

ISSUED FOR:

HISTORIC DISTRICT COMMISSION REVIEW

12.17.21



LOCATION PLAN

COOLEY RESIDENCE ADDITION

1052 SEMINOLE STREET, DETROIT, MI 48214

PHILLIP COOLEY

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313.478.5735 philippcooley@gmail.com

Christian Hurttienne Architects, LLC

2111 Woodward Avenue, Suite #201, Detroit, MI 48201
Brian Hurttienne 313.825.2005 brian@cha-c.com

Table with 1 column: GENERAL NOTES. Contains 26 numbered notes regarding construction standards, safety, and site management.

Table with 1 column: GENERAL NOTES. Contains 37 numbered notes regarding construction standards, safety, and site management. Includes a LEGEND section with symbols for materials like concrete, brick, and insulation.

Table with 1 column: PROJECT INFORMATION. Includes project address (1052 SEMINOLE STREET, DETROIT MI 48214), parcel numbers, legal descriptions, project description, and applicable codes.

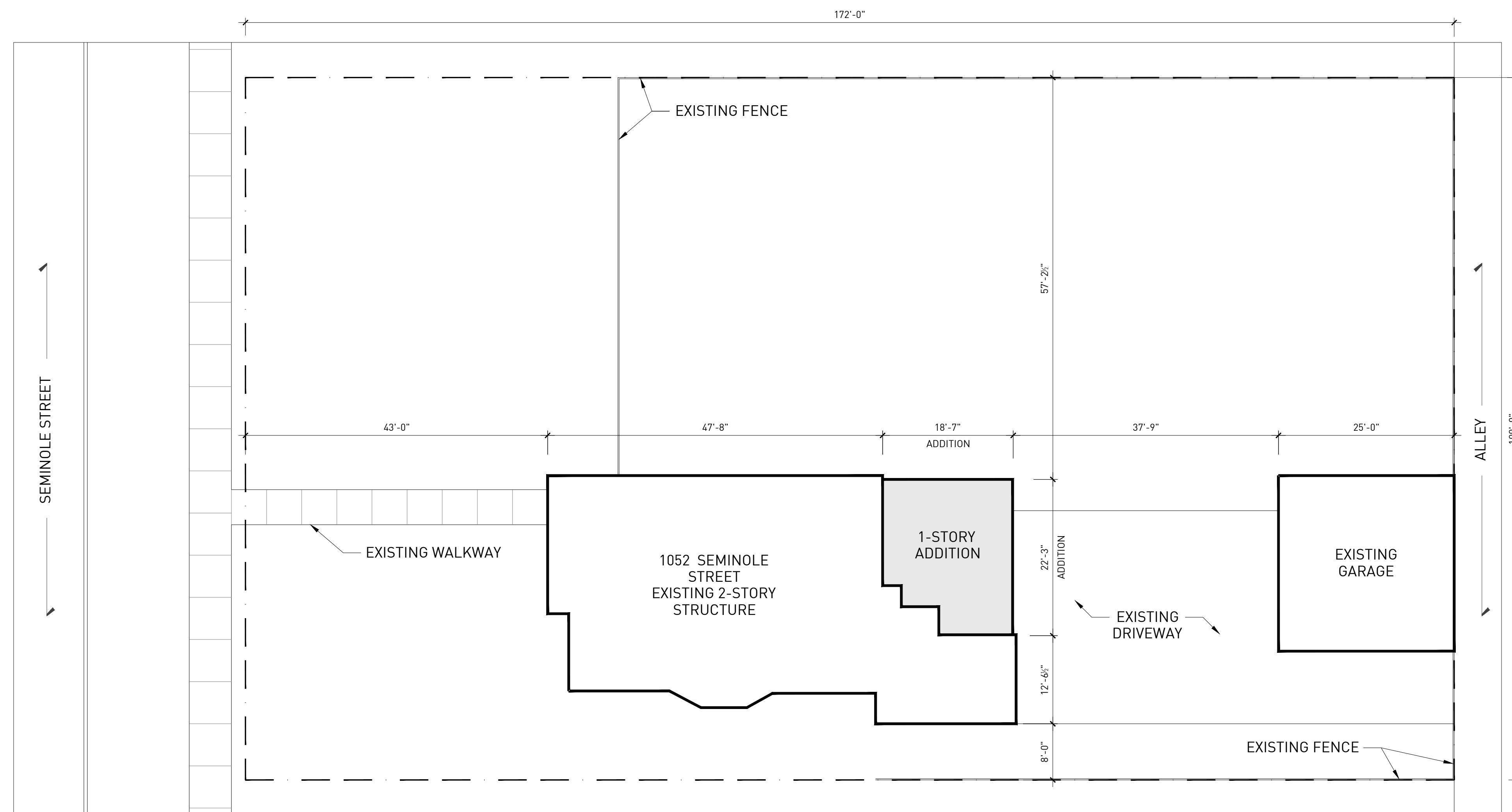
Table with 1 column: DRAWING LIST. Lists drawing sheets including General Sheets (G0-00), Civil Sheets (C-100), Architectural Sheets (A-100), Wall Sections (A-301), Structural Engineering Sheets, Mechanical Engineering Sheets, Plumbing Engineering Sheets, and Electrical Engineering Sheets.

