

ISSUED FOR:

HISTORIC DISTRICT COMMISSION REVIEW

01.10.22



LOCATION PLAN

COOLEY RESIDENCE ADDITION

1052 SEMINOLE STREET, DETROIT, MI 48214

PHILLIP COOLEY

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313.478.5735 philippgcooley@gmail.com

Christian Hurttienne Architects, LLC

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

TBD

TBD

TBD

GENERAL NOTES
1. ANY MENTION OF 'CONTRACTOR' INCLUDES THE GENERAL CONTRACTOR (GC), CONSTRUCTION MANAGER (CM) OR SUBCONTRACTORS (S) AS THEY RELATE TO THE CONTRACTUAL DELIVERY METHOD AGREED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR UNDERSTANDING CONTRACTED IMPROVEMENTS OF THE PROPERTY...

GENERAL NOTES
27. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS.
28. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.
29. IF CONSTRUCTION IS UNDERTAKEN BY A GENERAL CONTRACTOR (GC) FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, THE GC SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE...

PROJECT INFORMATION
PROJECT ADDRESS:
1052 SEMINOLE STREET, DETROIT MI 48214
PARCEL NUMBERS AND LEGAL DESCRIPTIONS:
PARCEL NUMBER: 17007547
LEGAL DESCRIPTION:
E SEMINOLE PARK SUB L19 P59 PLATS, W C R 117/18 100 X 171.50 NEZ# CERT #2006-0425, NEZ# PARCEL #2706425.

DRAWING LIST
GENERAL SHEETS
G0-00 COVER SHEET GENERAL NOTES, LEGENDS, SYMBOLS
CIVIL SHEETS
C-100 ARCHITECTURE SITE PLAN
ARCHITECTURAL SHEETS
A-100 ARCHITECTURAL PLANS AND ELEVATIONS
A-301 WALL SECTIONS
STRUCTURAL ENGINEERING SHEETS
MECHANICAL ENGINEERING SHEETS
PLUMBING ENGINEERING SHEETS
ELECTRICAL ENGINEERING SHEETS

