Ann Arbor Historic District Commission Staff Report

Application Information

Address: 813 East Ann Street.

Application Number: HDC26-0044.

District: Old Fourth Ward Historic District.

Status: Contributing.

Report Date: May 14, 2026.

Report Prepared By: Mariana Melin-Corcoran, City Planner.

Review Committee Date: May 11, 2026.

Owner: Zaki Alawi, Michigan Rental.

Owner Address: 414 Huntington Pl, Ann Arbor, MI, 48104.

Owner Phone: (734) 260-7215.

Applicant: Scott Klaassen, Done Rite Contracting.

Applicant Address: 2100 S Main St, Unit A10, Ann Arbor, MI, 48103.

Applicant Phone: (734) 677-2222.

Background

Site History: 813 East Ann Street is a gable fronter with concrete foundation and an asphalt shingle roof. The house first appears on the 1908 Sanborn Fire Insurance Map, where it is shown having three sections – a two-story portion with a full-width porch fronting Ann Street, a one-and-a-half story portion behind that (to the north), and a one-story section in the rear, with the planes of each portion of the house slightly inset from the one before. The house first appears in city directories in 1894 as the residence of C. Donnelly. Before 1898, the house was addressed as 73 East Ann Street.

These three sections of the house are still distinct, though it appears the roofs of the rear sections have been raised to accommodate a full second story. The house has primarily six-over-one windows, with some two-over-two. Most appear to be original, but some may have been replaced. At some point the porch was enclosed and the roof shape of the porch was changed to a gable, matching the pitch of the gable roof, and the house was wrapped in aluminum siding.

Location: The site is located on the north side of East Ann Street, between Thayer and Ingalls streets.

Figure 1: Location map showing 813 East Ann Street outlined in red.

Application: The applicant seeks HDC approval to add a basement egress window near the front of the house on the east elevation.

Applicable Regulations

From the Secretary of the Interior's Standards for Rehabilitation (other SOI Standards may also apply):

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

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

Building Site:

- Recommended*:* Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

- Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

- Not Recommended*:* Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the 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 building site so that, as a result, the character is diminished.

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.

- Recommended: Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating system.

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

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.

- Recommended: 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.

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

Windows:

- Appropriate: Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

- 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:

- Appropriate: Complying with barrier free and safety codes in a manner that ensures the preservation of character-defining features.

Staff Findings:

1. The applicant proposes a new egress window well on the east elevation near the front of the house. It will be a wood casement window. There is an existing window opening in this location that measures 32 in wide, but there is no existing window; the opening has been boarded. The proposed egress window will match the width of the existing. The window well will extend 3ft from the building plane and will be 4ft at the widest. It will be wood. The window will be 13 ft 3 in from the front of the enclosed porch.

2. The proposed egress window would add a sixth bedroom to the dwelling unit. Three egress windows (two on the east elevation nearer the rear and one on the rear elevation) have been approved by staff (HDC26-0024). This proposed location must be approved by the Commission because of its proximity to the front elevation. Because of the already-approved basement egress windows and the interior configuration, there are limited possible locations for another basement egress window and well.

3. New basement egress windows are often necessary in historic buildings to meet contemporary building codes. Though this proposed window will be close to the right of way, the materials and dimensions are appropriate.

   Staff notes that there may be a visual impact on the building as a whole if three of the four windows on the east elevation are egress windows with wells. There is already habitable space in the basement, but this proposed window would add another usable bedroom, which would be the maximum allowable per zoning code. From the drawings, it appears the proposed egress window could move north one window bay on the same elvation (which would require some reconfiguration of the basement floor plan). This would move the egress well farther from the right of way, but there would still be three total wells on the east elevation.

Possible Motions:

(Note that the motions support staff findings and 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 813 East Ann Street, a contributing property in the Old Fourth Ward Historic District, to construct a new egress window and well on the east elevation near front of the house. 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 1, 9 and 10 and the guidelines for building site, windows and health and safety, as well as the *Ann Arbor Historic District Design Guidelines* for windows and safety codes.

