




City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>301 S Main St Ann Arbor 48104</u>
Historic District: <u>City of Ann Arbor</u>
Name of Property Owner (If different than the applicant): <u>Reza Rahmani</u>
Address of Property Owner: <u>10727 Allen Rd Brownstown Twp</u>
Daytime Phone and E-mail of Property Owner: <u>(734) 479-4747</u>
Signature of Property Owner: <u></u> Date: <u>9/23/14</u>
Section 2: Applicant Information
Name of Applicant: <u>Sam Kafeei/KBG Kafeei Building Group LLC</u>
Address of Applicant: <u>8132 Creek Bend Dr Ypsilanti 48197</u>
Daytime Phone: (<u>734</u>) <u>660-2266</u> Fax: (<u>734</u>) <u>527-6004</u>
E-mail: <u>sam@kafaebuildinggroup.com</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor <input checked="" type="checkbox"/> other
Signature of applicant: <u>Sam Kafeei</u> Date: <u>9/23/14</u>
Section 3: Building Use (check all that apply)
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531." Please initial here: _____

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. We are proposing to change the three bay windows on the north and west storefront with bronze aluminum system. The original product by the AE firm is extraordinary expensive and over the owner's budget.

2. Provide a description of existing conditions. The bay windows are deteriorated and wood framing around them are routed. The existing framing windows are leaking water. We have hired many contractor to refurbish the narrow system and due to the level of deterioration they are rejecting the work.

3. What are the reasons for the proposed changes? Currently the building is under major construction and because of the wooden frame around the windows and under the trims are deteriorating it needs to be replaced, and would only get worse as the years go by.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
Existing pictures.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: _____ **HDC** _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

SELO/SHEVEL GALLERY

SELO/SHEVEL GALLERY

SELO/SHEVEL GALLERY

SELO/SHEVEL GALLERY

SELO/SHEVEL GALLERY



Two white notices or signs are posted on the left side of the window. They appear to be informational or promotional, but the text is illegible due to the reflection and distance.

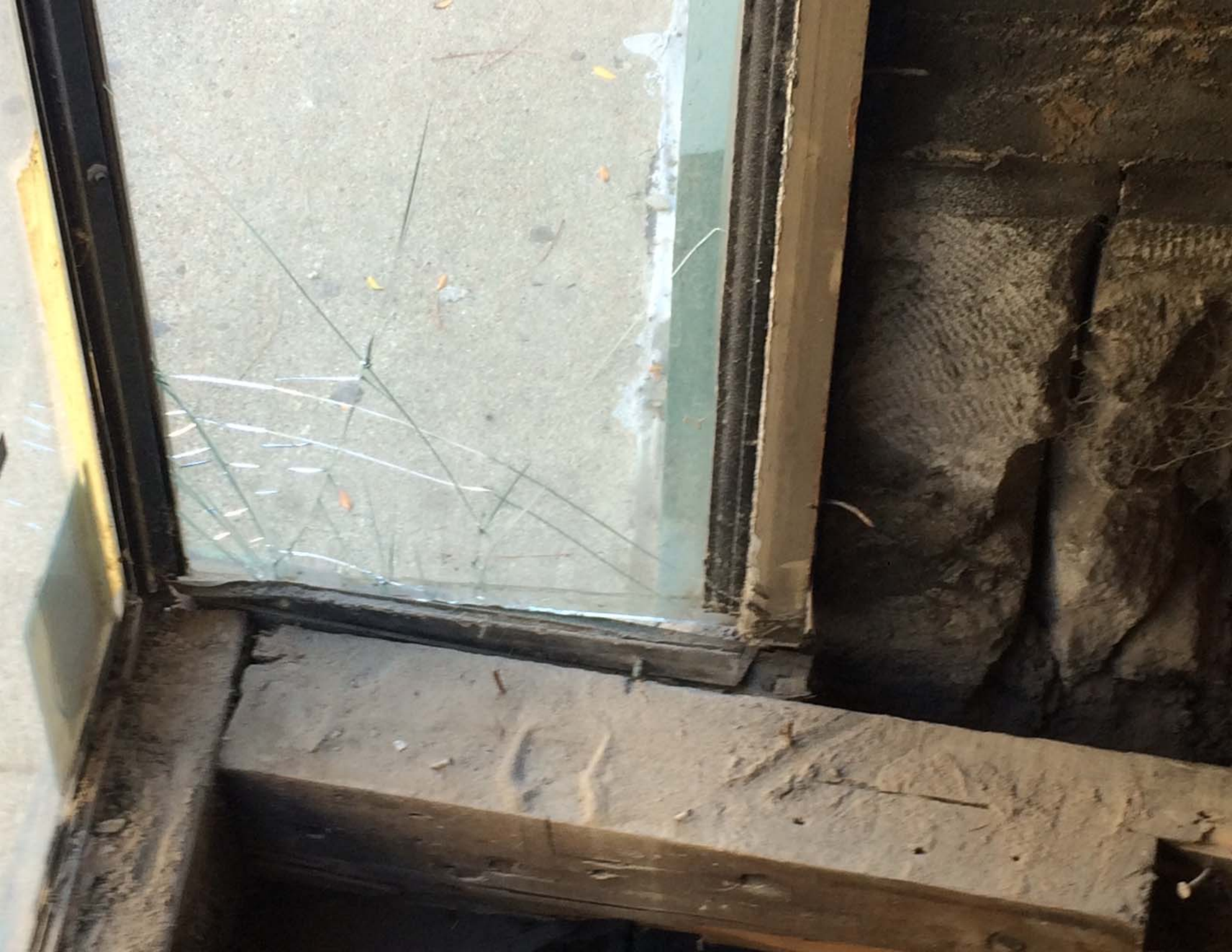
OLIBRIE'S RESTO





SELO/SHEVIT

GALLERY



These Premises Protected by



FLORISSER, MICHAEL 260-444-1110

















SHK



NOBODY



CREW

MCPH



CHERRY
WINE

CHERRY
WINE



223 S Main St, Ann Arbor, MI 48104



Print Date/Time: 7/28/2014 5:35:33 PM File Path: C:\Users\jomb\OneDrive\Local Files\HBD03_Level1.rvt

Architectural Floor Plan Legend



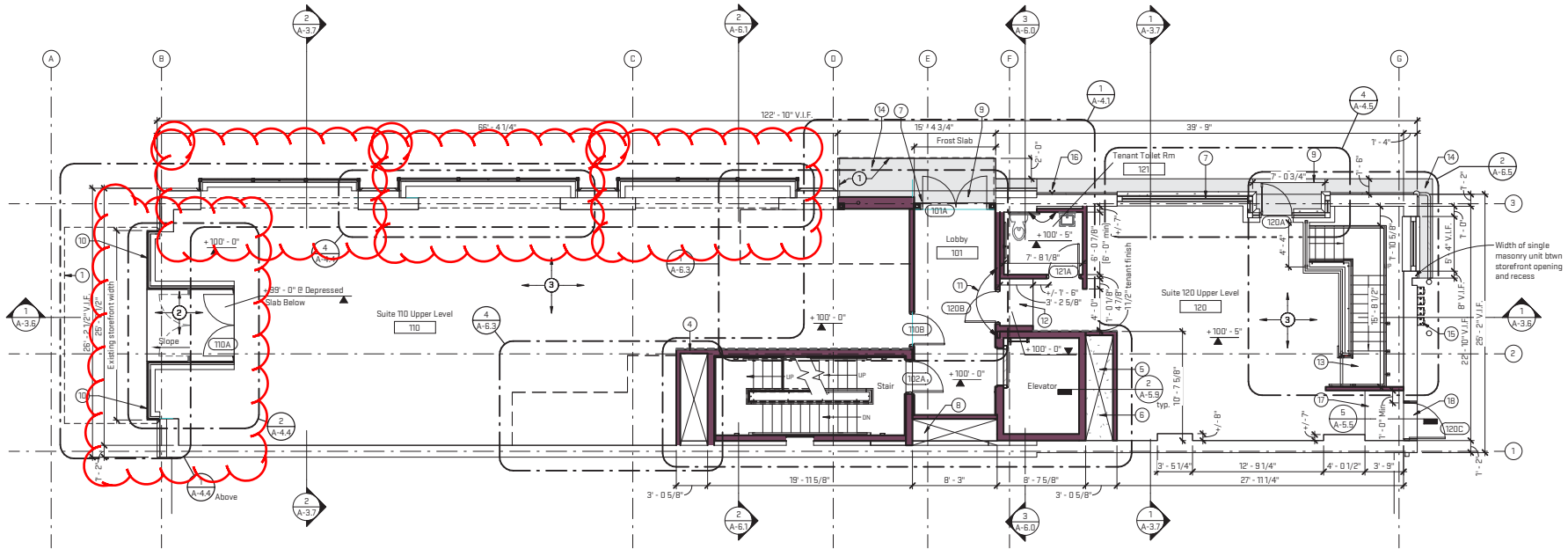
Sheet Key Notes:

