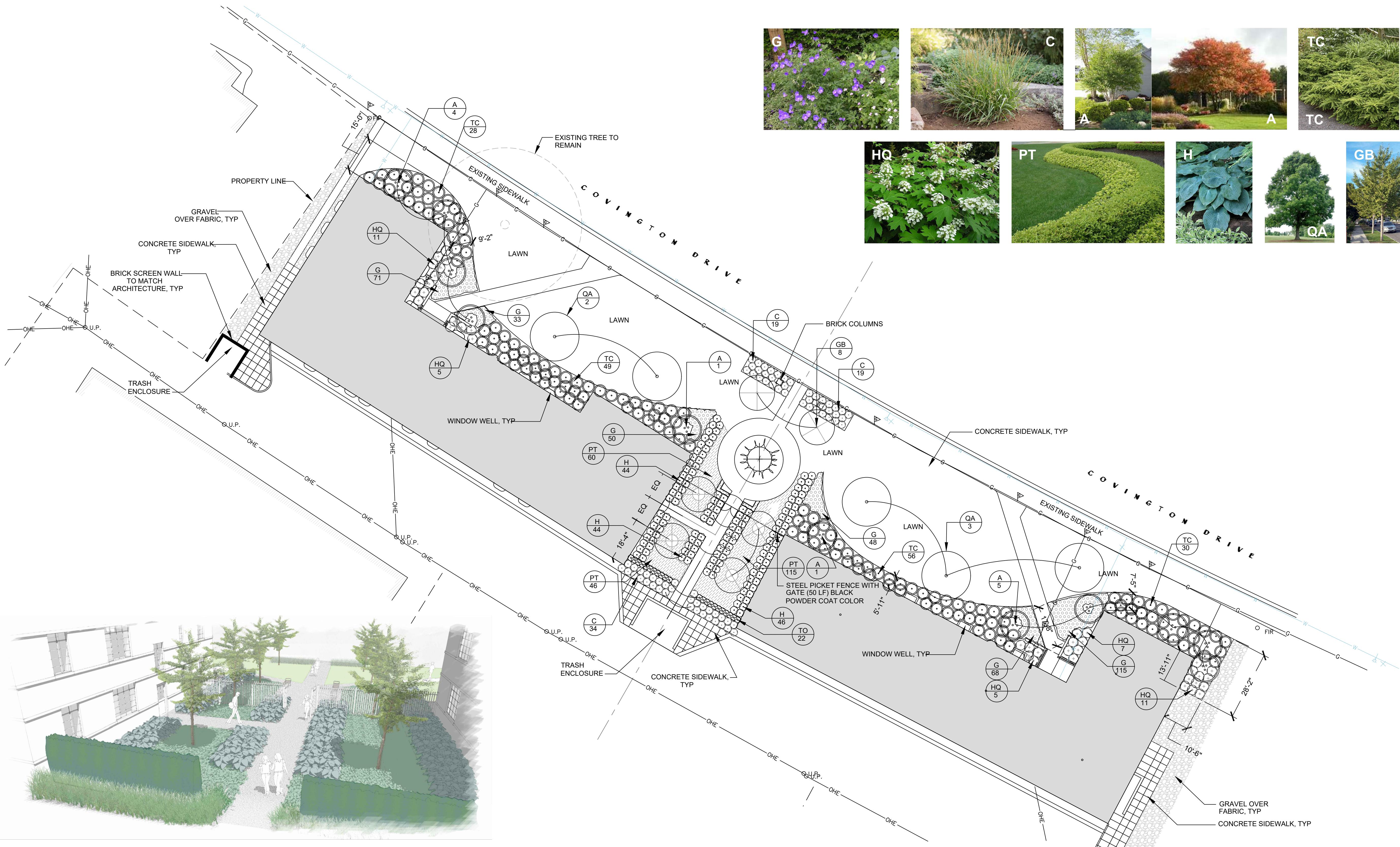
SCALE: 3/8"=1'-0"

|                |          |
|----------------|----------|
| PERMIT REVISED | 02/10/22 |
| PERMIT         | 05/15/21 |
| DESCRIPTION    | DATE     |

|                     |  |
|---------------------|--|
| PROJECT:            | Trash Enclosure  |
| 885 Covington Drive | Detroit, MI 48203  |
| CLIENT:             | RCI Covington Apartments, LLC<br>10 E. Main Street<br>Ste. 201<br>Bridgeport, CT 06608 |

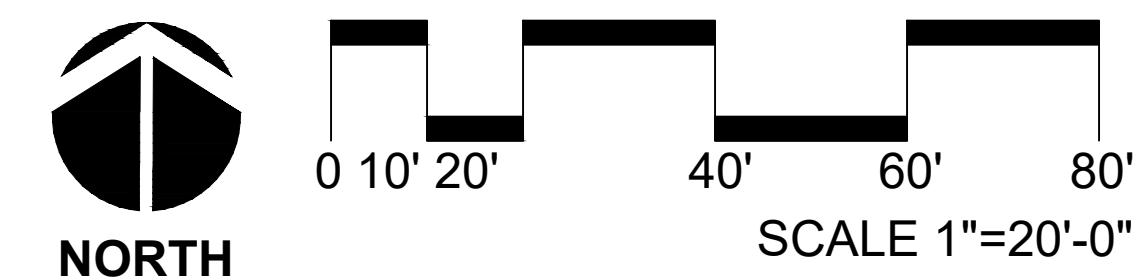
|               |                                       |
|---------------|---------------------------------------|
| SHEET TITLE:  | 885 TRASH ENCLOSURE PLAN & ELEVATIONS |
| SHEET NUMBER: | A200                                  |





| PLANT LIST |     |                                  |                               |                   |           |                |
|------------|-----|----------------------------------|-------------------------------|-------------------|-----------|----------------|
| SYM.       | QTY | BOTANICAL NAME                   | COMMON NAME                   | SIZE              | ROOTS     | COMMENTS       |
| A          | 11  | Amelanchier laevis               | Allegheny Serviceberry        | 10' Ht. B&B       |           | Multistem      |
| AN         | 12  | Annuals                          | Annuals                       | 24 Cell Flat      |           | Plant 6" O.C.  |
| C          | 72  | Calamagrostis 'Cheju-Do'         | Dwarf Feather Reed Grass      | 1 Gal.            | Container | Plant 36" O.C. |
| G          | 385 | Geranium 'Johnson's Blue'        | Johnson's Blue Cranesbill     | 1 Gal.            | Container | Plant 18" O.C. |
| GB         | 8   | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo       | 4" Cal. B&B       |           | Plant As Shown |
| H          | 134 | Hosta 'Blue Angel'               | Blue Angel Hosta              | 1 Gal.            | Container | Plant 30" O.C. |
| HQ         | 39  | Hydrangea quercifolia            | Oakleaf Hydrangea             | 24"-30" Container |           | Plant 48" O.C. |
| PT         | 221 | Pachysandra terminalis           | Japanese Spurge               | 24 Cell Flat      |           | Plant 6" O.C.  |
| QA         | 5   | Quercus alba                     | White Oak                     | 5" Cal B&B        |           | Plant As Shown |
| TC         | 155 | Taxus cuspidata 'Monloo'         | Emerald Spreader Japanese Yew | 24"-30" B&B       |           | Plant 60" O.C. |
| TO         | 22  | Thuja occidentalis 'Dark Green'  | Dark Green Arborvitae         | 6'-7' Ht. B&B     |           | Plant 20" O.C. |

\*\*\*BURLAP OF EVERGREEN PLANTS REQUIRED\*\*\*



5799 S Main # 695 Clarkston, MI 48347 | P: 248.922.3300 | F: 248.922.3300  
 LANDSCAPE DESIGNERS/CONTRACTOR:  
**COMPANY & ZAREMBA**

Project Title:  
**PALMER PARK APT**  
 931 & 885 Covington Drive  
 Detroit, MI 48203

Sheet Title:  
**PLANTING PLAN**

Scale: (AS SHOWN)

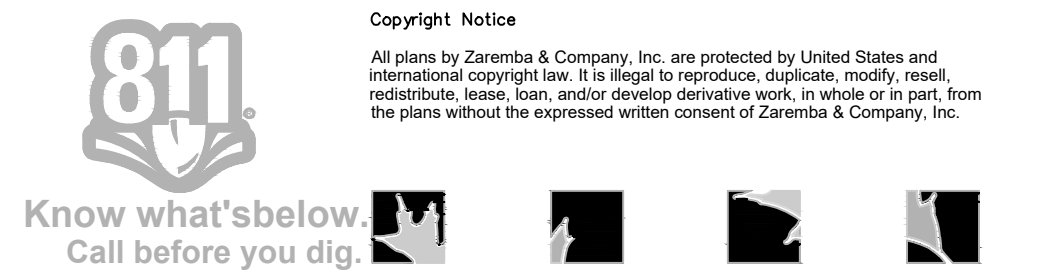
Issued For: \_\_\_\_\_ Date: \_\_\_\_\_

PRELIMINARY OWNER REVIEW 02.27.2020

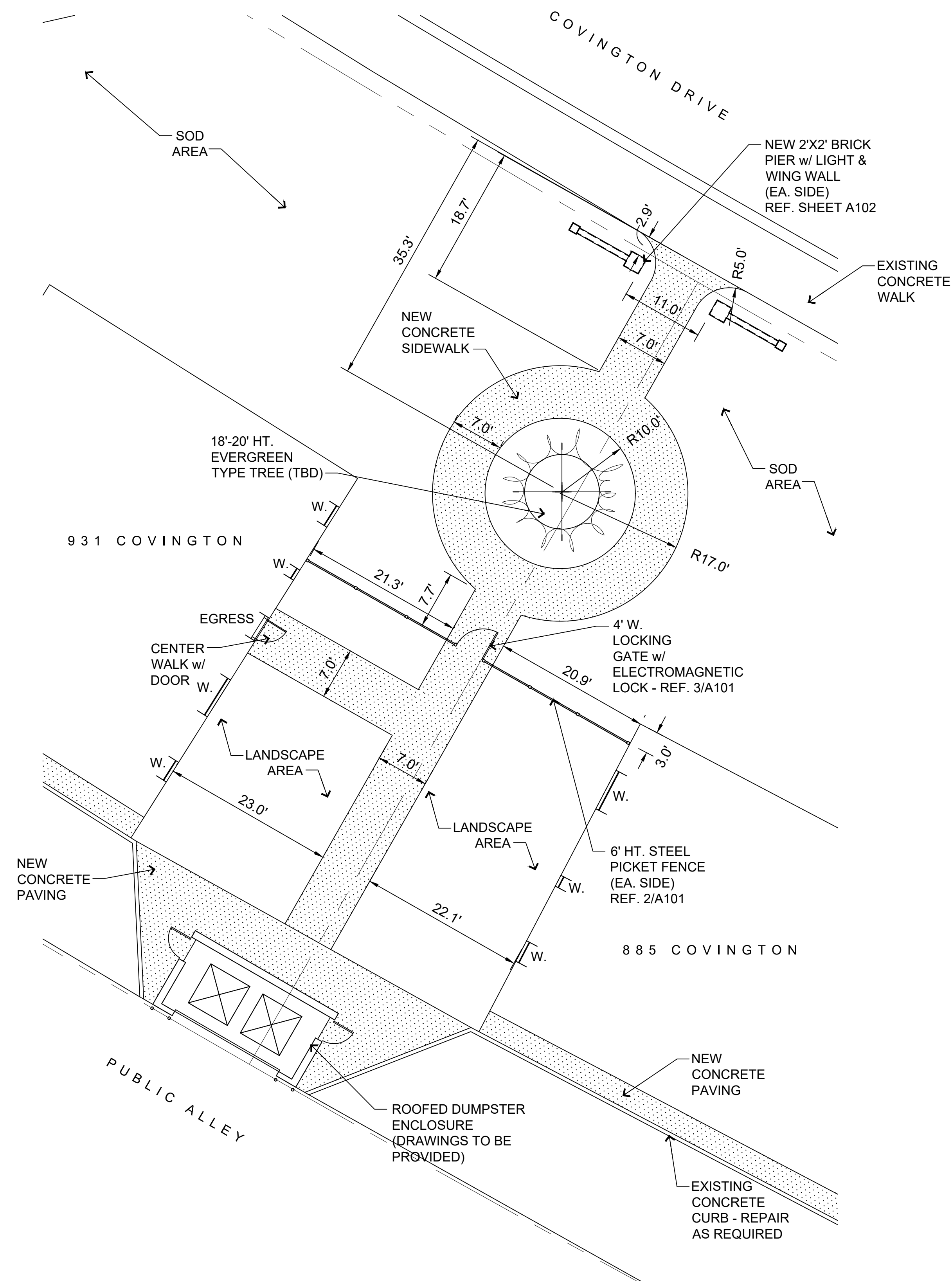
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

LS100

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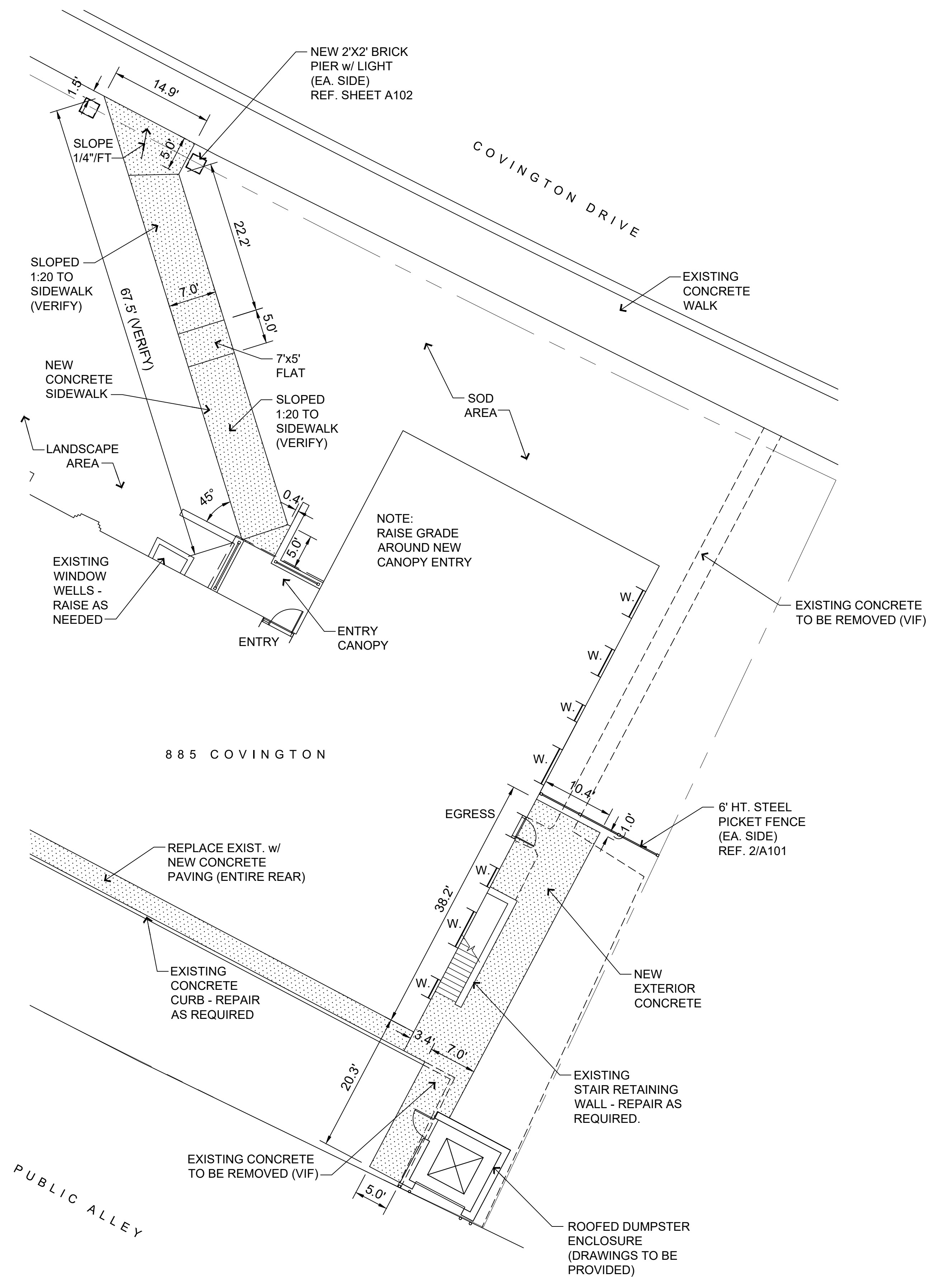






1/A100 center courtyard plan

SCALE: 1"=10.0'



2/A100 885 covington main and side entries plan

SCALE: 1"=10.0'

|              |          |
|--------------|----------|
| BID          | 08/27/20 |
| OWNER REVIEW | 08/13/20 |
| DESCRIPTION  | DATE     |

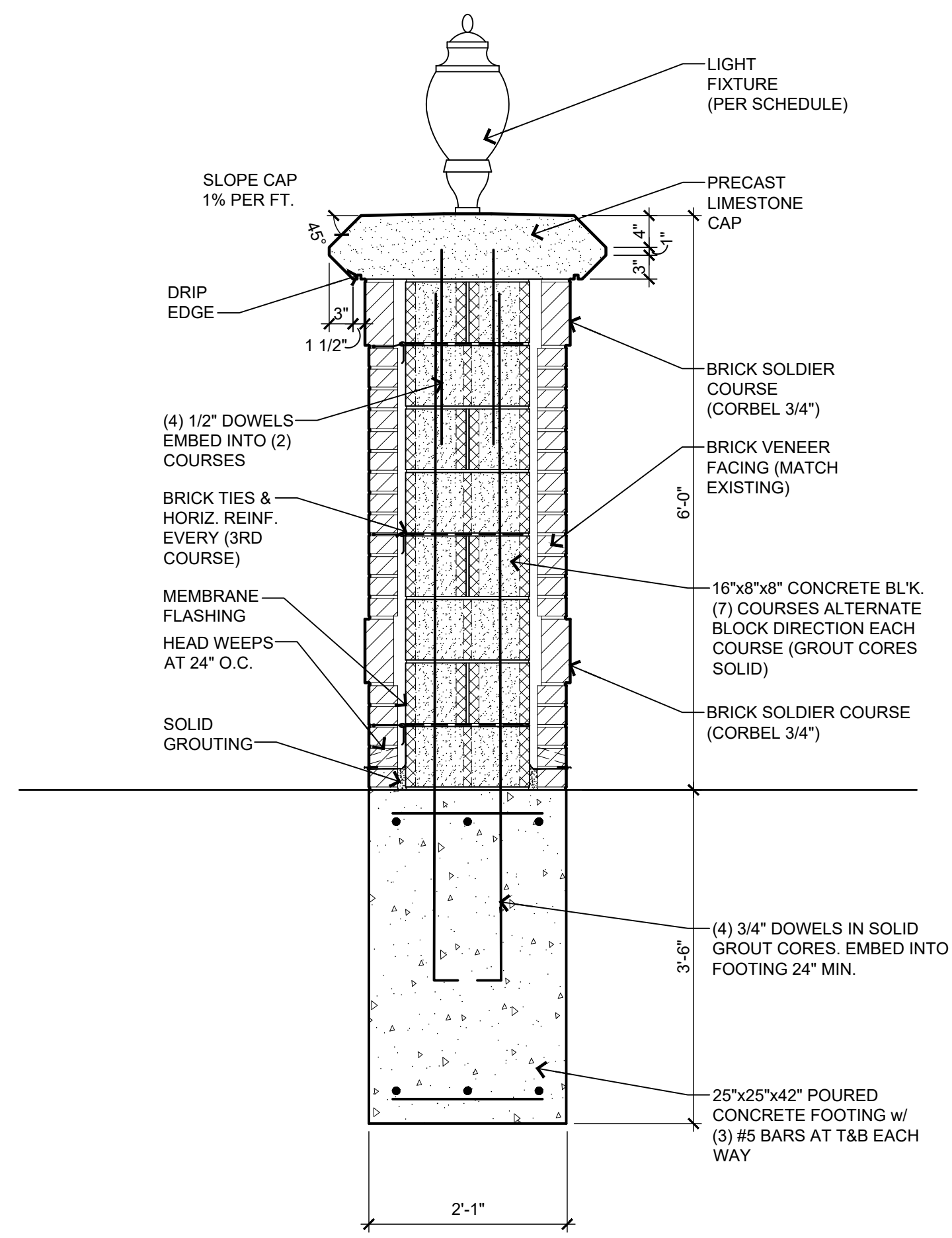
PROJECT:  
 Center Courtyard and Building Entries  
 885/931 Covington Drive  
 Detroit, MI 48203

CLIENT:  
 RCI Group  
 300 Alton Road  
 Ste. 303  
 Miami Beach, FL 33139

SHEET TITLE:  
 CENTER COURTYARD & 885 MAIN ENTRY PLANS  
 SHEET NUMBER:

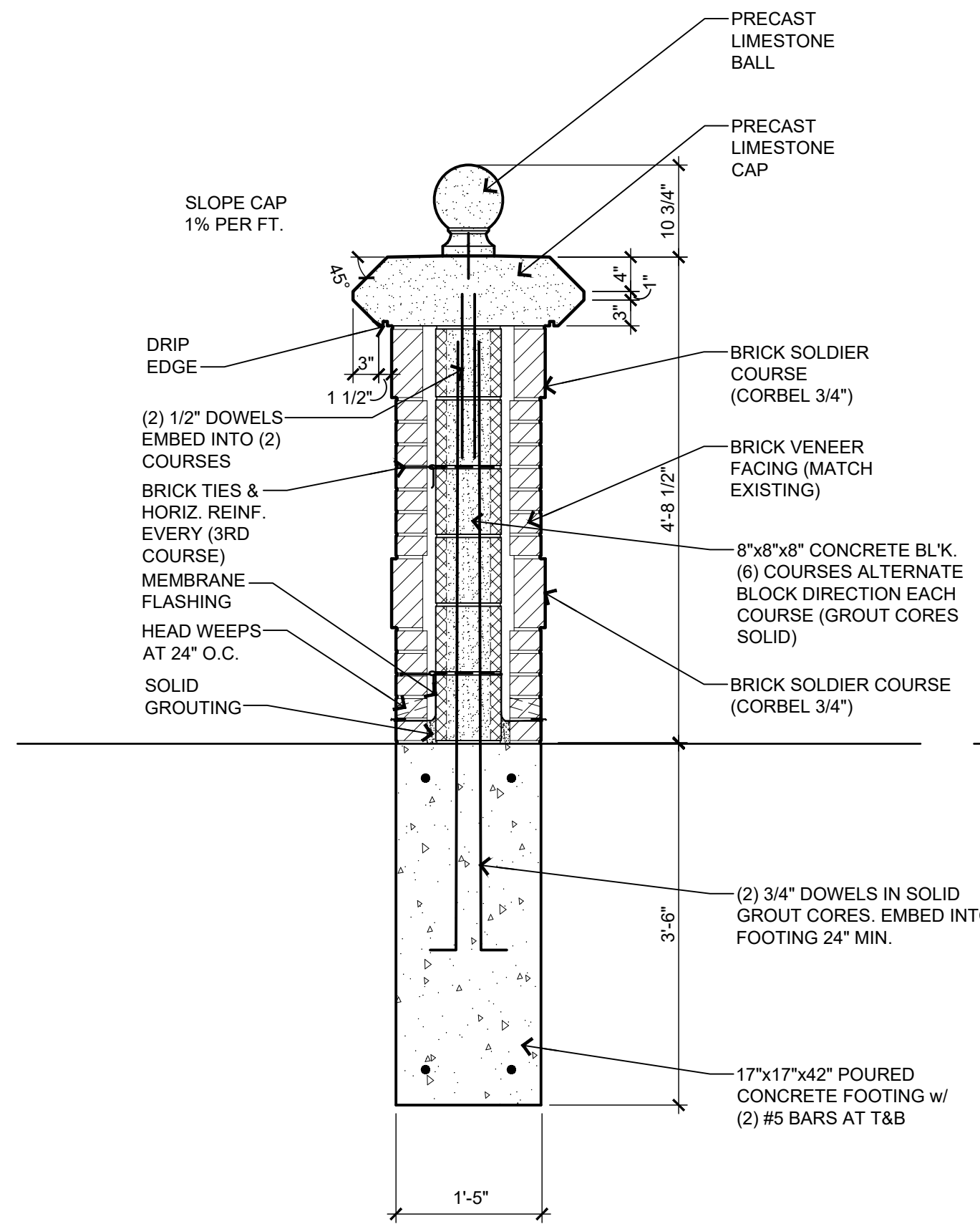
A100





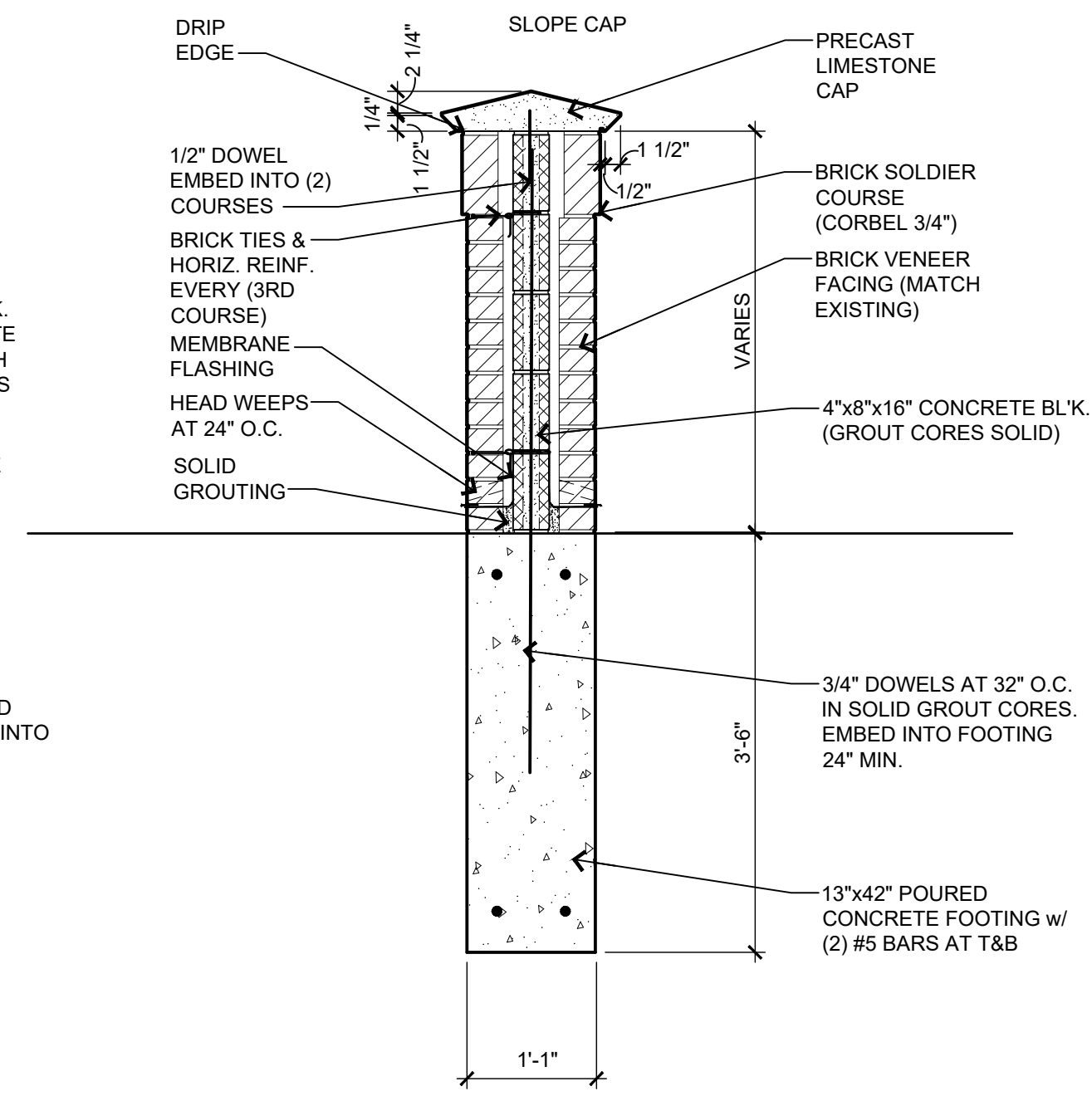
5/A102 brick pier detail

SCALE: 3/4"=1'-0"



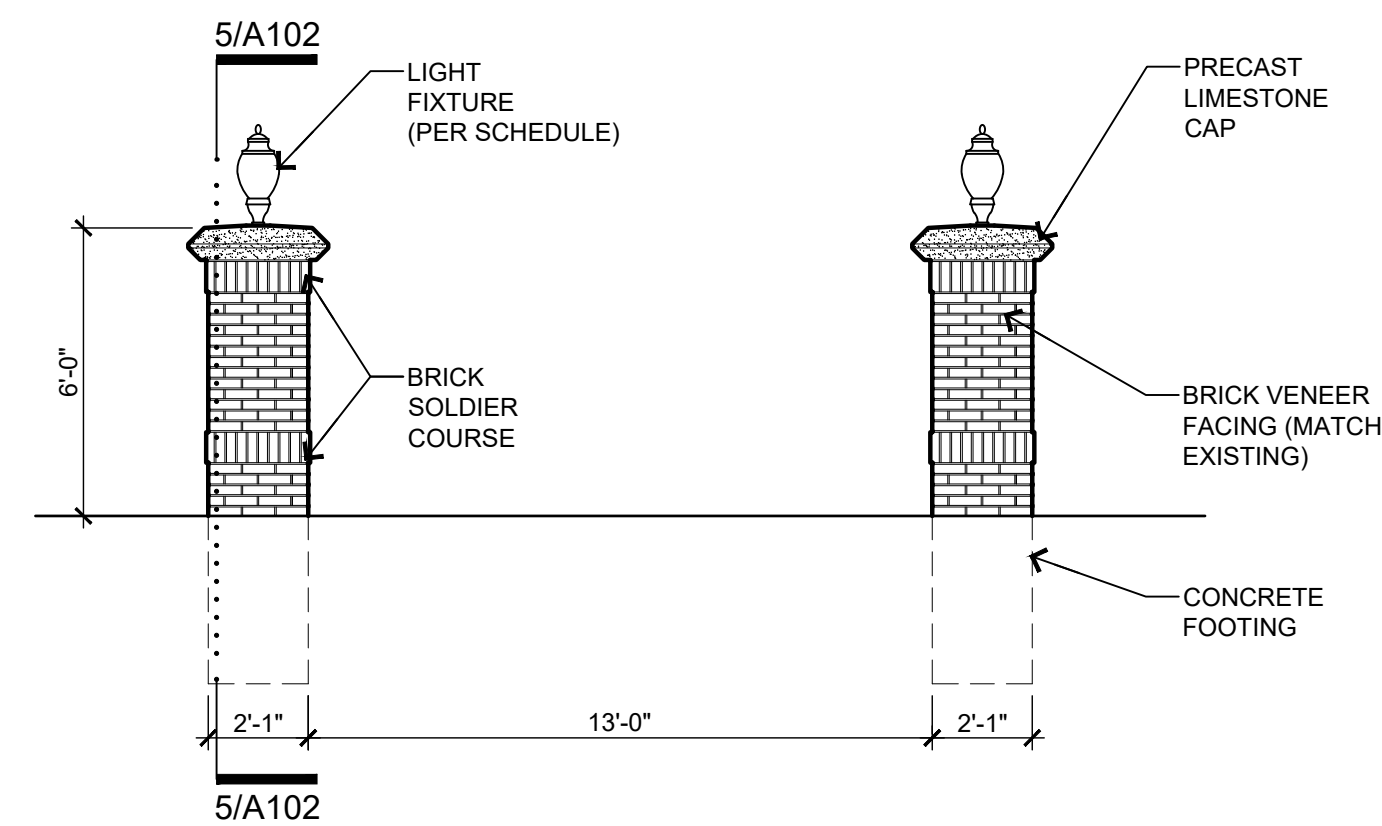
6/A102 brick pier detail

SCALE: 3/4"=1'-0"



7/A102 brick wing wall detail

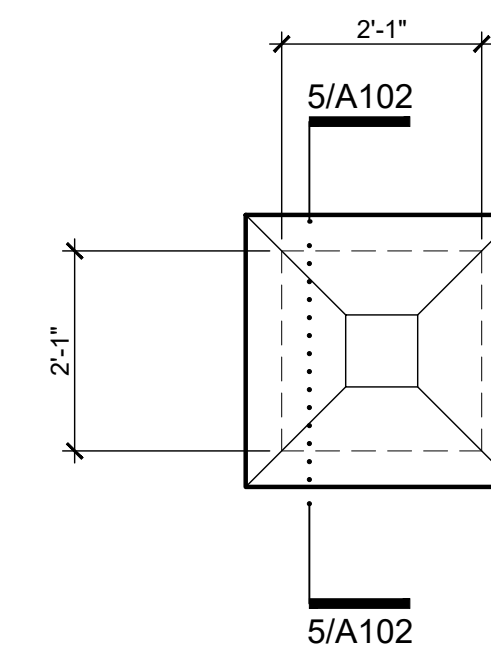
SCALE: 3/4"=1'-0"



4/A102 brick piers at building walkway entries elevation

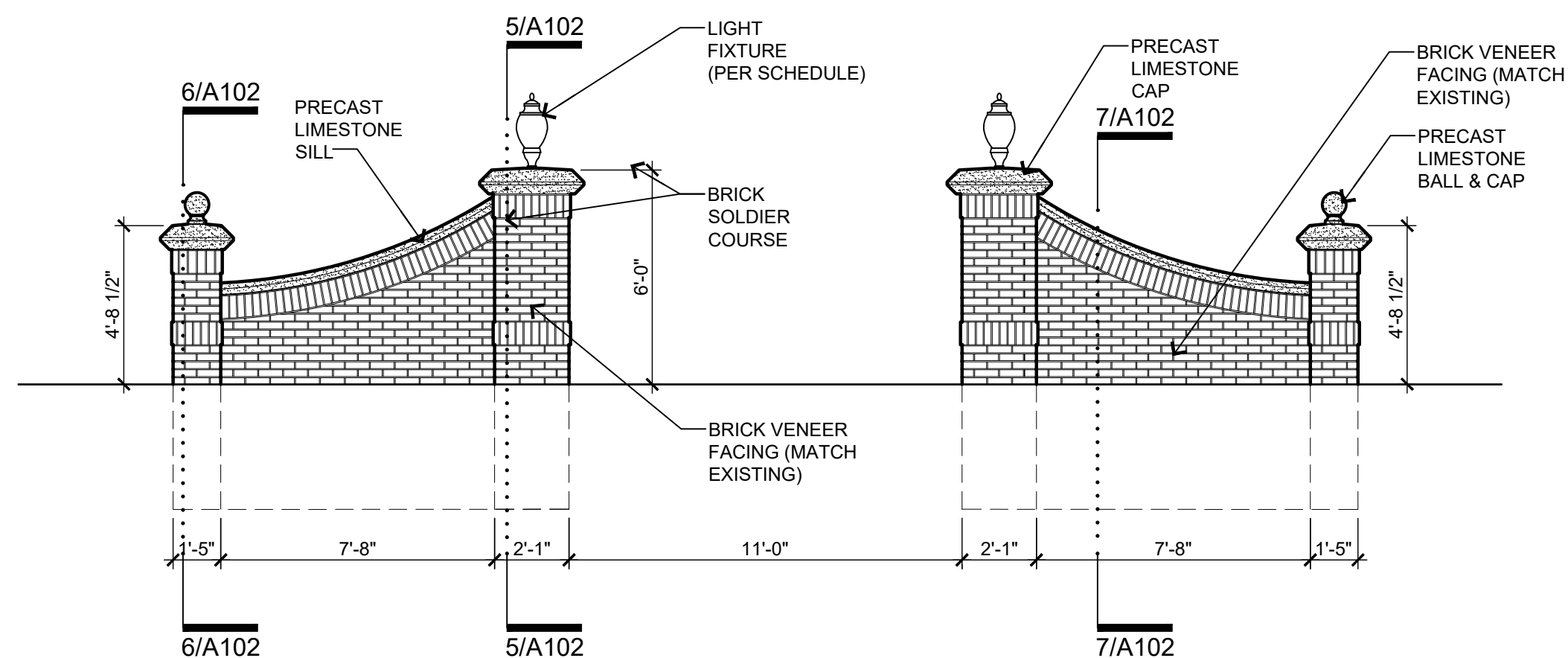
(typical of 2)

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



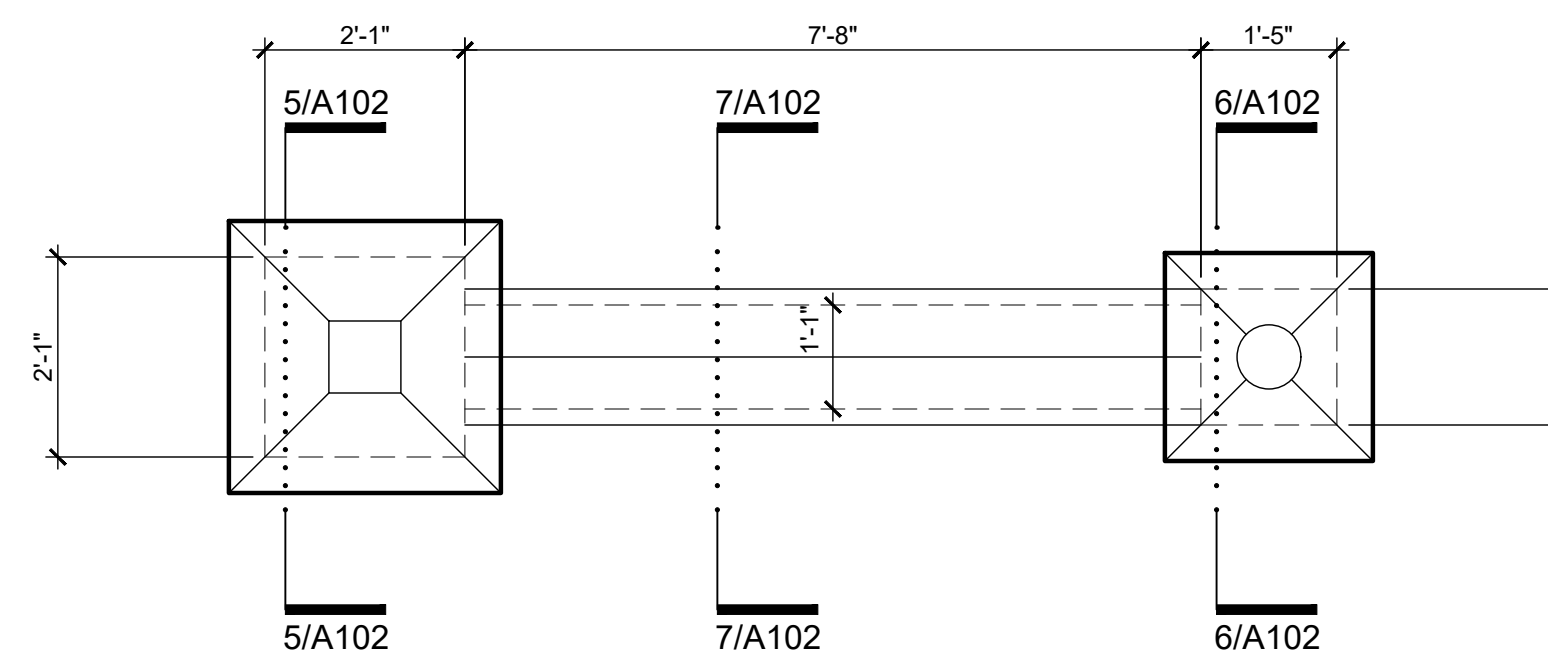
2/A102 brick pier at building walkway entries plan

SCALE: 1/2"=1'-0"



