

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 213 South Main Street, Application Number HDC15-247

DISTRICT: Main Street Historic District

REPORT DATE: January 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: January 11, 2016

	OWNER	APPLICANT
Name:	213 SMS LLC Reza Rahmani	Sam Kafaei KBG Construction
Address:	19727 Allen Road, Suite 11 Brownstown, MI 48183	P.O. Box 8408 Ann Arbor, MI 48107
Phone:	(734) 479-4747	(734) 547-6004

BACKGROUND: This three story commercial vernacular building was constructed in 1869 and the original occupant was Mann Bros. druggists. In 1908 the street front elevation was remodeled to its current appearance. It features two-over-two and one-over-one doublehung windows (with third-floor transoms) and a brick cornice with decorative brickwork. The ground-floor retail was most recently occupied by Falling Water Books & Collectibles, which closed in December 2014.

In September, 2015 the HDC approved an application to replace the non-original storefront and construct a rear stair tower. That work is nearly complete.

LOCATION: The site is located on the east side of South Main Street, south of Washington Street and north of Liberty Street.

APPLICATION: The applicant seeks HDC approval to construct a 260 square-foot roof deck and rooftop stair enclosure. The 5'-1-1/2" wide x 22-5-1/4" long roof access penthouse will be located on the north center edge of the roof, with the deck on the west end toward South Main Street.

APPLICABLE REGULATIONS

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

Alterations/Additions for the new use

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

Recommended: Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended: Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

District or Neighborhood Setting

Recommended: Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

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

From the Ann Arbor Historic District Design Guidelines:

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS

1. The proposed roof deck is reported by the applicant to be 260 square feet on the application, and 238 square feet and 14' x 17' in a follow-up email. The deck looks larger on the drawing, closer to 22' x 25'. It would be constructed of Azek resurfacing pavers, with a 48" tall guardrail. The deck is set back 5' from the 42" parapet on the west edge of the roof. The stair enclosure has an approximately 5' x 29' footprint, and is located on the north edge of the roof, about 35' behind the front parapet. The stair enclosure is clad in Hardie Panel, with a low pitched shed roof. The door to the stair faces west, and there are no windows. Optional skylights are shown, which staff has no objection to.
2. Per two-dimensional drawings provided, the work will not be visible to a person standing across South Main Street.
3. Per the SOI *Guidelines* for additions, no character-defining features of the historic building are obscured, damaged, or destroyed by this proposal. The stair enclosure is set back from the street frontage in order to minimize the line of sight from pedestrians on Main Street. The materials and methods of construction clearly delineate what is historic and what is new.
4. The design and scale of the proposed addition does not detract from the existing building and uses distinct materials to further differentiate it from the historic structure. Overall, staff feels that the historical integrity and character-defining features of the building will not be harmed. Staff recommends approval of this stair enclosure and deck proposal.

POSSIBLE MOTIONS: (Note that the motion is 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 Historic District Commission issue a certificate of appropriateness for the application at 213 South Main Street, a contributing property in the Main Street Historic District, to construct a maximum 260 square foot roof deck and stair enclosure, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for additions, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1 and 2, and the guidelines for additions and district/neighborhood setting.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 213 South Main Street in the Main Street 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

213 S Main (2007 file photo)







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>213 S Main Ann Arbor, 48104</u>
Historic District: <u>Yes</u>
Name of Property Owner (If different than the applicant): <u>213 SMS LLC, Reza Rahmani</u>
Address of Property Owner: <u>19727 Allen Rd Brownstown Charter Twp, MI</u>
Daytime Phone and E-mail of Property Owner: <u>(734) 479-4747</u>
Signature of Property Owner:  Date: <u>7/6/15</u>
Section 2: Applicant Information
Name of Applicant: <u>Sam Kafeei</u>
Address of Applicant: <u>KBG-PO Box 8408 Ann Arbor Mi 48107</u>
Daytime Phone: <u>(734) 660-2266</u> Fax: <u>(734) 547-6004</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:  Date: _____
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: <u>SK</u>

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

1. Provide a brief summary of proposed changes. _____

We would like an approval to install a 5'-1-1/2" wide x 22-5-1/4" long roof access penthouse on the southwest portion of the roof. This penthouse will serve a 260 sq. ft. roof deck which is located so as to not be highly visible. This penthouse will be made of light gauge steel studs, hardie board, with two skylights to allow light into the third floor stair space. The new roof deck will have a 5' foot zoning set back requirement from the

2. Provide a description of existing conditions. _____

The roof consist of EPDM material and is sloped from the west side to the east side, to drain on the east side at the alley

3. What are the reasons for the proposed changes? _____

We have constructed similar penthouse at a previous project where attracted a lot of tenant to the building for its enjoyable downtown Ann Arbor view and historical view of main street.

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

See attached

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

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:

Existing Condition

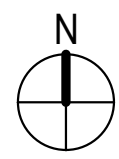


GENERAL NOTES

- PROJECT DESIGN COMPLIANCE:** THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FIELD CHECKING ALL EXISTING CONDITIONS AND FOR FITTING THEIR WORK TO EXISTING AND NEW WORK. NOTICE MUST BE IMMEDIATELY GIVEN TO THE DESIGN CONSULTANT WHERE THERE ARE INCONSISTENT OR CONFLICTING DIMENSIONS ON THE DRAWINGS AND FOR WHERE THERE IS CONFLICT IN THE WORK OF THE INDIVIDUAL TRADES AND/OR WHERE THERE IS CONFLICT BETWEEN THE WORK SHOWN ON THE DRAWINGS AND THE CONDITIONS FOUND IN THE FIELD. EACH CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR HIS WORK WHERE HE FAILS TO CHECK SUCH CONDITIONS AND/OR GIVE NOTICE TO THE DESIGN CONSULTANT OF DISCREPANCIES THEREIN.
- PROJECT DESIGN COMPLIANCE:** THE OWNER, GENERAL CONTRACTOR, EACH INDIVIDUAL SUBCONTRACTOR AND MATERIAL MEN AGREE TO SAVE THE ARCHITECT HARMLESS AS A RESULT OF ANY INJURY OR DAMAGE THAT MAY OCCUR TO ANY INDIVIDUAL OR PROPERTY DURING CONSTRUCTION AS A RESULT OF ACTS OF OMISSIONS BY THE SAID OWNER, CONTRACTORS AND/OR MATERIAL MEN IN THE PERFORMANCE OF THEIR WORK. ALL ERECTION AND CONSTRUCTION PROCEDURES SHALL BE EXECUTED IN SUCH MANNER AS TO FULLY PROTECT THE STRUCTURE, ALL OTHER TRADES WORKING ON THE PROJECT AND THE SURROUNDING AREAS FROM HAZARDOUS CONDITIONS. ALL WORK WILL PROCEED FOLLOWING ALL LOCAL, STATE, AND FEDERAL SAFETY CODES, STATUTES AND RECOGNIZED STANDARDS. ALL PROCEDURES OF CONSTRUCTION AND ERECTION WHICH ARE UNDERTAKEN WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT ARE THE SOLE RESPONSIBILITY OF THE OWNER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL MEN EXECUTING SAME AND ARE TO BE ACKNOWLEDGED AS BEING UNDERTAKEN WITHOUT THE ARCHITECTS KNOWLEDGE OR CONSENT. LASTLY, IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROVIDE CERTIFICATES OF WORKMAN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE NAMING BOTH THE OWNER AND THE ARCHITECT AS BENEFICIARIES UNDER SAID CERTIFICATES AND THAT FILING OF SAID CERTIFICATES SHALL BE A CONDITION PRECEDENT TO ACCEPTANCE OF ANY WORK PERFORMED ON THE PROJECT.
- PROJECT DESIGN COMPLIANCE:** ANY REQUEST FOR A CHANGE TO THIS DRAWING MUST BE APPROVED BY THE FRANCHISE CONSTRUCTION DEPARTMENT PRIOR TO ANY WORK COMPLETED. CHANGES WITHOUT PRIOR APPROVAL WILL BE DEEMED AS A DEFAULT & WILL BE CORRECTED AT THE EXPENSE OF THE FRANCHISEE AND CAN DELAY THE STORE OPENING.
- ALL WORK SHALL BE COMPLETED OR COORDINATED BY THE G.C. UNLESS OTHERWISE NOTED.
- THE G.C. SHALL PERFORM ALL WORK TASKS AND SUPPLY ALL MATERIALS AND EQUIPMENT IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS OF THE CITY AND STATE. THE GENERAL CONTRACTOR SHALL ALSO COMPLY WITH ALL RULES AND REGULATIONS OF THE LANDLORD.
- GENERAL CONTRACTOR(G.C.) IS RESPONSIBLE FOR ALL PERMITS AND FEES. THE G.C. SHALL FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- THE G.C. SHALL PROVIDE TEMPORARY LIGHT, TELEPHONE, CLEAN UP SERVICE, AND REMOVE ALL TEMPORARY WORK PRIOR TO COMPLETION OF JOB. G.C. SHALL PROVIDE TEMPORARY BARRICADES/BARRIERS AS PER LANDLORD STANDARD OR LOCAL CODE REQUIREMENTS.
- THE G.C. IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE WORK OF THE OTHER TRADES INCLUDING WORK NOT IN THE CONTRACT.
- THE G.C. SHALL COORDINATE HIS ACTIVITIES DURING CONSTRUCTION WITH THE LANDLORDS PROJECT MANAGER.
- THE G.C. SHALL KEEP A FULL SET OF UP-TO-DATE PLANS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE G.C. IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- THE OWNER, ARCHITECT, OR ENGINEERS WILL NOT BE RESPONSIBLE FOR VERBAL INSTRUCTIONS.
- ALL SCRAP FROM LUMBER, CRATING, PAPER, AND SIMILAR TYPES OF TRASH ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH IS NOT TO BE ALLOWED TO ACCUMULATE.
- ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS AS CALLED FOR.
- ALL MATERIALS, CONSTRUCTION, AND FINISHES TO BE FIRE RATED, FIREPROOFED, AND FIRE RETARDANT TO MEET LOCAL, STATE, AND APPLICABLE NATIONAL FIRE CODES. ALL MATERIALS TO BE NEW AND OF THE BEST QUALITY AVAILABLE AND SHALL BE UL/FM RATED AS REQUIRED. NO COMBUSTIBLE MATERIALS ARE TO BE INSTALLED UNLESS PERMITTED BY CODE.
- G.C. SHALL VERIFY WITH THE OWNER/TENANT ALL FIXTURES BY OTHERS.
- THE G.C. SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEY IN A MARKED ENVELOPE. ALL KEYS TO BE TAGGED WITH PROPER LOCATIONS. THIS ENVELOPE SHOULD BE TURNED OVER TO THE STORE OPERATIONS MANAGER WITH CERTIFICATE OF OCCUPANCY.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE A CAREFUL INSPECTION OVER THE CONSTRUCTION AS A WHOLE, ASSURING HIMSELF THAT THE WORK ON THAT PART OF THE PROJECT IS READY FOR FINAL ACCEPTANCE BEFORE CALLING UPON THE ARCHITECT AND OWNER TO MAKE A FINAL INSPECTION.
- THE TENANT, HIS ARCHITECT, GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER REPRESENTATIVES SHALL BE FAMILIAR WITH ALL PORTIONS OF THE LEASE AGREEMENT WHICH GOVERN THE DESIGN OF THE LEASED PREMISES. THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF ALL LANDLORD RULES AND REGULATIONS PRIOR TO SUBMITTING A BID.
- G.C. SHALL INSTALL GROMMETS AS NEEDED AT ALL BUILT IN COUNTERS AT LOCATIONS OF ELECTRICAL OUTLET, TYPICAL THROUGHOUT.
- G.C. SHALL PREPARE A RECORD SET OF AS-BUILT DRAWINGS WHICH REFLECTED ANY CHANGES, ADDITIONS OR DELETIONS TO THE LANDLORD APPROVED SET OF DRAWINGS AND TURN THEM OVER TO LANDLORD UPON COMPLETION OF THE PROJECT.
- G.C. SHALL ARRANGE AN ON-SITE MEETING WITH LANDLORD PRIOR TO STARTING ANY PORTION OF THE WORK, SUBSEQUENT TO LANDLORDS CONSTRUCTION RELEASE.
- THE LANDLORD'S ON-SITE REPRESENTATIVES RESERVES THE RIGHT TO MAKE CHANGES TO THE LANDLORD APPROVED PLANS.
- G.C. MUST CONTRACT WITH LANDLORD APPROVED SPRINKLER CONTRACTOR AT GENERAL CONTRACTOR'S EXPENSE. COORDINATE WITH LANDLORD.



SITE PLAN N.T.S.



OCCUPANT LOAD

NAME	AREA	FUNC.	FACTOR	OCC. LOAD	REQ'D	EXIT WIDTH
BASEMENT	94 SF	EXCLUDED		0 SF		
STAIR						
ELEV.	47 SF	EXCLUDED		0 SF		1'
EX. BASEMENT	1294 SF	STORAGE	300 SF	4		
EX. UTILITY	189 SF	MECHANICAL	300 SF	1		0'
MECH.	Not Placed	MECH.	300 SF			
MECH.	13 SF					
MECH.	Not Placed					
MENS	Not Placed	EXCLUDED		0 SF		
MENS	51 SF					
Room	Not Placed					
STAIRWELL	179 SF	EXCLUDED		0 SF		
TENANT 1	1376 SF	MERCHANTILE	60 SF	23		5'
TENANT 2	1405 SF	BUSINESS	100 SF	14		3'
TENANT 3	1327 SF	BUSINESS	100 SF	13		3'
UNISEX 2	Not Placed	EXCLUDED		0 SF		
UNISEX 3	58 SF	EXCLUDED		0 SF		
UNISEX 3	58 SF	EXCLUDED		0 SF		
VEST.	56 SF	EXCLUDED		0 SF		
WOMENS	Not Placed	EXCLUDED		0 SF		
WOMENS	51 SF					
WOMENS	6199 SF			55		11'



VICINITY MAP N.T.S.



