

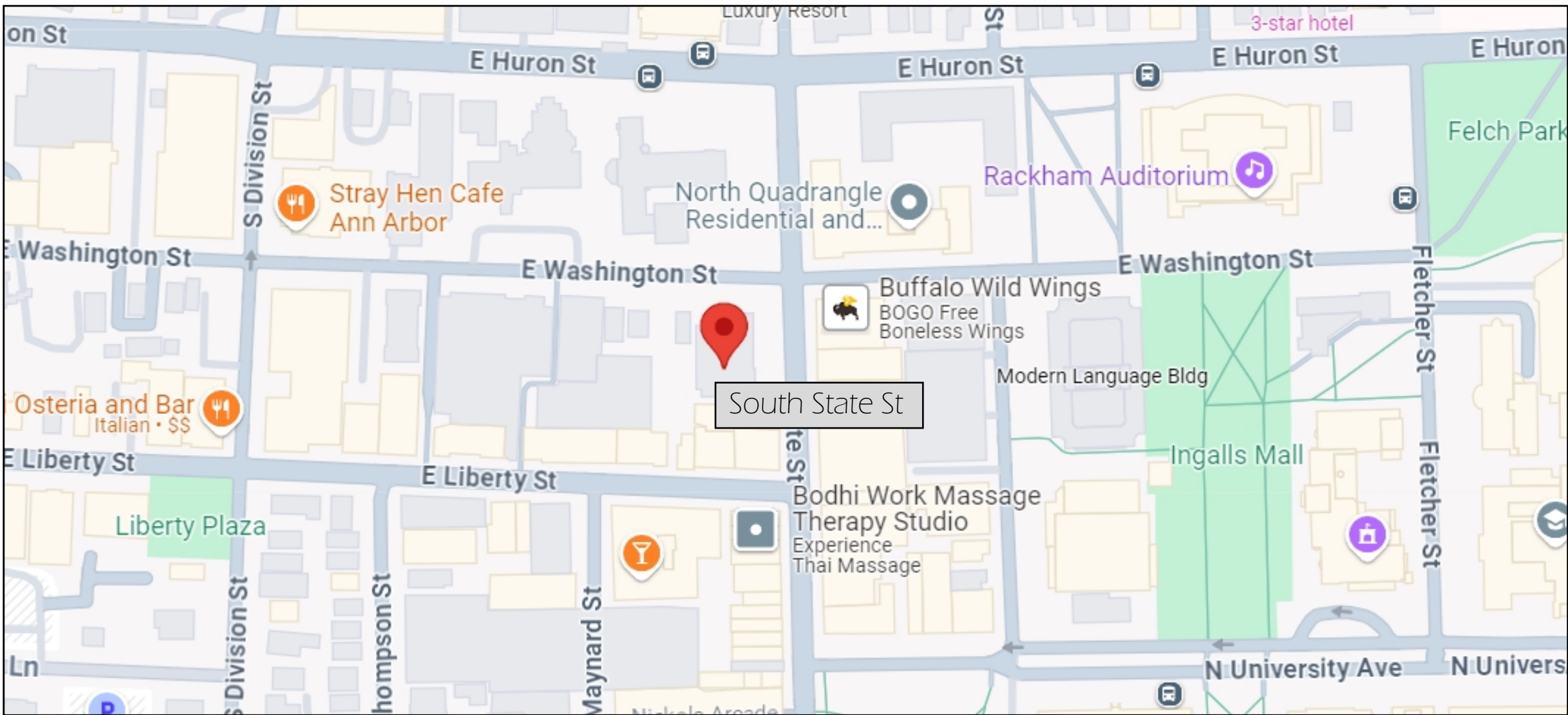
204 S State St.

Adaptive Reuse/Renovation

Ann Arbor Mi

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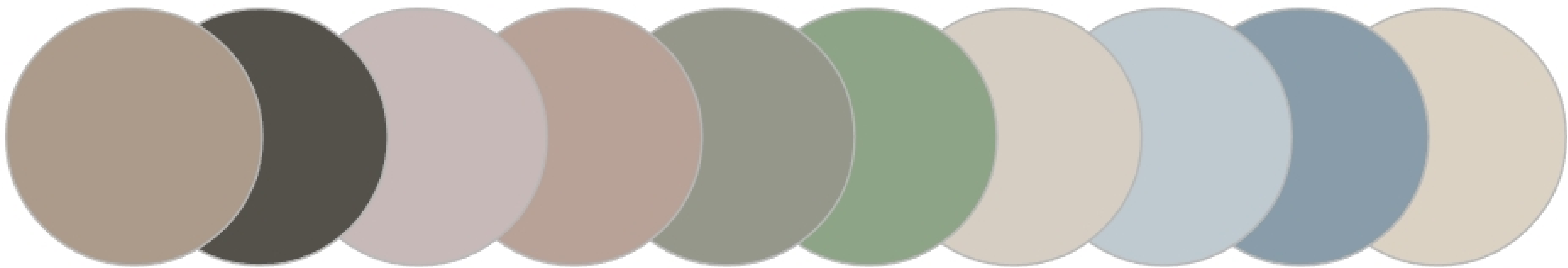
Concept Statement

The adaptive reuse renovation of this 30,600 sq. ft. building seeks to harmonize the natural world with modern functionality, creating a space that embodies the essence of Biome and Elemental design. The building’s two levels will offer distinct yet complementary experiences.

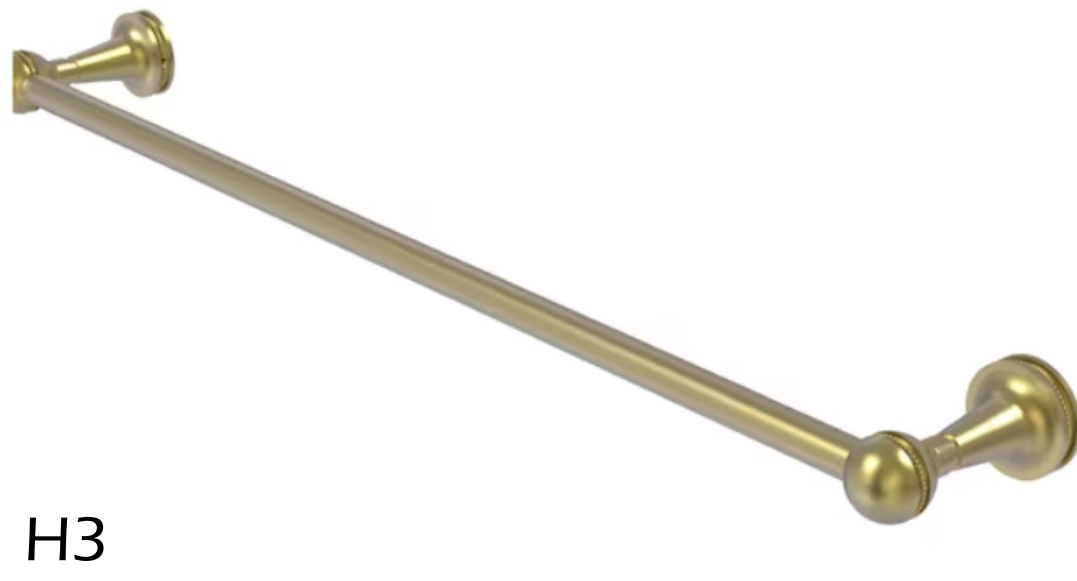
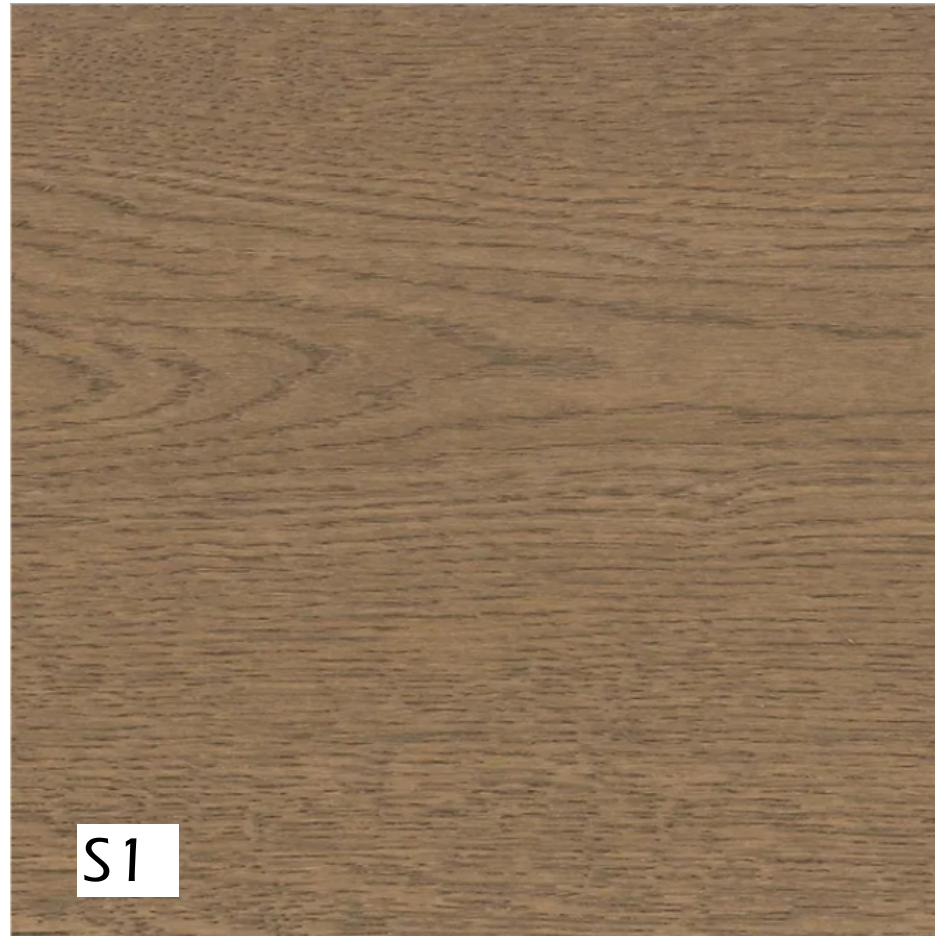
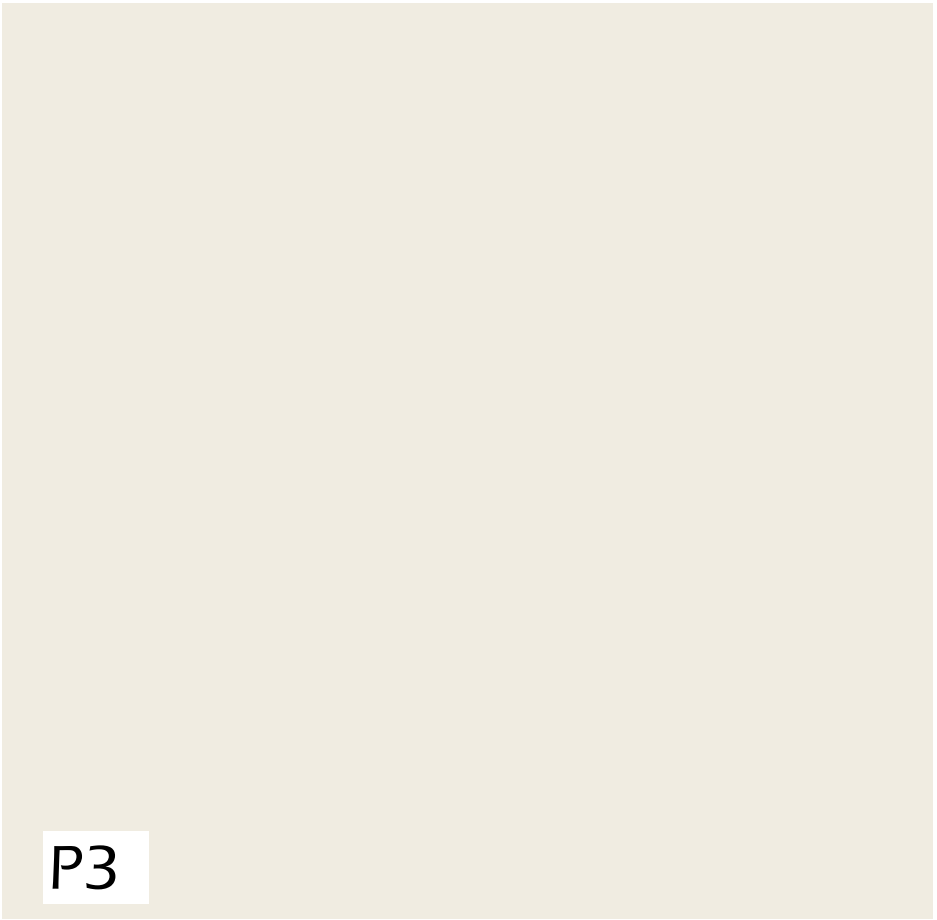
The ground floor will serve as a vibrant commercial hub, integrating organic materials like wood and stone with fluid, water-inspired elements to foster relaxation and exploration. Freestanding and millwork pieces will enhance functionality while meeting ADA standards and universal design principles, including accessible cabinet and counter heights, and ADA-compliant pathways.

