

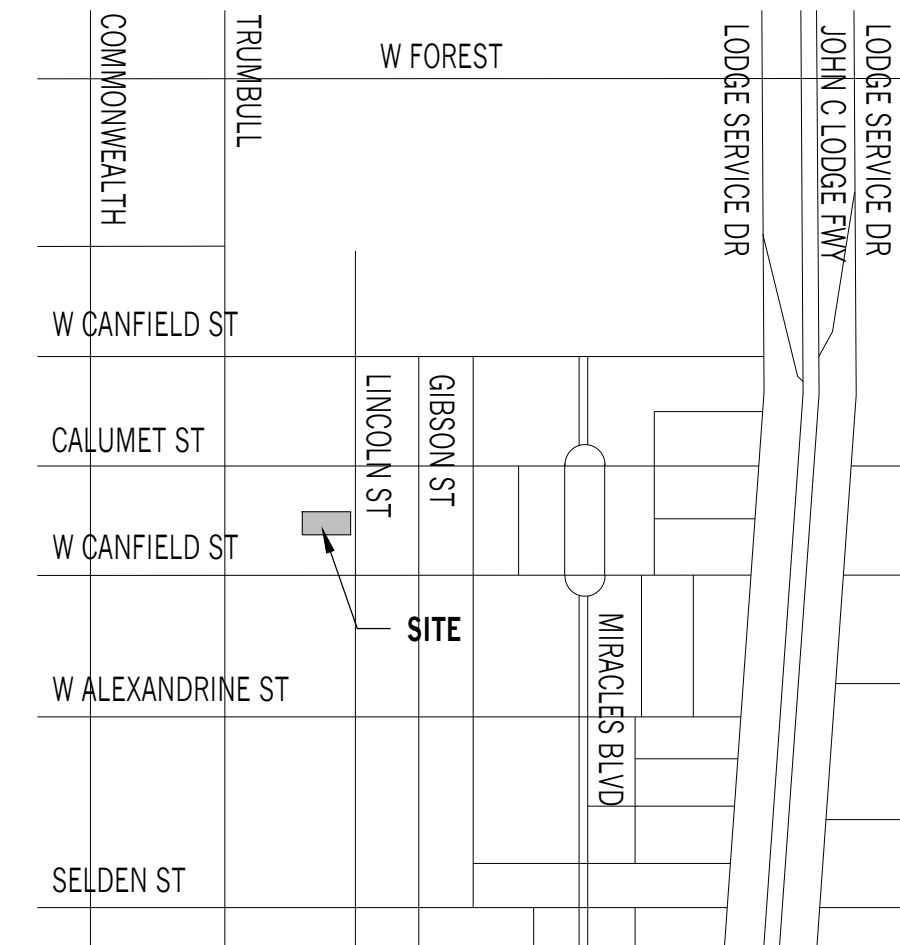
LINCOLN STREET ATTIC

ARCHITECT
 ELISE DECHARD
 END STUDIO, LLC
 1533 MERRICK STREET
 DETROIT, MI 48208
 908.419.8398
 ELISE@E-N-D-STUDIO.COM

CONTRACTOR
 TBD

STRUCTURAL ENGINEER
 TBD

MEP ENGINEER
 N/A



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PROJECT INFORMATION

OWNER: JODI TROMBLEY & DUSAN POLOVINA
ADDRESS: 4217 LINCOLN STREET, DETROIT, MI 48208
PARCEL ID NUMBER: 06005761. & 06005762.
REGULATING BODY: CITY OF DETROIT
CODE: 2015 MICHIGAN RESIDENTIAL CODE
ZONING: R3 - LOW DENSITY RESIDENTIAL
HISTORIC DISTRICT: WOODBRIDGE FARMS
SUBDIVISION: HODGES BROS SUB OF OLS 98

ZONING REVIEW

PRIMARY STRUCTURE REGULATIONS

MAX. BUILDING HEIGHT 35'
 MAX. LOT COVERAGE 35%
 MIN. LOT WIDTH: 55'-0"
 MIN. LOT AREA: 6,000 SF
 FRONT YARD SETBACK 20'
 BACK YARD SETBACK 30'
 SIDE YARD SETBACK 4' MINIMUM / 14' COMBINED

