

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1112 W Liberty Street, Application Number HDC20-117

DISTRICT: Old West Side Historic District

REPORT DATE: August 13, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 10, 2019

	OWNER	APPLICANT
Name:	Angela Cesere and Robert Thomas	Same
Address:	1112 W Liberty Ann Arbor MI 48103	
Phone:	(231) 620-1786	

BACKGROUND: This 1 ¾ story upright and wing first appears in City Directories in 1917 as the home of Robert Reiff. It features a rubble foundation, rear one-story wing with a shed roof, and several additions.

LOCATION: The property is located on the north side of West Liberty Street, three houses east of Crest Avenue.

APPLICATION: The applicant seeks HDC approval to construct a rear dormer, remove a rear window and install a different sized window in a nearby location, and construct a rear deck and stairs.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing size, scale, and architectural features to protect the historic integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Roofs

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use

so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Windows

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):

Residential Decks and Patios

Appropriate: Installing a deck in the rear of the property that is subordinate in proportion to the building.

Installing railings made of wood. Custom railing designs will be reviewed on a case-by-case basis

Installing flooring made of wood or composite wood.

Roofs

Not Appropriate: Adding chimneys, cupolas, or dormers where not appropriate.

STAFF FINDINGS:

1. This house is a non-contributing structure in the Old West Side Historic District. The guidelines above should be considered for the proposed work's impact on surrounding historic structures and the OWSHD rather than on the non-historic building. For example, consider impacts to the historic character of the district when adding a dormer, instead of to the non-contributing house.
2. The dormer is on the back of the house, and extends off the roof ridge of the wing. It bumps out in the center of the house to make space for a stair landing that couldn't otherwise meet code. The dormer cuts into the rear gable and an existing window is removed. A new horizontal window is added in the half of the gable wall that remains. Staff appreciates that the dormer does not increase the height of the house. The work will not be visible from the street.
3. The new deck is connected to an existing side entry porch. Stair guardrails are an appropriate design with balusters sandwiched between 2x4s on flat. The deck itself is low

enough that no guardrails are required or proposed.

4. Staff finds the work generally compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

POSSIBLE MOTIONS: (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 1112 W. Liberty Street, a non-contributing property in the Old West Side Historic District, to construct a rear dormer, remove a rear window and install a different sized window in a nearby location, and construct a rear deck and stairs, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for residential decks and roofs, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10 and the guidelines for roofs, windows, and district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1112 W Liberty Street in the Old West Side Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, photos, drawings

2008 Survey Photo





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Angela Cesere and Robert Thomas		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 1112 W. Liberty St.			CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (231) 620-1786	EMAIL ADDRESS angela.cesere@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME → Angela J. Cesere	DATE → 7/21/2020
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME → X	DATE →
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BUILDING USE – CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

1. New North Facing Dormer w/ Wood Cladding + Painted Cement Board Fascia w/ (2) New Windows
2. One Demolished existing North Facing Window in an existing gable end.
3. One New North Facing Window in an existing gable end.
4. New Rear deck and stairs attached to an existing deck, new railings on existing and new deck.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Changes are proposed to make the upper level of the home more usable, including better access to an existing bedroom and and a portion of attic space to be renovated into a bathroom.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

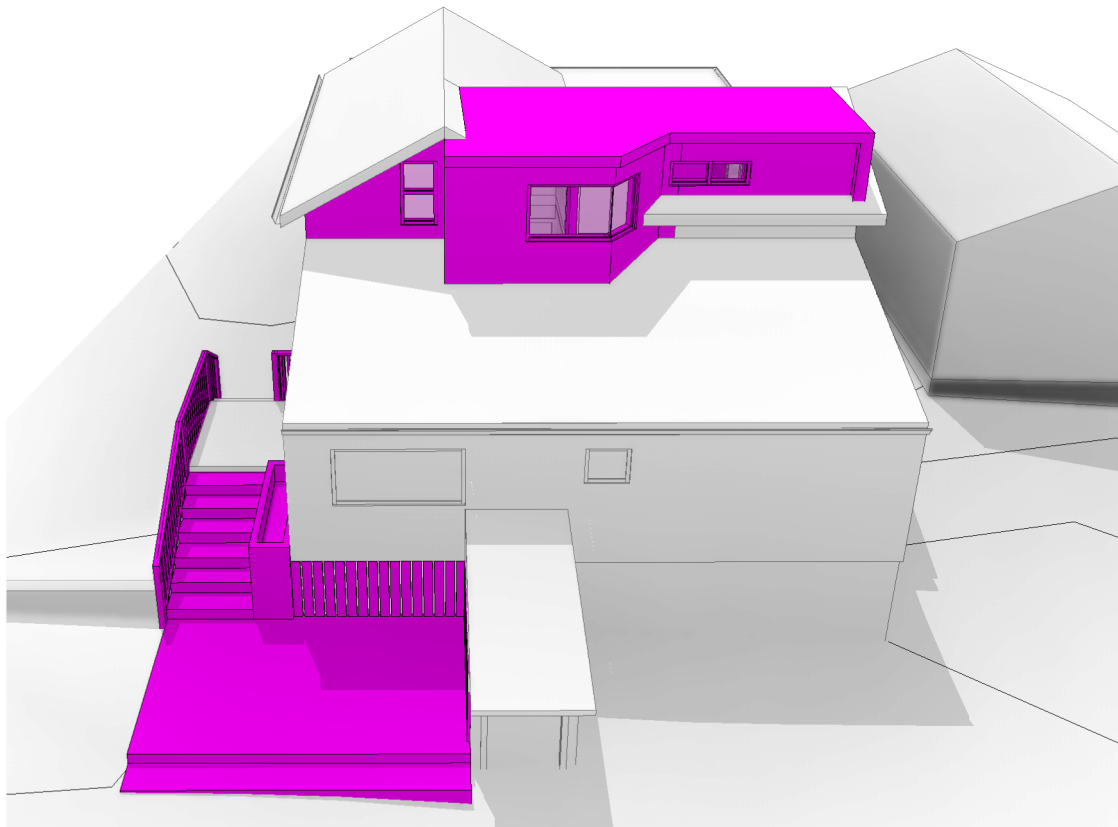
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



IN PARALLEL
ARCHITECTS + BUILDERS

**NOT FOR
CONSTRUCTION**

7.31.2020



SHEET LIST

SD-1	CODE REVIEW
SD-2	EXISTING SITE PLAN
SD-3	EXISTING CONDITIONS
SD-4	EXISTING CONDITIONS
SD-5	EXISTING CONDITIONS
SD-6	EXISTING CONDITIONS
SD-7	EXISTING MAIN LEVEL PLAN DIAGRAM
SD-8	EXISTING UPPER LEVEL PLAN
SD-9	EXISTING SOUTH ELEVATION
SD-10	EXISTING NORTH ELEVATION
SD-11	EXISTING EAST ELEVATION
SD-12	EXISTING WEST ELEVATION
SD-13	EXISTING OVERALL SECTIONS
SD-14	OVERALL 3D VIEWS
SD-15	UPPER LEVEL DEMOLITION PLAN
SD-16	DEMOLITION DIAGRAMS
SD-17	PROPOSED UPPER LEVEL PLAN
SD-18	PROPOSED FINISH DIAGRAM
SD-19	UPPER LEVEL INTERIOR 3D VIEWS
SD-20	PROPOSED BUILDING SECTIONS
SD-21	STAIRWELL
SD-22	NEW CASEWORK
SD-23	PROPOSED REFLECTED CEILING PLAN
SD-24	PROPOSED SITE PLAN
SD-25	PROPOSED ELEVATIONS
SD-26	PROPOSED SOUTH ELEVATION
SD-27	PROPOSED RENDERING @ NORTH ELEVATION
SD-28	PROPOSED RENDERING @ NW CORNER
SD-29	PROPOSED RENDERING @ NE CORNER
SD-30	PROPOSED RENDERING @ BIRDS EYE
SD-31	PROPOSED EXTERIOR DECK

1112 WEST LIBERTY

Schematic Design



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Zoning and Code Requirements

Governing Codes

2015 - Michigan Residential Code
Unified Development Code - City of Ann Arbor
Ann Arbor Historic District Commission Historic District Design Guidelines

Relevant Excerpts (2015 Michigan Residential Code)

Appendix J - Existing Buildings and Structures
- Section AJ501 - Alterations
- Section AJ601 - Reconstructions

Ann Arbor Zoning

Property Facts:

Zoning District: R1D
Gross Lot Size: 9,640 sqft
Square Footage: 1,240 sqft
Garage Area: 360 sqft
Year Built: 1956
Bedrooms: 3
Full Baths: 1
Crawl Space: 328
Historical District: Yes
Historic District Status: Non Contributing Structure

R1D Zoning District Facts:

Minimum Gross Lot Size: 5,000 SF
Minimum Lot Area Per Dwelling: 5,000 SF
Minimum Lot Width: 40'
Minimum Front Setback: 25'
(unless average front setback applies)
Minimum Rear Setback: 20'
Maximum Height: 30'

Ann Arbor Historic District Commission

Addition % of Square Footage Restrictions:

The addition's footprint should not exceed half of the original building's footprint, or half of the original building's total floor area.

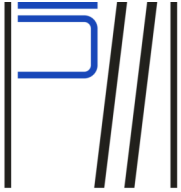
Because zone of work is in existing attic space, addition footprint does not add additional square footage to the building.

Differentiation

Considered appropriate: "designing a new addition in a manner that makes it clear what is historic and what is new."

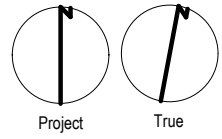
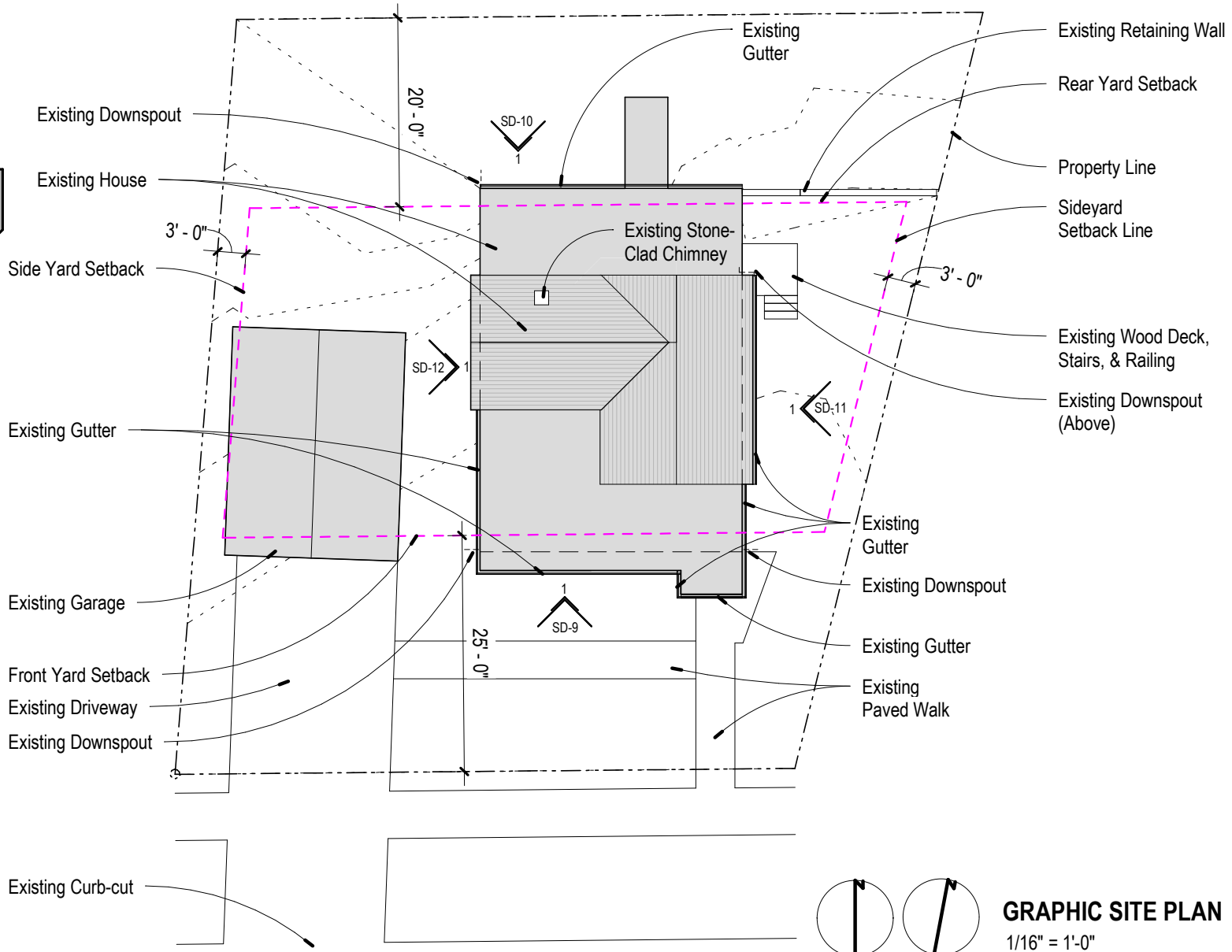
Materials and Windows

Considered appropriate: "designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings"



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GRAPHIC SITE PLAN
1/16" = 1'-0"

1112 WEST
LIBERTY

Schematic Design
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EXISTING SITE PLAN

SD-2



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HISTORIC RECORD OF BUILDING PERMITS