PERSP-1

PROJECT INFORMATION

CLIENT & GENERAL CONTRACTOR	KAFAEI BUILDING GROUP LLC SANI KAFAEI P. 734.660.2266 E. SAM@KAFAEIBUILDINGGROUP.COM 8132 CREEK BEND DR YPSILANTI, MI 48197		
CODE	2012 MICHIGAN REHABILITATION CODE FOR EXIST. BUILDINGS 2012 MICHIGAN PLUMBING CODE 2012 MICHIGAN MECHANICAL CODE 2014 NATIONAL ELECTRICAL CODE ICCA117.1-2009 NFPA		
AREA	BASEMENT: 1855 SF FIRST FLOOR: 1551 SF SECOND FLOOR: 1781 SF THIRD FLOOR: 1756 SF TOTAL: 5267 SF ALLOWABLE HEIGHT: 3 STORIES ALLOWABLE AREA: 19,000 SF		
USE GROUP	MIXED USE: NON-SEPERATED BASEMENT: M (ACCESSORY TO 1ST) FIRST FLOOR: M - MERCHANTILE SECOND FLOOR: B - BUSINESS THIRD FLOOR: B - BUSINESS RECD SEPERATIONS: NONE		
CONSTRUCTION TYPE	III-B		
FIRE SUPPRESSION	NO		
INTERIOR FINISHES	EXITS & PASSAGEWAY A	CORRIDORS B	ROOMS & ENCLOSED SPACES C
MEANS OF EGRESS (REFER TO LIFE SAFETY PLAN)			
PLUMBING	SPACE	REQ'D	PROVIDED
TENANT 1	WC LAV H-I/O FOUNTAIN SERVICE SINK	15 / 25 1 1 1	1 MEN + WOMEN 1 MEN + WOMEN 1 1
TENANT 2	WC LAV H-I/O FOUNTAIN SERVICE SINK	<15 <15 0 1	1 UNISEX 1 UNISEX 0 1
TENANT 3	WC LAV H-I/O FOUNTAIN SERVICE SINK	<15 <15 <15 1	1 UNISEX 1 UNISEX 1 UNISEX 1
DEFERRED SUBMITTALS	STEEL STAIR FABRICATION SHOP DRAWINGS STRUCTURAL DETAILS OF FLOORS AND ROOF SPECS OF INTERIOR FINISHES COMPLYING W/ ASTM E84		
NOTES	THESE CONSTRUCTION DOCUMENTS WERE PREPARED WITH THE CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLETE WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS. RULINGS AND WHEREVER REQUIRED, SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE WITH THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL. G.C. SHALL VERIFY WORK WITH LANDLORD LEASE AGREEMENT ALL EQUIPMENT/MATERIAL CUT SHEETS AND SPECS SHALL BE INCLUDED AS PART OF THESE PLANS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO REVIEW AND DISTRIBUTE TO ALL TRADES AS REQUIRED.		

INDEX

T1	COVER SHEET	07.15.2015	1.04.2016
T2	LIFE SAFETY PLAN	07.15.2015	12.17.2015
X1	BASEMENT AND FIRST FLOOR DEMO PLANS	07.15.2015	08.06.2015
X2	SECOND AND THIRD FLOOR DEMO PLANS	07.15.2015	08.06.2015
A1	BASEMENT PLAN	07.15.2015	08.17.2015
A2	FIRST FLOOR PLAN	07.15.2015	09.08.2015
A3	SECOND AND THIRD FLOOR PLAN	07.15.2015	12.17.2015
A4	ROOF PLAN	07.15.2015	1.04.2016
A5	EXTERIOR ELEVATIONS	07.28.2015	1.04.2016
A6	BUILDING SECTIONS	07.15.2015	
A7	BUILDING SECTIONS	07.15.2015	12.17.2015
A8	INTERIOR ELEVATIONS	07.15.2015	08.17.2015
A9	UL WALL SPECS	07.15.2015	
E1	ELECTRICAL PLAN	07.15.2015	
E2	ELECTRICAL DETAILS	07.15.2015	
P1	PLUMBING PLANS	07.15.2015	
P2	PLUMBING PLANS	07.15.2015	
P3	PLUMBING SCHEDULES AND DETAILS	07.15.2015	
M1	MECHANICAL PLANS	07.15.2015	
M2	MECHANICAL PLANS	07.15.2015	
M3	MECH. ROOF PLAN SCHEDULES, DETAILS	07.15.2015	
S1	BASEMENT PLAN	07.31.2015	
S2	FIRST FLOOR FRAMING PLAN	07.31.2015	
S3	SECOND FLOOR FRAMING PLAN	07.31.2015	
S4	THIRD FLOOR FRAMING PLAN	07.31.2015	
SS	ROOF FRAMING PLAN	07.31.2015	
ES1	ELEVATOR SHOP DWGS	DEFERRED	
SS1	STAIR SHOP DWGS	DEFERRED	

ABBREVIATIONS

ACT	ACOUSTICAL CLNG TILE	LAV.	LAVATORY
AFF.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
CKT.	CIRCUIT	MIN.	MINIMUM
CLNG.	CEILING	MR.	MIRROR
CONC.	CONCRETE	MTL.	METAL
CONT.	COUNTERTOP	NG	NATURAL GAS
DN	DN	N.I.C.	NOT IN CONTRACT
DIA	DIAMETER	NO.	NUMBER
DWG(S)	DRAWING(S)	O.C.	ON CENTER
EA.	EACH	O.D.	OUTSIDE DIMENSION
EL.	ELEVATION	OH.	OVERHEAD
EXIST.	EXISTING	OPNG.	OPENING
EXP.	EXPOSED	RAD.	RADIUS
EXT.	EXTERIOR	RE.	REFERENCE
FIN.	FINISHED	REQ'D	REQUIRED
GA.	GAUGE	S.C.	SOLID CORE
GYP.BD.	GYPSUM BOARD	STL.	STEEL
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
GL.	GLASS	U.N.O.	UNLESS NOTED OTHERWISE
HGT.	HEIGHT	VCT.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE	W/	WITH
H.M.	HOLLOW METAL	WD.	WOOD
INT.	INTERIOR	@	AT



FORESTAGROUP.COM
9030 GENERAL DRIVE
PLYMOUTH, MI 48170
P. 248.471.2900

NOTES

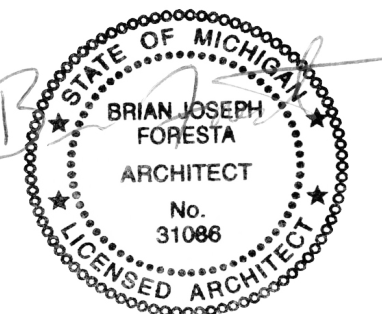
- CO-ORDINATE ALL PLANS WITH 'CONSTRUCTION MANUAL'
- ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
- G.C. IS RESPONSIBLE FOR OBTAINING, REVIEWING, AND DISTRIBUTING ALL DRAWINGS, DETAILS, AND EQUIPMENT AND MATERIAL SPECS.
- G.C. SHALL PROVIDE CONSTRUCTION SCHEDULES, WEEKLY UPDATES, AND PHOTOS OF THE PROJECT THROUGHOUT THE DURATION OF CONSTRUCTION.
- G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS & IMMEDIATELY NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- G.C. SHALL PROVIDE ON-SITE STORAGE FOR ALL EQUIPMENT AND MATERIAL DELIVERIES DURING CONSTRUCTION.
- ALL REQUEST FOR INFORMATION MUST BE SUBMITTED ELECTRONICALLY.
- WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMIT(S).
- DO NOT SCALE DRAWINGS.
- COPYRIGHT 2015 FORESTA ARCHITECTS, LLC.
- ALL SUB CONTRACTORS MUST FIELD MEASURE THE EXISTING CONDITIONS AND REPORT INCONSISTENCIES WITH BID AND PRIOR TO START OF WORK.