EXISTING

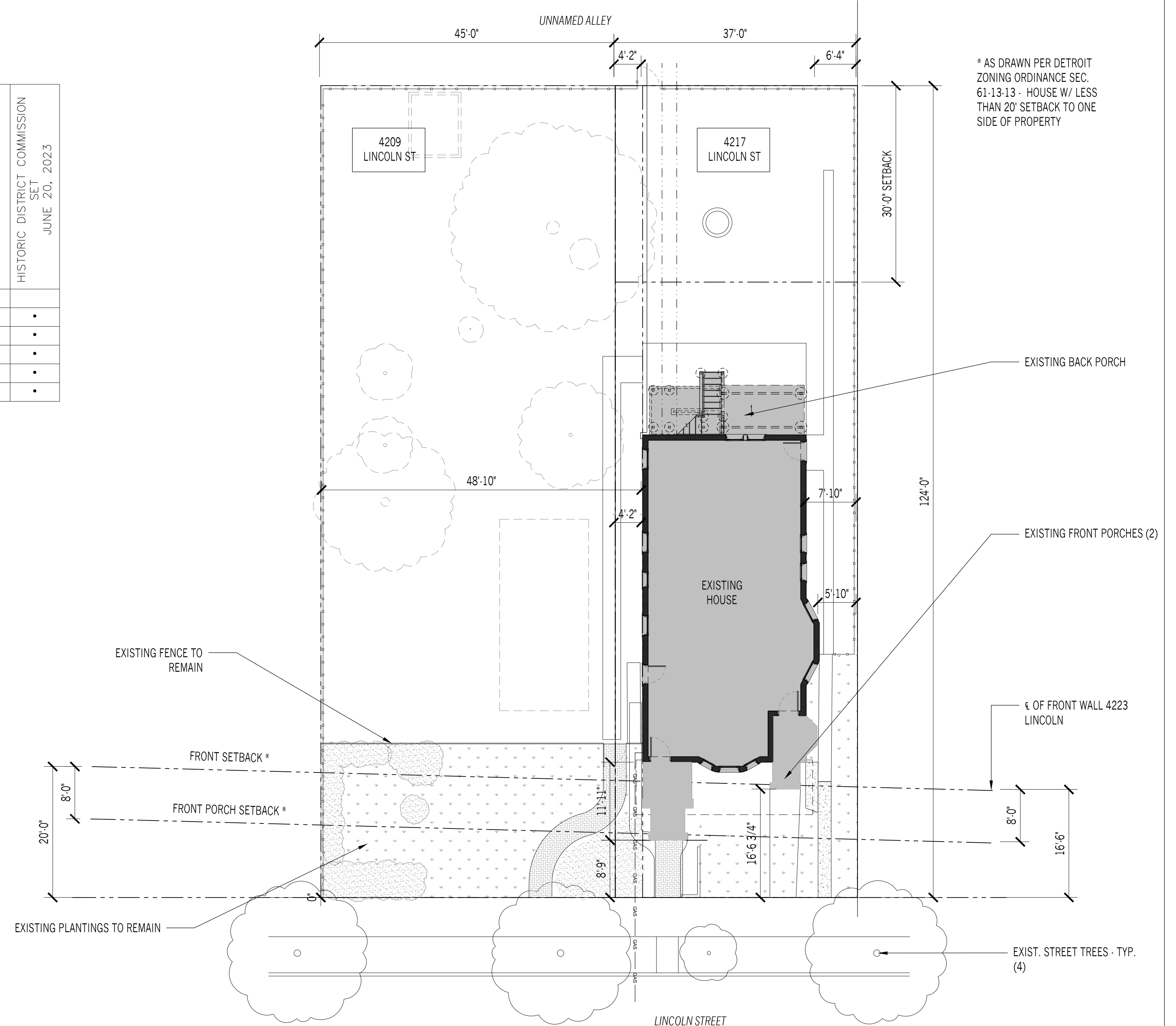
USE: TWO-FAMILY RESIDENTIAL
 EX. BUILDING HEIGHT 27'-11"
 EX. FOOTPRINT: 1,571 SF
 EX. HOUSE AREA 2,542 SF
 EX. LOT COVERAGE: 15.5%
 2,524 SF
 LOT COVERAGE: 1,571 SF / 34.2%

PROPOSED

USE: TWO-FAMILY RESIDENTIAL
 BUILDING HEIGHT: 27'-11"
 FOOTPRINT: 1,571 SF
 LOT COVERAGE: 15.5%

SHEET LIST

#	DRAWING NAME	HISTORIC DISTRICT COMMISSION SET JUNE 20, 2023
T-000	COVER SHEET	•
G-000	GENERAL NOTES	•
A-100	PLAN + DEMO PLAN	•
A-300	ELEVATIONS	•
A-400	SECTIONS	•



* AS DRAWN PER DETROIT ZONING ORDINANCE SEC. 61-13-13 - HOUSE W/ LESS THAN 20' SETBACK TO ONE SIDE OF PROPERTY

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01 SITE PLAN
 SCALE: 3/32" = 1'-0"



TITLE

T-000

DRAWING SYMBOL KEY

	EXISTING WALL TO REMAIN		DRYWALL / PLASTER		LOT LINE														
	NEW WALL CONSTRUCTION		EARTH / SOIL		SETBACK														
	CAST IN PLACE CONCRETE		PLYWOOD		STRUCTURAL GRID LINE														
	CONCRETE MASONRY UNIT (CMU)		WOOD		FLOOR DRAIN														
	BRICK MASONRY		WOOD - DIMENSIONAL LUMBER		ROOF DRAIN														
	CRUSHED STONE		WOOD - ROUGH BLOCKING		INTERIOR ELEVATION(S)														
	STEEL		BATT INSULATION		REVISION TAG														
	ALUMINUM		SPRAY FOAM INSULATION		PLUMBING FIXTURE TAG														
	RIGID INSULATION		DEMO WALL		APPLIANCE TAG														
	ROOM TAG		SECTION		LIGHTING TAG														
	DOOR TAG		DETAIL CALL OUT																
	WINDOW TAG																		
	WALL TYPE																		
	ELEVATION MARKER																		
	EXTERIOR ELEVATION																		
		<table border="1"> <tr><td>F</td><td>FLOOR</td></tr> <tr><td>W</td><td>WALL</td></tr> <tr><td>C</td><td>CEILING</td></tr> <tr><td>BA</td><td>BASE</td></tr> <tr><td>TR</td><td>TRIM</td></tr> <tr><td>CR</td><td>CROWN</td></tr> <tr><td>MW</td><td>MILLWORK</td></tr> </table>	F	FLOOR	W	WALL	C	CEILING	BA	BASE	TR	TRIM	CR	CROWN	MW	MILLWORK	FINISH TAG		
F	FLOOR																		
W	WALL																		
C	CEILING																		
BA	BASE																		
TR	TRIM																		
CR	CROWN																		
MW	MILLWORK																		

