



Proposed View from North (Siding Repair Only)

# Residential Addition and Exterior Renovation for Elizabeth Alvarez and Joseph Klecha

1535 Leverette St.  
Corktown Historic District  
Detroit, Michigan 48216



View of New Addition From Southwest



View of New Addition From Southeast

### Property Information

Project Type: Residential Addition and Renovation

Owners: Elizabeth Alvarez and Joseph Klecha

Site Address: 1535 Leverette Detroit Michigan 48216.

Legal Description:  
S LEVERETTE W 27 FT 4 BLK 77 WOODBRIDGE FARM L1 P146-7  
PLATS, WCR 8/2 27 X 130

Assessor Parcel Number: 08000408

Zoning: R-3, Low Density Residential

Setbacks: Side 10'-6" Inclusive (3'-0" Min.) 0'-0" Existing Non-Conforming, Rear 30'-0", Front

Building Height: R-3, Low Density Residential

Property is Located in the Corktown Historic District

### Lot Area / Coverage:

Lot dimensions: 27 ft x 130 ft  
Lot Area: 3,510 sq ft < 4000 sq. ft. (Small Lot)

### Allowable Lot Coverage Percent:

35% + (1% X (4,000 sq ft - 3,510 sq ft)/100 sq ft) = 39.9%

### Allowable Lot Coverage Area:

39.9% x 3,510 sq ft = 1,400.5 sq ft

### Existing Lot Coverage:

House	1,253 sq ft
Porches	191 sq ft
Garage	583 sq ft
Existing Lot Cover Area	2,027 sq ft > 1,400.5 sq ft
Existing Lot Cover Percent:	57.8% > 39.9%

### Proposed Lot Coverage:

House	1,317 sq ft
Porches	162 sq ft
Garage	583 sq ft
Proposed Lot Cover Area:	2,062 sq ft > 1,400.5 sq ft
Proposed Lot Cover Percent:	58.7% > 39.9%

Existing lot coverage exceeds zoning allowance by 17.9%. Proposed lot coverage exceeds zoning allowance by an additional 0.9% for a total excess of 18.8%

Proposed improvements increase lot coverage area by 35 sq ft  
Proposed improvements increase lot coverage percent by 0.9%

### Applicable Codes

- 2015 Michigan Residential Code  
- 2019 Detroit City Code

### Sheet Index

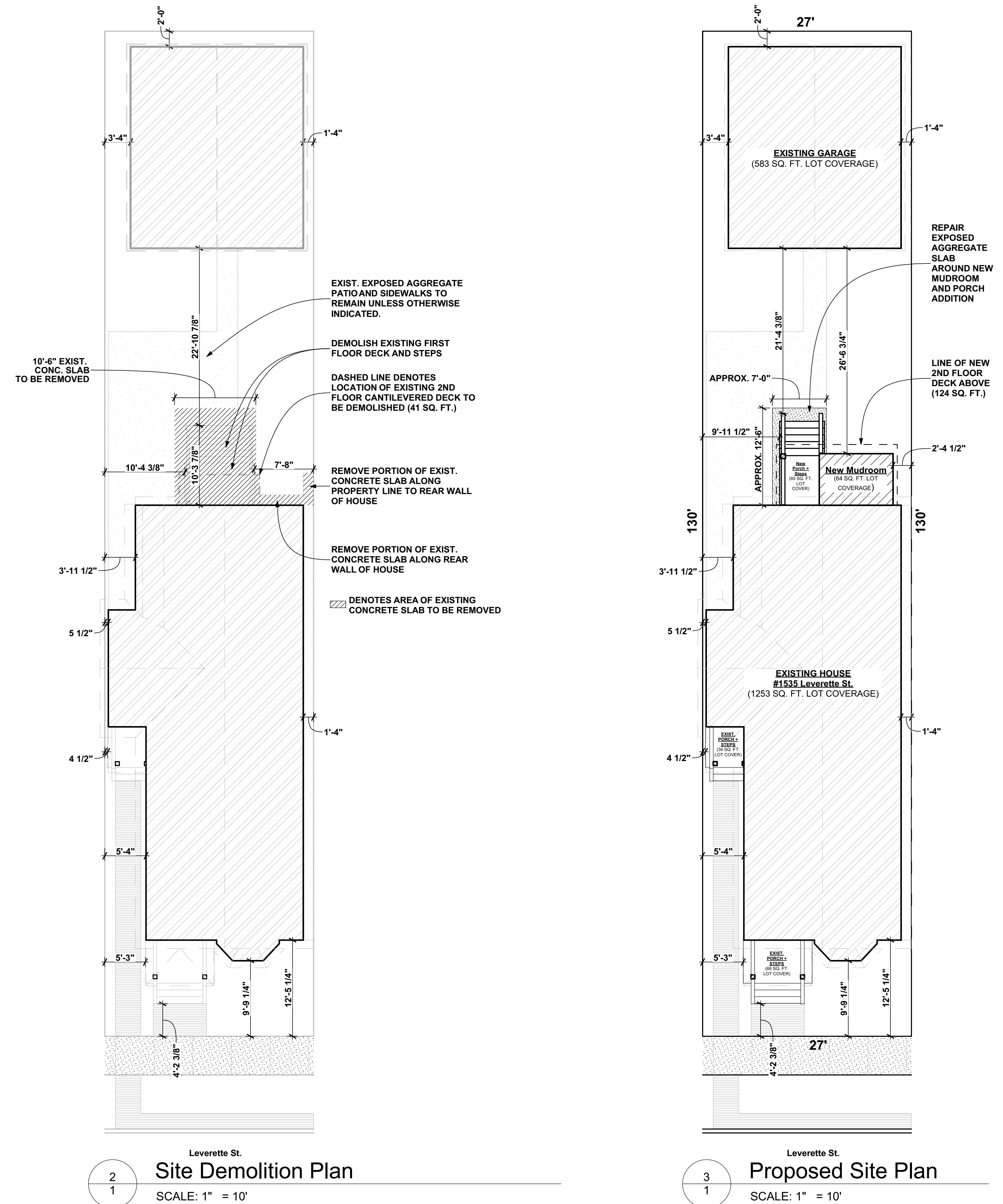
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|---|--|
| 1 | Cover Sheet and Site Plans               |
| 2 | Demolition Plans                         |
| 3 | Found.+Crawl Lay. Plans + Frmg. Diag.    |
| 4 | First Floor / Layout Plans               |
| 5 | Flr. Frmg. Plans, Rafter+Sleeper Det.    |
| 6 | Elec. Power and Ref. Clg. Lighting Plans |
| 7 | Building Sections                        |
| 8 | Exterior Elevations                      |

### General Notes

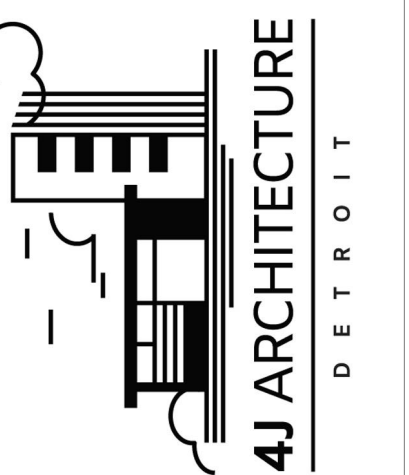
- All work shall conform to all applicable codes and ordinances.
- Do not scale drawings; use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of framing unless noted otherwise.
- Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
- All wood in contact with concrete to be pressure treated.
- All flashing to be aluminum, finish to be approved by architect and owner.
- Contractor shall verify all existing conditions prior to initiating any portion of the work.
- Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
- Stair and guardrail openings to be less than 4".
- All roofing, cladding, windows and doors to be properly caulked, sealed, gasketed or otherwise treated to minimize water and air infiltration.
- Electrician to provide hardwired smoke detectors per code requirements.
- HVAC contractor shall extend existing supply and return ducts to new mudroom as necessary to provide adequate heating and cooling to that space.



Vicinity Map  
NOT TO SCALE



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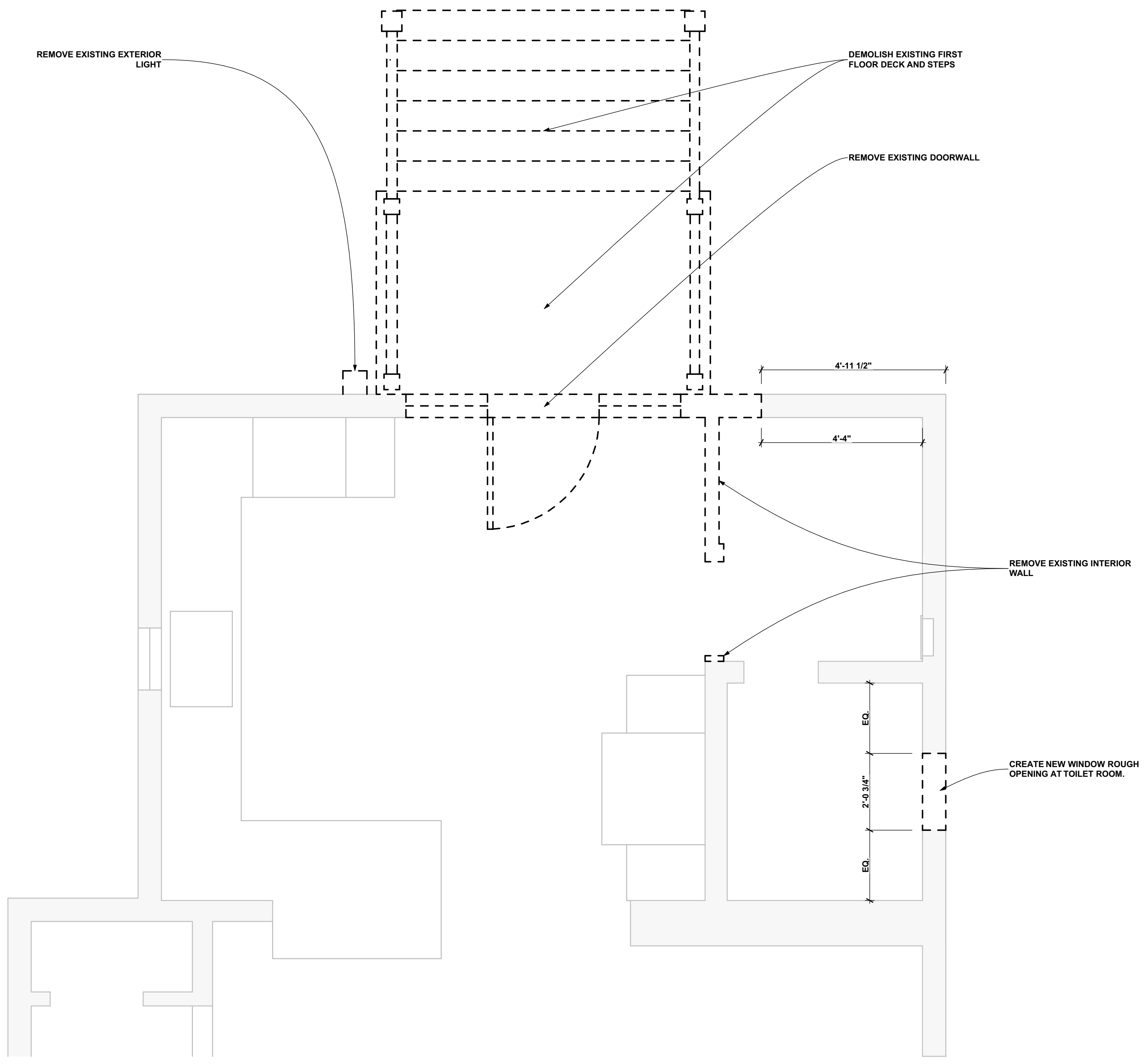
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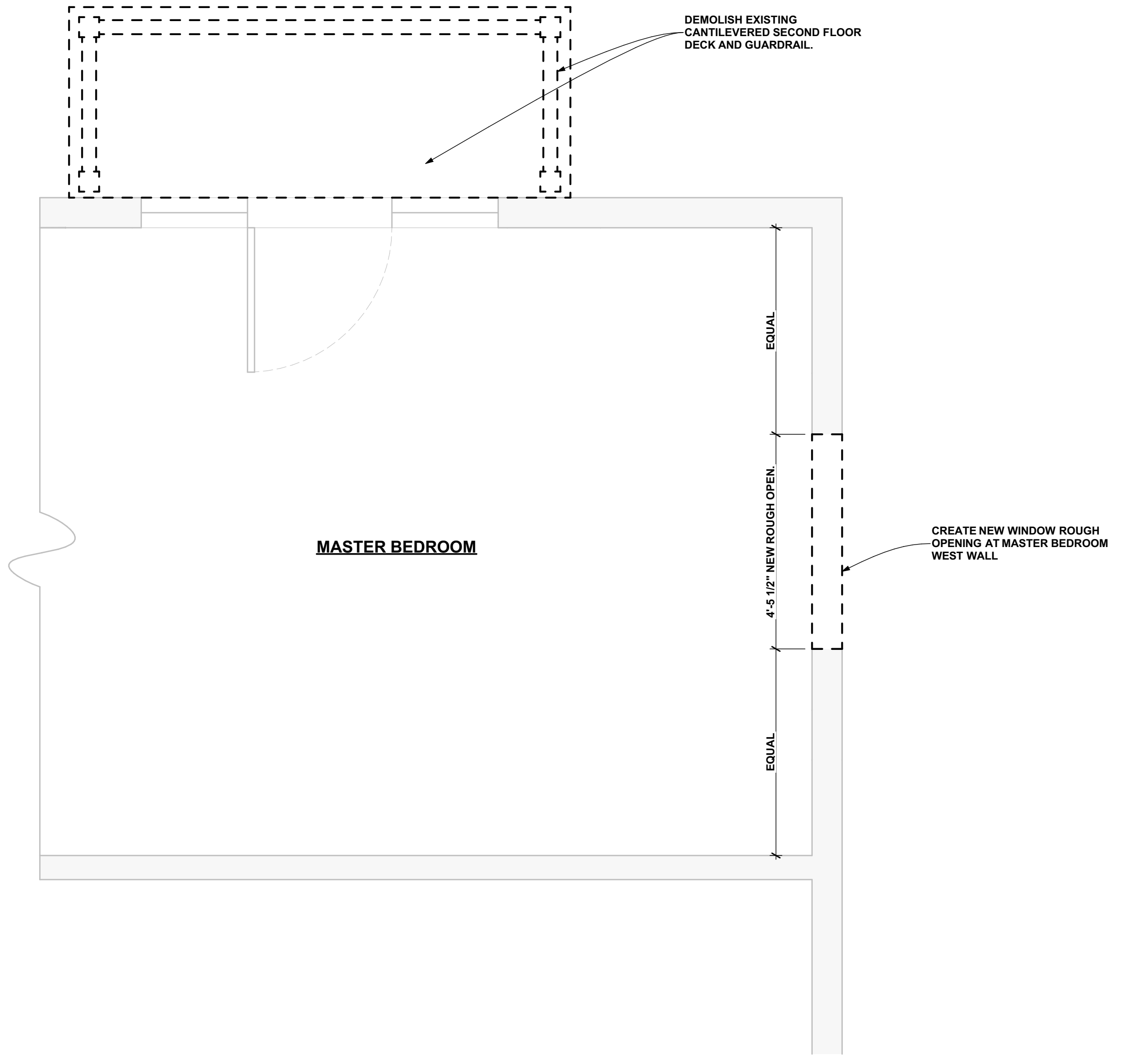
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JF	REVISED	11 / 10 / 21

