

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 122 South Seventh St, Application Number HDC19-011

DISTRICT: Old West Side Historic District

REPORT DATE: March 14, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 11, 2019

OWNER	APPLICANT
Name: Dave Lewis	By the River Carpentry
Address: 122 S Seventh Street Ann Arbor, MI 48103	3725 E Delhi Ann Arbor, MI 48103
Phone: (248) 770-2817	(734) 255-3570

BACKGROUND: This two-and-a-half story gable-fronter features corner returns and a full-width brick front porch. It was first occupied in 1905 by William Alber, a machinist. The homeowner has been steadily working on the house and garage, and has received staff approvals for garage repairs, replacement of non-original windows, fencing, and new wood storm windows.

On March 13, 2014 the HDC approved the installation of three skylights and a replacement back door.

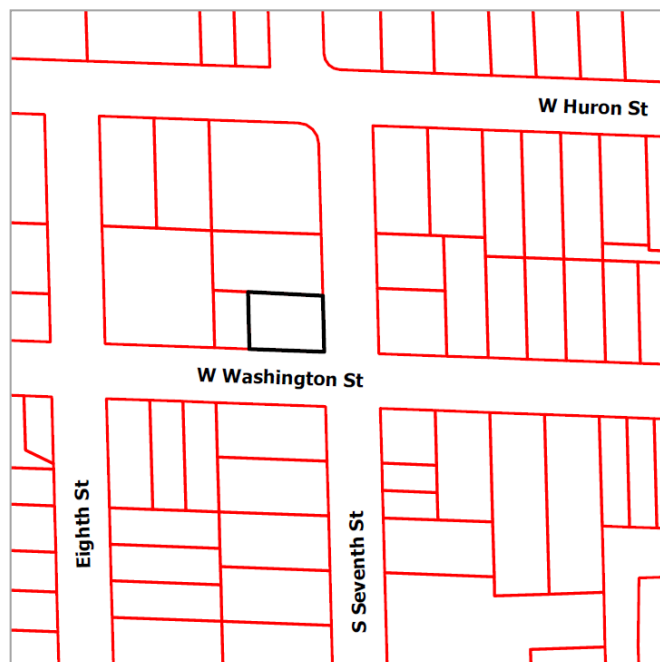
LOCATION: The site is located on the west side of South Seventh Street, at the northwest corner of West Washington Street.

APPLICATION: The applicant seeks HDC approval to replace a crawlspace foundation beneath a pre-1947 addition with a basement, and install two egress windows with wood timber wells.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Windows

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Building Site

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Safety Codes

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

STAFF FINDINGS:

1. The year of construction of the single-story addition on the north side of the house is undetermined, and available information is contradictory. It appears on a 1947 aerial photo (see photo at end of staff report), but not on the 1931 Sanborn Fire Insurance Map or the 1931-1948 Sanborn. Unless additional information on the construction date comes forth, staff assumes that the addition contributes to the historic character of the house.
2. The existing footers are proposed to be replaced with a cmu wall that expands the footprint of the basement. The existing wall would be removed inside this new basement area. The new foundation above grade would use sculpted block similar in appearance to the rest of the house.
3. Two matching basement egress windows are proposed, one in the east-facing portion of the new foundation under the addition, and the other on the back of the main house facing west. Both windows would be 27" x 45" vinyl casements. The wells would be 4' across by 3' from the house and 45" in depth, with wood timber retaining walls. On the addition there currently are no windows. On the west rear elevation, an existing window with typical basement proportions would be replaced.
4. Both new windows would be visible from a street (South Seventh or West Washington), though this is true of most areas of this house since it is on a corner lot. The applicant stated that moving the egress window to the north side of the addition would be disruptive to a patio alongside the house. While the west elevation of the addition is not ideal, it is still preferable to install it in the new wall rather than cutting into the foundation on the main block of the house.
5. Staff believes the work, as proposed, is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the Secretary of the Interior's Standards and Guidelines and the *Ann Arbor Historic District Design Guidelines*:

POSSIBLE MOTIONS: (Note that the motions are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 122 S Seventh Street, a contributing property in the Old West Side Historic District, to replace the foundation of an addition and install two egress windows in wood wells, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for windows, district or neighborhood setting, health and safety, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to windows and safety codes.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 122 S Seventh Street in the Old West Side Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos.

1947 City aerial photo



122 S Seventh St, July 2018 (courtesy Google Streetview)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608
 Fax: 734.994.8460

ithacher@a2gov.org

OFFICE USE ONLY	
Permit Number	HDC# <u>19-011</u>
	BLDG# _____
DATE STAMP	
CITY OF ANN ARBOR	
RECEIVED	
FEB 05 2019	
PLANNING AND DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>DONE LEWIS</u>		HISTORIC DISTRICT	
PROPERTY ADDRESS <u>122 S 7th St</u>			CITY <u>ANN ARBOR</u>
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(248) 770-2817</u>	EMAIL ADDRESS <u>dllewis290@gmail.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	(see scanned copy attached)	PRINT NAME	DATE
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>By the River Carpentry</u>			
ADDRESS OF APPLICANT <u>3725 E Delhi</u>			CITY <u>Ann Arbor</u>
STATE <u>MI</u>	ZIP CODE <u>48103</u>	PHONE / CELL # <u>(734) 255-3570</u>	FAX No ()
EMAIL ADDRESS <u>office@bytherivercarpentry.com</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME	DATE
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x. Amos Shirato 2-4-19

BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Basement Renovation

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$35.00 \$100.00	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	

2/21 revisions

GENERAL NOTES

THE CONTRACTOR AND SUB-CONTRACTORS ARE TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND THE FINAL FINISHED PROJECT AS OUTLINED AND REQUIRED BY THE PLANS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS, AND SHALL BE SUPPLIED BY THE CONTRACTOR AS PER GOVERNING AND STATE AND LOCAL CODES AND ANY OTHER REGULATIONS AND CODES HAVING LOCAL JURISDICTION. THE WORK SHALL INCLUDE ALL SITE DEVELOPMENT AND ANY AND ALL WORK REQUIRED BY THE INSPECTION AGENCIES HAVING JURISDICTION.