ATTACHMENTS: application, drawings, specifications

Image 1: 813 East Ann Street (2023 Survey Photo)

APPLICABLE CODES AND LIFE SAFETY INFORMATION SUMMARY

ALL ROOMS WILL MEET CITY OF ANN ARBOR HOUSING CODE.
8% LIGHT
4% VENTILATION

BUILDING CODE: 2015 MICHIGAN RESIDENTIAL CODE

OCCUPANCY TYPE : R-3

AREA OF BUILDING (PER 502.1) GROSS SQUARE FEET INCLUDES OUTSIDE WALL THICKNESS)

FIRST FLOOR :1,334
SECOND FLOOR : 1,334
BASEMENT: 1,334

BARRIER FREE: NOT APPLICABLE

HEIGHT OF BUILDING (PER 502.1) 28"-5"

CONSTRUCTION TYPE: TYPE: VB
FIRE SUPPRESSION: NO
FIRE ALARM: NO
HISTORIC DISTRICT: YES

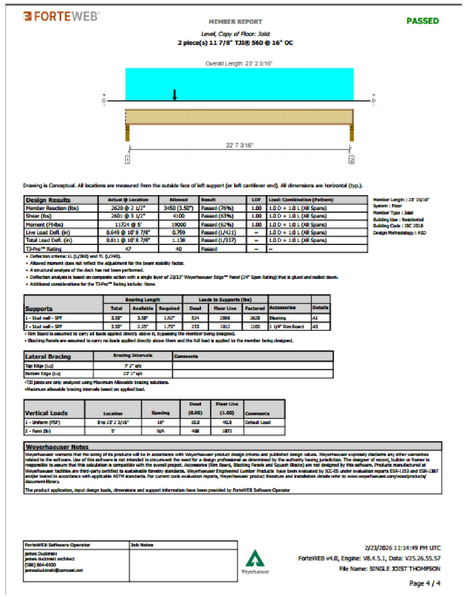
BUILDING GROSS SF:
BASEMENT 1195 GROSS SF
1ST FLOOR 1319 GROSS SF
2ND FLOOR 1195 GROSS SF

TOTAL 3,709 SF

OCCUPANT LOAD:
BASEMENT HOUSE 1 SF / 200: 674 / 200 = 3.0 PERSONS
1ST FLOOR HOUSE 1 SF / 200: 798 / 200 = 4.0 PERSONS
2ND FLOOR HOUSE 1 SF / 200: 674 / 200 = 3.0 PERSONS
TOTAL 10

BASEMENT HOUSE 2 SF: 536 / 200= 2.7 PERSONS
1ST FLOOR HOUSE 2 SF: 536 / 200= 2.7 PERSONS
2ND FLOOR HOUSE 2 SF: 536 / 200= 2.7 PERSONS
TOTAL 8.1

ACTUAL:
HOUSE 1 = 6 PERSONS
HOUSE 2 = 6 PERSONS


FORTEWEB

MEMBER REPORT

PASSED

Level, Copy of Floor: Joist
2 piece(s) 11 7/8" TJI® 560 @ 16" OC

Overall Length: 23' 2 9/16"

22' 7 3/16"

Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2620 @ 1 1/2"	3460 (1.50")	Passed (76%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	2601 @ 1 1/2"	4100	Passed (63%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	11701 @ 9'	19000	Passed (62%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.619 @ 10' 8 7/8"	0.759	Passed (L/411)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.811 @ 10' 8 7/8"	1.138	Passed (L/337)	--	1.0 D + 1.0 L (All Spans)
T2-Fire™ Rating	47	45	Passed	--	--

Member Length : 23' 2 9/16"
System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the T2-Fire™ Rating include: None.

Supports	Bearing Length: Total	Available	Required	Lbs to Supports (lbs): Dead	Floor Live	Factored	Accessories	Details
1 - Stud wall - SPF	3.50"	3.50"	1.82"	524	2096	3620	Blocking	A1
2 - Stud wall - SPF	3.50"	3.25"	1.75"	215	1811	2480	1 3/4" Rim Board	A3

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 2" o/c	
Bottom Edge (Lu)	23' 1" o/c	

- T2i joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 23' 2 3/16"	16"	22.0	40.0	Default Load
2 - Point (lb)	5'	n/a	488	1871	

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
James Dudzinski James Dudzinski architect (586) 864-6930 jamesdudzinski@comcast.net	