PROJECT

15124

TENANT IMPROVEMENT
213 S. MAIN
ANN ARBOR, MI

SEAL



DATE

07.15.2015

NO.	DESCRIPTION	DATE
1	PERMIT REV 1	08.06.2015
2	PERMIT REV 2	08.17.2015
3	REV 6	12.17.2015
4	REV 6.1	12.17.2015
5	REV 8	1.04.2016

SUBMITTAL

PERMIT

SHEET NAME

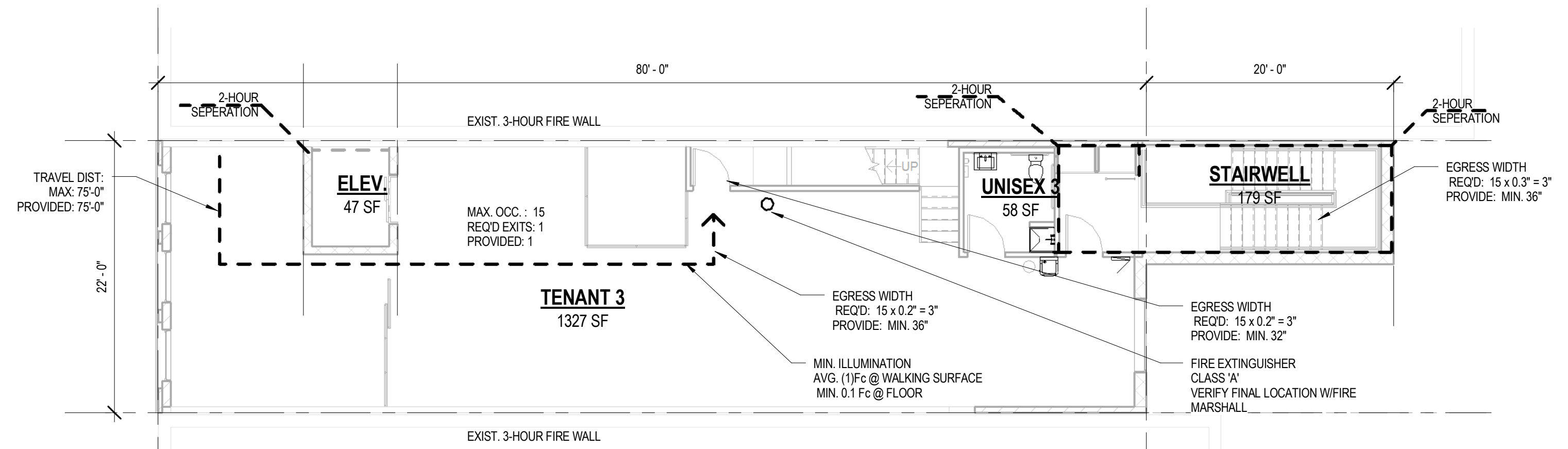
COVER SHEET

SHEET

T1

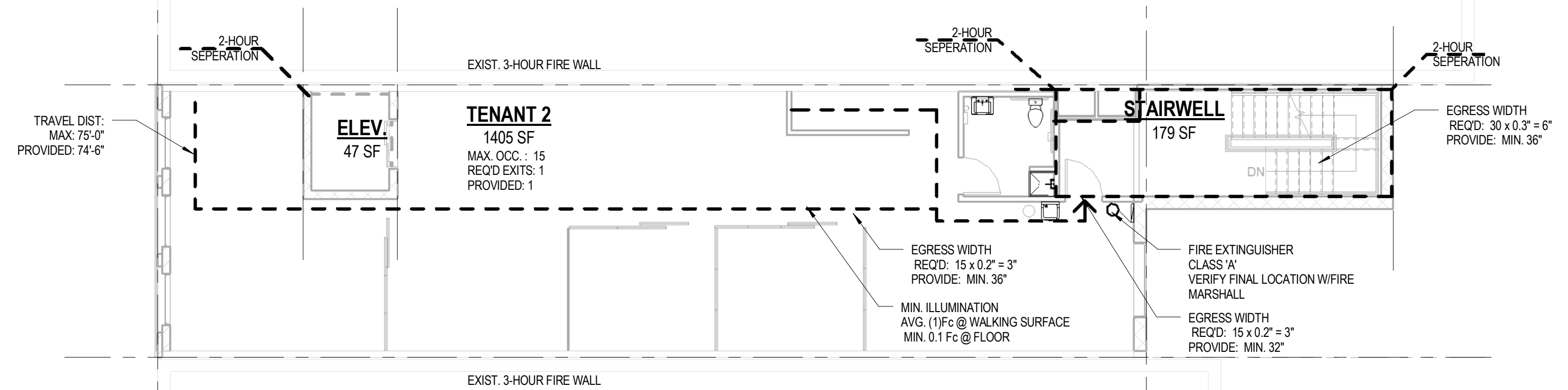
NOTES

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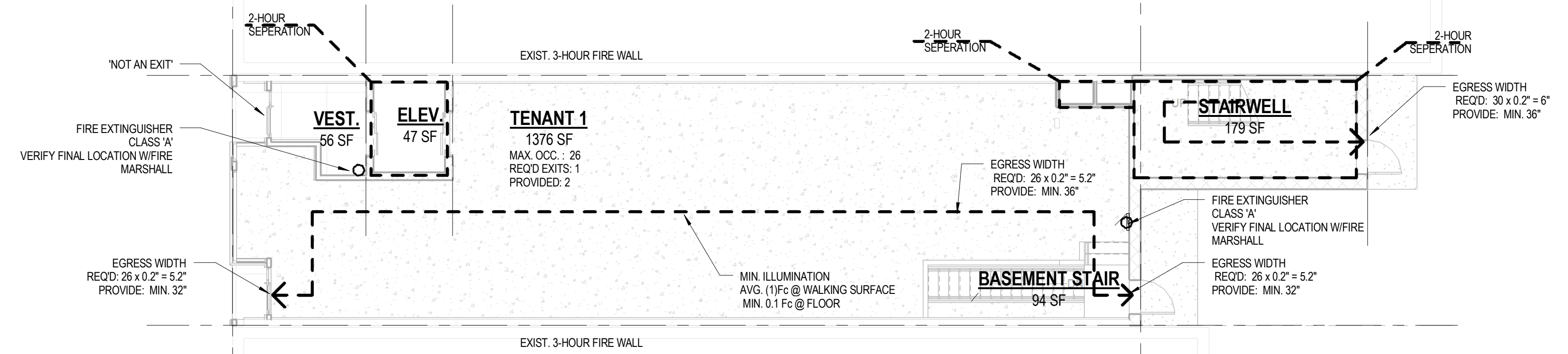
THIRD FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



