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# 2415 Seminole

Exterior Renovation Proposal

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# Exterior lighting Scope

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- Replace two poles and lamps for yard with like material
- Replace porch light and missing side lights

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# Proposed Exterior lights



Located on both sides of front door



Centered on the porch



Both sides of the walkway

Replacement materials shall be flat black painted metal to replace existing lights. Both walkway lights will be attached to metal posts 84 inches tall to replace existing not functional lights

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# North border landscape

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- Replace existing bushes that are dying from the location of current firebush to front fence providing mature landscaped look and separation of property line

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# Neighborhood examples and proposed plant



- Holy compact (ilex crenata)
- Proposed height will be 6-8 feet tall to closely match old landscape





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# South border landscape

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- Trim existing bushes , remove weeds and add 3 trees:
  - Baby Blue Spruce
  - Dogwood white

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# Proposed Vernor bordering trees



2 White dogwood



Baby Blue Spruce

3 new Trees will be small in size 15 - 25 feet at maturity and provide border from Vernor

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# Rear border Tree

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- One large tree will be planted in the rear of the property to provide a boarder of from on coming traffic and canopy
  - American Red Maple

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# Proposed Backyard Tree



**Botanical Name:** *Acer rubrum* 'Brandywine'

**Growth Per Year:** 3-4 ft.

**Height In 3 Years:** 15-20 ft.

**Mature Height:** 40-60 ft.

[Learn More](#)

American Red Maple

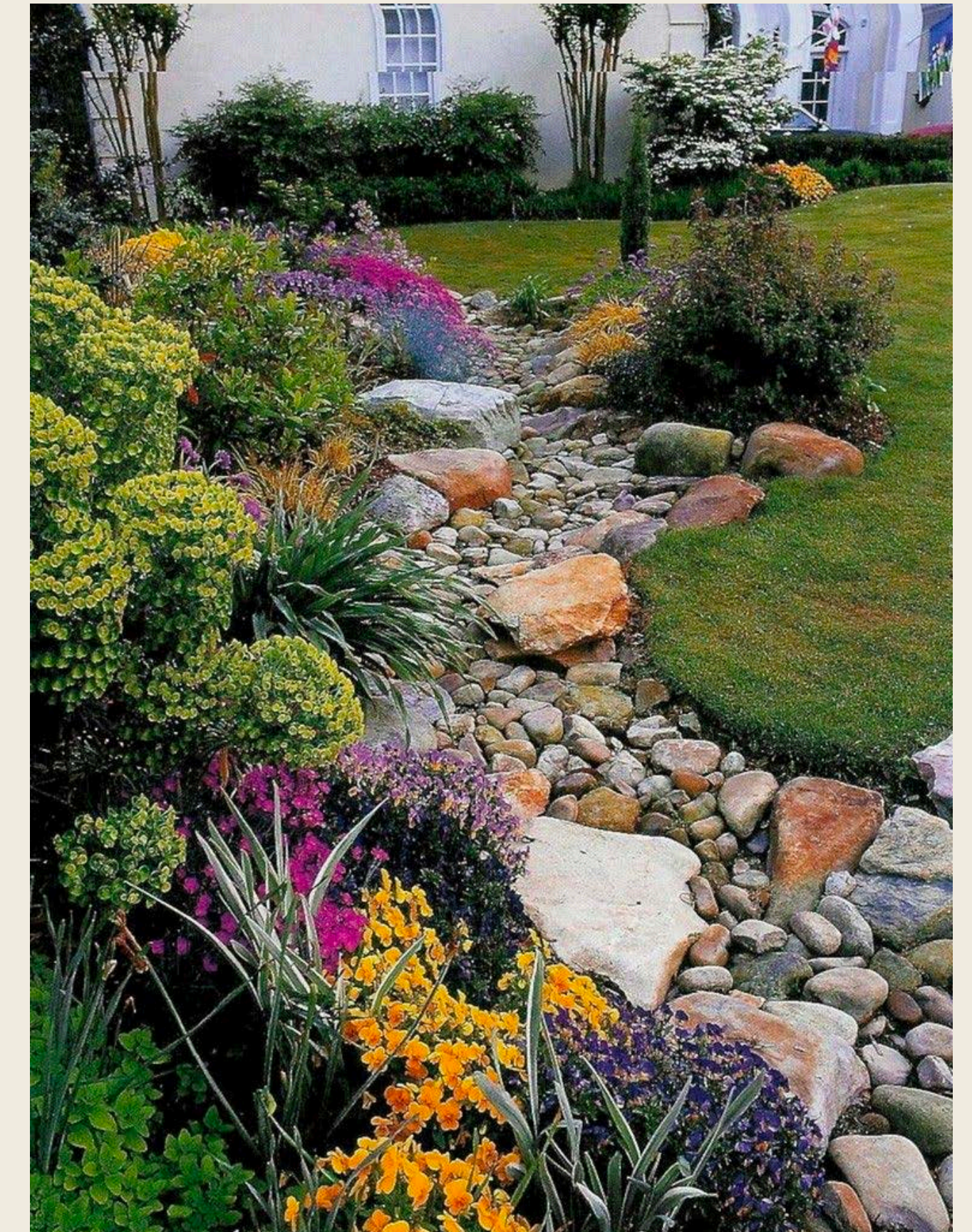
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# Rain Garden