- 1 Line of canopy above.
- 2 Depressed concrete slab at west entry. Infill depression with sloped reinforced concrete topping slab (1:12 max slope) per details. See struct. dgs.
- 3 New concrete slab on corrugated metal deck per structural drawings.
- 4 New 9'-0" x 2'-6" mechanical shaft. See mechanical drawings for duct sizes.
- 5 New 10'-0" x 2'-6" mechanical shaft. See mechanical drawings for duct sizes.
- 6 Proposed location of dumbwaiter system from Lower Level to Level 1.
- 7 New storefront system. See elevations for information.
- 8 New 8'-6" x 2'-6" mechanical shaft. See mechanical drawings for information.
- 9 Slope concrete at entry as required to meet code compliance.
- 10 Existing storefront bay on west to remain. Footprint of door recess to be reconfigured to accommodate pair of entrance doors in lieu of existing single door. Replace existing storefront with insulated clear safety glazing in new narrow steel storefront system. New doors to be matching narrow steel system with insulated glazing. System components to be painted dark bronze. See new work details and specifications for more info.
- 11 Align slab step with face of CMU hallway.
- 12 Slab step at tenant lobby entrance.
- 13 Slab step at T.O. stair run. Top stair landing is one step down from 100' - 5".

- 14 Shaded area indicates new reinforced concrete sidewalk and frost slabs at building entrances.
- 15 New gas meters on rear of building. See mechanical dgs.
- 16 FDC connection. See north elevation and mechanical dgs for more info.
- 17 Temp wood framed landing (2x6 framing with 3/4" plywood subfloor bearing directly on floor slab) at alley door. Tenant to construct permanent step to coordinate with tenant layout.
- 18 New concrete threshold similar to existing at alley door. Elevation of alley is higher than Level 1 floor slab. See threshold detail at door.

General Sheet Notes:

- A. Main core exit stair steel to have patina finish (PT-5). Typ. @ all levels.
- B. All tenant stair steel to have patina finish (PT-5).



Level 1 New Work Plan
Scale: 3/32" = 1'-0"



Hutzel Building Development

Job Name: DRR

Sheet Title: Level 1 New Work Floor Plan

Released For: Construction

Latest Revision: 07/28/2014

Original Issue: 02/07/2014

Drawing Number: A-1.1

Job Address: 301 S. Main St., Ann Arbor, MI 48104

DRR

Released For: Construction

Latest Revision: 07/28/2014

Original Issue: 02/07/2014

Drawing Number: A-1.1

Edwards Glass Company

32000 Plymouth Road
Livonia, MI 48150

Phone: 734-422-7540

Fax: 734-422-0858

Web: www.edwardsglass.com

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of Edwards Glass Company. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only the expressed written consent of Edwards Glass Company. Any misrepresentation of our drawing is at the sole risk of a contractor viewing this drawing. Edwards Glass Company is not responsible for other trades constructing from this print.

Engineering Stamp (if applicable)

Project

Hutzel Building Development

301 South Main Street
Ann Arbor, MI 48104

Architect

O | X Studio

308 South State Street #30
Ann Arbor, MI 48104

Phone: 734.929.9000
Fax: 724.929.9001

Contractor

Kafaei Building Group, LLC

8132 Creek Bend Drive
Ypsilanti, MI 48197
Phone: 734.660.2266

Revisions

Drawn By

MB

Checked By

JL

Date

August 28, 2014

Scale

3/16"=1'-0"

Project No.

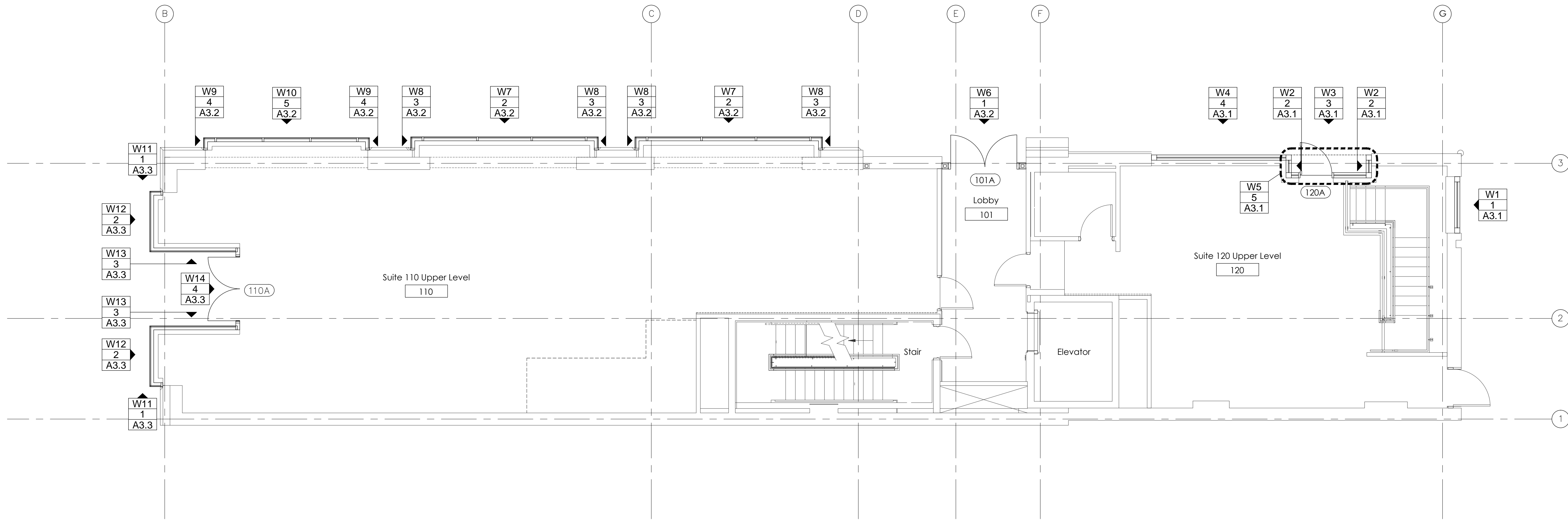
14JL046

Sheet

Floor Plan

Sheet No.

