

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Date: 02-10-2022

## PROPERTY INFORMATION

ADDRESS: 931 Covington Drive AKA: Cambridge House

HISTORIC DISTRICT: Palmer Park Apartment Buildings Historic District

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other: <u>Trash Enclosure</u>	

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: Kevin Brandon COMPANY NAME: BmK Design+Planning, LLC

ADDRESS: 931 Covington Drive CITY: Detroit STATE: MI ZIP: 48203

PHONE: \_\_\_\_\_ MOBILE: 248-303-1446 EMAIL: kmb@bmkdp.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

## P2 - BUILDING PERMIT APPLICATION

Date: 02-10-2022

### PROPERTY INFORMATION

Address: 931 Covington Drive Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
AKA: Cambridge House Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_  
Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Are there any existing buildings or structures on this parcel?  Yes  No

### PROJECT INFORMATION

Permit Type:  New  Alteration  Addition  Demolition  Correct Violations  
 Foundation Only  Change of Use  Temporary Use  Other: Trash Enclosure  
 Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

### Description of Work (Describe in detail proposed work and use of property, attach work list)

Construction of brick trash enclosure, landscape/hardscape and front building entry.

MBC use change  No MBC use change

### Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building  
 Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

Estimated Cost of Construction \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_  
 Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description:

Permit #:

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



**IDENTIFICATION** (All Fields Required)**Property Owner/Homeowner** Property Owner/Homeowner is Permit ApplicantName: Kevin Brandon Company Name: BmK Design+Planning,LLCAddress: 10 E. Main Street, Suite 201 City: Detroit State: MI Zip: 06608Phone: \_\_\_\_\_ Mobile: 248-303-1446Driver's License #: \_\_\_\_\_ Email: kmb@bmkdp.com**Contractor** Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT** Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT** Architect/Engineer/Consultant is Permit ApplicantName: Kevin Brandon State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_Address: 54048 Mound Road City: Shelby Township State: MI Zip: 48316Phone: 248-303-1446 Mobile: \_\_\_\_\_ Email: kmb@bmkdp.com**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

 Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

 Print Name: Kevin Brandon Signature: Kevin Brandon Digitally signed by Kevin Brandon  
Date: 2022.03.03 11:44:38 -05'00' Date: 03-03-2022  
 (Permit Applicant)
Driver's License #: B653465603638 Expiration: 08-15-2023

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



54048 Mound Road Shelby Township Michigan 48316

February 10, 2022-REV March 25,2022

Historic District Commission Review  
931 Covington Drive, Cambridge House  
Trash Enclosures, Landscaping/Hardscaping and Entry

### **Trash Enclosure**

#### **Description of Existing Conditions**

The area proposed for the trash enclosure is off the existing alley behind The Cambridge Apartment building. A photo survey of existing conditions is attached.

#### **Description of Project**

The project consists of a newly constructed trash enclosure. The enclosure is 12'x12'. The construction of the trash enclosure is of brick veneer facing on 8" concrete block. The brick veneer selected closely resembles the existing brick of the apartment building. The enclosure shall be roofed with a metal standing seam roof. The enclosure will have a secured access door for the apartment tenants. There will also be an overhead door that will completely secure the trash containers. It is intention of the enclosure to provide a secure and sanitary solution to a generally unsightly problem. The location of the trash location is provided on an attached site plan.

The enclosure construction was started prior to obtaining HDC Certificate of Appropriateness and BSEED permit, it is partially complete. It was decided to start foundations and block work prior to the impending winter weather so that the enclosure would be finished with the completion of the apartment building renovation.

### **Landscaping**

#### **Description of Existing Conditions**

The area of the landscape area located is in the front yard and center courtyard of The Cambridge Apartment building. The area between both apartment buildings was a non-conforming parking lot in extremely poor condition A photo survey of completed work prior to grass sod is attached.

#### **Description of Project**

This submittal request is for the landscaping for both 885 and 931 Covington. A center courtyard provides a link to and a focal point for the two apartment buildings with a 35' tall evergreen tree

at its entry. A 6'-0" high steel fence with gate is separates the front courtyard to the rear. New brick piers have been built in a similar style to the damage and broken existing columns. Also, note that the public sidewalk was replaced, at the owner's own expense. Supplemental Material and Plans are attached.

The landscaping was completed without obtaining HDC Certificate of Appropriateness. It was an oversight by the ownership group team to the fact that HDC approval was required for landscaping.

## **Front Entry**

### **Description of Project**

The front entry has been construction with slight modifications to the approved permitted plans. The approved plans had horizontal 2X2 steel tubes to create a grid panel. These were eliminated with only the vertical 2x2 steel tubes installed. This was due to the ownership group not wanting anyone to be able to climb on the roof. The original design had a 12" high fascia. The fascia as constructed is 16". This was because a small parapet was required for roofing and metal coping allowances. A photo survey of constructed conditions is attached as well as drawing documents.

## **Product Data**

See attached brochures and cut sheets for additional information.

## **Trash Enclosures**

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Standing Seam Roof: PAC-CLAD, Snap Clad, Matte Black Steel
- Gutters: K-Style, Matte Black
- Overhead Door: Clopay, Model 1500, Sectional Steel, Black
- Windows: Andersen Windows, 400 Series, Aluminum, Fixed, Black
- Man Door: TRU Door, Flush Hollow Metal, Black

## **Landscaping**

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Steel Fence: Guardsman, Kent 2 Rail, Black
- Brick Piers Light Fixture: Franklin Iron Works, Rockford Collection, 20 ¼" H. Bronze, Style #V5569

**Pre-Construction Existing Conditions Photos  
Rear Ally-Trash Enclosure Locations**



Photo 1: View from Alley



Photo 2: View of Right Center Area from Alley



Photo 3: Image of garbage in the alley from surrounding apartments



Photo 4: Image of Neighboring Apartment Building Trash in Alley

**Landscaping – Photos**



Photo 1: 931 Covington from Street showing 35' tall evergreen





Photo 2: 931 Covington form Street



Photo 3 Courtyard view of 931 Covington



Photo 4: View of 885/931 Covington



Photo 5: view of 931 Covington



Photo 6: View of Central Courtyard between 885/931



Photo 7: View of Central Courtyard from Street

**Front Entry – Photos**



Photo1: 931 Covington Entry



Photo 2: 931 Covington Entry

**Typical Renovated Apartment (885 Covington)**



Photo 1: Apartment Kitchen



Photo 2: Apartment Kitchen



Photo 3: Apartment Living

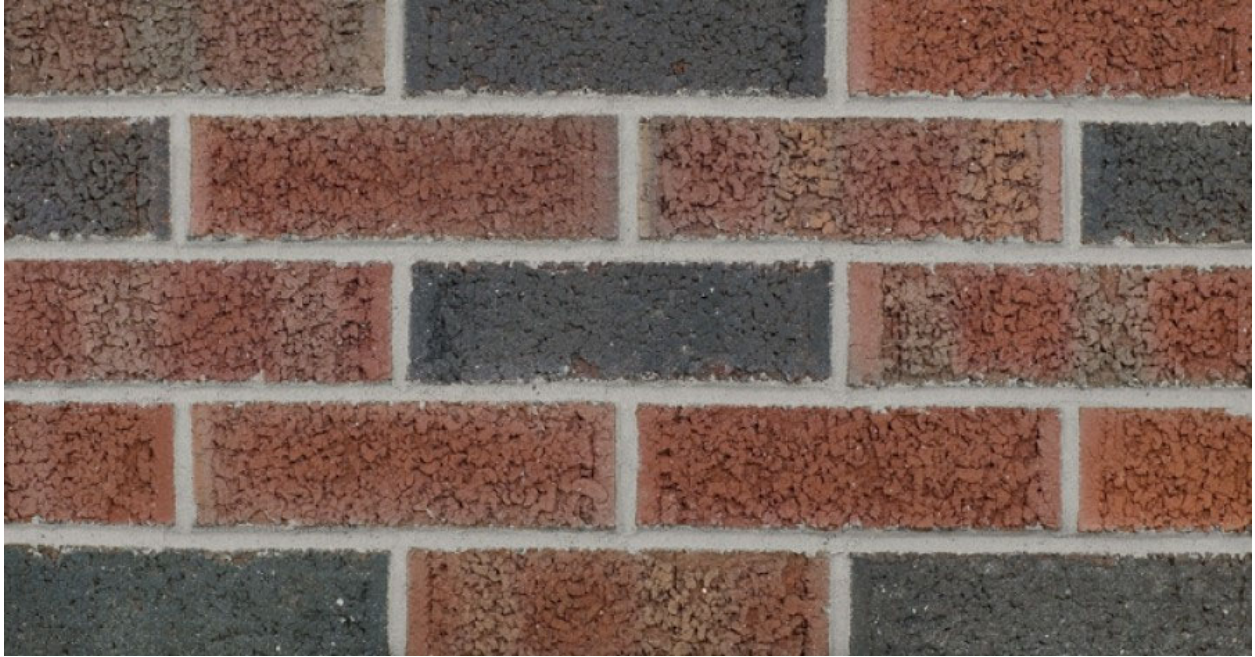


Photo 5: Apartment Bedroom



Photo 6: Apartment Bathroom

# Trash Enclosure Materials



Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar



# SNAP-CLAD PANEL

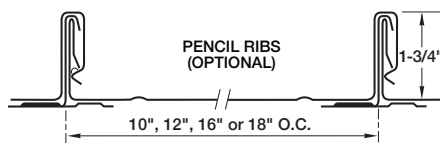
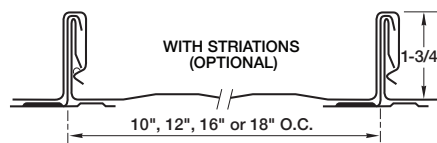
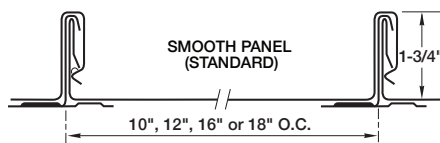
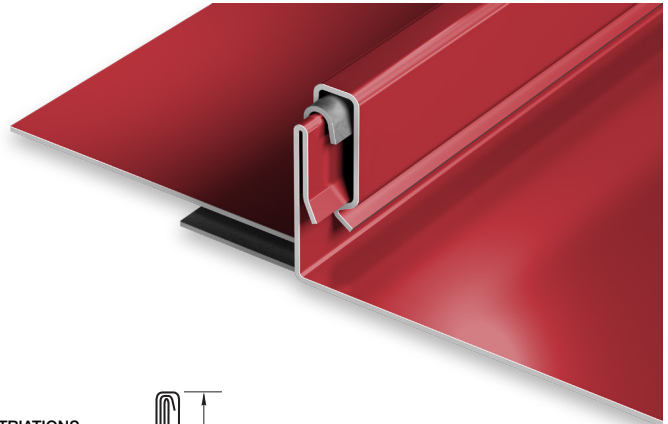
## MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

## SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



## PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

## UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

## ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

## FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to [pac-clad.com](http://pac-clad.com) or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

# Standard Colors



▲★ PATINA GREEN



▲★ TEAL



▲★ HEMLOCK GREEN



FOREST GREEN



HARTFORD GREEN



▲★ EVERGREEN



▲★ HUNTER GREEN



▲★ ARCADIA GREEN



▲★ MILITARY BLUE



BERKSHIRE BLUE



▲ GRAPHITE



▲★ CHARCOAL



INTERSTATE BLUE



▲★ SLATE BLUE



AWARD BLUE



▲★ MATTE BLACK STEEL

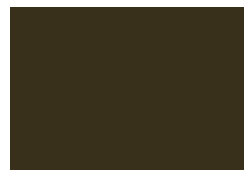


▲★ BLACK ALUMINUM

▲★ DARK BRONZE



▲ BURNISHED SLATE



▲ AGED BRONZE



▲★ MEDIUM BRONZE



▲★ MANSARD BROWN



BURGUNDY



▲★ TERRA COTTA



▲★ CARDINAL RED



▲★ COLONIAL RED



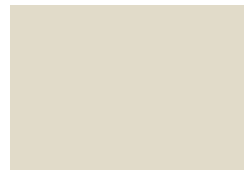
MIDNIGHT BRONZE



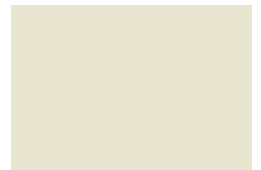
▲★ MUSKET GRAY



▲★ SIERRA TAN



▲★ SANDSTONE



▲★ ALMOND



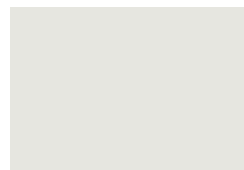
▲★ SLATE GRAY



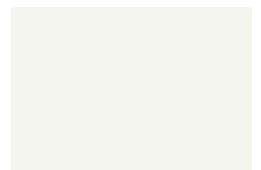
▲★ CITYSCAPE



▲★ GRANITE



▲★ STONE WHITE



▲★ BONE WHITE

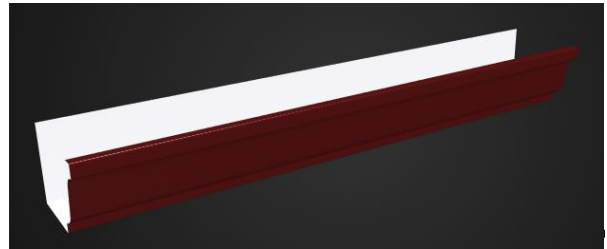


[PAC-CLAD.COM](http://PAC-CLAD.COM)

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400  
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025



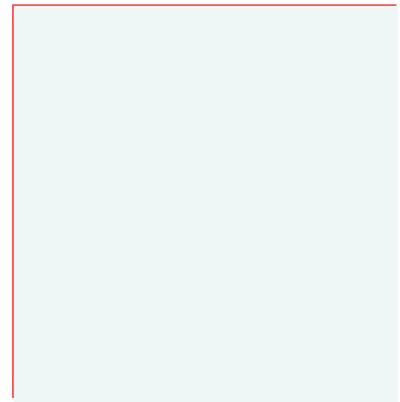
5-V COLOR CHART  
26 Gauge x 27.5"  
Kynar



MATTE BLACK



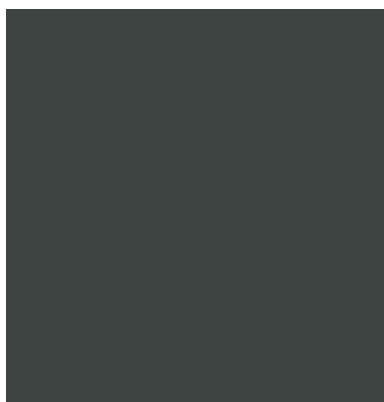
COLONIAL RED



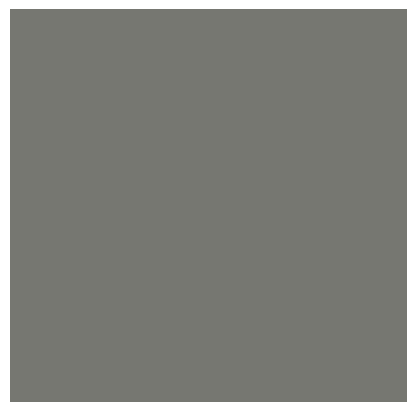
REGAL WHITE



MEDIUM BRONZE



CHARCOAL GRAY



SLATE GRAY



DARK BRONZE



FOREST GREEN



MILL FINISHED

CLASSIC™ STEEL

# VALUE PLUS

garage doors



America's Favorite Garage Doors®



*Model T42L, Long Traditional Panel with Optional Madison 611 Window Design*

# VALUE PLUS

Improve your home's appearance and energy efficiency with a Clopay Value Plus insulated garage door. Available in 24 or 25 gauge steel with 1-5/16" polystyrene insulation, Value Plus models offer moderate insulating R-values, strength and security, as well as quiet operation and a beautiful appearance. Choose from two panel styles, many color options and a wide range of window options to create a door that fits your budget and enhances your home's curb appeal.



Tongue-and-Groove  
Section Joints

Shiplap  
Section Joints

**24**  
GAUGE  
STEEL

**T42S** short panel  
**T42L** long panel

**25**  
GAUGE  
STEEL

**T52S** short panel  
**T52L** long panel

**25**  
GAUGE  
STEEL

**1500** short panel  
**76V** long panel

**1 5/16"**  
POLYSTYRENE  
INSULATION

**R-VALUE**  
**6.3**

**1 5/16"**  
POLYSTYRENE  
INSULATION

**R-VALUE**  
**6.3**

## 2-LAYER CONSTRUCTION

1-5/16" polystyrene insulation provides comfort, energy efficiency and quiet operation in every season.

- Tongue-and-groove/shiplap section joints help seal out wind, rain and snow.
- Replaceable bottom weatherseal in a rust-resistant aluminum retainer helps prevent elements from entering garage.
- Clopay's Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Long-life nylon rollers are smooth and quiet.
- Galvanized steel hinges are durable, reliable and secure.
- Inside/outside step plates and grip handles make doors easy and safe to operate.



*Model T52S, Short Traditional Panel  
with Optional Colonial 509 Window Design*

## DETAIL



Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

## STYLE



### **Traditional Short**

Complements homes with traditional styling. Models T42S, T52S and 1500.



### **Traditional Long**

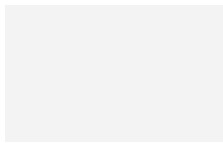
Ideal for ranch style homes. Models T42L, T52L and 76V.

*Doors range from 6' to 16' high and 4'2" to 18' wide. Consult your Clopay dealer for size options.  
WindCode® doors available to meet most regional wind load requirements.  
Consult your local dealer for specific information.*

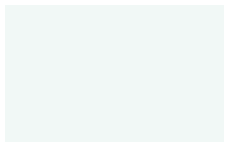


Model 4050, Short Elegant Panel  
with Optional Colonial 509 Window Design

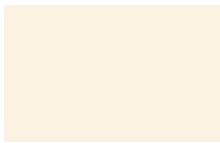
## COLORS



Standard White



Glacier White\*\*



Almond



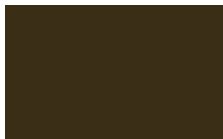
Desert Tan



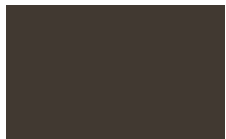
Sandtone



Bronze



Chocolate



Mocha Brown\*



Hunter Green



Gray



Charcoal\*



Black\*\*

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

*Due to the printing process, colors may vary. See your Clopay Dealer for color samples.*

*\*Not available on Models 4050 and 4053.*

*\*Popular in select markets, Glacier White is a brighter white.*

*\*\*Additional charges apply.*

## CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.



*Model 1500, Short Traditional Panel*

## ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

## WARRANTIES

<b>PAINT SYSTEM</b> <b>LIMITED LIFE WARRANTY</b> Model T42	<b>PAINT SYSTEM</b> <b>LIMITED 25YR WARRANTY</b> Models T52, 1500, 76V	<b>WINDOWS</b> <b>LIMITED 10YR WARRANTY</b> All Models	<b>HARDWARE</b> <b>LIMITED 3YR WARRANTY</b> All Models
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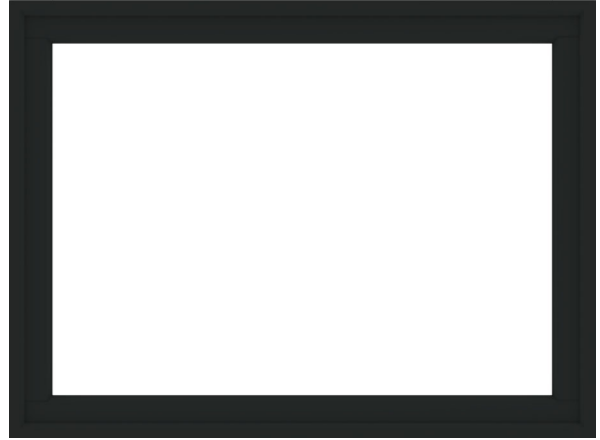
*Model T42S, Short Traditional Panel with Plain Short Windows*



## 400 SERIES PICTURE WINDOW



Interior



Exterior

### Summary

<b>Product ID#</b>	P4030
<b>Unit Width</b>	48"
<b>Unit Height</b>	35 15/16"
<b>Interior Color</b>	Black
<b>Glass</b>	Low-E4® Glass
<b>Grille Pattern</b>	None
<b>Exterior Color</b>	Black
<b>Exterior Trim Profile</b>	None

LOVE THE LIFE YOU SEE™

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# FLUSH HOLLOW METAL DOOR

Heavy-duty steel door for commercial, industrial and institutional applications

Our stock hollow metal door is an affordable non-handed, square-edge door solution designed to meet your requirements for quality full flush steel doors - for commercial, institutional and industrial applications. Stocked with Steelcraft locations, these doors are designed to satisfy your requirements for durability, security, aesthetics or fire protection. Trudoor is authorized by Warnock Hersey / Intertek to modify, re-certify and label fire-rated metal doors.

## Features:

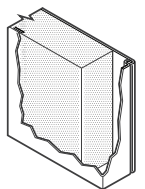
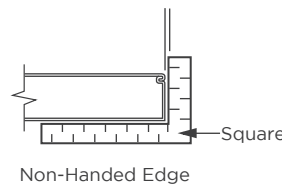
- Heavy-duty, SDI Level 2 - 18 gauge steel faces
- 1-3/4" Thick, non-handed design with reversible hinge plates
- Polystyrene or rigid honeycomb core
- Inverted top and bottom channels for additional stability and protection
- Interlocking seam enhances structural rigidity and durability
- Heavy gauge hinge reinforcements and door closer reinforcement
- Available with a wide range of glass lites, louvers and hardware preps
- Factory applied rust inhibiting primer (no special color options)
- Fire-rated up to 3 hours with WHI / ITS mylar label applied
- Preps include 161 (cylindrical lock), 86ED (mortise lock), RPD (Rim Panic Reinforced)

## COLOR-BLACK

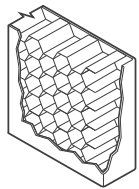


## Code Compliance:

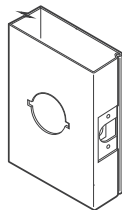
- Meets or exceeds ANSI A250.6 and A250.8
- Construction meets the requirements of ANSI A250.8
- Listed for installations requiring compliance to negative pressure testing (UL-10B) and positive pressure (UL-10C)
- Florida Product Approved



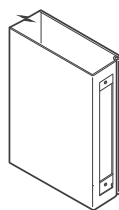
Polystyrene Core



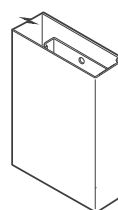
Honeycomb Core



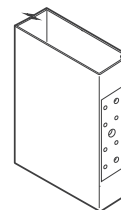
161 Lock



86ED Lock



RPD



Non-Handed Mortise Hinge Prep



## Grade and Model:

ANSI A250.8 - SDI 100			Edge Construction	Maximum Sizes		Recommended Gauge of Frame
Level	Model	Description		Single	Pair	
<b>Level 2: Heavy Duty Commercial</b>			18 gauge (1.0 mm) - heavy commercial and institutional applications with high use			
2	1	Full Flush	Visible	4'0" x 8'0"	8'0" x 8'0"	16 gauge (1.3 mm)

Grades and models defined by Steel Door Institute (SDI)

Manufacturers include Steelcraft and ASSA Abloy

# WINDOW OPTIONS

Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our primed door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

## DECORATIVE INSERT SERIES WINDOWS

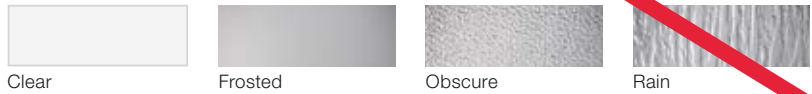
UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic or obscure glass. Short windows are 19-1/2" x 12" and long windows are 40-1/2" x 12".

Available on These Models

T42S\* T52L  
T42L 1500\*  
T52S\* 76V



Windows are available single pane in clear, frosted, obscure and rain designs. Clear acrylic also available.



Short windows not available on long panel doors.  
\*Panel emboss may not align with windows due to size difference. Some size limitations apply.  
† Shown with clear glass. Acrylic and obscure glass optional.  
Additional charges for optional glass apply.  
Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit [clopaydoor.com/acrylic](http://clopaydoor.com/acrylic) for complete details.



Visit [clopaydoor.com](http://clopaydoor.com) or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

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RSDR-VALUEPLUSSS-12\_REV0621

imagine



DESIGN YOUR DOOR  
OPEN CAMERA  
AND POINT!