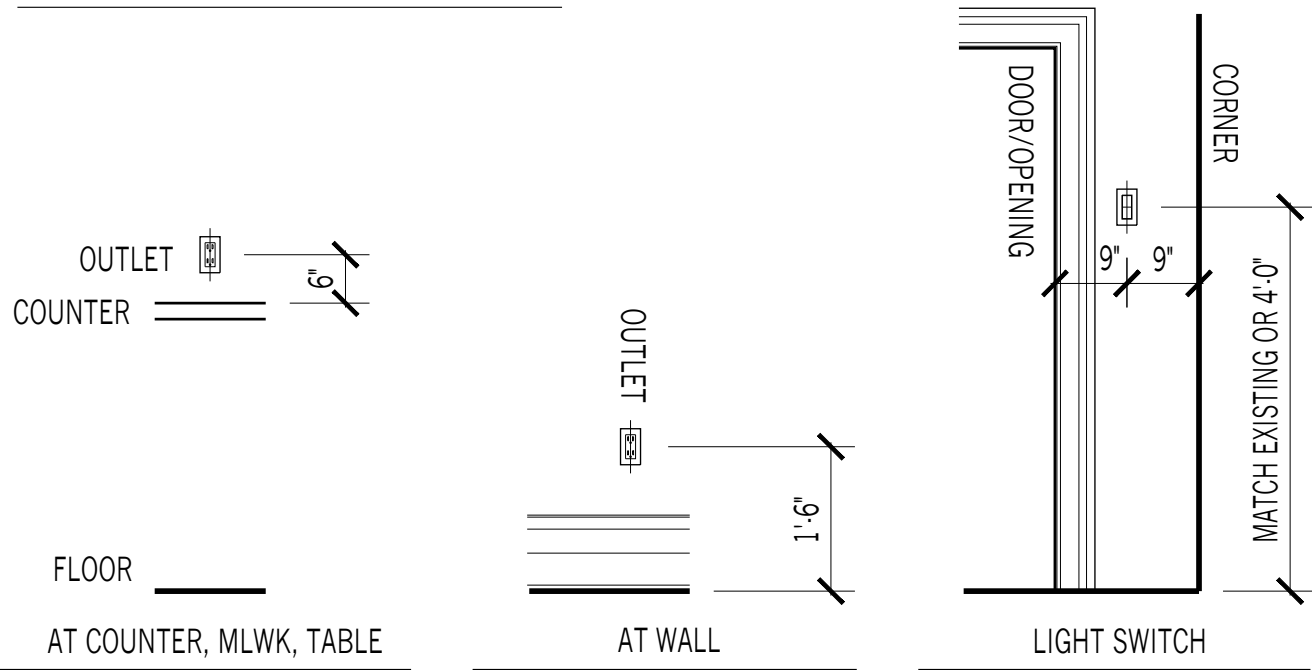
ABBREVIATIONS

ABV	ABOVE	DR	DOOR	H/C	HANDICAPPED	MECH	MECHANICAL	RAD	RADIUS	WC	WATER CLOSET
ACOUS	ACOUSTICAL	DSPT	DOWNSPOUT	HALG	HALOGEN	MEMB	MEMBRANE	RD	ROOF DRAIN	WD	WOOD
ADA	AMERICANS WITH DISABILITIES ACT	DTL	DETAIL	HB	HOSE BIB	MFTD	MANUFACTURED	RECT	RECTANGULAR	WP	WATERPROOFING
ADD	ADDITIONAL	DWG	DRAWING	HC	HOLLOW CORE	MFR	MANUFACTURER	REF	REFERENCE	WPT	WORKING POINT
ADJ	ADJACENT	EA	EACH	HD	HEAD	MH	MANHOLE	REINF	REINFORCED	WT	WEIGHT
AFF	ABOVE FINISHED FLOOR	EC	ELECTRICAL CONTRACTOR	HDF	HIGH DENSITY FIBER BOARD	MIN	MINIMUM	REQD	REQUIRED		
ALT	ALTERNATE	EL	ELEVATION	HM	HOLLOW METAL	MIR	MIRROR	REV	REVISION	&, +	AND
ALW	ALLOW	ELEC	ELECTRICAL	HR	HORIZONTAL	MISC	MISCELLANEOUS	RF	ROOF	@	AT
ALWB	ALLOWABLE	ELEV	ELEVATOR	HRZ	HORIZONTAL	MMR	MOISTURE & MOLD RESISTANT	RM	ROOM		
ALUM	ALUMINUM	ENCL	ENCLOSURE	HR	HOUR	MUL	MULLION	RO	ROUGH OPENING		
ANOD	ANODIZED	ENG	ENGINEER	HT	HEIGHT	MO	MASONRY OPENING	SAN	SANITARY		
ARCH	ARCHITECT	EQ	EQUAL	HVAC	HEATING, VENTILATION & AIR CONDITIONING	MTL	METAL	SCHED	SCHEDULE		
ASMB	ASSEMBLY	EQUIP	EQUIPMENT	HW	HOT WATER	MUL	MULLION	SECT	SECTION		
BLDG	BUILDING	EST	ESTIMATE(D)	HW	HOT WATER	NFC	NOT FOR CONSTRUCTION	SF	SQUARE FOOT		
BILT-IN	BUILT-IN	EXH	EXHAUST	HW	HOT WATER	NIC	NOT IN CONTRACT	SHT	SHEET		
CAB	CABINET	EXP JT	EXPANSION JOINT	HWH	HOT WATER HEATER	NO	NUMBER	SIM	SIMILAR		
CEM	CEMENT	EXIST	EXISTING	ID	INSIDE DIAMETER	NOM	NOMINAL	SPEC	SPECIFICATION		
CIP	CAST IN PLACE	EXT	EXTERIOR	IN	INCH	NTS	NOT TO SCALE	SQ	SQUARE		
CL	CENTER LINE	F&I	FURNISH AND INSTALL	INCD	INCANDESCENT	OC	ON CENTER	SS	STAINLESS STEEL		
CLG	CEILING	INSUL	INSULATION	INT	INTERIOR	OD	OUTSIDE DIAMETER	STD	STANDARD		
CLO	CLOSET	FAB	FABRICATE	INT	INTERIOR	OPNG	OPENING	STL	STEEL		
CMU	CONCRETE MASONRY UNIT	FBO	FURNISH BY OWNER	JBOX	JUNCTION BOX	OPN	OPPOSITE	STR	STAIR		
COL	COLUMN	FLDR	FLOOR DRAIN	JC	JANITORS CLOSET	OPP	OPPOSITE	STRUC	STRUCTURE		
CONC	CONCRETE	FIN	FINISH(ED)	JST	JOIST	OPT	OPTION(AL)	SUP	SUPPLY		
CONC	CONCRETE	FLG	FLOORING	JNT	JOINT	OZ	OUNCE	SUSP	SUSPENDED		
CONST	CONSTRUCTION	FLR	FLOOR	KIT	KITCHEN	PH	PENTHOUSE	SYM	SYMMETRICAL		
CONT	CONTINUOUS	FLUOR	FLUORESCENT	L	LENGTH	PL	PROPERTY LINE	SYST	SYSTEM		
