



**PROPOSED ADDITION & RENOVATION**  
 AT  
**2245 WABASH**  
 THE JOSEPH H. ESTERLING HOUSE

**SHEET LIST**

- 1 COVER
- 2 EXISTING CONDITION PHOTOGRAPHS
- 3 EXISTING CONDITION PHOTOGRAPHS
- 4 SITE HISTORY
- 5 EXISTING SITE SURVEY
- 6 EXISTING FLOOR PLANS
- 7 EXISTING ROOF PLAN
- 8 VISIBILITY STUDY
- 9 VISIBILITY STUDY
- 10 PROPOSED FIRST FLOOR PLAN
- 11 PROPOSED SECOND FLOOR PLAN
- 12 PROPOSED ROOF PLAN
- 13 PROPOSED BUILDING SECTIONS
- 14 PROPOSED ELEVATIONS AND SECTIONS
- 15 PROPOSED EXTERIOR DETAILS & MATERIALS
- 16 PROPOSED MATERIALS

**DESCRIPTION OF WORK**

THE INTENT OF THE PROPOSED WORK IS TO ADD A THIRD BEDROOM TO THE UPPER FLOOR PLUS ADD A BEDROOM ADDITION AT THE GROUND FLOOR. THE SCOPE ALSO INCLUDES ADDING A SIDE PORCH ENTRY STAIR AND ROOF. THE ENTIRE EXTERIOR IS TO BE CLEANED, REPAIRED WHERE NECESSARY AND REPAINTED WITH NEW COLOR SCHEME.

**PROPOSED WORK**

**NORTH ELEVATION:**

- ADD ROOF ADDITION TO MIDDLE SECTION
- ADD DORMER WITH 2-GANG WINDOW
- CLEAN, SCRAPE & PAINT ENTIRE ELEVATION
- ADD WINDOW AT FIRST FLOOR REAR (KITCHEN)

**EAST ELEVATION (STREET):**

- CLEAN, SCRAPE & PAINT ENTIRE ELEVATION
- PROPOSED 1-STORY ADDITION TO SIDE FACING STREET.

**SOUTH ELEVATION:**

- ADD SIDE ENTRY STAIR, PORCH & CANOPY TO ACCESS EXISTING DOOR.
- CLEAN, SCRAPE & PAINT ENTIRE ELEVATION
- REPLACE ROOFING AT MIDDLE SECTION TO MATCH EXISTING.

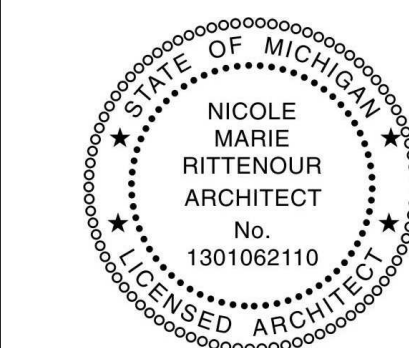
**WEST ELEVATION:**

- ADD 2-GANG WINDOW AT SECOND FLOOR
- ADD 3-GANG WINDOW TO FIRST FLOOR
- ADD CLAD-WOOD & GLASS PATIO DOOR
- ADD 2-GANG WINDOW AT FIRST STORY BEDROOM ADDITION
- ADD WINDOW AT FIRST FLOOR BEDROOM ADDITION
- CLEAN, SCRAPE & PAINT ENTIRE ELEVATION
- ADD EXTERIOR LIGHT FIXTURE AT PATIO DOOR

**SITE WORK:**

- REPLACE DECKING ON EXISTING DECK FRAMING
- REMOVE EXISTING RAMP
- REMOVE EXISTING CAGE AT PORCH

NO. DATE DESCRIPTION



ADDITION TO PRIVATE RESIDENCE

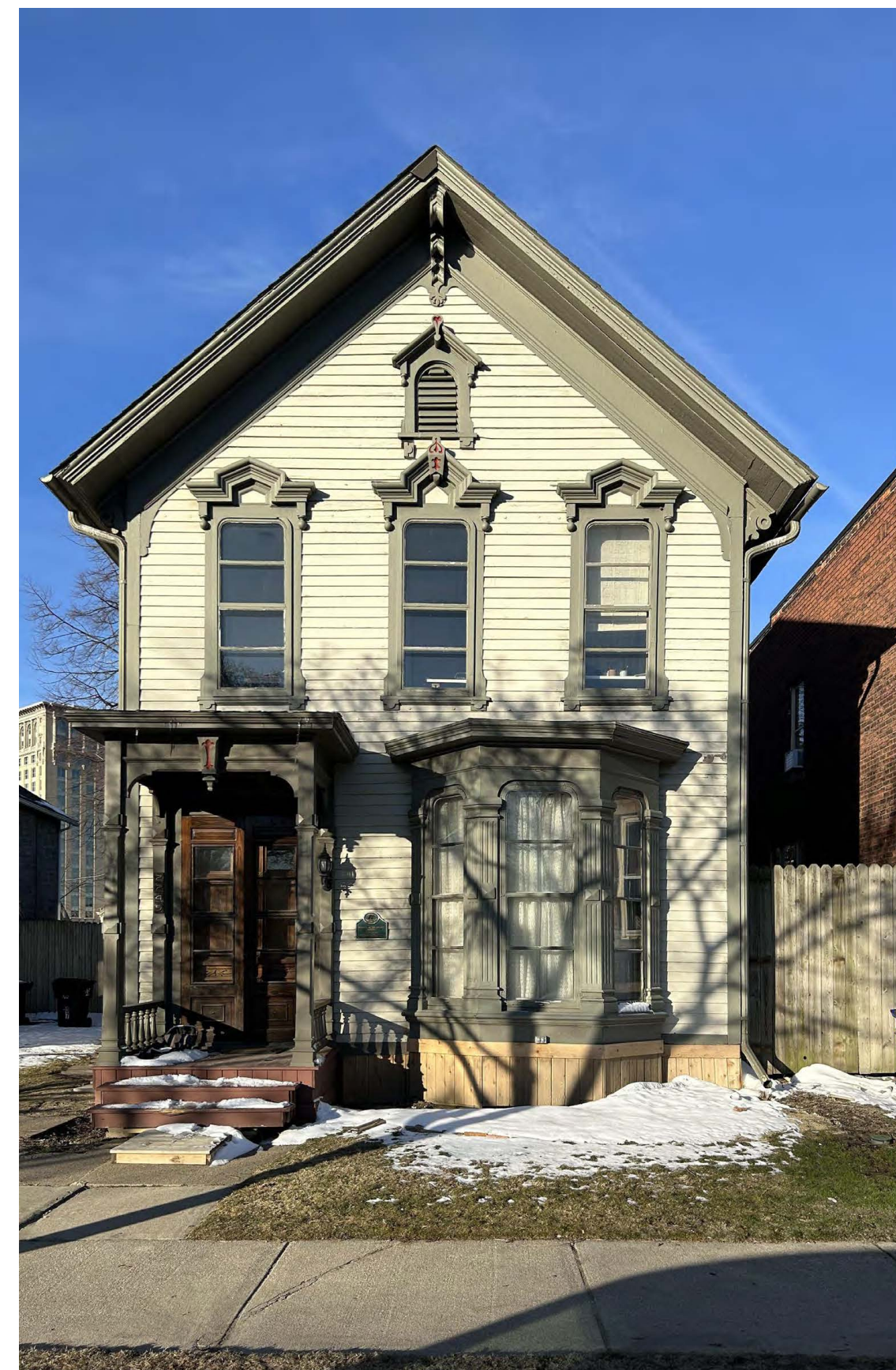
2245 WABASH

COVER

1



1. VIEW FROM STREET TOWARDS NORTHWEST (MARCH 2023)



2. VIEW FROM STREET (MARCH 2023)



2. VIEW FROM STREET TOWARDS SOUTHWEST (MARCH 2023)



4. PARTIAL SOUTH ELEVATION AT FRONT SECTION OF BUILDING (MARCH 2023)

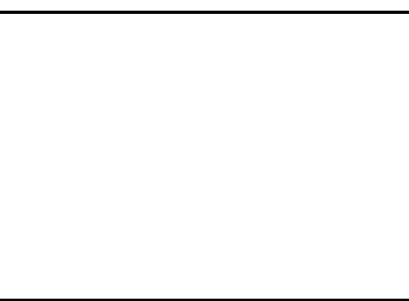


5. VIEW OF FRONT PORCH & ENTRY (MARCH 2023)



6. VIEW OF SIDE PORCH & ENTRY (MARCH 2023)

NO. DATE DESCRIPTION



ADDITION TO PRIVATE  
 RESIDENCE

2245 WABASH

EXISTING CONDITION  
 PHOTOGRAPHS



**1. VIEW OF MID-SECTION & SIDE ENTRY (JULY 2023)**



**2. VIEW OF REAR LOOKING NORTHEAST (JULY 2023)**



**3. VIEW OF REAR LOOKING EAST (JULY 2023)**



**4. VIEW OF REAR LOOKING EAST (JULY 2023)**



**5. VIEW OF REAR LOOKING NORTH (JULY 2023)**

NO. DATE DESCRIPTION



ADDITION TO PRIVATE RESIDENCE

2245 WABASH

EXISTING CONDITION PHOTOGRAPHS

**3**



**1884 DETROIT SANBORN MAP**  
 2245 WABASH (SHOWN AS 301 WABASH) - SINGLE-FAMILY BUILDING WITH SIDE ENTRY STRUCTURE (ONLY PARTIAL SITE SHOWN)



**1897 DETROIT SANBORN MAP**  
 2245 WABASH (SHOWN AS 301 WABASH) - EXISTING SINGLE-FAMILY HOUSE WITH (2) REAR BUILDINGS AT ALLEY



**1921 DETROIT SANBORN MAP**  
 2245 WABASH - EXISTING SINGLE-FAMILY HOUSE WITH WITH SIDE ENTRY STRUCTURE & (2) REAR BUILDINGS AT ALLEY

NO. DATE DESCRIPTION



ADDITION TO PRIVATE RESIDENCE

2245 WABASH



SITE HISTORY



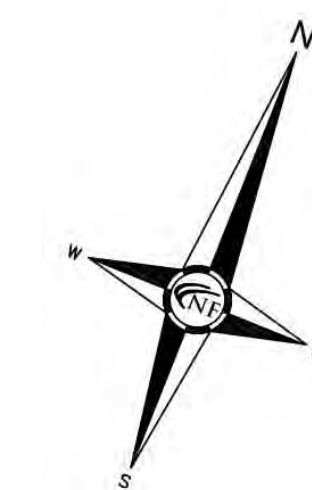


**CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257



Location Map  
N.T.S.



SEAL

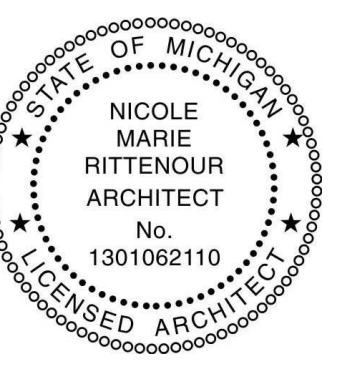


PROJECT  
2245 Wabash Street

CLIENT  
Courtney Jentzen

PROJECT LOCATION  
2245 Wabash Street  
City of Detroit,  
Wayne County, Michigan

NO. DATE DESCRIPTION



SHEET  
Boundary / Topographic  
Survey



Know what's Below  
Call before you dig.