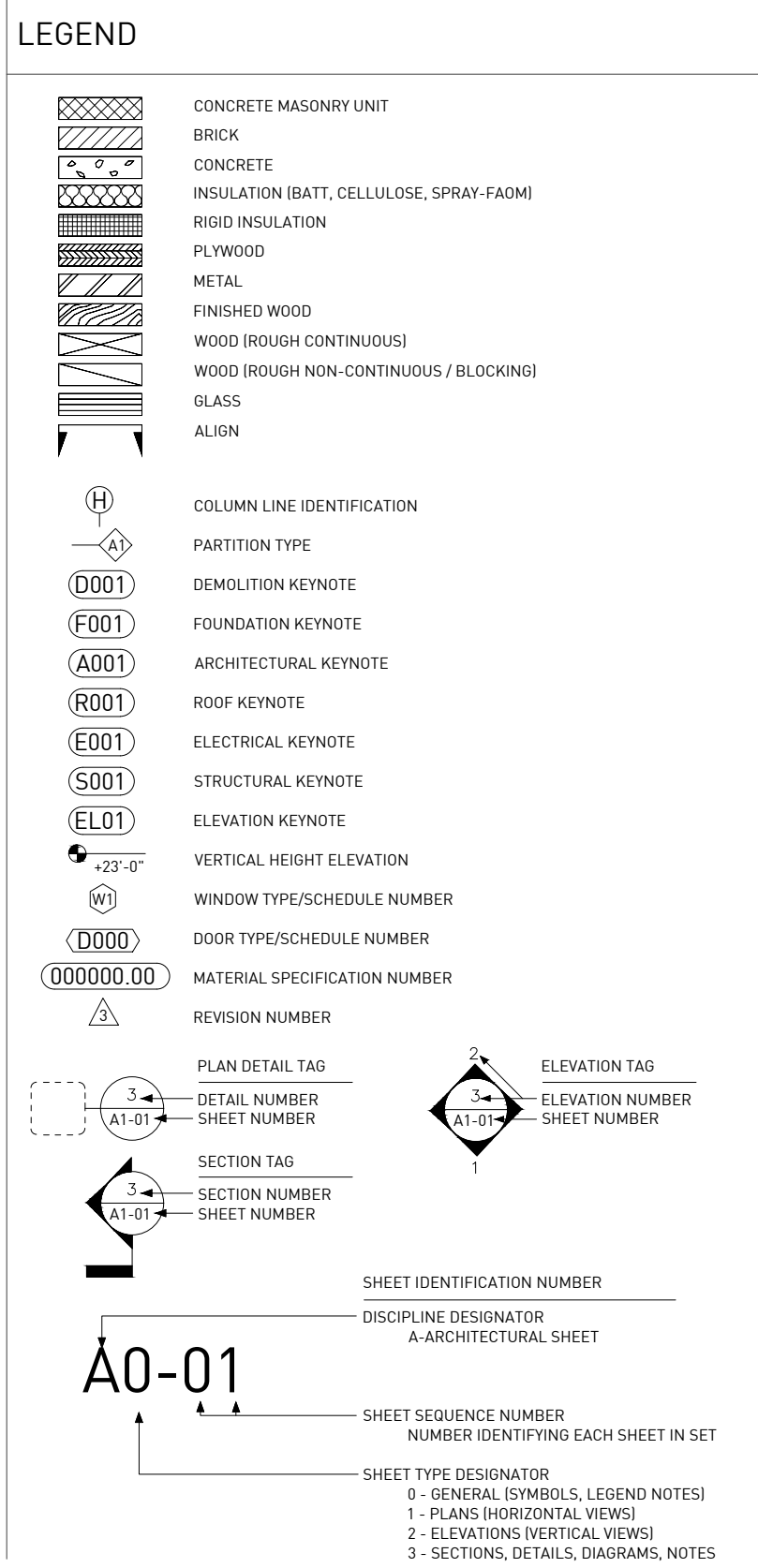
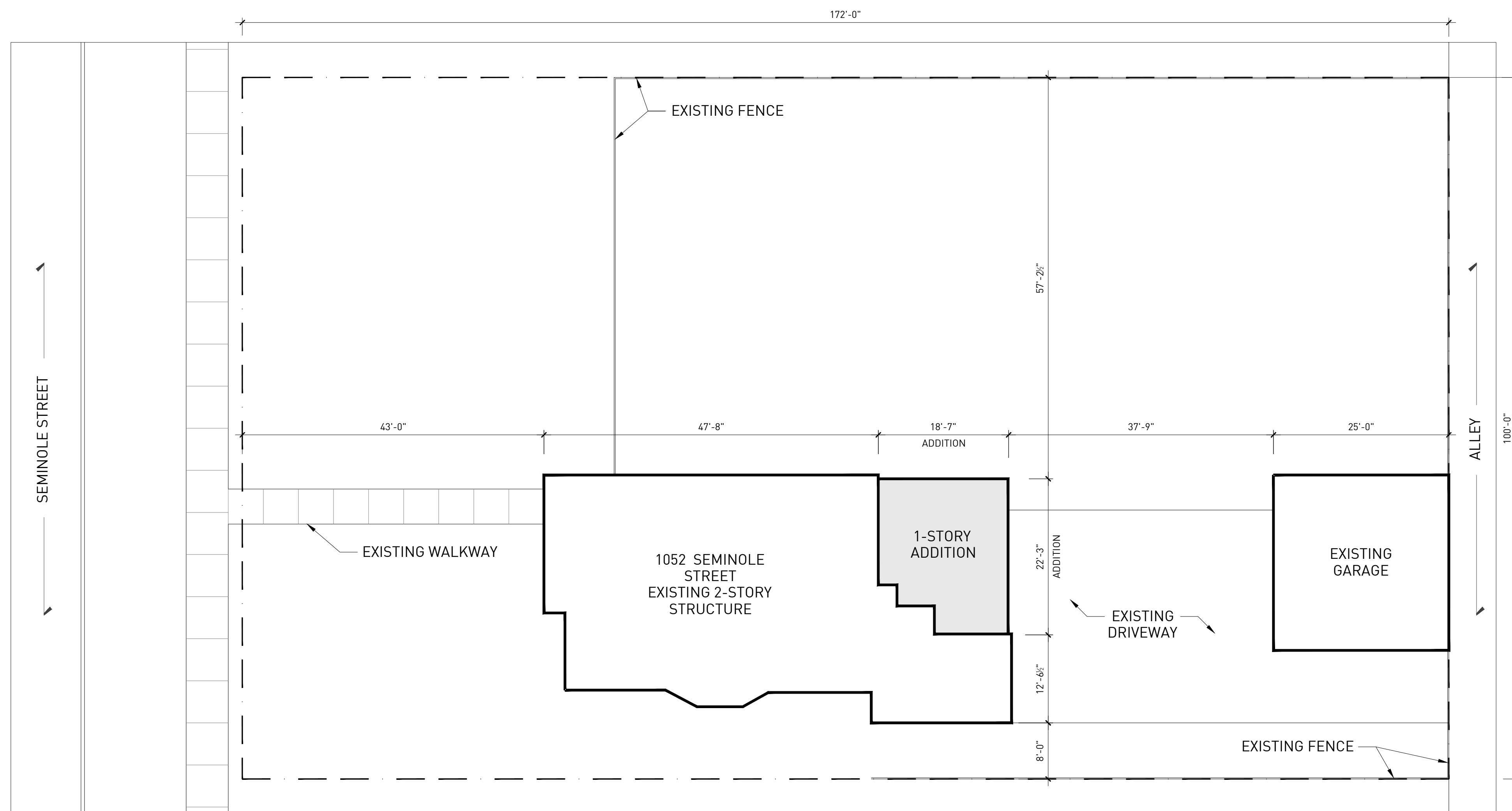


Table with 2 columns: DESCRIPTION, DATE OF ISSUE. Row 1: HDC REVIEW, 01.10.22. Row 2: -, -. Row 3: -, -. Row 4: -, -. Row 5: -, -. Row 6: -, -.

