



11/17/2022

FERRIMAN RESIDENCE
543 DETROIT STREET, ANN ARBOR, 48104

DESCRIPTION

HDC

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RESIDENTIAL REMODEL FOR KLOE FERRIMAN

543 DETROIT STREET, ANN ARBOR, 48104

GENERAL INFORMATION:

PARCEL #: 09-09-29-119-007
CITY OF ANN ARBOR, WASHTENAW COUNTY
MICHIGAN RESIDENTIAL CODE, 2015
ZONING: R4C (MULTIPLE FAMILY) CONVERTS TO RIC (SINGLE FAMILY)
OCCUPANCY/USE: SINGLE-FAMILY DWELLING
HISTORIC DISTRICT: YES
WETLAND: NO
FLOODPLAIN: NO

ZONING REGULATIONS (RIC): REQUIRED

MIN. LOT AREA: 7,200 SQ FT
MIN. LOT WIDTH: 60'
MIN. FRONT YARD: AVG. EXIST. 5'
MIN. SIDE YARD (ONE SIDE): 10'
MIN. SIDE YARD (TOTAL): 30'
MIN. REAR YARD: 30'
MAX. BUILDING HEIGHT: 30'

EXISTING / PROPOSED

9,496 SQ FT (0.218 ACRES)
76'
VERIFY EXISTING
VERIFY EXISTING
VERIFY EXISTING
VERIFY EXISTING
+/- 18'-0"

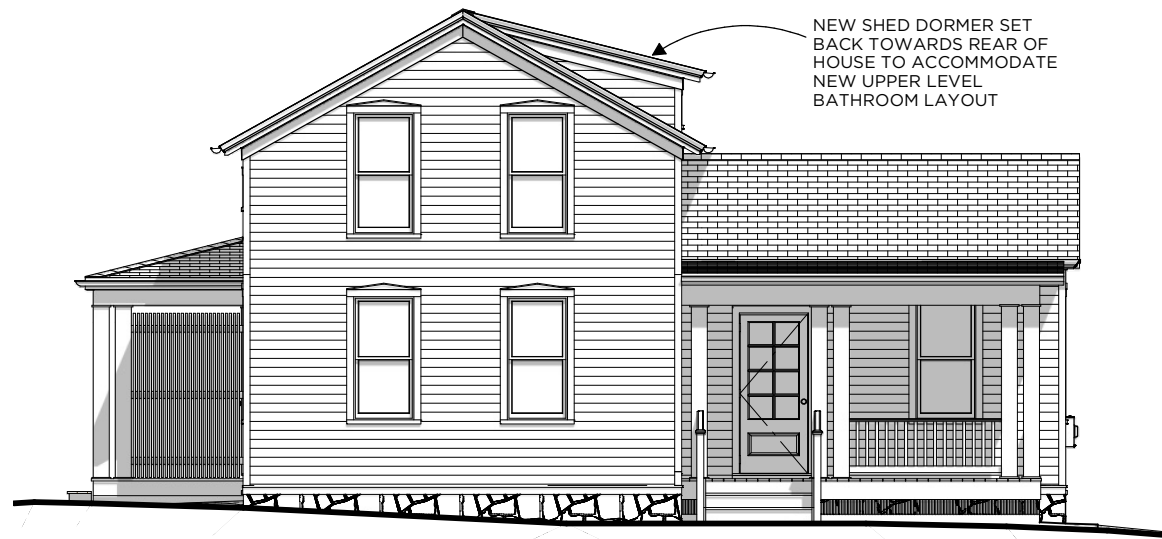
PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF A GUT INTERIOR REMODEL OF THE MAIN LEVEL AND THE UPPER LEVEL. THE MAIN LEVEL REMODEL WILL CONSIST OF A KITCHEN REMODEL, A CONVERSION OF A FULL BATHROOM TO A POWDER ROOM, AND THE RECONSTRUCTION OF A BASEMENT ACCESS STAIR TO IMPROVE THE ACCESSIBILITY & SAFETY TO THE CURRENTLY UNFINISHED BASEMENT. A SECOND FLOOR SHED DORMER IS PROPOSED TO ACCOMMODATE A NEW BATHROOM W/ REQUIRED HEAD HEIGHTS. A SMALL REAR LOWER LEVEL ADDITION IS PROPOSED TO MATCH THE EXISTING MAIN LEVEL ADDITION.