Table with 2 columns: DRAWING ISSUE DATES. Lists drawing descriptions and their issue dates, including HDC REVIEW on 12.17.21.

Table with 1 column: SIGNATURE BLOCK. Includes fields for Name of Authorized Representative (Ben Newman), Architect (Christian Hurttienne Architects, LLC), and Contractor (General Contractor).

OWNER
ARCHITECT
STRUCTURAL ENGINEER
MEP ENGINEER
CONTRACTOR

CONTRACTOR NOTE
 ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.



1 ARCHITECTURAL SITE PLAN
 ORIGINAL DRAWING SCALE: 3/32" = 1'-0"



MECHANICAL ENGINEER

STRUCTURAL ENGINEER

COOLEY RESIDENCE
 1052 SEMINOLE, DETROIT, MI 48214
 HISTORIC DISTRICT COMMISSION REVIEW

REVISIONS	DATE	DESCRIPTION
1.	20211217	HDC REVIEW

SEAL

ARCHITECTURAL PLANS

DRAWING NO.

C-100

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MECHANICAL ENGINEER
 STRUCTURAL ENGINEER

COOLEY RESIDENCE

1052 SEMINOLE, DETROIT, MI 48214

HISTORIC DISTRICT COMMISSION REVIEW

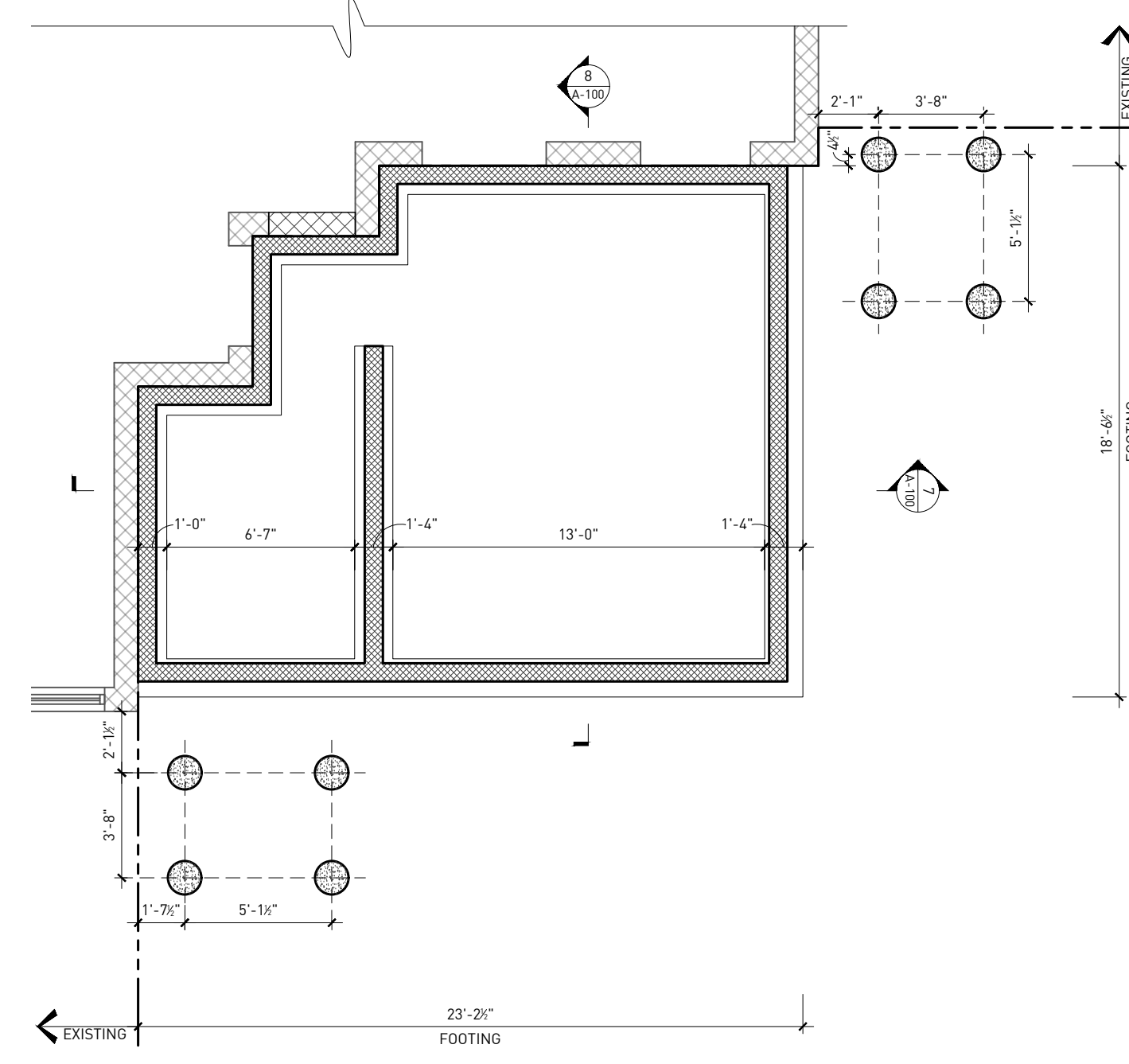
REVISIONS	DATE	DESCRIPTION
1.	20211217	HDC REVIEW

