

## Description and Reasons for Front Porch Replacement

### At 514 W. Madison St., Ann Arbor

The homeowner at the above address has requested from Dexter Block to replace the existing foundation and front porch decorative block walls, columns, steps, and porch cap. He states that “the foundation is crumbling and pulling away from the house”. Dexter Block did a visual inspection of front porch and did find evidence of pulling away from the house and block deterioration around foundation walls and steps. Also noticed cracks in the porch and column caps. This deterioration would suggest that the foundation to the front porch has sunk over the years and requires replacement. We would not be able to effectively remove the existing block intact and in a condition that is structurally sound due to their current deteriorated condition.

For Dexter Block to ensure proper structurally sound replacement of porch would fully remove existing porch cap, steps, block walls, and footings. Then rebuild, in the **same footprint and height**, the front porch leaving the existing ceiling & roof structure in place.

Rebuild would include supporting existing roof structure, pouring new footings, install similar decorative hand-hewn blocks for walls and columns, and finally pour new steps and cap. Once completed the existing porch post would be reinstalled on the new block columns.

I’ve included permit drawings and pictures of existing conditions, deterioration, and visual of old existing block and new proposed block. If any additional information is needed, please let us know so we can assist the owner with the front porch issues.

Adam Shell

Dexter Block/Builders

ASHELL@DEXTERBUILDERS.COM

132

(66)

(66)

(50)

Setback Line

30ft

549

66

Garage

(16)

514

5ft

10ft

520

51

House

66

Drive

(60)

25ft

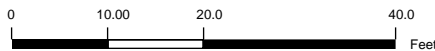
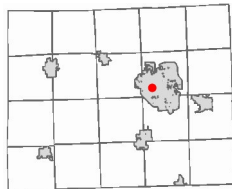
(66)

W Madison St

514 W Madison St

Site Plan

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1: 240

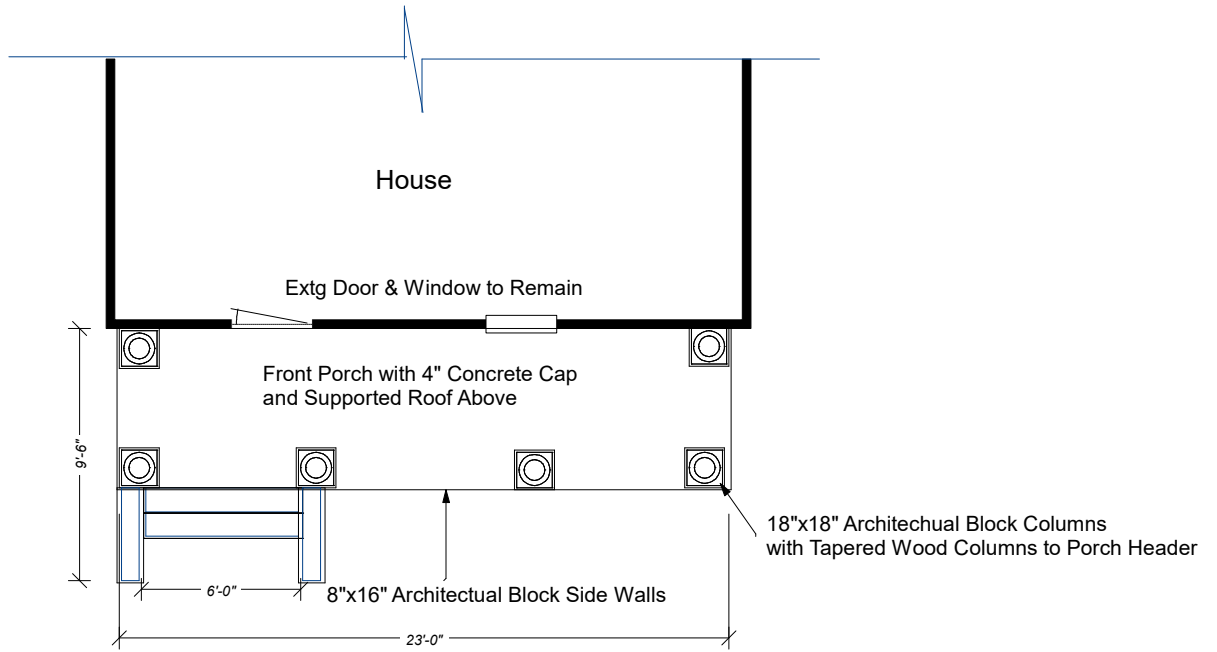
8/17/2022

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NOTE: Parcels may not be to scale.

