LINCOLN STREET FRONT PORCH

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

MEP ENGINEER N/A W CANFIELD

CALUMET ST

W CANFIELD

W ALEXANDE

SELDEN ST

COMMONWEALTH

W CANFIELD ST

CALUMET ST

W CANFIELD ST

N

SELDEN ST

PROJECT INFORMATION

OWNER:

JODI TROMBLEY & DUSAN POLOVINA

ADDRESS:

4217 LINCOLN STREET DETROIT, MI 48208

06005761. & 06005762.

PARCEL ID NUMBER:

CITY OF DETROIT

REGULATING BODY:

2015 MICHIGAN RESIDENTIAL CODE

ZONING:

CODE:

R3 - LOW DENSITY RESIDENTIAL

HODGES BROS SUB OF OLS 98

SUBDIVISION:

HISTORIC DISTRICT:

WOODBRIDGE FARMS

IDGE FARIVIS

TWO-FAMILY RESIDENTIAL 10,165 SF

82'-0"

124'-0"

27'-11"

1,571 SF / 34.2%

35%

55'-0"

20'

30'

6,000 SF

4' MINIMUM / 14' COMBINED

LOT SIZE: LOT WIDTH: LOT DEPTH:

ZONING REVIEW

MAX. BUILDING HEIGHT

MAX. LOT COVERAGE

FRONT YARD SETBACK
BACK YARD SETBACK

SIDE YARD SETBACK

EXISTING

USE:

MIN. LOT WIDTH:

MIN. LOT AREA:

PRIMARY STRUCTURE REGULATIONS

EX. BUILDING HEIGHT

EX.FOOTPRINT: 1,571 SF
EX. HOUSE AREA 2,542 SF
EX. LOT COVERAGE: 15.5%

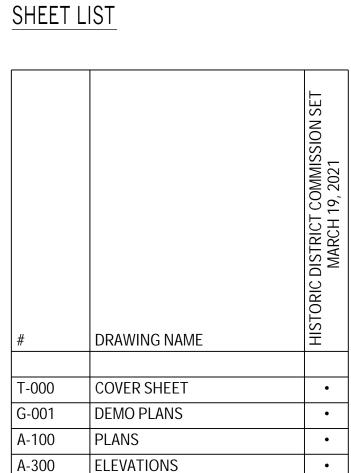
2,524 SF LOT COVERAGE:

<u>PROPOSED</u>

USE: TWO-FAMILY RESIDENTIAL

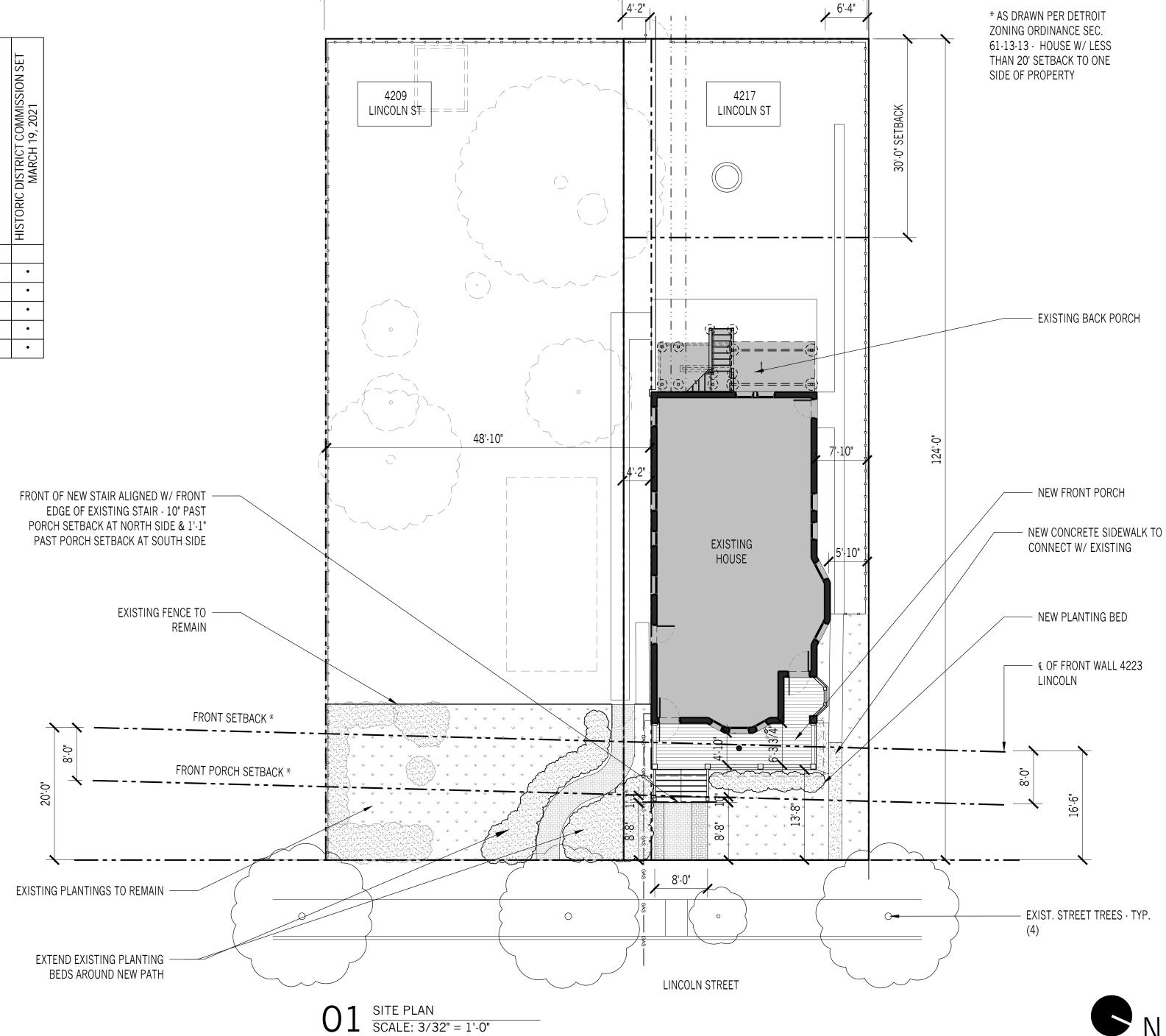
BUILDING HEIGHT: 27'-11"

FOOTPRINT: 1,678 SF
LOT COVERAGE: 16.5%



A-400

SECTIONS



37'-0"