CHANGES TO THE EXTERIOR INCLUDE:

1. REMOVAL OF A SIDE ENTRY DOOR AT THE FRONT PORCH AND REPLACE W/ WINDOW + DECORATIVE TRIM PANEL IN THE EXIST. DOOR OPENING. EXIST. DOOR TRIM TO REMAIN.
2. REMOVE EXIST. KITCHEN WINDOWS @ REAR ELEVATION AND REPLACE WITH LARGER PICTURE WINDOW TO FIT NEW KITCHEN LAYOUT.
3. LOWER LEVEL 6" BUMP-OUT ADDITION WITH 2 PANEL GLASS SLIDING DOOR + SIDELITES @ REAR ELEVATION TO MATCH EXIST. WINDOW SEAT BUMP-OUT @ MAIN LEVEL.
4. SHED DORMER AT THE REAR OF THE MAIN GABLE (PRESERVE EXIST. ROOF EDGE @ EAVE & RAKE).





FRONT ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



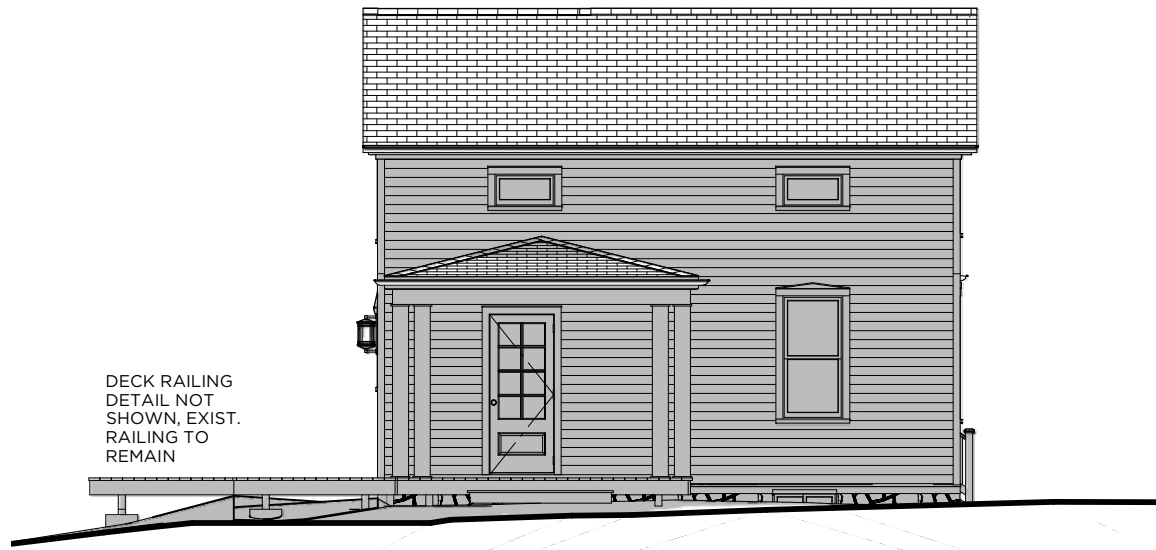
FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



EXISTING CONDITION - PHOTO
VIEW OF KITCHEN SIDE DOOR FROM DRIVEWAY



EXISTING CONDITION - PHOTO
VIEW OF KITCHEN SIDE DOOR FROM SIDEWALK



SIDE ELEVATION - PROPOSED (NO CHANGE)
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

