



2959 John R ST. Detroit MI



Current roof on left, proposed roof style for coping and repair on right. Rooftop addition and decking will be installed in conjunction with new roof



AC Condenser to be moved to platform attached to exterior wall, door to be replaced with wood clad full light bronze finish, glass block window on third floor North elevation to be infilled with matching brick. This window is not visible from the street.



Left, AC condenser location next to glass block window on SW corner. Middle, 2 infilled windows to have windows re installed, 3rd floor will be full size to meet egress for master bedroom, 2nd floor will be 17" height awning window above kitchen countertops. Both windows to be clad exterior with bronze finish to match existing windows.

# 2959 John R St. Project Overview

- -Roof top addition with decking and pergola (drawings attached) Railings will match current railings on 2nd floor balcony; Siding will be steel clad with bronze finish orientated vertically. New roof and flashing to be incorporated with roof top addition.
- -Install 6" vent on West elevation for kitchen hood where infilled window is currently located
- -Install B-Vent for gas fireplace on SW elevation near electrical tower
- -Install new window on 3rd floor on SW elevation for master bedroom egress requirements
- -Install new Awning window on 2nd floor on SW elevation
- -Replace rear door to balcony with full light, wood/clad with bronze exterior to match new windows and existing windows
- -Install roof top HVAC unit (drawings attached)
- -Infill glass block window on 3rd floor N elevation

1  
WEST  
1/8" = 1'-0"

2  
SOUTH  
1/8" = 1'-0"

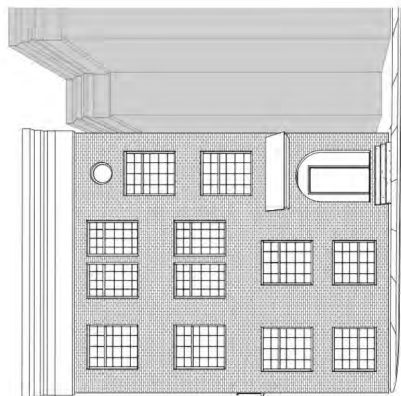
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PROJECT NUMBER:	18-13
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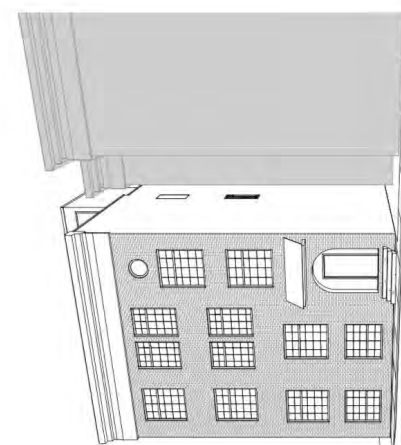
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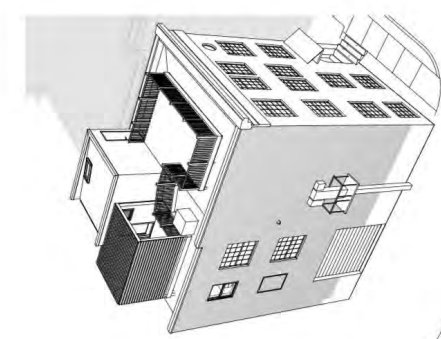
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PERSPECTIVES