DATE ISSUED/REVISED

00-00-00 REVISED PER

DRAWN BY:  
C. Michals

DESIGNED BY:

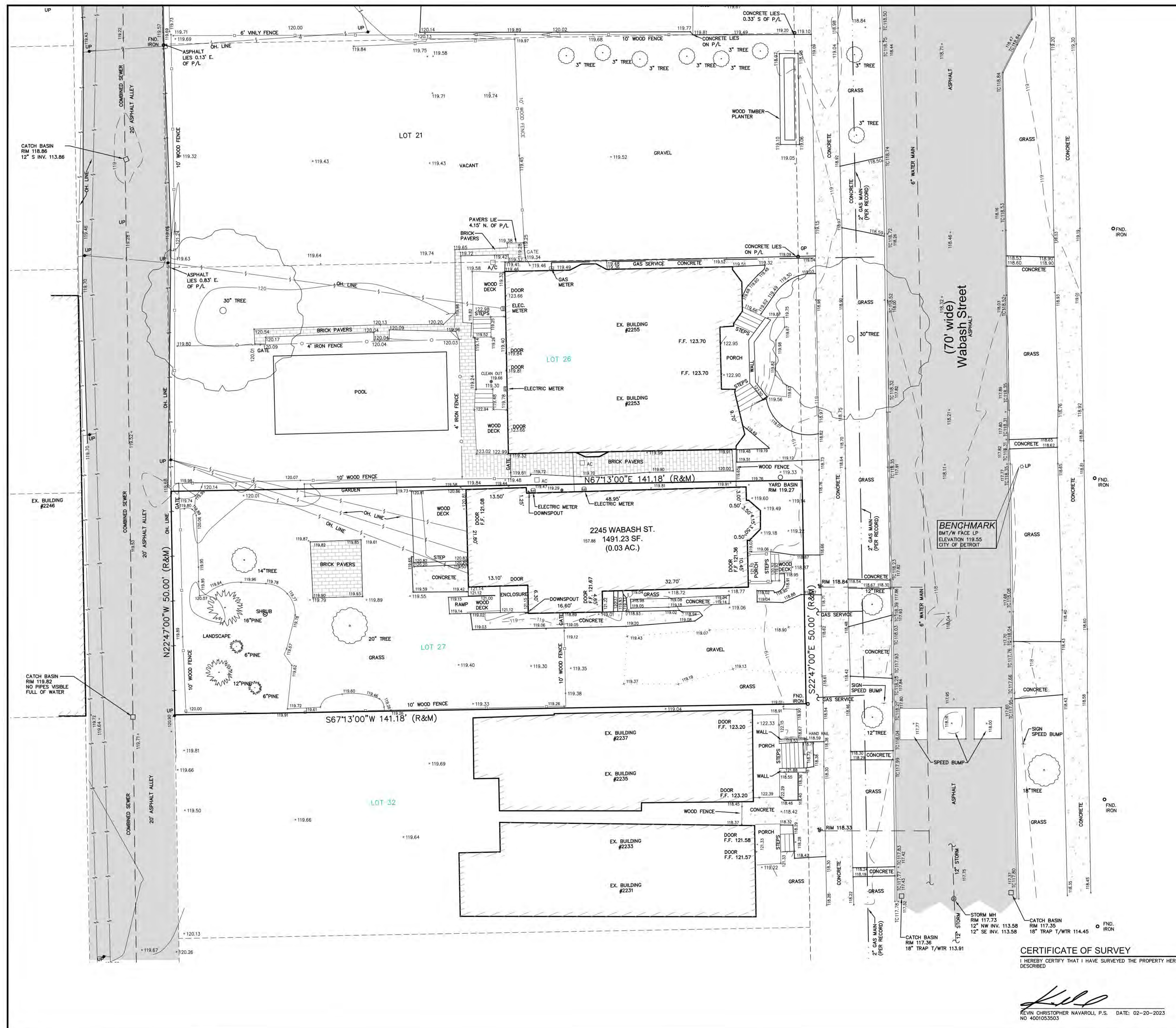
APPROVED BY:  
C. Findley/ K.N.

EMAIL CONTACT:  
C. Findley

DATE:  
02-20-2023

SCALE: 1" = 10'

NFE JOB NO. SHEET NO.  
N415 1 of 1



**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE WEST RIGHT OF WAY LINE OF WABASH ROAD (S224700'E) AS RECORDED IN PLAT OF SUBDIVISION OF PART OF PETER GODFREY FARM BEING PART OF PRIVATE CLAIM 726, SOUTH OF CHICAGO ROAD AS RECORDED IN LIBER 1 OF PLATS, PAGE 132, WAYNE COUNTY RECORDS.

**LEGAL DESCRIPTION**

LOT 27 OF PLAT OF SUBDIVISION OF PART OF PETER GODFREY FARM BEING PART OF PRIVATE CLAIM 726, SOUTH OF CHICAGO ROAD AS RECORDED IN LIBER 1 OF PLATS, PAGE 132, WAYNE COUNTY RECORDS.

TAX ID NO. 10004807  
CONTAINING 7,059 SQUARE FEET OR 0.162 ACRES.

**FLOOD HAZARD NOTE**

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26163C02806 BEARING AN EFFECTIVE DATE OF 02-12-2012.

**MISS DIG / UTILITY DISCLAIMER NOTE**

A MISS DIG TICKET NUMBER (B13430761), PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 2-20-2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

**TOPOGRAPHIC SURVEY NOTES**

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

**LEGEND**

	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

**CERTIFICATE OF SURVEY**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED

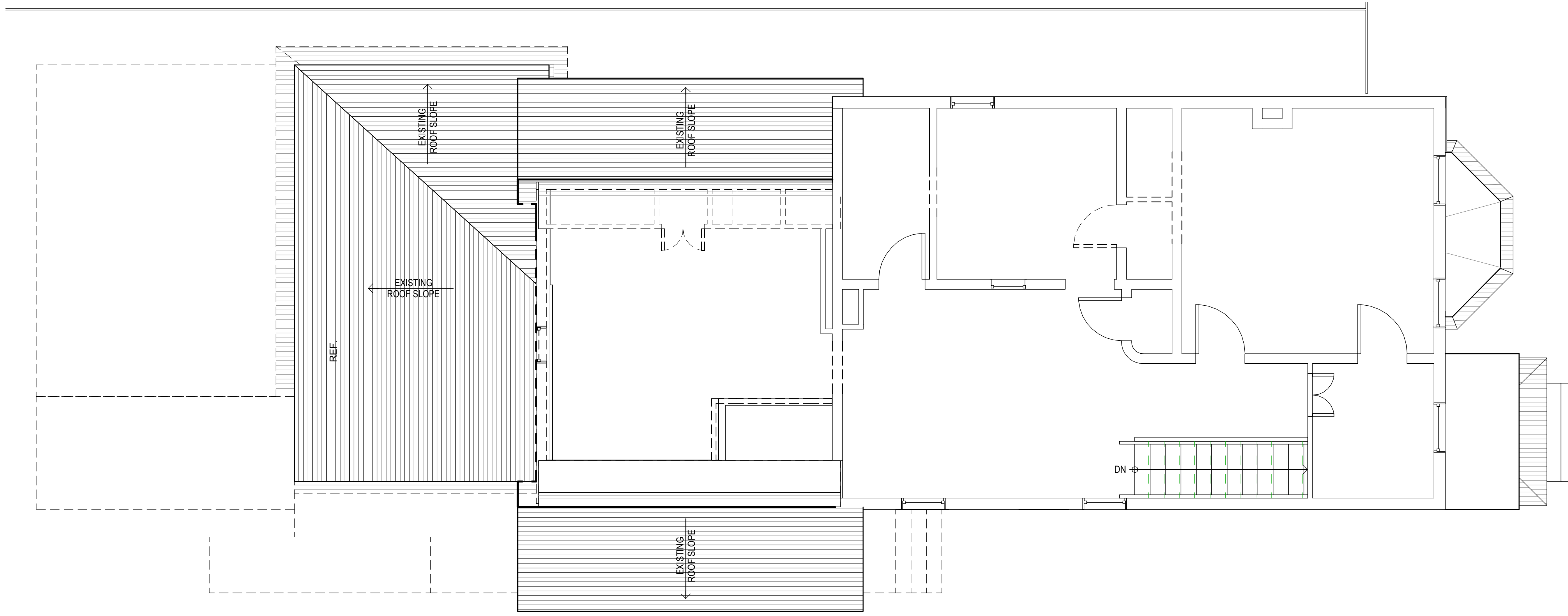
KEVIN CHRISTOPHER NAVAROLI, P.S. DATE: 02-20-2023  
NO. 4001053503

