

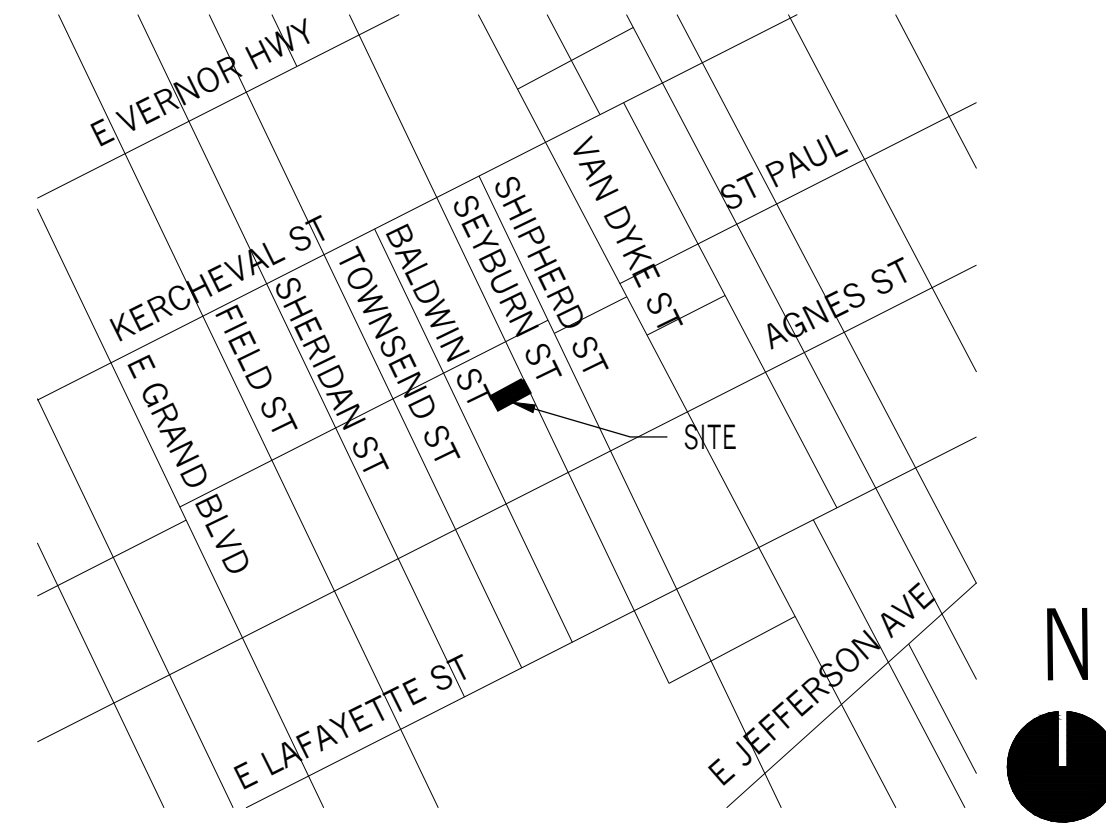
SEYBURN ATTIC RENOVATION & DORMER

ARCHITECT
 ELISE DECHARD
 END STUDIO, LLC
 1533 MERRICK STREET
 DETROIT, MI 48208
 908.419.8398
 ELISE@E-N-D-STUDIO.COM

CONTRACTOR
 TBD

STRUCTURAL ENGINEER
 TBD

MEP ENGINEER
 N/A



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PROJECT INFORMATION

OWNER: KATE & ZAKARY TOOMEY
 ADDRESS: 1485 SEYBURN STREET
 DETROIT, MI 48214
 PARCEL ID NUMBER: 17011007.
 REGULATING BODY: CITY OF DETROIT
 CODE: 2015 MICHIGAN RESIDENTIAL CODE
 ZONING: R1 - LOW DENSITY RESIDENTIAL
 HISTORIC DISTRICT: WEST VILLAGE
 SUBDIVISION: WESSONS SUBDIVISION

ZONING REVIEW

PRIMARY STRUCTURE REGULATIONS

MAX. BUILDING HEIGHT 35'
 MAX. LOT COVERAGE 35%
 MIN. LOT WIDTH: 50'-0"
 MIN. LOT AREA: 5,000 SF
 FRONT YARD SETBACK 20'
 BACK YARD SETBACK 30'
 SIDE YARD SETBACK 4' MINIMUM / 14' COMBINED

EXISTING

USE: SINGLE-FAMILY RESIDENTIAL
 LOT SIZE: 4,356 SF
 LOT WIDTH: 35'-0"
 LOT DEPTH: 125'-0"
 EX. HOUSE FOOTPRINT: 1,300 SF
 LOT COVERAGE: 29.8%
 EX. HOUSE AREA 2,240 SF INCL. ATTIC > 7'-0"
 EX. BUILDING HEIGHT 27'-5" TO MEAN ROOF HT
 33'-0" OVERALL HEIGHT

