THE TOWNS @ SCRIPPS PARK

MULTI-BUILDING TOWNHOUSE DEVELOPMENT IN THE WOODBRIDGE FARMS HISTORIC DISTRICT

TEKTON DEVELOPMENT

CIVIC

ROBERTSON BROTHERS HOMES

4545 architecture

PROJECT NARRATIVE

The Towns @ Scripps Park is an infill development featuring 64 new-construction townhomes on the existing Scripps Mansion site in the Woodbridge Farms Historic District. The project site consists of parcels on the east side of Trumbull Avenue between Selden St. to the north, and Brainard St. to the south. Parcels on the west side of Lincoln directly north and south of Selden St. are also included.

Each townhome consists of internal parking and a bonus room on the ground floor, main living space on the second floor, and bedrooms and bathrooms on the third floor. There are two unit types, one 20’ wide 1,624 sqft, two to three bedroom units(with two parking spaces), and one 16’ wide, 1,349 sqft two bedroom (with one parking space).

Despite its size, the development is thought of as infill. The overall design strategy is for the buildings to complement the historic district. Simple massing creates a rhythm along Trumbull and Lincoln that speaks to the variety of building types in the district, while the simplified contemporary detailing allows the buildings to visually recede and act as a backdrop to the more ornate historic structures that are the character defining elements of the district.

Quality exterior materials including brick, James Hardie composite siding, and WoodTone composite siding are durable and long lasting, and complement the brick and wood-sided homes throughout the district.

In addition to the new structures, new public open spaces are also created as part of the development. At the center of the development along Trumbull, a new community lawn is created in front of the Existing Scripps Mansion Power House. This area is directly across the street from one of the entrances to Scripps Park, and is seen as an extension of the park. The existing alley between Trumbull and Lincoln will be redeveloped with new paving to make it more accessible to vehicle and pedestrian traffic.

The existing Power House will be renovated and developed into a detached residential condomiunium unit

Overall, The Towns @ Scripps Park seeks to infill some of the Historic District’s unused space in a way that allows the existing historic structures to continue to stand out as the character defining elements of Woodbridge Farms.

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PROJECT SCOPE

DEMOLITION

- Demolish existing concrete barrier wall along north side of alley
- Demolish existing decorative stone wall at corner of Trumbull and Brainard
- Remove and salvage (2) existing decorative stone columns near corner of Trumbull and Brainard (to be relocated as part of development outdoor space)

SITEWORK

- Renovate and repave alley with new stamped concrete
- New paved drive aisles and parking areas
- New concrete pedestrian paths along front of buildings and entries
- Creation of new community lawn space in front of existing power house including two “outdoor rooms” consisting of crushed stone surfaces with brick paver edging.
- Planting areas with ornamental grasses and small shrubs at front porch areas of each unit.
- New trees as shown on site plan

NEW CONSTRUCTION

- Construct 15 new buildings consisting of two to seven 3-story
- townhome units.

RENOVATION WORK

- Renovate and convert existing 2-story brick Power House building int a detached residential condomiunium unit.

EXISTING SITE PLAN

KEY

A. 2-STORY BRICK POWERHOUSE

B. STONE WALL AND DECORATIVE COLUMNS

3907 - 3915 LINCOLN (2 LOTS)

PARCEL 6 — 3915 LINCOLN — ITEM 005777/WARD 06

PARCEL 7 — 3907 LINCOLN — ITEM 005778/WARD 06

3689 - 3713 LINCOLN (5 LOTS)

PARCEL 1 — 3713 LINCOLN — ITEM 005779/WARD 06

PARCEL 2 — 3707 LINCOLN — ITEM 005780/WARD 06

PARCEL 3 — 3701 LINCOLN — ITEM 005781/WARD 06

PARCEL 4 — 3697 LINCOLN — ITEM 005782/WARD 06

PARCEL 5 — 3689 LINCOLN — ITEM 005783/WARD 06

3664 - 3708 TRUMBULL (11 LOTS)

PARCEL 8 — 3664 TRUMBULL — ITEM 005913-5/WARD 06

Selden St. (60' R.O.W.)

Lincoln St. (70' R.O.W.)

Brainard St. (44' R.O.W.)

Trumbull St. (80' R.O.W.)

18' VACATED PUBLIC ALLEY

HODGES BROS. SUBDIVISION (L.1, P.308)

BENCHMARK — ARROW ON HYDRANT — ELEVATION 135.84 — DETROIT DATUM

BENCHMARK — ARROW ON HYDRANT — ELEVATION 134.84 — DETROIT DATUM

BENCHMARK — ARROW ON HYDRANT — ELEVATION 132.97 — DETROIT DATUM

BENCHMARK — ARROW ON HYDRANT — ELEVATION 132.16 — DETROIT DATUM

CAUTION!! 2" GAS MAIN

CAUTION!! 4" GAS MAIN

CAUTION!! 6" GAS MAIN

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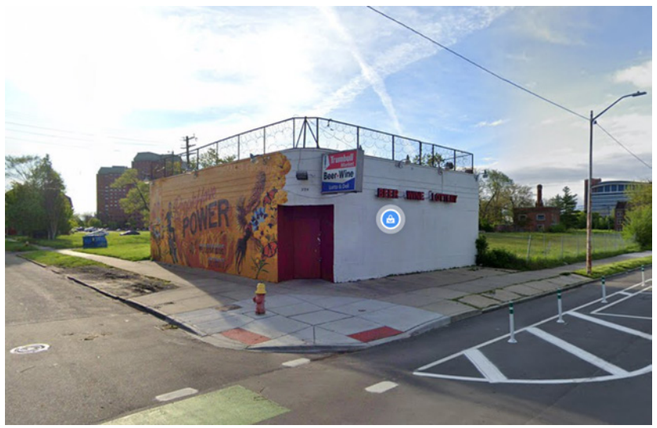
EXISTING SITE PHOTOS

3689 - 3713 LINCOLN (LOOKING WEST)

3907 - 3915 LINCOLN (LOOKING WEST)

3664 - 3708 TRUMBULL (LOOKING EAST)



TRUMBULL LIQUOR (CORNER OF SELDEN AND TRUMBULL)

EXISTING POWERHOUSE

EXISTING STONE WALL AND DECORATIVE COLUMNS

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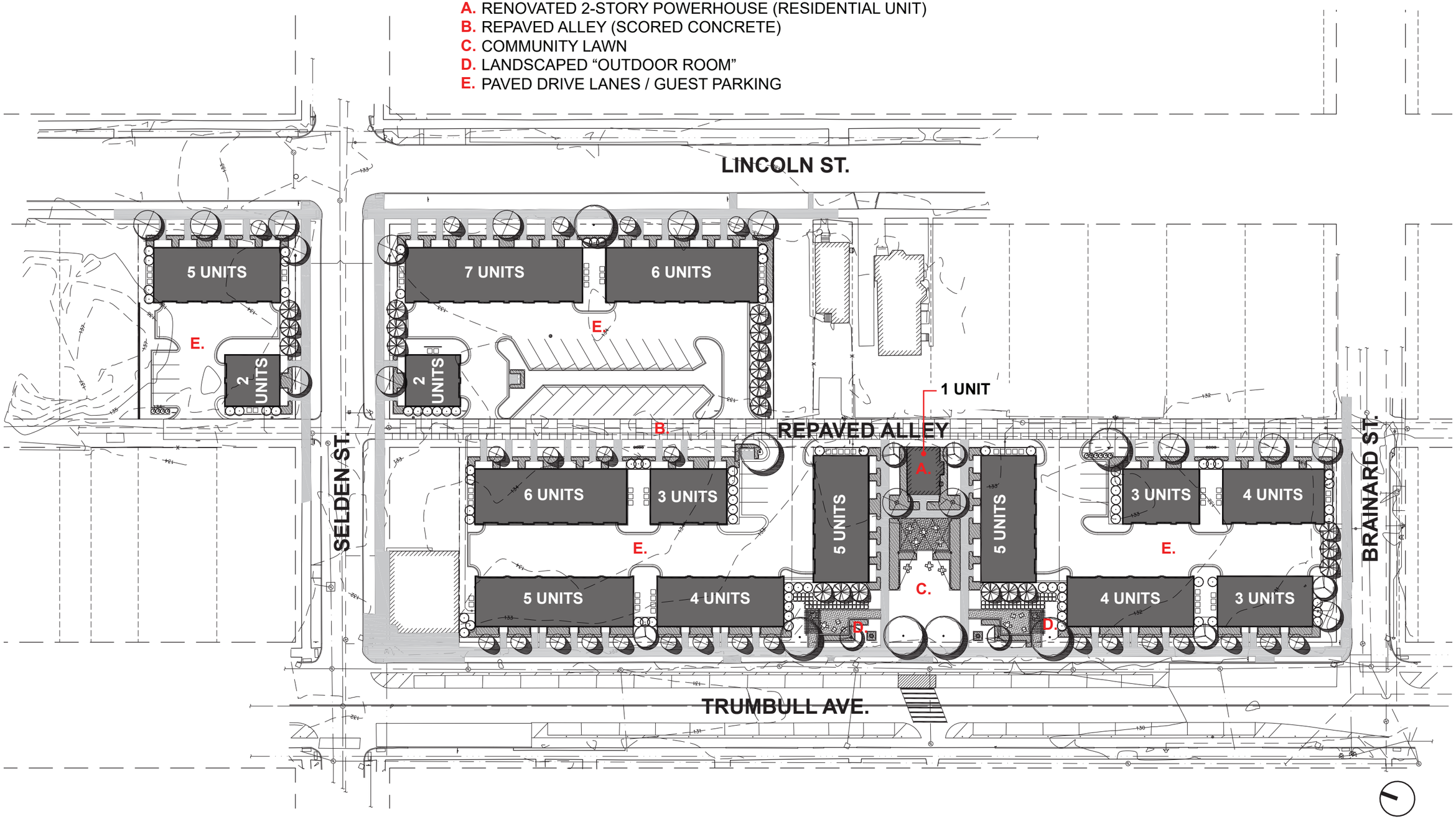
PROPOSED SITE PLAN

KEY

A. RENOVATED 2-STORY POWERHOUSE (RESIDENTIAL UNIT)
B. REPAVED ALLEY (SCORED CONCRETE)
C. COMMUNITY LAWN
D. LANDSCAPED “OUTDOOR ROOM”
E. PAVED DRIVE LANES / GUEST PARKING



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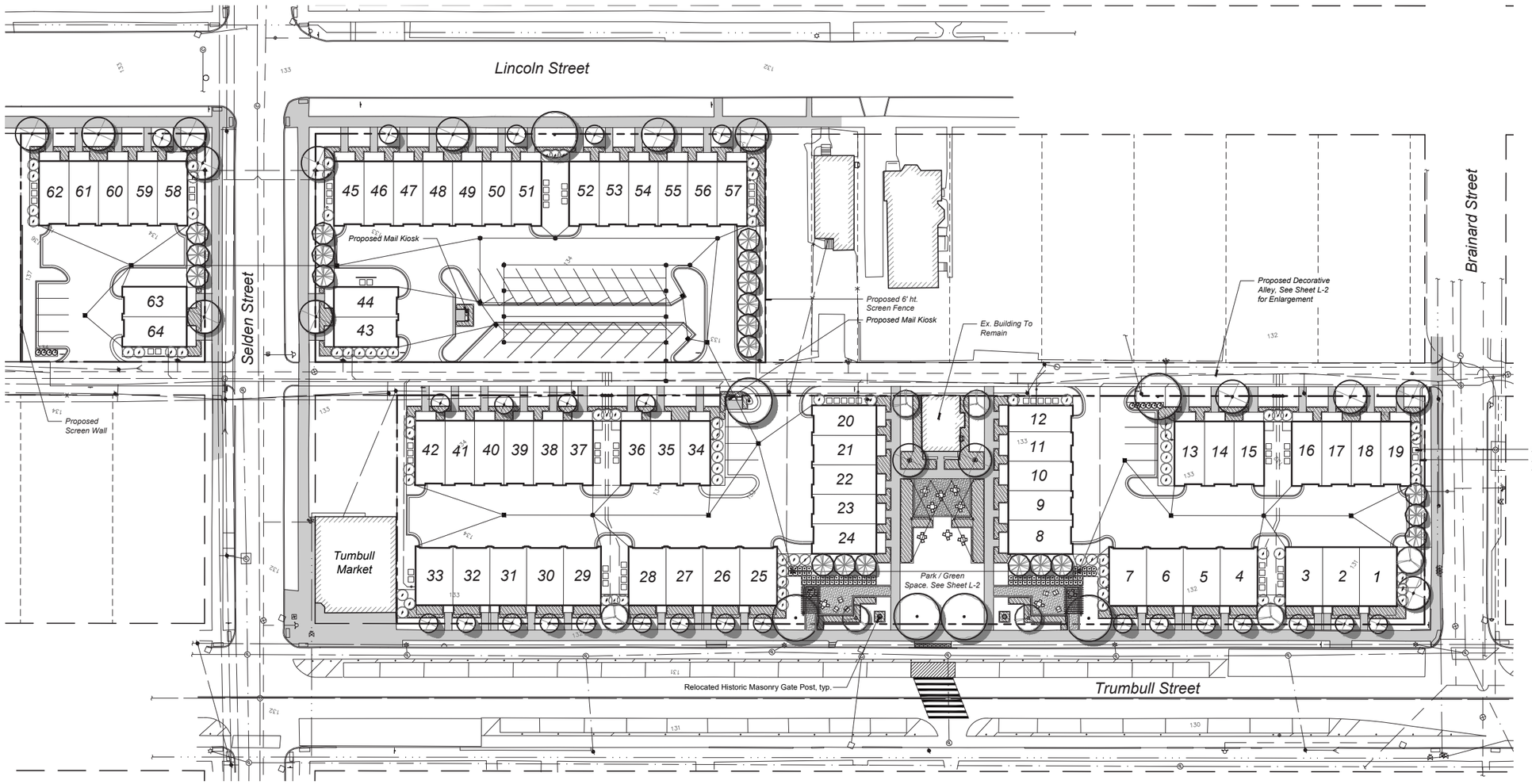
LANDSCAPE PLAN



