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1850 Grass Lake Rd., Manchester MI




315 Mulholland

HDC Review and description of proposed work to the exterior of the home.

1. Remove existing masonry chimney, replace with a faux chimney, new chimney will be built with a real brick veneer to maintain the historical look.
We are removing the chimney thru to the basement to add an interior 1st floor ½ bath.
2. R/R 5 windows on the 2nd floor, 3 double hung that are post 1945 and in poor shape. Proposed new windows are the same size and location, they will have NO grilles.
3. R/R kitchen window: Remove existing “garden box window” and install new double hung window, with a bump out, see drawing.
4. R/R kitchen entry door with new full lite door, existing door is in poor shape. This door faces the back yard.
5. R/R existing sliding door in dining room with new French door, outswing.
6. Install 4 new skylights in front and back bedroom ceiling.

Note: All new exterior trim and siding will be the same , no changes to any widths or profiles.



2 Skylites on each side of home

MULHOLLAND HOUSE RENOVATION

315 MULHOLLAND AVE, ANN ARBOR, MI, 48103

CONSTRUCTION SET - 2/10/2023

PROJECT DESCRIPTION

RENOVATIONS OF AN EXISTING HISTORIC ONE-STORY WOOD-FRAMED SINGLE FAMILY HOME.

LEGAL DESCRIPTION

PARCEL ID 09-09-29-209-038
 ZONING CODE R2A
 PARCEL USE CODE 401
 PARCEL USE DESCR. RESIDENTIAL

HISTORIC DISTRICT YES - OLD WEST SIDE H.D.
 OPPORTUNITY ZONE NO

PARCEL SQ FT 7,273

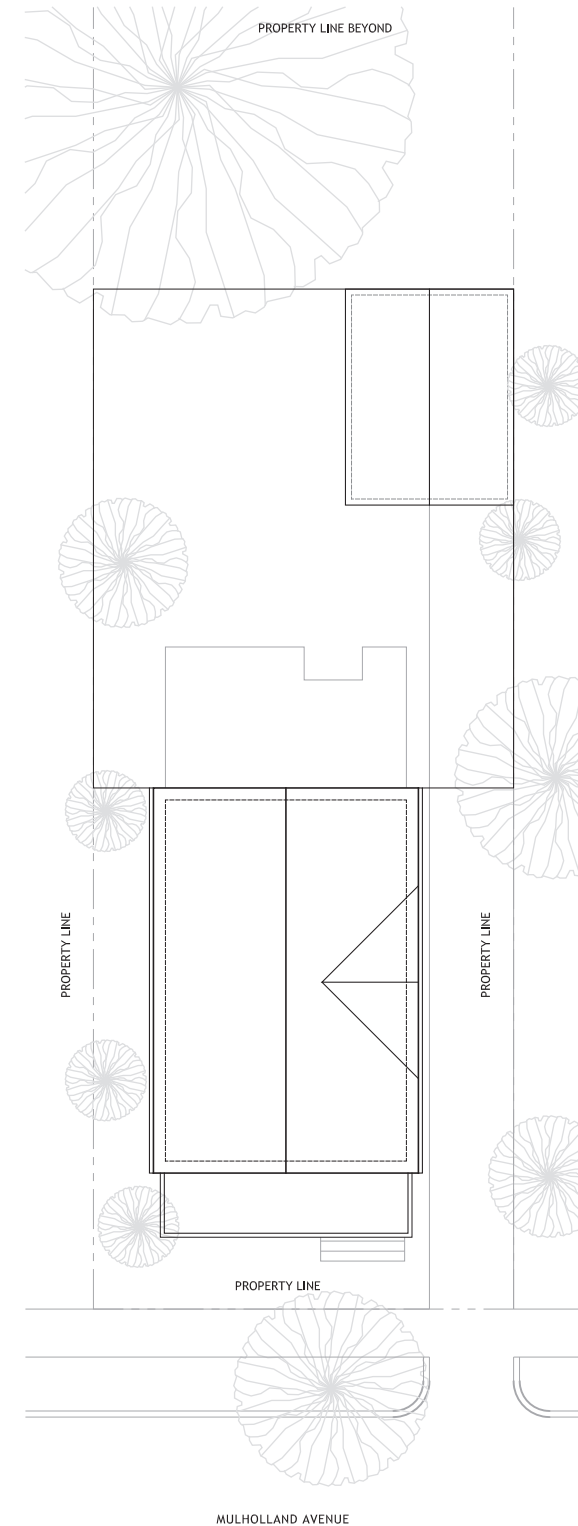
LOT 18 MURRAYS ADDITION
 ALSO E 86.8 FT OF N 40 FT OF S 240 FT
 OUTLOT A BLK 3 ASSESSORS PLAT NO 3

DRAWING INDEX

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GENERAL NOTES

- The information contained on these drawings with regard to existing conditions of construction is provided for the convenience of the general contractor in executing the work. Every attempt has been made to provide complete and accurate representations of such existing conditions. This interpretation has been taken from field observations. The Owner cannot and does not guarantee the accuracy of any such information and assumes no liability therefore.
- The information contained in these drawings with regard to existing conditions of construction in no way releases the General Contractor or any sub-Contractors from the responsibility of verifying completely all field conditions relating to and affecting the execution of the work, as described in these contract documents.
- It is the responsibility of the General Contractor to field verify and document all existing dimensions, elevations and benchmarks, materials and methods of construction that may affect or be affected by new work, and to coordinate such discrepancies and/or conflicts involving anticipated existing conditions shall be brought to the attention of the Owner immediately.
- Field verification of existing conditions related to specific portions of the work shall be undertaken in advance. This will allow for the timely identification of existing conditions that may affect the scheduled installation of new work as designed and detailed, and avoid undue and unreasonable delays to the project should such conditions be discovered. Identifications of such conditions shall provide for a minimum period of ten (10) working days during which time the Owner will evaluate the conditions and make accommodations for new work.
- Codes: All codes having jurisdiction shall be observed strictly in the construction of this project, including all applicable State, City and National building, zoning, electrical, mechanical, plumbing and fire codes. The General Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the attention of the Architect.
- Errors and Omissions: Errors and omissions that may occur in the contract documents shall be brought to the attention of the Owner in writing and written instructions shall be obtained before proceeding with the work. The General Contractor will be held responsible for the results of any errors, discrepancies or omissions which the General Contractor failed to notify the Owner of before construction and or fabrication of the work.
- Job Conditions: The General Contractor and sub-contractors shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work.
- Work Necessary to complete construction: It is the purpose of these construction documents to describe a complete and finished project other than items marked "N. I. C." (not in contract).
- Clean up: The General Contractor shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint over-spray, and etc. All equipment, glazing, floors, and etc shall be left clean and ready for occupancy upon completion of the project.