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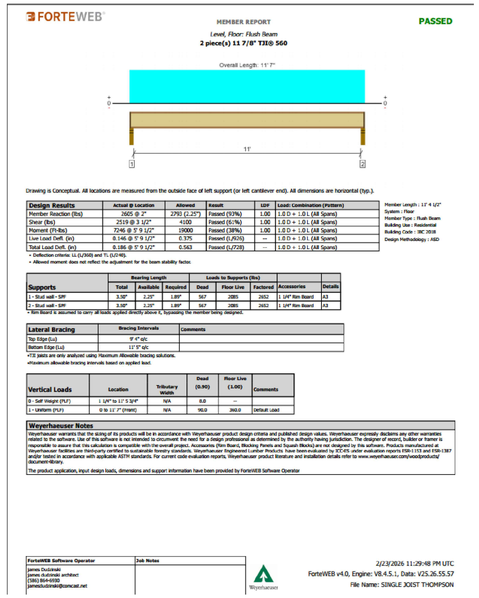
JOIST 1 (DOUBLE JOIST)


FORTEWEB

MEMBER REPORT

PASSED

Level, Floor: Flush Beam
2 piece(s) 11 7/8" TJI® 560

Overall Length: 11' 7"

11'

Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3905 @ 2"	2793 (2.25")	Passed (139%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	2519 @ 3 1/2"	4100	Passed (61%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	7245 @ 5' 9 1/2"	19000	Passed (38%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.146 @ 5' 9 1/2"	0.375	Passed (L/923)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.186 @ 5' 9 1/2"	0.563	Passed (L/728)	--	1.0 D + 1.0 L (All Spans)

Member Length : 11' 4 1/2"
System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Bearing Length: Total	Available	Required	Loads to Supports (lbs): Dead	Floor Live	Factored	Accessories	Details
1 - Stud wall - SPF	3.50"	3.25"	1.89"	567	2085	2652	1 3/4" Rim Board	A3
2 - Stud wall - SPF	3.50"	3.25"	1.89"	567	2085	2652	1 3/4" Rim Board	A3

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	9' 4" o/c	
Bottom Edge (Lu)	11' 5" o/c	

- T2 joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	1 1/4" to 11' 5 3/4"	N/A	8.0	--	
1 - Uniform (PLF)	0 to 11' 7" (max)	N/A	90.0	260.0	default Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

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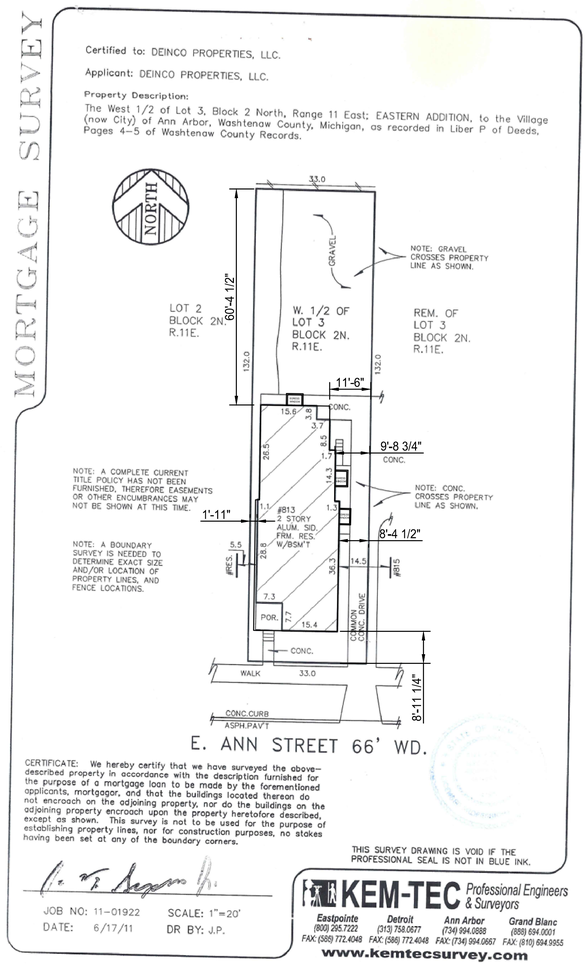
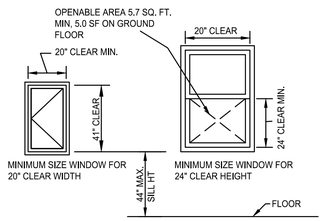
BEAM 1



SITE PLAN : 1"=20'-0"