Landscape Summary

Trumbull Street
- Required: 1 Tree / 30 LF frontage
- Length of Frontage: 558 LF
- Required: 19 Trees
- Provided: 20 Trees

Brainard Street
- Required: 1 Tree / 30 LF frontage
- Length of Frontage: 124 LF
- Required: 5 Trees
- Provided: 5 Trees

Lincoln Street South
- Required: 1 Tree / 30 LF frontage
- Length of Frontage: 224.40 LF
- Required: 8 Trees
- Provided: 8 Trees

Lincoln Street North
- Required: 1 Tree / 30 LF frontage
- Length of Frontage: 100 LF
- Required: 4 Trees
- Provided: 4 Trees

Selden Street South
- Required: 1 Tree / 30 LF frontage
- Length of Frontage: 124 LF
- Required: 5 Trees
- Provided: 5 Trees

Selden Street North
- Required: 1 Tree / 30 LF frontage
- Length of Frontage: 124 LF
- Required: 5 Trees
- Provided: 5 Trees

Landscape Legend

= Proposed Shade Tree

= Proposed Columnar Tree

= Proposed Evergreen Tree

= Proposed Ornamental Tree

= Proposed Large Deciduous Shrub

= Proposed Ornamental Grass

= Proposed Perennial Planting Bed

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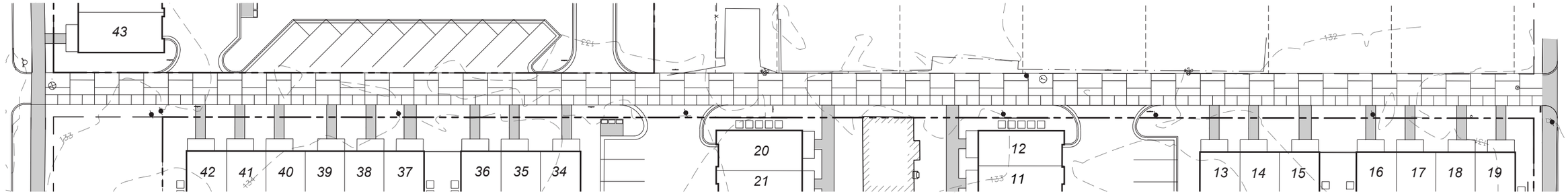
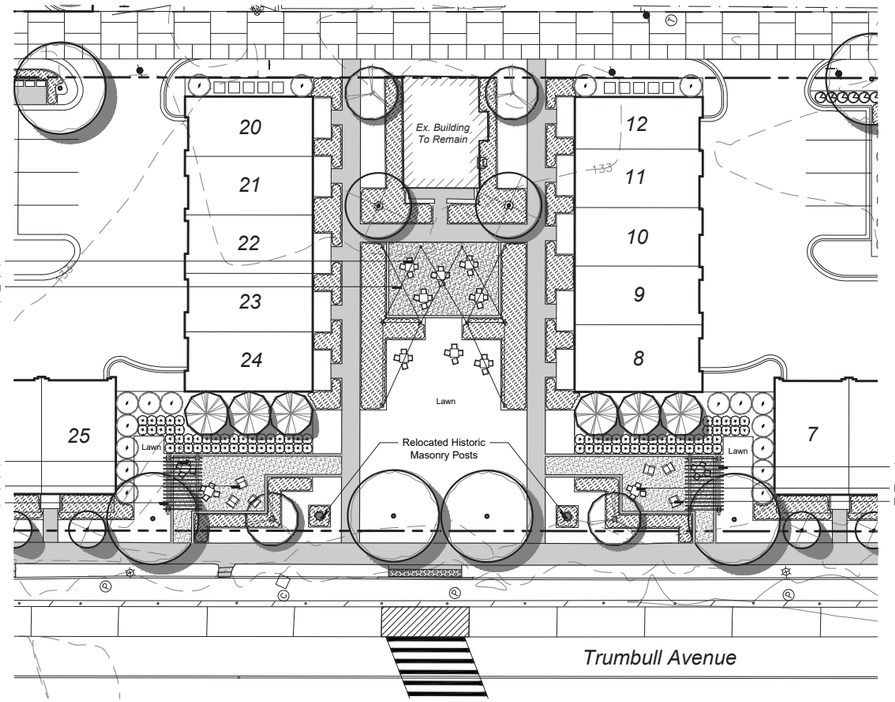
LANDSCAPE PLAN



Decorative Alleyway Overall Enlargement Plan

Scale: 1" = 20'



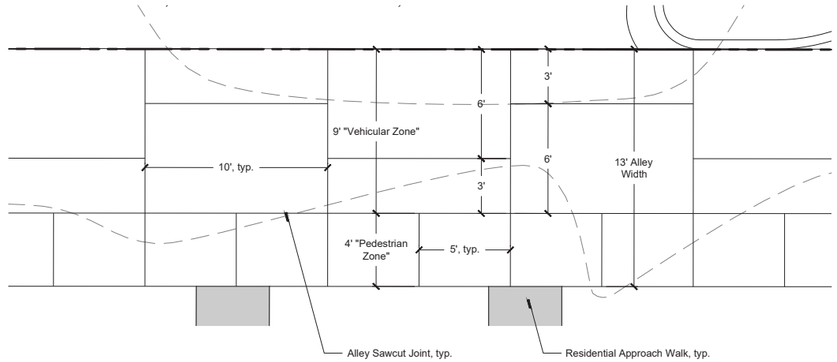
Walk Material Legend

= Broom Finished Concrete Walk

= Compacted Gravel / Fines Walk with 6"x6" Concrete Edging

Concept Amenity Enlargement Plan

Scale: 1" = 20'



Decorative Alleyway Typical Jointing Detail

Scale: 1/4" = 1'

Landscape Legend

= Proposed Shade Tree

= Proposed Columnar Tree

= Proposed Evergreen Tree

= Proposed Ornamental Tree

= Proposed Large Deciduous Shrub

= Proposed Ornamental Grass

= Proposed Perennial Planting Bed

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LANDSCAPE PLAN

Hardscape Precedent Imagery

Decorative Trellis Structure
(Potentially matching Scripps Park, or similar)

4' ht. Screen Fence - Color to match Architcture
(For use between select buildings and as AC Unit screens)

4' ht. Screen Fence - Alternate Natural Finish
(For use between select buildings and as AC Unit screens)

Mail Cluster Box Unit

Overhead String Lights on Posts

Movable Chairs
(Adirondack or Similar)

Movable Bistro Table & Chairs

Movable Bistro Table & Chairs

6' ht. Screen Wall - Brick to match Architecture

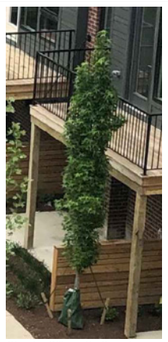
Note: The hardscape elements displayed here are to be considered conceptual and are subject to change as details are developed.

Plant Material Precedent Imagery

Tulip Tree
(Shade Tree)

Exclamation London Planetree
(Shade Tree)

Armstrong Red Maple
(Columnar Tree)



Slender Silhouette Sweetgum
(Columnar Tree)

White Fir
(Evergreen Tree)

Note: The plant material displayed here is to be considered conceptual and are subject to change as detailed planting plans are developed

Autumn Brilliance Serviceberry
(Ornamental Tree)

Kousa Dogwood Tree
(Ornamental Tree)

Diabolo Ninebark
(Large Shrub)

Arctic Fire Red Twig Dogwood
(Medium Shrub)

Dense Yew
(Evergreen Shrub)

Karl Foerster Feather Reed Grass
(Ornamental Grass)

Shenandoah Switchgrass
(Ornamental Grass)

Purple Palace Coralbells
(Perennial - Shade Application)

Big Blue Liriope
(Perennial)

Dark Towers Penstemon
(Perennial)

Little Business Daylily
(Perennial)

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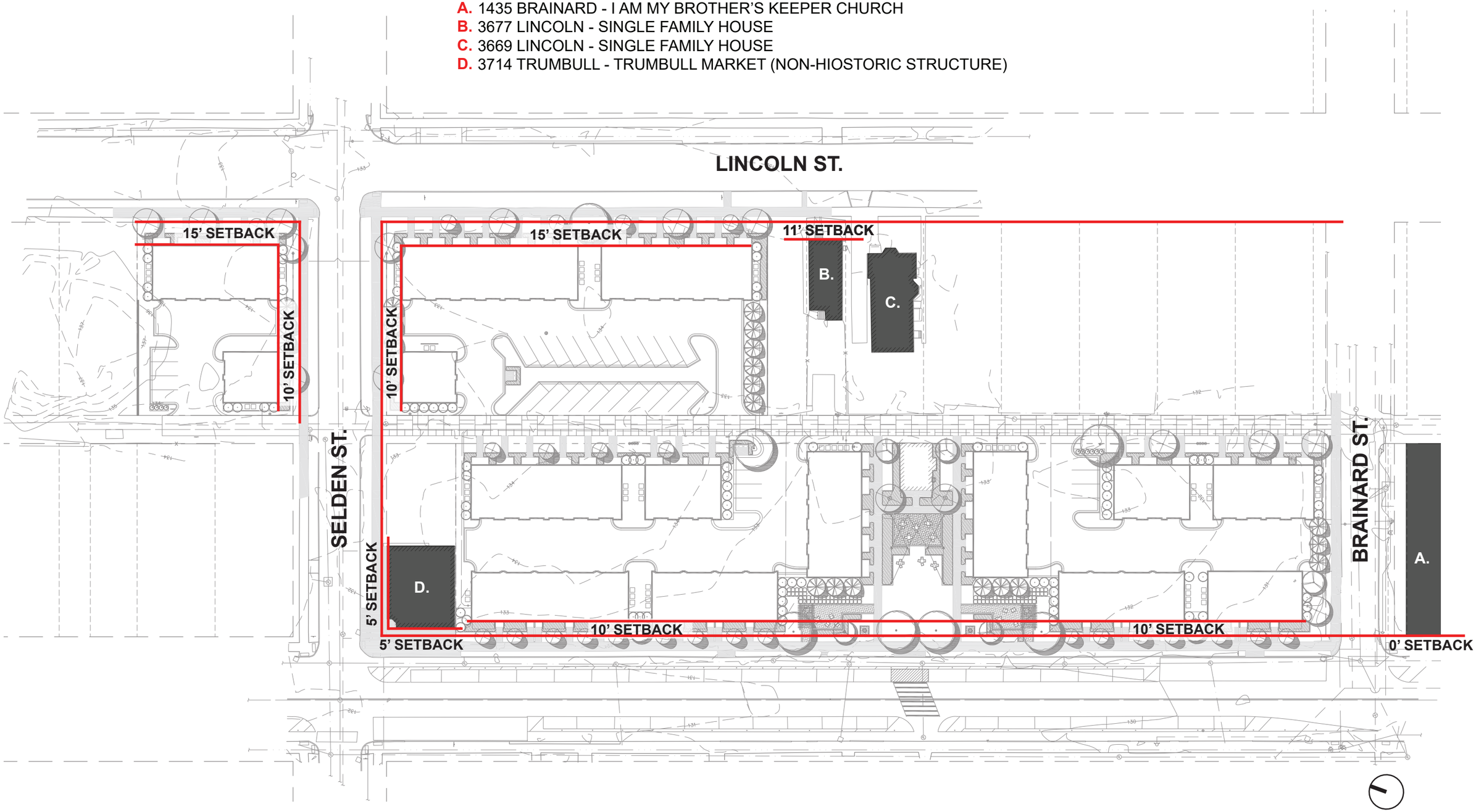
ADJACENT HISTORIC STRUCTURES / SETBACKS

KEY

A. 1435 BRAINARD - I AM MY BROTHER'S KEEPER CHURCH
B. 3677 LINCOLN - SINGLE FAMILY HOUSE
C. 3669 LINCOLN - SINGLE FAMILY HOUSE
D. 3714 TRUMBULL - TRUMBULL MARKET (NON-HIOSTORIC STRUCTURE)



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HVAC UNIT LOCATIONS

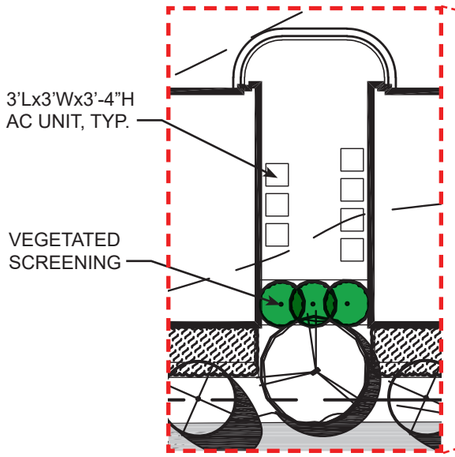
KEY
HVAC UNIT LOCATIONS

LINCOLN ST.

SELDEN ST.

BRAINARD ST.

TRUMBULL AVE.