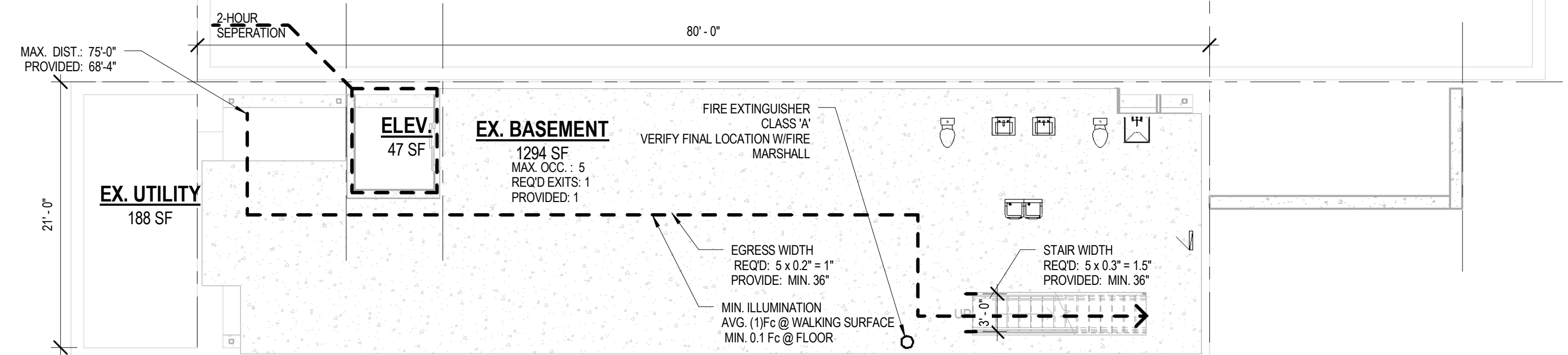
SECOND FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



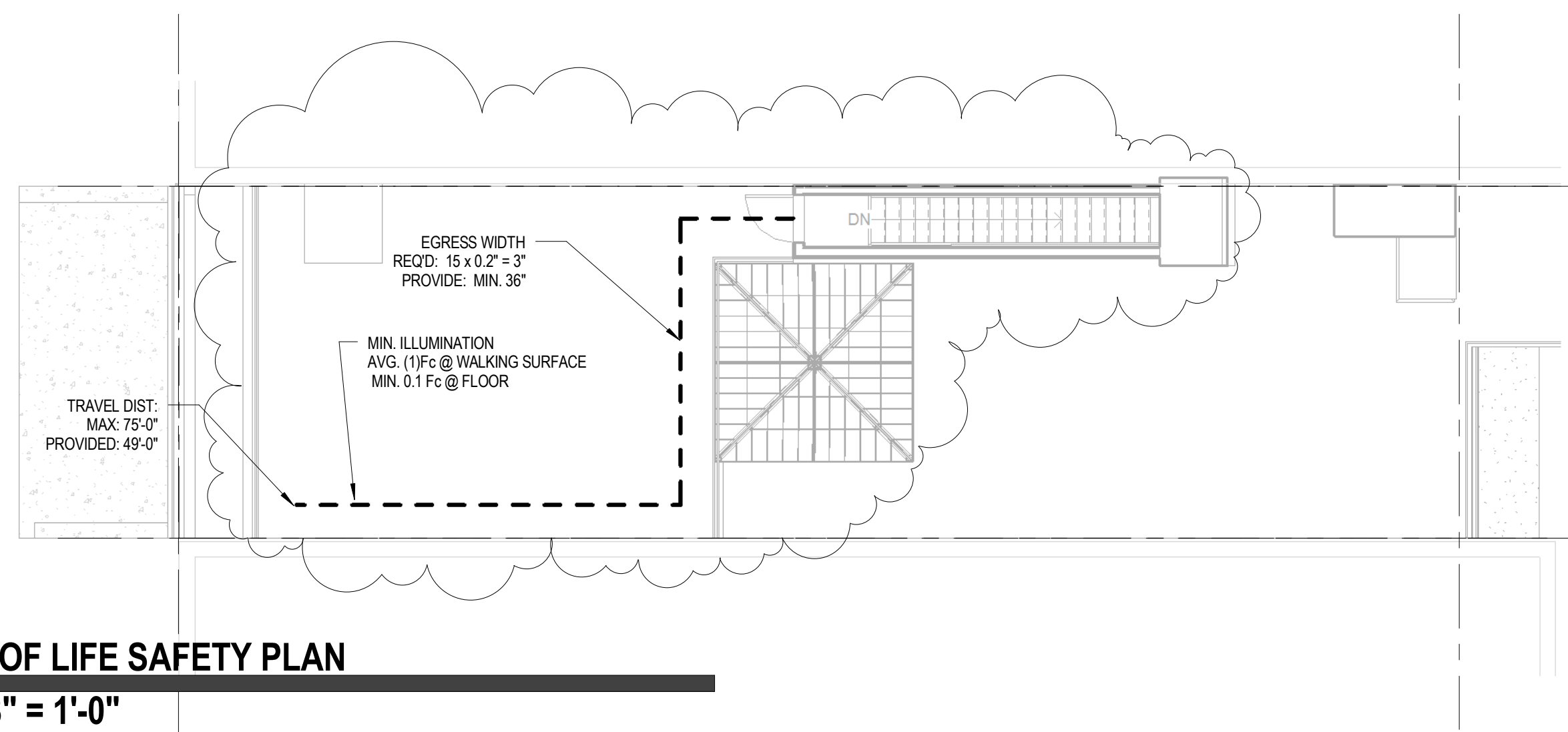
FIRST FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



BASEMENT LIFE SAFETY PLAN

1/8" = 1'-0"



ROOF LIFE SAFETY PLAN

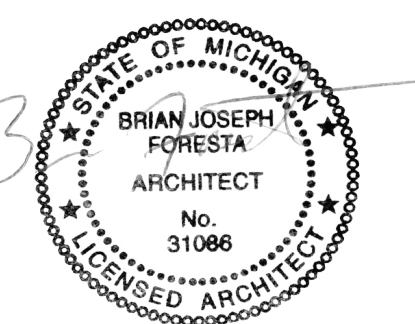
1/8" = 1'-0"