ARCHITECTURAL PLANS

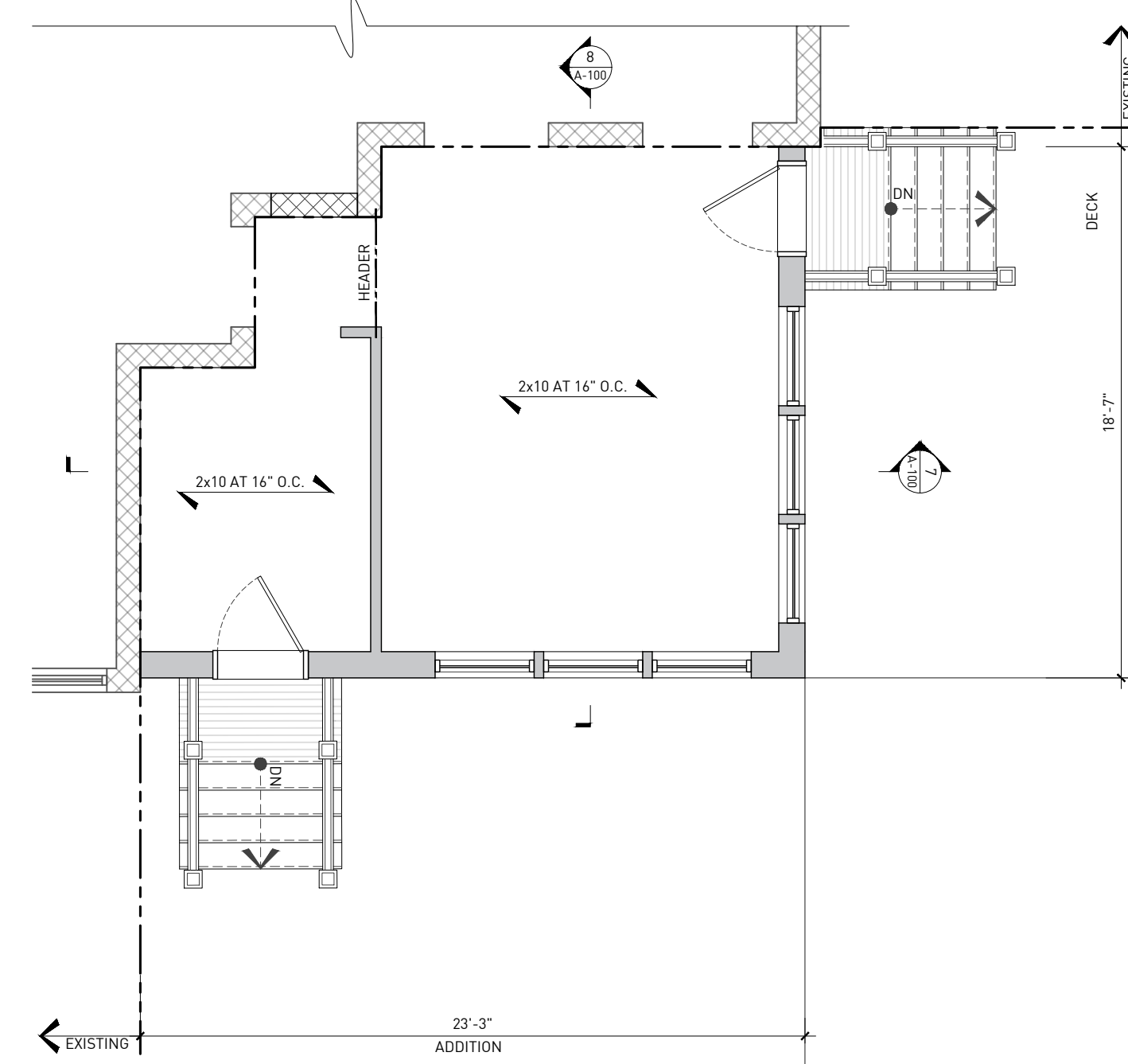
DRAWING NO. **A-100**

- #### SYMBOLS
- NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.
- EXISTING MASONRY WALL CONSTRUCTION.
 - EXISTING WALL CONSTRUCTION.
 - NEW 8" MASONRY WALL CONSTRUCTION WITH 2X6 METAL 'FURRED' CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.
 - NEW 4" MASONRY WALL CONSTRUCTION WITH 2X6 METAL 'FURRED' CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.
 - NEW METAL-FRAMED WALL CONSTRUCTION

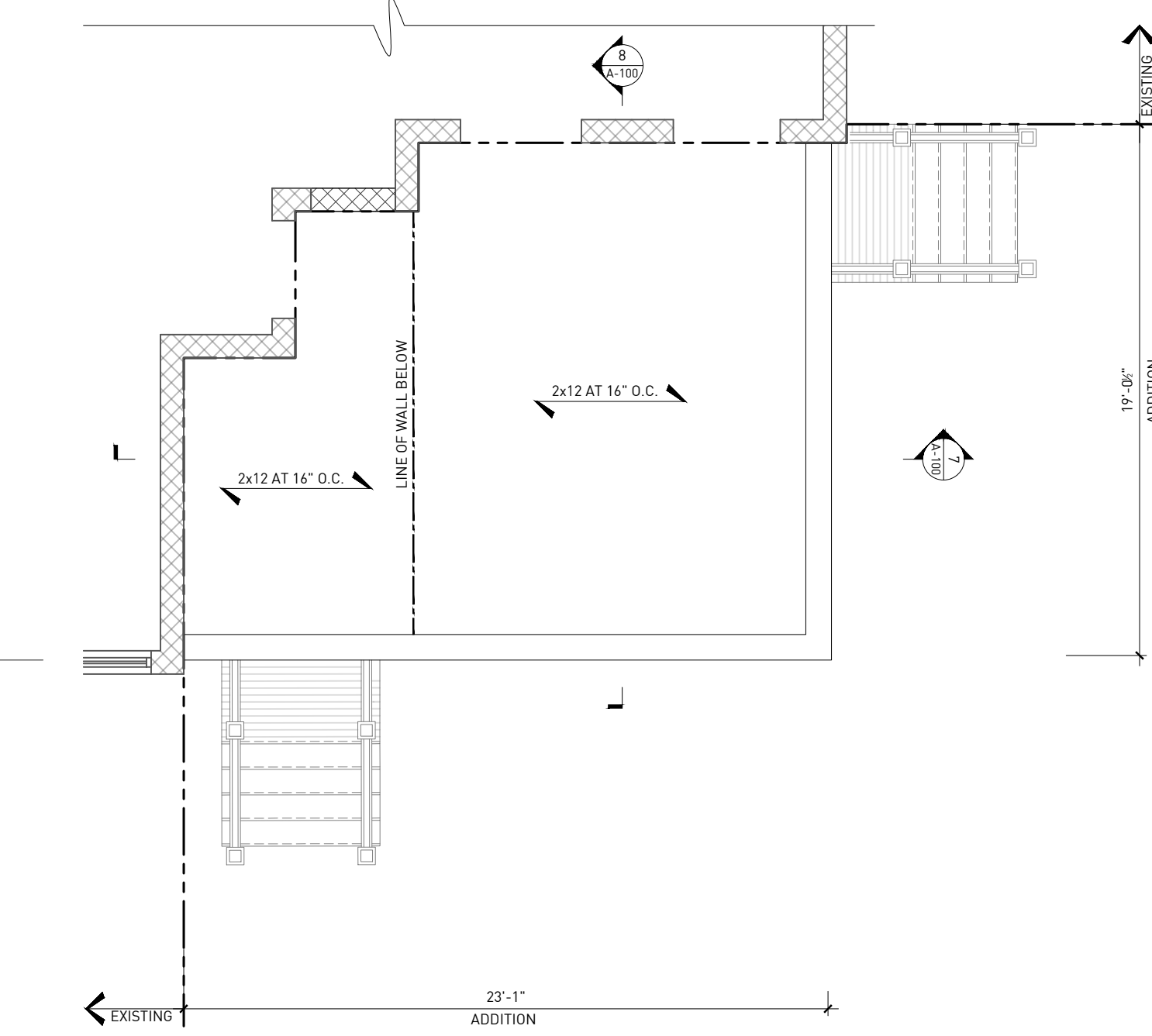
- #### ARCHITECTURE GENERAL NOTES
- ALL NEW WALL AND PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY A2 SHEET A5-01, UNLESS OTHERWISE NOTED.
 - ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
 - WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT AND UN-NOTICABLE FINISH ACROSS ENTIRE SURFACE.
 - 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.
 - 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.
 - 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.
 - GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, STOREFRONT EQUIPMENT, OR OTHER FINISHES.