TYP. AC UNIT LOCATION

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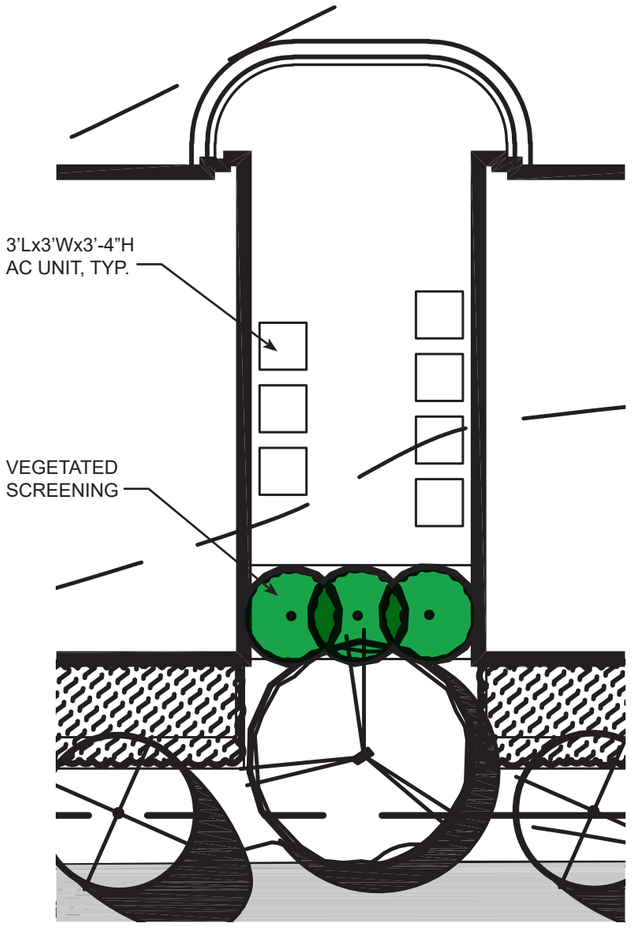
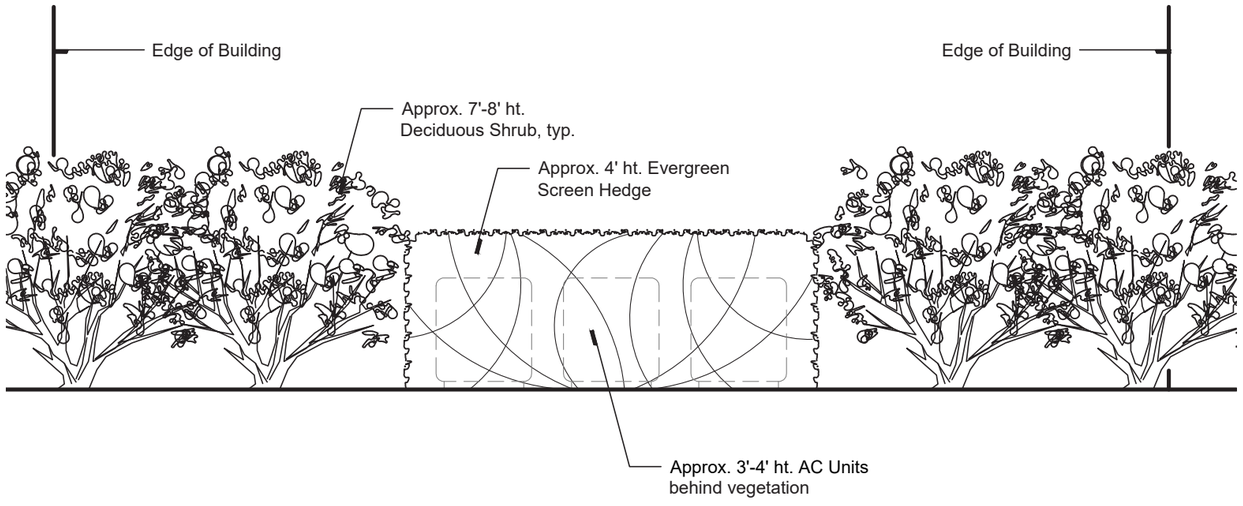
HVAC UNIT SCREENING



TYP. AC UNIT LANSCAPE SCREEN PLAN
NOT TO SCALE



TYP. AC UNIT LANSCAPE SCREEN ELEVATION
NOT TO SCALE

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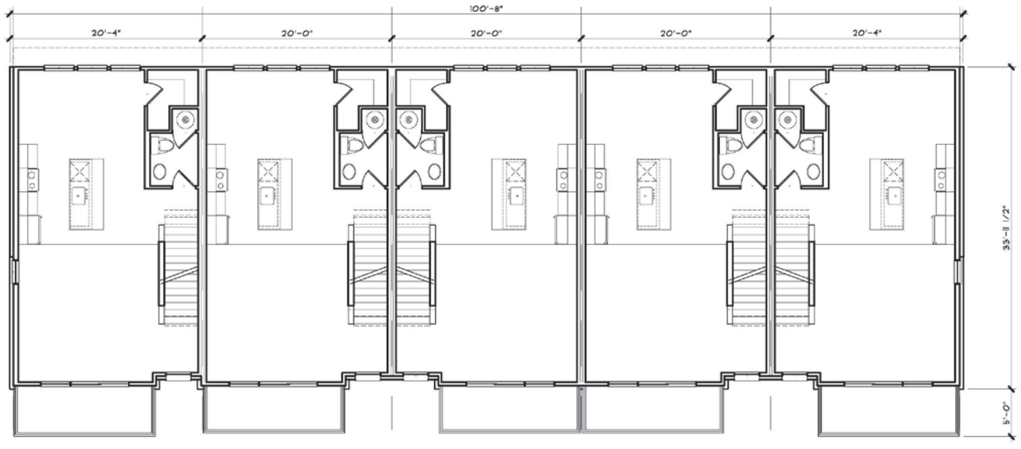
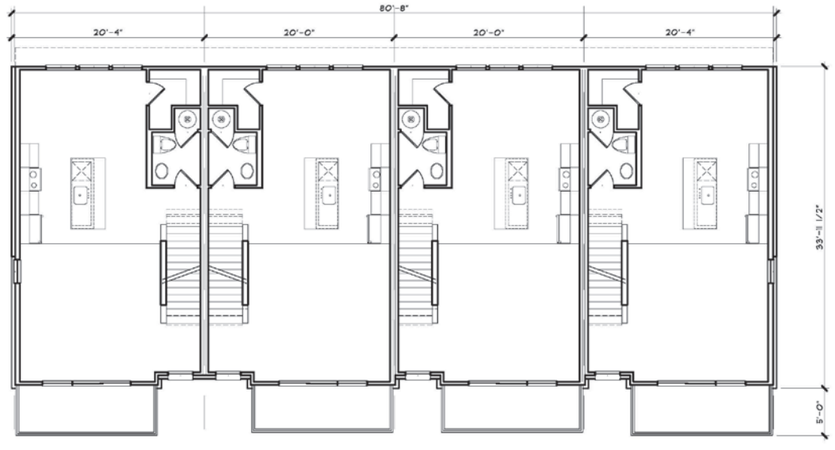
TYPICAL BUILDING FLOOR PLANS

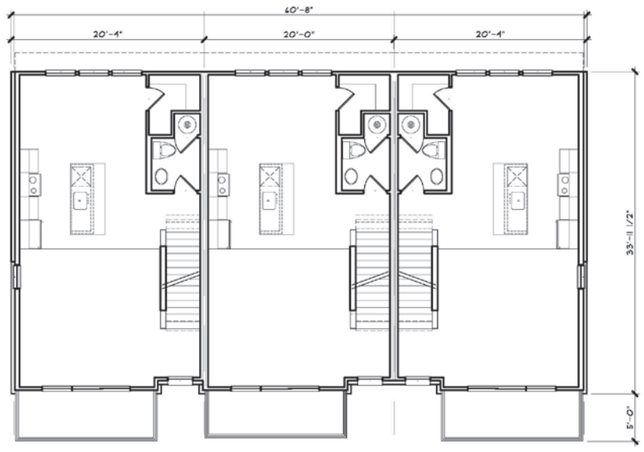
20’ WIDE UNITS



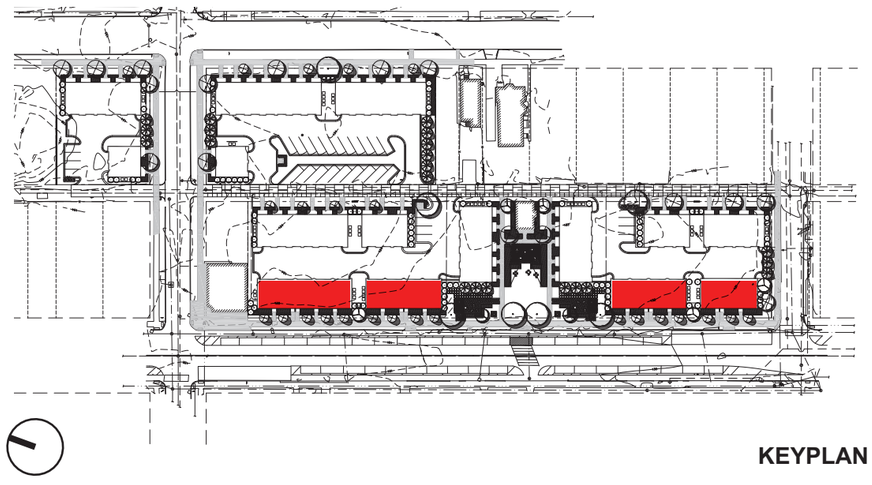
FIRST FLOOR PLAN
5 UNIT BUILDING
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
4 UNIT BUILDING
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
3 UNIT BUILDING
SCALE: 1/8" = 1'-0"



KEYPLAN

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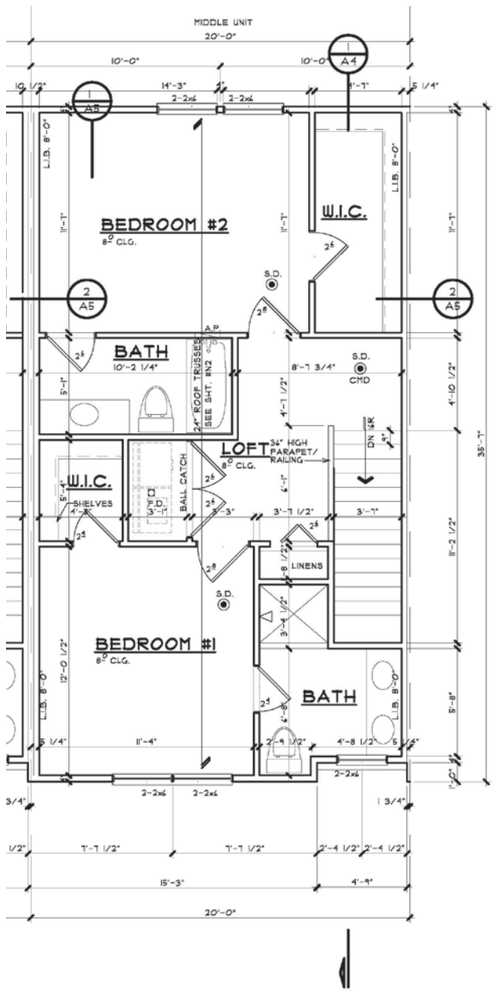
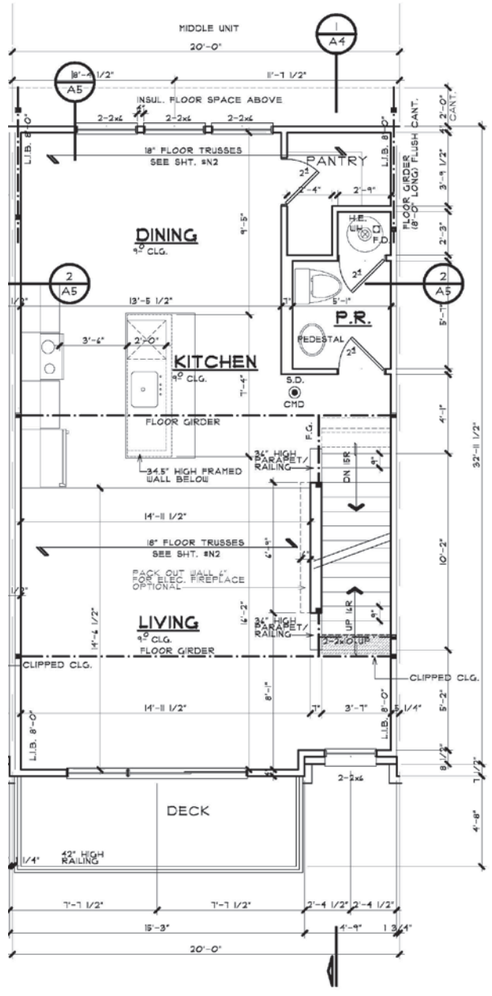
TYPICAL UNIT FLOOR PLANS

