



Vecino Restaurant

March 9, 2021

Detroit Historic District Commission
2 Woodward Avenue
Detroit, Michigan 48226

Re: BLD2021-00555
Vecino Restaurant
4100 Third Avenue
Detroit, Michigan 48201

HDC Staff,

The following is a description of the rehabilitation effort for 4100 3rd Avenue, located in the Willis-Selden Historic District. The existing commercial building was constructed in the 1930s as a single-story commercial building. We will be rehabilitating the structure to become a restaurant.

Existing Condition

The existing building is a brick masonry load bearing structure. The exterior is clad in limestone on two sides facing Alexandrine Street and Third Avenue. There are existing junction box locations bored into the limestone. The other facades facing away from the streets are common brick masonry. All four facades are in good condition. New storefront windows, corner entry door and sliding glass doors were recently installed. The interior has been gutted, with the exception of the concrete floors which remain. The roof was recently redone and is in good condition.

Rehabilitation

The limestone facades are in good condition and will remain as is. The existing common brick masonry facades are in good condition with some areas requiring attention for repair and replacement due to water damage over the years.

Alterations

- New light fixtures will be installed at the existing junction box locations in the limestone facades. New signage will be installed on the south façade on Alexandrine Street.
- A new egress door opening will be made in the east brick masonry façade, and a new concrete slab will be built outside the door.
- The gap between the building and the adjacent structure to the north will become a new garbage area and will be enclosed on both sides with two new gates.
- The existing roof is in good condition and will remain as is. New mechanical equipment will be installed and be supported by a new structural platform. All the mechanical equipment will be surrounded by a decorative screen.

Thank you,

Chris Gongora | AIA | Designer II
Christian Hurrtenne Architects
2111 Woodward Avenue, Suite 201
Detroit, MI 48201
www.cha-c.com



1 WEST ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



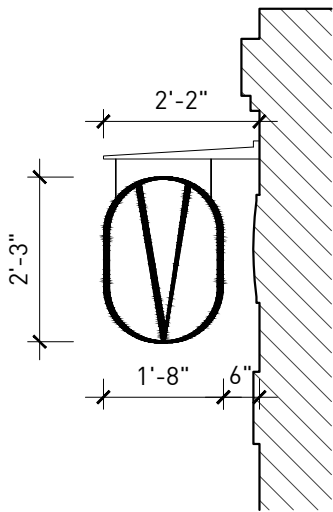
4 NORTH ELEVATION



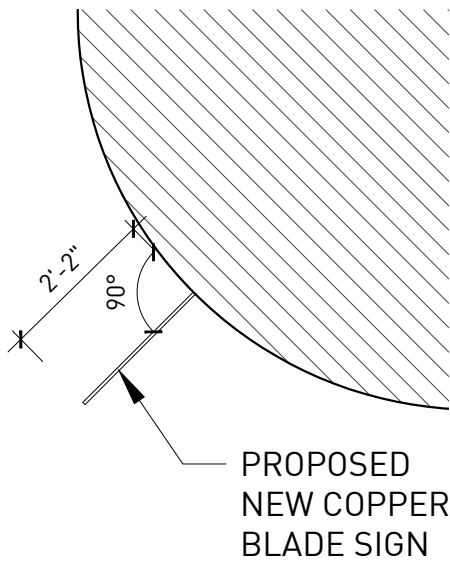
VECINO
SIGNAGE LOCATION DETAIL
ISSUED: 2021.03.09

SCALE: N.T.S.