COORD	COORDINATE	FND	FOUNDATION	LAM	LAMINATE	PLAS	PLASTIC	UL	UNDERWRITERS LABORATORY		
CORR	CORRIDOR	FP	FIRE PROOFING	LAV	LAVATORY	PLUM	PLUMBING	UON	UNLESS OTHERWISE NOTED		
CPT	CARPET	FT	FOOT/FEET	LBS	POUNDS	PLY	PLYWOOD				
CTR	CENTER	FTG	FOOTING	LF	LINEAR FEET	PNT	PAINT				
CW	COLD WATER	GA	GAUGE	LN	LINEAR	POL	POLISHED	VNL	VINYL		
		GALV	GALVANIZED	LT	LIGHT	PRTN	PARTITION	VERT	VERTICAL		
DBL	DOUBLE	GAR	GARAGE	MACH	MACHINE	PSF	POUNDS PER SQUARE FOOT	VEST	VESTIBULE		
DEMO	DEMOLITION	GC	GENERAL CONTRACTOR	MAS	MASONRY	PT	PRESSURE TREATED	VIF	VERIFY IN FIELD		
DIA	DIAMETER	GFR	GLASS FIBER REINFORCED CONCRETE	MAX	MAXIMUM	PTD	PAINTED				
DEG	DEGREE	GLZ	GLAZING	MC	MECHANICAL	QUAL	QUALITY	W	WIDTH		
DIM	DIMENSION	GR	GRADE	MDF	MEDIUM DENSITY FIBER	QTY	QUANTITY	W/O	WITHOUT		
DW	DRYWALL	GUT	GUTTER			R	RISER	WAT	WATER		
DISP	DISPENSER	GWB	GYP SUM WALL BOARD								
DN	DOWN										

POWER, DATA, & LIGHTING KEY

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX		SWITCH
	DUPLEX - SPECIFIC MOUNTING HT.		DIMMER SWITCH
	DUPLEX - GFI		THREE-WAY SWITCH
	QUADPLEX		THREE-WAY DIMMER SWITCH
	DUPLEX IN FLOOR		JAMB SWITCH
	SMOKE DETECTOR		TELEPHONE
	CARBON MONOXIDE DETECTOR		INTERNET
	SPEAKER LOCATION		TELEVISION
	SPEAKER INPUT		PENDANT FIXTURE
	RECESSED FIXTURE		FLUSH MOUNT FIXTURE
	WALL MOUNTED SCONCE		LED STRIP LIGHT
	DENOTES WET-RATED FIXTURE		VENTILATION FAN
	TRACK LIGHTING		EXISTING FIXTURES

TYPICAL MOUNTING HEIGHTS



GENERAL NOTES

- THIS APPLICATION IS BEING FILED FOR A FRONT PORCH ADDITION TO AN EXISTING HOME.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 MICHIGAN RESIDENTIAL CODE AND ALL OTHER APPLICABLE LAWS, INCLUDING FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE BUILDING DEPARTMENT, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE JOB SITE BEFORE COMMENCING ANY WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- THE CONTRACTOR SHALL LAY OUT THEIR OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (MECHANICAL, ELECTRICAL, PLUMBING, ETC).
- THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS, ONLY WRITTEN DIMENSIONS SHALL BE USED. WHERE REQUIRED DIMENSIONS ARE MISSING, NOTIFY ARCHITECT FOR CLARIFICATION.
- ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OR SURFACES, UNLESS OTHERWISE NOTED.