20’ WIDE UNIT

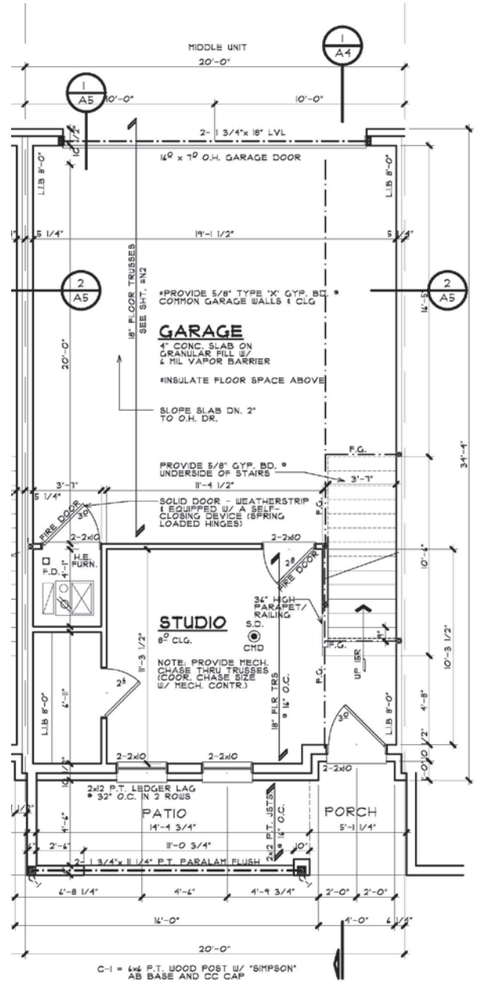


SECOND FLOOR PLAN



FIRST FLOOR PLAN

STANDARD INTERIOR LAYOUT



GROUND FLOOR PLAN

STANDARD INTERIOR LAYOUT

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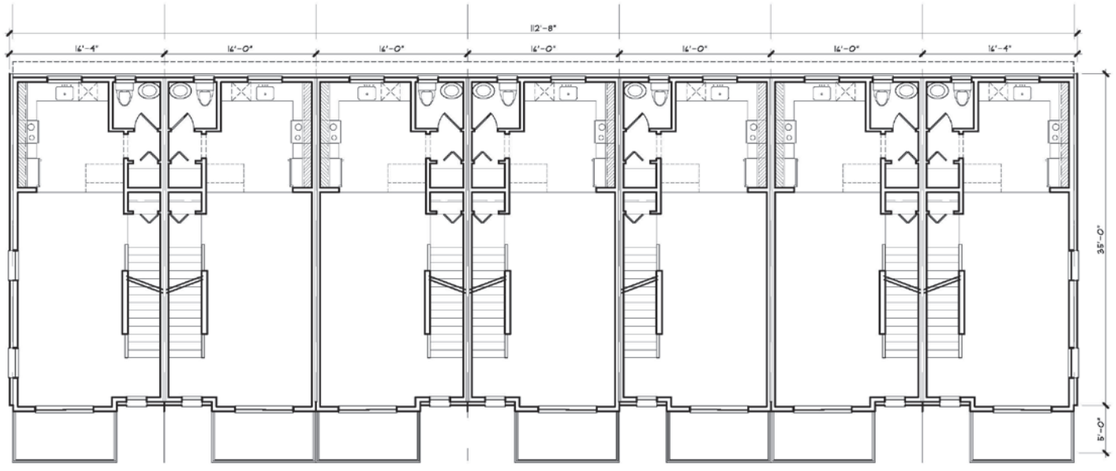
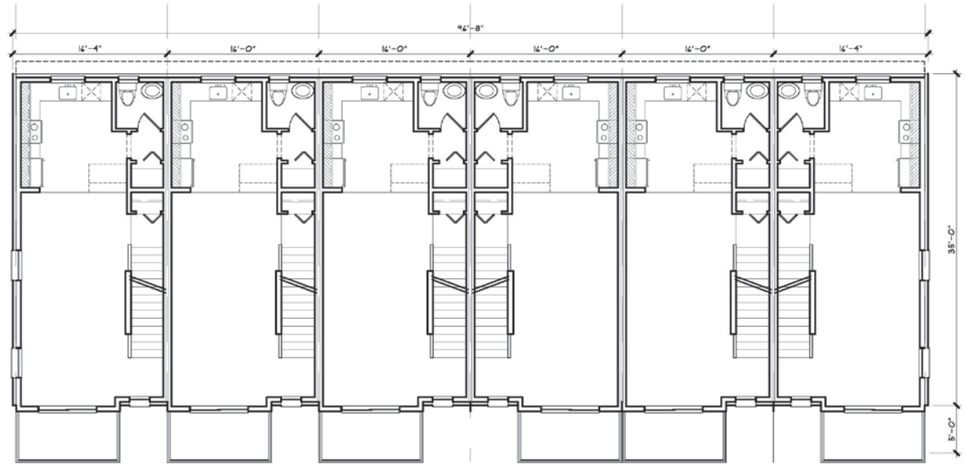
TYPICAL BUILDING FLOOR PLANS

16’ WIDE UNITS



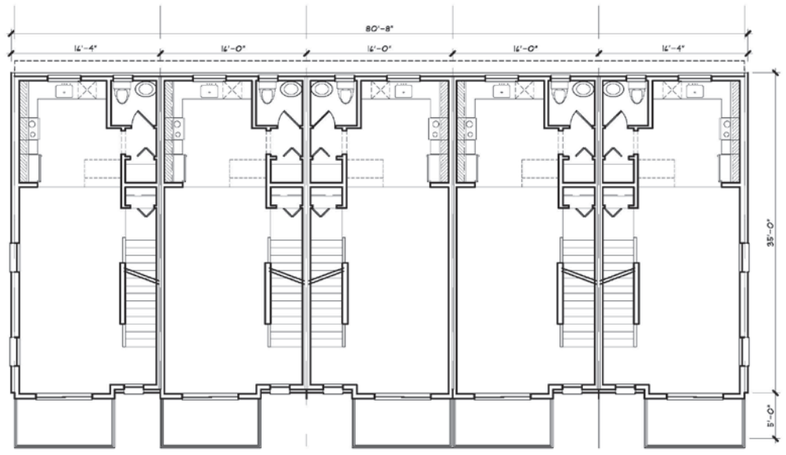
FIRST FLOOR PLAN
7 UNIT BUILDING

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



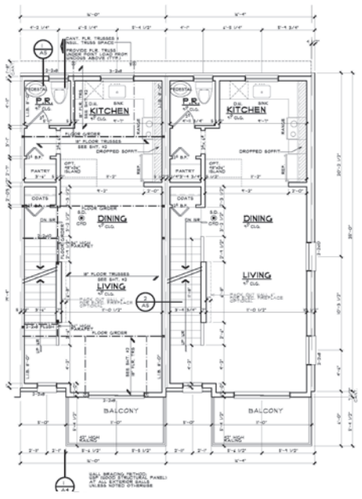
FIRST FLOOR PLAN
6 UNIT BUILDING

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

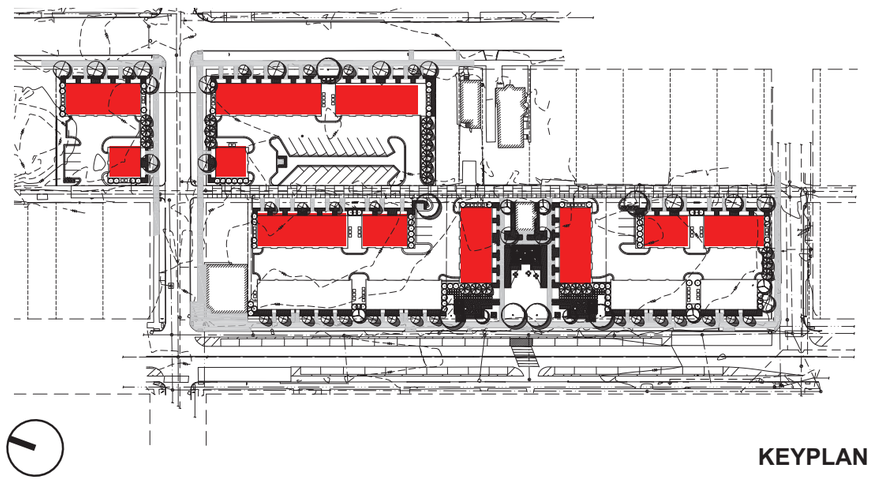


FIRST FLOOR PLAN
5 UNIT BUILDING

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



FIRST FLOOR PLAN
STANDARD INTERIOR LAYOUT



KEYPLAN

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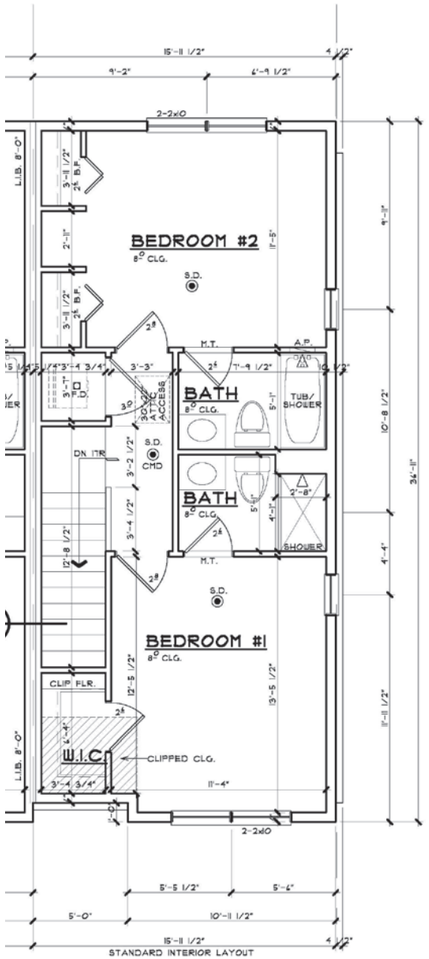
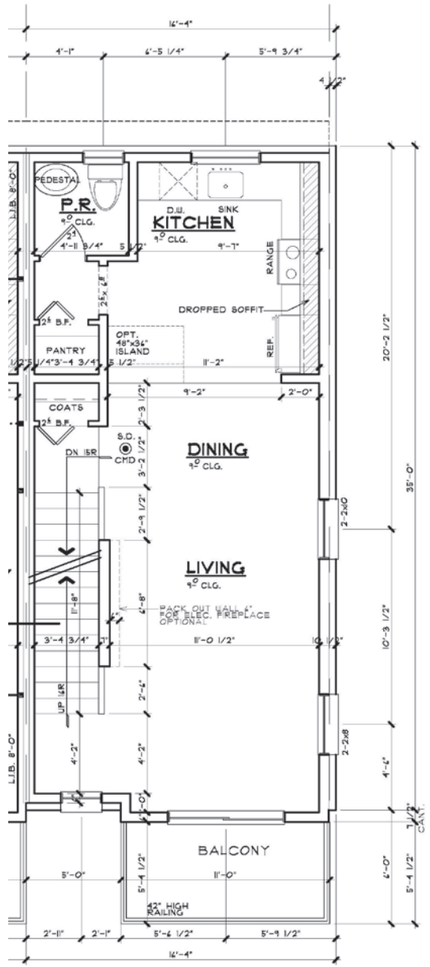
TYPICAL UNIT FLOOR PLANS

16’ WIDE UNIT

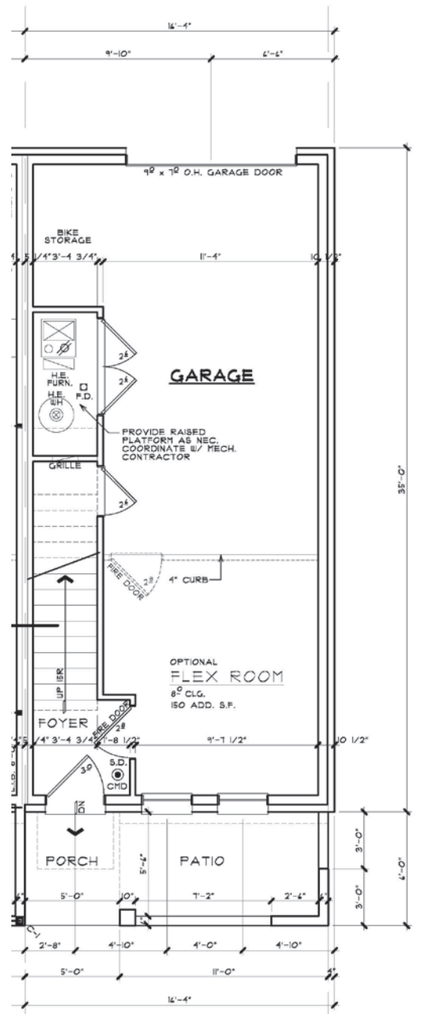


SECOND FLOOR PLAN



FIRST FLOOR PLAN

STANDARD INTERIOR LAYOUT



GROUND FLOOR PLAN

STANDARD INTERIOR LAYOUT

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EXTERIOR ELEVATIONS

20’ WIDE UNIT

FRONT ELEVATION
(20’ WIDE UNIT - 5 UNIT BUILDING)

FRONT ELEVATION
(20’ WIDE UNIT - 4 UNIT BUILDING)

FRONT ELEVATION
(20’ WIDE UNIT - 3 UNIT BUILDING)

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EXTERIOR ELEVATIONS

20’ WIDE UNIT

TYP. SIDE ELEVATION
(20’ WIDE UNIT)

TYP. REAR ELEVATION
(20’ WIDE UNIT - 4 UNIT BUILDING SHOWN)

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20’ WIDE UNITS ON TRUMBULL AVE.

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EXTERIOR ELEVATIONS

16’ WIDE UNIT

FRONT ELEVATION
(16’ WIDE UNIT - 7 UNIT BUILDING)

FRONT ELEVATION
(16’ WIDE UNIT - 4 UNIT BUILDING)

FRONT ELEVATION
(16’ WIDE UNIT - 6 UNIT BUILDING)

FRONT ELEVATION
(16’ WIDE UNIT - 5 UNIT BUILDING)

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EXTERIOR ELEVATIONS

16’ WIDE UNIT

TYP. SIDE ELEVATION
(16’ WIDE UNIT)

TYP. REAR ELEVATION
(16’ WIDE UNIT - 4 UNIT BUILDING SHOWN)

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16’ WIDE UNITS ON LINCOLN ST.