EGRESS WINDOWS



DOOR SYMBOLS

EX	EXISTING TO REMAIN
X'XXX'X F	1 HR FIRE RATED DOOR WITH CLOSER
D	DRYER
W/D	STACKABLE WASHER AND DRYER
FURN	FURNACE
HW	HOT WATER HEATER
RD	REMOVE DOOR
	REMOVE DOOR

WALL LEGEND

	NEW WALL
	EXISTING WALL
	DEMO WALL
DW	DISHWASHER
EX	EXISTING DOOR TO REMAIN
S	SMOKE DETECTOR
	EXHAUST FAN
CO	CARBON MONOXIDE DETECTOR
GFCI	GROUND FAULT INTERRUPTER
HVAC	HEATED AND COOLED SPACE PER CODE
W	WASHER

ABBREVIATIONS

RW	REMOVE WINDOW
EWTR	EXISTING WINDOW TO REMAIN
EDTR	EXISTING DOOR TO REMAIN
IEW	INFILL EXISTING WINDOW OR DOOR WITH
EAC	EXISTING ADJACENT CONSTRUCTION
STL	STEEL
BM	BEAM
DIA	DIAMETER
AW	AREA WELL
TYP.	TYPICAL
PL.	PLATE
BSMT	BASEMENT
DB	DOUBLE