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



1 SITE MAP
NTS



PROJECT:
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RENOVATION

LOCATION:
315 MULHOLLAND AVE,
ANN ARBOR, MI 48103

OWNER & DESIGNER:
ANDREW HERSCHER

CONTACT:
AHERSCHER@YAHOO.COM

DRAWING TITLE:
COVER / SITE

SCALE:
NTS

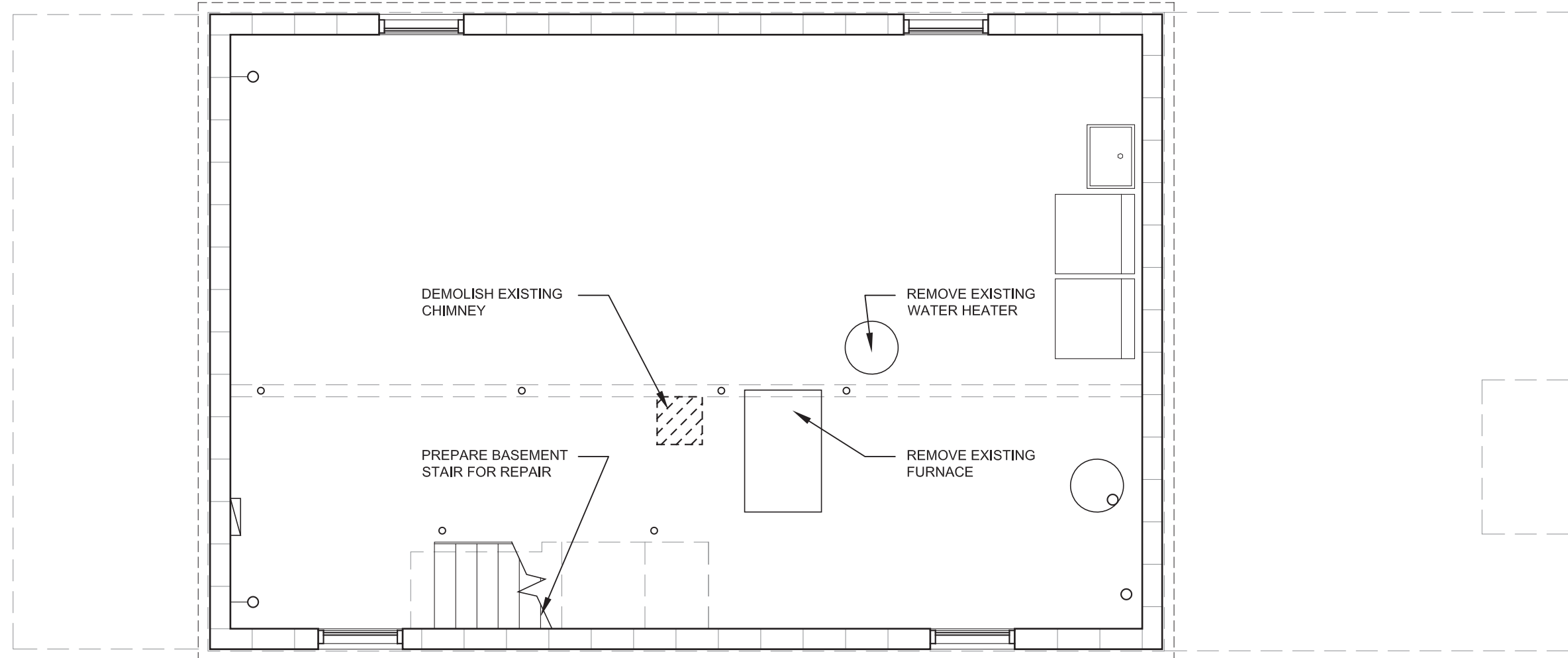
DRAWN BY:
TYLER SCHAAFSMA

DATE:
02.10.2023

SHEET NO.

A0.0

GENERAL NOTES:

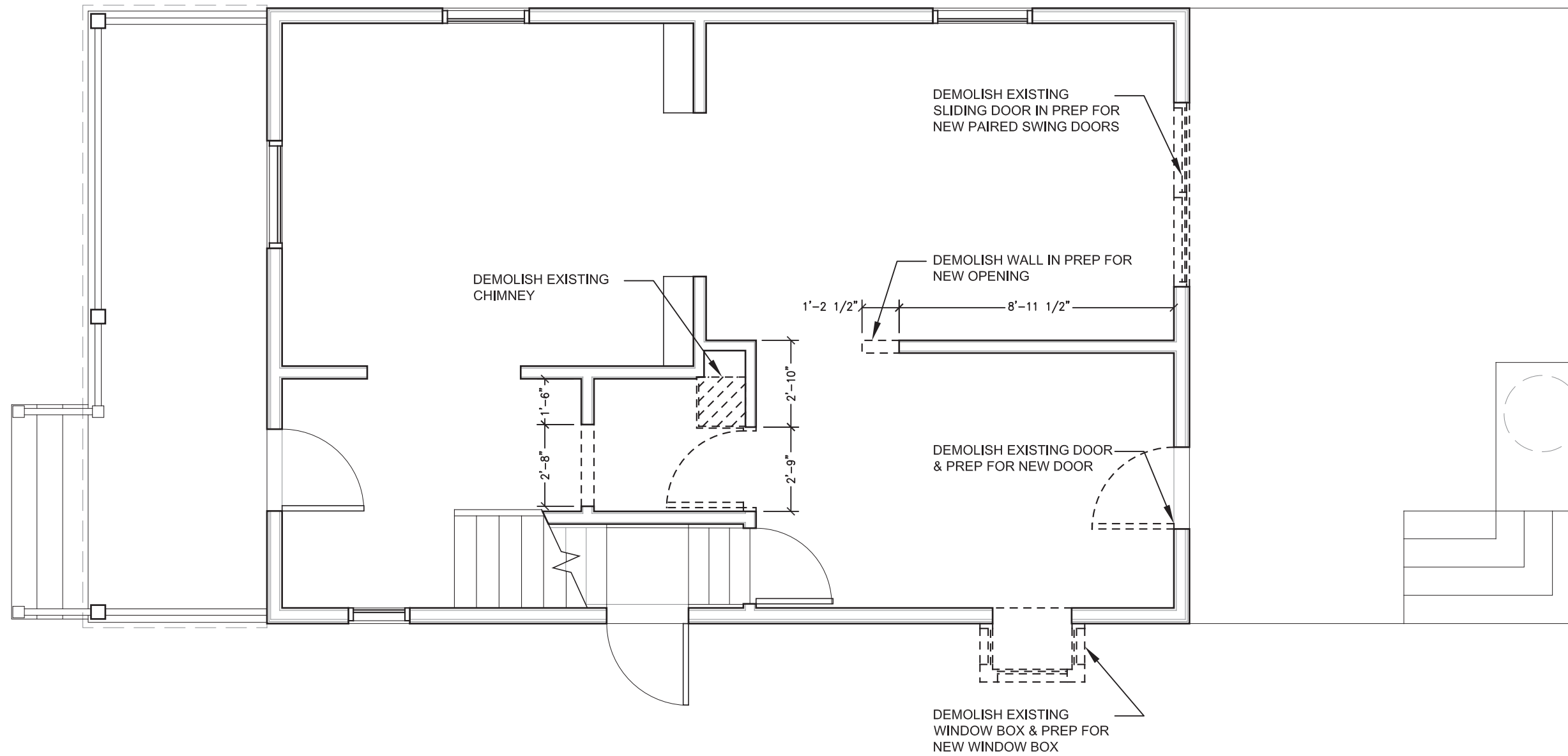


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CONTACT:
AHHERSCHER@YAHOO.COM

DRAWING TITLE:
BASEMENT FLOOR PLAN
SCALE:
1/4" = 1'-0"
DRAWN BY:
TYLER SCHAAFMSA
DATE:
02.10.2023

SHEET NO.
A1.1

GENERAL NOTES:



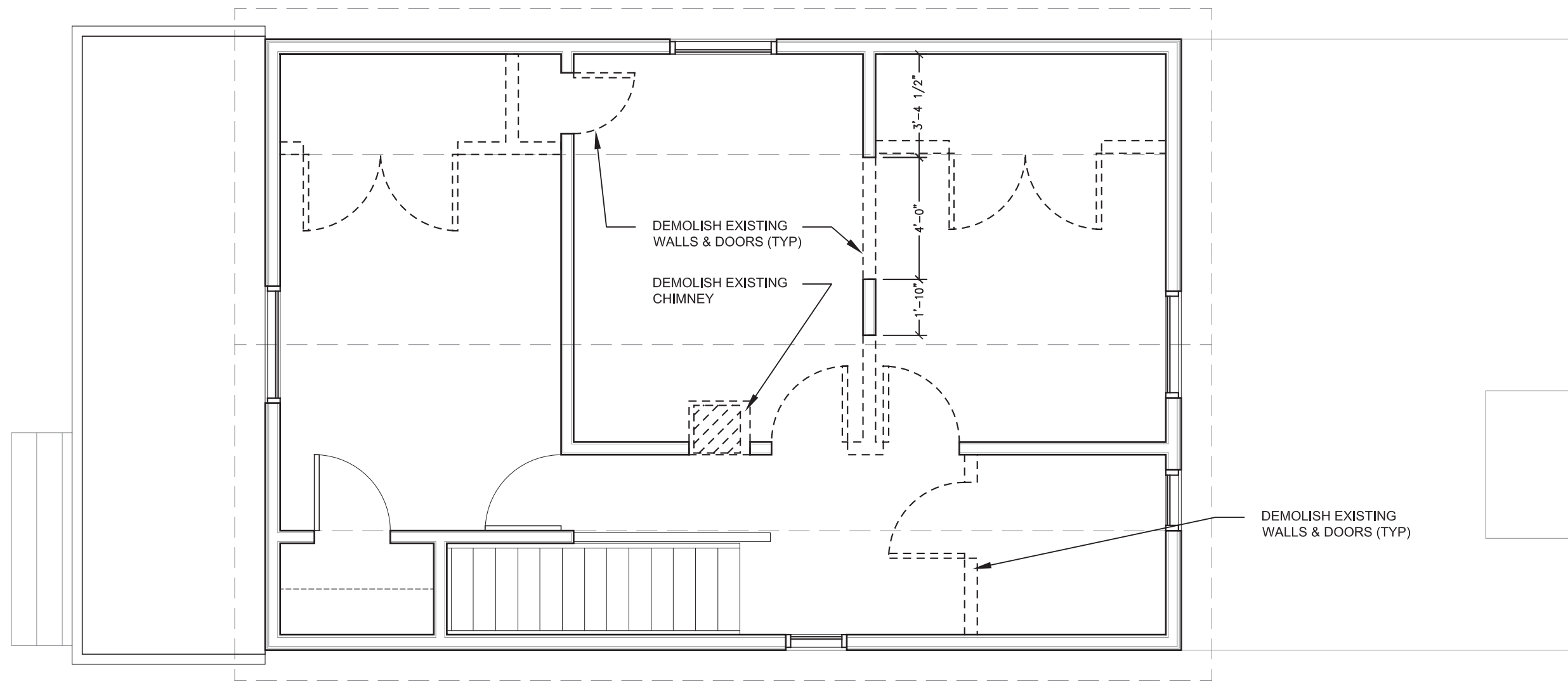
1 FIRST FLOOR PLAN - DEMOLITION

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DRAWING TITLE:
FIRST FLOOR PLAN
SCALE:
1/4" = 1'-0"
DRAWN BY:
TYLER SCHAAFSMA
DATE:
02.10.2023

SHEET NO.
A1.2

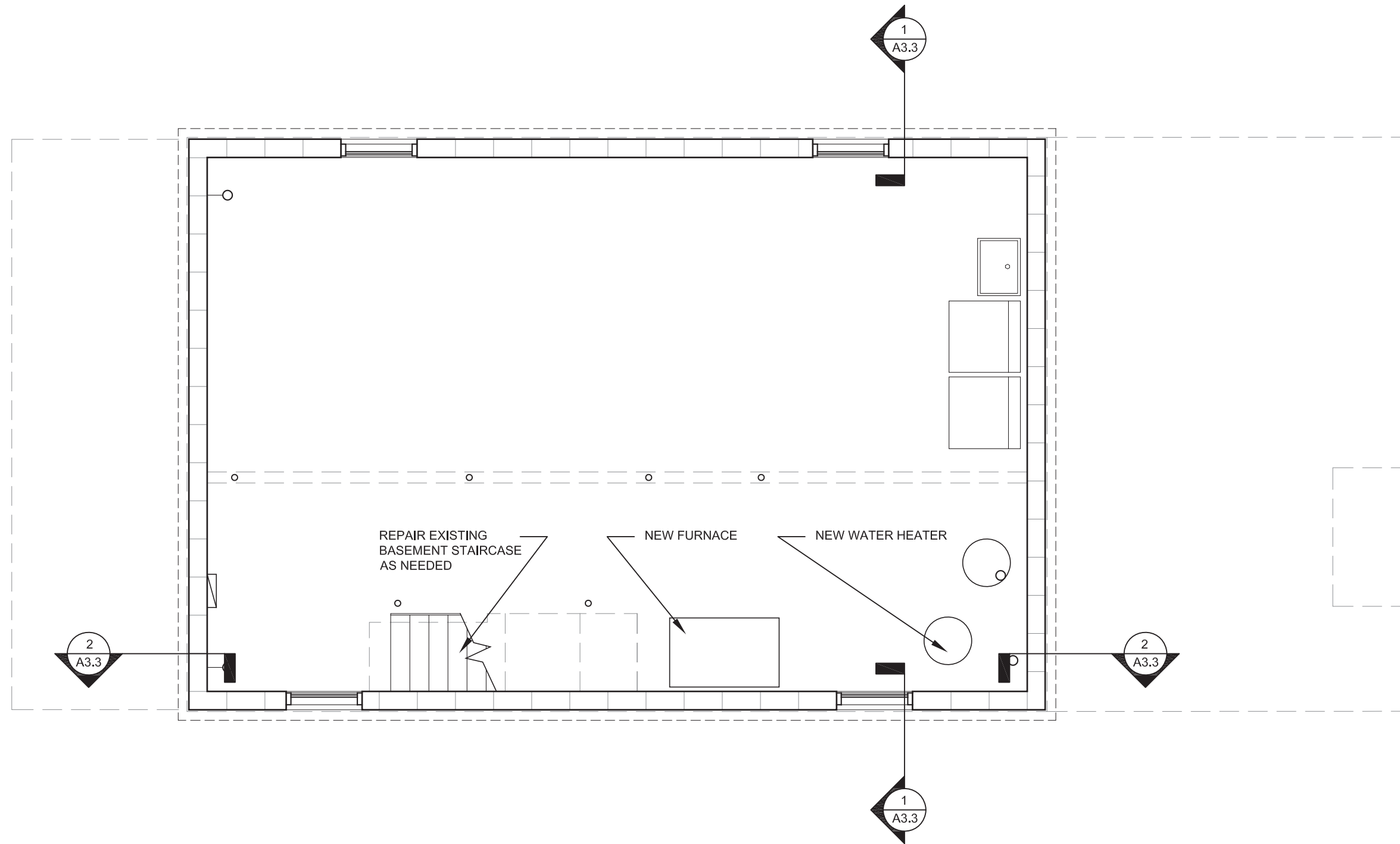
GENERAL NOTES:



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DRAWING TITLE:
SECOND FLOOR PLAN
SCALE:
1/4" = 1'-0"
DRAWN BY:
TYLER SCHAAFSA
DATE:
02.10.2023

SHEET NO.
A1.3



GENERAL NOTES:

- 1 - RESTORE + REUSE ALL EXISTING DOOR AND WINDOW MOLDING WHERE POSSIBLE. CONSULT WITH CLIENT.
- 2 - ALL SIDING AND TRIM TO BE REPAIRED AS NECESSARY TO MATCH EXISTING.
- 3 - CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 4 - NEW SUB-FLOOR THROUGHOUT ENTIRE FIRST & SECOND FLOOR
- 5 - NEW CELLULOSE INSULATION AT ALL EXTERIOR WALLS

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DRAWING TITLE:
BASEMENT FLOOR PLAN