SIGNATURE BLOCK
NAME OF AUTHORIZED REPRESENTATIVE
[owner] Ben Newman
[Architect] Christian Hurttienne Architects, LLC
[General 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
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REVISIONS	DATE	DESCRIPTION
1.	20220110	HDC REVIEW

SEAL
 DRAWING NO.

ARCHITECTURAL PLANS

C-100

CONTRACTOR NOTE
MECHANICAL ENGINEER
STRUCTURAL ENGINEER

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1.	20220110	HDC REVIEW

ARCHITECTURAL PLANS

DRAWING NO. **A-100**

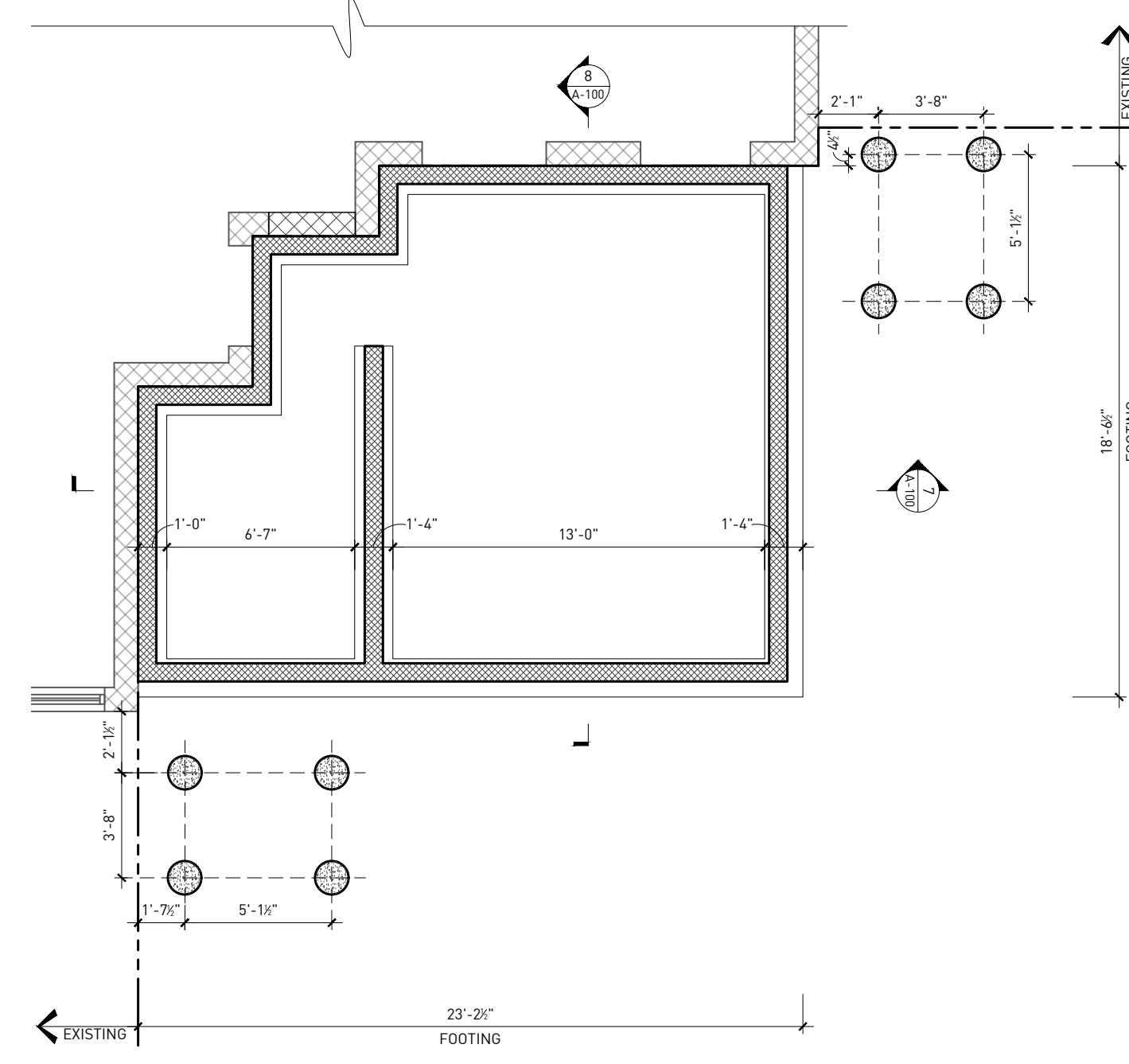
SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