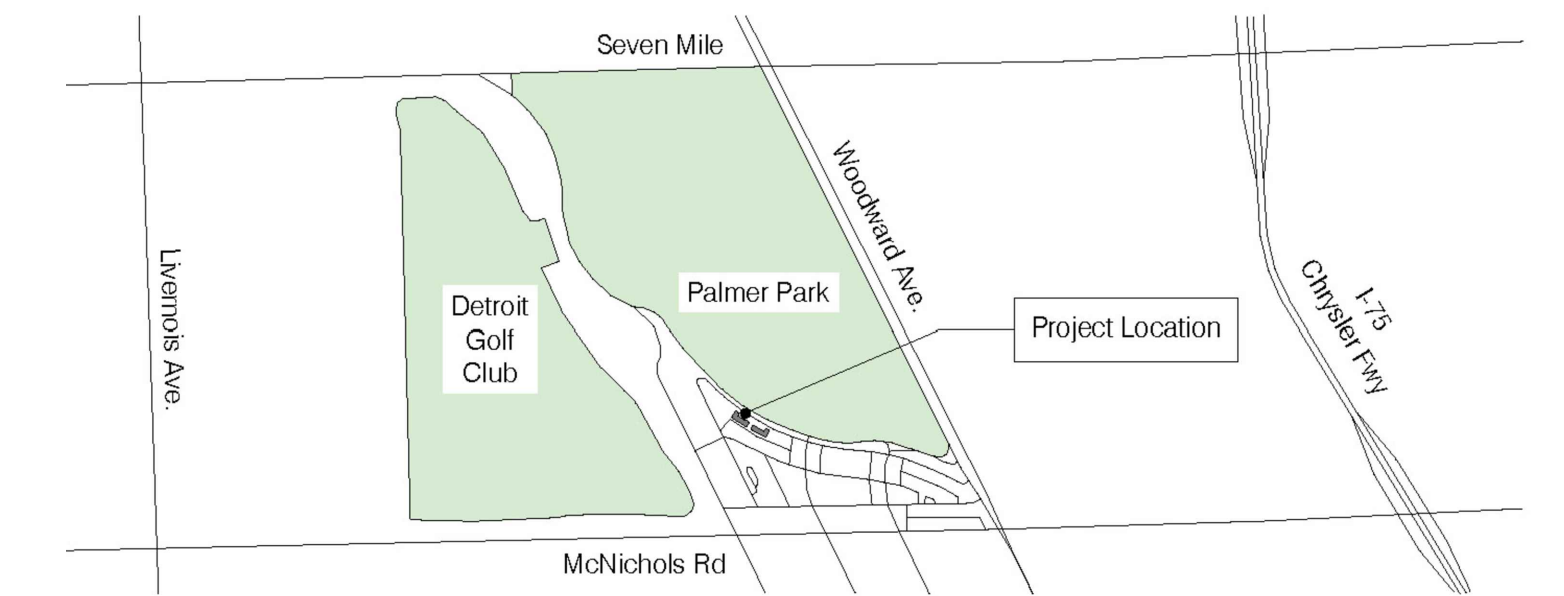
# Permit Set for Apartment Building Trash Enclosures

931 Covington Drive  
Detroit, MI 48203

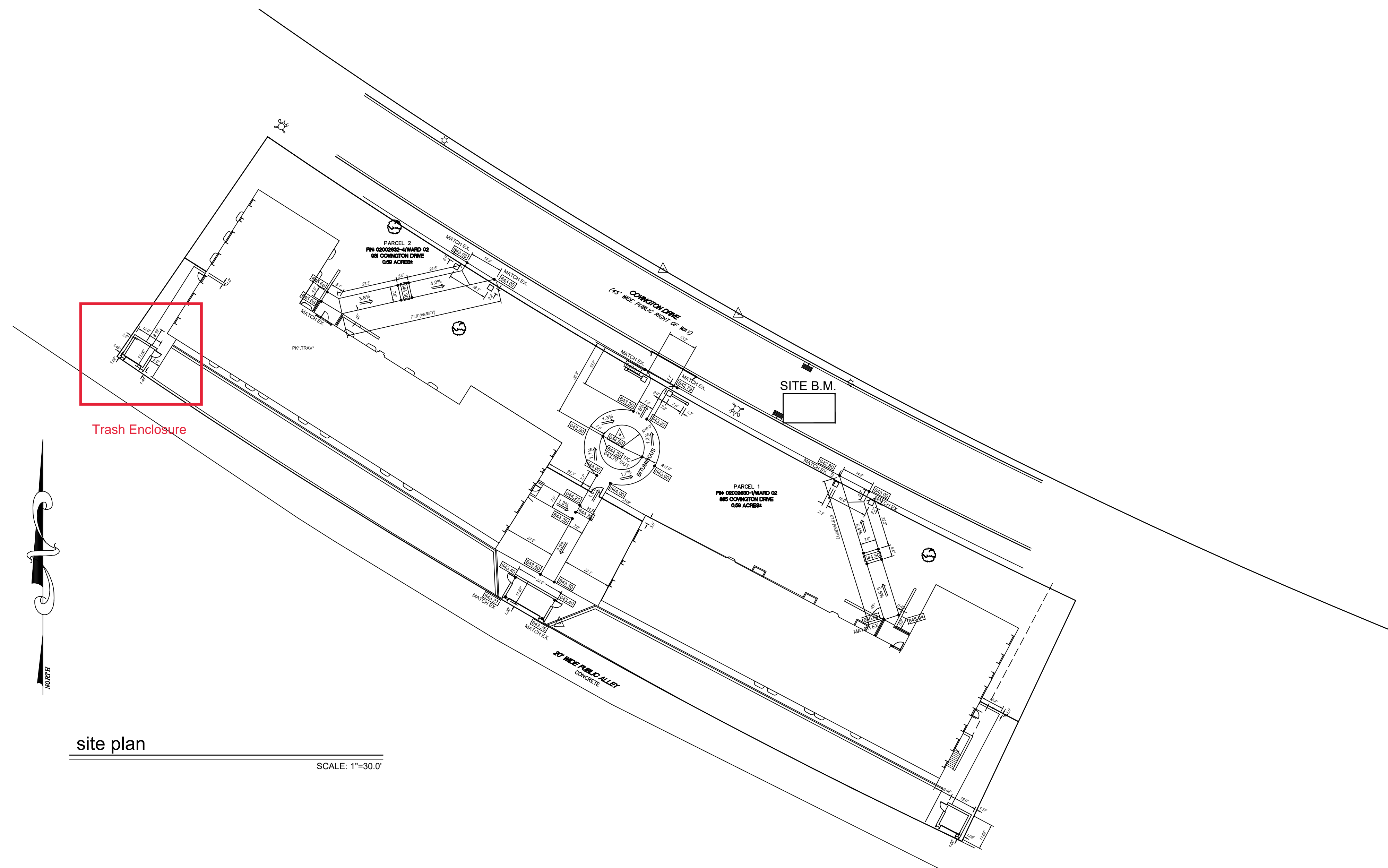
931 Covington Drive, Detroit, MI 48203

## building data

REFERENCE CODES:	USE GROUP (CHAPTER 3): U - UTILITY AND MISCELLANEOUS GROUP (312.1)
2015 MICHIGAN BUILDING CODE	PROPOSED USE: ACCESSORY STRUCTURE-ENCLOSED TRASH CONTAINERS FOR APARTMENT BUILDING
2018 MICHIGAN PLUMBING CODE	
2015 MICHIGAN MECHANICAL CODE	CONSTRUCTION TYPE (CHAPTER 6): TYPE VB
2017 NATIONAL ELECTRICAL CODE WITH PART 8 MICHIGAN AMENDMENTS	BUILDING AREA: 138 GROSS S.F.
ACCESSIBILITY ICC/ANSI A117.1 - 2009	BUILDING HEIGHT: 1 STORY 10'-0" HEIGHT
CHAPTER 13 OF 2012 MICHIGAN UNIFORM ENERGY CODE - CHAPTER 5 2012 MICHIGAN UNIFORM ENERGY CODE, PART 10a - ANSI / AHSRAE 90.1-2007	FIRE SUPPRESSION: BUILDING IS NOT EQUIPPED WITH A NFPA13 SPRINKLER SYSTEM IN ACCORDANCE WITH MBC SECTION 903.3.1.1
2015 INTERNATIONAL FIRE CODE	PROJECT DESCRIPTION/SCOPE OF WORK: PROPOSED BUILDING IS TO BE A BLOCK WALL WITH BRICK VENEER FACING. THE TRASH ENCLOSURE WILL HAVE A STANDING SEAM METAL ROOF. THE CENTER TRASH ENCLOSURE WILL CONTAIN (1) 6 YARD TRASH CONTAINER. THE BUILDINGS WILL BE SECURE WITH ACCESS ONLY FOR RESIDENTS OF THE SERVED APARTMENT BUILDING.
2015 INTERNATIONAL FUEL GAS CODE	

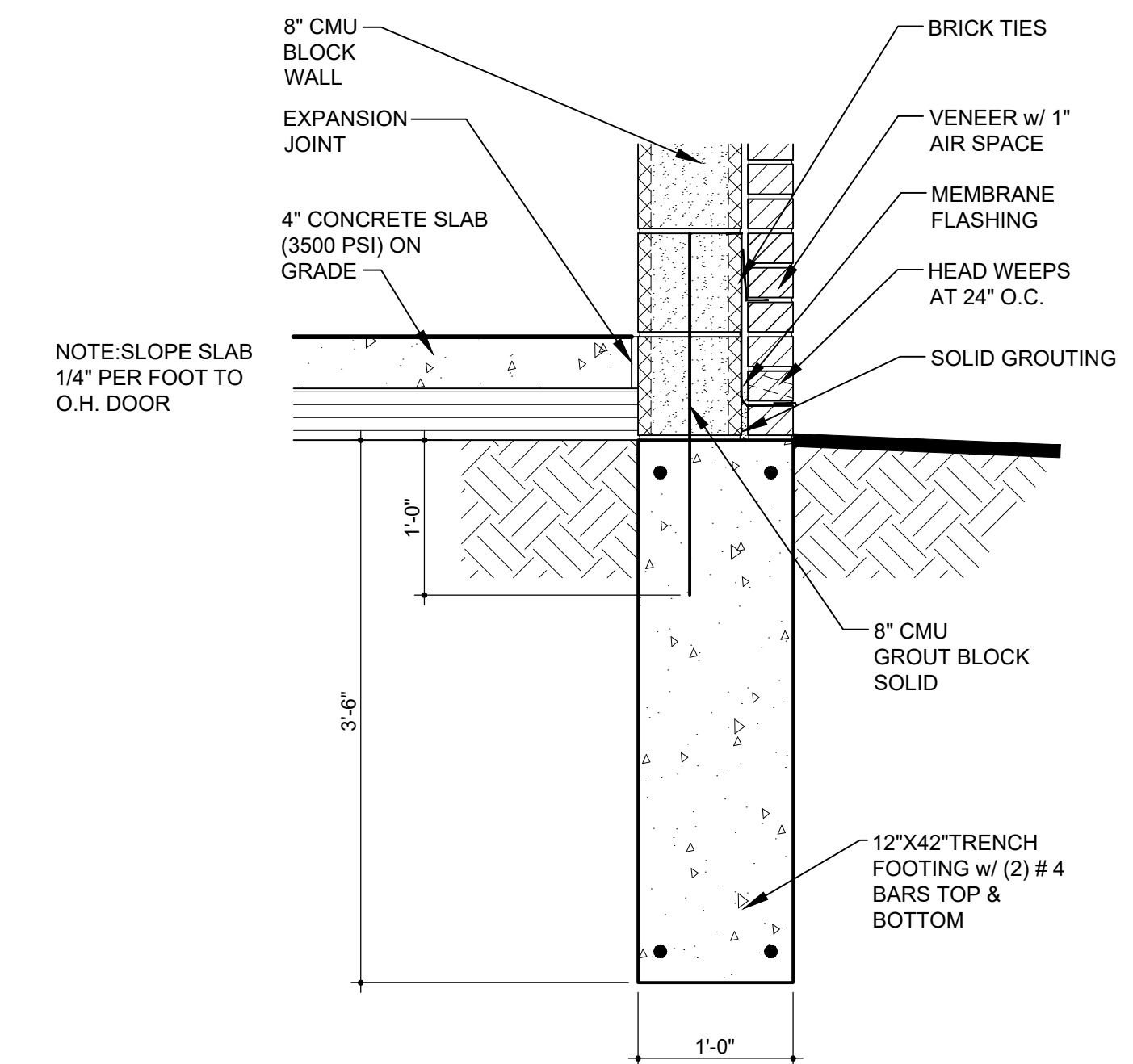


Location Map



site plan

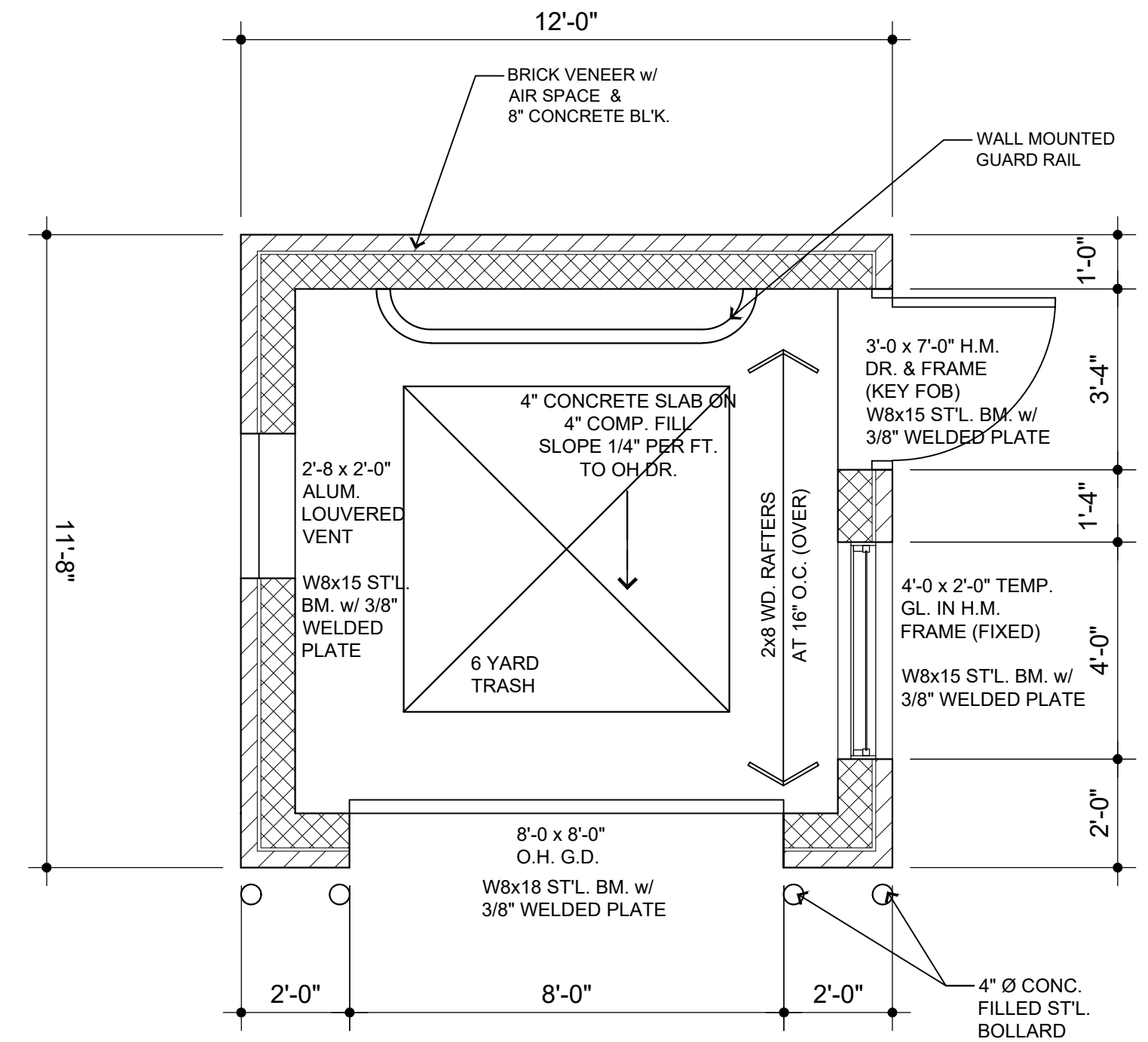
SCALE: 1"=30.0'



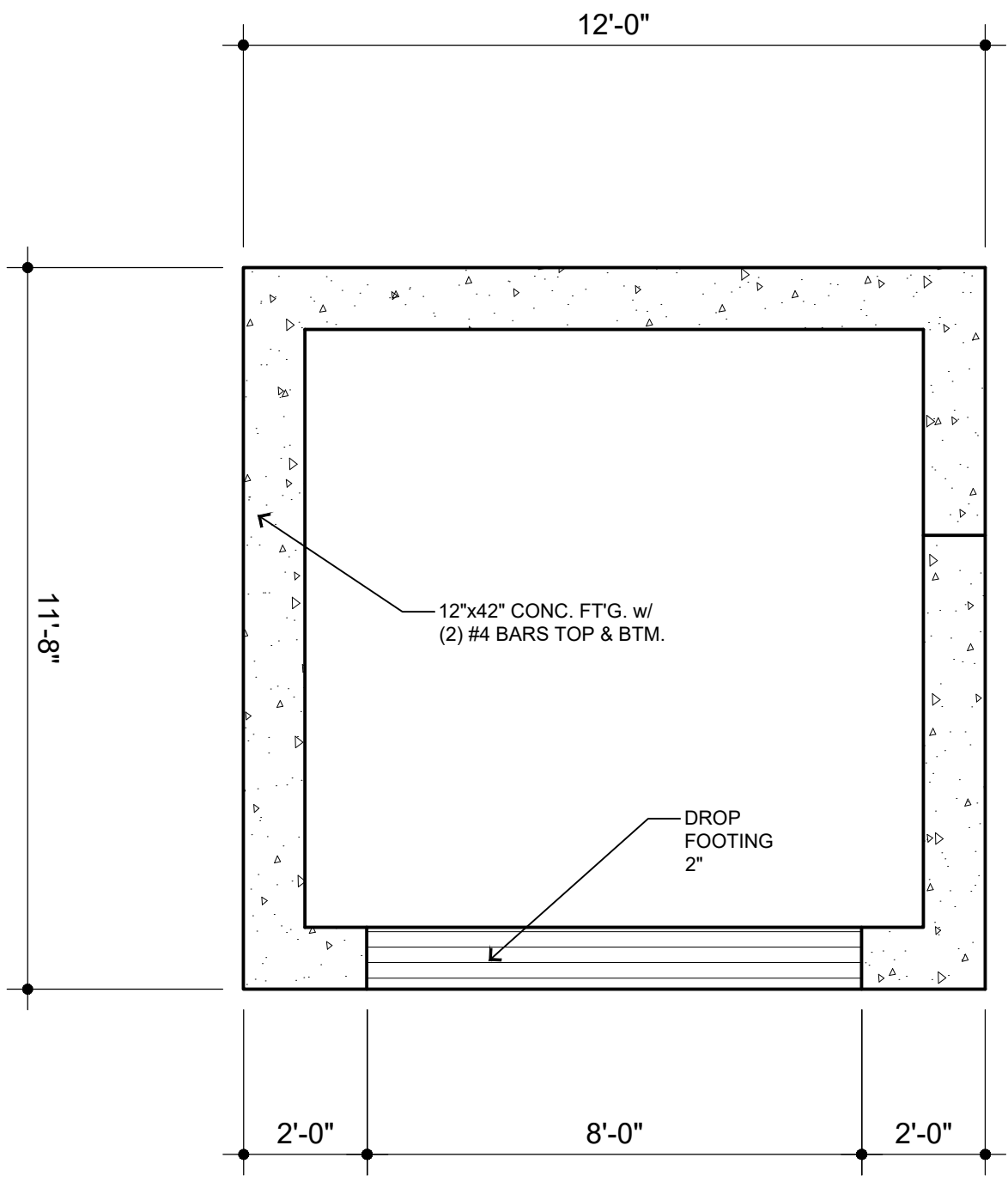
typical section at footing

SCALE: 1"=1'-0"

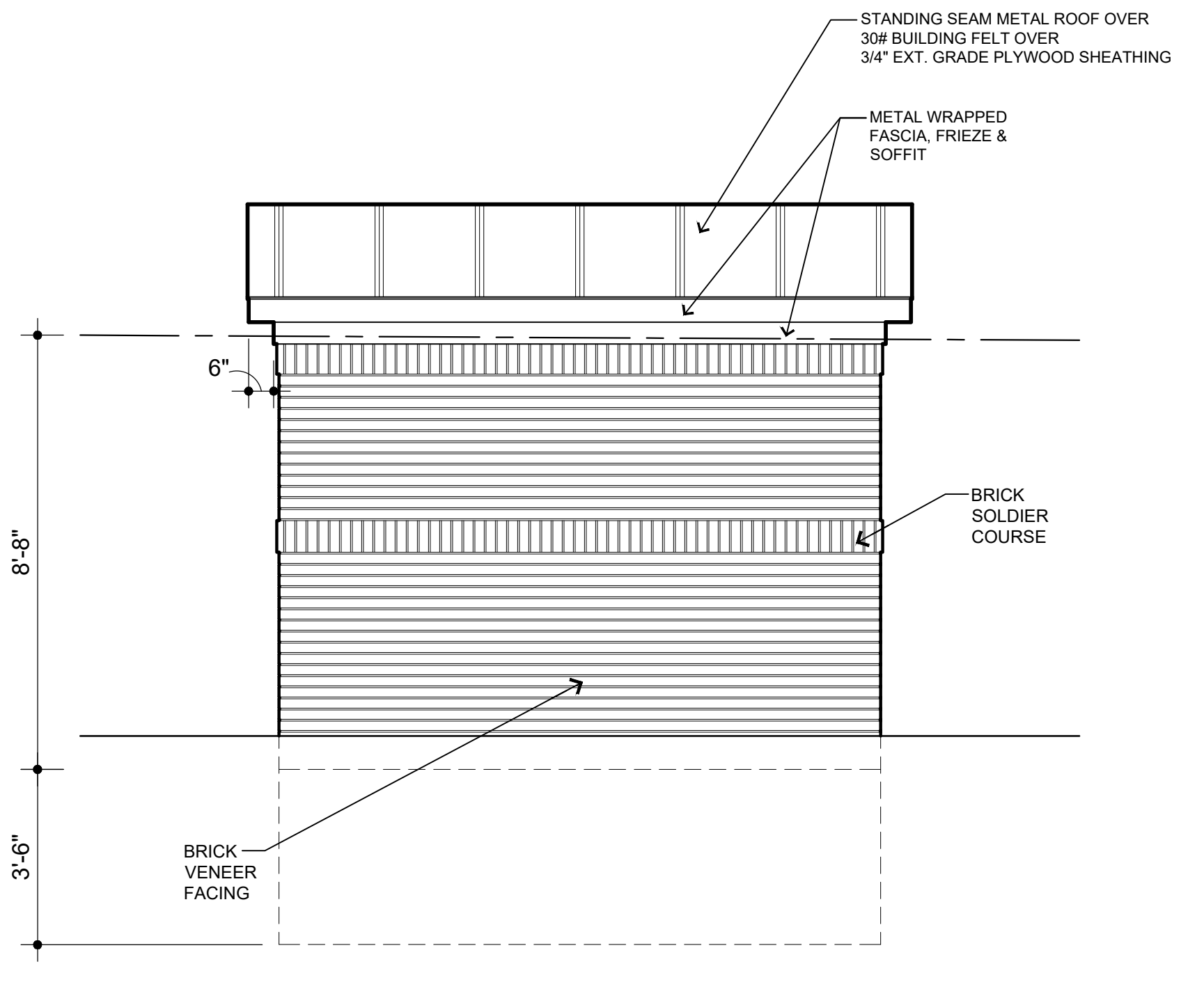
PERMIT REVISED	02/10/22
PERMIT	05/15/21
DESCRIPTION	DATE
PROJECT:	
Trash Enclosure	
931 Covington Drive Detroit, MI 48203	
CLIENT:	
RCI Covington Apartments, LLC 10 E. Main Street Ste. 201 Bridgeport, CT 06608	
SHEET TITLE:	
GENERAL INFORMATION	
SHEET NUMBER:	
A001	



