

1475 LONGFELLOW EXTERIOR RENOVATION

1475 LONGFELLOW ST.,
DETROIT, MI 48206

ARCHITECT
4545 ARCHITECTURE | DESIGN
TIMOTHY FLINTOFF
2761 E. JEFFERSON, SUITE 302
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PROJECT DATA

BUILDING CODE AUTHORITY:
CITY OF DETROIT

APPLICABLE CODES:

BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN RESIDENTIAL BUILDING CODE"
2015 MICHIGAN RESIDENTIAL CODE (MRC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2021 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2021 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2023 MICHIGAN ELECTRICAL CODE AS AMENDED

ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707



1 LOCATION PLAN

SHEET INDEX

TS1.1	TITLE SHEET
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A3.5	EXTERIOR RENDERS

SYMBOL LEGEND	ABBREVIATIONS
<p>Drawing Navigation</p> <p>Elevation Callout</p> <p>Sheet Number Drawing Number</p> <p>Section Callout</p> <p>"SIM" (If present) means this condition is similar to the drawing referenced. Drawing Number Sheet Number</p> <p>Detail Callout</p> <p>"SIM" (If present) means this condition is similar to the drawing referenced. Drawing Number Sheet Number</p> <p>Other</p> <p>? Keynote Tag - refer to keynotes on that sheet</p> <p>1 Wall Tag - refer to Wall Schedule</p> <p>101 Door Tag - refer to Door Schedule</p> <p>1 Window Tag - refer to Window Schedule</p> <p>Name Elevation Floor Level Elevation</p>	<p>@ Acoustical</p> <p>ACT Acoustic Ceiling Tile</p> <p>ADJ Adjacent</p> <p>AFF Above Finish Floor</p> <p>ALUM Aluminum</p> <p>ANOD Anodized</p> <p>BD Board</p> <p>BLDG Building</p> <p>BLK Block</p> <p>BLKG Blocking</p> <p>CEM Cement</p> <p>CJ Control Joint</p> <p>CLG Ceiling</p> <p>CL Centerline</p> <p>CO Clean Out</p> <p>COL Column</p> <p>CG Concrete</p> <p>CG Corner Guard</p> <p>CONST Construction</p> <p>CONT Continuous</p> <p>CORR Corrugated</p> <p>CPT Carpet</p> <p>CT Ceramic Tile</p> <p>DET Detail</p> <p>DIA Diameter</p> <p>DM Dimension</p> <p>DN Down</p> <p>DO Door Opening</p> <p>DR Door</p> <p>DWG Drawing</p> <p>EA Each</p> <p>ELEV Elevation</p> <p>EW Each Way</p> <p>EXG Existing</p> <p>EXIST Existing</p> <p>EXP Expansion, Exposed</p> <p>FD Floor Drain</p> <p>FDN Foundation</p> <p>FRP Fiber Reinforced Panels</p> <p>FIN Finish</p> <p>FLR Floor</p> <p>FO Face Of</p> <p>FOS Face of Stud</p> <p>FR Frame</p> <p>FTG Footing</p> <p>FV Field Verify</p> <p>GA Gauge</p> <p>GALV Galvanized</p> <p>GYP Gypsum</p> <p>HDW Hardware</p> <p>HM Hollow Metal</p> <p>HORIZ Horizontal</p> <p>HT Height</p> <p>ID Inside Diamtere</p> <p>INSUL Insulation</p> <p>INT Interior</p> <p>JT Joint</p> <p>LAV Lavatory</p> <p>LG Long</p> <p>LLO Long Leg Outstanding</p> <p>LLV Long Leg Vertical</p> <p>MAX Maximum</p> <p>MECH Mechanical</p> <p>MET Metal</p> <p>MEZZ Mezzanine</p> <p>MI Miscellaneous Iron</p> <p>MIN Minimum</p> <p>MISC Miscellaneous</p> <p>MO Masonry Opening</p> <p>NIC Not In Contract</p> <p>NTS Not To Scale</p> <p>OC On Center</p> <p>OD Outside Diameter</p> <p>OPNG Opening</p> <p>OPP Opposite</p> <p>PLG Plate Glass</p> <p>PLS Plate Steel</p> <p>PLAM Plastic Laminate</p> <p>PLAS Plaster</p> <p>PREFAB Prefabricated</p> <p>PROJ Project, Projection</p> <p>PSF Pounds per Square Foot</p> <p>PT Paint, Point, Pressure</p> <p>Treated</p> <p>R Riser</p> <p>RA Return Air</p> <p>RB Rubber Base</p> <p>RC Roof Conductor</p> <p>RCP Reflected Ceiling Plan</p> <p>RD Roof Drain</p> <p>RF Rubber Flooring</p> <p>REINF Reinforced,</p> <p>REINFORCING Reinforcing</p> <p>REQD Required</p> <p>RFG Roofing</p> <p>RM Room</p> <p>RS Roof Sump</p> <p>RT Rubber Tile</p> <p>SAN Sanitary</p> <p>SCHED Schedule</p> <p>SHT Sheet</p> <p>SIM Similar</p> <p>SPEC Specification</p> <p>SS Service Sink</p> <p>STL Steel</p> <p>STD Standard</p> <p>STOR Storage</p> <p>STRUCT Structural</p> <p>SUSP Suspended</p> <p>SW Switch</p> <p>SYM Symmetrical</p> <p>T Tread</p> <p>T&B Top and Bottom</p> <p>TEL Telesphone</p> <p>TERR Terrazzo</p> <p>T&G Tongue and Groove</p> <p>THK Thick, Thickness</p> <p>THRES Threshold</p> <p>TOS Top Of Steel</p> <p>TYP Typical</p> <p>U/C Undercut</p> <p>UNO Unless Noted Otherwise</p> <p>VB Vinyl Base</p> <p>VCT Vinyl Composition Tile</p> <p>VIF Verify In Field</p> <p>W Wide</p> <p>VERT Vertical</p> <p>WAINS Wainscot</p> <p>WC Water Closet</p> <p>WD WIN Wood Window</p> <p>WT Wight</p> <p>WWF Welded Wire Fabric</p>

