



**LOCATION PLAN**

# Updated Title Page

## ISSUED FOR:

- HDC AND CDC REVIEW
- CPC SUBMISSION
- CPC SUBMISSION - REVISED
- CPC/ HDC SUBMISSION

- 02.09.2018
- 03.08.2018
- 06.07.2018
- 12.17.2019

# 229 EDMUND PLACE

229 EDMUND PLACE, DETROIT, MI 48201

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**GENERAL NOTES**

- ANY MENTION OF "CONTRACTOR" INCLUDES THE GENERAL CONTRACTOR (GC), CONSTRUCTION MANAGER (CM) OR SUBCONTRACTORS AS THEY RELATE TO THE CONTRACTUAL DELIVERY METHOD AGREED TO BY THE OWNER AND INDIVIDUALS RESPONSIBLE FOR THE MANAGEMENT, COORDINATION, SUPERVISION, AND PHYSICAL CONSTRUCTION OF EITHER THE COMPLETE JOB (GENERAL CONTRACTOR / CONSTRUCTION MANAGER) AND/OR A SPECIFIC TRADE (SUBCONTRACTOR).
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION UNLESS OTHERWISE AGREED UPON. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.
- PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY AROUND ALL STAIR, ELEVATOR, AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
- THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO ALERT THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL INFORMATION, CLARIFICATIONS AND / OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THESE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
- THE CONTRACTORS ARE TO VERIFY ALL CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OBVIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.
- THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.
- THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.
- SHOP DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS WHICH REQUIRE FABRICATION, AS DIRECTED AND APPROVED BY THE OWNER. ALL COLOR AND MATERIAL REVIEWS ARE TO BE MADE FROM ACTUAL SAMPLES, NOT FROM REPRODUCTIONS OR FROM NARRATIVE DESCRIPTIONS.
- CHANGES IN THE WORK SHALL BE INITIATED THROUGH DOCUMENTS ISSUED BY THE ARCHITECT AS REQUESTED / APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL FROM THE OWNER IN THE FORM OF AN APPROVED CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME.
- THE STRUCTURE HAS BEEN DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, JOYS, OR TIE-DOWNS IF NECESSARY. MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.
- ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.
- MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.
- EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.
- PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXISTING SYSTEMS AND EGRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.
- EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH EXISTING CONDITIONS NOT UNDERGOING ALTERATION ARE DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, ALL ADJACENTLY AFFECTED CONDITIONS MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED TO THE SATISFACTION OF THE OWNER, ARCHITECT, ADJACENT PROPERTY OWNERS (IF APPLICABLE), AND THE LOCAL JURISDICTION.
- ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH THE UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO THE OWNER'S APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK, OR VIBRATION TO PORTIONS OF THE EXISTING STRUCTURE TO REMAIN.
- PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS TO BE REMOVED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
- IF DEMOLITION OF AN EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS, NOTIFY THE ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS.
- REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING, DEVICES, PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION (BEFORE PRIOR TO).
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES INCLUDING EXISTING WATER, SEWERS / STORM MAINS, DRAINS, ELECTRICAL, AND GAS SERVICES, ETC., BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.
- REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSE OFF-SITE IN A SAFE AND LEGAL MANNER.
- CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE

**GENERAL NOTES**

- NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.
- PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.
- IF CONSTRUCTION IS UNDERTAKEN BY A GENERAL CONTRACTOR (GC) FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, THE GC SHALL ADJUST, REPAIR, OR REPLACE AT HIS/HER OWN COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, WITHIN THE SCOPE OF THE CONTRACT.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- PROVIDE EXIT SIGNS PER 2015 MICHIGAN BUILDING CODE WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. PROVIDE GREEN LETTERING.
- PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGN, COMPLYING WITH ICC 117.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, EXIT PASSAGEWAY, EXIT DISCHARGE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
- INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING PER SECTION 803, BASED UPON OCCUPANCY GROUP SPECIFIED IN TABLE 803.9.1.19 OF THE 2015 MI BUILDING CODE.
- DECORATIONS (PRIVATE CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION 803 OF 2015 MICHIGAN BUILDING CODE.
- WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.

**LEGEND**

- CONCRETE MASONRY UNIT
- BRICK
- CONCRETE
- INSULATION (BATT, CELLULOSE, SPRAY-FOAM)
- RIGID INSULATION
- PLYWOOD
- METAL
- FINISHED WOOD
- WOOD (ROUGH CONTINUOUS)
- WOOD (ROUGH NON-CONTINUOUS / BLOCKING)
- GLASS
- ALUMN
- COLUMN LINE IDENTIFICATION
- PARTITION TYPE
- DEMOLITION KEYNOTE
- FOUNDATION KEYNOTE
- ARCHITECTURAL KEYNOTE
- ROOF KEYNOTE
- CEILING PLAN KEYNOTE
- STRUCTURAL KEYNOTE
- ELEVATION KEYNOTE
- VERTICAL HEIGHT ELEVATION
- WINDOW TYPES/SCHEDULE NUMBER
- DOOR TYPES/SCHEDULE NUMBER
- MATERIAL SPECIFICATION NUMBER
- REVISION NUMBER
- PLAN DETAIL TAG
- DETAIL NUMBER SHEET NUMBER
- SECTION TAG
- SECTION NUMBER SHEET NUMBER
- SHEET IDENTIFICATION NUMBER
- DISCIPLINE DESIGNATOR
- ARCHITECTURAL SHEET
- SHEET SEQUENCE NUMBER
- NUMBER IDENTIFYING EACH SHEET IN SET
- SHEET TYPE DESIGNATOR
- 0 - GENERAL (SMBGMS, LEGEND NOTES)
- 1 - PLANS (HORIZONTAL VIEWS)
- 2 - ELEVATIONS (VERTICAL VIEWS)
- 3 - SECTIONS, DETAILS, DIAGRAMS, NOTES

**PROJECT INFORMATION**

PROJECT ADDRESS:  
229 EDMUND PLACE, DETROIT, MI 48201

PARCEL NUMBER: 01000717, 01000719-0

LEGAL DESCRIPTION:  
N EDMUND PL 10W 10FT OF 9BLK 7 BRUSH SUB L2 P25 PLATS, WCR 1/43 60 X 150  
NORTH EDMUND PLACE EAST, THE WEST 36.5 FEET OF THE EAST 40 FEET OF LOT 9 BLOCK 7 BRUSH PARK SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AS RECORDED IN LIBER2, PAGE 25 OF PLATS, WAYNE COUNTY RECORDS 1/43 36.5 X 150

PROJECT DESCRIPTION:  
REHABILITATION OF AN EXISTING HISTORIC MULTI-FAMILY HOUSE INTO A RECONFIGURED MULTI-FAMILY RESIDENTIAL BUILDING-MRCEB.  
WITH AN ADDITION OFF THE REAR OF A DUPLEX RESIDENTIAL BUILDING - MRC.

APPLICABLE CODES:  
ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO:  
1. 2015 MICHIGAN RESIDENTIAL CODE - BUILDING ADDITION  
2. 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - ALTERATION LEVEL 3. PERFORMANCE COMPLIANCE METHOD.  
3. 2015 MICHIGAN MECHANICAL CODE  
4. 2015 MICHIGAN PLUMBING CODE  
5. 2015 MICHIGAN ENERGY CODE  
6. 2017 MICHIGAN ELECTRICAL CODE

**ZONING DATA:**  
A. ZONING DISTRICT: PD-H WITH OVERLAY H SEC. 25-2-76  
B. SITE AREA CALCULATIONS  
0. EXISTING PARCEL SIZE  
a. 96.4' x 150'-0"  
b. 14,475 SQFT / 0.33 ACRE

1. LOT AREA COVERAGE - BY RIGHT  
a. SHALL BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT (ZONING SEC. 61-11-14)

2. LOT AREA COVERAGE - EXISTING  
a. 1,775 SQFT OF INTACT STRUCTURE  
b. +/- 1,200 SQFT OF COLLAPSED STRUCTURE  
c. 2,975 SQFT / 9,000 SQFT = 33% COVERAGE

3. LOT AREA COVERAGE - PROPOSED  
a. 1,775 SQFT OF INTACT STRUCTURE  
b. 1,500 SQFT NEW ADDITION  
c. 4,575 SQFT / 14,475 SQFT = 32% COVERAGE

**BUILDING DATA:**  
A. CONSTRUCTION CLASSIFICATION:  
1. EXISTING STRUCTURE: TYPE III-B  
2. ADDITION: TYPE V-B  
B. STORIES ABOVE GRADE: 3 AND 2  
C. BUILDING AREAS  
EXISTING STRUCTURE (NO CHANGE)  
1. BASEMENT: 1794  
2. FIRST LEVEL: 1794  
3. SECOND LEVEL: 1794  
4. THIRD LEVEL: 1794  
TOTAL: 7,174  
ADDITION  
1. BASEMENT: 1500  
2. FIRST LEVEL: 1500  
3. SECOND LEVEL: 1500  
4. THIRD LEVEL: 117  
TOTAL: 4,687  
E. ENERGY EFFICIENCY  
COMPLY WITH SECTION 1102 - 2015 MI RESIDENTIAL CODE  
1. CLIMATE ZONE: 5A  
a. CEILING: R-38  
b. WOOD FRAMED WALL: R20 OR R13Cavity + RSHHEATHING  
c. MASS WALL: R13 / R17  
d. FLOOR: R20 OR FULL CAVITY, R19 MIN.  
e. BASEMENT WALL: R10/R13  
f. SLAB: R10 / 0" DEEP  
g. CRAWL SPACE: R15 / R10

**SIGNATURE BLOCK**

NAME OF AUTHORIZED REPRESENTATIVE

(owner)

(Architect) Christian Hurtle Architects, LLC

(General Contractor)

**DRAWING LIST**

GENERAL SHEETS  
G0-00 COVER SHEET  
C0-00 SITE AREA PLAN  
C1-00 SURVEY  
C1-01 SITE PLAN

ARCHITECTURAL SHEETS  
A1-11 ARCHITECTURAL PLANS  
A1-12 ARCHITECTURAL PLANS

A2-00 EXTERIOR ELEVATIONS  
A2-01 EXTERIOR ELEVATIONS  
A2-02 EXTERIOR ELEVATIONS

LANDSCAPE SHEETS  
LA1-00 LANDSCAPE PLAN  
LA2-01 EXTERIOR LANDSCAPE RENDERS  
LA2-02 EXTERIOR LANDSCAPE RENDERS

**DRAWING ISSUE DATES**

NO.	DESCRIPTION	DATE
1	HDC AND CDC REVIEW	02.09.18
2	CPC SUBMISSION	03.08.18
3	CPC SUBMISSION- REVISED	06.07.18
4	CPC/HDC SUBMISSION	12.17.19



OWNER  
ARCHITECT  
STRUCTURAL  
MEP  
CONTRACTOR





# Updated Site Plan Page

ENTIRE AREA SHOWN ZONED PD-H

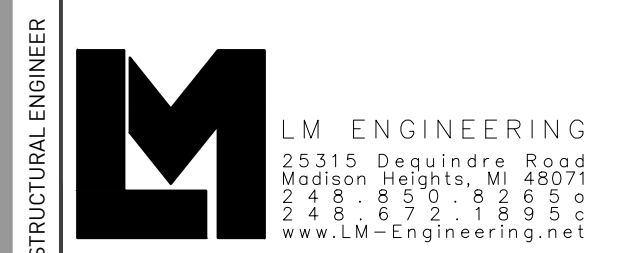
1 SITE AREA PLAN

SCALE: 1/32"=1'-0"



**CHRISTIAN HURTITENNE ARCHITECTS**  
 2111 WOODWARD AVE. #201 DETROIT, MI 48201  
 313.825.2005 CHA-C.COM

CONTRACTOR NOTE  
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**LM ENGINEERING**  
 25315 Dequindre Road  
 Madison Heights, MI 48071  
 248.859.8269  
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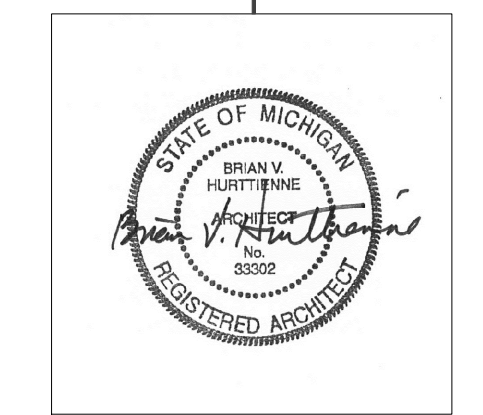


**SYSTEMS SOLUTION CONSULTANT**  
 4893 Rochester Road, Suite A, Troy  
 MI 48063-1121, 221-9933  
 ssc@SystemsSolution.net

**229 EDMUND PLACE**  
 229 EDMUND PLACE DETROIT, MI 48201

CPC/ HDC SUBMISSION

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
2.	02.15.18	HDC AND CDC REVIEW
3.	03.08.18	CPC SUBMISSION
4.	08.13.18	PERMIT SUBMISSION
5.	09.06.18	CDC REVIEW
6.	10.31.18	OWNER UPDATES
7.	12.17.19	CPC/HDC SUBMISSION