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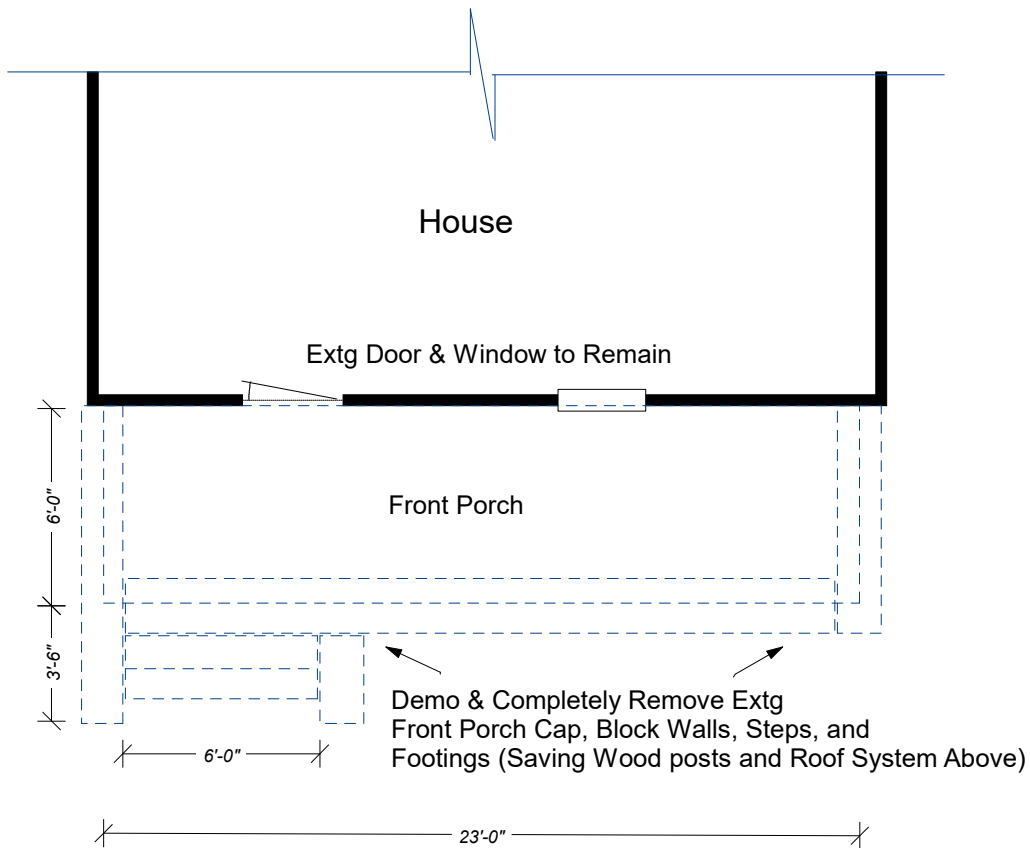
*Existing Conditions*

Scale as Shown

Notes:

- 2'-0" Porch Cap Height
- 4'-4" Pier Cap Height
- 8'-4" Porch Cap to Header
- 9'-2" Porch Cap to Ceiling

<b>DEXTER BUILDERS</b>	<b>Front Porch</b>	Zachary Moen 514 W Madison St Ann Arbor, MI 48103	
		(734) 223-6479 zakmoen@hotmail.com	
13600 Luick Dr Chelsea, MI 48118	Foundation	Job #225280	
734-426-3852 dexterbuilders.com	Scale: as shown	9/23/22	

