

LEGAL INFORMATION

Parcel Number: 09-09-33-108-009
Zoning Classification: R1C
Occupancy: Single Family
Historic District: No
Wetland: No
Floodplain: No
Year Originally Built: 1912

CODE DATA

Jurisdiction:
City of Ann Arbor

Applicable Code:
Michigan Residential Code, 2015

AREA ANALYSIS

EXISTING		PROPOSED	
EX. Basement	2,110 SF +/-	PROP. Basement	NO CHANGE
EX. Finished Floor Area	4,220 SF +/-	PROP. Finished Floor Area	NO CHANGE
EX. Building Footprint	2,110 SF +/-	PROP. Building Footprint	NO CHANGE
EX. Garage Footprint	462 SF +/-	PROP. Garage Footprint	730 SF +/-
EXISTING BLDG FOOTPRINTS	2,572 SF +/-	PROP. BLDG FOOTPRINTS	2,840 SF +/-
EX. LOT AREA	19,975 SF +/- (0.458 Acres)		
EX. LOT COVERAGE	$\frac{2,572 \text{ SF}}{19,975 \text{ SF}} = 12.9\%$	PROP. LOT COVERAGE	$\frac{2,840 \text{ SF}}{19,975 \text{ SF}} = 14.2\%$
EX. FLOOR AREA RATIO	$\frac{4,220 \text{ SF}}{19,975 \text{ SF}} = 0.211$	PROP. FLOOR AREA RATIO	NO CHANGE

SCHEDULE OF REGULATIONS

ZONED R1C	REQ'D	EXISTING	PROPOSED	VARIANCE (PROP. VS. REQ'D)
MIN. LOT AREA	7,200 SQ. FT.	19,975 SQ. FT.	NO CHANGE	NONE
MIN. LOT WIDTH	60 FEET	47.12 FEET	NO CHANGE	NONE
MIN. FRONT (PUBLISHED)	25 FEET	43.2 FEET	35.46 FEET	35.46' VS. 40'
MIN. FRONT (AVG. EXIST.)	40 FEET		NO CHANGE	NONE
MIN. SIDE YARD	5 FEET	8.5 FEET	NO CHANGE	NONE
MIN. TOTAL SIDES	10 FEET	24.2 FEET	NO CHANGE	NONE
MIN REAR YARD	30 FEET	107.85 FEET	NO CHANGE	NONE
MAX LOT COVERAGE	N/A	8.0%	NO CHANGE	NONE
MAX FLOOR AREA RATIO	N/A	0.117	NO CHANGE	NONE
MAX # STORIES	2 1/2 STORIES	2 1/2 STORIES	NO CHANGE	NONE
MAX BUILDING HEIGHT	30 FEET	25.25 FEET	NO CHANGE	NONE

GENERAL NOTES

- A. All work contained within these documents must comply with all applicable state and local building codes.
- B. It is the intent and purpose of these drawings and specifications to provide for first class, high quality workmanship from all craftsmen and subcontractors. The finished product shall be complete in every detail including all incidental items for a proper and functional project.
- C. Dimensions shown are based on field measurements and all critical dimensions should be verified in field prior to the construction or installation of materials/ equipment. Notify designer promptly of any discrepancies.
- D. Do not scale drawings. Refer to dimensions provided. Dimensions of new materials are taken to rough unless otherwise noted and dimensions of existing materials taken to finish surfaces unless otherwise noted.
- E. Assess conditions in field and provide adequate bracing/shoring during construction to account for forces including, but not limited to, gravity, earth pressure, live and dead loads.
- F. All required drawings and specifications for the installation of mechanical systems and appliances to be submitted separate from these documents.

ABBREVIATIONS

ABV. - ABOVE
A.F.F. - ABOVE FINISH FLOOR
B.P.L. - BASEPLATE
B.O. - BOTTOM OF
CL - CENTERLINE
CLG. - CEILING
C - CONCRETE (FOR DIMENSIONS)
CONC. - CONCRETE
CONT. - CONTINUOUS
C.T. - CERAMIC TILE
D. - DEEP / DEPTH
DIA - DIAMETER
EC - EXISTING CONCRETE (FOR DIMENSIONS)
EF - EXISTING FINISH (FOR DIMENSIONS)
EM - EXISTING MASONRY (FOR DIMENSIONS)
E.P. - ELECTRICAL PANEL
EQ. - EQUAL (FOR DIMENSIONS)
EQV. - EQUIVALENT (FOR MATERIALS)
EXT'G - EXISTING
F - FINISH (FOR DIMENSIONS)
H. - HEIGHT
HDWD - HARDWOOD
GLB - GLU-LAM BEAM
L. - LENGTH
LVL - LAMINATED VENEER LUMBER
M - MASONRY (FOR DIMENSIONS)
M. EXT'G. - MATCH EXISTING
MAT - MATERIAL
MANUF - MANUFACTURER
M.T. - MARBLE THRESHOLD
MTD. - MOUNTED

