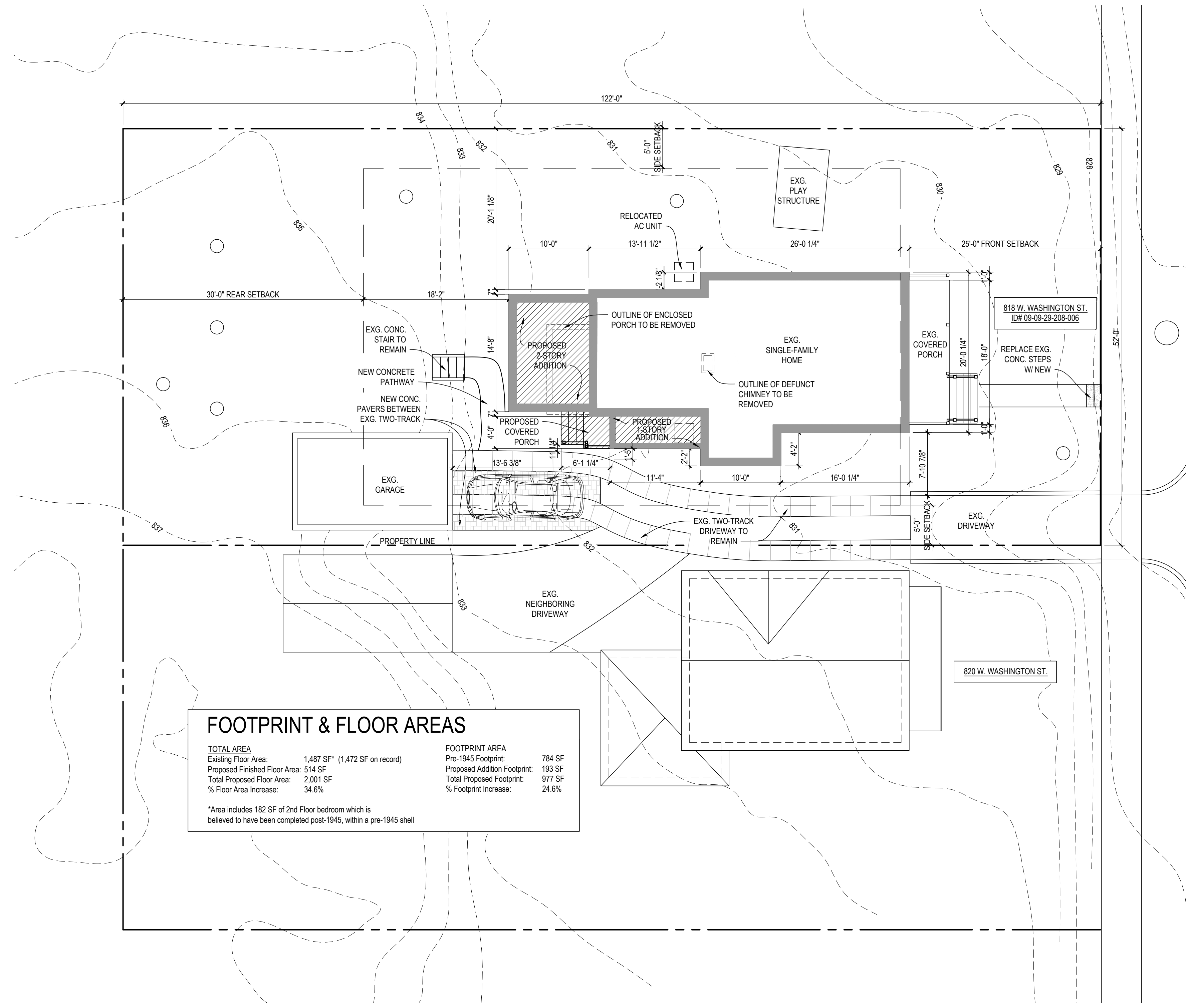


Meyer Baleisis Addition - HDC Application

818 W. Washington St. • Ann Arbor, MI 48103



FOOTPRINT & FLOOR AREAS	
TOTAL AREA	
Existing Floor Area: 1,487 SF* (1,472 SF on record)	FOOTPRINT AREA: 784 SF
Proposed Finished Floor Area: 514 SF	Pre-1945 Footprint: 193 SF
Total Proposed Floor Area: 2,001 SF	Proposed Addition Footprint: 193 SF
% Floor Area Increase: 34.6%	Total Proposed Footprint: 977 SF
	% Footprint Increase: 24.6%

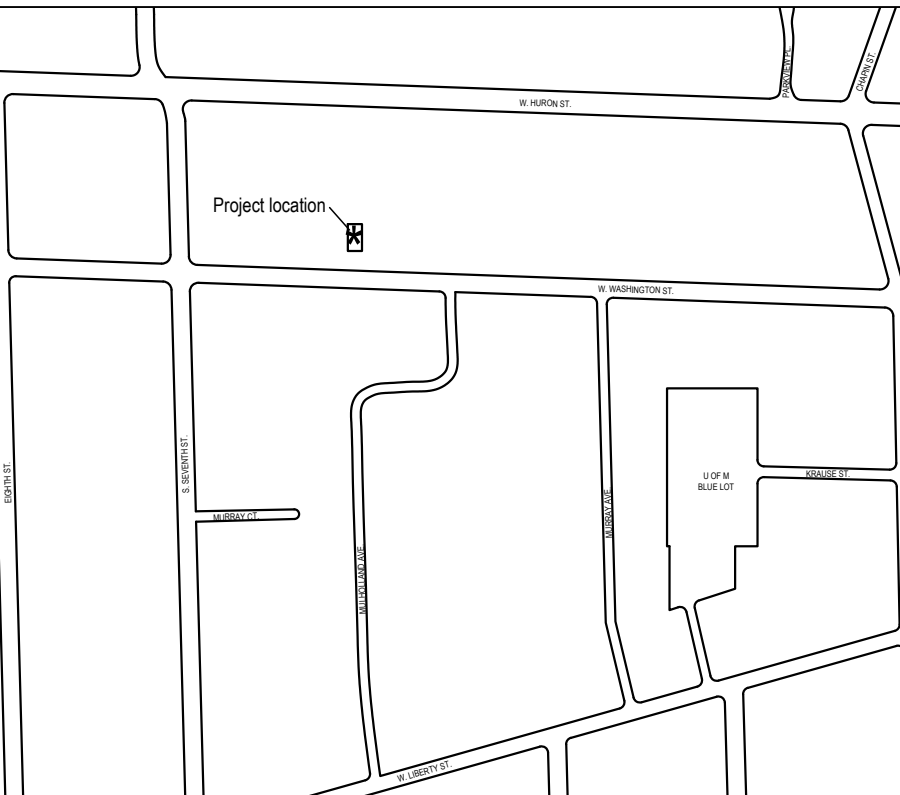
*Area includes 182 SF of 2nd Floor bedroom which is believed to have been completed post-1945, within a pre-1945 shell

ARCHITECTURAL SYMBOLS

DISCIPLINE	A-1.1	SHEET NUMBERING SYSTEM
CATEGORY i.e. PLAN, SECTION, ELEVATION, ETC.		
DETAIL NUMBER A-100/A-10	Section Detail SCALE: 1/12" = 1'-0"	DETAIL SYMBOL
CURRENT SHEET	SHEET DETAIL IS REFERENCED FROM	
01		COLUMN GRID LINE
01		ELEVATION MARK
01		BUILDING SECTION
01		WALL SECTION
01		DETAIL (SECTION)
01		DETAIL (ENLARGEMENT)
100'-0"		ELEVATION TARGET
ROOM NAME 101		ROOM NAME / NUMBER
LEVEL		WINDOW MARK
LEVEL		DOOR MARK
LEVEL		FINISH MARK
ALIGN		ALIGN
TILE		FLOOR MATERIAL ADJACENCY
CONC		
02		INTERIOR ELEVATION

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	M.O.	MASONRY OPENING
B.O.	BOTTOM OF	O.C.	ON CENTER
BSMT	BASEMENT	REQD.	REQUIRED
CLG	CEILING	R.O.	ROUGH OPENING
CMU	CONCRETE MASONRY UNIT	SF	SQUARE FEET
CONC	CONCRETE	TBD	TO BE DETERMINED
ELEV	ELEVATION	T.M.E.	TO MATCH EXISTING
EXG.	EXISTING	TYP.	TYPICAL
F.O.	FACE OF	T.O.	TOP OF
FLR	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
GYP. BD.	GYPSUM BOARD	VIF	VERIFY IN FIELD
MANUF.	MANUFACTURER	W/	WITH
MIN	MINIMUM	WD	WOOD



GENERAL NOTES

- Drawings are intended for a sheet size of 24" x 36". Do not scale drawings. Use written dimensions.
- See specifications for more information pertaining to the work.
- Horizontal dimensions shown indicate centerline of column gridline, face of (F.O.) concrete, F.O. masonry, and F.O. stud - unless otherwise noted. Vertical dimensions shown indicate top of (T.O.) concrete and T.O. wall or bottom of (B.O.) beam - unless otherwise noted.
- Dimensions on Interior Elevations are to finishes, except for plumbing fixtures, which are to rough framing.
- The contractor shall visit the site and be knowledgeable of conditions thereon. Contractor to field verify all existing conditions and all dimensions pertaining to the work prior to commencing construction. Provide written notification to the architect of any discrepancies with the documents. The architect will issue a written directive if further clarification is required.
- Details shown are intended to describe scope and profile. Where details have not been provided, the work is intended to be similar in character to those areas detailed. Where specific dimensions, details, or design intent cannot be determined, consult architect prior to proceeding with the work.
- All work shall comply with all applicable codes and governing authorities, federal and local standards, and shall meet or exceed industry standard for each trade.
- The contractor shall coordinate all slab & wall openings required by plumbing, mechanical & electrical trades before any such work begins.
- All pipes, ducts, risers, and other elements that penetrate floor structures shall be installed in a manner that will preserve fire resistive and structural integrity of the building.
- Contractor shall not proceed with detailing, fabrication or construction of any work connected with or dependent on equipment furnished by "owner" or "other contractors" until he has received certified or approved equipment drawings.
- Should there be any conflict(s) between or within drawings and/or specifications which are not resolved in writing by the architect prior to receipt of bids, that which requires the highest degree of performance quality, quantity, strength, finish, completion, complexity, sophistication, cost, etc., will be required and shall be provided at no increase in contract amount. All such conflicts must be referred to architect immediately upon discovery.
- Contractor is responsible to see that those performing the work (including, but not limited to, his subcontractors) have access to the entire set of drawings and specifications for bidding and construction purposes.