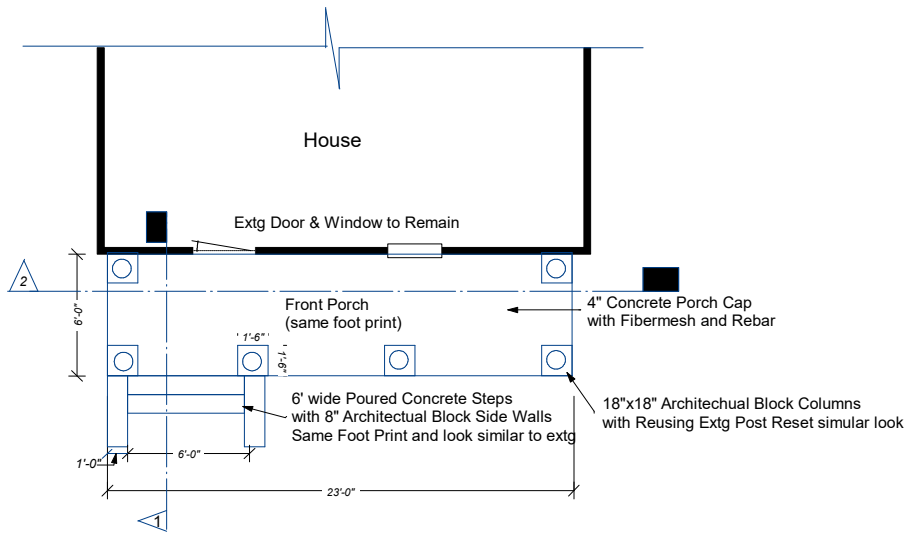


### Extg Demo Plan

Scale as Shown

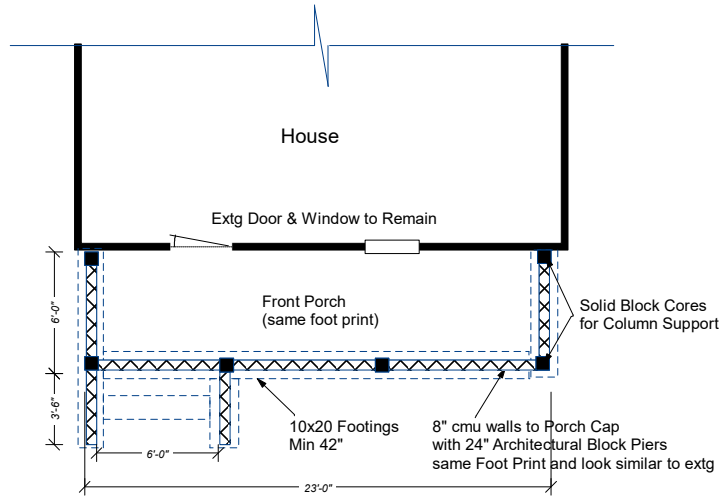
<b>DEXTER BUILDERS</b>	<b>Front Porch</b>	Zachary Moen 514 W Madison St Ann Arbor, MI 48103	
		(734) 223-6479 zakmoen@hotmail.com	
13600 Luick Dr Chelsea, MI 48118	Demo/Foundation	Job #225280	
734-426-3852 dexterbuilders.com	Scale: as shown	8/17/22	Pg. 1





**Proposed Floor Plan**

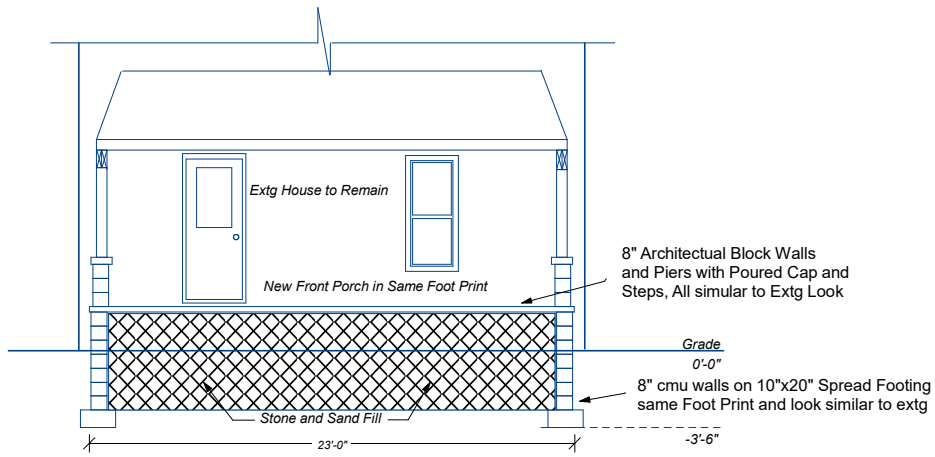
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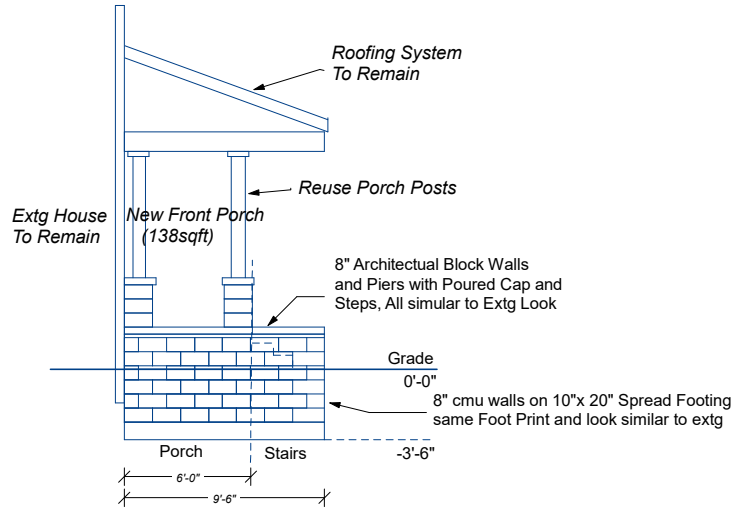
**Proposed Foundation Plan**