PROPOSED

USE: SINGLE FAMILY RESIDENTIAL
 HOUSE FOOTPRINT: 1,300 SF
 LOT COVERAGE: 29.8%
 HOUSE AREA 2,270 SF INCL. ATTIC > 7'-0"
 BUILDING HEIGHT 27'-5" TO MEAN ROOF HT
 33'-0" OVERALL HEIGHT

SHEET LIST

#	DRAWING NAME	PERMIT SET SEPTEMBER 14, 2020
T-000	TITLE	•
G-001	GENERAL NOTES	•
A-100	ATTIC PLANS	•
A-200	ELEVATIONS	•
A-300	SECTIONS	•

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TITLE

T-000

DRAWING SYMBOL KEY

	EXISTING WALL TO REMAIN		DRYWALL / PLASTER
	NEW WALL CONSTRUCTION		EARTH / SOIL
	CAST IN PLACE CONCRETE		PLYWOOD
	CONCRETE MASONRY UNIT (CMU)		WOOD
	BRICK MASONRY		WOOD - DIMENSIONAL LUMBER
	CRUSHED STONE		WOOD - ROUGH BLOCKING
	STEEL		BATT INSULATION
	ALUMINUM		SPRAY FOAM INSULATION
	RIGID INSULATION		DEMO WALL
	ROOM TAG		SECTION
	DOOR TAG		DETAIL CALL OUT
	WINDOW TAG		FINISH TAG
	WALL TYPE		INTERIOR ELEVATION(S)
	ELEVATION MARKER		REVISION TAG
	EXTERIOR ELEVATION DWG NUMBER SHEET NUMBER		LOT LINE
	FLOOR DRAIN		SETBACK
	ROOF DRAIN		STRUCTURAL GRID LINE