ITEM A: (2019) VINYL
WINDOWS, 11 REPLACED IN
2019, 9 REPLACED IN 2010

ITEM B: (2003) ASPHALT
SHINGLE ROOF, ALSO
REPLACED IN 1982, 1969

ITEM C: (POST 1982)
ALUMINUM WINDOW TRIM
AND SHUTTERS

ITEM D: (1982) ALUMINUM
SIDING, ALSO REPLACED IN
1956

ITEM E: (1959) FRONT FAMILY
ROOM ADDITION

ITEM F: (YEAR UNKNOWN)
CMU FOUNDATION,
INDICATING LIKELEY AREA OF
BACK ADDITION

ITEM G: (YEAR UNKNOWN)
STONE-CLAD MASONRY
CHIMNEY

ITEM H: RUBBLE FOUNDATION

ITEM G

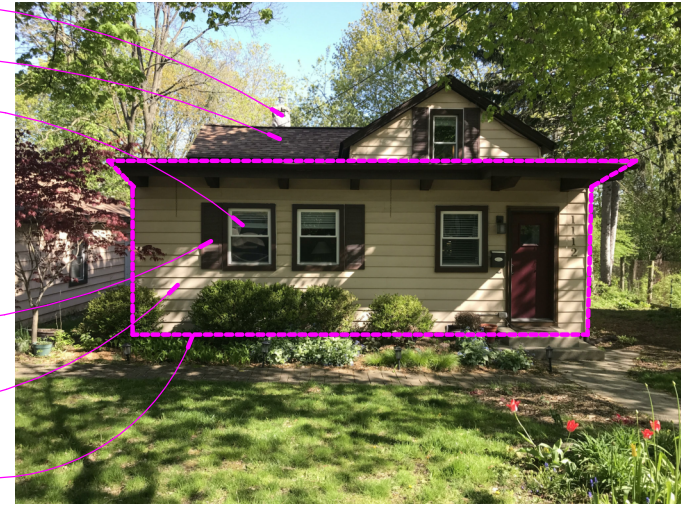
ITEM B

ITEM A

ITEM C

ITEM D

ITEM E (DASHED AREA)



SOUTH ELEVATION

ITEM C

ITEM D

EXPOSED TIMBER BEAMS (PART OF
ITEM E: 1959 FAMILY ROOM ADDITION)

CONCRETE WALL FOUNDATION (PART OF
ITEM E: 1959 FAMILY ROOM ADDITION)



SOUTHEAST CORNER



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ITEM A: (2019) VINYL
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AND SHUTTERS

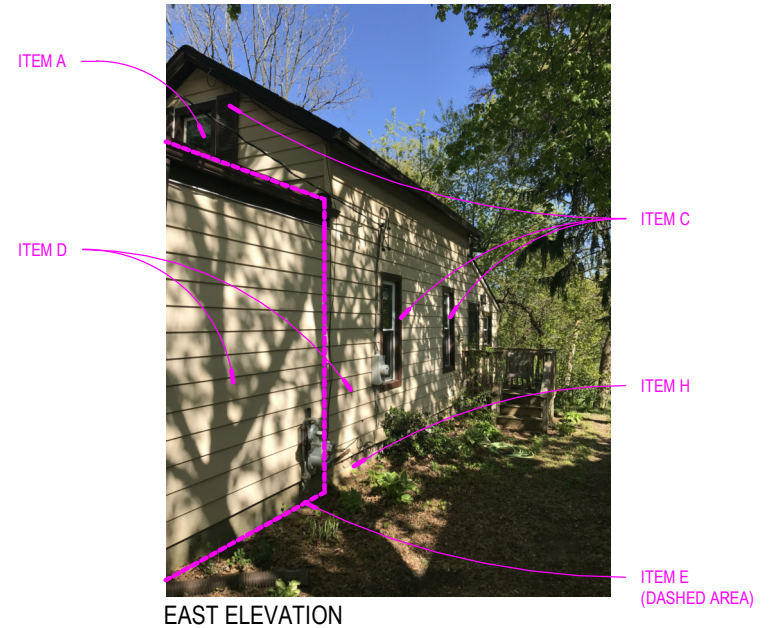
ITEM D: (1982) ALUMINUM
SIDING, ALSO REPLACED IN
1956

ITEM E: (1959) FRONT FAMILY
ROOM ADDITION

ITEM F: (YEAR UNKNOWN)
CMU FOUNDATION,
INDICATING LIKELEY AREA OF
BACK ADDITION

ITEM G: (YEAR UNKNOWN)
STONE-CLAD MASONRY
CHIMNEY

ITEM H: RUBBLE FOUNDATION



EAST ELEVATION

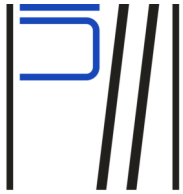
ITEM C (TYP. ALL
WINDOWS + DOORS)



NORTHEAST CORNER

ITEM E
(DASHED AREA)

EAST DECK @ SIDE
ENTRY (TREATED
WOOD)



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HISTORIC RECORD OF BUILDING PERMITS

ITEM A: (2019) VINYL
WINDOWS, 11 REPLACED IN
2019, 9 REPLACED IN 2010

ITEM B: (2003) ASPHALT
SHINGLE ROOF, ALSO
REPLACED IN 1982, 1969

ITEM C: (POST 1982)
ALUMINUM WINDOW TRIM
AND SHUTTERS

ITEM D: (1982) ALUMINUM
SIDING, ALSO REPLACED IN
1956

ITEM E: (1959) FRONT FAMILY
ROOM ADDITION

ITEM F: (YEAR UNKNOWN)
CMU FOUNDATION,
INDICATING LIKELEY AREA OF
BACK ADDITION

ITEM G: (YEAR UNKNOWN)
STONE-CLAD MASONRY
CHIMNEY

ITEM H: RUBBLE FOUNDATION



NORTHEAST CORNER



NORTHWEST CORNER



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HISTORIC RECORD OF BUILDING PERMITS

ITEM A: (2019) VINYL
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AND SHUTTERS

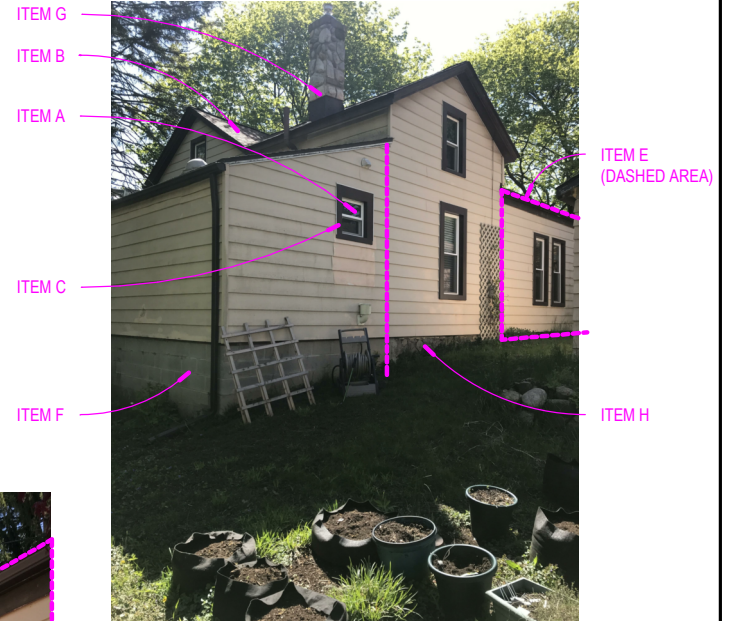
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SIDING, ALSO REPLACED IN
1956

ITEM E: (1959) FRONT FAMILY
ROOM ADDITION

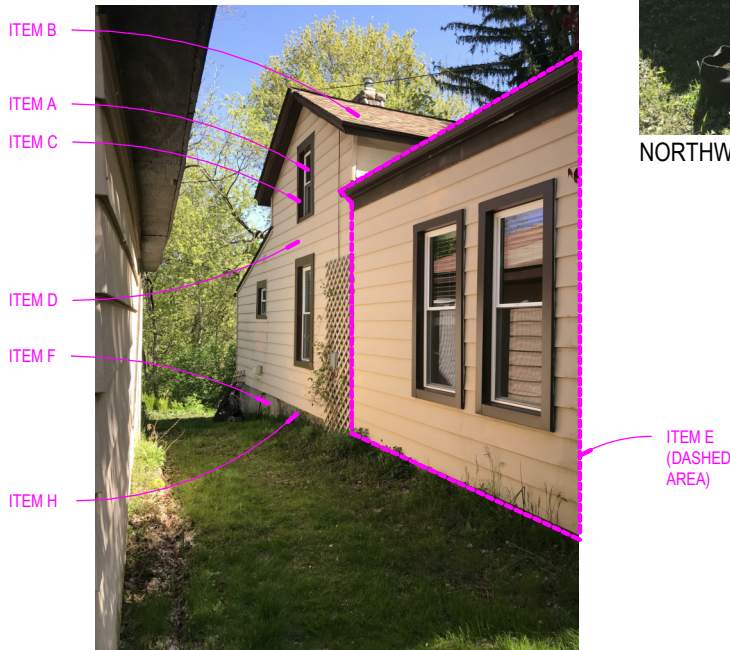
ITEM F: (YEAR UNKNOWN)
CMU FOUNDATION,
INDICATING LIKELEY AREA OF
BACK ADDITION

ITEM G: (YEAR UNKNOWN)
STONE-CLAD MASONRY
CHIMNEY

ITEM H: RUBBLE FOUNDATION



NORTHWEST CORNER

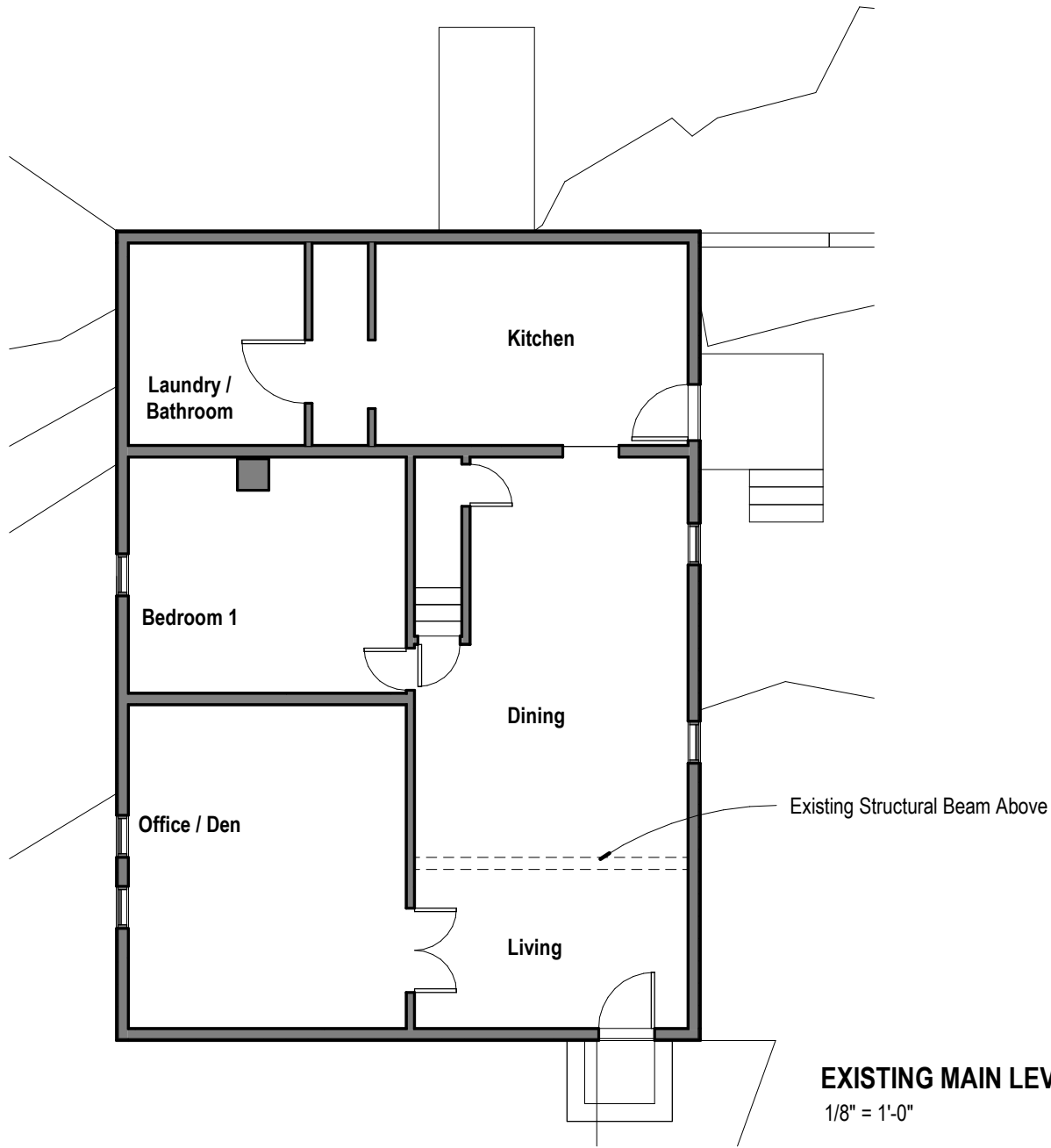


WEST ELEVATION

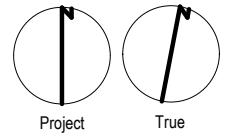


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EXISTING MAIN LEVEL PLAN
1/8" = 1'-0"