1. Cardinal flower  
(*Lobelia cardinalis*)
2. Black-eyed Susan  
(*Rudbeckia fulgida*)
3. Swamp milkweed  
(*Asclepias incarnata*)
4. Swamp mallow  
(*Hibiscus moscheutos*)
5. Joe Pye weed  
(*Eupatorium*)
6. Sedges (*Carex*)
7. Bluestar (*Amsonia*)
8. Turtlehead (*Chelone*)

## Planting List

A rain garden will line the north border of the backyard to address assist with drainage and landscape interest. The list of plants is provided .



Proposed Garden Image

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# Proposed Driveway

The driveway will start off the of Seminole between two existing trees and be located close as possible to the house.

The new driveway will use a concrete material and bordered with the same brick paver used for the front walkway.

The detailed detentions are below

## Driveway details and materials

1. Driveway width : 10 feet
2. Material : Concrete
3. Distance from Vernor sidewalk: 30 feet
4. Distance from Vernor St: 40 feet
5. Distance from house: 6 feet
6. Driveway length : From front curb on Seminole St to the rear of the back yard ending with a parking pad 25 feet wide and 17 feet length at the rear of the yard.



Driveway border paver material : Brick Paver Brussels block in limestone color

<https://unilock.com/products/driveways/brussels-block/?region=3>



Existing side yard door the new driveway would need got be 3 feet away

# Replacement Patio

This the existing patio will be replaced with pavers and covered with a cedar wood pergola. The brick pavers would be continued from the front and driveway border.

## Driveway details and materials

1. Existing patio will be reconstructed in the same place and current patio
2. Patio will be flat with no seat our built ins
3. Material : brick pavers
4. Dimensions : 17 by 17 feet
5. Pergola demensions : 16 feet by 16 feet
6. Paver walkway will continue to rear of yard and end with a circular fire pit



Existing Patio



Driveway border paver material : Brick Paver Brussels block in limestone color

<https://unilock.com/products/driveways/brussels-block/?region=3>



Pergula image

## Proposed fire-pit



## Materials

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# Glass Block Windows

Many basement windows are missing or non functional. Under the proposal all basement windows will be replaced with glass blocks set in the original openings.

## Glass Block Windows details

1. Window Size 8/12 by 39
2. Black window screens will be installed in each window di
3. Total number of windows: 6
  - 1.3 Vernor side
  - 2.3 Charlevoix side



Vernor Side



Charlevoix Side

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# New Garage

- The new garage will be 3 car with space for a small in law apartment above.
  - The Garage will positioned in the south west corner of the yard. Positioned in front of the driveway.
  - Structure dimensions:
    - Width : 40 feet
    - Depth : 26 feet
    - Height: 24 feet
  - Construction Materials
    - Walls wood siding
    - Roofing asphalt singles
  - Color
    - Exterior wood siding and trim will be white to match the color of main house.
    - Windows will be constructed of fiberglass which provides a look of wood painted black.
    - Door will be made of steel construction painted black.
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# Existing Garages / Carriage Houses