Date: 11 / 10 / 21  
Scale: AS NOTED  
Drawn: JMF  
Job: 075

Plotted On: 11/11/2021

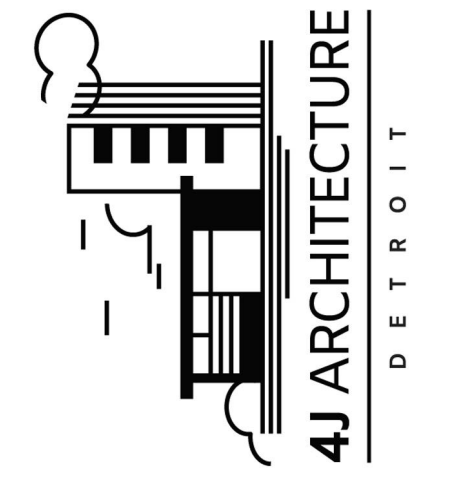


1  
2 First Floor Demolition Plan  
SCALE: 1/2" = 1'-0"

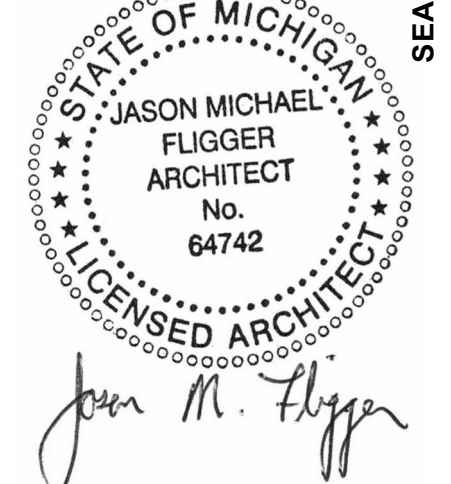


2  
2 Second Floor Demolition Plan  
SCALE: 1/2" = 1'-0"

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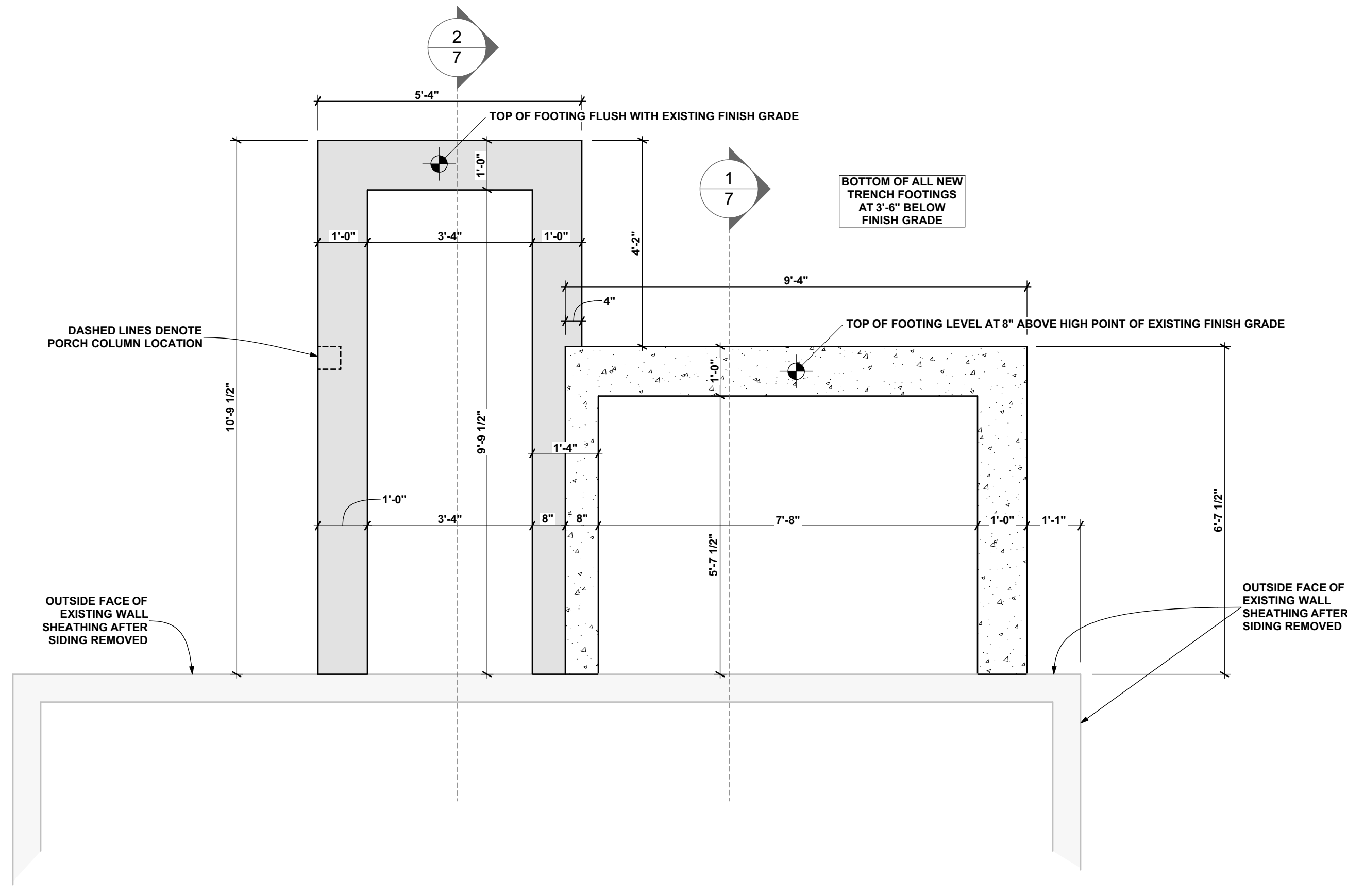