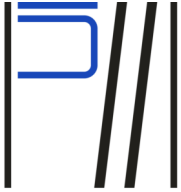
1112 WEST
LIBERTY

Schematic Design

7.31.2020

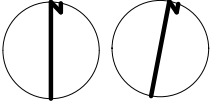
EXISTING MAIN LEVEL PLAN DIAGRAM

SD-7

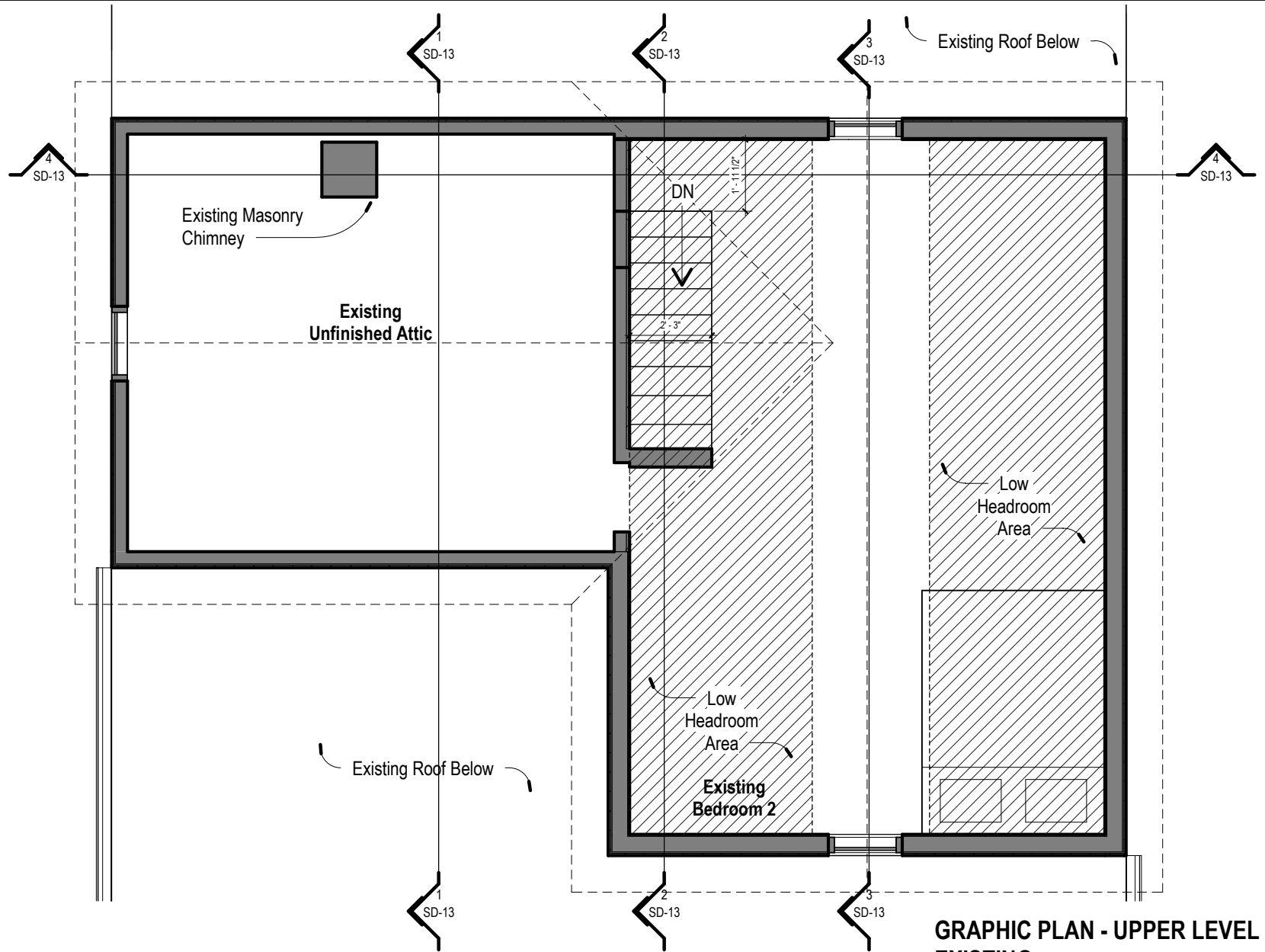


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Project True



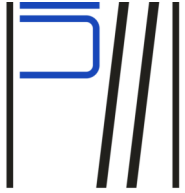
GRAPHIC PLAN - UPPER LEVEL EXISTING
1/4" = 1'-0"

1112 WEST LIBERTY

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7.31.2020

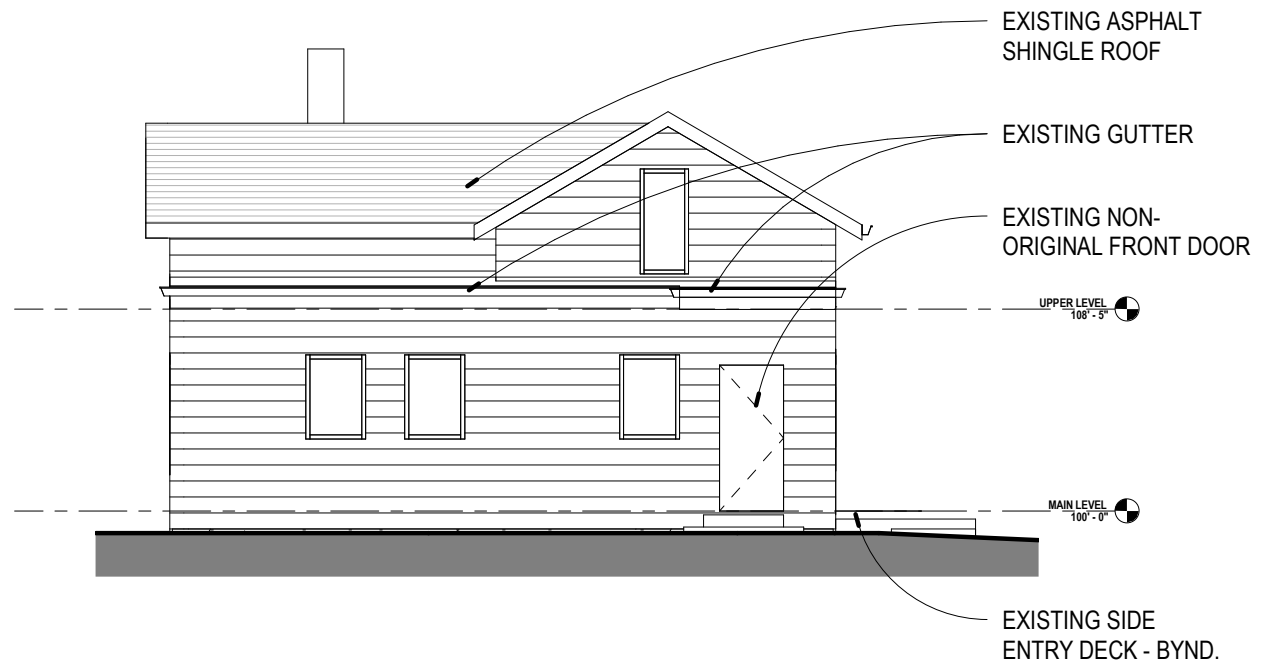
EXISTING UPPER LEVEL PLAN

SD-8



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SOUTH ELEVATION DIAGRAM

1/8" = 1'-0"

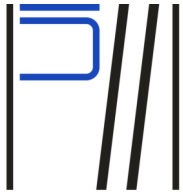
1112 WEST
LIBERTY

Schematic Design

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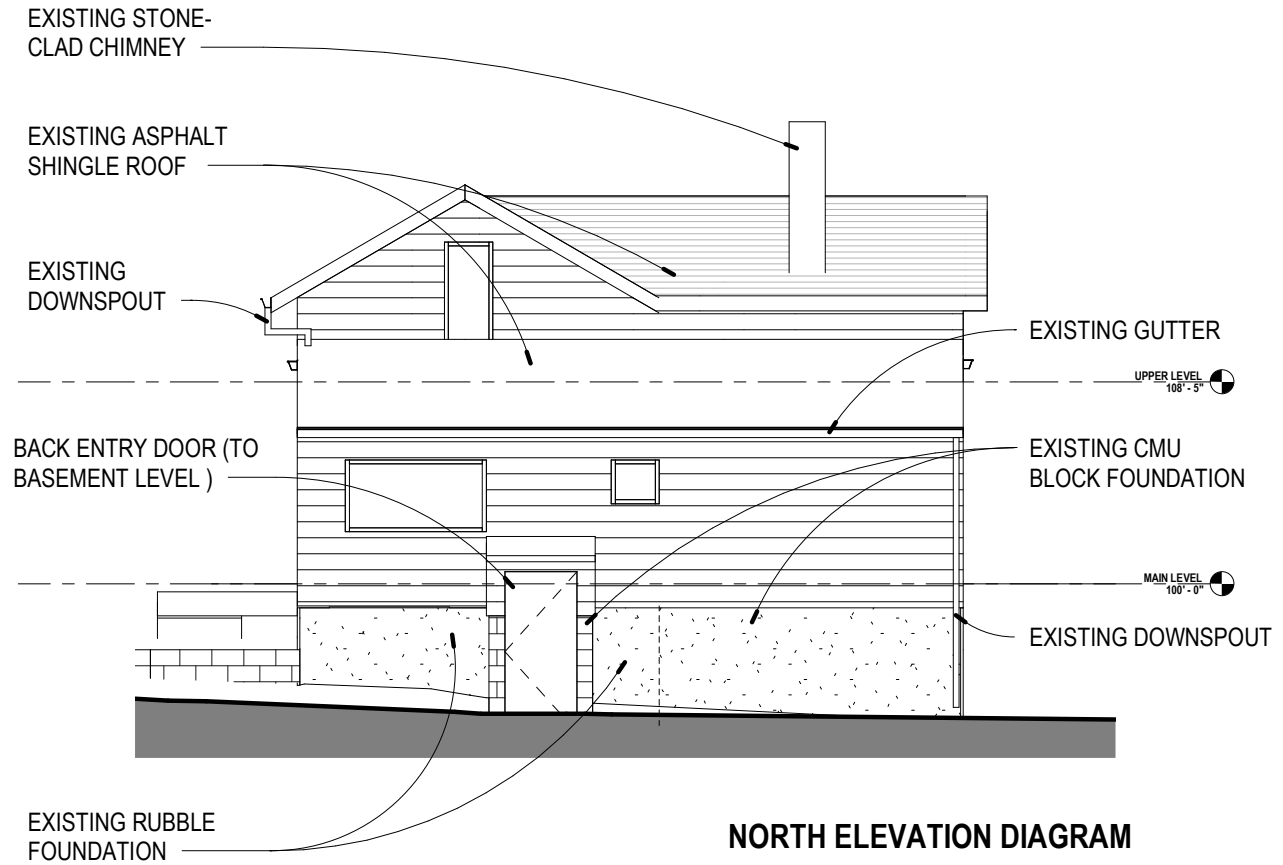
EXISTING SOUTH ELEVATION

SD-9



IN PARALLEL
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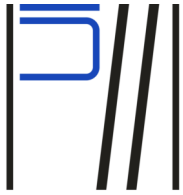
1112 WEST
LIBERTY

Schematic Design

7.31.2020

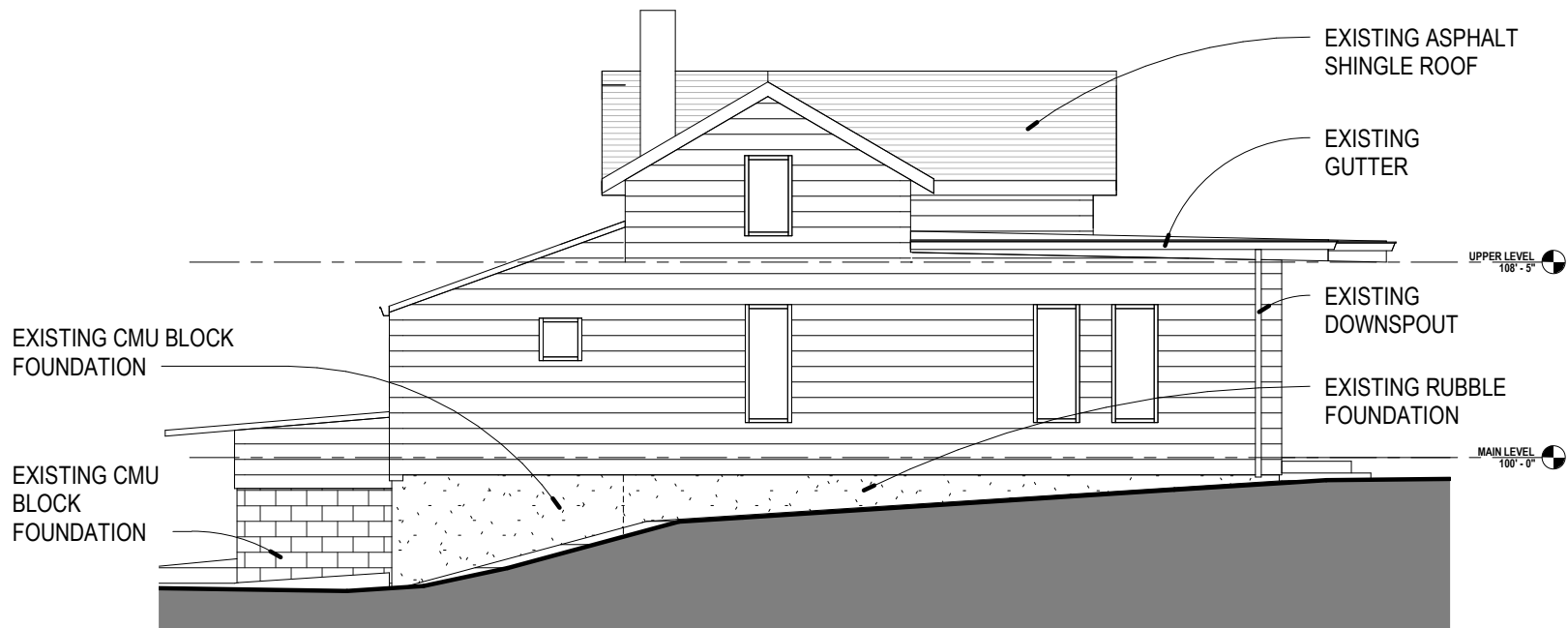
EXISTING NORTH ELEVATION

SD-10



IN PARALLEL
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WEST ELEVATION DIAGRAM

1/8" = 1'-0"