PROJECT

15124

TENANT IMPROVEMENT
 213 S. MAIN
 ANN ARBOR, MI

SEAL



DATE

07.15.2015

NO.	DESCRIPTION	DATE
1	PERMIT REV 2	08.17.2015
2	REV 6	12.17.2015

SUBMITTAL

PERMIT

SHEET NAME

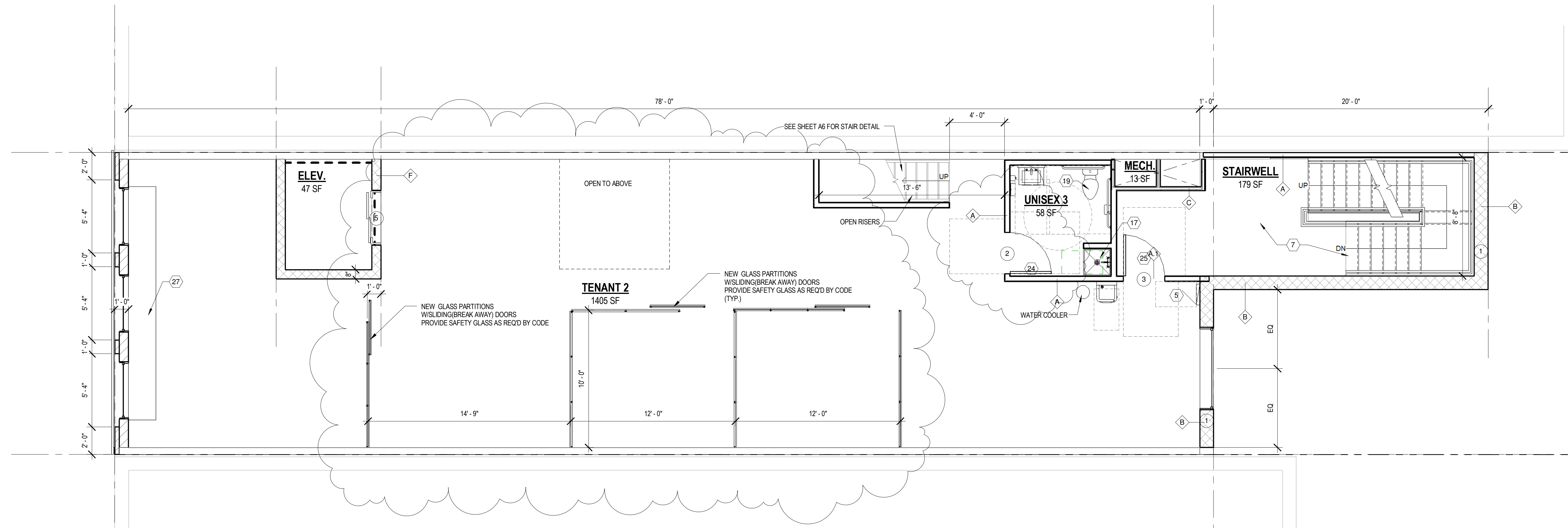
LIFE SAFETY PLAN

SHEET #

T2

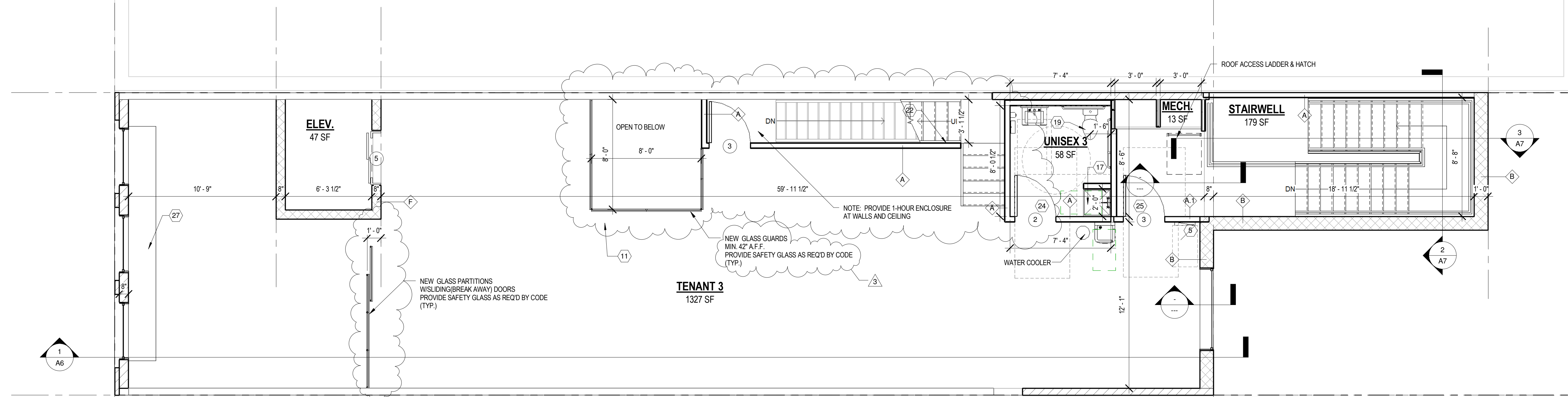
NOTES

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SECOND FLOOR PLAN

1/4" = 1'-0"



THIRD FLOOR PLAN

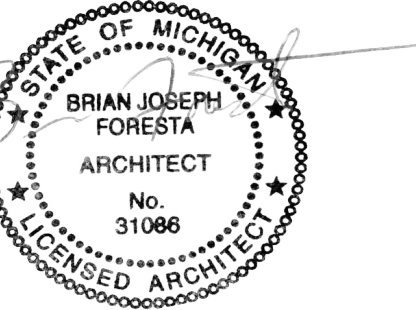
1/4" = 1'-0"

PROJECT

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TENANT IMPROVEMENT
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SEAL



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3	REV 6	12.17.2015

SUBMITTAL

PERMIT

SHEET NAME

SECOND AND THIRD
 FLOOR PLAN
 SHEET #

A3

FLOOR PLAN NOTES

MARK	NOTES
1	NEW EPDM ROOFLINE ON RIGID INSULATION. REFER TO STRUCTURE PLANS FOR STRUCTURE. SLOPE ROOF TO MANUF. MIN.
4	REPLACE EXIST COPING.
5	NEW ROOFTOP UNIT & CURBS. REFER TO HVAC PLANS. PROVIDE CRICKETS TO DIRECT WATER AROUND UNITS.
6	NEW SKYLIGHT



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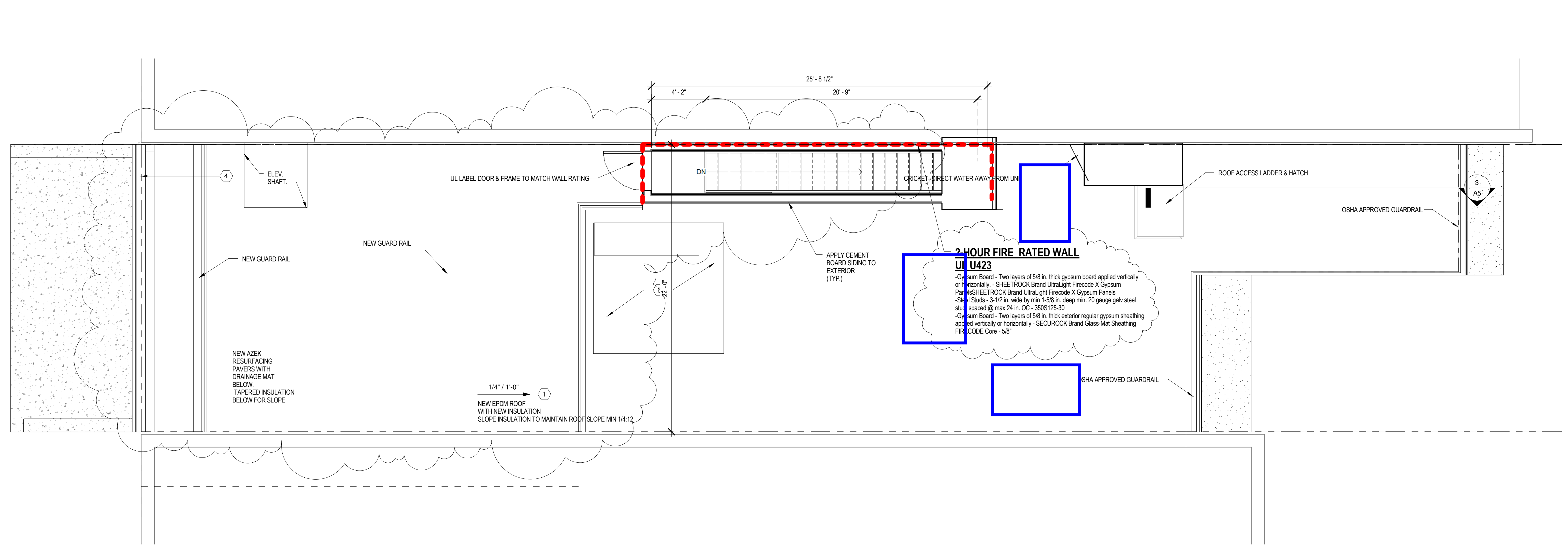
PERMIT