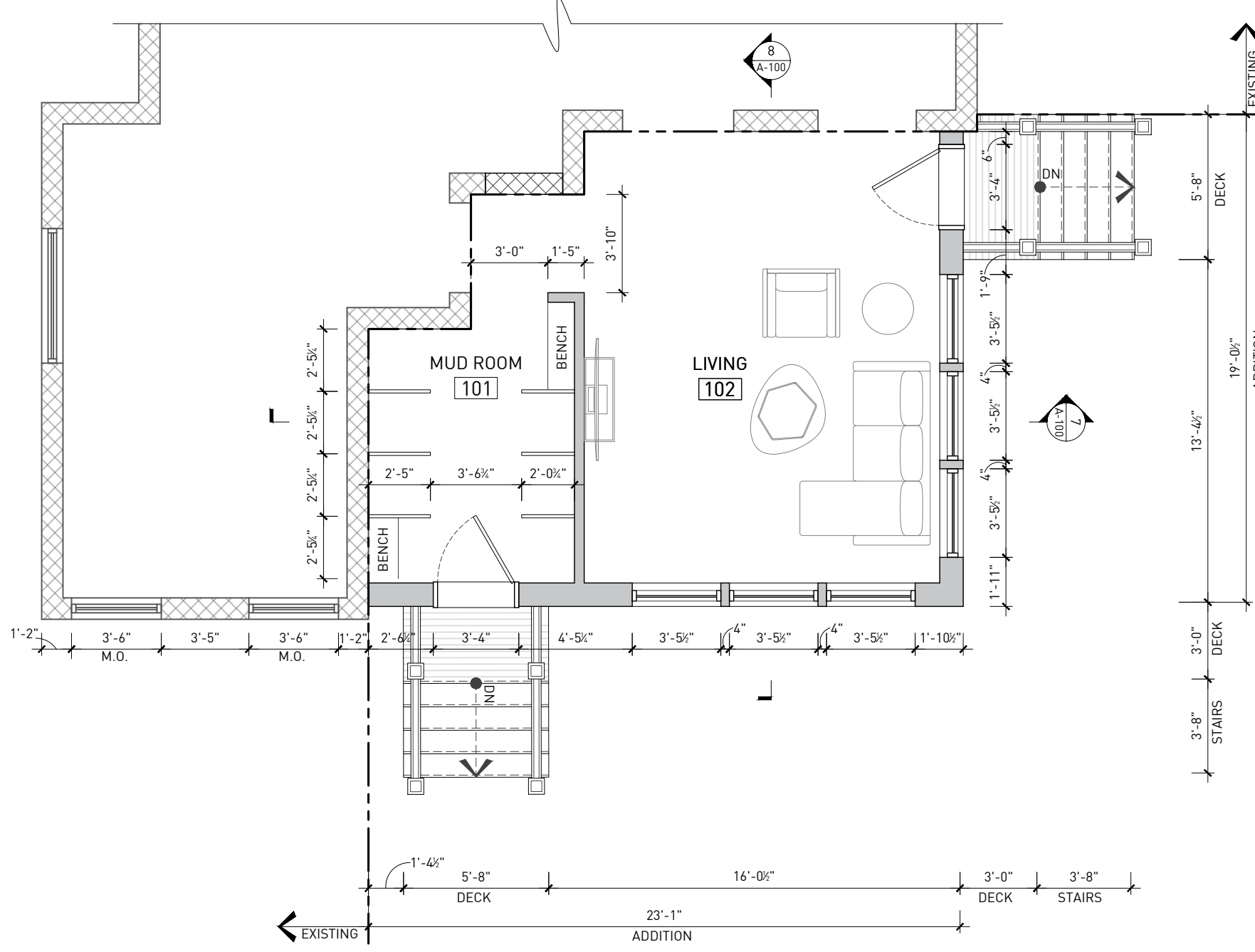
1 FOUNDATION PLAN
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