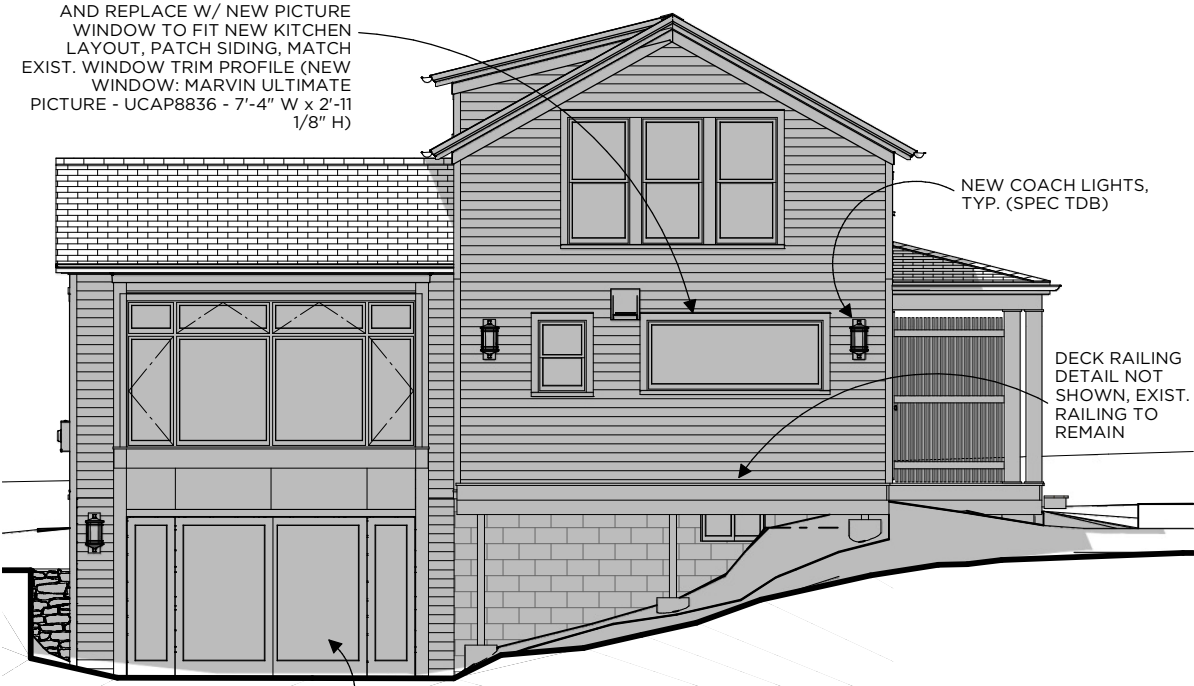


EXISTING CONDITION - PHOTO
VIEW OF PROPOSED WINDOWS TO BE REMOVED



EXISTING CONDITION - PHOTO
VIEW OF PROPOSED REAR ADDITION AREA

REMOVE EXIST. KITCHEN WINDOWS AND REPLACE W/ NEW PICTURE WINDOW TO FIT NEW KITCHEN LAYOUT, PATCH SIDING, MATCH EXIST. WINDOW TRIM PROFILE (NEW WINDOW: MARVIN ULTIMATE PICTURE - UCAP8836 - 7'-4" W x 2'-11 1/8" H)



REAR ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

CONSTRUCT 6" BUMP-OUT TO MATCH FIRST FLOOR & ADD 8'-0" W x 6'-8" H SLIDING DOOR W/ (2) 2' WIDE SIDELITES.

BASEMENT DOOR & WINDOW TO BE REMOVED: 2'-6"x6'-6" SOLID PANEL DOOR + 2'-8" W x 1'-9" H SLIDING WINDOW

KITCHEN WINDOWS TO BE REMOVED: (2) PRE-1945 24" W x 25" H WOOD CASEMENTS. ALL OTHER OPERABLE WINDOWS IN THE HOUSE HAVE BEEN REPLACED POST-1945.