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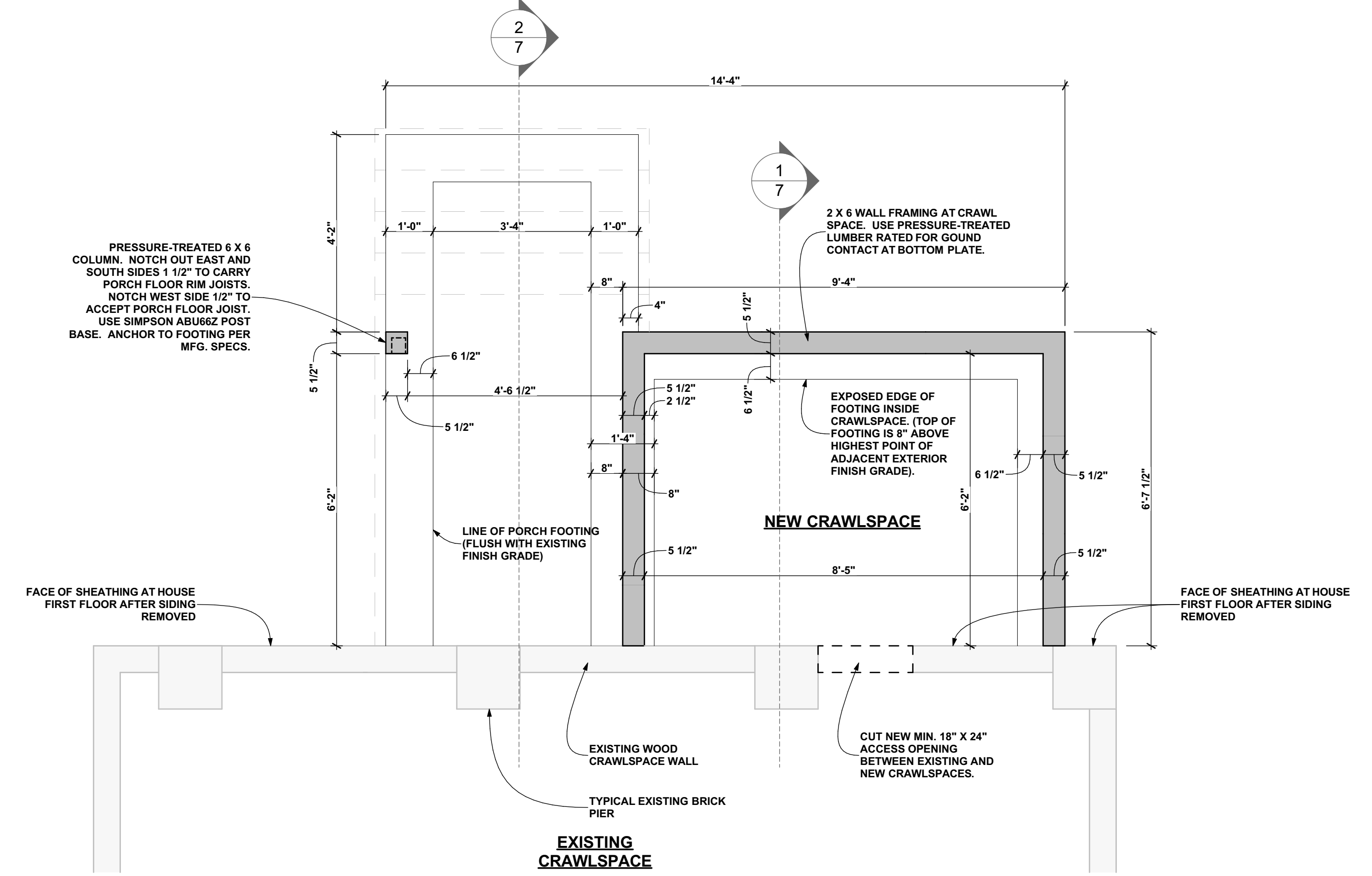
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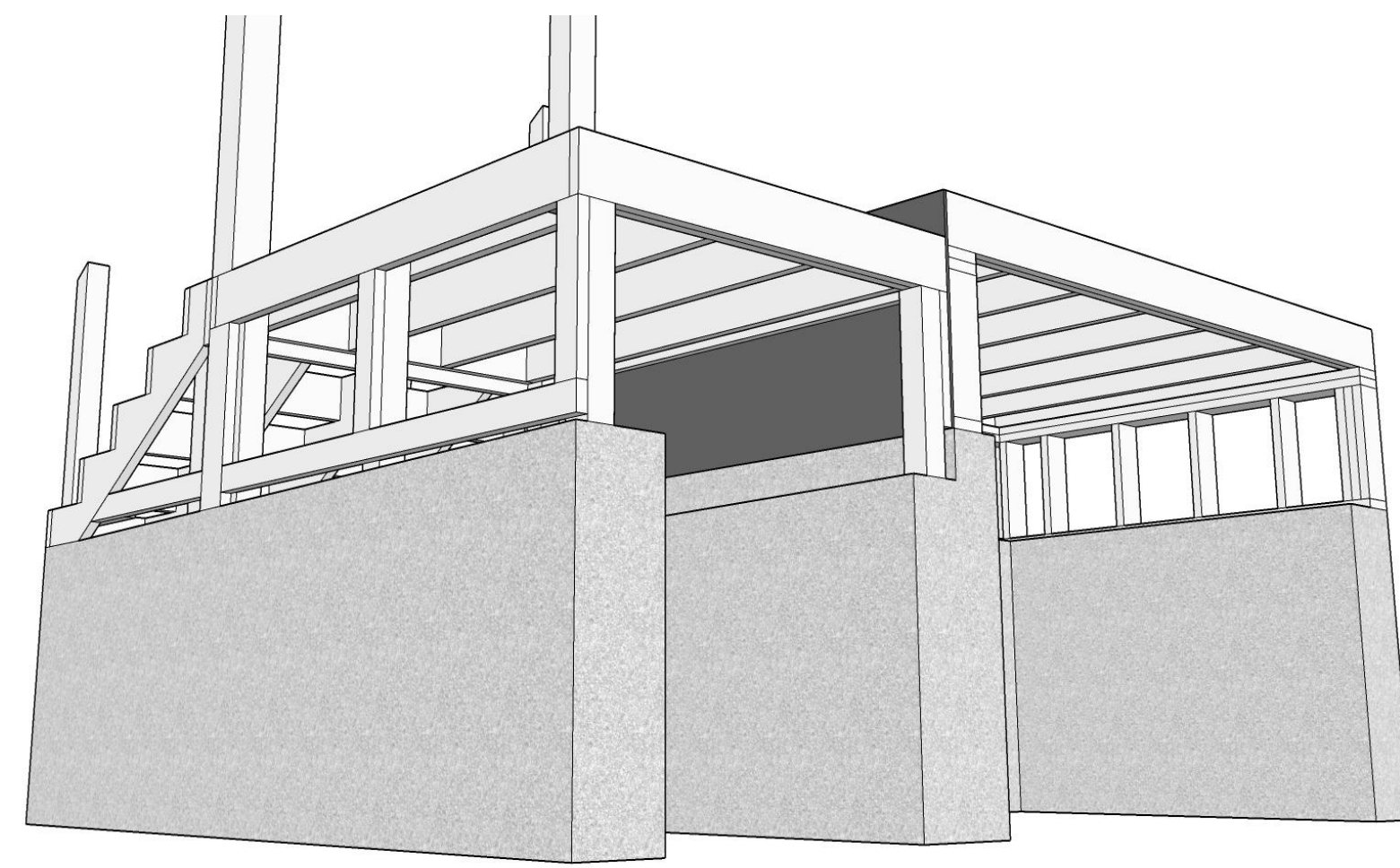
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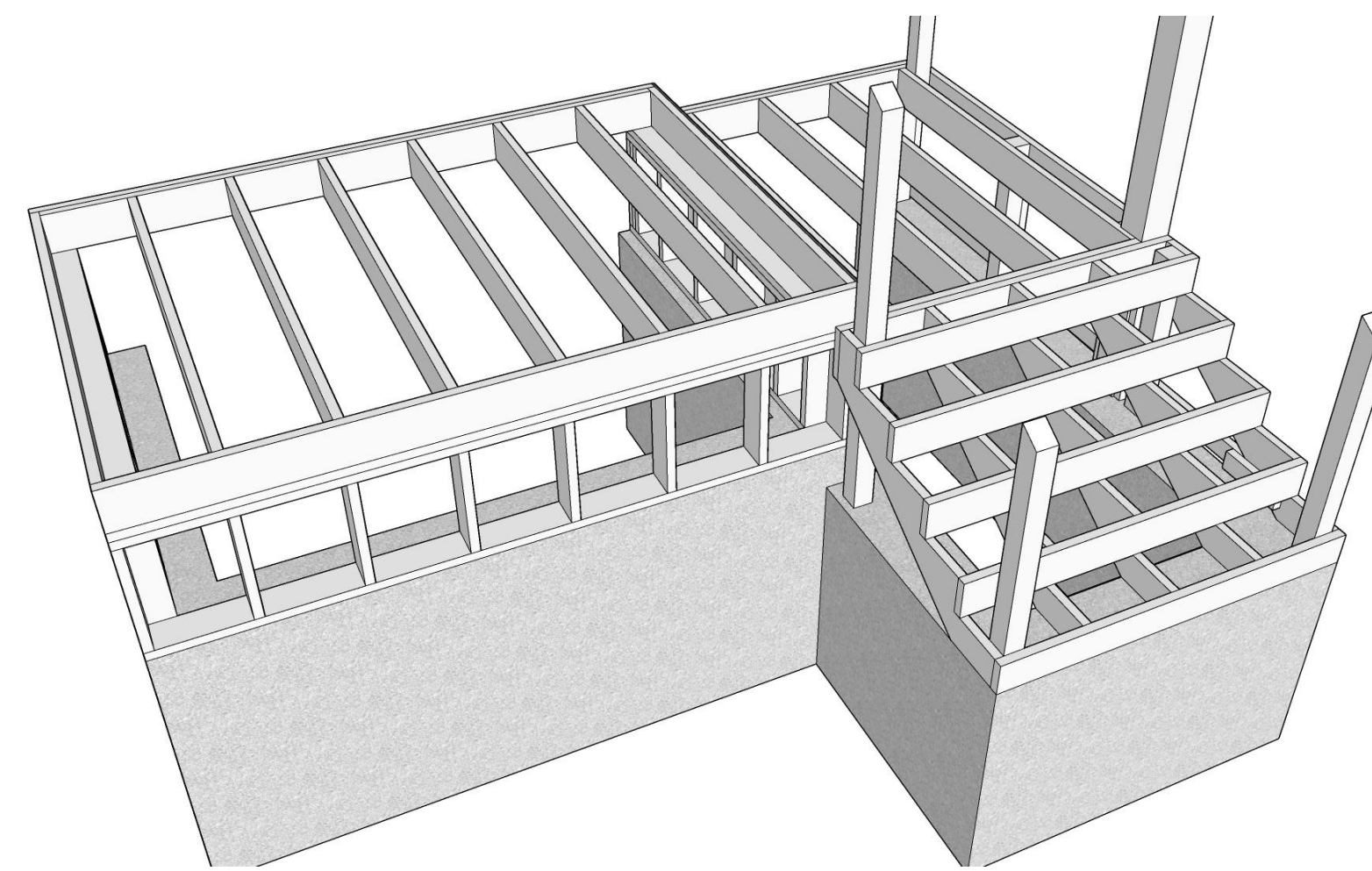
2 Footing Plan  
3 SCALE: 1/2" = 1'-0"



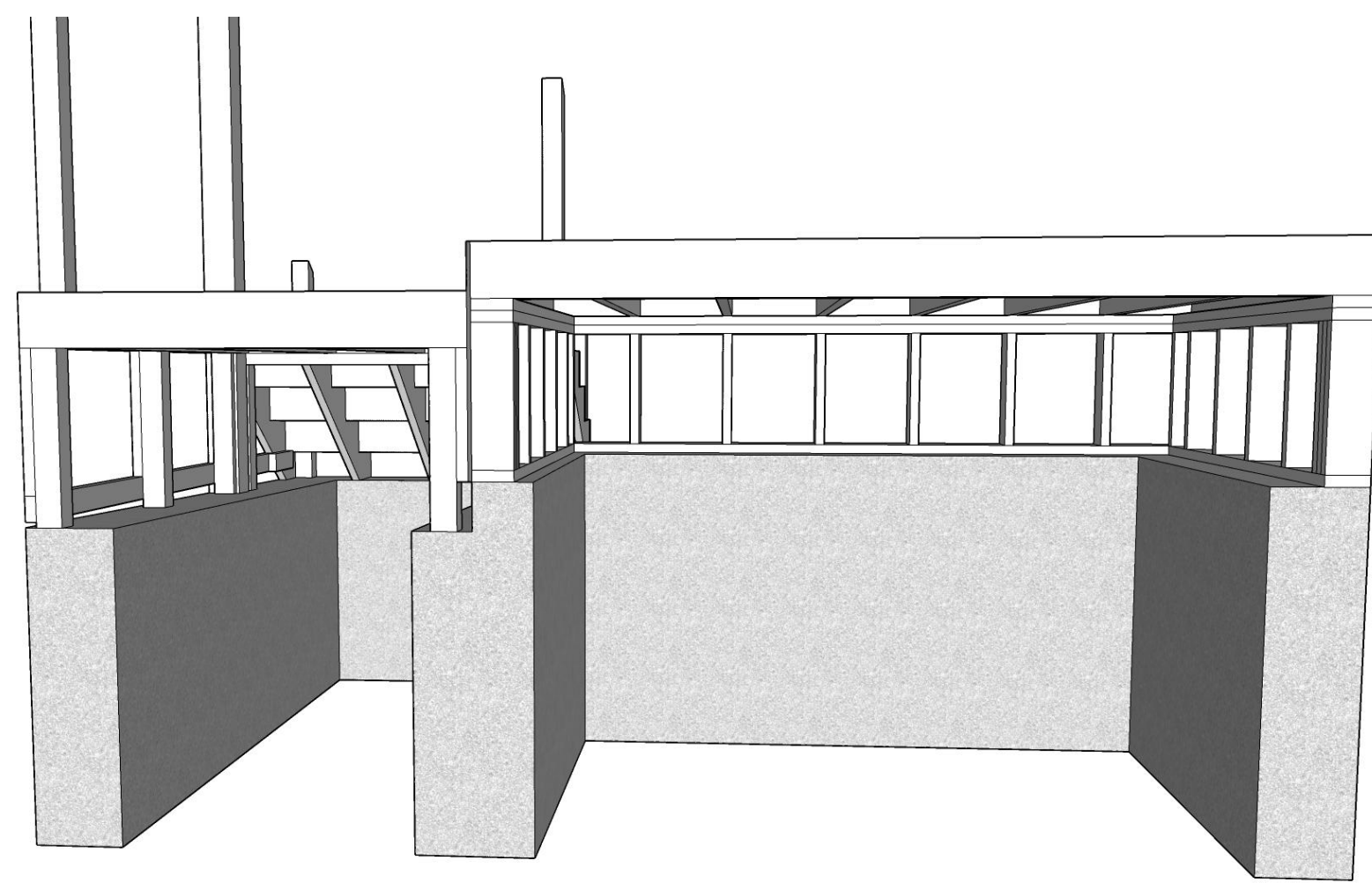
1 Crawspace Layout Plan  
3 SCALE: 1/2" = 1'-0"