The second level will feature curated Airbnb suites that merge the comfort of home with the serenity of nature. Earth tones, a nature-inspired palette, and thoughtful millwork will create warm, inviting spaces. This millwork will incorporate aspects that represent water and earthy themes. Such as having a "water" inlay within a solid wood piece. Generous windows on both floors will maximize natural light, enhancing the connection to the outdoors.

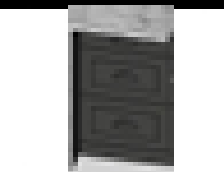


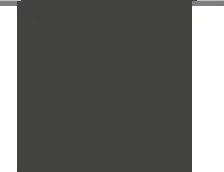

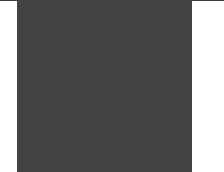





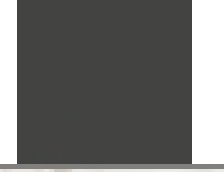



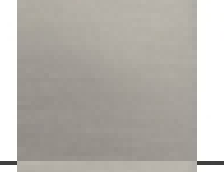



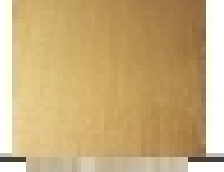



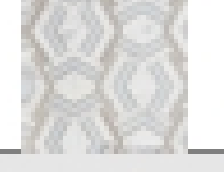


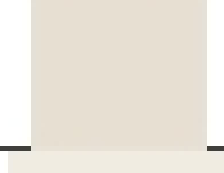
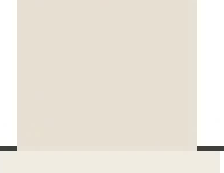
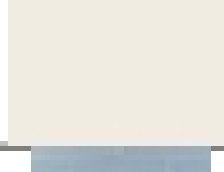
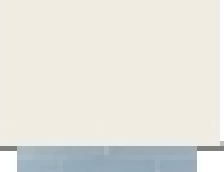

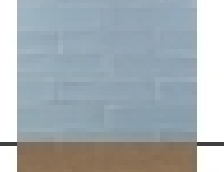


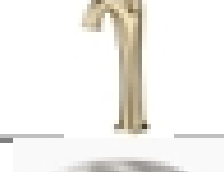


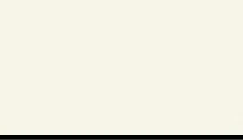
By utilizing sustainable materials and innovative design, this project will revitalize an existing structure, offering an immersive experience that aligns with the rhythms of nature and provides a tranquil retreat within the city



Material Board



Material Schedule

CODE	TYPE	MANUFACTURER	IMAGE	FINISH	FINISH IMAGE
3DB15	3-DRAWER BASE CABINET	PIONEER CABINETRY		STAYCOR PAINTED, IRON ORE	
B09R	BASE CABINET	PIONEER CABINETRY		STAYCOR PAINTED, IRON ORE	
W3030BD	WALL CABINET W/BUTT DOOR	PIONEER CABINETRY		STAYCOR PAINTED, IRON ORE	
W1230R	WALL CABINET, HINGE RIGHT	PIONEER CABINETRY		STAYCOR PAINTED, IRON ORE	
W1530L	WALL CABINET, HINGE LEFT	PIONEER CABINETRY		STAYCOR PAINTED, IRON ORE	
W3014BD	WALL CABINET	PIONEER CABINETRY		STAYCOR PAINTED, IRON ORE	
C1	PORCELAIN COUNTERTOP	CAESARSTONE		HONED FINISH PORCELAIN, 505 ARCHETTA	
H1	CABINET PULL	ASHBY		SATIN NIKEL	
H2	CABINET KNOB	LIBERTY		SATIN NIKEL	
H3	TOWEL BAR	ALLIED BRASS		SATIN NICKEL	
F1	MAIN FLOORING	MOHAWK GROUP		MOLVENO WOODS, TOUCH OF SAND	
FT1	BATHROOM FLOORING TILE	TILEBAR		MEZZO DOLCHE, BEIGE	
C2	BATHROOM FLOATING SHELVES	HARDWOOD LUMBER COMPANY		HICKORY	
P2	WALL PAINT // DURATION SATIN	SHERWIN WILLIAMS		SHOJI WHITE	
P3	WALL PAINT // EMERALD URETHANE	SHERWIN WILLIAMS		GREEK VILLA	
T1	BATHROOMW WALL TILE	TILEBAR		MANCHESTER, DEW BLUE	
S1	WOOD SLAT WALL	RUBIO MONOCOAT STAIN		CASHMERE BROWN	
FCT1	BATHROOM FAUCET // ARLO	KRAUS		BRUSHED GOLD	
SNK1	BATHROOM SINK // RISTA	KOHLER		NATURAL WHITE	