THE CONTRACTORS ARE TO VERIFY ALL FIELD CONDITIONS BEFORE PROCEEDING WITH WORK. EACH SUB-CONTRACTOR IS TO FIELD VERIFY THE CONDITION OF THE SITE PRIOR TO COMMENCING THAT PORTION OF THE WORK AND IS TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR AND THE ARCHITECT BEFORE PROCEEDING. SUB-CONTRACTORS PROCEEDING WITH THEIR PORTION OF THE WORK WITHOUT REPORTING ANY DEFECTS IN PRIOR WORK WILL BE JUDGED TO HAVE ACCEPTED THE WORKING CONDITIONS AND AGREE THAT THEIR NEW WORK CAN ACCEPTABLY BE CONSTRUCTED ON THE WORK THAT HAS PRECEDED THEM.

DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER ANY AND ALL EXISTING CONDITIONS THAT APPEARS TO BE SUBSTANDARD. ALL WORK AFFECTED BY SUCH CONDITIONS SHALL STOP UNTIL ALL DISCREPANCIES ARE RESOLVED. SUCH CONDITIONS SHALL NOT BE COVERED OR CONCEALED BY NEW CONSTRUCTION WITHOUT APPROVAL OF THE ARCHITECT.

THE CONTRACTOR, BY COMMENCING THE WORK, ACCEPTS THE CONDITIONS OF THE SITE AND THE COMPLETENESS OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING THE WORK. NO EXTRAS SHALL BE ALLOWED FOR DISCREPANCIES AFTER THE WORK HAS BEGUN.

ALL WORK IS TO BE COORDINATED WITH ALL DRAWINGS AND THE DESIGN-BUILD REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND PLUMBING.

ANY MATERIALS AND / OR LABOR, NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OR TO COMPLY WITH LOCAL CODES SHALL BE SUPPLIED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT.

THE CONTRACTOR IS RESPONSIBLE TO SECURE ANY AND ALL PERMITS, FEES, LABOR, EQUIPMENT, ETC. REQUIRED TO PROVIDE A COMPLETE PROJECT.

THE CONTRACTOR IS REQUIRED TO PROVIDE THE NECESSARY STEPS TO FULLY PROTECT THE PUBLIC FROM INJURY AS WELL AS ANY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. THE CONTRACTOR WILL ALSO PROVIDE FOR THE PROTECTION OF WORK TO DATE, ENSURING THAT NEW TRADES DO NOT DAMAGE FINISHED WORK BY OTHER TRADES.

THE OWNER SHALL OBTAIN 'ALL RISK' INSURANCE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN THE CUSTOMARY STATUTORY INSURANCES, COMPREHENSIVE GENERAL LIABILITY, WORKMAN'S COMPENSATION, ETC. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS AN INSURED PARTY TO THE 'ALL RISK' POLICY.

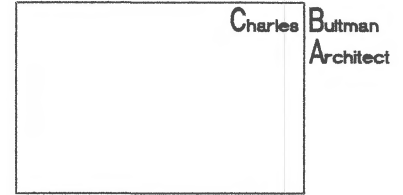
DIMENSIONS SHOWN OUTSIDE OF BUILDING ARE FROM FACE OF FINISH TO ROUGH OPENINGS, UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN INSIDE OF BUILDING ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS NOTED OTHERWISE.

RENOVATIONS for: DAVID LEWIS

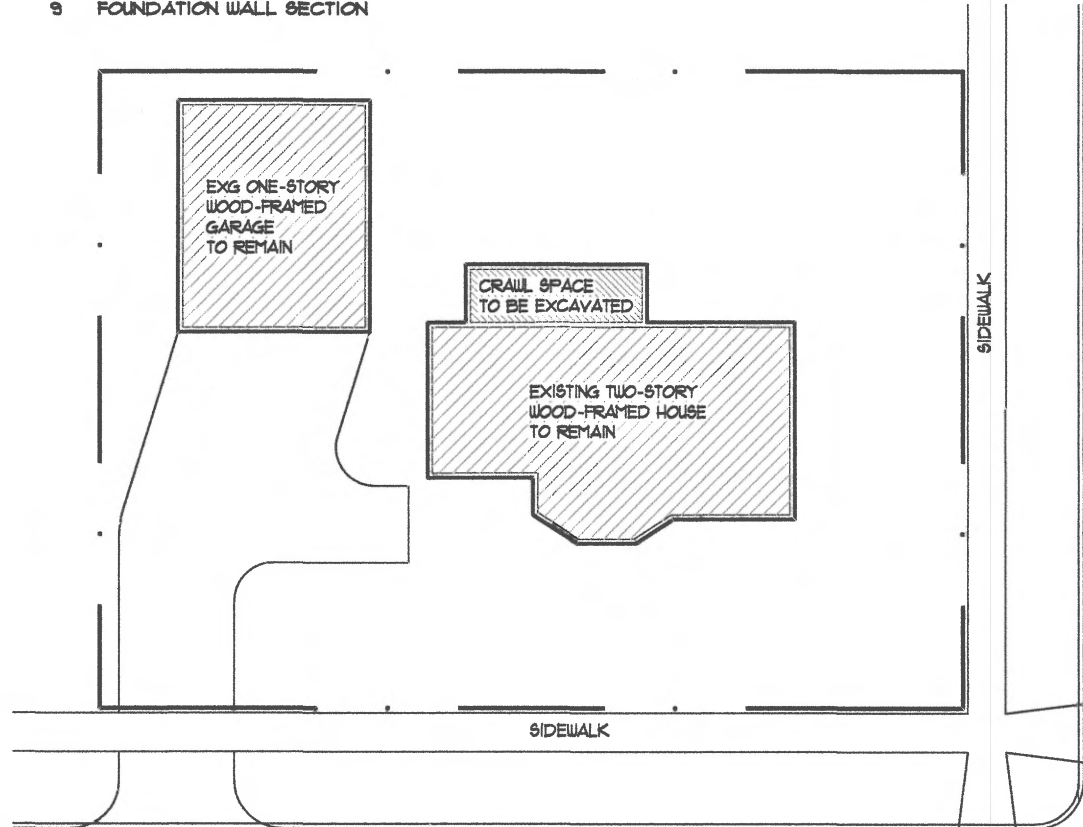
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P. O. Box 3489 • ann arbor, mi 48106