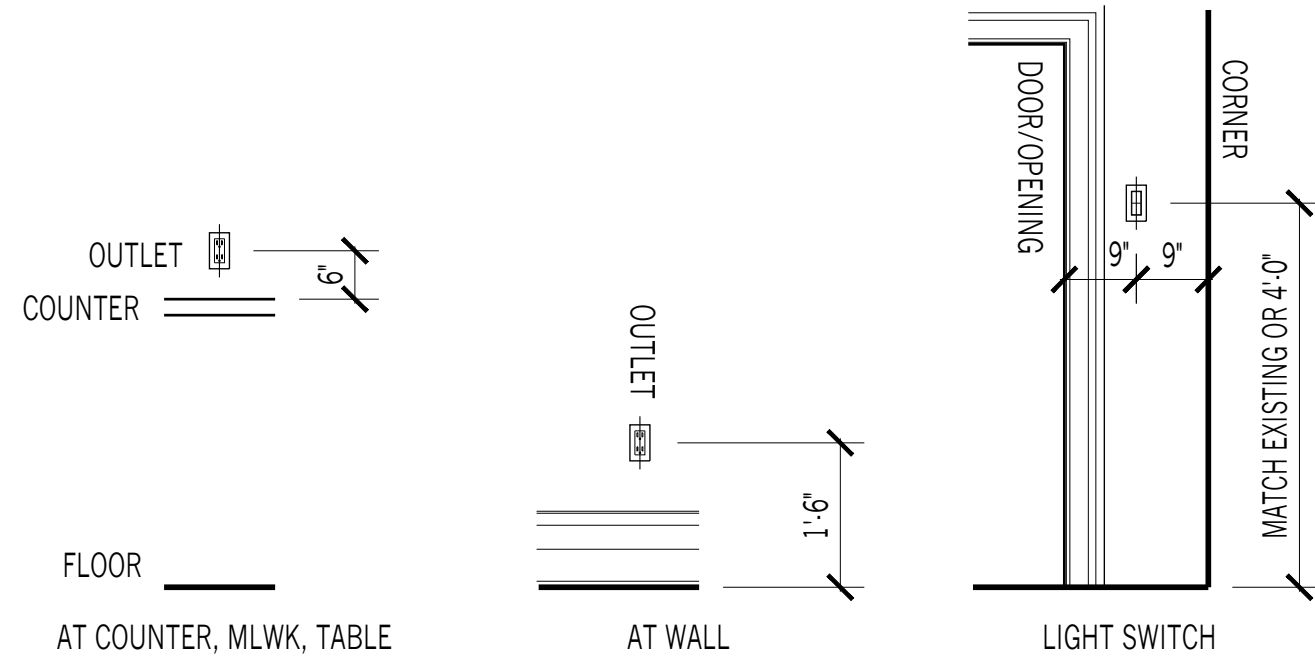
ABBREVIATIONS

ABV ABOVE	DEG DEGREE	GA GAUGE	OPP OPPOSITE	SS STAINLESS STEEL
ACOUS ACOUSTICAL	DIM DIMENSION	GALV GALVANIZED	OPT OPTION(AL)	STD STANDARD
ADA AMERICANS WITH DISABILITIES ACT	DW DRYWALL	GAR GARAGE	OZ OUNCE	STL STEEL
ADD ADDITIONAL	DISP DISPENSER	GC GENERAL CONTRACTOR	PH PENTHOUSE	STR STAIR
ADJ ADJACENT	DN DOWN	GFRG GLASS FIBER REINFORCED CONCRETE	PL PROPERTY LINE	STRUC STRUCTURE
AFF ABOVE FINISHED FLOOR	DR DOOR	LAV LAVATORY	PLAS PLASTIC	SUP SUPPLY
ALT ALTERNATE	DSPT DOWNSPOUT	LBS POUNDS	PLUM PLUMBING	SUSP SUSPENDED
ALW ALLOW	DTL DETAIL	LF LINEAR FEET	PLY PLYWOOD	SYM SYMMETRICAL
ALWB ALLOWABLE	DWG DRAWING	LN LINEAR	PNT PAINT	SYST SYSTEM
ALUM ALUMINUM	EA EACH	LT LIGHT	POL POLISHED	UL UNDERWRITERS LABORATORY
ANOD ANODIZED	EC ELECTRICAL CONTRACTOR	MACH MACHINE	PRTN PARTITION	UON UNLESS OTHERWISE NOTED
ARCH ARCHITECT	EL ELEVATION	MAS MASONRY	PSF POUNDS PER SQUARE FOOT	
ASMB ASSEMBLY	ELEC ELECTRICAL	MAX MAXIMUM	PT PRESSURE TREATED	
	ELEV ELEVATOR	MC MECHANICAL CONTRACTOR	PTD PAINTED	
BLDG BUILDING	ENCL ENCLOSURE	MDF MEDIUM DENSITY FIBER BOARD	QUAL QUALITY	VNL VINYL
BLT-IN BUILT-IN	ENG ENGINEER	MECH MECHANICAL	QTY QUANTITY	VERT VERTICAL
	EQ EQUAL	MEMB MEMBRANE	R RISER	VEST VESTIBULE
CAB CABINET	EQUIP EQUIPMENT	MFTD MANUFACTURED	RAD RADIUS	VIF VERIFY IN FIELD
CEM CEMENT	EST ESTIMATE(D)	MFR MANUFACTURER	RD ROOF DRAIN	W WIDTH
CIP CAST IN PLACE	EXH EXHAUST	MH MANHOLE	RECT RECTANGULAR	W/ WITH
CL CENTER LINE	EXP JT EXPANSION JOINT	MIN MINIMUM	REF REFERENCE	W/O WITHOUT
CLG CEILING	EXIST EXISTING	MIR MIRROR	REINF REINFORCED	WAT WATER
CLO CLOSET	EXT EXTERIOR	MISC MISCELLANEOUS	REQD REQUIRED	WC WATER CLOSET
CMU CONCRETE MASONRY UNIT	F&I FURNISH AND INSTALL	MMR MOISTURE & MOLD RESISTANT	REV REVISION	WD WOOD
COL COLUMN	FAB FABRICATE	MO MASONRY OPENING	RF ROOF	WP WATERPROOFING
CONC CONCRETE	FBO FURNISH BY OWNER	MTL METAL	RM ROOM	WPT WORKING POINT
CONST CONSTRUCTION	FLDR FLOOR DRAIN	MUL MULLION	RO ROUGH OPENING	WT WEIGHT
CONT CONTINUOUS	FIN FINISH(ED)	NFC NOT FOR CONSTRUCTION		
COORD COORDINATE	FLG FLOORING	NIC NOT IN CONTRACT	SAN SANITARY	& + AND
CORR CORRIDOR	FLR FLOOR	NO NUMBER	SCHED SCHEDULE	@ AT
CPT CARPET	FLUOR FLUORESCENT	NOM NOMINAL	SECT SECTION	
CTR CENTER	FND FOUNDATION	NTS NOT TO SCALE	SF SQUARE FOOT	
CW COLD WATER	FP FIRE PROOFING		SHT SHEET	
	FO FACE OF		SIM SIMILAR	
	FT FOOT/FEET		SPEC SPECIFICATION	
	FTG FOOTING		SQ SQUARE	
DBL DOUBLE		JBOX JUNCTION BOX		
DEMO DEMOLITION		JC JANITORS CLOSET		
DIA DIAMETER		JST JOIST		
		JNT JOINT		
		OC ON CENTER		
		OD OUTSIDE DIAMETER		
		OPNG OPENING		

POWER, DATA, & LIGHTING KEY

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX		SWITCH
	DUPLEX - SPECIFIC MOUNTING HT.		DIMMER SWITCH
	DUPLEX - GFI		THREE-WAY SWITCH
	QUADPLEX		THREE-WAY DIMMER SWITCH
	DUPLEX IN FLOOR		JAMB SWITCH
	DUPLEX IN CEILING		TELEPHONE
	SMOKE DETECTOR		INTERNET
	CARBON MONOXIDE DETECTOR		TELEVISION
	SPEAKER LOCATION		PENDANT FIXTURE
	SPEAKER INPUT		FLUSH MOUNT FIXTURE
	RECESSED FIXTURE		LED STRIP LIGHT
	WALL MOUNTED SCONCE		VENTILATION FAN
	WET-RATED FIXTURE		VENTILATION FAN W/ LIGHT
	TRACK LIGHTING		EXISTING FIXTURES