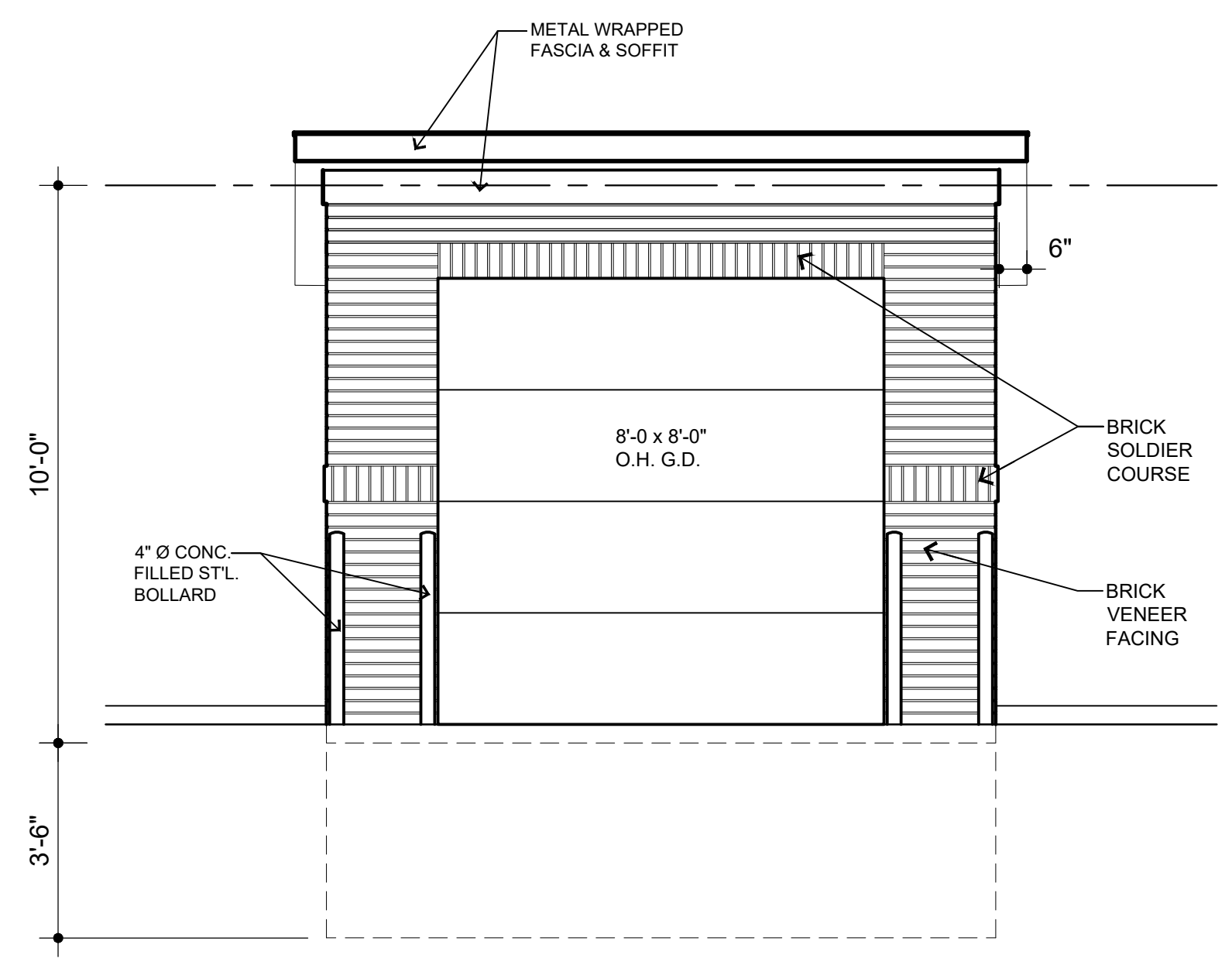
1/A100 trash enclosure floor plan  
SCALE: 3/8"=1'-0"



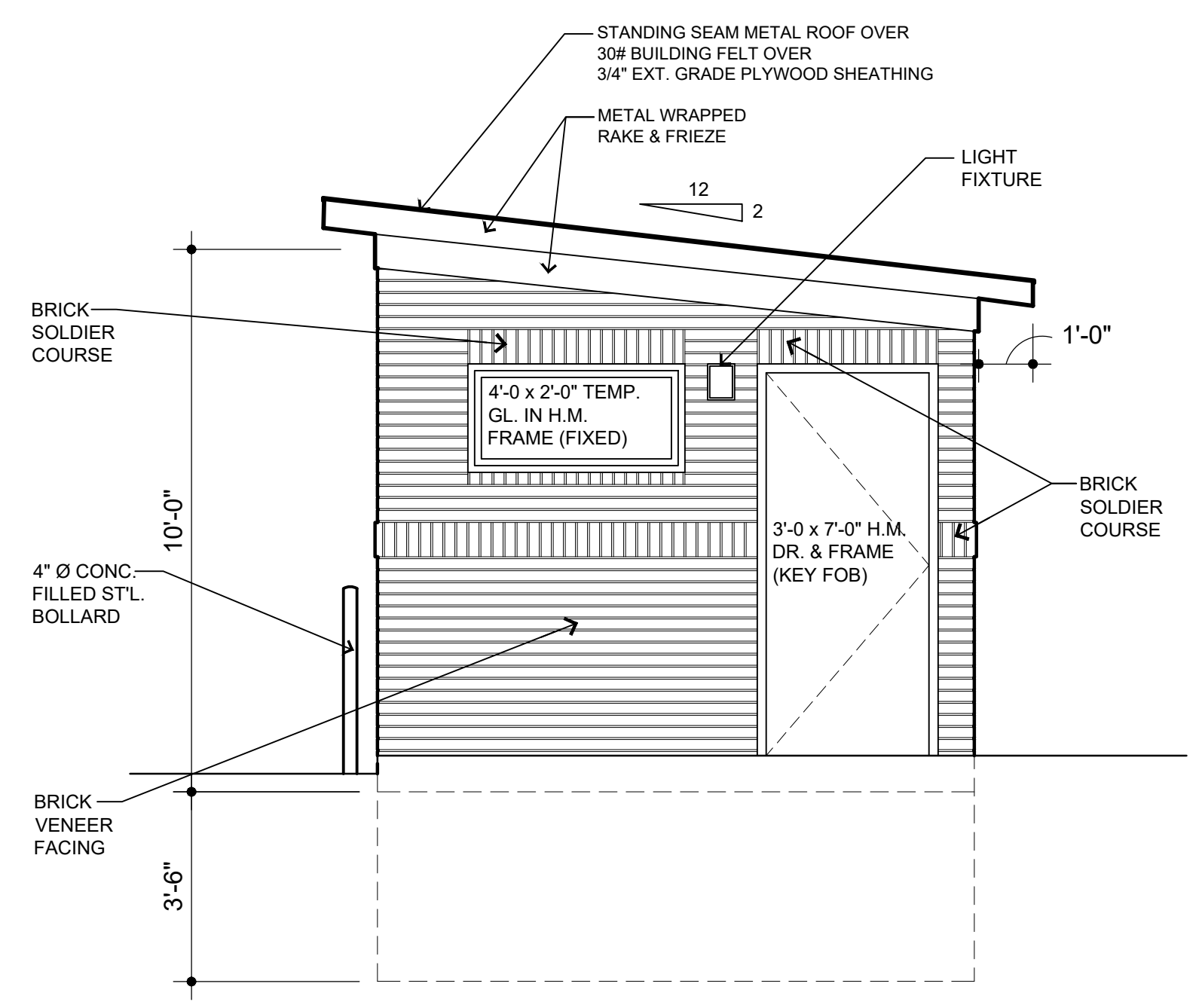
2/A100 foundation plan  
SCALE: 3/8"=1'-0"



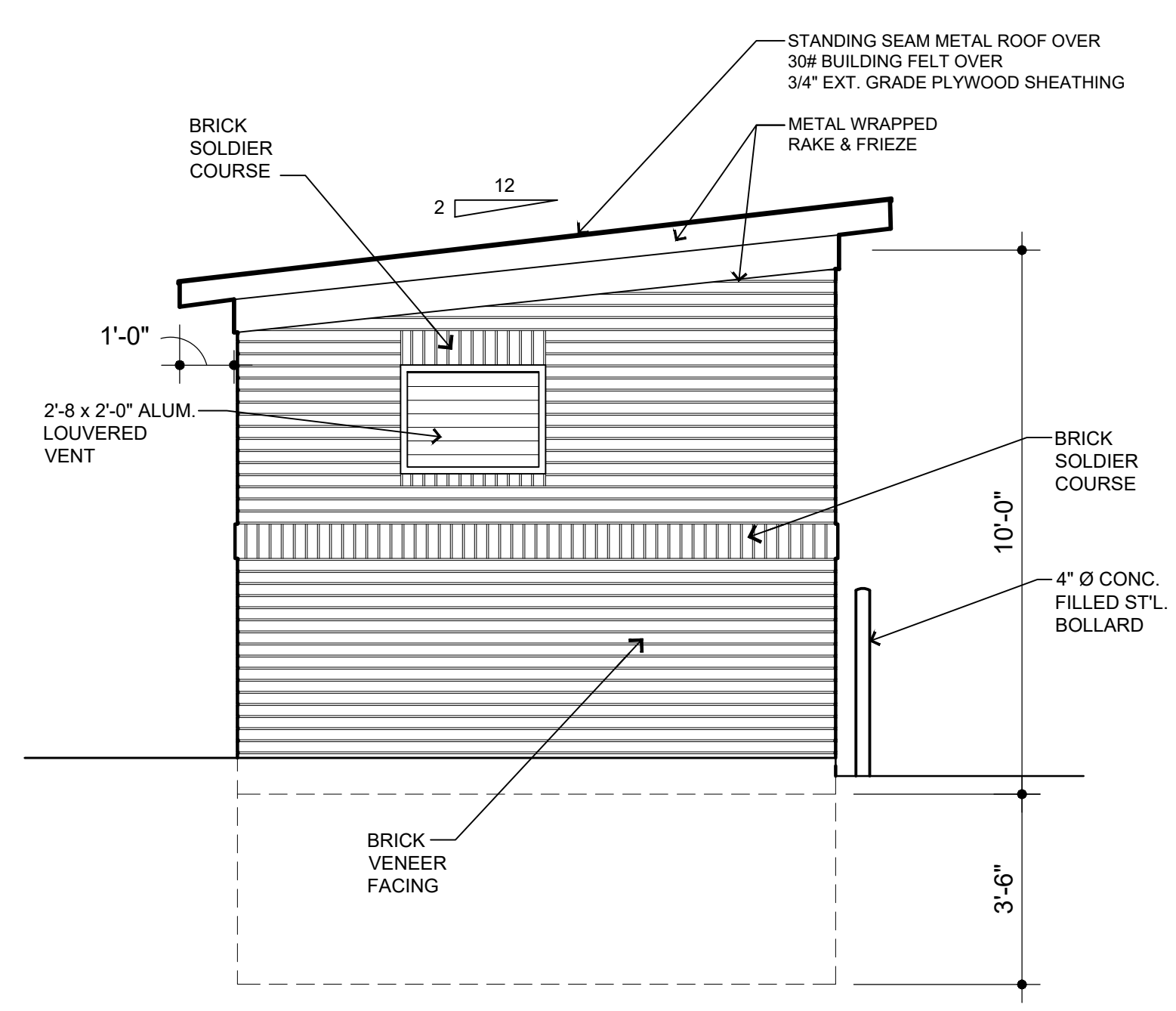
3/A100 rear elevation  
SCALE: 3/8"=1'-0"



4/A100 front elevation  
SCALE: 3/8"=1'-0"



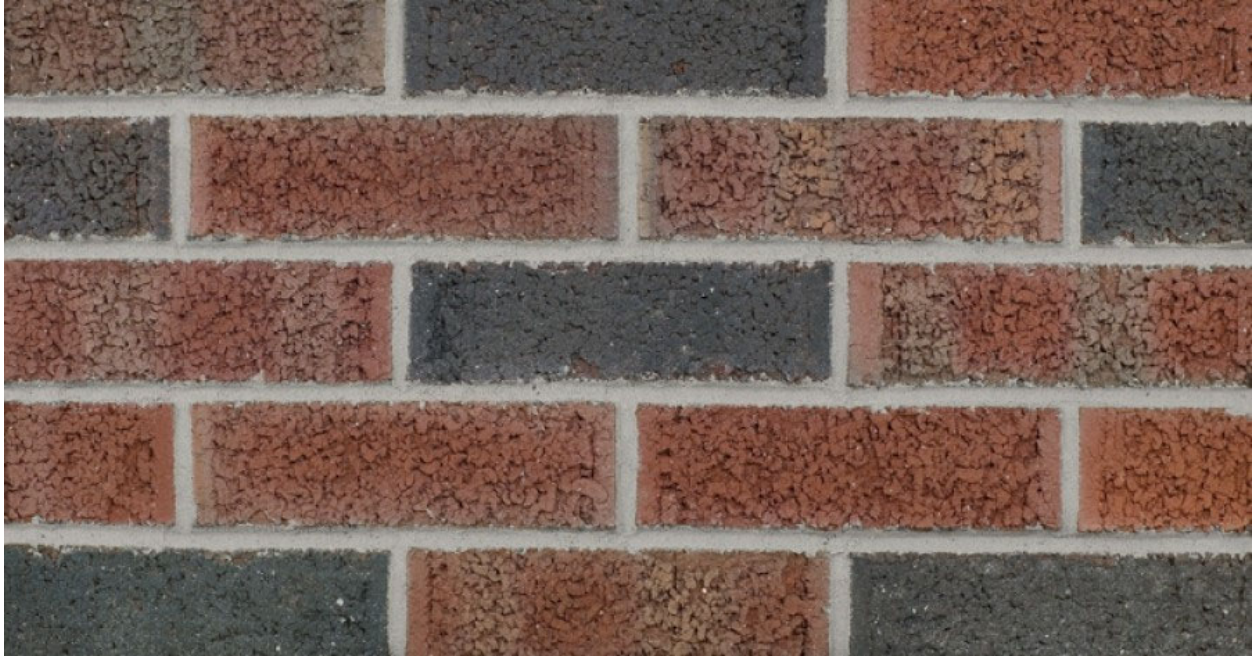
5/A100 right elevation  
SCALE: 3/8"=1'-0"



6/A100 left elevation  
SCALE: 3/8"=1'-0"

PERMIT REVISED	02/10/22
PERMIT	05/15/21
DESCRIPTION	DATE
PROJECT	
Trash Enclosure	
931 Covington Drive Detroit, MI 48203	
CLIENT	
RCI Covington Apartments, LLC 10 E. Main Street Ste. 201 Bridgeport, CT 06608	
SHEET TITLE	
931 TRASH ENCLOSURE PLAN & ELEVATIONS	
SHEET NUMBER	
A100	

# Landscaping Materials



Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar

MONROE 3 RAIL



KENT 3 RAIL WITH FINIALS



CURVED TOP 4 RAIL



MONROE 4 RAIL WITH RINGS

## GUARDSMAN® FEATURES

- Galvanized Steel Components
- Durable Powder Coat Finish
- 15 Year Limited Warranty
- Fully Assembled Panels
- Riveted Construction
- Maintenance Free
- Commercial and Industrial Applications

BLACK

WHITE

BROWN

GREEN

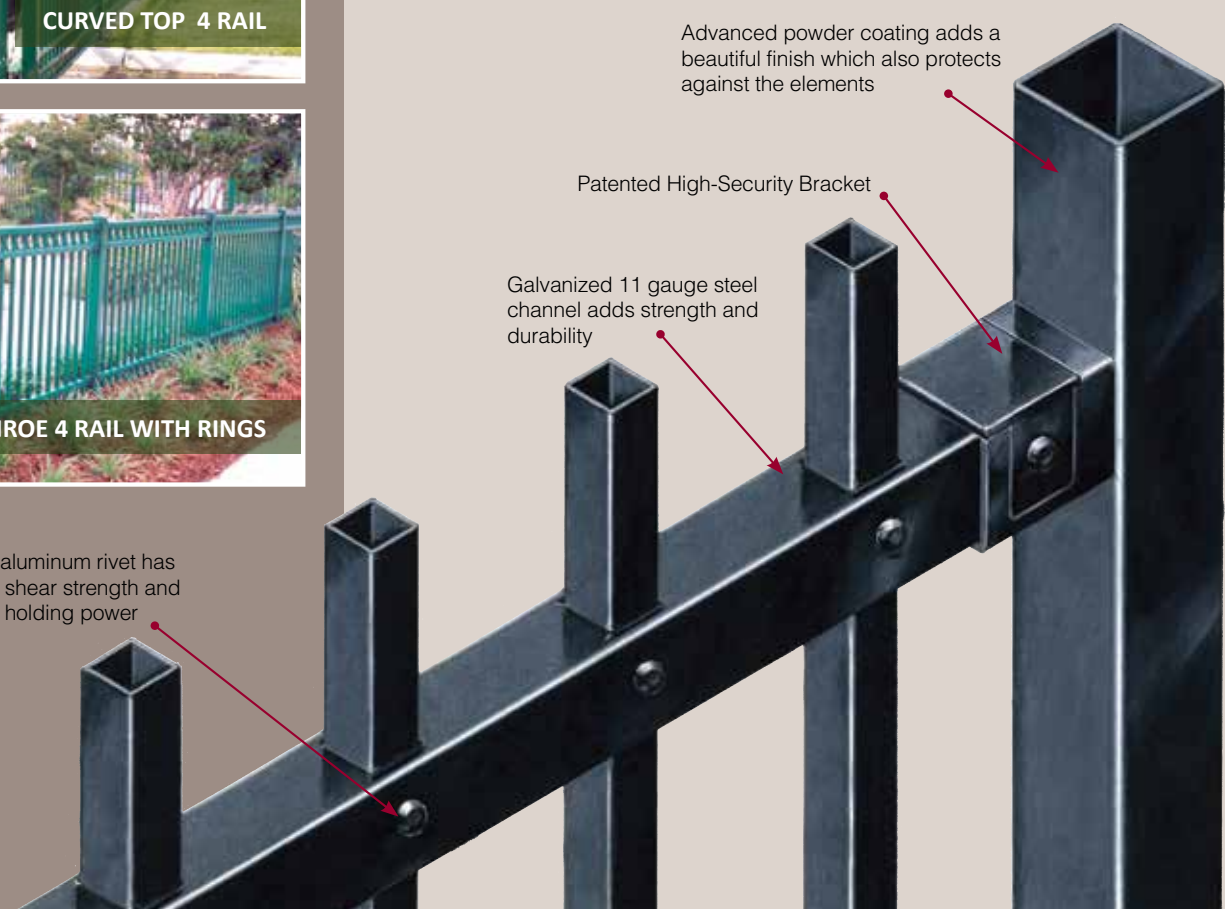
BRONZE

Advanced powder coating adds a beautiful finish which also protects against the elements

Patented High-Security Bracket

Galvanized 11 gauge steel channel adds strength and durability

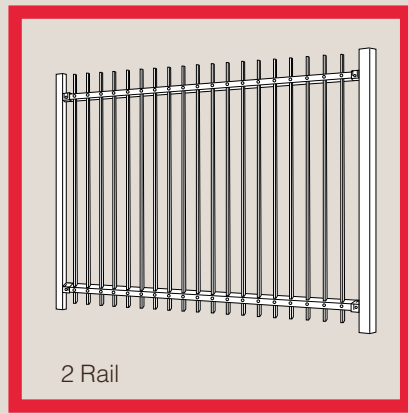
Each 1/4 in. aluminum rivet has 1,500 lbs. of shear strength and 1,100 lbs. of holding power



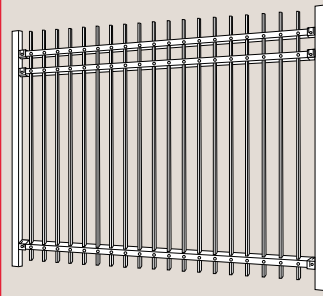
**Kent Panels**

A traditional design with square top pickets.

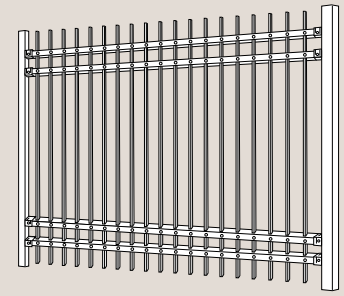
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail



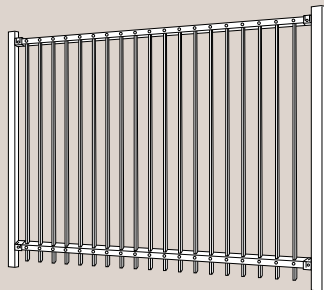
4 Rail

Kent

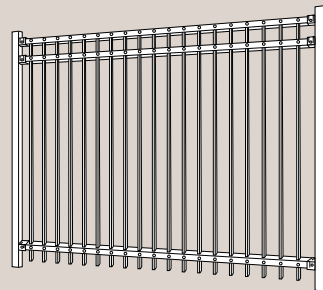
**Monroe Panels**

A clean and simple design with no pickets above the top rail.

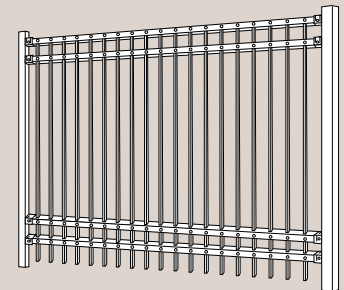
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail

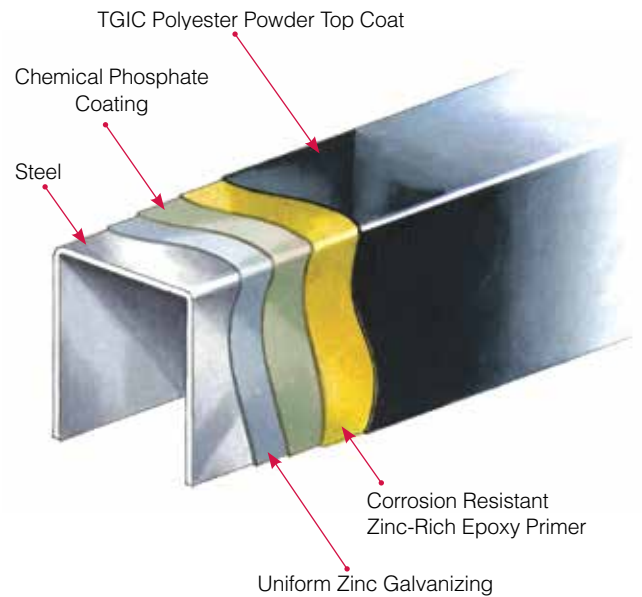


4 Rail

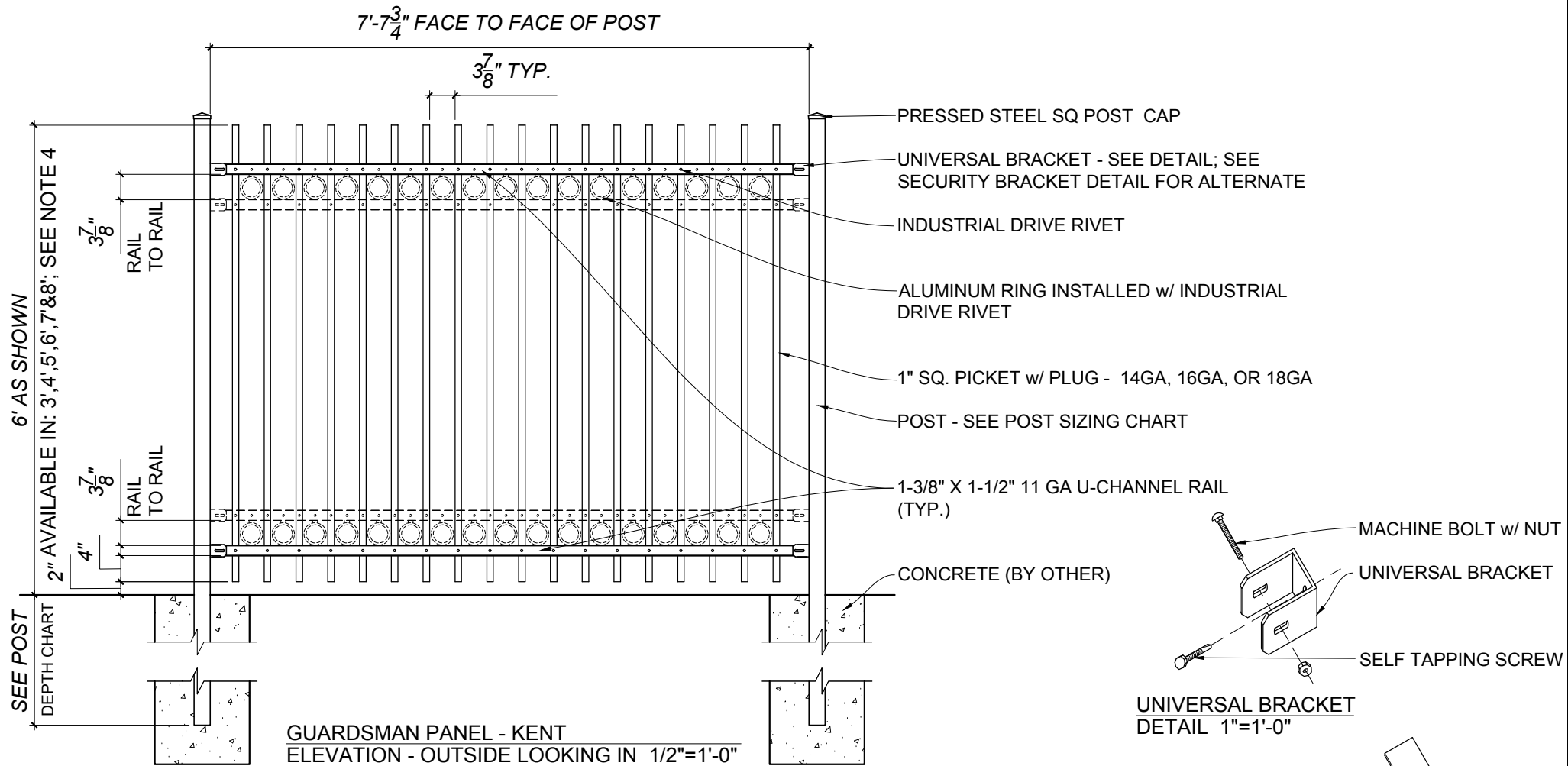
Monroe

**Advanced Powder Coating Process**

All Guardsman® panels receive Merchants Metals' industry leading 10 stage powder coating process. The first five stages are dedicated to a thorough cleaning, removing any impurities that could potentially mar the finish. After cleaning, the panels are coated with a corrosion resistant zinc rich epoxy primer and a polyester powder top coat, ensuring that each Guardsman® system will be highly resistant to the effects of the elements.