SHEET NAME

ROOF PLAN

SHEET #

A4

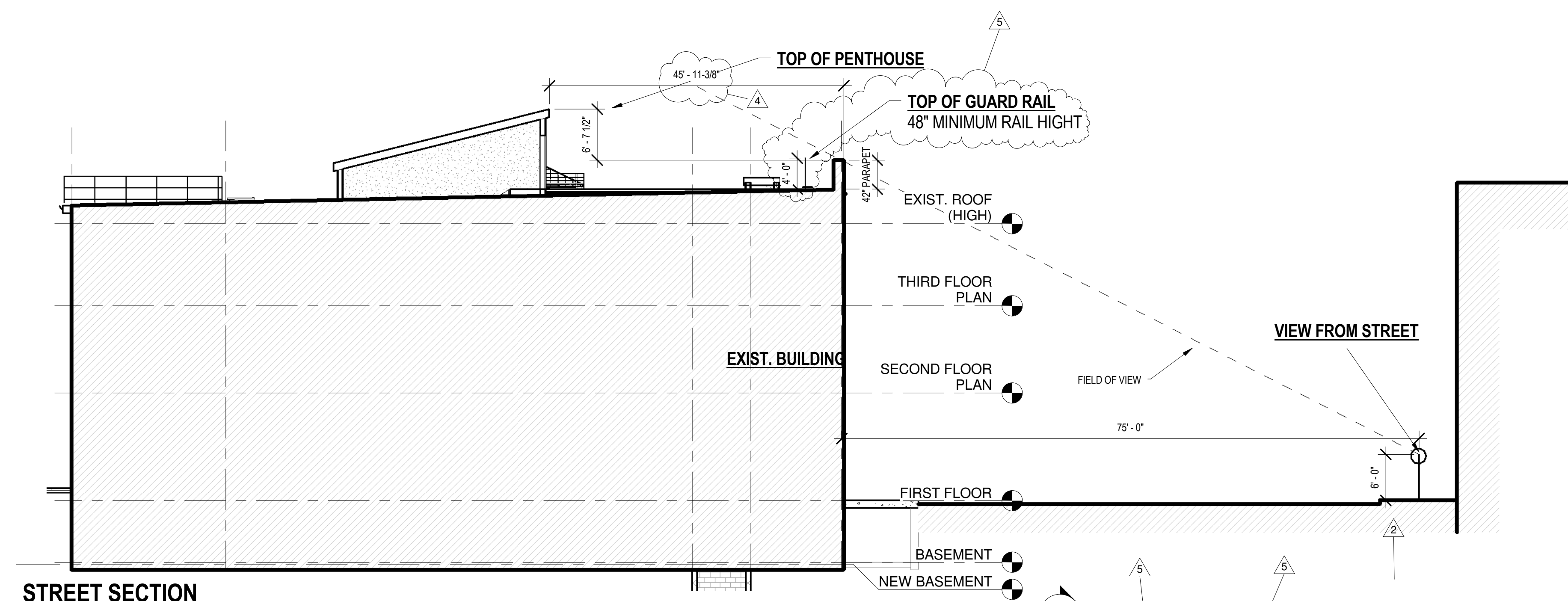


ROOF PLAN

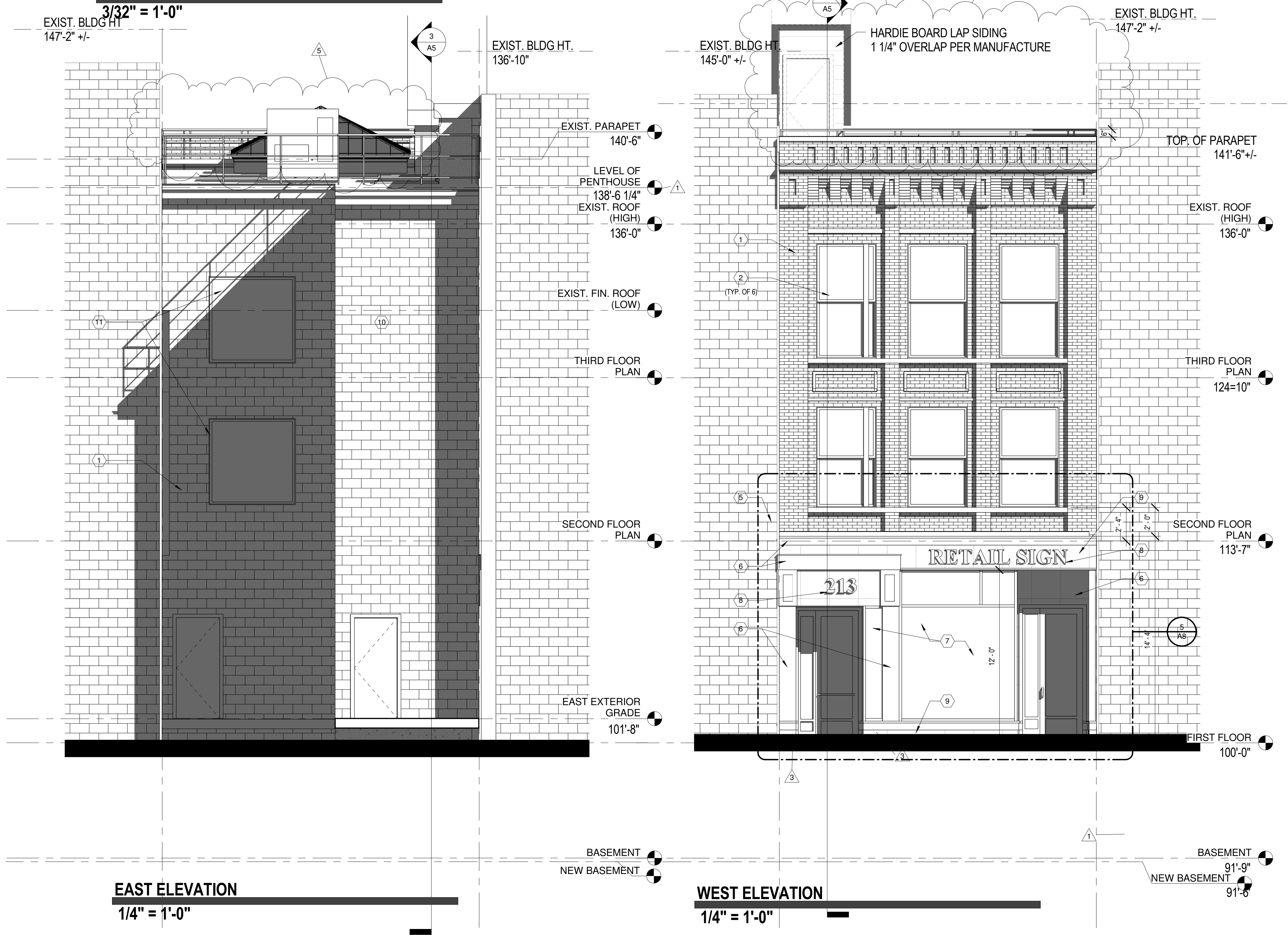
1/4" = 1'-0"