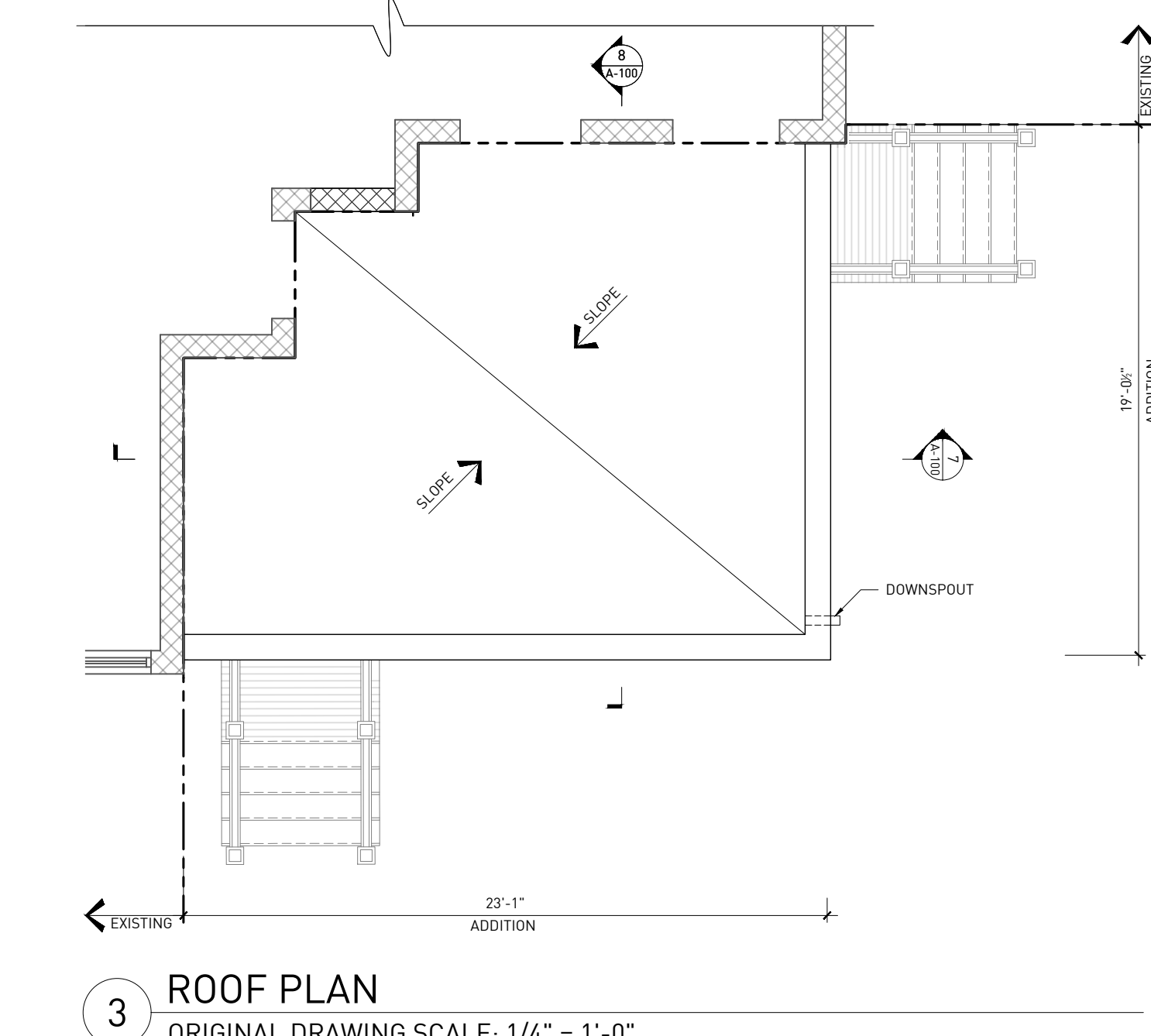
2 FLOOR FRAMING PLAN
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