GUARDSMAN PANEL - KENT  
ELEVATION - OUTSIDE LOOKING IN 1/2"=1'-0"

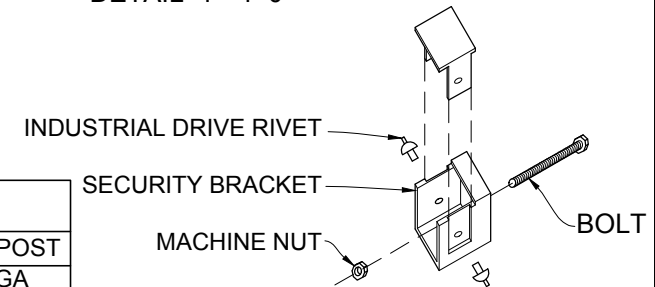
NOTES:

1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE PANEL TO BE COATED BLACK. OTHER COLORS AVAILABLE.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
4. CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST. FOR HIGHER CUSTOM PANELS, PLEASE CONTACT THE STATESVILLE PLANT.

POST DEPTH CHART*	
HEIGHT OF FENCE	POST BELOW GRADE
5' OR LESS	2'
6' OR MORE	3'

\* SEE NOTE 3

POST SIZING CHART	
HEIGHT OF FENCE	SIZE OF POST
3' OR LESS	2"x14 GA
4' TO 6'	2 1/2"x14 GA
7' TO 9'	3"x11-12 GA
10' TO 12'	4"x11 GA



NOTE: MINIMUM SHEER STRENGTH 3,000 LBS AND HOLDING POWER OF 2,200 LBS.

GUARDSMAN SECURITY BRACKET  
DETAIL 1"=1'-0"

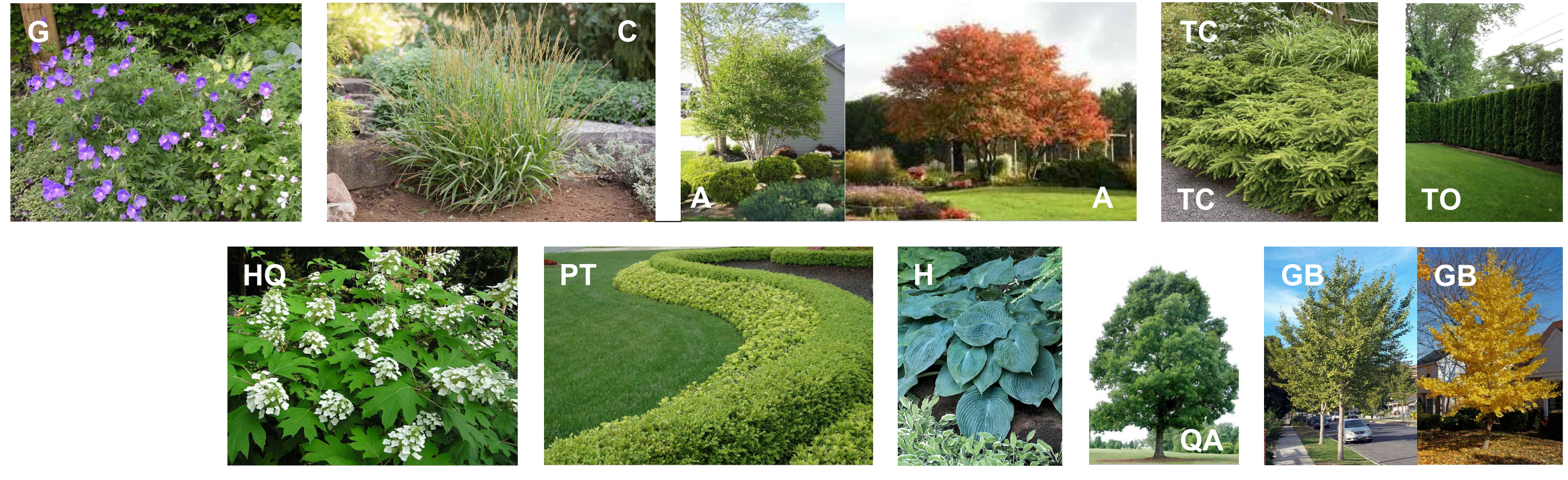
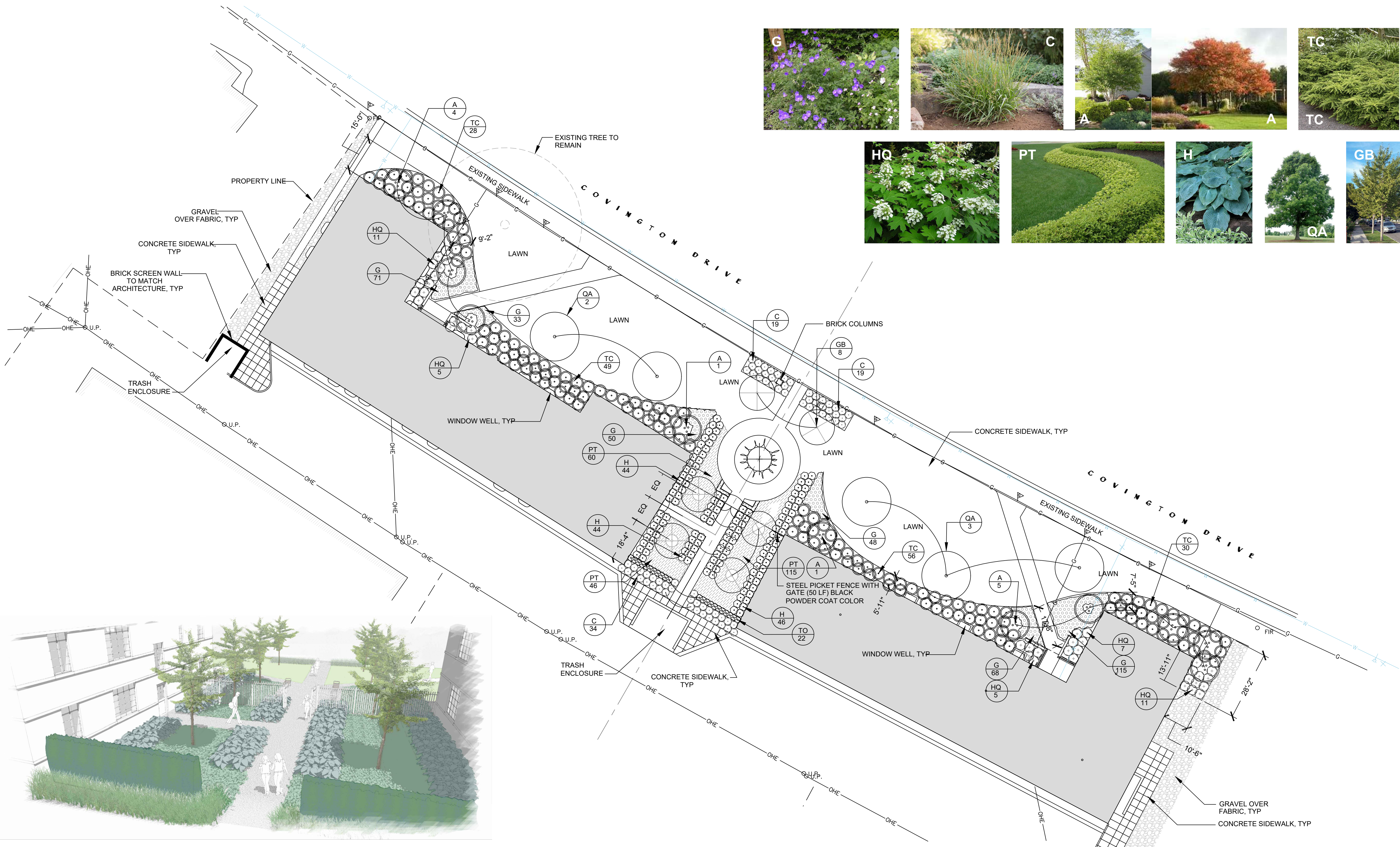


— 8.5" —



20.25"





PLANT LIST						
SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	11	Amelanchier laevis	Allegheny Serviceberry	10' Ht. B&B		Multistem
AN	12	Annuals	Annuals	24 Cell Flat		Plant 6" O.C.
C	72	Calamagrostis 'Cheju-Do'	Dwarf Feather Reed Grass	1 Gal.	Container	Plant 36" O.C.
G	385	Geranium 'Johnson's Blue'	Johnson's Blue Cranesbill	1 Gal.	Container	Plant 18" O.C.
GB	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4" Cal. B&B		Plant As Shown
H	134	Hosta 'Blue Angel'	Blue Angel Hosta	1 Gal.	Container	Plant 30" O.C.
HQ	39	Hydrangea quercifolia	Oakleaf Hydrangea	24"-30" Container		Plant 48" O.C.
PT	221	Pachysandra terminalis	Japanese Spurge	24 Cell Flat		Plant 6" O.C.
QA	5	Quercus alba	White Oak	5" Cal B&B		Plant As Shown
TC	155	Taxus cuspidata 'Monloo'	Emerald Spreader Japanese Yew	24"-30" B&B		Plant 60" O.C.
TO	22	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	6'-7' Ht. B&B		Plant 20" O.C.

\*\*\*BURLAP OF EVERGREEN PLANTS REQUIRED\*\*\*

5799 S Main # 695 Clarkston, MI 48347 | P: 248.922.3300 | F: 248.922.3300  
 LANDSCAPE DESIGNERS/CONTRACTOR:  
**COMPANY & ZAREMBA**

Project Title:  
**PALMER PARK APT**  
 931 & 885 Covington Drive  
 Detroit, MI 48203

Sheet Title:  
**PLANTING PLAN**

Scale: (AS SHOWN)

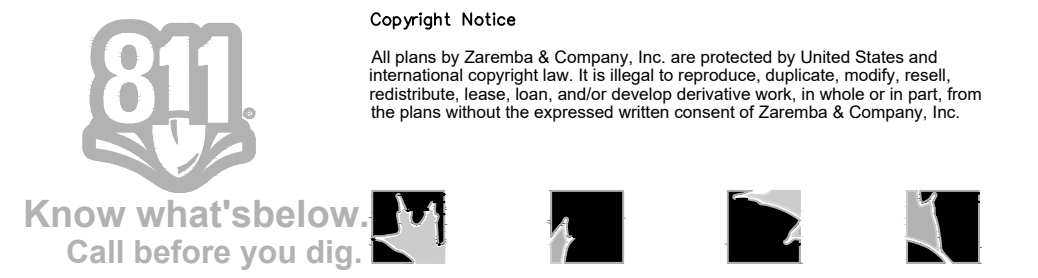
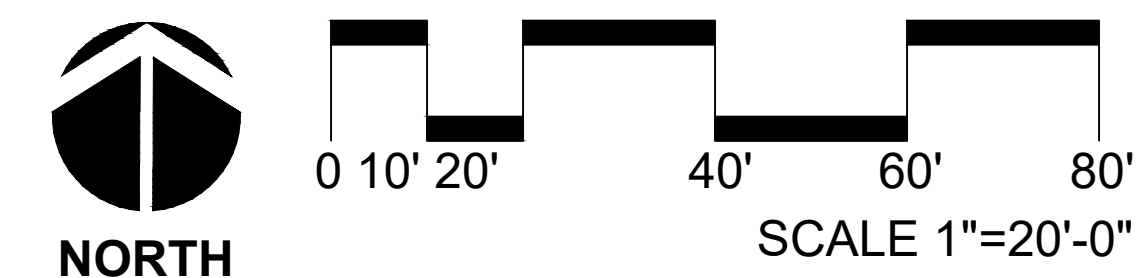
Issued For: \_\_\_\_\_ Date: \_\_\_\_\_

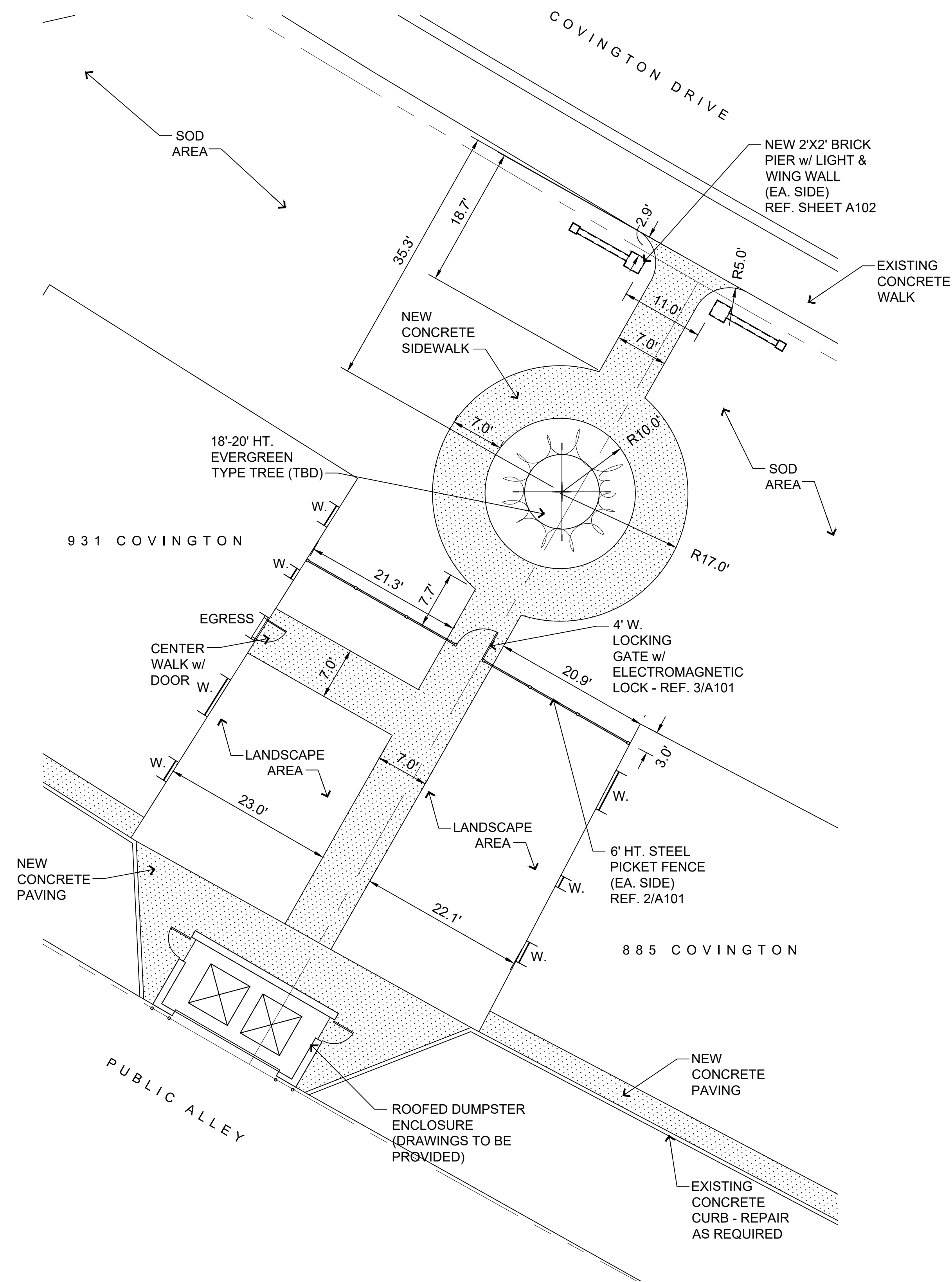
PRELIMINARY OWNER REVIEW 02.27.2020

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

LS100

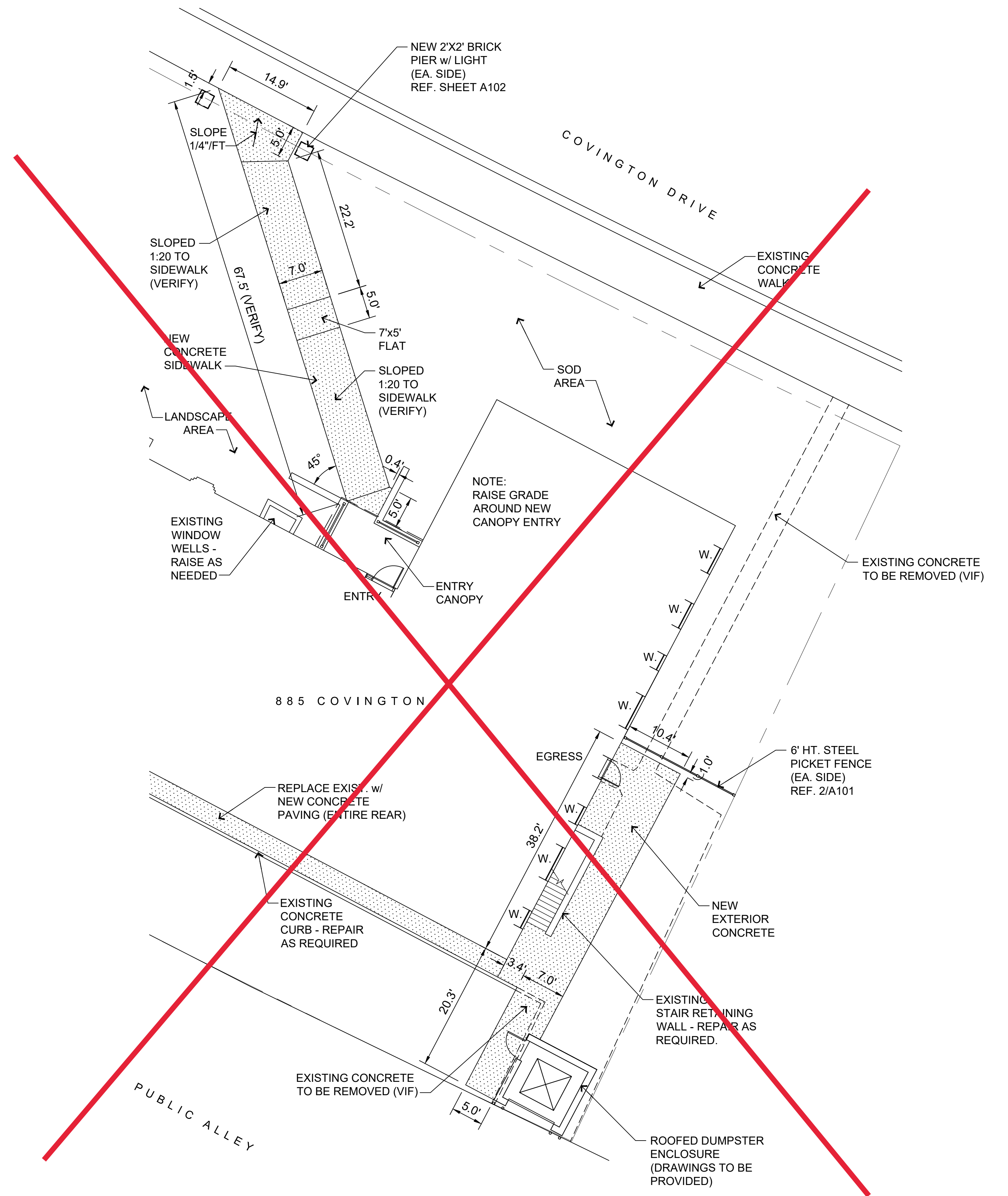
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1/A100 center courtyard plan

SCALE: 1"=10.0'



2/A100 885 covington main and side entries plan

SCALE: 1"=10.0'

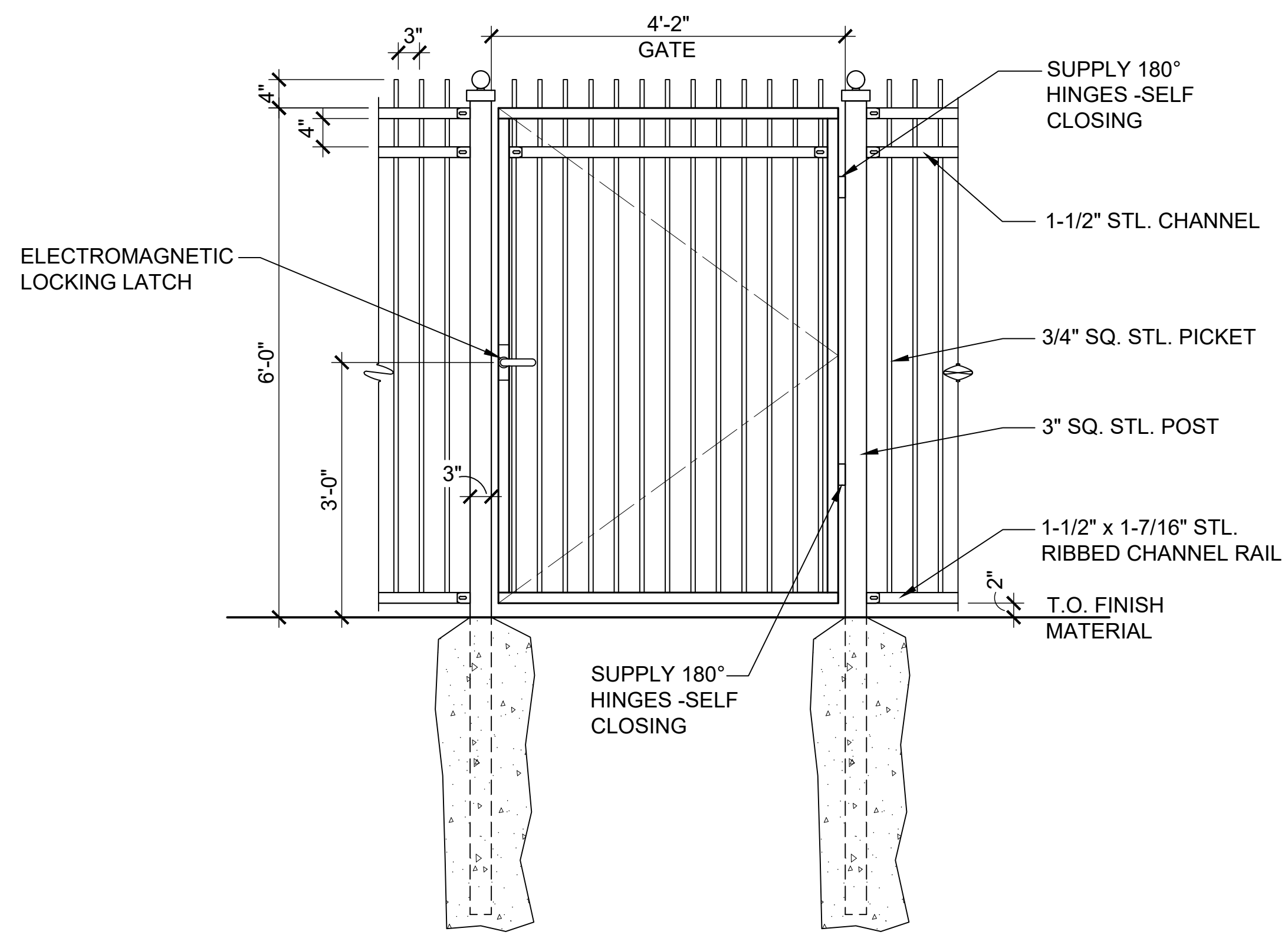
BID	08/27/20
OWNER REVIEW	08/13/20
DESCRIPTION	DATE