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

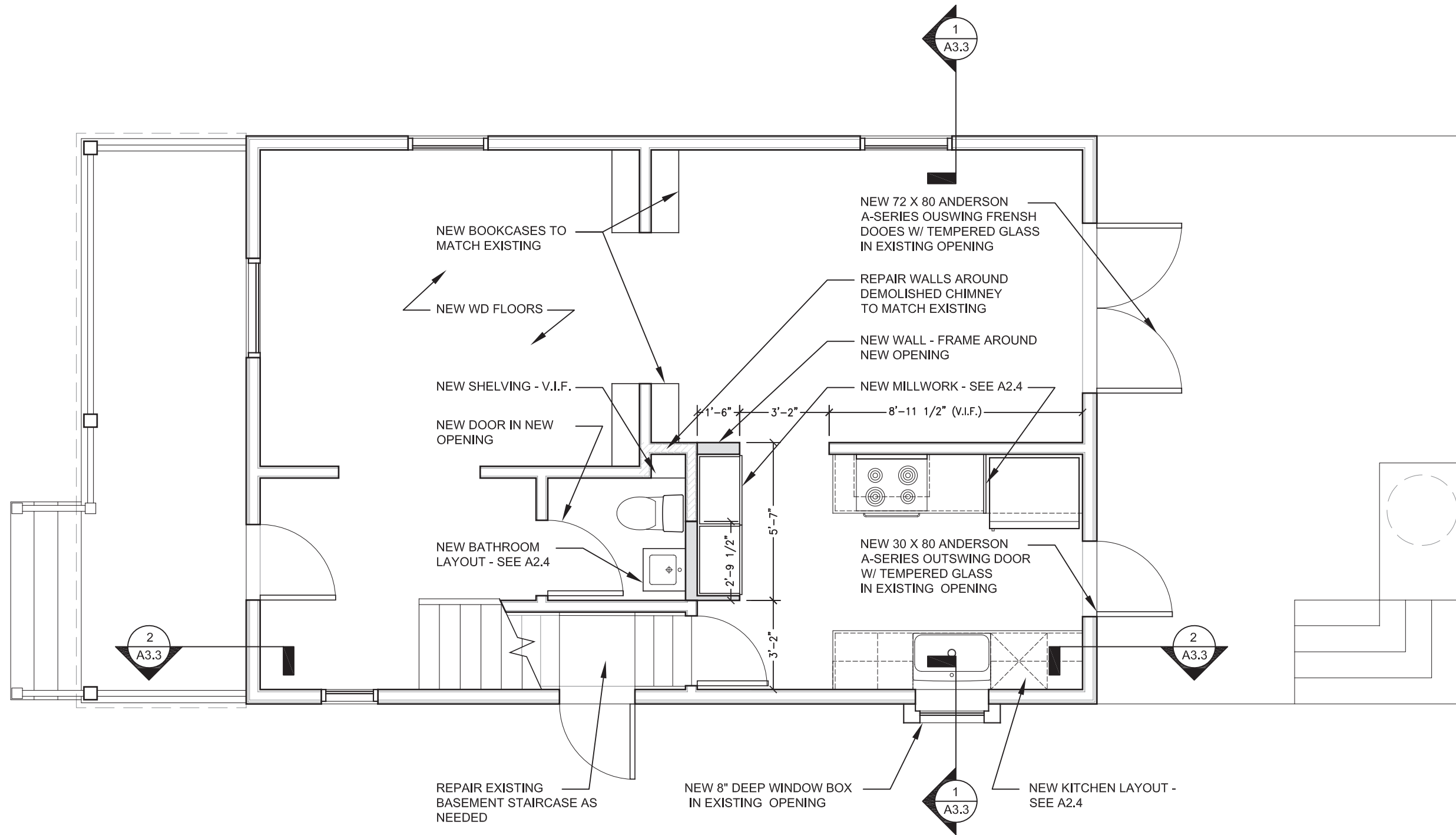
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DATE:
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SHEET NO.
A2.1

GENERAL NOTES:

- 1 - RESTORE + REUSE ALL EXISTING DOOR AND WINDOW MOLDING WHERE POSSIBLE. CONSULT WITH CLIENT.
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DRAWING TITLE:
FIRST FLOOR PLAN

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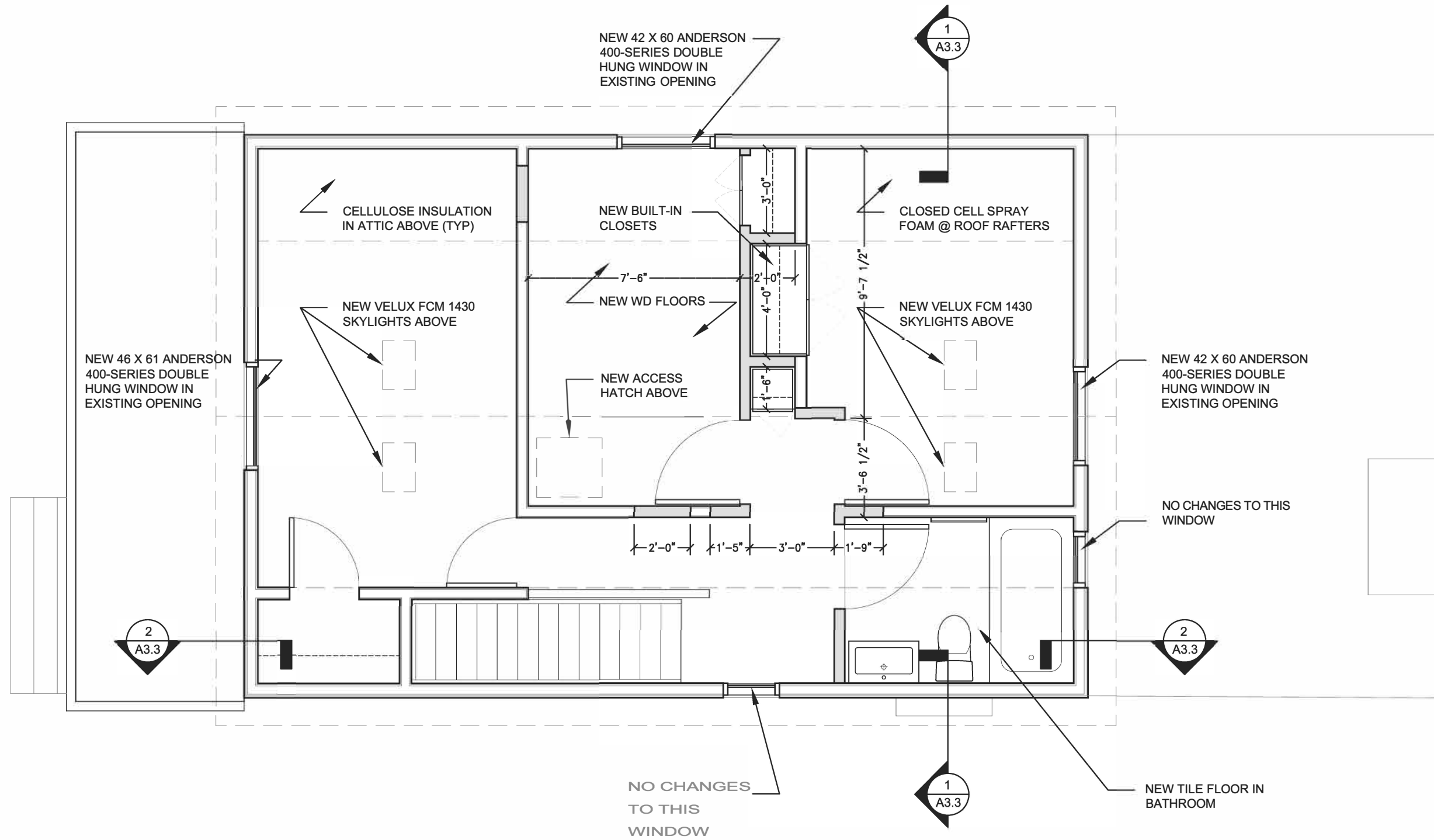
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DATE:
02.10.2023

SHEET NO.
A2.2

GENERAL NOTES:

- 1 - RESTORE + REUSE ALL EXISTING DOOR AND WINDOW MOLDING WHERE POSSIBLE. CONSULT WITH CLIENT.
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① SECOND FLOOR PLAN - RENOVATIONS

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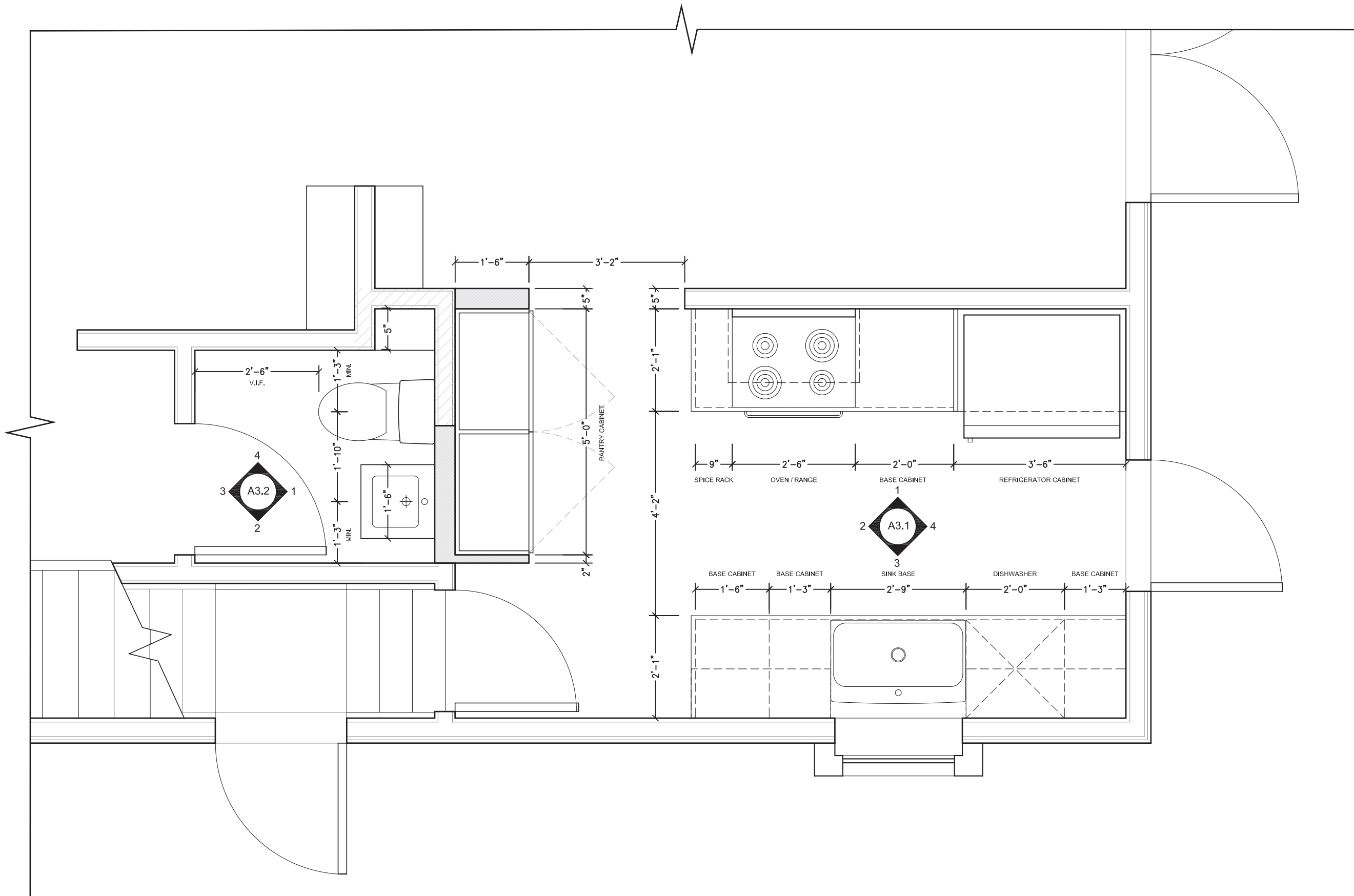
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SECOND FLOOR PLAN

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

DRAWN BY:
TYLER SCHAAFSMA

DATE:
02.10.2023

SHEET NO.
A2.3



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DRAWING TITLE:
FIRST FLOOR PLAN

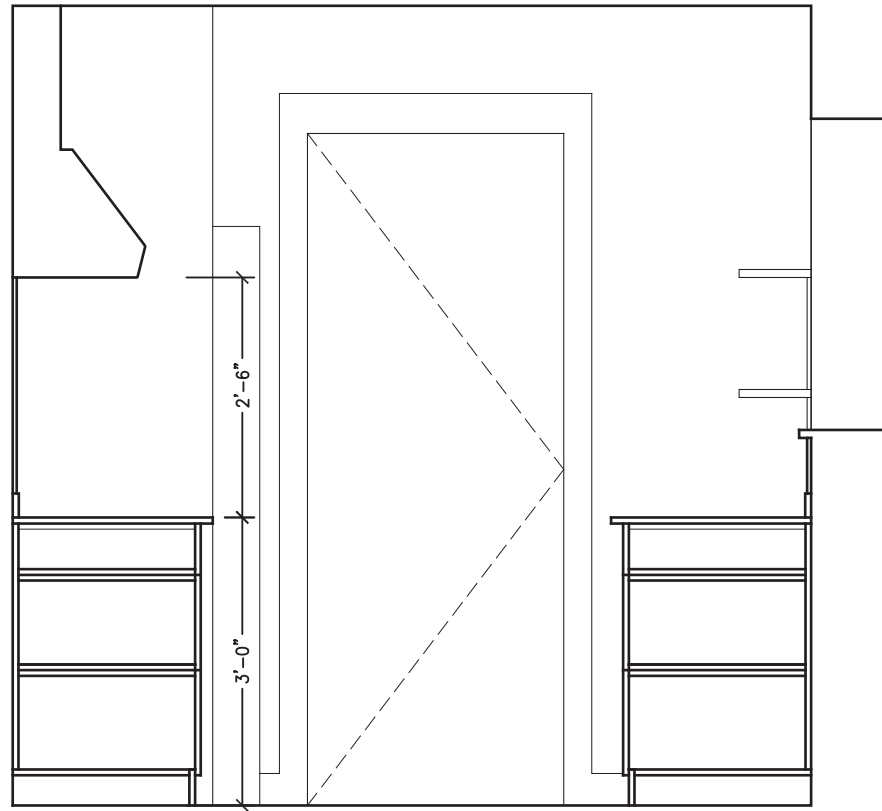
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TYLER SCHAAFSMA