O.C. - ON CENTER
P. CONC. - POURED CONCRETE
P.B.O. - PROVIDED BY OWNER
PERIM. - PERIMETER
PL. - PLATE
PLWD. - PLYWOOD
PSL-PARALLEL STRAND LUMBER
P.T. - PRESSURE TREATED
PTD. PAINTED
REQ'D - REQUIRED
S&V - STAIN AND VARNISH
S.F. - SUBFLOOR
SIM. - SIMILAR
S.T. - STONE TILE
STD. - STANDARD
T&B - TOP AND BOTTOM
T&G - TONGUE AND GROOVE
T.B.D. - TO BE DETERMINED
T.O. - TOP OF
TYP. - TYPICAL
U.O.N. - UNLESS OTHERWISE NOTED
U.S. - UNDERSIDE
V.I.F. - VERIFY IN FIELD
V.T. - VINYL TILE
V.T.O - VENT TO OUTSIDE
V.W.O. - VERIFY WITH OWNER
W. - WIDE / WIDTH
W.C. WATER CLOSET
WD. - WOOD
W.T. - WOOD THRESHOLD

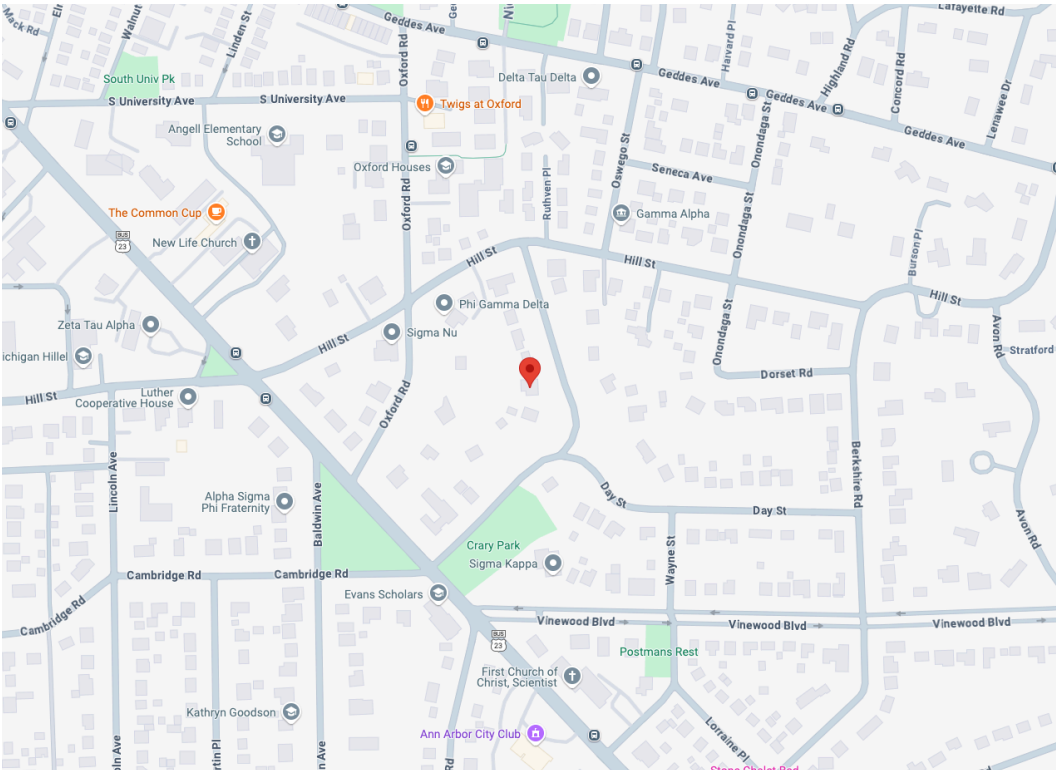
Exterior Garage Remodel for

Castro-Lowenstein Residence

1921 Cambridge Road Ann Arbor , 48104

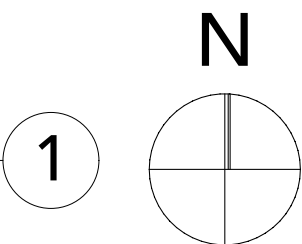
SHEET INDEX

ID	DESCRIPTION
G1.01	Cover Sheet/Site Plan
C1.01	Site Analysis: Zoning and Utilities
AD1.01	Lower Level Demolition Plan
AD1.02	Main Floor Demolition Plan
A1.01	Lower Level Floor Plan
A1.02	Main Floor Plan
A9.01	Exterior Views - Existing
A9.02	Exterior Views - Proposed