SITE INFORMATION

PARCEL NUMBER:
09-09-29-208-006

LEGAL INFORMATION:
W 52.14 FT OF EAST 76.56 FT OF SOUTH 122.34 FT LOT 54 JEWETTS ADDITION

CURRENT ZONING:
R-2A, Single Family Residential

REQUIRED SETBACKS: Front: 25 feet, Side: 5 feet minimum Rear: 30 feet minimum

IMPERVIOUS AREA: Existing: _____ Additional Proposed: _____ Proposed Total: _____

PROJECT TEAM

HOMEOWNERS
Michael Meyer and Audra Baleisis
818 Washington St.
Ann Arbor, MI 48103

ARCHITECT
Angelini & Associates Architects
200 Huronview Blvd
Ann Arbor, Michigan 48103
(734) 998-0735

Theresa Angelini - Project Architect tangelini@angeliniarchitects.com
Rob Davis - Project Designer rdavis@angeliniarchitects.com

SHEET INDEX

- G-001 Title Sheet & Site Plan
- A-001 Basement & First Floor Demolition Plans
- A-002 Second Floor & Attic Demolition Plans
- A-100 Basement & First Floor Plans
- A-101 Second Floor & Attic Plans
- A-200 Exterior Elevations
- A-201 Exterior Elevations

02 Proposed Site Plan - Alternate
G-001 SCALE: 1/8"=1'-0"

01 Site Location Plan
G-001 SCALE: NTS

11.17.22 HDC Application
12.08.22 HDC Proposal- Revised

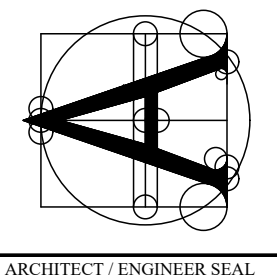
PREPARED FOR
Michael Meyer
and Audra
Baleisis

PROJECT #
22005-01

PROJECT NAME
Meyer-Baleisis Addition
818 Washington St., Ann Arbor, MI 48103

CONSULTANT

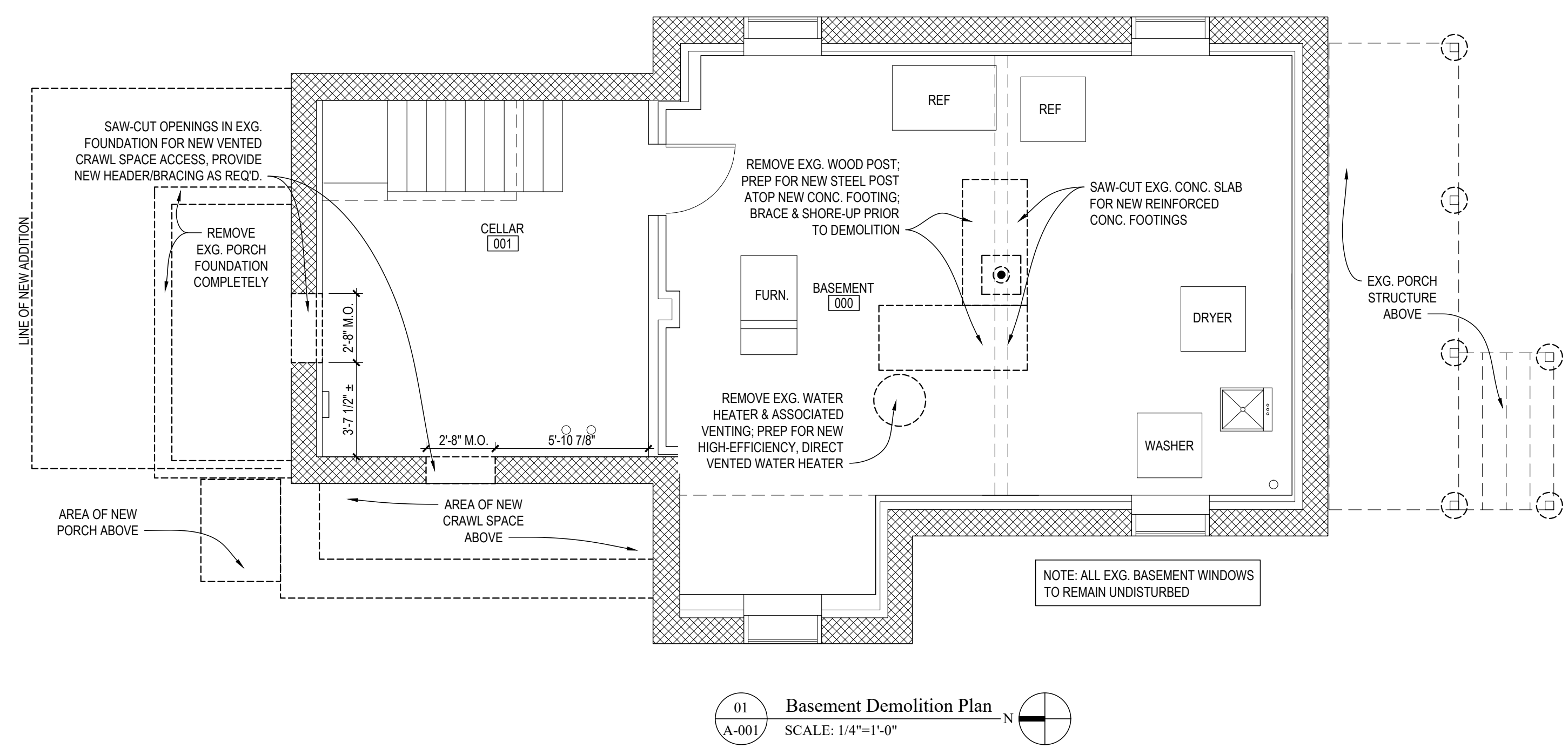
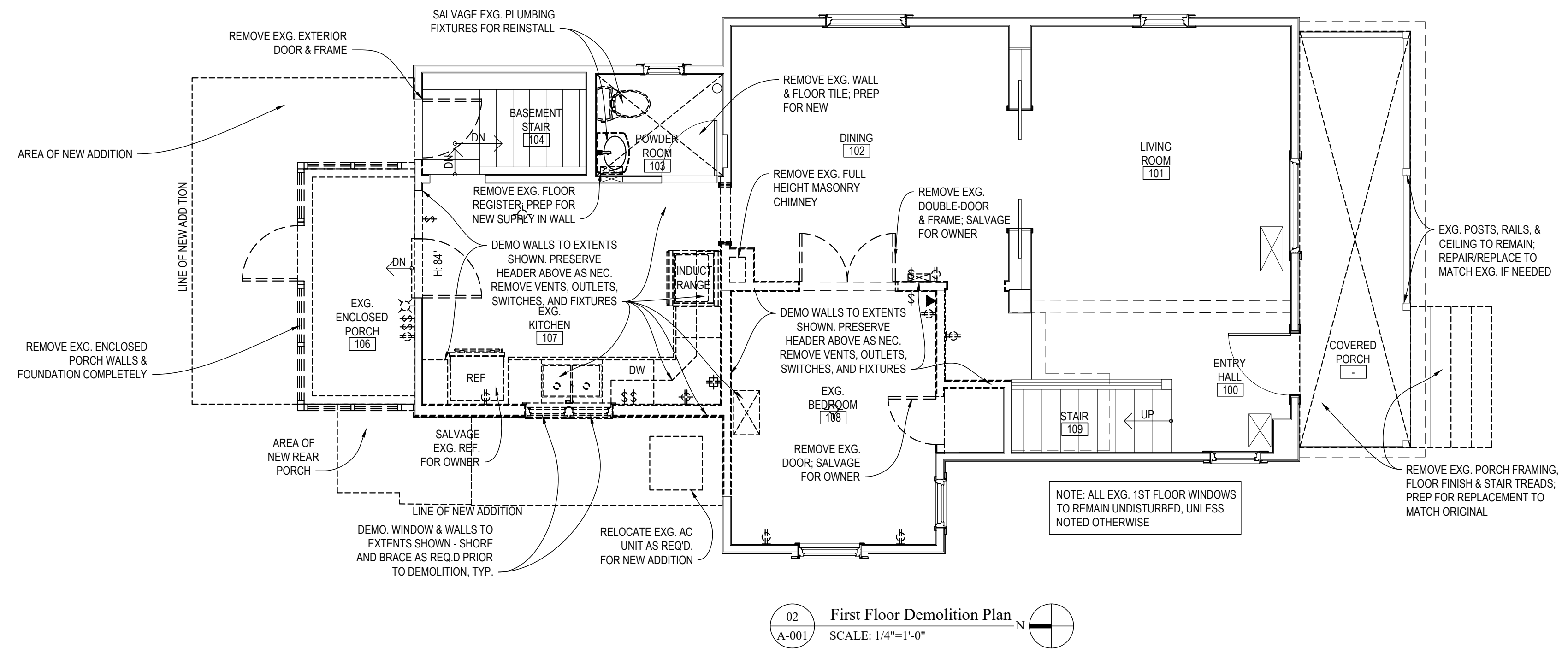
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ARCHITECT / ENGINEER SEAL