TYPICAL MOUNTING HEIGHTS



GENERAL NOTES

- THIS APPLICATION IS BEING FILED FOR AN ATTIC RENOVATION AND STAIR DORMER ADDITION TO AN EXISTING HOUSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 MICHIGAN RESIDENTIAL CODE AND ALL OTHER APPLICABLE LAWS, INCLUDING FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE BUILDING DEPARTMENT, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE JOB SITE BEFORE COMMENCING ANY WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (MECHANICAL, ELECTRICAL, PLUMBING, ETC).
- THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS, ONLY WRITTEN DIMENSIONS SHALL BE USED. WHERE REQUIRED DIMENSIONS ARE MISSING, NOTIFY ARCHITECT FOR CLARIFICATION.
- ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OR SURFACES, UNLESS OTHERWISE NOTED.

PLAN NOTES

- ALL NEW EXTERIOR WALLS TO BE 2X6 CONSTRUCTION @ 16" O.C. W/R-21 BATT INSULATION AND ONE (1) LAYER 1/2" GYP BOARD INTERIOR SIDE, UNLESS OTHERWISE NOTED.
- ALL NEW INTERIOR PARTITIONS TO BE 2X4 CONSTRUCTION @ 16" O.C. W/ ONE (1) LAYER 1/2" GYP BOARD EACH SIDE, UNLESS OTHERWISE NOTED.

DEMO PLAN NOTES

- ALL EXISTING WALLS, GLAZING, AND OTHER WORK TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REQUIRED REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.

POWER, LIGHTING, & RCP NOTES

- UNLESS OTHERWISE NOTED, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE CENTERED ON WALL OR BETWEEN OR BENEATH THE WINDOWS, DOORS, OTHER WORK, OR OTHER FIXTURES THEY ARE LOCATED IN RELATION TO.
- RECEPTACLES SHOULD BE MOUNTED TO MATCH THE HEIGHT AND ORIENTATION OF EXISTING RECEPTACLES IN ROOM. SWITCHES TO BE MOUNTED TO MATCH THE HEIGHT OF EXISTING SWITCHES IN ROOM. IF NO REFERENCE EXISTS, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE MOUNTED AT THE HEIGHTS SPECIFIED IN THE TYPICAL MOUNTING HEIGHTS DIAGRAM, UNLESS OTHERWISE NOTED.
- SWITCHES, FIXTURES, AND RECEPTACLES SHOWN ADJACENT ON PLAN WITH DIMENSION ONLY TO ONE OF THEM SHOULD BE COMBINED IN BANKS OR STACKED VERTICALLY.
- ALL APPLIANCE-SPECIFIC OUTLETS TO BE COORDINATED WITH APPLIANCE SELECTION.