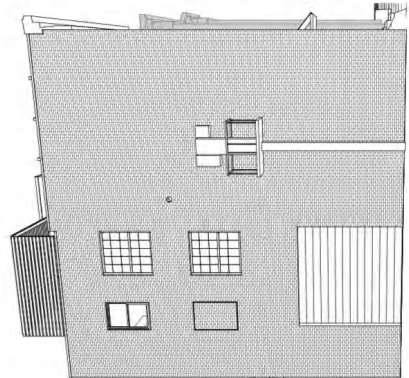
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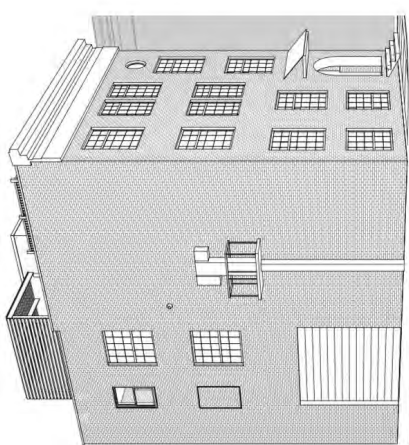
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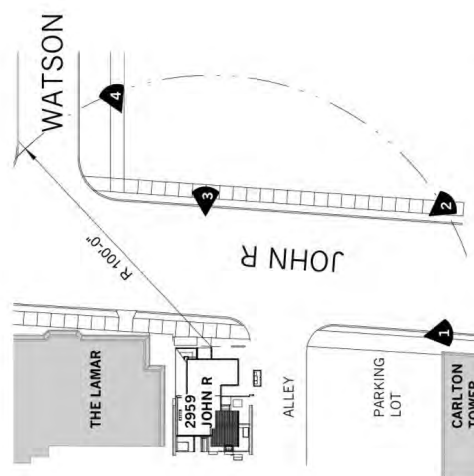
BIRDSEYE VIEW



1



2



VIEW KEY PLAN  
SCALE: 1" = 40'-0"

PERSPECTIVE VIEWS



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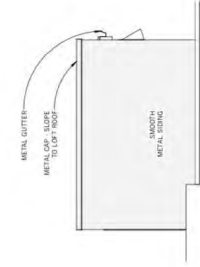
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BY:  
**David & Sarah Smith**

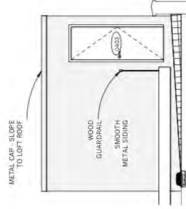
PROJECT:  
**2959 JOHN R**  
LOFT RENOVATION & ROOFTOP ADDITION  
(SINGLE FAMILY DWELLING)

DATE: 12/11/11  
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**ELEVATIONS**

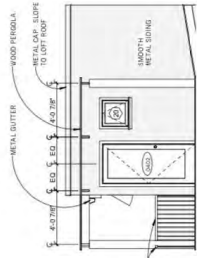
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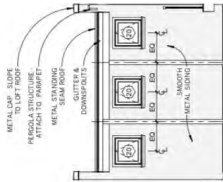
5 LOFT - NORTH  
A05.00 SCALE: 1/8" = 1'-0"



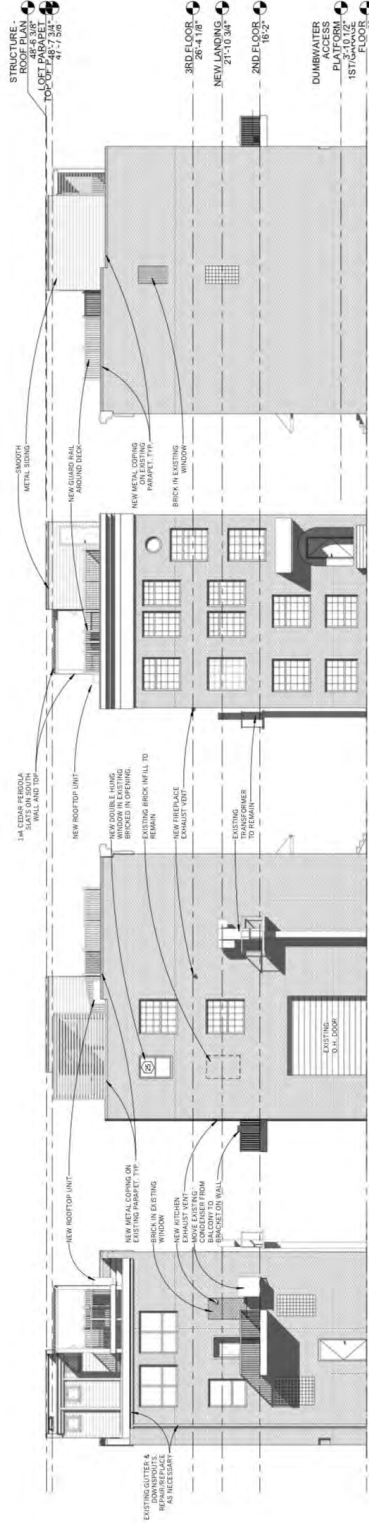
7 LOFT - EAST  
A03.00 SCALE: 1/8" = 1'-0"