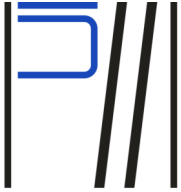
1112 WEST
LIBERTY

Schematic Design

7.31.2020

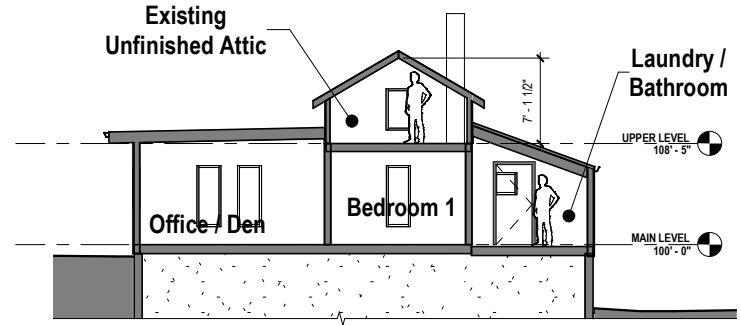
EXISTING WEST ELEVATION

SD-12

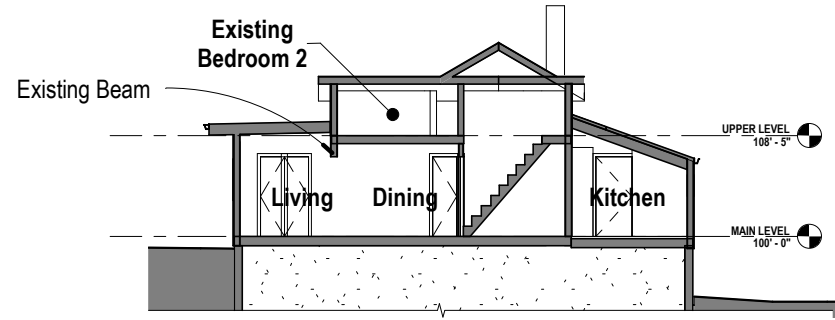


IN PARALLEL
ARCHITECTS + BUILDERS

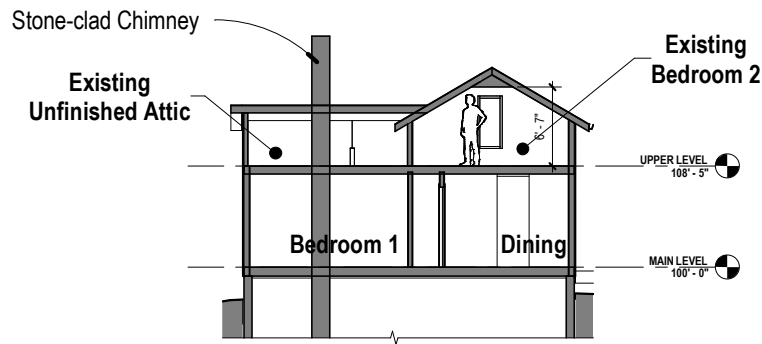
**NOT FOR
CONSTRUCTION**



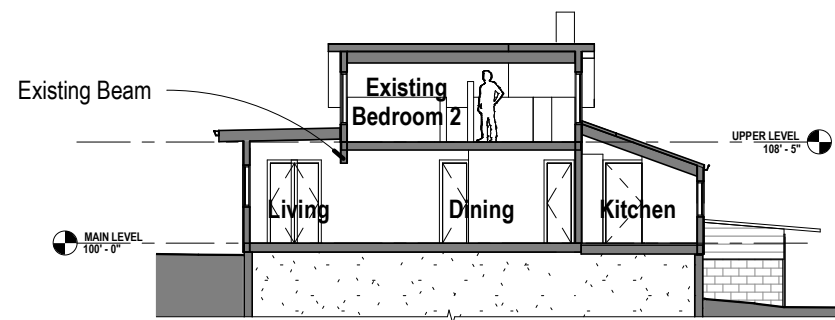
1 EXISTING SECTION A
1/16" = 1'-0"



2 EXISTING SECTION B
1/16" = 1'-0"



4 EXISTING SECTION D
1/16" = 1'-0"



3 EXISTING SECTION C
1/16" = 1'-0"

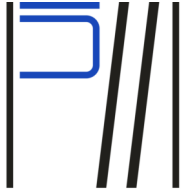
1112 WEST
LIBERTY

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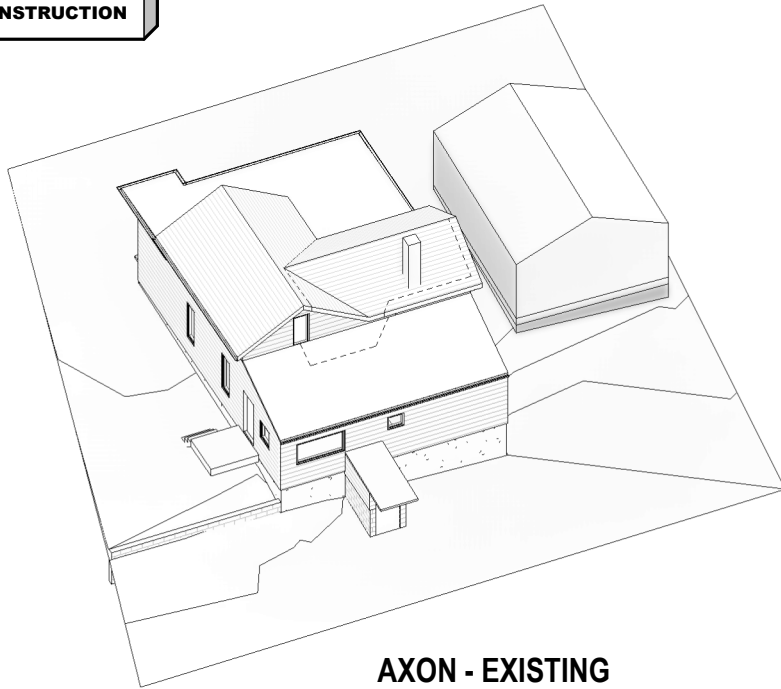
EXISTING OVERALL SECTIONS

SD-13

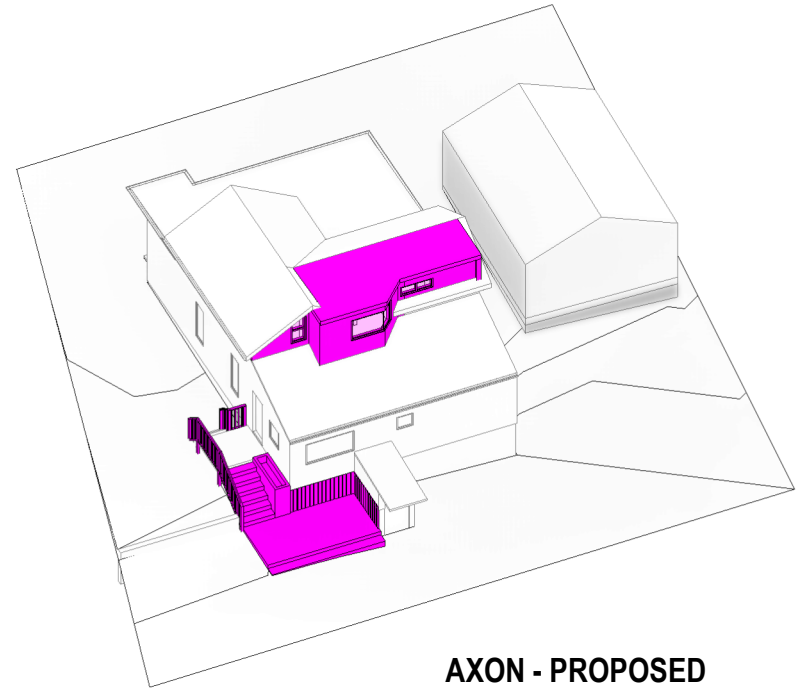


IN PARALLEL
ARCHITECTS + BUILDERS

**NOT FOR
CONSTRUCTION**



AXON - EXISTING



AXON - PROPOSED

 = Proposed Work

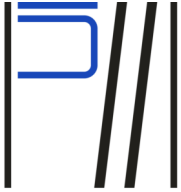
1112 WEST
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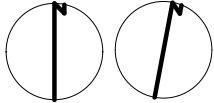
OVERALL 3D VIEWS

SD-14



IN PARALLEL ARCHITECTS + BUILDERS

NOT FOR CONSTRUCTION

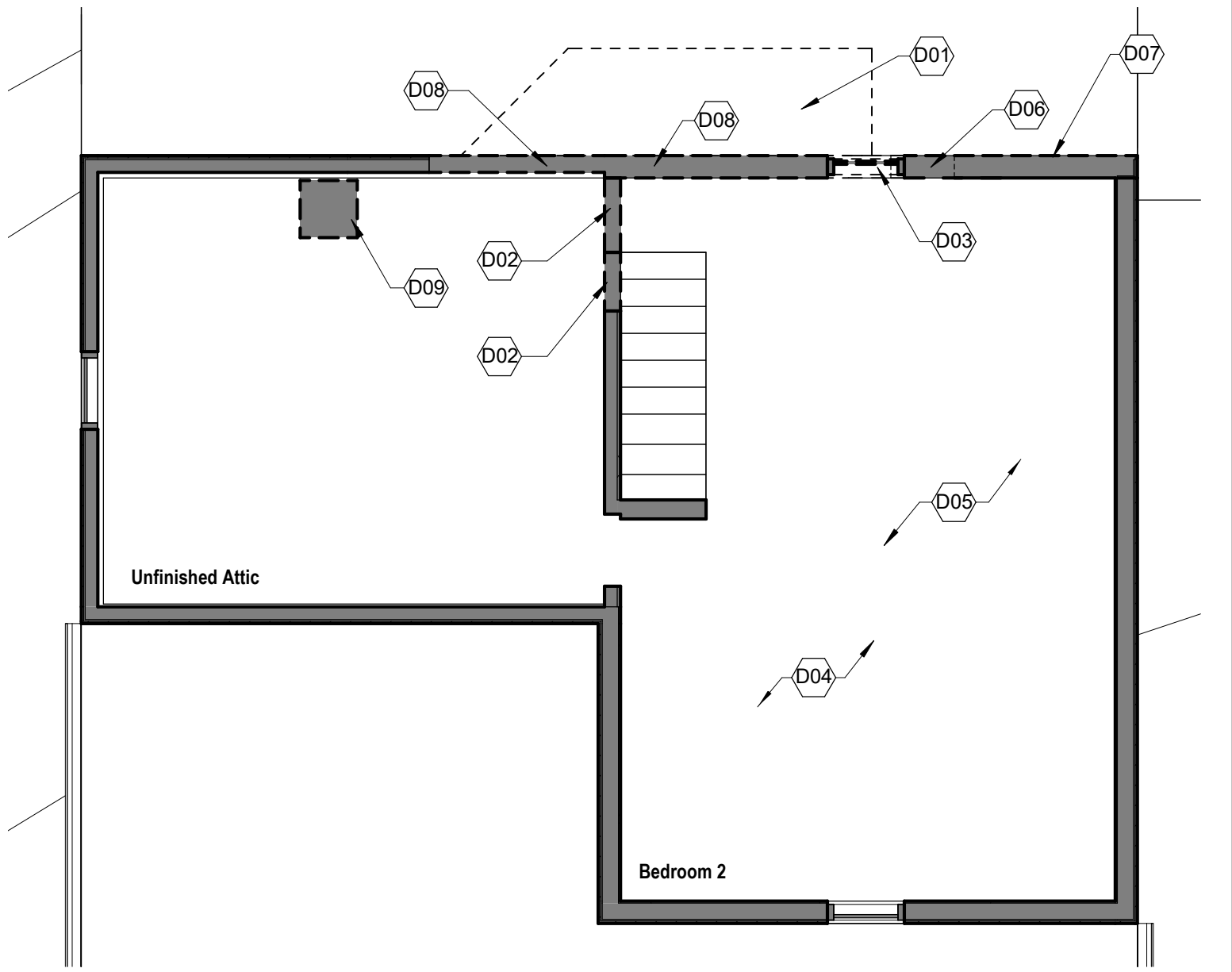


Project True

DEMOLITION NOTES

NO. Keynote Text

D01	DEMO EXISTING ASPHALT SHINGLES, ROOFING FELT, SUBSTRATE, INSULATION, AND ROOF STRUCTURE AS REQ. FOR NEW ADDITION.
D02	DEMO EXISTING INTERIOR PARTION FROM FLOOR TO CEILING.
D03	REMOVE EXISTING WINDOW.
D04	REMOVE EXISTING GYP. BD. CEILING AS REQ. IN LOCATIONS OF NEW RECESSED LIGHT FIXTURES.
D05	REMOVE EXISTING CARPET AND CARPET PAD.
D06	DEMO EXISTING EXTERIOR WALL @ LOCATION OF NEW WINDOW
D07	REMOVE EXISTING EXTERIOR CLADDING AND WEATHER BARRIER.
D08	DEMO EXISTING EXTERIOR WALL.
D09	DEMO EXISTING MASONRY CHIMNEY ABOVE UPPER LEVEL FLOOR.