PLAN NOTES

- ALL NEW EXTERIOR WALLS TO BE 2X6 CONSTRUCTION @ 16" O.C. W/R-21 BATT INSULATION AND ONE (1) LAYER 1/2" GYP BOARD INTERIOR SIDE, UNLESS OTHERWISE NOTED.
- ALL NEW INTERIOR PARTITIONS TO BE 2X4 CONSTRUCTION @ 16" O.C. W/ ONE (1) LAYER 1/2" GYP BOARD EACH SIDE, UNLESS OTHERWISE NOTED.

DEMO PLAN NOTES

- ALL EXISTING WALLS, GLAZING, AND OTHER WORK TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REQUIRED REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.

POWER, LIGHTING, & RCP NOTES

- UNLESS OTHERWISE NOTED, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE CENTERED ON WALL OR BETWEEN OR BENEATH THE WINDOWS, DOORS, OTHER WORK, OR OTHER FIXTURES THEY ARE LOCATED IN RELATION TO.
- RECEPTACLES SHOULD BE MOUNTED TO MATCH THE HEIGHT AND ORIENTATION OF EXISTING RECEPTACLES IN ROOM. SWITCHES TO BE MOUNTED TO MATCH THE HEIGHT OF EXISTING SWITCHES IN ROOM. IF NO REFERENCE EXISTS, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE MOUNTED AT THE HEIGHTS SPECIFIED IN THE TYPICAL MOUNTING HEIGHTS DIAGRAM, UNLESS OTHERWISE NOTED.
- SWITCHES, FIXTURES, AND RECEPTACLES SHOWN ADJACENT ON PLAN WITH DIMENSION ONLY TO ONE OF THEM SHOULD BE COMBINED IN BANKS OR STACKED VERTICALLY.
- ALL APPLIANCE-SPECIFIC OUTLETS TO BE COORDINATED WITH APPLIANCE SELECTION.