ADDITION TO PRIVATE  
RESIDENCE

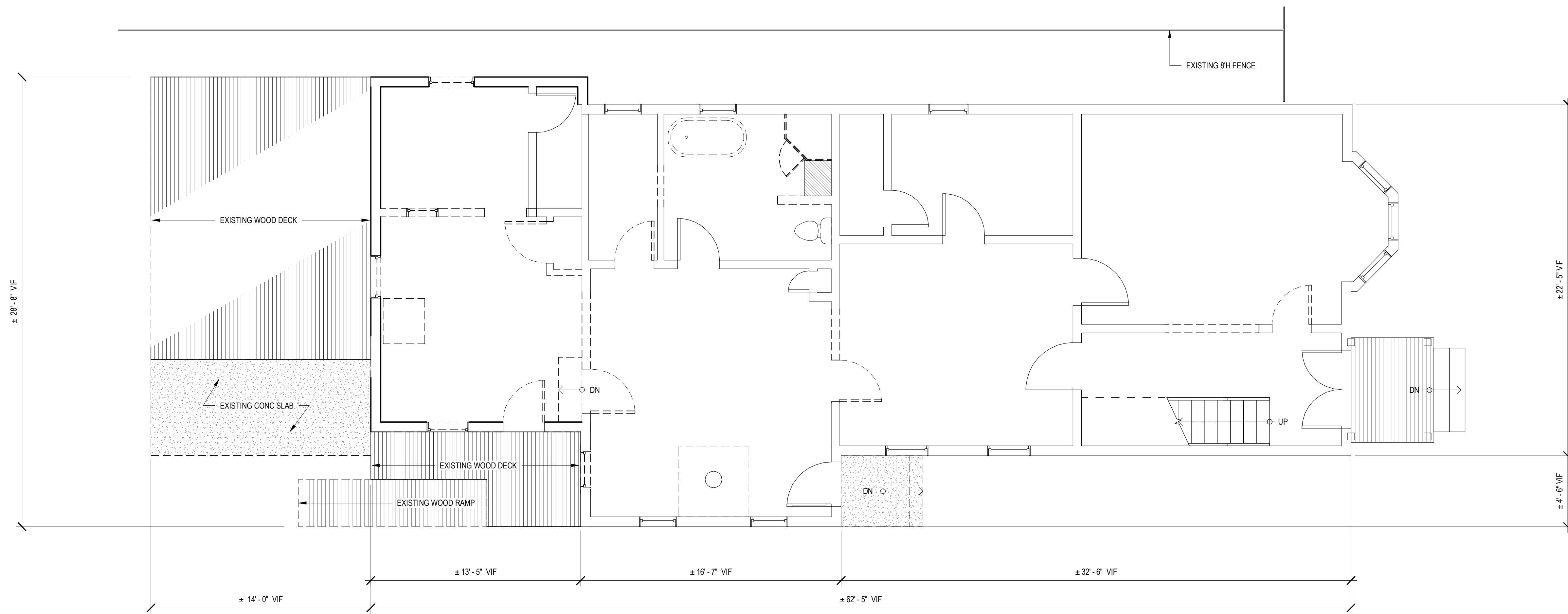
2245 WABASH

EXISTING SITE  
SURVEY

5

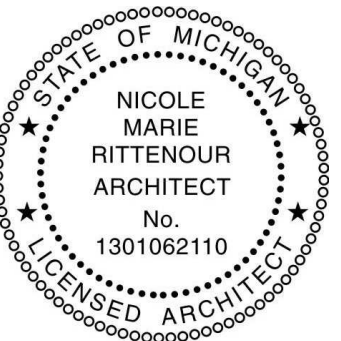


**2** EXISTING SECOND FLOOR PLAN  
 1/4" = 1'-0"



**1** EXISTING FIRST FLOOR PLAN  
 1/4" = 1'-0"

NO. DATE DESCRIPTION

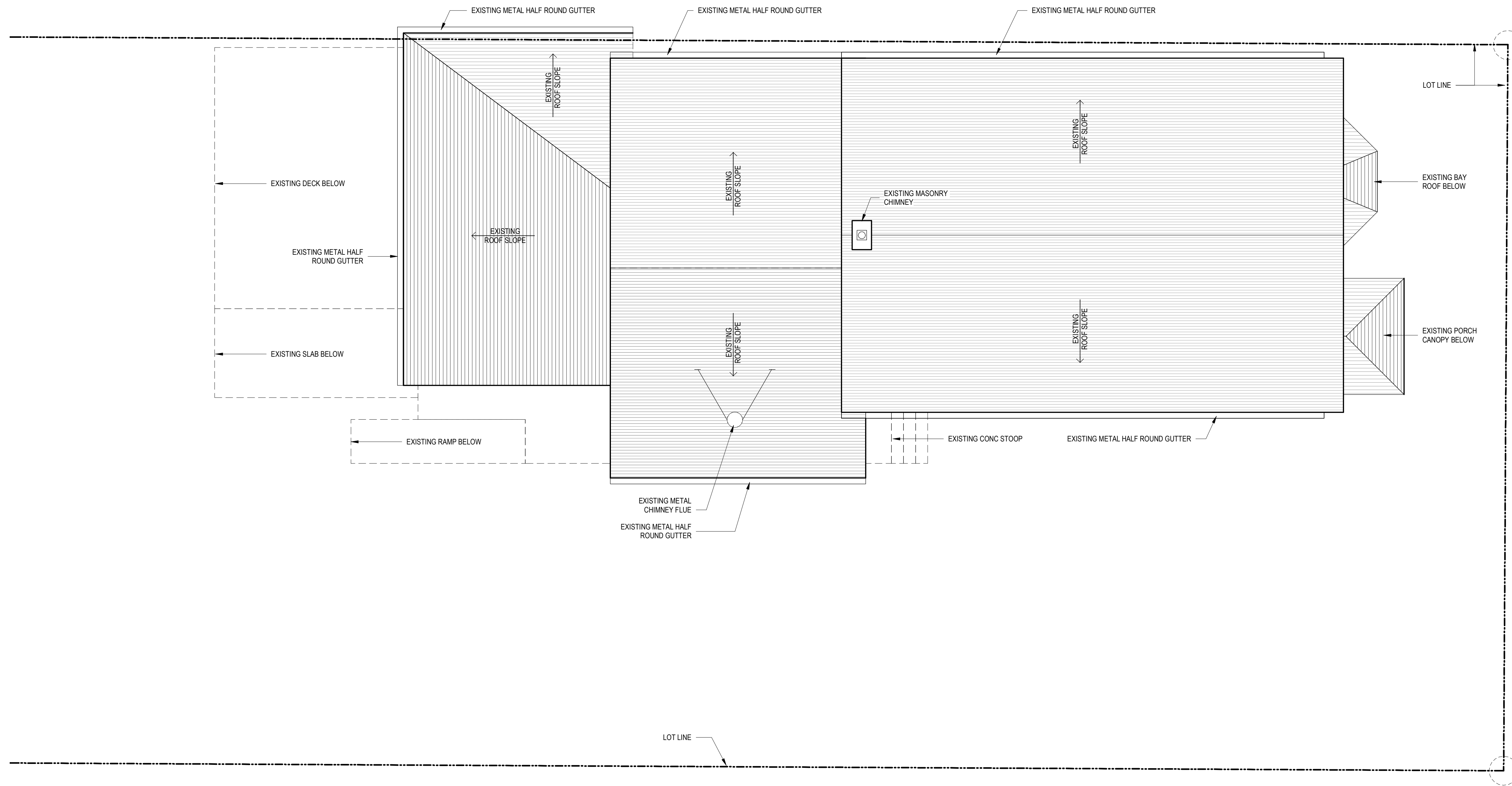


ADDITION TO PRIVATE  
 RESIDENCE

2245 WABASH

EXISTING FLOOR  
 PLANS

6



NO.	DATE	DESCRIPTION

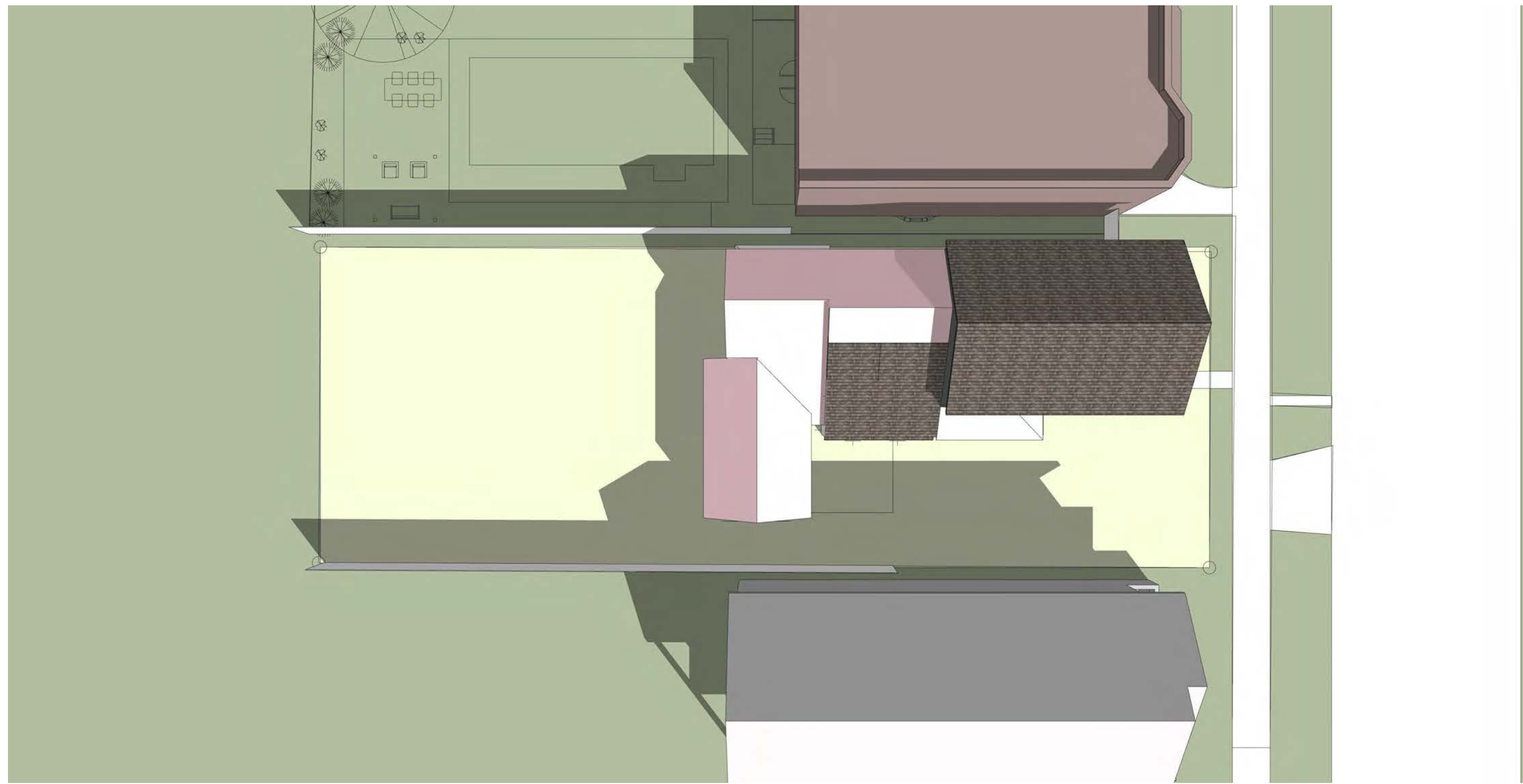


ADDITION TO PRIVATE RESIDENCE

2245 WABASH

EXISTING ROOF PLAN

7



**1. AERIAL VIEW - PROPOSED ADDITION IS SHOWN IN PINK.**



**2. STREET VIEW - PROPOSED ADDITION IS SHOWN IN PINK.**



**3. STREET VIEW - PROPOSED ADDITION IS SHOWN IN PINK.**

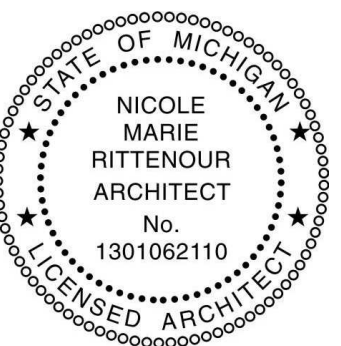