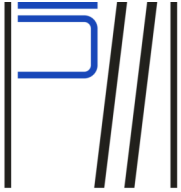
UPPER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

1112 WEST LIBERTY

Schematic Design
7.31.2020

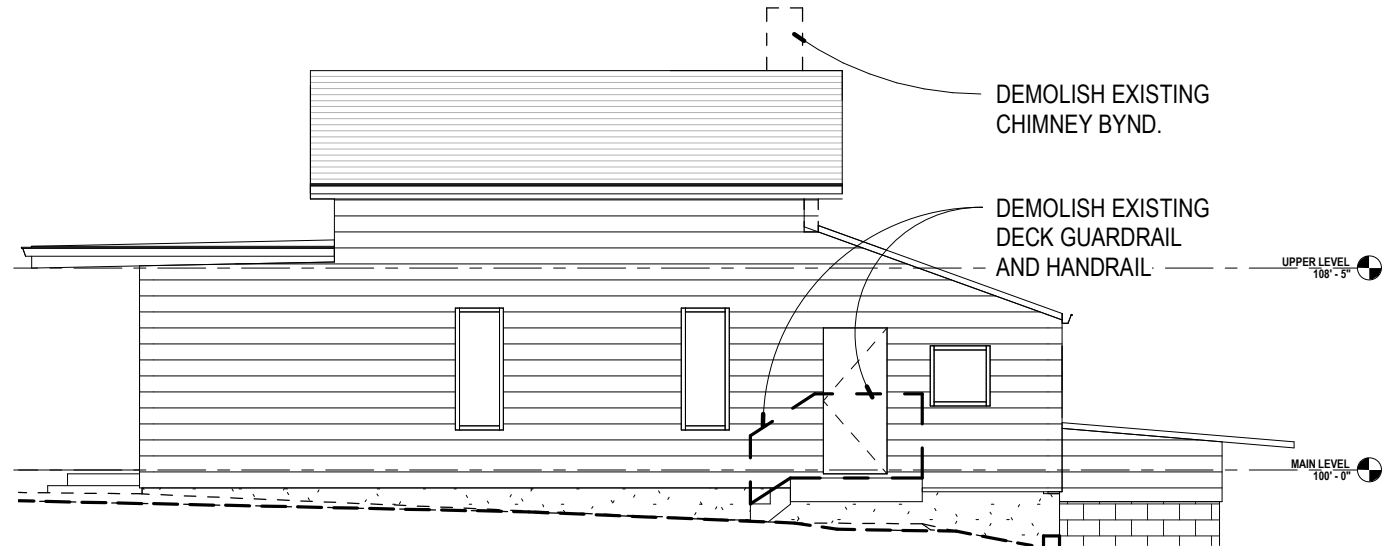
UPPER LEVEL DEMOLITION PLAN

SD-15



IN PARALLEL
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DEMOLISH EXISTING
CHIMNEY BYND.

DEMOLISH EXISTING
DECK GUARDRAIL
AND HANDRAIL

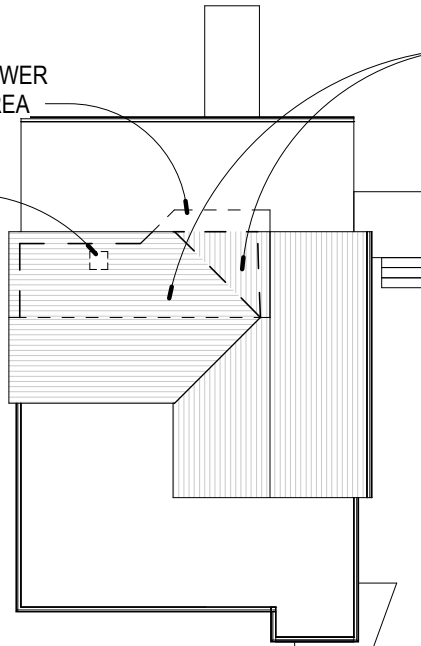
UPPER LEVEL
108'-5"

MAIN LEVEL
100'-0"

3 DEMOLITION @ EAST ELEV.
1/8" = 1'-0"

REMOVE PORTION OF LOWER
ROOF INSIDE DASHED AREA

DEMOLISH
EXISTING CHIMNEY



REMOVE EXISTING
ROOF INSIDE
DASHED AREA

REMOVE EXISTING METAL
SIDING WHERE DASHED

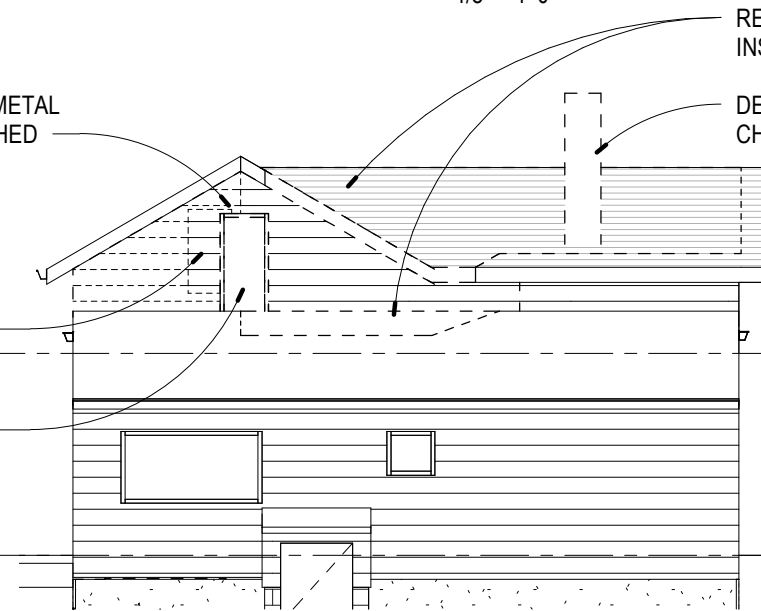
DEMOLISH PORTION
OF EXISTING WALL
FOR INSTALLATION
OF NEW WINDOW

REMOVE EXISTING
WINDOW

1 ROOF DEMOLITION DIAGRAM
1/16" = 1'-0"

REMOVE ROOF
INSIDE DASHED AREA

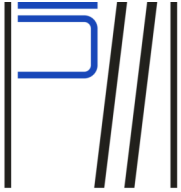
DEMOLISH EXISTING
CHIMNEY



UPPER LEVEL
108'-5"

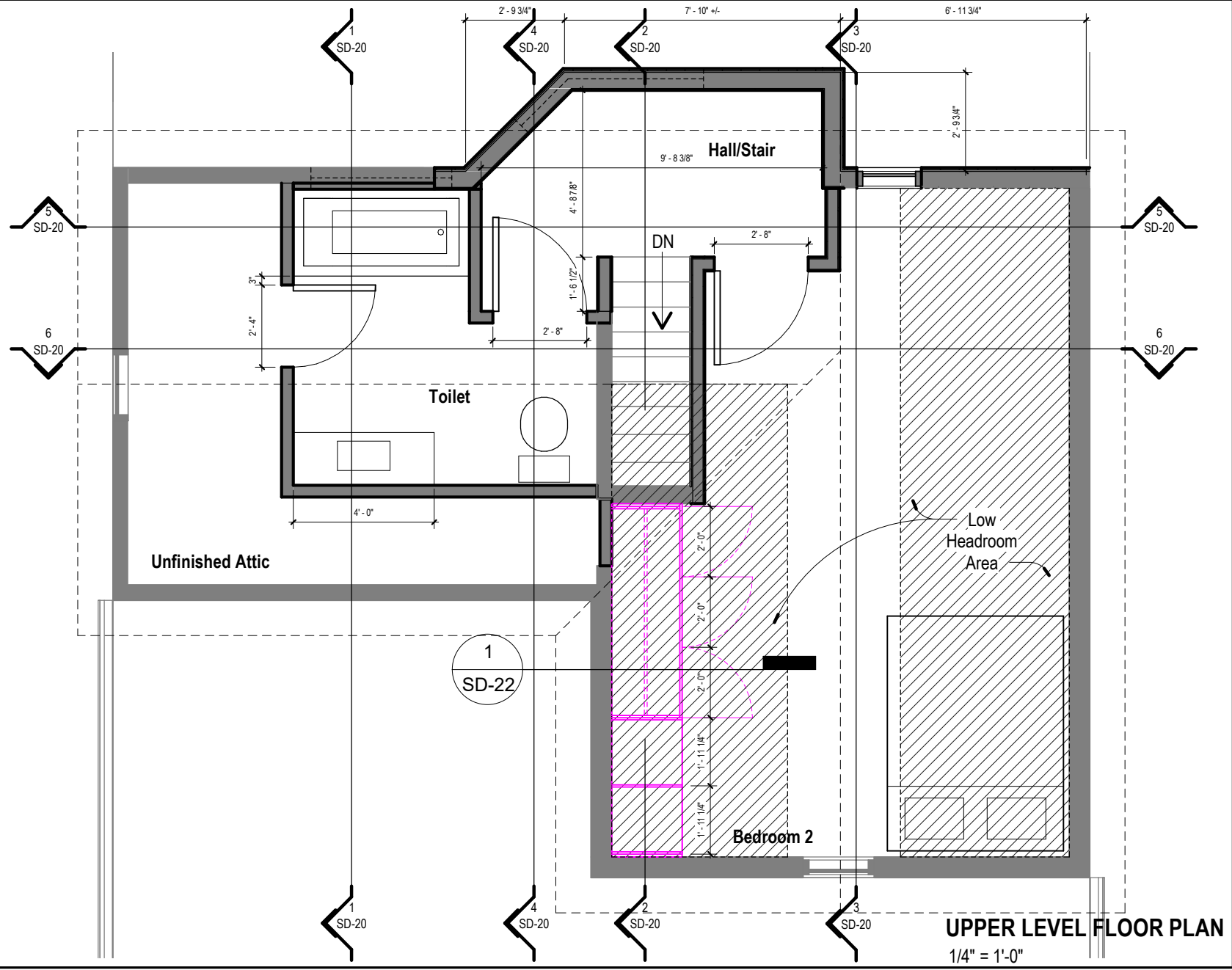
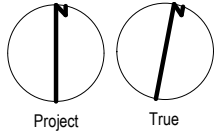
MAIN LEVEL
100'-0"

2 DEMOLITION @ NORTH ELEV.
1/8" = 1'-0"



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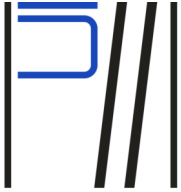
UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

1112 WEST
LIBERTY

Schematic Design
7.31.2020

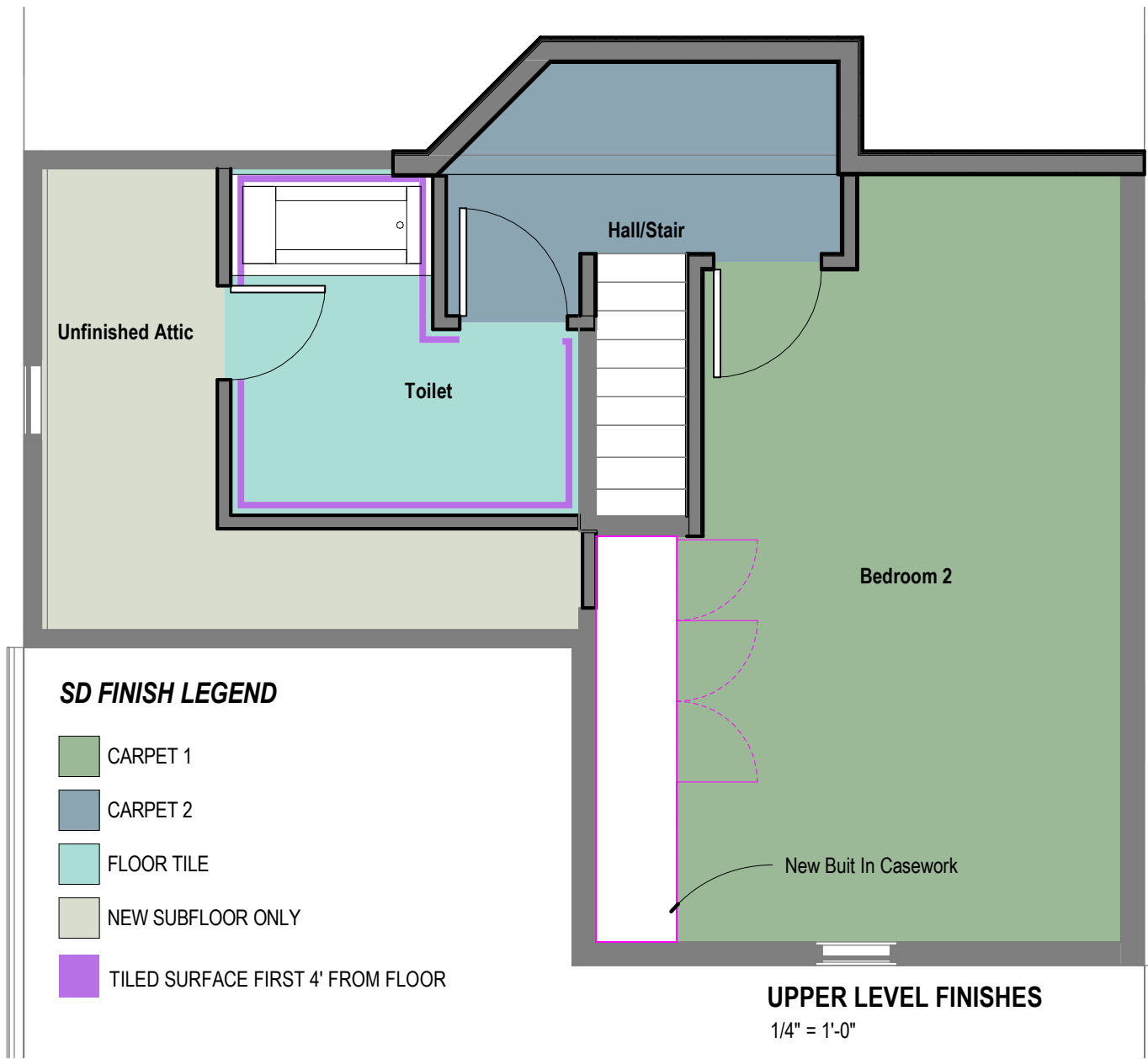
PROPOSED UPPER LEVEL PLAN

SD-17








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SD FINISH LEGEND

-  CARPET 1
-  CARPET 2
-  FLOOR TILE
-  NEW SUBFLOOR ONLY
-  TILED SURFACE FIRST 4' FROM FLOOR

UPPER LEVEL FINISHES

1/4" = 1'-0"