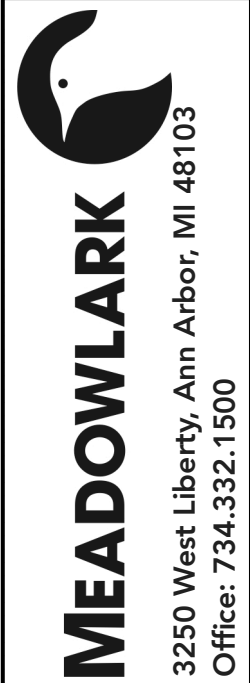
Vicinity Map

NOT TO SCALE



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DOC #
CA47-004



Castro-Lowenstein Residence
1921 Cambridge Road
Ann Arbor , MI 48104

Cover Sheet/Site Plan	NOT FOR CONSTRUCTION
	PRINT DATE: 12/23/24
	PROJECT STATUS: CDA
PROJECT #: CAST24047	

DRAWN BY: [DESIGNER]	
DESC.	DATE
SD	t.b.d.
DD	t.b.d.
PERMIT	t.b.d.
50% CD	t.b.d.
100% CD	t.b.d.

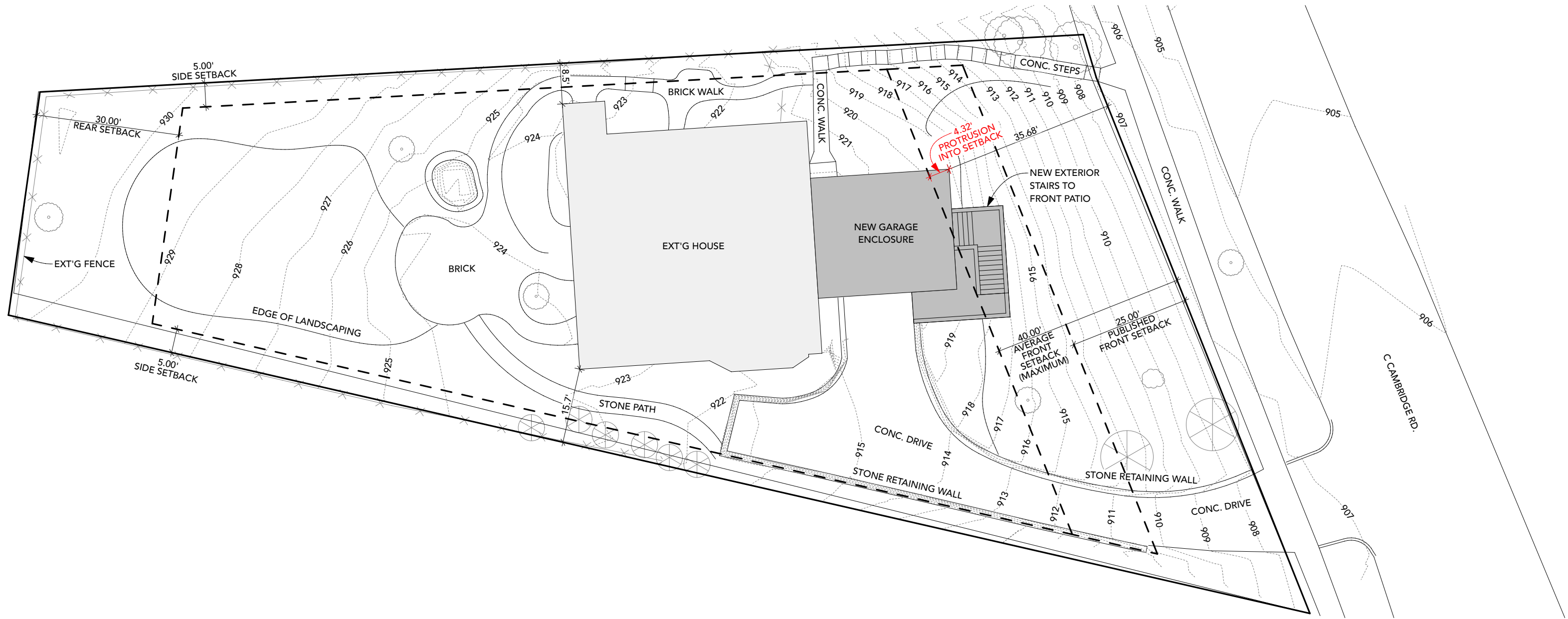
G1.01



Existing Context Site Plan

NOT TO SCALE

2

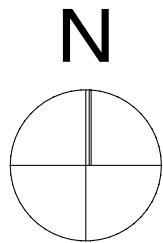


Proposed Site Plan


SCALE: 1" = 20'