Second Floor- Floor Plan

ROOM LEGEND

200- MNMTL STAIR156 Sq Ft

201- 1 BDRM Airbnb 1,173 Sq Ft

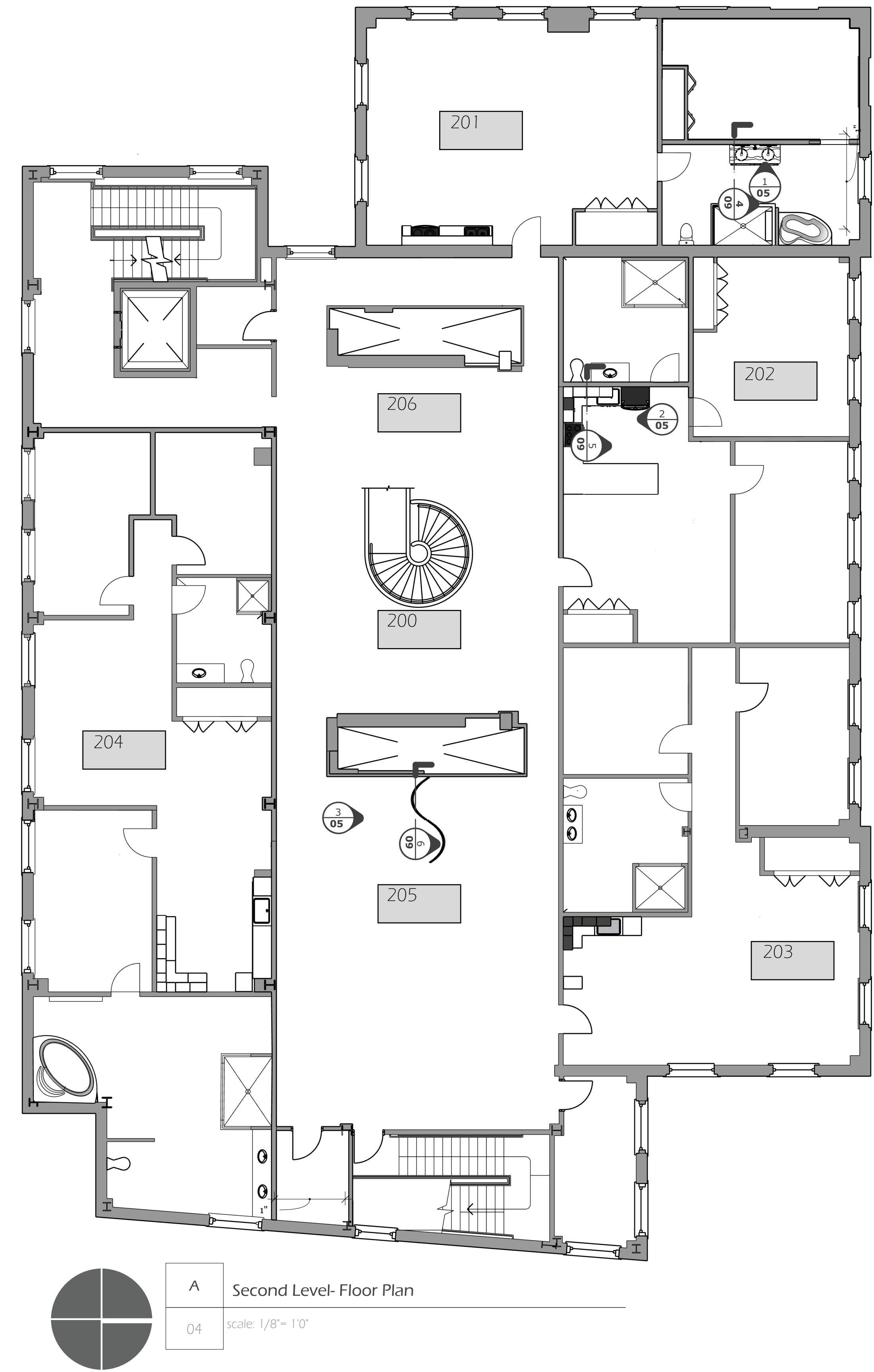
202- 2 BDRM Airbnb 1,080 Sq Ft

203- 2 BDRM Airbnb 1,457 Sq Ft

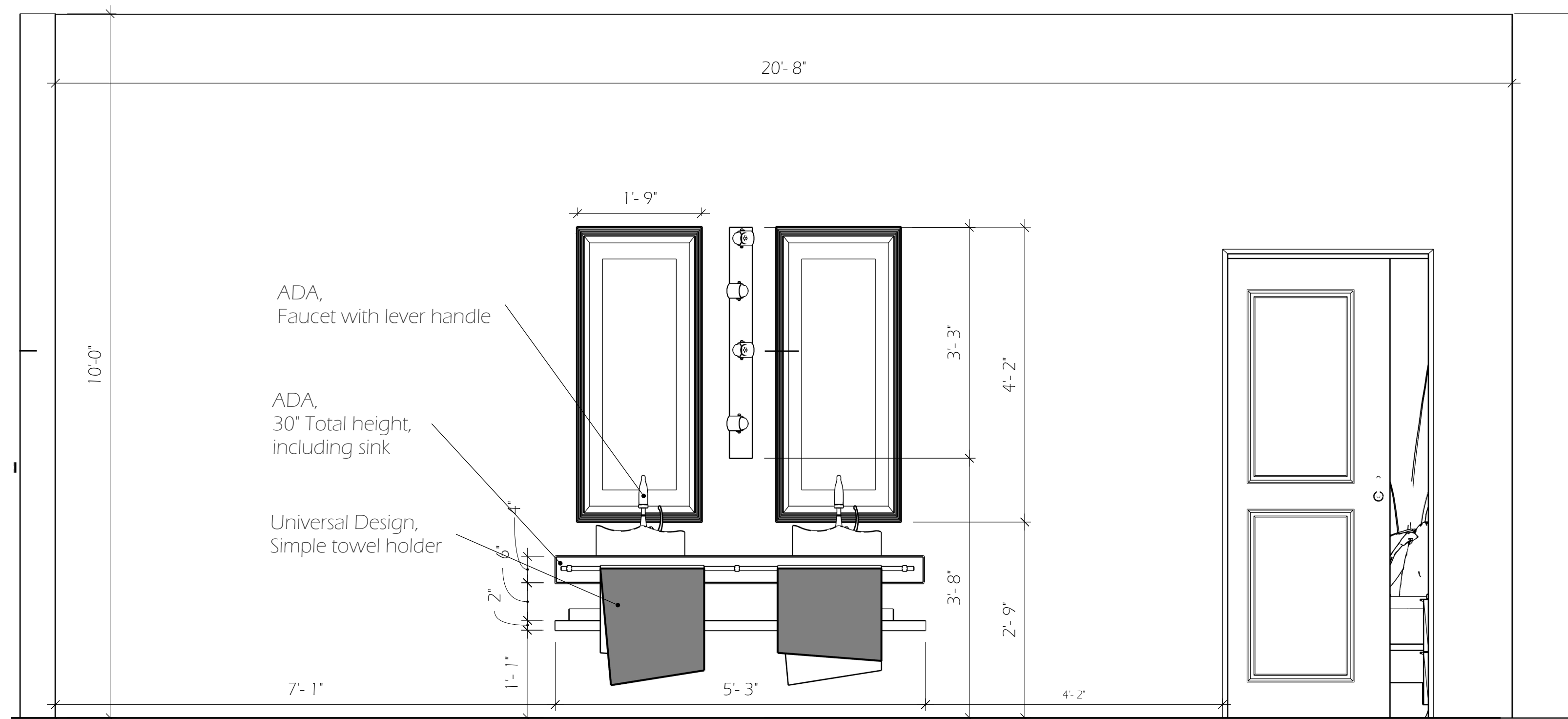
204- 3 BDRM Airbnb 1,920 Sq Ft

205- LG Lobby 1 1, 050 Sq Ft

206- LG Lobby 2 620 Sq Ft

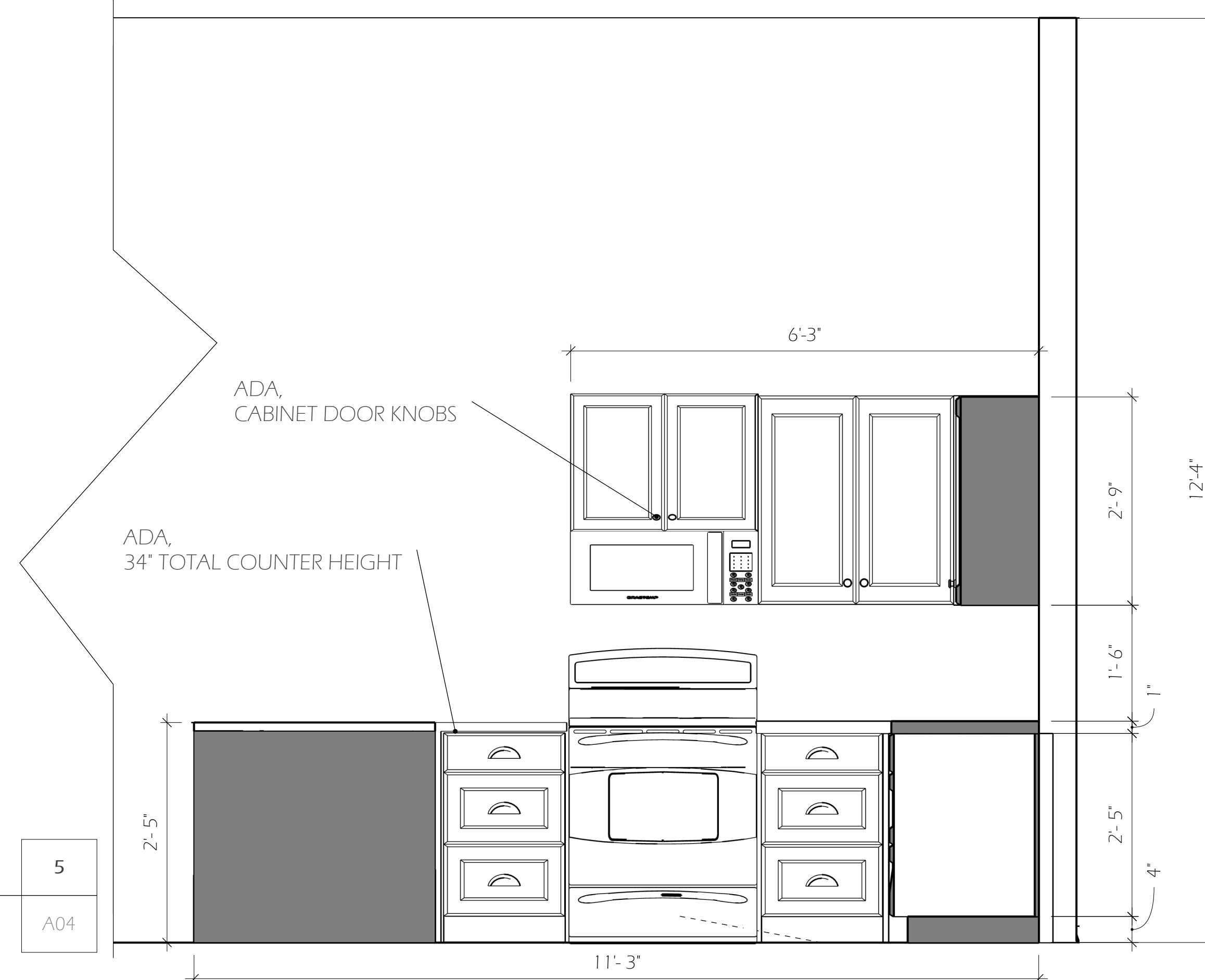


Second Floor- Millwork Elevations



4 | RM201- BATHROOM ELEVATION

A04 scale: $3/8" = 1'0"$



RM202- KITCHEN ELEVATION

scale: $3/8" = 1'0"$

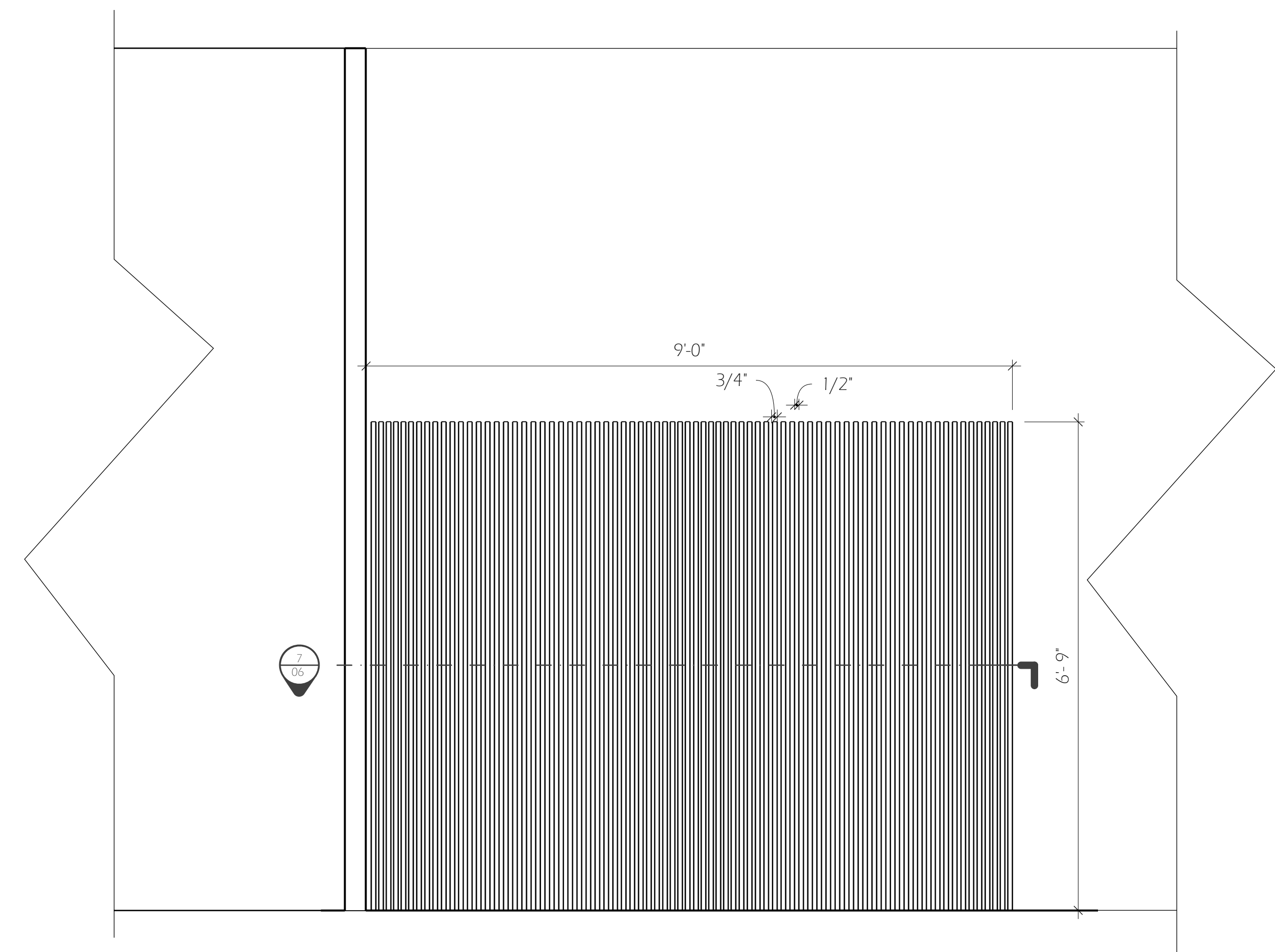


When it comes to ADA considerations in the Airbnb suites, there are a few key aspects in each space. In the 1 bedroom water themed bathroom, the sink is considered to be ADA accessible in height with it being only 30" high. As well as the pipes are insulated and there is clear space around the sink. The faucet is also easy to turn on and off as it has a lever handle.