**4. STREET VIEW - PROPOSED ADDITION IS SHOWN IN PINK.**



**5. STREET VIEW - PROPOSED ADDITION IS SHOWN IN PINK.**

NO. DATE DESCRIPTION

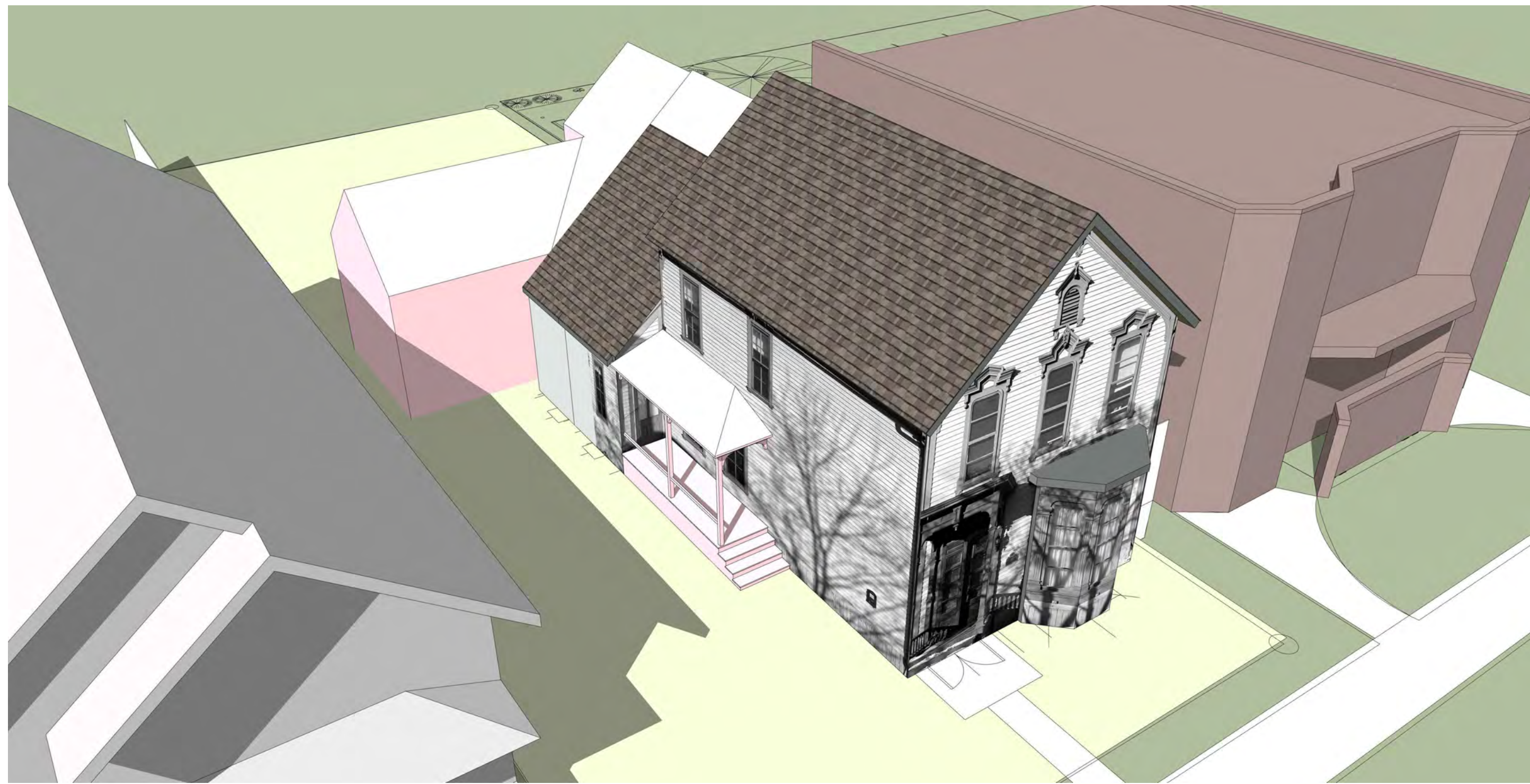


ADDITION TO PRIVATE  
 RESIDENCE

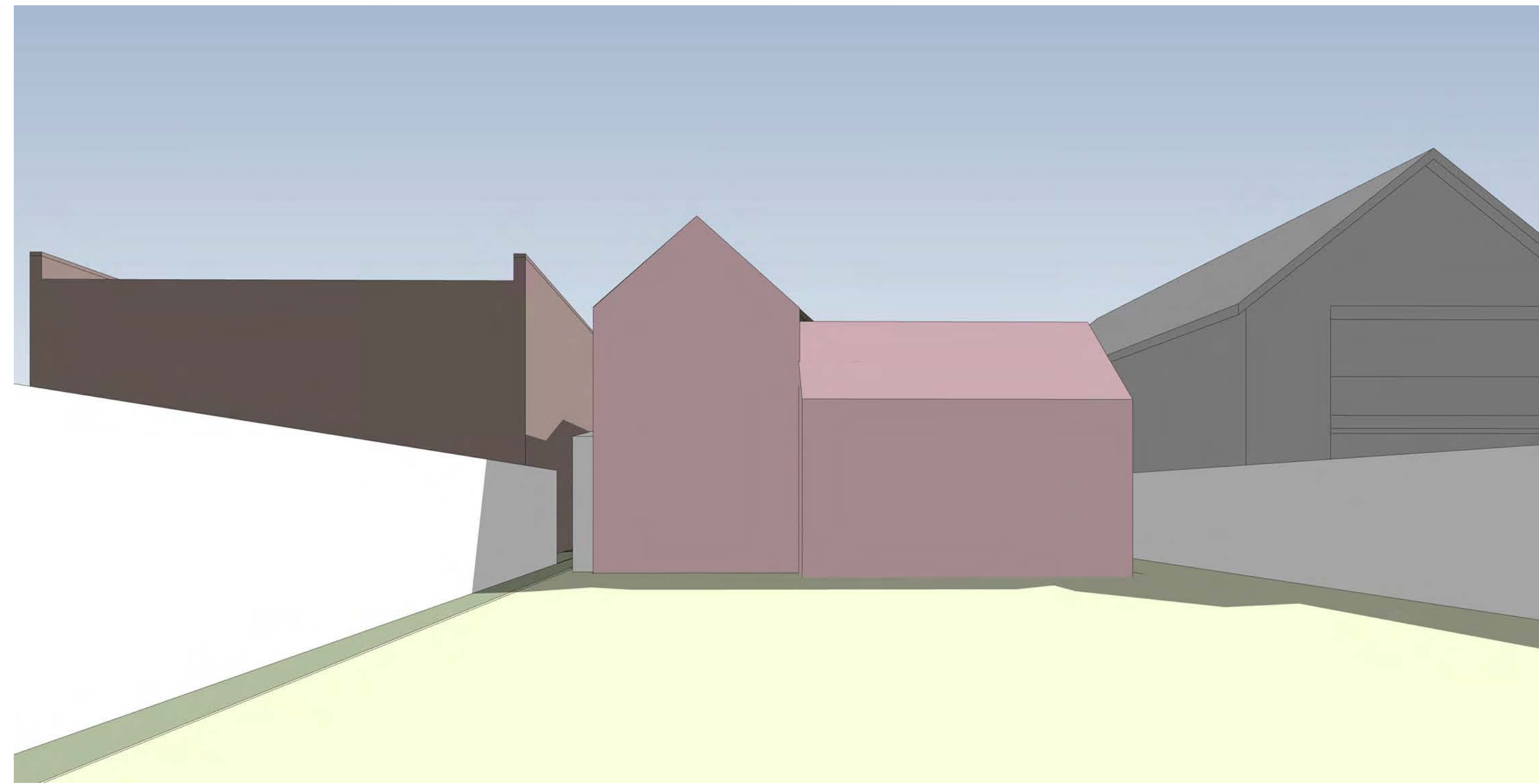
2245 WABASH

VISIBILITY STUDY





6. AERIAL VIEW FROM FRONT - PROPOSED ADDITION IS SHOWN IN PINK.



7. VIEW FROM REAR YARD - PROPOSED ADDITION IS SHOWN IN PINK.



8. AERIAL VIEW FROM REAR YARD - PROPOSED ADDITION IS SHOWN IN PINK.



8. VIEW FROM REAR YARD - PROPOSED ADDITION IS SHOWN IN PINK.

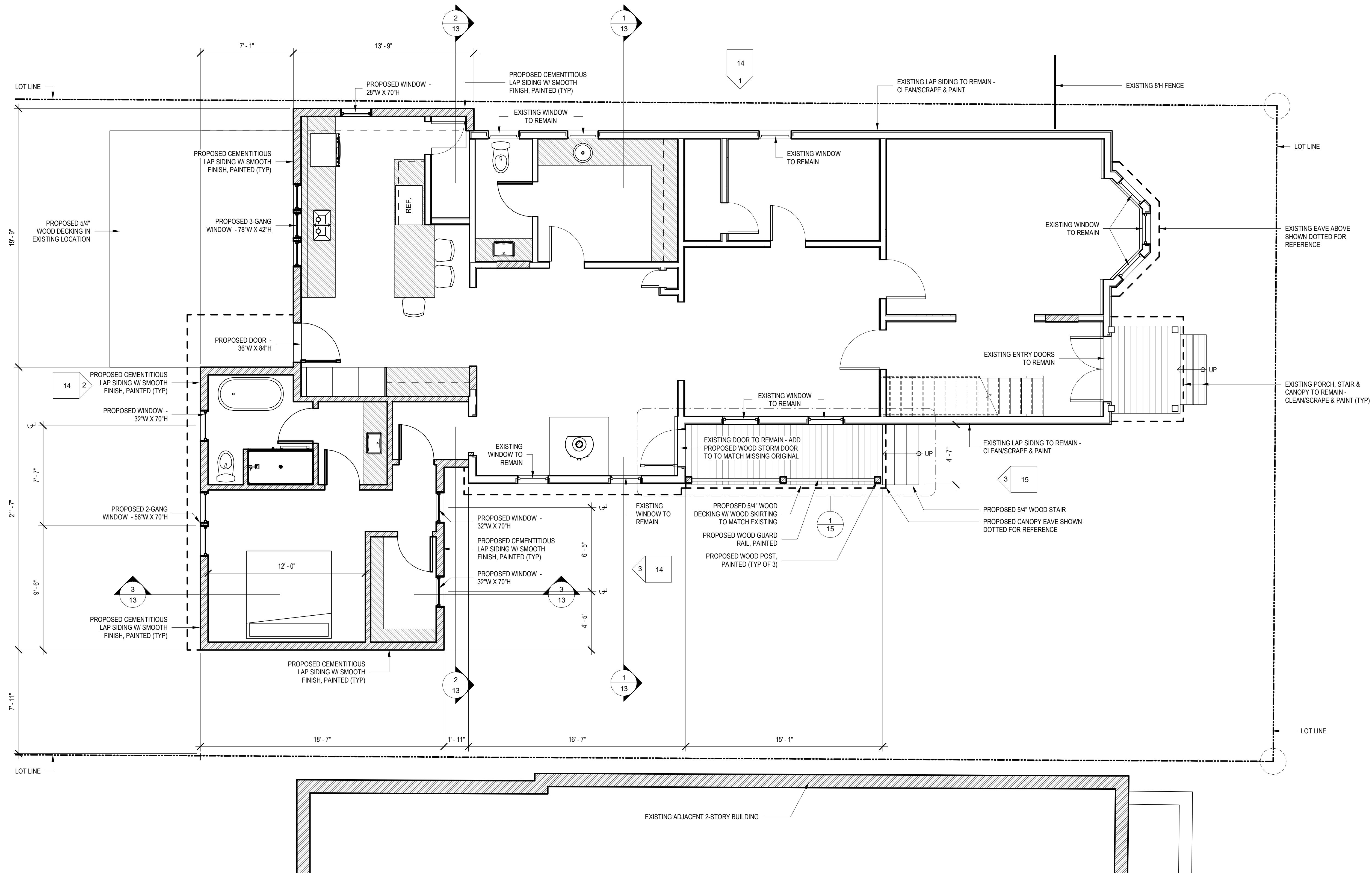
NO.	DATE	DESCRIPTION



ADDITION TO PRIVATE RESIDENCE

2245 WABASH

VISIBILITY STUDY