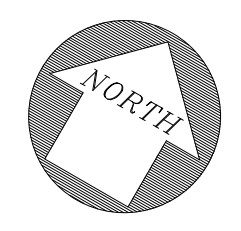
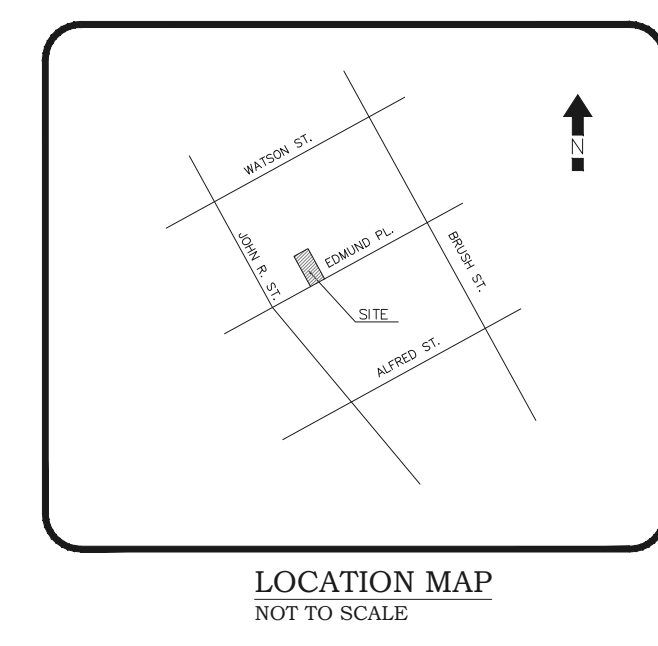
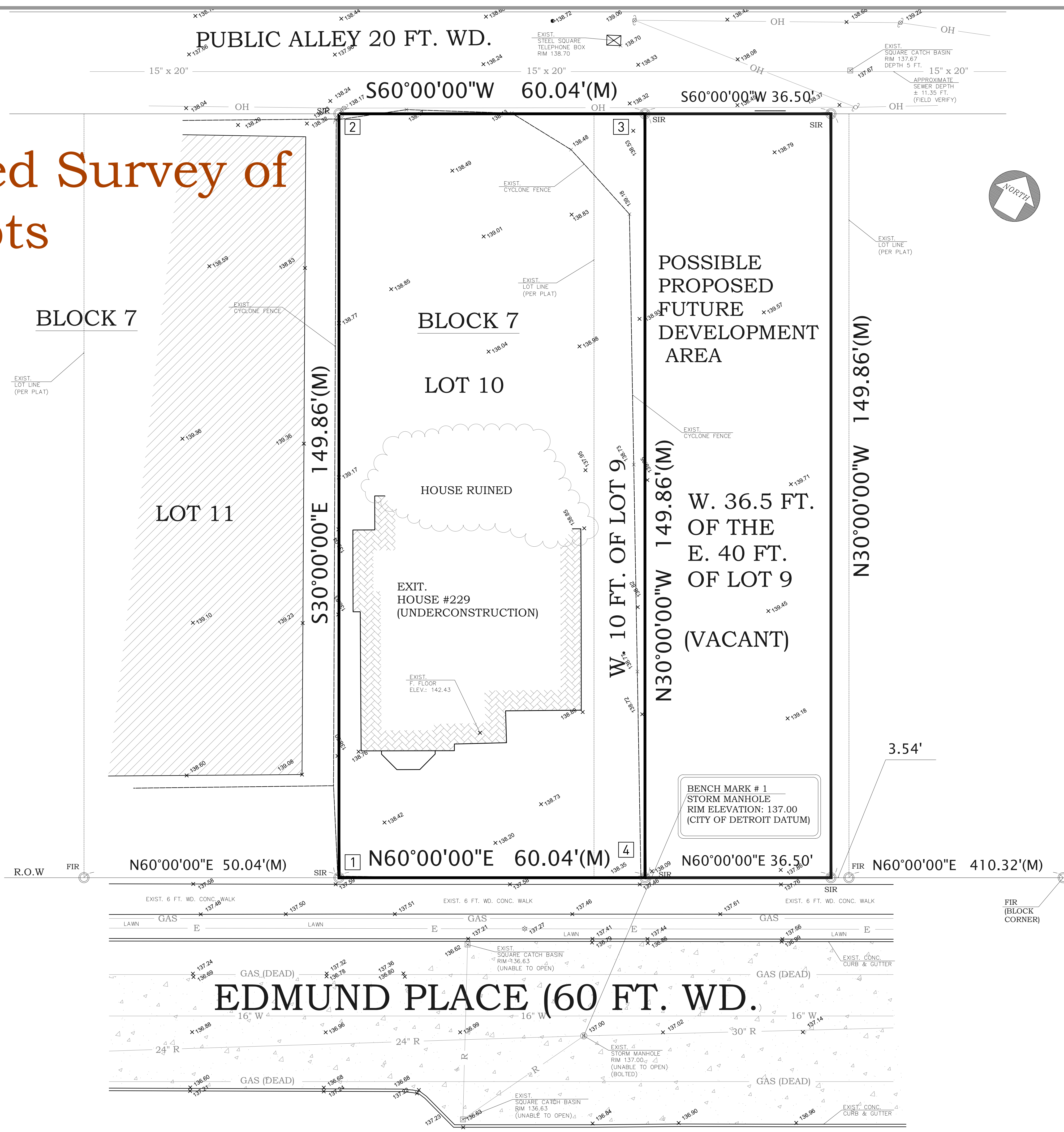


SITE AREA PLAN

**CO-00**



# Updated Survey of Two Lots



**LEGEND OF SYMBOLS & ABBREVIATIONS**

(M)	FIELD MEASUREMENT
(TYP.)	TYPICAL
EXIST.	EXISTING
CONC.	CONCRETE
R.O.W	RIGHT-OF-WAY
○ FIP	FOUND IRON PIPE
○ FIR	FOUND IRON ROD
○ SIR	SET IRON ROD
---	BOUNDARY LINE
OH	OVERHEAD ELECTRIC LINES
S	SANITARY SEWER
G	GAS LINE
W	WATER LINE
E	UNDERGROUND ELECTRIC
⊕	UTILITY POLE
⊙	STORM MANHOLE
□	SQUARE CATCH BASIN
—	GUY WIRE
⊕	TREE
▒	CONCRETE SURFACE
▓	ASPHALT PAVEMENT

**LEGAL DESCRIPTION: (AS PROVIDED BY CLIENT)  
PER WARRANTY DEED (G818610)**

**LEGAL DESCRIPTION**  
PARCELS OF LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

LOT 10 AND THE WEST 10 FEET OF LOT 9, BLOCK 7, OF BRUSH SUBDIVISION, OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, LIBER 2, PAGE 25 OF WAYNE COUNTY RECORDS.

COMMONLY KNOWN AS:  
229 EDMUND PLACE, DETROIT  
WAYNE COUNTY, MI 48201

**LEGAL DESCRIPTION:  
(PER QUIT CLAIM DEED L. 53946 P. 230)**

**LEGAL DESCRIPTION**  
THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN, TO WIT:

N EDMUND PL 10 W 10 FT OF 9 BLK 7 BRUSH SUB L. 2 P. 5 PLATS, WCR 1443 60 X 150.

PARCEL ID.: 01000717  
COMMONLY KNOWN AS:  
229 EDMUND PLACE, DETROIT  
WAYNE COUNTY, MI 48201

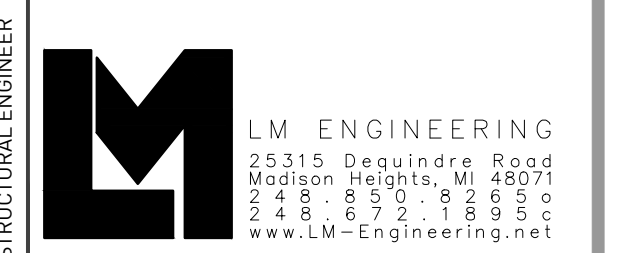
**FLOOD HAZARD NOTE:**  
THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREAS AS INDICATED BY "FIRM" THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26163C0285E, PANEL 285 OF 575 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN. COMMUNITY: CITY OF DETROIT SUFFIX: E NUMBER: 260222 PANEL: 0285 SUFFIX: E EFFECTIVE DATE: FEBRUARY 02, 2012 AS PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.

**UTILITY NOTES:**  
ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY THEREOF. THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION OR ANY SITE MODIFICATION.



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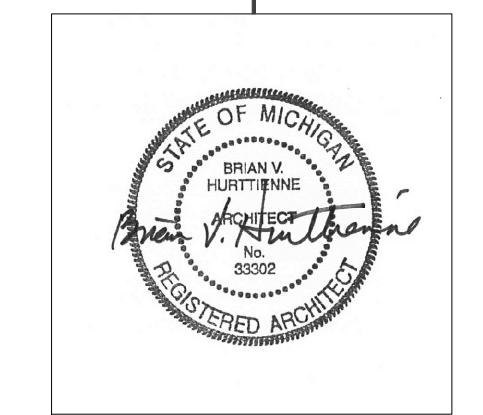
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CPC/ HDC SUBMISSION

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1. 02.09.18	CLIENT REVIEW
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4. 08.13.18	PERMIT SUBMISSION
5. 02.06.18	CDC REVIEW
6. 10.31.18	OWNER UPDATES
7. 12.17.19	CPC/HDC SUBMISSION



SURVEY

C1-00



# May 2018 HDC Approved Site Plan

## SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

EXISTING CONSTRUCTION

NEW CONSTRUCTION

PROPERTY LINE

## ZONING PD-H NOTE

SEC. 61-11-14 INTENSITY AND DIMENSIONAL STANDARDS:  
LOT DIMENSIONS, SETBACKS, HEIGHT LIMITATIONS, LOT COVERAGE PERCENTAGES, AND FLOOR AREA RATIOS SHOULD BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT.

## CONTRACTOR'S NOTE

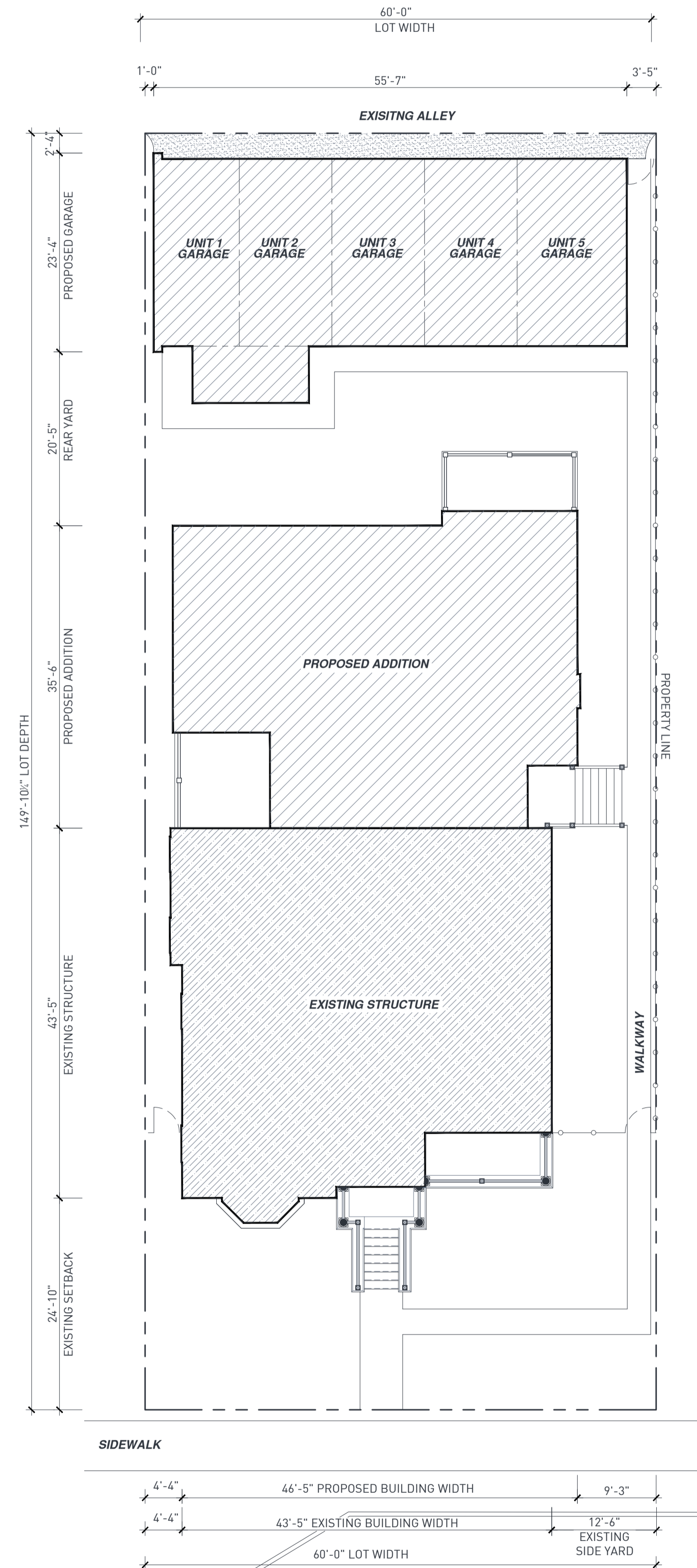
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3 WORKING DAYS  
**BEFORE YOU DIG**  
CALL MISS DIG  
1-800-482-7171

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND GUIDELINES FOR CONSTRUCTION.

## GENERAL NOTES

- THIS SITE AND BUILDING PLAN IS DIAGRAMATIC IN NATURE. ALL BOUNDARIES, LOCATIONS, TOPOGRAPHY, LEGAL MEETS AND BOUNDS, IMPROVEMENTS, MONUMENTS, ETC. ARE TO BE VERIFIED BY THE OWNER'S LAND SURVEYOR AND CIVIL ENGINEER. REFER TO THE EXISTING TOPOGRAPHIC SURVEY IN THIS DRAWING SET AS PROVIDED BY THE OWNER'S LAND SURVEYOR.
- THE GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS, PROPERTY BOUNDARIES, LOCATION OF ALL EXISTING AND NEW PHYSICAL IMPROVEMENTS, DIMENSIONS, GRADES, AND MONUMENTS PRIOR TO THE COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR IS TO HAVE THE SITE STAKED OUT BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS OR OF THE CITY OF DETROIT.
- ALL DEBRIS AND EXCESS EXCAVATED MATERIAL MUST BE LEGALLY DISPOSED OFF.
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RULES AND REGULATIONS PERTAINING TO SAFETY ESTABLISHED BY OSHA AND ALL LOCAL CODES AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITIES NOT SCHEDULED FOR DEMOLITION OR ABANDONMENT (WHETHER SHOWN ON THE PLAN OR NOT) DURING THE CONSTRUCTION OF THIS PROJECT.
- DEMOLITION EQUIPMENT SHALL BE SELECTED AND OPERATED SUCH THAT STRUCTURES, UTILITIES AND OTHER WORK THAT ARE TO REMAIN WILL NOT BE DAMAGED AND CAUSE INJURY TO WORKERS.
- CONTRACTOR SHALL FILL BELOW GRADE, AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. THESE AREAS SHALL BE FILLED WITH ENGINEERED FILLED OR SUITABLY EXCAVATED MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY (ASTM1557).
- EXISTING PAVING AT ALLEY IS TO REMAIN IN PLACE WHENEVER POSSIBLE. PATCH, REPAIR AND REPLACE ANY ROADWAY AREAS ADJACENT TO CONSTRUCTION DAMAGED BY CONSTRUCTION PROCESS TO EXISTING STANDARDS OF INSTALLED PAVING.