1112 WEST
LIBERTY

Schematic Design

7.31.2020

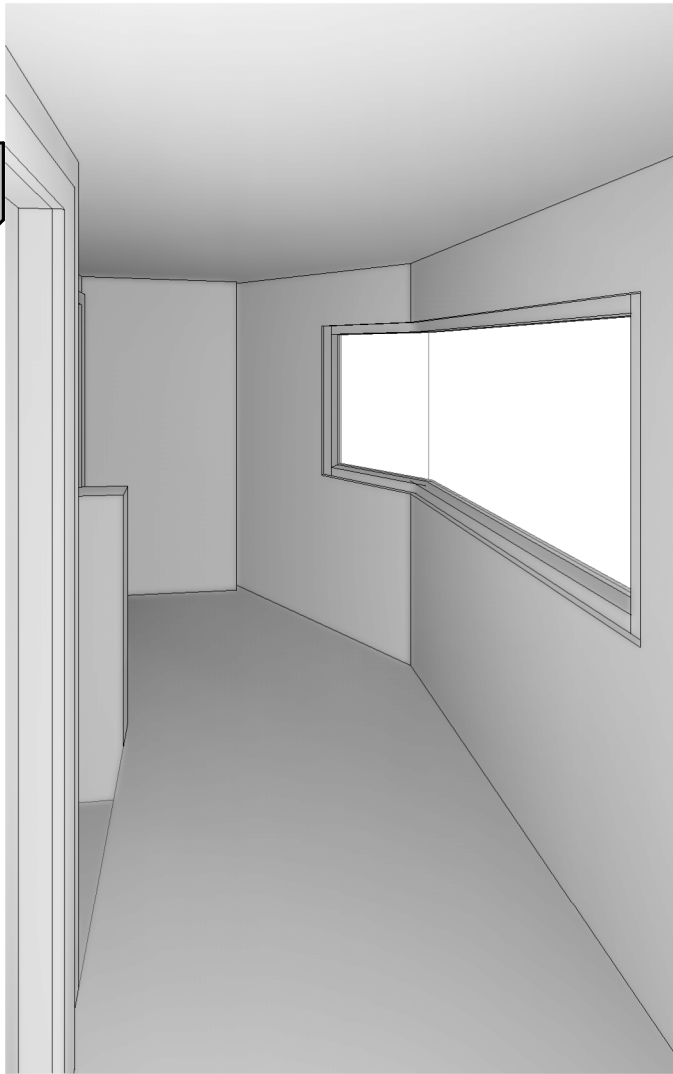
PROPOSED FINISH DIAGRAM

SD-18

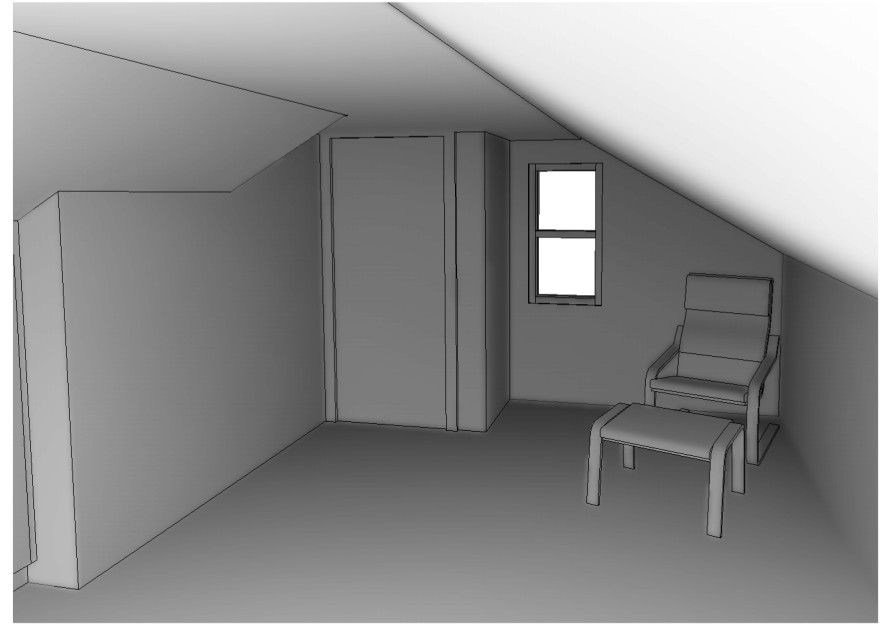


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ARCHITECTS + BUILDERS

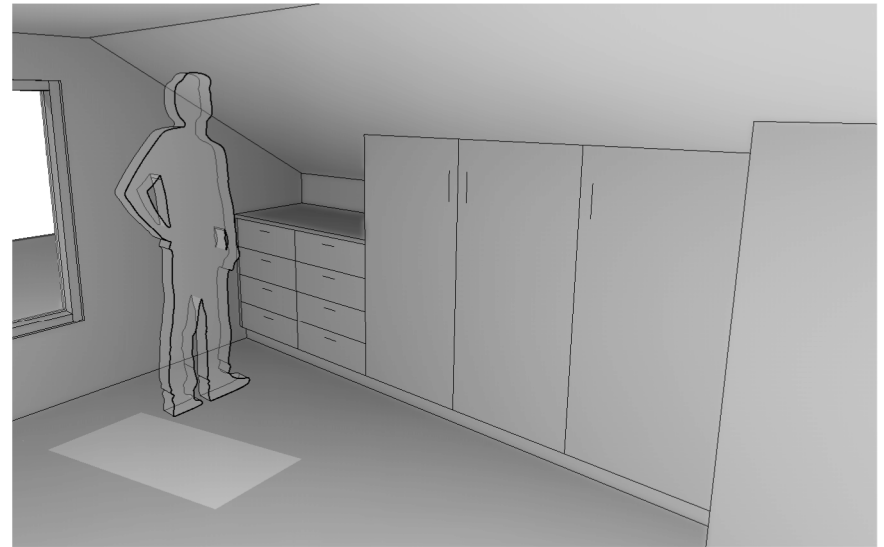
NOT FOR
CONSTRUCTION



3 UPPER LEVEL HALL VIEW



2 UPPER LEVEL BR NOOK VIEW



1 UPPER LEVEL BR CASEWORK

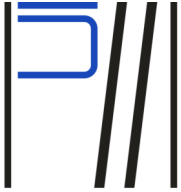
1112 WEST
LIBERTY

Schematic Design

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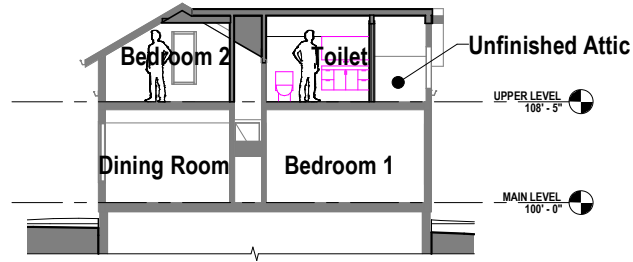
UPPER LEVEL INTERIOR 3D VIEWS

SD-19

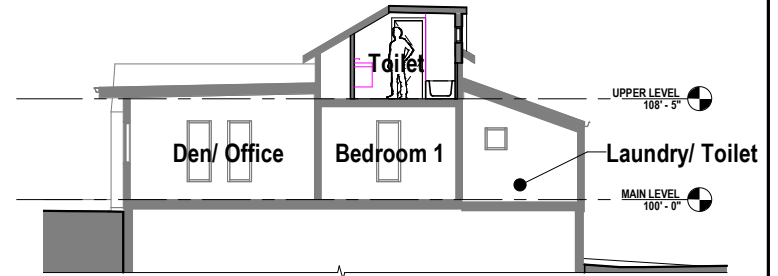


IN PARALLEL
ARCHITECTS + BUILDERS

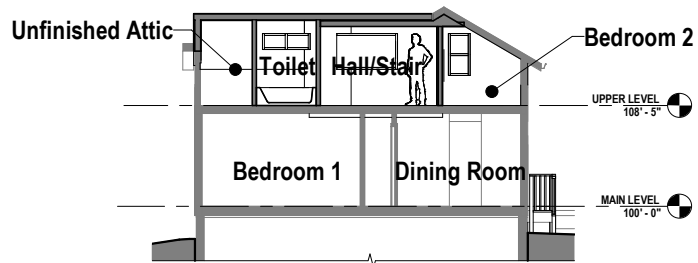
**NOT FOR
CONSTRUCTION**



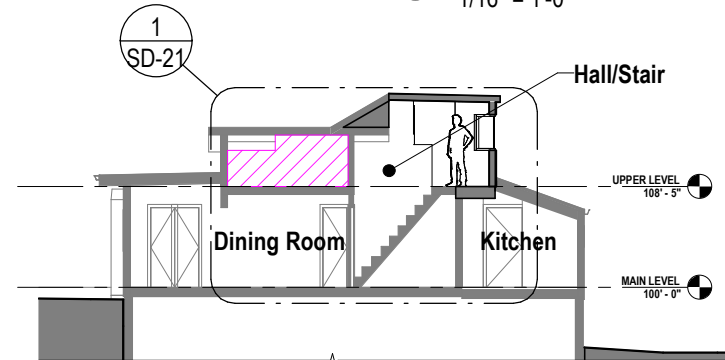
6 OPTION A SECTION F
1/16" = 1'-0"



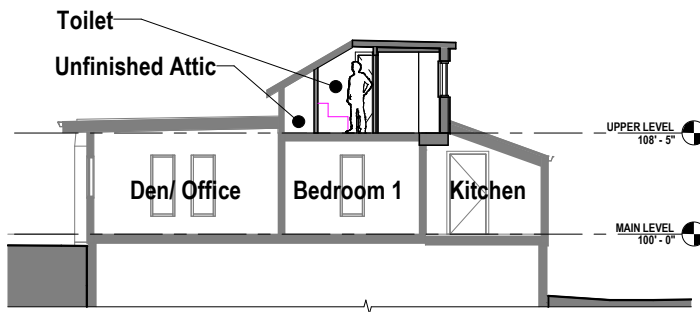
1 OPTION A SECTION A
1/16" = 1'-0"



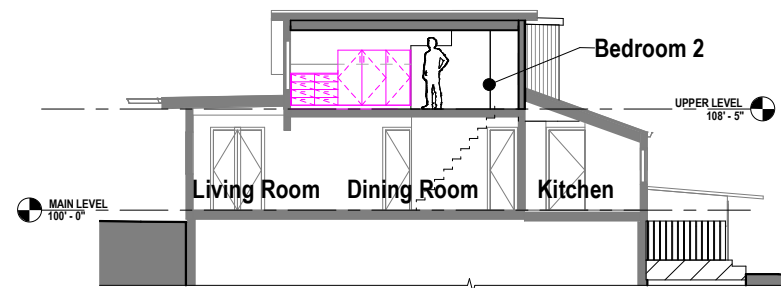
5 OPTION A SECTION E
1/16" = 1'-0"



2 OPTION A SECTION B
1/16" = 1'-0"



4 OPTION A SECTION D
1/16" = 1'-0"



3 OPTION A SECTION C
1/16" = 1'-0"

1112 WEST
LIBERTY

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PROPOSED BUILDING SECTIONS

SD-20



IN PARALLEL
ARCHITECTS + BUILDERS

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CONSTRUCTION**

EXISTING RIDGE
HEIGHT TO REMAIN

WALL LOCATION IN
FUTURE STAIR SCENARIO -
NOT IN CURRENT
PROJECT SCOPE

DEMOLISHED EXISTING,
UPPER LEVEL ROOF,
CEILING, & WALLS

NEW ROOF SYSTEM ON
2X6 FRAMING @ 12" O.C.

NEW EXTERIOR WALL
W/ VERTICAL CLADDING

NEW WINDOW

LAP NEW ROOF FRAMING
ONTO EXISTING FLOOR
FRAMING TO BEAR ON
EXISTING WALL FRAMING

NEW ROOF @ NEW
FLOOR FRAMING
LOCATION

UPPER LEVEL
108'-5"

NEW WOOD
BEAM

NEW 2X10
FLOOR
FRAMING

NEW DISCONT.
BLOCKING

EXISTING STAIR
TO REMAIN

FUTURE STAIR LOCATION INDICATED
BY DASHED LINE - NOT PART OF
CURRENT PROJECT SCOPE

CLOSET
BELOW STAIR

MAIN LEVEL
100'-0"

KITCHEN MAIN LEVEL
99'-10"

1 ENLARGED STAIR SECTION
3/8" = 1'-0"

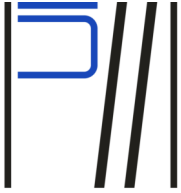
1112 WEST
LIBERTY

Schematic Design

7.31.2020

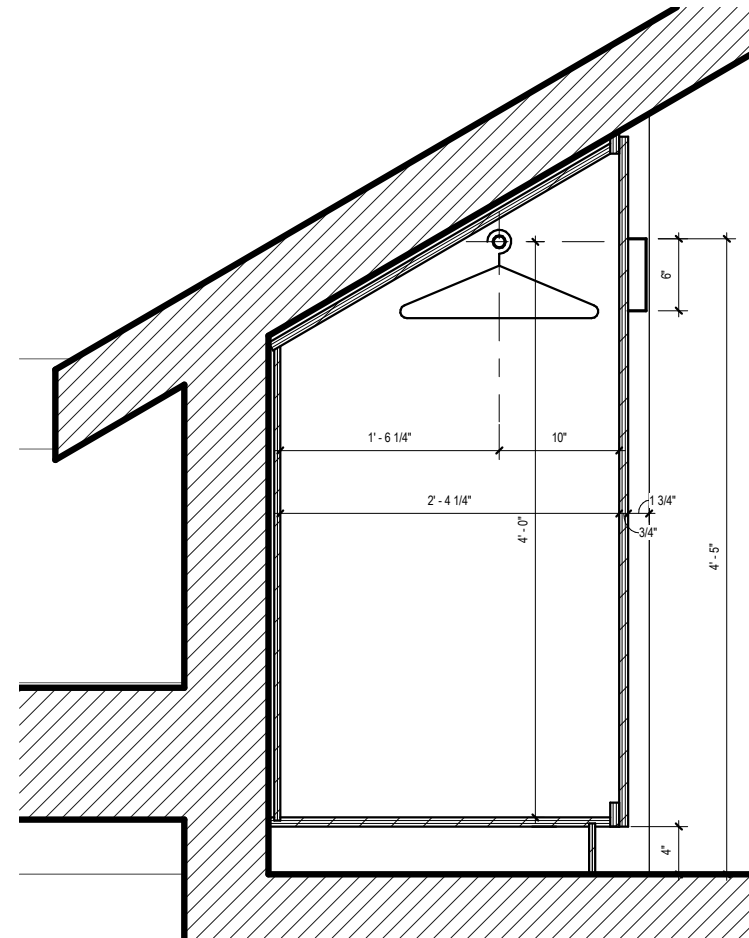
STAIRWELL

SD-21



IN PARALLEL
ARCHITECTS + BUILDERS

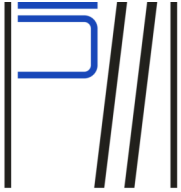
**NOT FOR
CONSTRUCTION**



**SECTION DETAIL @ NEW
CABINET**

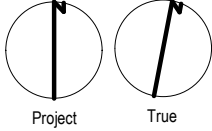
1

3/4" = 1'-0"