A2.1



1 FLOOR PLAN
A2.1 ARCH. REFERENCE: A-1.1



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3/8"=1'-0"

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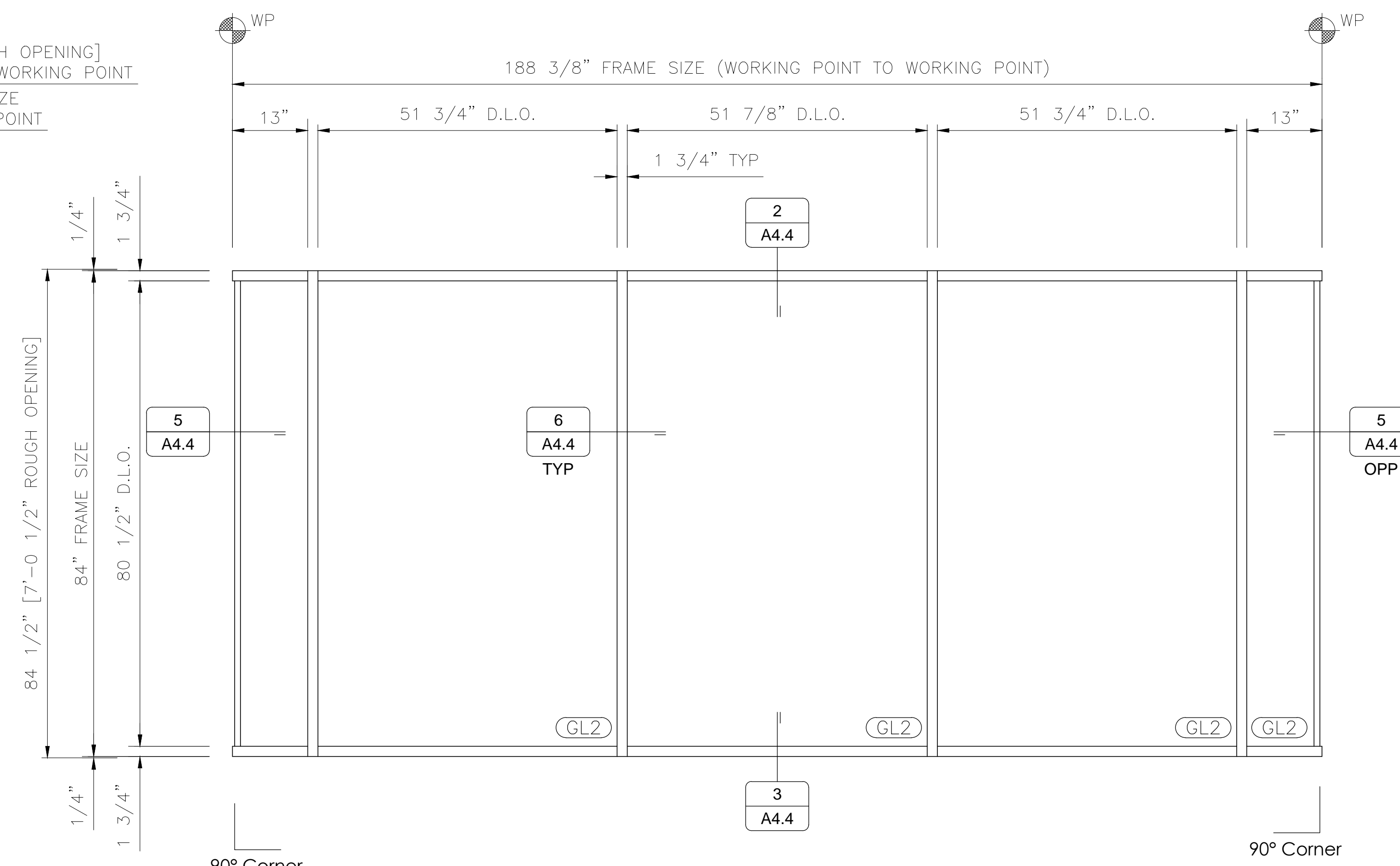