SHEET TITLE
Title Sheet & Site Plan

SHEET #
G-001



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 12.08.22 HDC Proposal- Revised

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PROJECT #
 22005-01

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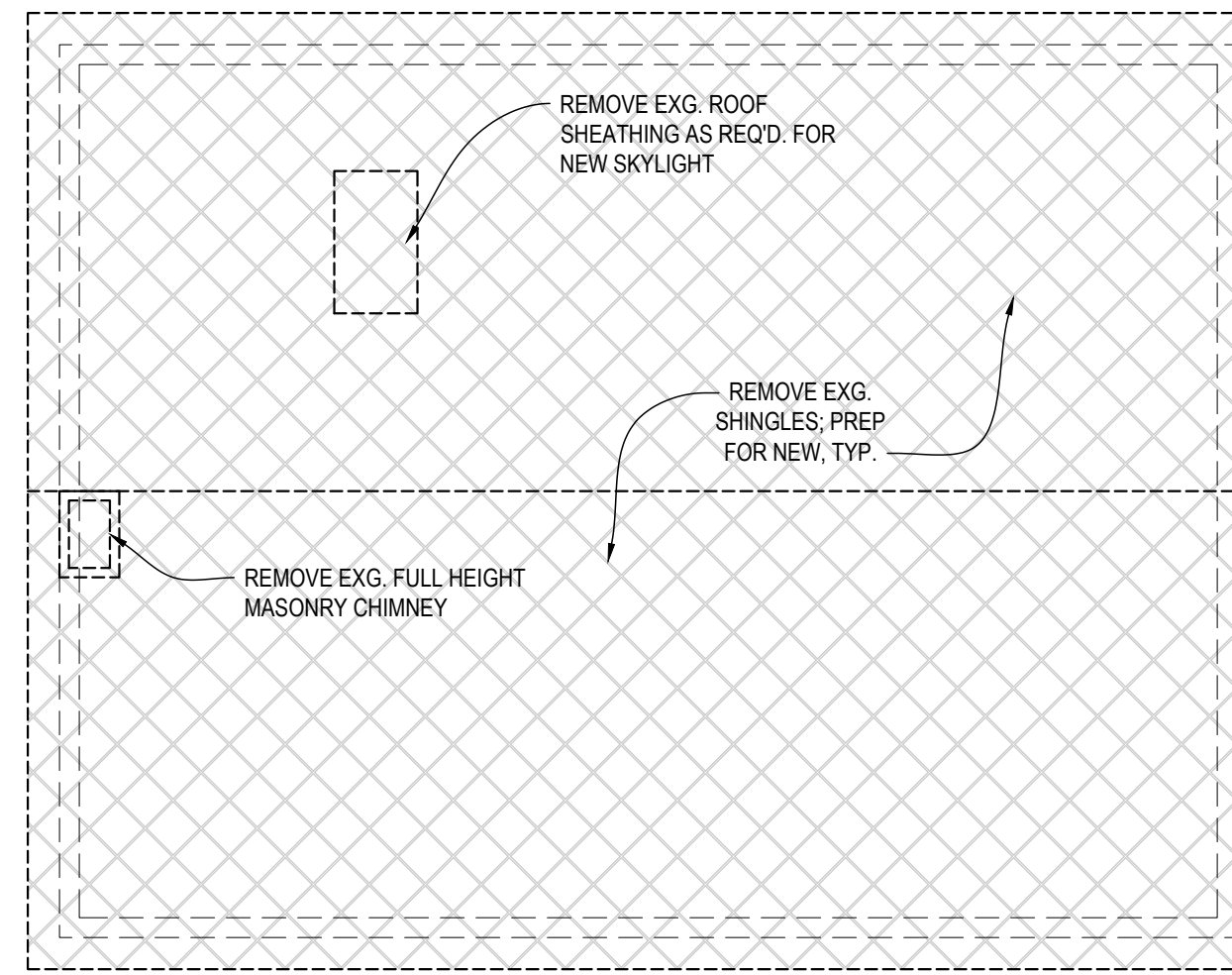
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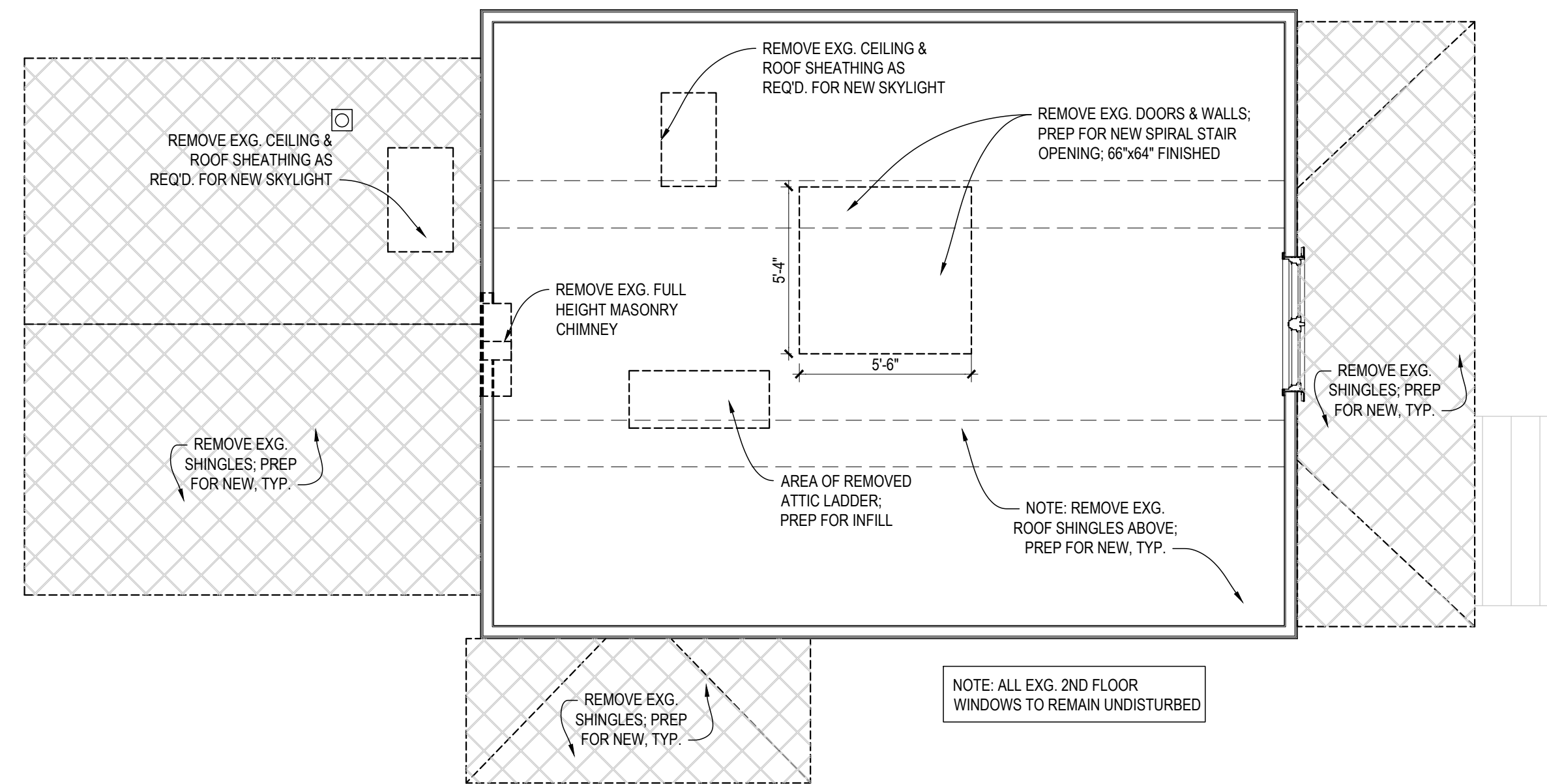
**Demolition
 Plans**