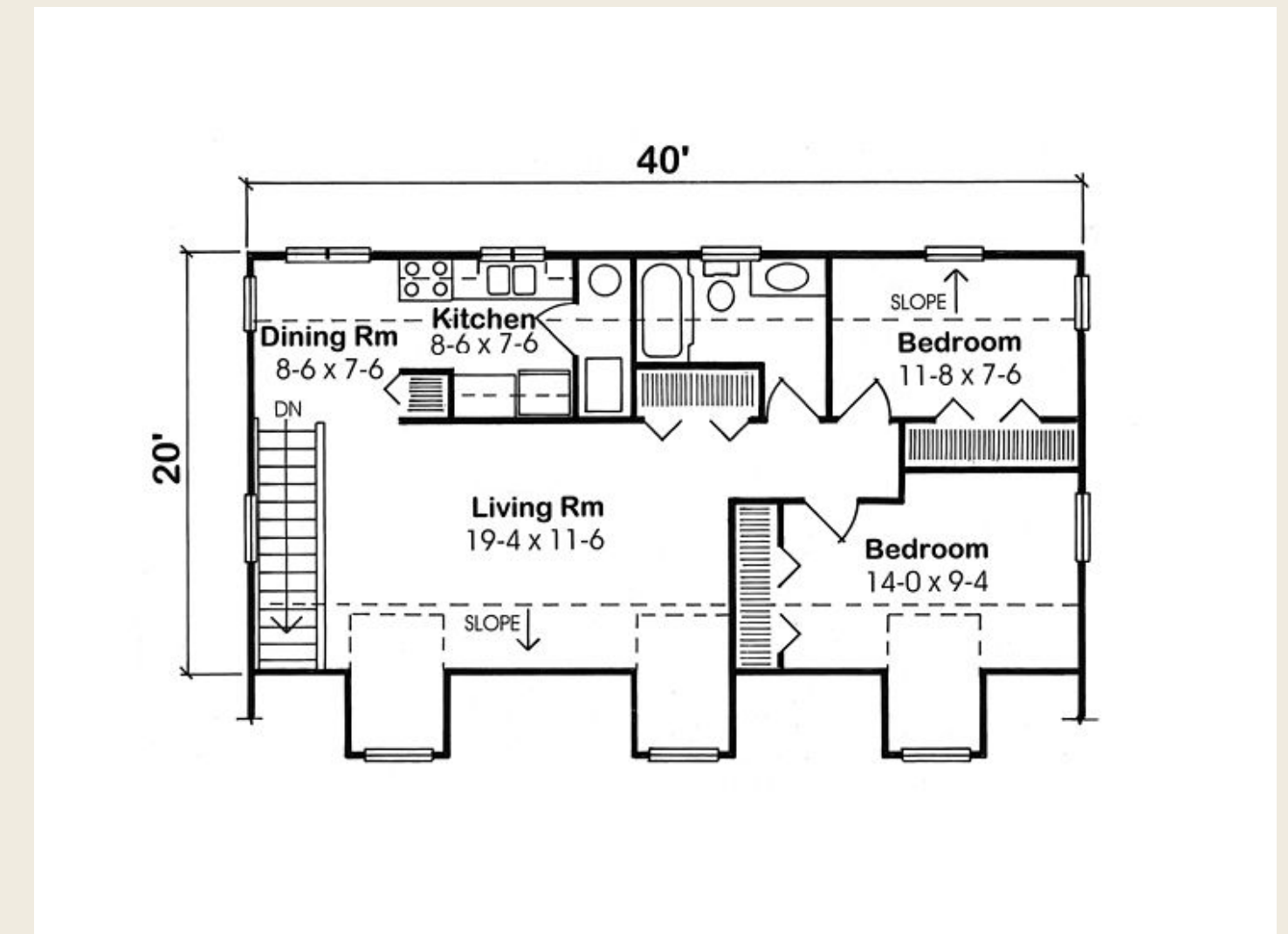
# Proposed Garage



**Exterior Design**

## **Dimensions**

- Width : 40 feet
- Height : 24 feet
- Depth: 26 feet