REAR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



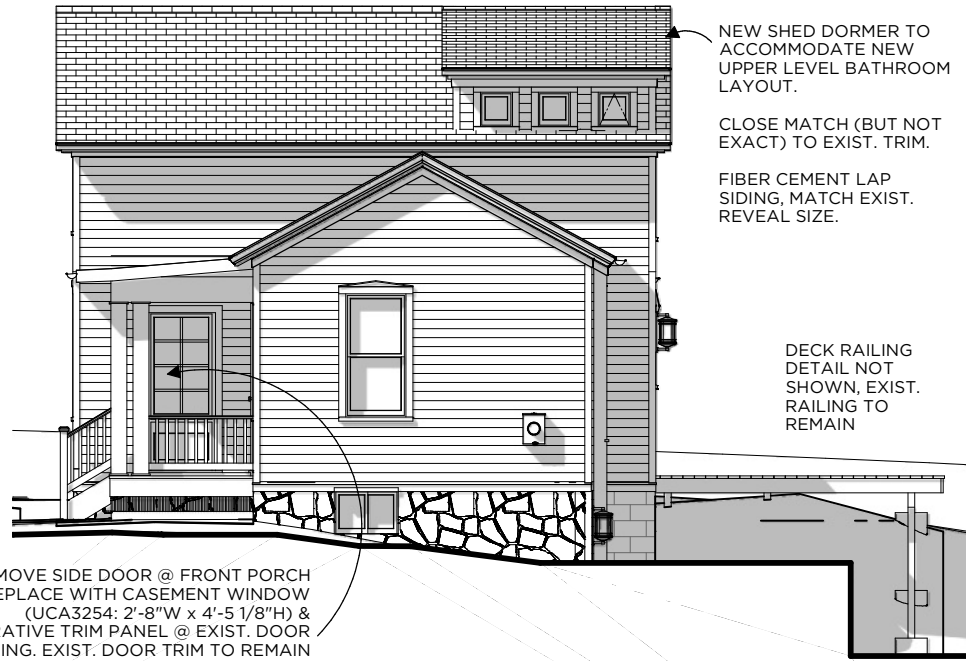
EXISTING CONDITION - PHOTO

VIEW OF PROPOSED DOOR TO BE REPLACED WITH WINDOW