6 LOFT - SOUTH  
A03.00 SCALE: 1/8" = 1'-0"



8 LOFT - WEST  
A03.00 SCALE: 1/8" = 1'-0"



4 WEST  
1/8" = 1'-0"

3 SOUTH  
1/8" = 1'-0"

2 EAST  
1/8" = 1'-0"

1 NORTH  
1/8" = 1'-0"







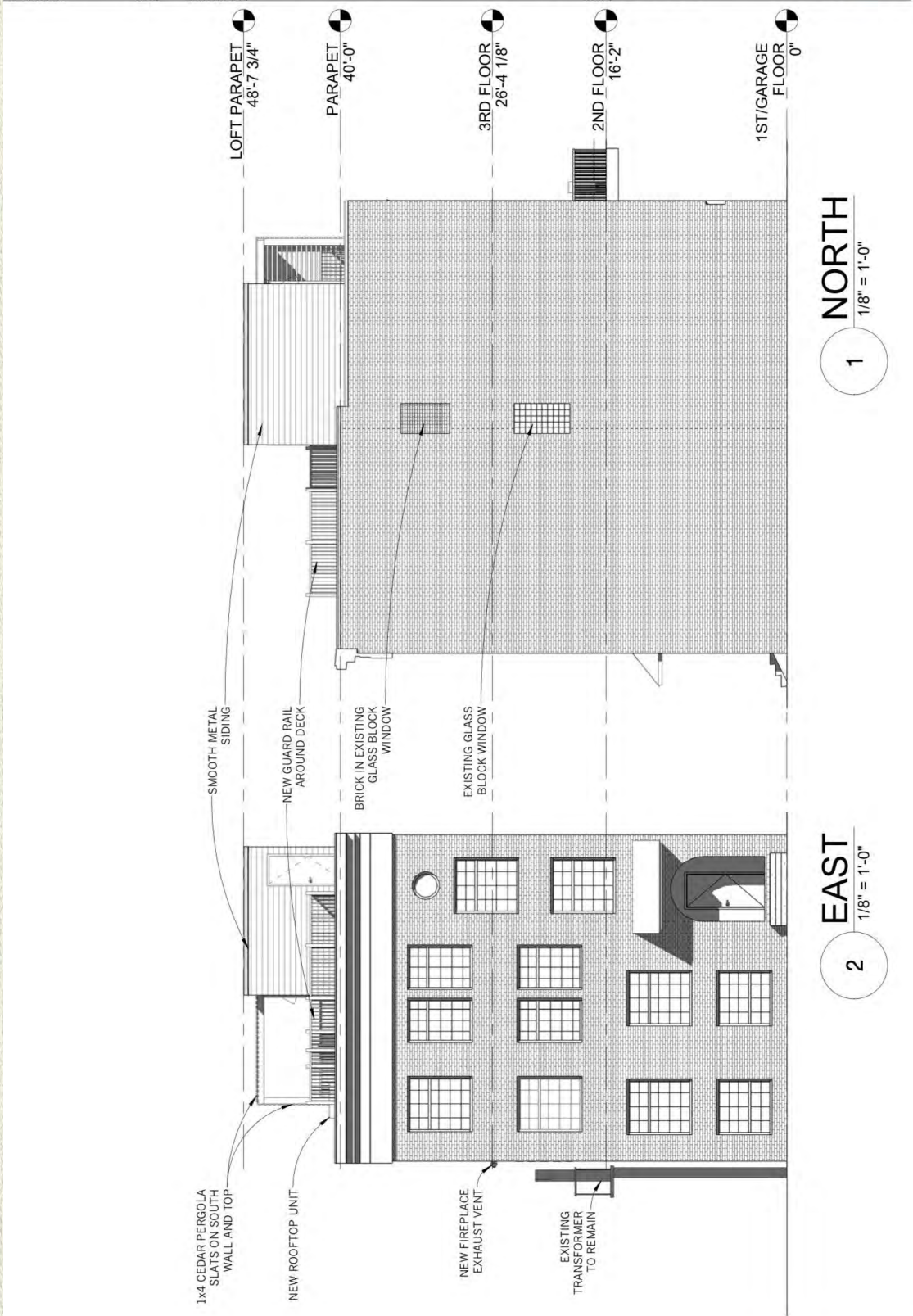
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1 NORTH  
1/8" = 1'-0"