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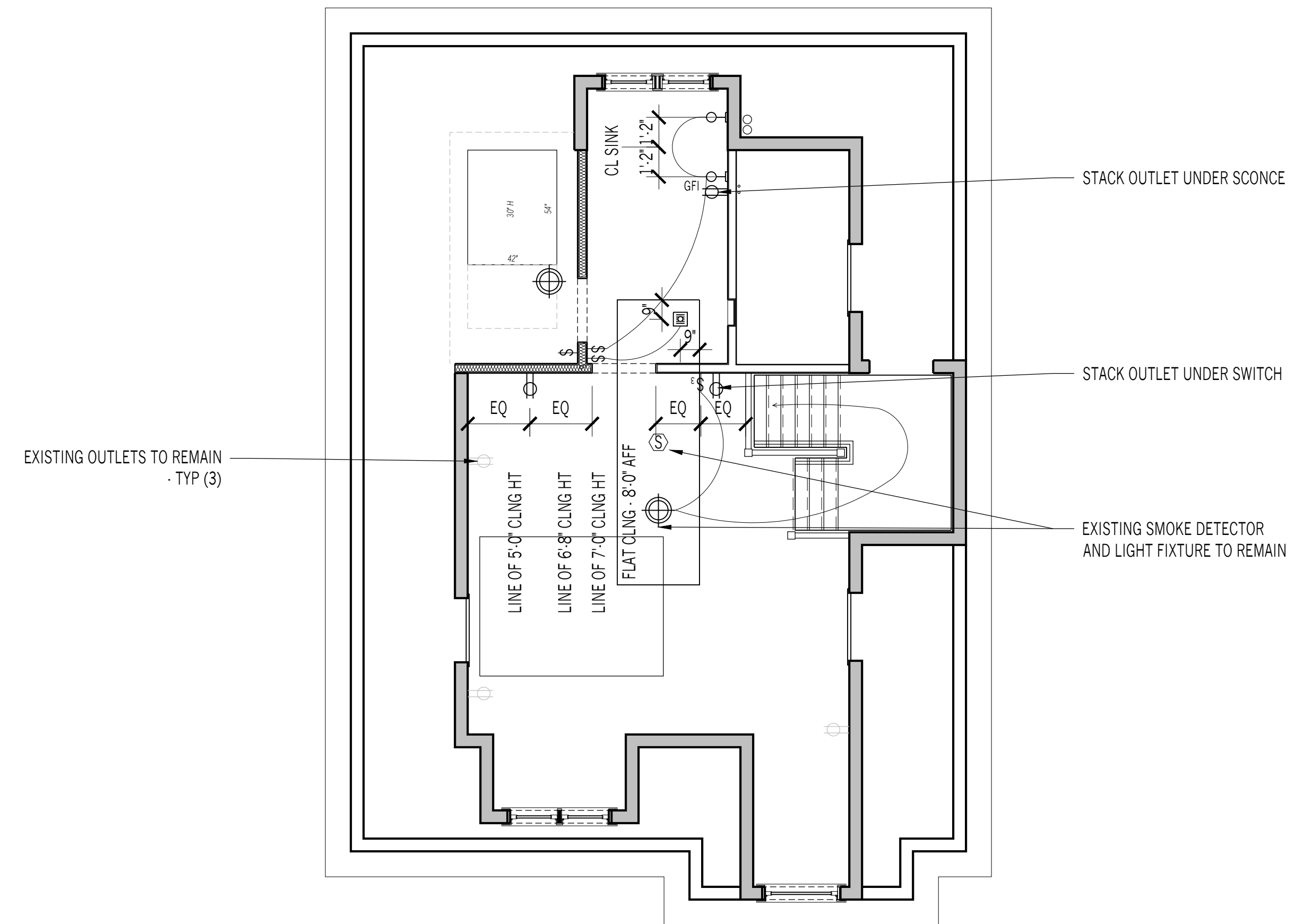
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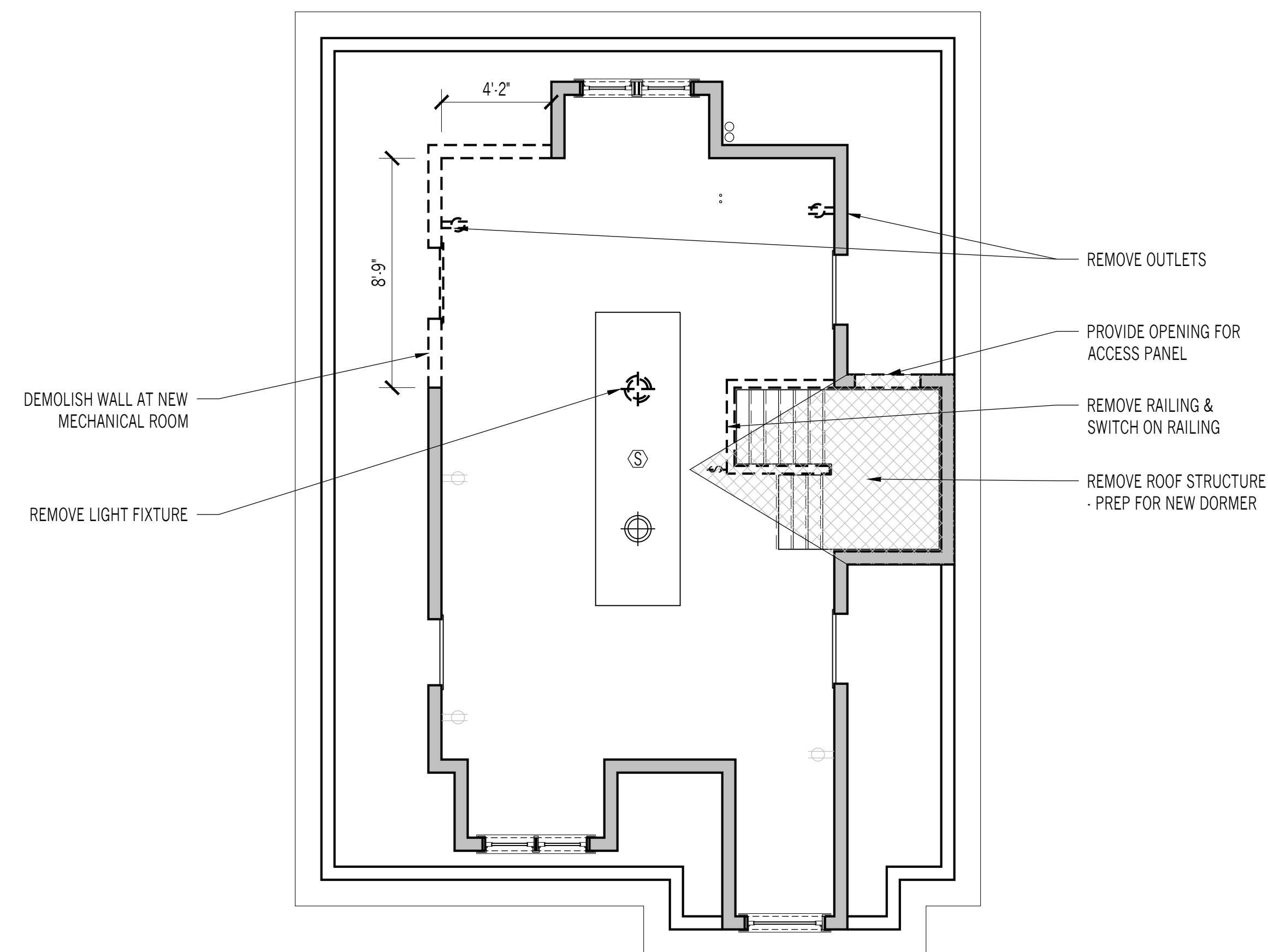
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ATTIC FLOOR PLAN & RCP