END STUDIO, LLC

1533 Merrick Street
Detroit, MI 48208

e-n-d-studio.com

908.419.8398

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

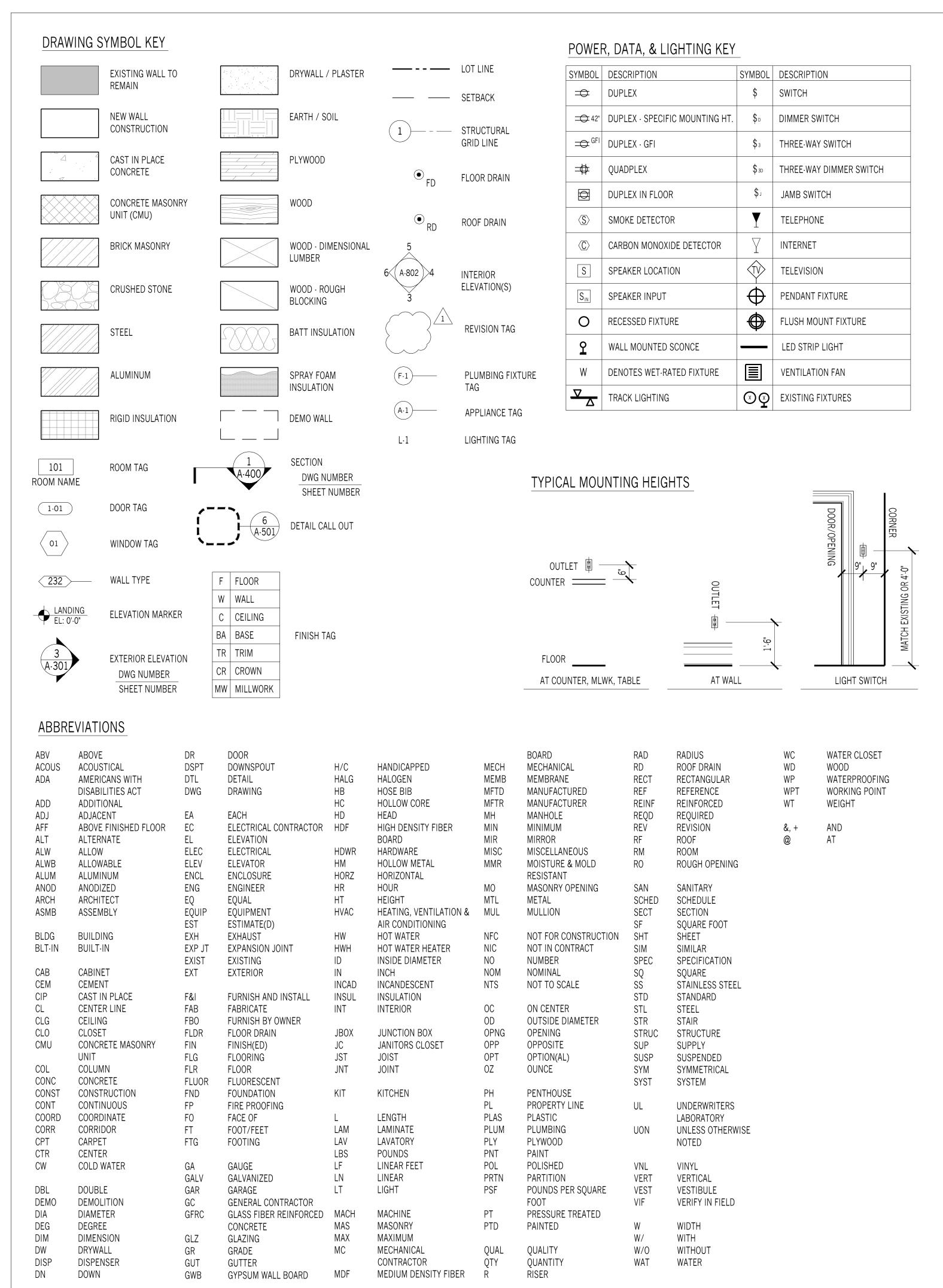
FRONT PORCH
4217 Lincoln St
Detroit, MI 48208

01 HDC SET

03/19/21

TITLE

T-000



GENERAL NOTES

- 1. THIS APPLICATION IS BEING FILED FOR A FRONT PORCH ADDITION TO AN EXISTING HOME.
- 2. 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.
- 3. 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.
- 5. THE CONTRACTOR SHALL LAY OUT THEIR 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.
- 7. ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OR SURFACES, UNLESS OTHERWISE NOTED.

PLAN NOTES

- 1. 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.
- 2. 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

1. 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

- 1. 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.
- 2. 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.
- 3. SWITCHES, FIXTURES, AND RECEPTACLES SHOWN ADJACENT ON PLAN WITH DIMENSION ONLY TO ONE OF THEM SHOULD BE COMBINED IN BANKS OR STACKED VERTICALLY.
- 4. ALL APPLIANCE-SPECIFIC OUTLETS TO BE COORDINATED WITH APPLIANCE SELECTION.



END STUDIO, LLC

1533 Merrick Street

e-n-d-studio.com

Detroit, MI 48208

908.419.8398

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

FRONT PORCH

NO. ISSUE/REV.