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Issued for :

HDC SUBMISSION
05/20/2024

Drawn by :
AUTHOR
Checked by :
AUTHOR

Sheet Title :
TITLE SHEET

Project No. :
2024019

Sheet No. :
TS1.1

GENERAL ELEVATION/SECTION NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
4. REFER TO SIDING MANUFACTURER INSTALLATION INSTRUCTIONS AND STANDARD DETAILS
5. CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS
6. WHEN EXISTING OR MISSING ELEMENTS REQUIRE REPLACEMENT, IN-KIND MATERIALS ARE TO BE USED

CONSULTANT:

EXTERIOR KEY NOTES:
 (TYPICAL THIS SHEET ONLY)

- 1 SINGLE HUNG WINDOW. COLOR: BLACK
BASIS OF DESIGN: ANDERSON 100 SERIES
- 2 FRENCH DOOR. COLOR: BLACK
BASIS OF DESIGN: ANDERSON 100 SERIES
- 3 FIBER CEMENT LAP SIDING.
COLOR: DETROIT HISTORIC COMMISSION COLOR SYSTEM COLOR B.17. LIGHT OLIVE
BASIS OF DESIGN: LP SMARTSIDE LAP SIDING
- 4 COMPOSITE DECKING. COLOR: CHARCOAL BLACK
BASIS OF DESIGN: TREX TRANSCEND SERIES
- 5 COMPOSITE RAILING, MIN. 36" TALL.
COLOR: CHARCOAL BLACK
BASIS OF DESIGN: TREX TRANSCEND
- 6 WOOD TRIM BOARD, PAINT TO MATCH EXISTING
- 7 ASPHALT SHINGLE ROOF, MATCH EXISTING

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Sheet Title :
 EXTERIOR
 ELEVATIONS

Project No. :
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Sheet No. :
A3.1



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



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- REFER TO SIDING MANUFACTURER INSTALLATION INSTRUCTIONS AND STANDARD DETAILS
- CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS
- WHEN EXISTING OR MISSING ELEMENTS REQUIRE REPLACEMENT, IN-KIND MATERIALS ARE TO BE USED

EXTERIOR KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- SINGLE HUNG WINDOW, COLOR: BLACK. BASIS OF DESIGN: ANDERSON 100 SERIES
- EXISTING WINDOW TO REMAIN; REPAIR AS REQ'D & PAINT
- FIBER CEMENT LAP SIDING. COLOR: DETROIT HISTORIC COMMISSION COLOR SYSTEM COLOR B:17, LIGHT OLIVE. BASIS OF DESIGN: LP SMARTSIDE LAP SIDING
- COMPOSITE DECKING. COLOR: CHARCOAL BLACK. BASIS OF DESIGN: TREX TRASCEND SERIES
- COMPOSITE RAILING, MIN. 36" TALL. COLOR: CHARCOAL BLACK. BASIS OF DESIGN: TREX TRASCEND
- WOOD TRIM BOARD, PAINT TO MATCH EXISTING
- CMU FOUNDATION WALL
- EXISTING STUCCO, TO BE REPAIRED/REPLACED & PAINTED AS REQ'D
- REPAIR/REPLACE ROOF EAVE ELEMENTS AS REQ'D
- REPLACE MISSING WINDOW TRIM AS REQ'D



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

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

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EXTERIOR KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 SINGLE HUNG WINDOW, COLOR: BLACK
BASIS OF DESIGN: ANDERSON 100 SERIES
- 2 EXISTING WINDOW TO REMAIN; REPAIR AS REQ'D & PAINT
- 3 FIXED WINDOW, COLOR: BLACK
BASIS OF DESIGN: ANDERSON 100 SERIES
- 4 FIBER CEMENT LAP SIDING,
COLOR: DETROIT HISTORIC COMMISSION COLOR
SYSTEM COLOR B:17, LIGHT OLIVE
BASIS OF DESIGN: LP SMARTSIDE LAP SIDING
- 5 CMU FOUNDATION WALL
- 6 EXISTING STUCCO, TO BE REPAIRED/REPLACED & PAINTED AS REQ'D
- 7 REPAIR/REPLACE ROOF EAVE ELEMENTS AS REQ'D
- 8 REPLACE MISSING WINDOW TRIM AS REQ'D

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- 1 EXISTING WINDOW TO REMAIN, REPAIR AS REQ'D & PAINT
- 2 EXISTING STUCCO, TO BE REPAIRED/REPLACED & PAINTED AS REQ'D
- 3 REPLACE COLUMNS WITH NEW FIBERGLASS COLUMNS, PROFILE TO MATCH EXISTING COLUMNS ON EITHER SIDE OF DOOR. ALL COLUMNS TO BE REPLACED AS THEY HAVE EXTENSIVE DETERIORATION DUE TO EXPOSURE AND INSECT INFESTATION
- 4 REPLACE MISSING SHUTTERS
- 5 REPAIR MSONRY PORCH AS REQ'D, INCLUDING STUCCO FINISH
- 6 REPAIR WOOD SOFFIT ELEMENTS AS REQ'D



4 TYP.

1 TYP.

2

6

3

5

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Sheet No. :
A3.4

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Project No. :
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Sheet No. :
A3.5