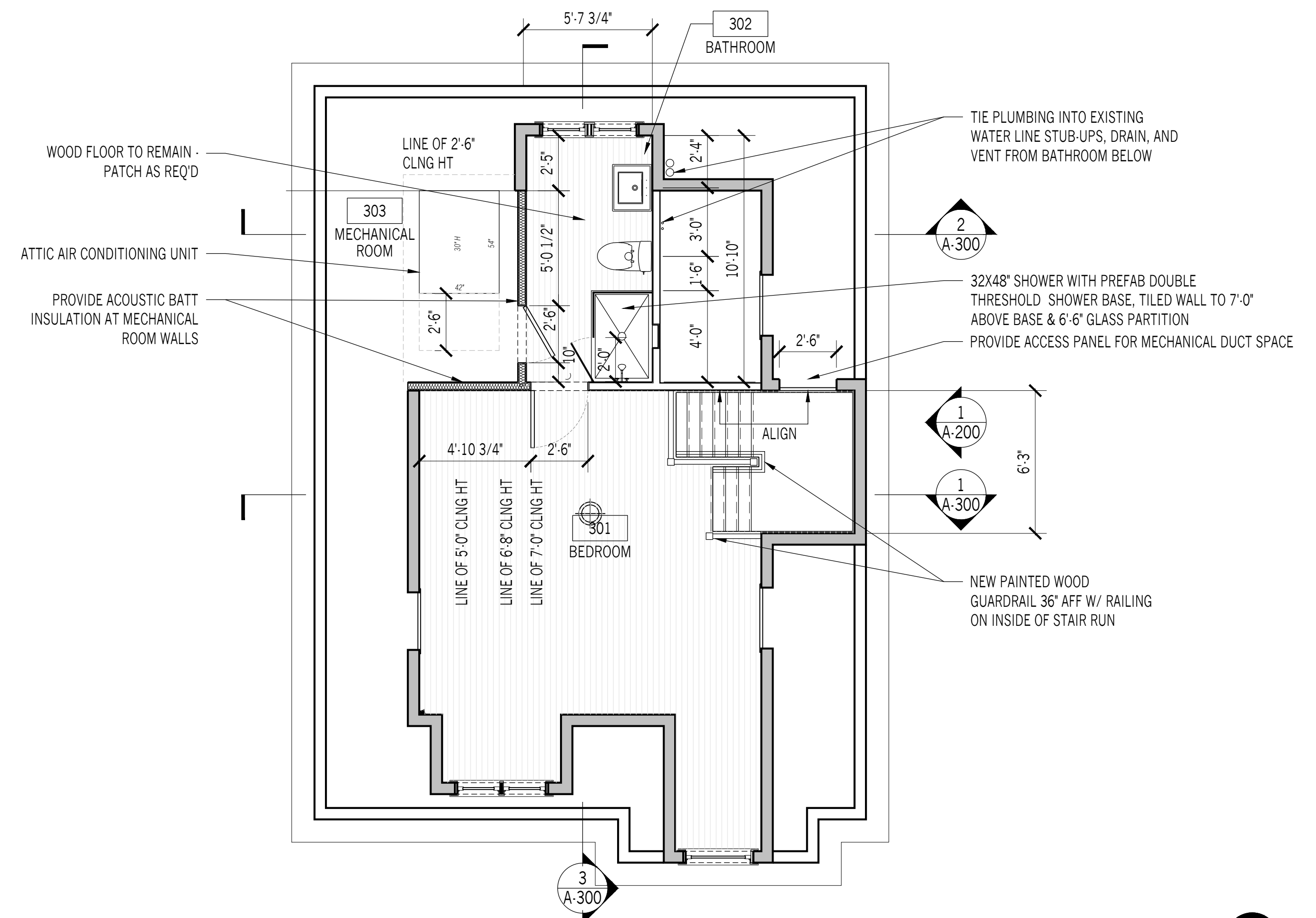
A-100



03 REFLECTED CEILING PLAN
 1/4" = 1'



02 DEMOLITION PLAN
 1/4" = 1'



01 ATTIC FLOOR PLAN
 1/4" = 1'



WINDOW SCHEDULE									
#	MANUFACTURER	MODEL/STYLE	SIZE			FINISH			NOTES
			W	X	H	INT	EXT	GLAZ	
1	MARVIN OR APPROVED EQUAL	UWDH3028	2'-10"	X	5'-3"	PTD	PTD	DBL IGU	EGRESS WINDOW - 5.75F CLEAR OPENING REQ'D
2	MARVIN OR APPROVED EQUAL	UWDH3028	2'-10"	X	5'-3"	PTD	PTD	DBL IGU	EGRESS WINDOW - 5.75F CLEAR OPENING REQ'D