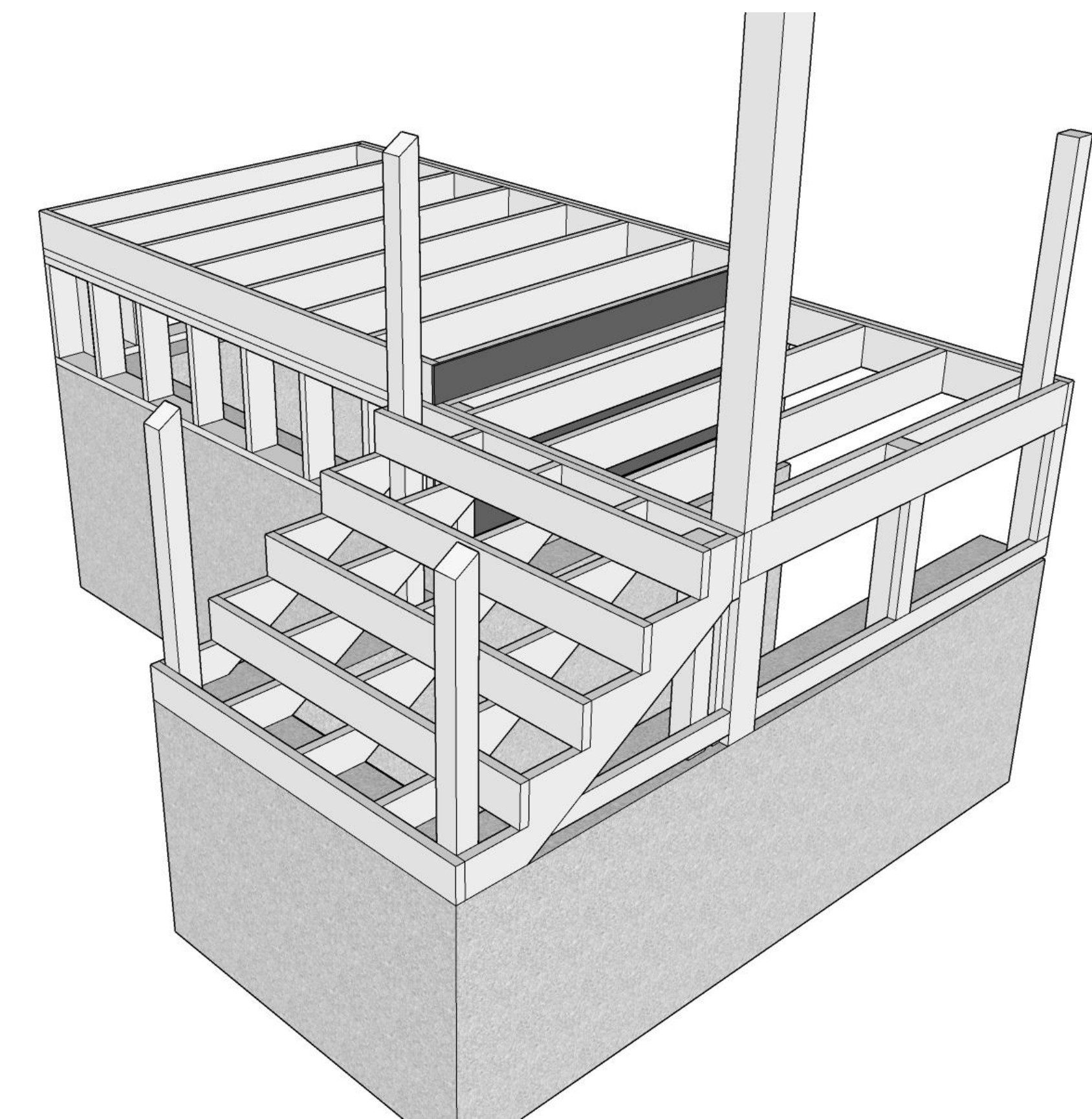
3 Framing Diagram 1  
3



4 Framing Diagram 2  
3

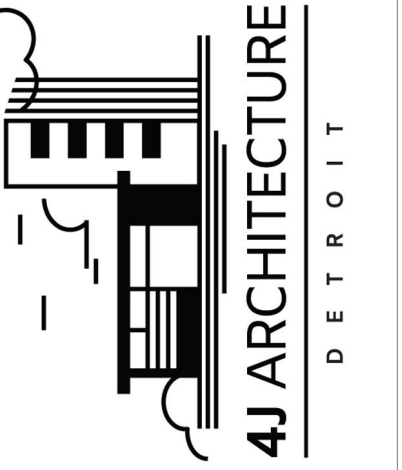


5 Framing Diagram 3  
3



6 Framing Diagram 4  
3

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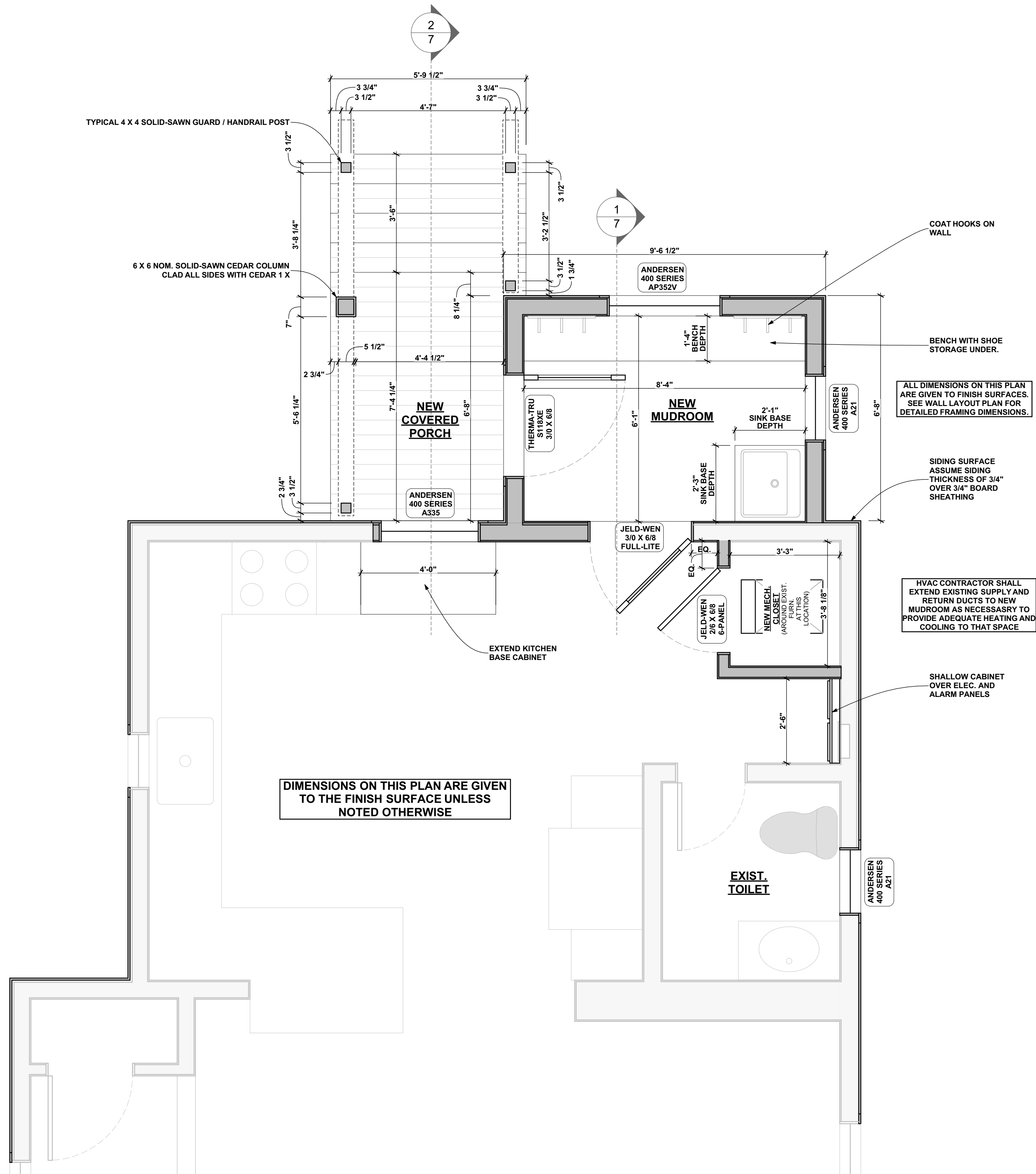
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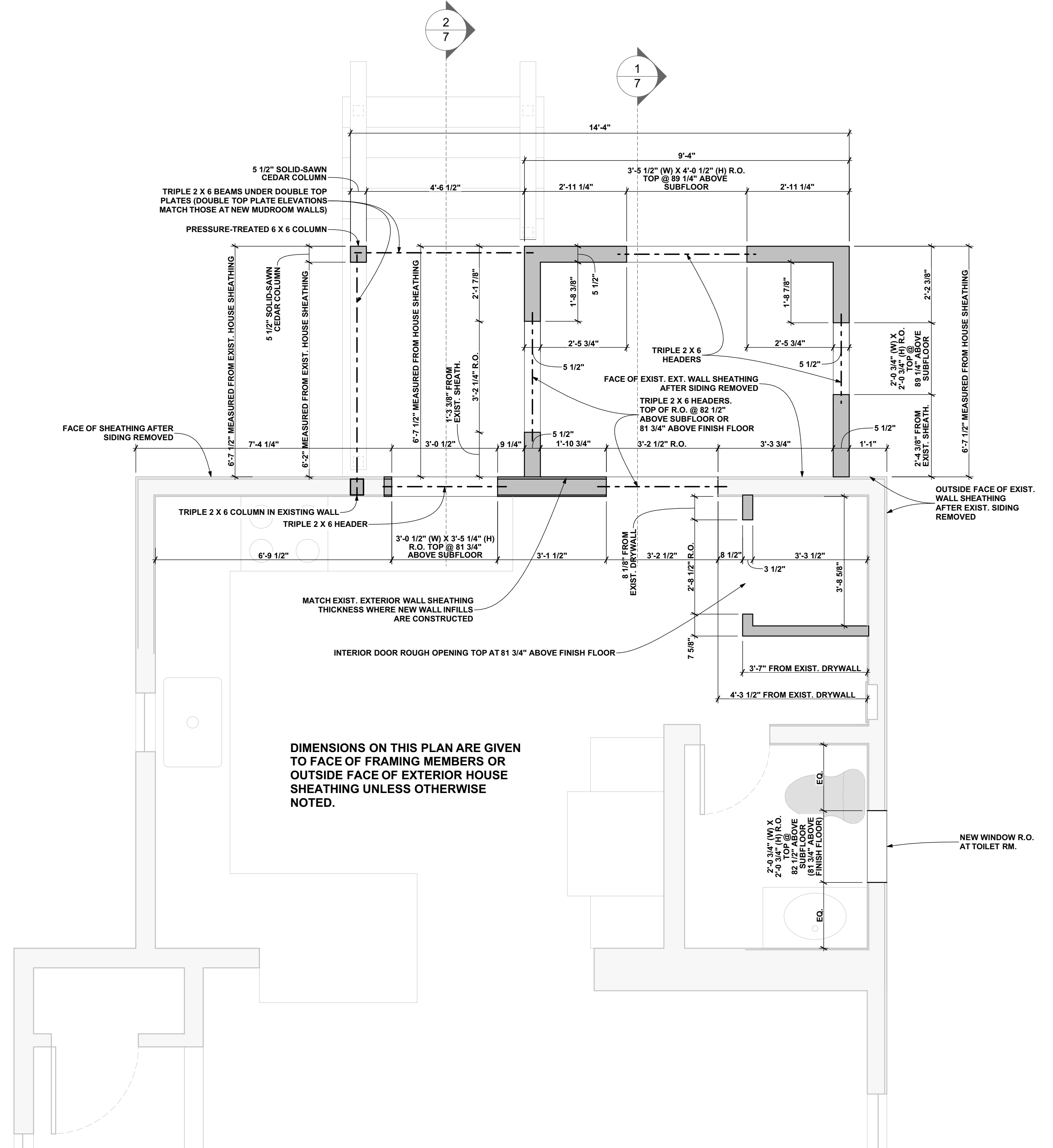
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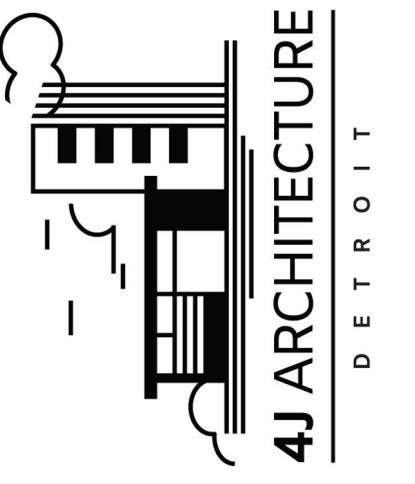