3 ROOF FRAMING PLAN
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



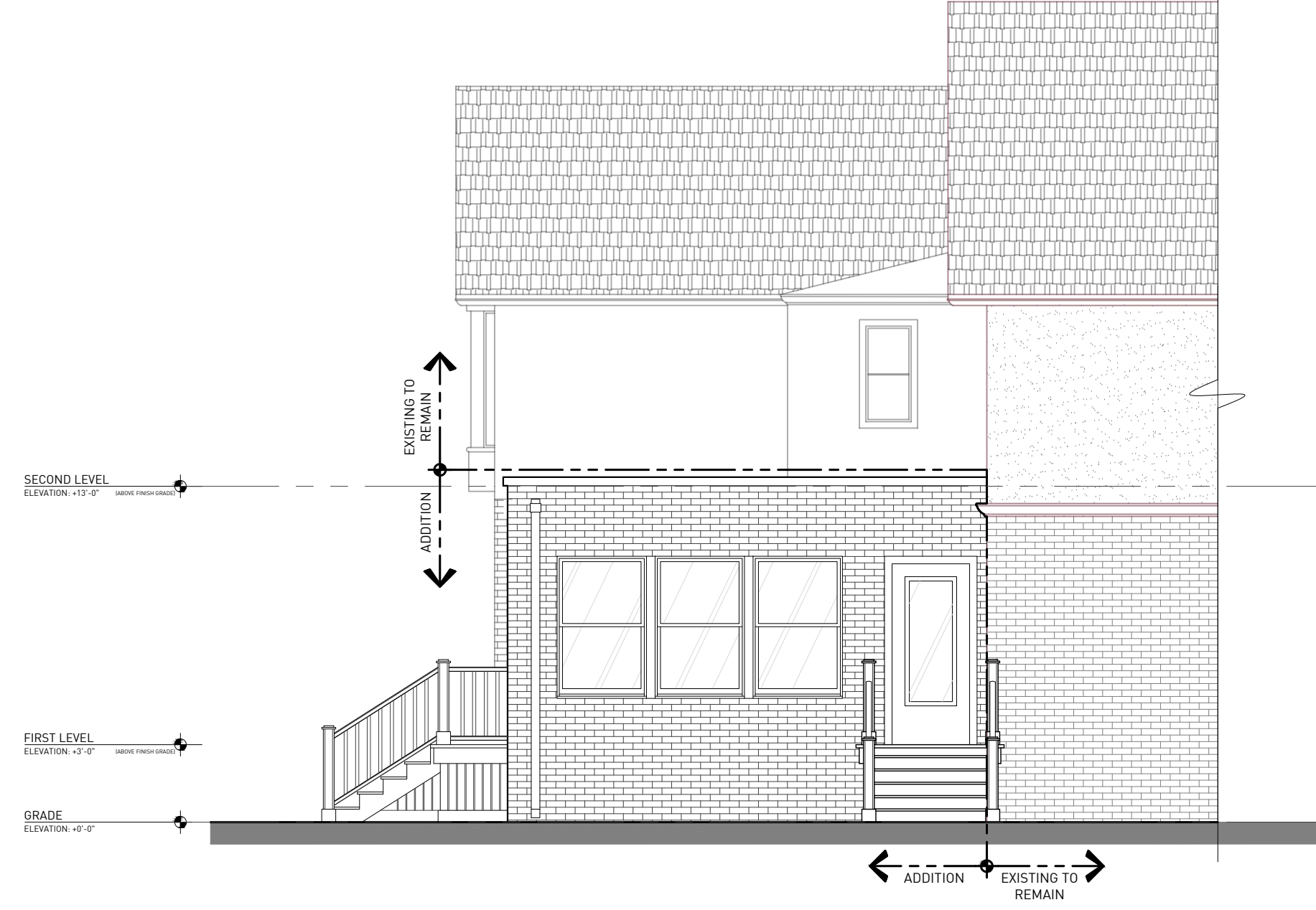
4 ARCHITECTURE PLAN
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



3 ROOF PLAN
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



5 ARCHITECTURE PLAN
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



6 ARCHITECTURE PLAN
 ORIGINAL DRAWING SCALE: 1/4" = 1'-0"

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WALL SECTIONS

A-300

CAST STONE COPING CAP

MASONRY VENEER WALL CONSTRUCTION, REFER TO ASSEMBLY NOTES.

WEATHER RESISTIVE BARRIER - ZIP BUILDING ENCLOSURE SYSTEM, PER LOCAL BUILDING CODE. FLASH ALL OPENINGS PER MANUFACTURERS INSTRUCTIONS.

CEILING
 ELEVATION: +11'-0" (ABOVE FINISH GRADE)

DOUBLE-HUNG WINDOW UNIT, COORDINATE WITH OWNER PRIOR TO ORDERING.

GYPSUM BOARD RETURN JAMB BEYOND.

PRESSURE TREATED ROUGH SILL, COORDINATE ROUGH OPENING HEIGHT WITH WINDOW SIZE / MANUFACTURER AND SIDING ASSEMBLY - CONSULT ARCHITECT.

INSTALL FLEXIBLE AND CONTINUOUS SILL FLASHING - CONTINUE UP JAMBS NO LESS THAN 6". PREPARE AIR AND VAPOR BARRIER AT WINDOW ROUGH OPENING. AFTER INSTALLING WINDOW, FULLY FLASH ALL SIDES OF OPENINGS AT WINDOW UNIT, FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

BREAK METAL CAP FLASHING AT WINDOW OPENING / SILL.