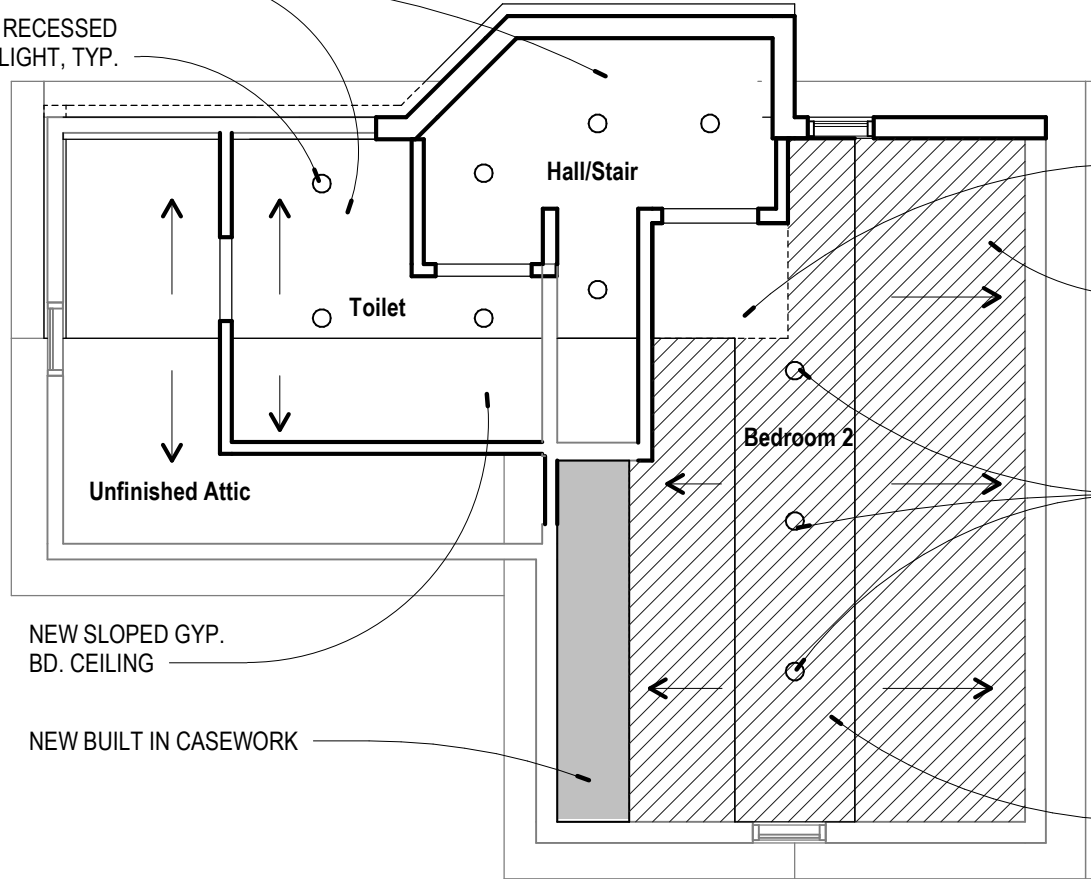
IN PARALLEL
ARCHITECTS + BUILDERS

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CONSTRUCTION**



NEW SLOPED GYP.
BD. CEILING

NEW RECESSED
CAN LIGHT, TYP.



NEW GYP. BD. CEILING
TO MATCH EXISTING

EXISTING CEILING
TO REMAIN INSIDE
HATCHED AREA

NEW RECESSED CAN
LIGHTING FIXTURE IN
EXISTING GYP. BD. CEILING

NEW SLOPED GYP.
BD. CEILING

NEW BUILT IN CASEWORK

EXISTING HORIZONTAL
CEILING AT 6'7" A.F.F.

UPPER LEVEL RCP

3/16" = 1'-0"

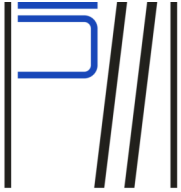
1112 WEST
LIBERTY

Schematic Design

7.31.2020

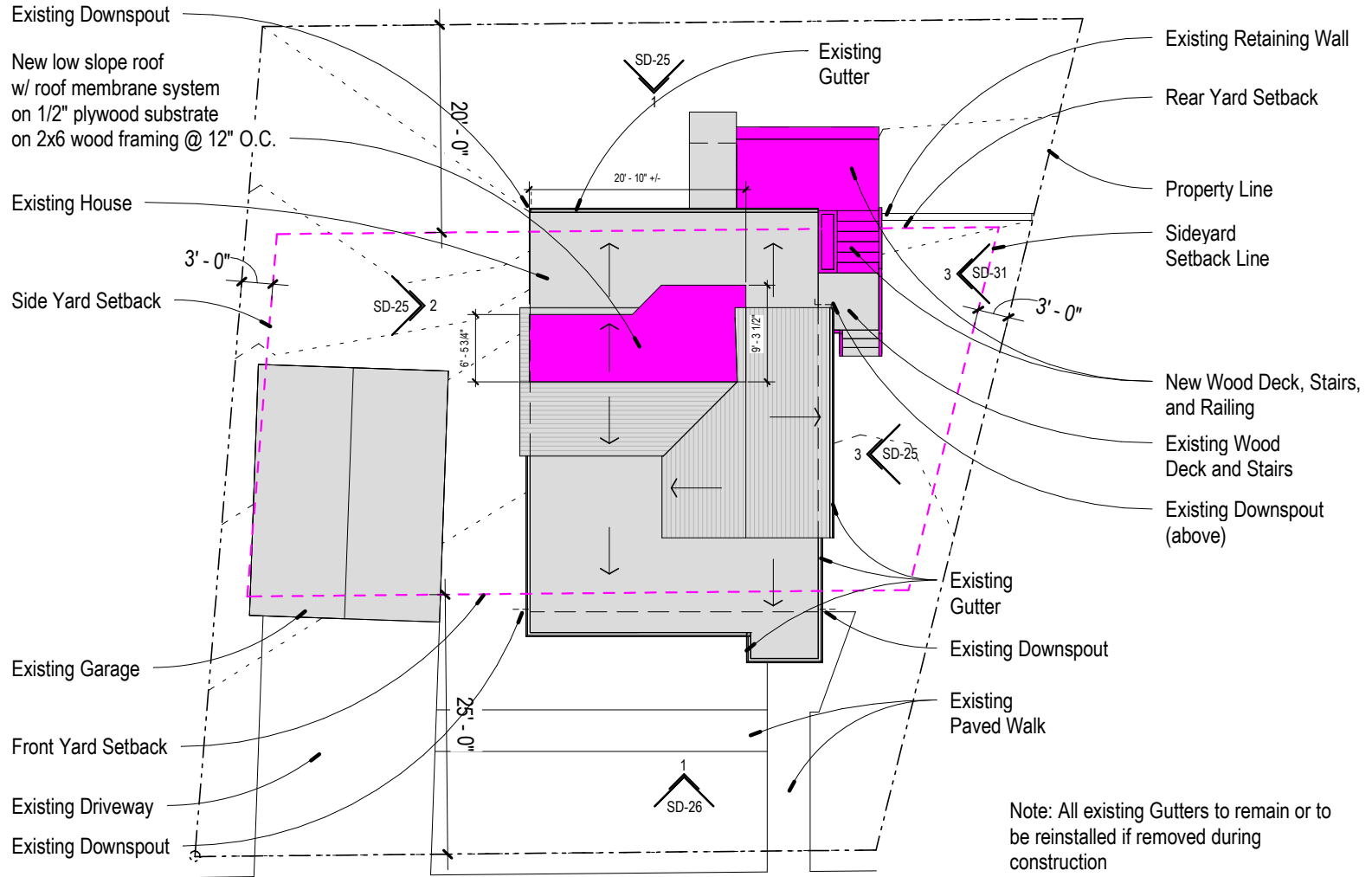
PROPOSED REFLECTED CEILING PLAN

SD-23

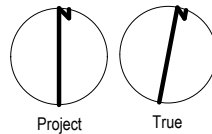


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= Proposed Work



GRAPHIC SITE PLAN OPTION A

1/16" = 1'-0"

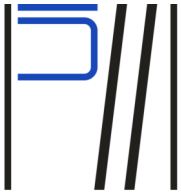
1112 WEST LIBERTY

Schematic Design

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PROPOSED SITE PLAN

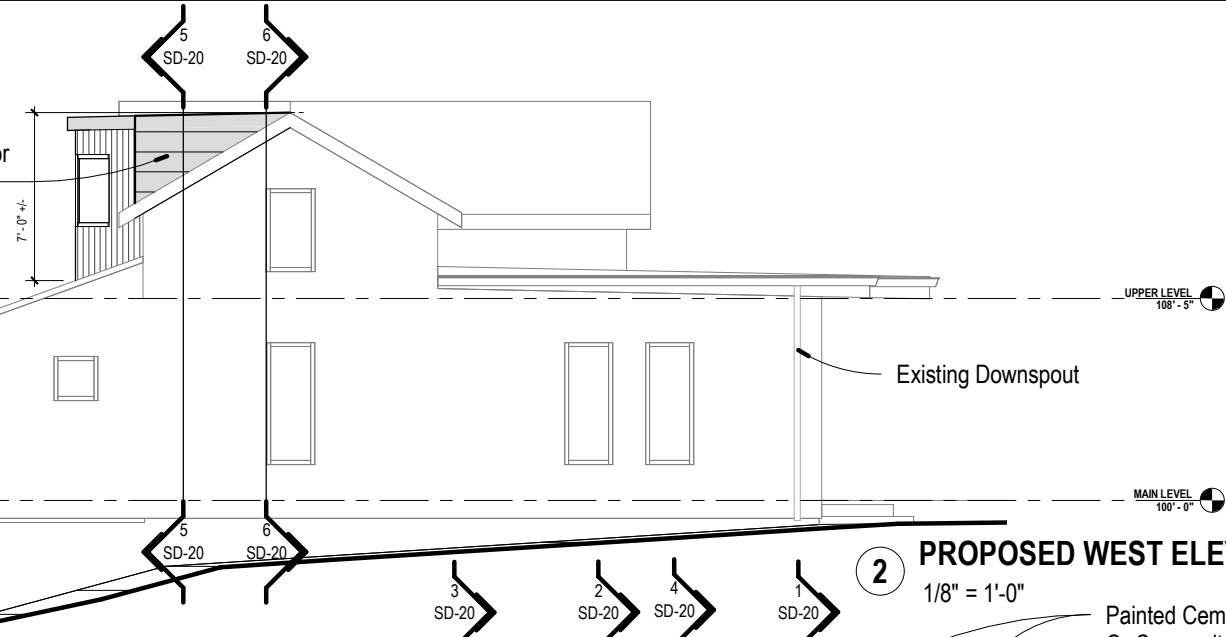
SD-24



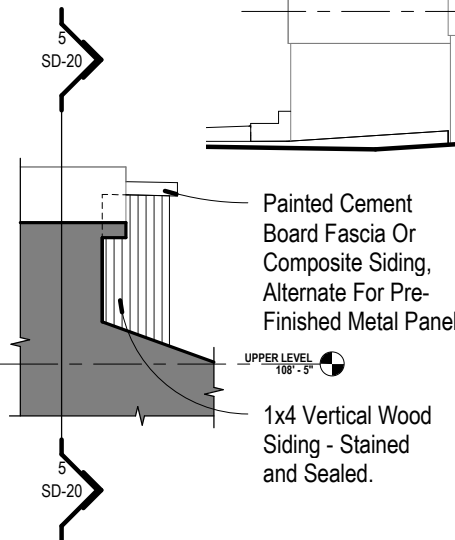
IN PARALLEL
ARCHITECTS + BUILDERS

**NOT FOR
CONSTRUCTION**

Painted Cement Board Siding Or
Composite Siding - Color To
Match North Fascia, Alternate For
Pre-Finished Metal Panel



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"



3 PARTIAL PROPOSED EAST ELEVATION
1/8" = 1'-0"

Painted Cement Board Fascia Or
Composite Siding, Alternate For
Pre-Finished Metal Panel