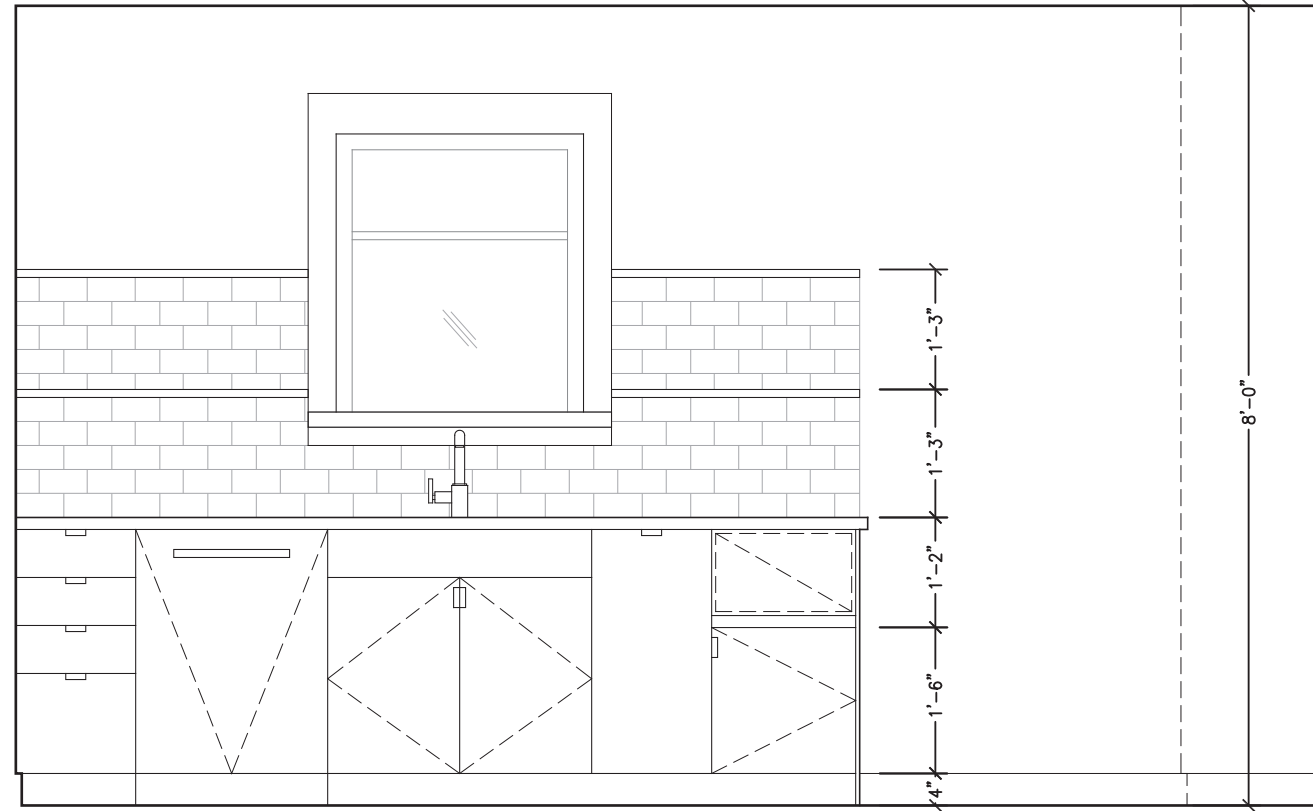
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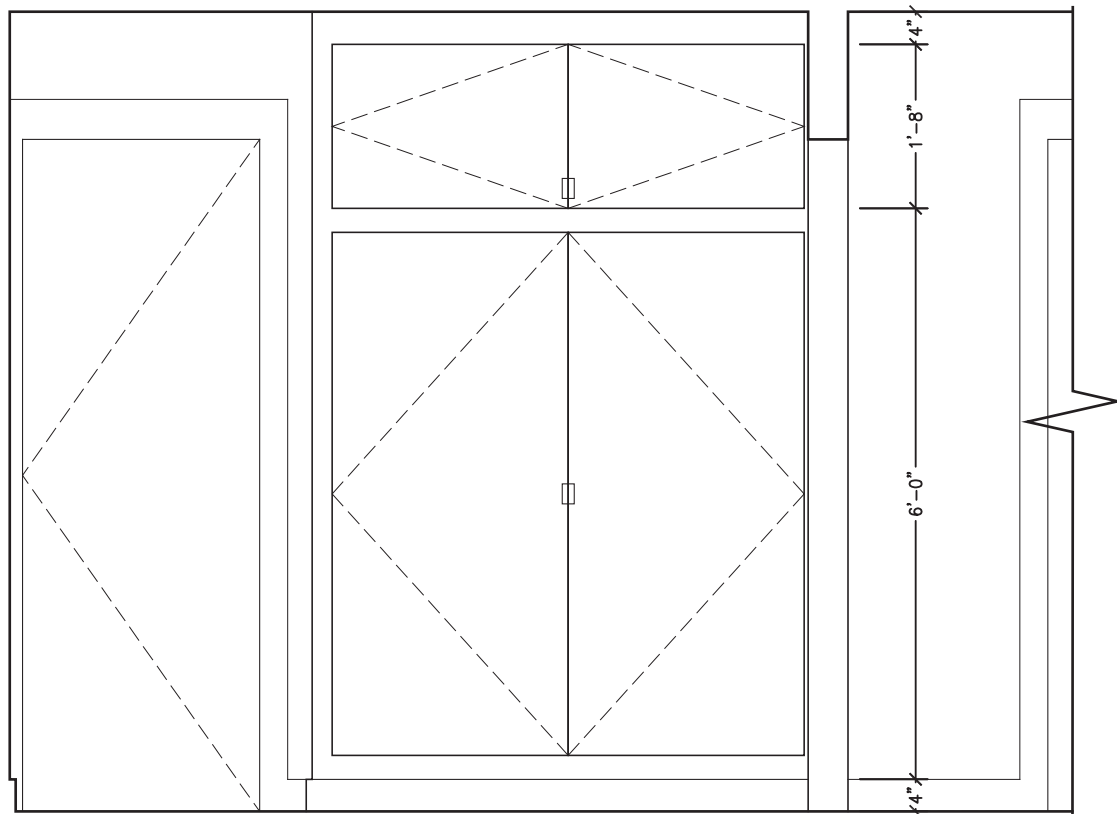
1 FIRST FLOOR PLAN - RENOVATIONS DETAIL