Within the 3 bedroom Airbnb kitchen, the countertops are 34" above finished floor and there is clear floor space within the center of the room to provide enough room for wheelchair turn around. The cabinet hardware is also considered to be ADA accessible as well, specifically the upper cabinet knobs. The faucet is also a easy to use lever handle.

The rooms within all of these spaces are all designed with the idea of having multiple different people of all ages come into the spaces. The rooms are all simple and straight forward in design, however there are some specific universal design considerations.

These considerations include GFCI outlets within 6 feet of a water source to insure a tolerance of error. In the bathroom, there is also a LED remote to control the vanity sconce lighting, with clear buttons. All doors and faucets are lever handles as well.

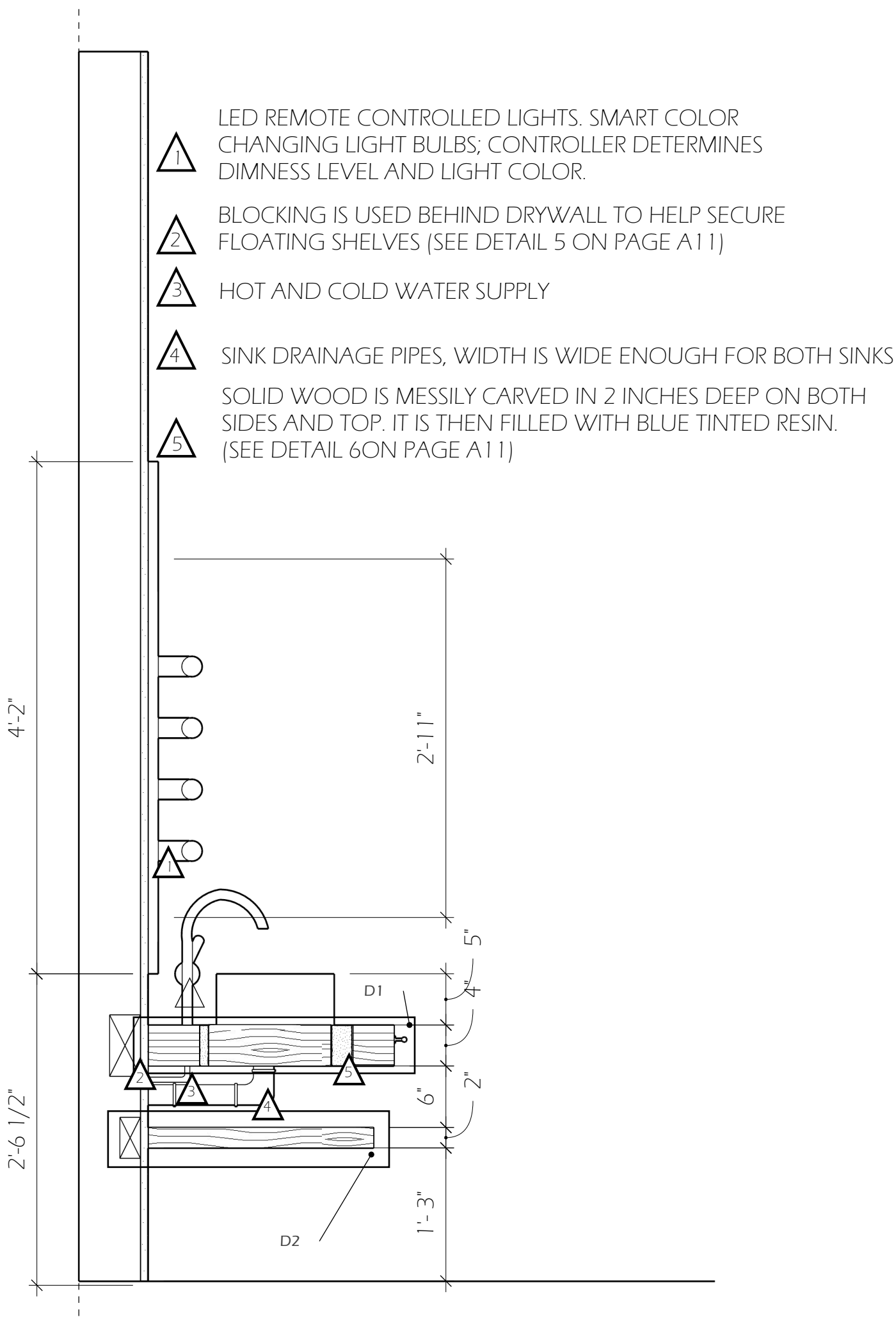
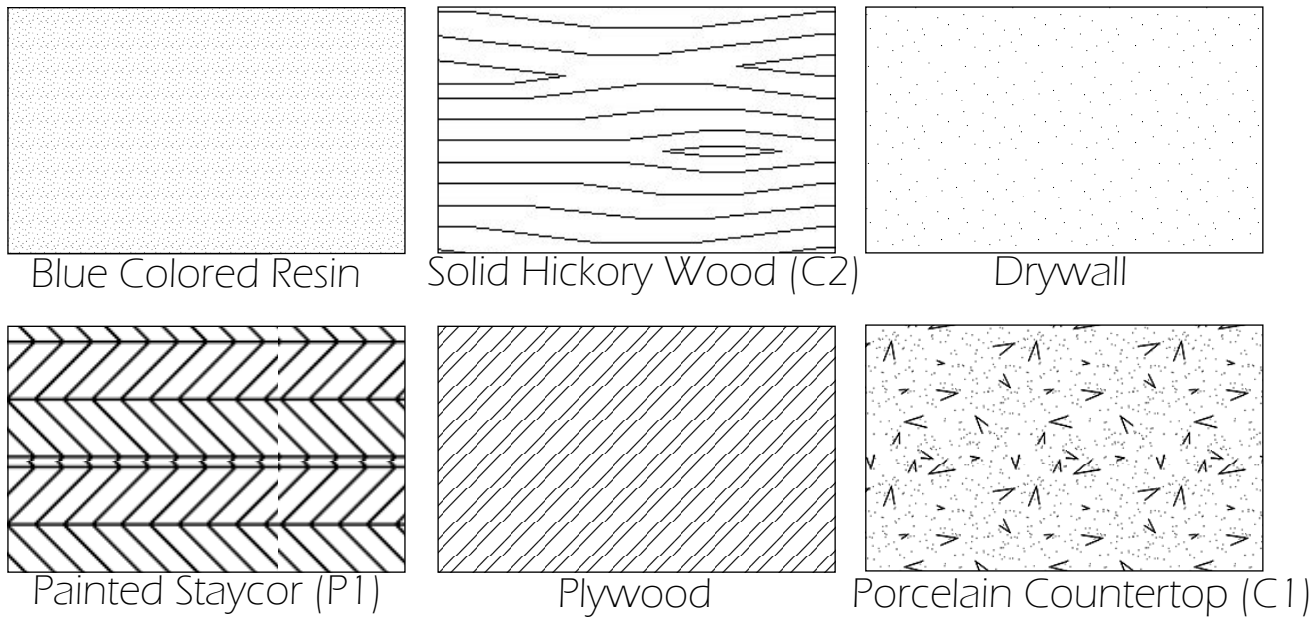