02 WINDOW SCHEDULE
 NTS



01 NORTH ELEVATION
 1/4" = 1'

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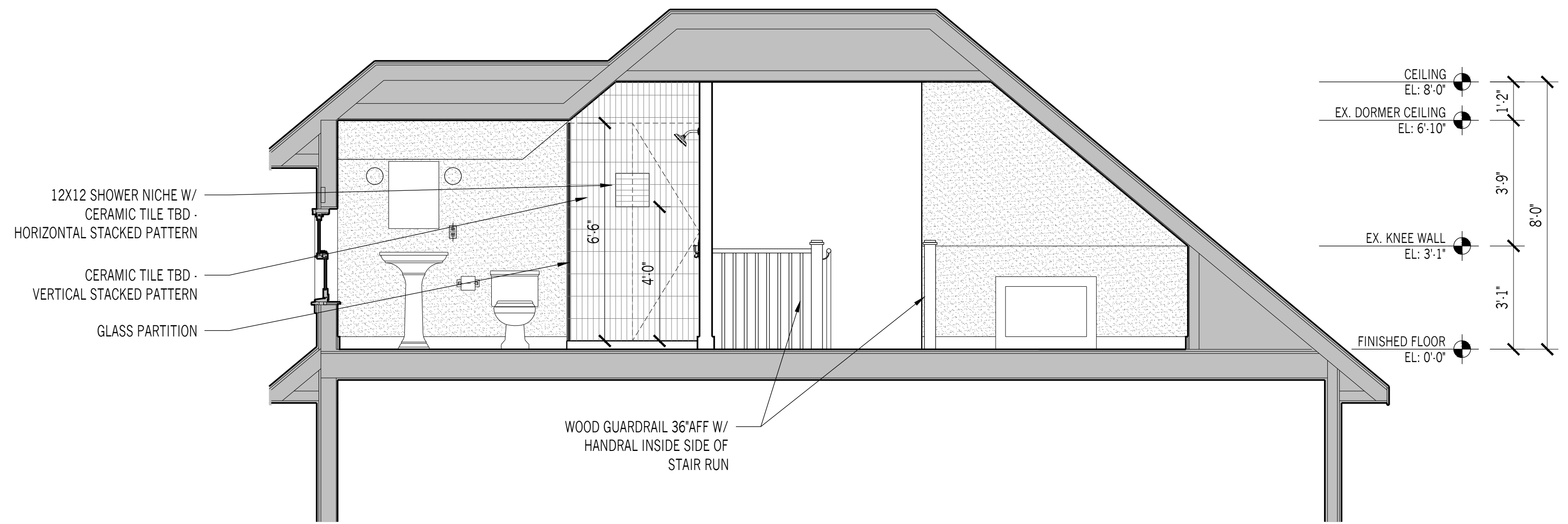
EXTERIOR ELEVATIONS

A-200

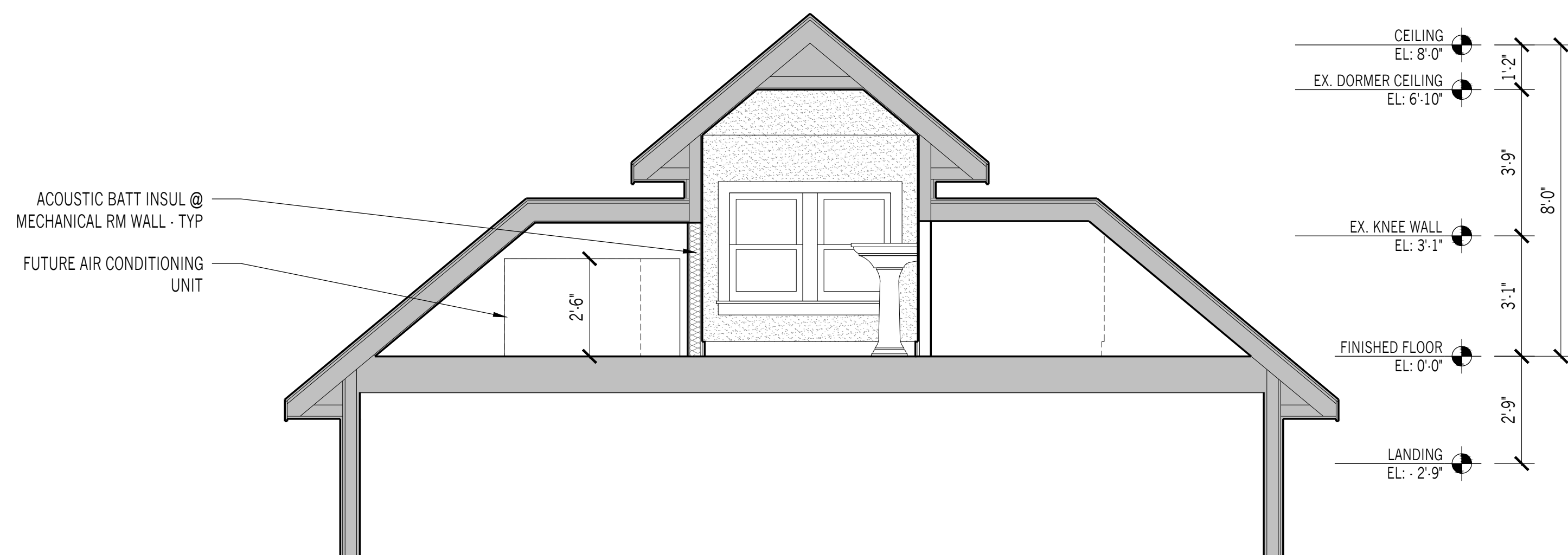
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SECTIONS