SITE LAYOUT DRAWING IS
NOT TO SCALE
FOR REFERENCE ONLY



DATE 20 FEB 2019

SCALE 1" = 20'-0"

SITE LAYOUT and GENERAL NOTES

DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

DEMOLISH EXISTING MASONRY FOUNDATION WALL & FOOTING TO ALLOW FOR NEW FOUNDATION WALL & FOOTING TO MATCH EXISTING FULL-HEIGHT BASEMENT WALLS.

Charles Bultman
Architect

12'-6" VERIFY

8 1/2" EXCAVATE EXISTING CRAWL SPACE TO ALLOW FOR NEW FULL-HEIGHT FOUNDATION WALL. SEE SECTION

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DEMOLISH EXISTING CONCRETE / MASONRY WALL & WINDOW TO BELOW EXISTING SLAB TO ALLOW FOR A NEW FLOOR IN NEW SPACE FLUSH w/ EXISTING FLOOR

EXISTING STAIR TO REMAIN

EXISTING MASONRY CHIMNEY TO REMAIN

EXISTING WOOD BEAM TO REMAIN

45" →
Existing 45" x 16" windows



BASEMENT PLAN - DEMOLITION

DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

DATE 20 FEB 2019

SCALE 1/4" = 1'-0"

EXISTING FIRST FLOOR WALLS &
FLOOR SYSTEM TO REMAIN.

Charles Butman
Architect

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EXISTING FIRST FLOOR FLOOR PLAN
NOT DELINEATED. TO REMAIN UNCHANGED.

EXISTING STAIR TO REMAIN

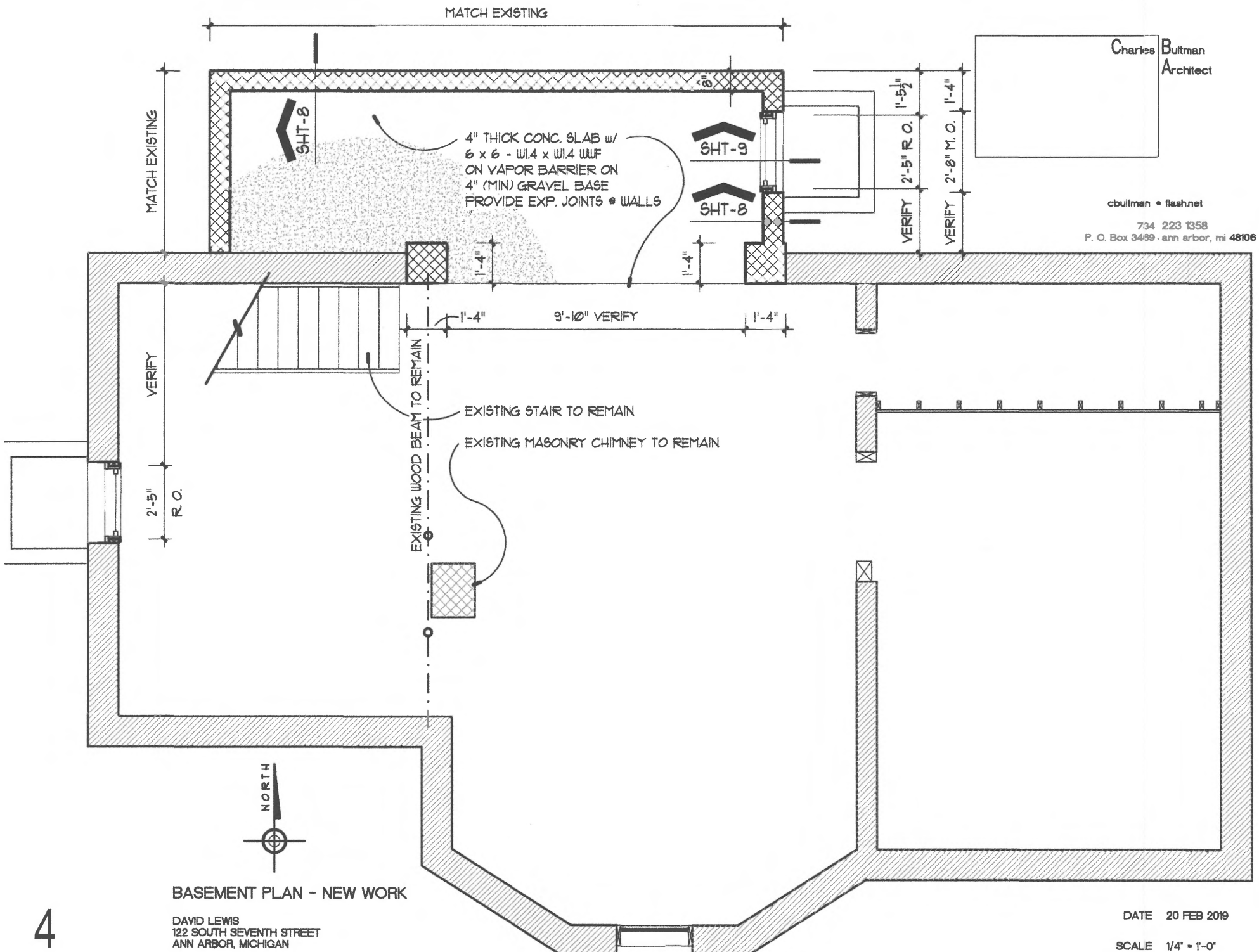


1ST FLOOR PLAN - DEMOLITION

DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

DATE 20 FEB 2019

SCALE 1/4" = 1'-0"