SK-1

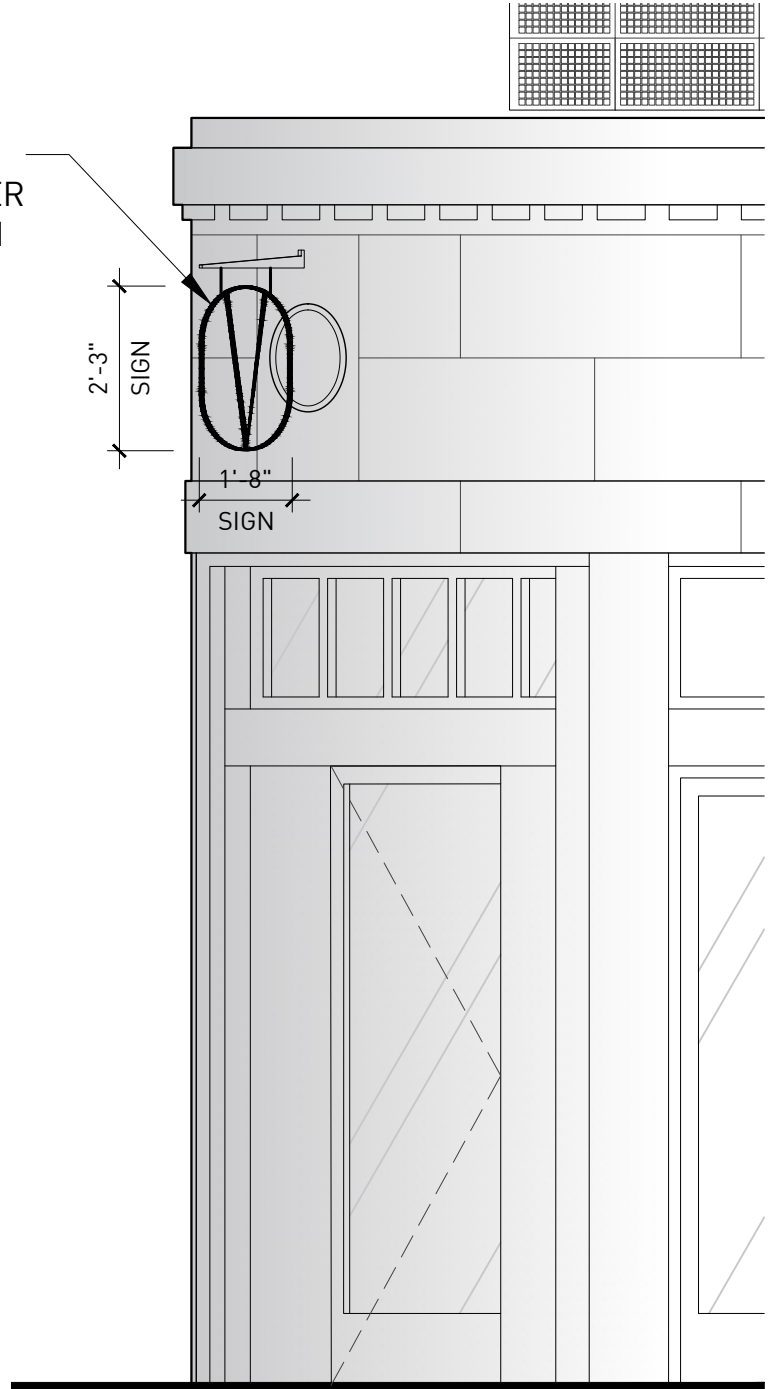


1 BLADE SIGN ELEVATION



2 BLADE SIGN PLAN

PROPOSED
NEW COPPER
BLADE SIGN



3 ENLARGED SOUTH ELEVATION



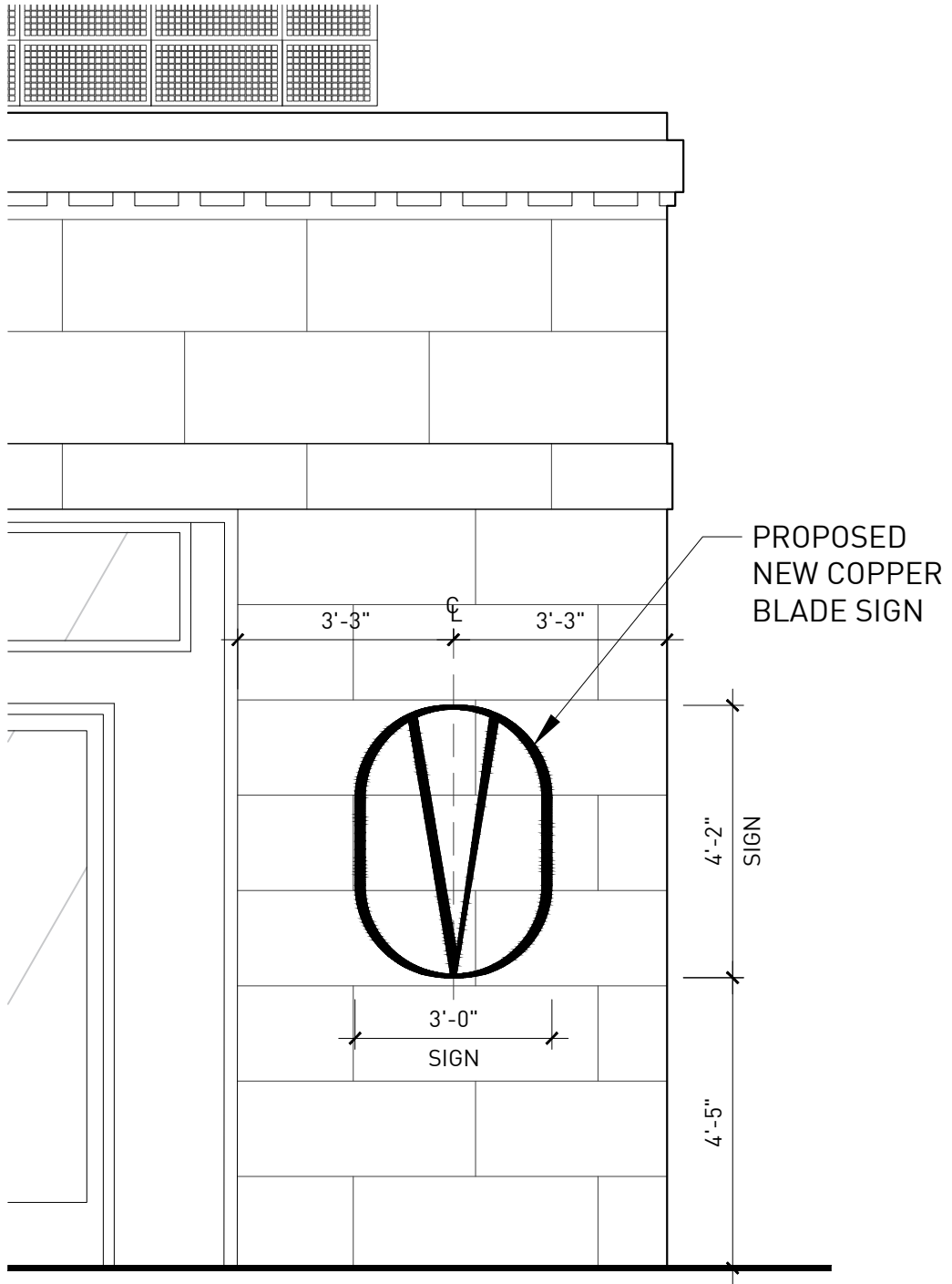
VECINO

SIGNAGE LOCATION DETAIL

ISSUED: 2021.03.09

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

SK-2



1 ENLARGED SOUTH ELEVATION



VECINO
SIGNAGE LOCATION DETAIL
ISSUED: 2021.03.09

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

SK-3

Lightray 6102/86102 Up and Down Wall Sconce

By Maxim Lighting

Product Options

Finish: Architectural Bronze, Brushed Aluminum
Light Option: Incandescent, LED

Details

- Removable water-tight screw lens
- Designed in 2014
- Material: Aluminum
- UL Listed Wet
- Made In China

Dimensions

Fixture: Width 5", Height 15.75", Depth 6.5", Weight 3.75 Lbs., 5.73 Lbs.

