

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: _____

PROPERTY INFORMATION

ADDRESS(ES): _____ AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: _____

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

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 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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____
 AKA: _____ 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: _____
 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)

Remove front landscaping wall. Rebuild rear porch to match existing. Replace garage doors. Replace garage man door with the same.

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 \$ _____ **\$13,500** \$ _____
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 Applicant

Name: Jim Simpson Company Name: _____
Address: 848 Chicago City: Detroit State: MI Zip: 48105
Phone: 734.604.2346 Mobile: (734) 604-2346
Driver's License #: S-512-367-071-898 Email: _____

Contractor Contractor is Permit Applicant

Representative Name: David Haig Company Name: Haig Construction
Address: 476 Hilldale City: Ann Arbor State: MI Zip: 48105
Phone: _____ Mobile: 313-461-3800 Email: david@haigconstruction.com
City of Detroit License #: LIC2021-01367

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: JT Zeigler Design LLC State Registration#: _____ Expiration Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: 734 497 8520 Email: powerofsun.johnbeeson@gmail.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: David Haig Signature: _____ Date: 2/14/22
(Permit Applicant)

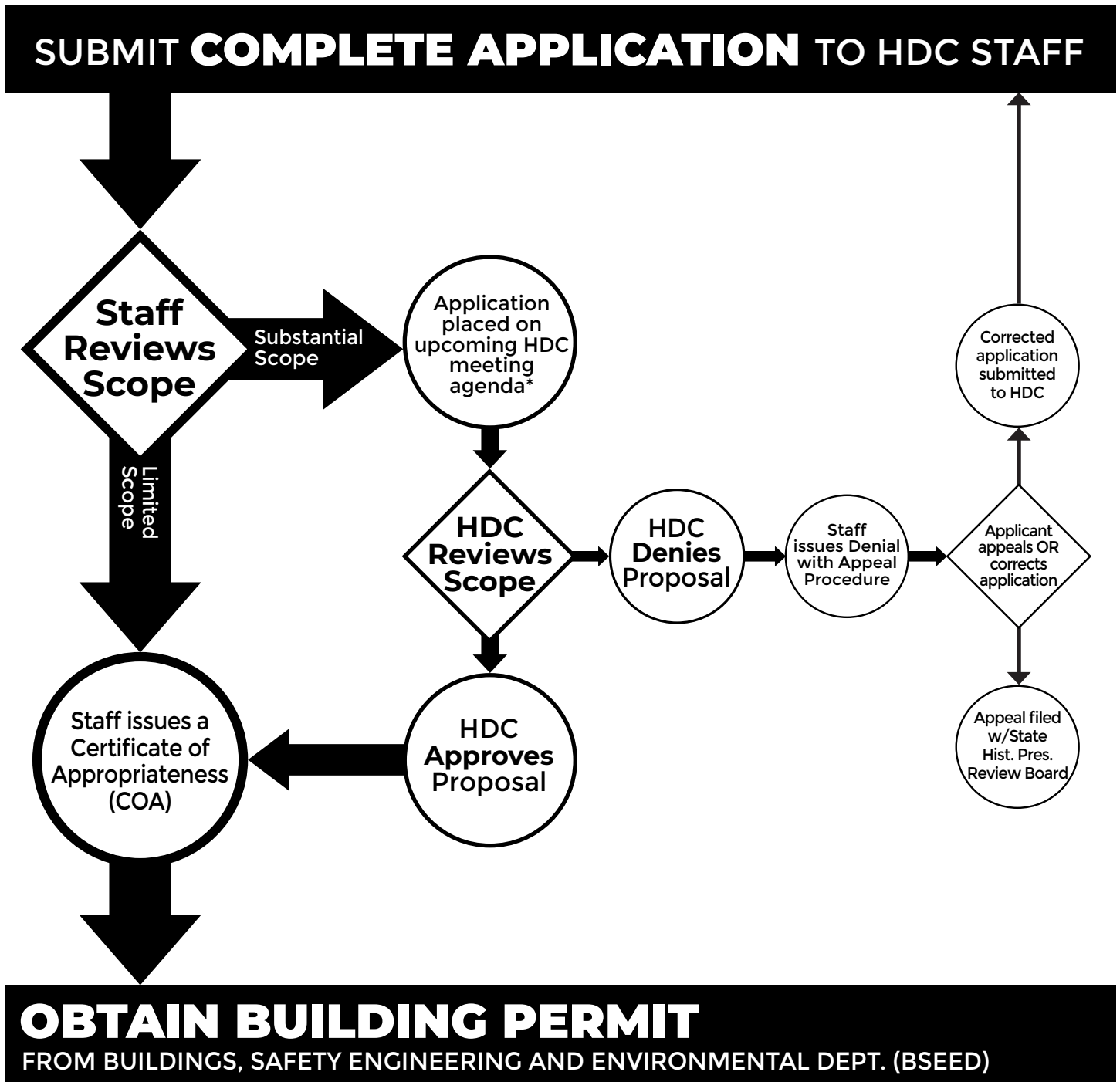
Driver's License #: H 200 135 067 012 Expiration: 1/4/2024
Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan
Signature: _____ My Commission Expires: _____
(Notary Public)

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 for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT: www.detroitmi.gov/hdc

Project Scope: 848 Chicago Front Restoration

DESCRIPTION OF EXISTING CONDITIONS

The porch on the rear of this contributing structure was built without modern stability standards. The columns are composed of (4) 1x6 boards framed into a box with no interior solid wood column. The wood box has been compromised by water and rot. The existing rubber roofing has been requiring replacement for some time and water has infiltrated into the roof framing, leading to rot of the roofing structure. While portions of the moulding and trim appear to be salvageable, reconstructing the porch with any of these materials will be difficult, if not impossible as this wood has been left exposed with minimal maintenance and paint protection.

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)

The project is replacing the entire rear porch with a reconstruction of a new porch using modern framing including solid wood columns. The existing 1x6 trim boards that are serving as the porch's columns are rotted completely through and will be replaced with solid wood columns wrapped in new 1x6 trim. The existing porch decking will be replaced with composite tongue and groove boards that will hold up to long-term exposure with longer durability. While the existing porch wood decking has not been compromised by water or rot, there are several boards missing. Replacing the missing boards with new wood will result in long-term durability issues as any new wood would not be of the same density and durability of the older wood. The roof will be re-framed and a new rubber roofing will be installed with an improved connection at the exterior brick utilizing a termination bar anchored at the mortar joints and then counter flashed with copper at the mortar joint located above the termination bar.

DETAILED SCOPE OF WORK (FORMATTED AS BULLETED LIST)

- New Balcony Deck and Porch Structure, Floor Framing, Columns and Attachment to Structure.
- New Porch Decking Surface
- New Trim and Facia, Columns, Rim and Skirt Boards.
- New Lid / Ceiling with Light (Porch Only)
- New Roof with Layover Wood Like Deck Tiles
- New Balcony Railing and Posts.

BROCHURE/CUT SHEET

See attached.

Landscaping (See attached drawings)

We will be doing all the front and rear yard work approved last year in the 10/13/21 COA. We will be removing work that was not approved. We have updated the drawings to reflect these changes.

Front Yard Work (This work is in addition to the already approved work in the COA dated 10/13/21 Application Number 21-7475)

- Regrade to restore existing lawn terrace
- Remove existing wall, pillars, and walk
- Install revised planting bed with and steel edge (see planting schedule L4 Revised 1/17/22)

Rear Yard Work

- Cut sheets for new rear lights is attached
- Final rear landscape drawings attached for staff to review



Bellagio light

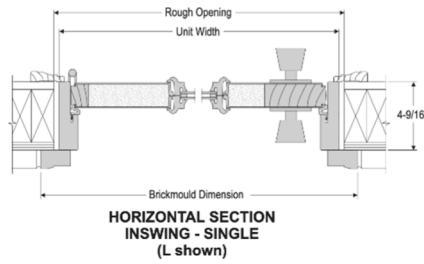
Garage Existing rotted flat slab door



THERMATRU
DOORS

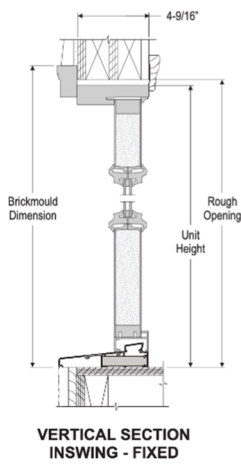
Unit and Rough Opening Sizing

Dimensional
Data



Thermatru slab door and elevation

THERMATRU
DOORS

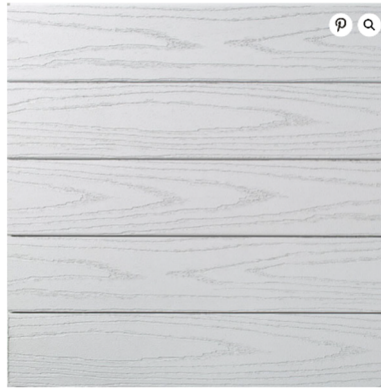


Thermatru slab door and elevation

Timbertech 3.25 T&G porch flooring



Oyster Grey to
matches existing
color closely



Standard Width Porch Boards

- Actual dimensions: 3.13" x 1"

- Lengths available:

Tongue and Groove 12' and 16'

Mahogany

Dark Hickory

Coastline

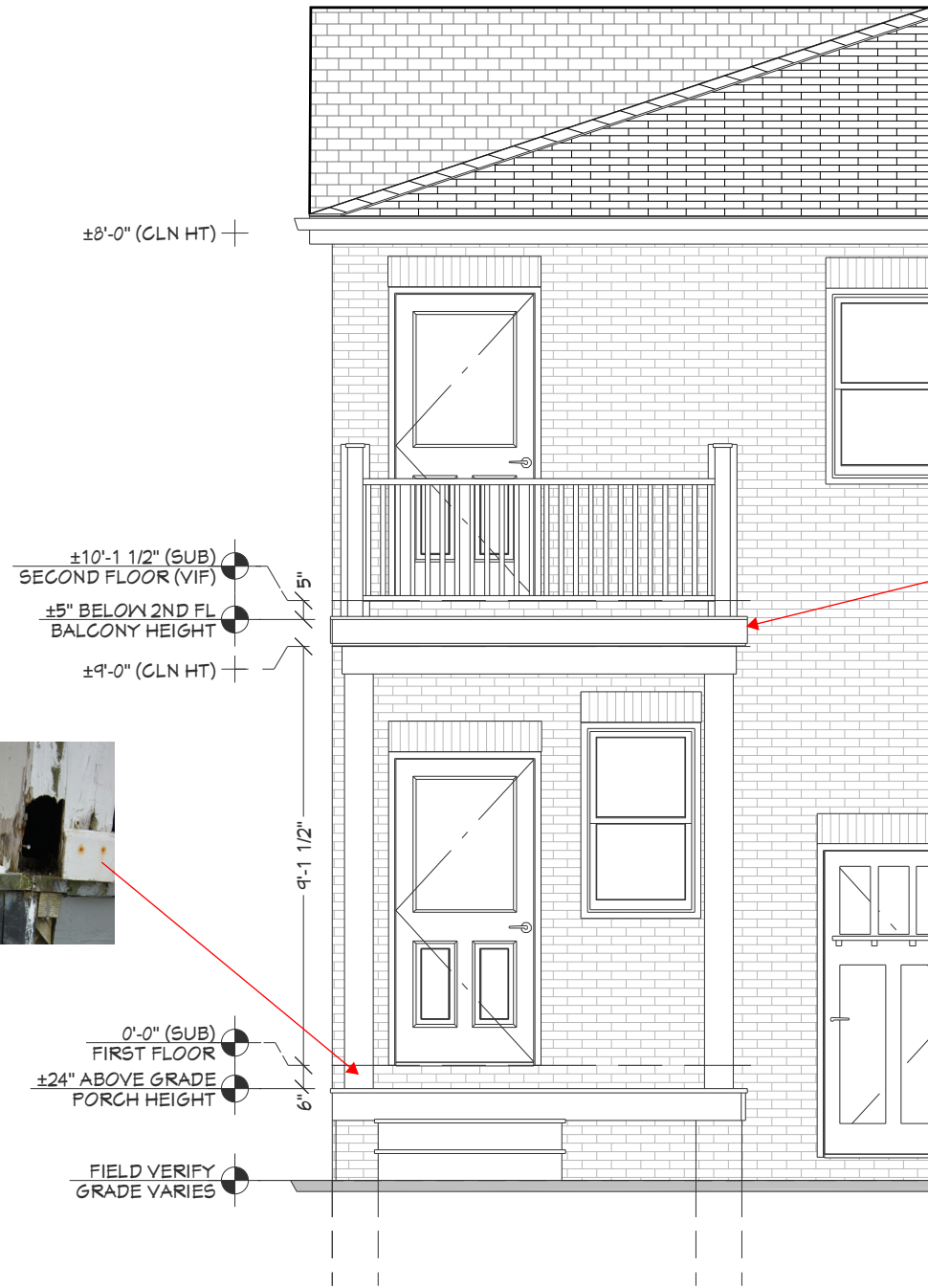
Weathered Teak

Oyster

Tongue and Groove 10', 12', and 16'