1 SITE PLAN

SCALE: 3/32"=1'-0"



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CONTRACTOR NOTE  
STRUCTURAL ENGINEER  
MEP ENGINEER

229 EDMUND PLACE  
229 EDMUND PLACE, DETROIT, MI 48201  
CONSTRUCTION DOCUMENTS

REVISIONS	DATE	DESCRIPTION
1	02.09.18	CLIENT REVIEW
2	02.15.18	HDC AND CDC REVIEW
3	03.08.18	CPC SUBMISSION



SITE PLAN

DRAWING NO. C1-01





# May 2018 HDC Approved Garage Plans



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MEP ENGINEER

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229 EDMUND PLACE, DETROIT, MI 48201  
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GARAGE PLANS

A4-01

### ARCHITECTURE GENERAL NOTES

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

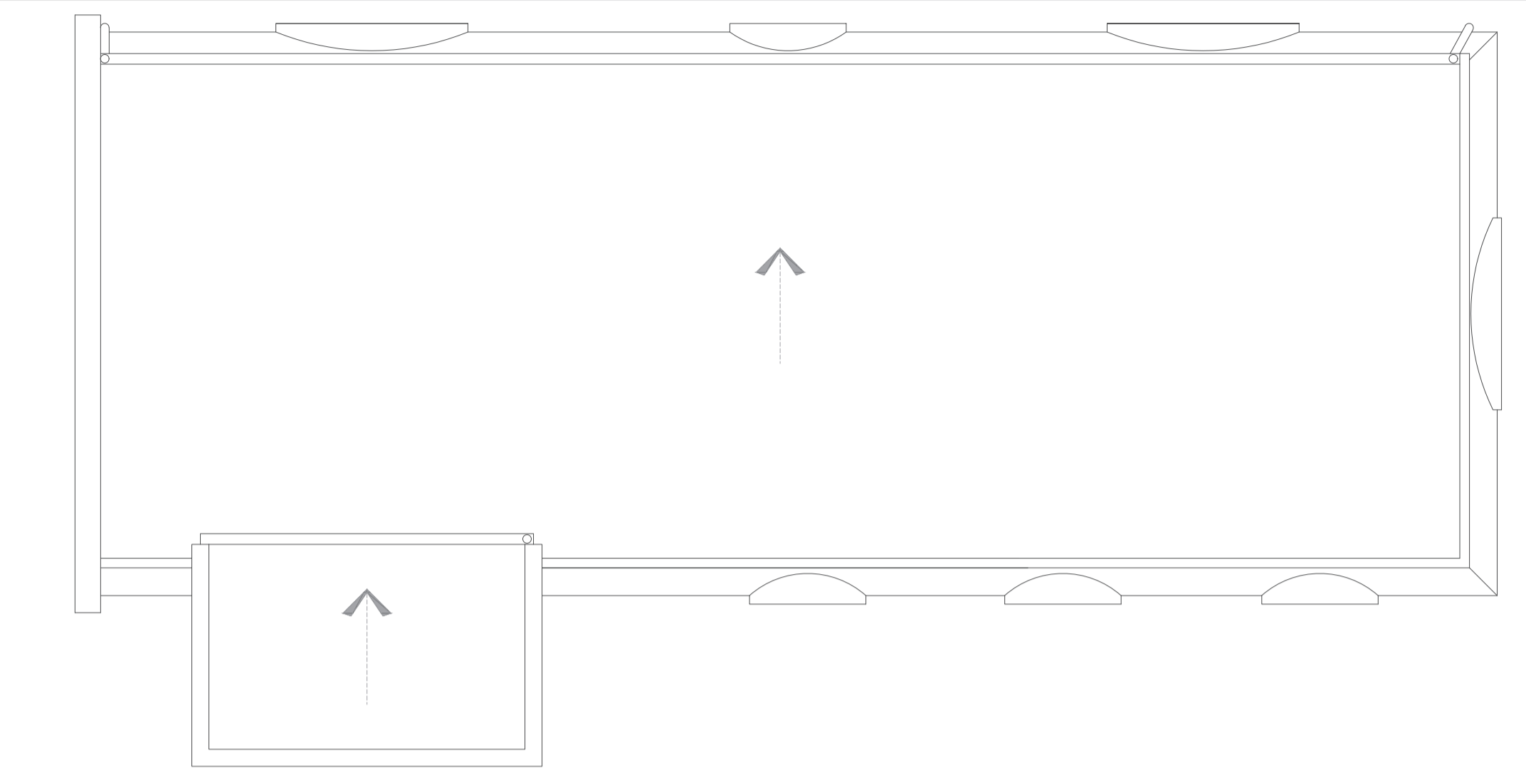
### RCP SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

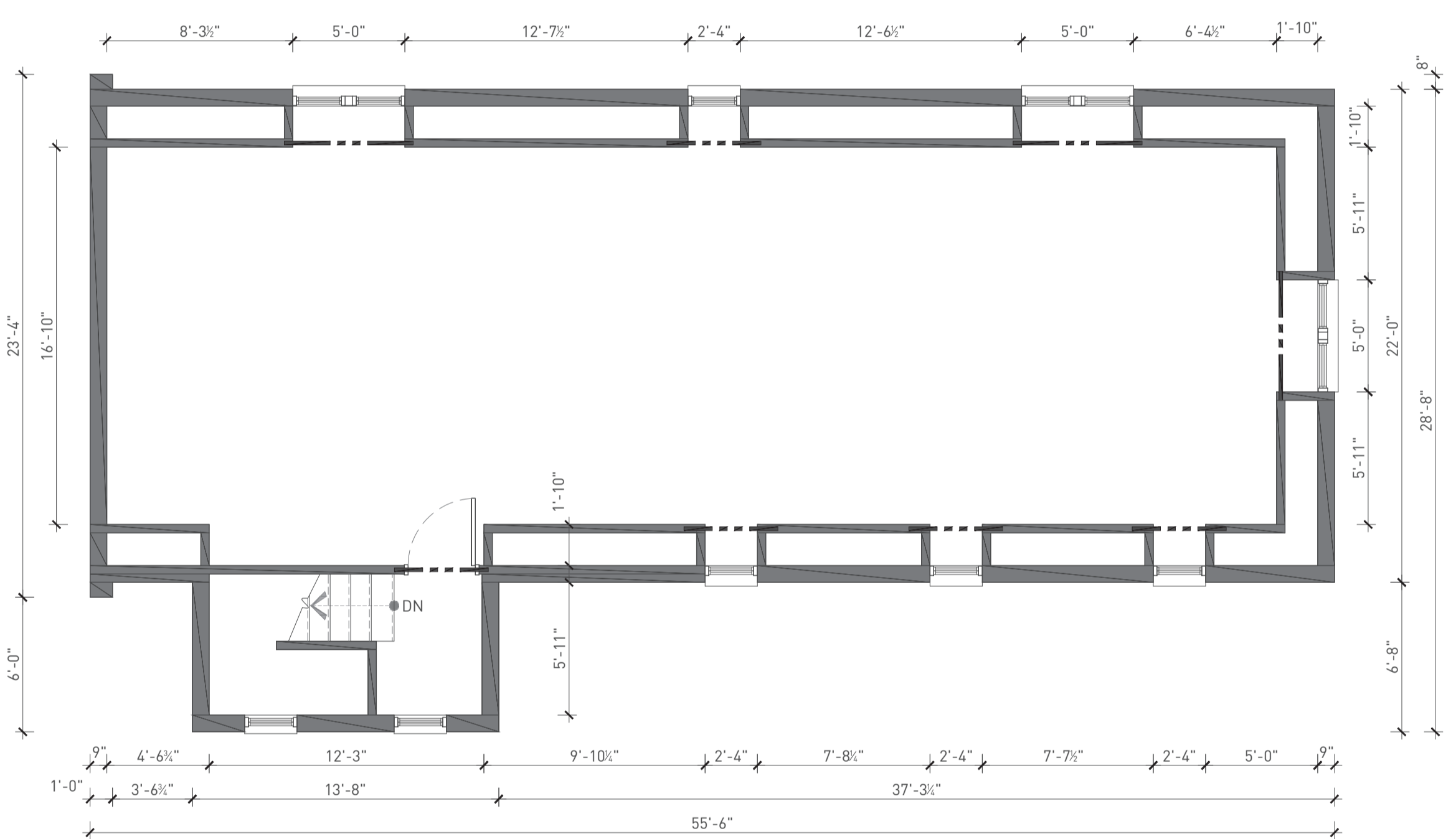
- FIXTURE 'R' RECESSED DOWNLIGHT
- FIXTURE 'W' RECESSED DOWNLIGHT (WATER-RESISTANT)
- FIXTURE 'D' DIRECTIONAL LIGHT
- FIXTURE 'S' WALL SCONCE
- FIXTURE 'F' FLUSH MOUNT
- FIXTURE 'P' PENDANT FIXTURE
- FIXTURE 'U' UNDER CABINET FIXTURE
- ⤵ FIXTURE 'EF' EXHAUST FAN

### RCP GENERAL NOTES

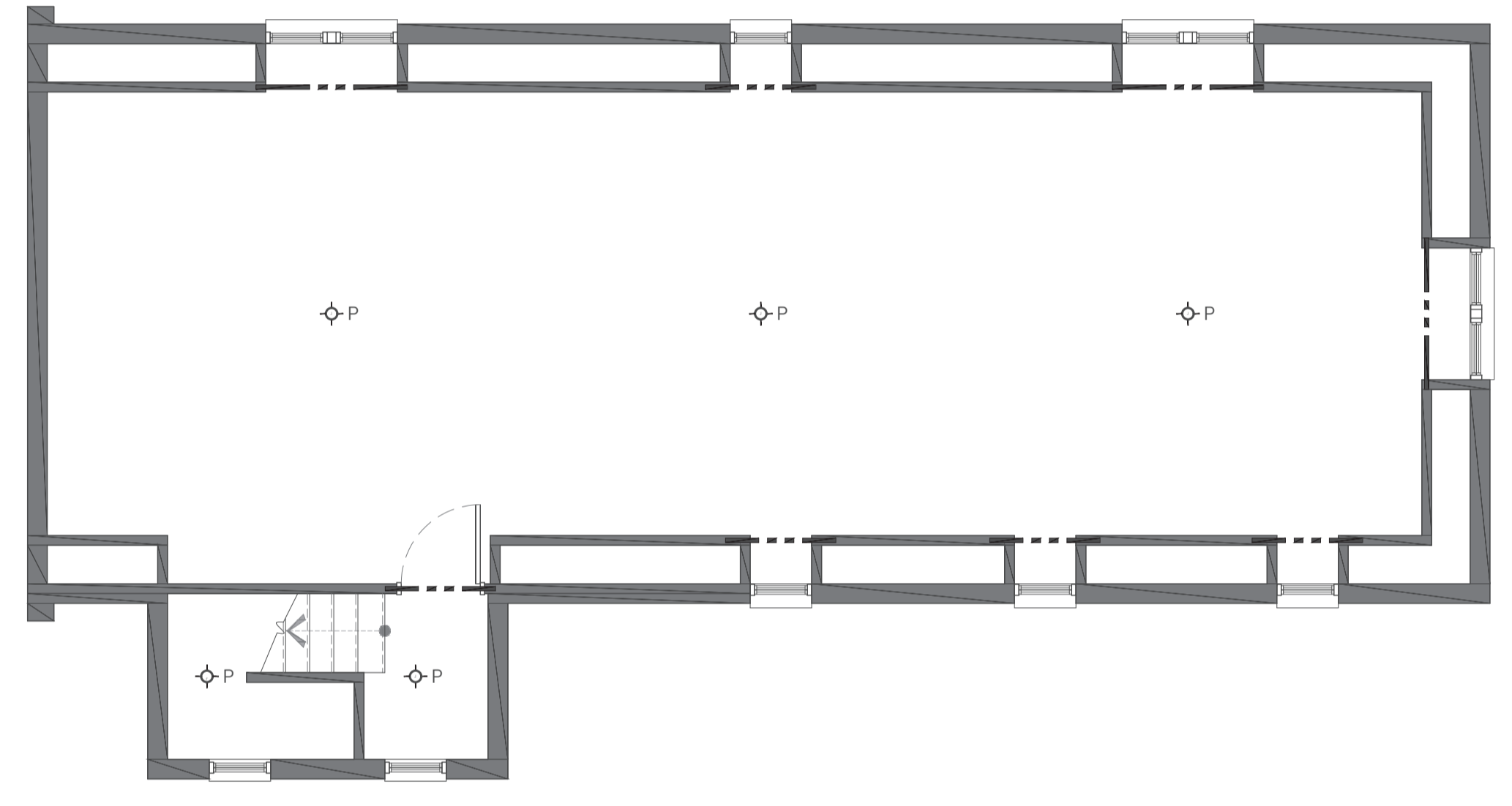
1. GENERAL CONTRACTOR TO VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY AS-BUILT CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THESE DRAWINGS.
2. ALL EXIT SIGNS ARE TO MATCH BUILDING STANDARDS.
3. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK ABOVE THE CEILING SHALL BE LOCATED TO MINIMIZE REQUIRED ACCES IN INACCESSIBLE CEILING AREAS. GENERAL CONTRACTOR SHALL SUBMIT COORDINATED LAYOUT DRAWINGS FOR ALL REQUIRED ACCESS PANELS TO ARCHITECT FOR REVIEW PRIOR TO FRAMING. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY ACCESS PANEL REQUIREMENTS NOT SHOWN ON THE COORDINATION DRAWINGS.
4. INSTALL SIGHT BAFFLES PAINTED FLAT BLACK AT RETURN AIR SLOTS.
5. ALL DIFFUSERS, SMOKE DETECTORS, ELECTRICAL DEVICES, FACE PLATES, SPEAKER GRILLES, AND OTHER DEVICES SHALL BE WHITE UNLESS NOTED OTHERWISE OR DIRECTED BY OWNER.
6. ALL WALL SCONCES TO ADHERE TO PROJECTION REQUIREMENTS PER ALL APPLICABLE CODES IN ALL REQUIRED LOCATIONS.