Lighting

- Incandescent Option: Two 65 Watt (685 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)
- LED Option: 15 Watt (2100 Lumens) 120 Volt Integrated LED: Color Temp: 3000K

Additional Details

Product URL:

<https://www.lumens.com/lightray-6102-86102-up-and-down-wall-sconce-by-maxim-lighting-MXLP88587.html>

Rating: UL Listed Wet

Product ID: MXLP88587

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Notes:



Created March 3rd, 2021

Dome Outdoor Wall Sconce

By Troy RLM Lighting

LUMENS[®]
LIGHT AND LIVING

Call Us 877.445.4486

Product Options

Finish: Black, Blue, Galvanized, Gloss White, Red, Tahitian Teal, Textured Bronze

Size: 14 Inch, 16 Inch

Arm Length: 18 Inch, 30 Inch

Details

- Designed to reflect light in a downward direction
- Glass Solite diffuser, Gloss White lens ring
- Dimmable with a standard incandescent dimmer (not included)
- Round wallplate
- 3/4" IP Curve arm
- Painted White shade interior; Galvanized version has Galvanized shade interior
- Material: Aluminum
- Shade Material: Aluminum
- UL Listed Wet
- Warranty: Limited 1 Year
- Made In USA

Dimensions

14 Inch Option Fixture: Width 14", Height 9.88", 11.88", Depth 24", 36", Weight 16Lbs, 17Lbs

14 Inch Option Wall Plate: Depth 2", Diameter 5.88"

16 Inch Option Fixture: Width 16", Height 10.63", 12.63", Depth 25", 37", Weight 18Lbs, 19Lbs

16 Inch Option Wall Plate: Depth 2", Diameter 5.88"

Lighting

- One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)

Additional Details

Product URL:

<https://www.lumens.com/dome-outdoor-wall-sconce-by-troy-rlm-lighting-RLMP151965.html>

Rating: UL Listed Wet

Product ID: RLMP151965



Notes:

Prepared by:

Prepared for:

Project:

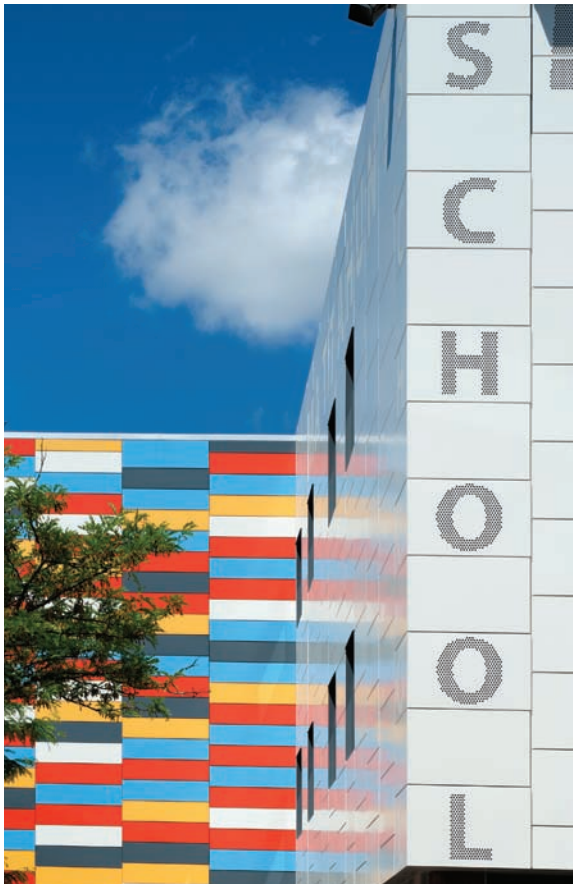
Room:

Placement:

Approval:

Created March 3rd, 2021





A stunning combination of functionality and aesthetics – the Perforated Panel Series provides necessary airflow and/or shade to a structure without sacrificing style or design. Virtually any shape and pattern can be perforated into the panels and used for a myriad of applications.