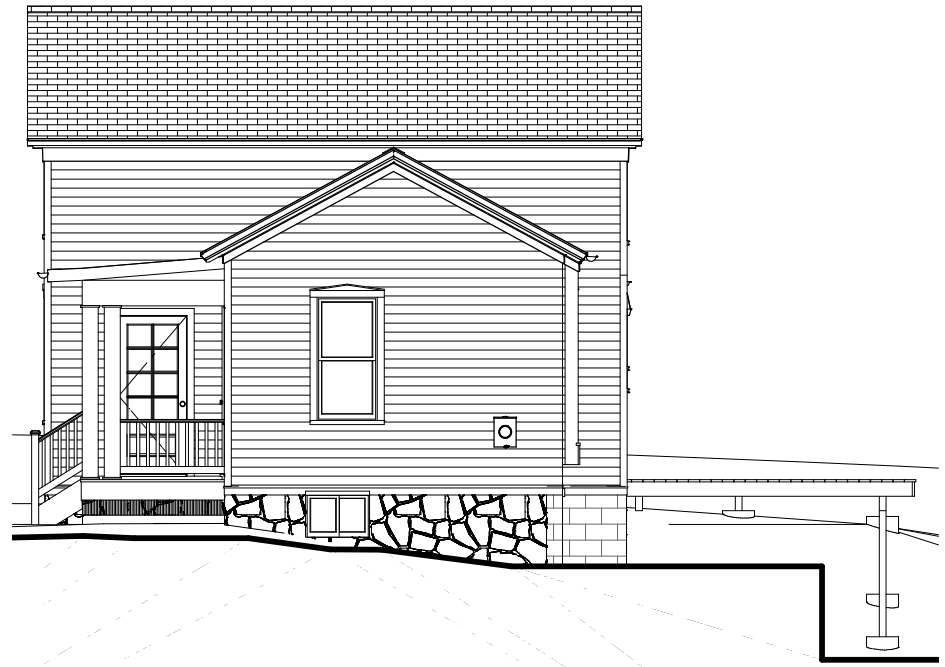
EXISTING CONDITION - PHOTO

VIEW OF PROPOSED DOOR TO BE REPLACED WITH WINDOW



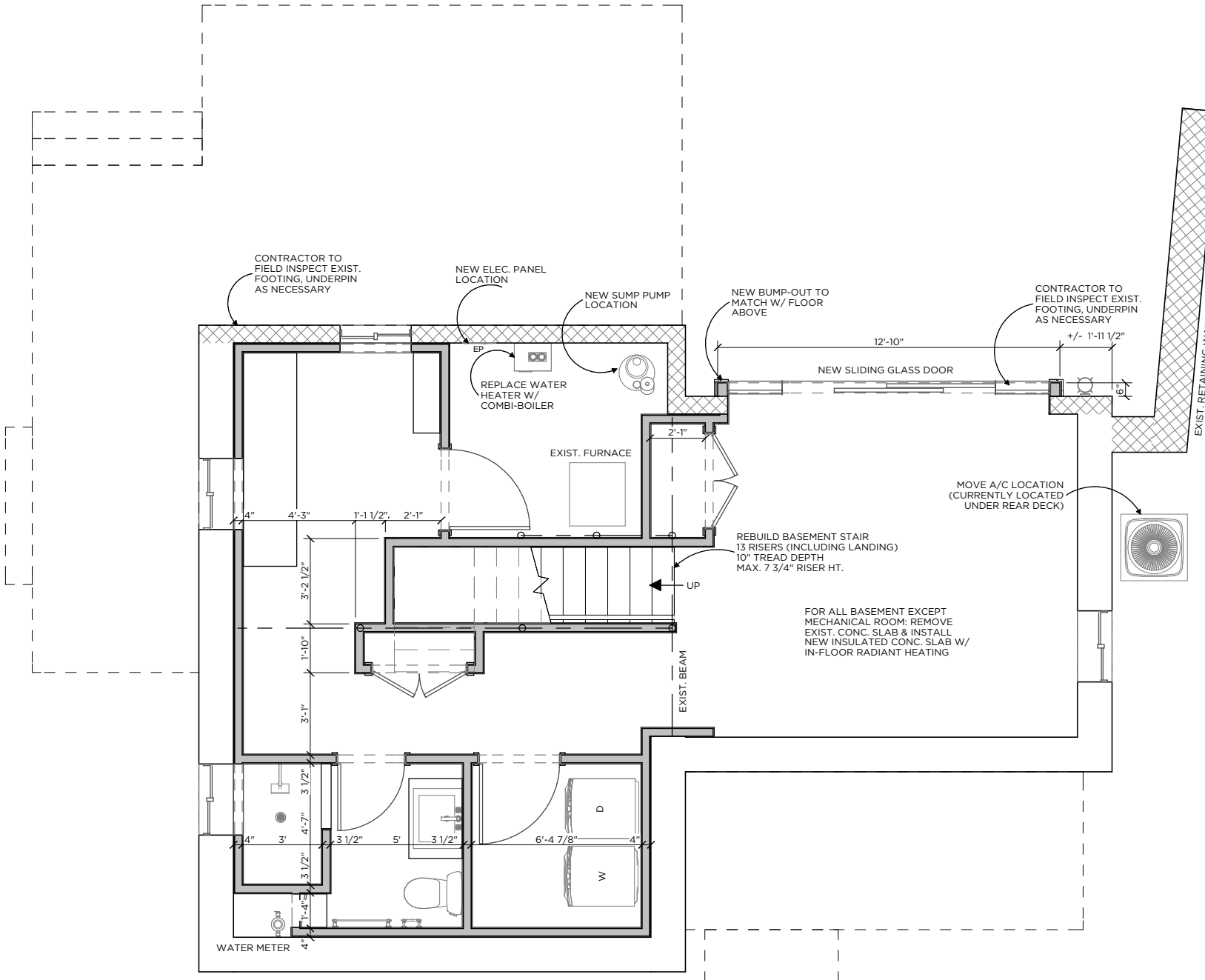
SIDE ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