3/A102 brick pier wing walls at central courtyard elevation

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

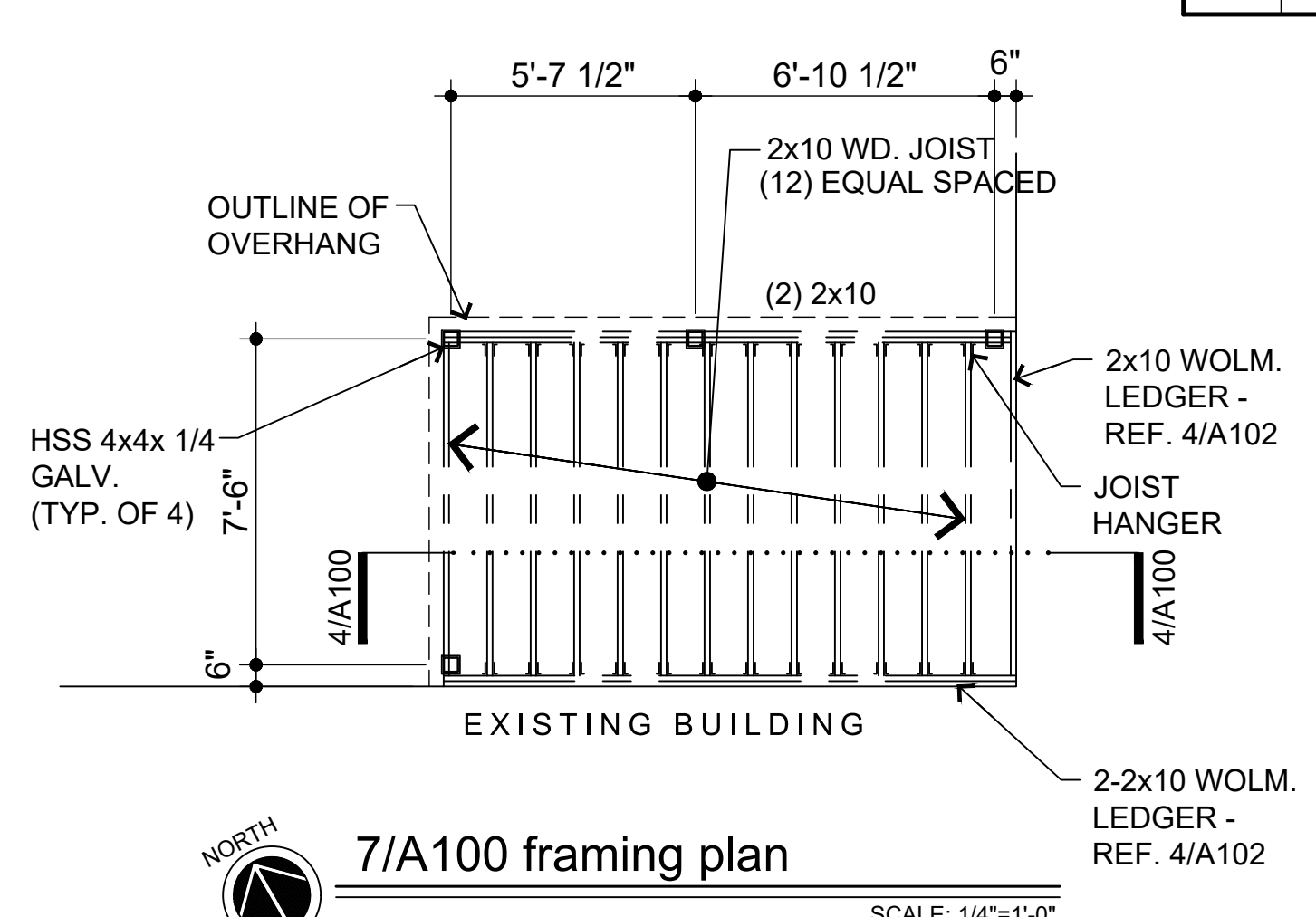
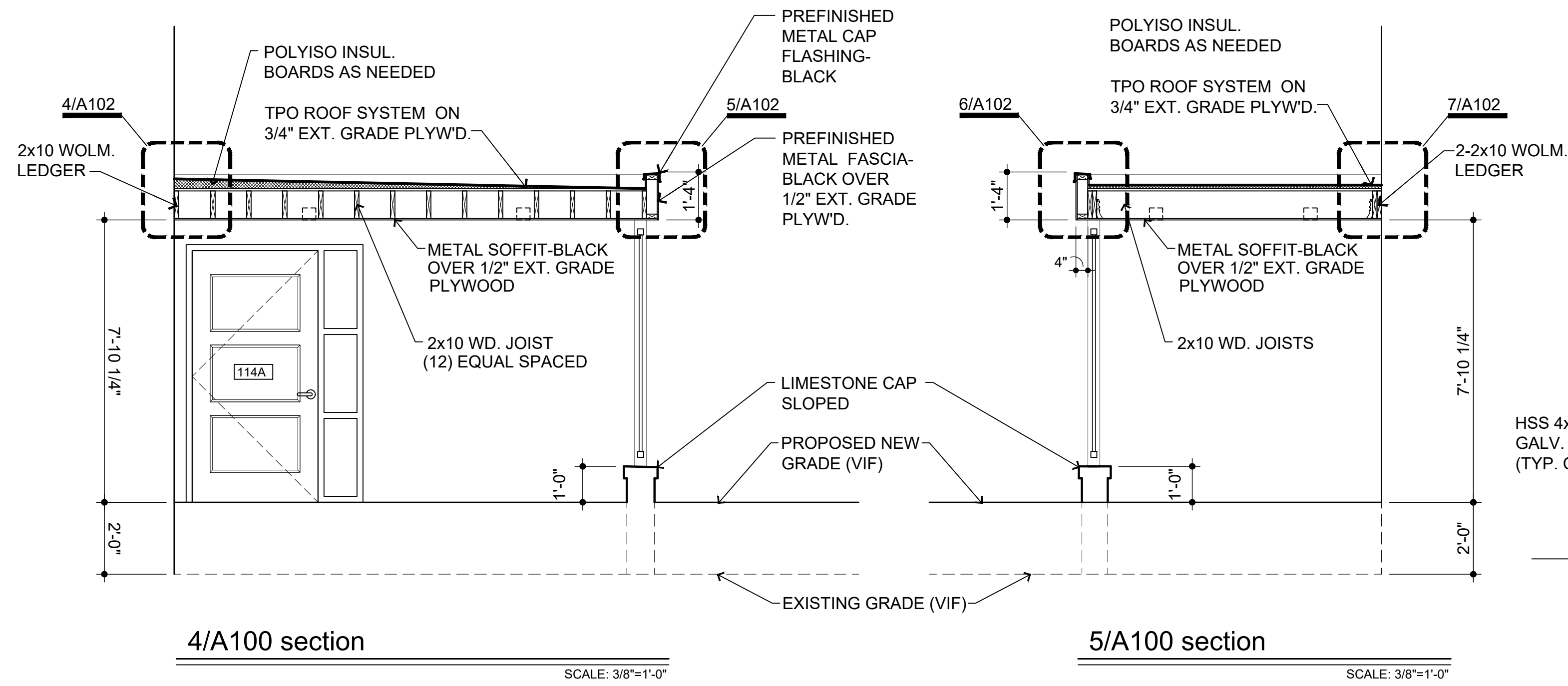


1/A102 brick pier wing walls at central courtyard plan

SCALE: 1/2"=1'-0"

|               |   |
|---------------|---|
| BID           | 08/27/20  |
| OWNER REVIEW  | 08/13/20  |
| DESCRIPTION   | DATE  |
| PROJECT:      | Center Courtyard and Building Entries                         |
|               | 885/931 Covington Drive Detroit, MI 48203                     |
| CLIENT:       | RCI Group<br>300 Alton Road Ste. 303<br>Miami Beach, FL 33139 |
| SHEET TITLE:  | WINGWALL & PIERS  |
| SHEET NUMBER: | A102  |



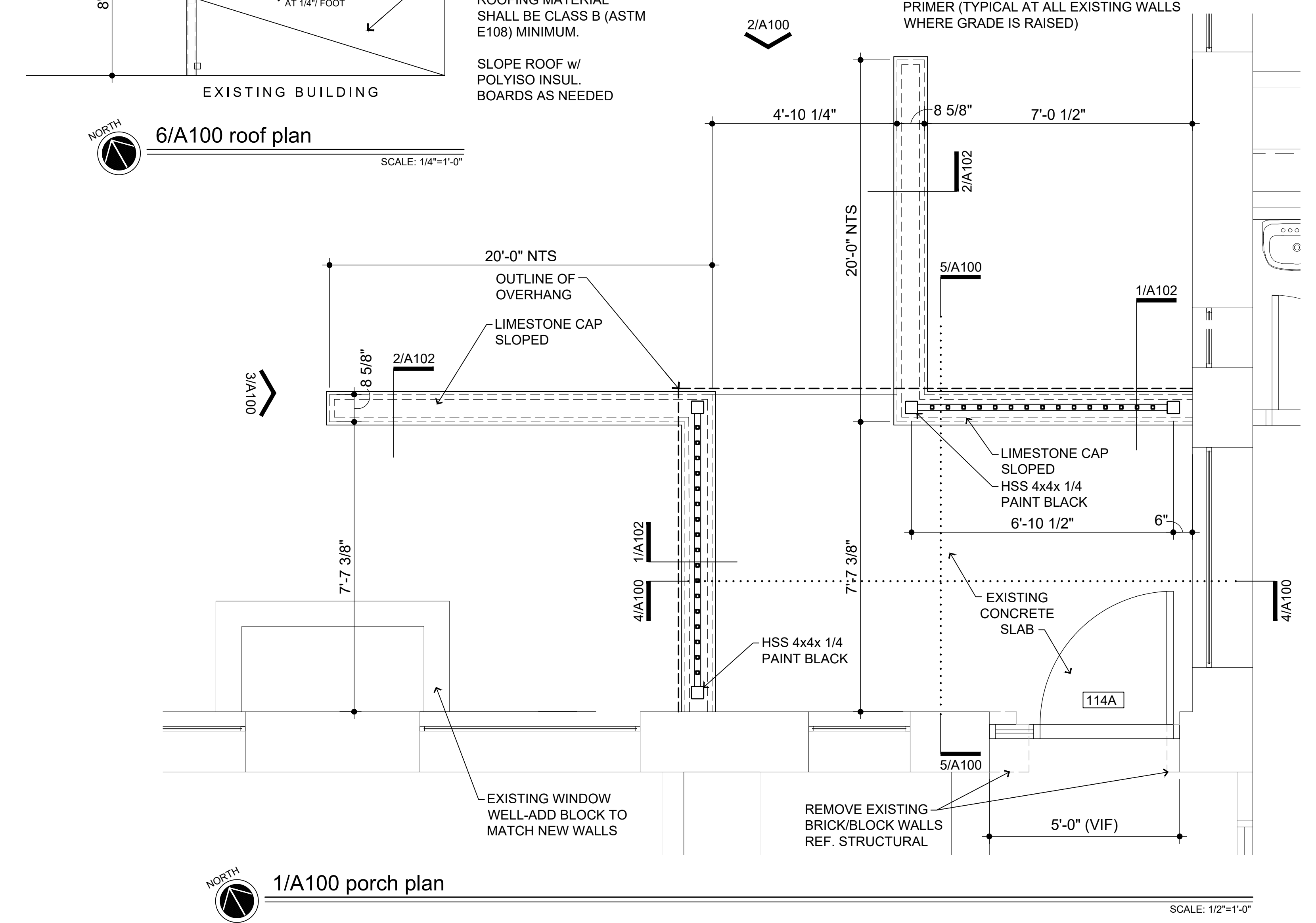
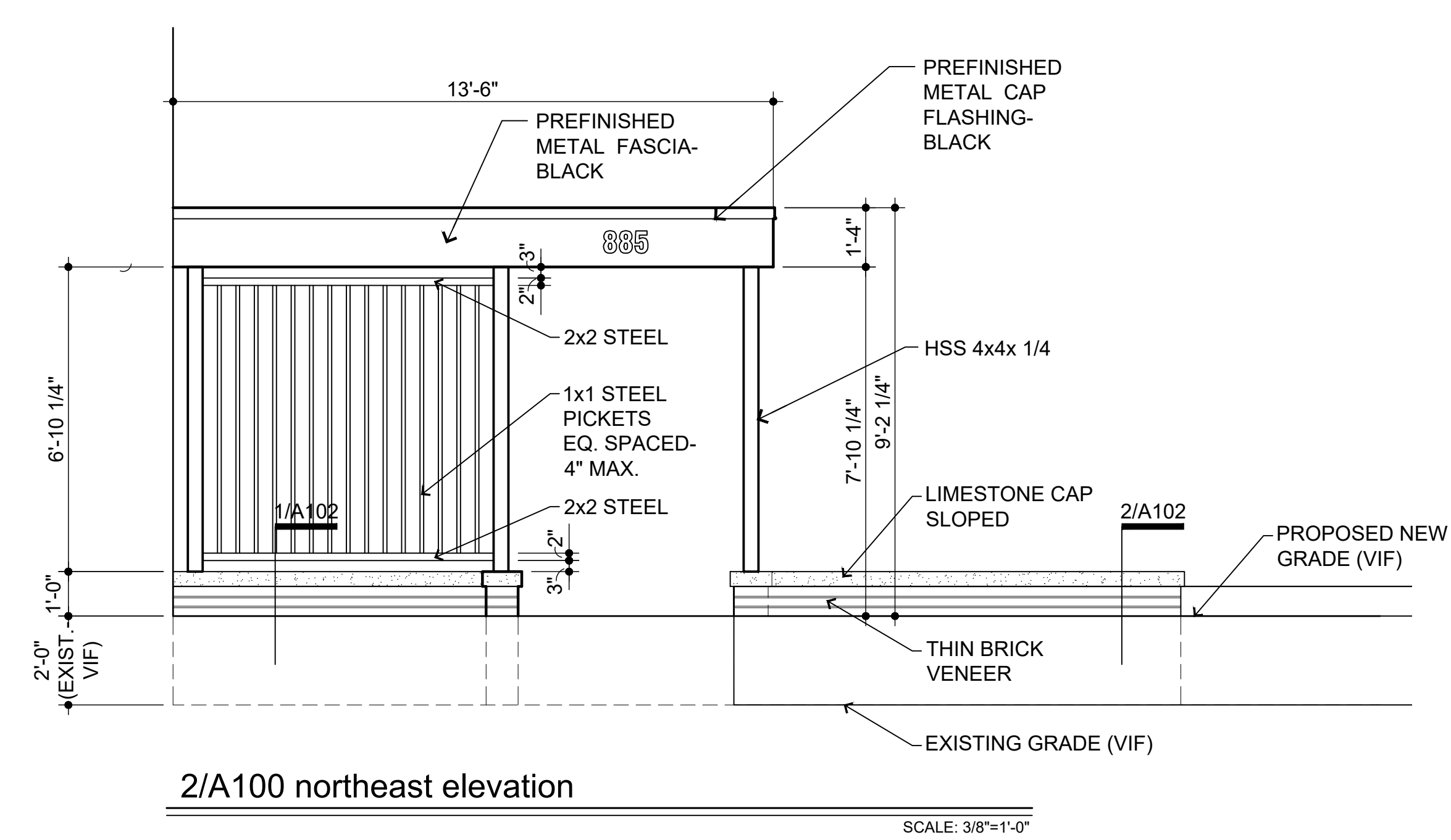
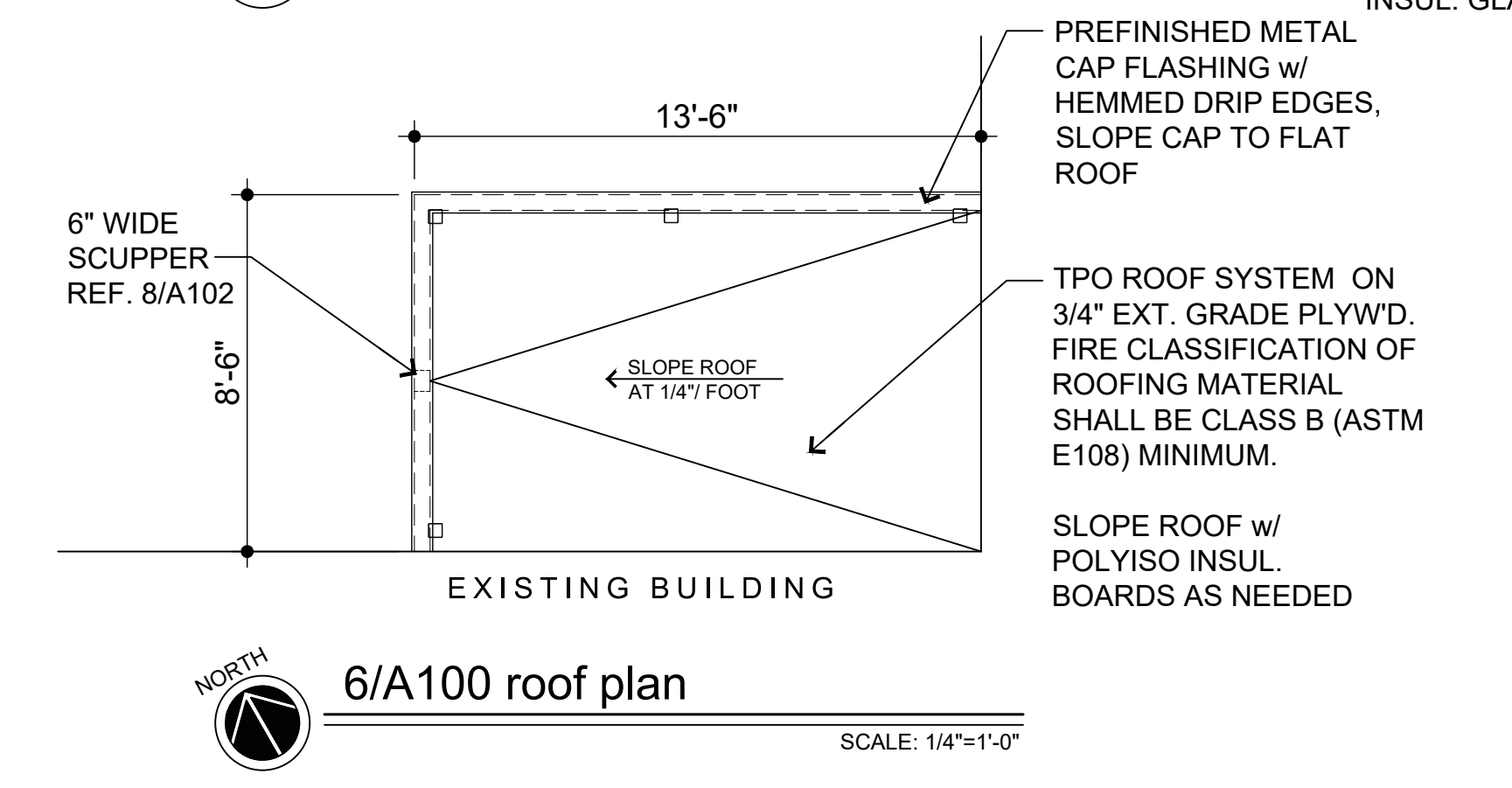
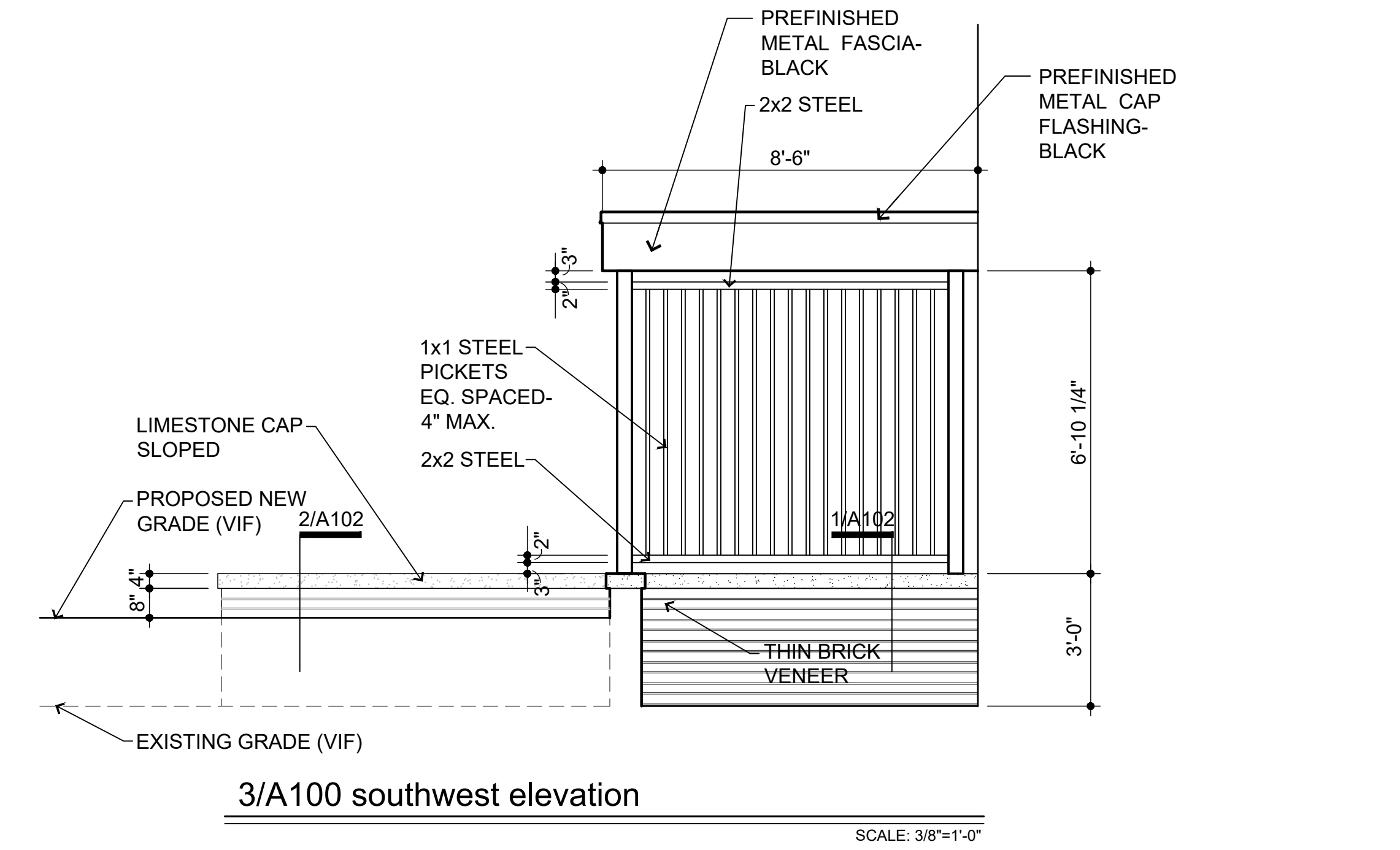


| DOOR SCHEDULE   |             |      |             |       |              |                |          |             |              |                                 |
|---|-------------|------|-------------|-------|--------------|----------------|----------|-------------|--------------|---------------------------------|
| *ROUGH OPENINGS TO BE VERIFIED IN FIELD PRIOR TO INSTALLATION |             |      |             |       |              |                |          |             |              |                                 |
| NO.   | LOCATION    | DOOR |             | FRAME |              | WIDTH x HEIGHT | THK'NESS | FIRE RATING | HARDWARE SET | REMARKS                         |
|   |             | TYPE | MAT'L       | TYPE  | MAT'L        |                |          |             |              |                                 |
| 114A  | LOBBY - 114 | 1    | HOLLOW CORE | A     | HOLLOW METAL | 3'-6" x 7'-0"  | 1 3/4"   |             | 15           | TEMP. INSUL. GLASS, INSUL. CORE |

**HARDWARE SET 15 - RIM PANIC W/ PULL TRIM [LOCK / UNLOCK] + CLOSER STOP**

|       |  |     |        |
|-------|--|-----|--------|
| 3 EA. | HINGES 355SHB 4545 NRP                         | 32D | PDQ    |
| 1 EA. | RIM PANIC 6201RA (CD) (03)                     | 32D | PDQ    |
| 1 EA. | RIM CYLINDER I5308 X I5207-1 PDQ2 (03)         | 26D | PDQ    |
| 1 EA. | MORTISE CYLINDER I5307 X I5207-1 PDQ2 (CD)     | 26D | PDQ    |
| 1 EA. | PULL 1157 X 4 134 MOUNT AT LOOSE ENDS          | 32D | DON JO |
| 1 EA. | CLOSER 7101BC SCS X DPPA                       | 689 | PDQ    |
| 1 EA. | KICKPLATE 90 10" X 32" LDW B4E (PUSH SIDE)     | 32D | DON JO |
| 1 EA. | THRESHOLD S205A                                | AL  | REESE  |
| 1 EA. | SWEEP 323A - MOUNT PULL SIDE                   | AL  | REESE  |
| 1 SET | WEATHERSTRIP 855C (MOUNT PRIOR TO CLOSER SHOE) | AL  | REESE  |
| 1 EA. | RAIN DRIP 201C                                 | AL  | REESE  |

- door schedule general notes:**
- ALL DOORS SHALL HAVE HANDLES, PULLS LATCHES, AND OPERATING DEVICES WHICH DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. REFER TO SECTION 404.2.7 OF ICC / ANSI A117.1 - 2009.
  - PRIMARY LOCKING AND LATCHING DEVICES ON DOORS SHALL BE MOUNTED A MINIMUM OF 34" TO A MAXIMUM OF 48" ABOVE FINISHED FLOOR HEIGHT. REFER TO SECTION 404.2.6 OF ICC / ANSI A117.1 - 2009.