Technical Information:

System Depth - 1 ¼” – 4” nominal, including Tapered and Shadow

Material - Aluminum, VMZINC®, Copper and Stainless Steel

Panel Joints - ½” nominal standard (1/8” – 1” available)

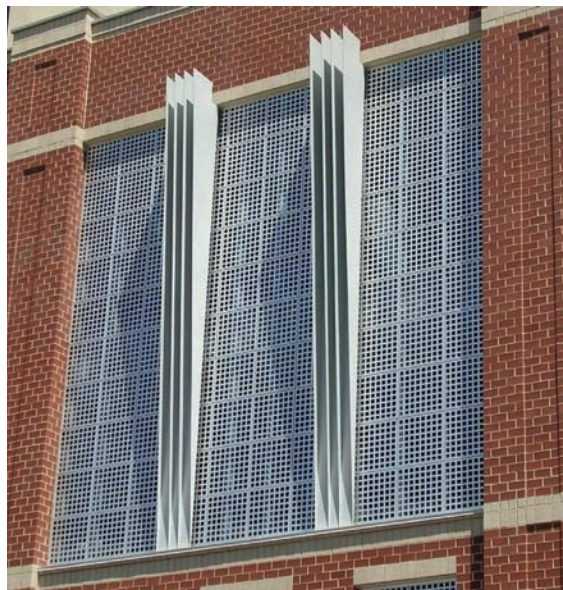
Perforations - Most sizes, shapes and locations. Please speak with a Dri-Design representative about specific requests.

Finish - Available in all Dri-Design finishes

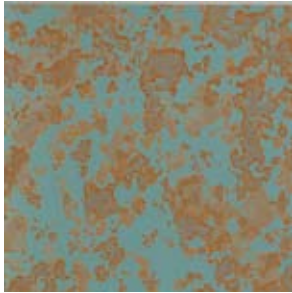
Weight - Varies based on material type

Panel Size Parameters:

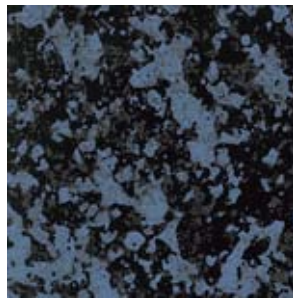
Please refer to the specific material section of the design guide for the correct size parameters of the material you intend to use.



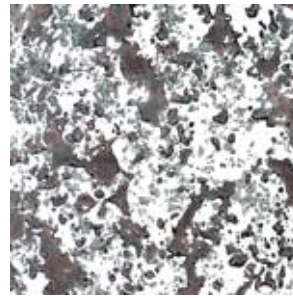
■ Finishes and Colors: (More options available please contact a Dri-Design Sales Representative)



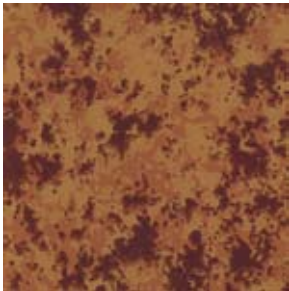
Antique Copper



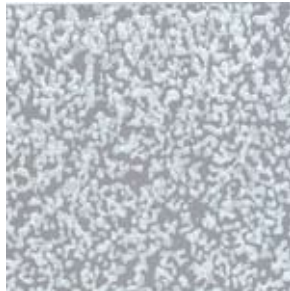
Bluestone



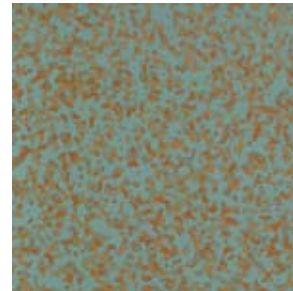
Cascade



Ponderosa



Snowfall



Tahitian Copper



Vintage



Weathered Zinc

EA3-D.500-G18.5500 Heated Make-Up Air Supply Unit

MUA FAN INFORMATION - Job#2817284

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SDNES	BURNER EFFICIENCY(%)
1		EA3-D.500-G18	G18-PB	A3-D.500	5500	0.250	601	3.000	16880	3	208	8.7	924	8.8	92

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO.	TAG	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
1		484239	445500	75 deg F	7 in. w.c. - 14 in. w.c.	Natural

FAN OPTIONS

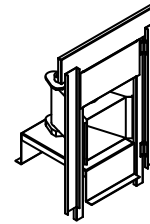
FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Low Fire Start
		1 - Inlet Pressure Gauge, 0-35"
		1 - Manifold Pressure Gauge, -5 to 15" wc

FAN #1 EA3-D.500-G18 - HEATER

1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 18" BLOWER AND 12" BURNER.
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT
4. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
5. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
6. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC., 2.5" DIAMETER, 1/4" THREAD SIZE