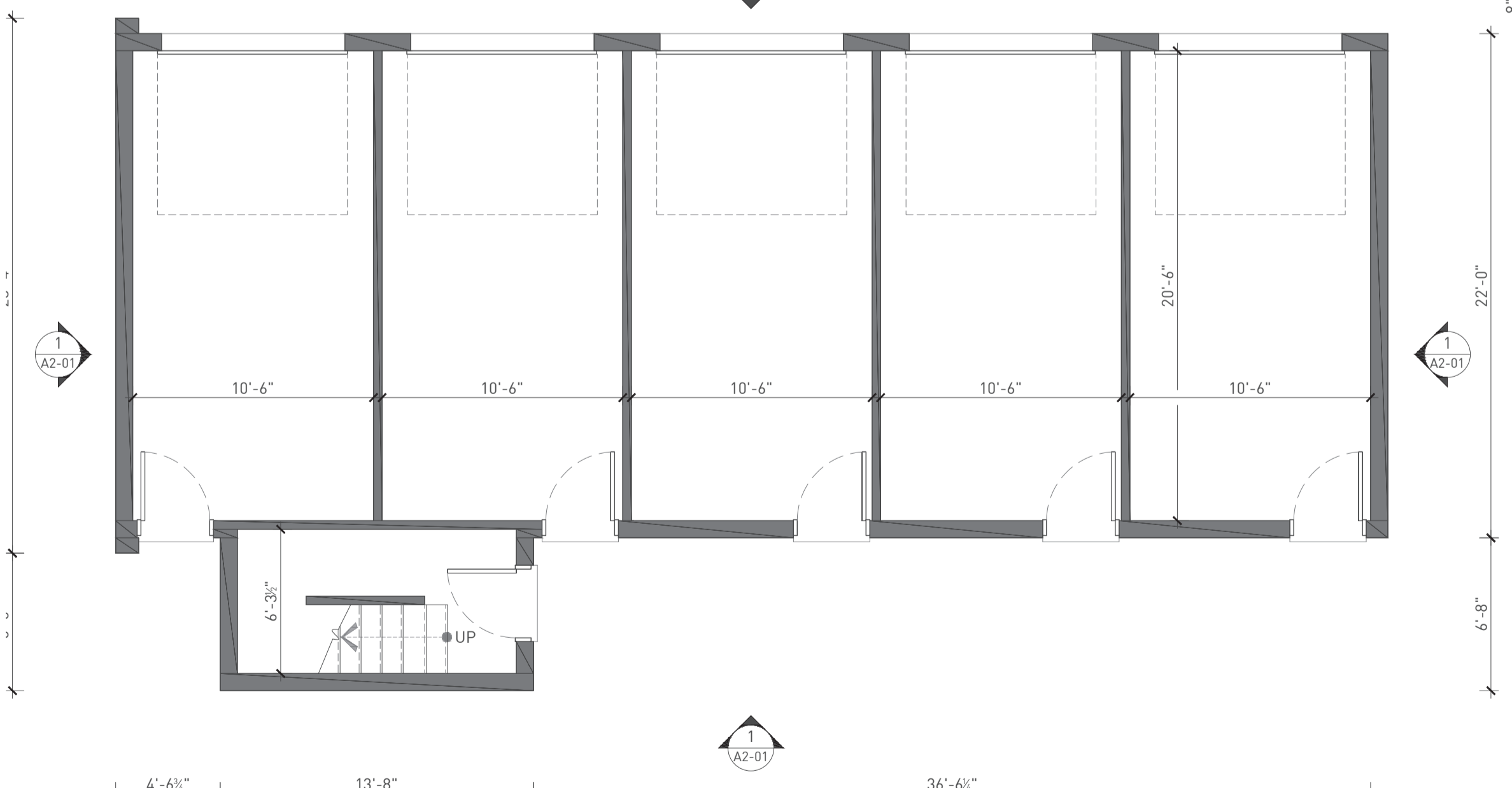
1 ROOF LEVEL ARCHITECTURE PLAN SCALE: 3/16" = 1'-0"



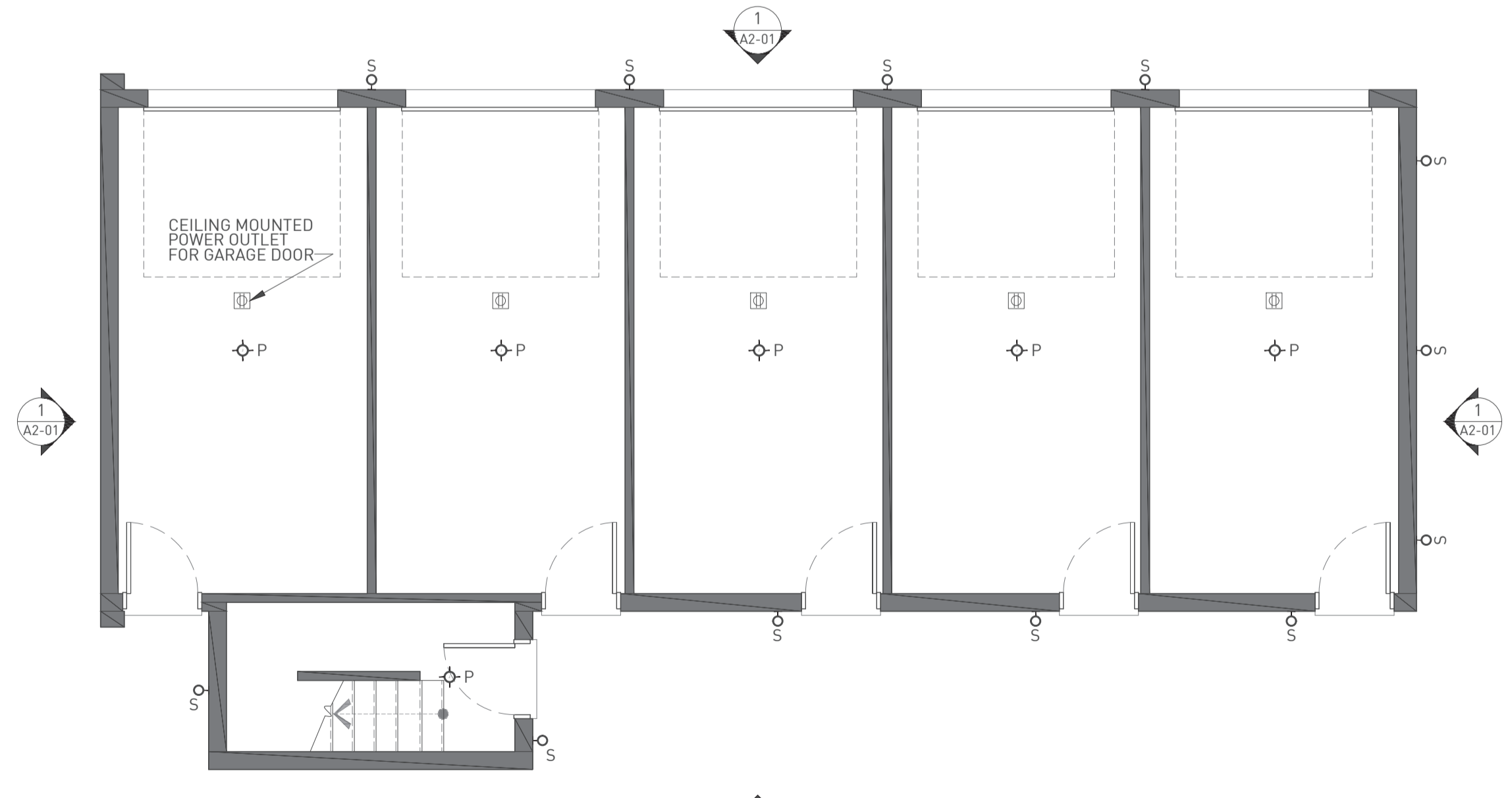
2 SECOND LEVEL ARCHITECTURE PLAN SCALE: 3/16" = 1'-0"



4 SECOND LEVEL REFLECTED CEILING PLAN SCALE: 3/16" = 1'-0"



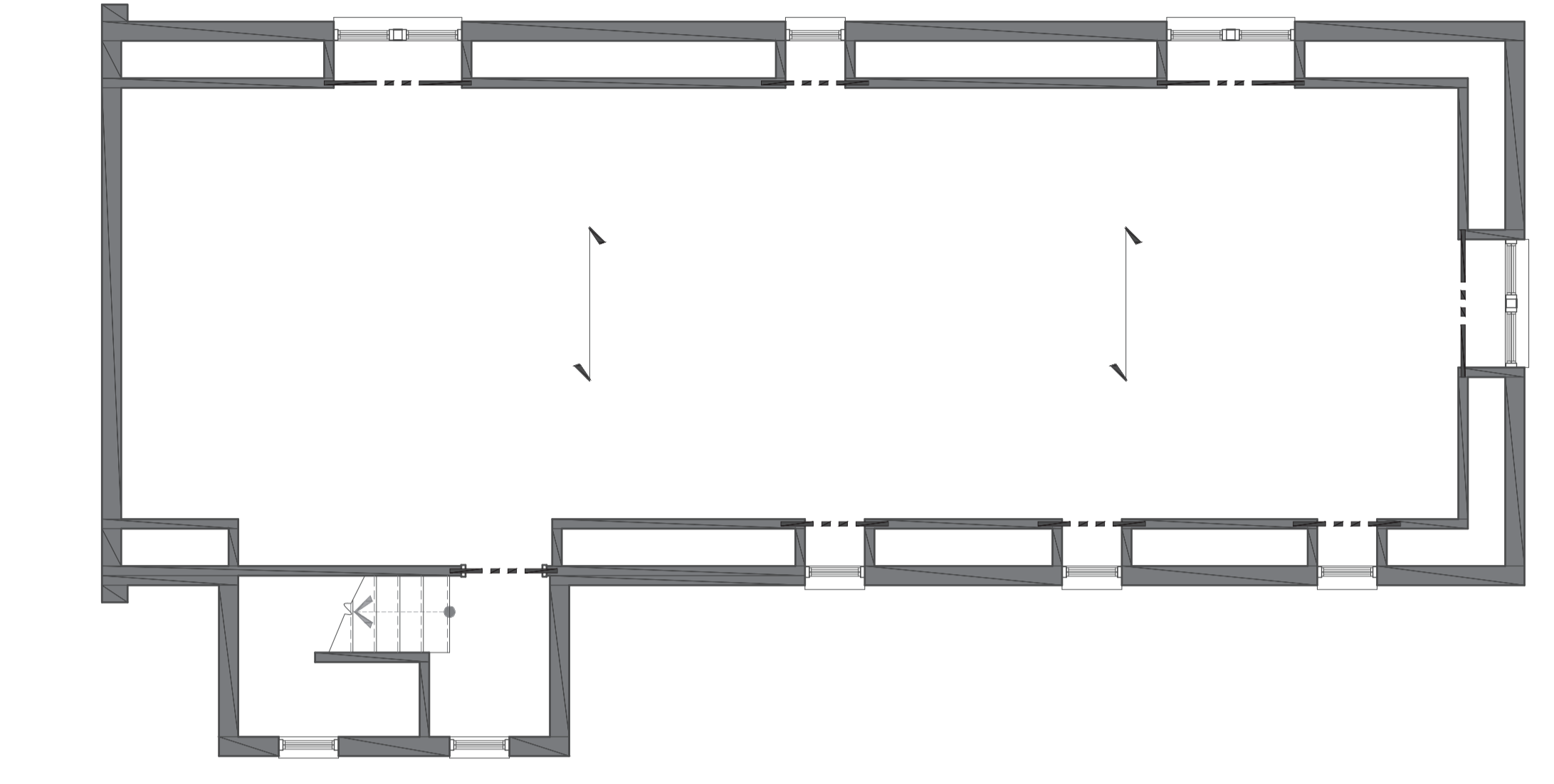
3 FIRST LEVEL ARCHITECTURE PLAN SCALE: 3/16" = 1'-0"



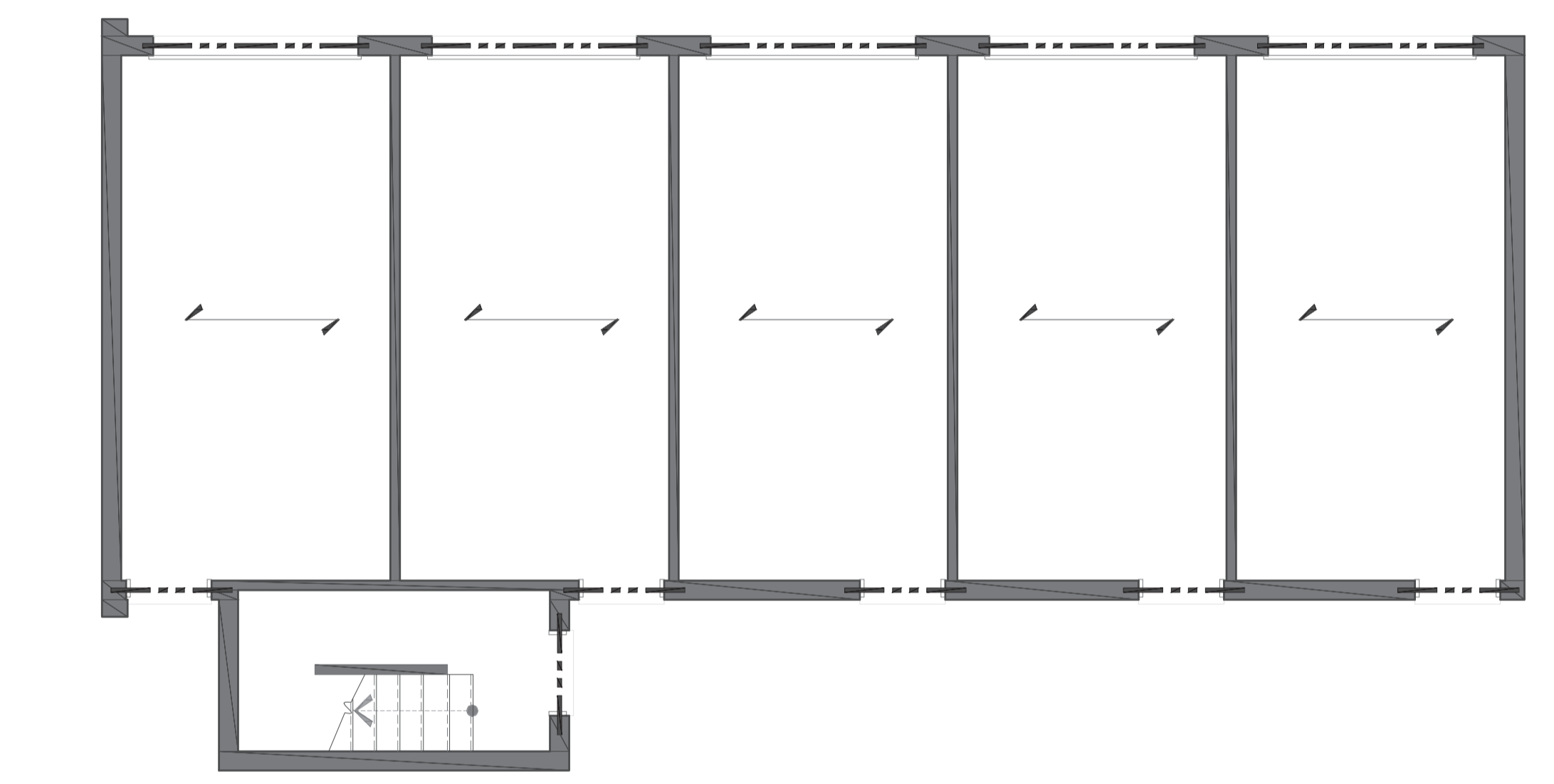
5 FIRST LEVEL REFLECTED CEILING PLAN SCALE: 3/16" = 1'-0"