James Dudzinski
ARCHITECT
12306 Volpe
Sterling Heights, Mi.
PH. (586) 864-6930

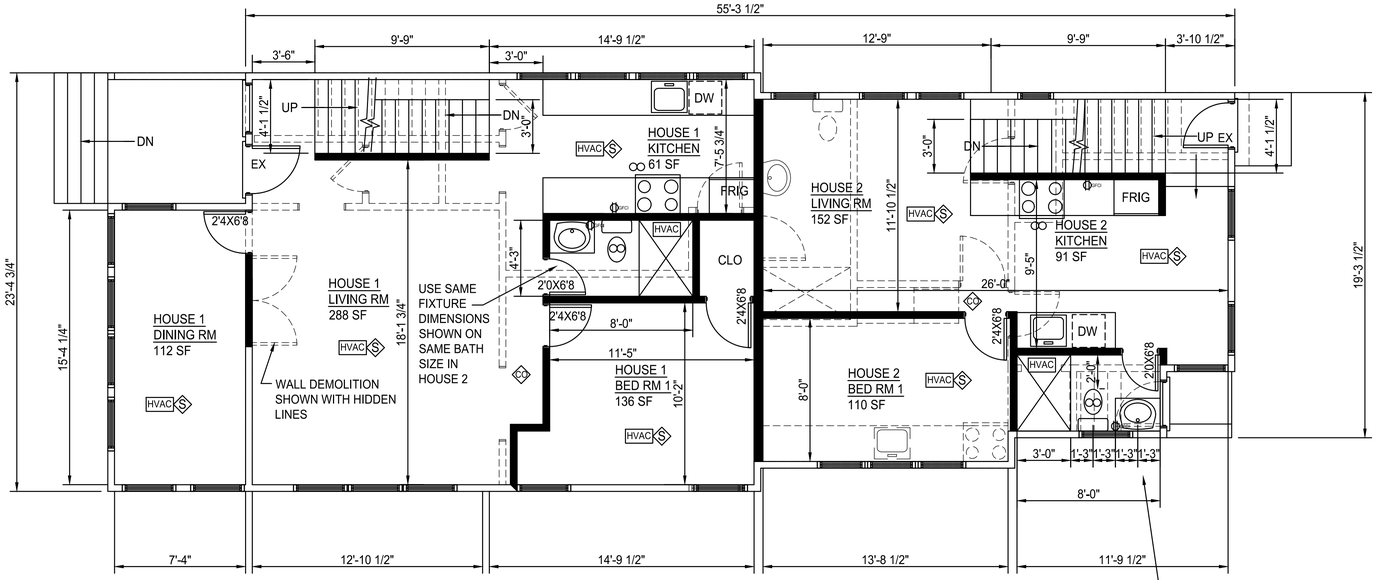
PROJECT TITLE:
CONVERT EXISTING HOUSE INTO TOWNHOUSE

PROJECT LOCATION:
813 E ANN ST

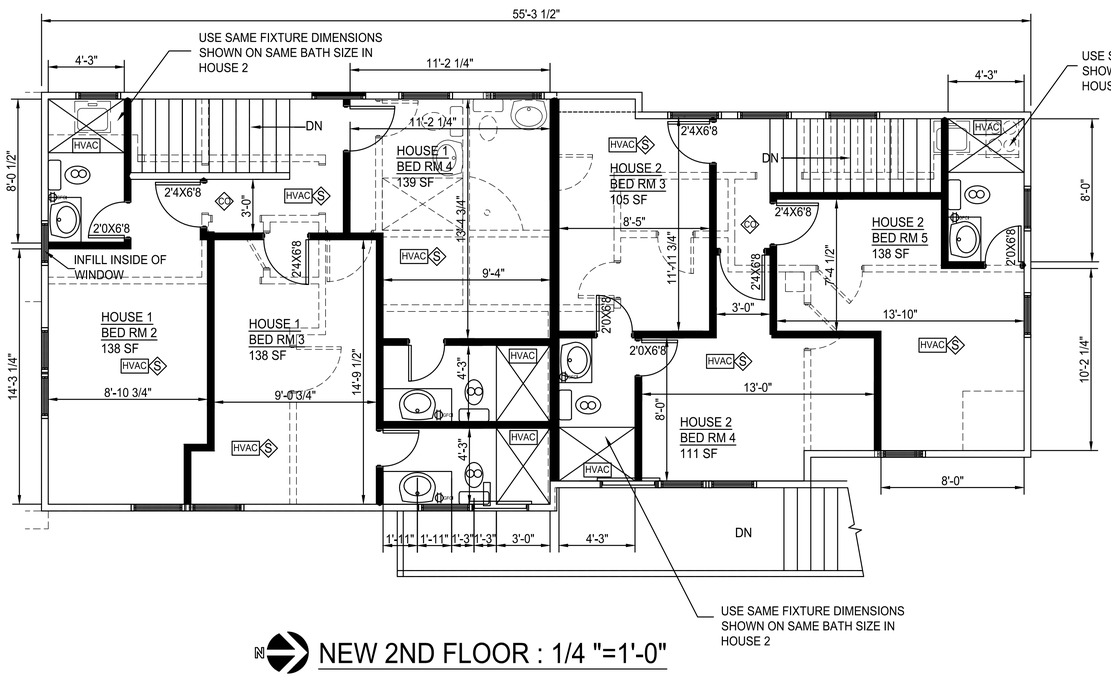
SHEET TITLE:
COVER

MARK:	DATE:	ISSUED FOR:	SHEET SIZE	SHEET NO:
*	FEB 25, 2026	PERMITS	24 X 36	1 OF 6

A1

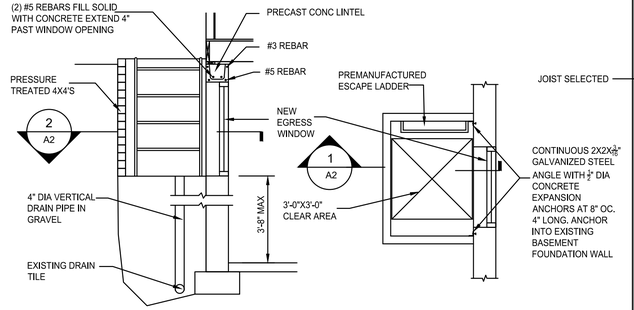


N NEW 1ST FLOOR : 1/4 "=1'-0"



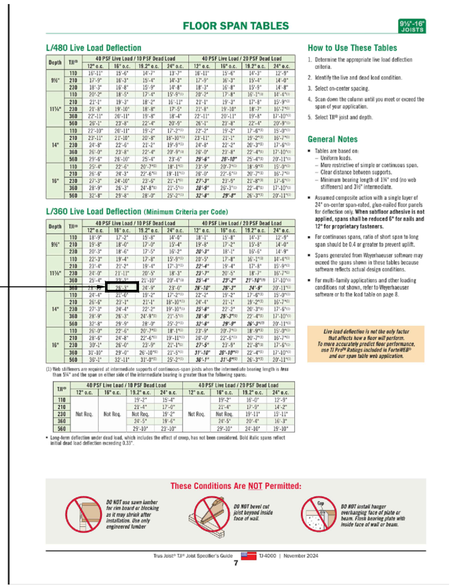
N NEW 2ND FLOOR : 1/4 "=1'-0"