SUPPLY SIDE HEATER INFORMATION:

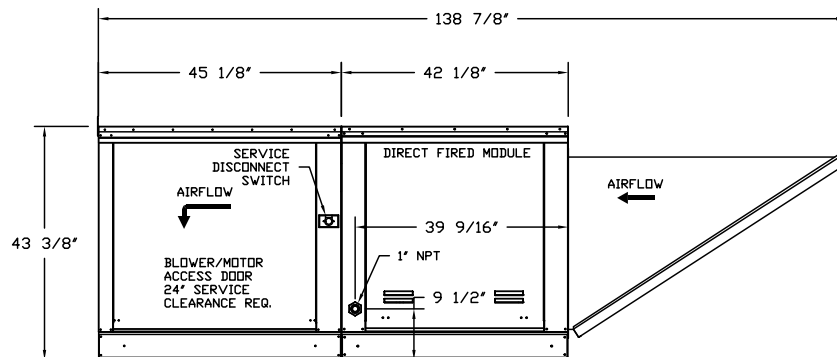
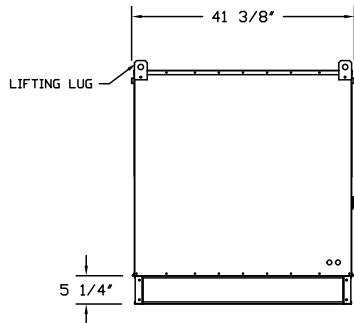
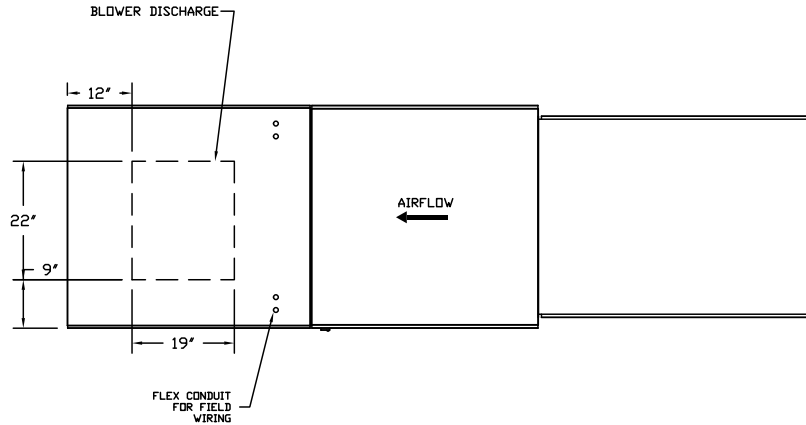
WINTER TEMPERATURE = 0°F. TEMP. RISE = 75°F.
 BTUs CALCULATED OFF STANDARD AIR DENSITY
 OUTPUT BTUs AT ALTITUDE OF 0.0 ft. = 445500
 INPUT BTUs AT ALTITUDE OF 0.0 ft. = 484239



Direct Fired (DF) Profile Plate Assembly

Direct Fired Profile Plate Specifications:

- Description:**
 Direct fired burners shall have patented (US Patent No. US6629533B2), self-adjusting profile plates designed to ensure proper air velocity and pressure drop across the burner. Profile plates shall allow burners to achieve clean combustion by limiting by-product levels to a maximum of 5ppm of carbon monoxide (CO), and 0.5ppm of nitrogen dioxide (NO2).
- Application:**
 Spring-loaded burner profile plates are engineered to automatically react to the momentum of a fresh air stream, without the need for any motors or actuators to mechanically adjust them. With this feature, all DF units are designed for demand control ventilation (DCV) requirements.
- Certifications:**
 All profile plate assemblies shall be included in the DF unit's ETL listing and comply with combined safety standards ANSI Z83.4 and CSA 3.7 (non-recirculating DF heaters) and ANSI Z83.18 (recirculating DF heaters).
- General Construction:**
- Profile plates shall be formed from G90 galvanized steel.
 - Profile plates shall vary in size per unit.
 - Profile plates shall be mounted along the same plane as the discharge of the burner.
 - Design shall incorporate properly torqued, permanently mounted spring hinges.
 - Spring hinges shall be made from plated steel.