1 First Floor Plan  
 SCALE: 1/2" = 1'-0"



2 First Floor Layout Plan  
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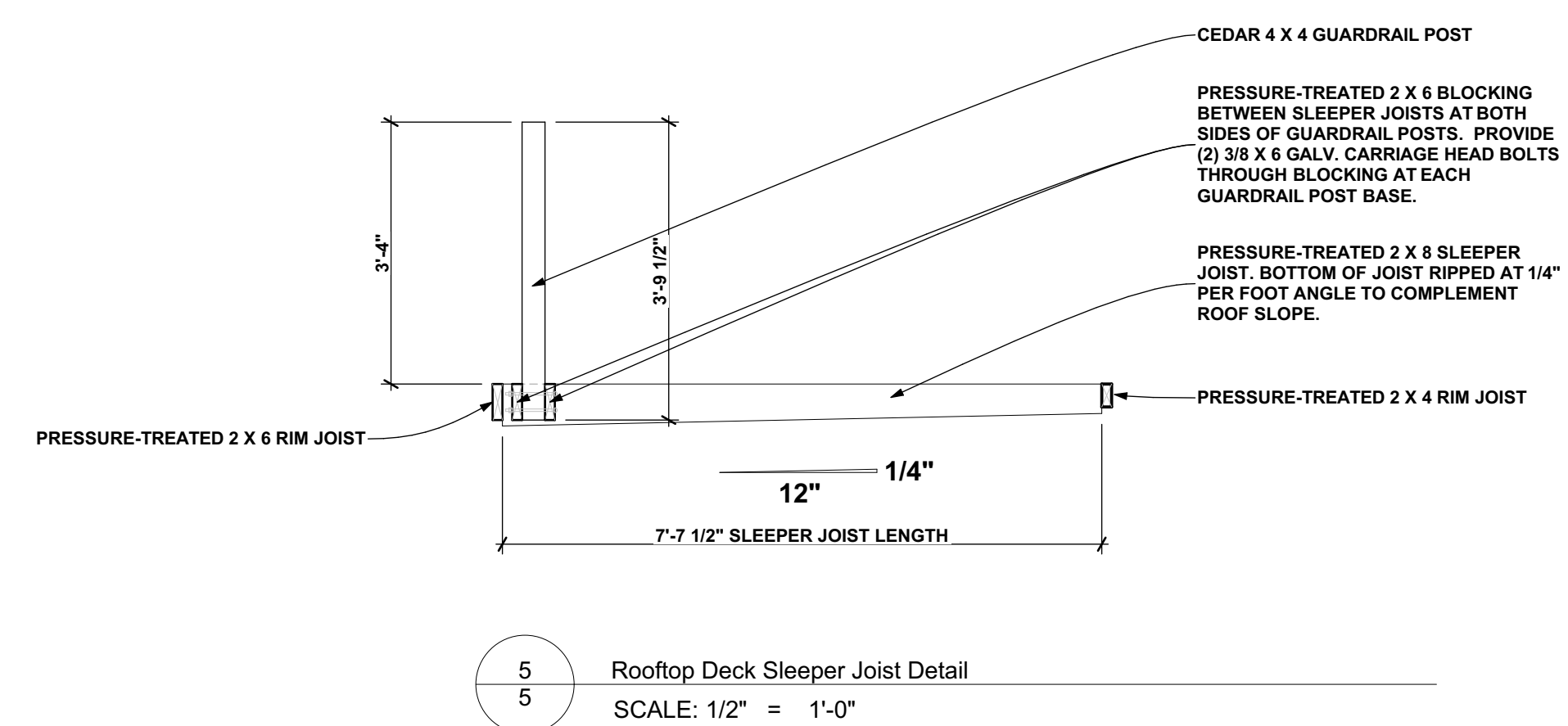
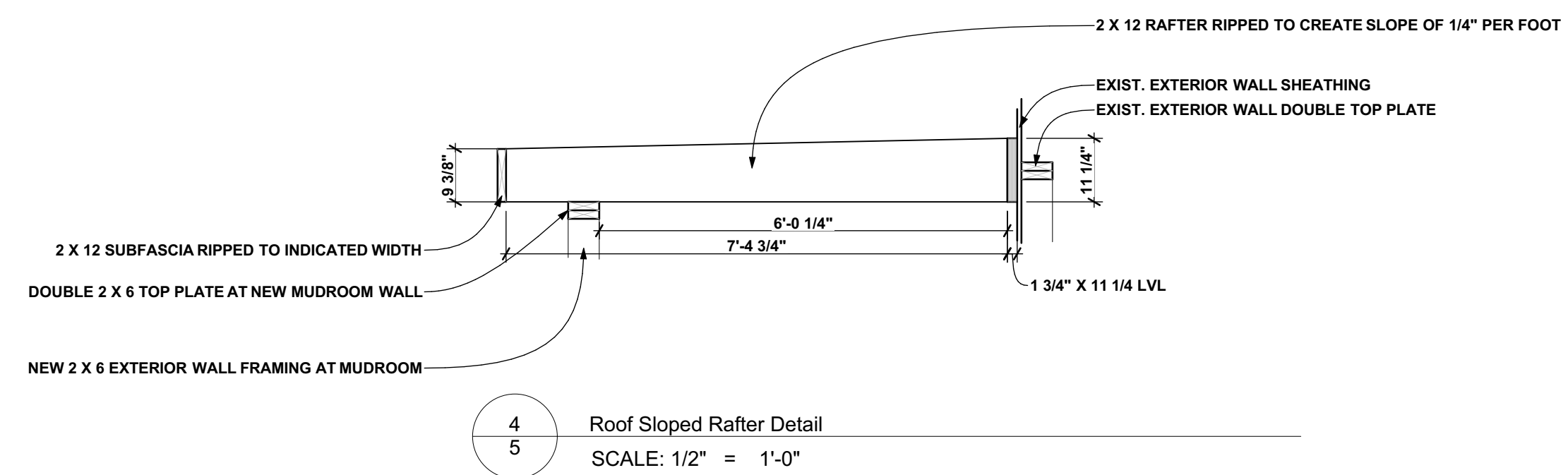
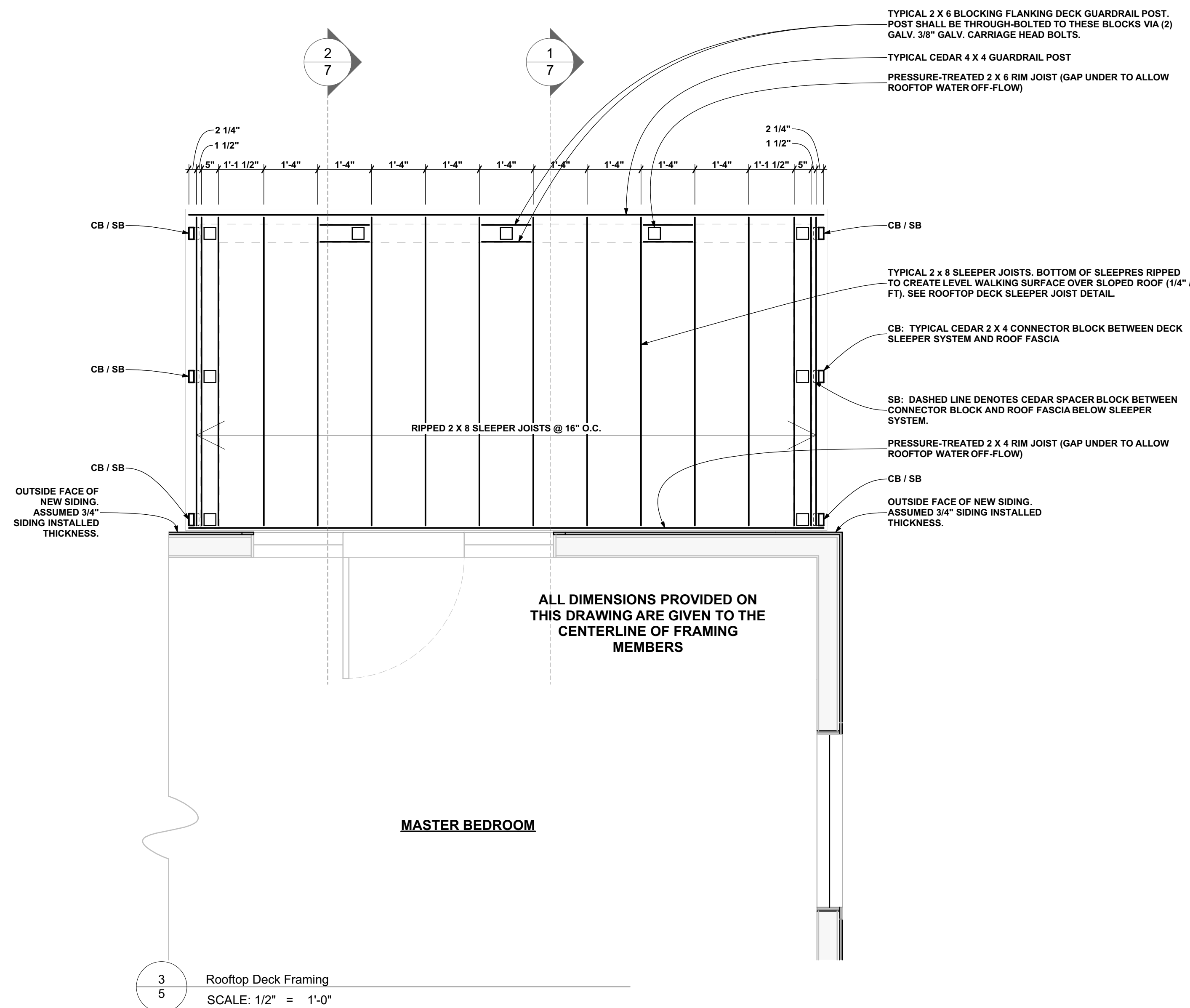
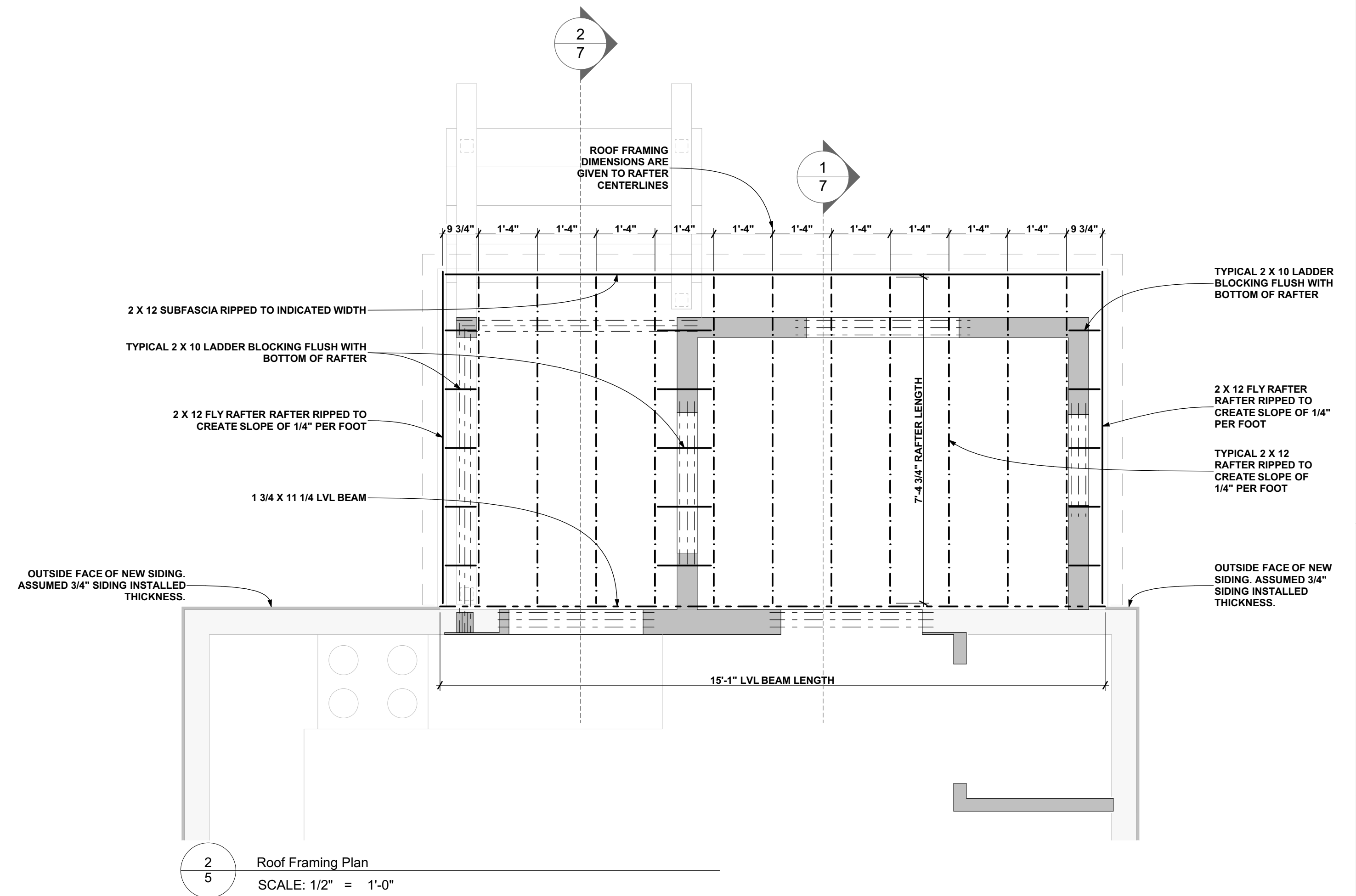
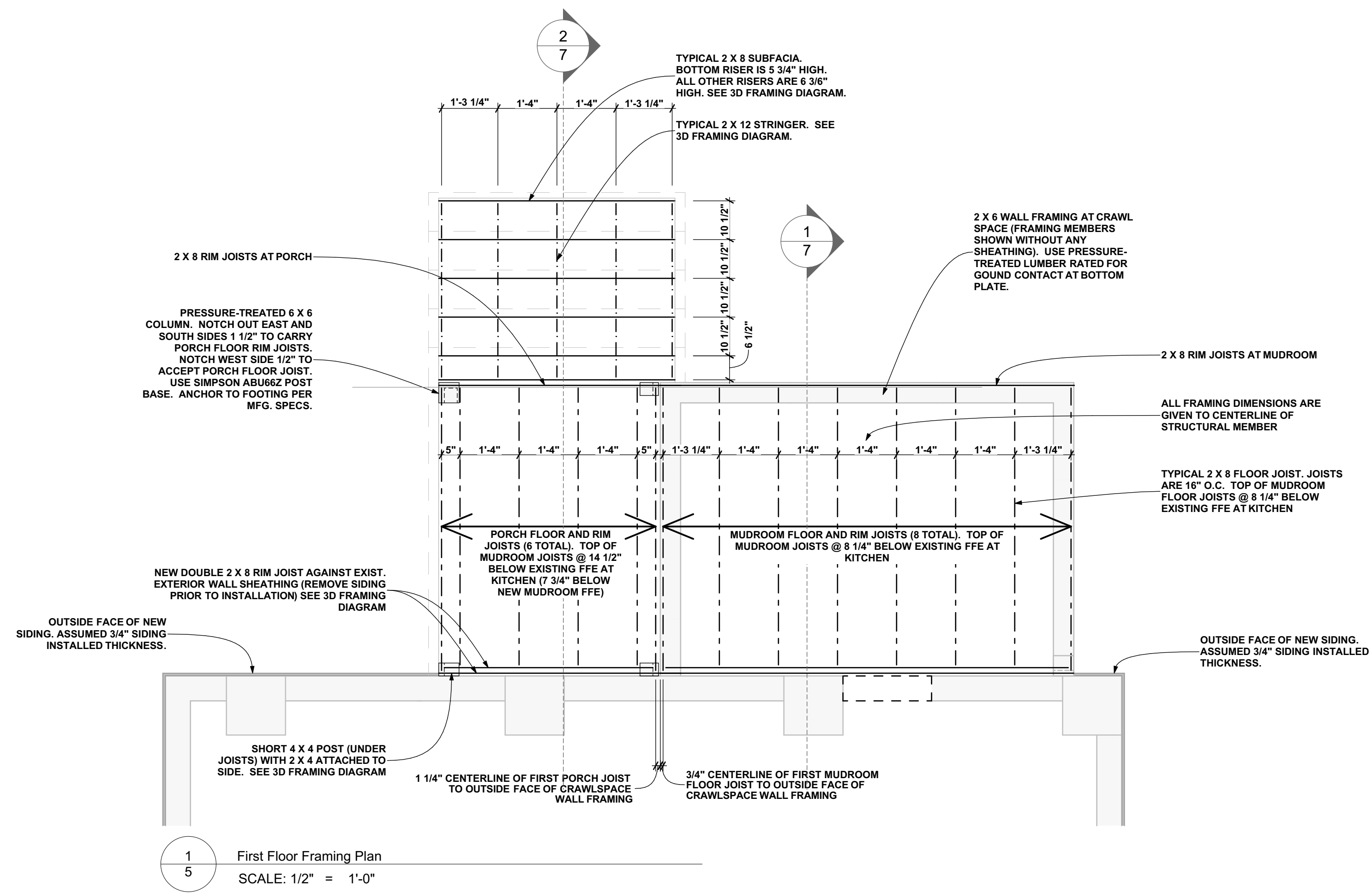