**1** PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"

NO. DATE DESCRIPTION

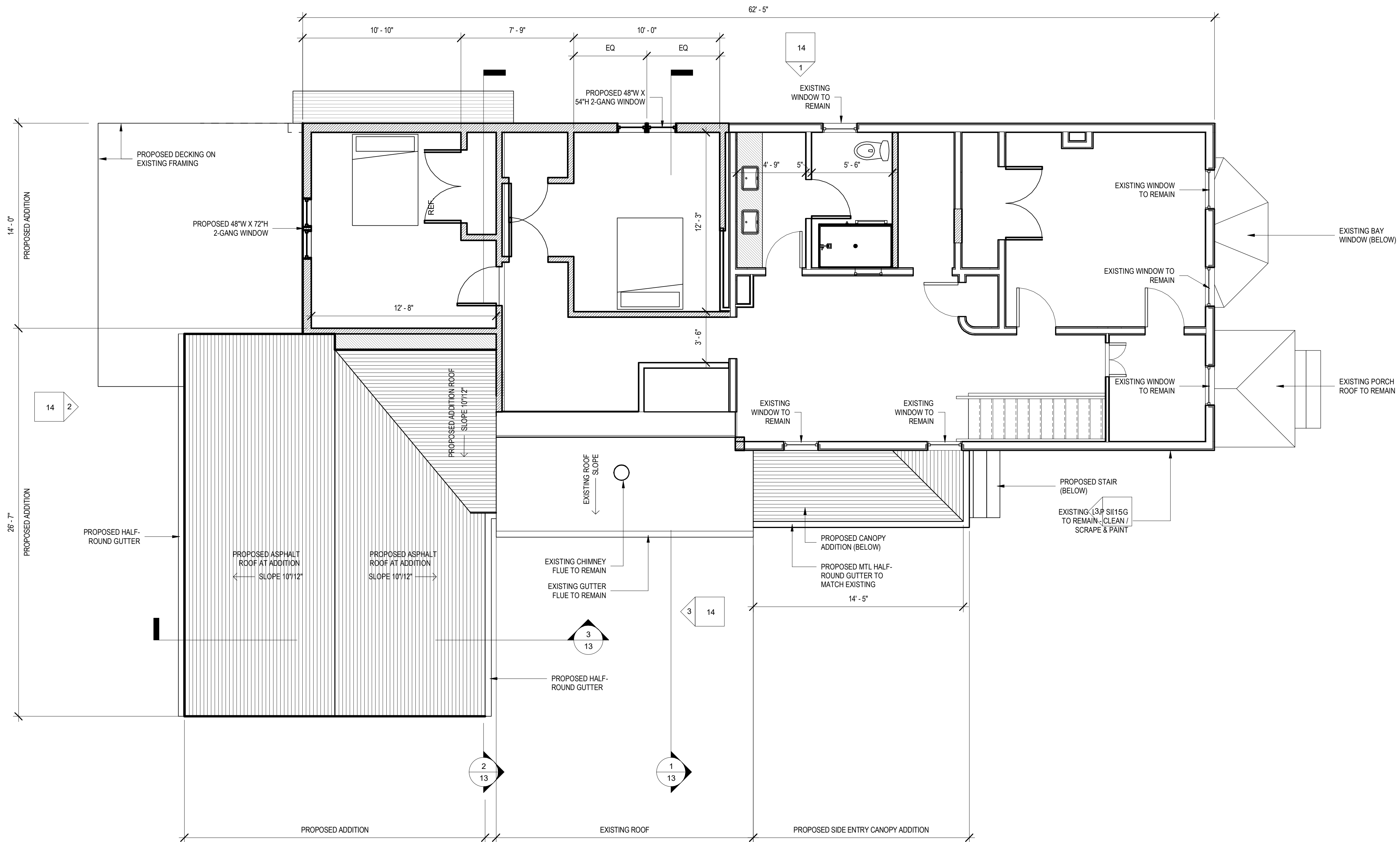


ADDITION TO PRIVATE RESIDENCE

2245 WABASH

PROPOSED FIRST FLOOR PLAN

10



**1** PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

NO. DATE DESCRIPTION

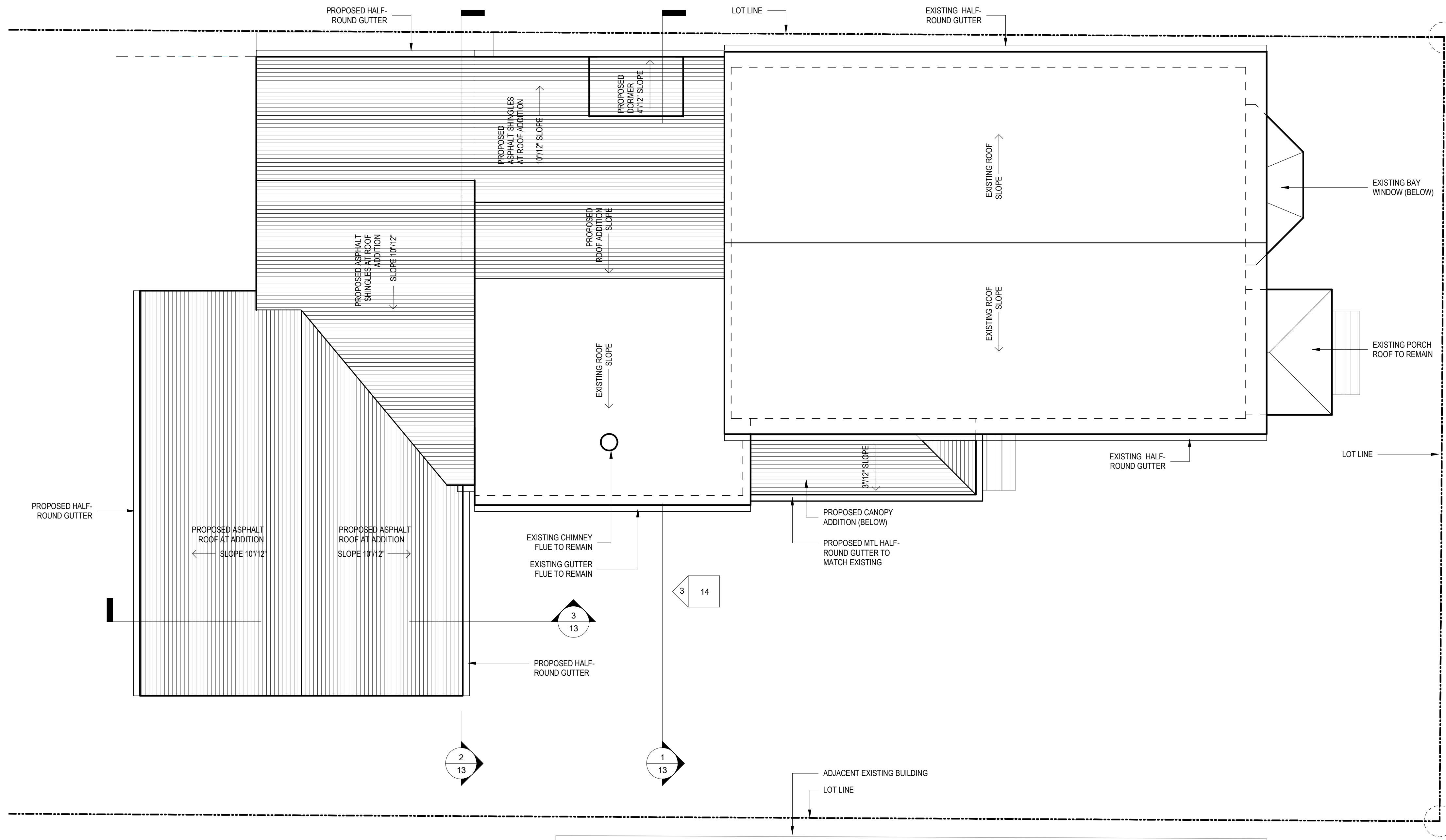


ADDITION TO PRIVATE RESIDENCE

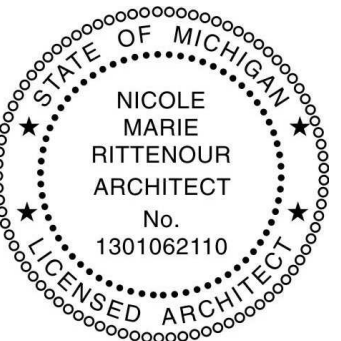
2245 WABASH

PROPOSED SECOND FLOOR PLAN

11



NO. DATE DESCRIPTION

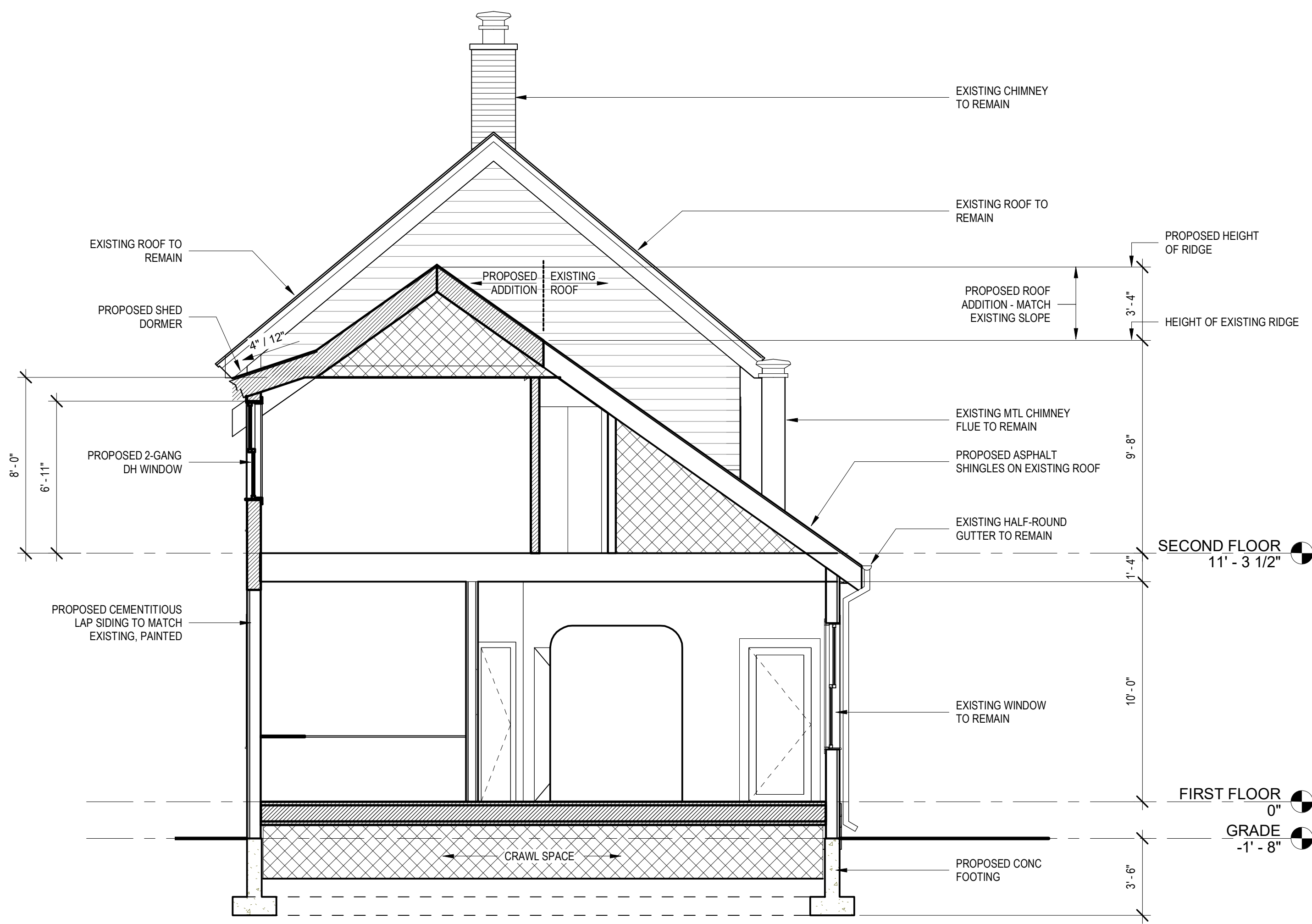


ADDITION TO PRIVATE RESIDENCE

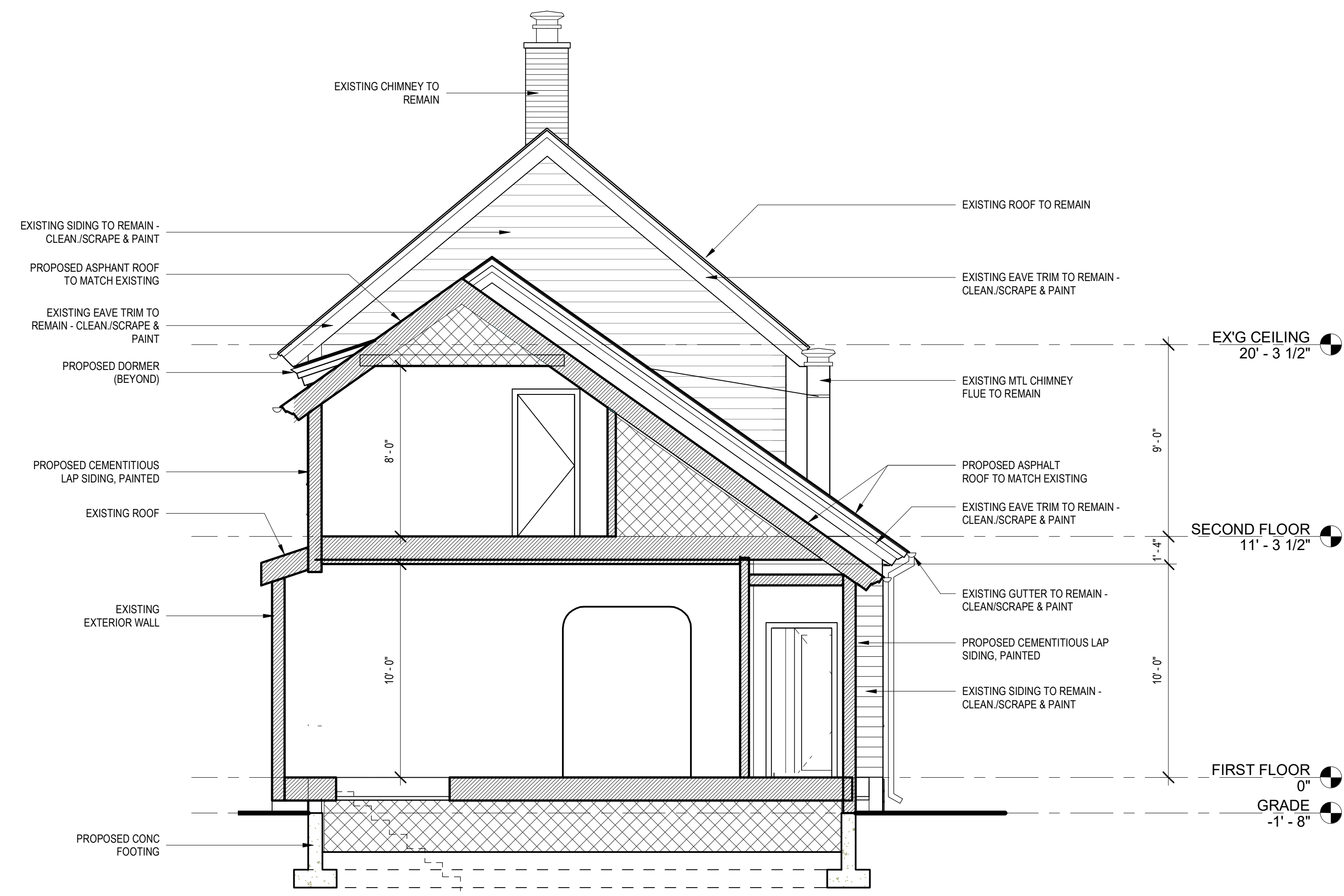
2245 WABASH

PROPOSED ROOF PLAN

12



**1 BUILDING SECTION THRU PROPOSED ROOF ADDITION & DORMER ADDITION**  
 1/4" = 1'-0"