Slate Gray

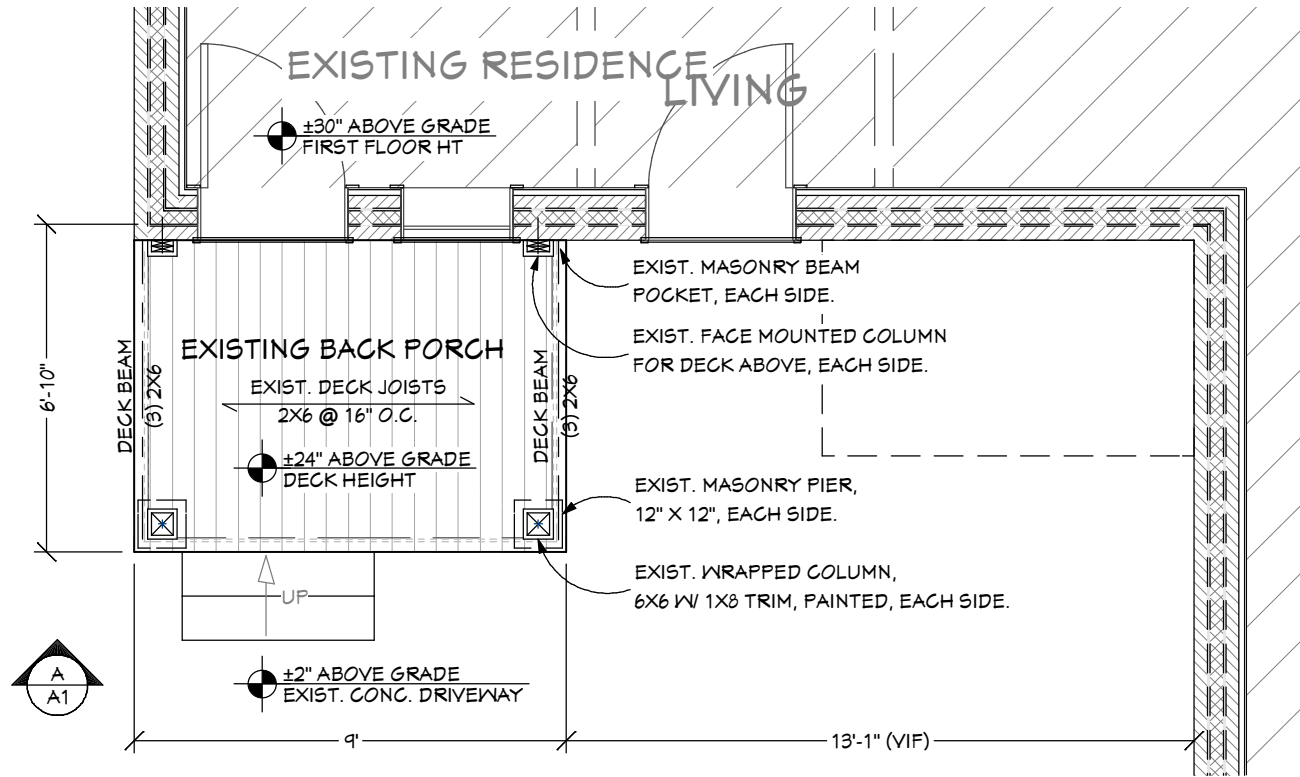
NOT FOR CONSTRUCTION



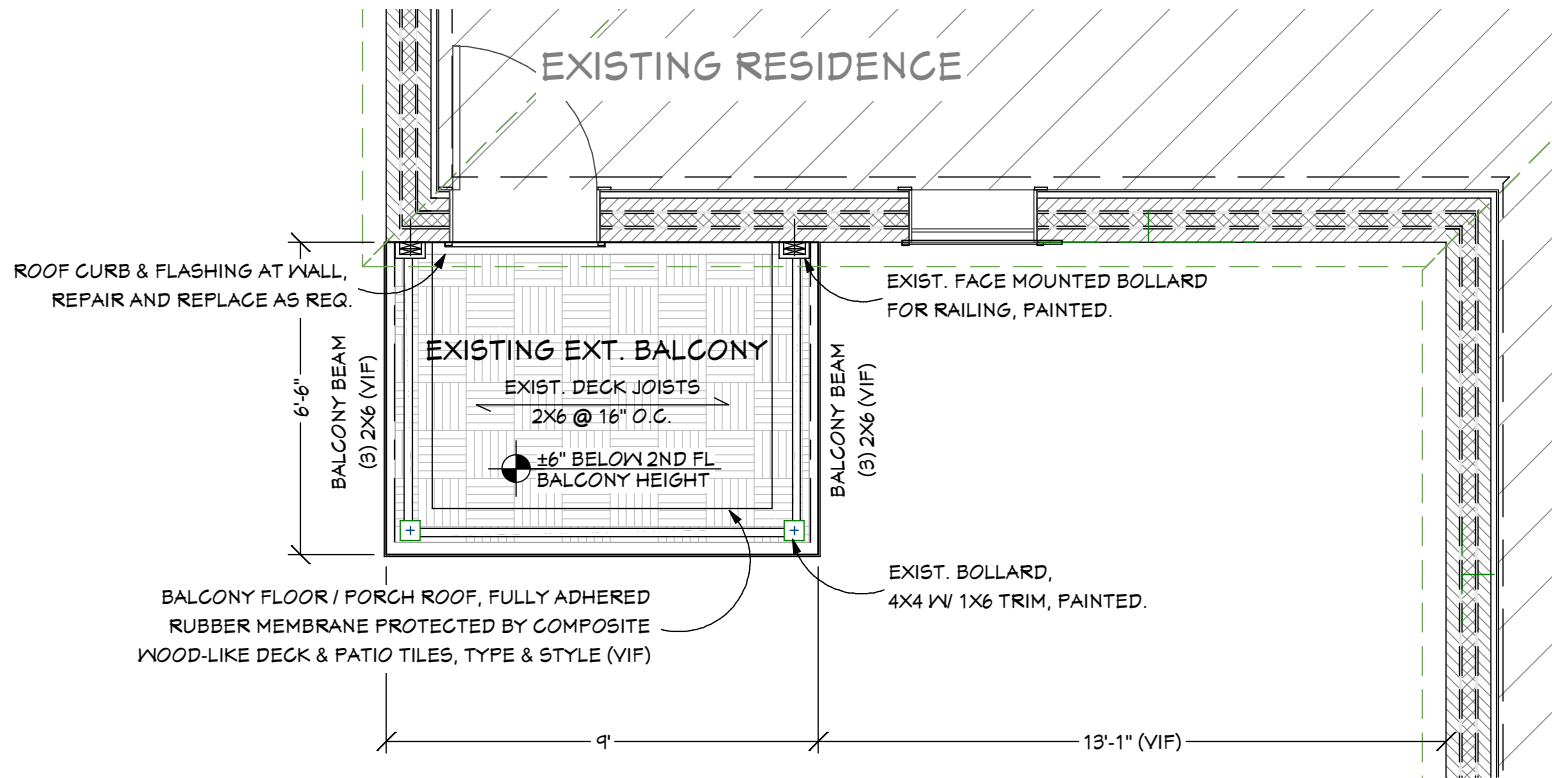
A
A1 ELEVATION, BACK PORCH
SCALE: 1/4" = 1'-0"



EXISTING DRIVEWAY



01
A1 BACK PORCH (MAIN FLR)
SCALE: 1/4" = 1'-0"



02
A1 BALCONY (ABOVE)
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

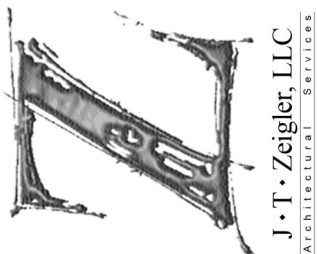
AS-BUILT
PLANS
ELEVATIONS
A1

RESTORATION / REPAIR
848 W Chicago Blvd, Detroit 48206

NOT FOR CONSTRUCTION

PRINT DATE: 1/28/22
PROJECT NO. 2022 | 10

REVISION	DATE
AS-BUILT	2022.01.28
NOT FOR CONSTRUCTION	

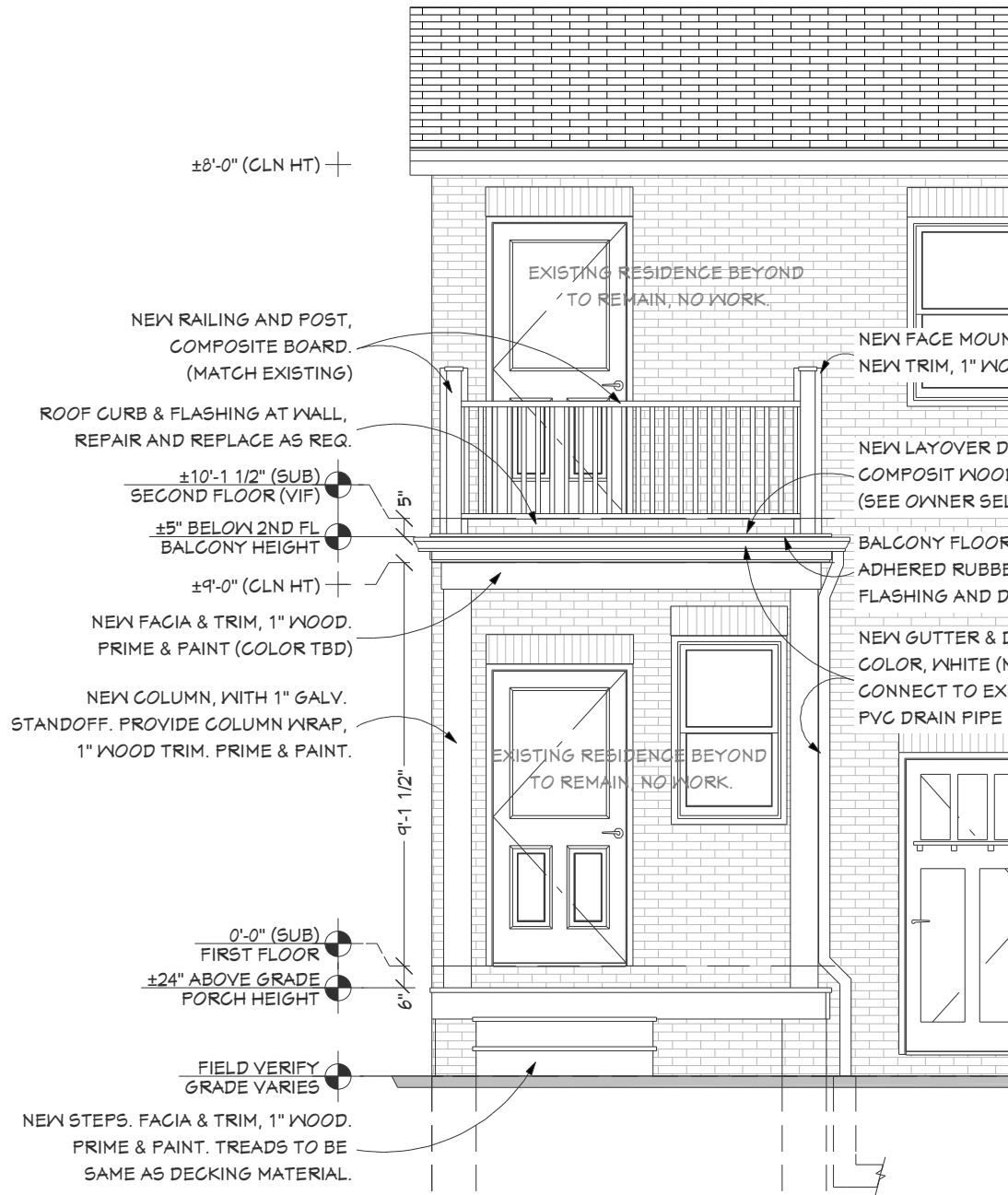


J.T. Zeigler, LLC
ARCHITECTURAL SERVICES
jeremyzeigler@gmail.com 734.487.8520 (cell)