SHEET #

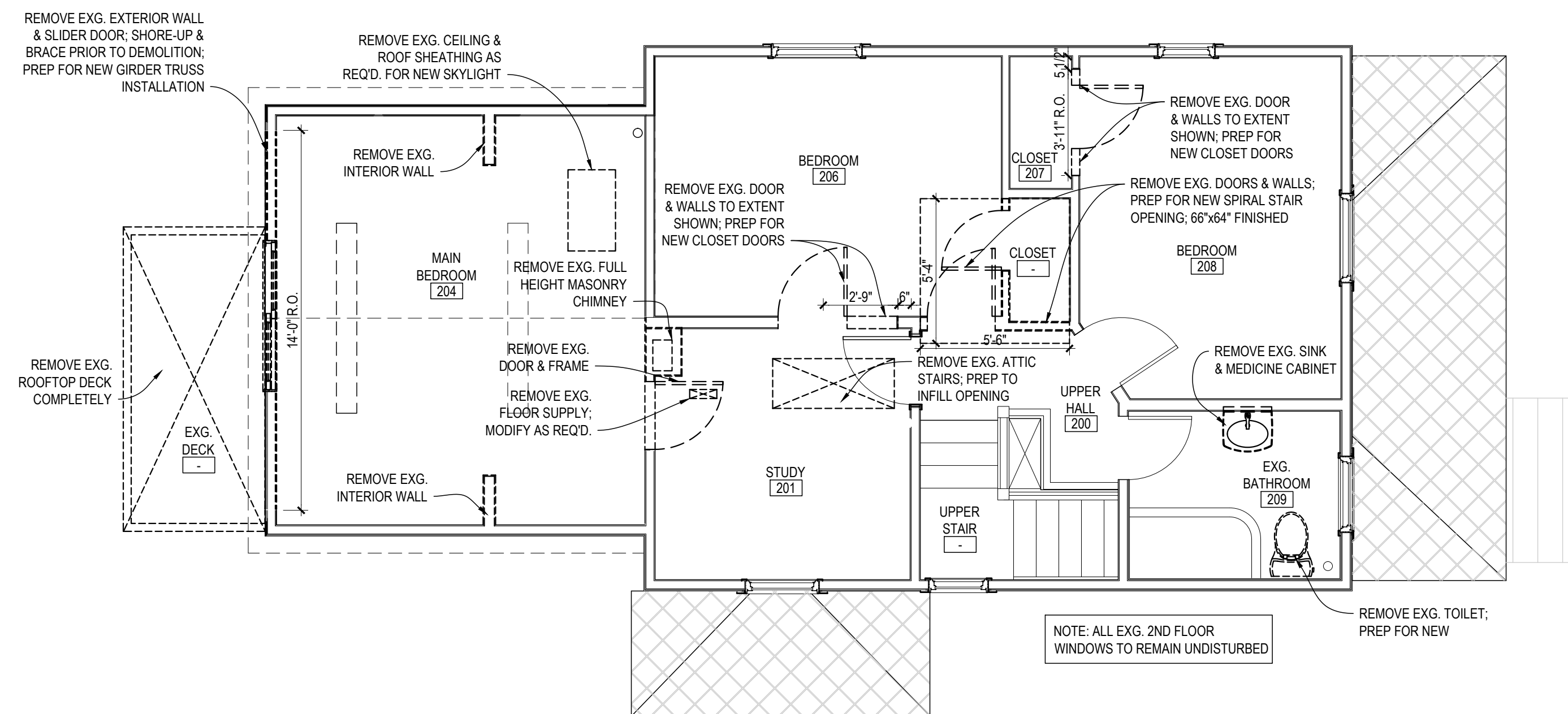
A-001



03 Attic Roof Plan
A-002 SCALE: 1/4"=1'-0"



02 Attic Demolition Plan
A-002 SCALE: 1/4"=1'-0"



01 Second Floor Demolition Plan
A-001 SCALE: 1/4"=1'-0"

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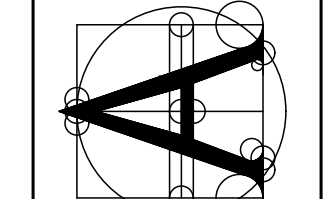
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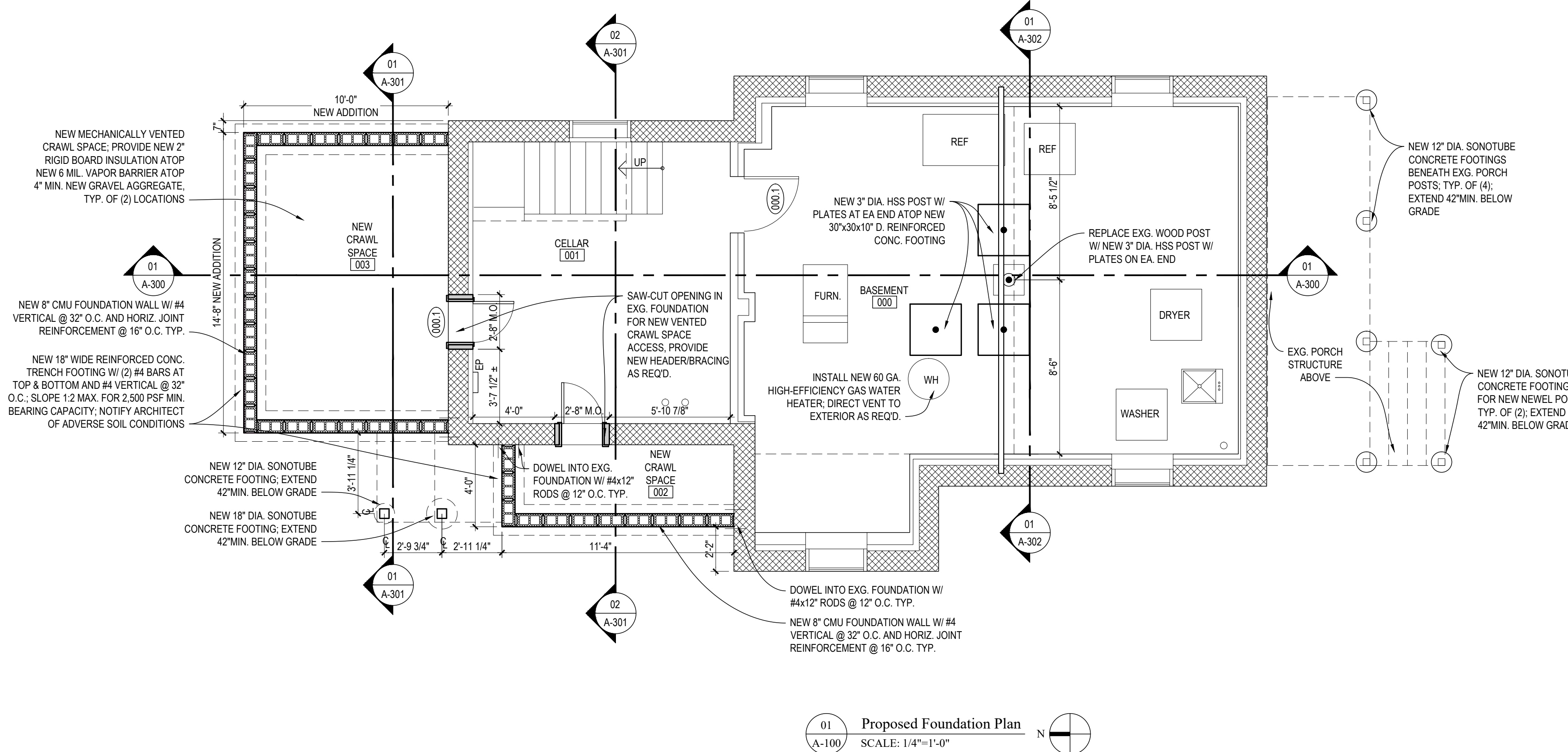
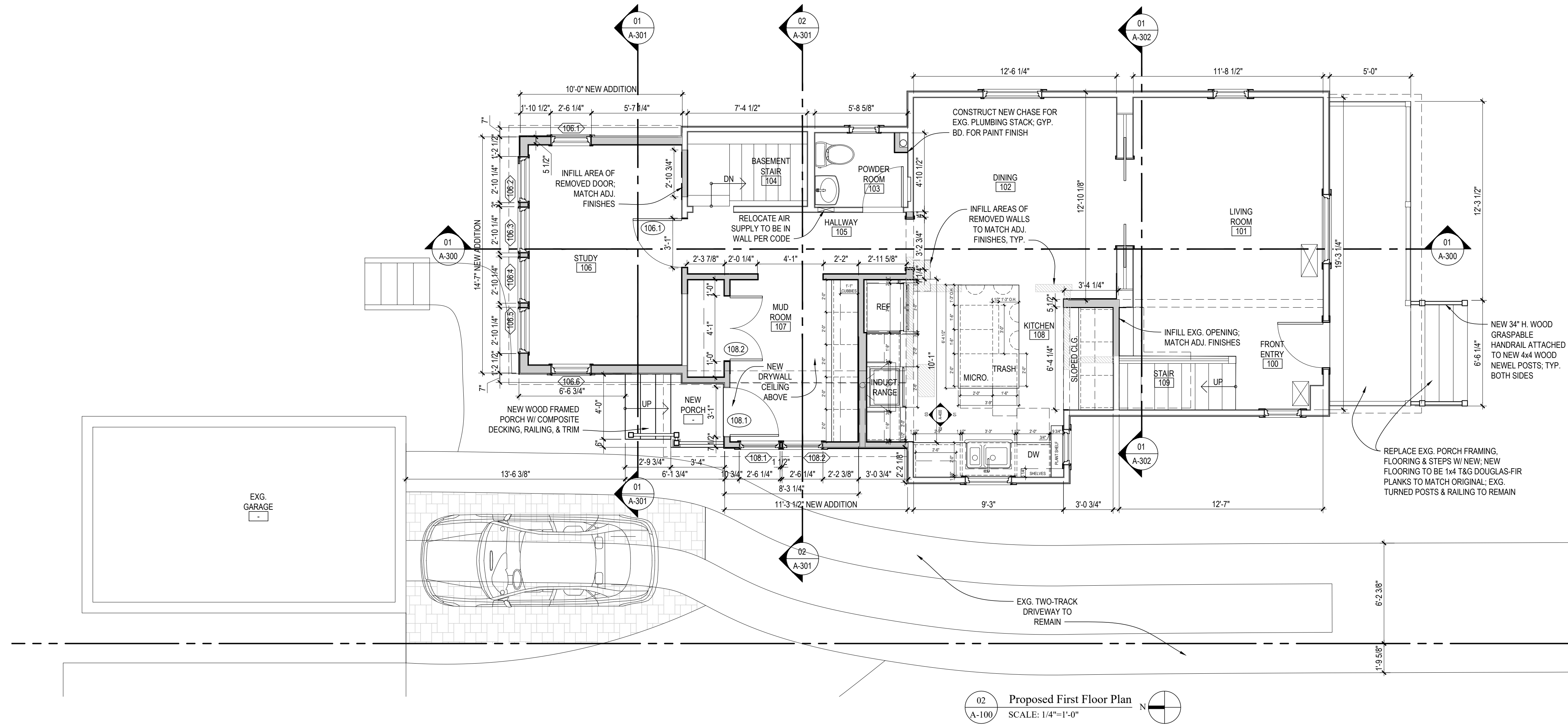
ARCHITECT / ENGINEER SEAL