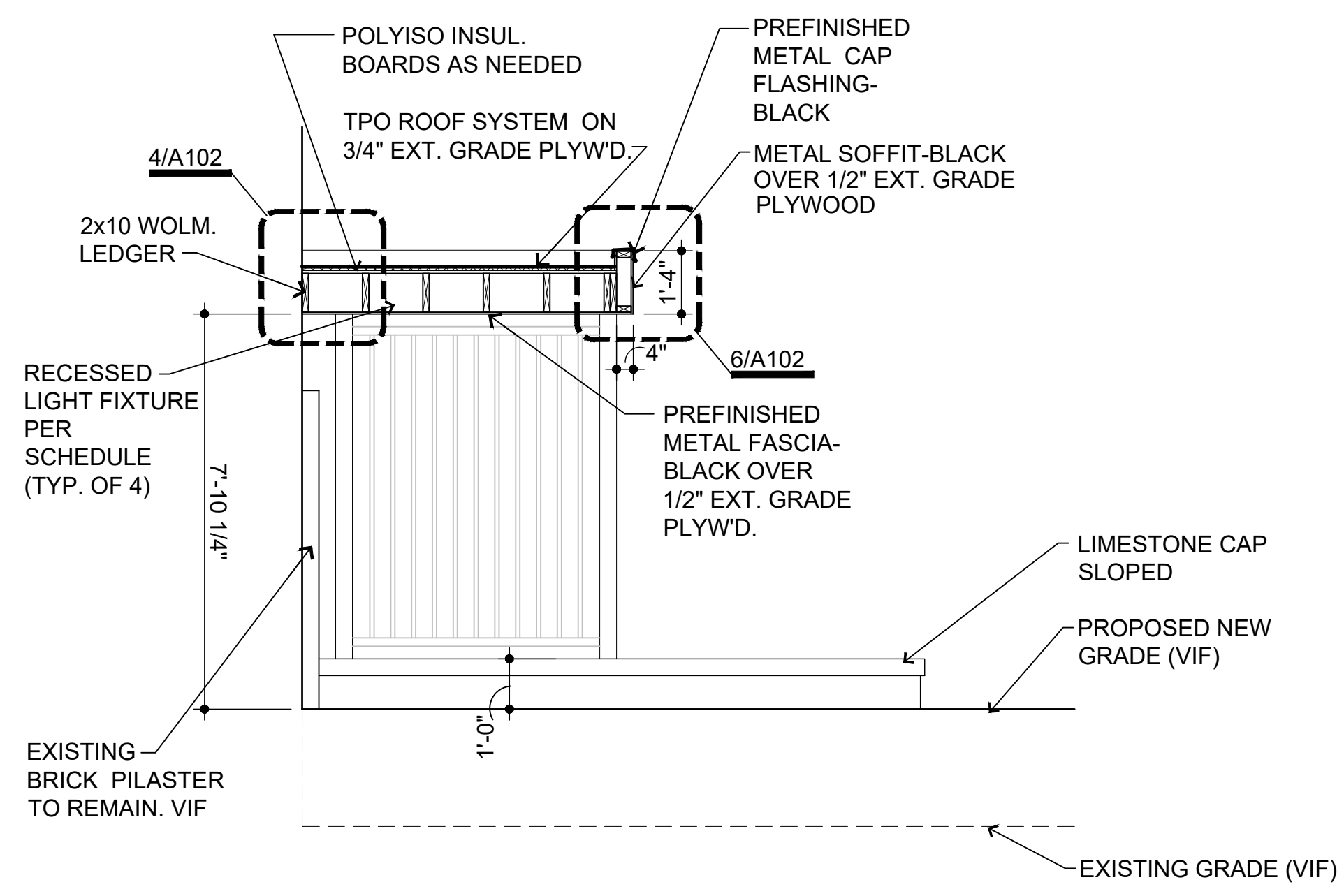
| REVISIONS | DATE |
|-----------|------|
| 05/03/21  |      |
| 04/20/21  |      |
| 03/05/21  |      |
| 08/28/20  |      |
| 08/13/20  |      |

PROJECT: Porch / Canopy  
885 / 931 Covington Drive  
Detroit, MI 48203

CLIENT: RCI Group  
300 Altam Road  
Ste. 303  
Miami Beach, FL 33139

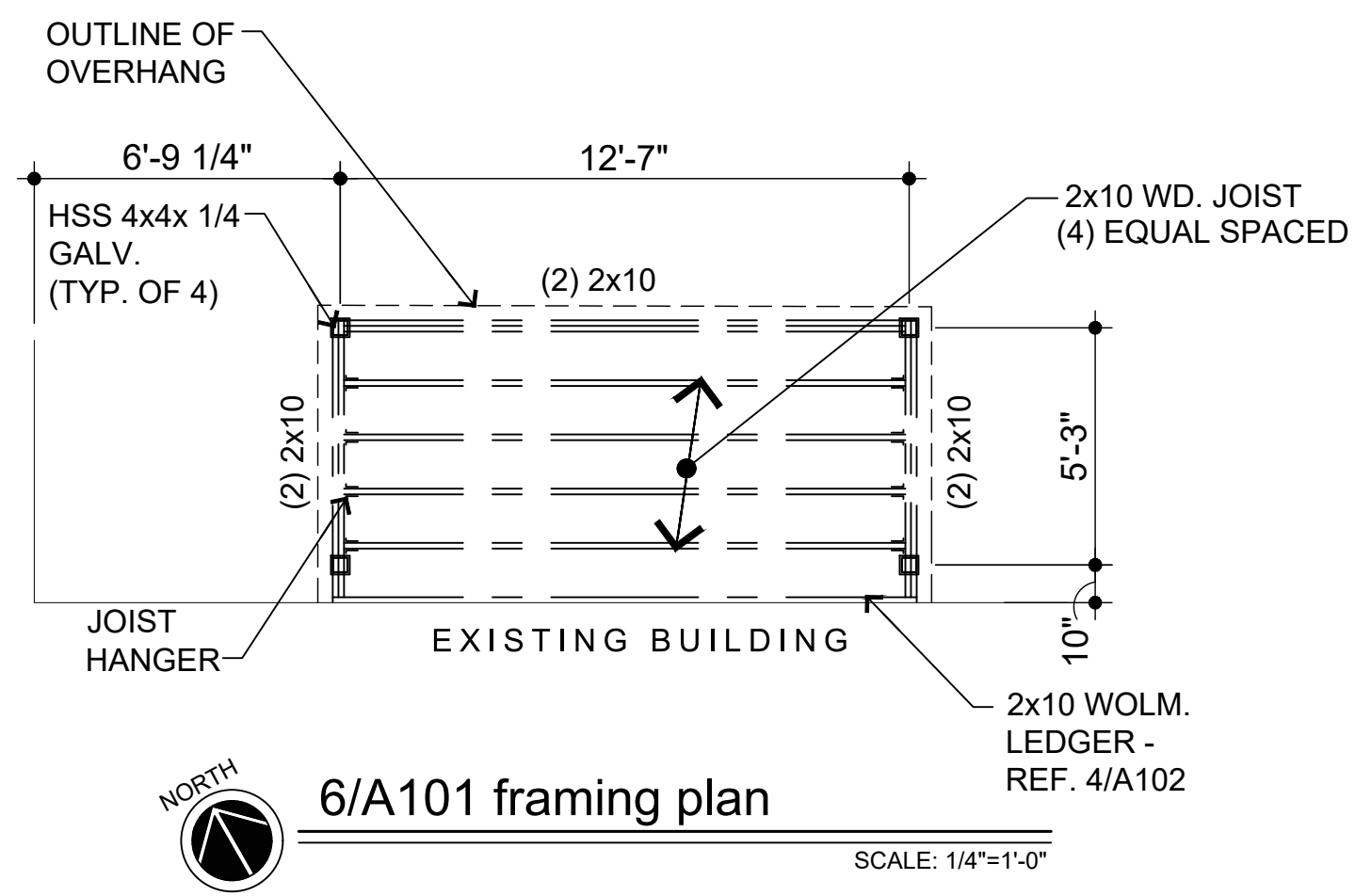
SHEET TITLE: 885 PLAN, ELEVATIONS & DOOR SCHEDULE  
SHEET NUMBER: A100





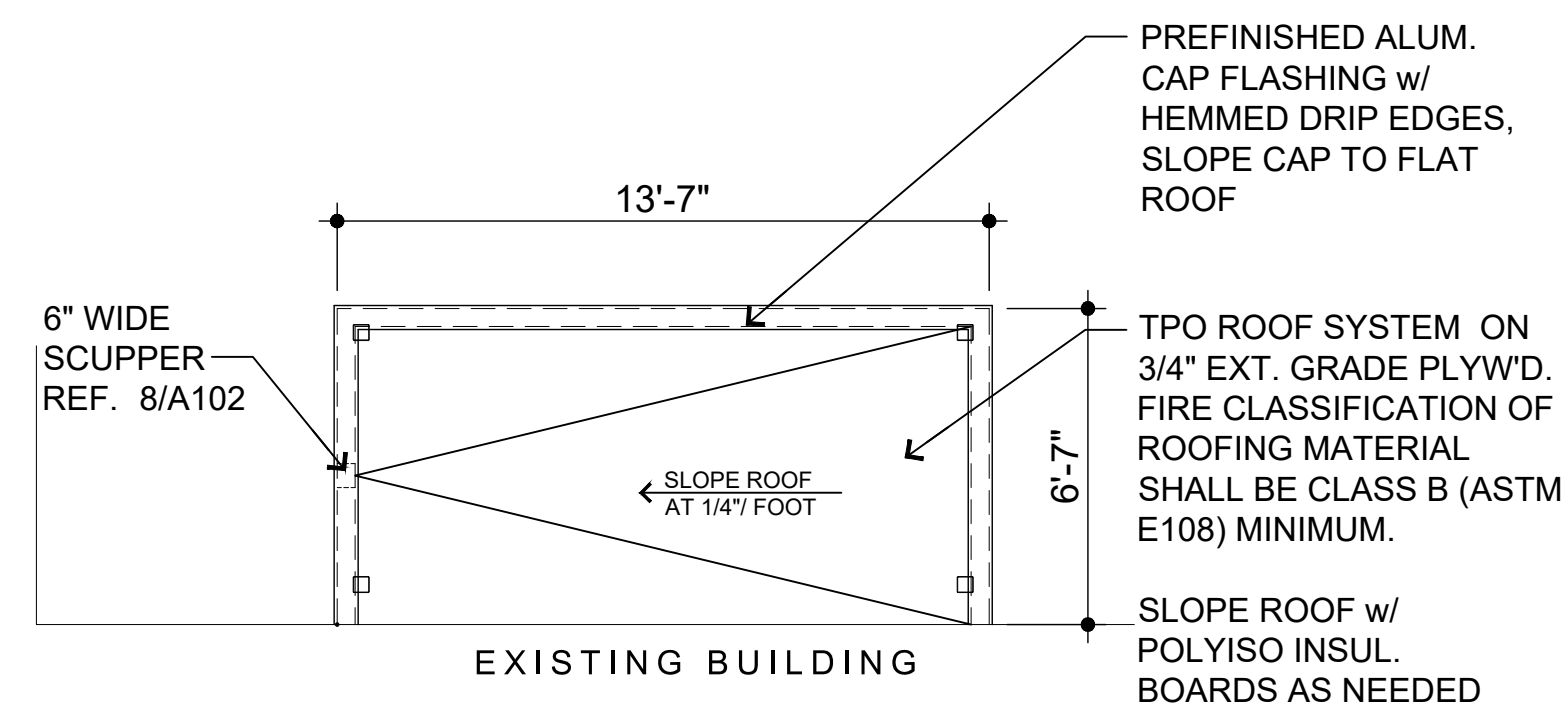
4/A101 section

SCALE: 3/8"=1'-0"