01 HDC SET

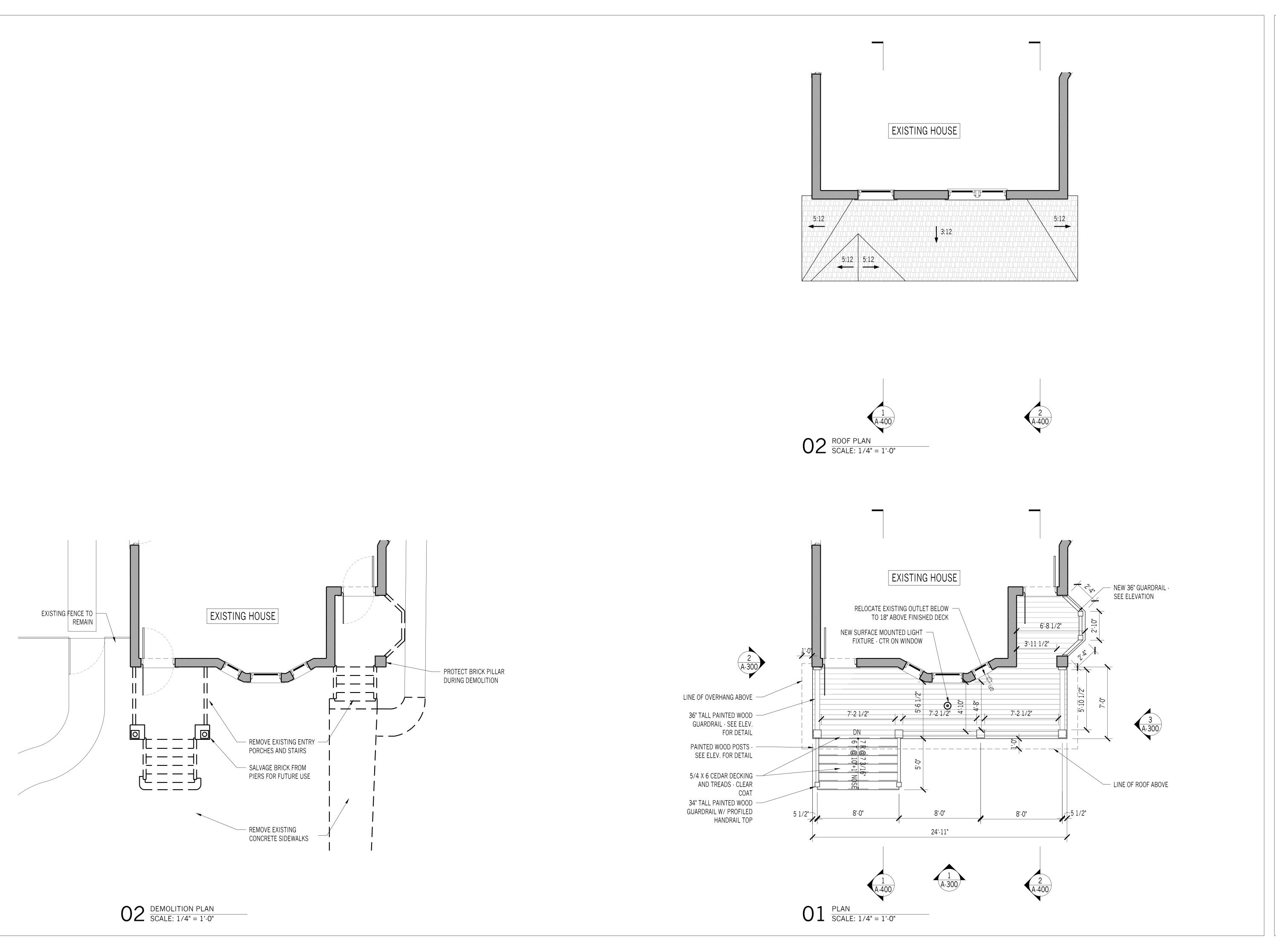
DATE

03/19/21

GENERAL

NOTES

G-001



END STUDIO, LLC

1533 Merrick Street
Detroit, MI 48208
908.419.8398

e-n-d-studio.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS
SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR
ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS
PROJECT BY OTHERS.