**2 BUILDING SECTION THRU BUILDING ADDITION**  
 1/4" = 1'-0"



**3 BUILDING SECTION THRU ADDITION**  
 1/4" = 1'-0"

NO. DATE DESCRIPTION



ADDITION TO PRIVATE RESIDENCE

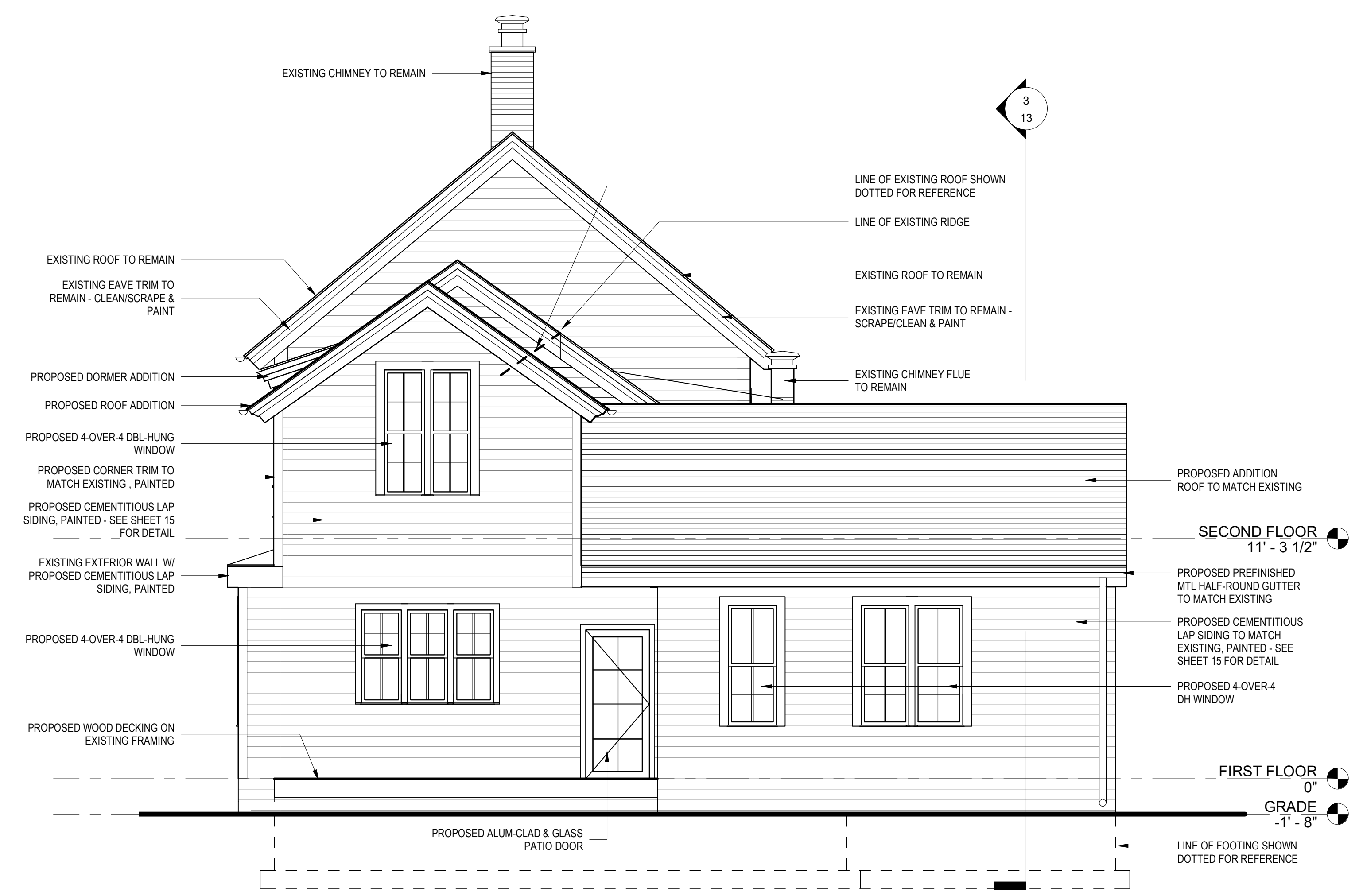
2245 WABASH

PROPOSED BUILDING SECTIONS

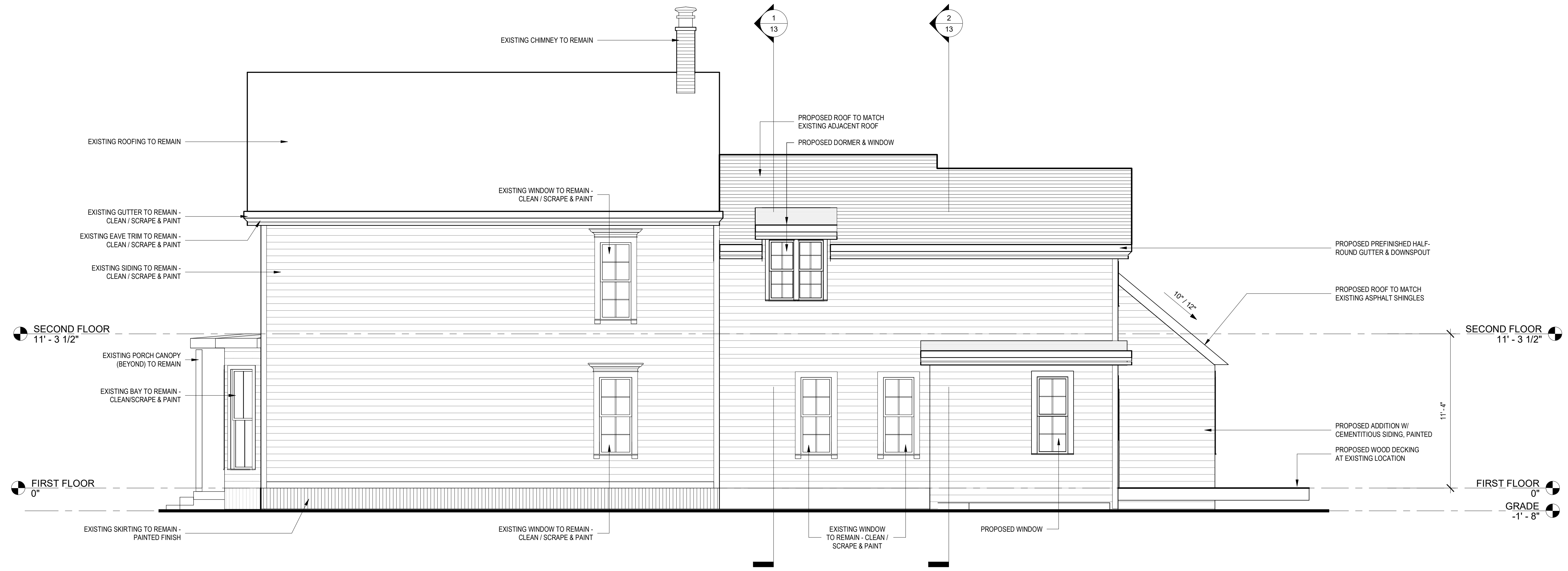
13



**3 PROPOSED EAST ELEVATION AT ADDITION**  
 1/4" = 1'-0"

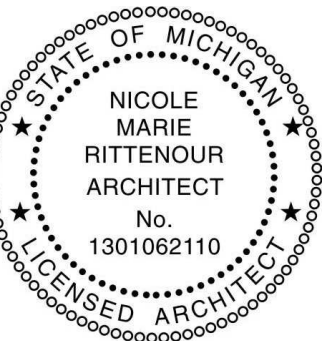


**2 PROPOSED WEST ELEVATION**  
 1/4" = 1'-0"



**1 PROPOSED NORTH ELEVATION**  
 1/4" = 1'-0"

NO. DATE DESCRIPTION



ADDITION TO PRIVATE RESIDENCE

2245 WABASH

PROPOSED ELEVATIONS & SECTIONS

14

**EXISTING & PROPOSED GUTTER DETAILS**



3. EXISTING CONDITION IMAGE OF GUTTER & DOWNSPOUT



4. EXISTING CONDITION IMAGE OF GUTTER & DOWNSPOUT