PROJECT:  
Center Courtyard and  
Building Entries  
885/931 Covington Drive  
Detroit, MI 48203

CLIENT:  
RCI Group  
300 Alton Road  
Ste. 303  
Miami Beach, FL 33139

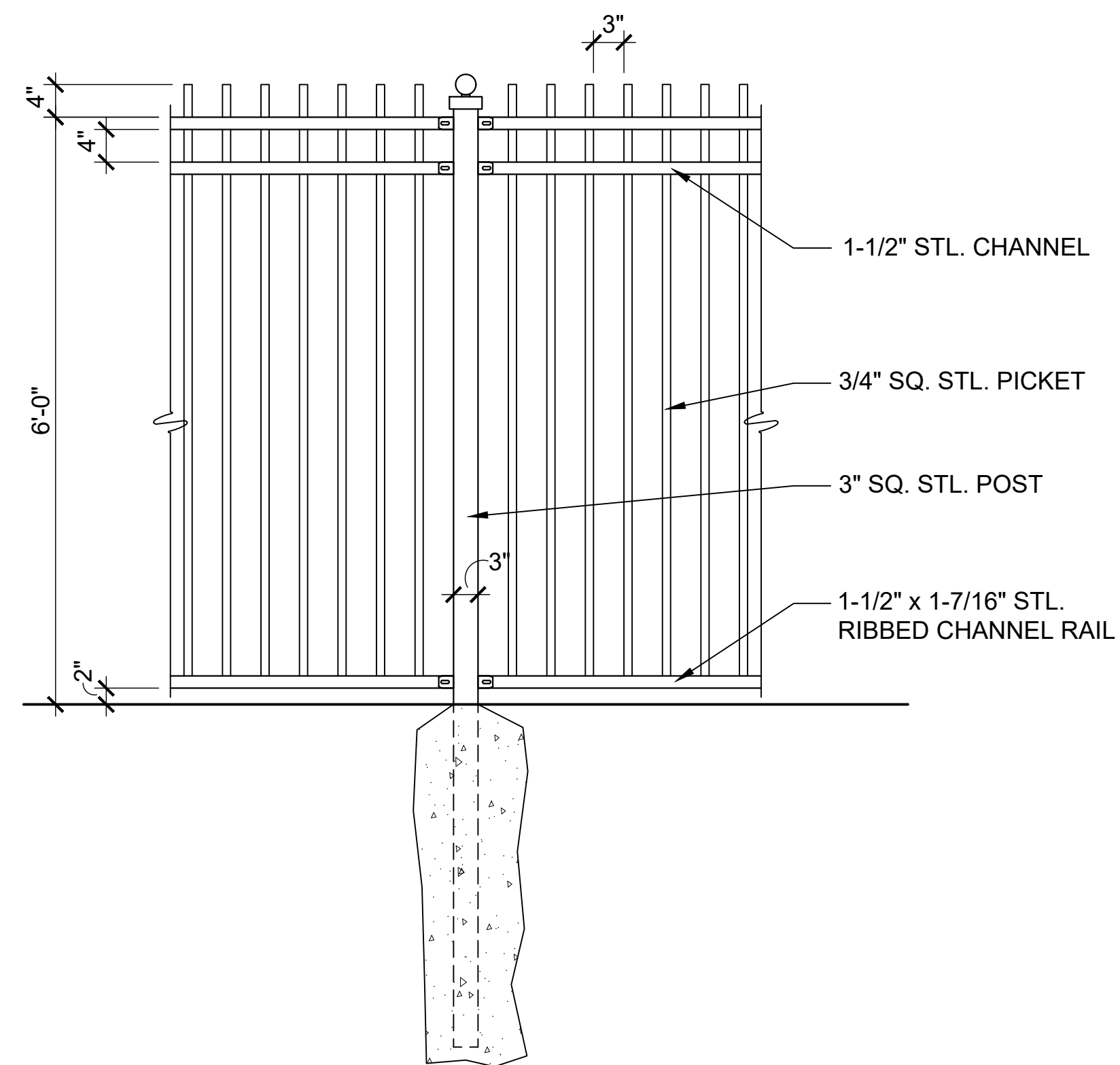
SHEET TITLE:  
CENTER COURTYARD &  
885 MAIN ENTRY PLANS

SHEET NUMBER:  
A100



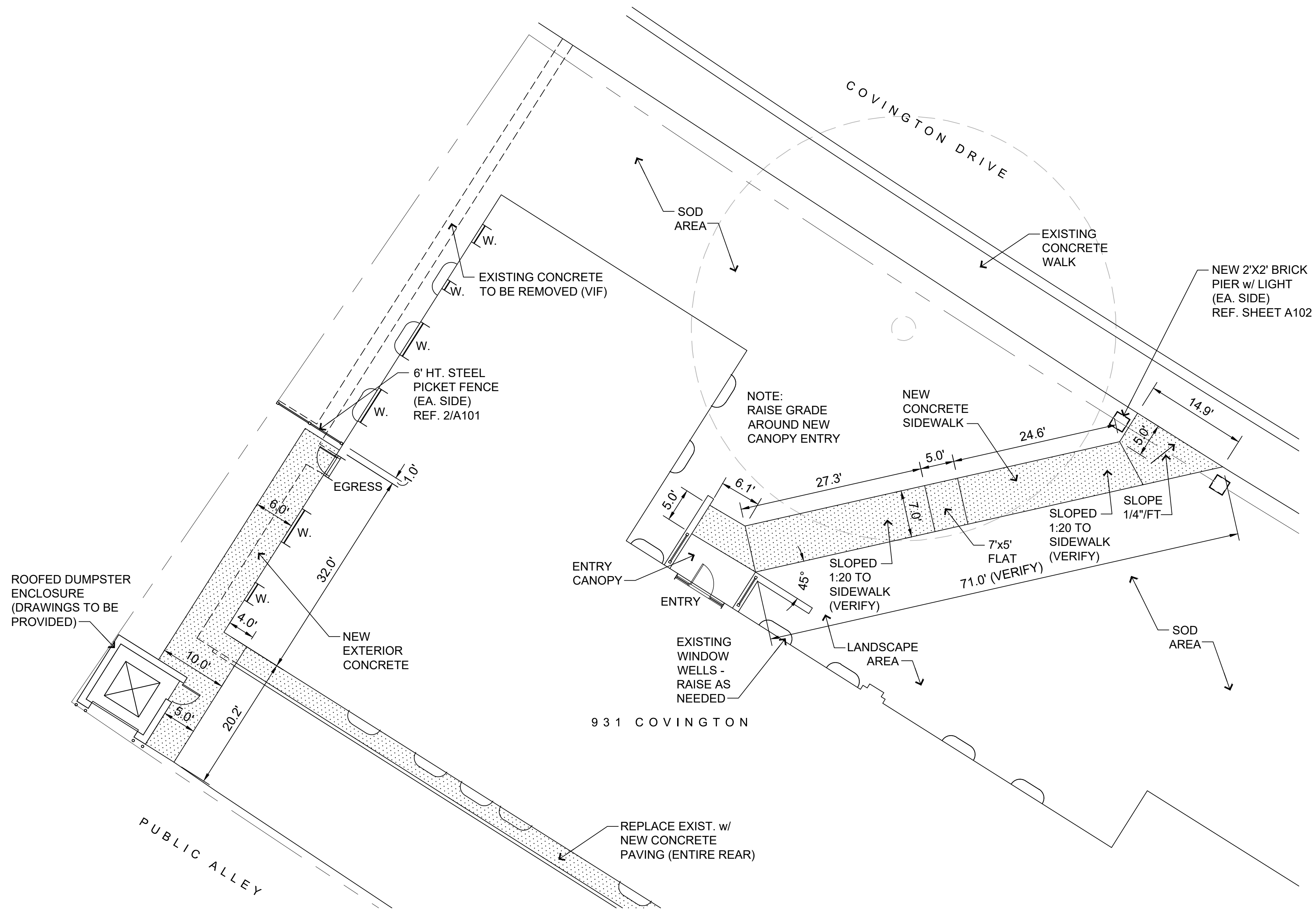
3/A101 steel gate elevation

SCALE: 3/4"=1'-0"



2/A101 steel picket fence elevation

SCALE: 3/4"=1'-0"



1/A101 931 covington main and side entries plan

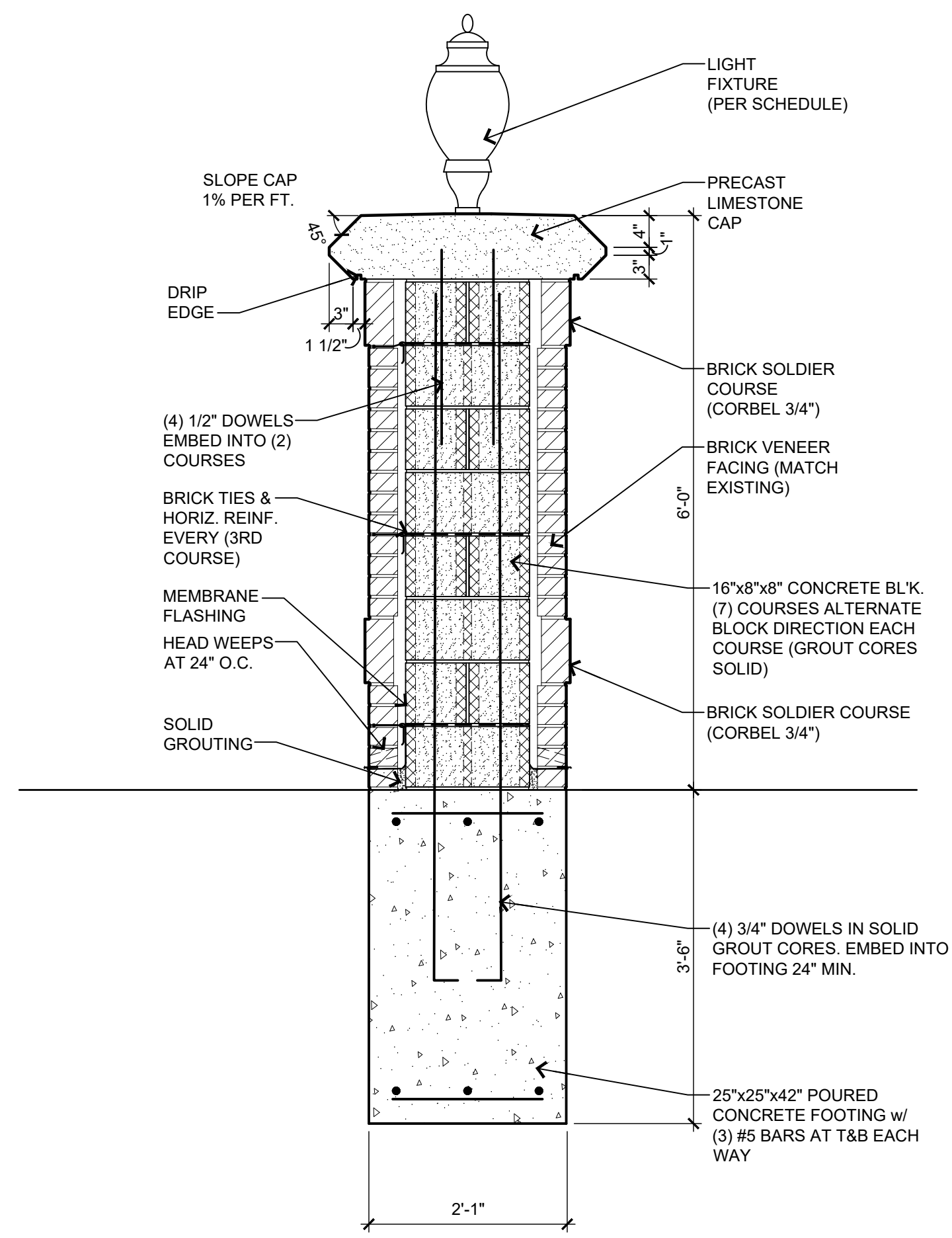
SCALE: 1"=10.0'

BID	08/27/20
OWNER REVIEW	08/13/20
DESCRIPTION	DATE

PROJECT:	Center Courtyard and Building Entries
	885/931 Covington Drive
	Detroit, MI 48203
CLIENT:	RCI Group
	300 Alton Road
	Suite 303
	Miami Beach, FL 33139

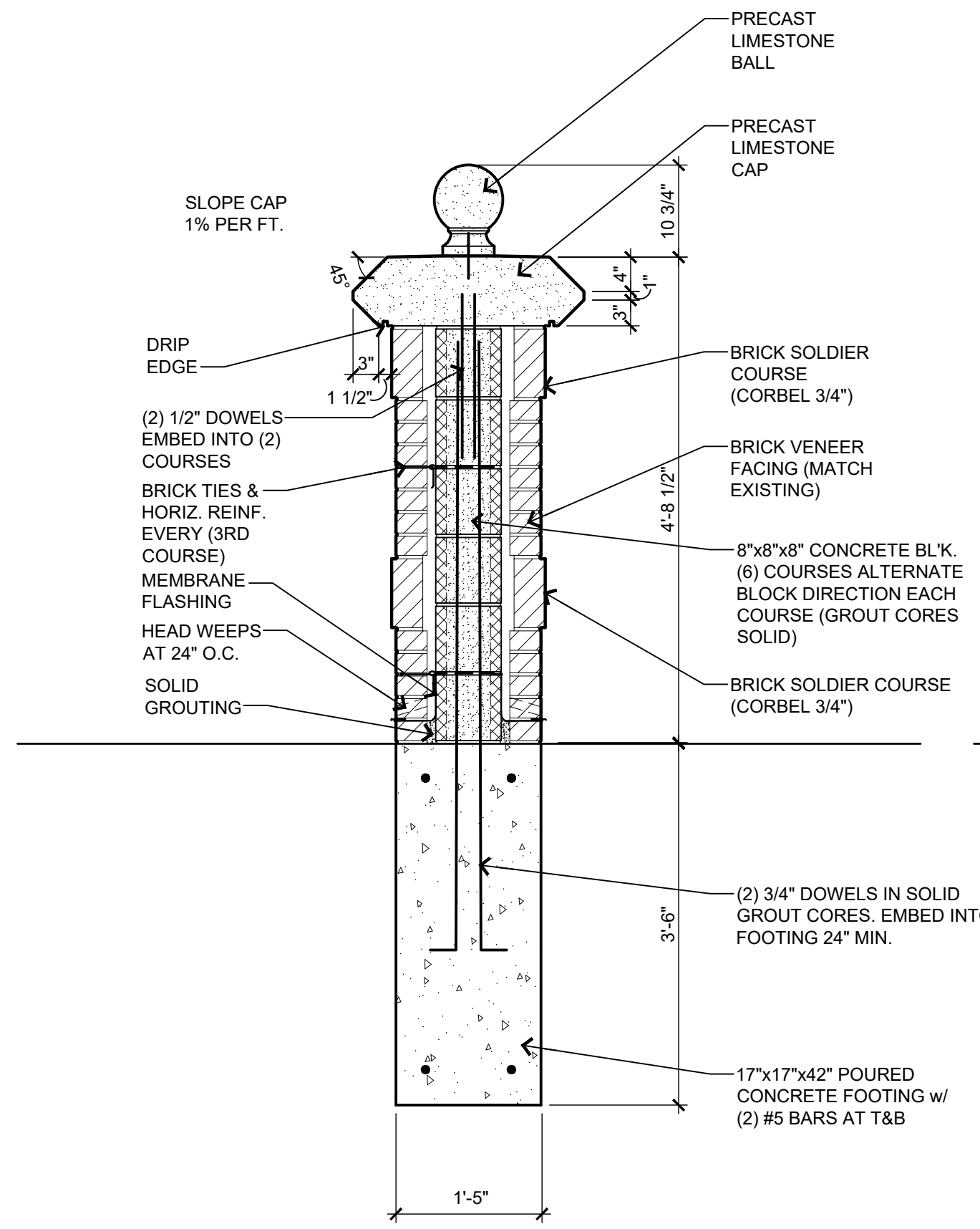
SHEET TITLE:  
931 ENTRY PLANS & FENCE ELEVATIONS

SHEET NUMBER:  
A101



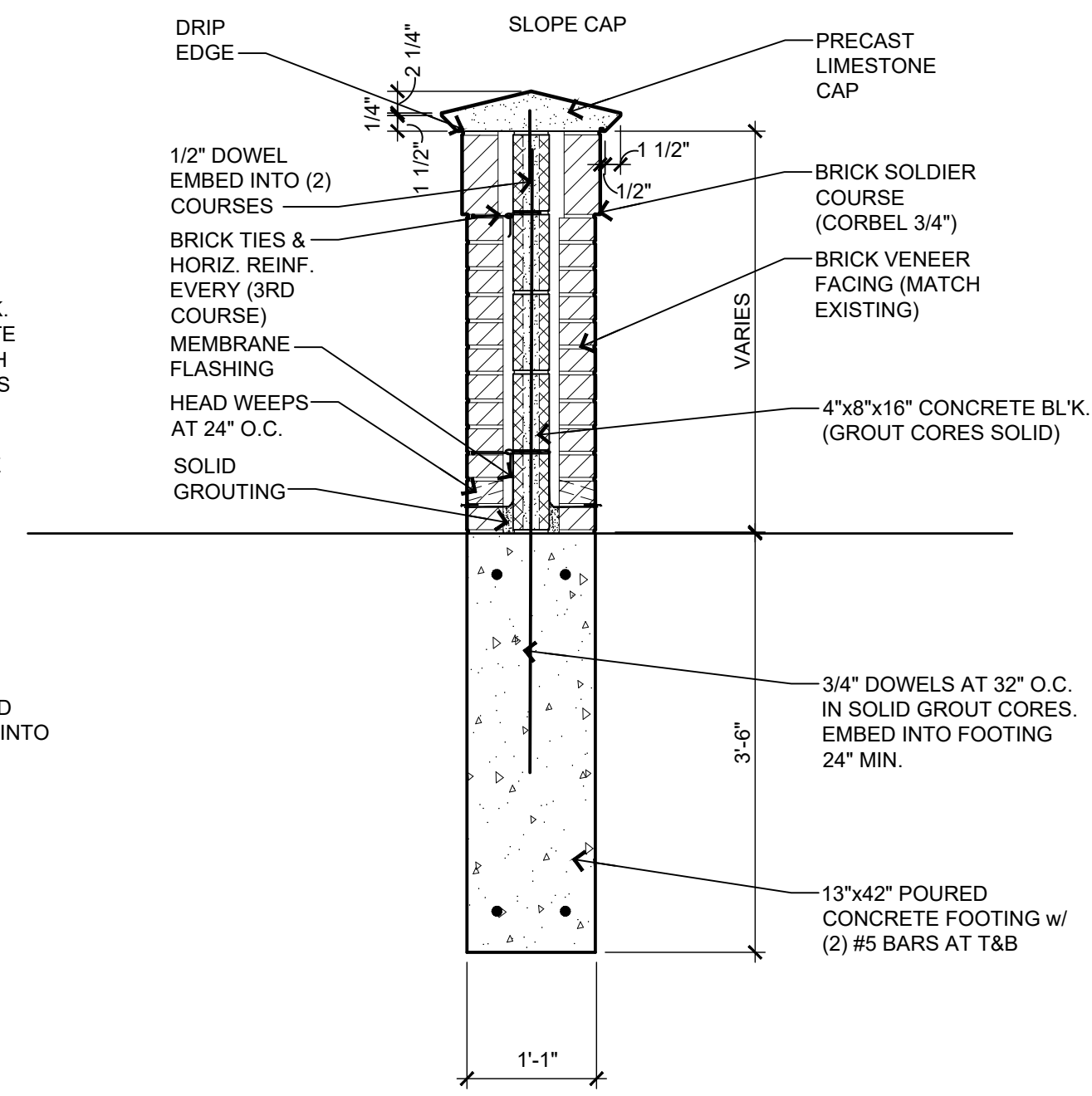
5/A102 brick pier detail

SCALE: 3/4"=1'-0"



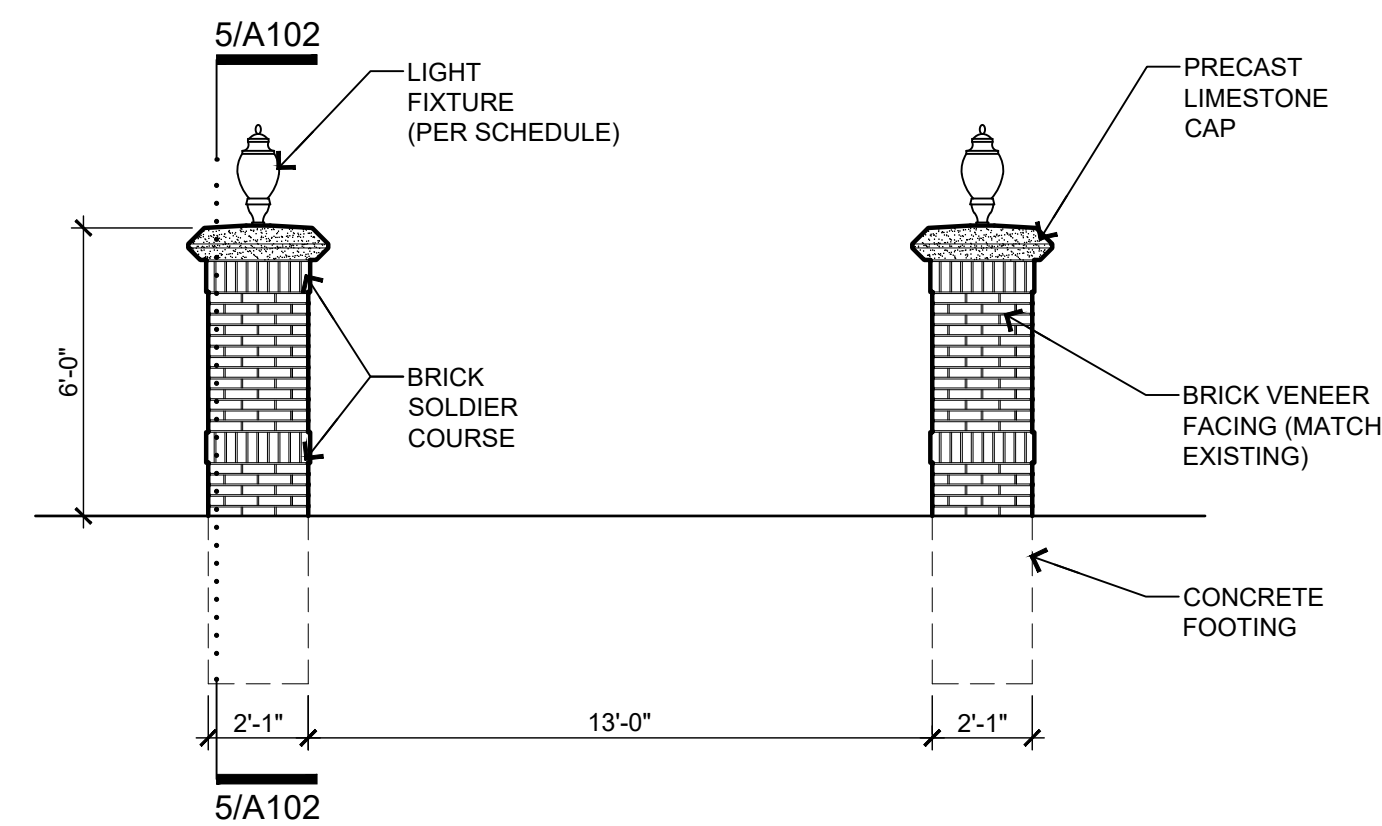
6/A102 brick pier detail

SCALE: 3/4"=1'-0"