2 EAST  
1/8" = 1'-0"

PC - A6.01

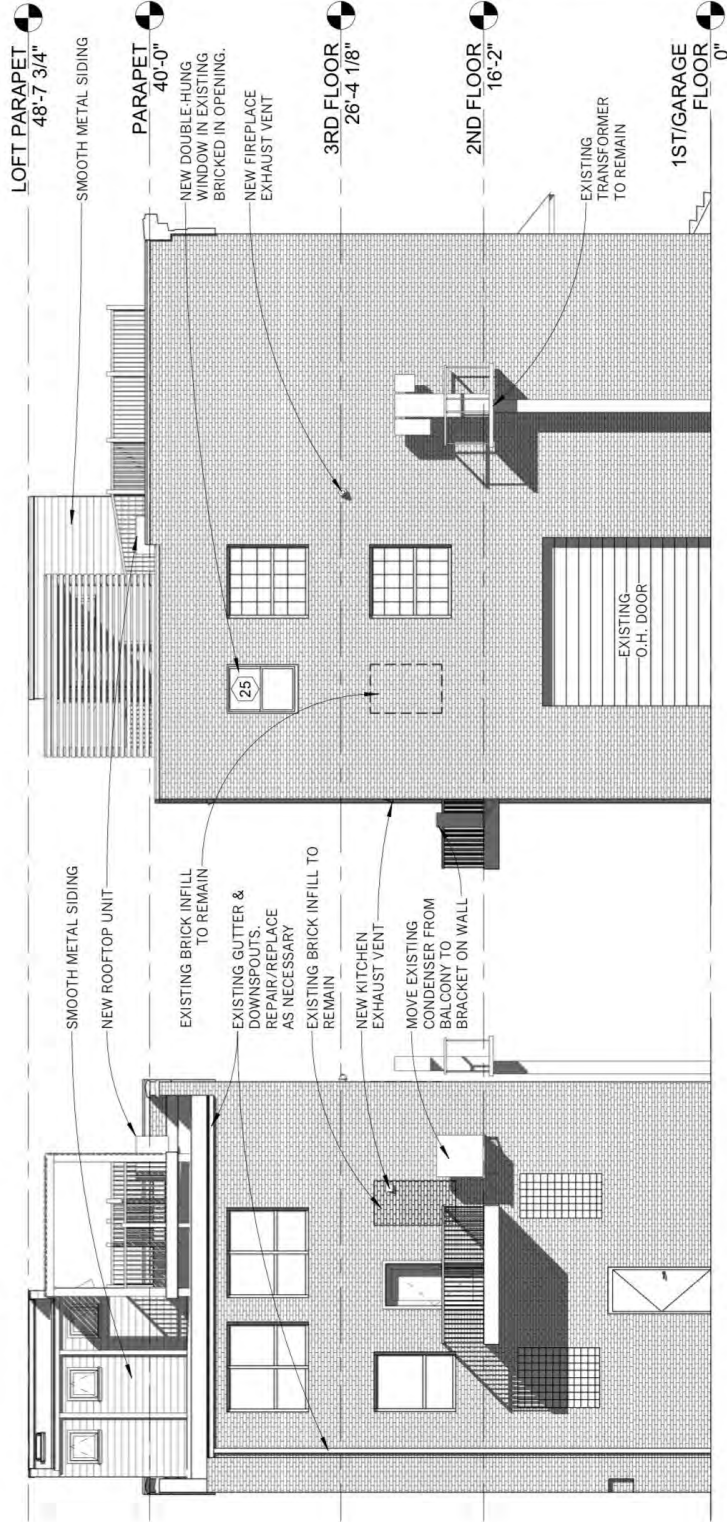
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1 WEST 1/8" = 1'-0"

2 SOUTH 1/8" = 1'-0"



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