6 RM205- PARTITION WALL ELEVATION

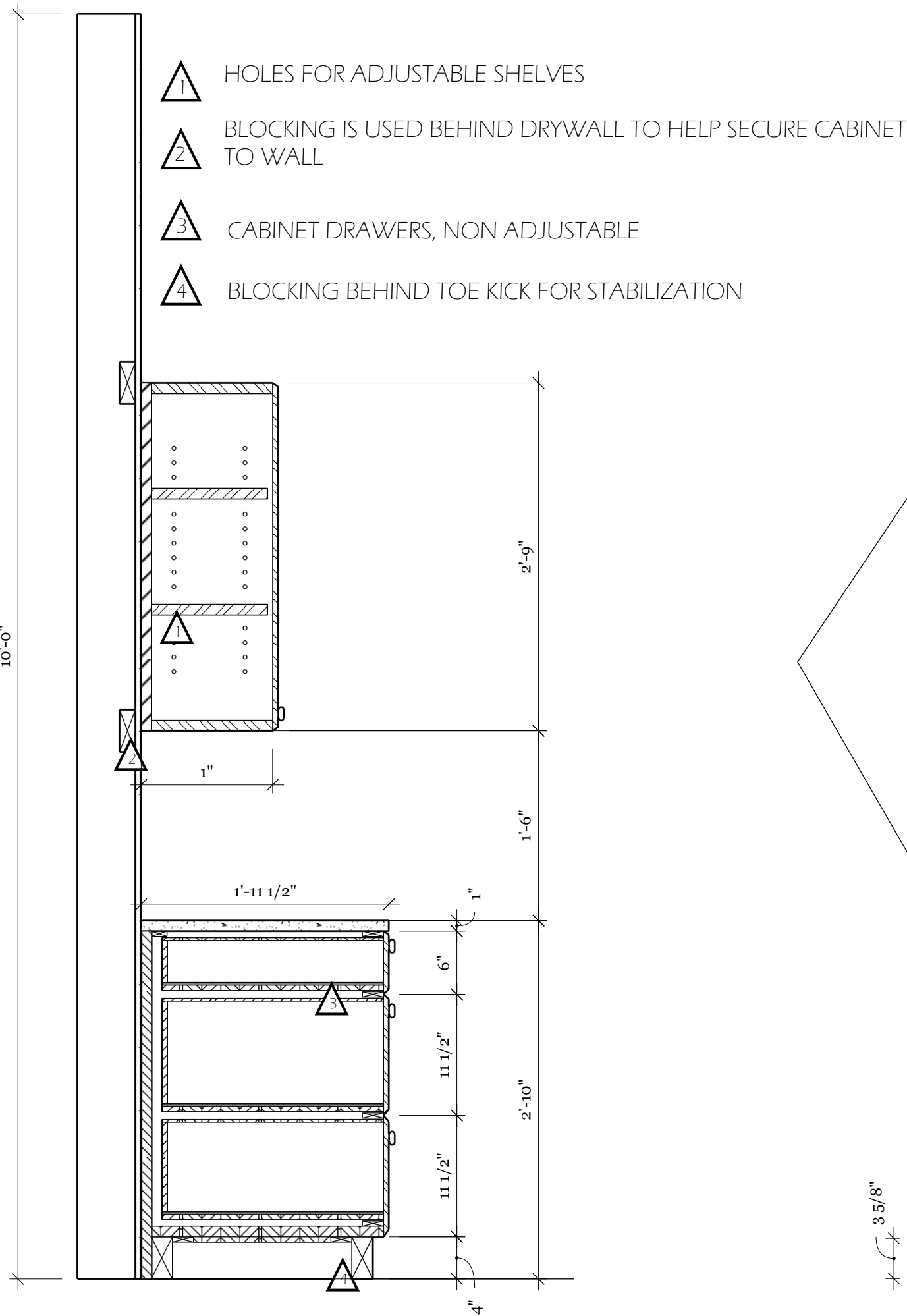
A04 scale: 3/4"= 1'0"