**Carriage house layout**

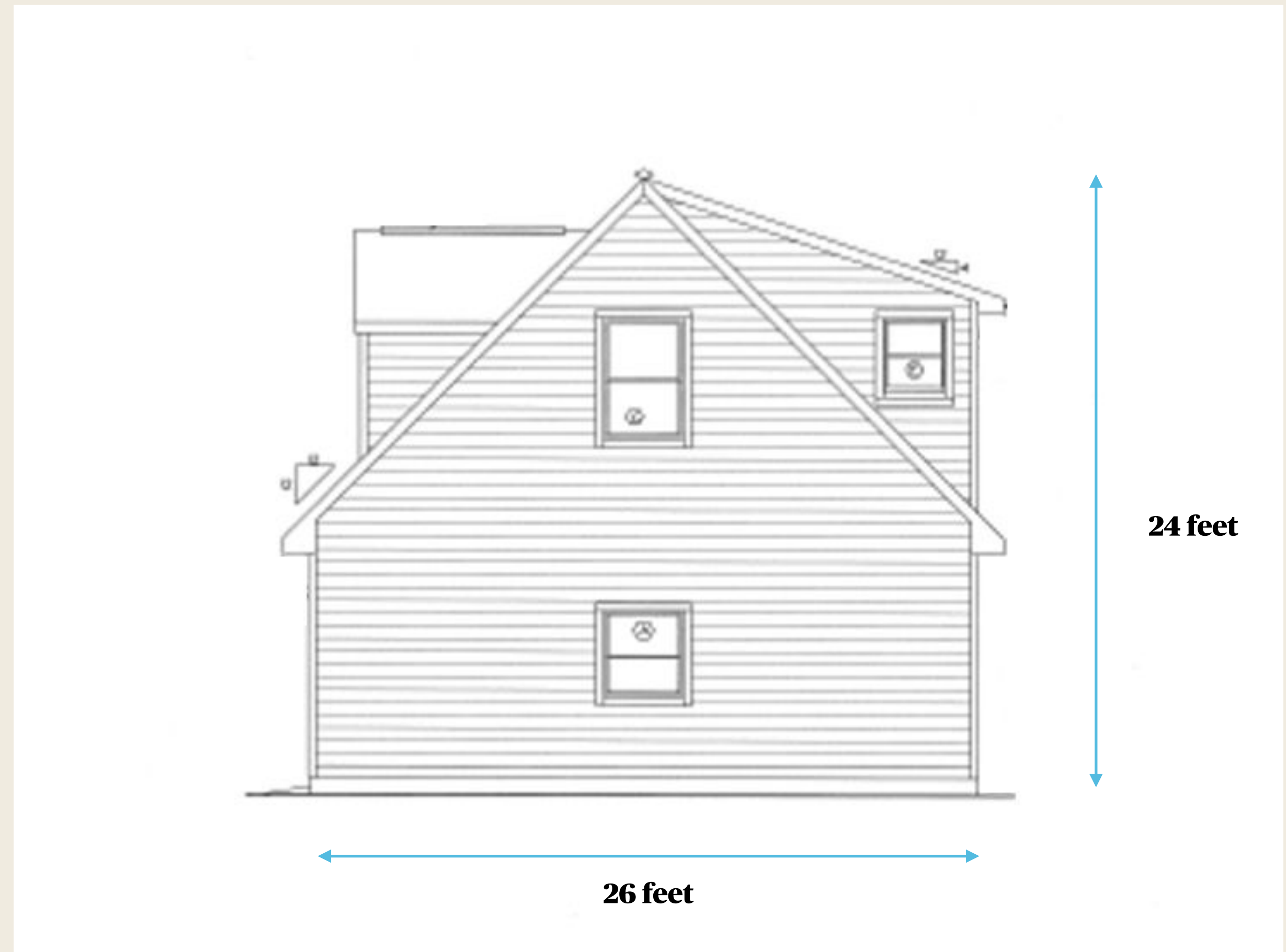
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# Front Elevation