7/A102 brick wing wall detail

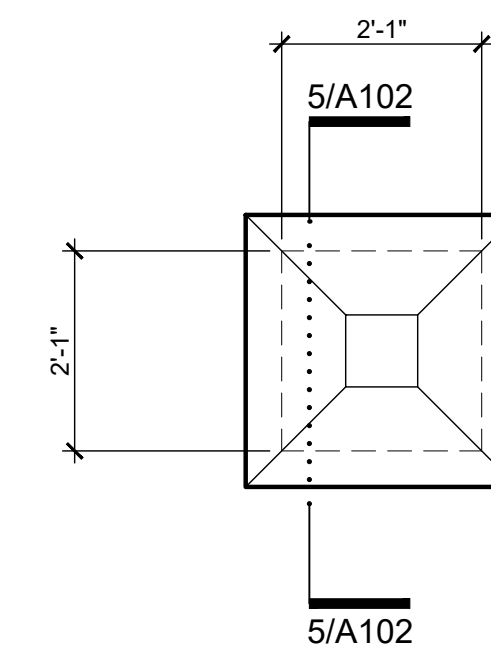
SCALE: 3/4"=1'-0"



4/A102 brick piers at building walkway entries elevation

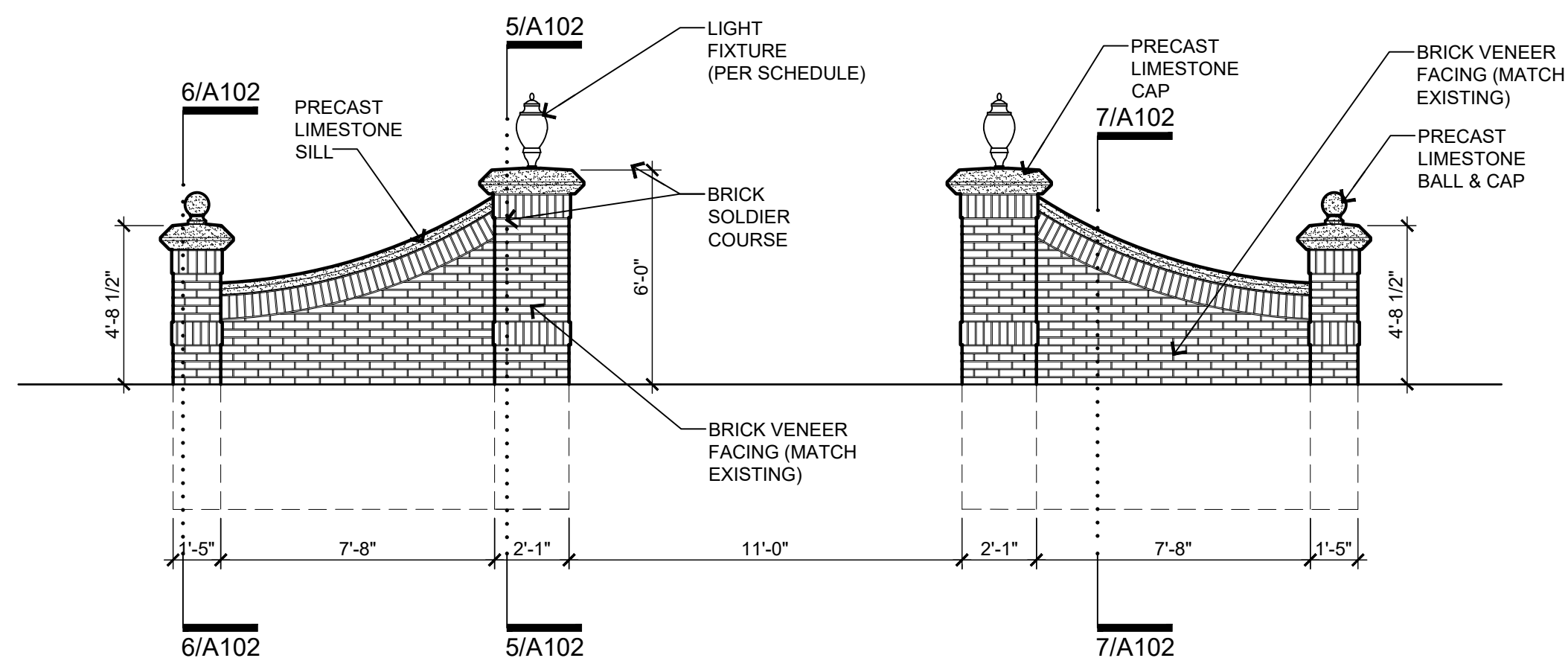
(typical of 2)

SCALE: 1/4"=1'-0"



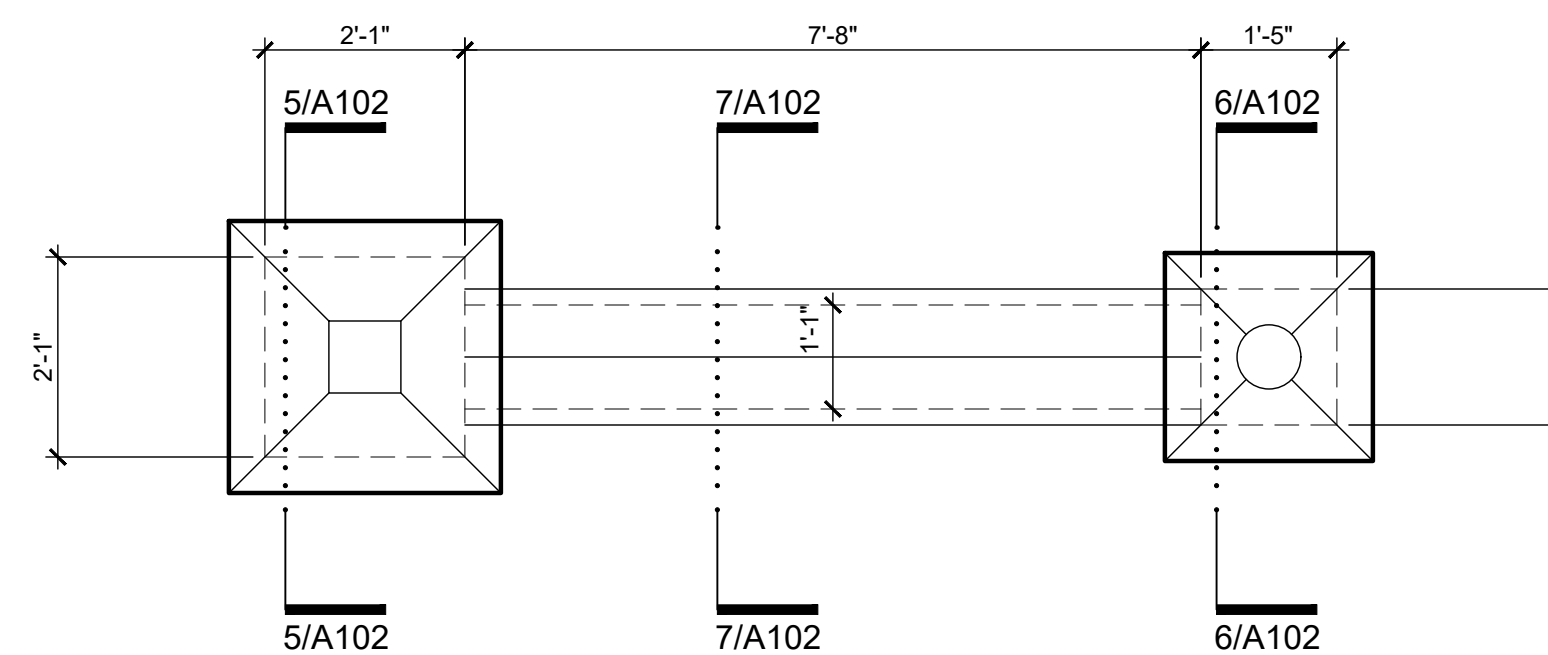
2/A102 brick pier at building walkway entries plan

SCALE: 1/2"=1'-0"



3/A102 brick pier wing walls at central courtyard elevation

SCALE: 1/4"=1'-0"

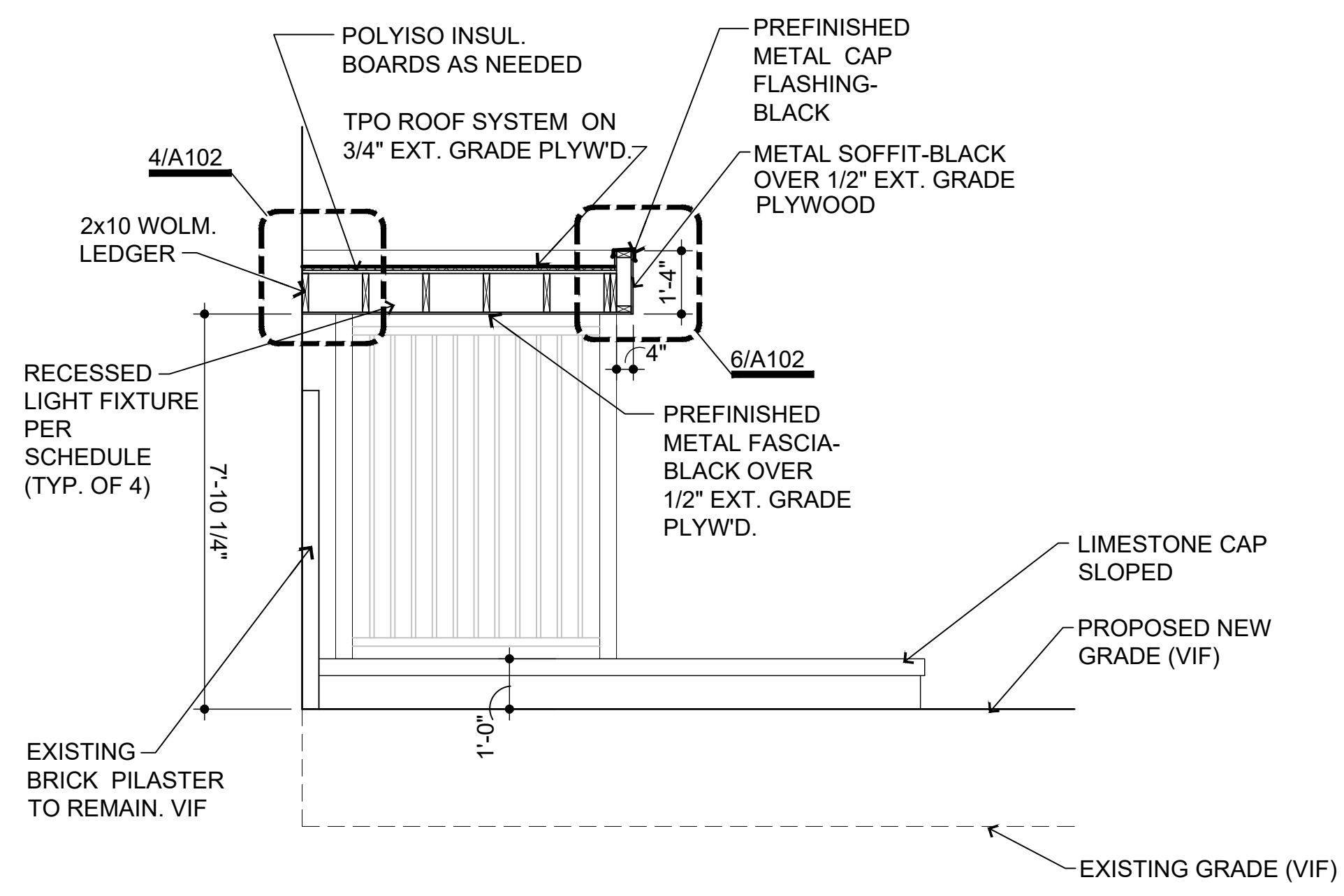


1/A102 brick pier wing walls at central courtyard plan

SCALE: 1/2"=1'-0"

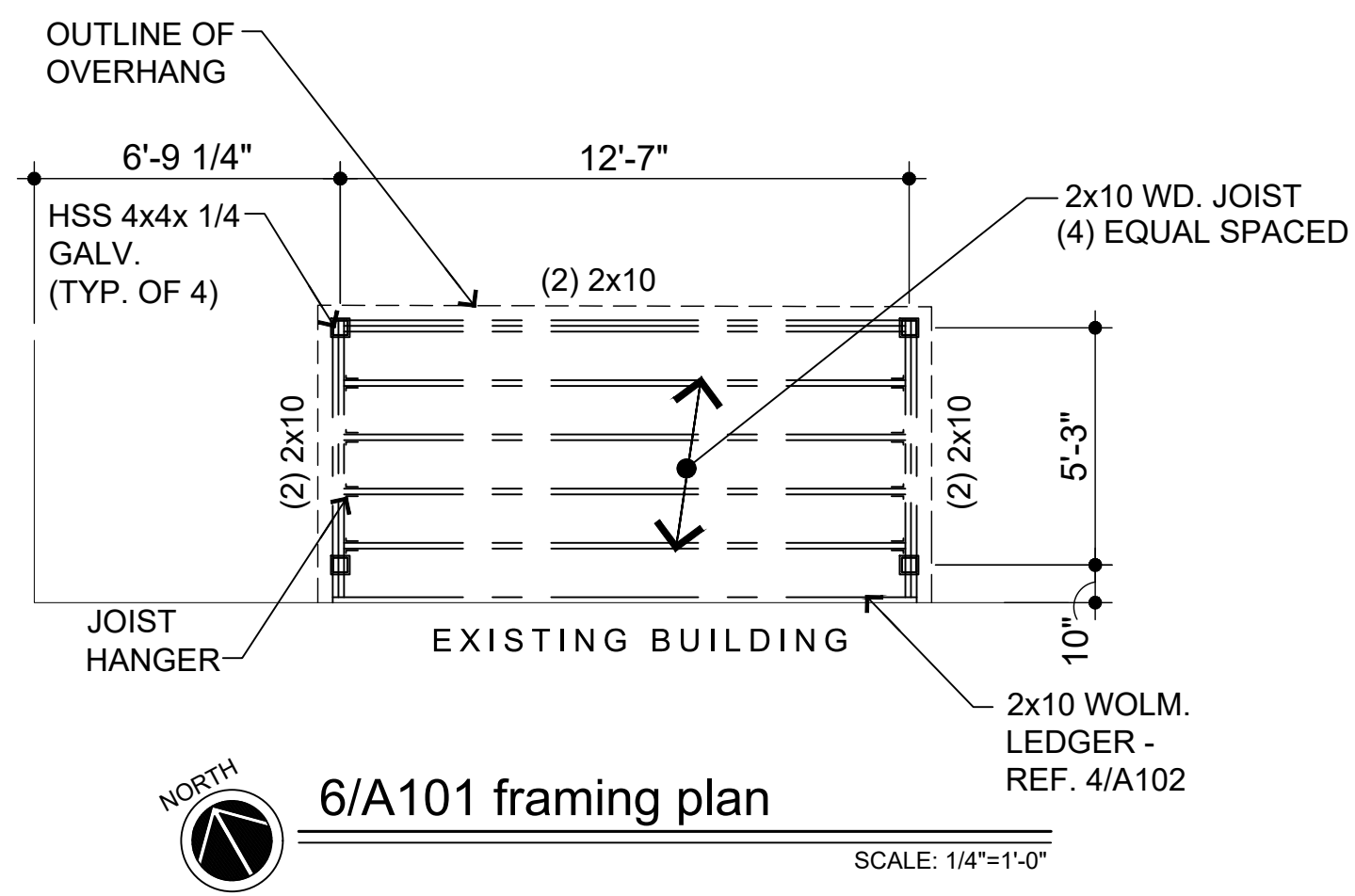
BID	08/27/20
OWNER REVIEW	08/13/20
DESCRIPTION	DATE
PROJECT:	Center Courtyard and Building Entries
	885/931 Covington Drive Detroit, MI 48203
CLIENT:	RCI Group 300 Alton Road Ste. 303 Miami Beach, FL 33139
SHEET TITLE:	WINGWALL & PIERS
SHEET NUMBER:	A102





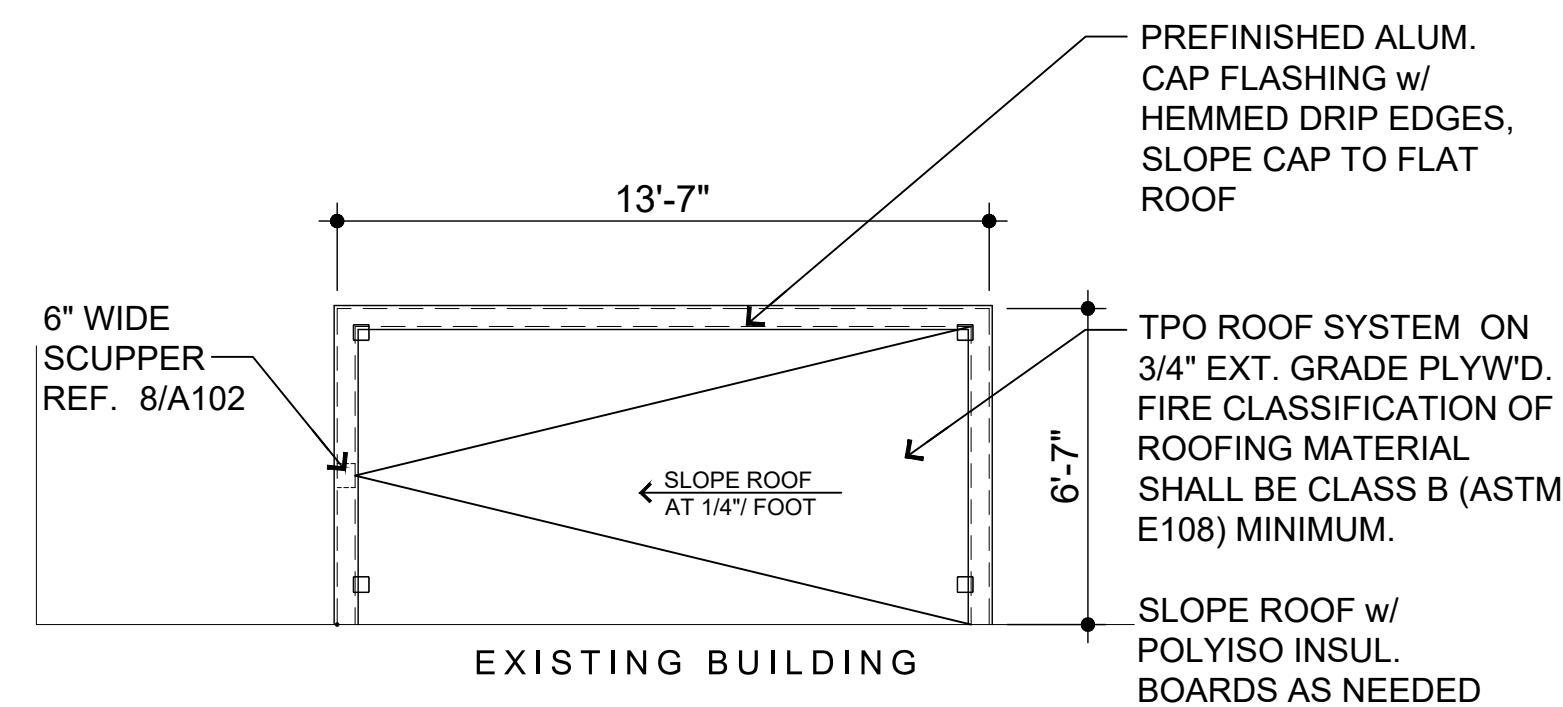
4/A101 section

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



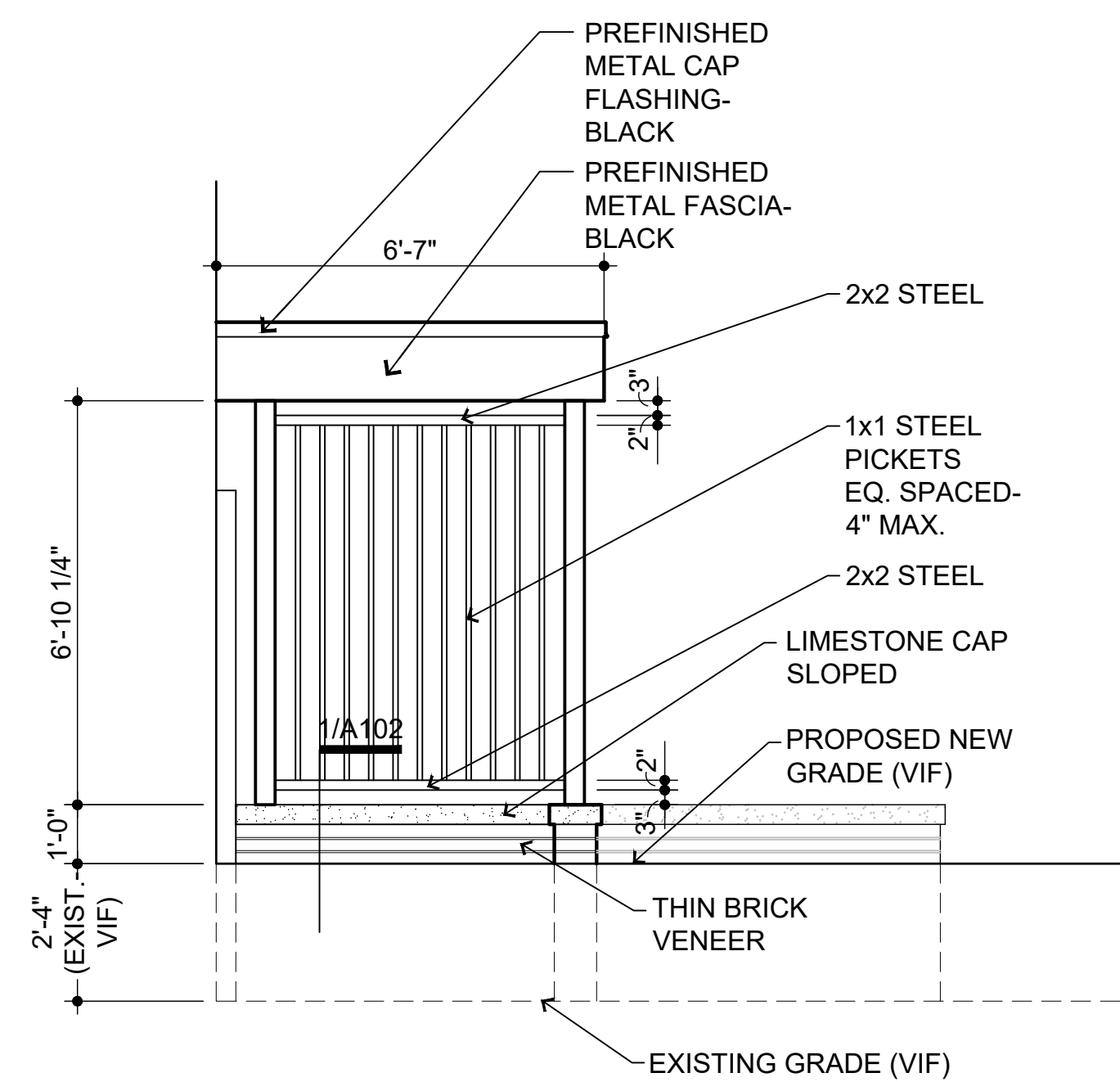
6/A101 framing plan

SCALE: 1/4"=1'-0"