Second Floor- Millwork Sections

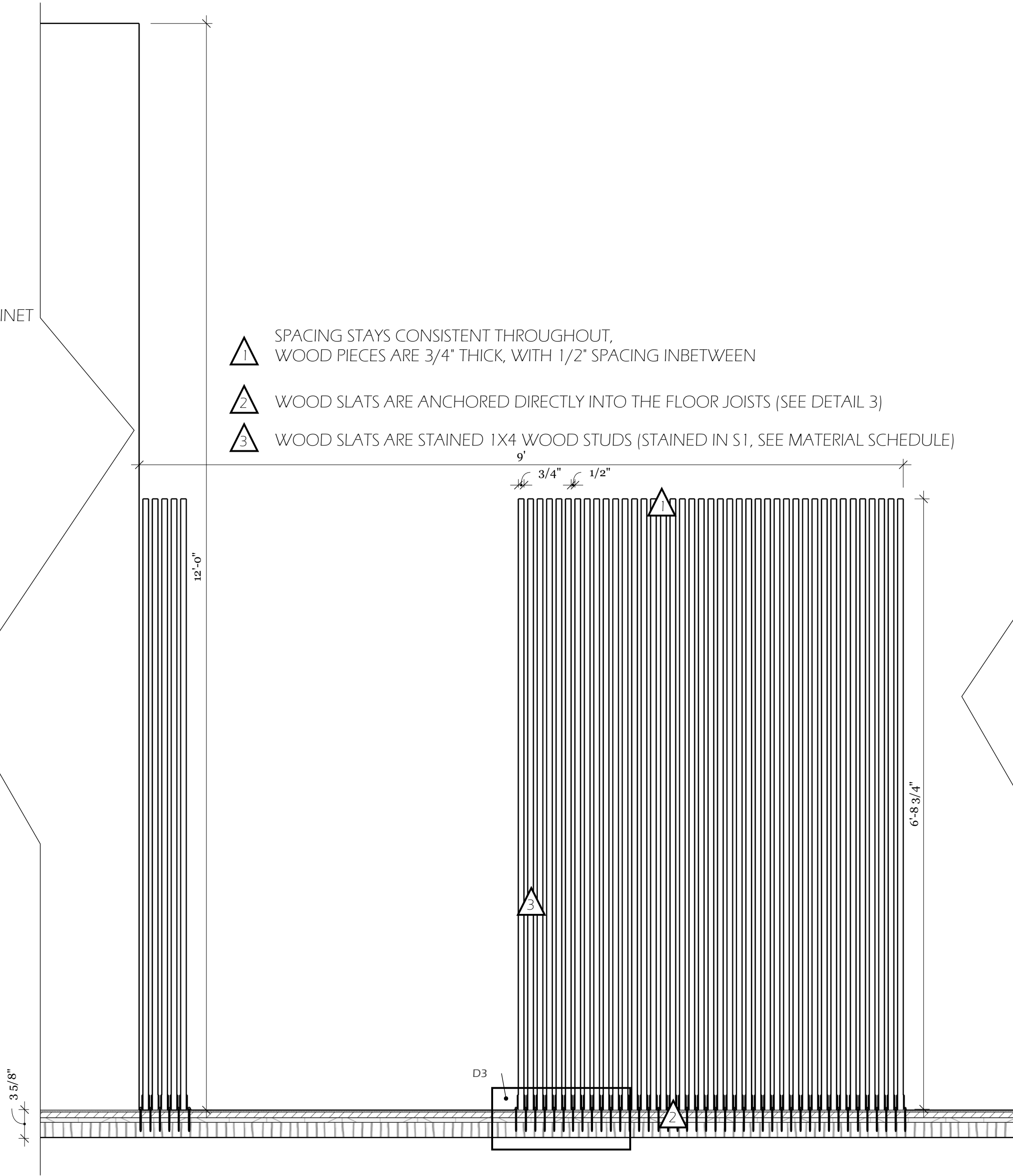
Material Legend



4 BATHROOM SINK SECTION CUT
A04 scale: 1"= 1'0"

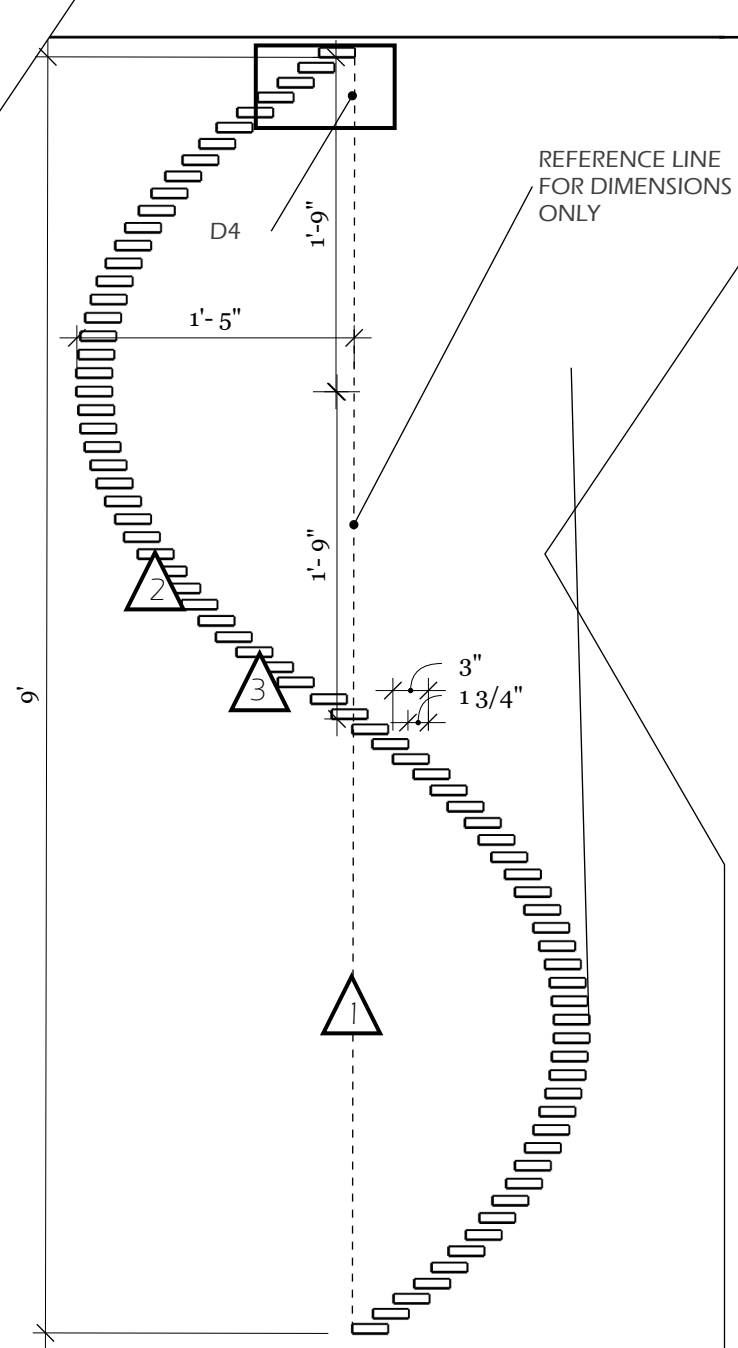


5 KITCHEN DRAWERS AND UPPER CABINETS SECTION CUT
A04 scale: 1"= 1'0"



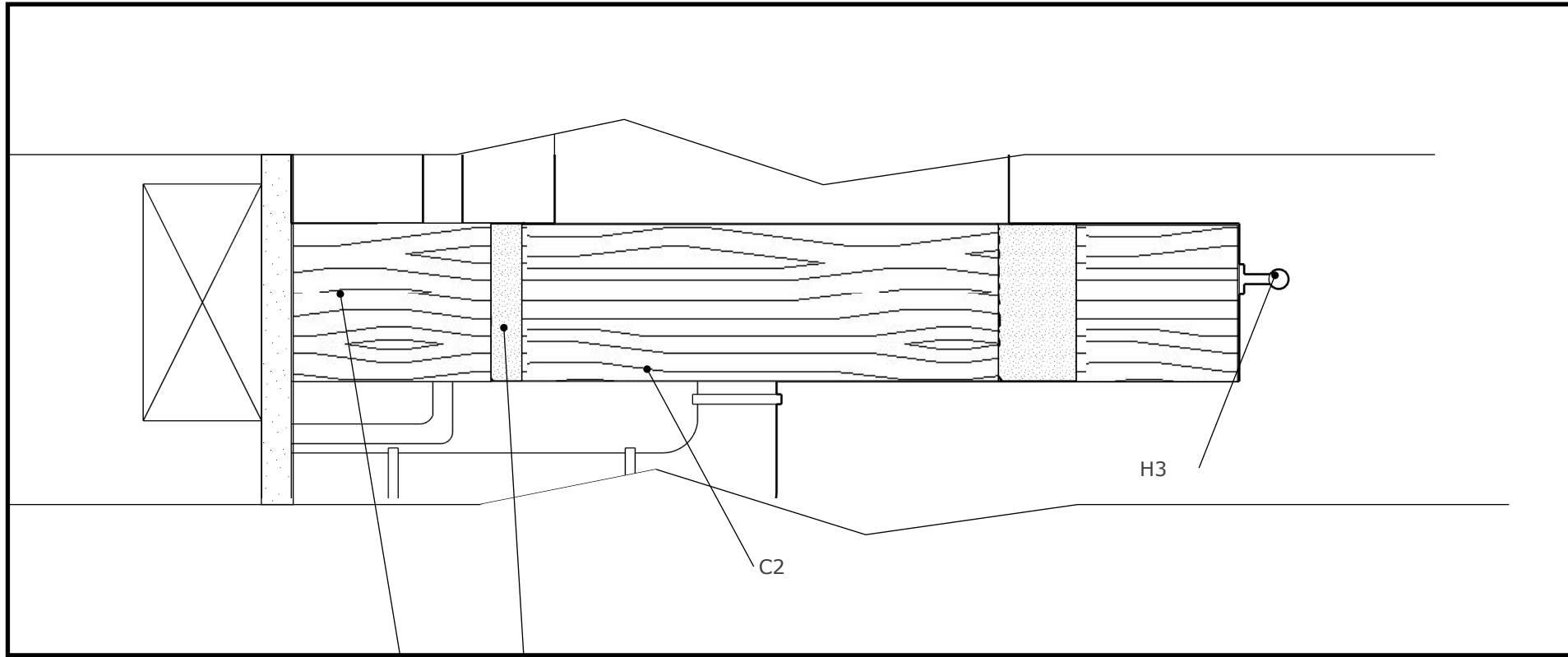
6 WOOD SLAT PARTITION WALL SECTION CUT
A04 scale: 1"= 1'0"

- DIMENSIONS ARE THE SAME AS FIRST CURVE, HOWEVER INVERTED TO FOLLOW CURVE ON OPPOSITE SIDE
- WOOD SLATS ARE STRAIGHT, HOWEVER PLACED TO CREATE TWO CURVES, EACH WOOD SLAT IS PLACED 1 3/4" DEEP COMPARED TO PREVIOUS TO CREATE CURVE
- WOOD SLATS ARE STAINED 1X4 WOOD STUDS (STAINED IN S1, SEE MATERIAL SCHEDULE)