New Operable Window

Existing Downspout

New 1x4 Vertical Wood
Siding Stained and Sealed
on existing Substrate

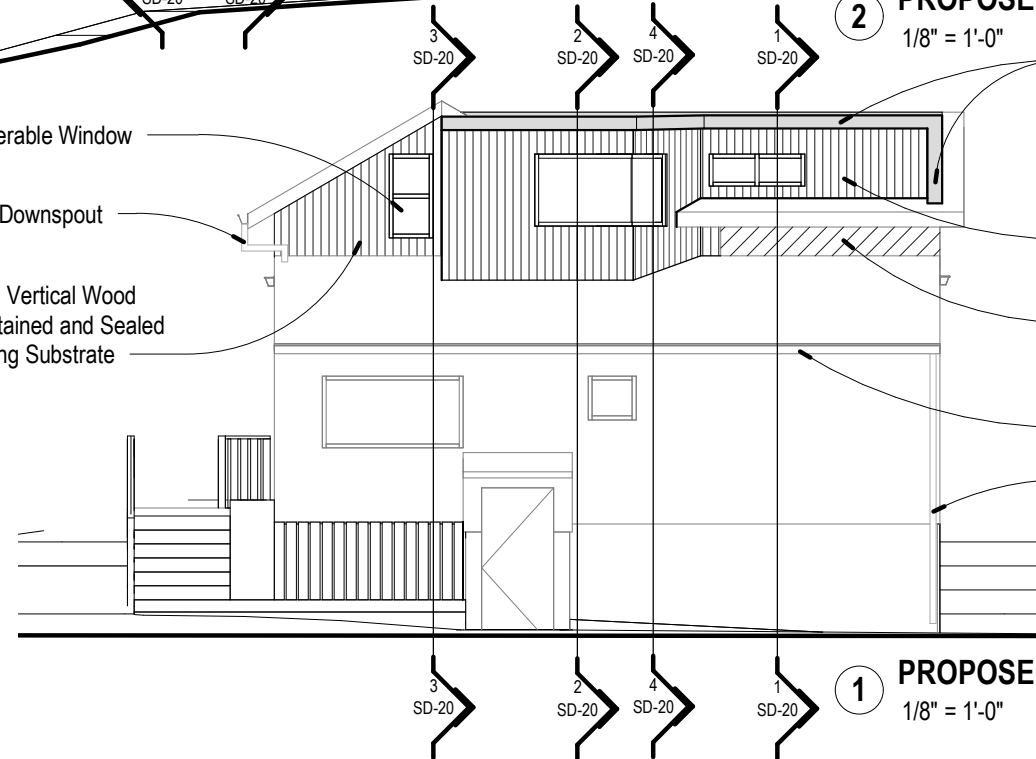
Painted Cement Board Fascia
Or Composite Siding, Alternate
For Pre-Finished Metal Panel

1x4 Vertical Wood Siding -
Stained and Sealed.

Paint Existing Wall In
Hatched Area - Color
to Match Existing

Existing Gutter

Existing Downspout



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

1112 WEST
LIBERTY

Schematic Design

7.31.2020

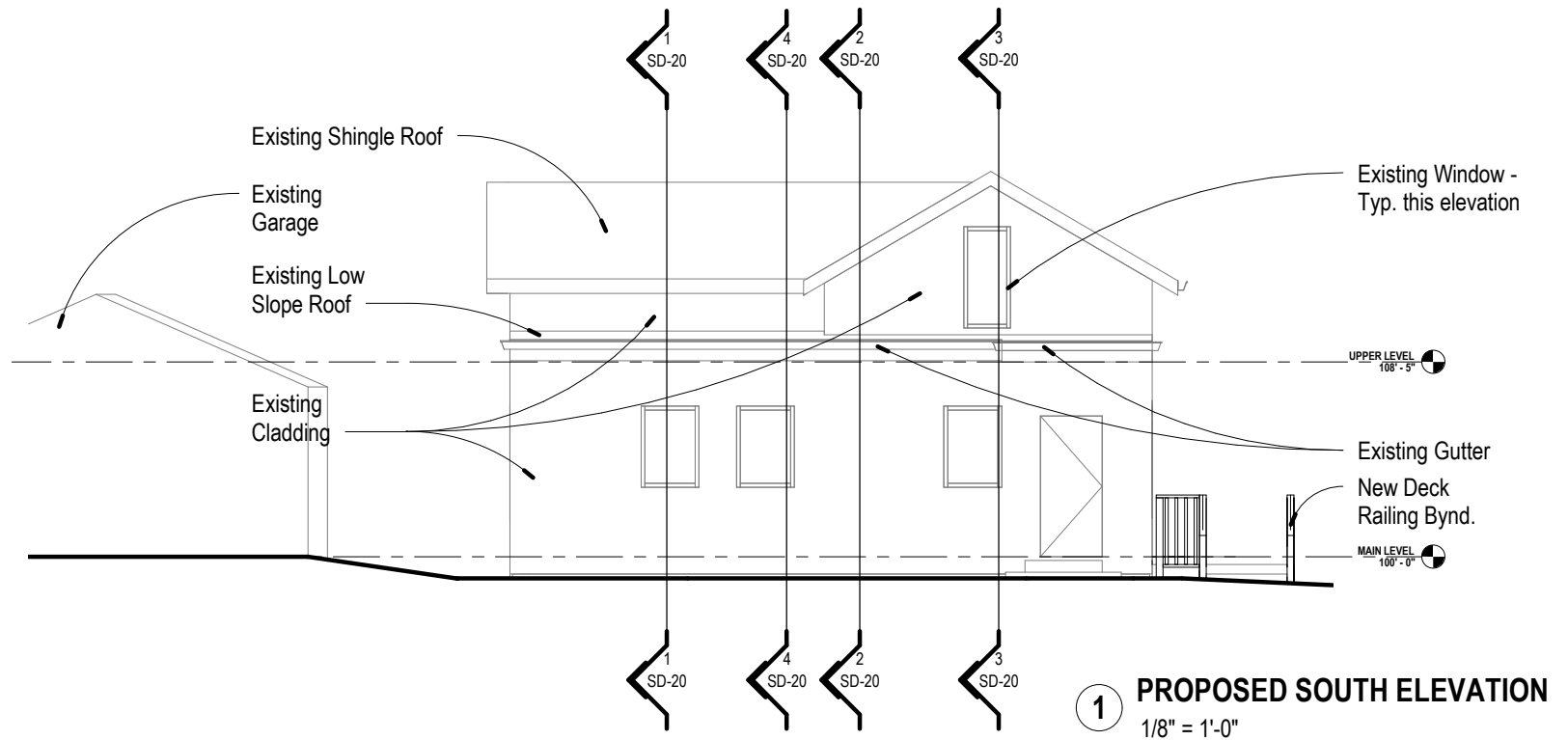
PROPOSED ELEVATIONS

SD-25



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ARCHITECTS + BUILDERS

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CONSTRUCTION**



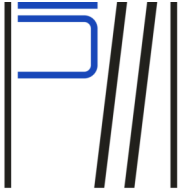
1112 WEST
LIBERTY

Schematic Design

7.31.2020

PROPOSED SOUTH ELEVATION

SD-26



IN PARALLEL
ARCHITECTS + BUILDERS

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CONSTRUCTION**



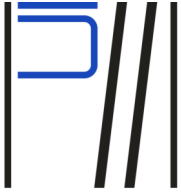
1112 WEST
LIBERTY

Schematic Design

7.31.2020

**PROPOSED RENDERING @
NORTH ELEVATION**

SD-27



IN PARALLEL
ARCHITECTS + BUILDERS

**NOT FOR
CONSTRUCTION**



1112 WEST
LIBERTY

Schematic Design

7.31.2020

**PROPOSED RENDERING @ NW
CORNER**

SD-28



IN PARALLEL
ARCHITECTS + BUILDERS

**NOT FOR
CONSTRUCTION**



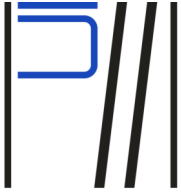
1112 WEST
LIBERTY

Schematic Design

7.31.2020

**PROPOSED RENDERING @ NE
CORNER**

SD-29



IN PARALLEL
ARCHITECTS + BUILDERS

**NOT FOR
CONSTRUCTION**



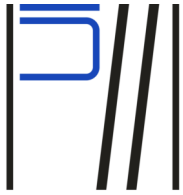
1112 WEST
LIBERTY

Schematic Design

7.31.2020

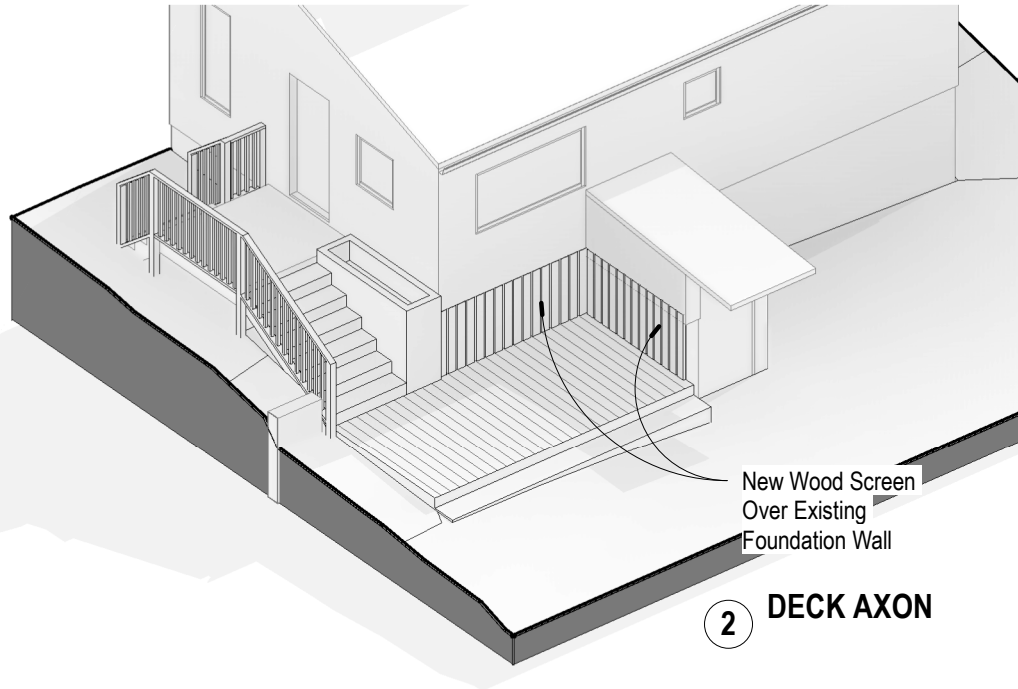
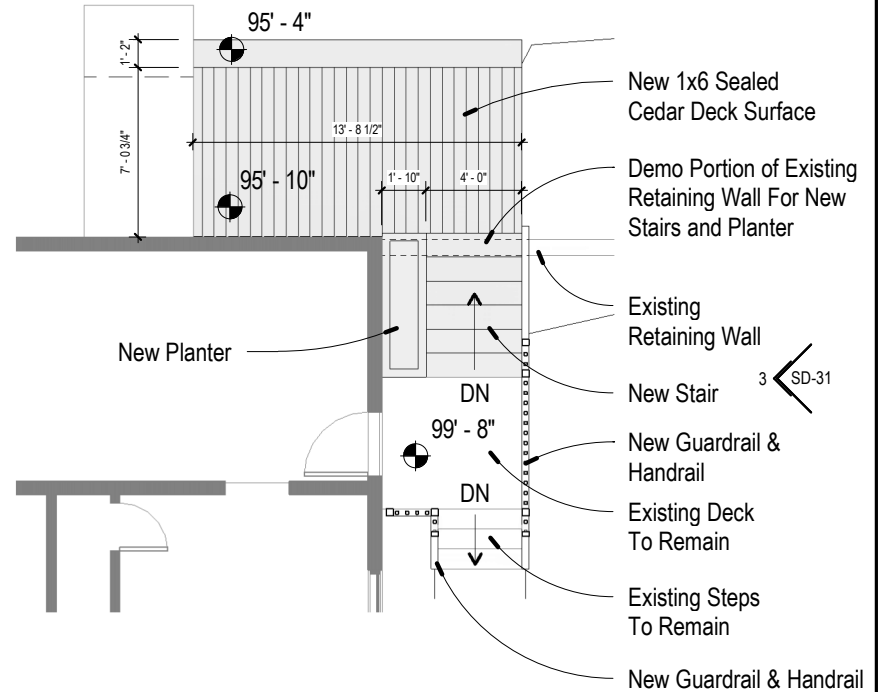
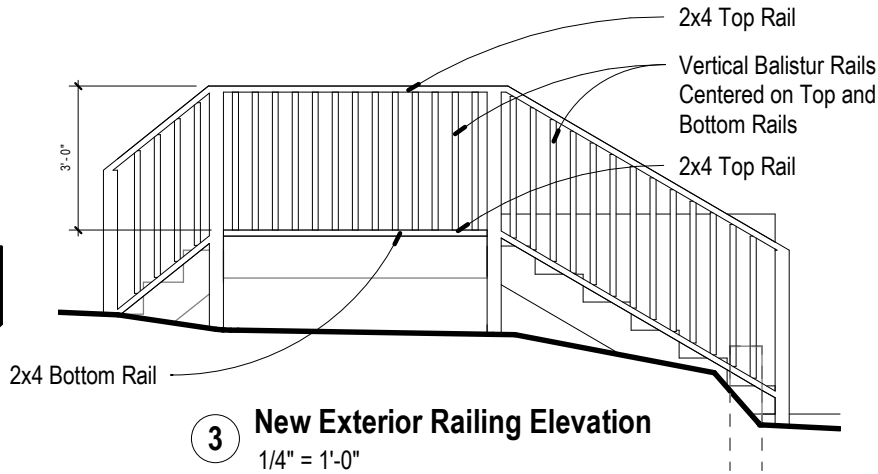
**PROPOSED RENDERING @
BIRDS EYE**

SD-30



IN PARALLEL
ARCHITECTS + BUILDERS

**NOT FOR
CONSTRUCTION**



1112 WEST
LIBERTY

Schematic Design

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PROPOSED EXTERIOR DECK

SD-31