# May 2018 HDC Approved Garage Plans

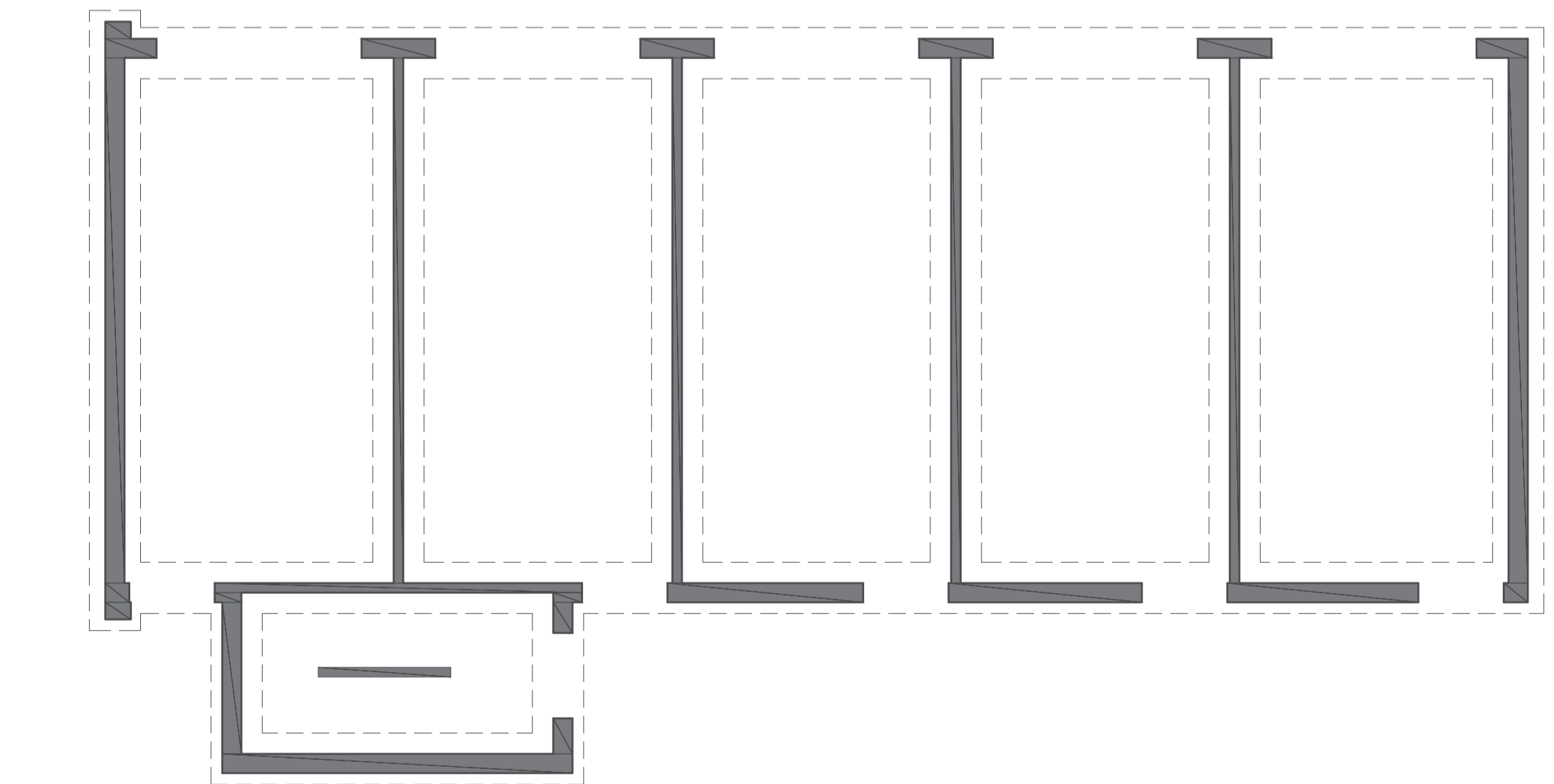
SYMBOLS  
NOT TO SCALE



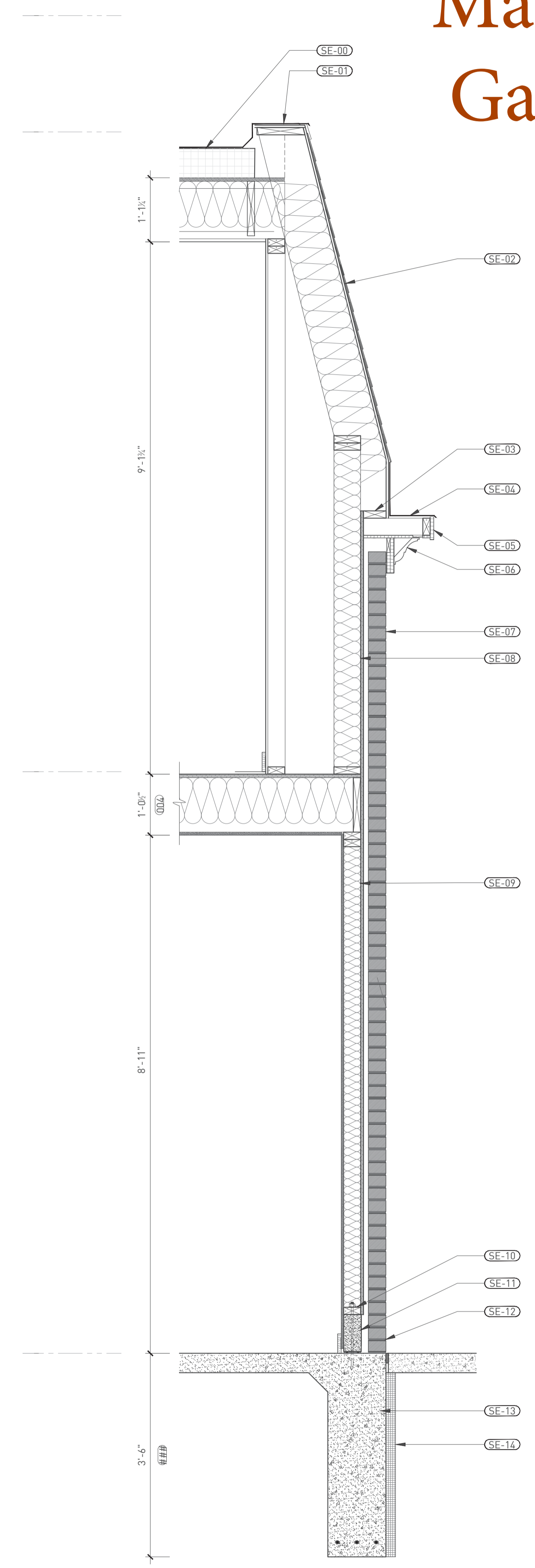
3 ROOF FRAMING



2 SECOND LEVEL FRAMING



1 FOUNDATION PLANS



## STRUCTURAL GENERAL NOTES

## SECTION KEY NOTES

- SE00 ROOF MEMBRANE OVER MINIMUM 4" THICK SLOPED INSULATION
- SE01 BLACK ALUMINUM PARAPET FLASHING
- SE02 SQUARED PATTERN GRAY-GREEN SLATE ROOF AT NEW MANSARD
- SE03 2X4 BLOCKING BETWEEN RAFTER TAILS
- SE04 COPPER FLASHING
- SE05 PAINTED WOOD TRIM
- SE06 PAINTED POLYURETHANE TRIM
- SE07 BRICK VENEER SIDING
- SE08 2x6 WOOD STUD WALL WITH R-21 BATT INSULATION BETWEEN STUDS
- SE09 2X4 WOOD STUD WALL SUPPORTING ROOF FRAMING
- SE10 2X4 PRESSURE TREATED SILL PLATE OVER SILL SEALER, SECURED THROUGH CONCRETE BLOCK INTO CONCRETE TRENCH FOOTING BELOW WITH NUT AND WASHER OVER 3" DIAMETER X 18" ANCHOR BOLTS AT 6'-0" ON CENTER, NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF ALL SILL PLATES
- SE11 4" x 8" x 16" CMU BLOCK, GROUT SOLID
- SE12 METAL FLASHING WITH WEEP HOLES IN MORTAR
- SE13 CONCRETE TRENCH FOOTING 1'-0" WIDE X 3'-6" DEEP, WITH BOTTOM OF FOOTING LOCATED AT MINIMUM 42" BELOW GRADE OVER UNDISTURBED SOIL. #5 REINFORCING BARS BOTTOM INSTALLED WITH 3" COVER.
- SE14 INSTALL 2" RIGID INSULATION OVER DRAINAGE BOARD OVER 6 MIL PLASTIC SHEETING (CONTINUOUS) OVER FLUID APPLIED WATERPROOFING MEMBRANE.



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STRUCTURAL ENGINEER  
MEP ENGINEER

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1	02.09.18	CLIENT REVIEW
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SEAL  
DRAWING NO. GARAGE STRUCTURAL PLANS  
A4-02



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**M LM ENGINEERING**  
 25315 Dequindre Road  
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 248.888.5931 221.993.3  
 www.LM-Engineering.net

**SYSTEMS SOLUTION CONSULTANT**  
 4893 Rochester Road, Suite A, Troy  
 MI 48065  
 313.211.2111 221.993.3  
 ssc@SystemsSolution.net

### SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

- NEW WALL CONSTRUCTION (WOOD FRAMED)
- NEW VENEER WALL CONSTRUCTION (BRICK/WOOD FRAMING)
- DEMISING LINE

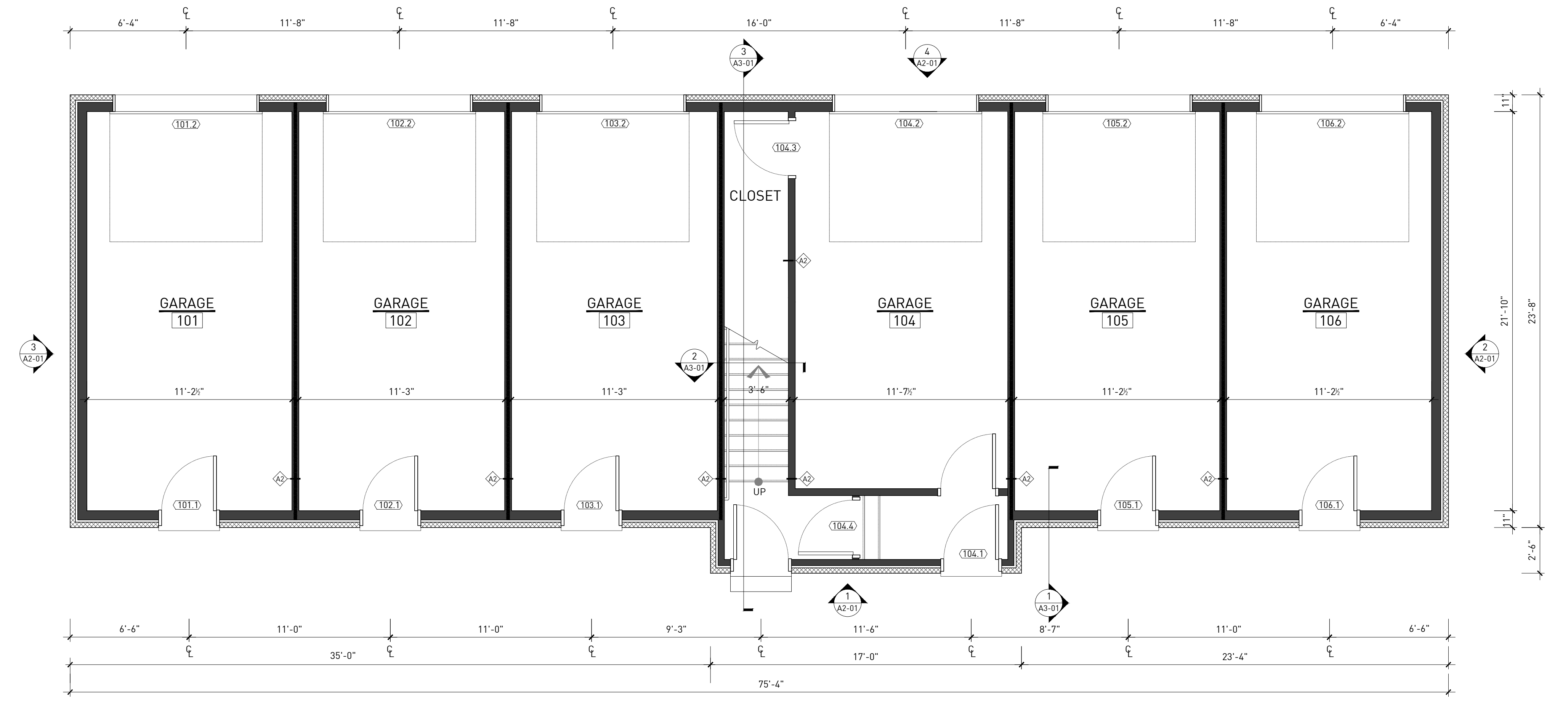
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### ARCHITECTURE PLAN KEY NOTES

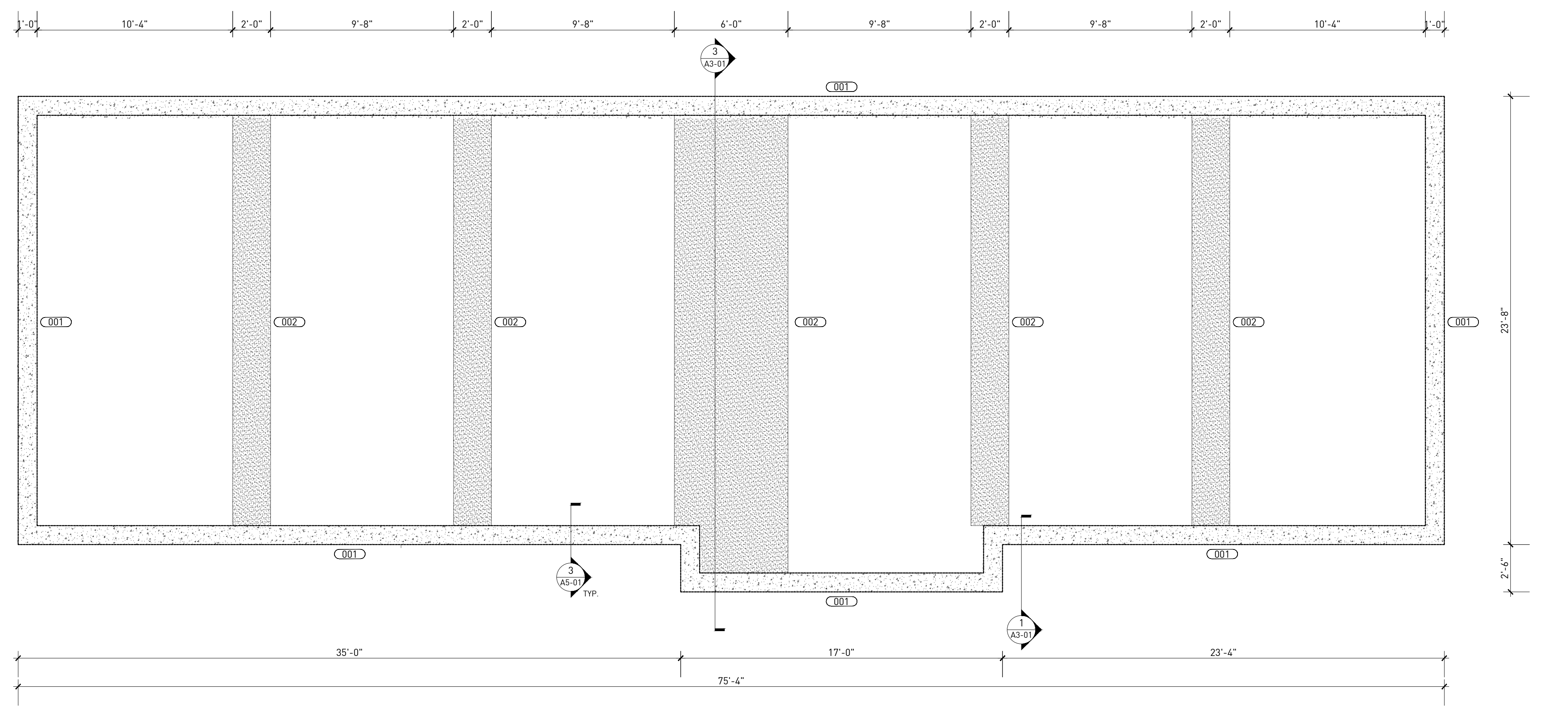
NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- (001)** 20" x 42" DEEP (MIN.) TRENCH FOOTING WITH (3) #5 TOP AND BOTTOM.
- (002)** 12" DEEP THICKENED SLAB WITH (3) #5 TOP AND BOTTOM. REFER TO DRAWING FOR WIDTH.