WEATHER RESISTIVE BARRIER - TYEAK COMMERCIAL (OR EQUAL) MINIMUM, PER LOCAL BUILDING CODE

3/4" OWENS CORNING FOAMULAR RIGID INSULATION (OR EQUAL) THERMAL BREAK UNDER SILL PLATE. INSTALL ON FACE OF BLOCK COURSE AND SLAB ABOVE (ALIGNED). ENSURE CONTINUITY. OUTER FACE OF INSULATION ALIGNED WITH SHEATHING ABOVE

FIRST LEVEL
 ELEVATION: +3'-0" (ABOVE FINISH GRADE)

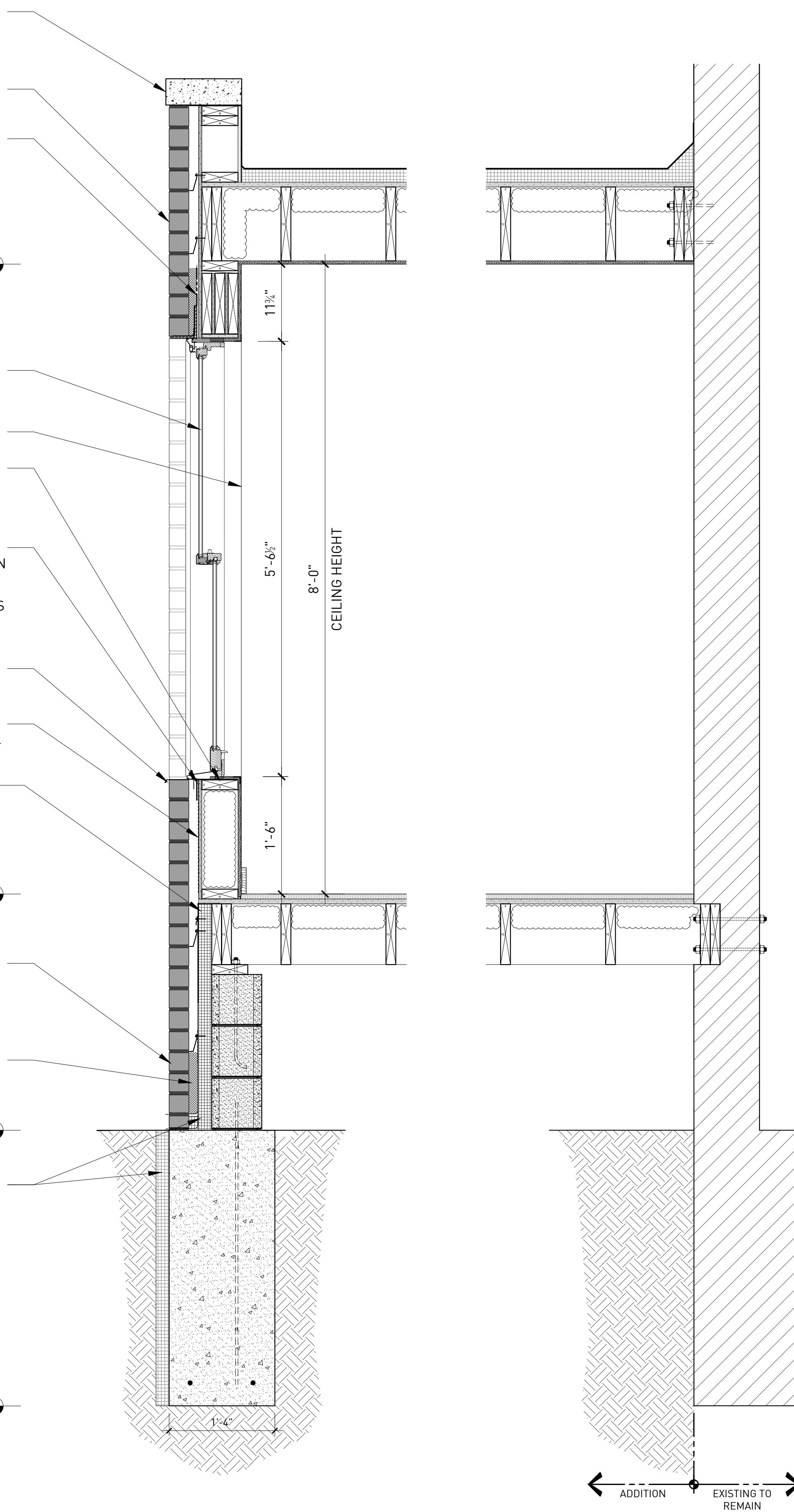
MASONRY VENEER WITH 1-1/2" AIR SPACE SECURED BACK TO WALL WITH GALVANIZED BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS, REFER TO ELEVATIONS FOR BRICK PATTERN.

FULLY PACK CAVITY BELOW SCHEDULED WEEP COURSE WITH RIGID INSULATION.

GRADE
 ELEVATION: +0'-0"

2" OWENS CORNING FOAMULAR RIGID INSULATION (OR EQUAL).

BOTTOM OF FOOTING
 ELEVATION: -3'-6" (BELOW FINISH GRADE)



1 WALL SECTIONS
 ORIGINAL DRAWING SCALE: 1 1/2" = 1'-0"