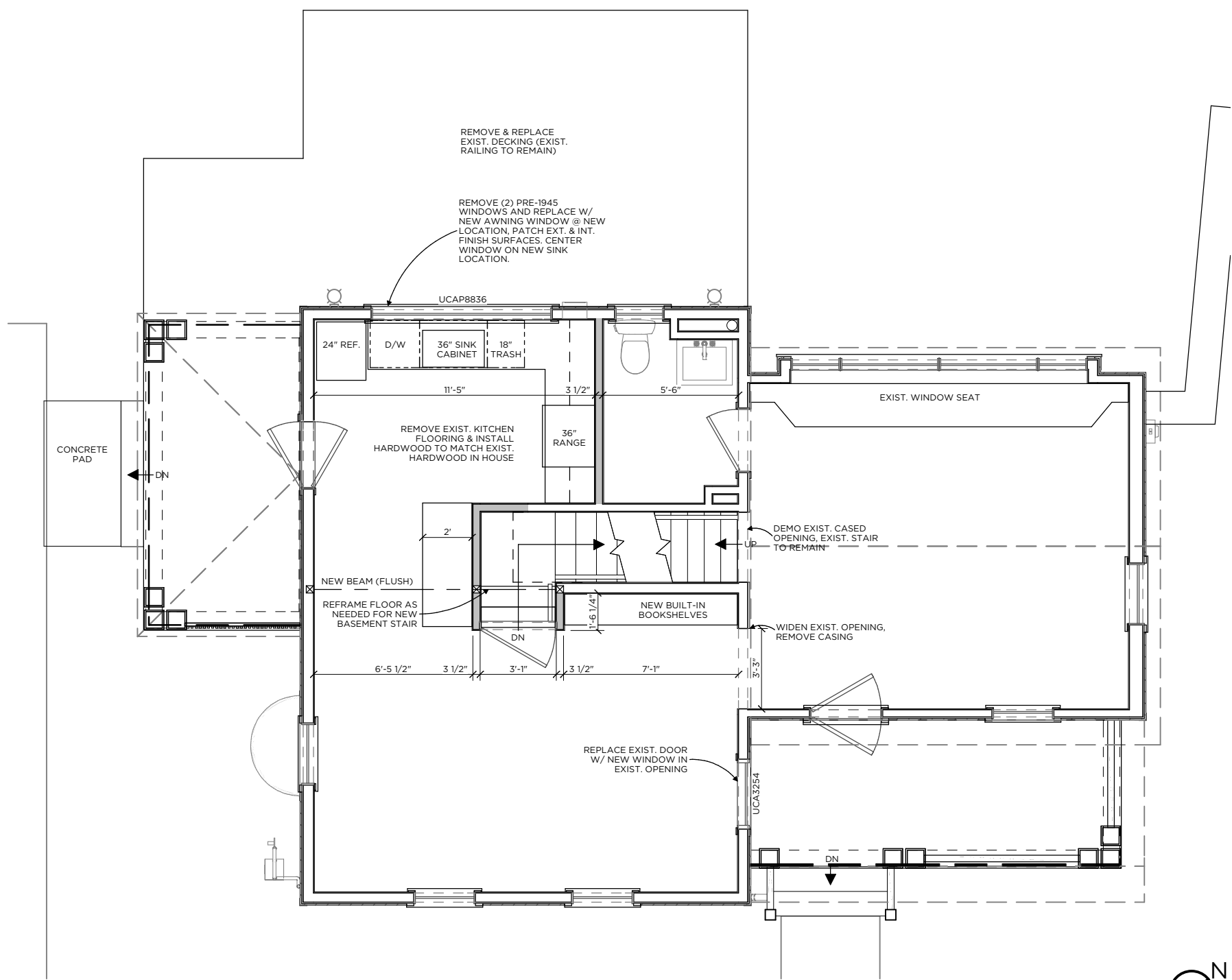


SIDE ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



LOWER LEVEL PLAN - PROPOSED
SCALE: 3/16" = 1'-0"



MAIN LEVEL PLAN - PROPOSED
SCALE: 3/16" = 1'-0"