SHEET TITLE

Demolition
Plans

SHEET #

A-002



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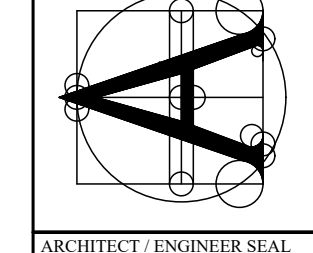
PROJECT #
22005-01

PROJECT NAME
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PROJECT ADDRESS
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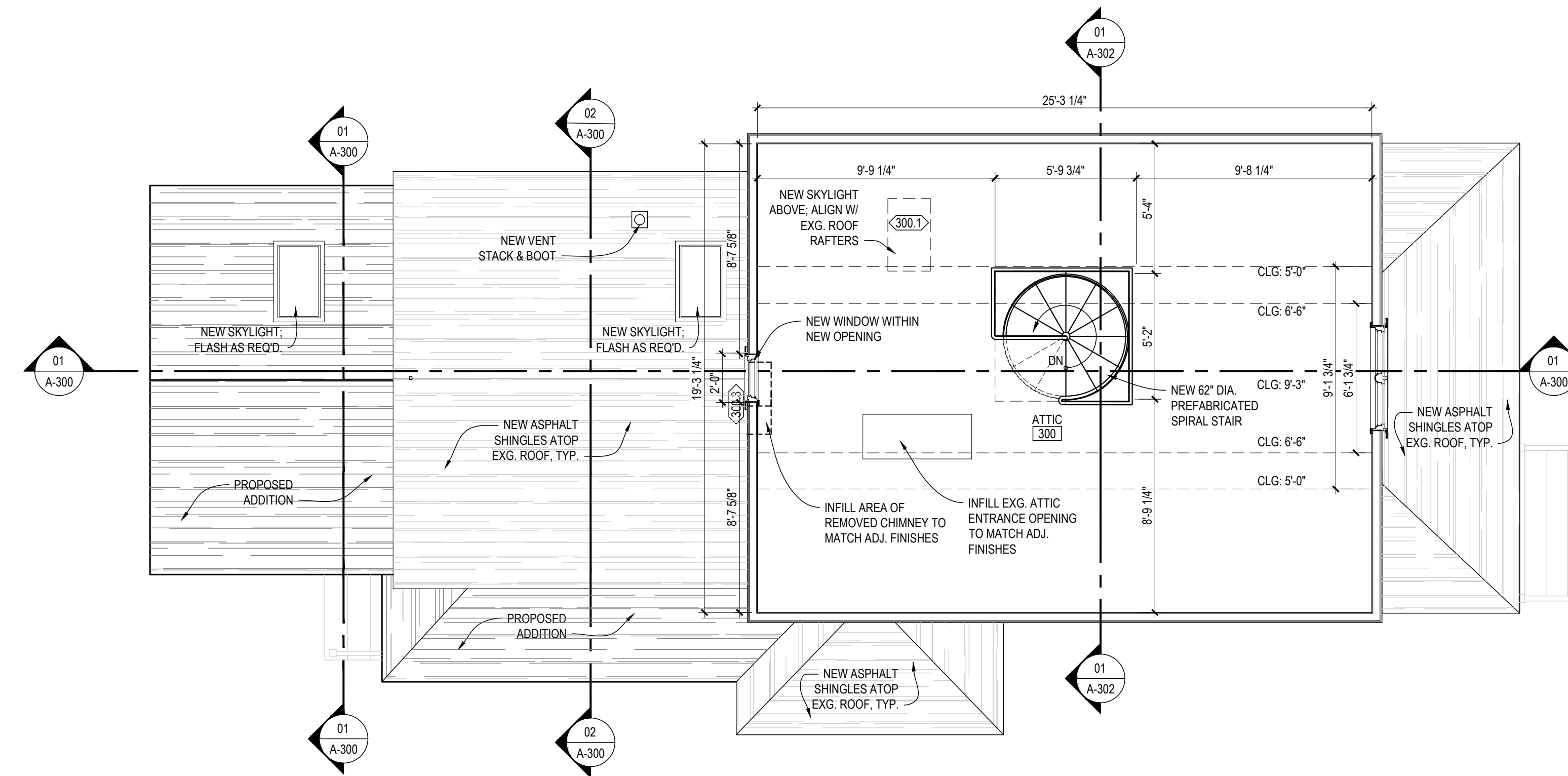
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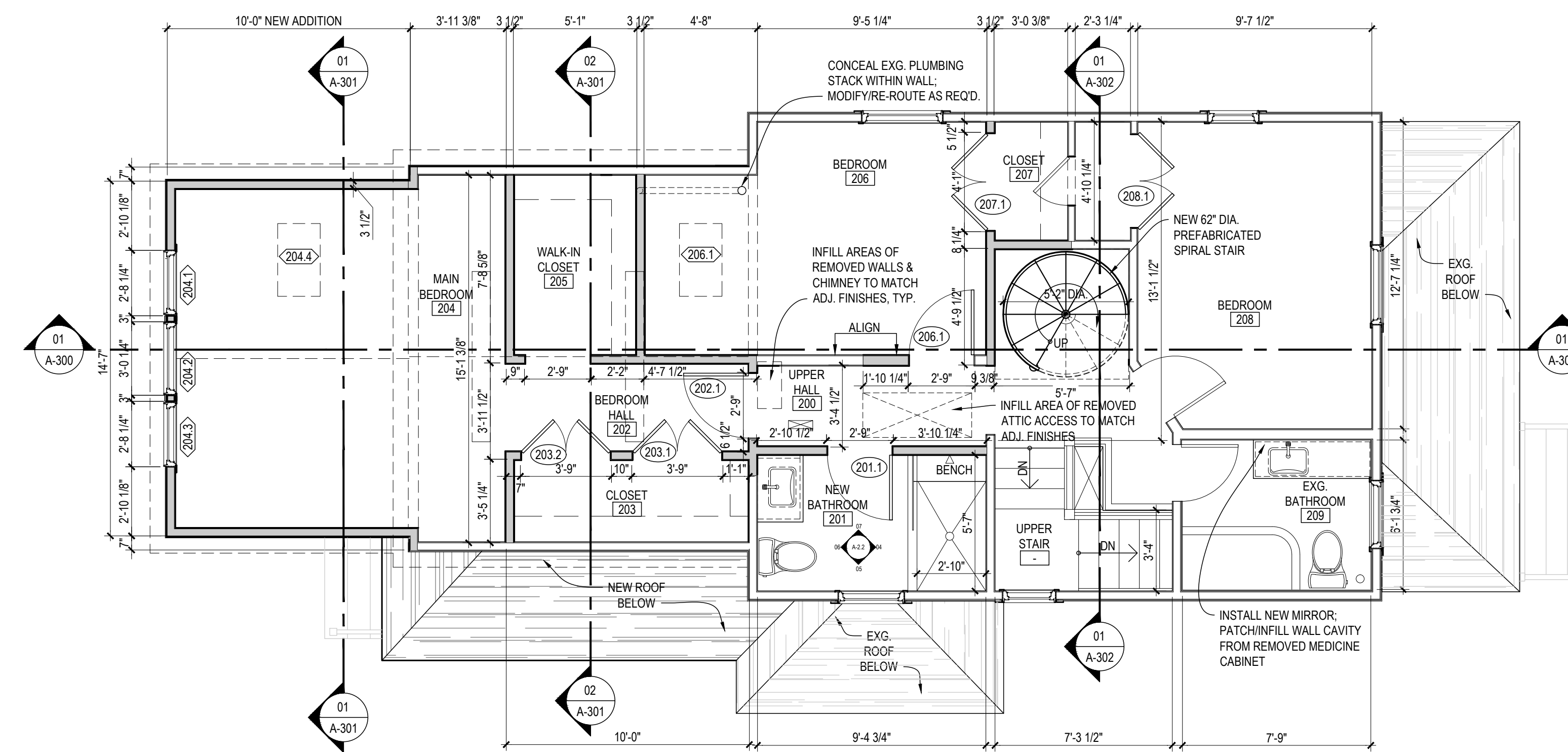