**1 FIRST LEVEL ARCHITECTURE PLAN**

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



**2 FOUNDATION PLAN**

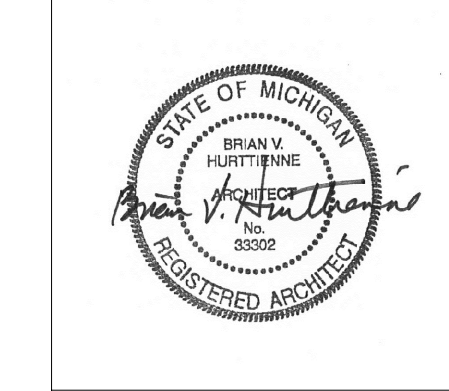
SCALE: 1/4"=1'-0"

## Proposed Garage Plans

229 EDMUND PLACE  
 229 EDMUND PLACE DETROIT, MI 48201

CPC/ HDC SUBMISSION

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4.	08.13.18	PERMIT SUBMISSION
5.	09.06.18	CDC REVIEW
6.	10.31.18	OWNER UPDATES
7.	12.17.19	CPC/HDC SUBMISSION



ARCHITECTURE PLANS

**A1-11**

DRAWING NO.

SEAL

REVISIONS



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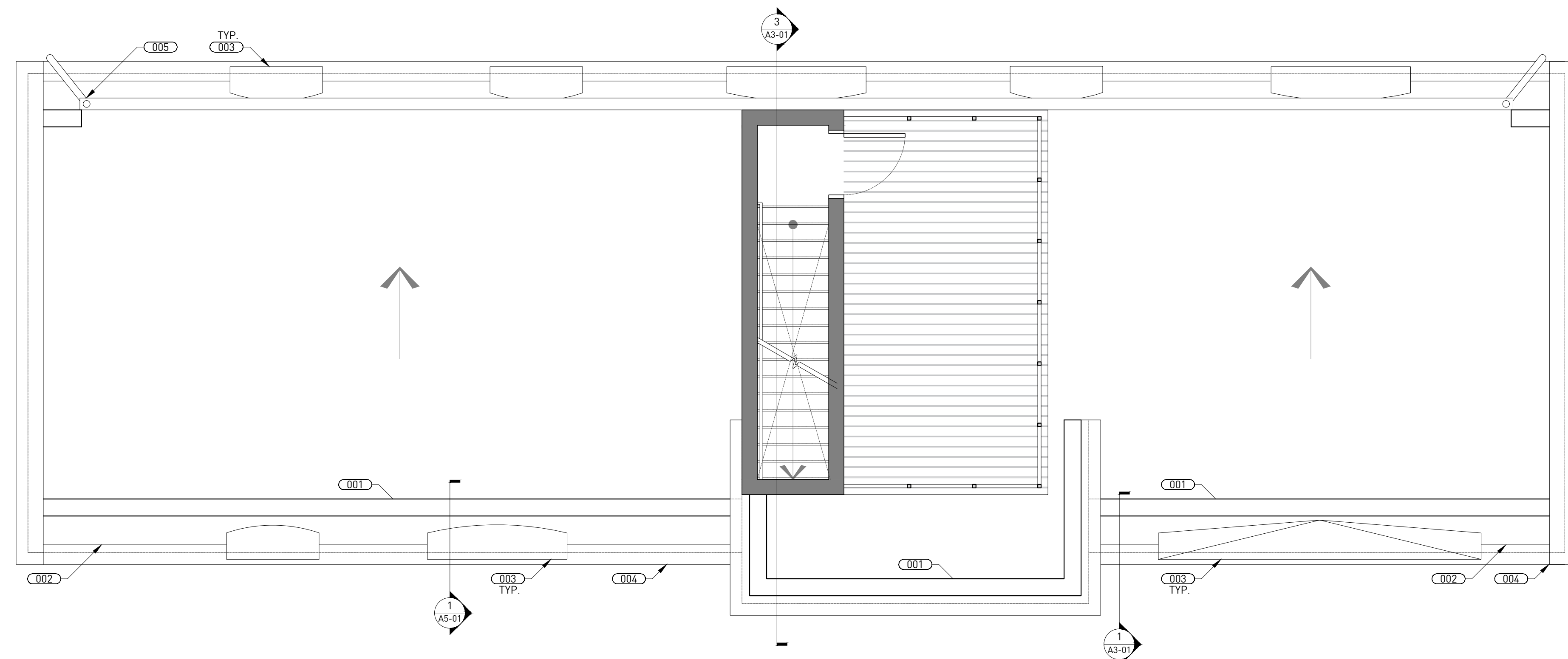
### ARCHITECTURE GENERAL NOTES

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### ARCHITECTURE PLAN KEY NOTES

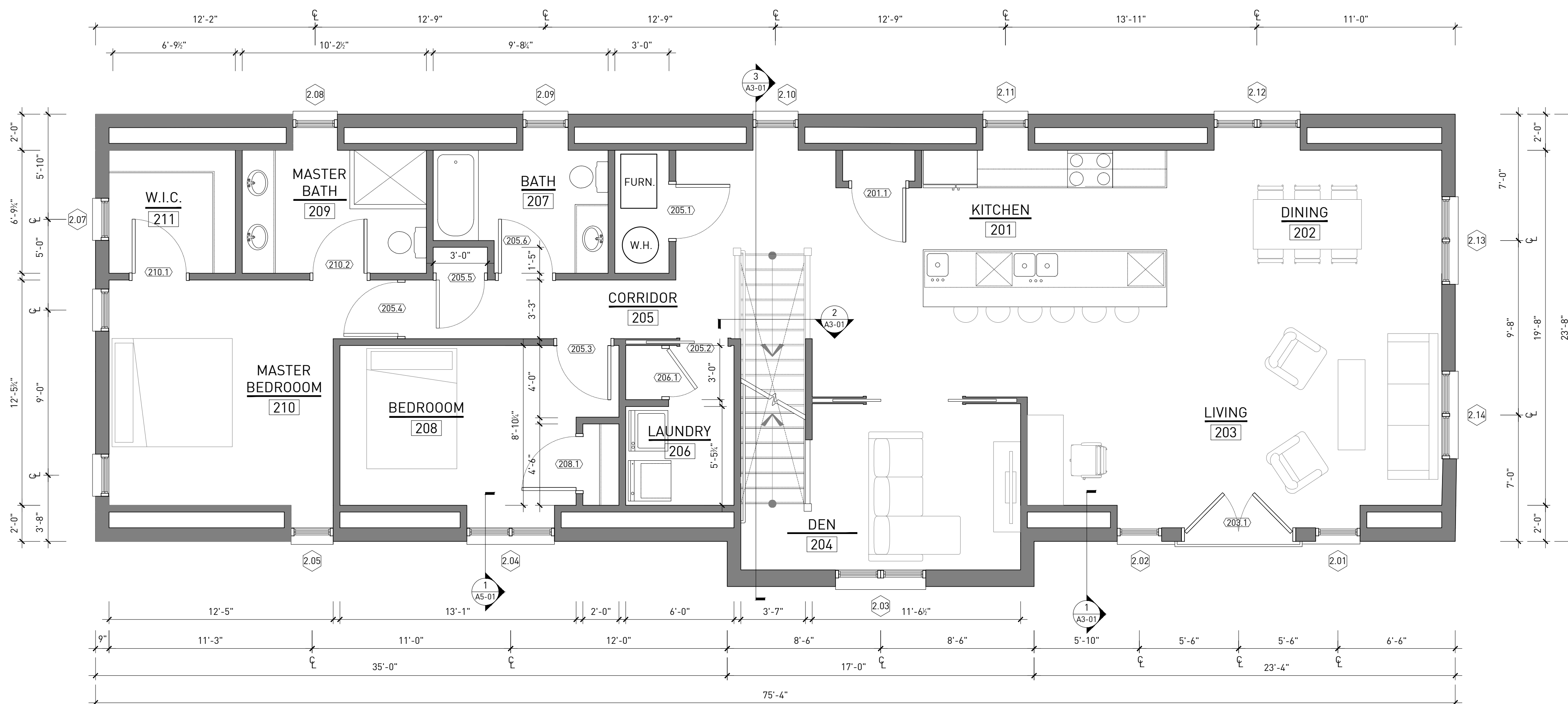
NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- PRESSURE SENSITIVE PARAPET CAP. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR PAINT COLOR AND FINISH. SLOPE TO ROOF.
- GRAY-GREEN ROOF SLATE.
- ARCHED-ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- PAINTED WOOD EAVE TRIM WITH ALUMINUM FLASHING.
- COPPER DOWNSPOUT AND GUTTER.



1 ROOF LEVEL ARCHITECTURE PLAN

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



2 SECOND LEVEL ARCHITECTURE PLAN

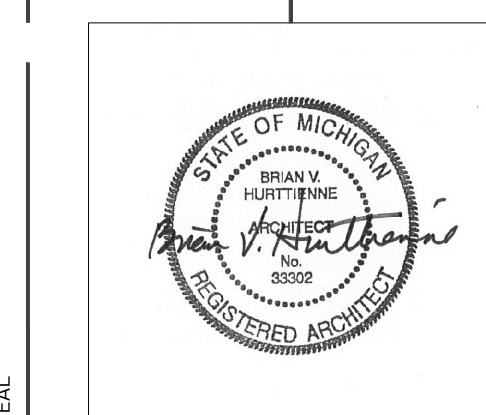
SCALE: 1/4"=1'-0"

## Proposed Garage Plans

229 EDMUND PLACE  
229 EDMUND PLACE DETROIT, MI 48201

CPC/ HDC SUBMISSION

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7.	12.17.19	CPC/HDC SUBMISSION



ARCHITECTURE PLANS

A1-12

DRAWING NO.