5. EXISTING CONDITION IMAGE OF DOWNSPOUT



PROPOSED GUTTER: 5" ALUMINUM HALF ROUND SINGLE BEAD SOURCED FROM GUTTERSUPPLY.COM

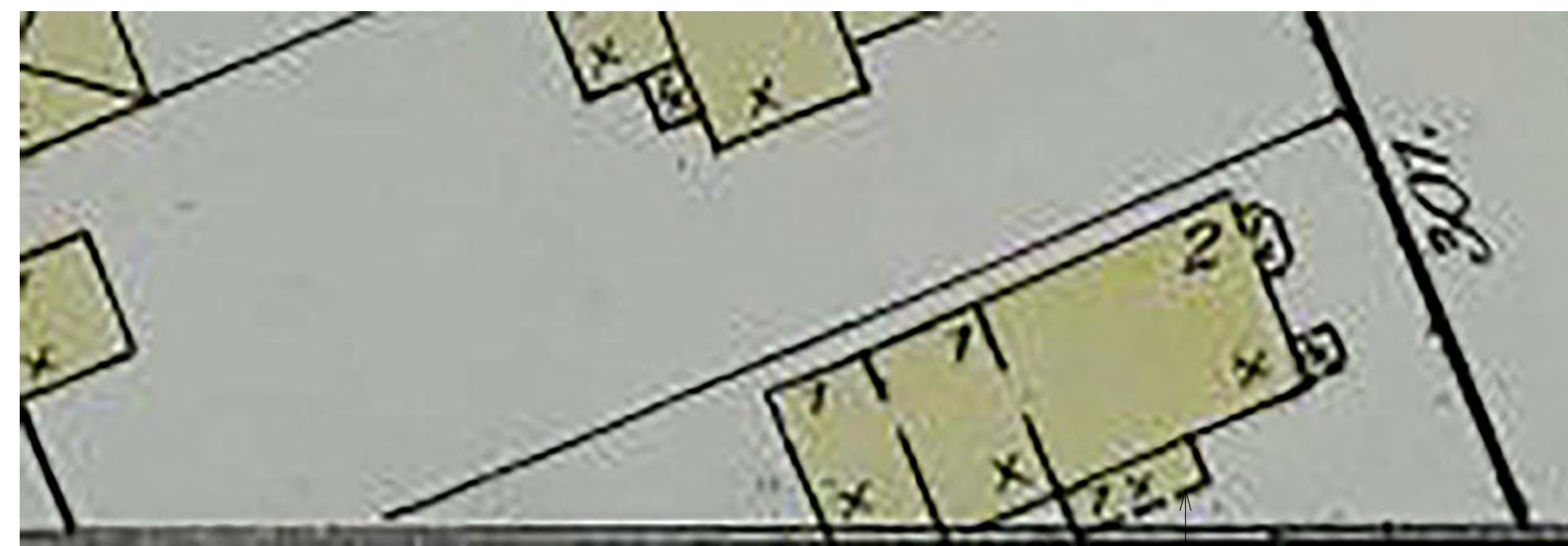


PROPOSED DOWNSPOUT: 4" ALUMINUM ROUND CORRUGATED, COLOR BONE LINEN MOD. NO. LNRCD4XXXX SOURCED FROM GUTTERSUPPLY.COM



PROPOSED HANGERS: 5" HALF-ROUND ALUMINUM RIVAL HANGER MOD. NO. HGRHX5AXXX SOURCED FROM GUTTERSUPPLY.COM

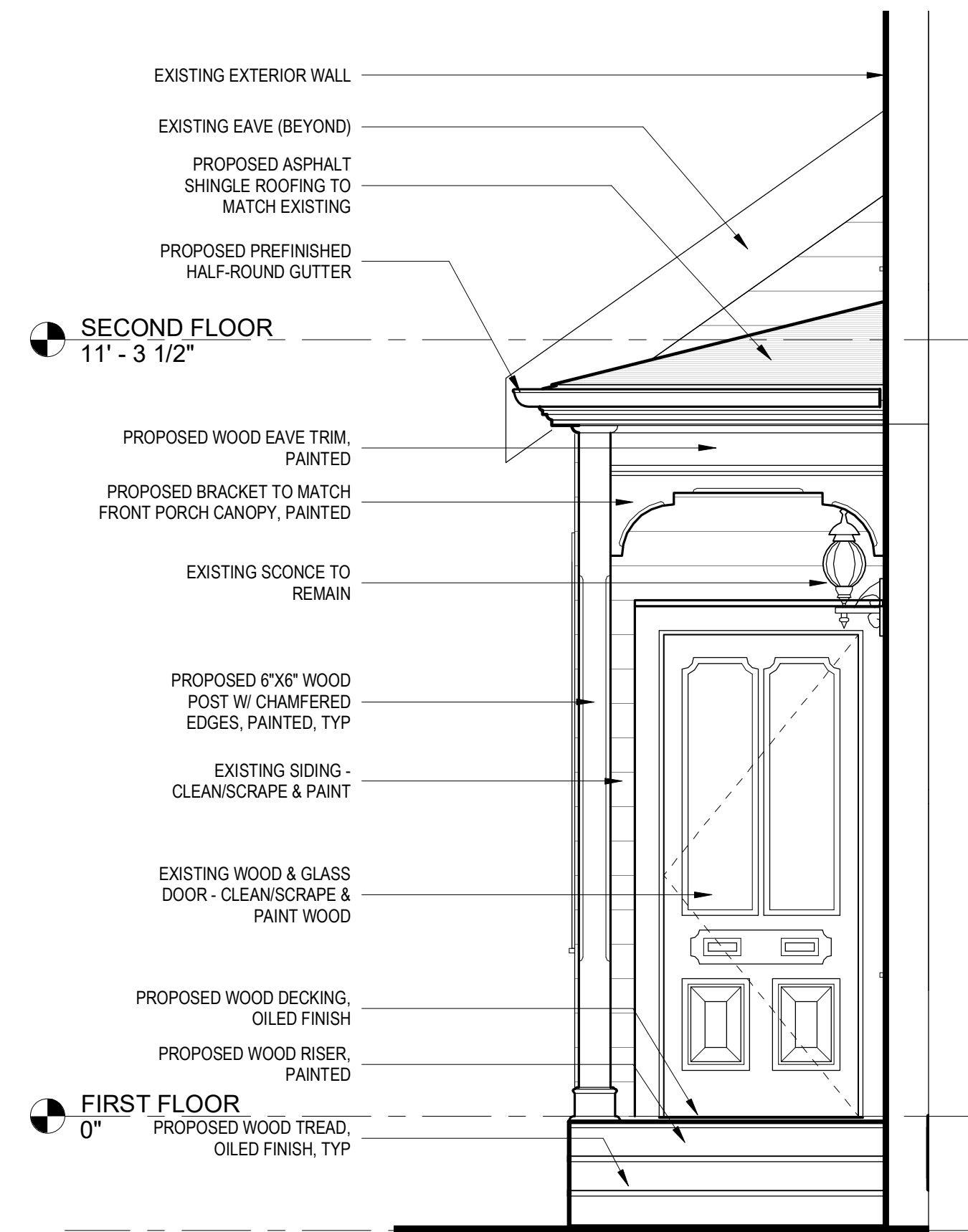
**SANBORN MAPS INDICATE A STRUCTURE AT LOCATION OF PROPOSED SIDE ENTRY PORCH**



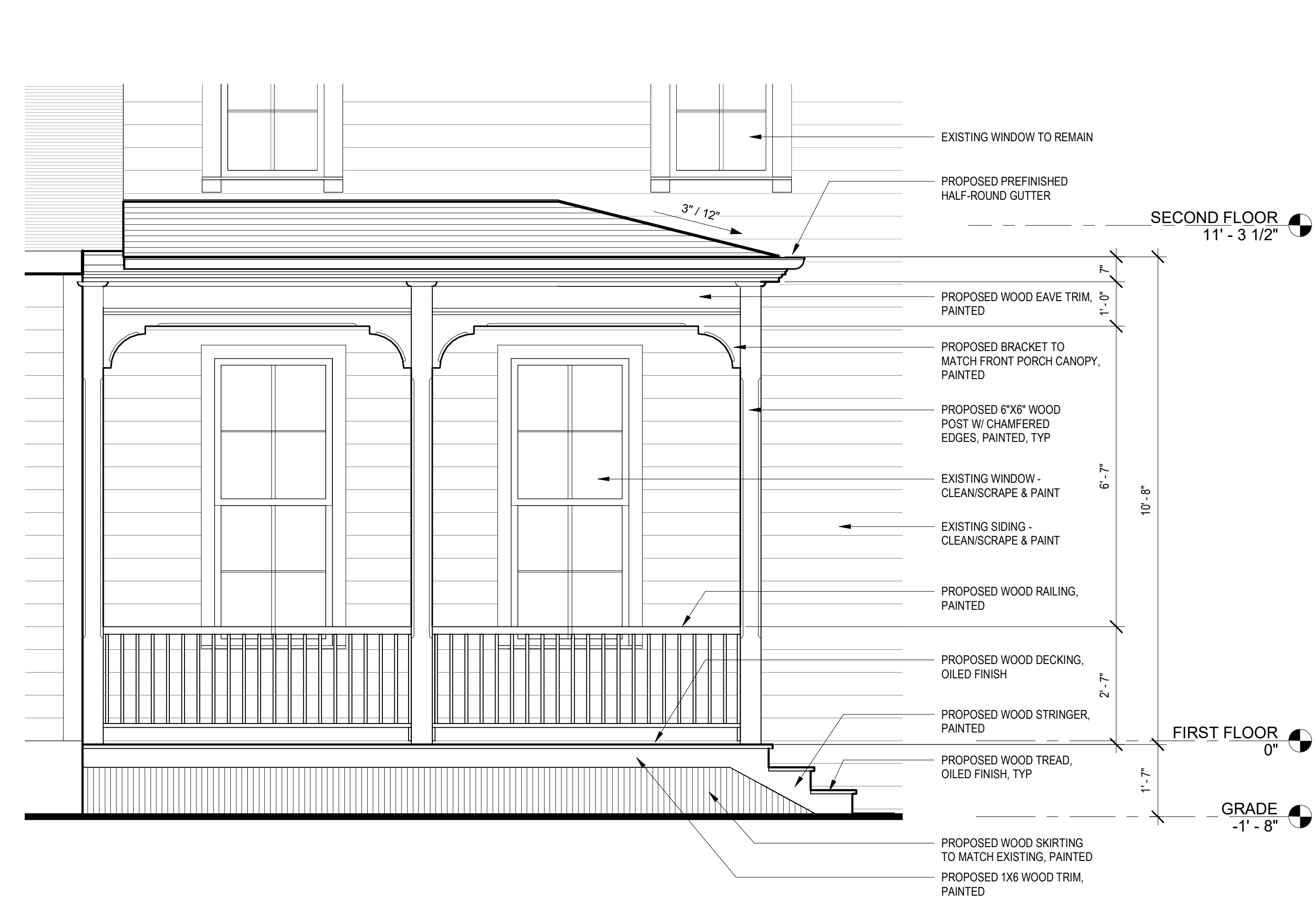
1. 1884 SANBORN MAP



2. 1921 SANBORN MAP



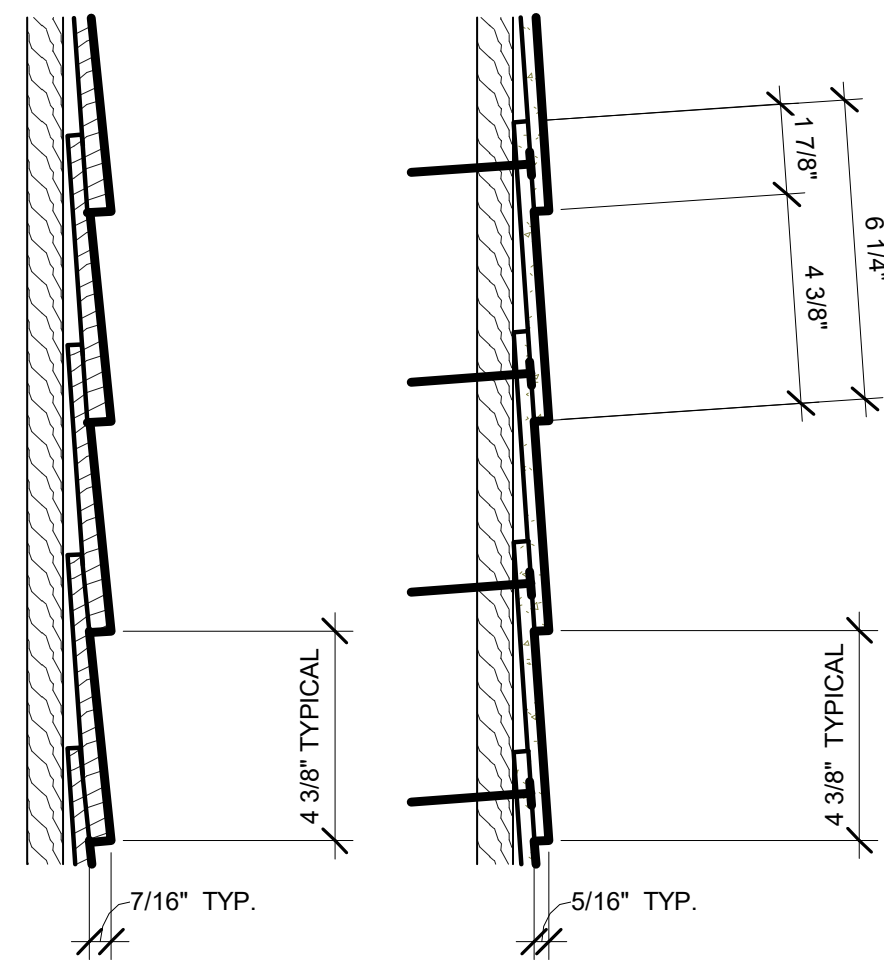
3 ELEVATION DETAIL AT PROPOSED SIDE PORCH  
1/2" = 1'-0"