1

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DOC #
CA47-004



MEADOWLARK

3250 West Liberty, Ann Arbor, MI 48103
Office: 734.332.1500

Castro-Lowenstein Residence
1921 Cambridge Road
Ann Arbor , MI 48104

Site Analysis: Zoning and Utilities

PROJECT #:
CAST24047

PROJECT STATUS:
CDA

PRINT DATE:
12/23/24

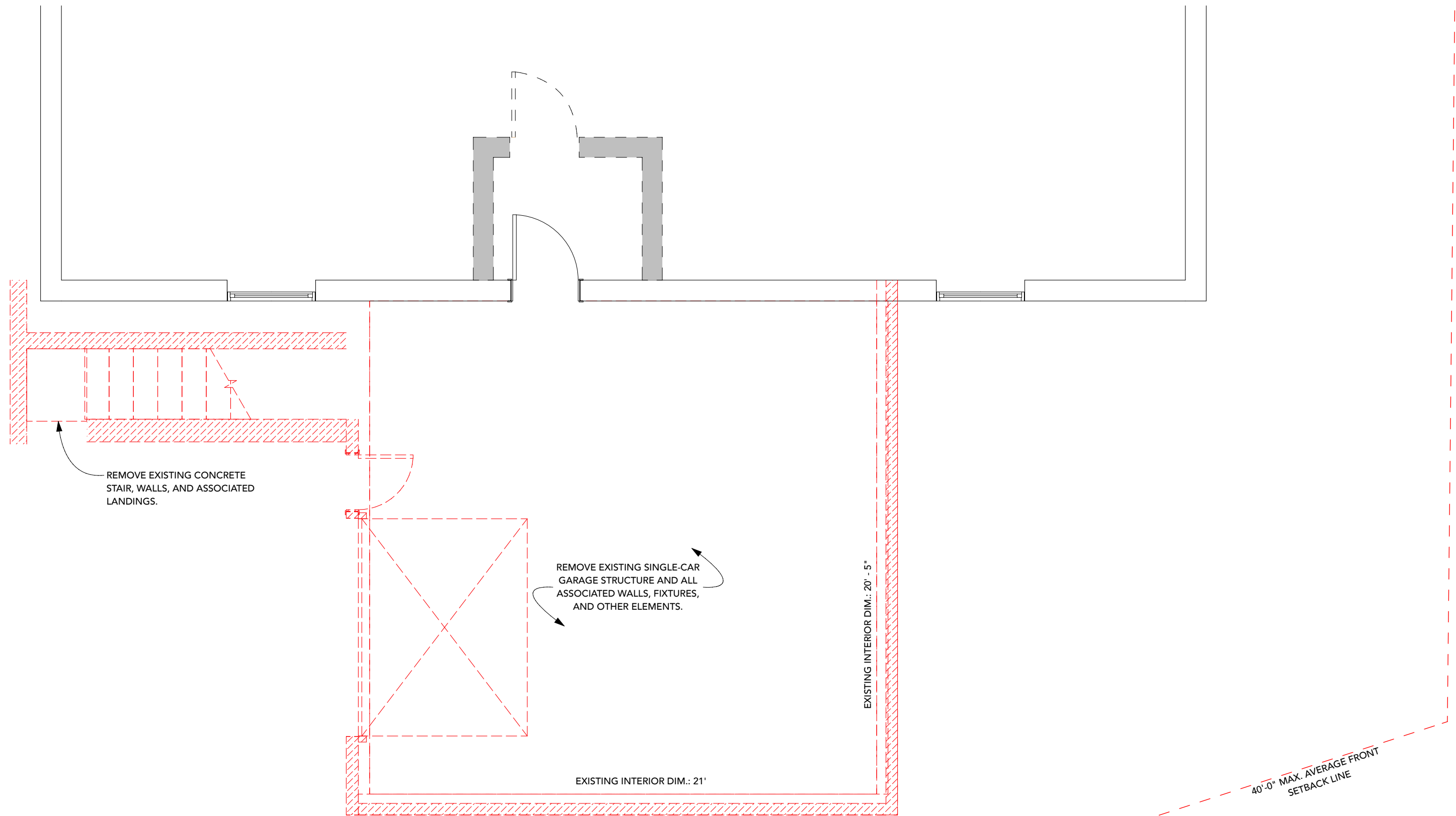
NOT FOR
CONSTRUCTION

DRAWN BY:
[DESIGNER]

DESC.	DATE
SD	t.b.d.
DD	t.b.d.
PERMIT	t.b.d.
50% CD	t.b.d.
100% CD	t.b.d.


C1.01


FILE: 241219_Castro-Lowenstein.ph



- GENERAL NOTES: DEMOLITION**
1. ALL DIMENSIONS ON THESE DRAWINGS ARE TAKEN TO EXISTING FINISH UNLESS OTHERWISE NOTED.
 2. SALVAGE, DOCUMENT, AND DONATE ALL CABINETS, APPLIANCES, AND OTHER SUITABLE ITEMS.
 3. FOR ALL ELEMENTS AND APPLIANCES NOTED FOR "SALVAGE", SAVE ALL ASSOCIATED PARTS/PIECES/FITTINGS REQUIRED FOR THEIR REINSTALLATION OR RE-USE.
 3. PROVIDE ADEQUATE TEMPORARY SHORING AND SUPPORT AS REQUIRED FOR WORK BEING PERFORMED.
 4. ALL REFERENCE ELEVATION DATUM POINTS ARE RELATIVE ELEVATIONS FROM THE TOP OF SUBFLOOR OF THAT STORY.