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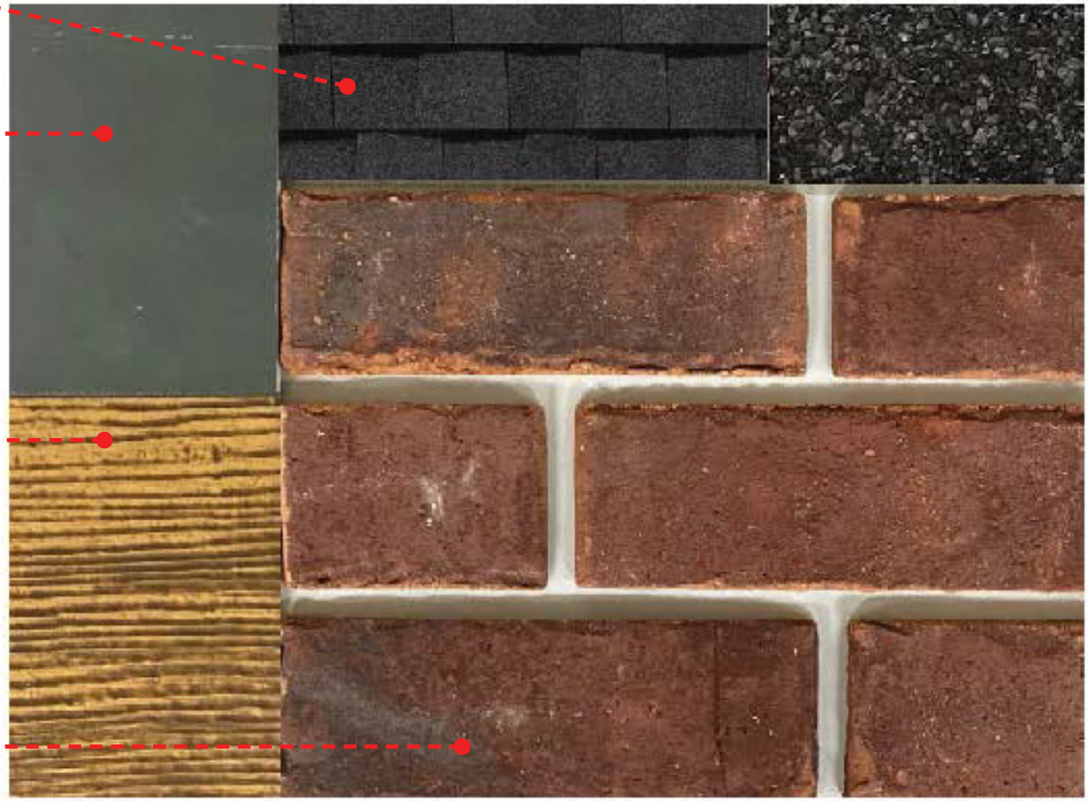
EXTERIOR FINISHES

“RED” SCHEME



BRICK: MERIDIAN - GRAND RIVER QUEEN
PAINTED SIDING: JAMES HARDIE LAP SIDING, IRON GRAY, SMOOTH
WOOD SIDING: WOODTONE STAINED - SUMMER WHEAT
ROOF SHINGLES: CERTAINTEED - MOIRE BLACK

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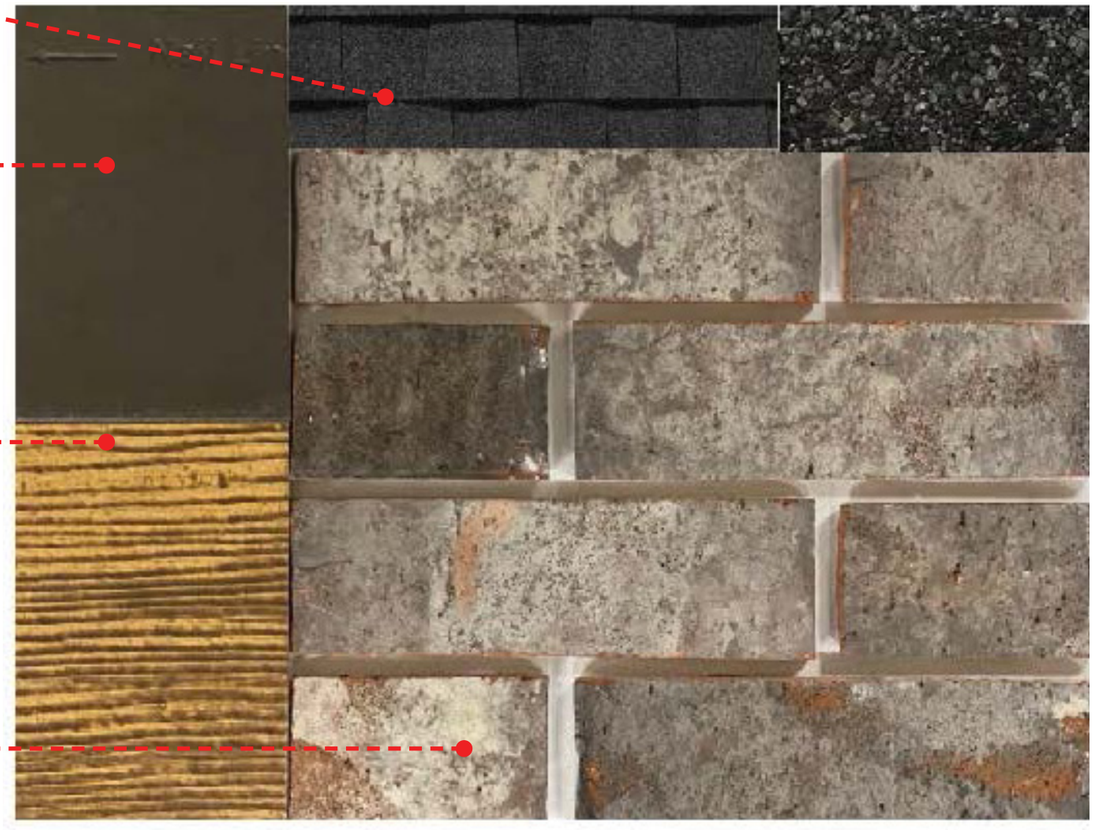
EXTERIOR FINISHES

“GRAY” SCHEME



BRICK: BRICK CRAFT - CORAL BLEND QUEEN
PAINTED SIDING: JAMES HARDIE LAP SIDING, RICH ESPRESSO, SMOOTH
WOOD SIDING: WOODTONE STAINED - SUMMER WHEAT
ROOF SHINGLES: CERTAINTEED - MOIRE BLACK

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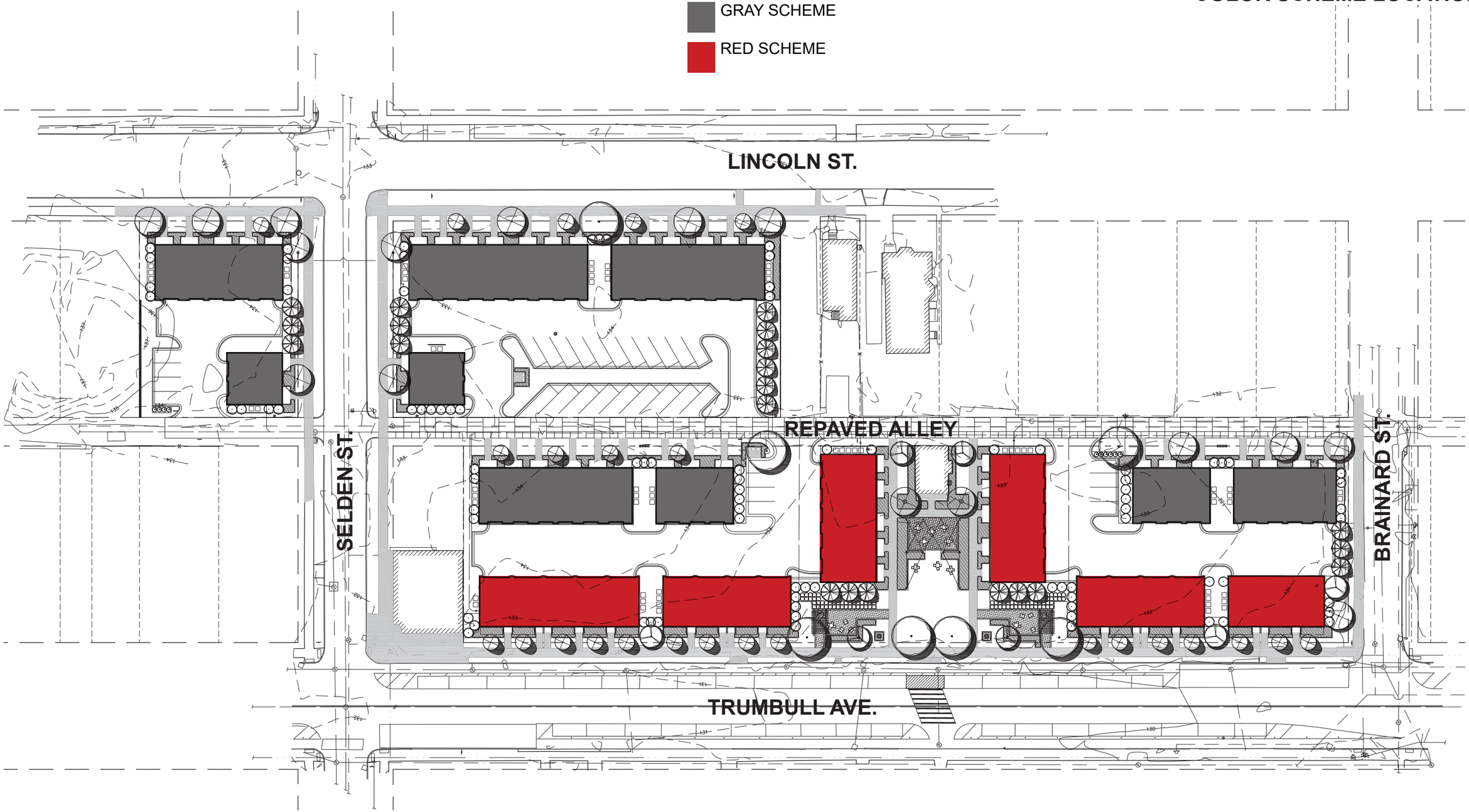
EXTERIOR FINISHES

COLOR SCHEME LOCATIONS

KEY

GRAY SCHEME

RED SCHEME



TEKTON DEVELOPMENT

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DESIGN CONTEXT OBSERVATIONS

VARIATION IN BUILDING WIDTH / RHYTHM IN STREET WALL

THERE IS A MIX OF BUILDING TYPES THROUGHOUT THE DISTRICT, FROM SINGLE-FAMILY HOMES TO DUPLEXES AND MULTI-FAMILY BUILDINGS. THIS CREATES VARIATION IN BUILDING WIDTH, WITH NARROW HOUSES SITUATED NEXT TO WIDER MULTI-UNIT BUILDINGS

16’ WIDE UNIT
(PARTIAL ELEVATION ALONG LINCOLN ST.)

20’ WIDE UNIT
(PARTIAL ELEVATION ALONG TRUMBULL AVE.)

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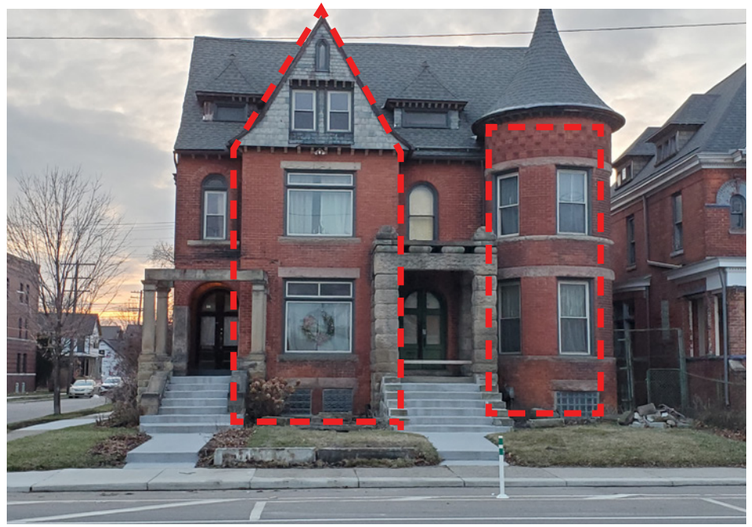
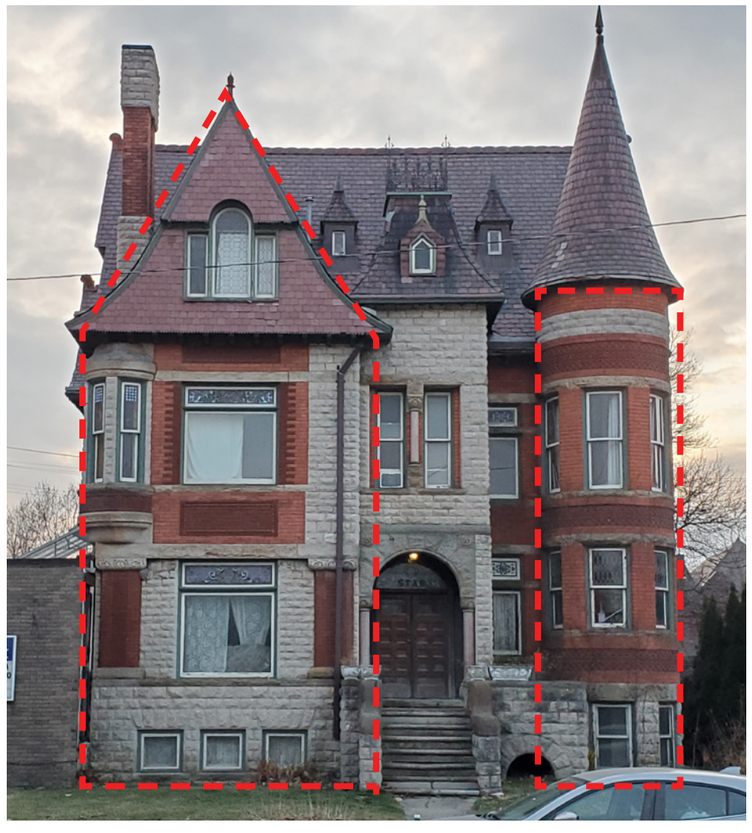
CIVIC
ROBERTSON BROTHERS HOMES
4545 architecture

DESIGN CONTEXT OBSERVATIONS

ARCHITECTURAL PROJECTIONS / CHANGE IN FACADE PLANE

MANY OF THE LARGER HOMES IN THE DISTRICT FEATURE FACADES ELEMENTS THAT PROJECT FORWARD, BREAKING DOWN THE SCALE OF THE BUILDING AND MAINTAINING A VERTICAL EXPRESSION.





20’ WIDE UNIT
(TYPICAL FRONT ELEVATION)

16’ WIDE UNIT
(TYPICAL FRONT ELEVATION)

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DESIGN CONTEXT OBSERVATIONS

2-STORY FRONT PORCH ELEMENTS

20’ WIDE UNIT
(TYPICAL FRONT ELEVATION)

16’ WIDE UNIT
(TYPICAL FRONT ELEVATION)

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DESIGN CONTEXT OBSERVATIONS

MIX OF BRICK AND HORIZONTAL SIDING

THROUGHOUT THE DISTRICT, THERE ARE MANY EXAMPLES OF BUILDINGS UTILIZING MULTIPLE SIDING TYPES. A COMMON COMBINATION IS BRICK FOR THE FIRST STORY, AND HORIZONTAL SIDING ABOVE .