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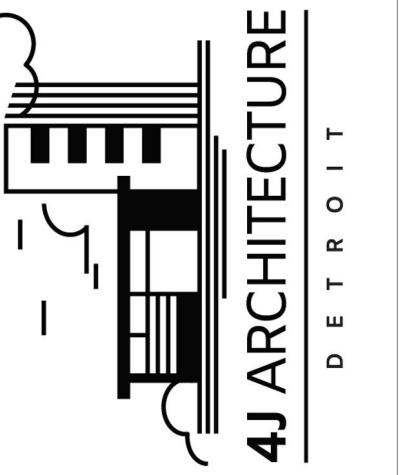
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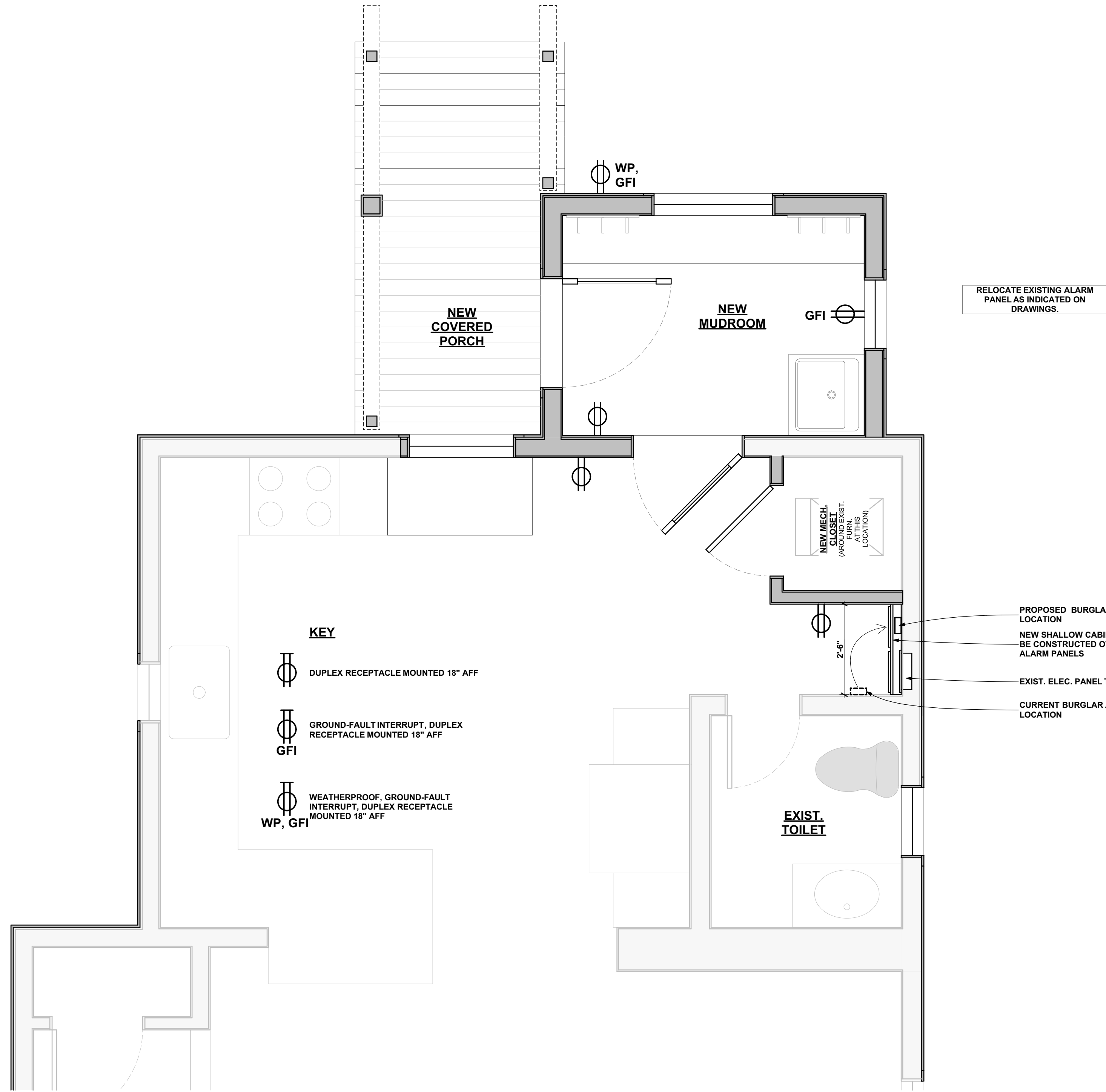