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GENERAL NOTES

G-001



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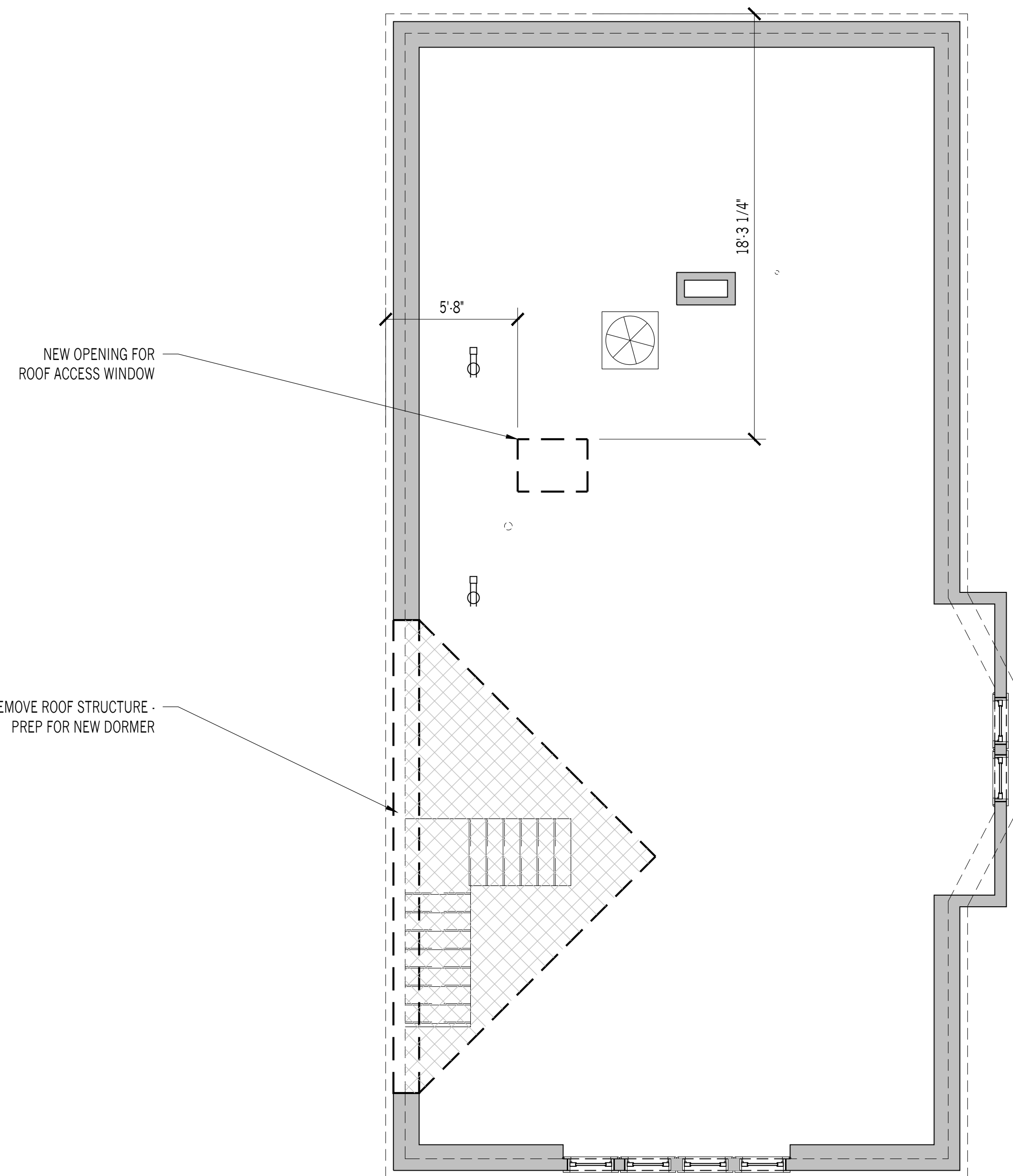
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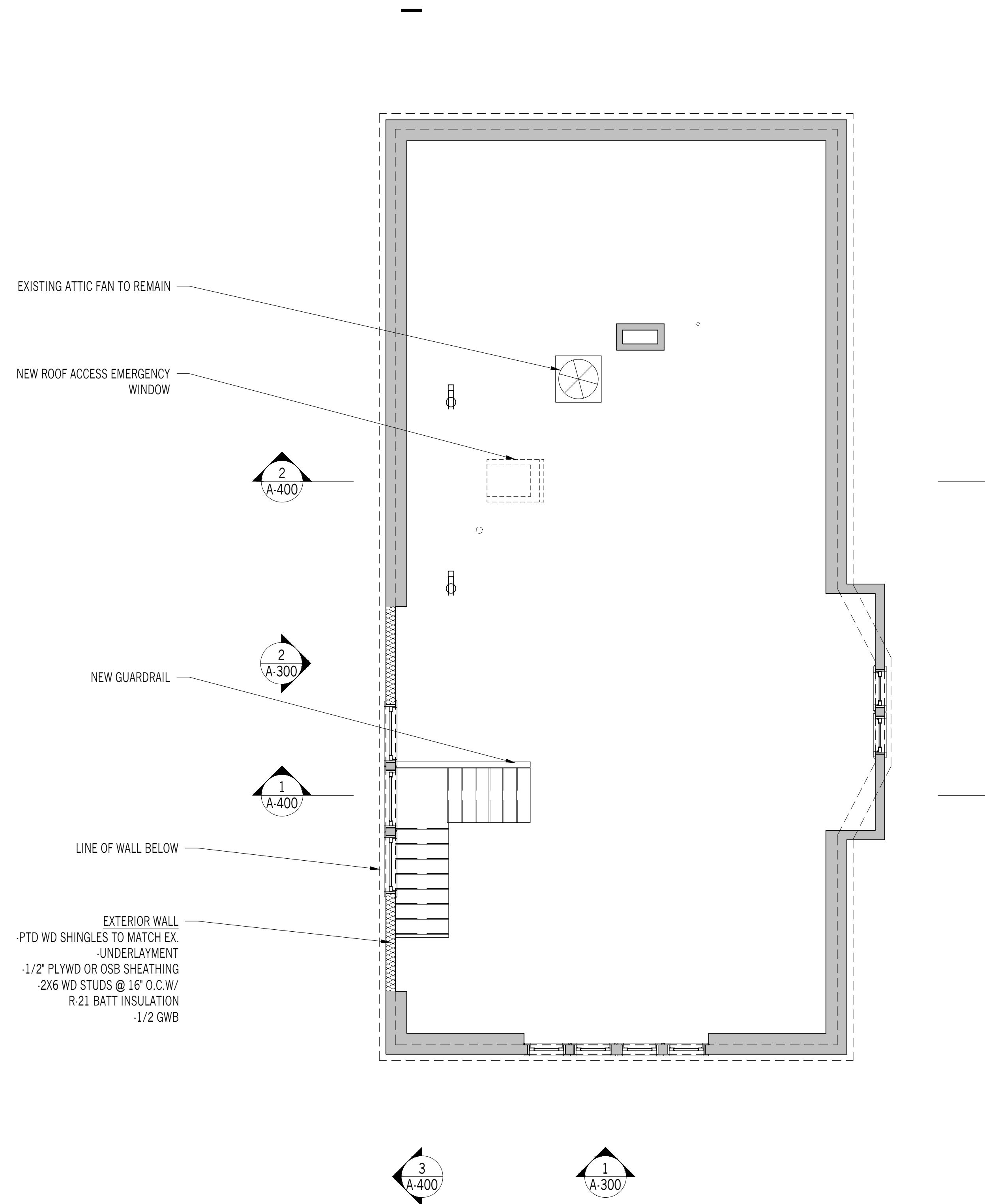
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PLANS