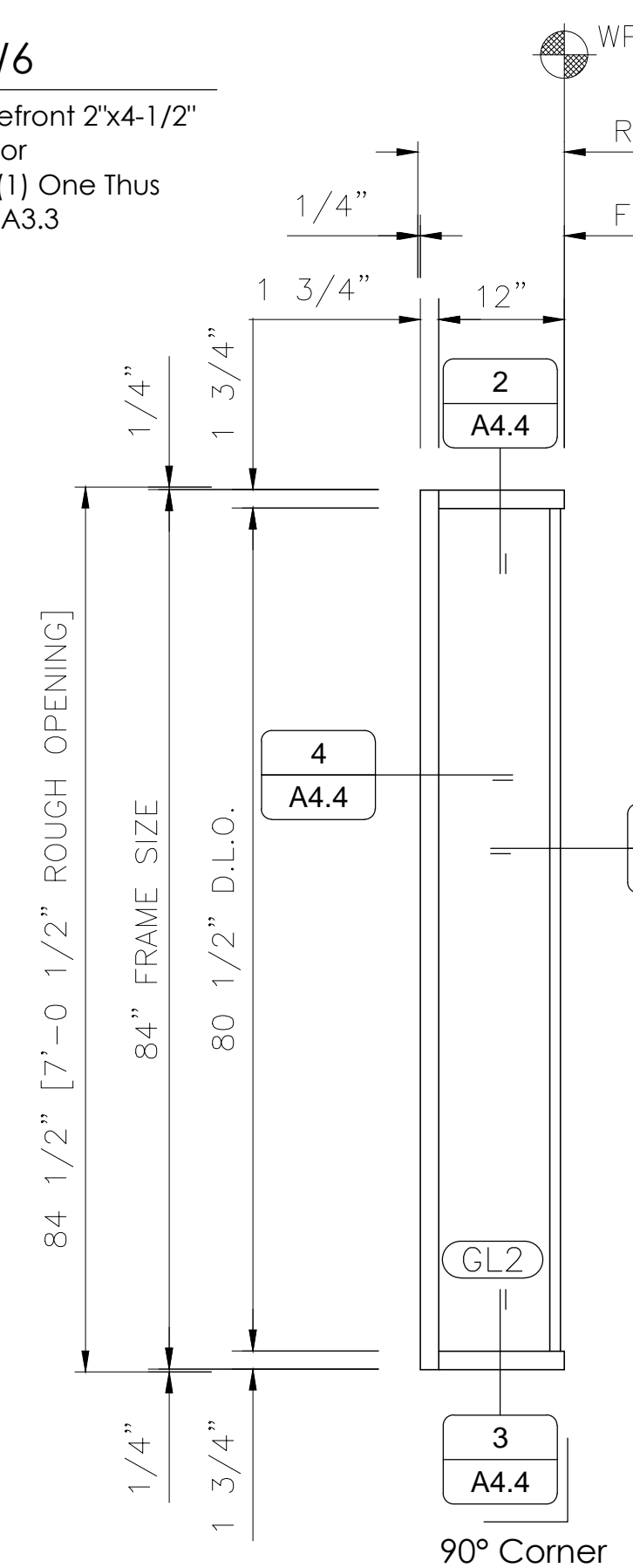
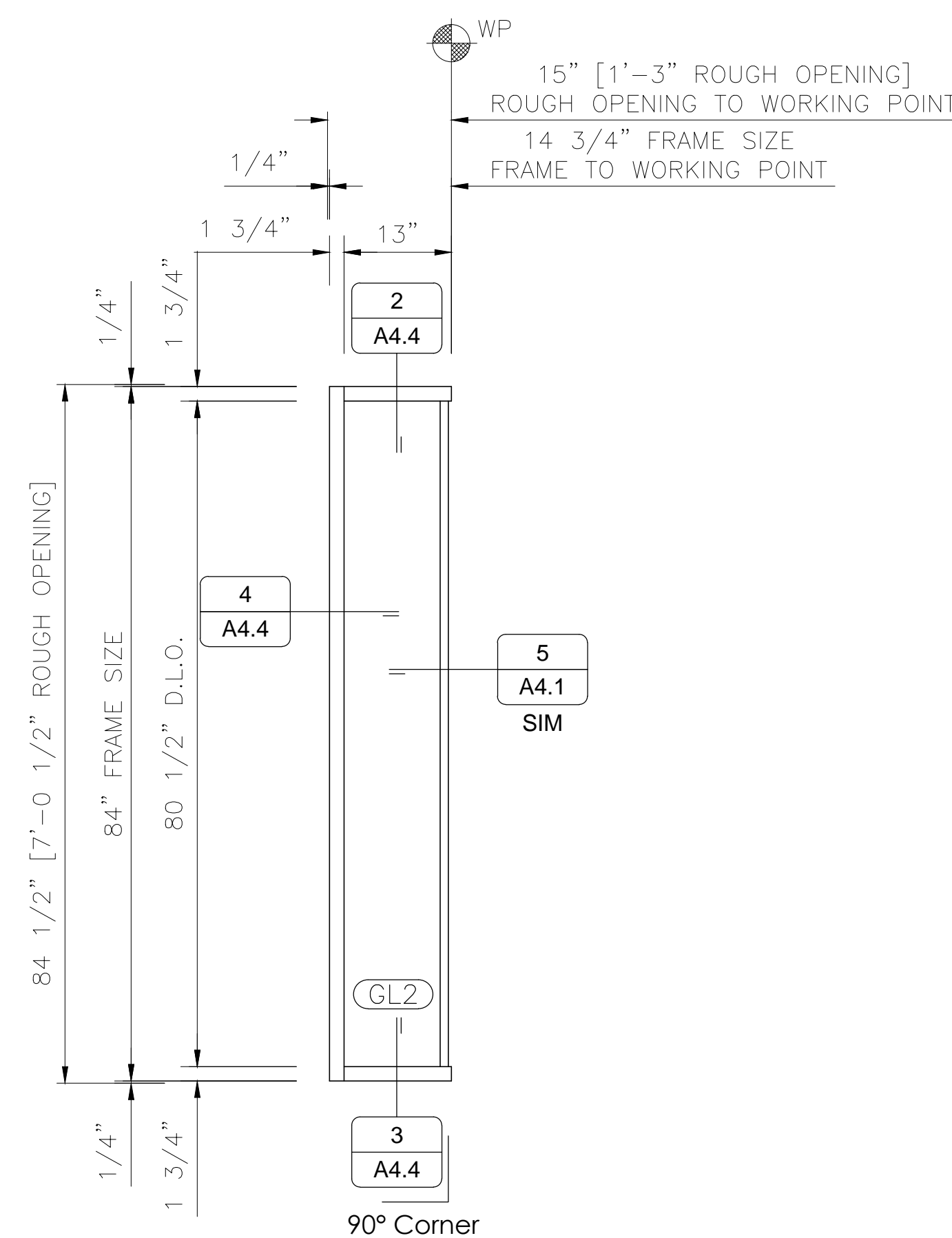
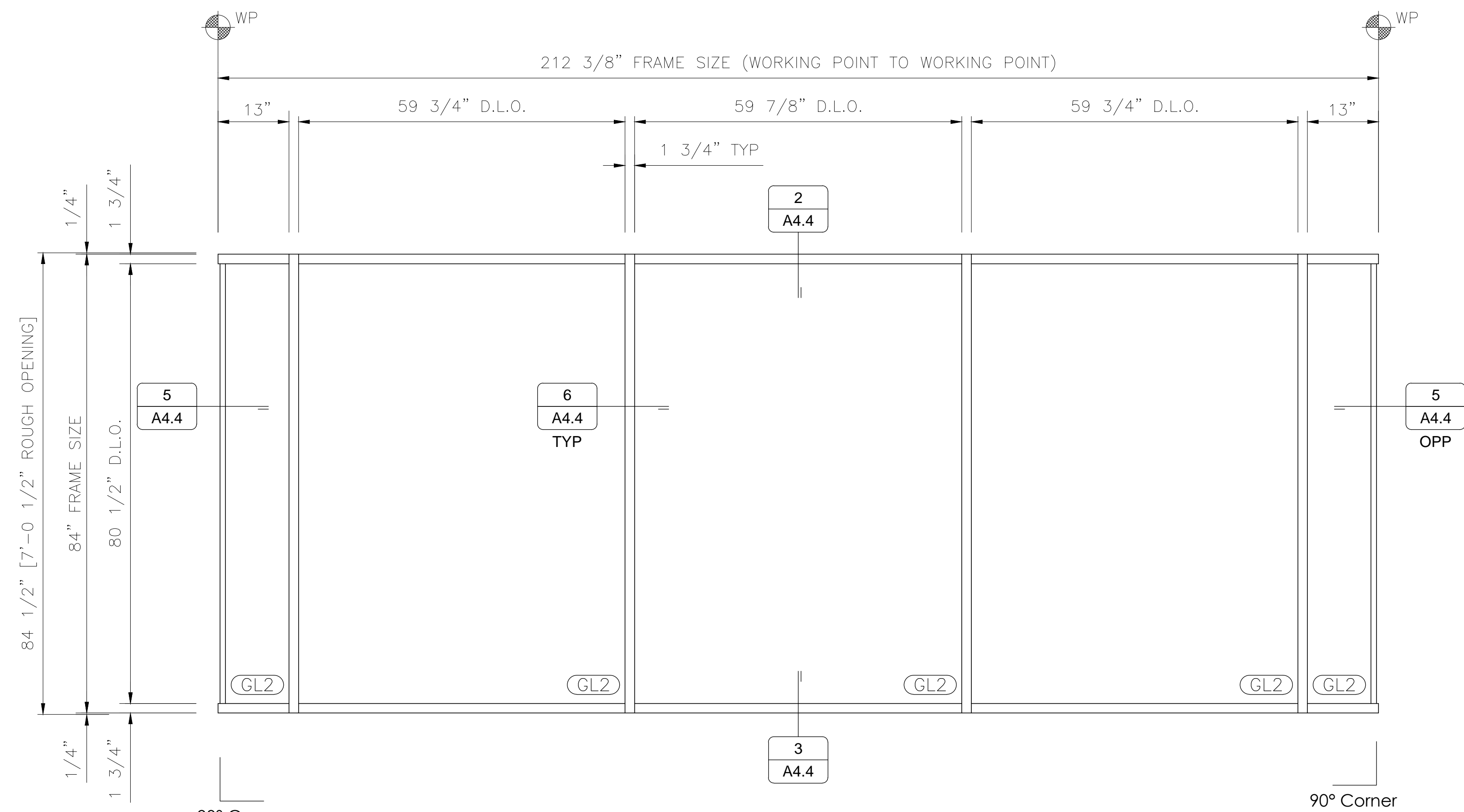
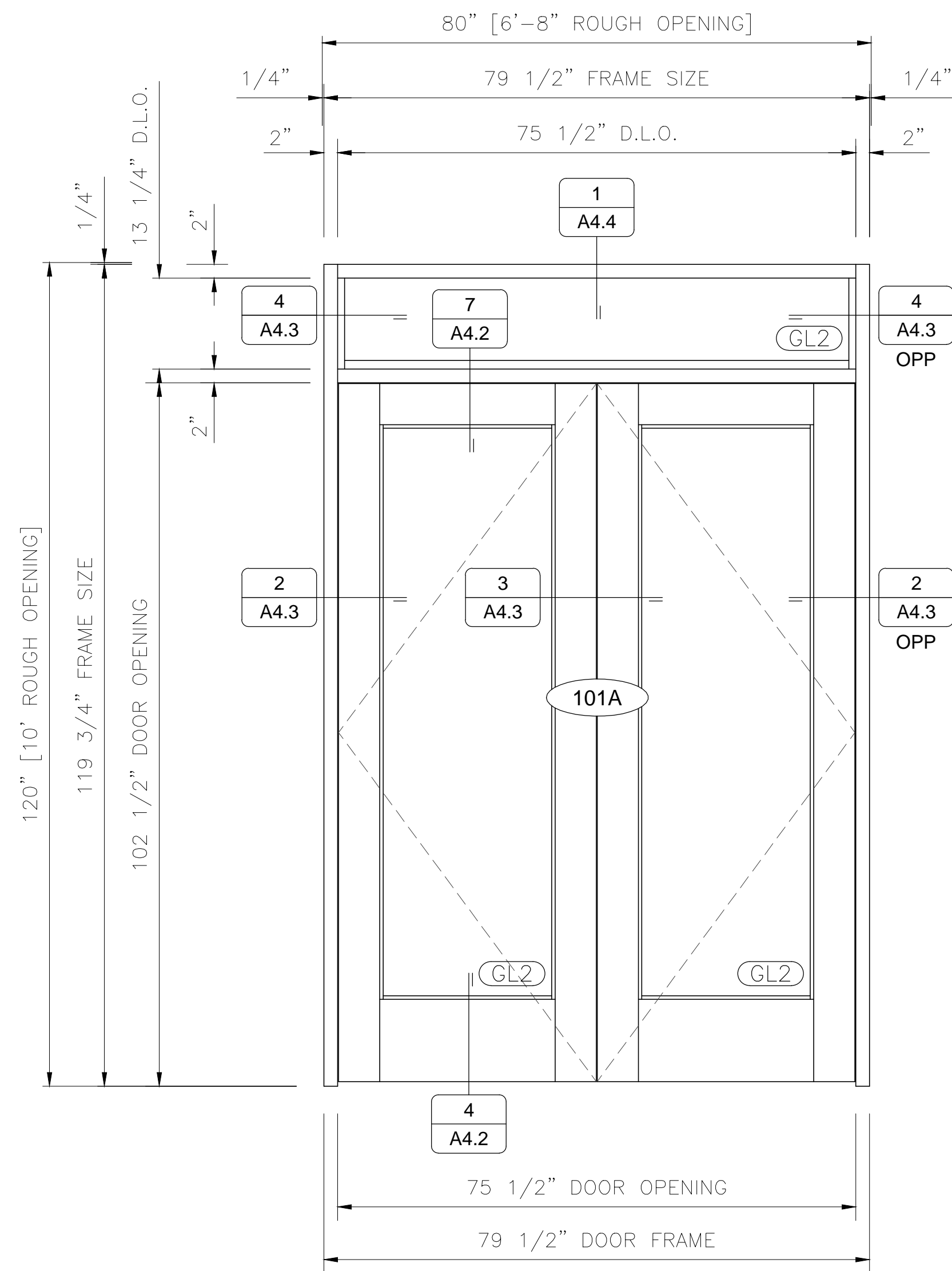
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Sheet