20’ WIDE UNIT
(TYPICAL FRONT ELEVATION)

16’ WIDE UNIT
(TYPICAL FRONT ELEVATION)

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HISTORIC CONTEXT

TRUMBULL HISTORIC CONTEXT
SCALE: 1” = 10’-0”

LINCOLN HISTORIC CONTEXT
SCALE: 1” = 10’-0”

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ELEMENTS OF DESIGN

CITY OF DETROIT CODE OF ORDINANCES
SECTION 21-2-155 WOODBRIDGE FARMS HISTORIC DISTRICT

1. HEIGHT
The buildings in the district range from one to five stories tall, with the majority being 2 1/2 stories tall. The proposed project features buildings that are 3 stories tall, which is within the range of existing building heights.

2. PROPORTION OF BUILDING FACADES
There are a variety of building types in the district, creating a variety of facade proportions. The proposed project features buildings comprised of two to seven townhouses. While the proposed buildings are wider than they are tall, each unit is designed with an asymmetrical 3-story projection at the front facade, which emphasizes verticality. Individual units are mirrored within each building in a way that created variation and rhythm along each facade.

3. PROPORTION OF OPENINGS
The varied housing styles within the district create a variety of opening organization strategies. Most windows are taller than they are wide, but are sometimes grouped together to create a horizontal effect. The proposed buildings feature windows that are generally taller than they are wide. On the front and rear facades, windows are usually grouped together to create a horizontal expression, similar to many houses in the district

4. RHYTHM OF SOLIDS AND VOIDS
The proposed buildings use a high degree of organization in the relationships between the position of openings on each facade. This is similar to many of the Italianate and apartment-style buildings in the district.

5. RHYTHM OF SPACING BUILDINGS ON STREETS
Since many homes in the district have been lost to demolition, there is no overall rhythm to spacing of buildings. The proposed development features a relatively consistent spacing between buildings of 15’-0”, however, a larger space is left in the center of the development along Trumbull to create a community lawn space and to frame views to the existing power house structure.

6. RHYTHM OF ENTRANCE/PORCH PROJECTIONS
Steps and porches exist on all of the residential buildings in the district. Front porches are frequently off to one side of the front facades of single-family houses and at both sides or in the centers of the front facades on duplexes. The proposed development features two-story porch projections that are aligned to one side of the unit, which is consistent with the district.

7. RELATIONSHIP OF MATERIALS
The district exhibits a wide variety of building materials characteristic of Victorian architecture. Some Queen Ann-style houses have brick first stories and wood-sided second stories. The proposed development features brick for the first story on every building. On the front elevations, the brick extends up to either the top of the second story, or up to the eave. The rest of the buildings are clad in a painted horizontal siding and wood-look accent siding. The mix of materials is consistent with the district.

8. RELATIONSHIP OF TEXTURES
The development’s mix of brick, smooth lap siding, and wood-look siding create a variety of texture similar to many of the Victorian and Queen Anne style buildings in the district that also use a mix of brick and various siding types to create textural contrast.

9. RELATIONSHIP OF COLORS
Many buildings in the district feature brick with contrasting trim and siding colors. The proposed buildings feature two color schemes, one with red brick, one with gray brick. Both color schemes include darker siding and trim to contrast with each brick color. In addition, the lighter wood-look accent siding contrasts with the dark siding.

10. RELATIONSHIP OF ARCHITECTURAL DETAILS
The majority of buildings in the district are highly ornate Victorian homes with articulated wood detailing. In order to set this development apart, and allow it to express its own time, more stream-lined contemporary detailing is used throughout. The overall proportions and material palate complements the district, and the use of less-ornate detailing allows the development to recede visually and act as a backdrop for the ornate historic buildings.

11. RELATIONSHIP OF ROOF SHAPES
The predominant roof shapes in the district are gables, hips, and mansards. The proposed buildings feature a large side-facing gable across the entire building, and multiple front facing shed-style roofs over projections along the front facade. The use of shed-style roofs is another way to simplify the detailing of the buildings in order for them to speak more to their time of construction instead of try to match their historic counterparts. However, the use of multiple roof types within each building is consistent with the character of the district

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12. WALLS OF CONTINUITY
The proposed project is designed with total alignment of the structure building to front setback of the adjacent buildings. This direct alignment will reinforce the primary wall of continuity on this block of Trumbull.

13. RELATIONSHIP OF LANDSCAPE FEATURES AND TREATMENTS
The proposed project is designed to be in keeping with the landscape and surface treatments that exist along Trumbull Avenue. These elements will consist concrete walks up to the front entrances, two “outdoor rooms” along Trumbull with crushed stone surfaces edged with brick pavers, and the resurfaced alley consisting of stamped concrete. The majority of the site area at the front of buildings is lawn with planted areas featuring ornamental grasses and small shrubs directly in front of the at-grade porch areas. Parking areas at the rear of buildings will be paved with asphalt.

14. RELATIONSHIP OF OPEN SPACE TO STRUCTURES
The proposed development seeks to revitalize a large portion of open land at the south end of the district. The existing Scripps power house currently stands along in the middle of the vacant land, but the project proposes to make it a focal point within a pocket of open space in the center of the development. The resulting relationship of proposed open space to structures is appropriate relative a pre-demolition version of the district.

15. SCALE OF FACADES AND FACADE ELEMENTS
Buildings in the district range from small to large. For example, some duplexes are twice as wide as the single family homes they are next too. Some larger single family homes are broken up into multiple masses to break down their scale. The proposed buildings are each made up of a series of townhouse units. Each unit features an asymmetrical front projection to break up its mass and express verticality. These asymmetrical units are mirrored in different ways in each building to create variety in the massing and scale of the facade elements, keeping with the character of the development.

16. DIRECTIONAL EXPRESSION OF FRONT ELEVATIONS
Each individual townhouse unit has an asymmetrical vertical expression. Sometimes, two units are mirrored within a building so that their large forward projection are joined, creating a more neutral directional expression. The variety created by this is consistent with the variety of building types found in the district.

17. RHYTHM OF BUILDING SETBACKS
The proposed buildings along Trumbull are inline with the adjacent Trumbull Market building, as well as the church to the south. The buildings on Lincoln are inline with the existing home to the south.

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18. RELATIONSHIP OF LOT COVERAGE
Buildings in the district typically occupy approximately between 40 percent to 95 percent of their, sites. This development occupies approximately 30 percent of the overall site, which is similar to the overall district. This slightly lower lot coverage is due to providing a public outdoor space at the center of the development.

19. DEGREE OF COMPLEXITY WITHIN THE FACADE
The district features buildings with a range of complexity in massing, textures, and materials based on individual styles. The proposed buildings feature relatively contemporary styling, with minimal detailing, but an overall complexity of massing that is complimentary to the district.

20. ORIENTATION, VISTAS, OVERVIEWS
Most buildings in the district are oriented toward the major north-south streets. An exception is on Selden, where some buildings are oriented toward Selden. The majority of the proposed buildings are oriented toward the north-south streets, including buildings that front the redeveloped alley. Two small buildings face Selden. This orientation strategy is in line with the district.

21. SYMMETRIC OR ASYMMETRIC APPEARANCE
The proposed buildings are made up of townhouse units that feature an asymmetrical appearance, similar to the majority of existing buildings in the district.

22. GENERAL ENVIRONMENTAL CHARACTER
The proposed development seeks to infill a large portion of vacant land at the south end of the district. It reconnects large stretches of the streetscape along Trumbull and Lincoln. The contemporary character of the development features massing that is complementary to the existing historic buildings, but the more modest streamlined detailing allows the development to act as backdrop for the more expressive historic structures to remain the focal points of this unique district.

POWER HOUSE AND COMMUNITY LAWN

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GUEST PARKING

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RECLAIMED ALLEY

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POWER HOUSE RENOVATION

PROJECT NARRATIVE

The existing Power House building is a 2-story brick structure on the Scripps Mansion site. It is the only remaining structure from the original development. The goal of the project is to renovate the structure to become a detached residential condominum unit as part of the Towns@ Scripps Park development. Visually, it will become the focal point of the newly created community lawn space across from one of the entrances to Scripps Park.

In recent years, the structure was severely damaged in a fire. The roof structure and most of the second floor framing have been damaged beyond repair. In addition to this damage, all of the original windows and doors have been removed, with openings being boarded or blocked in with CMU.

The proposed project completely renovates the interior including reconstructing the second floor framing to be a partial mezzanine, creating a two-story space at the front of the building. New stairs will be constructed connecting the basement (utility space), ground floor, mezzanine, and roof. The roof structure will also be reconstructed with wood framing, a new membrane roof, and a roof deck with glass railing. A low-profile glass access hatch will be installed to provide access to the roof while remaining low enough to be visually concealed by the existing parapet when viewed from the ground.

New aluminum-clad wood windows will be installed in all window openings. A new wood entry door will be installed at the front entrance.

Windows on the south elevation toward the rear of the building will have their sills raised to accommodate the interior configuration. These windows do not have the ornate stone detailing featured at windows closer to the front of the building, and are partially concealed from view by the chimney structure in front of them.

Additional work includes the reconstruction of the collapsing masonry wall at the rear of the building, cleaning of soot staining and graffiti from brick and stone, and reconstruction in-kind of the wood railing and header detail on the west facade of the building as well as typical brick repairs and tuckpointing as required.

PROJECT SCOPE

DEMOLITION

- Demolish remaining portions of existing brick wall along alley adjacent to building. Salvage brick to be used as required for repair of building.
- Demolish existing wood roof structure (destroyed in fire)
- Demolish existing second floor framing (destroyed in fire)
- Demolish existing interior stair
- Demolish first floor interior partition framing

INTERIOR WORK

- Reconstruct/repair first floor framing as required
- Construct new second floor mezzanine framing
- Construct new stairs between basement, first floor, second floor, and roof
- Install new kitchen and bathrooms, refer to plans.

EXTERIOR WORK

- Install new glass access hatch at roof
- Construct new roof deck with guard rail
- Install new aluminum-clad wood windows at all window openings
- Raise sill of window at rear south elevation of building, coordinate with interior configuration. Use salvaged brick to infill opening as required below new windows.

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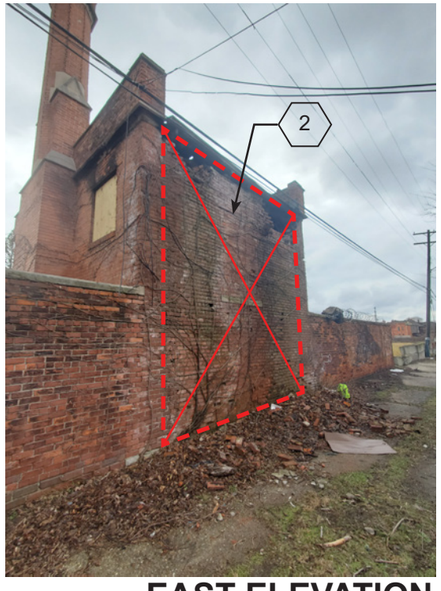
POWER HOUSE RENOVATION

EXTERIOR DEMOLITION WORK

WINGWALL ELEVATION



EAST ELEVATION

WINGWALL ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

DEMOLITION KEYNOTES

1. DEMOLISH REMAINING BRICK FENCE/WALL. SALVAGE BRICK
2. DEMOLISH COLLAPSING REAR BRICK WALL. SALVAGE BRICK
3. REMOVE DAMAGED/ ROTTED WOOD DETAILING. DOCUMENT PROFILES FOR IN-KIND REPLACEMENT

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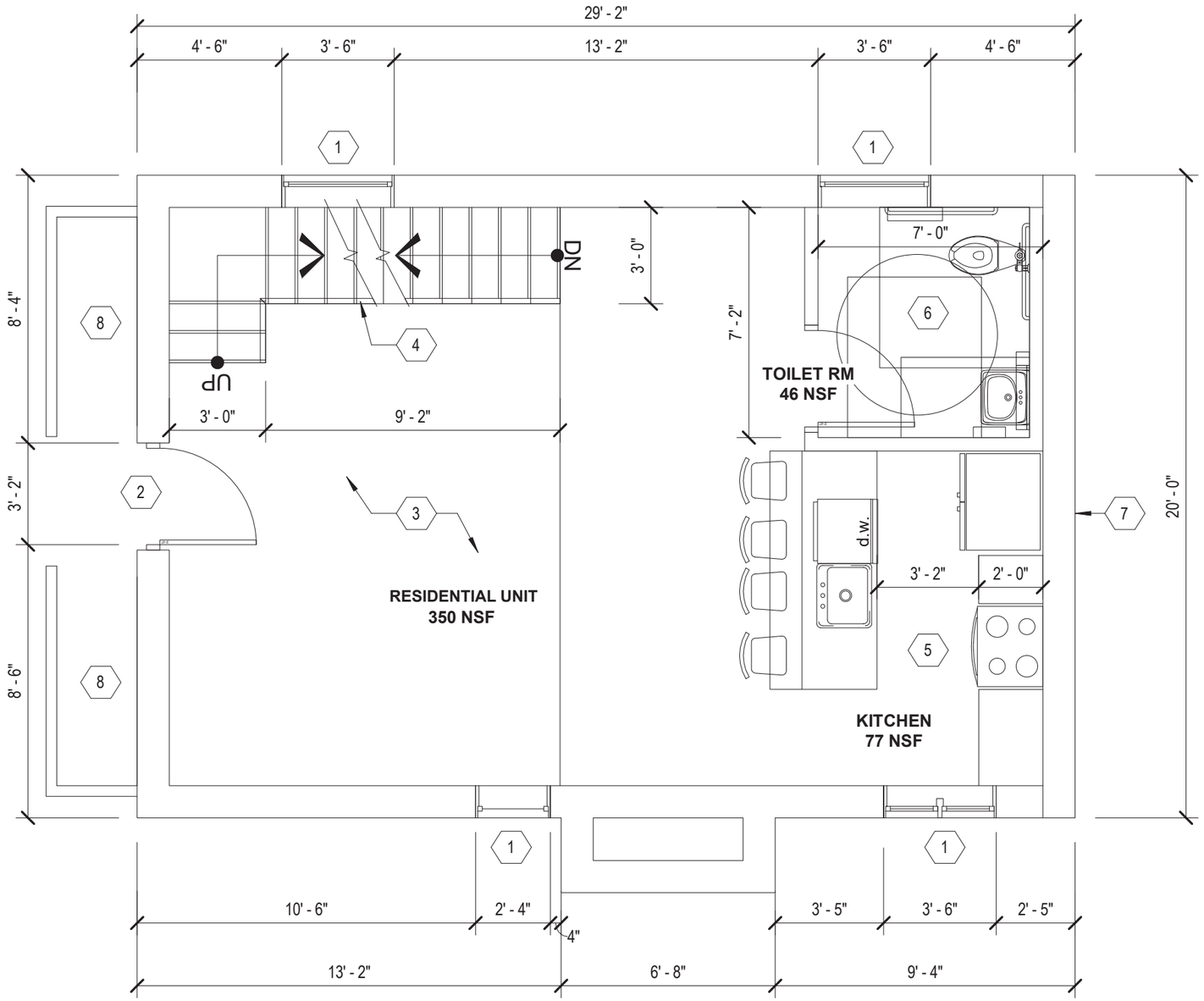
POWER HOUSE RENOVATION