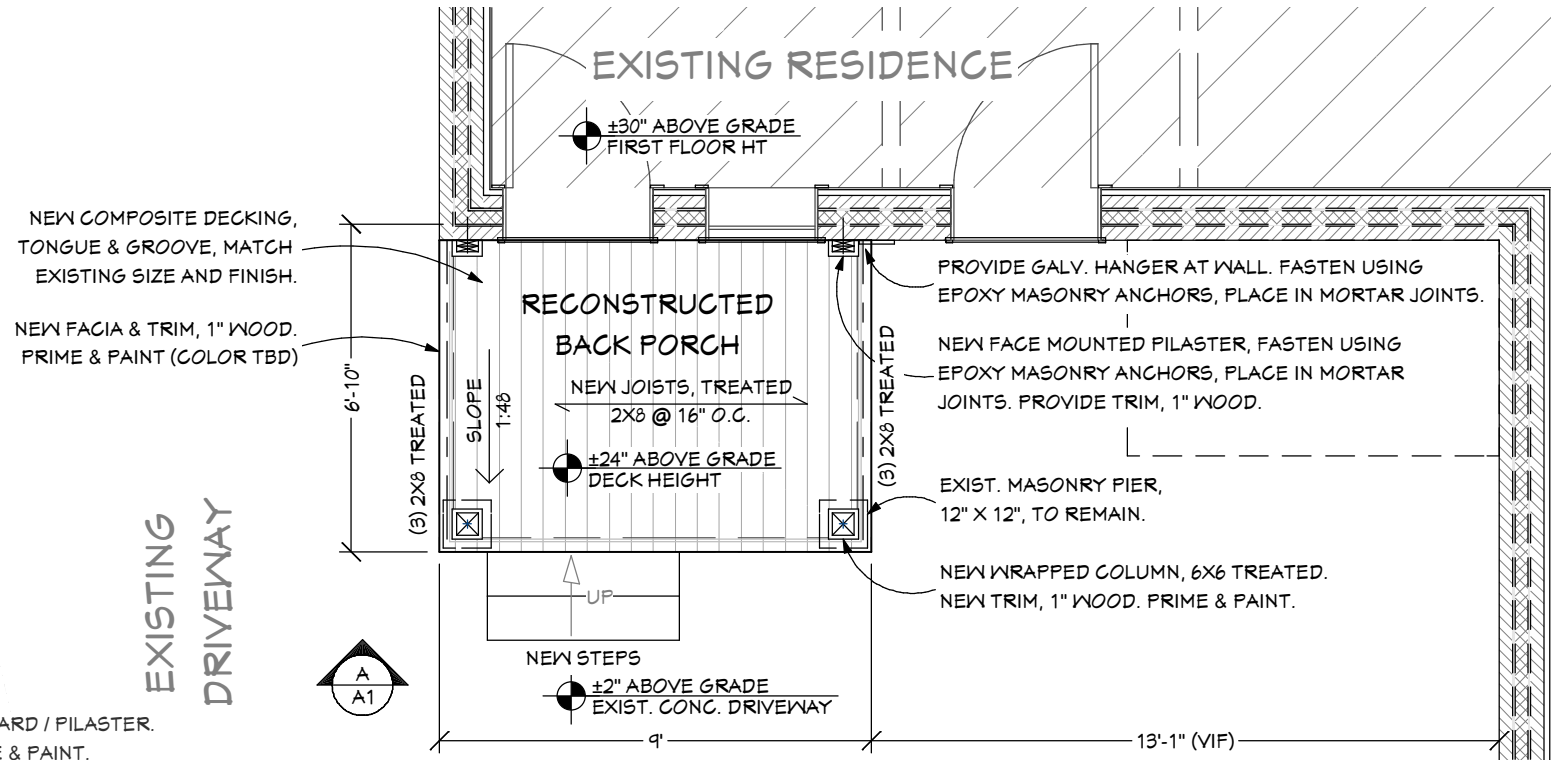
SCOPE OF WORK

RECONSTRUCTION / NEW WORK NOTES

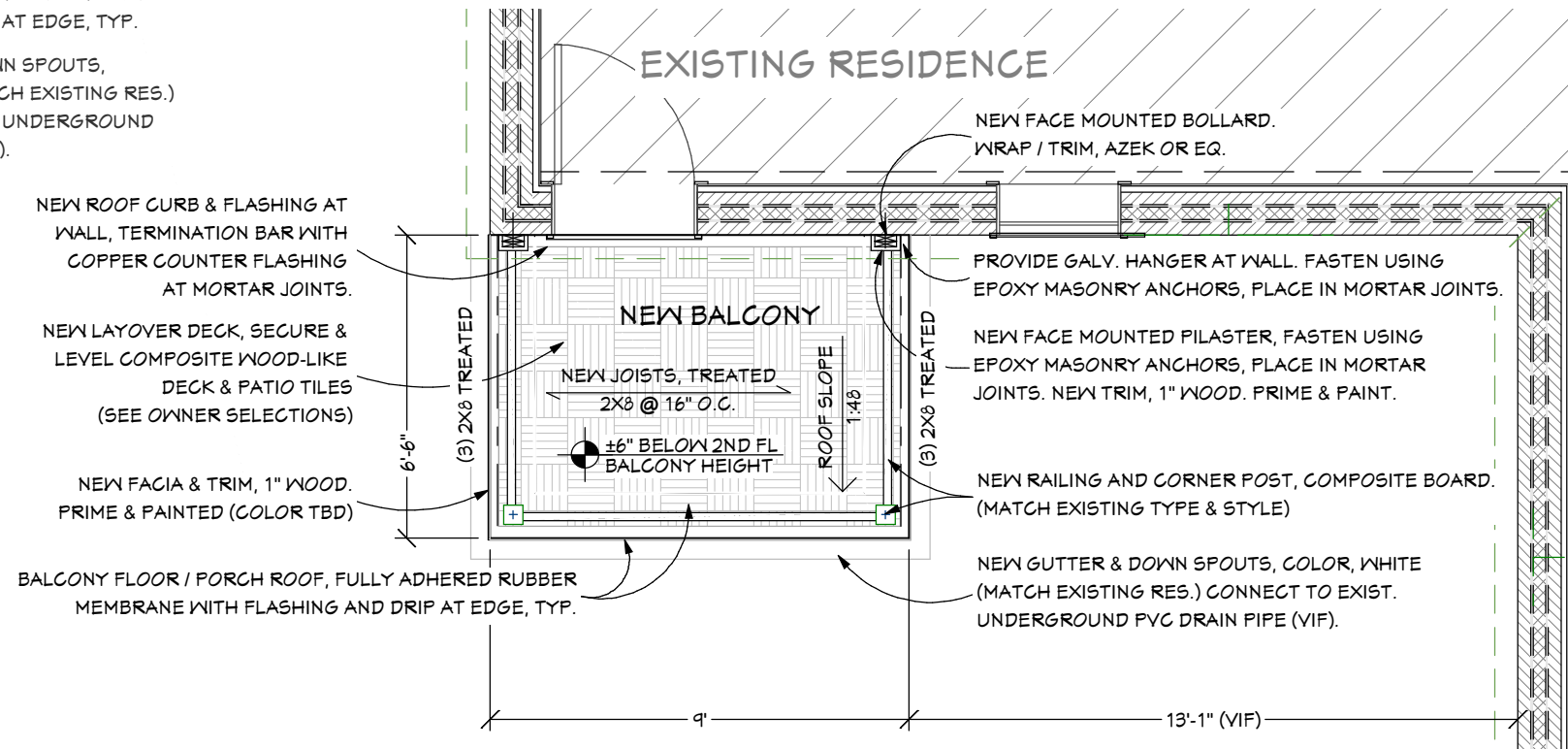
- NEW BALCONY DECK AND PORCH STRUCTURE, FLOOR FRAMING, COLUMNS AND ATTACHMENT TO STRUCTURE.
- NEW PORCH DECKING SURFACE
- NEW TRIM AND FACIA, COLUMNS, RIM AND SKIRT BOARDS.
- NEW LID / CEILING WITH LIGHT (PORCH ONLY)
- NEW ROOF WITH LAYOVER WOOD LIKE DECK TILES
- NEW BALCONY RAILING AND POSTS.



A
A2 **ELEVATION, BACK PORCH**
SCALE: 1/4" = 1'-0"



01
A2 **BACK PORCH (MAIN FLR)**
SCALE: 1/4" = 1'-0"



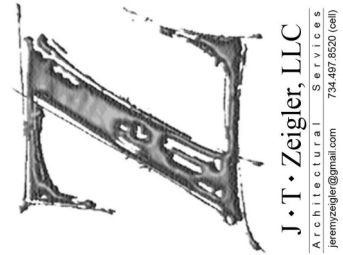
02
A2 **BALCONY (ABOVE)**
SCALE: 1/4" = 1'-0"

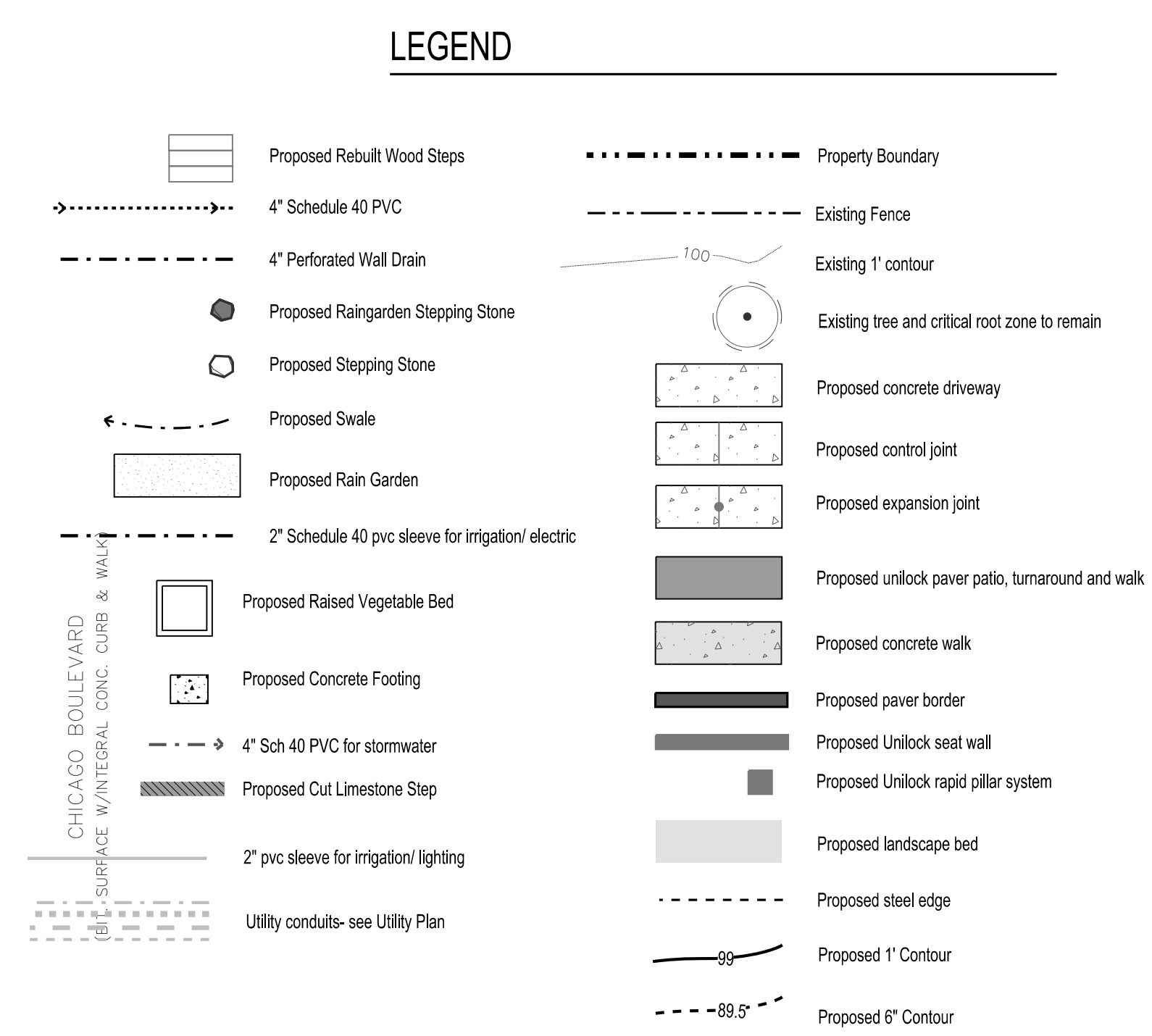
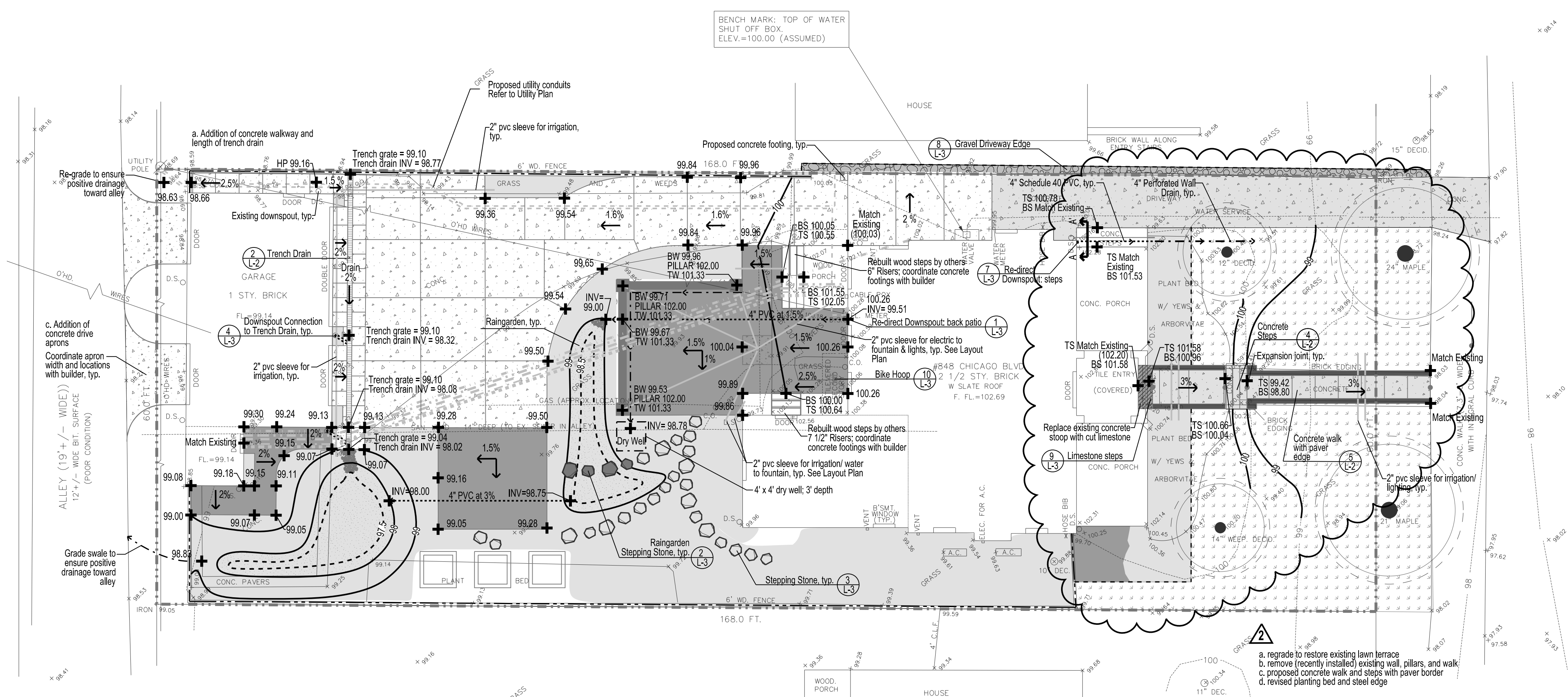
NEW WORK
PLANS
ELEVATIONS
A2