Elevations

Sheet No.

A3.2



3 ELEVATION W8
A3.2 Tubelite Versatherm Storefront 1 3/4'x4 1/2"
(4) Four Required / (2) Two Thus / (2) Two Opposite
Arch. Reference: N/A

4 ELEVATION W9
A3.2 Tubelite Versatherm Storefront 1 3/4'x4 1/2"
(2) Two Required / (1) One Thus / (1) One Opposite
Arch. Reference: N/A

5 ELEVATION W10
A3.2 Tubelite Versatherm Storefront 1 3/4'x4 1/2"
(1) One Required / (1) One Thus
Arch. Reference: 1/A3.0

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JL

Date

August 28, 2014

Scale

FULL

Project No.

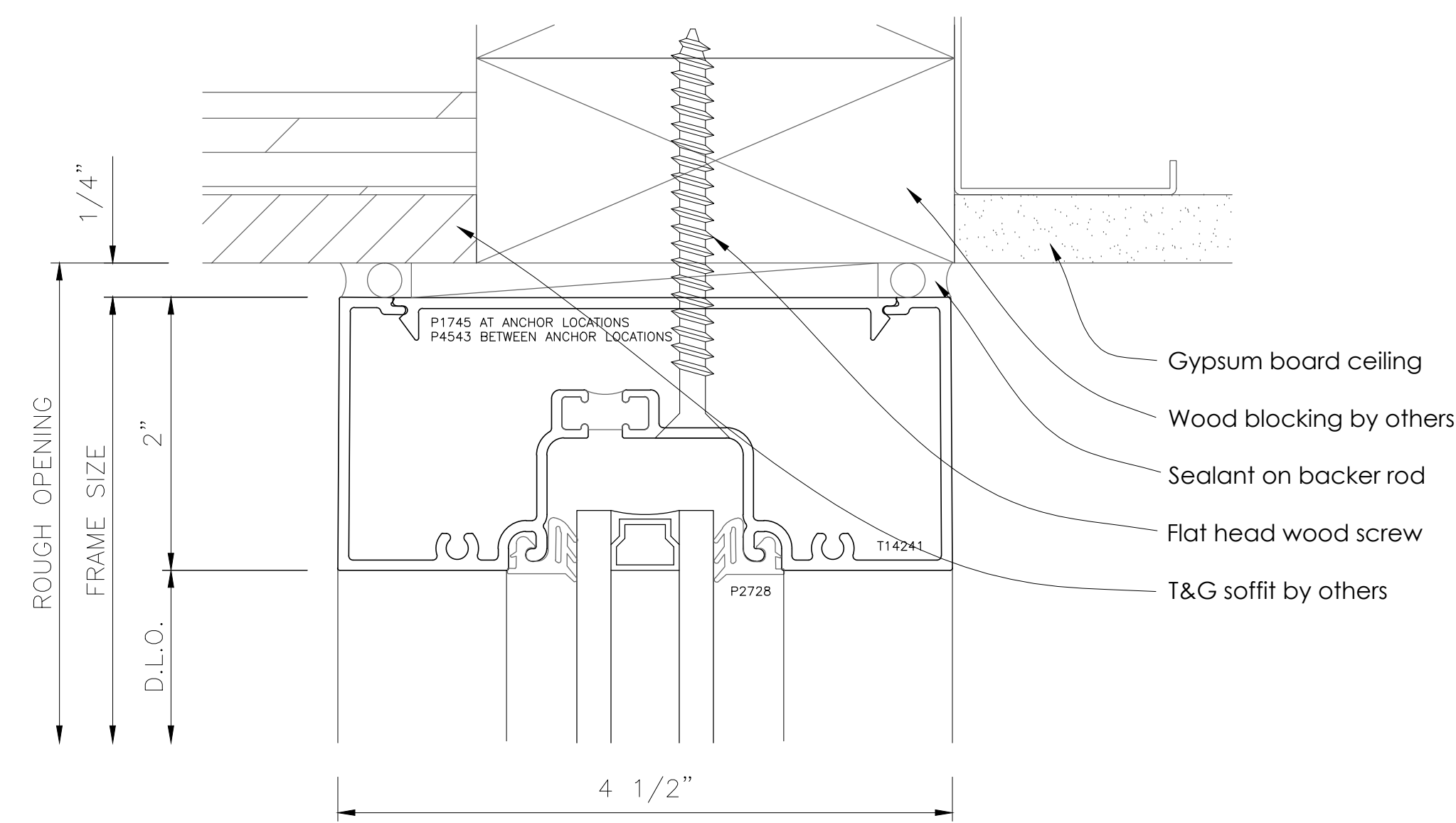
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Sheet