DEMOLITION KEY:

 DASHED, RED LINE/HATCH INDICATES ELEMENTS TO BE DEMOLISHED/ REMOVED.

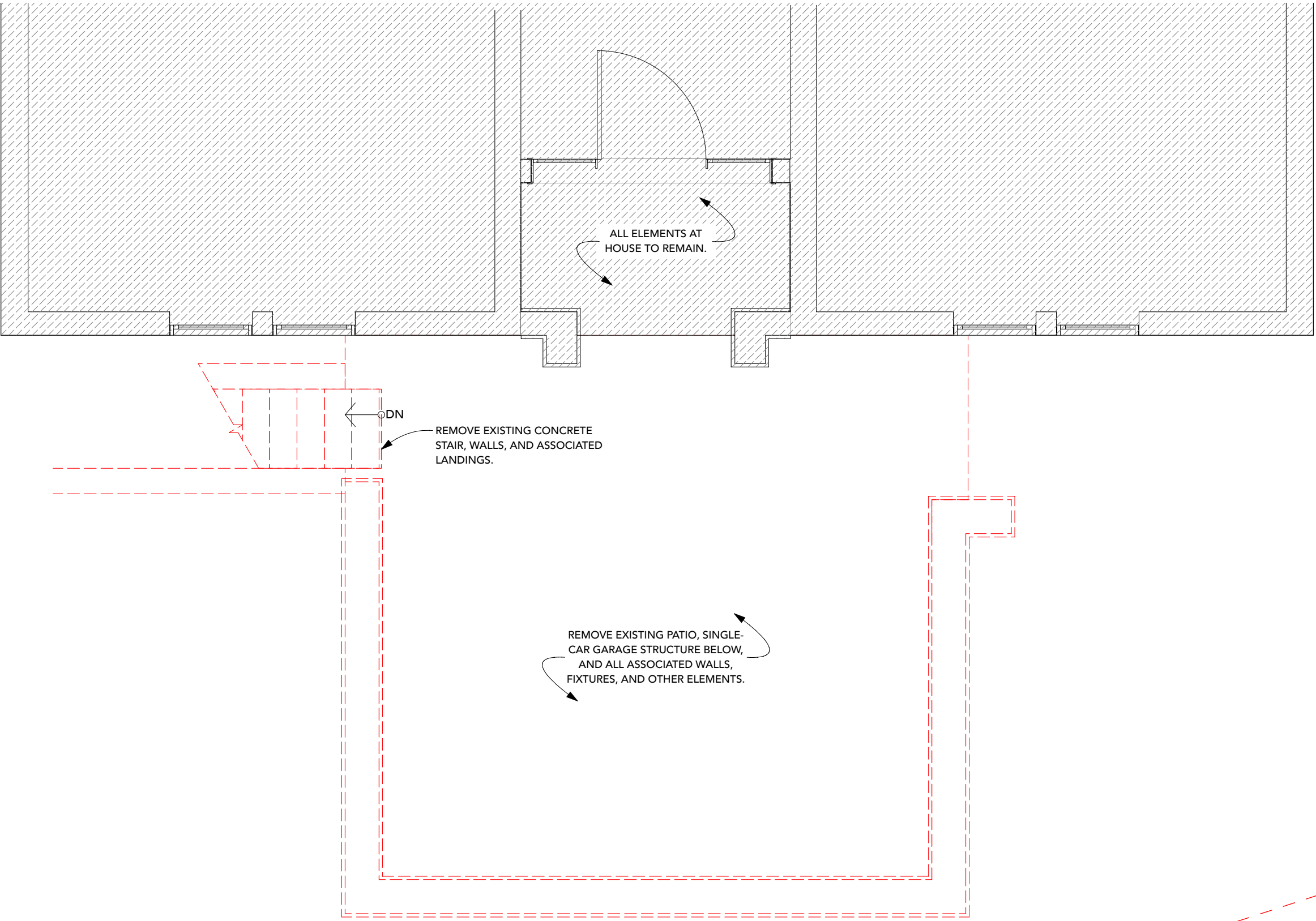
 [NOTE] OUTLINED TEXT INDICATED NOTES APPLYING TO ENTIRE FLOOR.

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Lower Level Demolition Plan			NOT FOR CONSTRUCTION
PROJECT #:	PROJECT STATUS:	PRINT DATE:	
CAST24047	CDA	12/23/24	
DRAWN BY: [DESIGNER]			
DESC.	DATE		
SD	t.b.d.		
DD	t.b.d.		
PERMIT	t.b.d.		
50% CD	t.b.d.		
100% CD	t.b.d.		
AD1.01			



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Main Floor Demolition Plan				NOT FOR CONSTRUCTION
PROJECT #: CAST24047		PROJECT STATUS: CDA		
DRAWN BY: [DESIGNER]				
DESC.		DATE		
SD		t.b.d.		
DD		t.b.d.		
PERMIT		t.b.d.		
50% CD		t.b.d.		
100% CD		t.b.d.		
AD1.02				