Charles Bultman
Architect

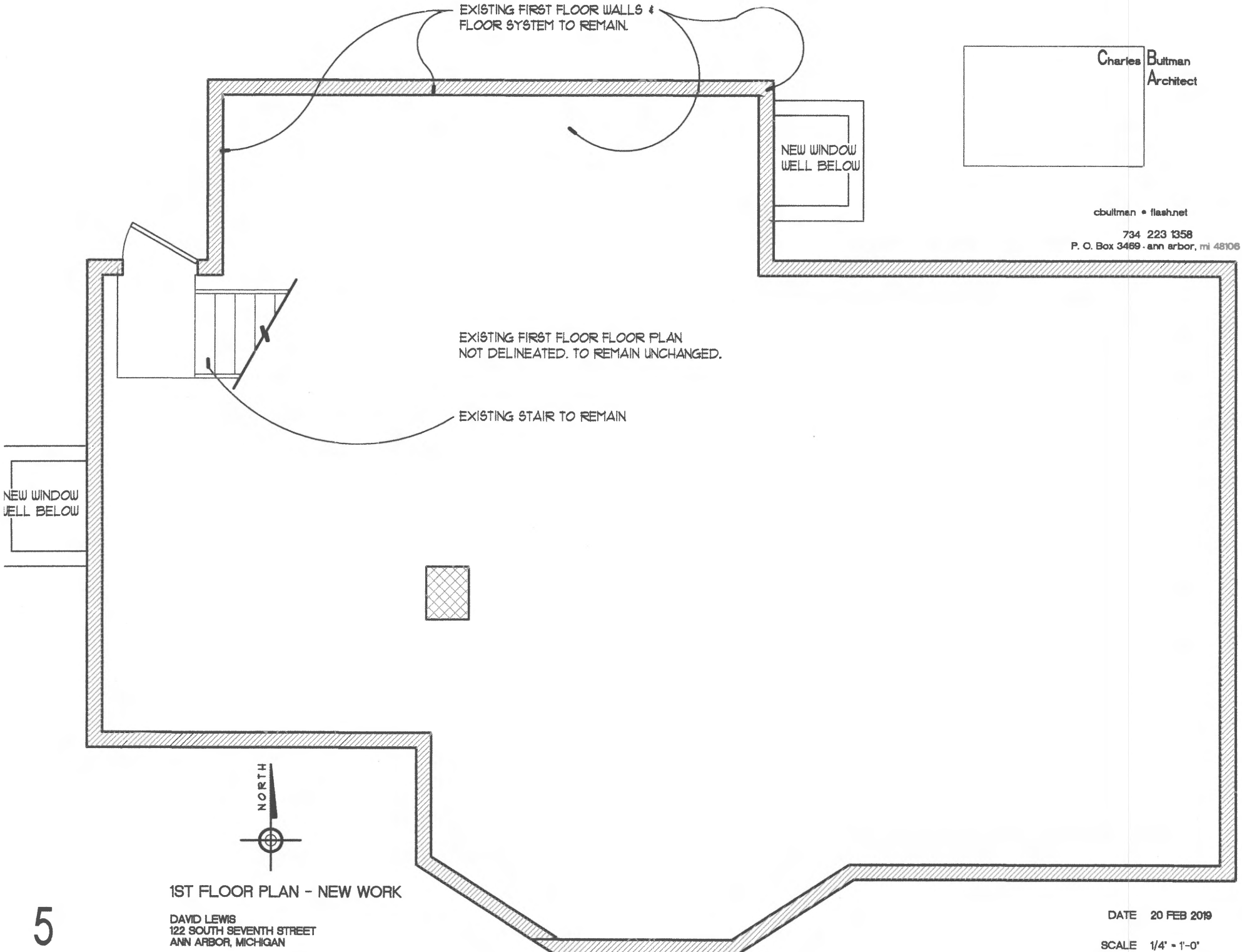
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BASEMENT PLAN - NEW WORK

DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

DATE 20 FEB 2019

SCALE 1/4" = 1'-0"