# May 2018 HDC Approved Elevations

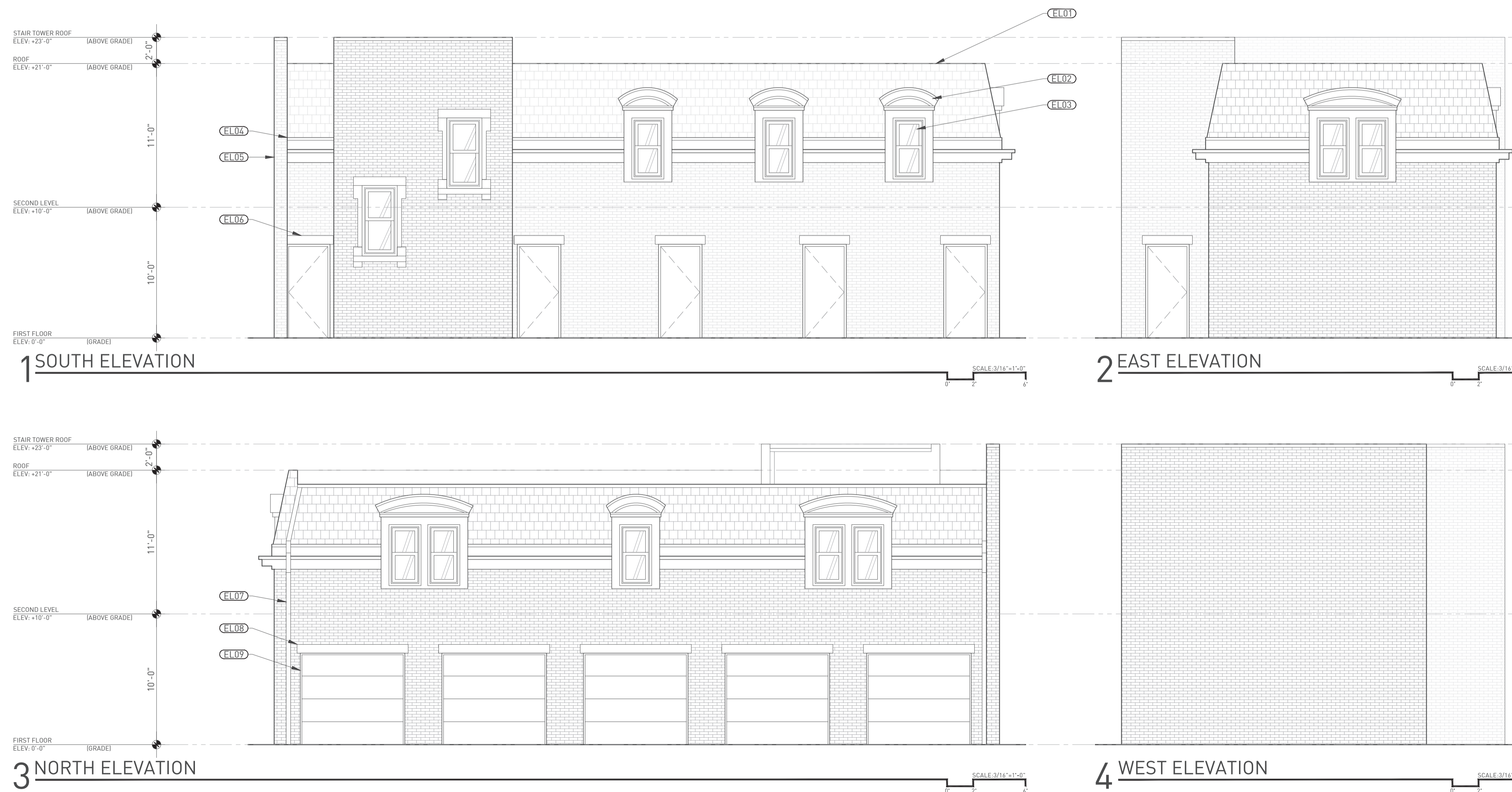
## ELEVATION GENERAL NOTES

- ALL KEYNOTE / CALLOUTS INDICATE AREAS OF WORK TO BE COMPLETED, BUT MAY NOT COVER / INCLUDE EVERY INSTANCE NECESSARY. CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL CONDITIONS (INTERIOR AND EXTERIOR) PRIOR TO RENOVATION TO DETERMINE TOTAL SCOPE OF WORK. WHERE DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE CONTRACTORS VERIFICATION / SCOPE OF WORK EXIST, ALERT THE ARCHITECT IMMEDIATELY FOR REVIEW AND APPROVAL.
- CONTRACTOR IS TO CLEAN ALL MASONRY AND STONE FOLLOWING UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK. CONTRACTOR IS TO SEAL ALL EXTERIOR MASONRY AFTER RESTORATION.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENING (MASONRY OR OTHER) DIMENSIONS.
- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS WITH ONE-PIECE INTEGRAL BRICK MOULD BY KELLY WINDOWS AND DOORS OF DETROIT MICHIGAN. SASH AND FRAME COLOR ARE TO BE BLACK, UNLESS OTHERWISE NOTED. REFER TO DOOR AND WINDOW SCHEDULES.
- PREPARE ALL WINDOW AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY, MATERIAL AND APPLICATION. REFER TO SPECIFICATIONS.
- ALL ENTRY DOORS ARE TO BE PAINT GRADE SOLID WOOD DOORS AND FRAMES, UNLESS OTHERWISE NOTED.
- ALL WOOD IS TO BE PAINT GRADE, PRIMED ON FOUR (4) SIDES AND RECEIVE NO LESS THAN TWO (2) COATS OF PAINT. CONTRACTOR IS TO PRIME ALL EXPOSED END-GRAIN PRIOR TO INSTALLATION. COLORS ARE TO BE SELECTED BY OWNER FROM THE DETROIT HISTORIC DISTRICT COLOR AND STYLE GUIDE, COLOR SYSTEM B.
- NEW SLATE ROOF, GREY GREEN COLOR. HIPS ARE TO BE SLATE. VALLEYS AND FLASHINGS ARE TO BE COPPER. INSTALL OVER PROPER UNDERLAYMENTS PER MANUFACTURER'S INSTALLATION AND WARRANTY REQUIREMENTS. PROVIDE ICE AND WATER SHIELD AT ALL EAVES TO A MINIMUM DISTANCE OF 24" BEYOND INTERIOR FACE OF FINISHED WALL UP ROOF SLOPE. ROOFING ASSEMBLY IS TO ACHIEVE A 30 YEAR WARRANTY.
- VENTILATE ROOFING ASSEMBLY PER CODE. VENTING IS TO OCCUR THROUGH EACH RAFTER CAVITY FROM VENTS LOCATED IN SOFFIT AND EXPELLED THROUGH VENT ASSEMBLY AT ROOF CURB THROUGH FULLY BAFFLED RAFTER CAVITIES.

## ELEVATION KEY NOTES

NOTE: SOME KEY NOTES MAY NOT BE APPLICABLE.

- ELEV01** NEW GRAY-GREEN ROOF SLATE.
- ELEV02** ARCHED-ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- ELEV03** ALUMINUM CLAD WOOD WINDOWS.
- ELEV04** PAINTED WOOD EAVE TRIM WITH COPPER FLASHING.
- ELEV05** BRICK TO MATCH MAIN HOUSE IN COLOR AND DIMENSIONS.
- ELEV06** CAST STONE DOOR HEADER.
- ELEV07** COPPER DOWNSPOUT AND GUTTER.
- ELEV08** WOOD TRIM AT GARAGE DOOR HEADER BEAM.
- ELEV09** SECTIONAL GARAGE DOOR.



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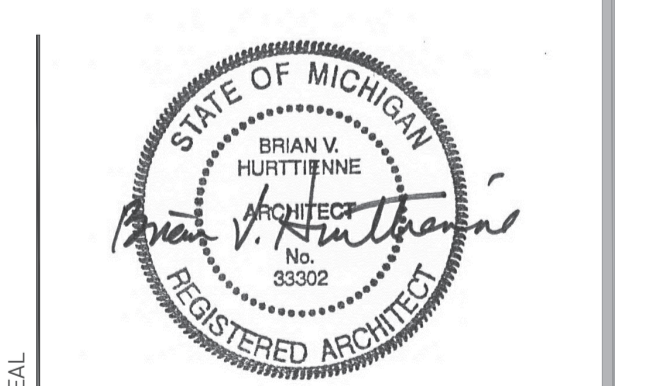
CONTRACTOR NOTE  
STRUCTURAL ENGINEER  
MEP ENGINEER

ELEV01  
ELEV02  
ELEV03  
ELEV04  
ELEV05  
ELEV06  
ELEV07  
ELEV08  
ELEV09

229 EDMUND PLACE  
229 EDMUND PLACE, DETROIT, MI 48201

CONSTRUCTION DOCUMENTS

DATE	DESCRIPTION
1. 02.09.18	CLIENT REVIEW
2. 02.15.18	HDC AND CDC REVIEW
3. 03.08.18	CPC SUBMISSION



SEAL  
DRAWING NO.  
GARAGE  
EXTERIOR  
ELEVATIONS  
**A4-03**



# Proposed Elevations with New Garage



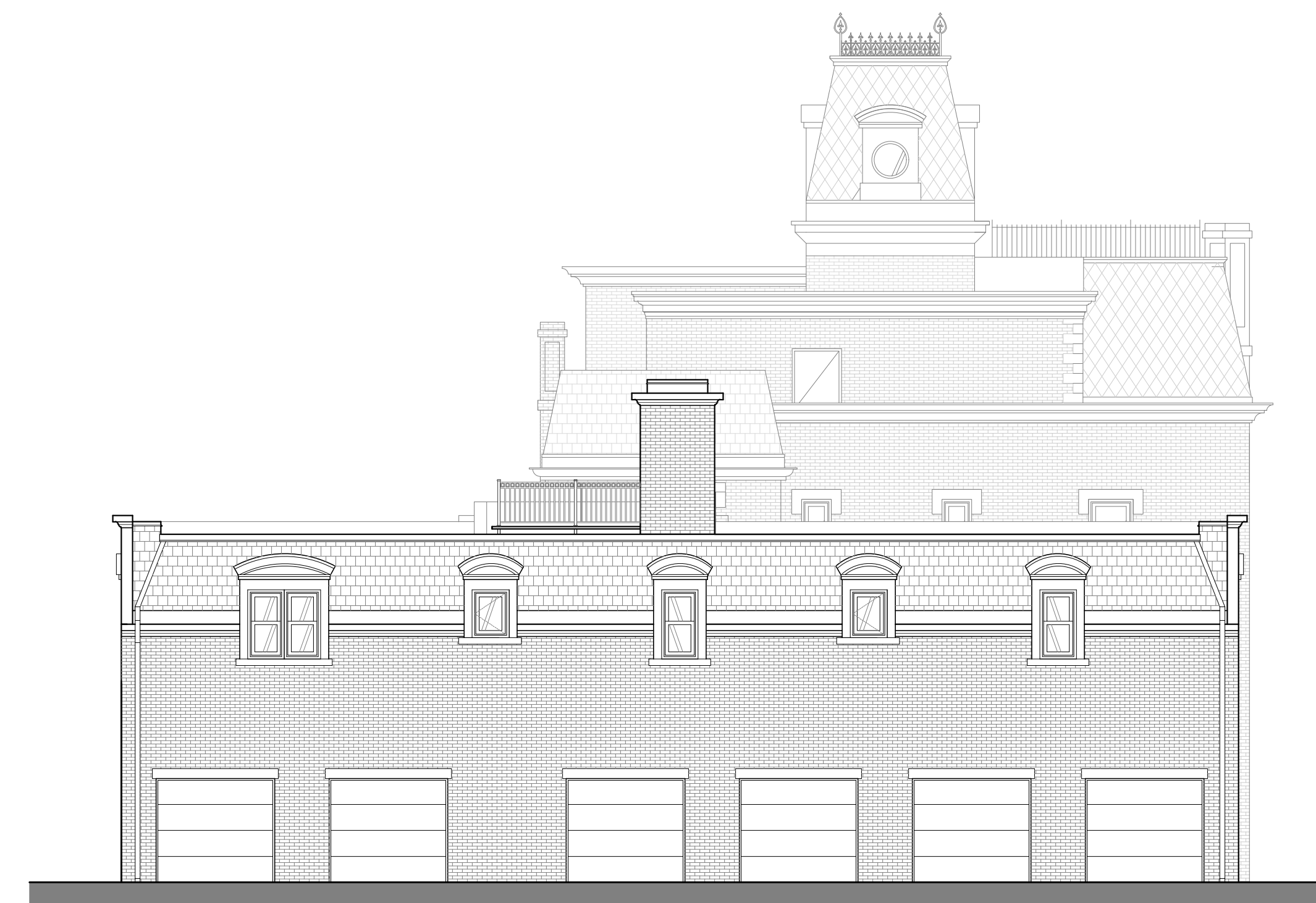
1 SOUTH FRONT ELEVATION

SCALE: 3/16"=1'-0"



2 EAST SIDE ELEVATION

SCALE: 3/16"=1'-0"



3 NORTH REAR ELEVATION

SCALE: 3/16"=1'-0"



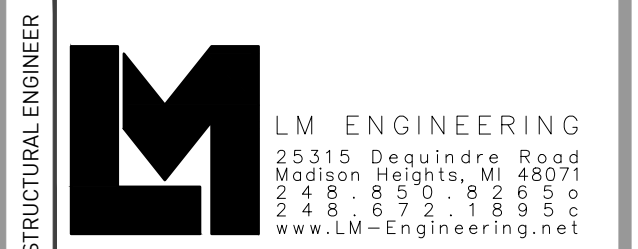
4 WEST SIDE ELEVATION

SCALE: 3/16"=1'-0"



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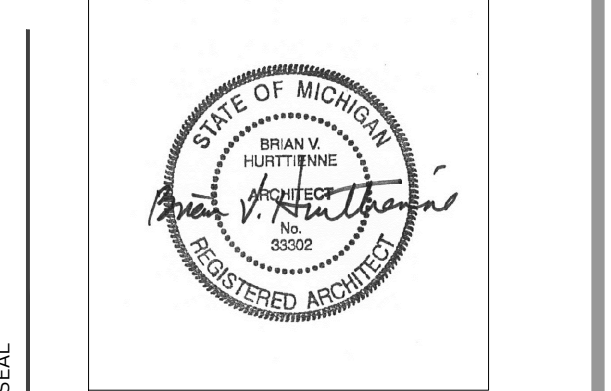


MEP ENGINEER  
SYSTEMS SOLUTION CONSULTANT  
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MI 48065 | T: 221-9933  
ssc@SystemsSolution.net

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229 EDMUND PLACE DETROIT, MI 48201

CPC/ HDC SUBMISSION

REVISIONS	DATE	DESCRIPTION
1.	02.09.18	CLIENT REVIEW
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3.	02.18.18	CPC SUBMISSION
4.	08.13.18	PERMIT SUBMISSION
5.	09.06.18	CDC REVIEW
6.	10.31.18	OWNER UPDATES
7.	12.13.19	CPC/HDC SUBMISSION



EXTERIOR ELEVATIONS

A2-00



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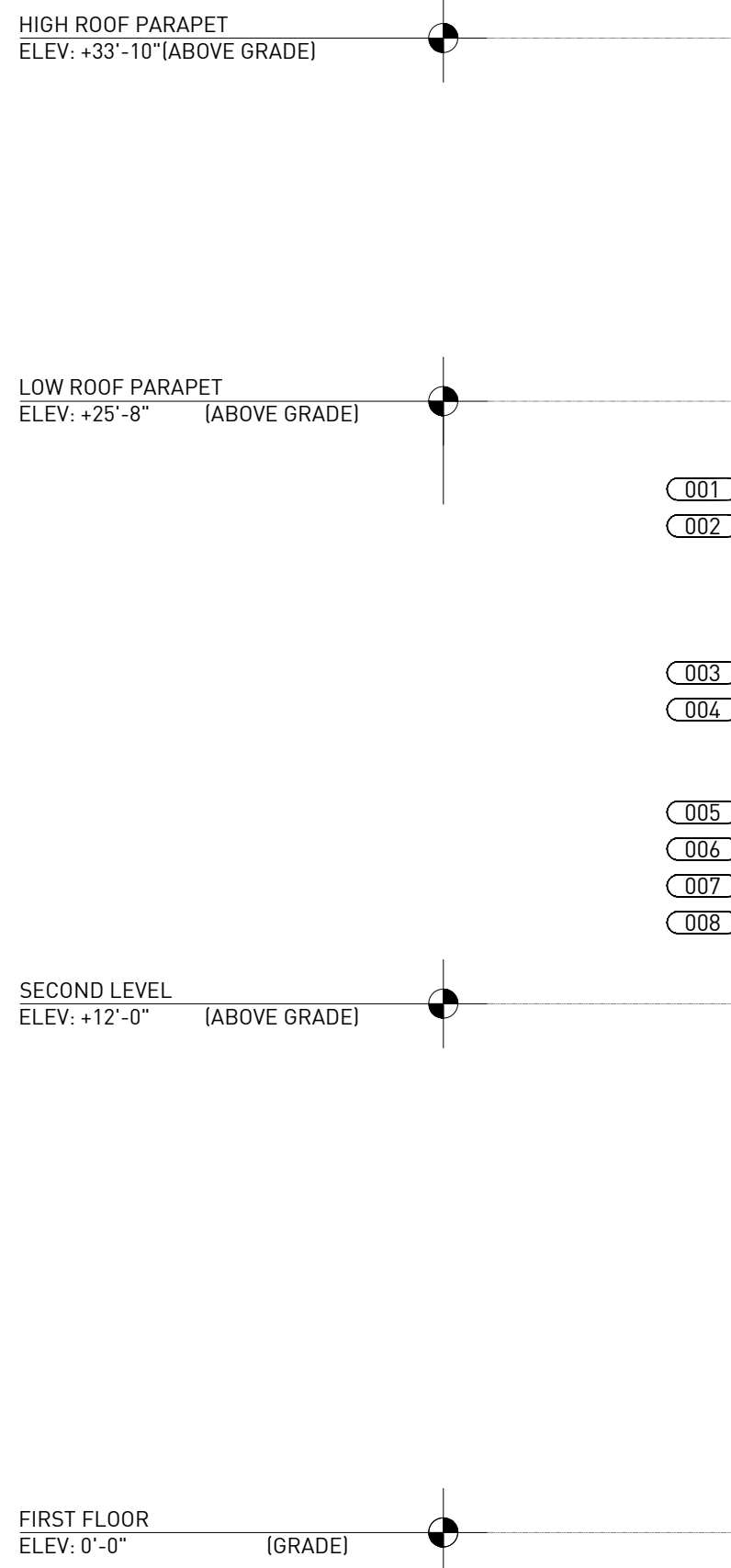
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- CONTRACTOR IS TO CLEAN ALL MASONRY AND STONE FOLLOWING UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK. CONTRACTOR IS TO SEAL ALL EXTERIOR MASONRY AFTER RESTORATION.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENING (MASONRY OR OTHER) DIMENSIONS.
- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS WITH ONE-PIECE INTEGRAL BRICK MOULD BY KELLY WINDOWS AND DOORS OF DETROIT MICHIGAN. SASH AND FRAME COLOR ARE TO BE BLACK, UNLESS OTHERWISE NOTED. REFER TO DOOR AND WINDOW SCHEDULES.
- PREPARE ALL WINDOW AND DOOR OPENINGS WITH CONTINUOUS FLEXIBLE FLASHING APPROPRIATE FOR THE ASSEMBLY, MATERIAL AND APPLICATION. REFER TO SPECIFICATIONS.
- ALL ENTRY DOORS ARE TO BE PAINT GRADE SOLID WOOD DOORS AND FRAMES, UNLESS OTHERWISE NOTED.
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### ELEVATION KEY NOTES