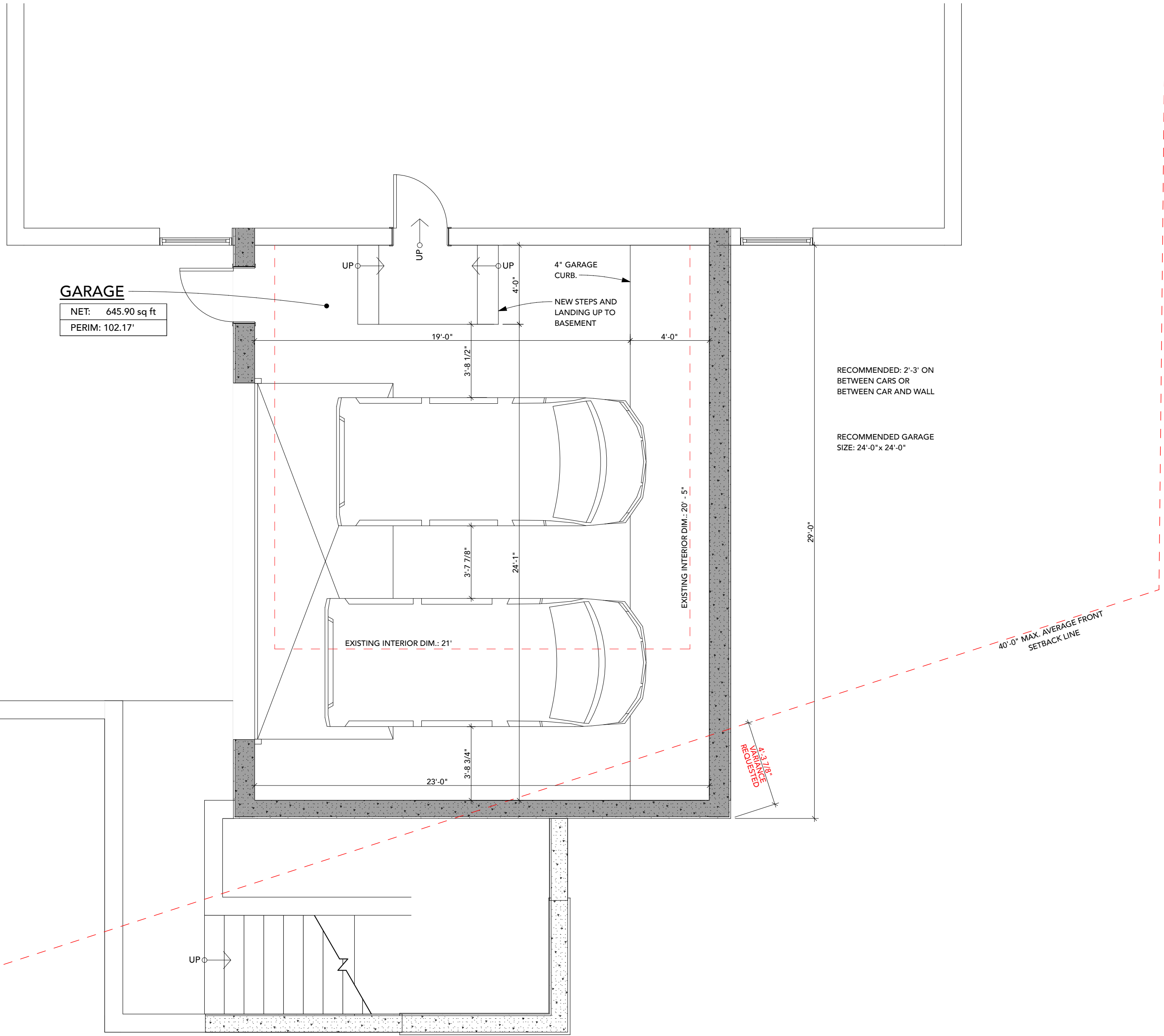
First Floor Demolition Plan

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



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FILE: 241219_Castro-Lowenstein .rvt



GARAGE

NET:	645.90 sq ft
PERIM:	102.17'

- GENERAL NOTES: FLOOR PLANS**
- ALL DIMENSIONS ARE TAKEN TO ROUGH FRAMING UNLESS OTHERWISE INDICATED.
 - FOR ALL EXTERIOR FRAME WALLS, DIMENSIONS ARE TAKEN TO OUTSIDE OF ROUGH, WHICH WITH FLUSH WITH THE OUTSIDE OF THE NEW PROPOSED FOUNDATION WALL BELOW.
 - ALL WINDOW AND DOOR DIMENSIONS ARE TAKEN TO CENTER OF ROUGH OPENING UNLESS OTHERWISE NOTED.
 - PROVIDE PERMANENT CONTINUOUS SOLID BEARING BELOW ALL BEARING POINTS TO SOLID BEARING BELOW.
 - ALL REFERENCE ELEVATION DATUM POINTS ARE RELATIVE ELEVATIONS FROM THE TOP OF SUBFLOOR OF THAT STORY.
 - IF EXISTING FINISH SURFACE(S) OF WALL AND/OR CEILING HAS BEEN REMOVED IN AREAS OF NEW CROWN MOLDING, CABINETRY, TILE, AND/OR OTHER TREATMENTS MEETING NEW CEILING SURFACES, SHIM EXISTING STRUCTURE FOR PLUMB/LEVEL FINISH PRIOR TO NEW FINISH SURFACE INSTALLATION.
 - ALL PARTIAL-HEIGHT WALLS TO BE ANCHORED INTO FLOOR STRUCTURE BELOW.