Details

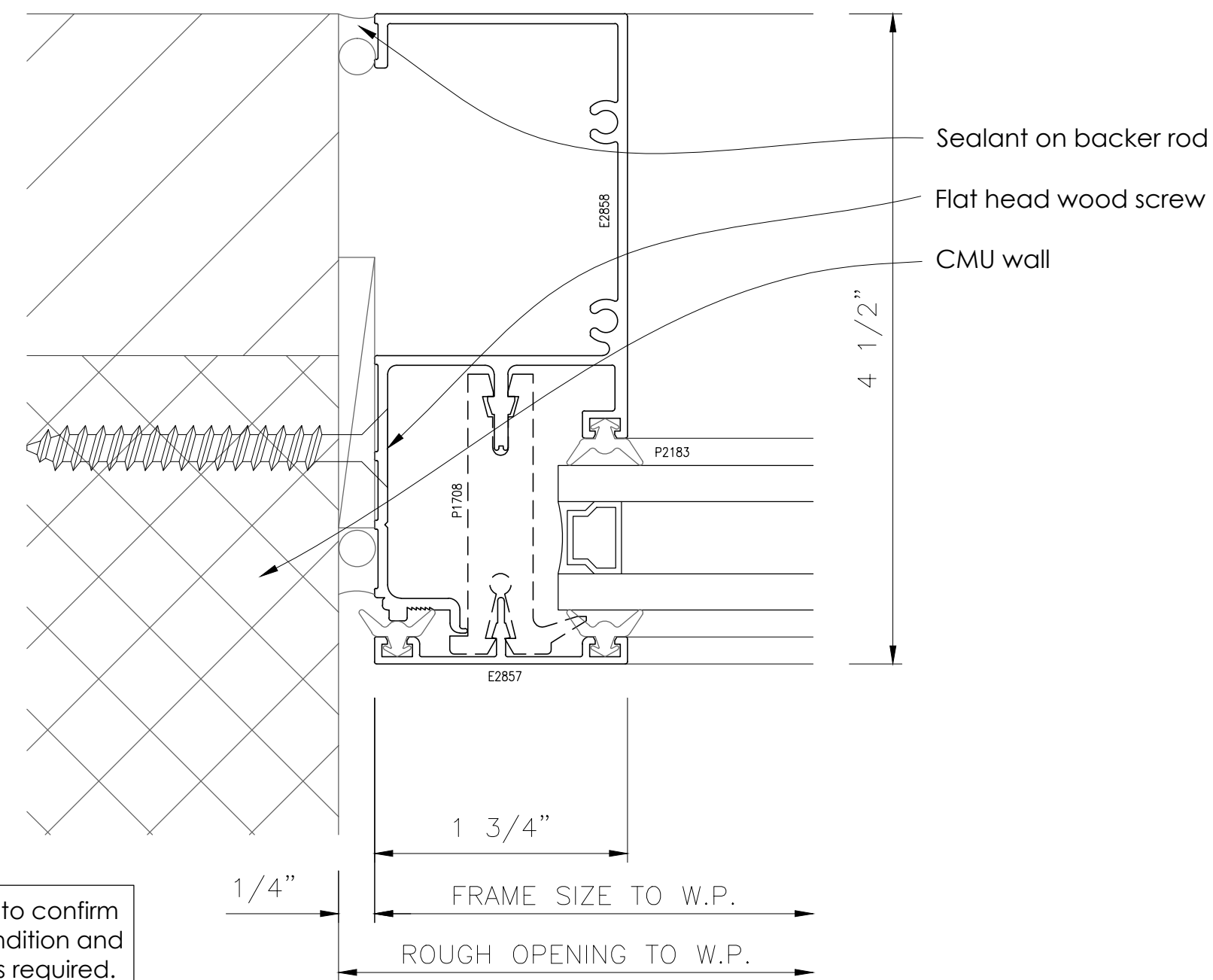
Sheet No.

A4.4



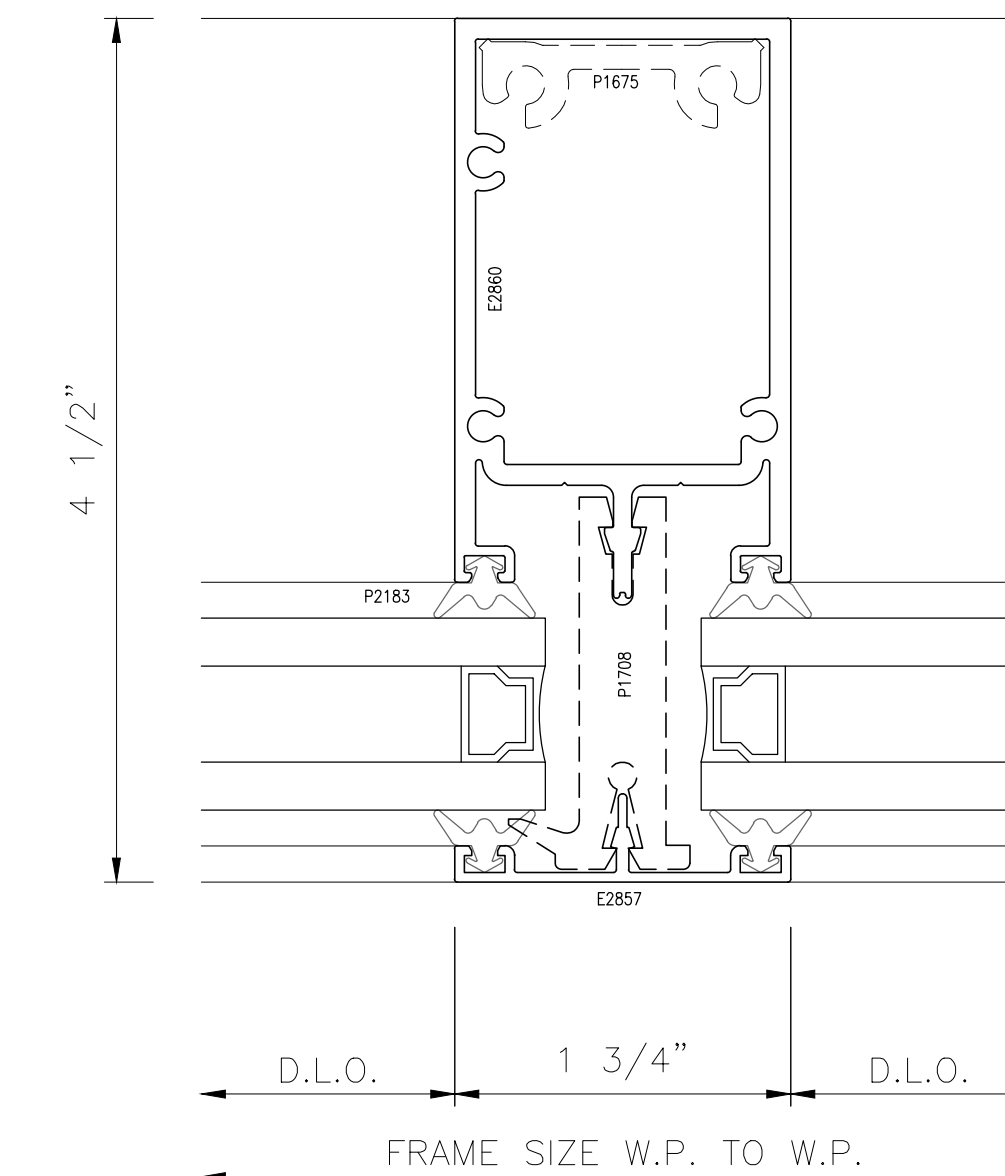
Note: Architect to confirm surrounding condition and add blocking as required.