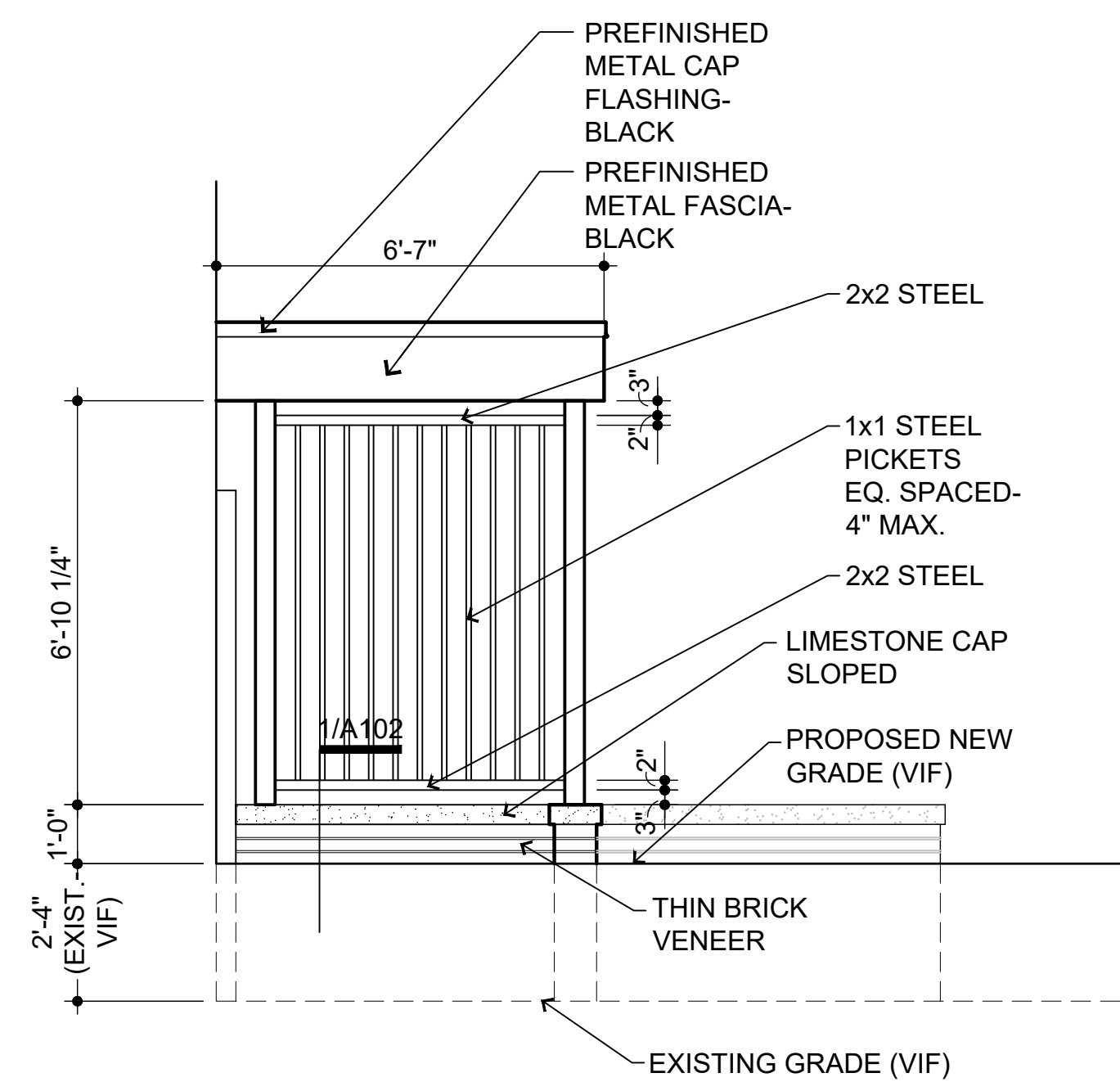
6/A101 framing plan

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



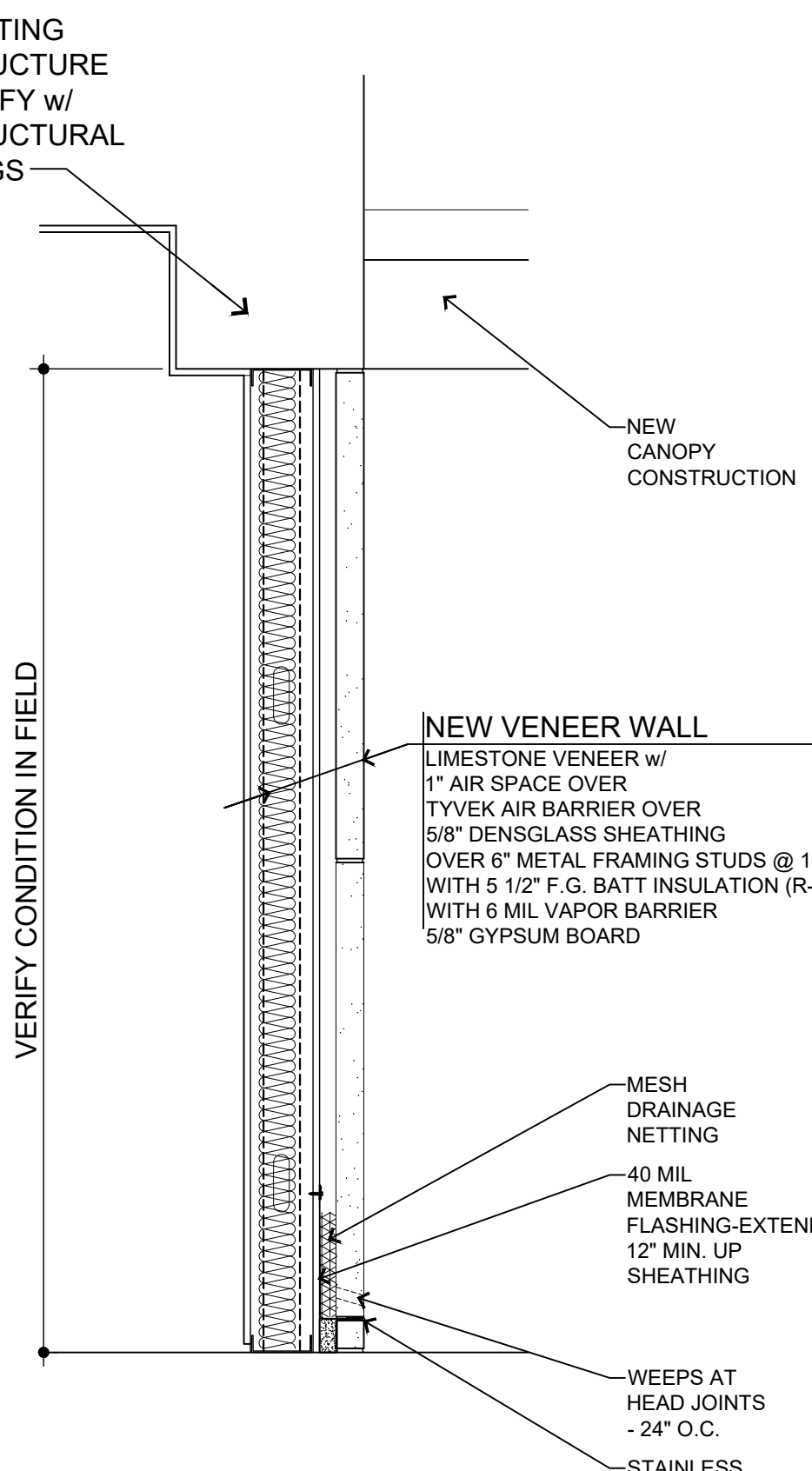
5/A101 roof plan

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



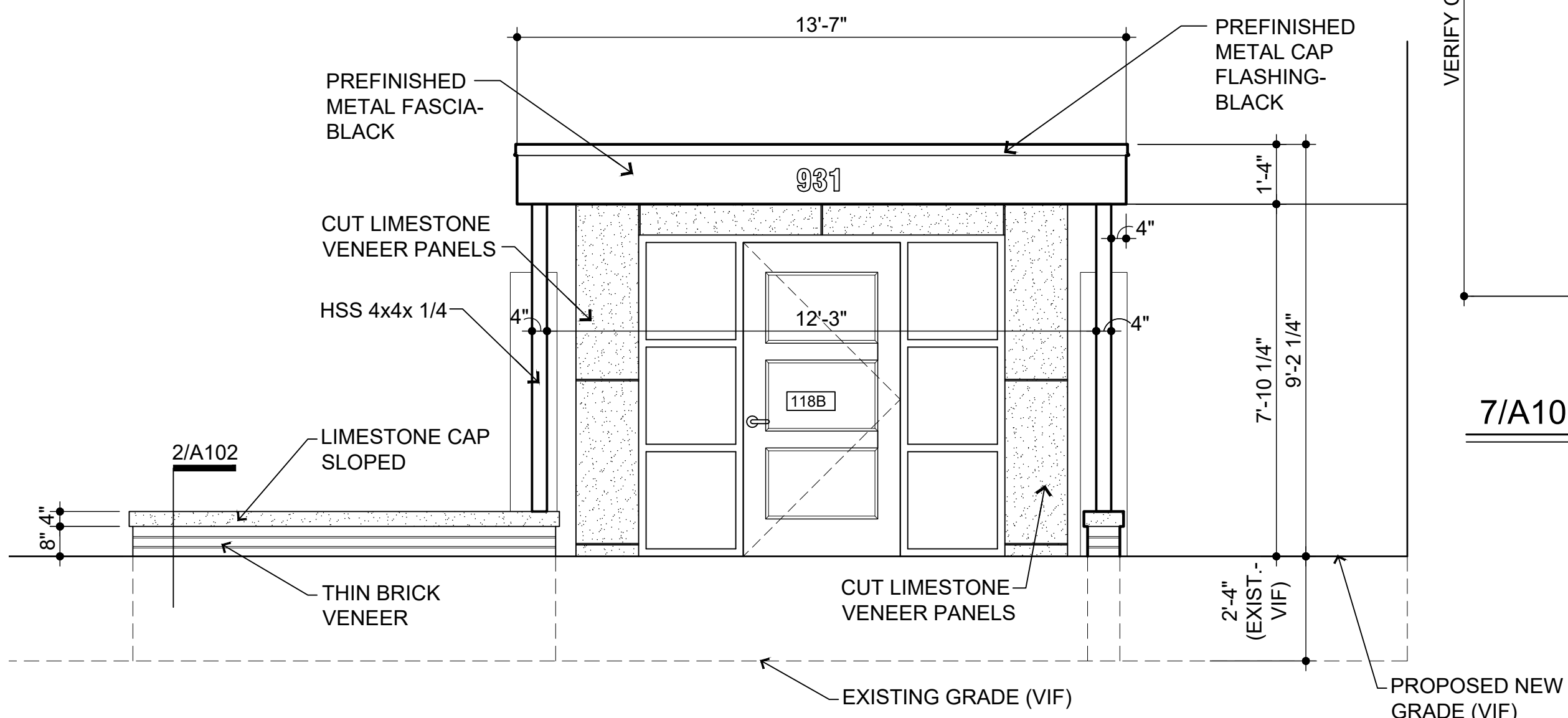
3/A101 southwest elevation

SCALE: 3/8"=1'-0"



7/A101 wall section

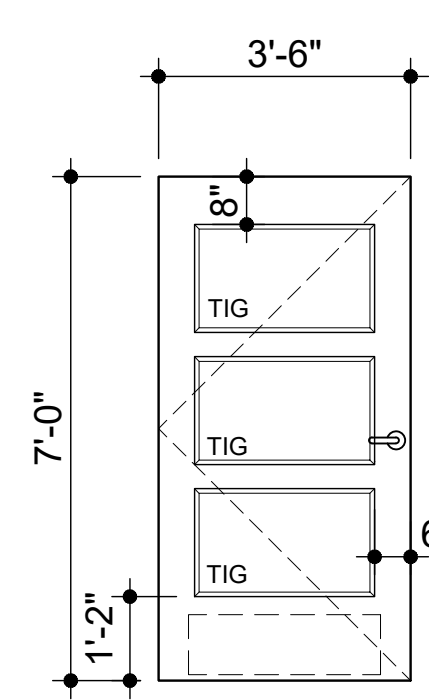
SCALE: 3/4"=1'-0"



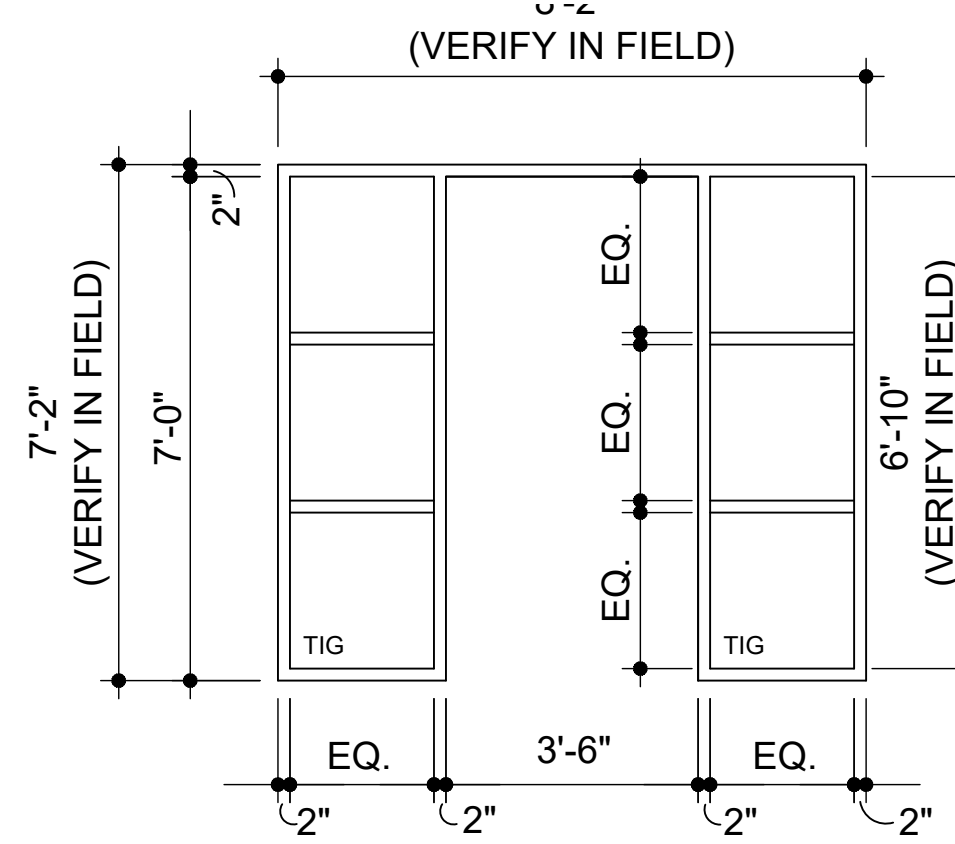
2/A101 northeast elevation

SCALE: 3/8"=1'-0"

| DOOR SCHEDULE   |             |      |              |       |              |                |          |             |              |                                 |
|---|-------------|------|--------------|-------|--------------|----------------|----------|-------------|--------------|---------------------------------|
| *ROUGH OPENINGS TO BE VERIFIED IN FIELD PRIOR TO INSTALLATION |             |      |              |       |              |                |          |             |              |                                 |
| NO.   | LOCATION    | DOOR |              | FRAME |              | WIDTH x HEIGHT | THK'NESS | FIRE RATING | HARDWARE SET | REMARKS                         |
|   |             | TYPE | MAT'L        | TYPE  | MAT'L        |                |          |             |              |                                 |
| 118B  | LOBBY - 118 | 1    | HOLLOW METAL | A     | HOLLOW METAL | 3'-6" x 7'-0"  | 1 3/4"   |             | 13           | TEMP. INSUL. GLASS, INSUL. CORE |



1 INSUL. HOLLOW CORE METAL DOOR w/ 1" TEMP. INSUL. GLASS



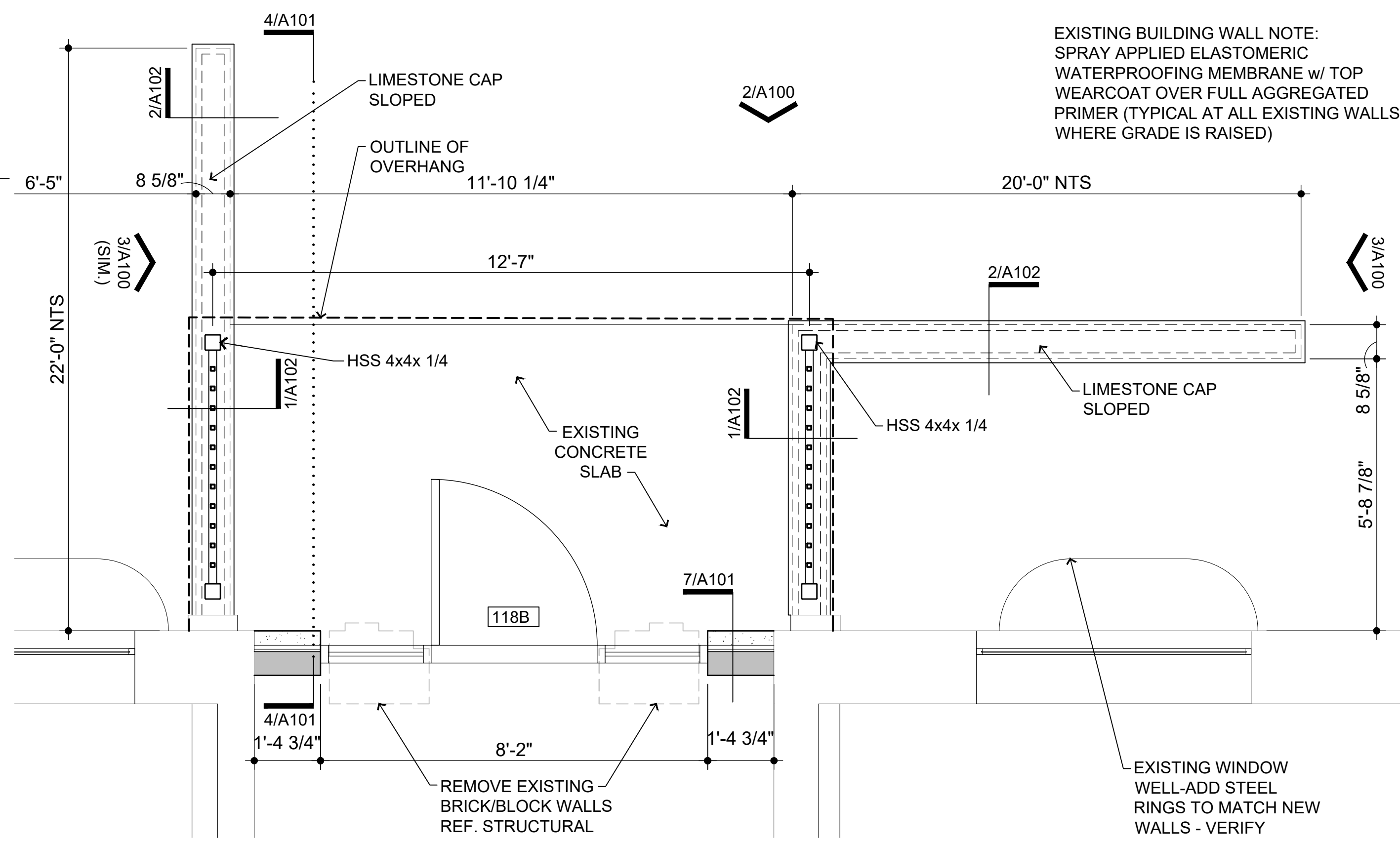
A HOLLOW METAL w/ 2" HEAD & (2) 1" INSULATED TEMP. GLASS SIDE LITES

HARDWARE SET 13 - PANIC + ELECTRIC STRIKE X PULL TRIM [ACCESS CONTROL] + CLOSER

|       |  |     |            |
|-------|--|-----|------------|
| 3 EA. | HINGES 35SSHB 4545 NRP   | 32D | PDQ        |
| 1 EA. | PANIC DEVICE 6201RA (03) (CD)  | 32D | PDO        |
| 1 EA. | RIM CYLINDER I5308 X I5207-1 PDQ2 (03)   | 26D | PDO        |
| 1 EA. | MORTISE CYLINDER I5307 X I5207-1 PDQ2 (CD)   | 26D | PDO        |
| 1 EA. | PULL 1167 X 4 134 MOUNT AT LOOSE ENDS  | 32D | DON JO     |
| 1 EA. | CLOSER 7101BC SCS X DPPA   | 689 | PDQ        |
| 1 EA. | KICKPLATE 90 10 X 2" LDW B4E   | 32D | DON JO     |
| 1 EA. | THRESHOLD S205A  | AL  | REESE      |
| 1 EA. | SWEEP 323A -MOUNT PULL SIDE  | AL  | REESE      |
| 1 SET | WEATHERSTRIP 855C (MOUNT PRIOR TO CLOSER SHOE)   | AL  | REESE      |
| 1 EA. | RAIN DRIP 201C   | AL  | REESE      |
| 1 EA. | ACCESS CONTROL MODULE & CARD READER BY SECURITY VENDER   | --- | SEC VENDER |
| 1 SET | RISER & WIRE DIAGRAM RPIHA080420   | --- | RPI        |
| 1 EA. | POWER SUPPLY 602RF   | --- | SDC        |
| 1 EA. | ELECTRIC STRIKE 4850 24VDC -FAIL SECURE  | 32D | TRINE      |
| 1 EA. | ACCESS CONTROL MODULE, FOB READER, ACCESS CONTROL AND PERIPHERALS FURNISHED BY SECURITY VENDER, COORDINATED BY GC. |     |            |

door schedule general notes:

- ALL DOORS SHALL HAVE HANDLES, PULLS LATCHES, AND OPERATING DEVICES WHICH DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. REFER TO SECTION 404.2.7 OF ICC / ANSI A117.1 - 2009.
- PRIMARY LOCKING AND LATCHING DEVICES ON DOORS SHALL BE MOUNTED A MINIMUM OF 34" TO A MAXIMUM OF 48" ABOVE FINISHED FLOOR HEIGHT. REFER TO SECTION 404.2.6 OF ICC / ANSI A117.1 - 2009.



1/A101 porch plan

SCALE: 1/2"=1'-0"

| REVISIONS | DATE |
|-----------|------|
| 05/03/21  |      |
| 04/20/21  |      |
| 03/05/21  |      |
| 08/28/20  |      |
| 08/13/20  |      |

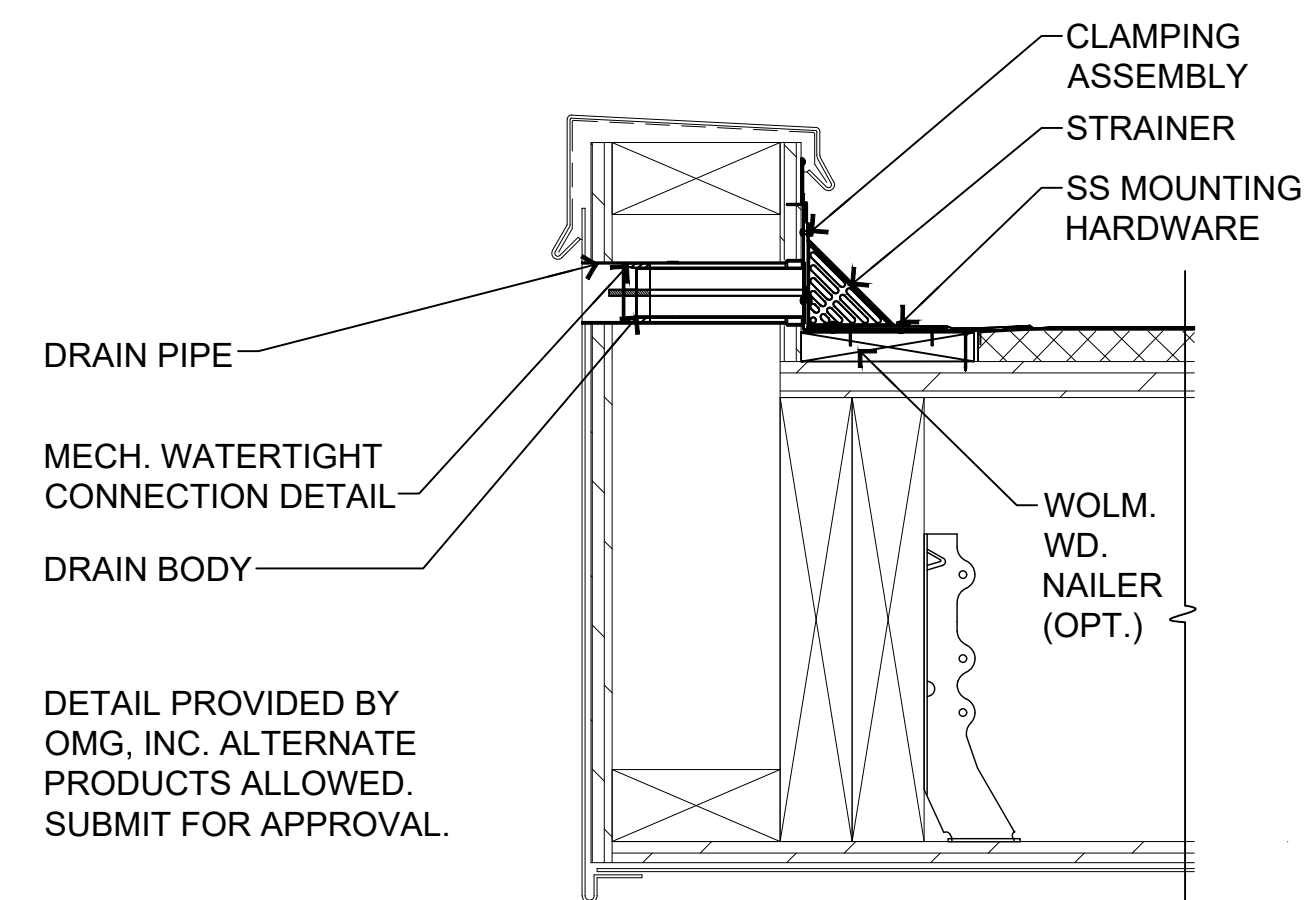
PROJECT: Porch / Canopy  
885 / 931 Covington Drive  
Detroit, MI 48203

CLIENT: RCI Group  
300 Alton Road  
Ste. 303  
Miami Beach, FL 33139

SHEET TITLE: 931 PLAN, ELEVATIONS & DOOR SCHEDULE  
SHEET NUMBER:

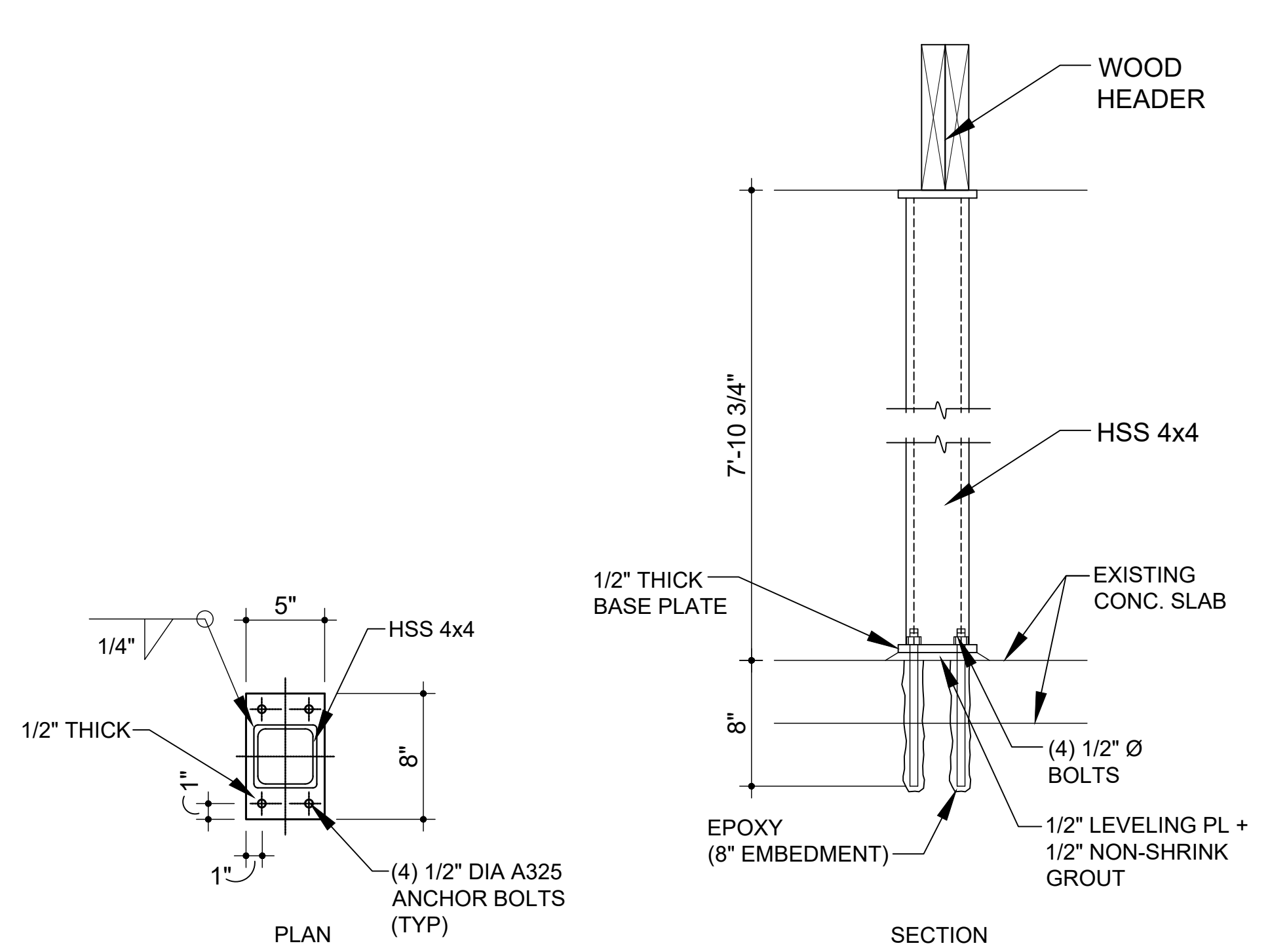
A101





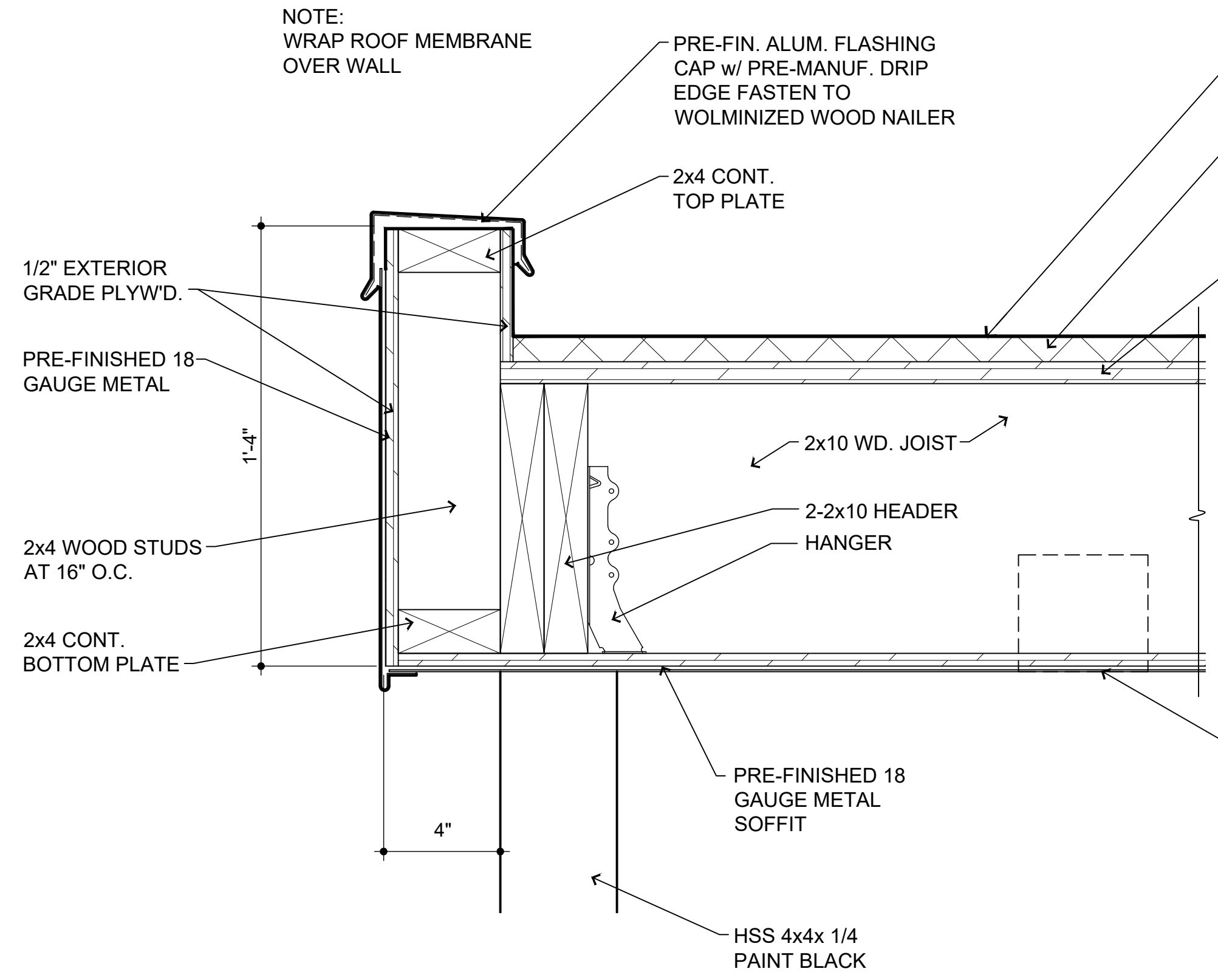
8/A102 scupper detail

SCALE: 3"=1'-0"



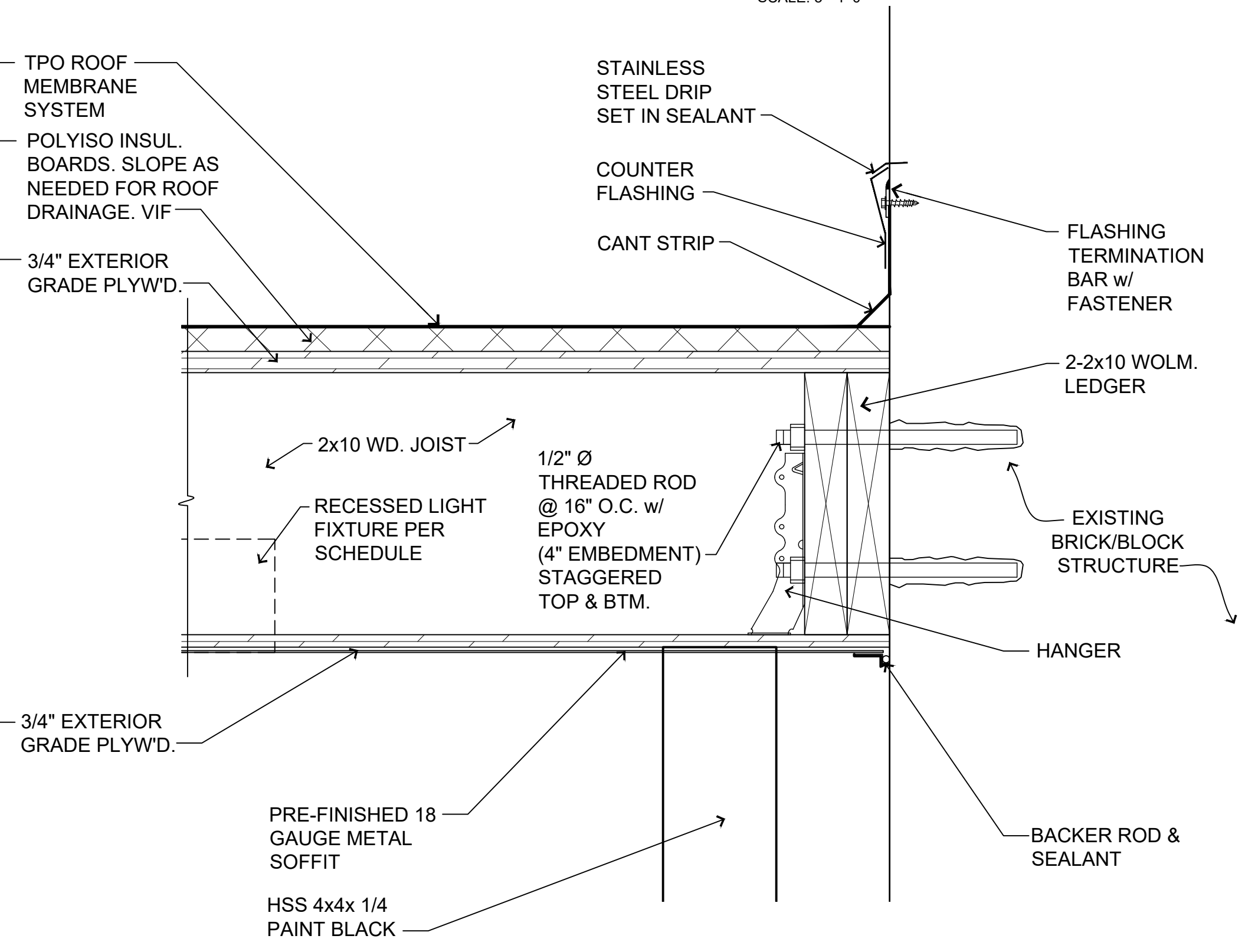
3/A102 steel column details

SCALE: 1 1/2"=1'-0"



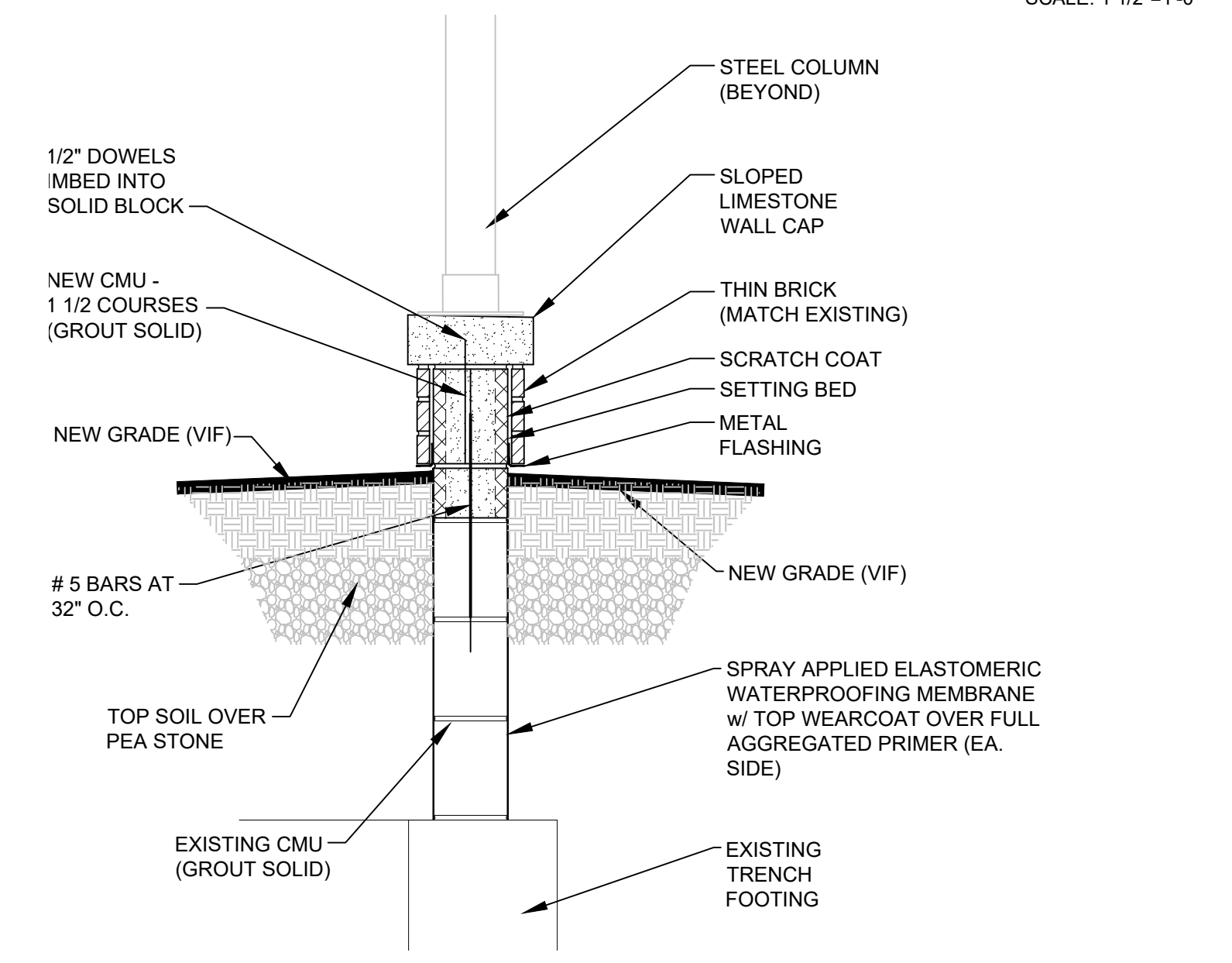
6/A102 detail

SCALE: 3"=1'-0"



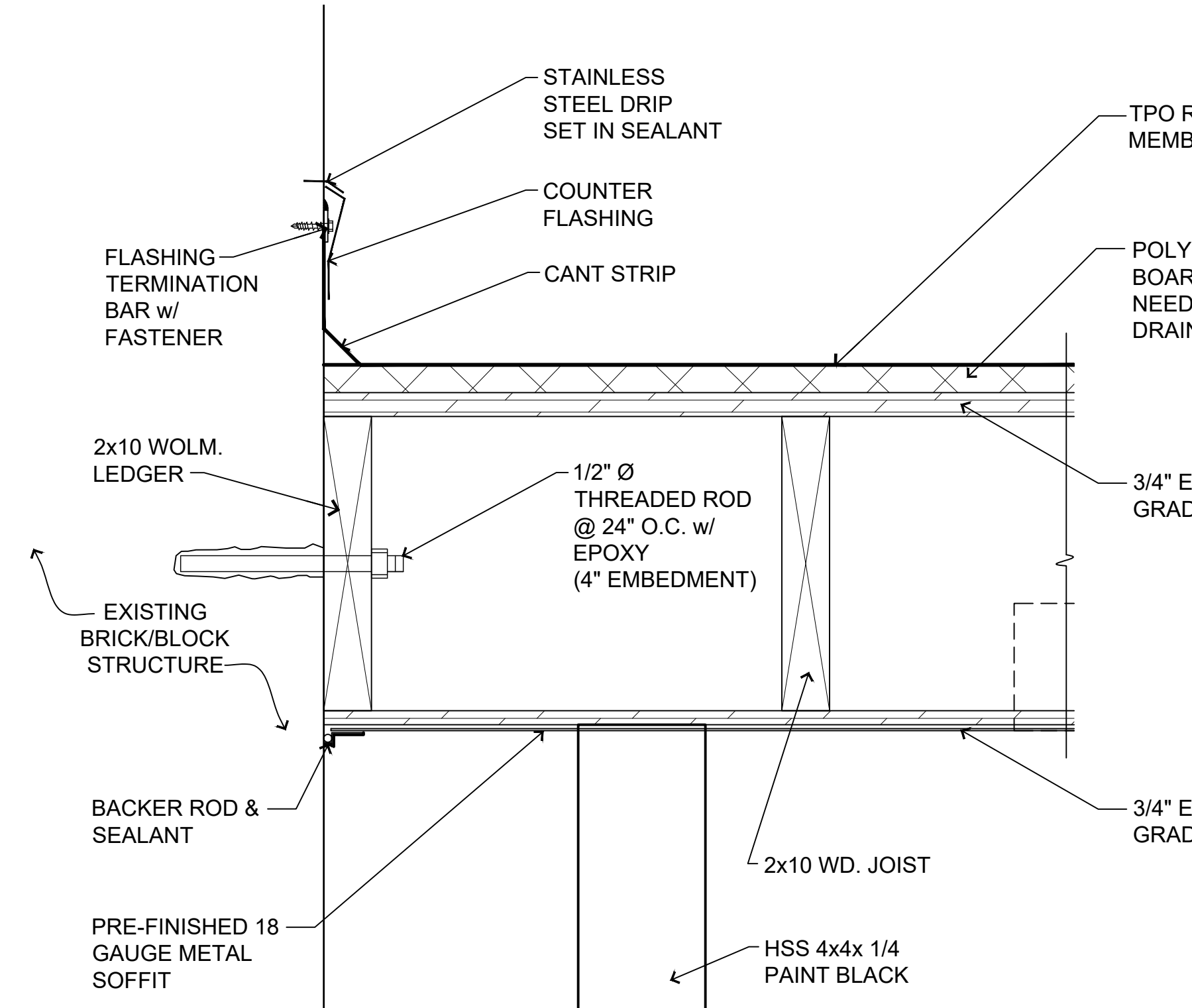
7/A102 detail

SCALE: 3"=1'-0"



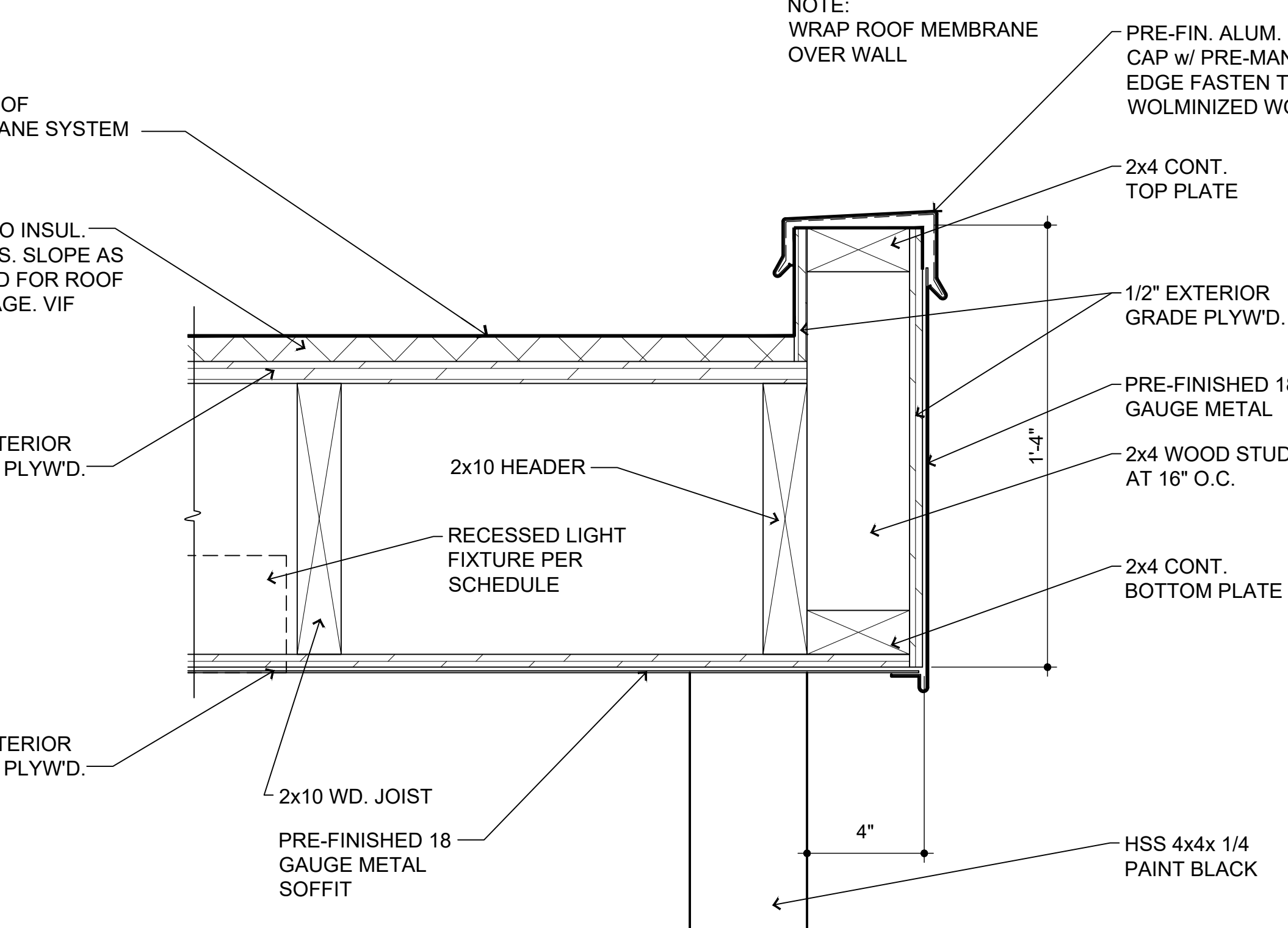
2/A102 porch detail

SCALE: 1"=1'-0"