SHEET TITLE
Floor Plans

SHEET #
A-100



02 Proposed Attic Plan
A-101 SCALE: 1/4"=1'-0" N



01 Proposed Second Floor Plan
A-101 SCALE: 1/4"=1'-0" N

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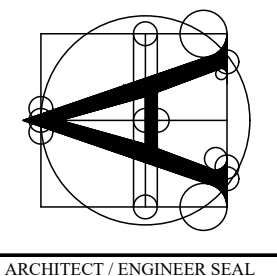
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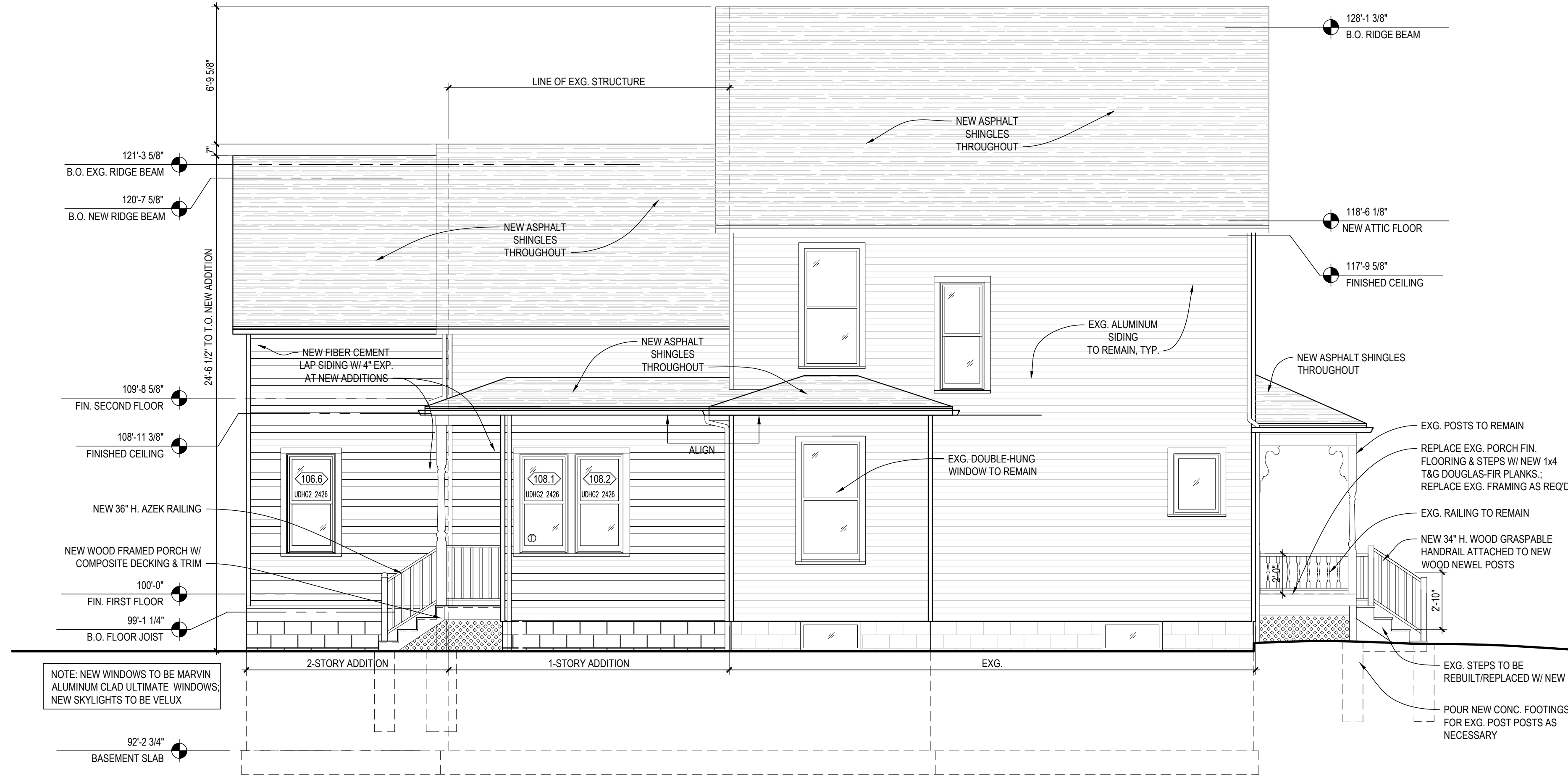
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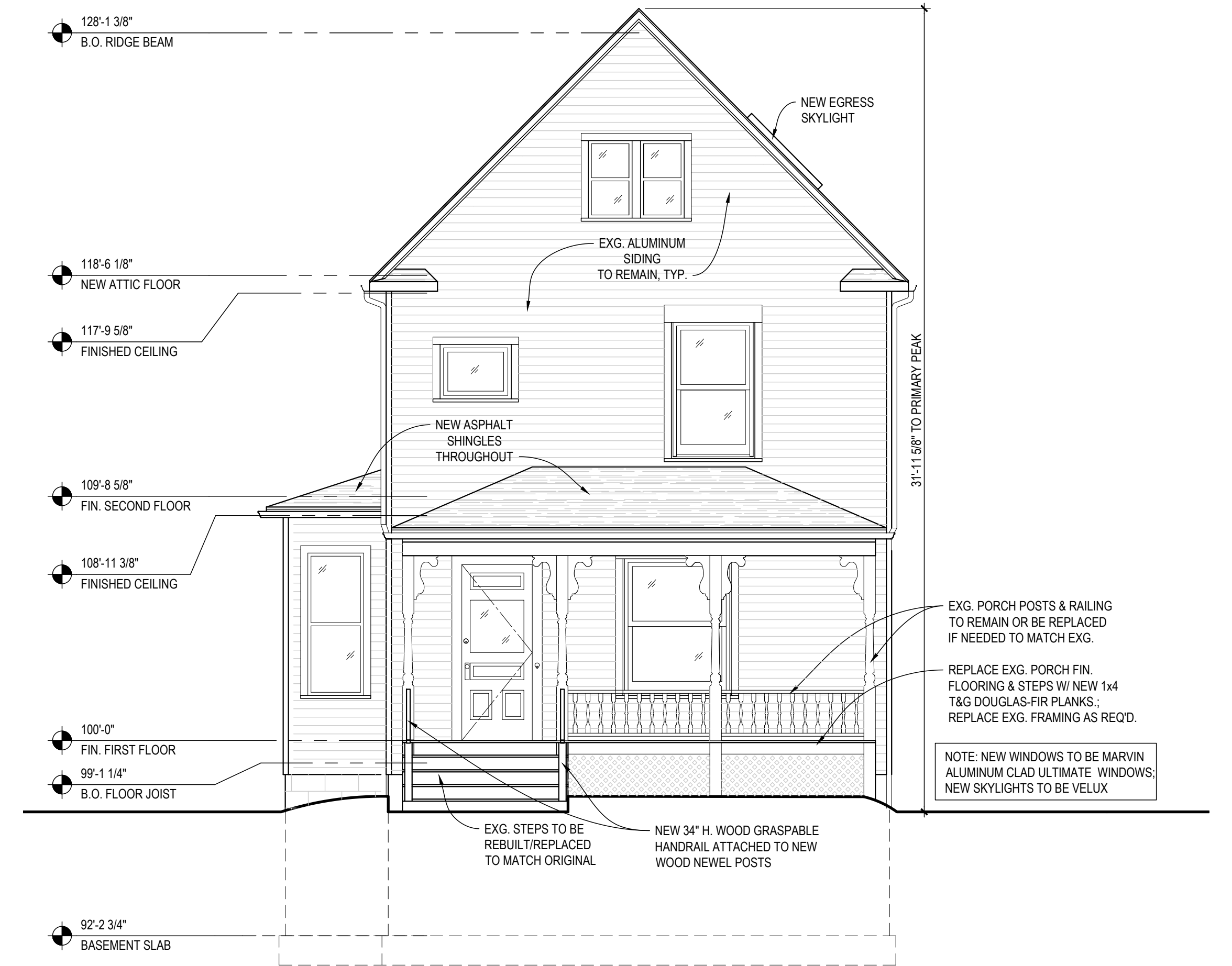
ARCHITECT / ENGINEER SEAL