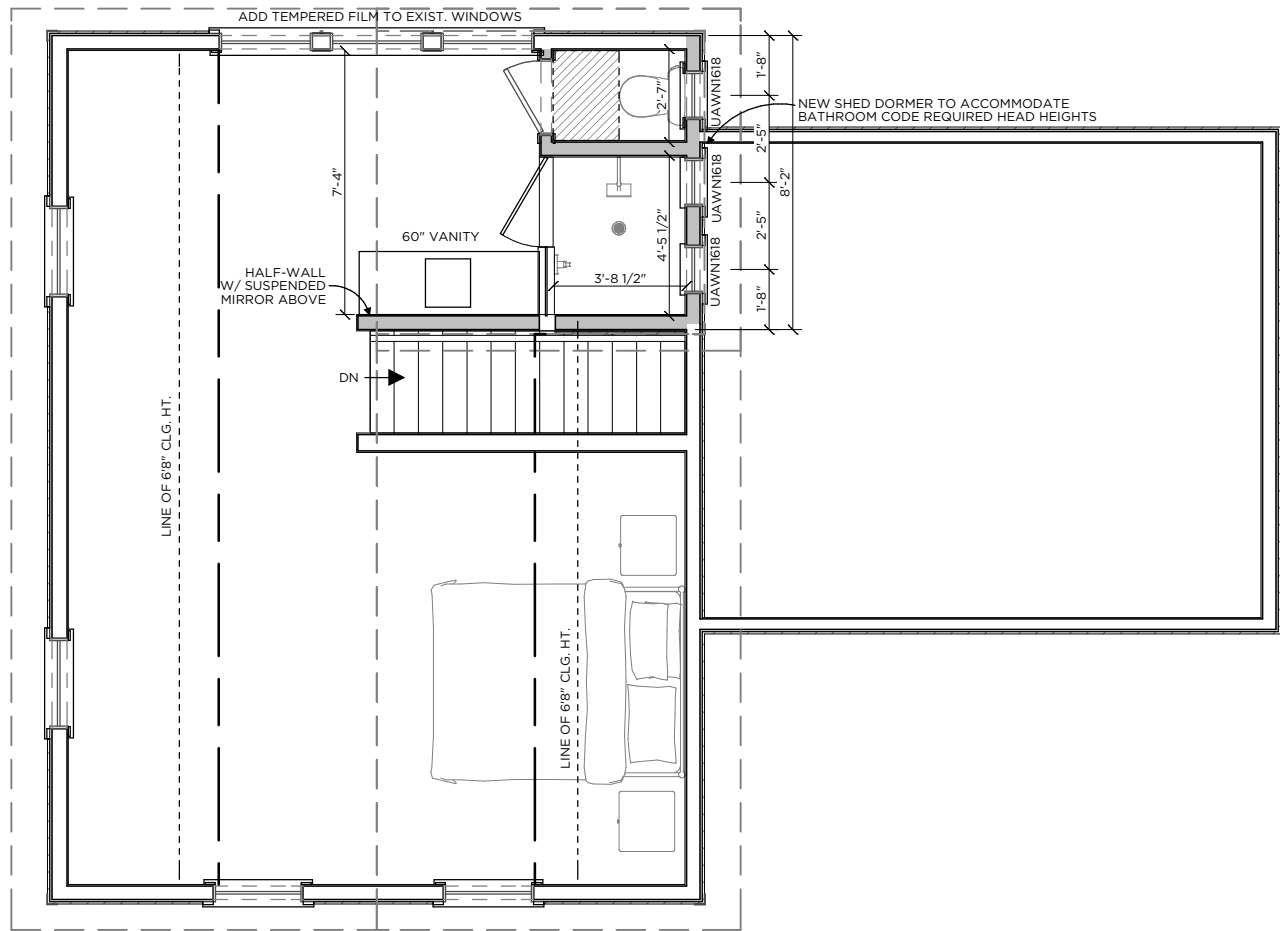
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UPPER LEVEL PLAN -
PROPOSED

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UPPER LEVEL PLAN - PROPOSED
SCALE: 3/16" = 1'-0"



ADDITIONAL PHOTOS



1. NEW KITCHEN WINDOW:
MARVIN ULTIMATE PICTURE: UCAP8836: 7'-4"W x 2'-11 1/8"H

- FIXED WINDOW
- WOOD INTERIOR / ALUMINUM CLAD (WHITE) EXTERIOR
- LOCATION: REAR ELEVATION
- REASON: LARGER WINDOW FOR NEW KITCHEN LAYOUT

2. NEW SECOND FLOOR DORMER WINDOWS:
MARVIN ULTIMATE AWNING: UAWN1618: 1'-4"W x 1'-5 1/8"H

- (1) OPERABLE & (2) FIXED WINDOWS
- WOOD INTERIOR / ALUMINUM CLAD (WHITE) EXTERIOR
- LOCATION: NEW DORMER OFF EXIST. GABLE @ REAR OF HOUSE
- REASON: DORMER ADDED FOR NEW BATHROOM LAYOUT.