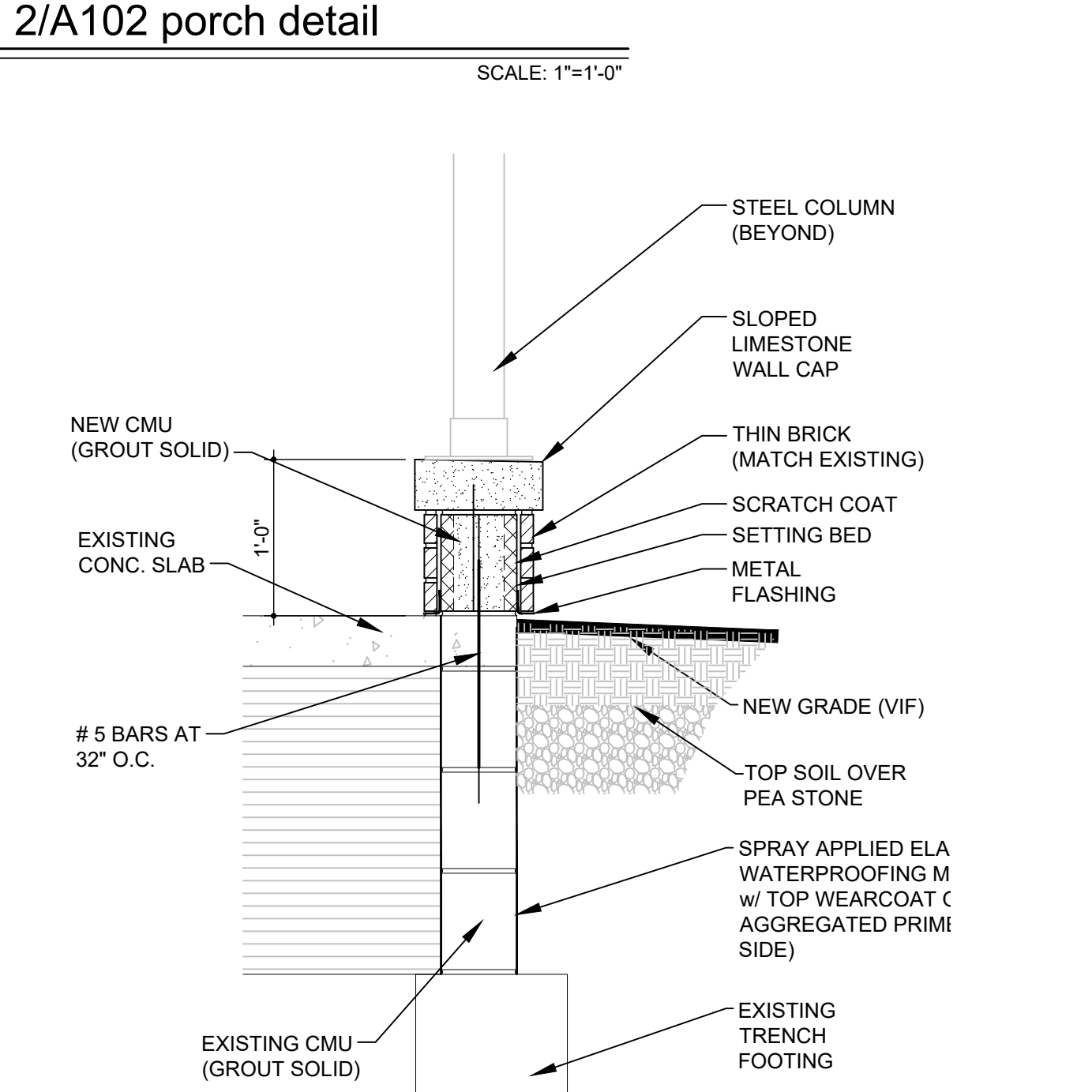
4/A102 detail

SCALE: 3"=1'-0"



5/A102 detail

SCALE: 3"=1'-0"



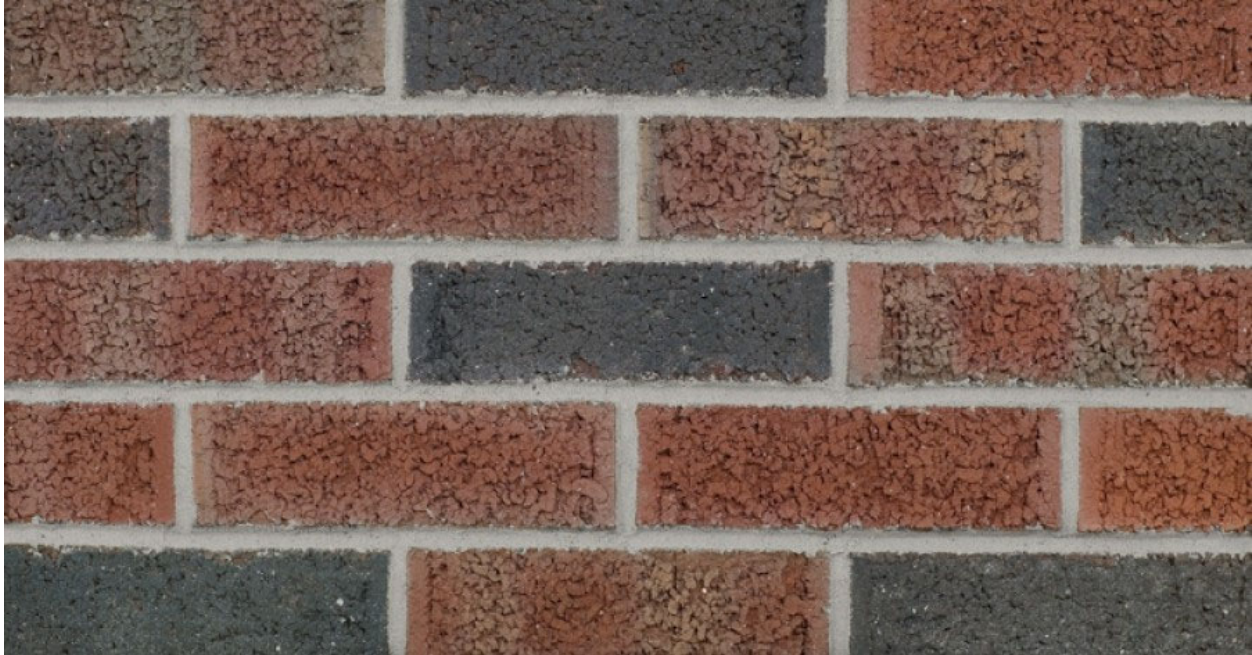
1/A102 porch detail

SCALE: 1"=1'-0"

|               |  |          |
|---------------|--|----------|
| REV.          | DESCRIPTION  | DATE     |
| REV.          | SIDE LITES   | 03/05/21 |
| BID           |  | 08/28/20 |
| OWNER REVIEW  |  | 08/13/20 |
| DESCRIPTION   |  | DATE     |
| PROJECT:      | Porch / Canopy   |          |
| CLIENT:       | 885 / 931 Covington Drive<br>Detroit, MI 48203                   |          |
| OWNER:        | RCI Group<br>300 Alton Road<br>Ste. 303<br>Miami Beach, FL 33139 |          |
| SHEET TITLE:  | DETAILS  |          |
| SHEET NUMBER: | A102   |          |



# Trash Enclosure Materials



Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar



# SNAP-CLAD PANEL

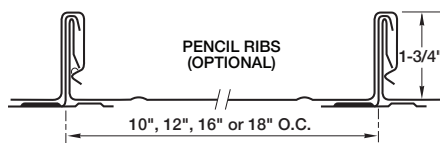
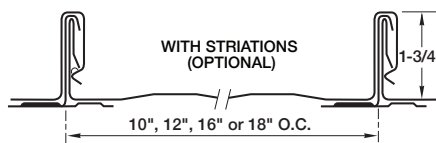
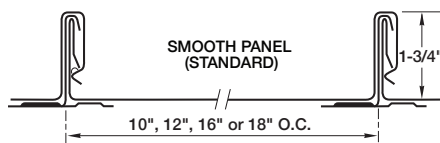
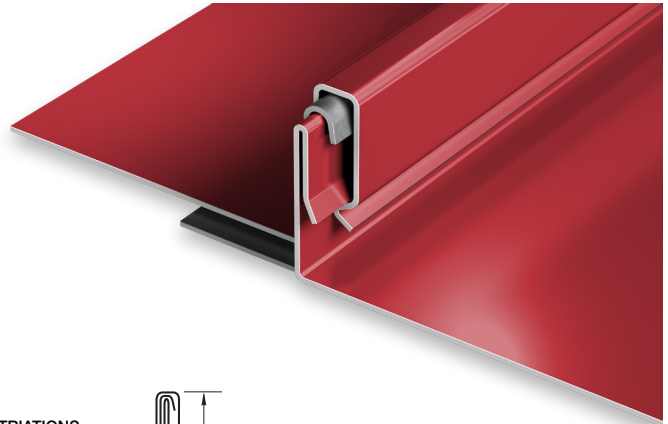
## MATERIALS

|               |                |
|---------------|----------------|
| .032 aluminum | 24 gauge steel |
| .040 aluminum | 22 gauge steel |

## SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



## PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

## UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

## ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

## FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to [pac-clad.com](http://pac-clad.com) or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.



# Standard Colors



▲★ PATINA GREEN



▲★ TEAL



▲★ HEMLOCK GREEN



FOREST GREEN



HARTFORD GREEN



▲★ EVERGREEN



▲★ HUNTER GREEN



▲★ ARCADIA GREEN



▲★ MILITARY BLUE



BERKSHIRE BLUE



▲ GRAPHITE



▲★ CHARCOAL



INTERSTATE BLUE



▲★ SLATE BLUE



AWARD BLUE



▲★ MATTE BLACK STEEL

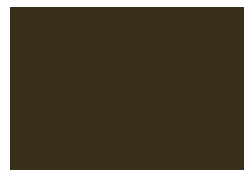


▲★ BLACK ALUMINUM

▲★ DARK BRONZE



▲ BURNISHED SLATE



▲ AGED BRONZE



▲★ MEDIUM BRONZE



▲★ MANSARD BROWN



BURGUNDY



▲★ TERRA COTTA



▲★ CARDINAL RED



▲★ COLONIAL RED



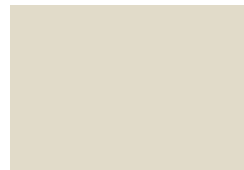
MIDNIGHT BRONZE



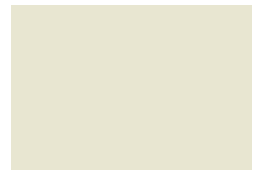
▲★ MUSKET GRAY



▲★ SIERRA TAN



▲★ SANDSTONE



▲★ ALMOND



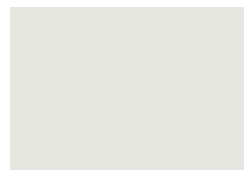
▲★ SLATE GRAY



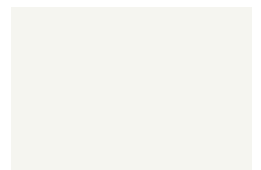
▲★ CITYSCAPE



▲★ GRANITE



▲★ STONE WHITE



▲★ BONE WHITE



**PAC-CLAD**

P E T E R S E N

A CARLISLE COMPANY

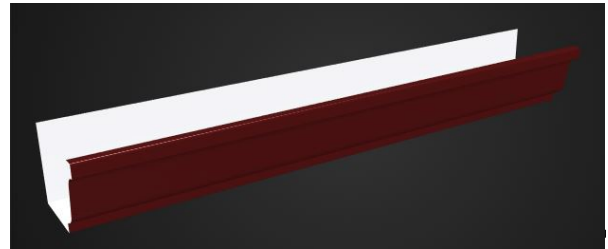
[PAC-CLAD.COM](http://PAC-CLAD.COM)

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400  
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025





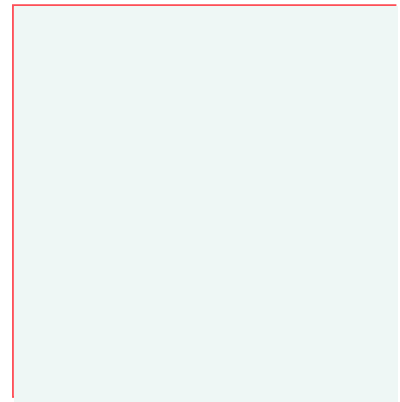
5-V COLOR CHART  
26 Gauge x 27.5"  
Kynar



MATTE BLACK



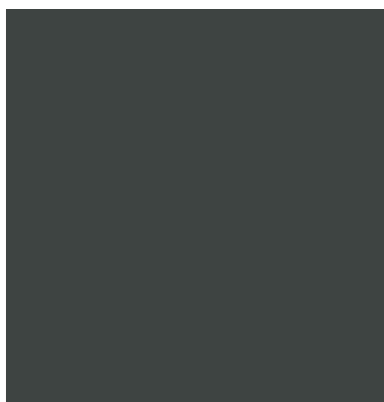
COLONIAL RED



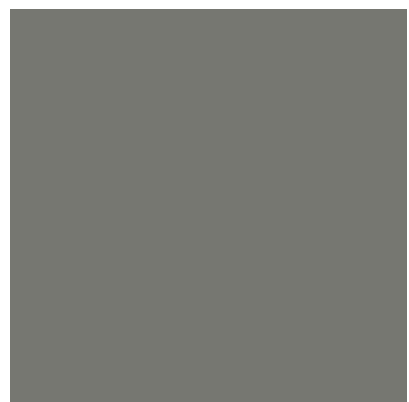
REGAL WHITE



MEDIUM BRONZE



CHARCOAL GRAY



SLATE GRAY



DARK BRONZE



FOREST GREEN



MILL FINISHED



CLASSIC™ STEEL

# VALUE PLUS

garage doors



America's Favorite Garage Doors®



*Model T42L, Long Traditional Panel with Optional Madison 611 Window Design*



# VALUE PLUS

Improve your home's appearance and energy efficiency with a Clopay Value Plus insulated garage door. Available in 24 or 25 gauge steel with 1-5/16" polystyrene insulation, Value Plus models offer moderate insulating R-values, strength and security, as well as quiet operation and a beautiful appearance. Choose from two panel styles, many color options and a wide range of window options to create a door that fits your budget and enhances your home's curb appeal.



Tongue-and-Groove  
Section Joints

**24**  
GAUGE  
STEEL T42S short panel  
T42L long panel

**25**  
GAUGE  
STEEL T52S short panel  
T52L long panel

**1 5/16"**  
POLYSTYRENE  
INSULATION  
**R-VALUE**  
**6.3**

Shiplap  
Section Joints

**25**  
GAUGE  
STEEL 1500 short panel  
76V long panel

**1 5/16"**  
POLYSTYRENE  
INSULATION  
**R-VALUE**  
**6.3**

## 2-LAYER CONSTRUCTION

1-5/16" polystyrene insulation provides comfort, energy efficiency and quiet operation in every season.

- Tongue-and-groove/shiplap section joints help seal out wind, rain and snow.
- Replaceable bottom weatherseal in a rust-resistant aluminum retainer helps prevent elements from entering garage.
- Clopay's Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Long-life nylon rollers are smooth and quiet.
- Galvanized steel hinges are durable, reliable and secure.
- Inside/outside step plates and grip handles make doors easy and safe to operate.





*Model T52S, Short Traditional Panel  
with Optional Colonial 509 Window Design*

## DETAIL



Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

## STYLE



### **Traditional Short**

Complements homes with traditional styling. Models T42S, T52S and 1500.



### **Traditional Long**

Ideal for ranch style homes. Models T42L, T52L and 76V.

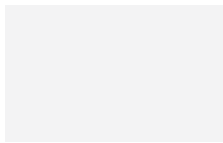
*Doors range from 6' to 16' high and 4'2" to 18' wide. Consult your Clopay dealer for size options.  
WindCode® doors available to meet most regional wind load requirements.  
Consult your local dealer for specific information.*



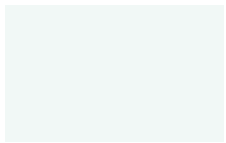


Model 4050, Short Elegant Panel  
with Optional Colonial 509 Window Design

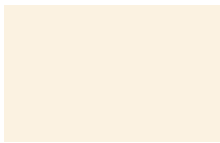
## COLORS



Standard White



Glacier White\*\*



Almond



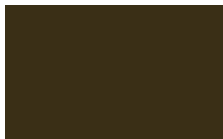
Desert Tan



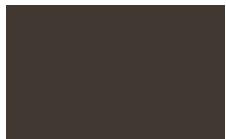
Sandtone



Bronze



Chocolate



Mocha Brown\*



Hunter Green



Gray



Charcoal\*



Black\*\*

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

*Due to the printing process, colors may vary. See your Clopay Dealer for color samples.*

*\*Not available on Models 4050 and 4053.*

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

*\*\*Additional charges apply.*

## CUSTOM PAINT OPTION



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





*Model 1500, Short Traditional Panel*

## ENVIRONMENTAL ASSURANCE

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

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

## WARRANTIES

|  |  |  |  |
|--|--|--|--|
| <b>PAINT SYSTEM</b><br><b>LIMITED LIFE WARRANTY</b><br>Model T42 | <b>PAINT SYSTEM</b><br><b>LIMITED 25YR WARRANTY</b><br>Models T52, 1500, 76V | <b>WINDOWS</b><br><b>LIMITED 10YR WARRANTY</b><br>All Models | <b>HARDWARE</b><br><b>LIMITED 3YR WARRANTY</b><br>All Models |
|--|--|--|--|



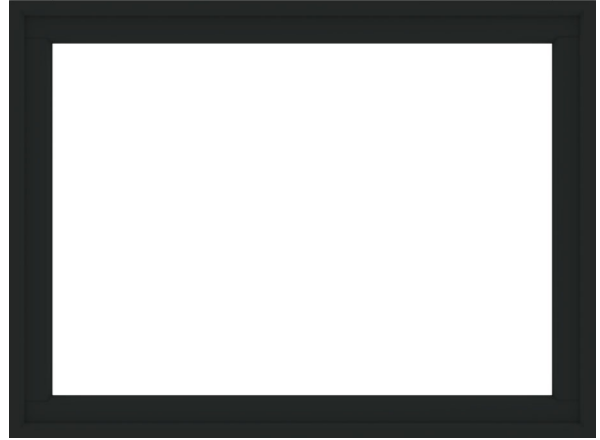
*Model T42S, Short Traditional Panel with Plain Short Windows*



## 400 SERIES PICTURE WINDOW



Interior



Exterior

### Summary

|                              |               |
|------------------------------|---------------|
| <b>Product ID#</b>           | P4030         |
| <b>Unit Width</b>            | 48"           |
| <b>Unit Height</b>           | 35 15/16"     |
| <b>Interior Color</b>        | Black         |
| <b>Glass</b>                 | Low-E4® Glass |
| <b>Grille Pattern</b>        | None          |
| <b>Exterior Color</b>        | Black         |
| <b>Exterior Trim Profile</b> | None          |

LOVE THE LIFE YOU SEE™

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# FLUSH HOLLOW METAL DOOR

Heavy-duty steel door for commercial, industrial and institutional applications

Our stock hollow metal door is an affordable non-handed, square-edge door solution designed to meet your requirements for quality full flush steel doors - for commercial, institutional and industrial applications. Stocked with Steelcraft locations, these doors are designed to satisfy your requirements for durability, security, aesthetics or fire protection. Trudoor is authorized by Warnock Hersey / Intertek to modify, re-certify and label fire-rated metal doors.