RESTORATION / REPAIR
 848 W Chicago Blvd, Detroit 48206

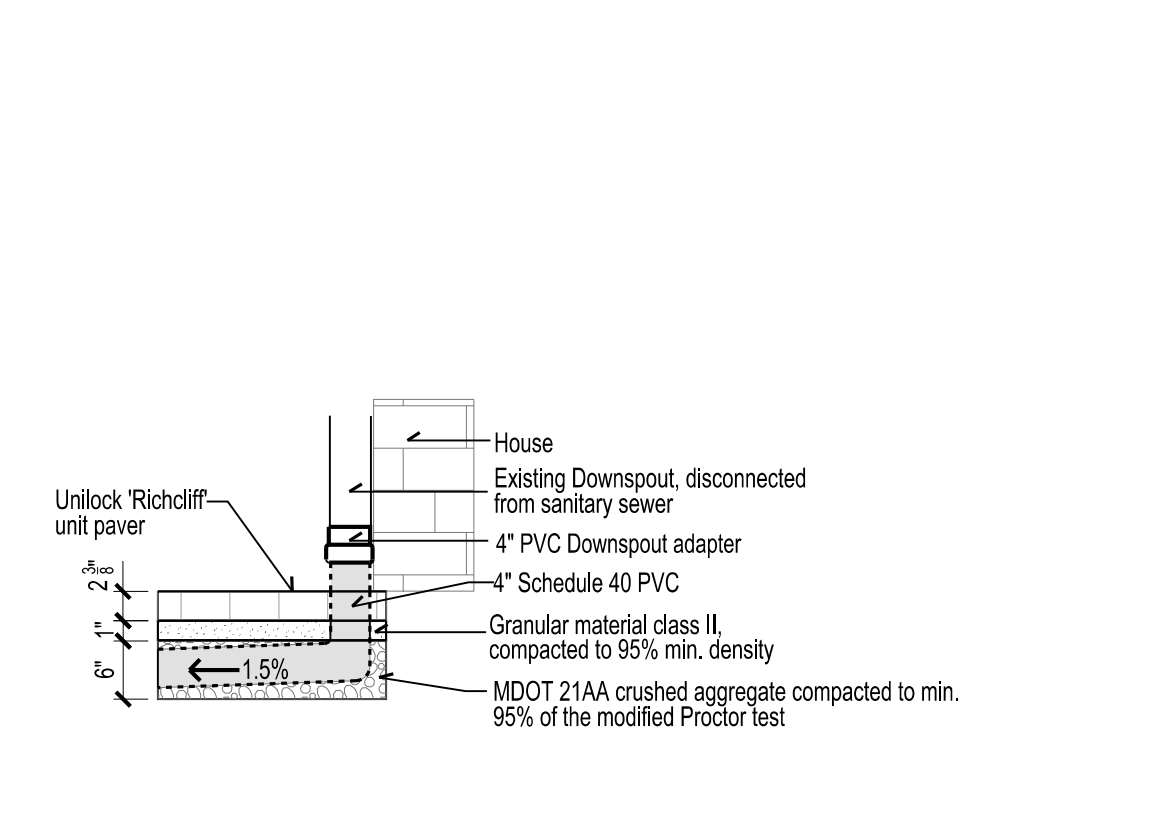
PRINT DATE: 2/12/22
PROJECT NO. 2022 | 10

REVISION	DATE
DESCRIPTION	2022.02.10
REVIEW	2022.02.10
PERMITS	2022.02.12

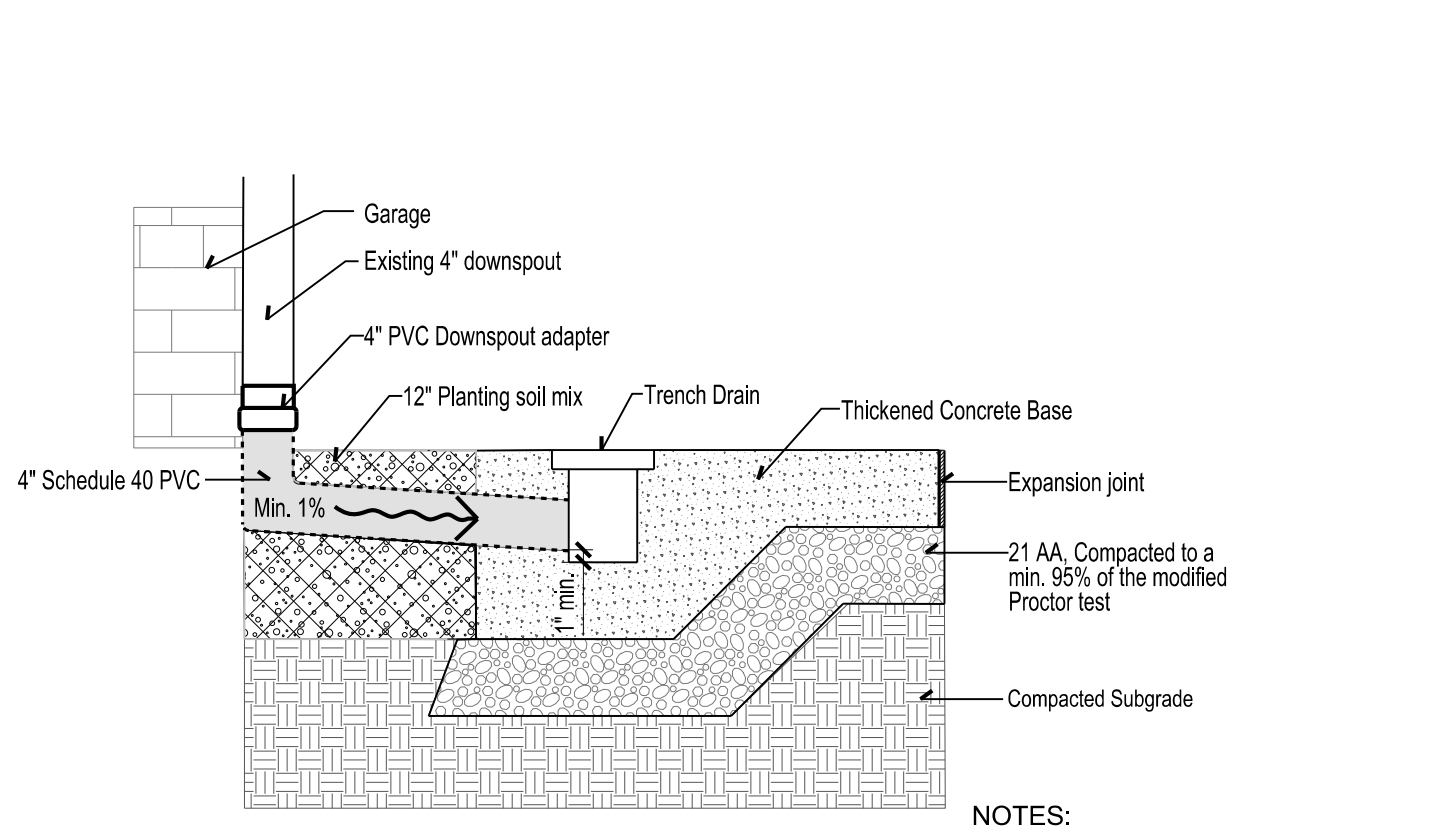




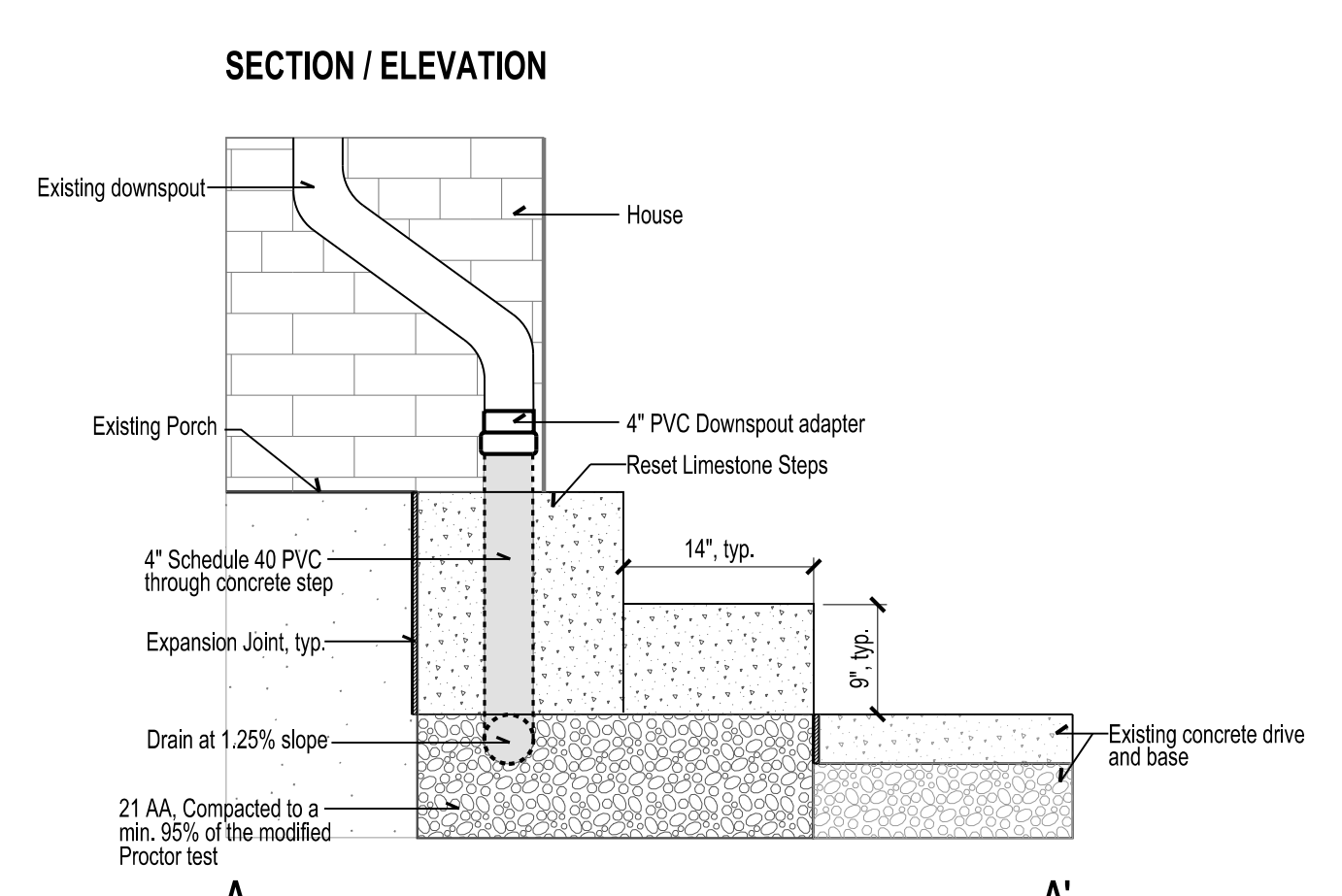
- ### NOTES
- Utility exploration has been conducted at various points as indicated on the Plan. Approximate depth as indicated on the survey is for planning purposes only. Contractor shall be responsible for management of any utility relocation based on proposed grading.
 - See sheet L-1 for description of proposed soils for planting beds.
 - Coordinate concrete footings for rebuilt wood steps with builder.