7 WOOD SLAT PARTITION WALL- TOP VIEW
A04 scale: 1"= 1'0"

Second Floor- Millwork Details

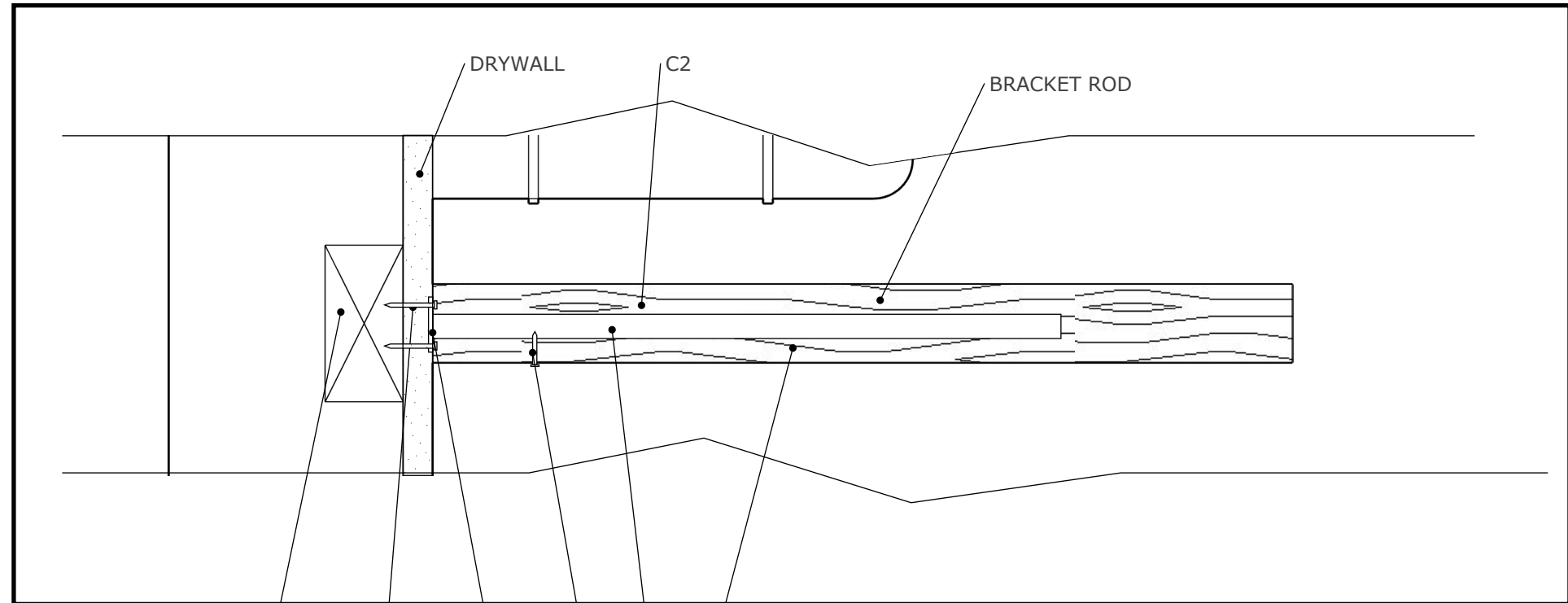


1 2

- 1 SOLID WOOD, CONTRACTOR WILL MESSILY CARVED APPROXIMATELY 2" INTO THE WOOD (DOES NOT NEED TO BE PERFECT), FOLLOW THE DIMENSIONS FROM BATHROOM SINK SECTION CUT TO SEE PLACEMENT OF CUTS
- 2 BLUE DYED RESIN IS POURED INTO THE CARVINGS WHILE WOOD SLAB IS IN A MOLD TO GIVE THE VISION OF WATER FLOWING THROUGH THE WOOD

D1 BATHROOM SINK- DETAIL

A06 scale: 3"= 1'0"

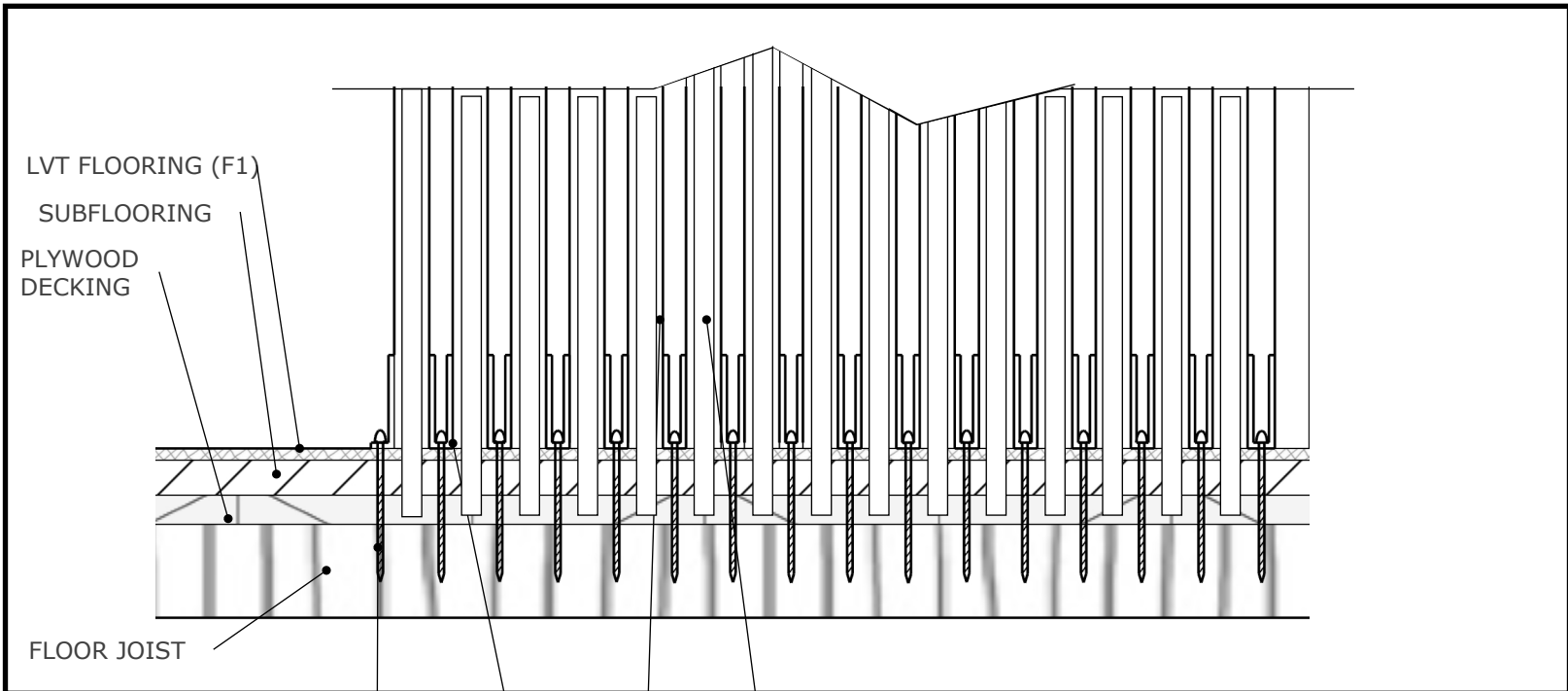


1 2 3 4 5 6

- 1 2x4 LUMBER BLOCKING BETWEEN STUDS
- 2 3" WOOD SCREWS TO ANCHOR BRACKET INTO BLOCKING
- 3 ROD BASED BRACKET FOR EASY SLIDE IN SHELF
- 4 1" WOOD SCREW TO SECURE SHELF AND BRACKET
- 5 ROD IS DRILLED INTO SOLID WOOD
- 6 FLOATING SOLID WOOD SHELF, COUNTERTOP IS ALSO A FLOATING SOLID WOOD SHELF

D2 BATHROOM SINK- FLOATING SHELF DETAIL

A06 scale: 3"= 1'0"