Scale as Shown

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		(734) 223-6479 zakmoen@hotmail.com	
13600 Luick Dr Chelsea, MI 48118	<i>Floor Plan</i>	Job #225280	
734-426-3852 dexterbuilders.com	Scale: as shown	8/17/22	Pg. 2

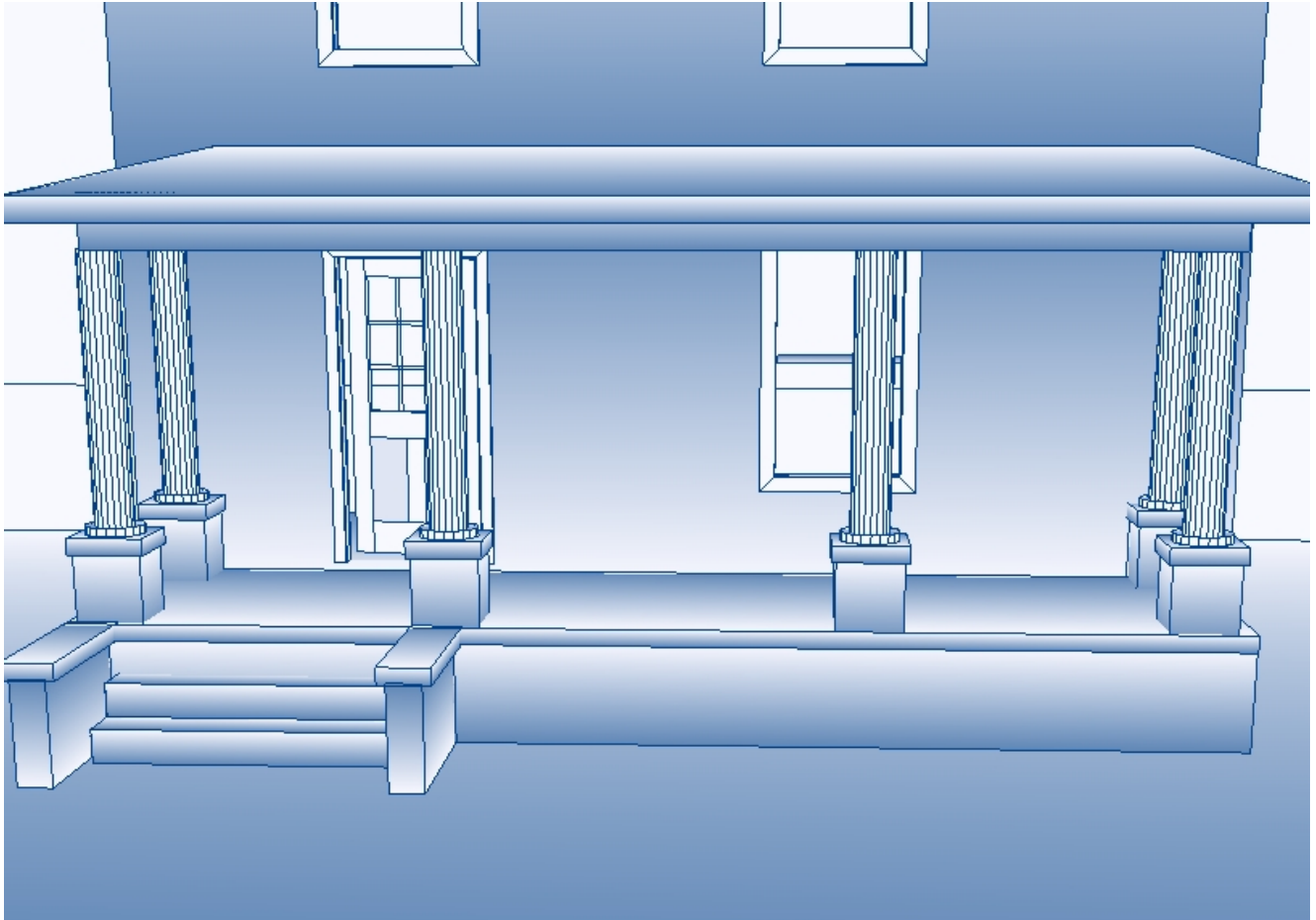


2 Proposed East/West Section View  
Scale as Shown



1 Proposed North/South Section View  
Scale as Shown

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		(734) 223-6479 zakmoen@hotmail.com	
13600 Luick Dr Chelsea, MI 48118	Proposed Rendering	Job #225280	
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