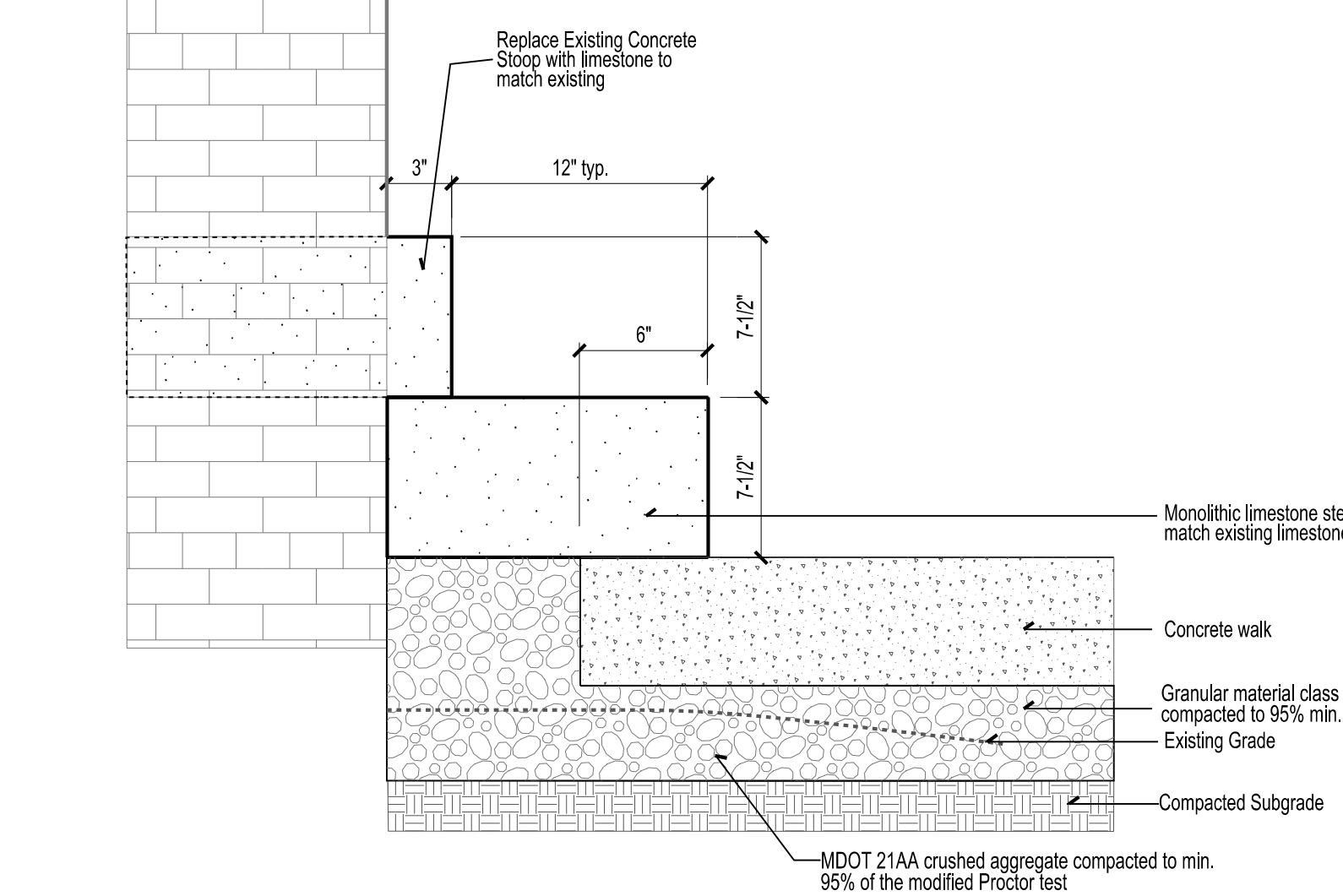
1 Re-direct Downspout: Back Patio
NO SCALE



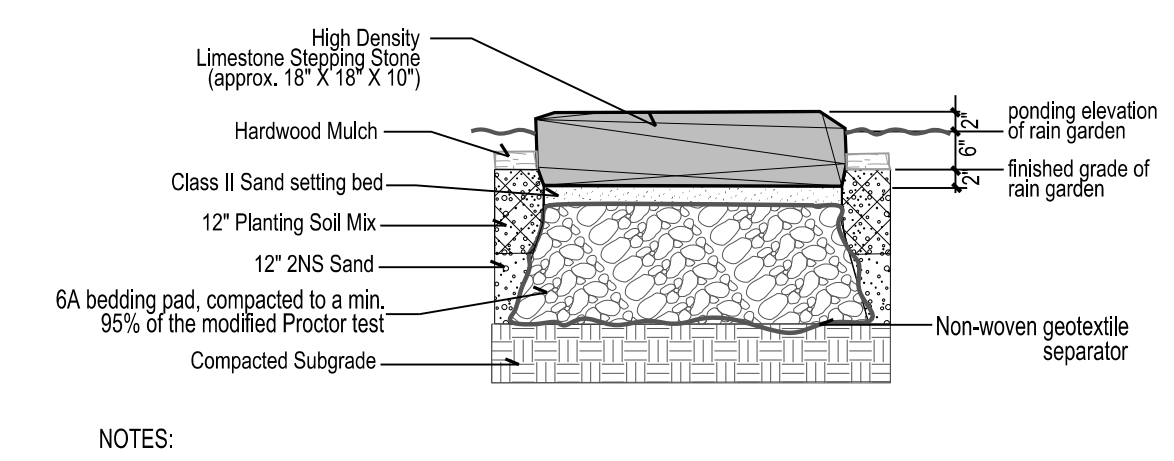
4 Downspout Connection to Trench Drain
NO SCALE



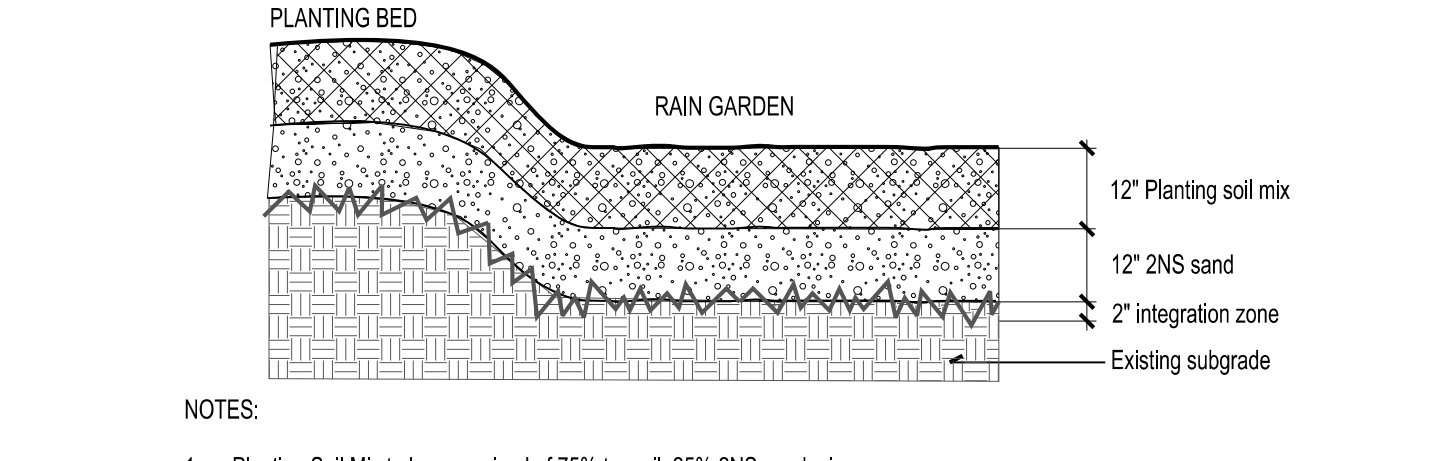
7 Re-direct Downspout: Steps
NO SCALE



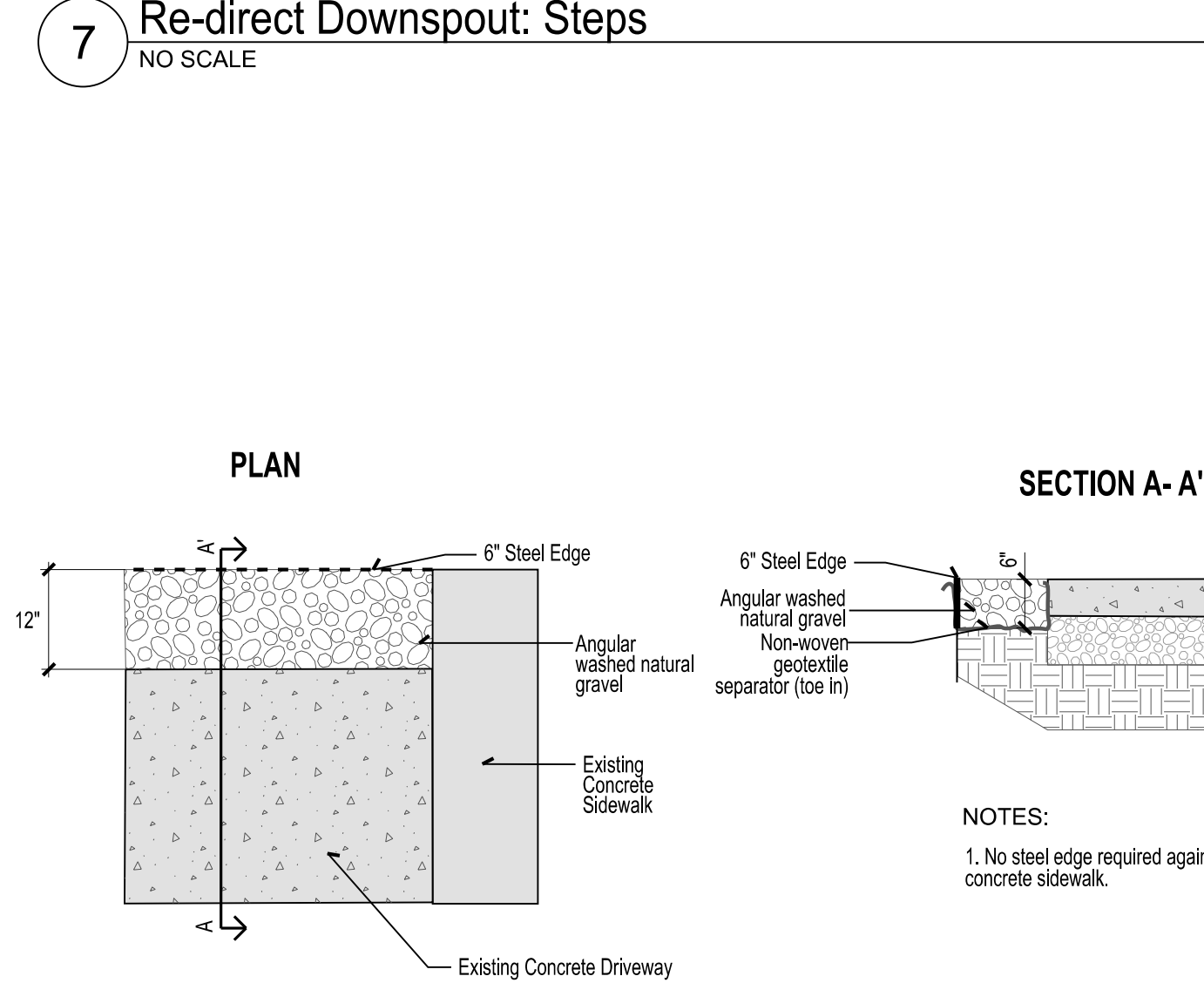
9 Limestone Steps at Existing Stoop
NO SCALE