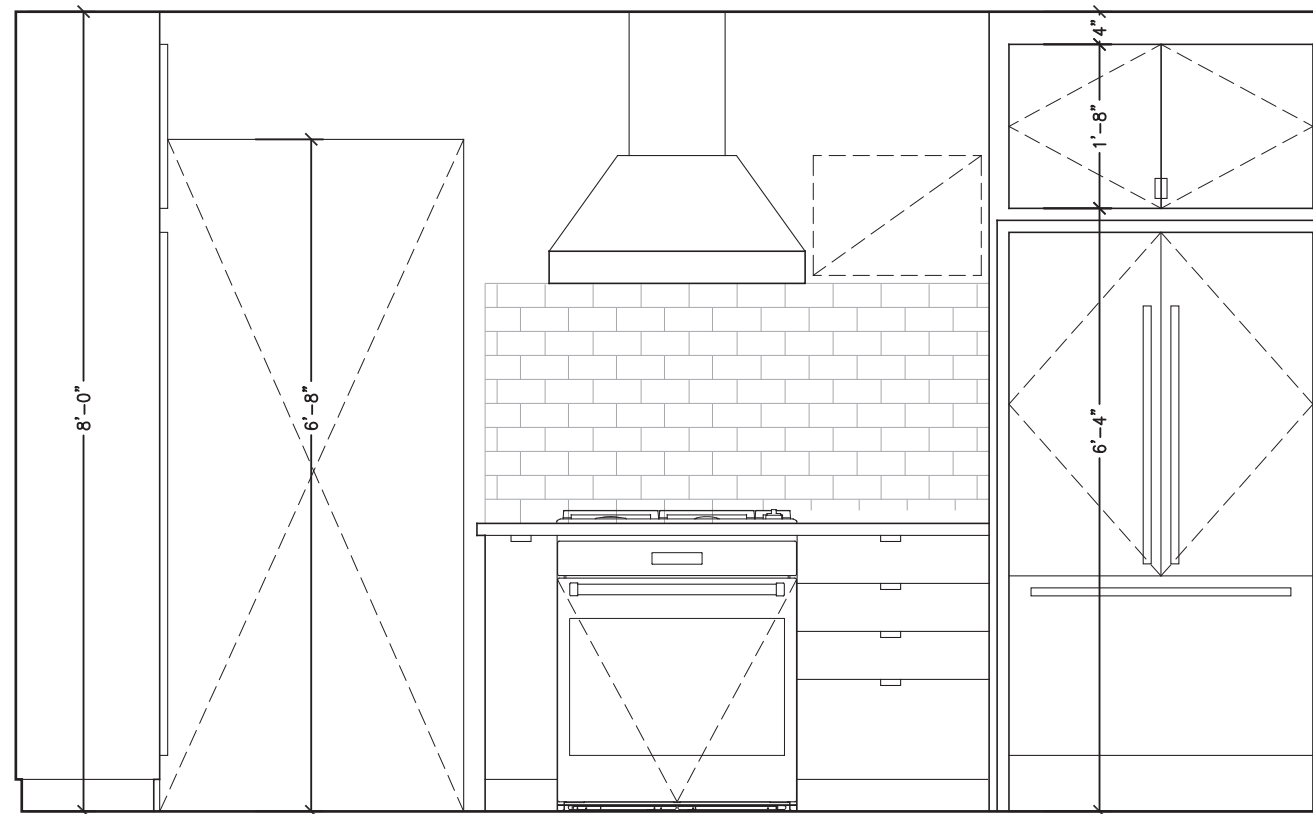
4 KITCHEN EAST ELEVATION



3 KITCHEN SOUTH ELEVATION



2 KITCHEN WEST ELEVATION



1 KITCHEN NORTH ELEVATION

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DRAWING TITLE:
KITCHEN ELEVATIONS

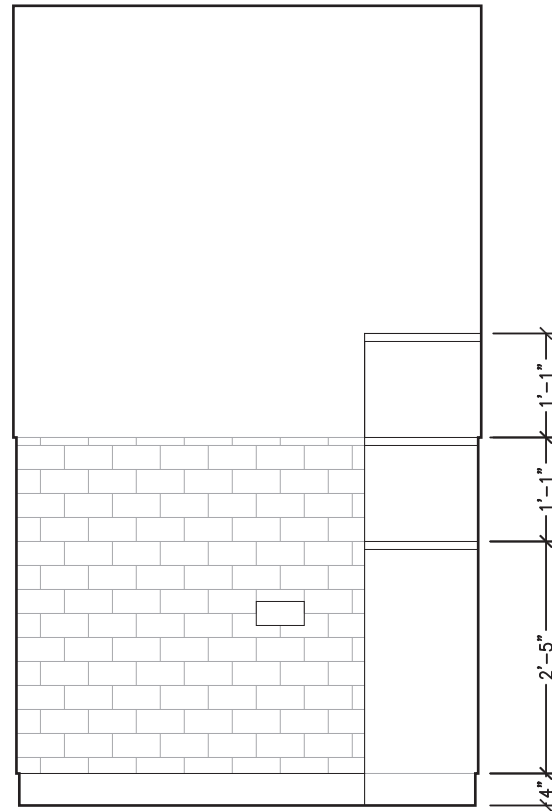
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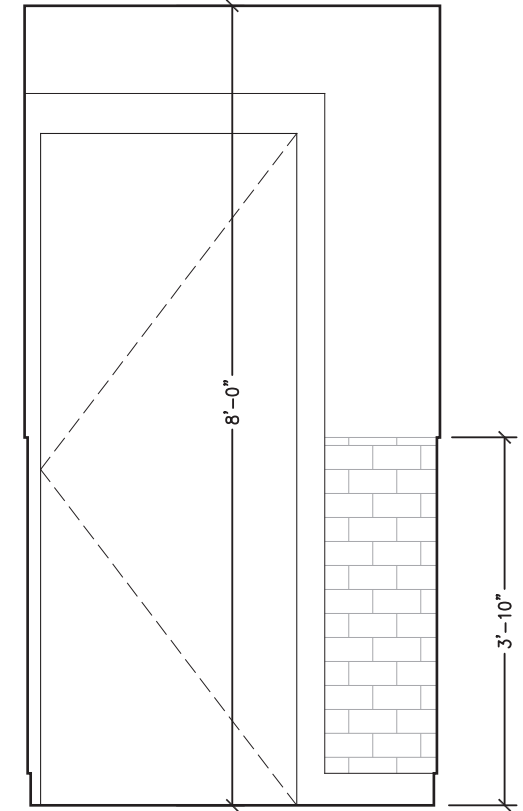
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SHEET NO.

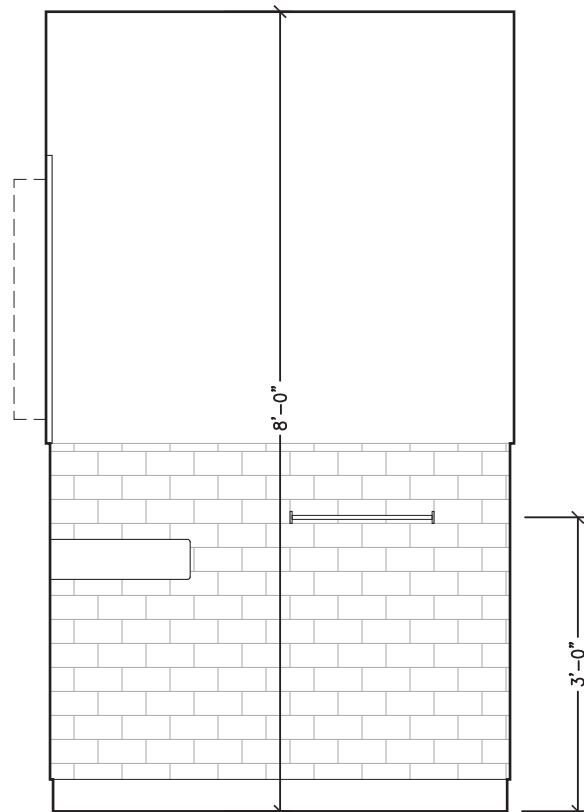
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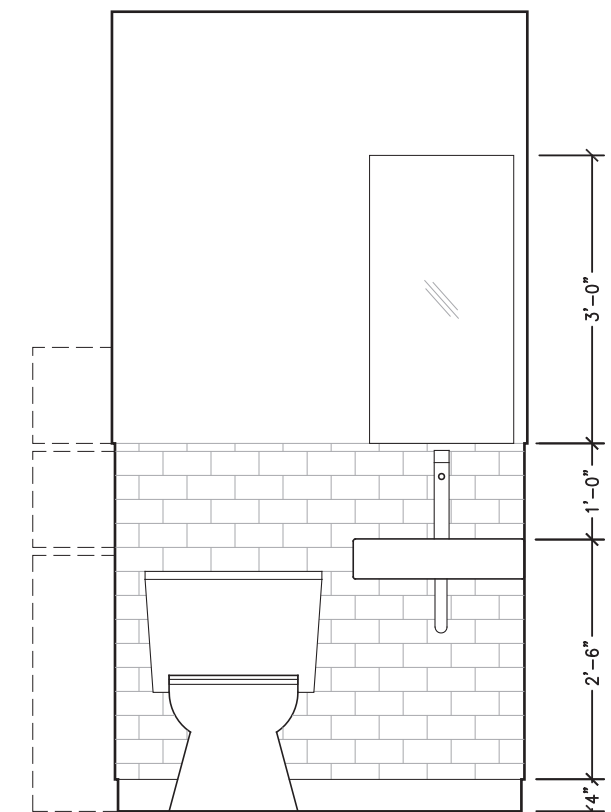
④ BATHROOM SOUTH ELEVATION



③ BATHROOM WEST ELEVATION



② BATHROOM NORTH ELEVATION



① BATHROOM EAST ELEVATION

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DRAWING TITLE:
BATHROOM ELEVATIONS

SCALE:
1/2" = 1'-0"

DRAWN BY:
TYLER SCHAAFSMA

DATE:
02.10.2023

SHEET NO.