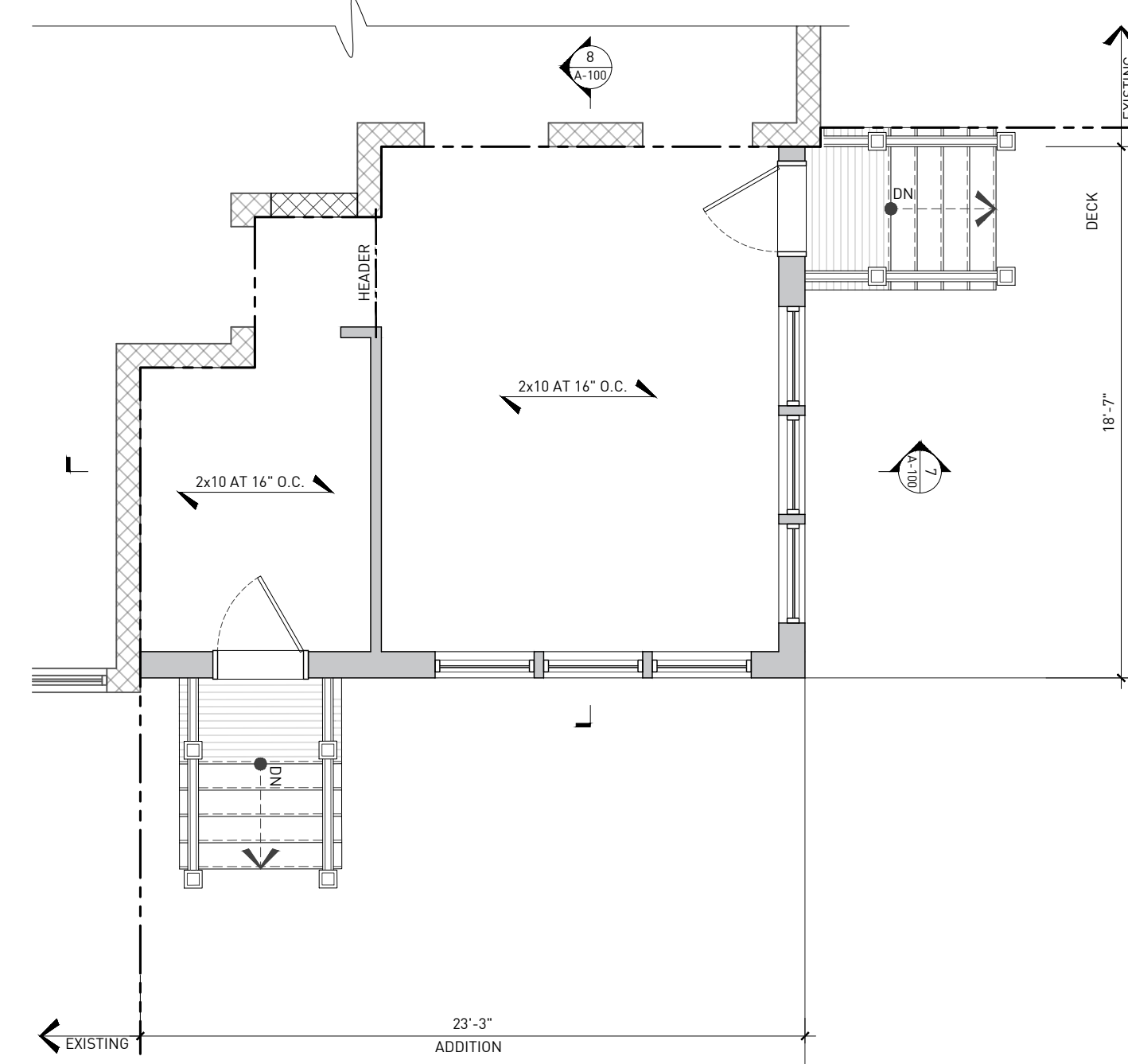
- EXISTING MASONRY WALL CONSTRUCTION.
- EXISTING WALL CONSTRUCTION.
- NEW 8" MASONRY WALL CONSTRUCTION WITH 2X6 METAL FURRED CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.
- NEW 4" MASONRY WALL CONSTRUCTION WITH 2X6 METAL FURRED CONSTRUCTION WITH BATT INSULATION AND 5/8" GYPSUM BOARD.
- NEW METAL-FRAMED WALL CONSTRUCTION