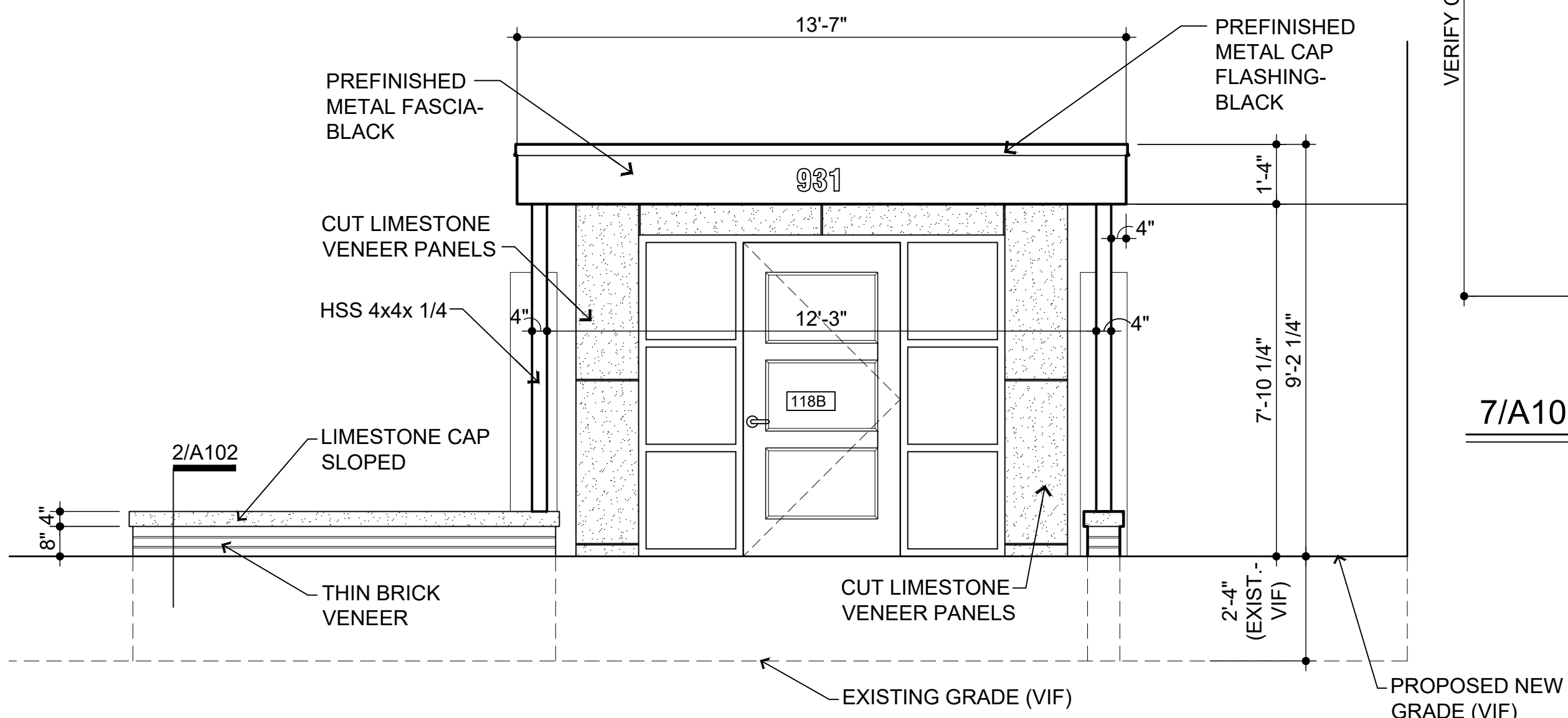
5/A101 roof plan

SCALE: 1/4"=1'-0"



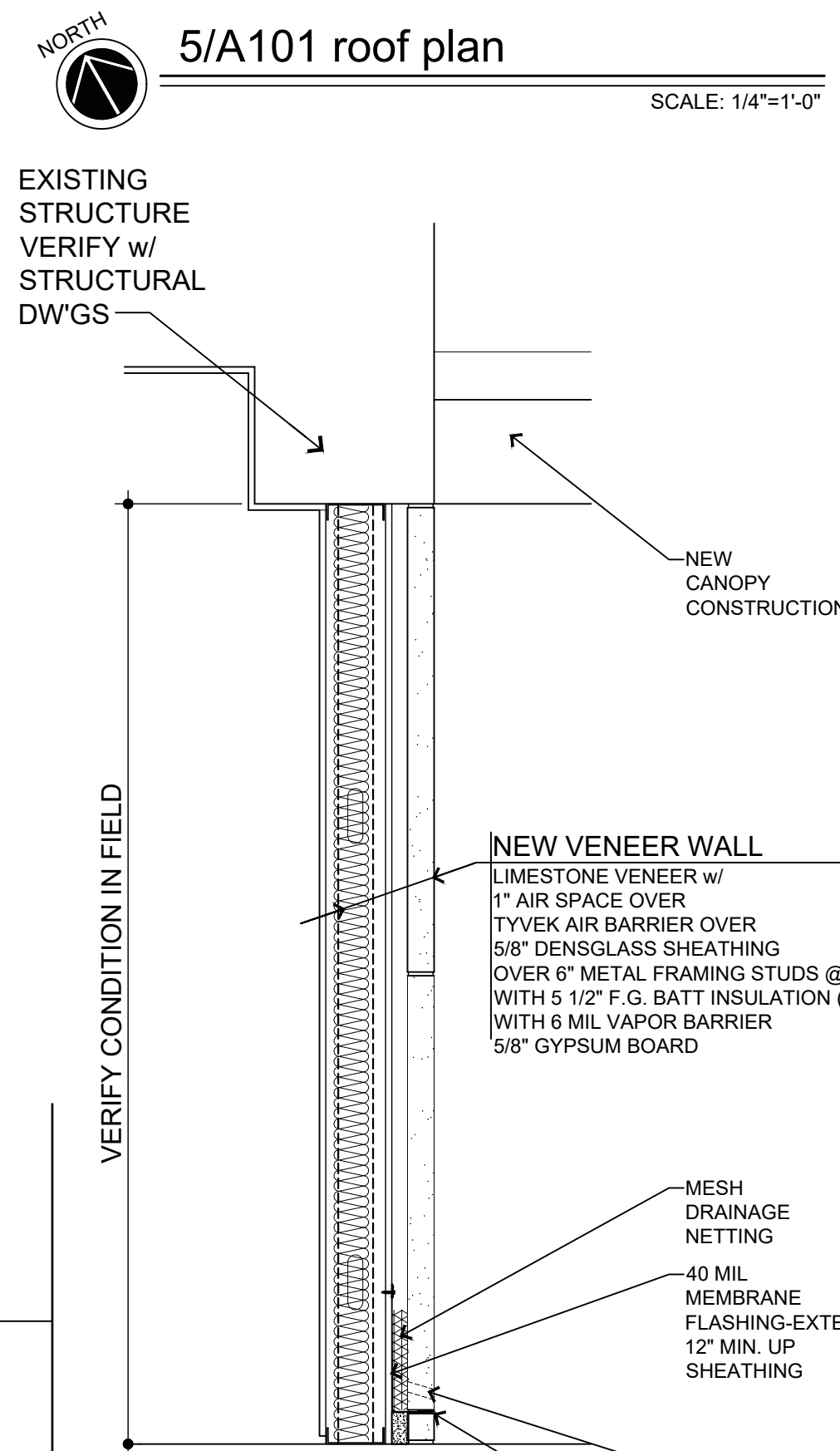
3/A101 southwest elevation

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



2/A101 northeast elevation

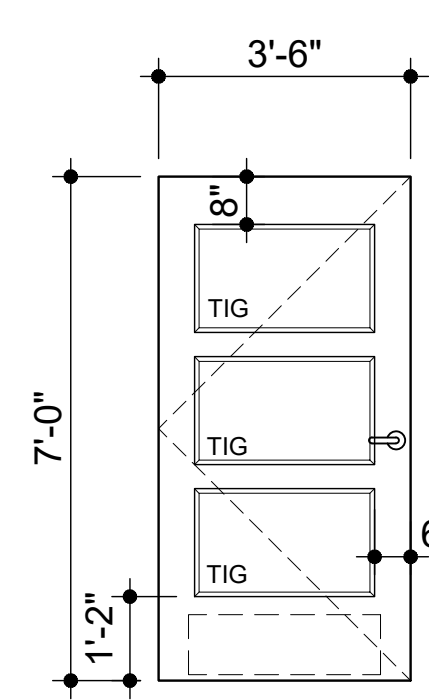
SCALE: 3/8"=1'-0"



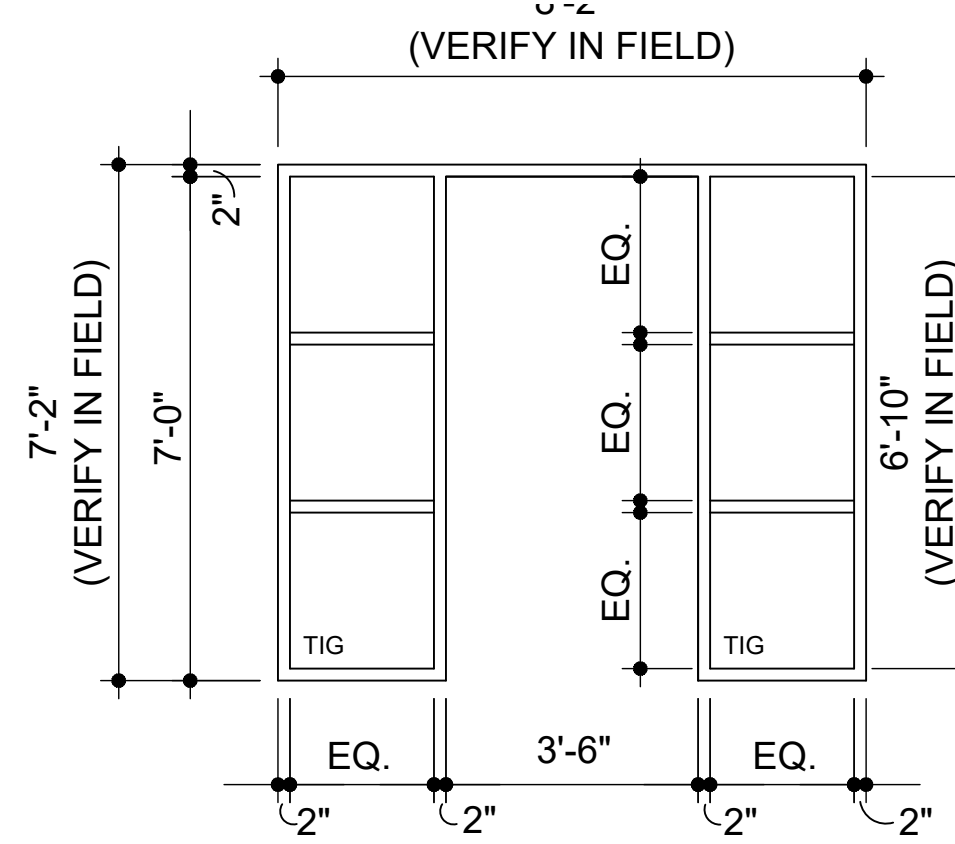
7/A101 wall section

SCALE: 3/4"=1'-0"

DOOR SCHEDULE										
*ROUGH OPENINGS TO BE VERIFIED IN FIELD PRIOR TO INSTALLATION										
NO.	LOCATION	DOOR		FRAME		WIDTH x HEIGHT	THK'NESS	FIRE RATING	HARDWARE SET	REMARKS
		TYPE	MAT'L	TYPE	MAT'L					
118B	LOBBY - 118	1	HOLLOW METAL	A	HOLLOW METAL	3'-6" x 7'-0"	1 3/4"		13	TEMP. INSUL. GLASS, INSUL. CORE



1  
INSUL. HOLLOW CORE METAL DOOR w/ 1" TEMP. INSUL. GLASS



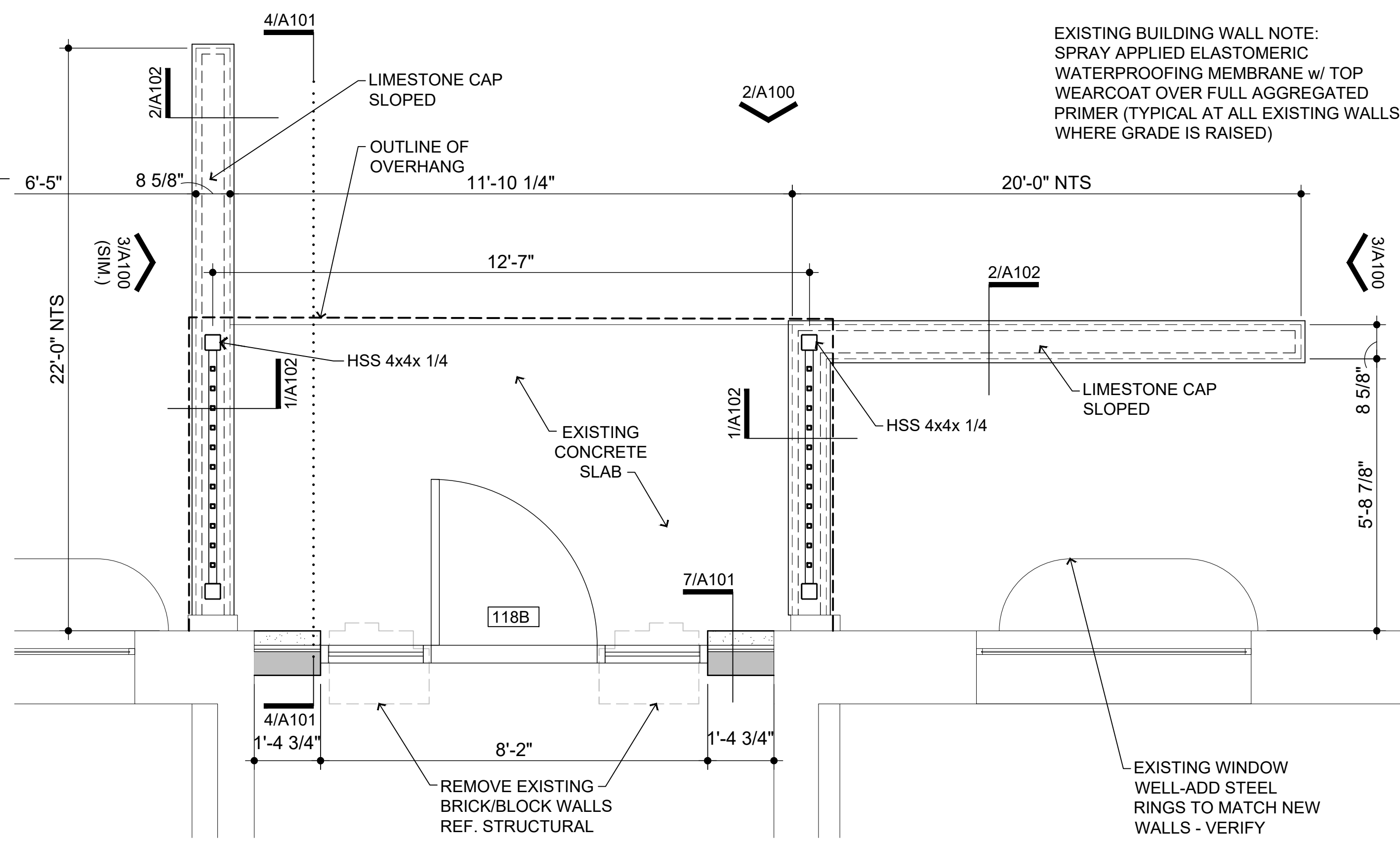
A  
HOLLOW METAL w/ 2" HEAD & (2) 1" INSULATED TEMP. GLASS SIDE LITES

HARDWARE SET 13 - PANIC + ELECTRIC STRIKE X PULL TRIM [ACCESS CONTROL] + CLOSER

3 EA.	HINGES 35SSH8 4545 NRP	32D	PDQ
1 EA.	PANIC DEVICE 6201RA (03) (CD)	32D	PDO
1 EA.	RIM CYLINDER I5308 X I5207-1 PDQ2 (03)	26D	PDO
1 EA.	MORTISE CYLINDER I5307 X I5207-1 PDQ2 (CD)	26D	PDO
1 EA.	PULL 1167 X 4 134 MOUNT AT LOOSE ENDS	32D	DON JO
1 EA.	CLOSER 7101BC SCS X DPPA	689	PDQ
1 EA.	KICKPLATE 90 10 X 2" LDW B4E	32D	DON JO
1 EA.	THRESHOLD S205A	AL	REESE
1 EA.	SWEEP 323A -MOUNT PULL SIDE	AL	REESE
1 SET	WEATHERSTRIP 855C (MOUNT PRIOR TO CLOSER SHOE)	AL	REESE
1 EA.	RAIN DRIP 201C	AL	REESE
1 EA.	ACCESS CONTROL MODULE & CARD READER BY SECURITY VENDER	---	SEC VENDER
1 SET	RISER & WIRE DIAGRAM RPIHA080420	---	RPI
1 EA.	POWER SUPPLY 602RF	---	SDC
1 EA.	ELECTRIC STRIKE 4850 24VDC -FAIL SECURE	32D	TRINE
1 EA.	ACCESS CONTROL MODULE, FOB READER, ACCESS CONTROL AND PERIPHERALS FURNISHED BY SECURITY VENDER, COORDINATED BY GC.		

door schedule general notes:

- ALL DOORS SHALL HAVE HANDLES, PULLS LATCHES, AND OPERATING DEVICES WHICH DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. REFER TO SECTION 404.2.7 OF ICC / ANSI A117.1 - 2009.
- PRIMARY LOCKING AND LATCHING DEVICES ON DOORS SHALL BE MOUNTED A MINIMUM OF 34" TO A MAXIMUM OF 48" ABOVE FINISHED FLOOR HEIGHT. REFER TO SECTION 404.2.6 OF ICC / ANSI A117.1 - 2009.



1/A101 porch plan

SCALE: 1/2"=1'-0"

EXISTING BUILDING WALL NOTE: SPRAY APPLIED ELASTOMERIC WATERPROOFING MEMBRANE w/ TOP WEARCOAT OVER FULL AGGREGATED PRIMER (TYPICAL AT ALL EXISTING WALLS WHERE GRADE IS RAISED)

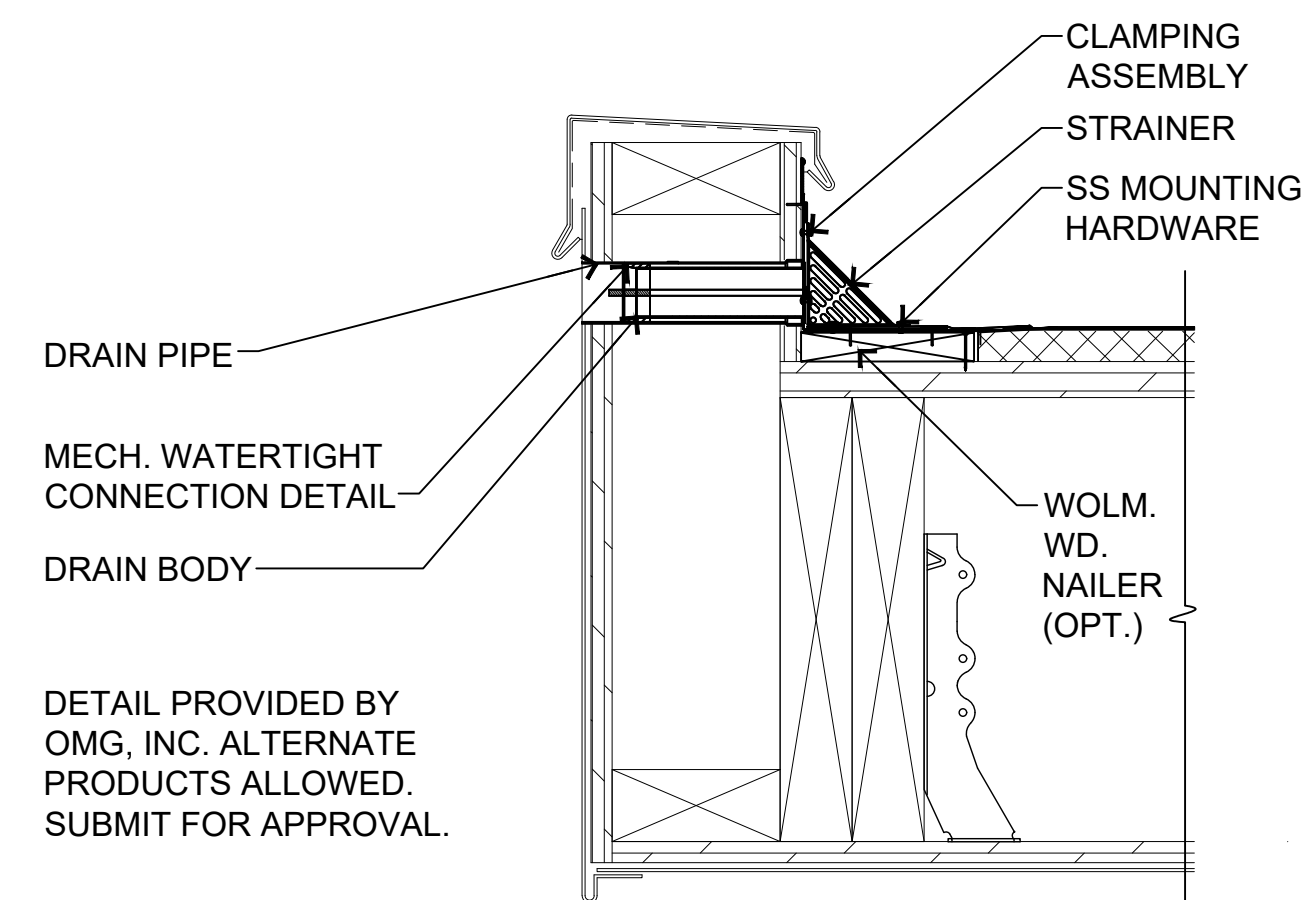
REVISIONS	DATE
05/03/21	
04/20/21	
03/05/21	
08/28/20	
08/13/20	