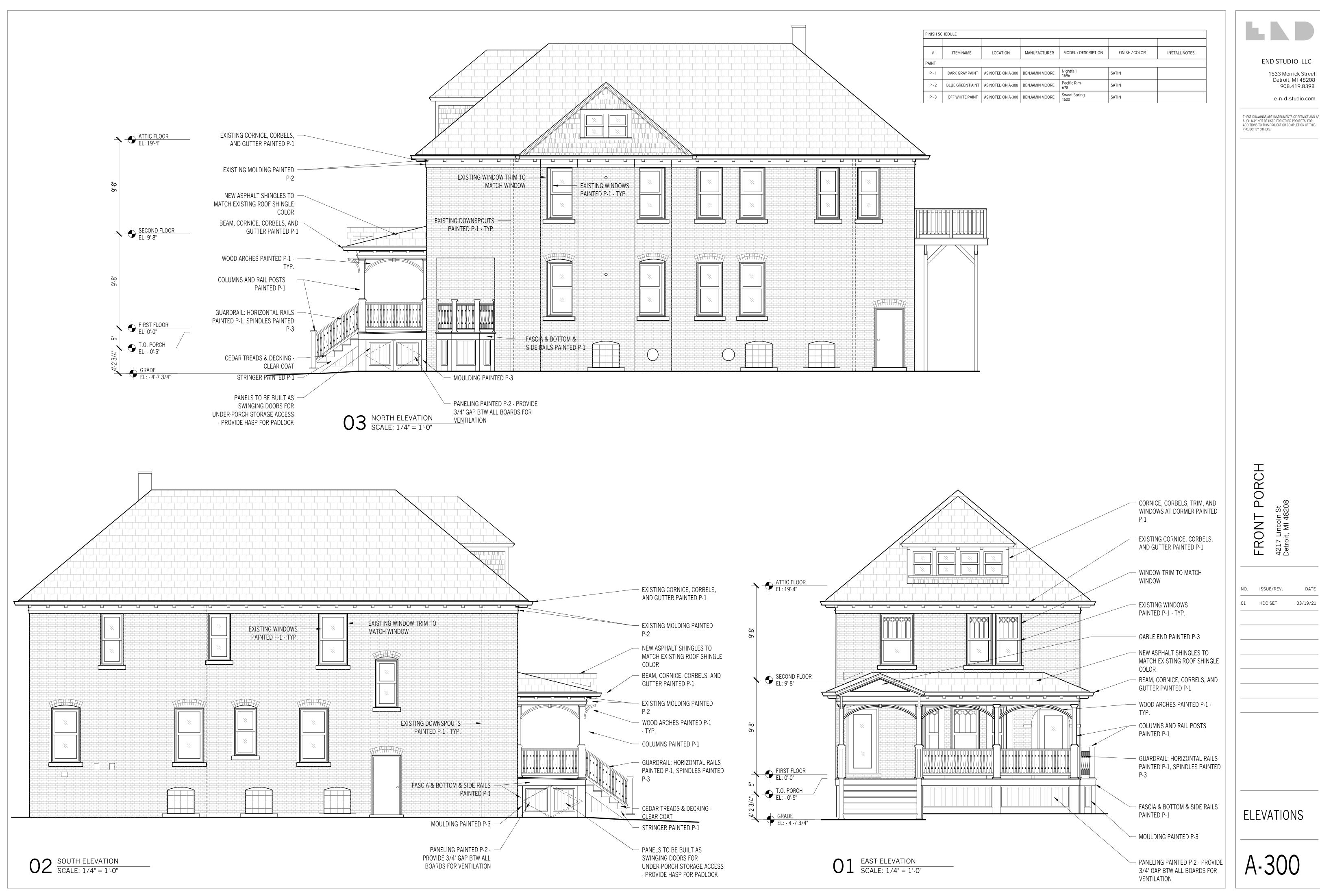
FRONT PORCH
4217 Lincoln St
Detroit, MI 48208