ARCHITECTURE GENERAL NOTES

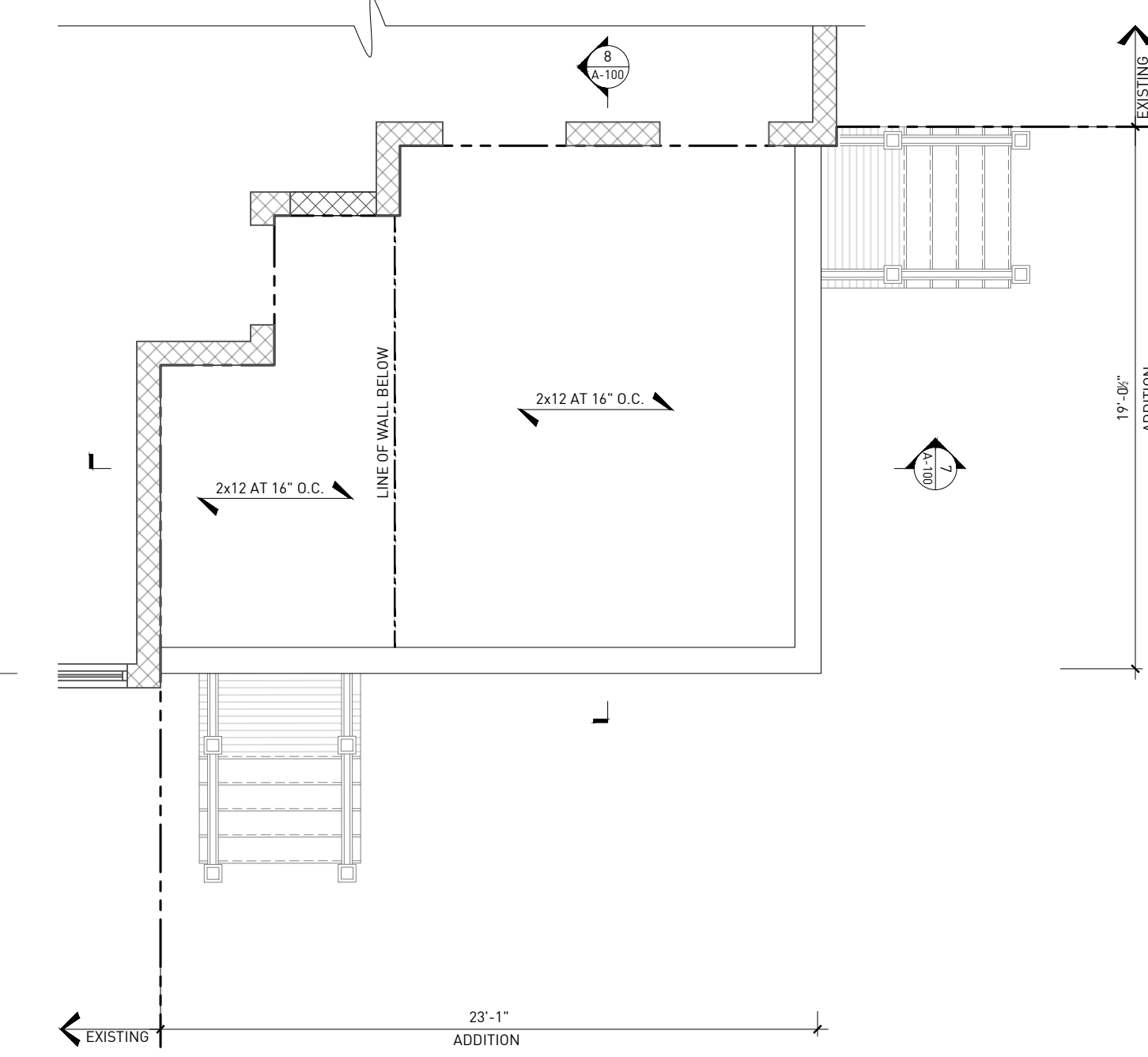
1. ALL NEW WALL AND PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY A2 SHEET A5-01, UNLESS OTHERWISE NOTED.
2. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN. ALL ASSEMBLIES, EXISTING OR NEW, ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
3. 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.
4. 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.
5. 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.
6. 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.
7. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, STOREFRONT EQUIPMENT, OR OTHER FINISHES.