SHEET TITLE
Floor Plans

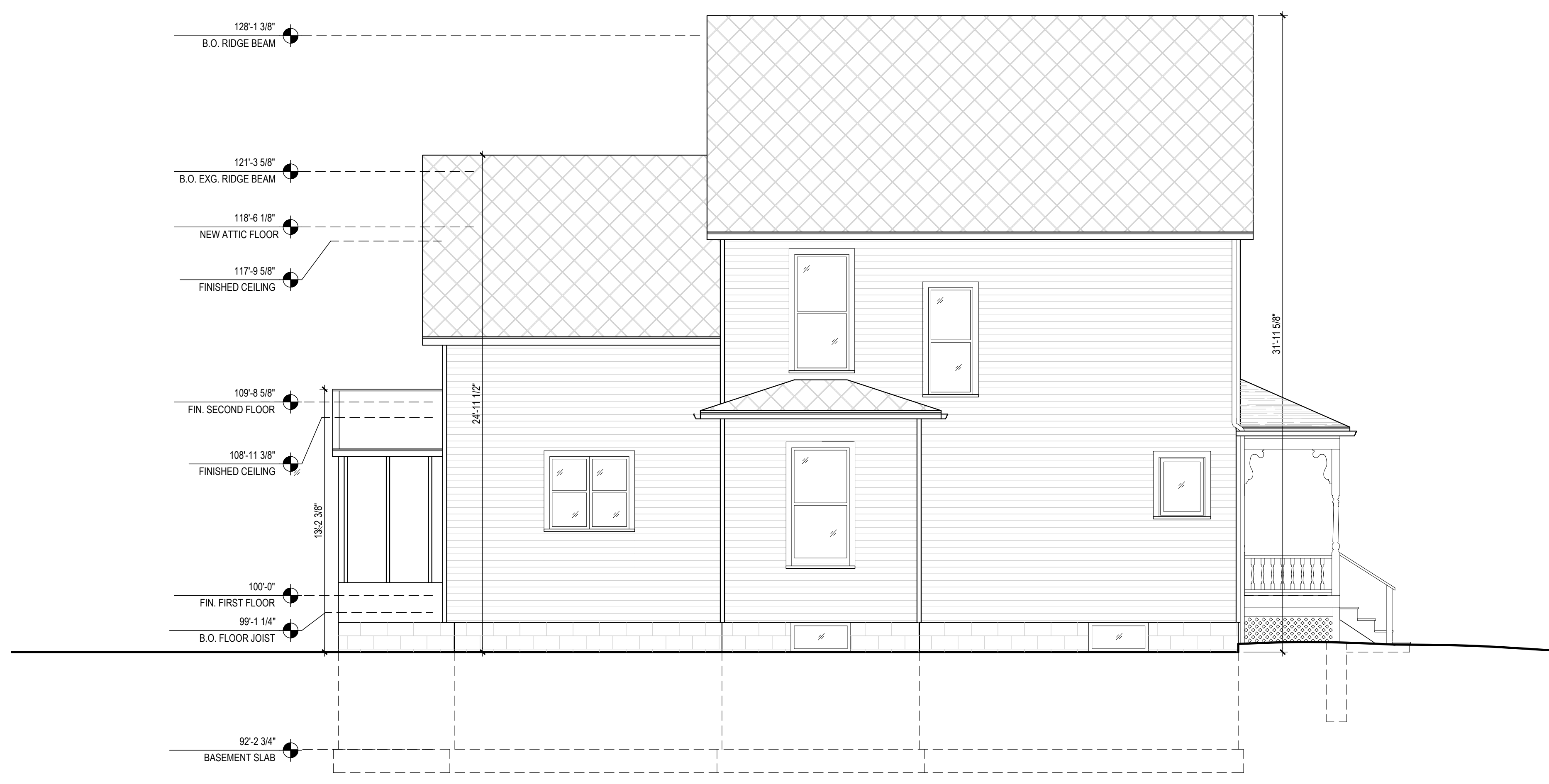
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A-101



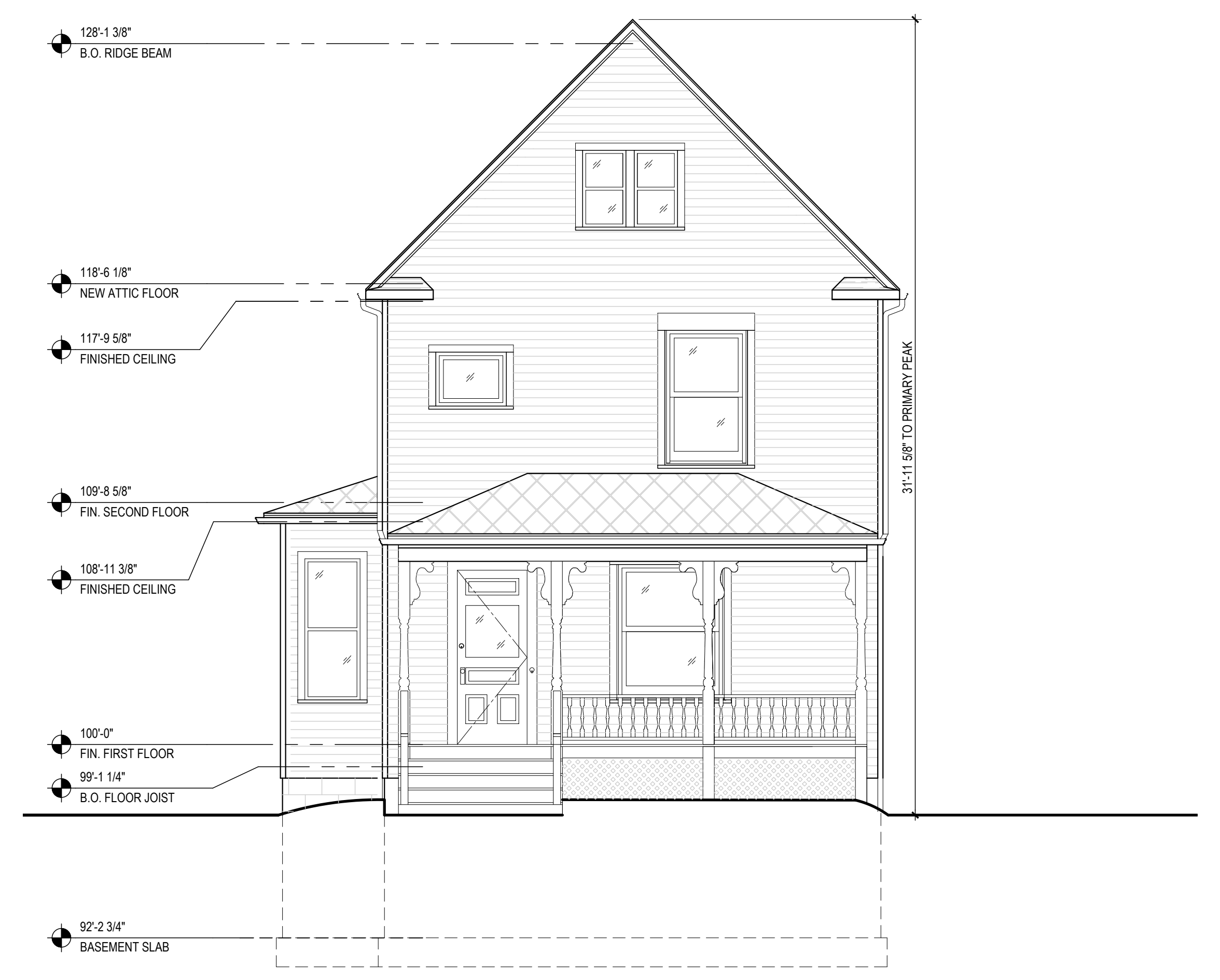
04 Proposed West Exterior Elevation
SCALE: 1/4"=1'-0"



03 Proposed South Exterior Elevation
SCALE: 1/4"=1'-0"



02 Existing West Exterior Elevation
SCALE: 1/4"=1'-0"



01 Existing South Exterior Elevation
SCALE: 1/4"=1'-0"

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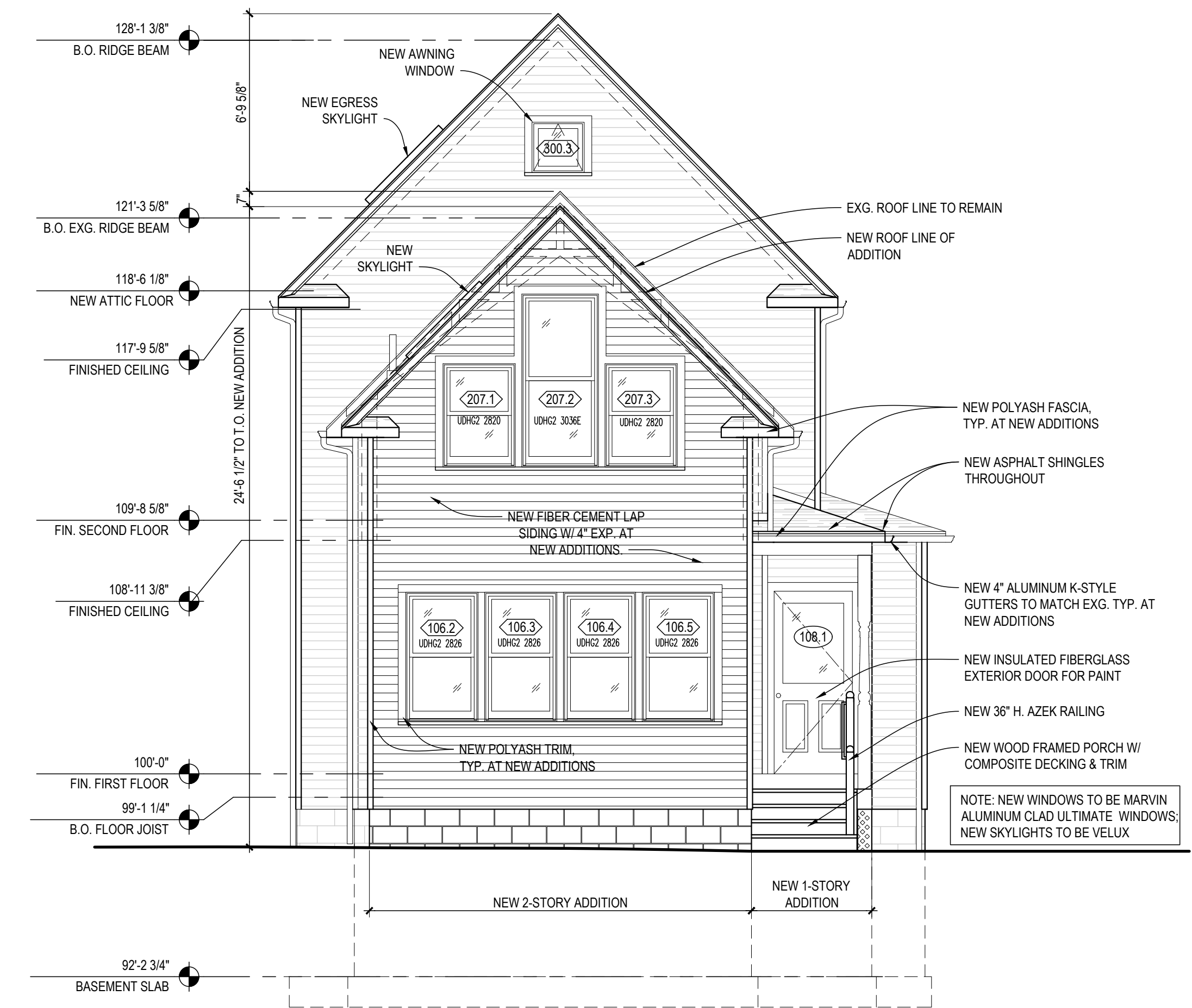
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SHEET TITLE
Exterior
Elevations