3. NEW FRONT PORCH WINDOW:
MARVIN ULTIMATE CASEMENT: UCA3254: 2'-8"W x 4'-5 1/8"H : DIVIDED LITES PATTERN 2x4

- OPERABLE CASEMENT
- WOOD INTERIOR / ALUMINUM CLAD (WHITE) EXTERIOR
- LOCATION: SIDE ELEVATION @ FRONT PORCH (VISIBLE FROM SIDEWALK NORTH APPROACH)
- REASON: SECURITY (REMOVE UNNECESSARY ENTRY) AND COMFORT (AIR SEALING AND INSULATION W/ NEW WINDOW UNIT.
- THE NEW WINDOW AND TRIM TO BE SIMILAR TO EXIST. STORM DOOR LOOK. THE EXT. TRIM OF THE EXIST. DOOR TO REMAIN TO REFERENCE REMOVED DOOR.

4. NEW SLIDING DOOR:
MARVIN ULTIMATE CLAD 8068 SLIDING PATIO DOOR 8'-0"W x 6'-8"H W/ (2) MARVIN ULTIMATE CLAD 2068 SIDELITES 2'-0"W x 6'-8"H

- WOOD INTERIOR / ALUMINUM CLAD (WHITE) EXTERIOR
- LOCATION: REAR ELEVATION LOWER LEVEL
- REASON: TO MATCH THE EXIST. BUMP-OUT ABOVE AND TO PROVIDE LIGHT AND ENTRY TO PROPOSED FINISHED LOWER LEVEL WALK-OUT.

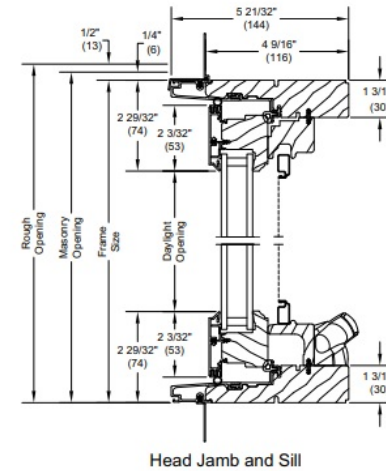
MARVIN

Ultimate Casement, Awning and Picture

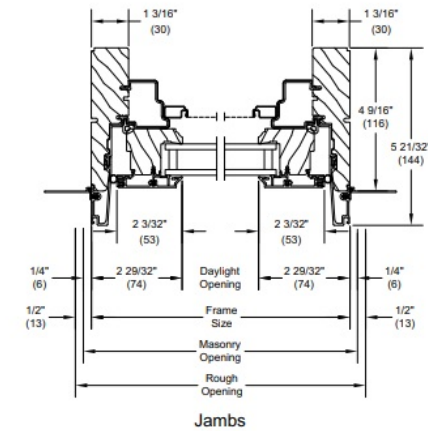
Section Details: Operating/Stationary/Picture - 1" (25) IG

Scale: 3" = 1' 0"

Operating

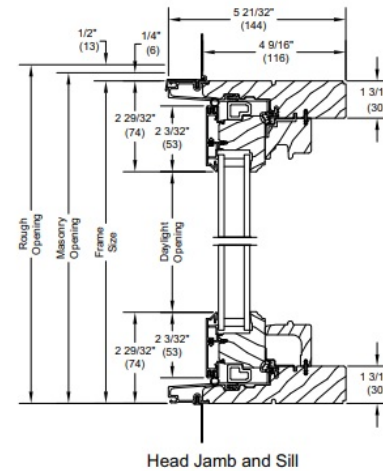


Head Jamb and Sill

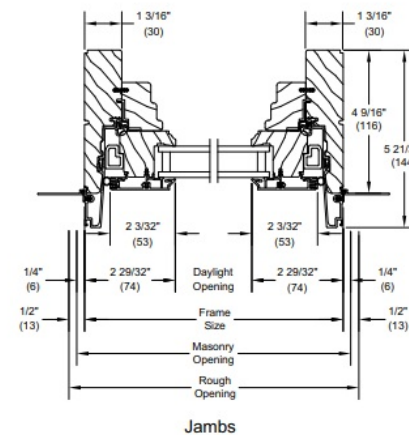


Jamba

Stationary/Picture



Head Jamb and Sill



Jamba

Ver 2019.3 2019-06-24

UCA UCANF-34

19972255
Marvin Architectural Detail Manual

NEW WINDOW & SLIDING DOOR



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NEW WINDOW + DOOR

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