A3.2



② EXISTING REAR ELEVATION



① RENOVATED REAR ELEVATION

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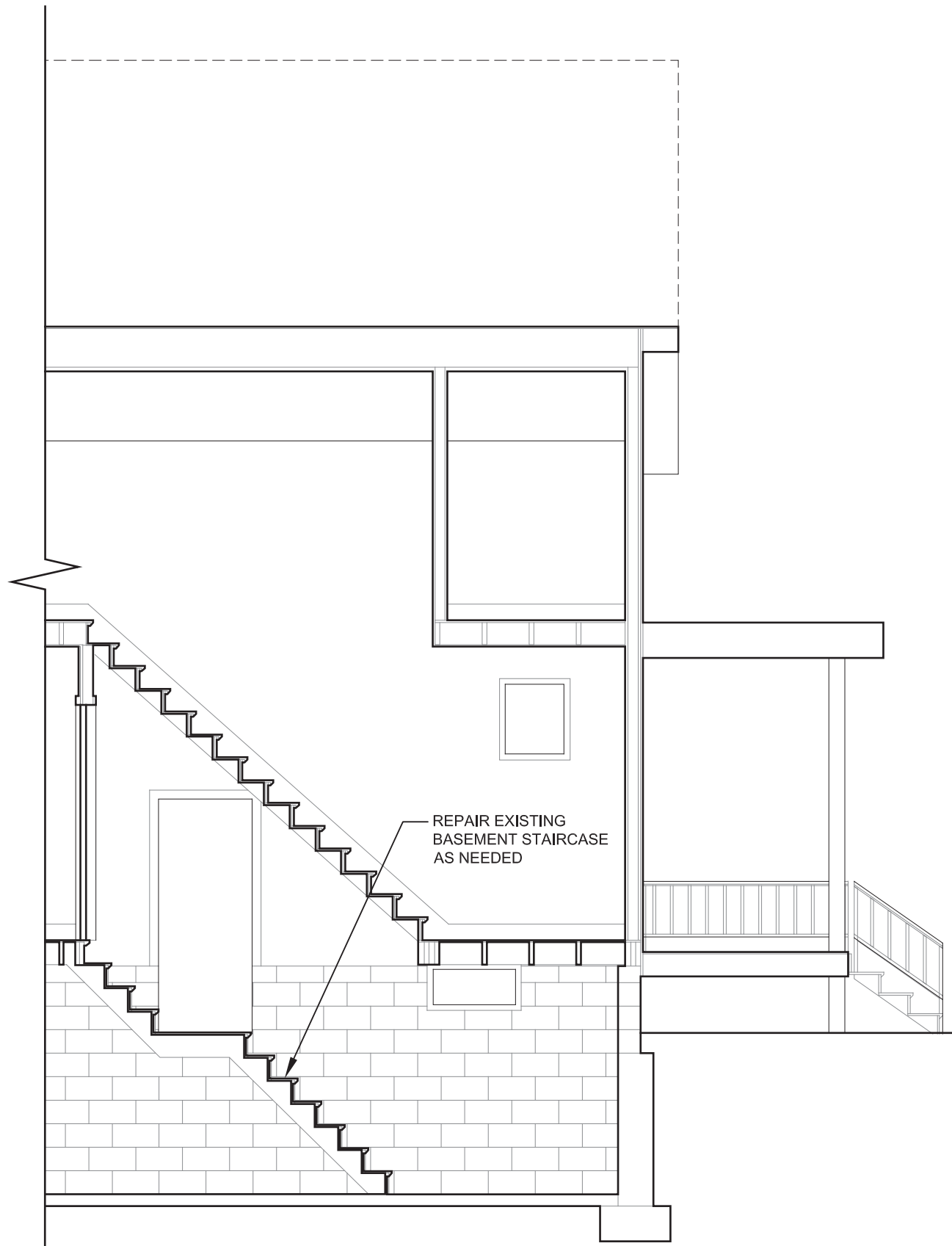
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BUILDING SECTIONS

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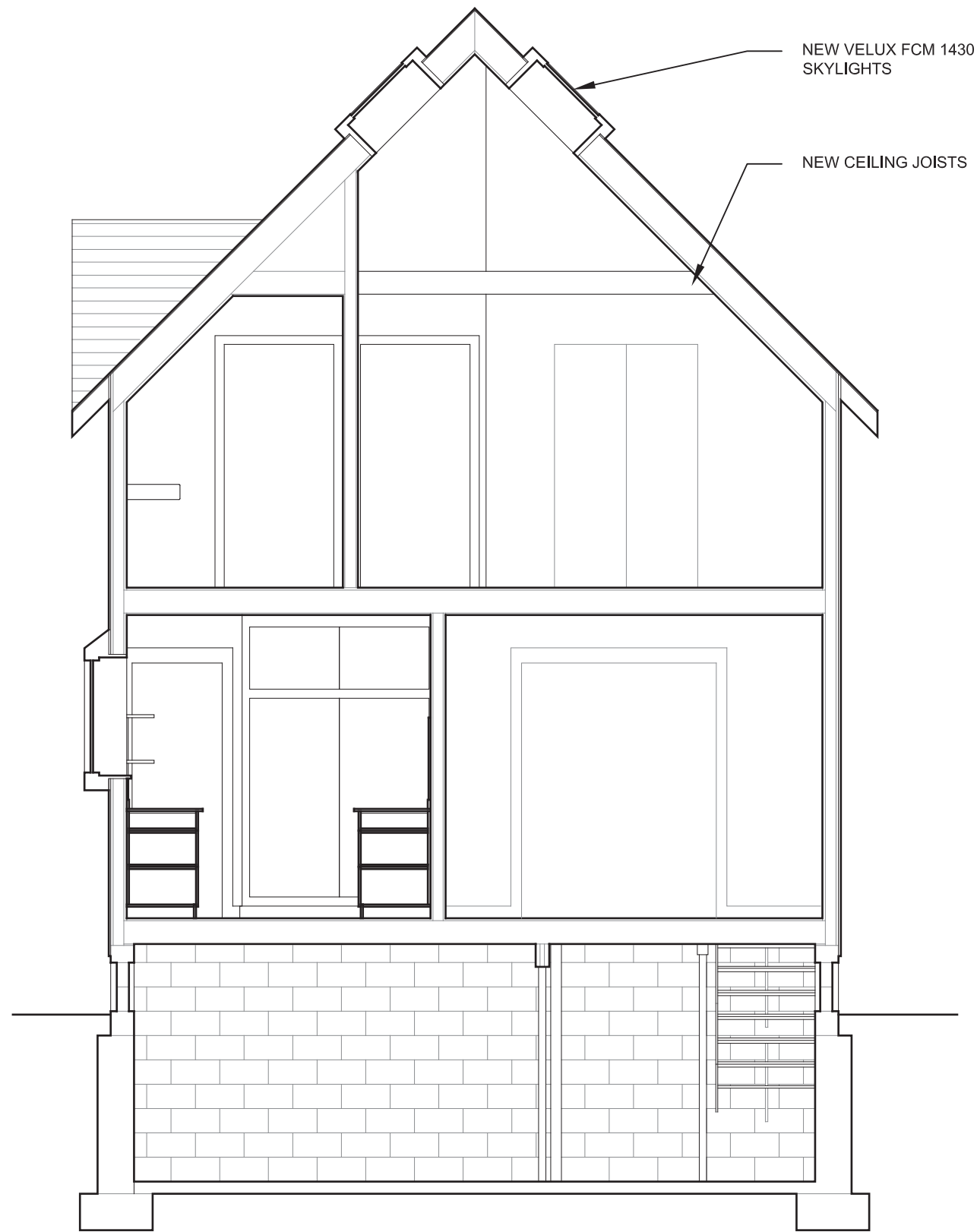
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DATE:
02.10.2023

SHEET NO.
A3.3



2 BUILDING SECTION 2



1 BUILDING SECTION 1

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DRAWING TITLE:
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02.10.2023

SHEET NO.

A4.1