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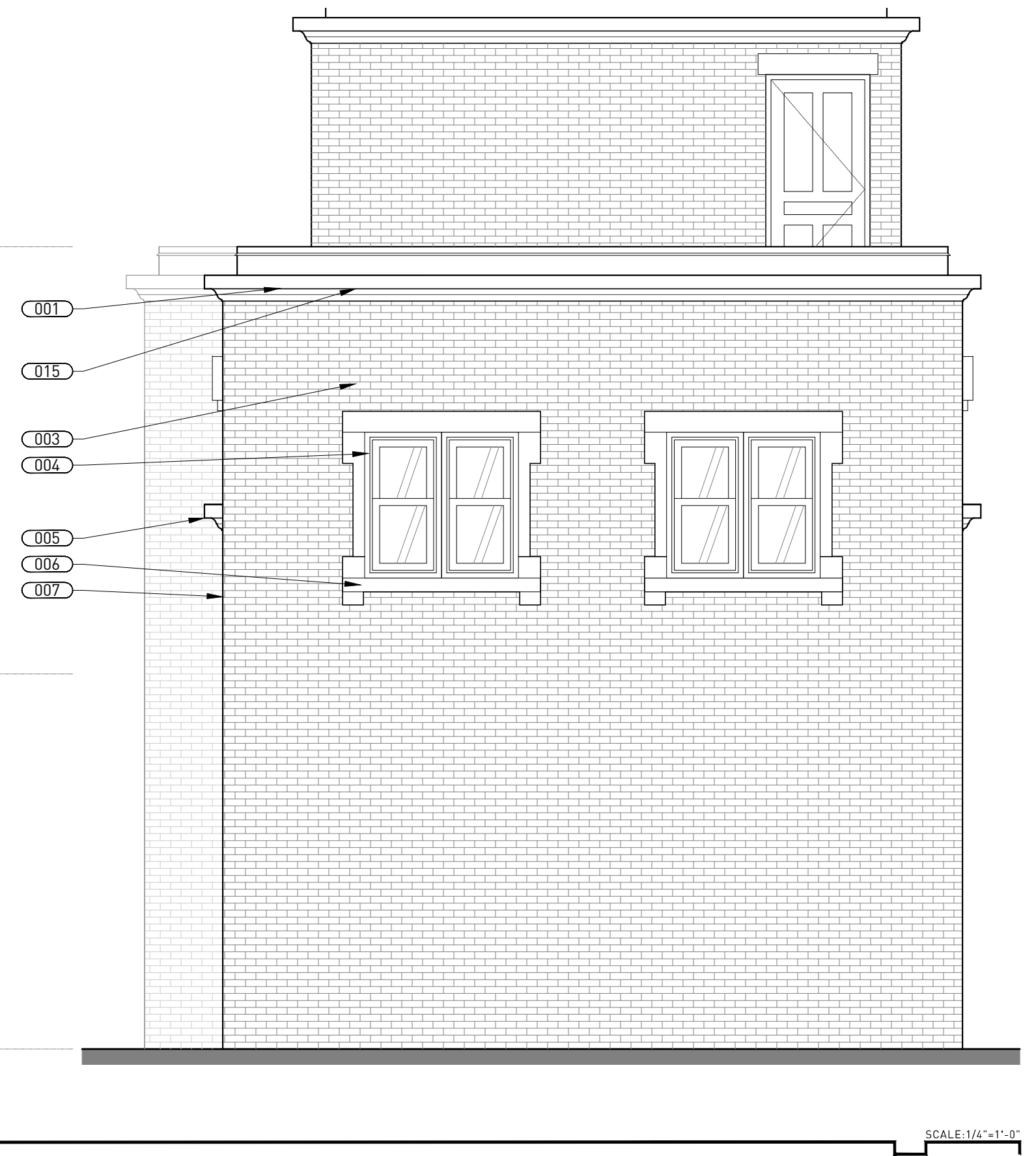
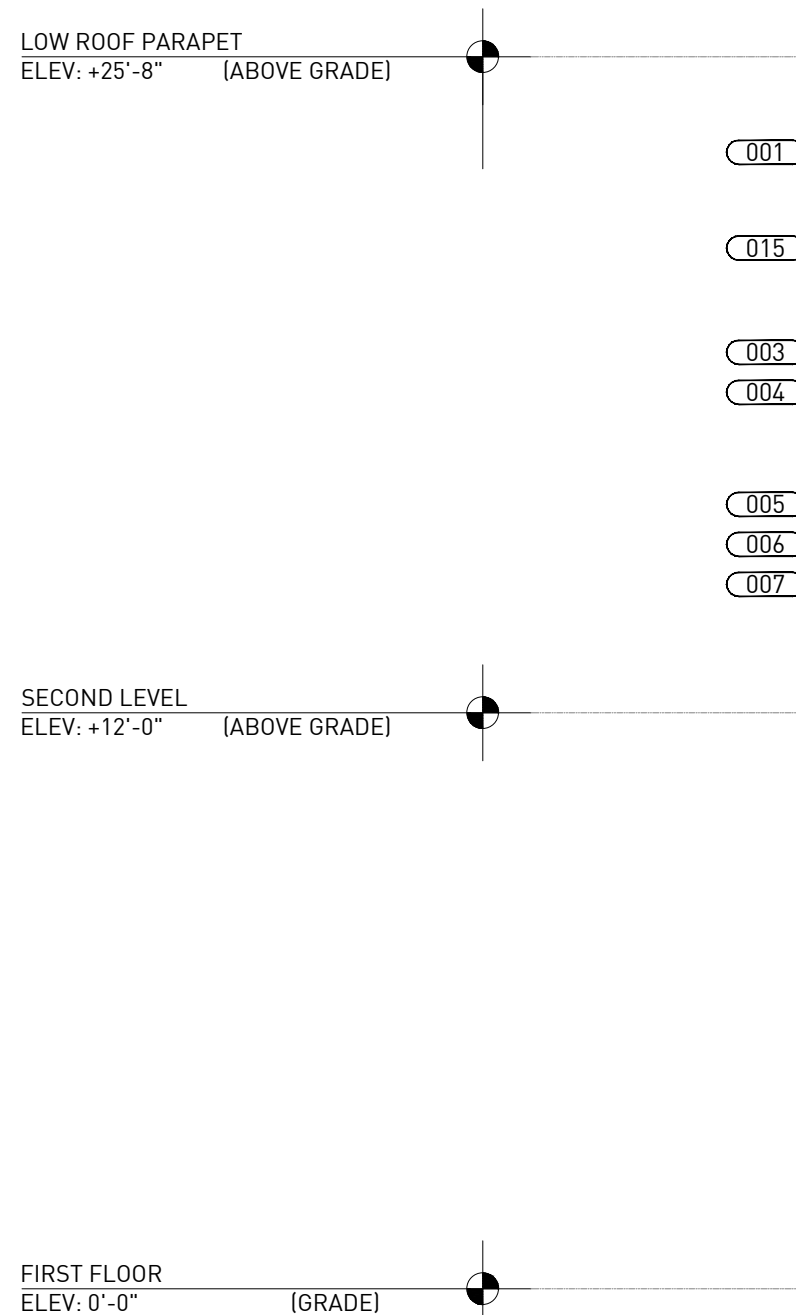
- 001 ALUMINUM PARAPET CAP- LIMESTONE COLOR, OR TO MATCH SHINGLE COLOR.
- 002 GRAY-GREEN ROOF SLATE.
- 003 ARCHED-ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM.
- 004 ALUMINUM CLAD WOOD WINDOWS.
- 005 PAINTED WOOD EAVE TRIM WITH COPPER FLASHING.
- 006 CAST STONE SILL.
- 007 BRICK TO MATCH MAIN HOUSE IN COLOR AND DIMENSIONS.
- 008 CAST STONE DOOR HEADER.
- 009 CAST STONE WINDOW SURROUND.
- 010 COPPER DOWNSPOUT AND GUTTER.
- 011 WOOD TRIM AT GARAGE DOOR HEADER BEAM.
- 012 SECTIONAL GARAGE DOOR.
- 013 SHED ROOF DORMER WITH COPPER ROOF AND FLASHING AND PAINTED WOOD TRIM
- 014 CAST IRON GUARDRAIL BOLTED TO BRICK VENEER FACE
- 015 SYNTHETIC CORNICE MOLDING. PAINT.



1 SOUTH ELEVATION

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

## Proposed Garage Elevations



2 EAST ELEVATION

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

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EXTERIOR ELEVATIONS

A2-01

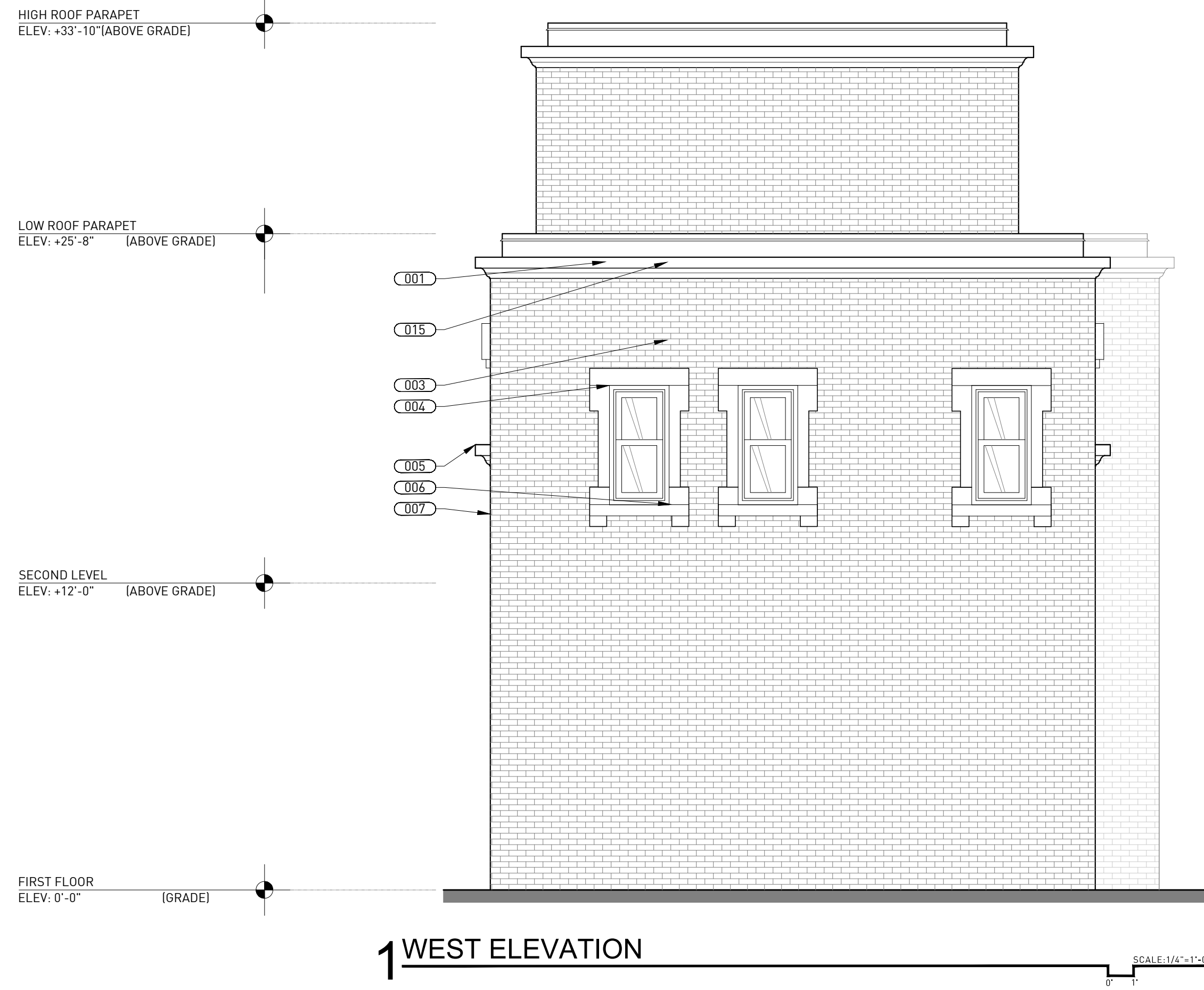
DRAWING NO.

CPC/ HDC SUBMISSION

229 EDMUND PLACE  
229 EDMUND PLACE DETROIT, MI 48201



# Proposed Garage Elevations



1 WEST ELEVATION



2 NORTH ELEVATION

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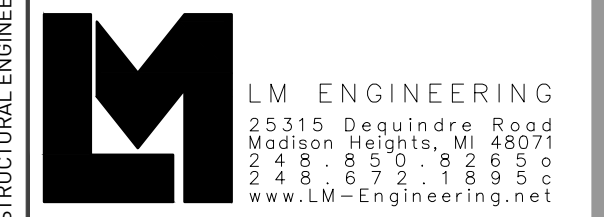
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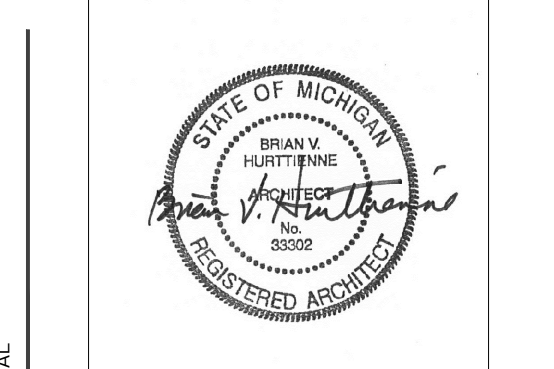


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EXTERIOR ELEVATIONS

A2-02