Charles Bultman
Architect

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1ST FLOOR PLAN - NEW WORK

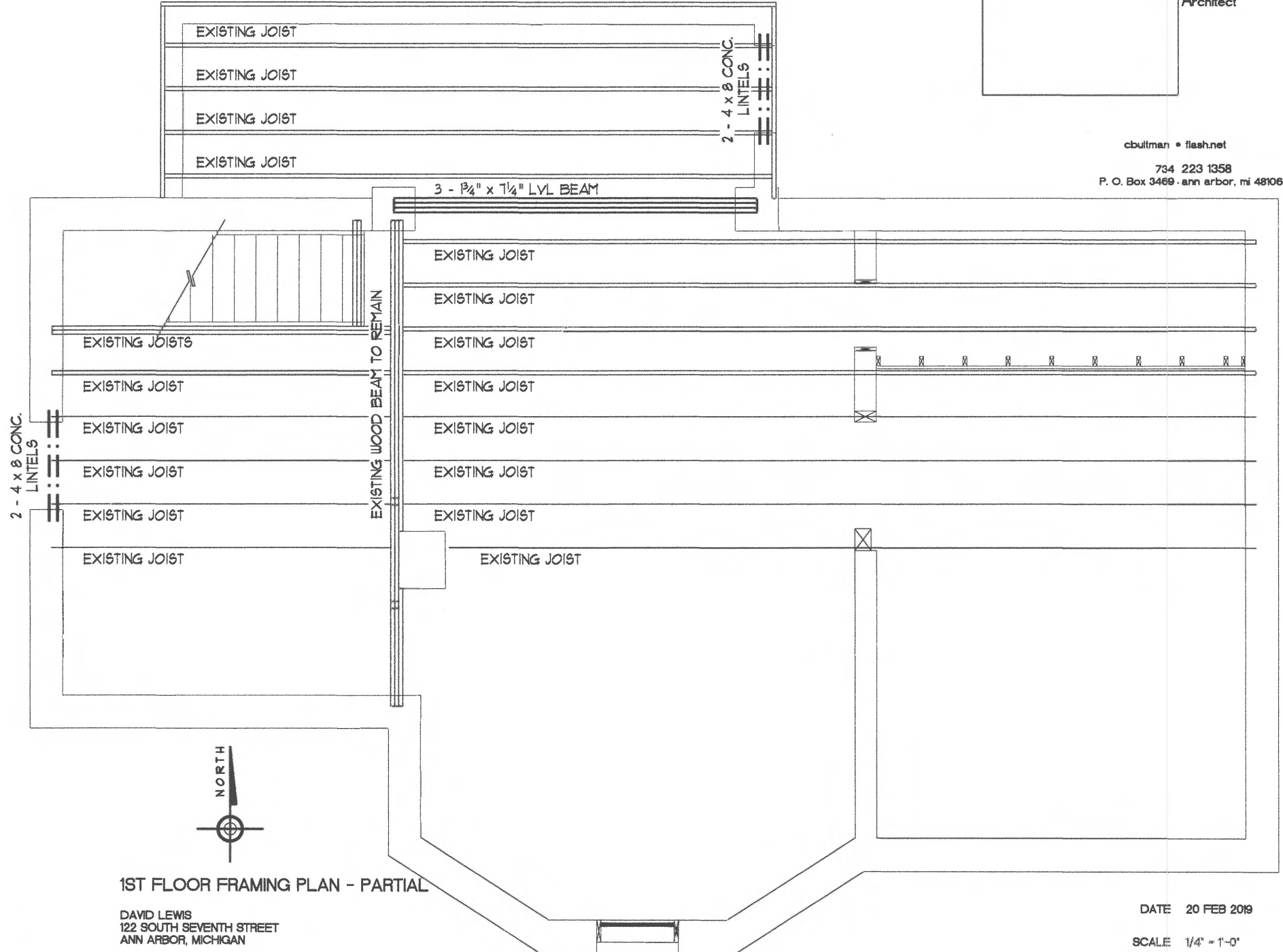
DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

DATE 20 FEB 2019

SCALE 1/4" = 1'-0"

Charles Bultman
Architect

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1ST FLOOR FRAMING PLAN - PARTIAL

DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

DATE 20 FEB 2019

SCALE 1/4" = 1'-0"

STRUCTURAL NOTES - GENERAL

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION TO ACCOUNT FOR ALL FORCES, INCLUDING BUT NOT LIMITED TO FORCES FROM GRAVITY, EARTH, WIND, AND UNBALANCED FORCES DUE TO CONSTRUCTION SEQUENCE.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING AND SHALL BE SHORED AND/OR BRACED BY THE CONTRACTOR AS NECESSARY UNTIL STABILIZED BY VIRTUE OF COMPLETED CONNECTIONS.

GENERAL REQUIREMENTS

FOOTINGS:

3500 PSI POURED CONCRETE 20" WIDE x 10" DEEP (EXCEPT WHERE NOTED OTHERWISE) w/2 - #4 REBAR CONT. THROUGH LENGTH OF FOOTING.

PADS FOR STEEL PIPE COLUMNS (INTERIOR):

3500 PSI POURED CONCRETE 2'-6" x 2'-6" x 12" DEEP w/ #4 REBAR @ 6" o. c. BOTH WAYS.

FOUNDATION WALLS:

3500 PSI POURED CONCRETE 10'-0" HIGH x 10" THICK w/ 4" BRICK LEDGE AS REQ'D w/ 1/2" ANCHOR BOLTS @ 32" o. c. (MAX) & WITHIN 12" OF ALL CORNERS #4 REBAR @ 16" o. c. - HORIZ. (MAX) @ INSIDE FACE #4 REBAR @ 16" o. c. - VERT. (MAX) @ INSIDE FACE #4 FTG DOWELS @ 16 o. c.

SLABS:

4000 PSI POURED CONCRETE 4" MIN. THICKNESS w/6 x 6 - W1.4 x W1.4 WELDED WIRE FABRIC ON 6 MIL VAPOR BARRIER ON 4" (MIN) GRAVEL BASE.

SOILS & BACK FILL:

VERIFY SOIL BEARING OF 3000 PSF (MIN) ON UNDISTURBED SOIL FOR ALL FOOTINGS & SLABS OR PROVIDE ENGINEERED FILL ON UNDISTURBED SOIL. COMPACT GRAVEL & SAND BACK FILL IN 12" LIFTS (MAX). PROVIDE CRUSHED STONE @ FOOTING DRAINS. ALL BACK FILL ADJACENT TO WALL IS TO BE FREE DRAINING GRANULAR MATERIAL. WALLS ARE TO BE BACK FILLED AFTER FLOOR DECK IS SECURED.

STEEL BEAMS:

SHIM & GROUT SOLID ALL BEAM POCKETS. ALL STEEL BEAMS & BEARING PLATES ARE TO HAVE HOLES FOR 1/2" THROUGH-BOLTS @ 32" o.c. (MAX) STAGGERED SIDE TO SIDE FOR PRESSURE TREATED SILLS.

STRUCTURAL NOTES - GENERAL

FOUNDATIONS

THE SLAB ON GRADE SHALL REST ON A MINIMUM OF 4" OF COMPACTED FILL.

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, HAVING A MINIMUM BEARING CAPACITY OF 3000 PSF.