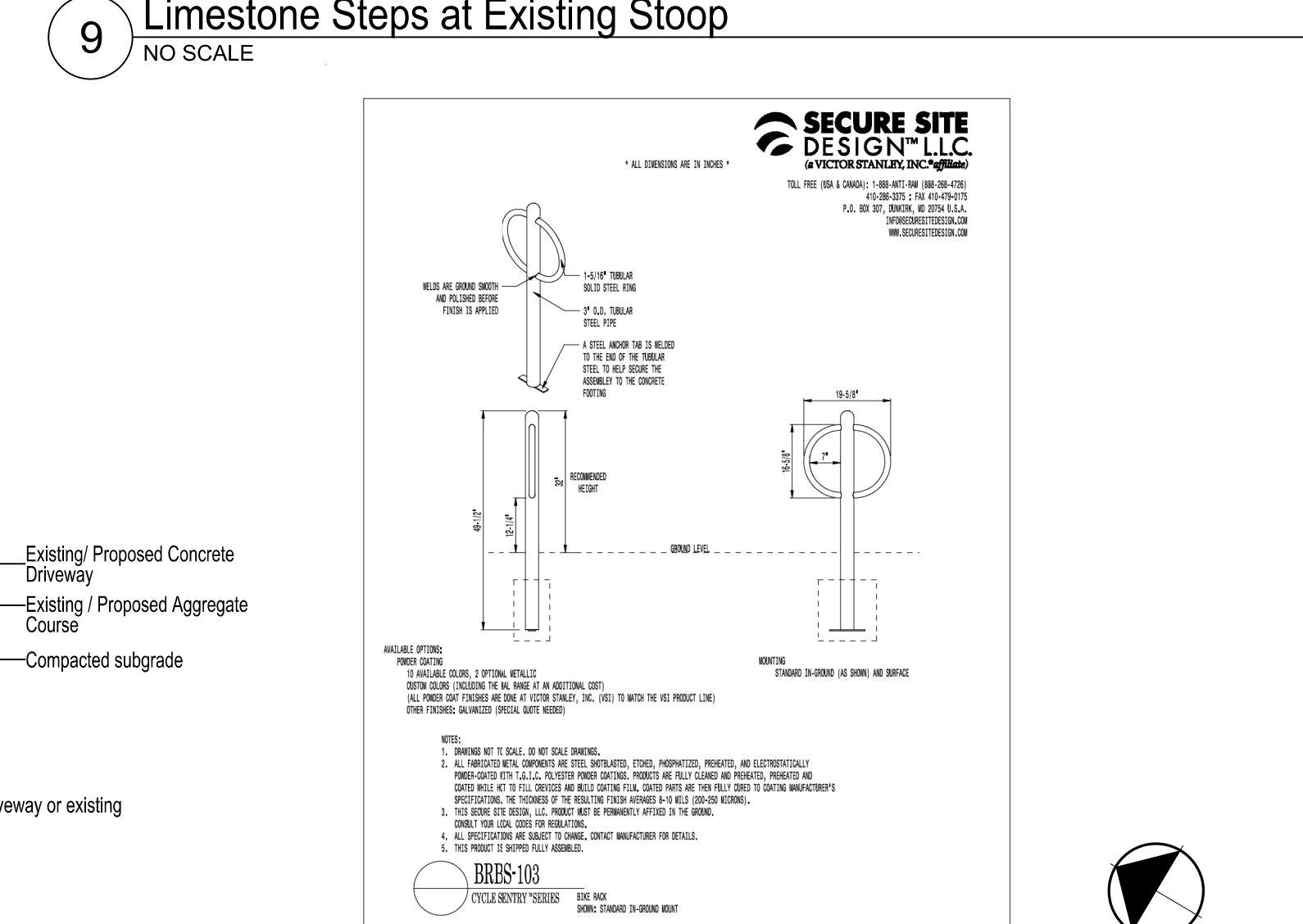
2 Raingarden Stepping Stone
NO SCALE



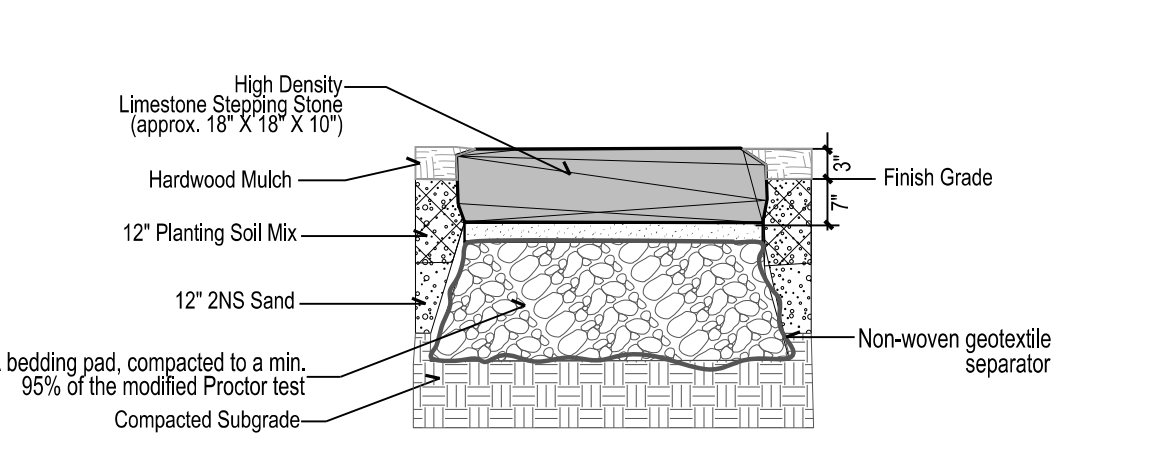
5 Planting Area: 24\"
NO SCALE



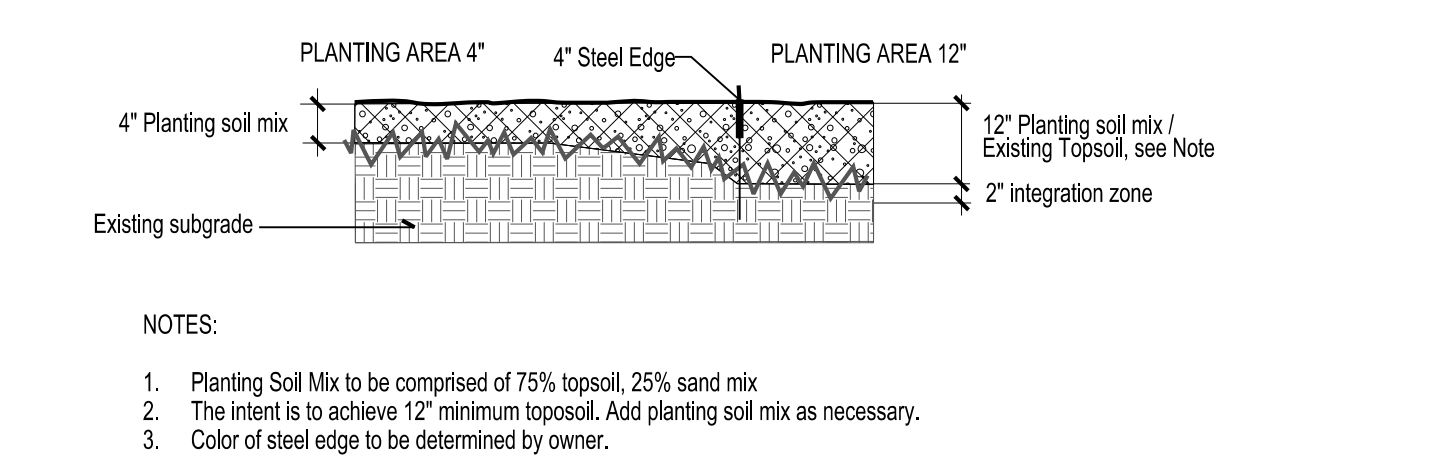
8 Gravel Driveway Edge
NO SCALE



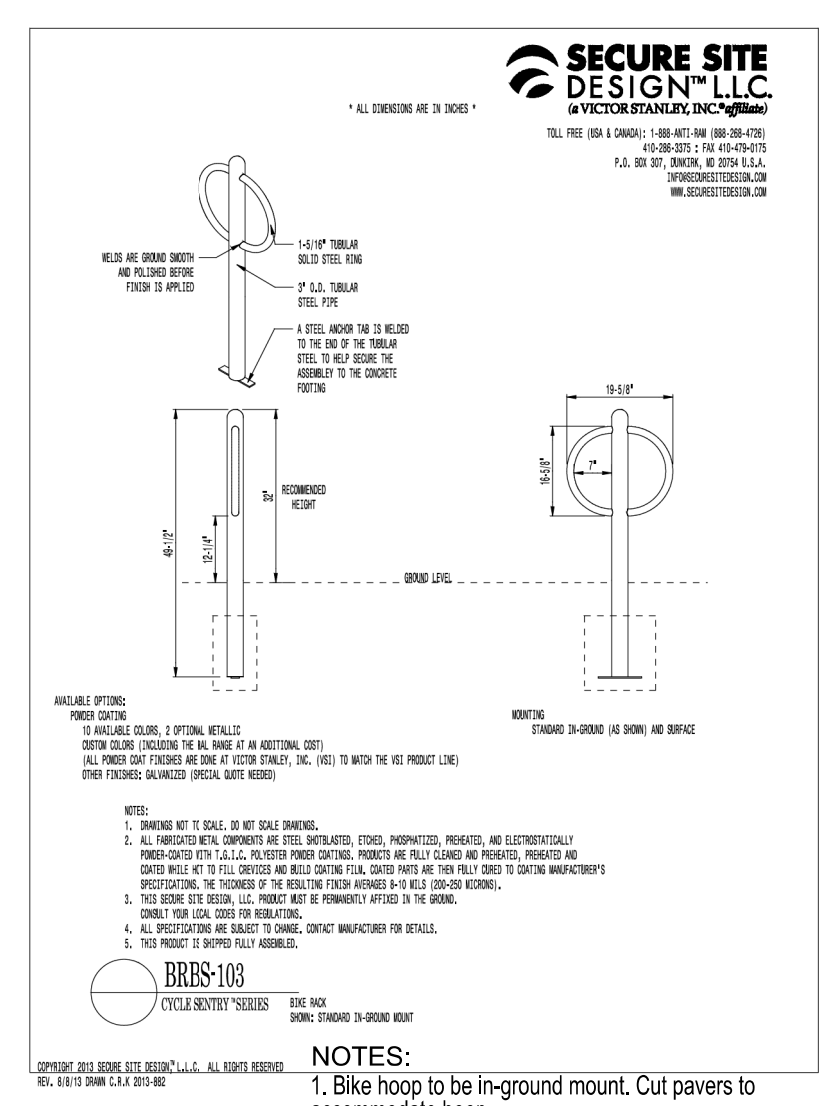
10 Bike Hoop
NO SCALE



3 Stepping Stone
NO SCALE



6 Planting bed with Steel Edge
NO SCALE



Project:
Simpson Residence

Date: 05/02/2019
03/12/2020
05/17/2021
01/17/2022

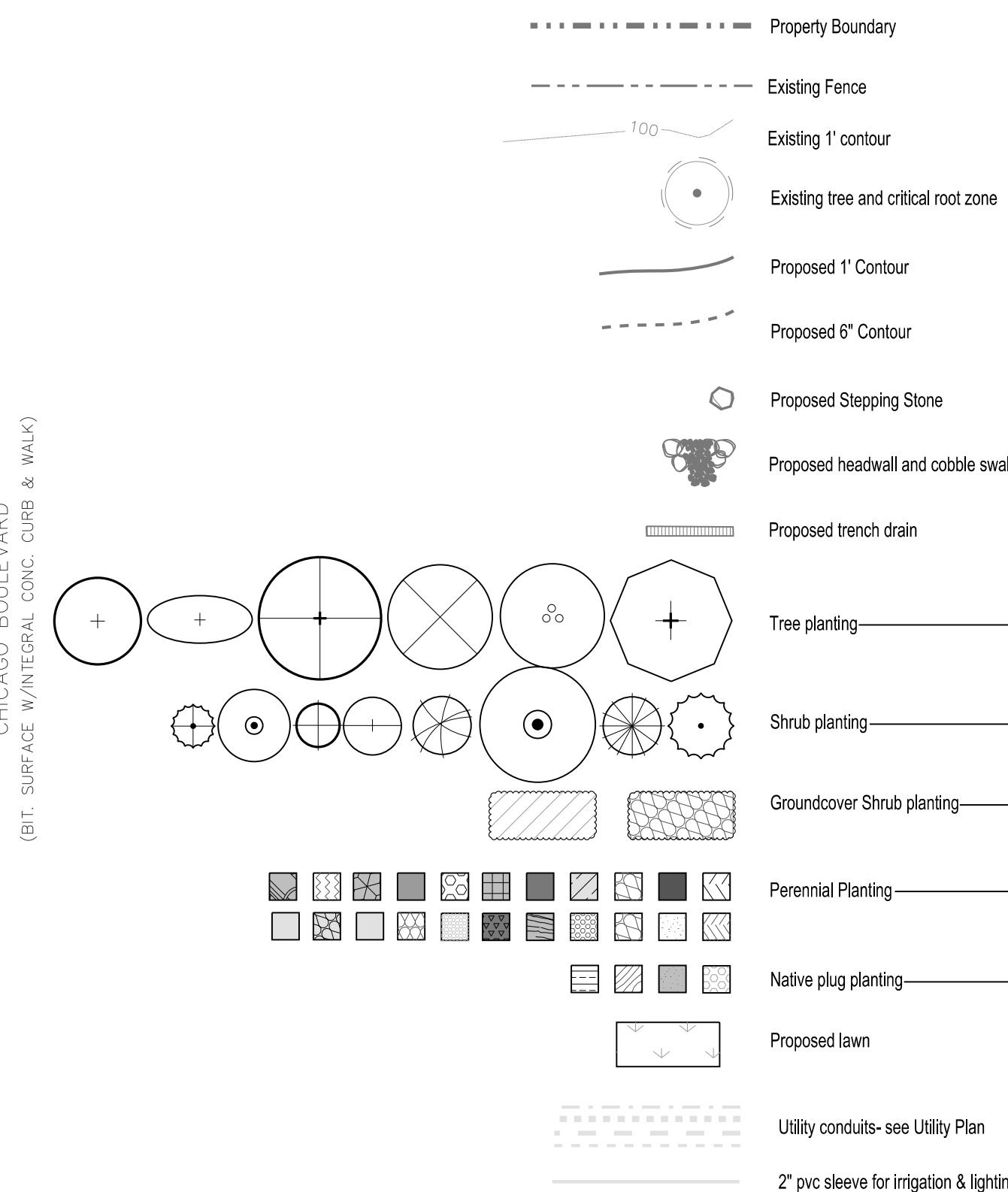
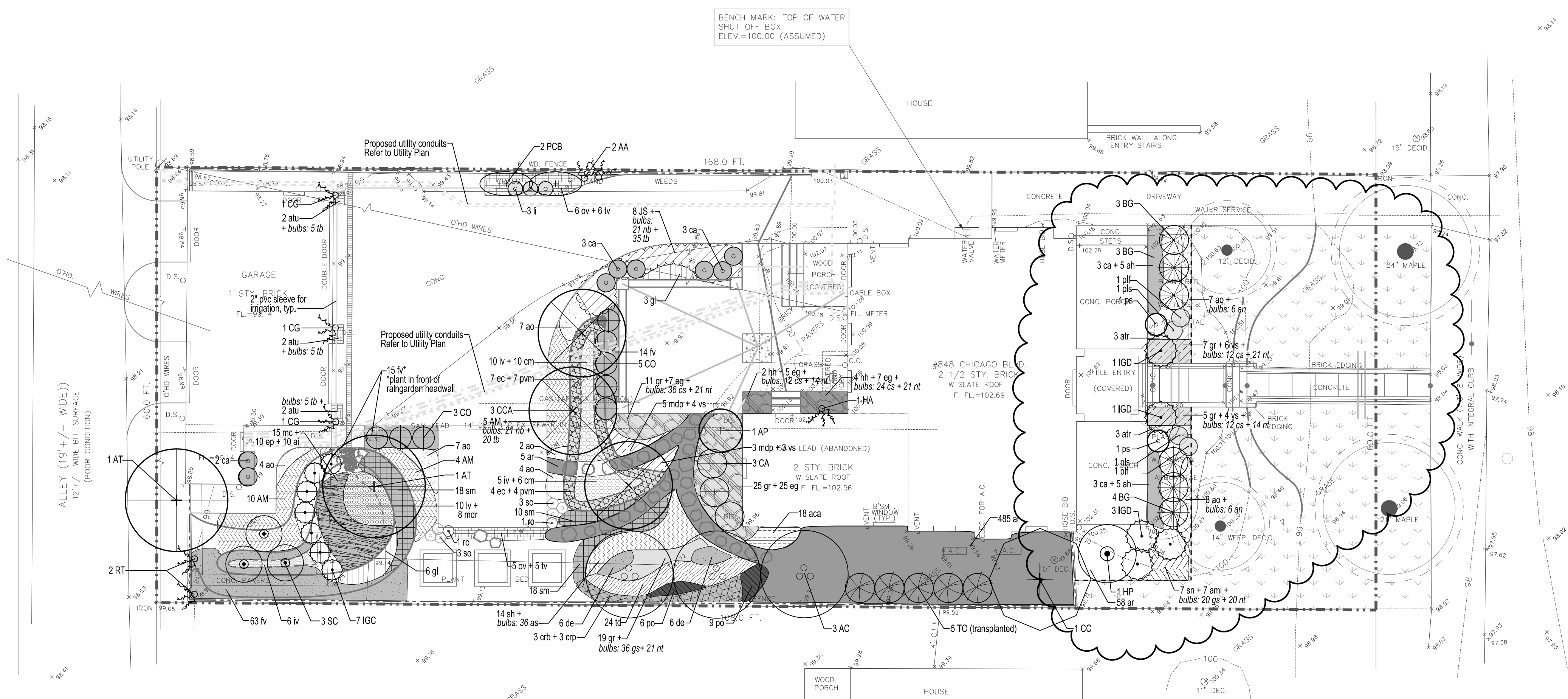
Issued for:
Preliminary Bidding
Construction
Bulkhead
Bulkhead 2

Scale: 1"=10'-0"
Drawn by: SMN

Title:
Grading Plan

Sheet:

L-3



NOTES

1. 2" Undyed, shredded hardwood mulch shall be applied to all areas being planted.
2. Mulch to be applied in area of raised vegetable beds.
3. Contractor responsible for seeding all disturbed areas, including, but not limited to lawn areas shown on plan.
4. Herbaceous perennials and native plugs in Raingardens may not be installed past September 15.

UTILITIES

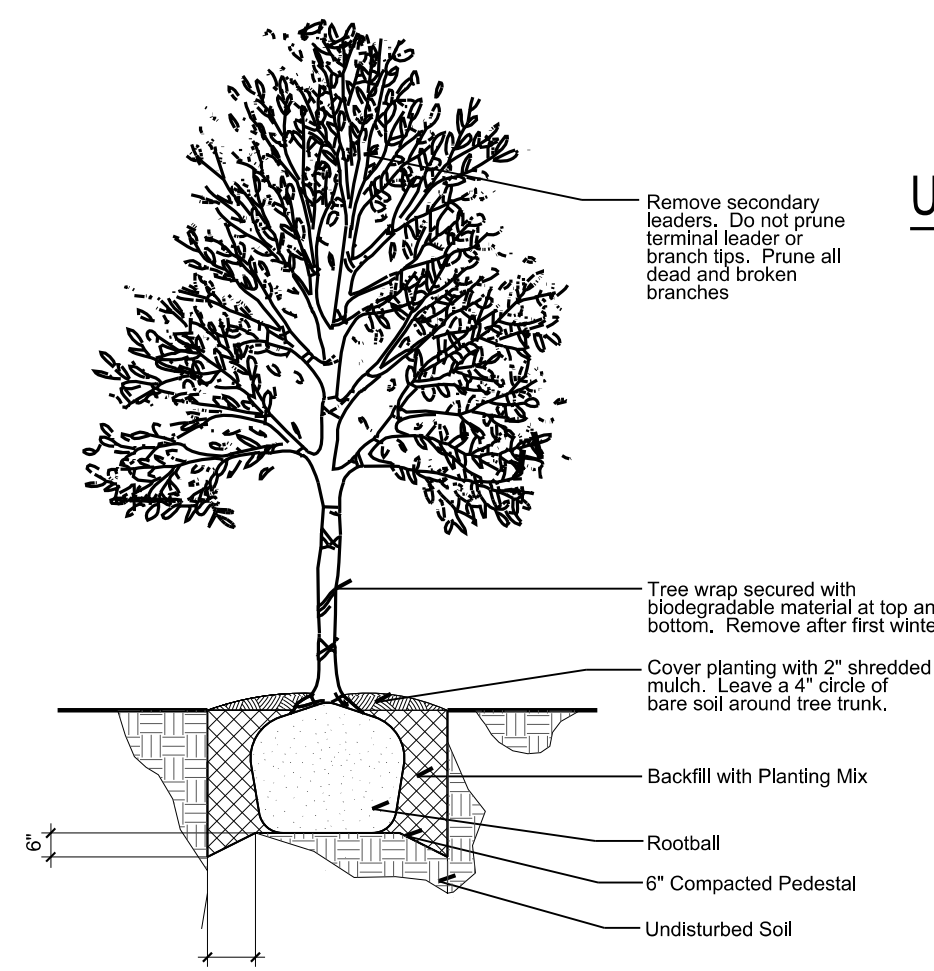
Utility exploration has been conducted at various points as indicated on the Plan. Approximate depth as indicated on the survey is for planning purposes only. Contractor shall be responsible for management of any utility relocation based on proposed grading.

PLANT SCHEDULE

Plant Schedule					
Trees and Shrubs					
Key	Qty	Botanical Name	Common Name	Spacing	Size
AC	3	<i>Ametelanchier canadensis</i>	Autumn Brilliance Serviceberry	12' o.c.	6-7' BAB
AM	19	<i>Aronia melanocarpa</i>	Ground Hog Chokeberry	36" o.c.	#3 cont.
AP	1	<i>Acer palmatum</i> var. <i>dissectum</i>	Japanese Maple	as shown	specimen to be approved by owner
AT	2	<i>Asimina triloba</i>	Paw Paw	as shown	#5 cont.
BG	8	<i>Buxus 'Green Beauty'</i>	Green Beauty Boxwood	48" o.c.	18-24" cont.
CA	3	<i>Clethra alnifolia</i>	Vanilla Spice Summersweet	48" o.c.	#5 cont.
CC	1	<i>Cercis canadensis</i>	Redbud	as shown	5-7' BAB
CCA	3	<i>Carpinus caroliniana</i>	American Hornbeam	as shown	2-2.5' BAB
CO	8	<i>Cephalanthus occidentalis</i>	Sugar Shack	36" o.c.	#3 cont.
HP	1	<i>Hydrangea paniculata</i>	Polar Ball Panicle Hydrangea	as shown	#5 cont.
IGC	7	<i>Ilex glabra</i>	Compacta	36" o.c.	18-24" cont.
IGD	3	<i>Ilex glabra</i>	Densa	36" o.c.	18-24" cont.