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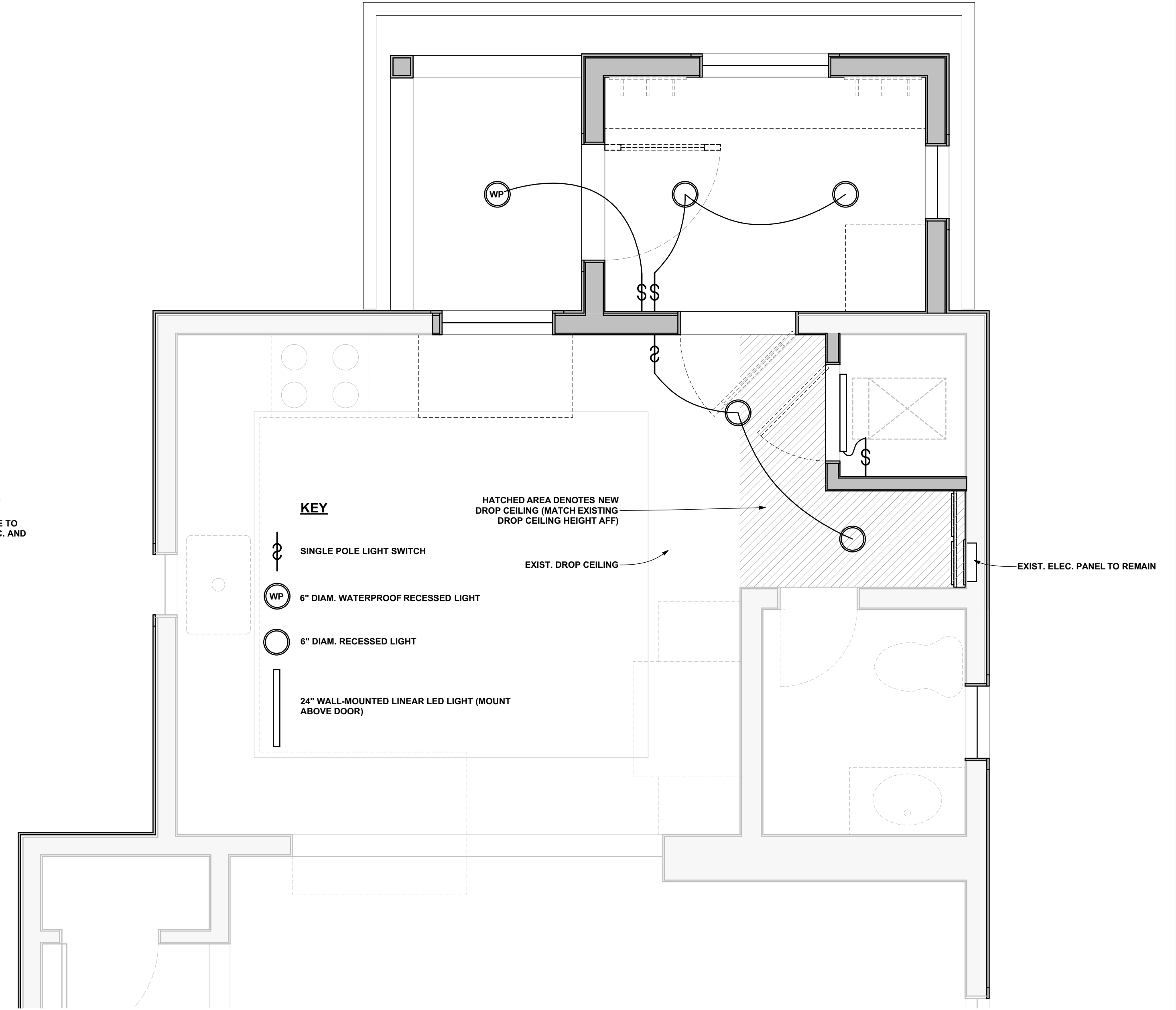
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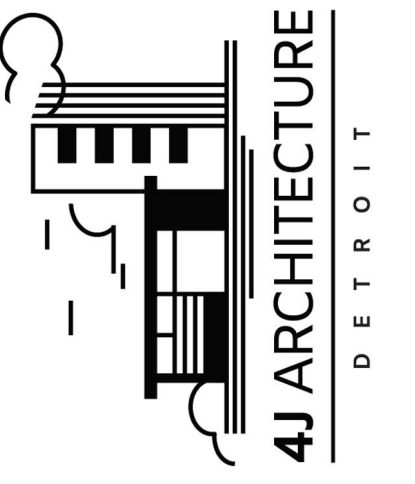


2  
6 First Floor Power Plan  
SCALE: 1/2" = 1'-0"



1  
6 First Floor Reflected Ceiling Plan  
SCALE: 1/2" = 1'-0"

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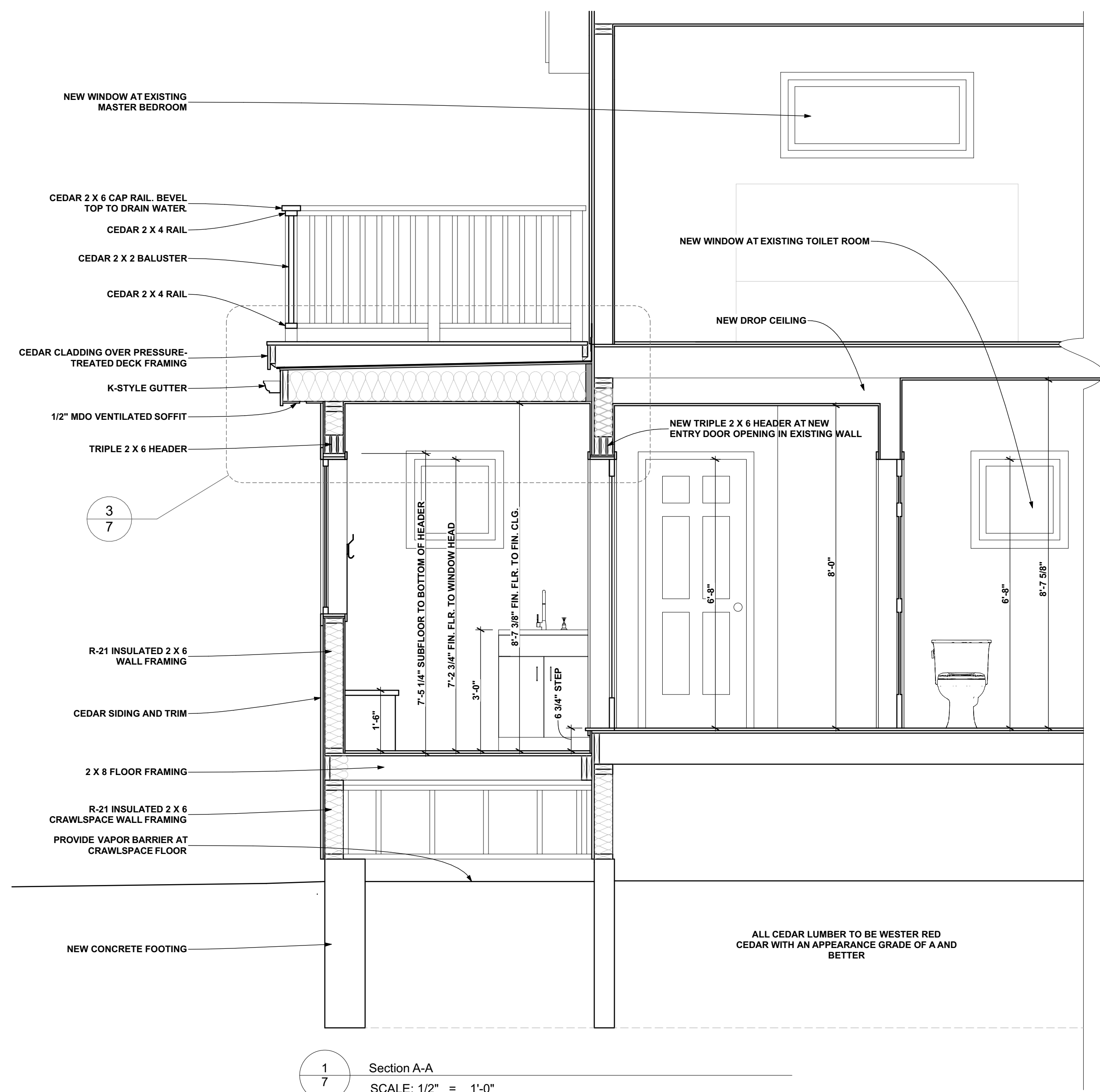
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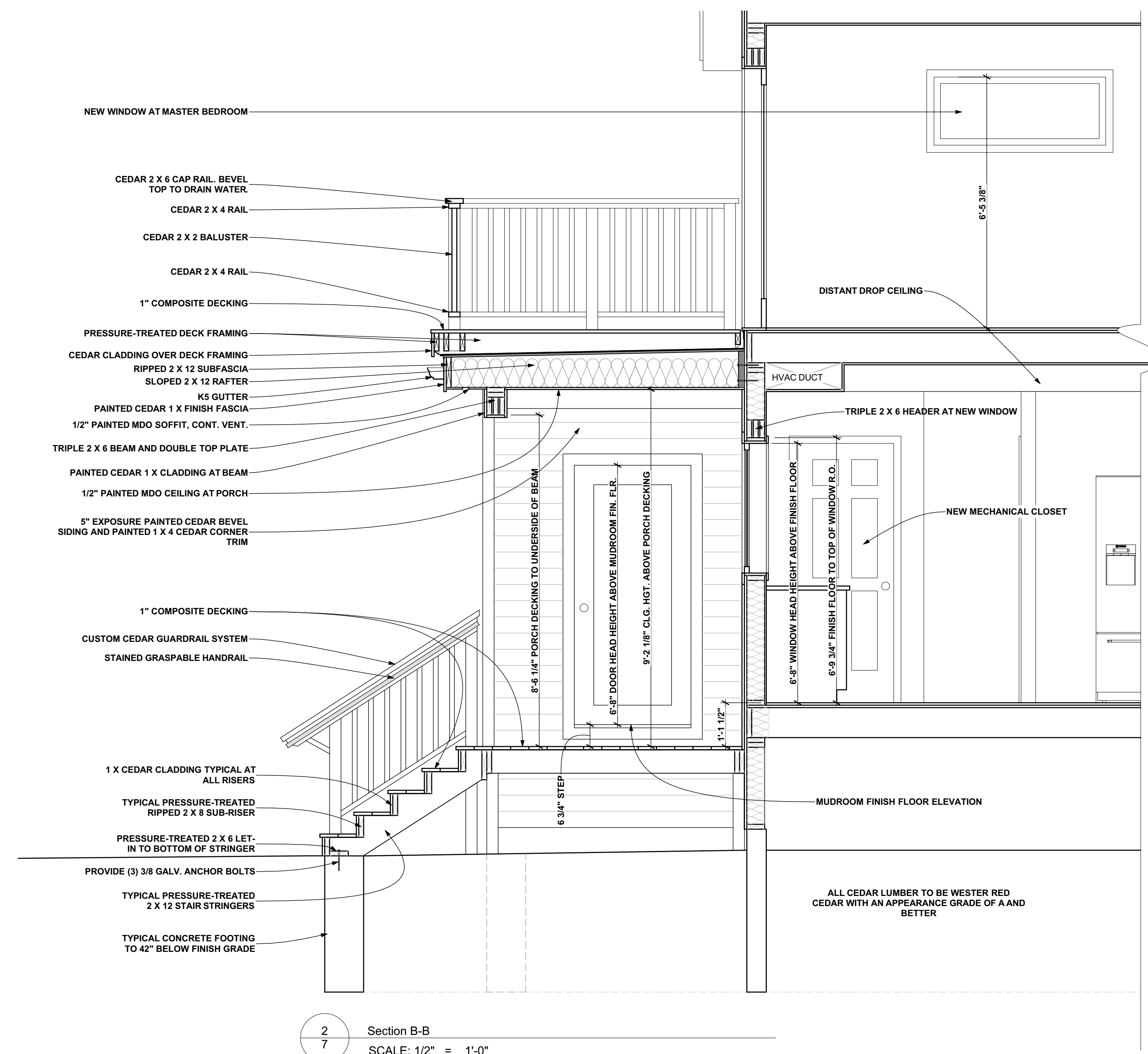
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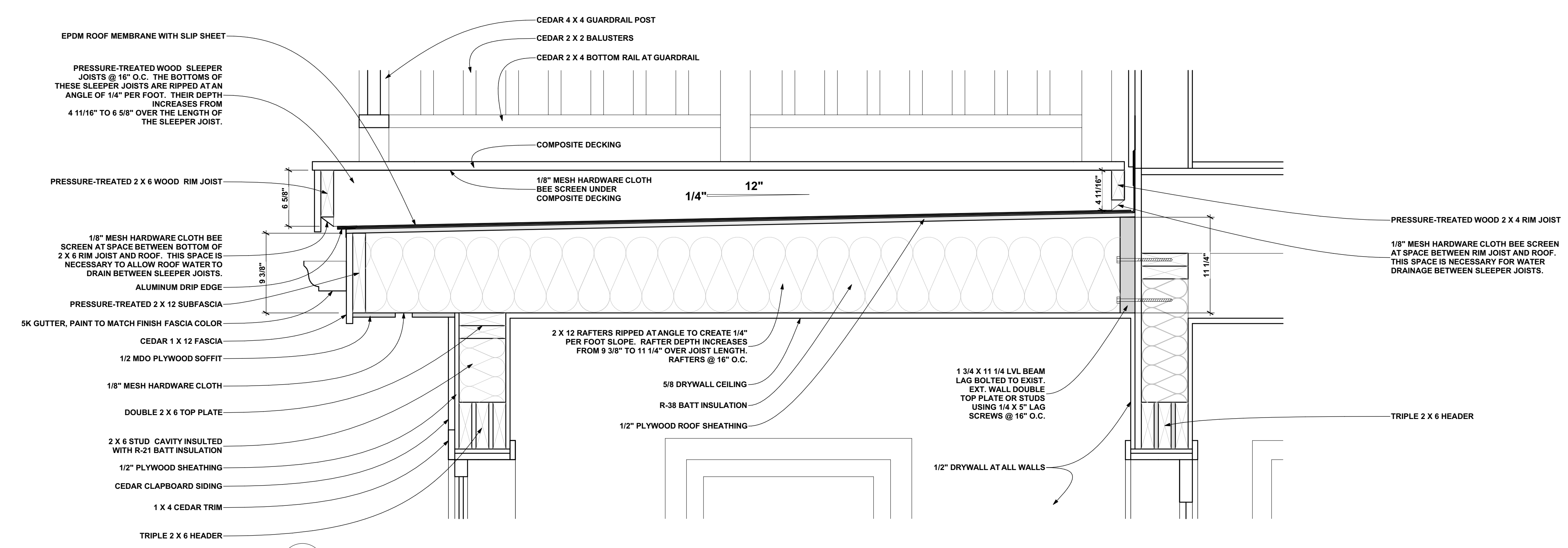
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1 Section A-A  
7 SCALE: 1/2" = 1'-0"