1 HEAD
A4.4 Tubelite T14000 Storefront 2"x4 1/2"
Arch. Reference: 2/A-5.4

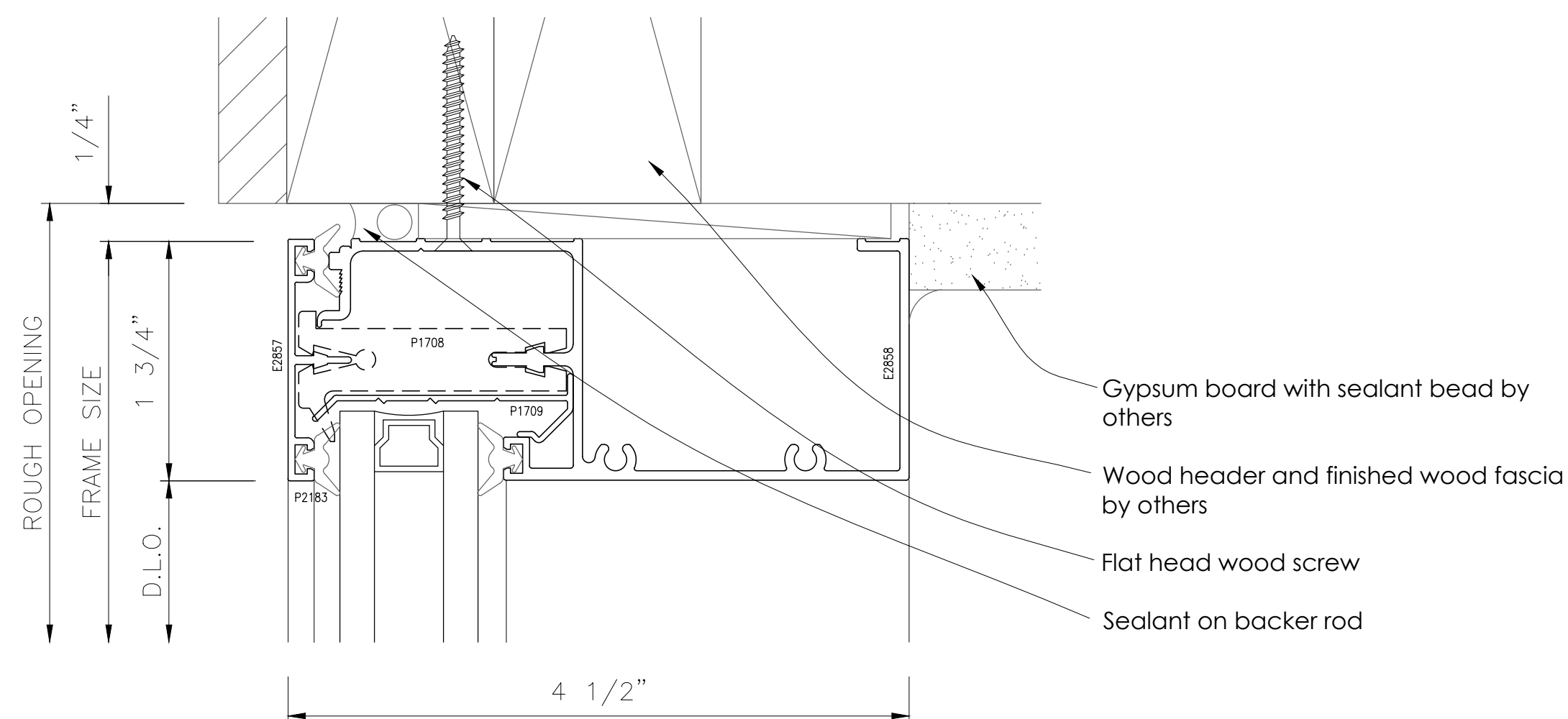


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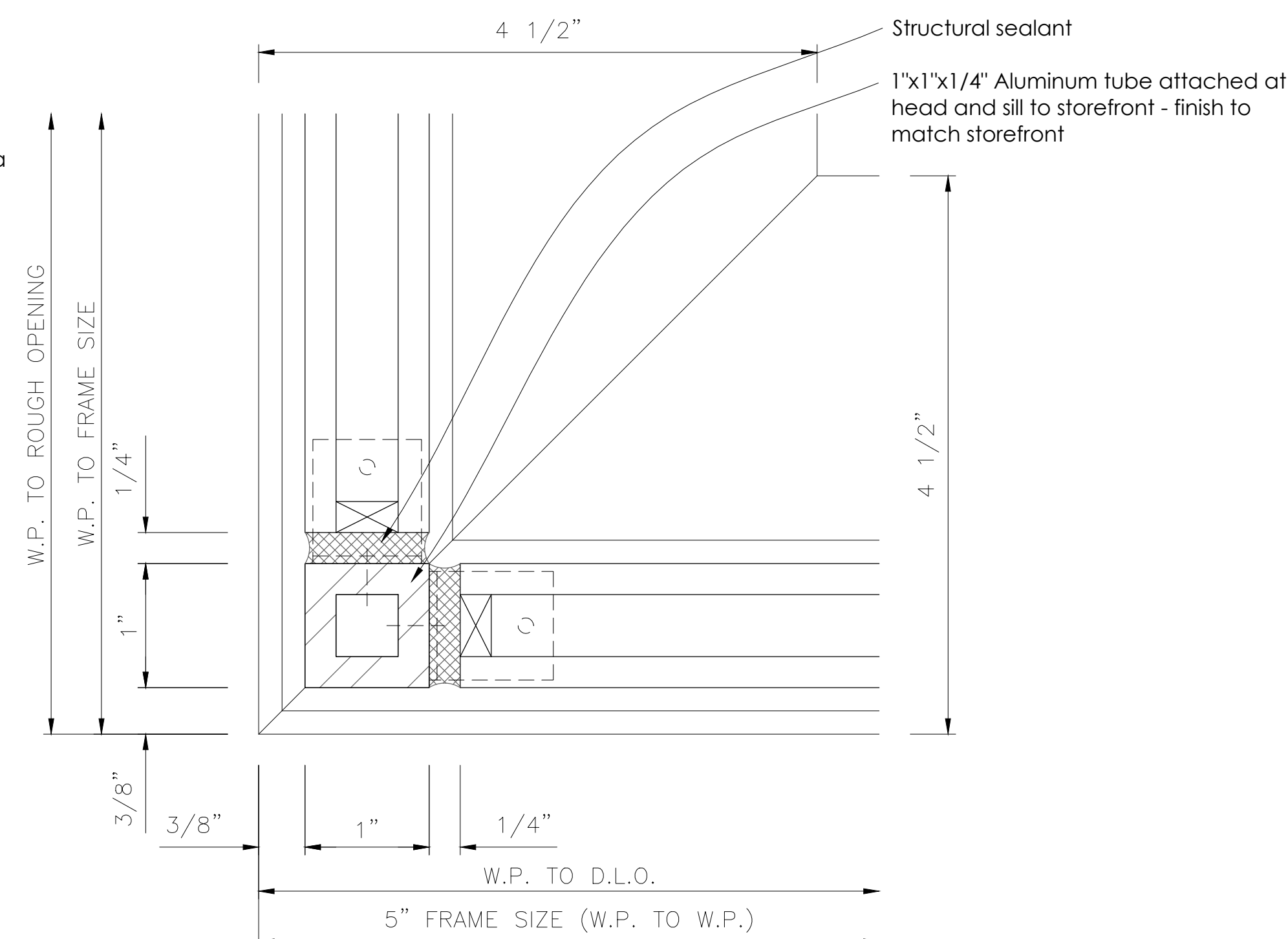
4 JAMB
A4.4 Tubelite Versatherm Storefront 2"x4 1/2"
Arch. Reference: N/A