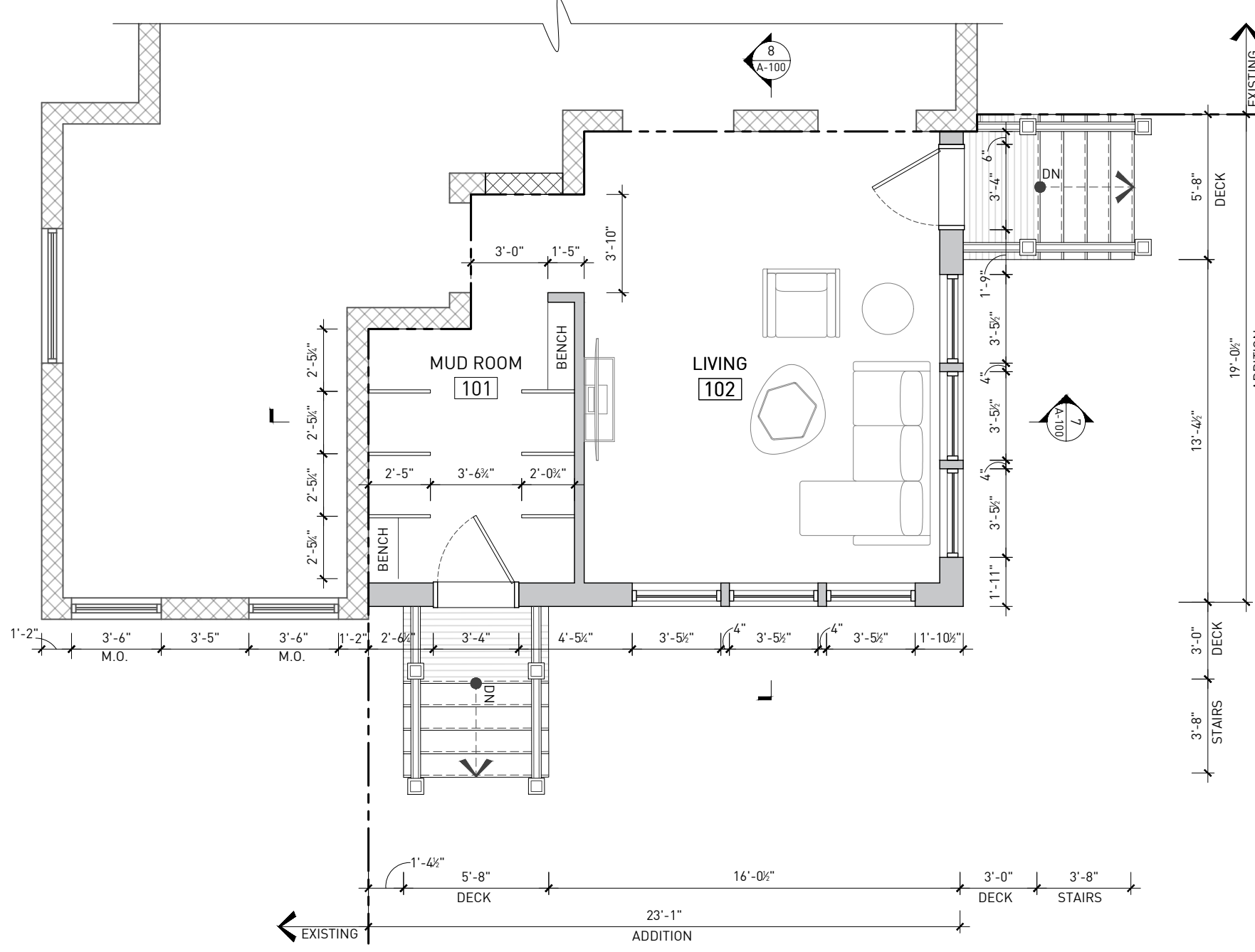
1 FOUNDATION PLAN
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



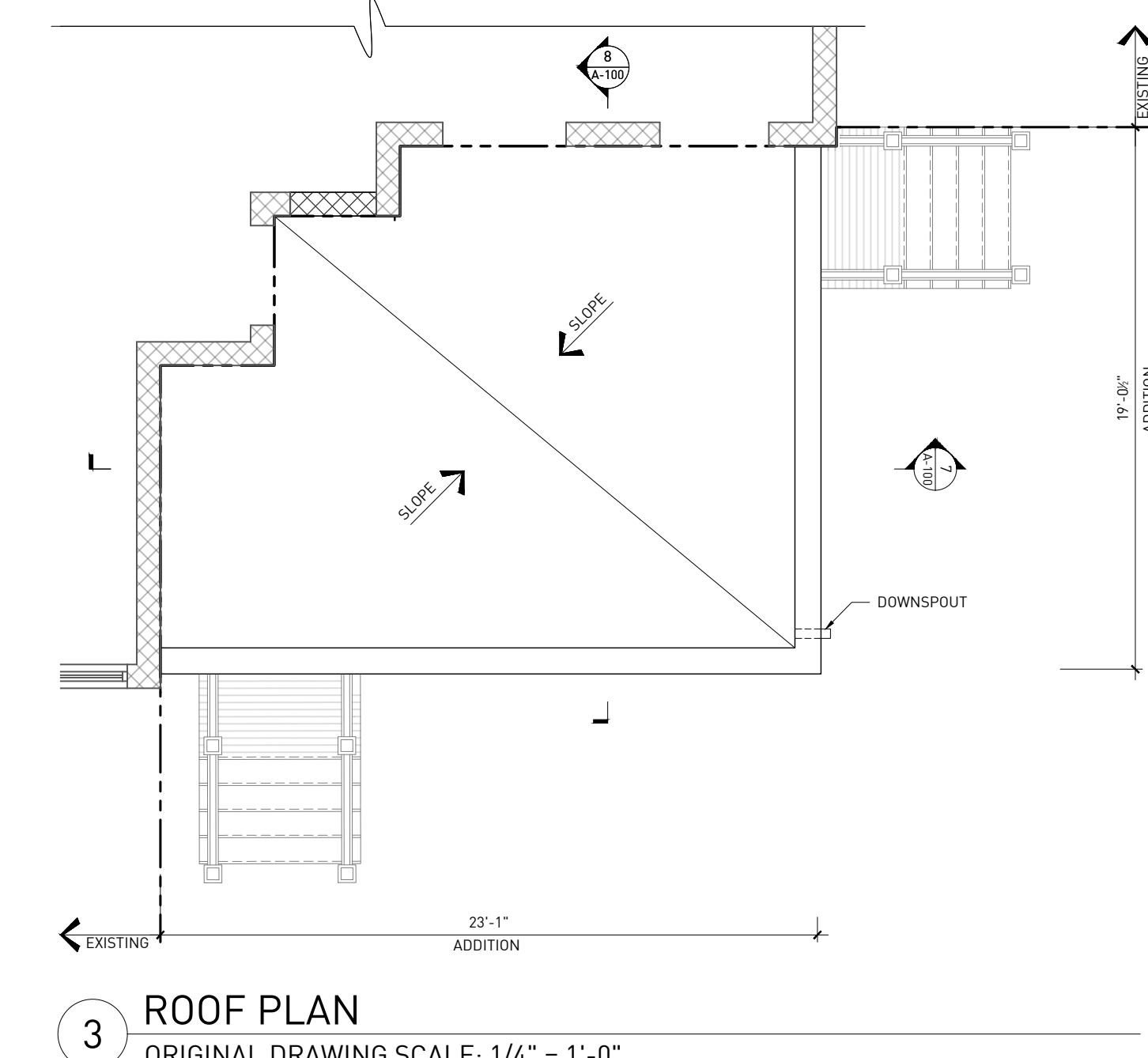
2 FLOOR FRAMING PLAN
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