48HC
High Efficiency
Gas Heat/Electric Cooling Packaged Rooftop
3 to 12.5 Nominal Tons



Product Data



C10222



CURBS & WEIGHTS DIMENSIONS - 48HC 07-09

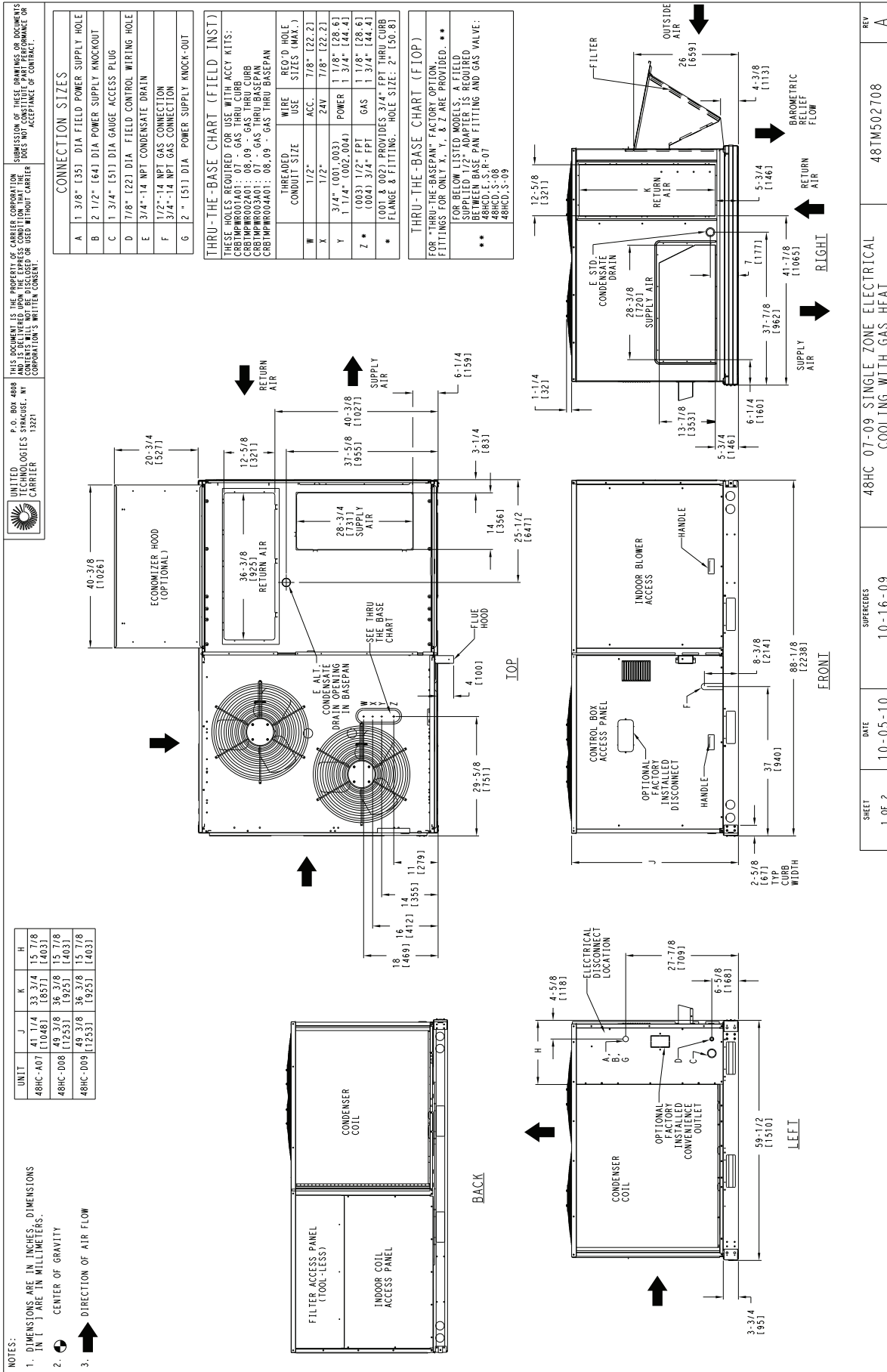


Fig. 5 - Dimensions 48HC 07-09

CURBS & WEIGHTS DIMENSIONS - 48HC 07-09 (cont.)