A-100



02 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



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

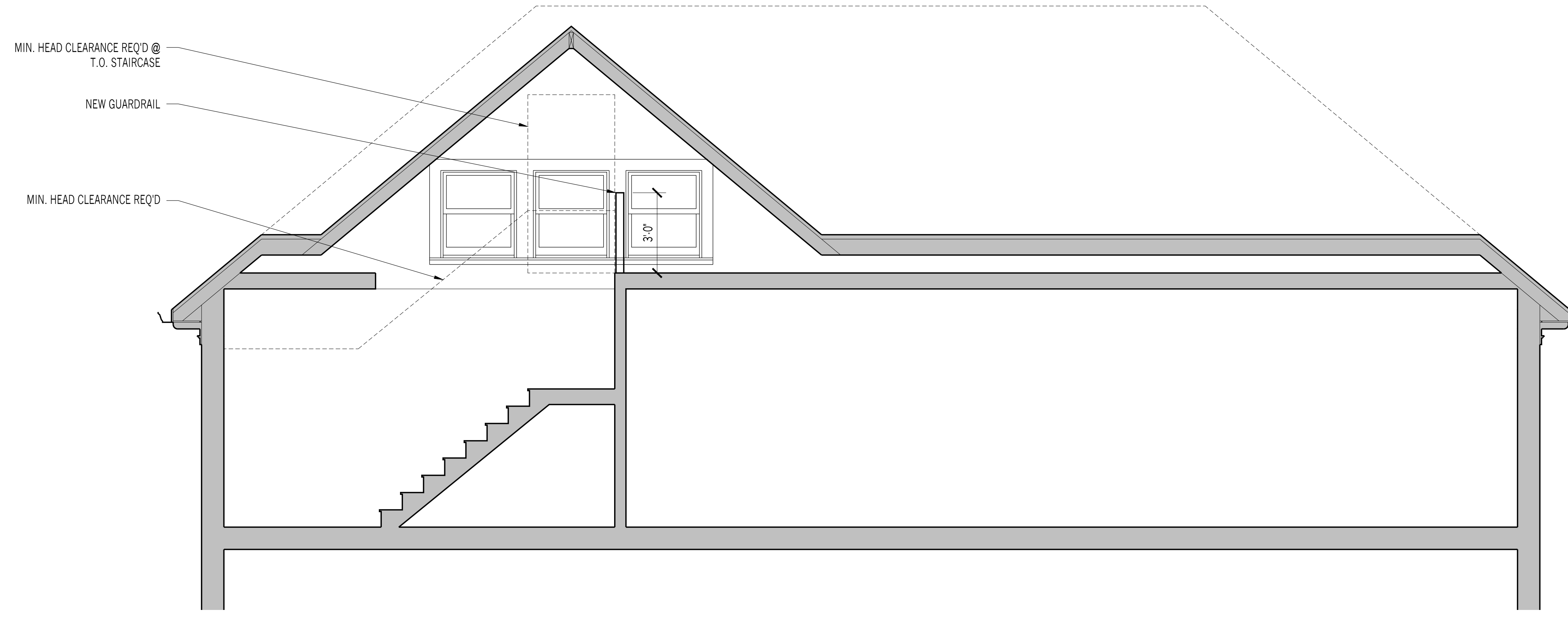


02 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

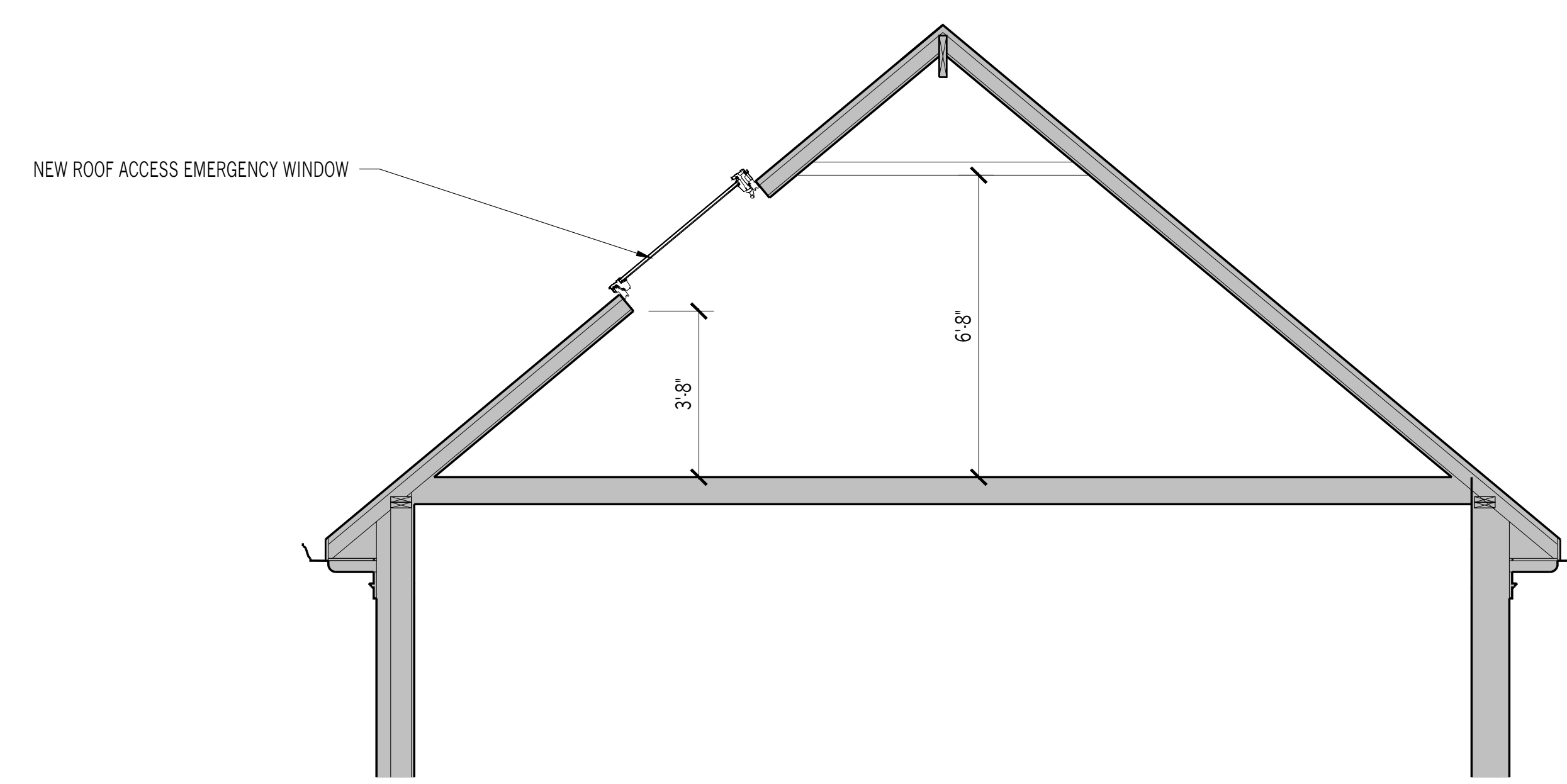


01 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

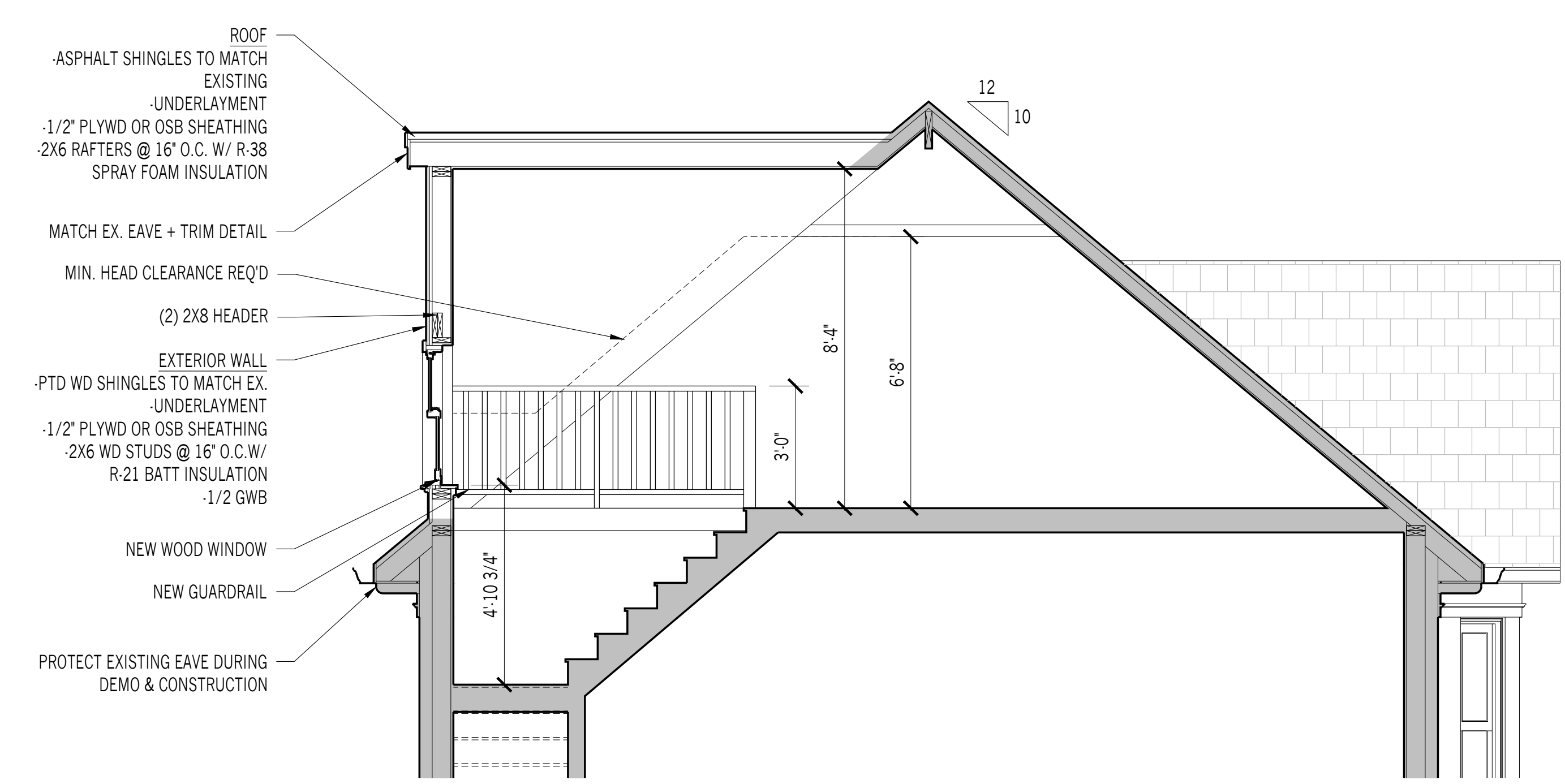
WINDOW SCHEDULE									
#	MANUFACTURER	MODEL/STYLE	SIZE			FINISH			NOTES
			W	X	H	INT	EXT	GLAZ	
1	MARVIN OR APPROVED EQUAL	UWDH3016	3'-0"	X	3'-6"	PTD	PTD	DBL IGU	
2	MARVIN OR APPROVED EQUAL	UWDH3016	3'-0"	X	3'-6"	PTD	PTD	DBL IGU	
3	MARVIN OR APPROVED EQUAL	UWDH3016	3'-0"	X	3'-6"	PTD	PTD	DBL IGU	
4	VELUX OR APPROVED EQUAL	GXU - ROOF ACCESS WINDOW - FK06	2'-2"	X	3'-10 3/8"	WHITE	GREY	DBL IGU	EGRESS WINDOW - 5.7SF CLEAR OPENING REQ'D



03 LONGITUDINAL SECTION THROUGH STAIR DORMER
SCALE: 3/8" = 1'-0"



02 SECTION THROUGH ROOF WINDOW
SCALE: 3/8" = 1'-0"



01 TRANSVERSE SECTION THROUGH STAIR DORMER
SCALE: 3/8" = 1'-0"

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SECTIONS