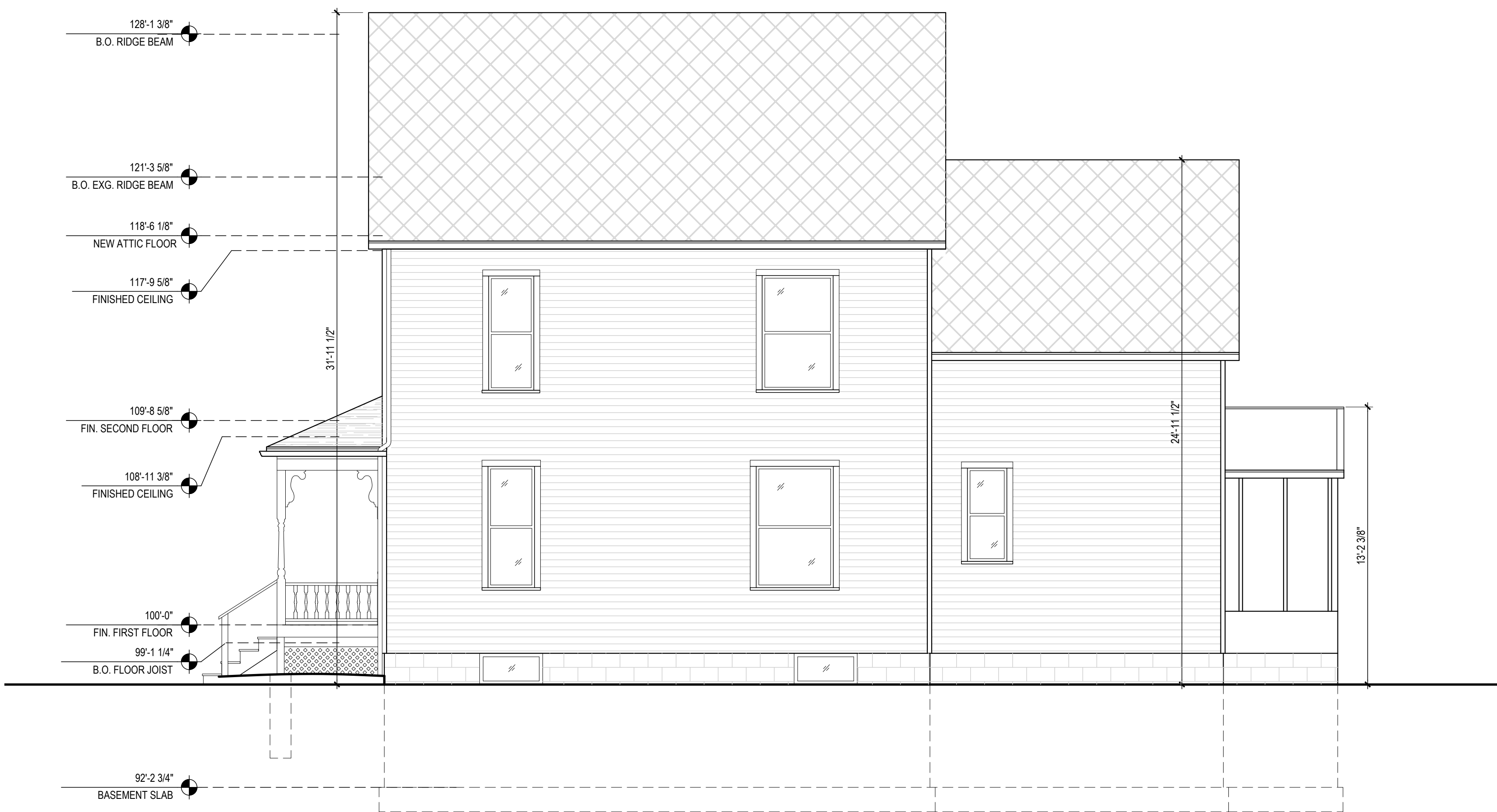
SHEET #
A-200



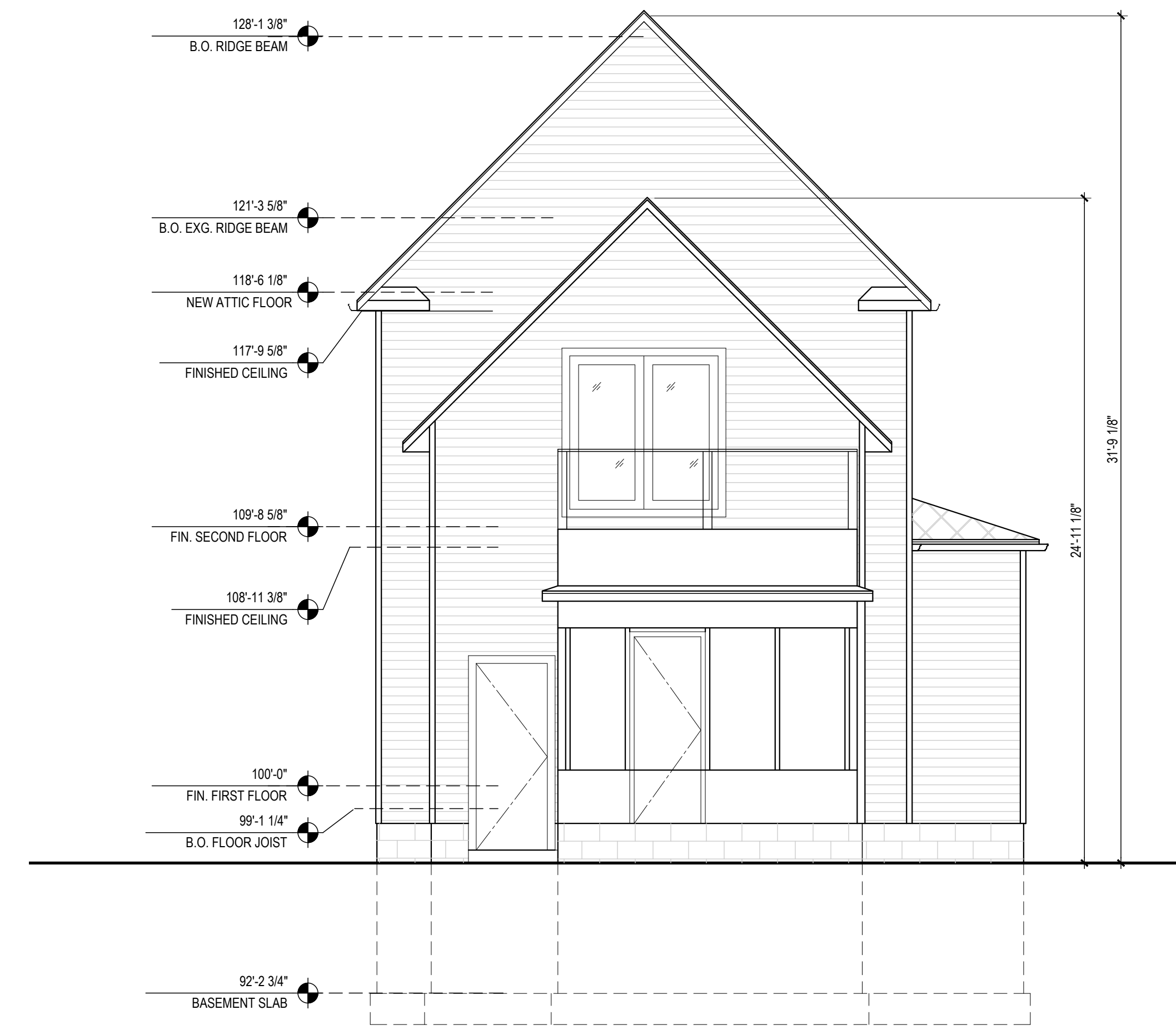
04 Proposed East Exterior Elevation
SCALE: 1/4"=1'-0"



03 Proposed North Exterior Elevation
SCALE: 1/4"=1'-0"



02 Existing East Exterior Elevation
SCALE: 1/4"=1'-0"



01 Existing North Exterior Elevation
SCALE: 1/4"=1'-0"

1.1.17.22 H.D.C. Application
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SHEET TITLE
Exterior
Elevations

SHEET #
A-201