PROJECT:  
Porch / Canopy  
885 / 931 Covington Drive  
Detroit, MI 48203

CLIENT:  
RCI Group  
300 Alton Road  
Ste. 303  
Miami Beach, FL 33139

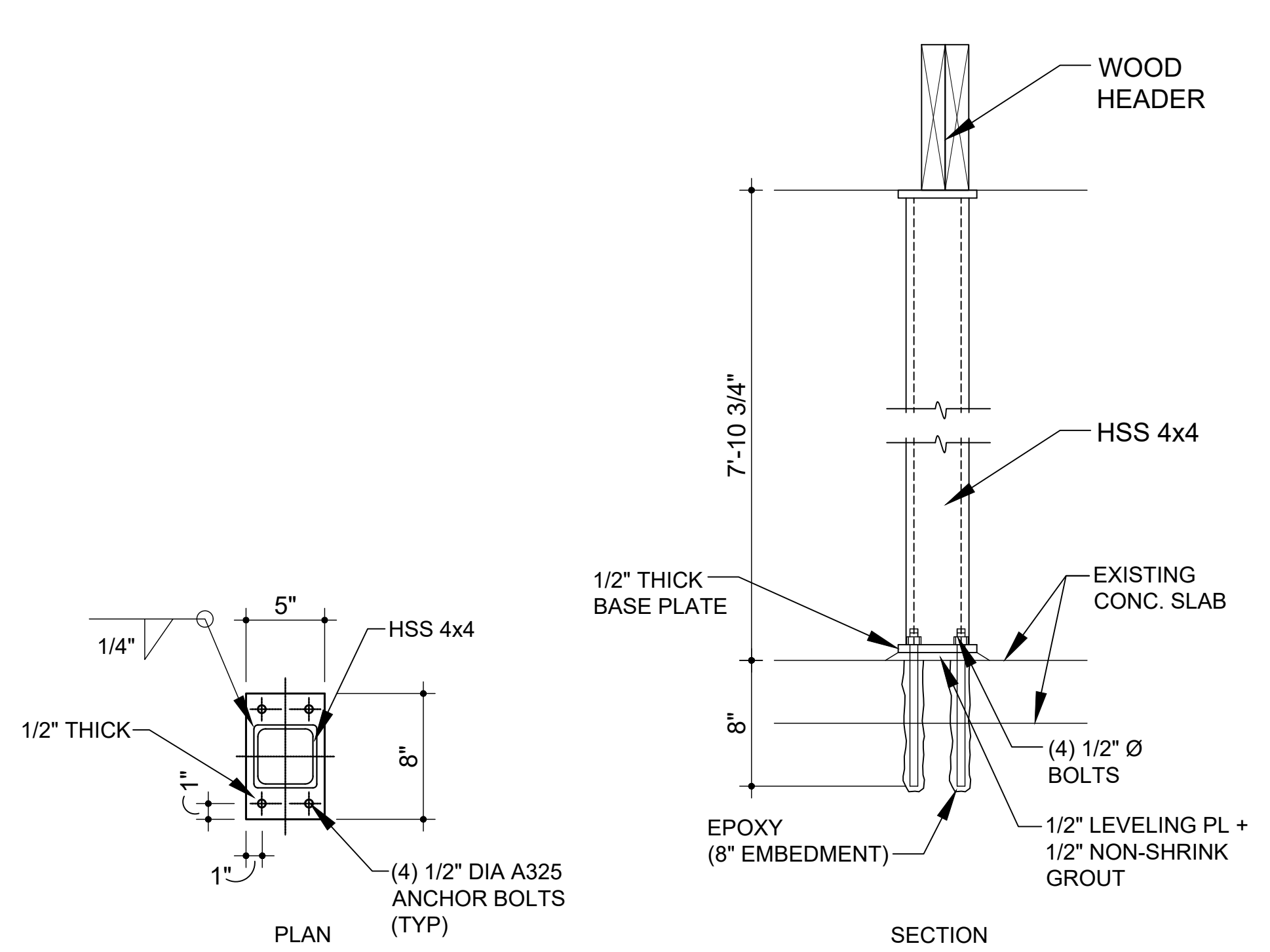
SHEET TITLE:  
931 PLAN, ELEVATIONS & DOOR SCHEDULE

A101



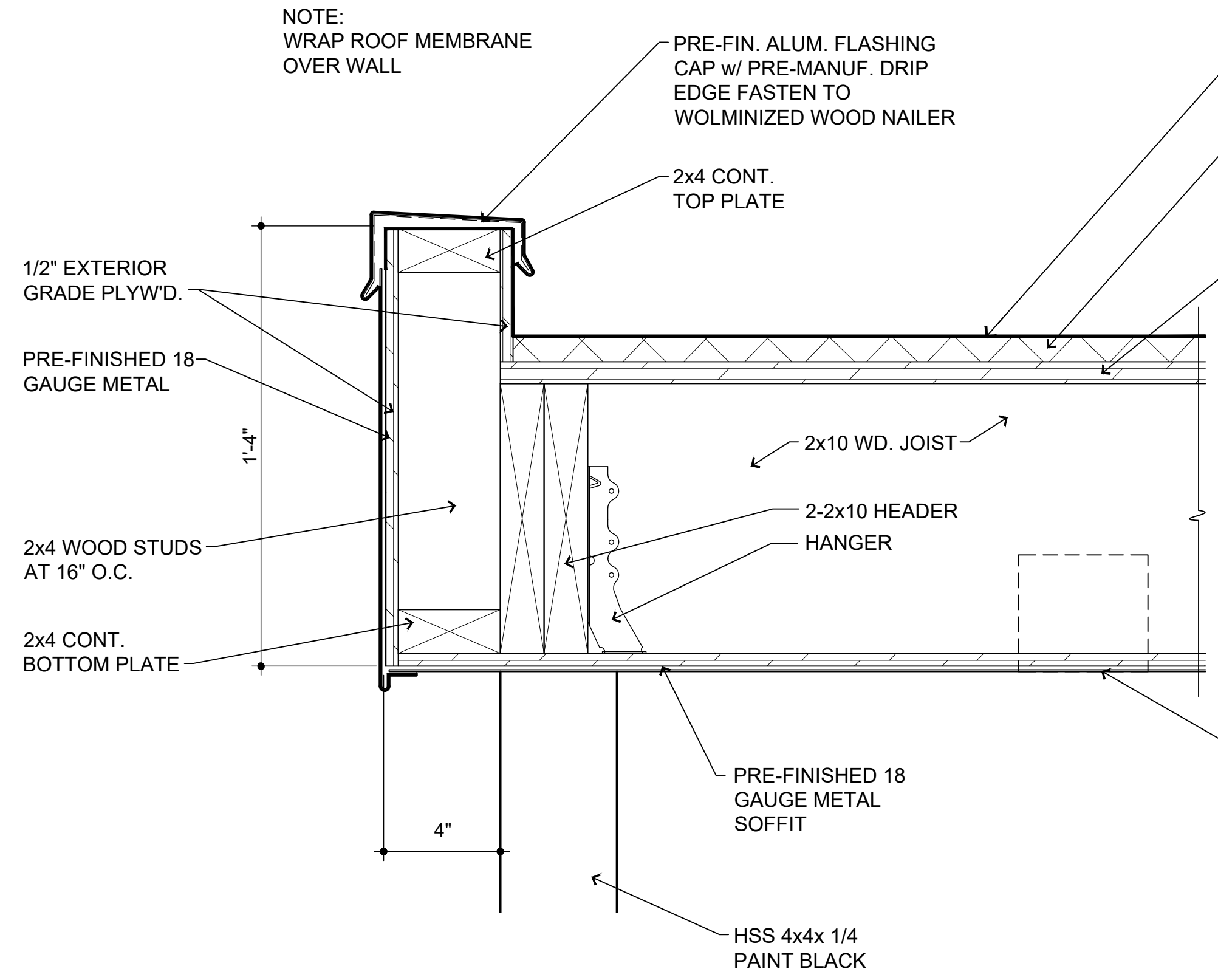
8/A102 scupper detail

SCALE: 3"=1'-0"



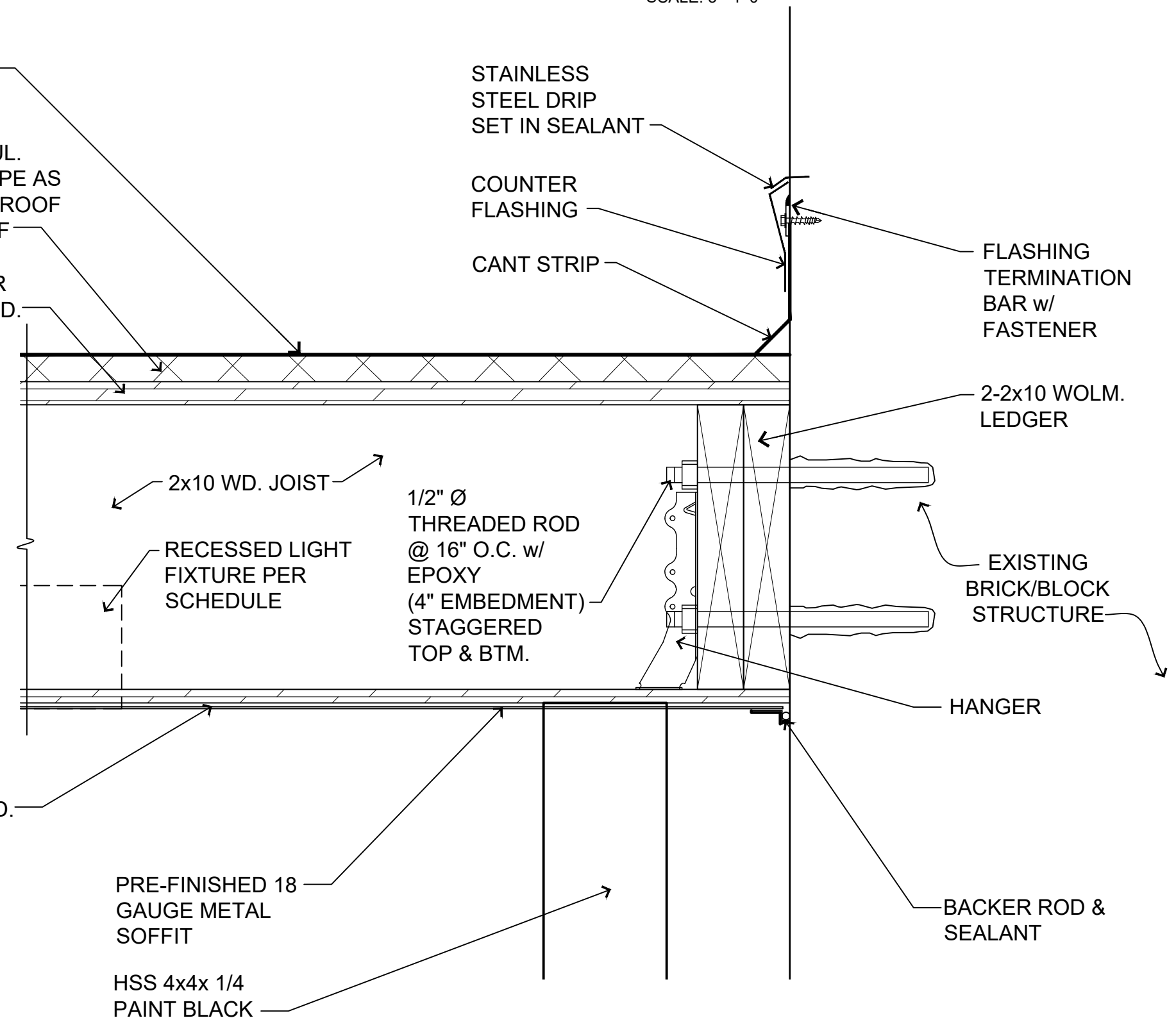
3/A102 steel column details

SCALE: 1 1/2"=1'-0"



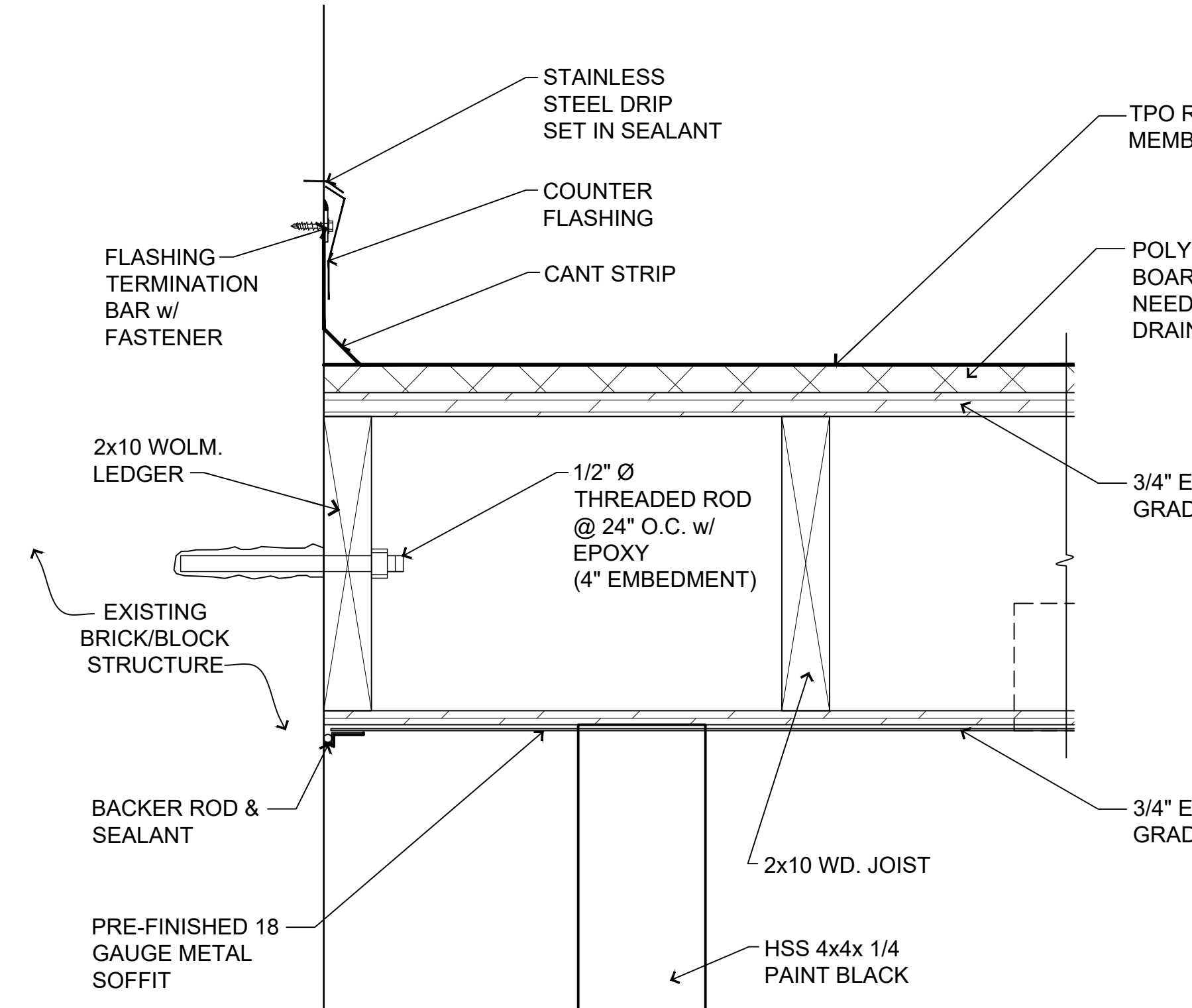
6/A102 detail

SCALE: 3"=1'-0"



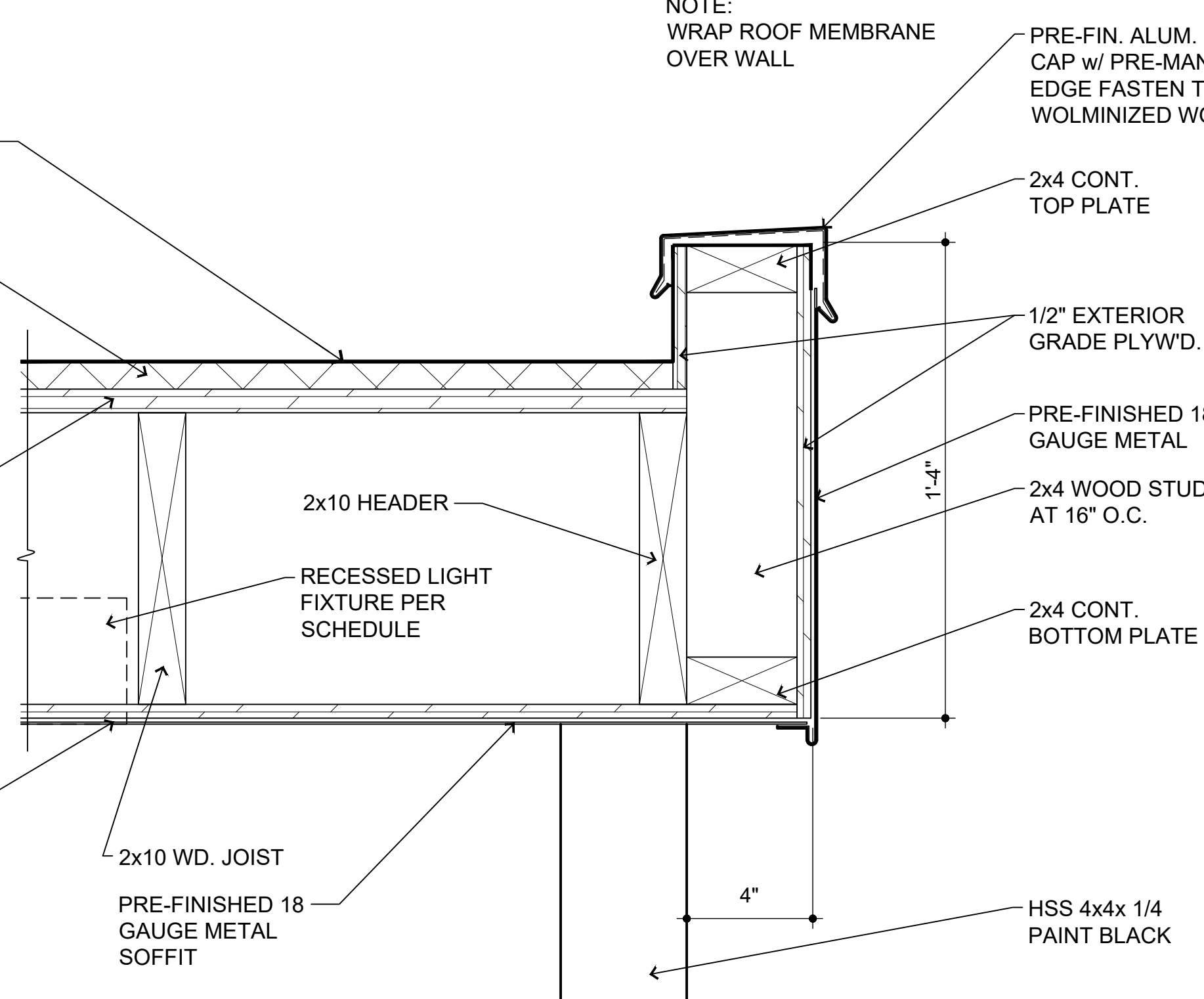
7/A102 detail

SCALE: 3"=1'-0"



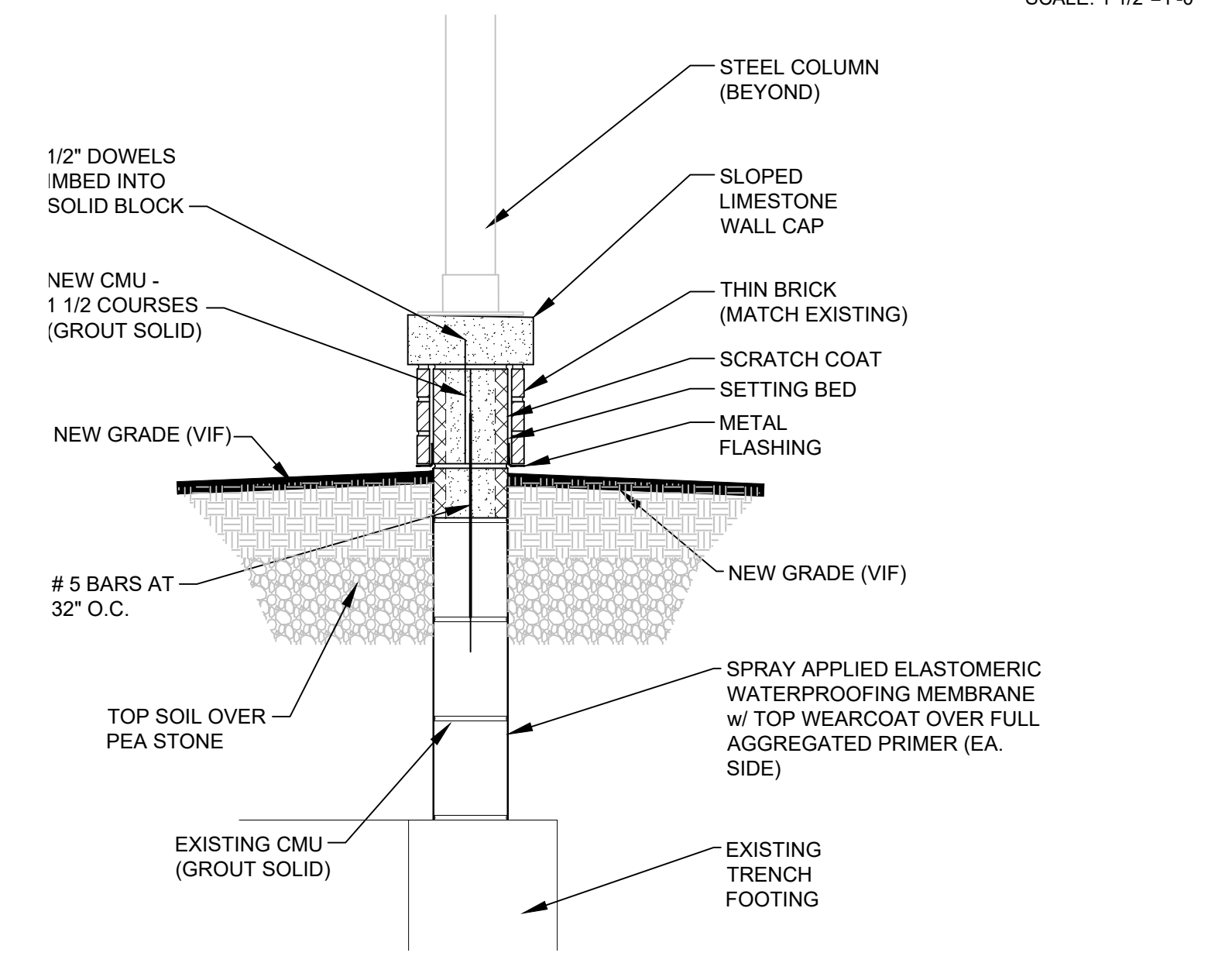
4/A102 detail

SCALE: 3"=1'-0"



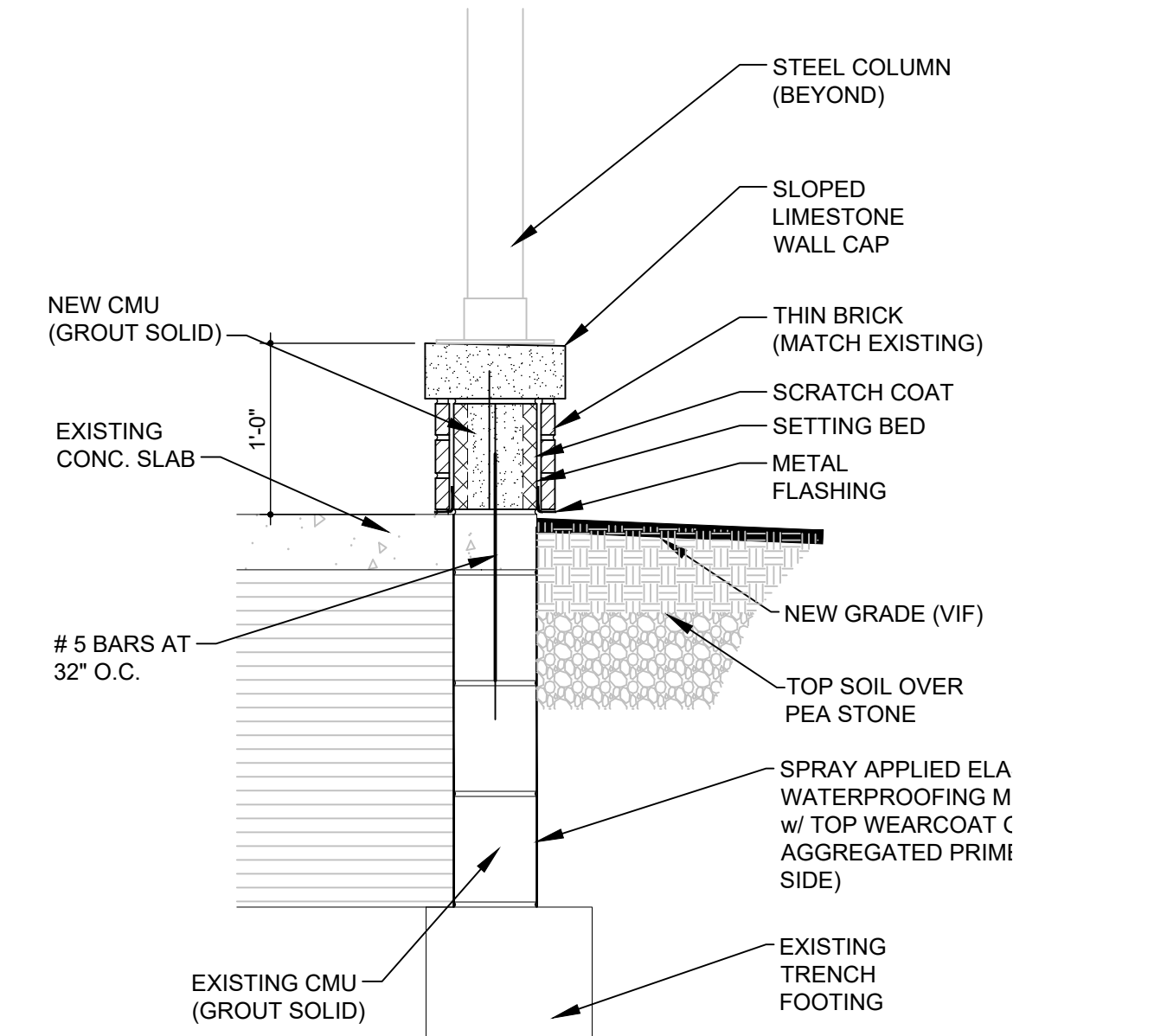
5/A102 detail

SCALE: 3"=1'-0"



2/A102 porch detail

SCALE: 1"=1'-0"



1/A102 porch detail

SCALE: 1"=1'-0"

REV.	SIDE LITES	03/05/21
BID		08/28/20
OWNER REVIEW		08/13/20
DESCRIPTION		DATE
PROJECT:		
Porch / Canopy		
885 / 931 Covington Drive Detroit, MI 48203		
CLIENT:		
RCI Group 300 Alton Road Ste. 303 Miami Beach, FL 33139		
SHEET TITLE:		
DETAILS		
SHEET NUMBER:		
A102		