JS	8	<i>Juniperus sabina</i>	Calgary Carpet	36" o.c.	#3 cont.
PCB	2	<i>Pinus communis</i>	Balleret	60" o.c.	#1 cont.
SC	3	<i>Sambucus canadensis</i>	Elderberry	72" o.c.	#3 cont.
TO	5	<i>Thuja occidentalis</i>	White Cedar	36" o.c.	transplant 5 upright existing TO
Perennials					
Key	Qty	Botanical Name	Common Name	Spacing	Size
ah	28	<i>Anemone x. hybrida</i>	Honorine Jacobine	12" o.c.	#1 cont.
ami	7	<i>Allium 'Millenium'</i>	Millenium Allium	15" o.c.	#1 cont.
ao	24	<i>Aster oliganthus</i>	October Skies	16" o.c.	#1 cont.
ar	548	<i>Ajuga reptans</i>	Bronze Beauty Ajuga	12" o.c.	36 cont flat
atr	6	<i>Anemone 'Royal Queen'</i>	Royal Queen Anemone	18" o.c.	#1 cont.
bgb	14	<i>Buteloua 'Blonde Ambition'</i>	Blonde Ambition Blue Grama Grass	24" o.c.	#1 cont.
ca	8	<i>Calamagrostis 'Overdune'</i>	Overdune Reed Grass	30" o.c.	#1 cont.
crb	3	<i>Cimicifuga racemosa</i>	Brunette	30" o.c.	#2 cont.
crp	3	<i>Cimicifuga racemosa</i>	Pink Spike Snakeroot	30" o.c.	#2 cont.
de	12	<i>Dicentra eximia</i>	King of Hearts Bleeding Heart	15" o.c.	#1 cont.
ec	11	<i>Eupatorium coelestinum</i>	Blue Mistflower	24" o.c.	#1 cont.
eg	44	<i>Epimedium grandiflorum</i>	Purple Pixie Barrenwort	15" o.c.	#1 cont.
ep	10	<i>Echinacea purpurea</i>	Magnus Purple Coneflower	see note	#1 cont.
gl	9	<i>Gaura lindheimeri</i>	Whirling Butterflies Gaura	24" o.c.	#1 cont.
gr	55	<i>Geranium x. 'Rozanne'</i>	Rozanne Geranium	15" o.c.	#1 cont.
hr	6	<i>Helleborus x. hybridus</i>	Lenten Rose	15" o.c.	#1 cont.
l	3	<i>Lavender x. intermedia</i>	Violet Intigue Lavender	24" o.c.	#1 cont.
mc	15	<i>Molinia caerulea</i>	Moorflame Purple Moor Grass	24" o.c.	#1 cont.
mdp	8	<i>Monarda didyma</i>	Pardon my Pink Beebalm	15" o.c.	#1 cont.
mdr	8	<i>Monarda didyma</i>	Purple Rooster Monarda	18" o.c.	#1 cont.
plf	4	<i>Paeonia lactiflora</i>	Festiva Maxima Garden Peony	30" o.c.	#2 cont.
pls	2	<i>Paeonia lactiflora</i>	Sarah Bernhardt Garden Peony	30" o.c.	#2 cont.
pvm	11	<i>Physostegia virginiana</i>	Miss Manners Obelisk Plant	24" o.c.	#1 cont.
po	15	<i>Polygonatum odoratum</i>	Varegatum Solomon's Seal	15" o.c.	#1 cont.
sh	14	<i>Sporobolus heterolepis</i>	Prairie Dropseed	24" o.c.	#1 cont.
sm	46	<i>Stachys monierii</i>	Hummelet Betony	15" o.c.	#1 cont.
sn	7	<i>Salvia nemorosa</i>	May Night Salvia	15" o.c.	#1 cont.
vs	7	<i>Veronica spicata</i>	Royal Candles Speedwell	15" o.c.	#1 cont.