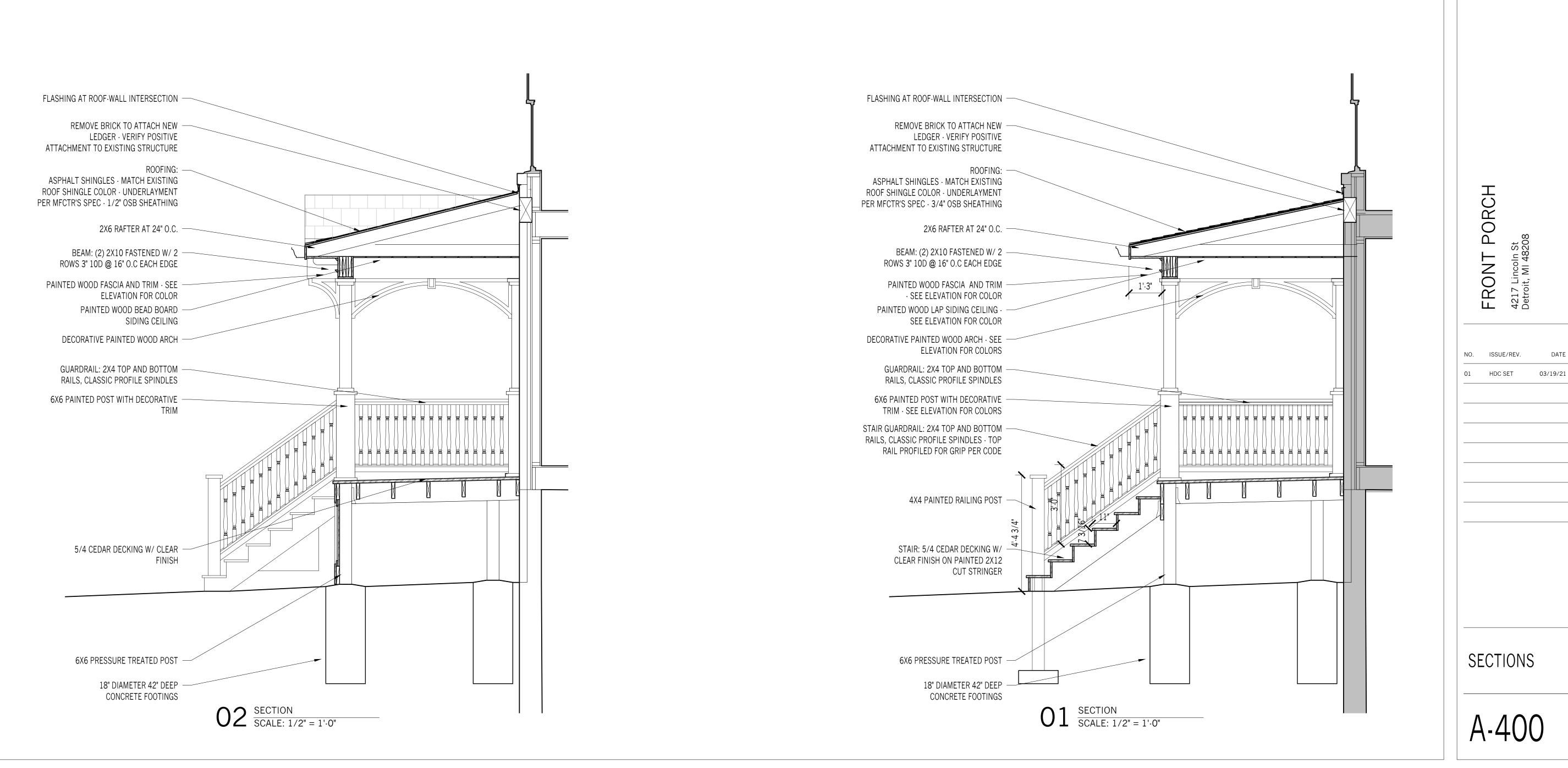
NO. ISSUE/REV. DATE

01 HDC SET 03/19/21

PLANS

A-100





END STUDIO, LLC 1533 Merrick Street Detroit, MI 48208

908.419.8398

e-n-d-studio.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

> PORCH FRONT

SECTIONS

A-400