## Features:

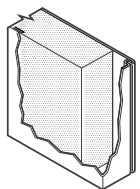
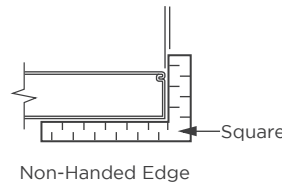
- Heavy-duty, SDI Level 2 - 18 gauge steel faces
- 1-3/4" Thick, non-handed design with reversible hinge plates
- Polystyrene or rigid honeycomb core
- Inverted top and bottom channels for additional stability and protection
- Interlocking seam enhances structural rigidity and durability
- Heavy gauge hinge reinforcements and door closer reinforcement
- Available with a wide range of glass lites, louvers and hardware preps
- Factory applied rust inhibiting primer (no special color options)
- Fire-rated up to 3 hours with WHI / ITS mylar label applied
- Preps include 161 (cylindrical lock), 86ED (mortise lock), RPD (Rim Panic Reinforced)

## COLOR-BLACK

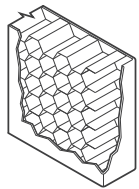


## Code Compliance:

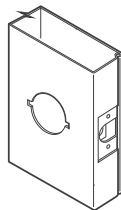
- Meets or exceeds ANSI A250.6 and A250.8
- Construction meets the requirements of ANSI A250.8
- Listed for installations requiring compliance to negative pressure testing (UL-10B) and positive pressure (UL-10C)
- Florida Product Approved



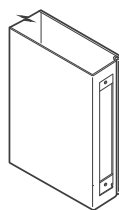
Polystyrene Core



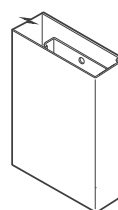
Honeycomb Core



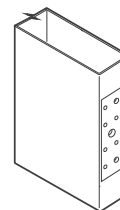
161 Lock



86ED Lock



RPD



Non-Handed Mortise Hinge Prep



## Grade and Model:

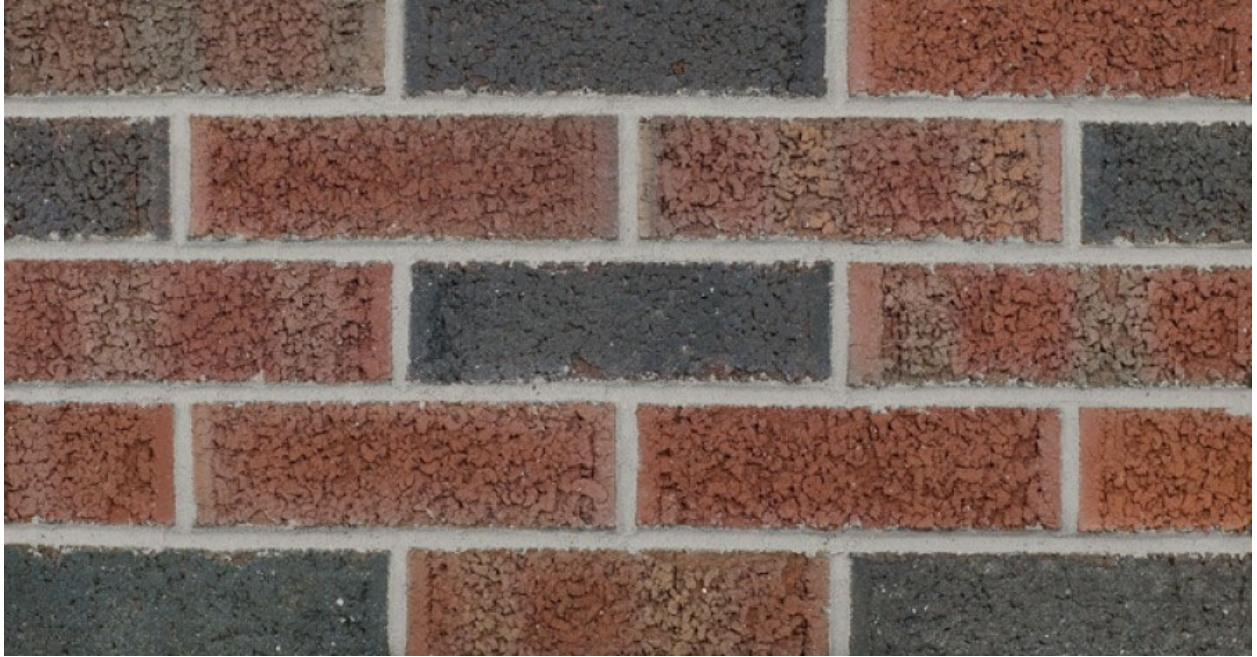
| ANSI A250.8 - SDI 100                 |       |             | Edge Construction   | Maximum Sizes |             | Recommended Gauge of Frame |
|---------------------------------------|-------|-------------|---|---------------|-------------|----------------------------|
| Level                                 | Model | Description |   | Single        | Pair        |                            |
| <b>Level 2: Heavy Duty Commercial</b> |       |             | 18 gauge (1.0 mm) - heavy commercial and institutional applications with high use |               |             |                            |
| 2                                     | 1     | Full Flush  | Visible   | 4'0" x 8'0"   | 8'0" x 8'0" | 16 gauge (1.3 mm)          |

Grades and models defined by Steel Door Institute (SDI)

Manufacturers include Steelcraft and ASSA Abloy



# Landscape Materials



Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar



MONROE 3 RAIL



KENT 3 RAIL WITH FINIALS



CURVED TOP 4 RAIL



MONROE 4 RAIL WITH RINGS

## GUARDSMAN® FEATURES

- Galvanized Steel Components
- Durable Powder Coat Finish
- 15 Year Limited Warranty
- Fully Assembled Panels
- Riveted Construction
- Maintenance Free
- Commercial and Industrial Applications

BLACK

WHITE

BROWN

GREEN

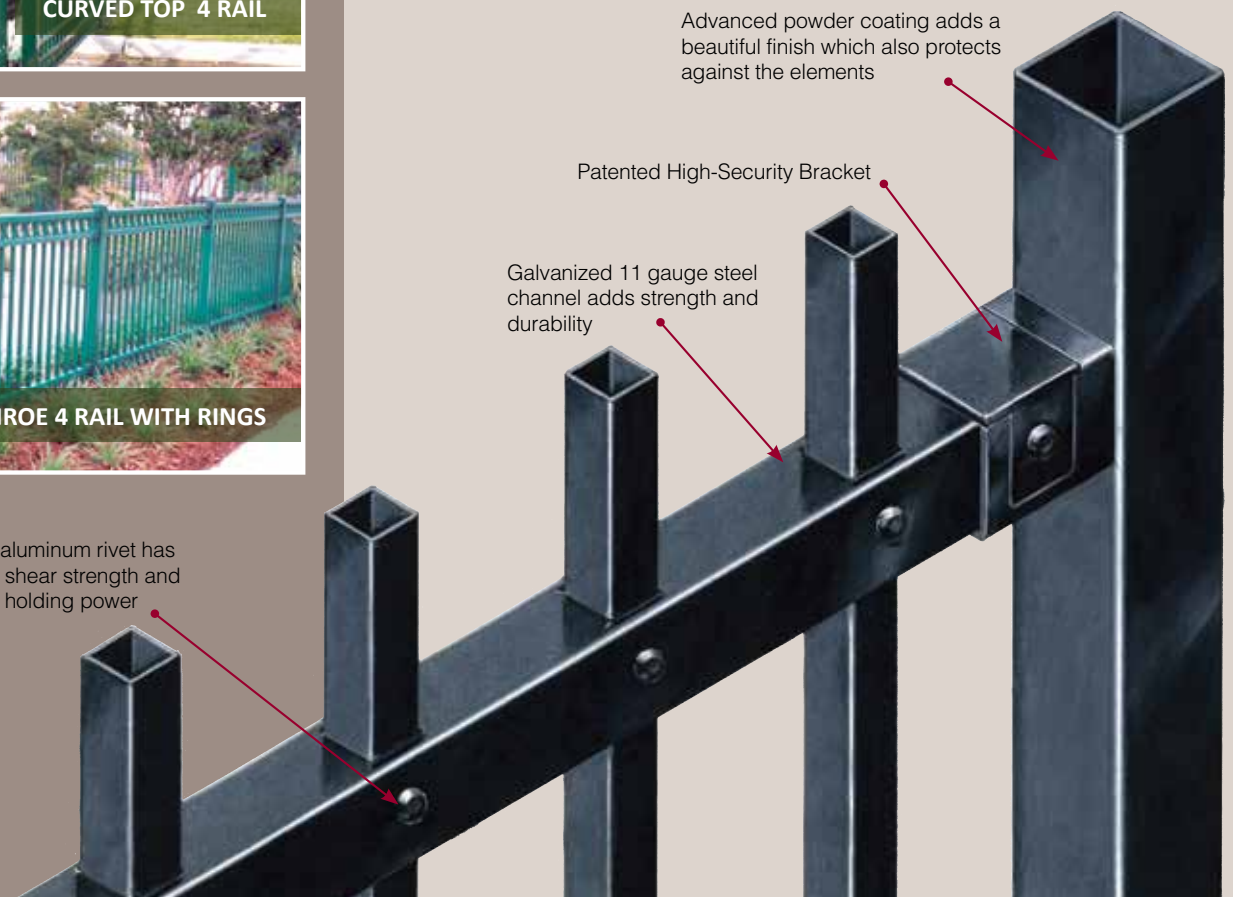
BRONZE

Advanced powder coating adds a beautiful finish which also protects against the elements

Patented High-Security Bracket

Galvanized 11 gauge steel channel adds strength and durability

Each 1/4 in. aluminum rivet has 1,500 lbs. of shear strength and 1,100 lbs. of holding power

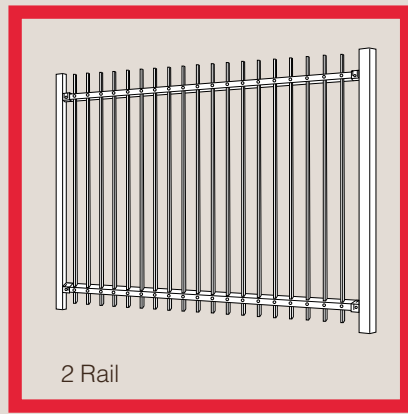




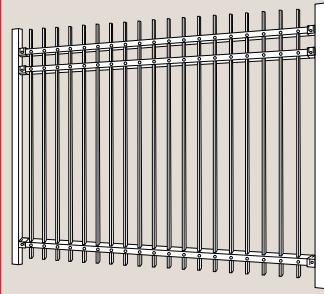
**Kent Panels**

A traditional design with square top pickets.

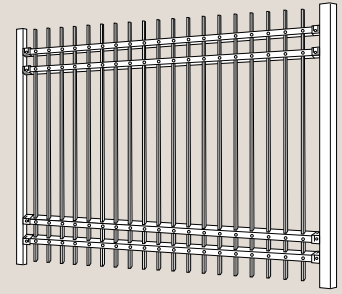
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail



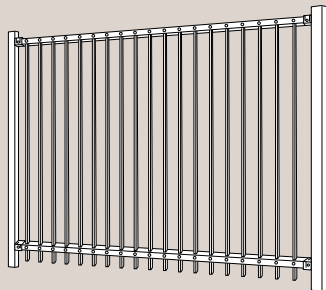
4 Rail

Kent

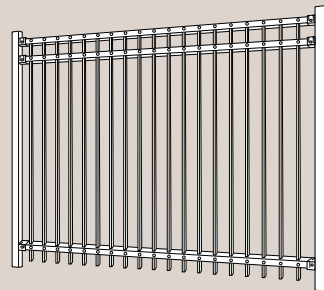
**Monroe Panels**

A clean and simple design with no pickets above the top rail.

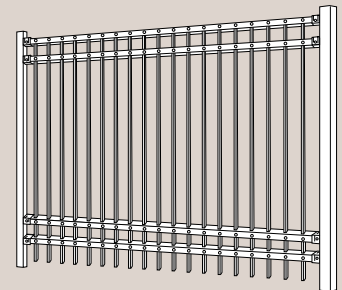
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail

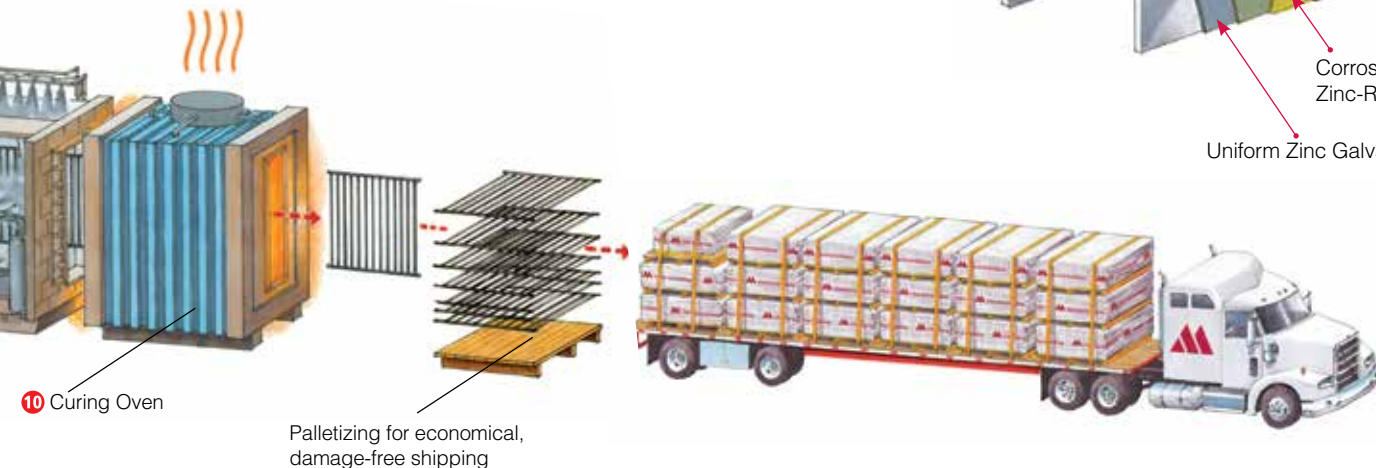
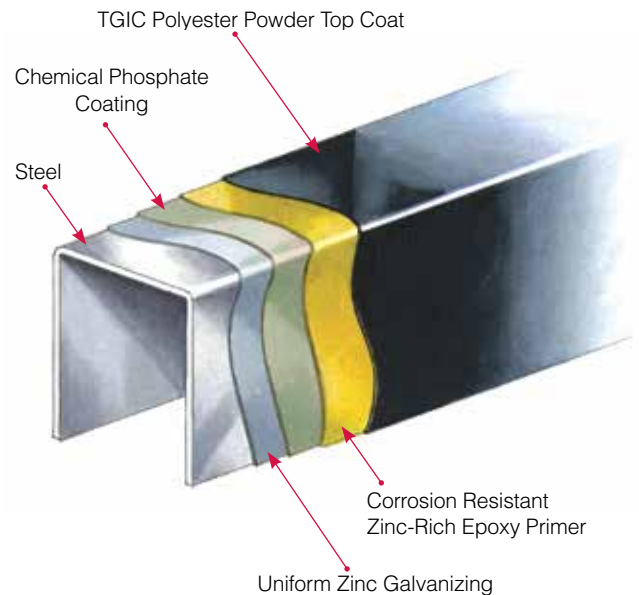


4 Rail

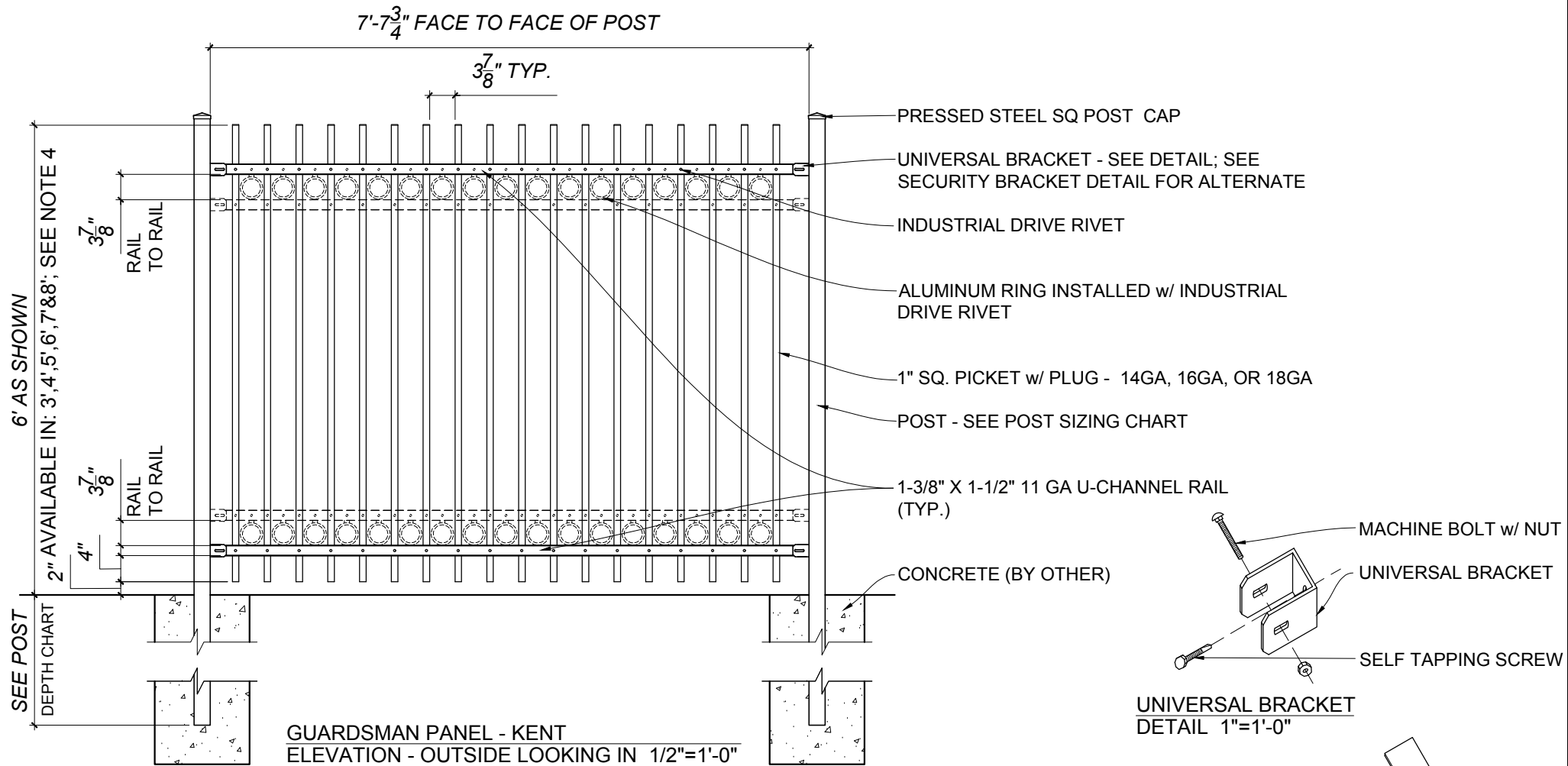
Monroe

**Advanced Powder Coating Process**

All Guardsman® panels receive Merchants Metals' industry leading 10 stage powder coating process. The first five stages are dedicated to a thorough cleaning, removing any impurities that could potentially mar the finish. After cleaning, the panels are coated with a corrosion resistant zinc rich epoxy primer and a polyester powder top coat, ensuring that each Guardsman® system will be highly resistant to the effects of the elements.







GUARDSMAN PANEL - KENT  
ELEVATION - OUTSIDE LOOKING IN 1/2"=1'-0"

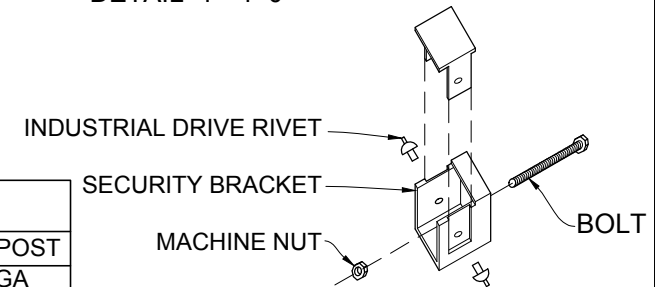
NOTES:

1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE PANEL TO BE COATED BLACK. OTHER COLORS AVAILABLE.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
4. CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST. FOR HIGHER CUSTOM PANELS, PLEASE CONTACT THE STATESVILLE PLANT.

| POST DEPTH CHART* |                  |
|-------------------|------------------|
| HEIGHT OF FENCE   | POST BELOW GRADE |
| 5' OR LESS        | 2'               |
| 6' OR MORE        | 3'               |

\* SEE NOTE 3

| POST SIZING CHART |              |
|-------------------|--------------|
| HEIGHT OF FENCE   | SIZE OF POST |
| 3' OR LESS        | 2"x14 GA     |
| 4' TO 6'          | 2 1/2"x14 GA |
| 7' TO 9'          | 3"x11-12 GA  |
| 10' TO 12'        | 4"x11 GA     |



NOTE: MINIMUM SHEER STRENGTH 3,000 LBS AND HOLDING POWER OF 2,200 LBS.

GUARDSMAN SECURITY BRACKET  
DETAIL 1"=1'-0"







— 8.5" —



20.25"