WALL LEGEND:

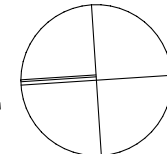
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	WALL TO BE DEMOLISHED
	PROPOSED FOUNDATION WALL
	PROPOSED INT. WALL - FULL HEIGHT
	PROPOSED INT. WALL - PARTIAL HEIGHT
	PROPOSED OVERHEAD WALL/BEAM

Lower Level Floor Plan

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

1

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Lower Level Floor Plan	NOT FOR CONSTRUCTION
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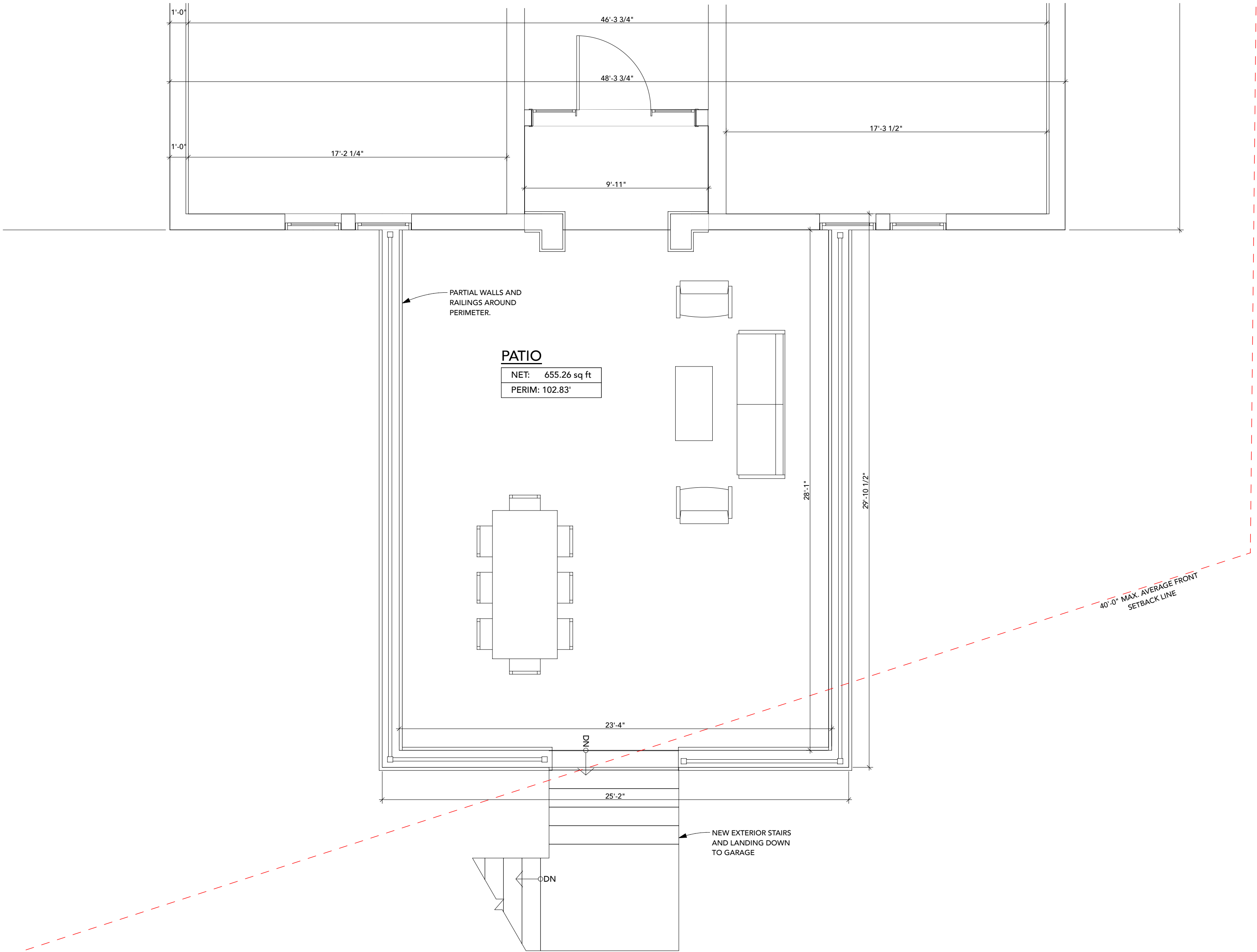
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WALL LEGEND:

	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	PROPOSED FOUNDATION WALL
	PROPOSED INT. WALL - FULL HEIGHT
	PROPOSED INT. WALL - PARTIAL HEIGHT
	PROPOSED OVERHEAD WALL/BEAM

DOC #
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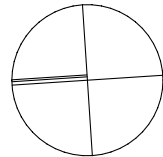
Main Floor Plan		NOT FOR CONSTRUCTION	
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		PROJECT #: CAST24047	
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DESC.		DATE	
SD		t.b.d.	
DD		t.b.d.	
PERMIT		t.b.d.	
50% CD		t.b.d.	
100% CD		t.b.d.	
A1.02			

Main Floor Plan

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

1

Z



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FILE: 241219_Castro-Lowenstein .rvt



View from East

SCALE: 1:5.60

2

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View from Northeast

SCALE: 1:5.60

1



View from Southeast

SCALE: 1:5.60

3

Castro-Lowenstein Residence
1921 Cambridge Road
Ann Arbor , MI 48104

Exterior Views - Existing

PROJECT #:	PROJECT STATUS:	PRINT DATE:	NOT FOR CONSTRUCTION
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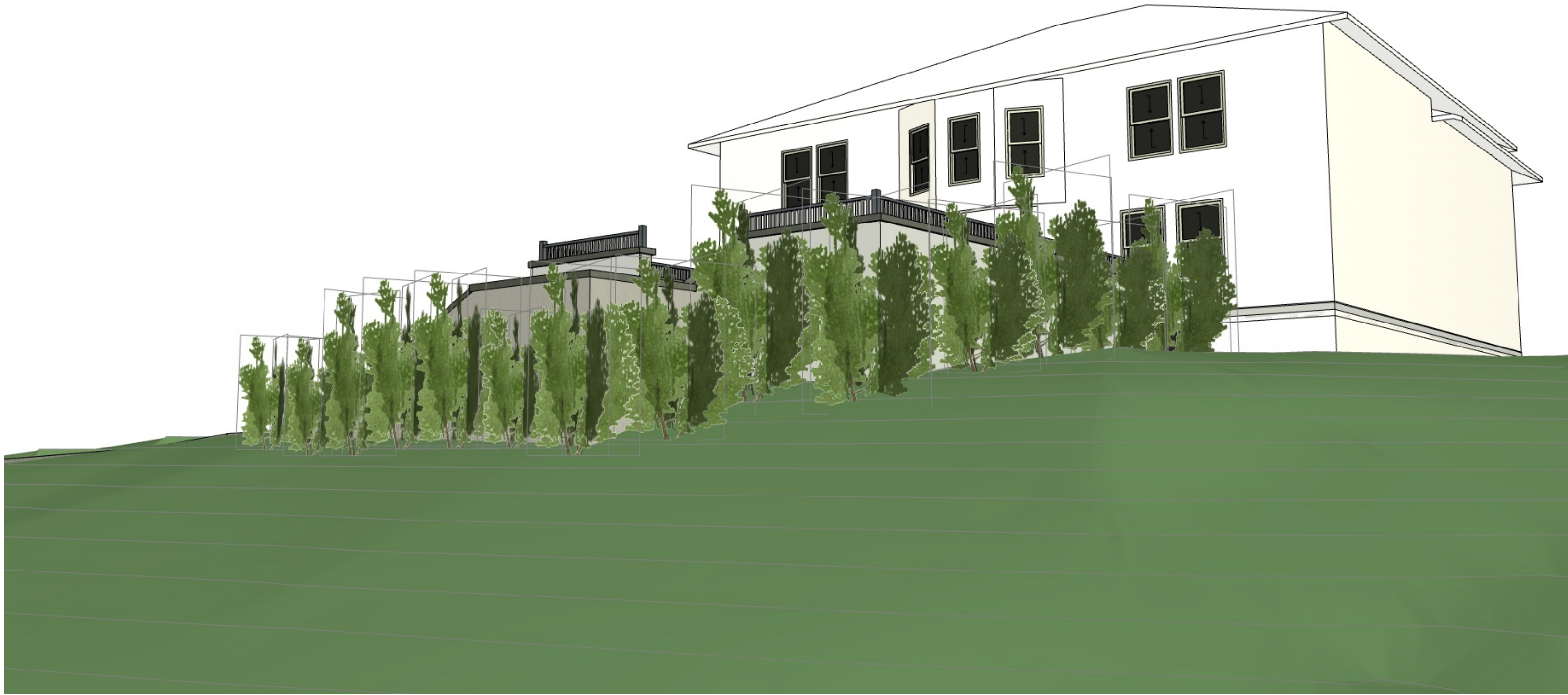
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DD	t.b.d.
PERMIT	t.b.d.
50% CD	t.b.d.
100% CD	t.b.d.

A9.01



View from Southeast

2



View from Northeast

1

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