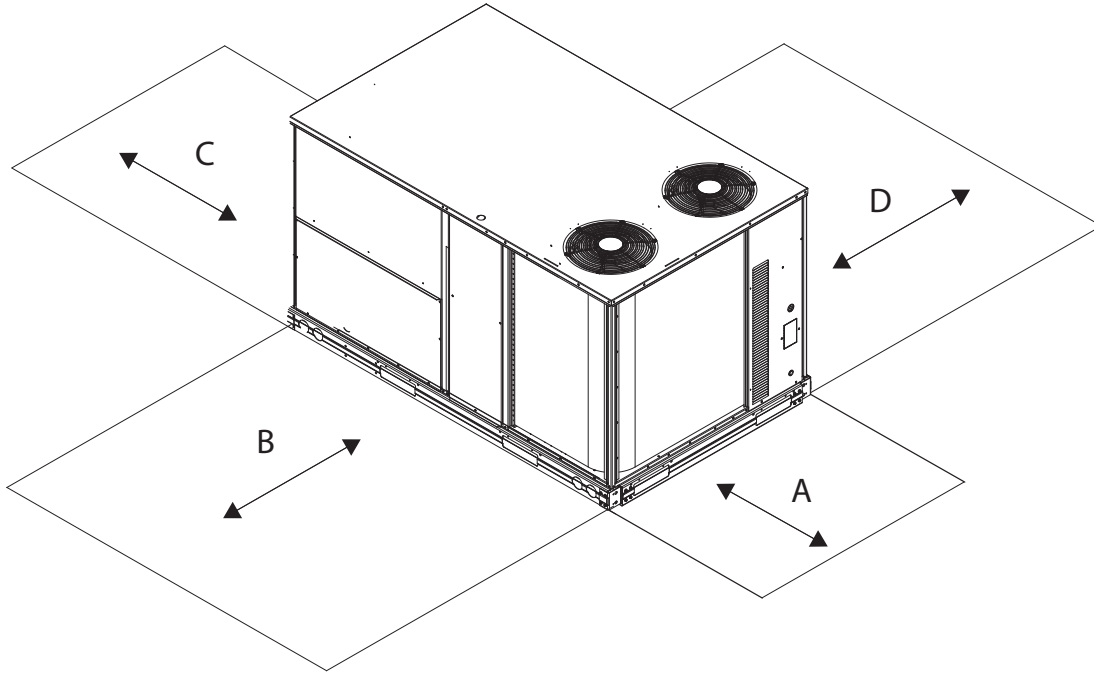


Fig. 7 - Service Clearance

C10577

LOC	DIMENSION	CONDITION
A	48-in (1219 mm) 18-in (457 mm) 18-in (457 mm) 12-in (305 mm)	Unit disconnect is mounted on panel No disconnect, convenience outlet option Recommended service clearance Minimum clearance
B	42-in (1067 mm) 36-in (914 mm) Special	Surface behind servicer is grounded (e.g., metal, masonry wall) Surface behind servicer is electrically non-conductive (e.g., wood, fiberglass) Check for sources of flue products within 10-ft of unit fresh air intake hood
C	36-in (914 mm) 18-in (457 mm)	Side condensate drain is used Minimum clearance
D	48-in (1219 mm) 42-in (1067 mm) 36-in (914 mm) Special	No flue discharge accessory installed, surface is combustible material Surface behind servicer is grounded (e.g., metal, masonry wall, another unit) Surface behind servicer is electrically non-conductive (e.g., wood, fiberglass) Check for adjacent units or building fresh air intakes within 10-ft of this unit's flue outlet

NOTE: Unit not designed to have overhead obstruction. Contact Application Engineering for guidance on any application planning overhead obstruction or for vertical clearances.