2 ELEVATION DETAIL AT PROPOSED SIDE PORCH  
1/2" = 1'-0"



7. PHOTO OF EXISTING CONDITIONS

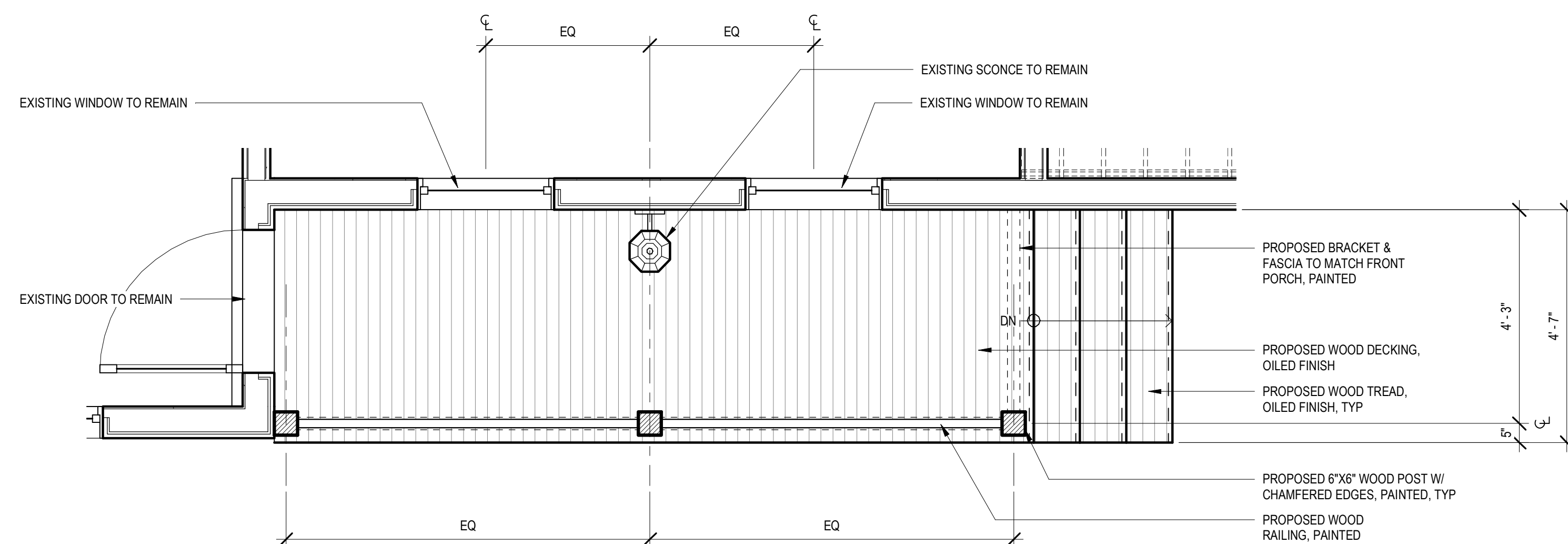


EXISTING SIDING

PROPOSED SIDING  
HARDIEPLANK LAP SIDING  
6 1/4" BOARD WIDTH  
4 3/8" TYPICAL EXPOSURE  
SMOOTH FINISH, PAINTED

4 EXISTING & PROPOSED SIDING DETAILS  
3/4" = 1'-0"

1 ENLARGED PLAN AT PROPOSED SIDE PORCH  
1/2" = 1'-0"



NO. DATE DESCRIPTION



ADDITION TO PRIVATE RESIDENCE

2245 WABASH

PROPOSED EXTERIOR DETAILS & MATERIALS

15

**INSPIRATION IMAGES**



**1. PHOTOGRAPH OF PREVIOUS PAINT COLORS**  
CIRCA 2008  
(PHOTO BY BRANDON BARTOSZEK)



**2. PHOTOGRAPH OF PREVIOUS PAINT COLORS**  
CIRCA 2008

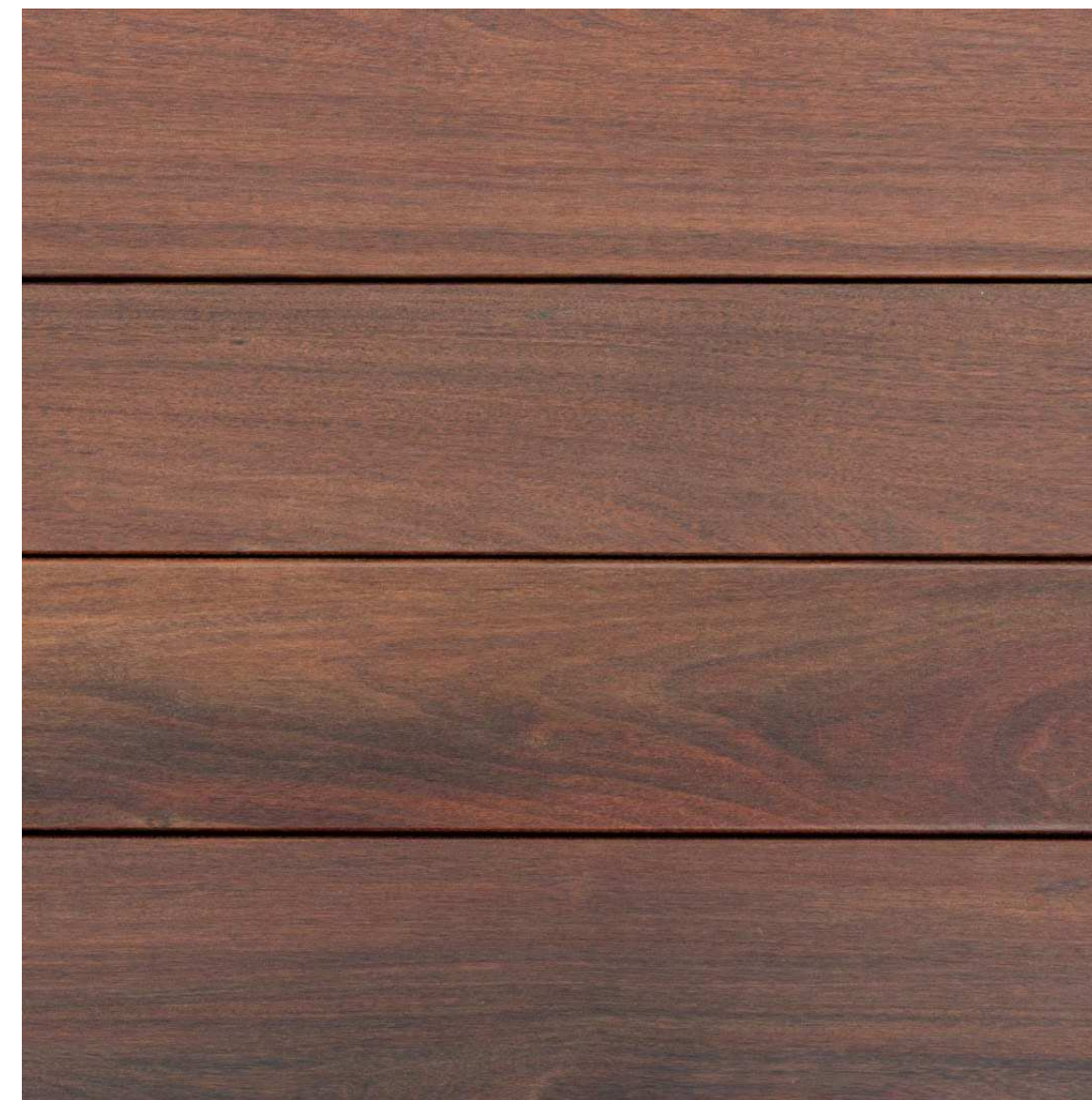
**PROPOSED EXTERIOR PAINT COLORS**



**COLOR SYSTEM B**  
PROPOSED COLORS BY BENJAMIN MOORE

LAP SIDING: ROSE BLUSH (037)  
PORCH TRIM, BRACKETS, WINDOW TRIM: OPALINE (OC-23)  
EXISTING WINDOW SASHES, ACCENT ON TRIM, PROPOSED WINDOWS & DOORS:  
GRAPHITE (1603)

**PROPOSED EXTERIOR DECKING**



**WOOD**  
5/4" WHITE ASH - KILN-DRIED WITH OILED FINISH  
BENCHMARK ASH BY THERMORY  
INSTALLED WITH CONCEALED FASTENERS

**PROPOSED WINDOW AND DOORS**

**ULTIMATE DOUBLE HUNG G2**

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

**WINDOWS**  
DOUBLE HUNG ALUMINUM-CLAD WOOD WINDOWS  
WITH 4-OVER-4 GRILLE PATTERN SIMULATED DIVIDED LITES  
MODEL: ULTIMATE DOUBLE HUNG G2 BY MARVIN  
COLOR: BLACK EXTERIOR

**PATIO DOOR**  
ALUMINUM-CLAD WOOD DOOR  
WITH SIMULATED DIVIDED LITE GRILLE PATTERN  
MODEL: MARVIN SIGNATURE ULTIMATE  
COLOR: BLACK EXTERIOR

INTERIOR FEATURES AND PERFORMANCE		EXTERIOR FEATURES AND PERFORMANCE	
<p><b>RICH WOOD INTERIOR</b> Offers lasting good warmth with six wood species and ten natural finish options.</p> <p><b>BARROW CHECKRAIL</b> Provides a sleek aesthetic at 1 7/8" inches to maximize daylight opening while maintaining historical accuracy.</p> <p><b>TILT WASH MODE</b> Allows easy access to interior glass for cleaning and maintenance.</p>	<p><b>EXCLUSIVE AUTOLOCK</b> Activates when the sashes are closed, locking the window.</p> <p><b>FIRST-RATE ENERGY EFFICIENCY</b> Meets ENERGY STAR standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.</p> <p><b>SASH BALANCE SYSTEMS</b> Enables smooth operation at the largest sizes.</p>	<p><b>DURABLE CLADDING</b> Extruded aluminum exterior cladding with an AAMA certified 2005 finish and backed by a 25 year warranty against chalking and fading.</p> <p><b>EXPANSIVE SIZES</b> Larger than 5 feet wide by 10 feet high.</p> <p><b>TRADITIONAL SILL BEVEL</b> The 14 degree bevel provides optimal water management while maintaining a classic look.</p>	<p><b>SUPERIOR WEATHER PERFORMANCE</b> IC-BOSS on most sizes. Optional commercial (CW) performance and ICC certified coastal performance on most sizes.</p> <p><b>DESIGN VERSATILITY</b> An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.</p> <p><b>ALUMINUM INTER LOCK</b> Eliminates drafts and improves the window's overall structural integrity.</p>

**Simulated Divided Lite with Spacer Bar (SDLS)**

Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.



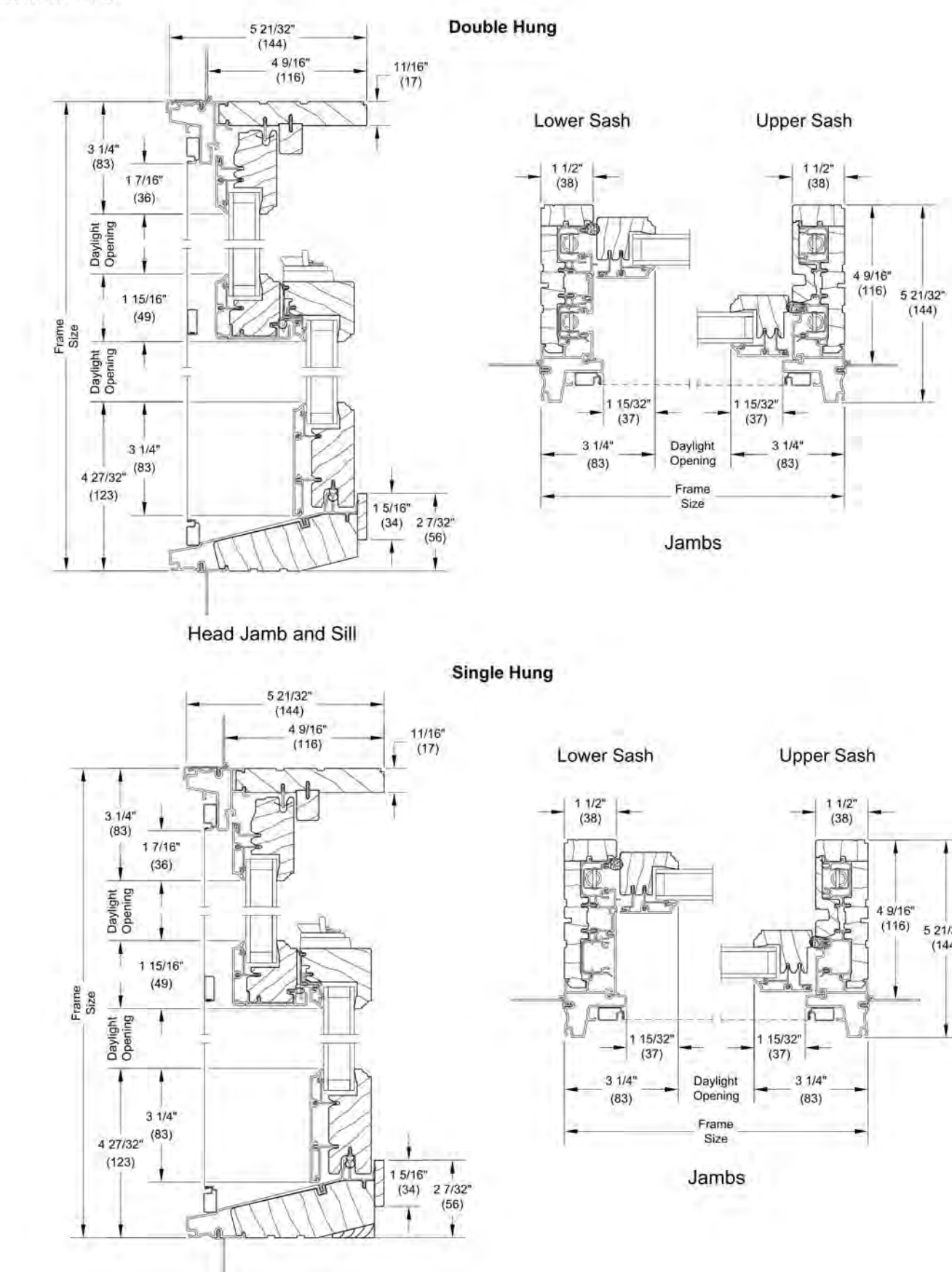
PROPOSED MUNTIN WIDTH: 5/8"



Ultimate Double Hung G2

**Section Details: Operating**

Scale: 3" = 1' 0"



Ver 2019.3 2019-06-24

UDHG2 - 25

19872255  
Marvin Architectural Detail Manual

NO. DATE DESCRIPTION



ADDITION TO PRIVATE RESIDENCE

2245 WABASH

PROPOSED MATERIALS

16