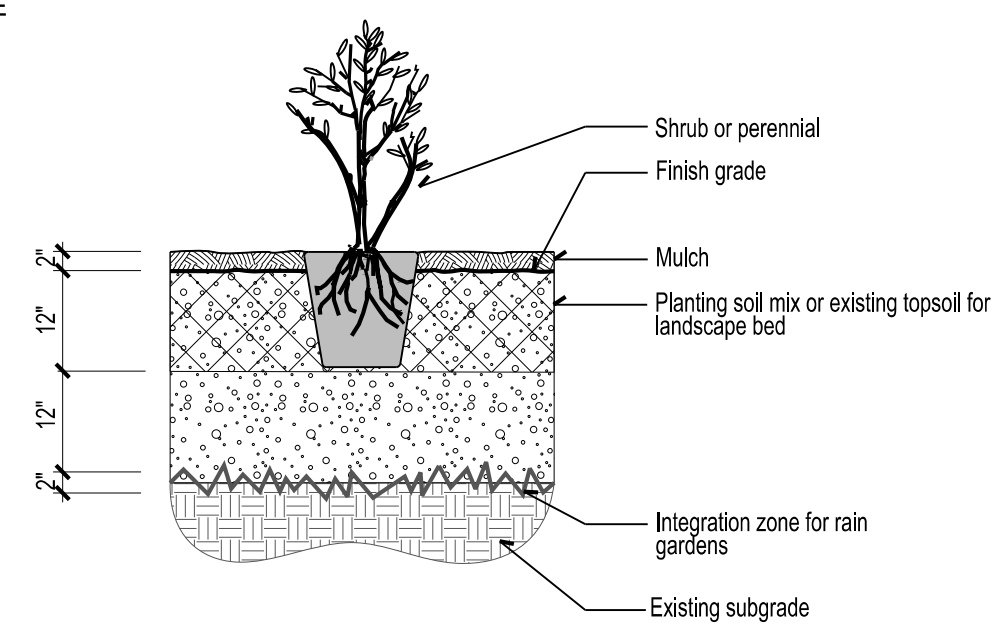
Native Plugs and Quarts					
Key	Qty	Botanical Name	Common Name	Spacing	Size
aca	18	<i>Aquilegia canadensis</i>	Aquilegia canadensis	12" o.c.	plug in flat
ai	10	<i>Asclepias incarnata</i>	Swamp Milkweed	see note	quart
cm	16	<i>Carex muskingumensis</i>	Palm Sedge	18" o.c.	plug in flat
fv	92	<i>Fragaria virginiana</i>	Wild Strawberry	18" o.c.	plug in flat
iv	31	<i>Iris virginica</i>	Blue Flag Iris	18" o.c.	plug in flat
ld	24	<i>Thalictrum dioicum</i>	Early Meadow Rue	18" o.c.	plug in flat
Vines					
Key	Qty	Botanical Name	Common Name	Spacing	Size
HA	1	<i>Hydrangea anomala</i> ssp. <i>Petiolaris</i>	Climbing Hydrangea	as shown	#1 cont.
CG	3	<i>Clematis x. 'Guernsey Cream'</i>	Guernsey Cream Clematis	as shown	#1 cont.
AA	2	<i>Actinidia arguta</i>	Michigan State Hardy Kiwi	as shown	#1 cont.
RT	2	<i>Rubus 'Triple Crown'</i>	Triple Crown thornless Blackberry	as shown	#1 cont.
Herbs					
Key	Qty	Botanical Name	Common Name	Spacing	Size
ro	2	<i>Rosemary officinalis</i>	Rosemary	18" o.c.	4" cont.
so	6	<i>Salvia officinalis</i>	Sage	18" o.c.	4" cont.
ov	11	<i>Origanum vulgare</i>	Oregano	18" o.c.	4" cont.
tv	11	<i>Thymus vulgaris</i>	Thyme	18" o.c.	4" cont.
alu	6	<i>Allium tuberosum</i>	Garlic Chives	18" o.c.	4" cont.
Bulbs					
Key	Qty	Botanical Name	Common Name	Spacing	Size
as	36	<i>Allium sphaerocephalon</i>	Drumstick Allium	plant bulbs in groups of 3	
cs	162	<i>Crocus</i>	Spring Crocus	plant bulbs in groups of 10-12	
gs	146	<i>Galanthus</i>	Showdrops	plant bulbs in groups of 10-12	
nb	42	<i>Narcissus 'Spring Loaded' Blend</i>	Spring Loaded Daffodil Blend**	plant bulbs in groups of 5-7	
nt	78	<i>Narcissus 'Tete a Tete'</i>	Tete a Tete Daffodil	plant bulbs in groups of 7	
rt	91	<i>Trident Tulip Blend**</i>	Trident Tulip Blend**	plant bulbs in groups of 5	

**available from colorblends.com



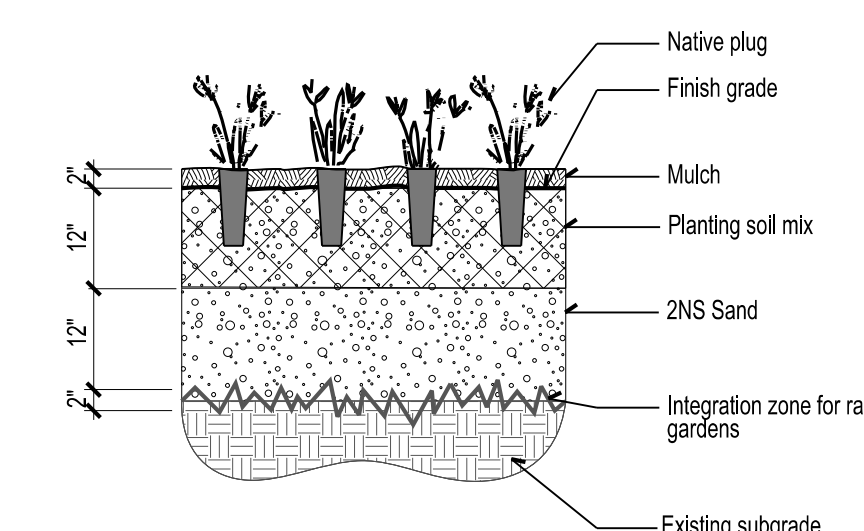
- NOTES:
1. See specifications for all material requirements.
 2. Tap planting hole 45" up from bottom of hole.
 3. Set rootball plumb on 95% compacted soil pedestal so as top 1/4 of rootball is above finished grade. Remove all binding and burlap from rootball. Remove wires of basket completely.
 4. Remove all lags, strings, plastics, and any other materials which are unsightly or could cause girdling.
 5. Remove all non-biodegradable materials from the rootball.

1 Tree planting NO SCALE



- NOTES:
1. See specifications for all material requirements.
 2. Hole dug for container stock shall be large enough to gently work planting mix around all sides of plant.
 3. Spacing per plan.
 4. Remove container. Set stock at finish grade.
 5. Container system to be kept moist prior to, during, and after planting.
 6. Prune dead wood and broken or diseased twigs.

3 Shrub and perennial planting NO SCALE



- NOTES:
1. See specifications for all material requirements.
 2. Remove container. Set stock at finish grade.
 3. Spacing per plan.

2 Native plug planting NO SCALE

Project:
Simpson Residence

Date: 05/02/2019
03/12/2020
05/17/2021
01/17/2022

Issued for:
Preliminary Bidding
Construction
Bulletin 1
Review

Scale: 1"=10'-0"
Drawn by: SMN

DRAFT
NOT FOR CONSTRUCTION

Title:
Planting Plan

Sheet:

L-4



CONTRACTOR is responsible to field verify location of all underground utilities prior to any work.



Timeless Beauty.

There are some things that never go out of style. They are timeless; they are classic. That is what Haas Door had in mind when we designed our American Tradition Series™ garage doors. Imagine the beauty of the 1800's carriage house—the tall rooflines, the warm gaslights, and the elegant handcrafted wooden doors detailed with wrought iron hardware.

At Haas Door, we have taken all the elegance of the original wooden carriage house door and updated it into a beautifully wood grain embossed door. Our handcrafted process uses modern technology and 21st century materials. Backed by a Lifetime Limited Warranty, American Tradition Series™ doors are the ideal choice to add the style and appeal of a genuine carriage house door that provides a stronger barrier to the elements than wood.



open the door to
endless possibilities

AMERICAN TRADITION™ SERIES

- Residential & Commercial
- 2" Thick with Full Thermal Break
- R-13.45 with Environmentally Compliant Polyurethane Insulation
- Polyurethane Overlay Boards
- 26 Gauge Galvanized Steel

- 8 Solid Base Color Options
- 4 Wood Grain Color Options
- 12 Overlay Color Options to Mix or Match
- 24 Model Options
- 10 Window Options

- Industry Leading Warranty
- Lifetime Rust & Delamination
- 6 Year Hardware
- 3 Year Spring

Features

Enjoy the handcrafted quality and rich traditional carriage house style without the maintenance of wood. The American Tradition Series™ doors contain environmentally compliant polyurethane insulation with a calculated R-value of 13.45.

They are available in eight solid and four wood grain base colors. Overlay boards are glued and pinned to the doors, with an option to mix and match (examples: almond boards on a sandstone door or carbon black boards on an american walnut door).

SOLID BASE COLORS



SOLID OVERLAY COLORS



WOOD GRAIN COLORS



WOOD OVERLAY COLORS



Color Note: Wood grain overlays are handcrafted and can vary slightly in color like real wood.

ACCESSORIES

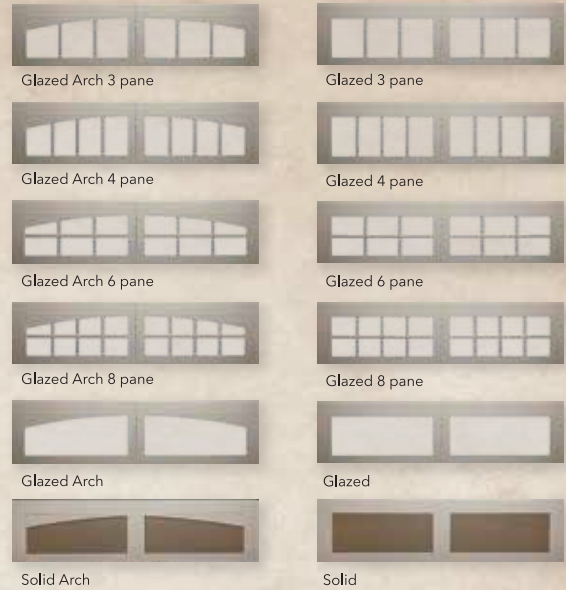


Hinges

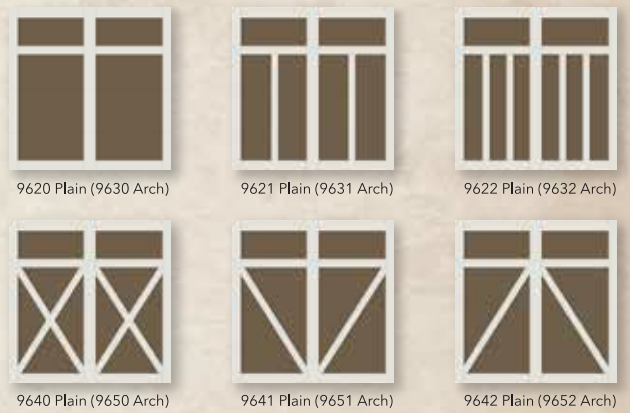


Handles

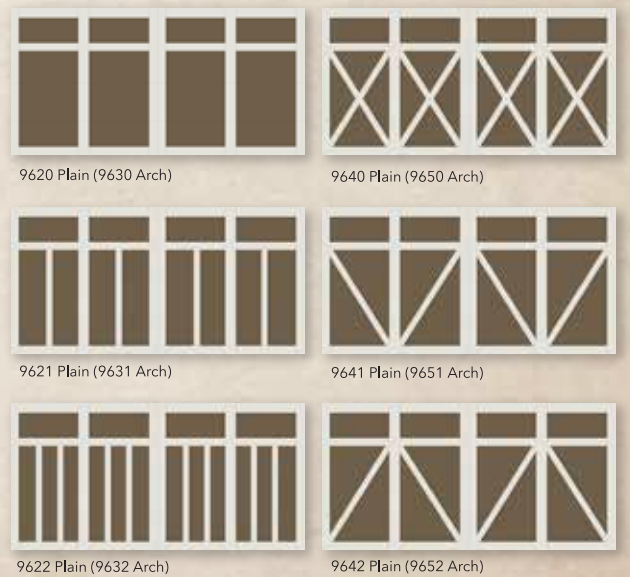
TOP SECTION DESIGN STYLES



SINGLE DOORS



DOUBLE DOORS



open the door to
endless possibilities