THE BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE 3'-6" MINIMUM BELOW FINISHED GRADE. IF THE BUILDING WILL BE UNDER CONSTRUCTION DURING FREEZING WEATHER, ALL INTERIOR FOUNDATIONS SHALL BE DEPRESSED 4'-0" BELOW CONSTRUCTION GRADE FOR FROST PROTECTION. IF SUCH ADDITIONAL FOOTING DEPTH WILL CAUSE UNDERMINING OF ADJACENT EXISTING FOOTINGS OR STRUCTURES, PROVIDE APPROPRIATE SHORING, BRACING, OR UNDERPINNING AS REQUIRED OR LEAVE FOOTING ELEVATION AS DESIGNED AND PROVIDE CONTINUED PROTECTION AND HEAT TO PREVENT FROST BELOW FOOTING AND ADJACENT TO FOOTING.

CONCRETE

CONCRETE TO BE 3000 PSF AT 28 DAYS, WITH ASTM A-615 GRADE 60 REINFORCING BAR AND ASTM A-185 WELDED WIRE FABRIC.

ALL SLABS ON GRADE WHERE NOT OTHERWISE SPECIFIED, ARE TO BE 4" THICK WITH 6 x 6 - W1.4 x W1.4 W.W.F.

PROVIDE AIR-ENTRAINMENT (6% ± 1%) FOR CONCRETE EXPOSED TO WEATHER.

MASONRY - (IF REQUIRED)

CMU TO BE ASTM C-90 AND C-145 NOMINAL WEIGHT BLOCK (FM=1500 PSF), WITH ASTM C-270 TYPE S MORTAR TYPICALLY, AND TYPE M MORTAR BELOW GRADE. GROUT IN CMU CORES TO BE ASTM C-476 (3000 PSF AT 28 DAYS). BRICK MORTAR TO BE ASTM C-270 TYPE N.

PLACE LADDER TYPE HORIZONTAL JOINT REINFORCING WITH PRE FORMED LAPPED CORNER REINFORCING AT 16" o/c VERTICALLY IN ALL MASONRY WALLS U.O.N. JOINT REINFORCING SHALL BE GALVANIZED AND HAVE SIDE WIRES OF 9 GAUGE MINIMUM CONFORMING TO ASTM A-82.

THE DISCONTINUOUS ENDS OF ALL MASONRY WALLS SHALL BE SOLIDLY GROUTED A MINIMUM OF 8" OR ONE BLOCK CELL AND REINFORCED FOR THEIR FULL HEIGHT WITH ONE #4 BAR UNLESS OTHERWISE NOTED.

ALL CMU BOND BEAMS TO HAVE (1) #4 BAR CONTINUOUS. PROVIDE (1) #4 L-BAR AT EVERY CORNER, LAPPED 2'-6" w/ CONTINUOUS BARS.

GENERAL NOTES - WOOD FRAMING

CONTRACTOR IS TO USE AND FOLLOW ALL STANDARD USES, DETAILS, ETC. AS PROVIDED BY THE SPECIFIC MANUFACTURER OF THE FLOOR TRUSS SYSTEM. IF THESE DRAWINGS CONFLICT w/ ANY INFORMATION PROVIDED BY THE FLOOR TRUSS MANUFACTURER THE MORE STRINGENT SPECIFICATION WILL BE FOLLOWED.

GENERAL REQUIREMENTS

SILLS & STEEL BEAMS & BEARING PLATES:

ALL STEEL BEAMS & BEARING PLATES ARE TO HAVE PRESSURE TREATED SILLS w/ 1/2" THROUGH-BOLTS @ 32" o.c. (MAX) STAGGERED SIDE TO SIDE.

FRAMING UNDER PARTITIONS:

PROVIDE 2 WOOD '1' JOISTS UNDER ALL PARTITIONS PARALLEL w/ JOISTS OR PROVIDE BLOCKING PANELS ACROSS JOIST BAY @ 16" o.c. (MAX). (THIS ITEM IS NOT SHOWN IN THE PLAN FOR CLARITY)

FLOOR FRAMING:

PROVIDE WOOD '1' JOISTS (TJI/PRO 150) FOR ALL SPANS UP TO 17'-0".

FOR ALL SPANS GREATER, PROVIDE WOOD '1' JOISTS (TJI/PRO 350).

PROVIDE SOLID BLOCKING @ 4'-0" o.c. IN THE FIRST THREE (3) JOIST BAYS FOR LOCATIONS WHERE THE JOISTS AREA PARALLEL TO THE FOUNDATION WALL. (THIS ITEM IS NOT SHOWN IN THE PLAN FOR CLARITY)

WOOD FRAMING

WOOD FRAMING TO BE HEM-FIR NO. 2 OR BETTER FOR 2x8 AND LARGER MEMBERS, AND SPF NO. 2 OR BETTER FOR 2x4 AND 2x6 MEMBERS.

ALL LUMBER IN CONTACT WITH MASONRY OR STEEL TO BE CCA TREATED.