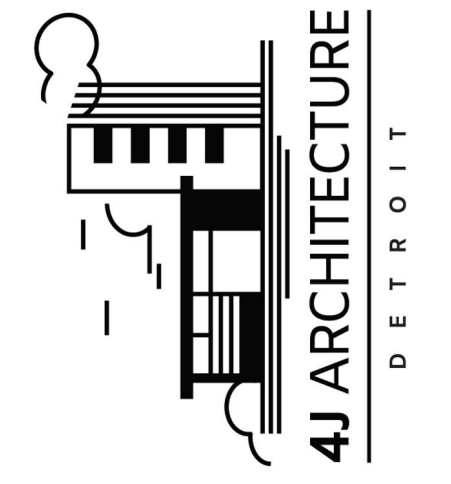


2 Section B-B  
7 SCALE: 1/2" = 1'-0"



3 DETAIL  
7 SCALE: 1 1/2" = 1'-0"

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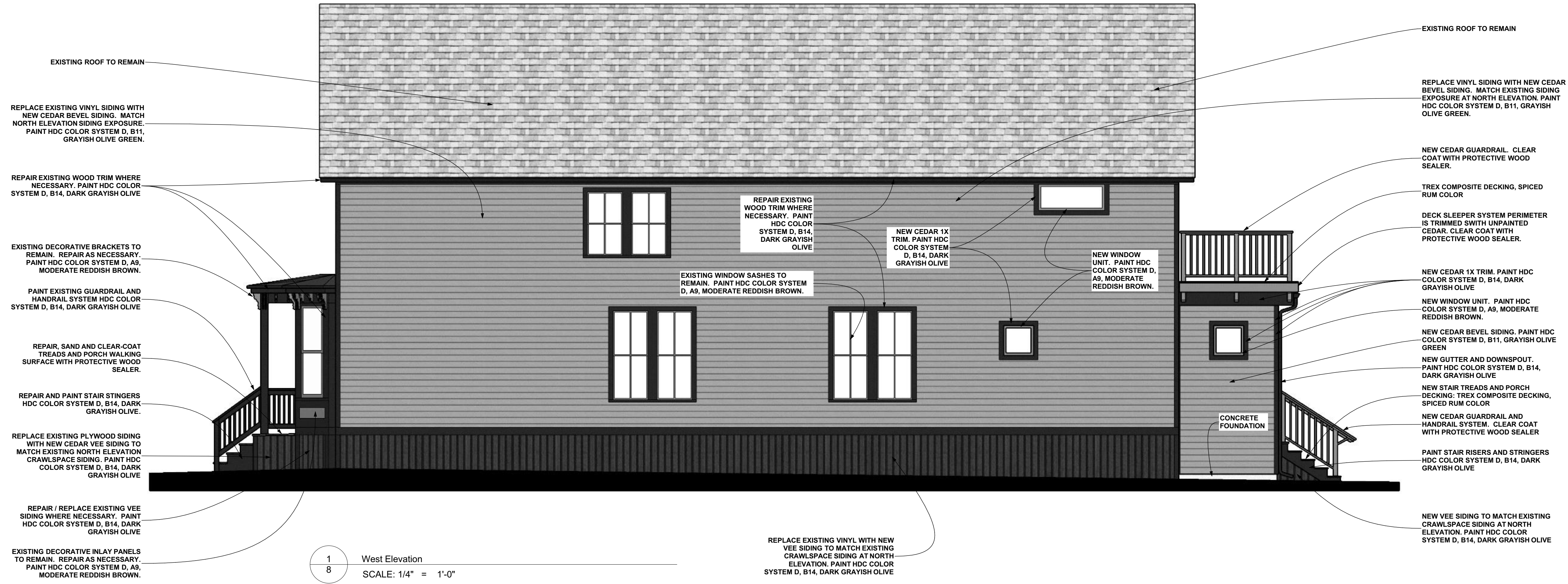
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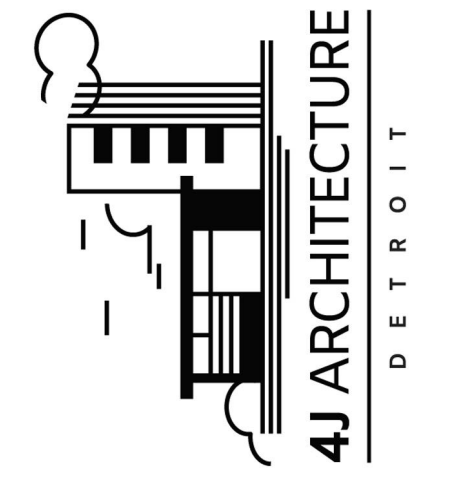


2  
8 North Elevation  
SCALE: 1/4" = 1'-0"



1  
8 West Elevation  
SCALE: 1/4" = 1'-0"

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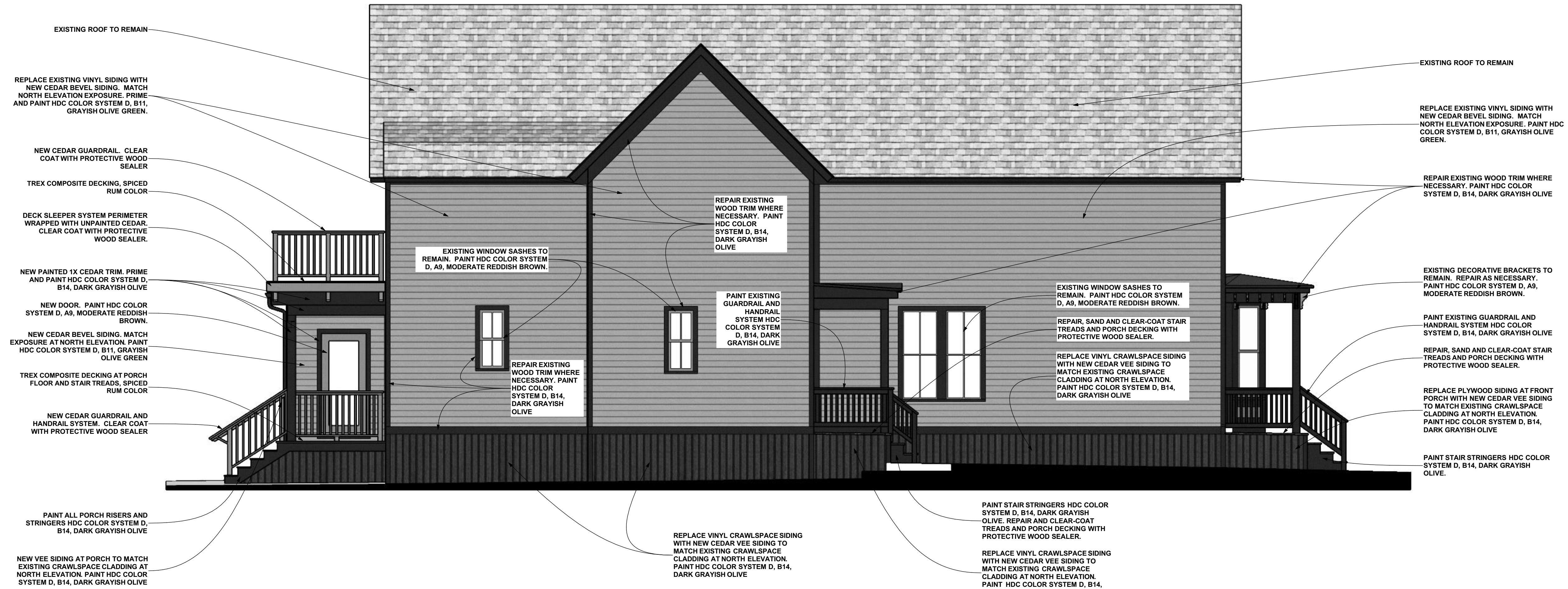
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Exterior Elevations



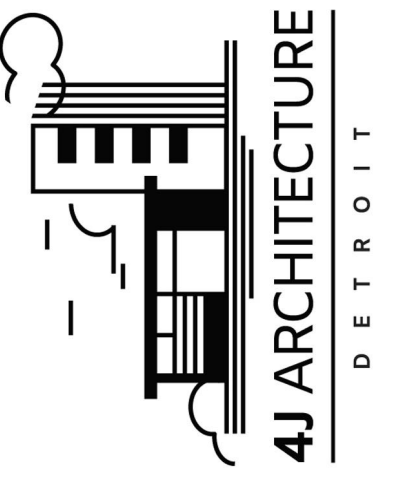


2  
9 South Elevation  
SCALE: 1/4" = 1'-0"



1  
9 East Elevation  
SCALE: 1/4" = 1'-0"

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