ELEVATION NOTES

MARK	NOTES
1	EXIST. BRICK TO BE CLEANED, REPAIRED @ PAINTED
2	EXIST. WINDOWS TO BE RESTORED.
3	NEW HARDI BOARD SIDING & TRIM. COLOR MATCH BRICK PAINT.
5	EXIST. NON-HISTORICAL FACADE TO BE DEMO'D AS REQ'D FOR NEW FACADE.
6	NEW DARK BROWN ALUMINUM BREAK METAL. PROVIDE PLYWOOD BACKING AS REQ'D TO MEET DIMENSIONS SHOWN.
7	NEW ALUM. FRAME STOREFRONT W/ 1" INSULATED GLASS
8	RAISED LETTER SIGNAGE W/ BACKLIGHT LED. TO BE SUBMITTED & APPROVED BY TENANT UNDER SEPERATE SIGN PERMIT.
9	12"x12" TILE
10	NEW CMU - PAINT TO MATCH EXIST. BRICK.
11	NEW WINDOWS - CUSTOM SIZE TO MATCH EXIST. OPENINGS.



STREET SECTION



EAST ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"



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NOTES

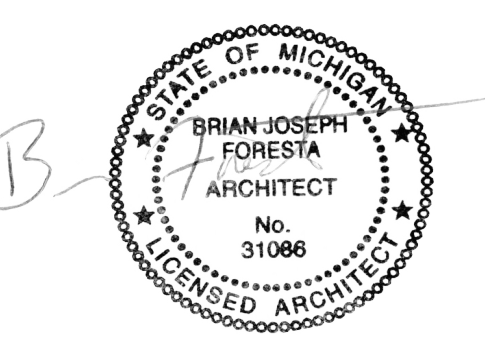
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ANN ARBOR, MI

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07.28.2015

NO.	DESCRIPTION	DATE
1	PERMIT REV 1	08.06.2015
2	PERMIT REV 2	08.17.2015
3	ENTRY REV	09.08.2015
4	REV 6	12.17.2015
5	REV 8	1.04.2016

SUBMITTAL

PERMIT

SHEET NAME

EXTERIOR ELEVATIONS

SHEET #

A5

NOTES

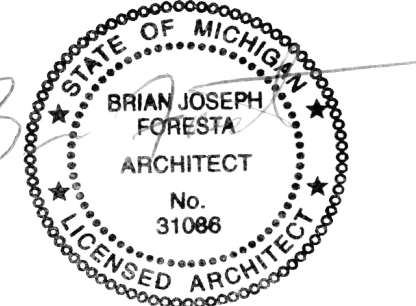
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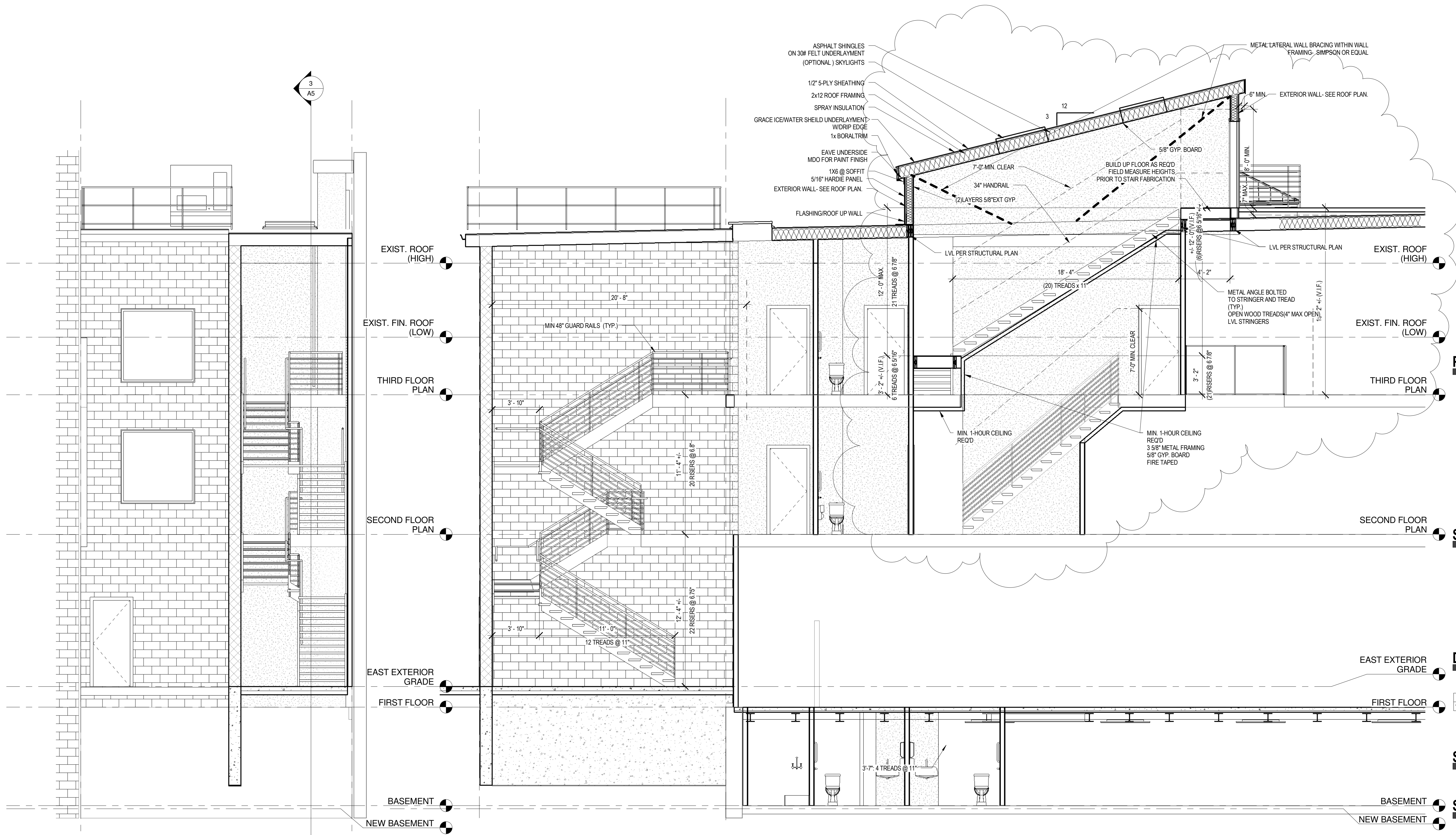
PERMIT

SHEET NAME

BUILDING SECTIONS

SHEET #

A7



A8.102 STAIR SECTION 1
 1/4" = 1'-0"

A8.103 STAIR SECTION 2
 1/4" = 1'-0"

NOTE: SEE SHEET A5 FOR LEVEL HEIGHTS