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



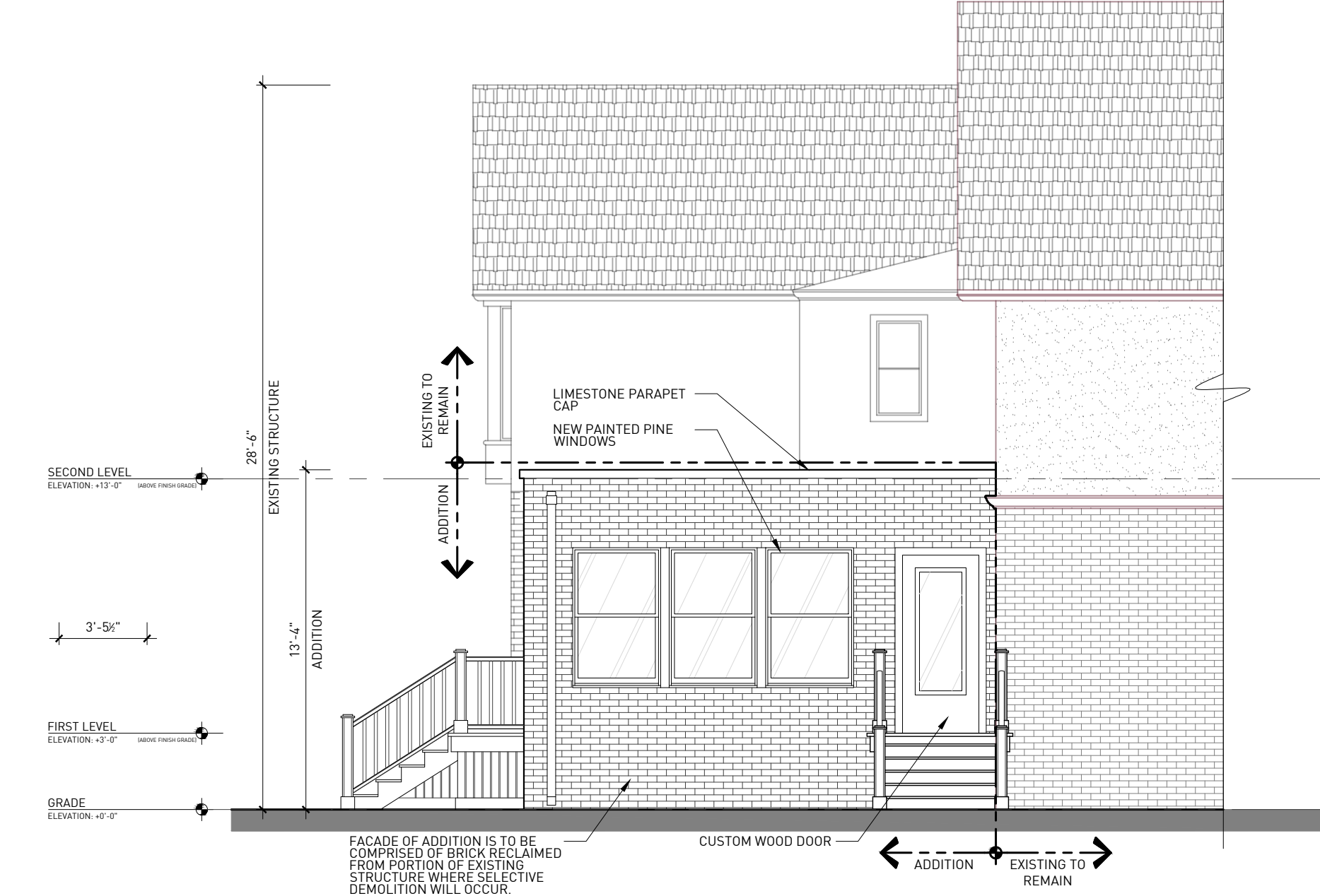
4 ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 1/4" = 1'-0"