NEW WORK PLANS



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN KEYNOTES

1. NEW ALUM CLAD WOOD WINDOWS. BASIS OF DESIGN: PELLA ARCHITECTURAL SERIES TRADITIONAL. EXTERIOR COLOR: BLACK
2. NEW WOOD ENTRY DOOR. SEE CUTSHEET FOR SELECTION
3. NEW FLOOR FINISH ON WOOD SUBFLOOR AND FRAMING. REPAIR, REPLACE, AND INFILL EXISTING FLOOR FRAMING AS REQUIRED.
4. NEW STAIR
5. INSTALL KITCHEN CABINETS, COUNTERTOPS, AND APPLIANCES. SELECTIONS TBD.
6. NEW TOILET ROOM INCLUDING TILE FLOOR FINISH, FIXTURES, AND ADA ACCESSORIES. SELECTIONS TBD.
7. RECONSTRUCT MASONRY WALL WITH SALVAGED BRICK
8. RECONSTRUCT WOOD PORCH RAIL DETAILING IN KIND. INTACT PORTION TO BE USED AS BASIS OF DESIGN

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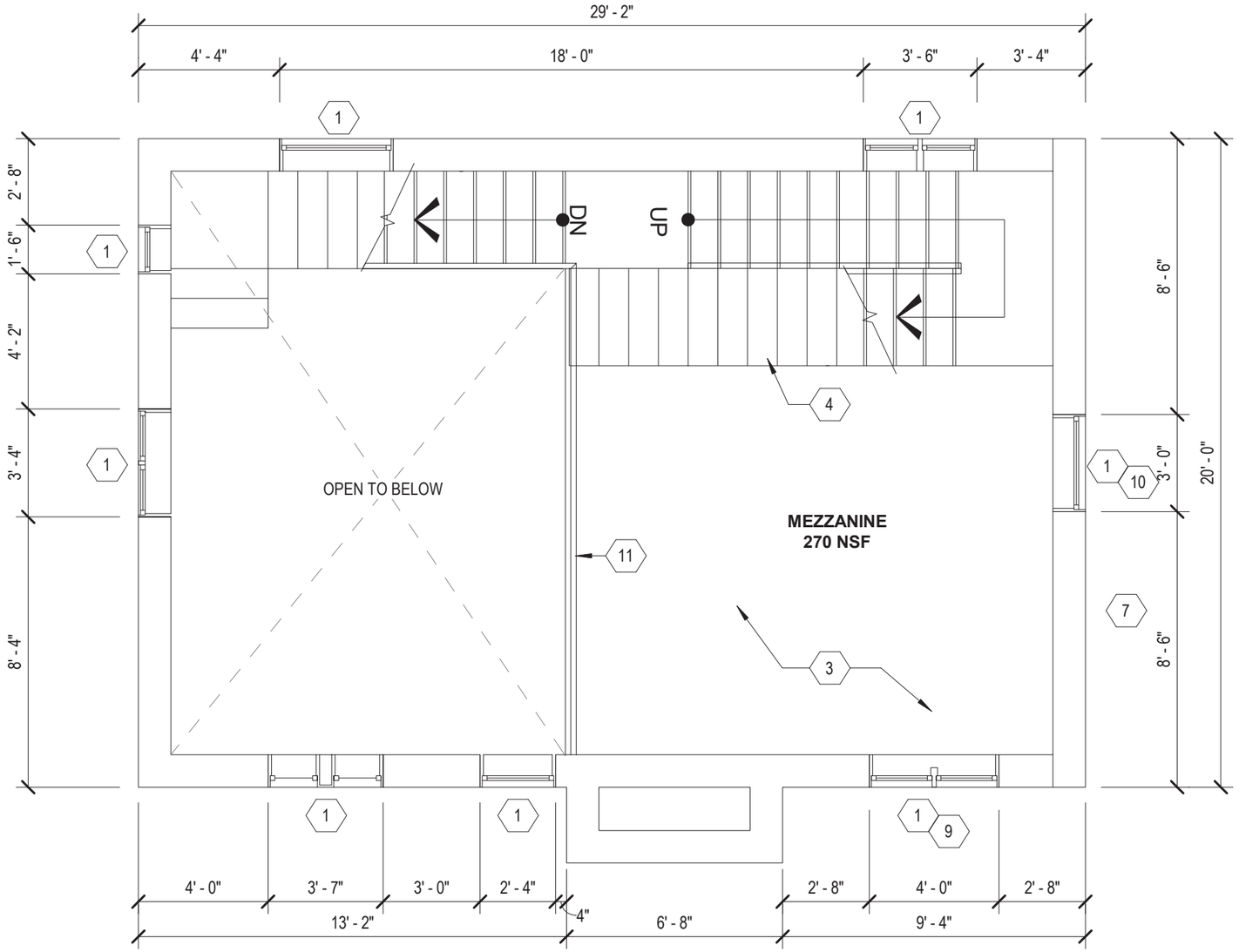
POWER HOUSE RENOVATION

NEW WORK PLANS



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3. NEW FLOOR FINISH ON WOOD SUBFLOOR AND FRAMING. REPAIR, REPLACE, AND INFILL EXISTING FLOOR FRAMING AS REQUIRED.
4. NEW STAIR
7. RECONSTRUCT MASONRY WALL WITH SALVAGED BRICK
9. RAISE EXISTING SILL HEIGHT AS REQUIRED. INFILL OPENING BELOW NEW SILL WITH SALVAGED BRICK
10. NEW WINDOW IN EXISTING FRAMED OPENING (CURRENTLY BRICKED -IN)
11. NEW RAILING

MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"

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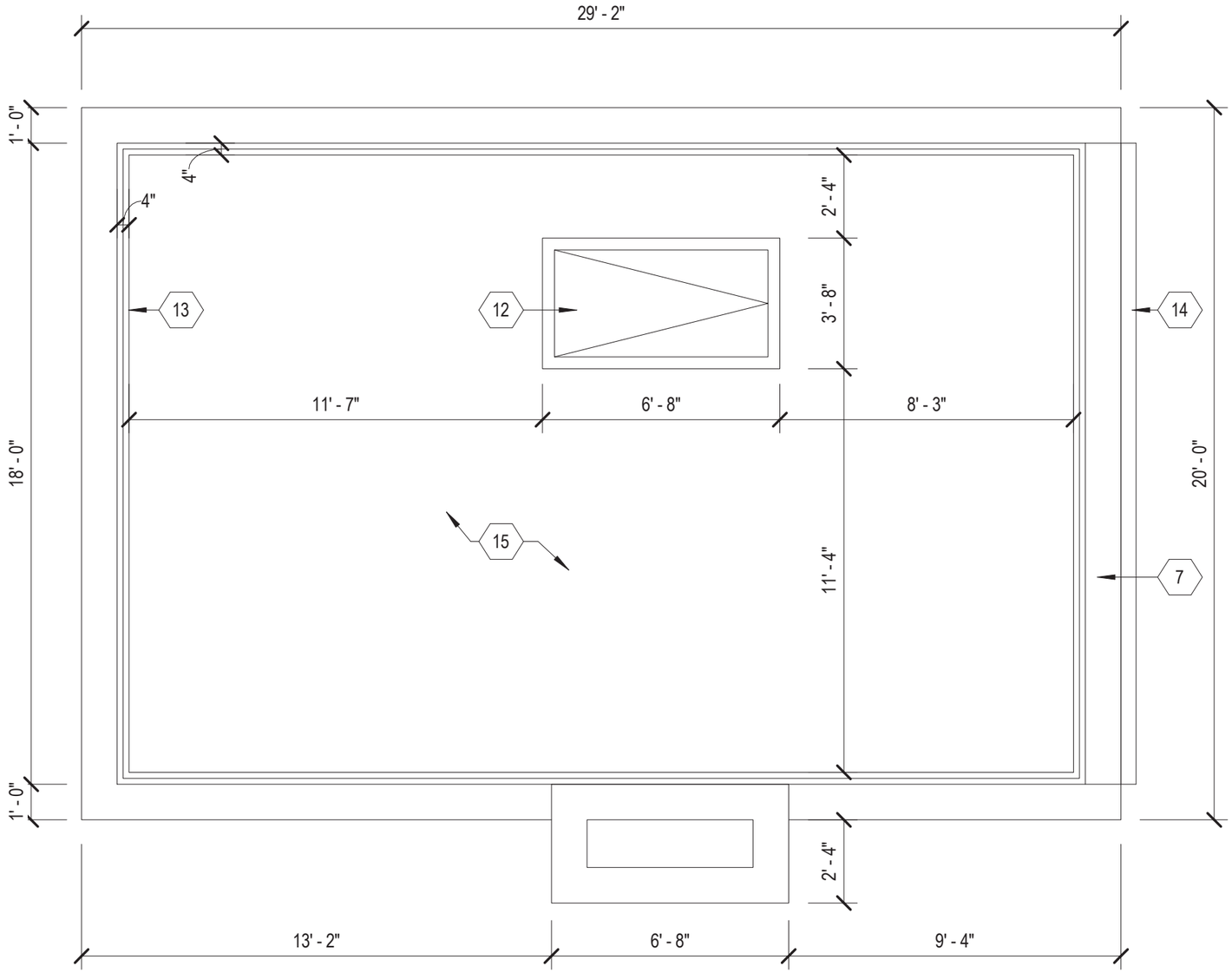
POWER HOUSE RENOVATION

NEW WORK PLANS



PLAN KEYNOTES

7 RECONSTRUCT MASONRY WALL WITH SALVAGED BRICK

12 GLASS ROOF ACCESS HATCH

13 PAINTED ALUM RAIL. SEE CUTSHEET FOR SELECTION. COLOR: BLACK

14 CONTINUOUS ALUM GUTTER AND DOWNSPOUT

15 TREX DECKING ON WOOD SLEEPERS ON EPDM ROOFING MEMBRANE AND 5/8" COVERBOARD OVER NEW WOOD ROOF JOISTS. SEE CUTSHEETS FOR SELECTIONS.

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

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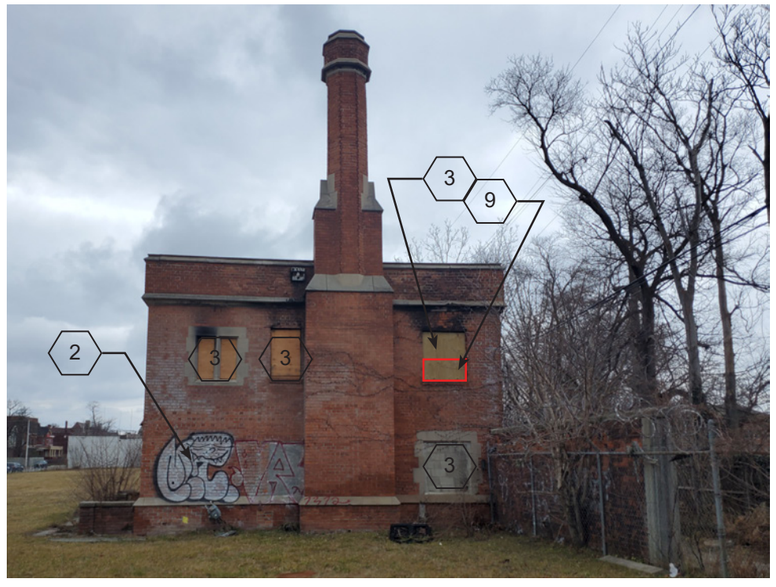
POWER HOUSE RENOVATION

EXTERIOR WORK

EAST ELEVATION

FRONT PORCH DETAIL

WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

EXTERIOR KEYNOTES

1. REPAIR/TUCKPOINT BRICK AS REQUIRED. MORTAR MIX TO MEET HDC STANDARDS
2. CLEAN BRICK TO REMOVE SOOT STAINS AND GRAFFITI. CONTRACTOR TO TEST LEAST INVASIVE METHODS
3. NEW ALUM. CLAD WOOD WINDOWS. REFER TO PLANS FOR BASIS OF DESIGN
4. NEW WOOD ENTRY DOOR. REFER TO CUT-SHEET FOR SELECTIONS
5. RECONSTRUCT DAMAGED BRICK WALL WITH SALVAGED BRICK
6. ADD NEW WINDOW OPENING WHERE EVIDENCE OF BRICKED-IN WINDOW OPENING EXISTS
7. RECONSTRUCT WOOD PORCH RAIL DETAIL IN-KIND
8. REPAIR/REPLACE WOOD HEADER DETAIL AS REQUIRED.
9. BRICK-IN OPENING AS REQUIRED TO RAISE SILL. USE SALVAGED BRICK