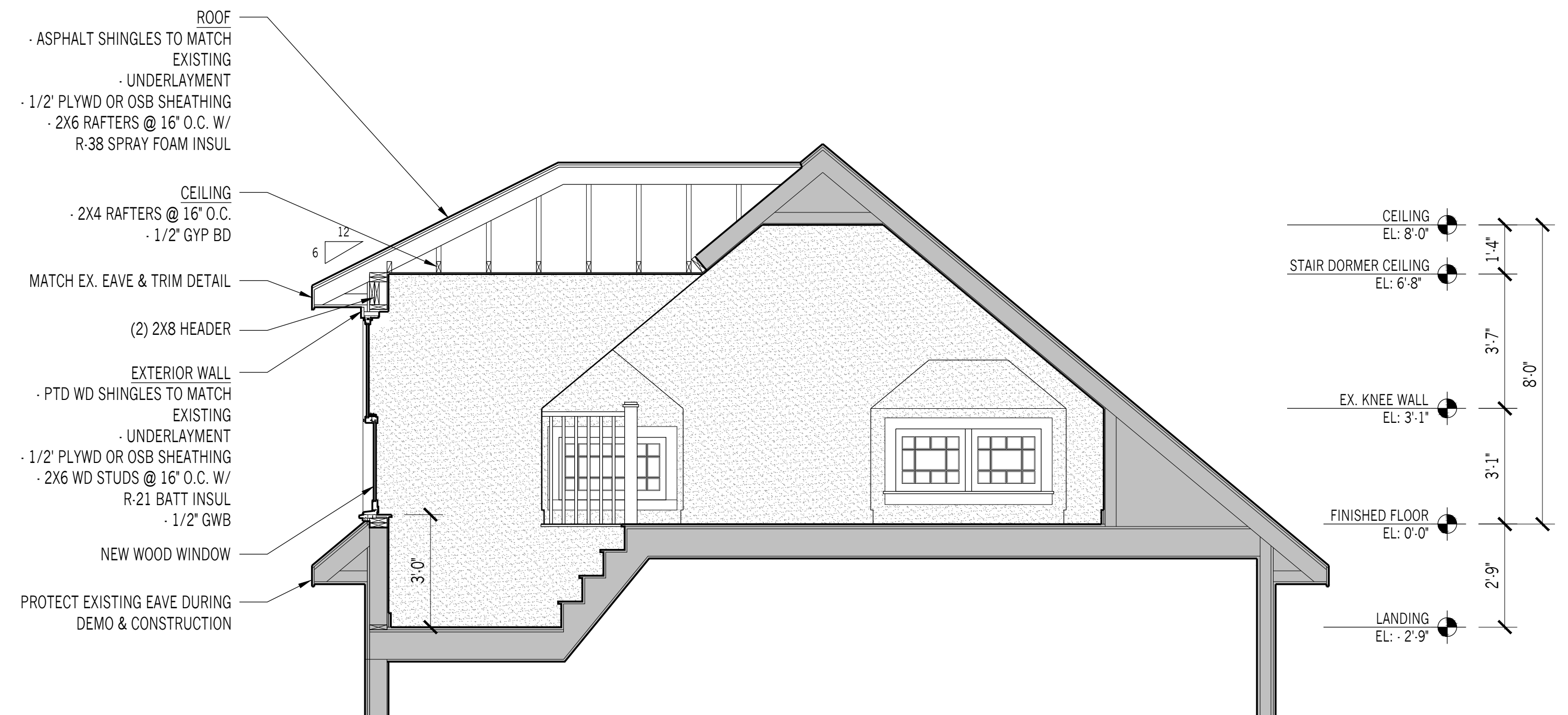
A-300



03 LONGITUDINAL SECTION
 3/8" = 1'



02 TRANSVERSE SECTION THROUGH BATHROOM
 3/8" = 1'



01 TRANSVERSE SECTION THROUGH STAIR DORMER
 3/8" = 1'