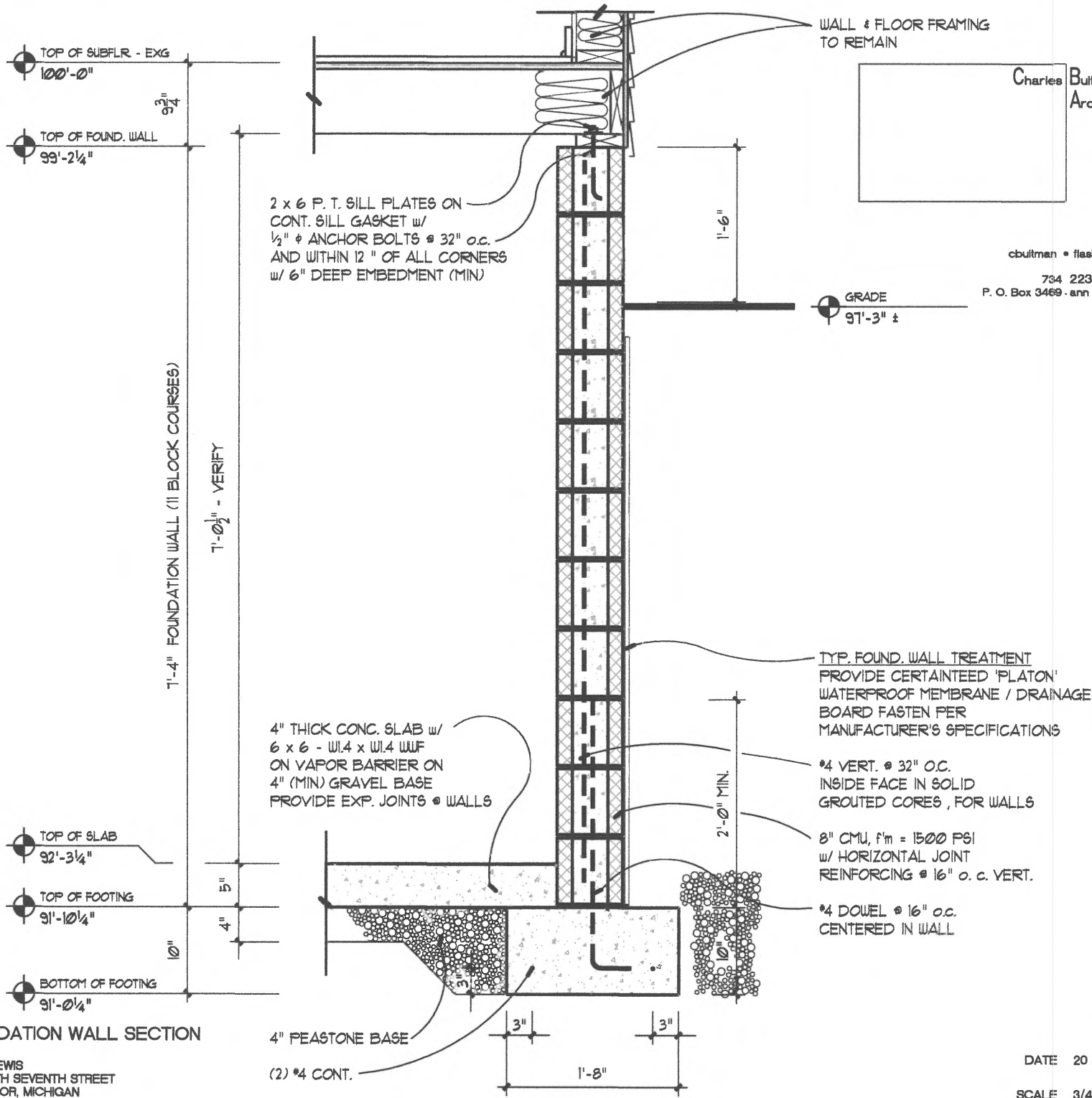
ALL FLUSH FRAMED CONNECTIONS ARE TO BE MADE USING JOIST HANGERS DESIGNED FOR THE SPECIFIC CONDITION UNLESS OTHER CONNECTIONS ARE PROVIDED. ANGLE BRACKETS ARE NOT ACCEPTABLE WITHOUT PRIOR APPROVAL. ALL JOIST HANGERS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH MANUFACTURER RECOMMENDED NAILS.

STRUCTURAL / FRAMING NOTES

DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

DATE 20 FEB 2019

SCALE 1/4" = 1'-0"



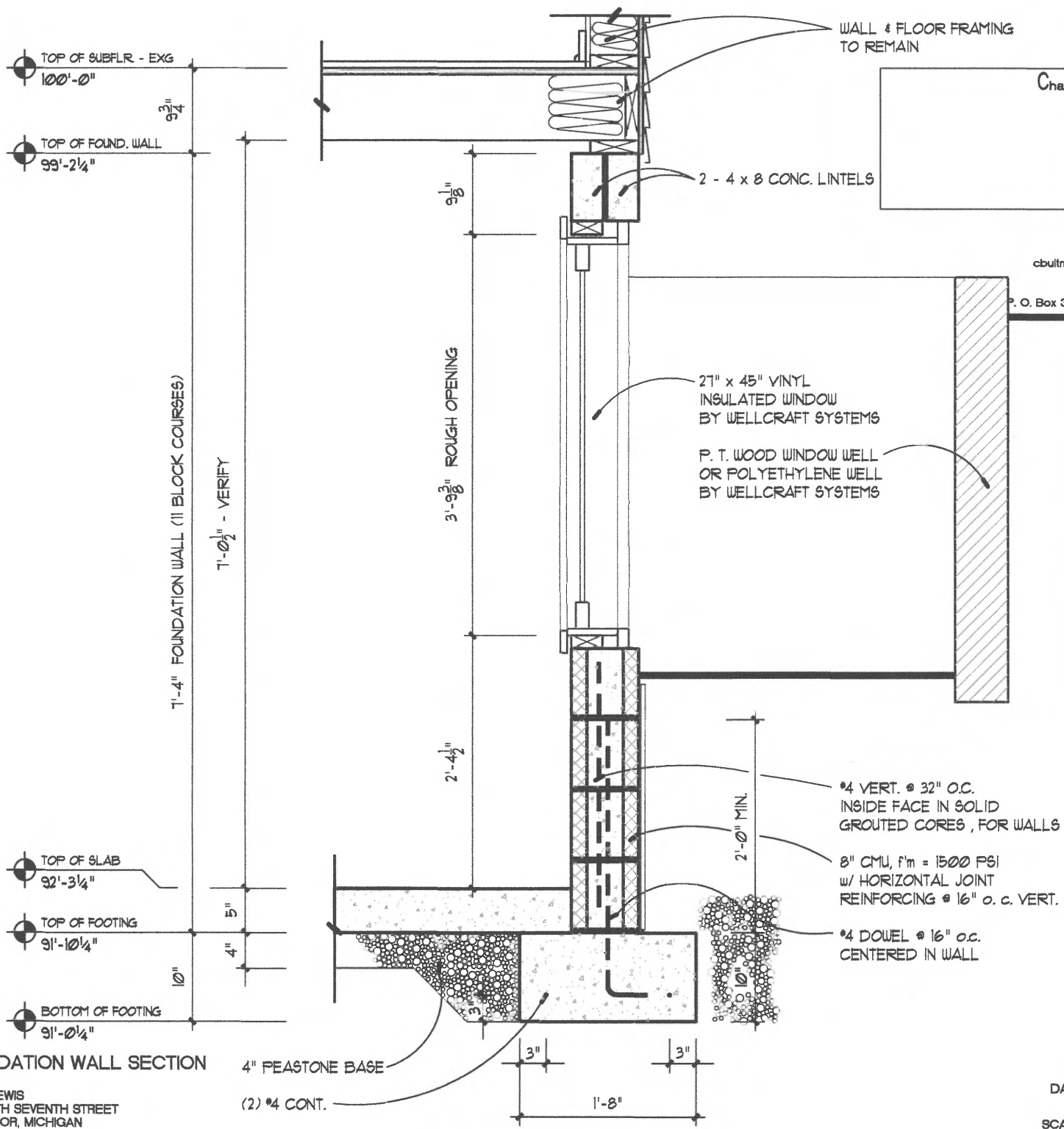
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FOUNDATION WALL SECTION

DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

DATE 20 FEB 2019

SCALE 3/4" = 1'-0"



FOUNDATION WALL SECTION

DAVID LEWIS
122 SOUTH SEVENTH STREET
ANN ARBOR, MICHIGAN

4" PEASTONE BASE

(2) #4 CONT.

WALL & FLOOR FRAMING TO REMAIN

Charles Bultman
Architect

2 - 4 x 8 CONC. LINTELS

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27" x 45" VINYL INSULATED WINDOW BY WELLCRAFT SYSTEMS

P. T. WOOD WINDOW WELL OR POLYETHYLENE WELL BY WELLCRAFT SYSTEMS

#4 VERT. @ 32" O.C. INSIDE FACE IN SOLID GROUTED CORES, FOR WALLS

8" CMU, f'm = 1500 PSI w/ HORIZONTAL JOINT REINFORCING @ 16" o. c. VERT.

#4 DOWEL @ 16" o. c. CENTERED IN WALL

2" - 0" MIN.













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Wellcraft 27" x 45" In - Swing Egress Window

★★★★★ 8 Reviews

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FREE SHIPPING!**
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Manufacturer Part Number: WISE2745

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PRODUCT INFORMATION

Description

The Wellcraft In-Swing Egress Window is designed to not only be a functional window for any basement, but to also allow easy access in case of emergency. The In-Swing Egress window is available for all Wellcraft wells and is Egress compliant, meeting all IRC Building Codes for egress.

These windows feature a maintenance-free, all vinyl frame that will not rust, crack, or require paint. This Wellcraft Egress Window includes a removable sash that makes cleaning it easier and creates a tight seal around your window. It will deliver the safety and function you expect from an egress window while also delivering style in addition to plenty of natural sunlight and fresh air.

Pair this window up with a matching window well and well cover to provide a full escape system from your basement. These systems allow for easy access into, or out of your home in case of an emergency.

Features

- 3/4" insulated Low-E glass comes standard and has a U-value of 0.28
- Meets IRC Building Codes for Egress
- Full fiberglass screen, removable from the inside
- Attractive accent and light source for a basement
- Maintenance free vinyl frame will not crack, rust or need paint
- This window is available for all wells

Specifications

- Frame Dimensions: 27" x 45" x 7.875"
- Net Clear Opening: 20-1/8" x 40-7/8" (5.71 sq. ft.)
- Net Clear Glass Opening: 20-3/8" x 38-3/8" (5.43 sq. ft.)
- Glazing Type: Double Pane

Helpful Documents

- [Installation Instructions](#)
- [Limited Lifetime Warranty](#)

From: [Office](#)
To: [Thacher, Jill](#)
Cc: [Jesse Pennisi](#)
Subject: Re: Update to Plans for 122 S 7th St
Date: Thursday, February 21, 2019 4:18:14 PM

Hi Jill!

See answers below from Jesse!

1) The window wells at grade are 4' (N/S) by 3' (E/W), and the well is 45" deep?

Correct

2) The furnace and water heater are located along the east basement wall?

Correct

3) The well material will be wood, not polyethylene?

Correct, same as east wall in new basement area

Kristin McMaster
Administrative Assistant
By the River Carpentry
734-997-9253

On Feb 21, 2019, at 2:27 PM, Thacher, Jill <JThacher@a2gov.org> wrote:

Thanks Kristin and Jesse, would you confirm that the following information is correct?
By replying to me, Jesse won't need to come in to draw on the plans again.

- 1) The window wells at grade are 4' (N/S) by 3' (E/W), and the well is 45" deep?
- 2) The furnace and water heater are located along the east basement wall?
- 3) The well material will be wood, not polyethylene?

Thank you!
Jill

From: Office <office@bytherivercarpentry.com>
Sent: Thursday, February 21, 2019 10:44 AM
To: Thacher, Jill <JThacher@a2gov.org>
Cc: Jesse Pennisi <jessepennisi@gmail.com>
Subject: Update to Plans for 122 S 7th St

Hi Jill,

Sending over a small revision to the window plan at 122 S 7th. Plan revision and photos of window are attached, and Jesse and I are heading over to get a measurement on existing window shortly. Once I have that I will send it over to you/ drop off hard copies as well.

Are we on the agenda for HDC meeting in March?

Kristin McMaster
Administrative Assistant
By the River Carpentry
734-997-9253