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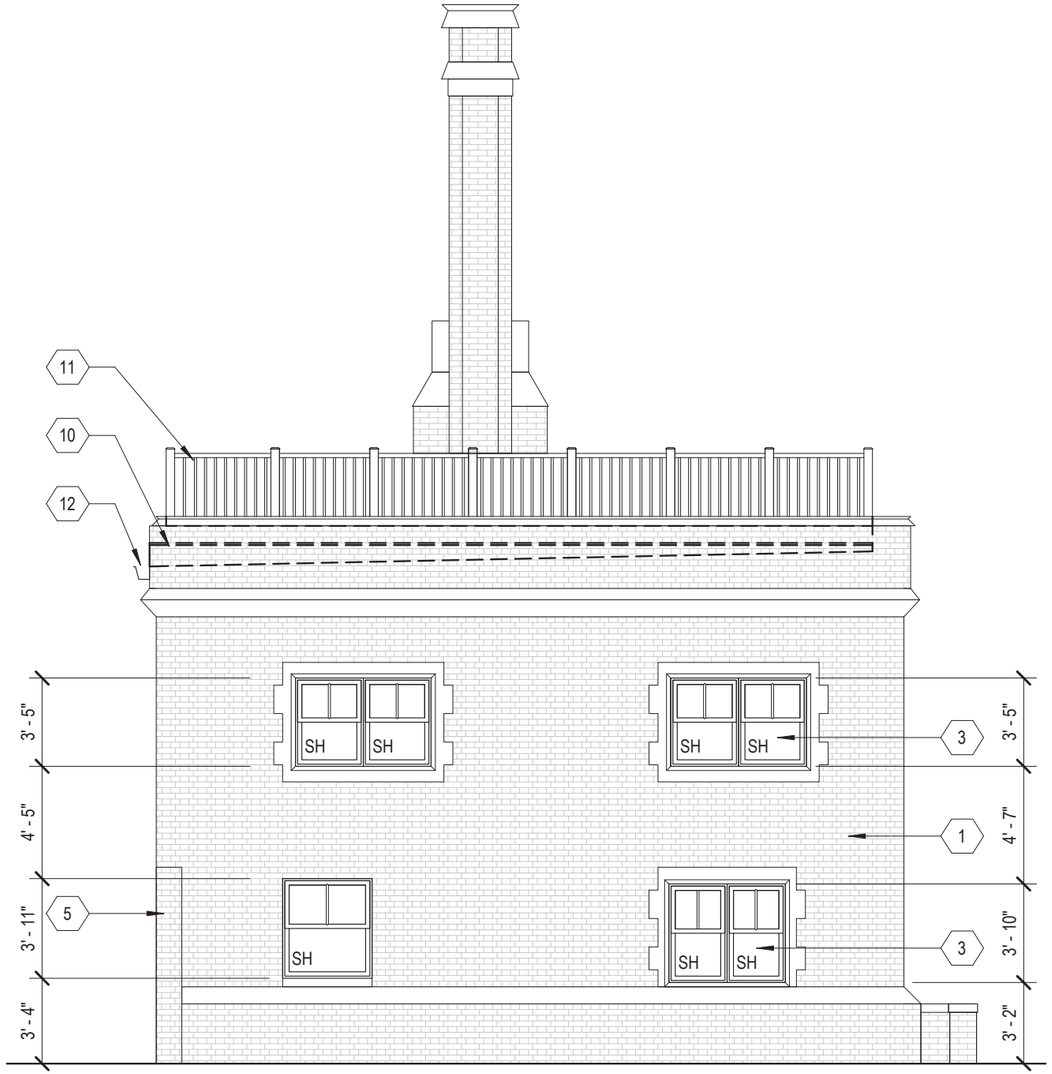
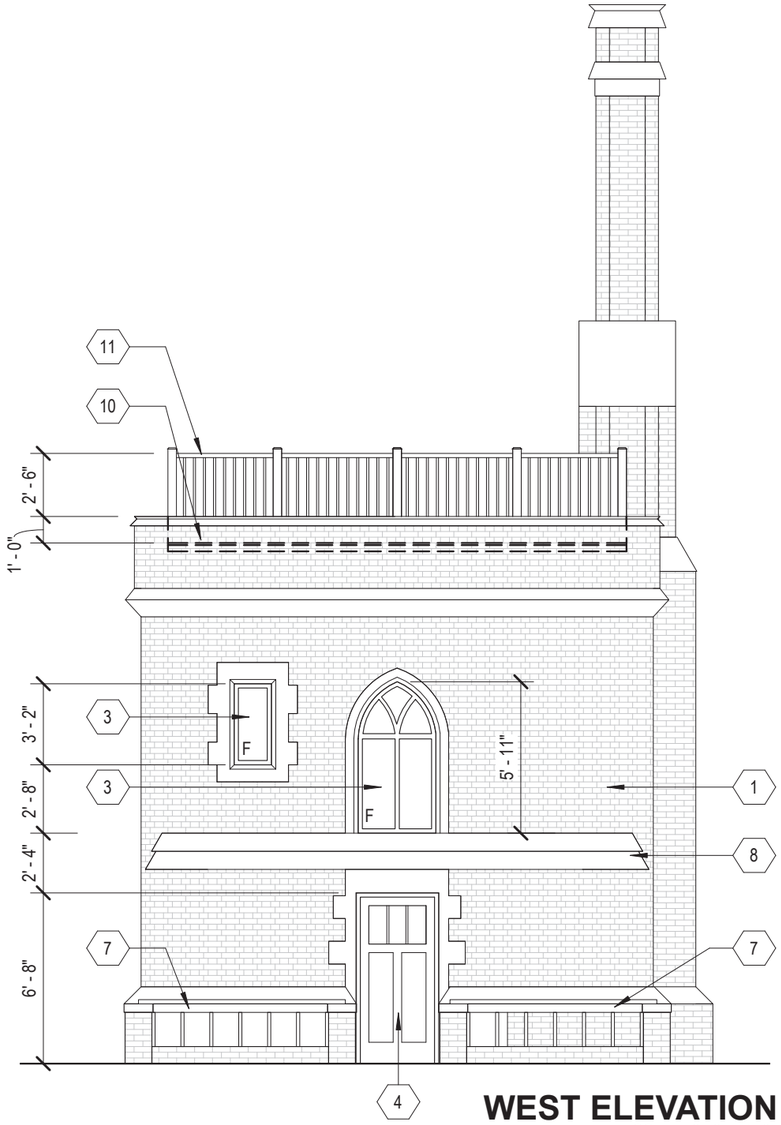
POWER HOUSE RENOVATION

EXTERIOR WORK



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

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11. PAINTED ALUM RAIL. SEE CUTSHEET FOR SELECTION. COLOR: BLACK
12. CONTINUOUS ALUM GUTTER AND DOWN-SPOUT

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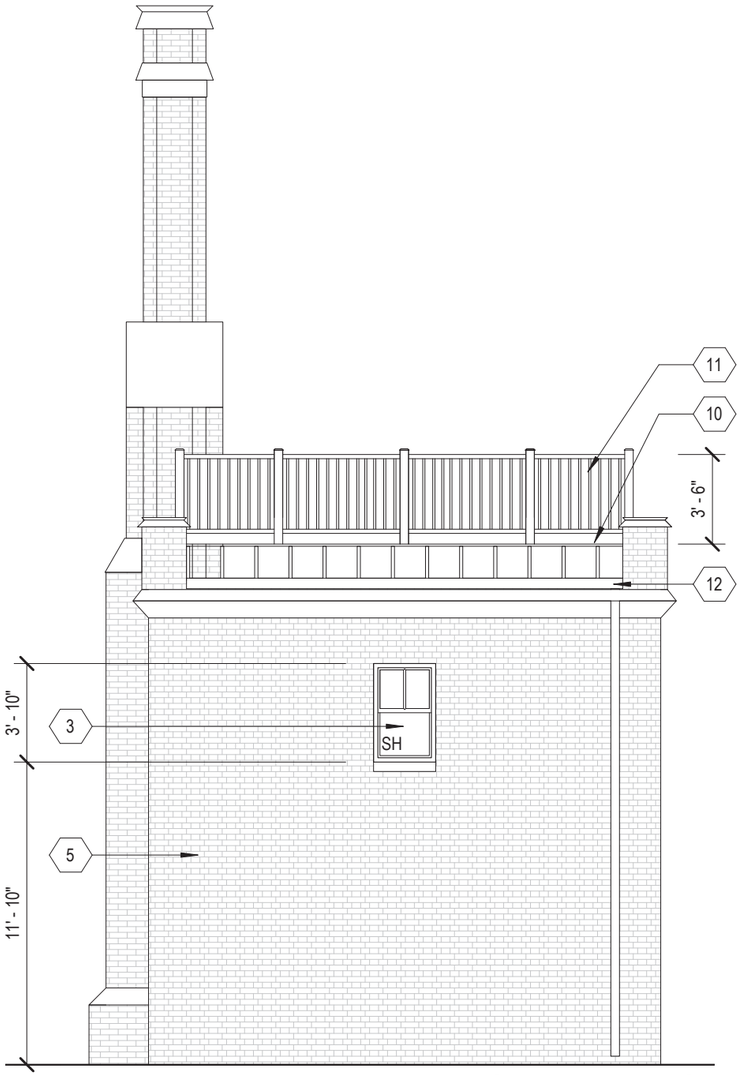
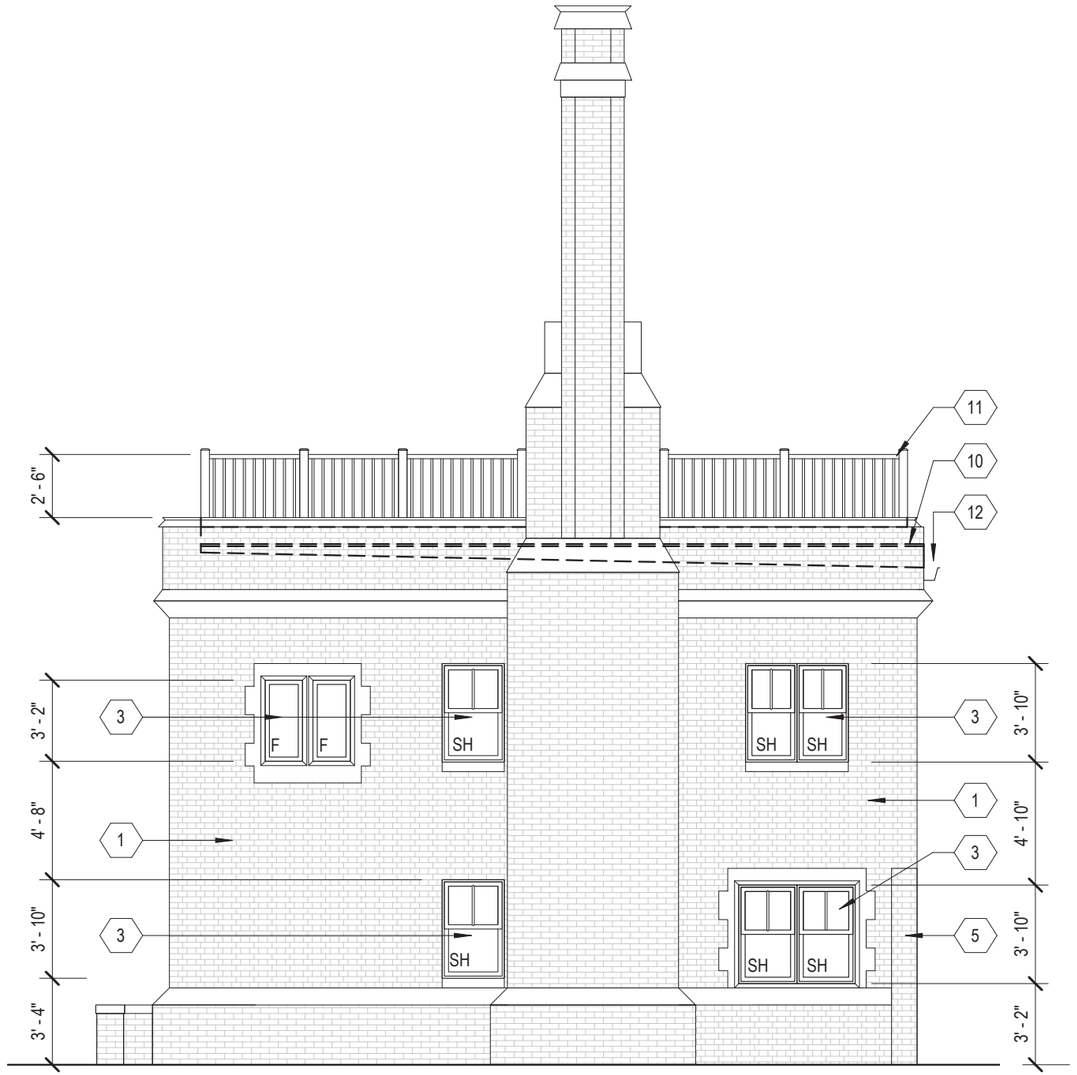
POWER HOUSE RENOVATION

EXTERIOR WORK



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR KEYNOTES

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11. PAINTED ALUM RAIL. SEE CUTSHEET FOR SELECTION. COLOR: BLACK
12. CONTINUOUS ALUM GUTTER AND DOWNSPOUT

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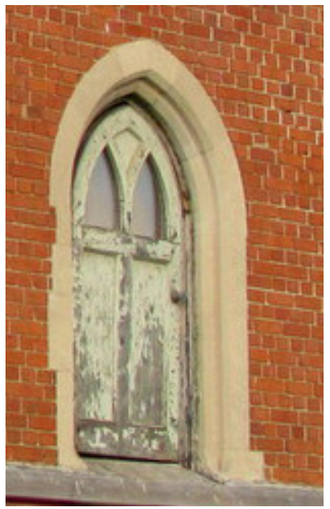
POWER HOUSE RENOVATION

WINDOW PRECEDENTS

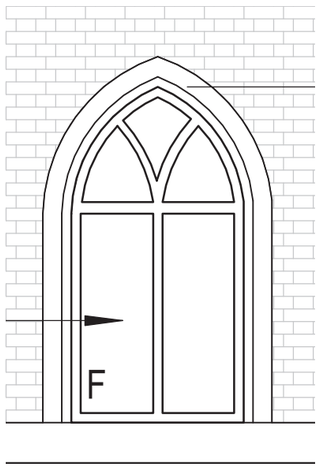
SCRIPPS MANSION
MAIN HOUSE

POWER HOUSE
PRE-FIRE

2/1 WINDOWS



ORNATE ARCHED DOOR



PROPOSED WINDOW

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