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# Left (North) Elevation



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# Right ( South) Elevation



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# Front Rear Elevation



*Note: Garage door on rear of structure shown will not be implemented.*

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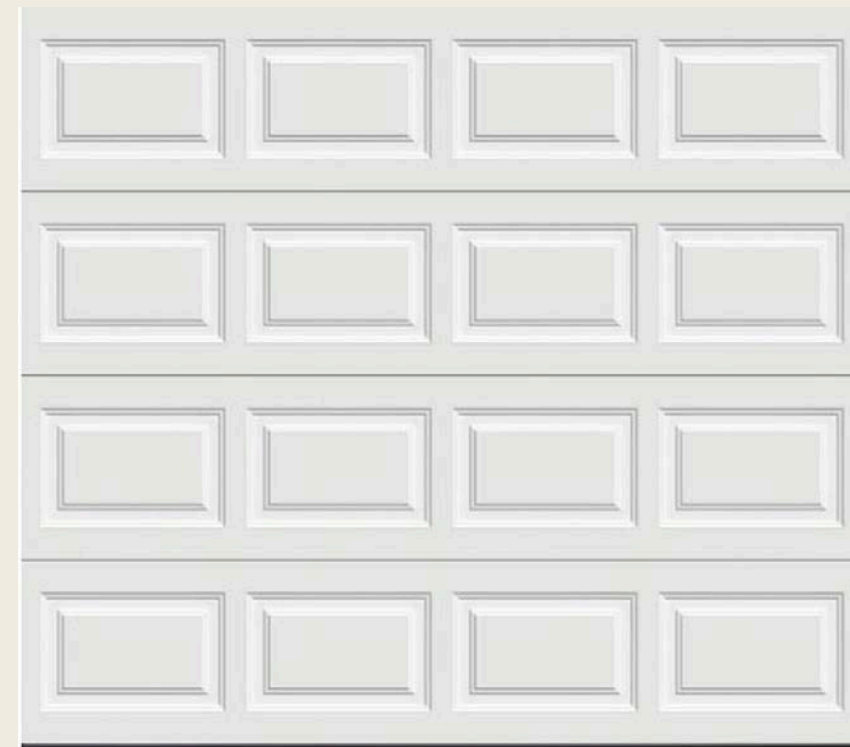
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# Garage Doors

- Garage Door Sizes

- White steel construction ( 9 feet wide , 8 feet high)
- White steel Construction ( 16 feet wide , 8 feet high)
- White steel Construction pedestrian door ( 30 by 80)

Note: all doors will be white with wood trim painted black to match windows on door and house.



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# Garage window

- 2nd floor windows.
- 3 windows in the front elevation will be carried around the unit to match style and size of the home.
- Window material will be black paint fiberglass to simulate look of painted wood and match the house.
- 3 windows will be placed along front of unit.
- 4 windows with the sizing below will be placed long the back of the unit.

Note: No windows will be installed on the first floor with vehicle parking..



1: Non-Standard Size Double Hung, Equal  
Frame Size: 31 1/2 X 52 1/2  
General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 5/16", 1 11/16"  
Exterior Color / Finish: Black  
Interior Color / Finish: Black  
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
Hardware Options: Cam-Action Lock, Matte Black  
Screen: Full Screen, InView™  
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-126-00862-00002, Performance Class LC, PG 30, Calculated Positive DP  
Rating 30, Calculated Negative DP Rating 30, Year Rated 08, Egress Does not meet typical United States egress, but may comply with local code requirements  
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 0W0H), Black, Black  
Wrapping Information: Standard Fin, No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 168".

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# Garage lighting

- 3 lights will be placed between all doors including pedestrian doors.
- Material is metal and black in color to





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# Garage Materials

- Wood siding will be used for exterior walls painted white
- Black asphalt shingles will be used for the roof to match the house.
- Wood trim will be used as seen in elevation images painted white to match the house.



## Cumaru 1x6 Siding

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