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

LIMESTONE 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 8". 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)

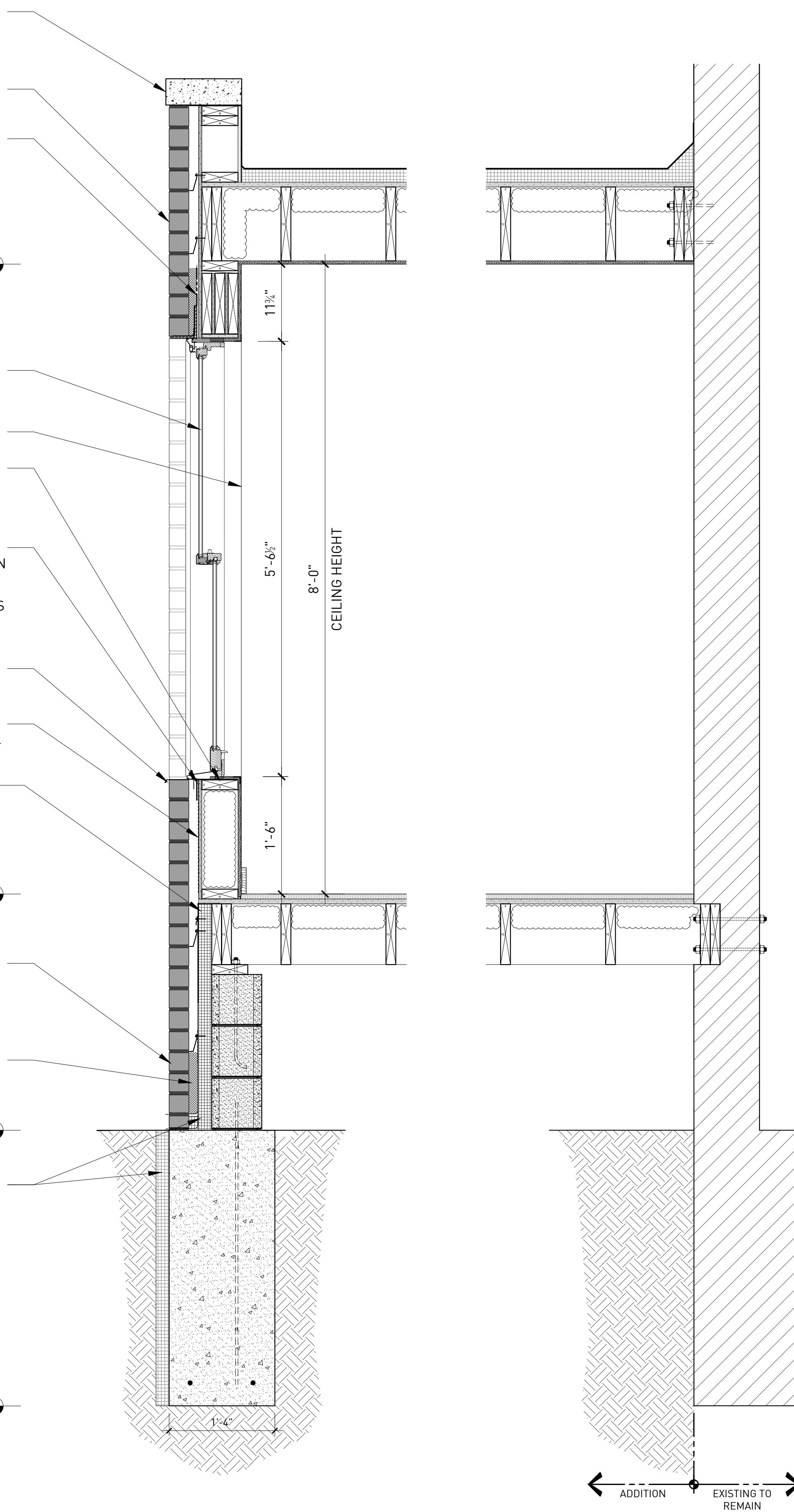
MASONRY VENEER WITH 1-1/2" AIR SPACE SECURED BACK TO WALL WITH GALVANIZED BRICK TIE ANCHORS SPACED AS PER INDUSTRY STANDARDS, REFER TO ELEVATIONS FOR BRICK PATTERN.

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"

DRAWING NO.