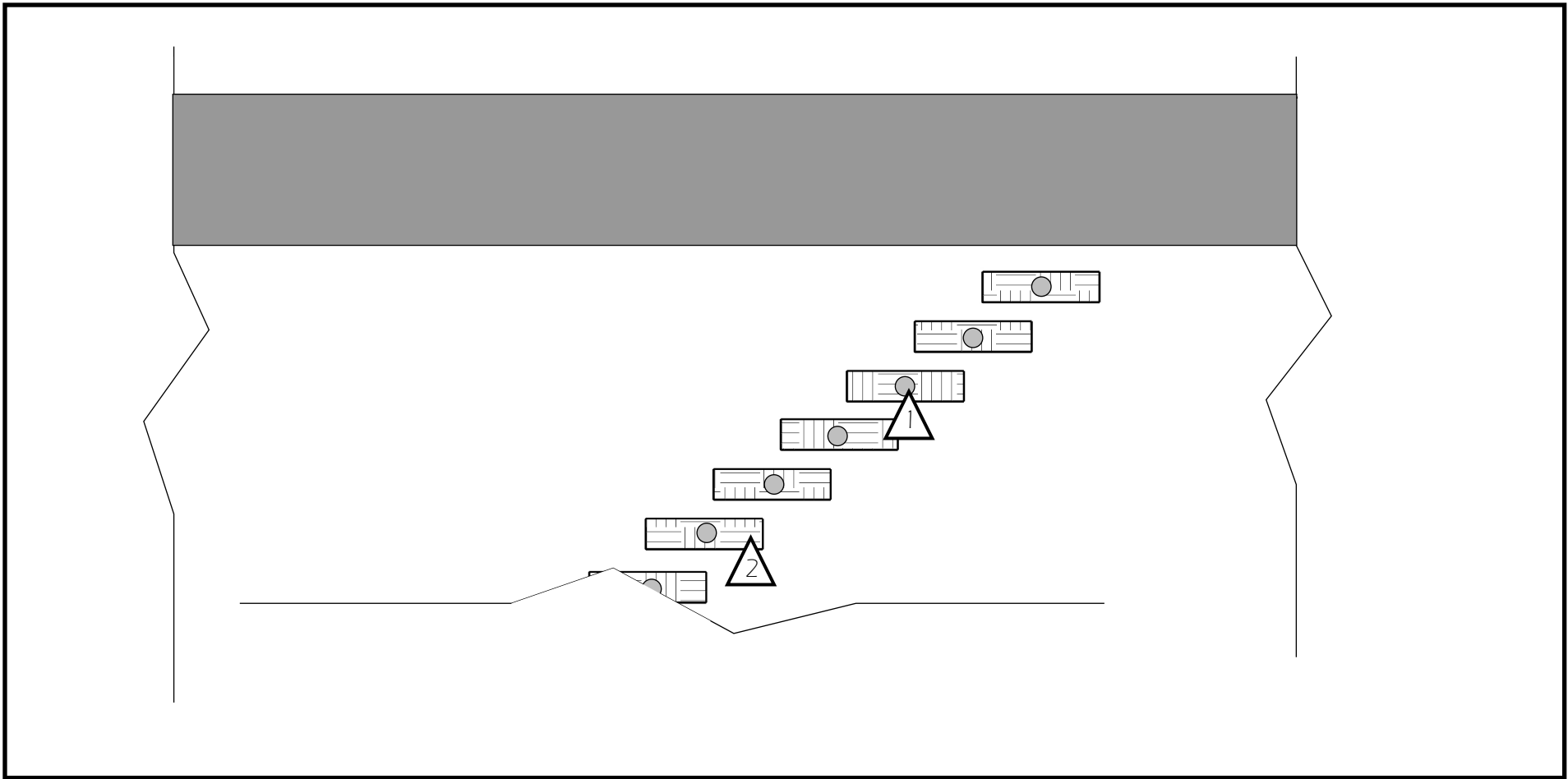


1 2 3 4

- 1 3' GALVANIZED STEEL SCREWS TO ADHERE ANCHOR TO FLOOR JOISTS
- 2 2' H, STEEL ANCHOR HOLDS WOOD SLATS IN PLACE
- 3 WOOD SLATS ARE STAINED 1x4 WOOD STUDS (STAINED IN S1, SEE MATERIAL SCHEDULE)
- 4 1/2" DIA. METAL DOWEL FOR VERTICAL STABILITY, DRILLED THROUGH FLOOR

D3 WOOD SLAT PARTITION WALL- ANCHOR POINT DETAIL

A06 scale: 3"= 1'0"



- 1 1/2" DIA. METAL DOWEL FOR VERTICAL STABILITY, DRILLED THROUGH FLOORING, SUBFLOOR, AND PARTIAL PLYWOOD BLOCKING
- 2 WOOD SLATS ARE STAINED 1x4 WOOD STUDS (STAINED IN S1, SEE MATERIAL SCHEDULE)

D4 WOOD SLAT PARTITION WALL DETAIL

A06 scale: 3"= 1'0"

Second Floor- 3D Views



KITCHEN RENDERING
scale: not to scale



LOBBY RENDERING
scale: not to scale

Rendered Floor Plan



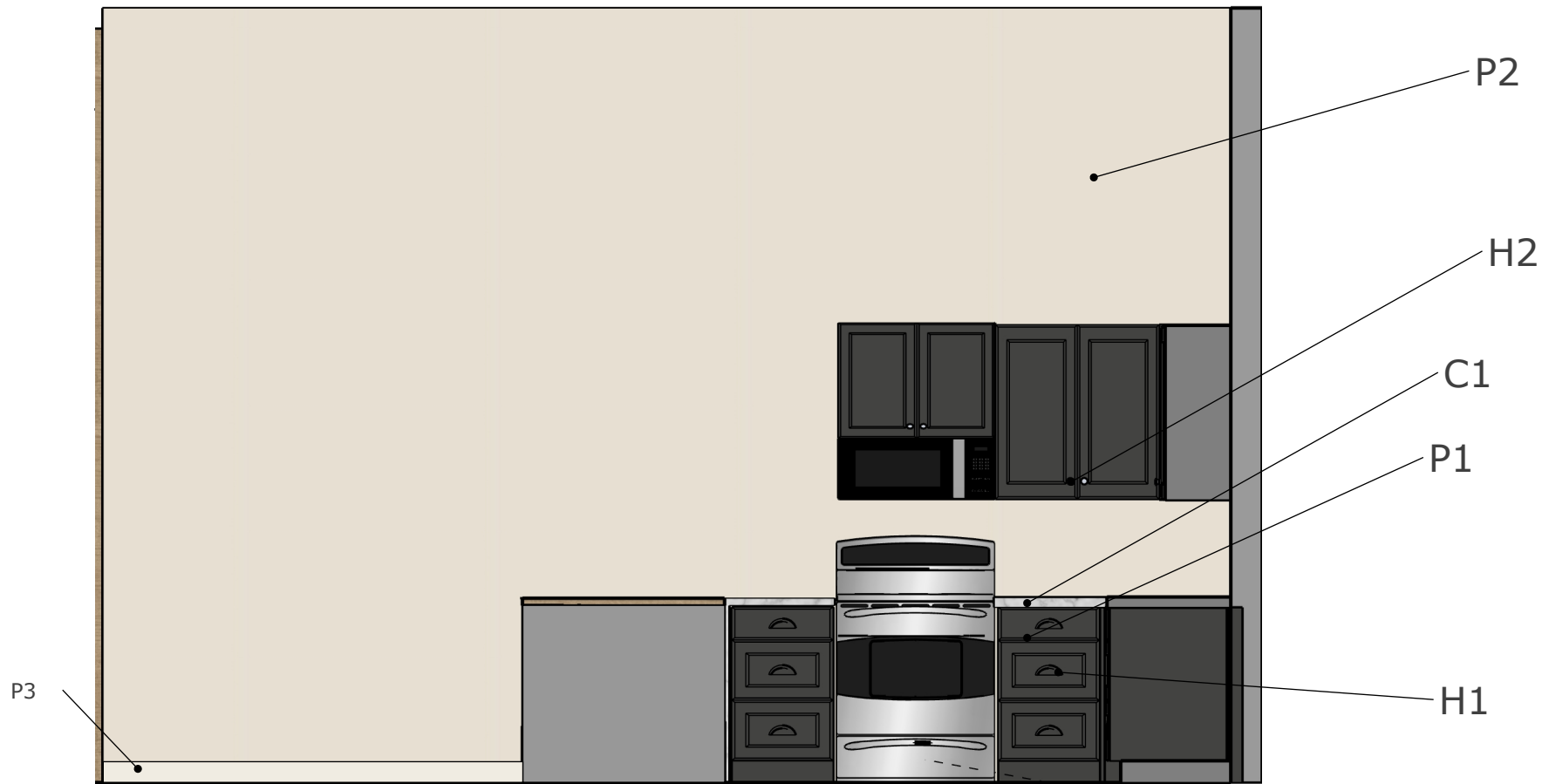
Rendered Floor Plan



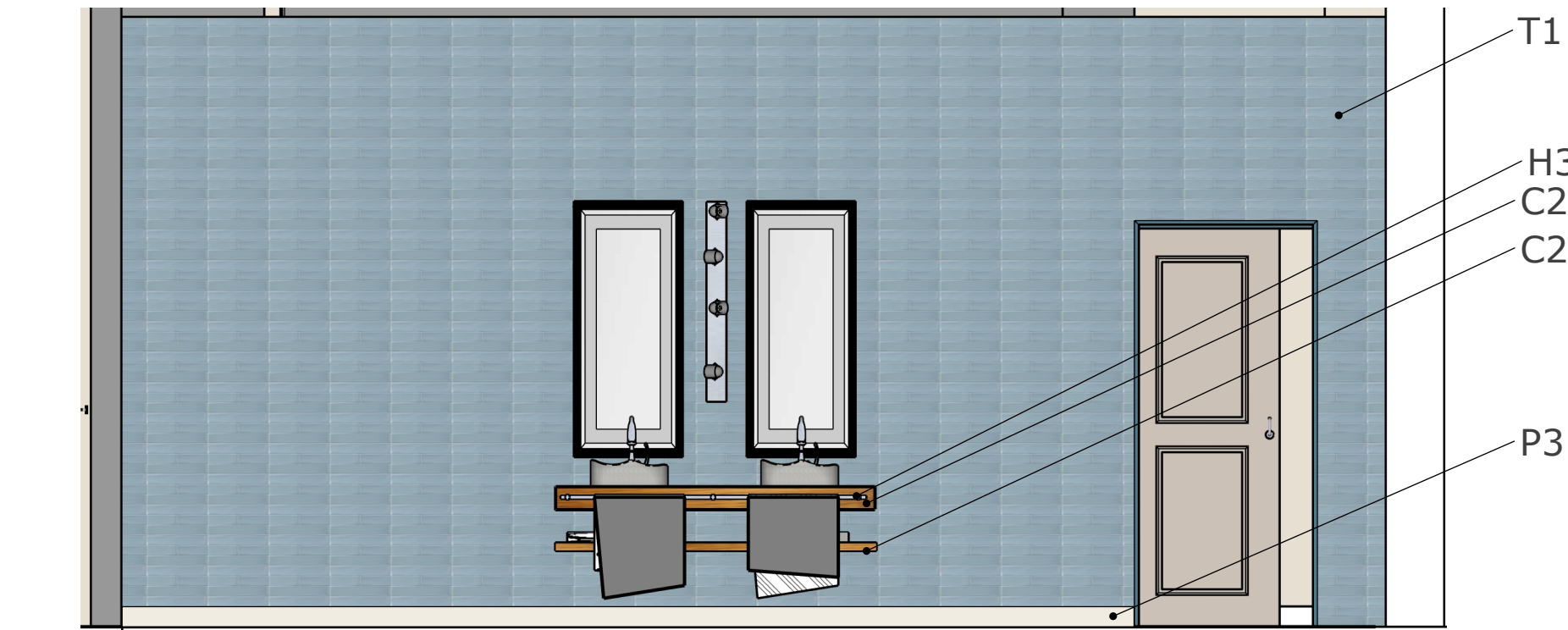
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Rendered Elevations



2 RENDERED KITCHEN ELEVATION
A04 scale: 3/8"= 1'0"



1 RENDERED BATHROOM ELEVATION
A04 scale: 3/8"= 1'0"