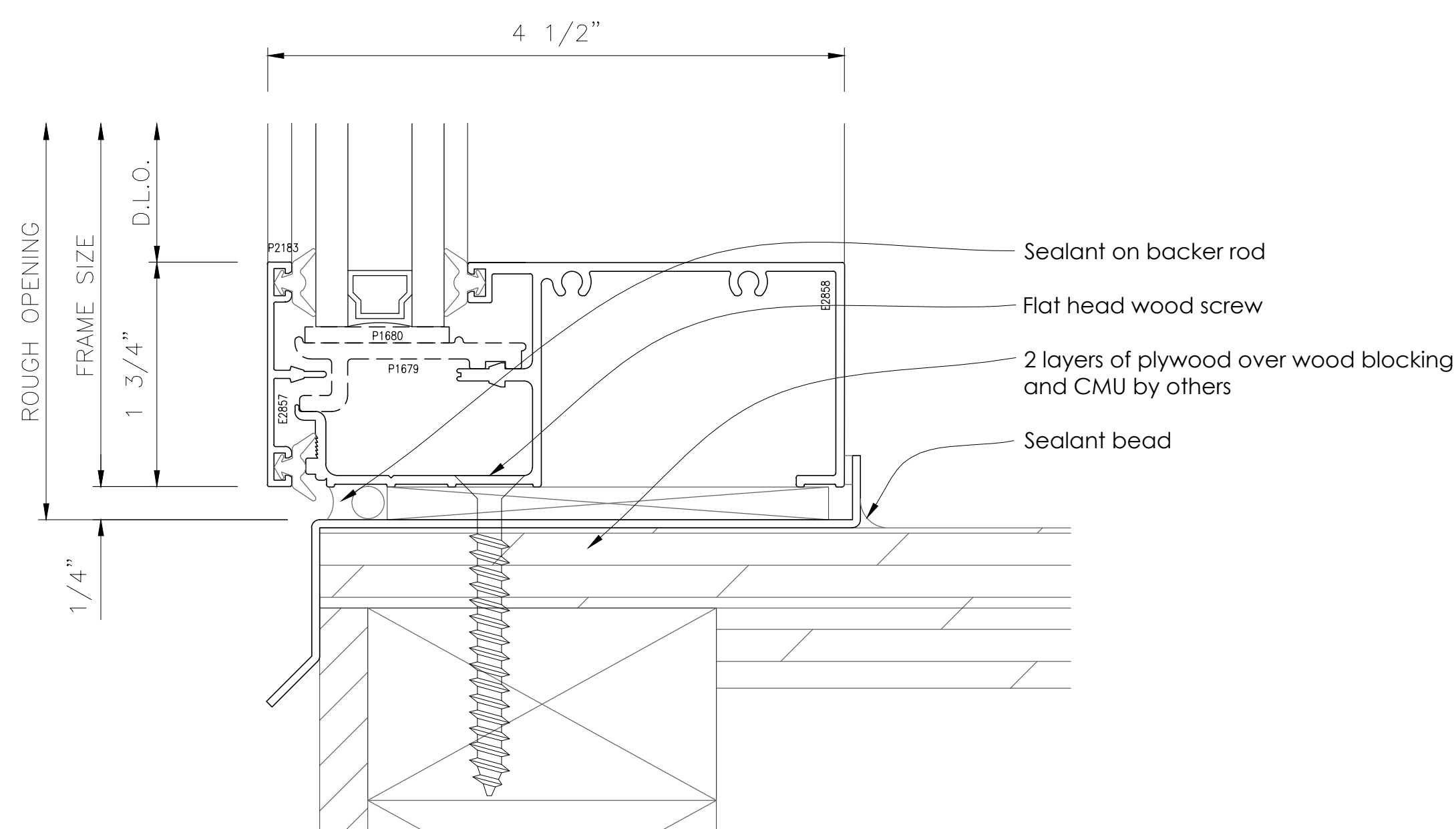
6 VERTICAL
A4.4 Tubelite Versatherm Storefront 2"x4 1/2"
Arch. Reference: N/A



2 HEAD
A4.4 Tubelite Versatherm Storefront 2"x4 1/2"
Arch. Reference: 7/A-5.3

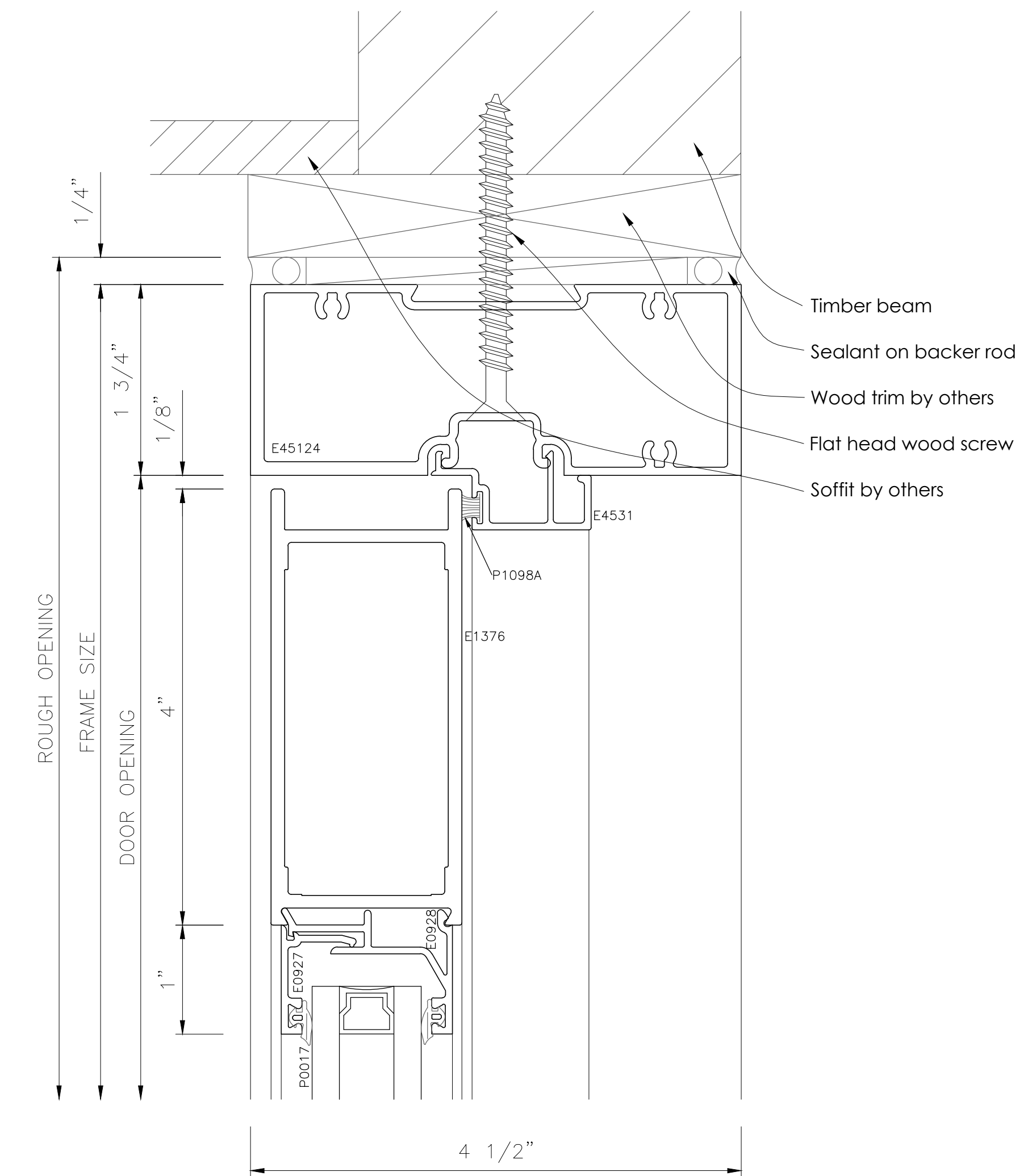


5 CORNER VERTICAL
A4.4 Tubelite Versatherm Storefront 2"x4 1/2"
Arch. Reference: N/A



3 SILL
A4.4 Tubelite Versatherm Storefront 2"x4 1/2"
Arch. Reference: 4/A-5.3

Note: Architect to confirm surrounding condition and add blocking as required.



7 DOOR HEAD
A4.4 Tubelite Versatherm Storefront 2"x4 1/2"
Tubelite Medium Sill Door
Arch. Reference: 1/A-5.3