NEW EGRESS WINDOW AND AREA WELL



1 A2 SECTION TYPICAL AREA WELL

2 A2 PLAN SECTION 3/8"=1'-0"



FLOOR SPAN TABLES

9½"-16" 2018 IRC

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	15'-11"	15'-4"	14'-7"	13'-7"	15'-11"	15'-4"	14'-7"	12'-9"
	210	17'-9"	16'-3"	15'-4"	14'-2"	17'-5"	16'-3"	15'-4"	14'-0"
	230	18'-3"	16'-9"	15'-9"	14'-8"	18'-1"	16'-9"	15'-9"	14'-8"
11¼"	110	20'-5"	18'-5"	17'-4"	15'-9"(1)	19'-5"	17'-8"	16'-7"(1)	15'-4"(1)
	210	22'-1"	19'-3"	18'-2"	16'-11"	21'-2"	19'-3"	18'-2"	16'-8"
	230	23'-4"	20'-1"	18'-11"	17'-7"	22'-5"	20'-1"	18'-11"	17'-5"(1)
	360	27'-1"	24'-10"	23'-4"	21'-8"	27'-1"	25'-10"	24'-4"	21'-10"(1)
14"	110	20'-1"	18'-2"	17'-2"	15'-9"(1)	19'-2"	17'-8"	16'-7"(1)	15'-4"(1)
	210	22'-5"	20'-3"	19'-1"	17'-7"	22'-5"	20'-3"	19'-1"	17'-5"
	230	23'-8"	21'-4"	20'-1"	18'-6"(1)	23'-8"	21'-4"	20'-1"	18'-6"
	360	28'-6"	25'-8"	24'-2"	22'-3"(1)	28'-6"	25'-8"	24'-2"	22'-3"(1)
16"	110	23'-3"	21'-1"	19'-10"	18'-3"(1)	23'-1"	21'-1"	19'-10"	18'-3"(1)
	210	25'-11"	23'-5"	22'-0"	20'-3"(1)	25'-11"	23'-5"	22'-0"	20'-3"(1)
	230	27'-4"	24'-8"	23'-3"	21'-4"(1)	27'-4"	24'-8"	23'-3"	21'-4"(1)
	360	32'-11"	29'-9"	28'-0"	25'-9"(1)	32'-11"	29'-9"	28'-0"	25'-9"(1)
18"	110	26'-5"	23'-11"	22'-6"	20'-8"(1)	26'-2"	23'-11"	22'-6"	20'-8"(1)
	210	29'-4"	26'-6"	24'-11"	22'-11"(1)	29'-4"	26'-6"	24'-11"	22'-11"(1)
	230	30'-11"	27'-11"	26'-3"	24'-2"(1)	30'-11"	27'-11"	26'-3"	24'-2"(1)
	360	36'-2"	32'-8"	30'-9"	28'-3"(1)	36'-2"	32'-8"	30'-9"	28'-3"(1)

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	15'-9"	14'-7"	13'-9"	12'-6"	15'-3"	13'-10"	13'-0"	11'-9"
	210	17'-5"	15'-10"	14'-11"	13'-6"	16'-8"	15'-2"	14'-3"	12'-11"
	230	17'-11"	16'-3"	15'-4"	13'-11"	17'-3"	15'-8"	14'-8"	13'-3"
11¼"	110	19'-10"	18'-0"	16'-11"	15'-4"	19'-0"	17'-3"	16'-3"	14'-9"
	210	21'-8"	19'-8"	18'-6"	16'-9"	20'-9"	18'-10"	17'-8"	16'-0"
	230	22'-11"	20'-9"	19'-6"	17'-8"	21'-11"	19'-11"	18'-8"	16'-11"
	360	26'-7"	24'-2"	22'-8"	20'-7"	25'-6"	23'-2"	21'-9"	19'-8"
14"	110	19'-8"	17'-10"	16'-9"	15'-2"	18'-10"	17'-1"	16'-0"	14'-6"
	210	22'-0"	19'-11"	18'-8"	16'-11"	21'-1"	19'-1"	17'-11"	16'-3"
	230	23'-3"	21'-1"	19'-10"	17'-11"	22'-3"	20'-2"	18'-11"	17'-2"
	360	27'-11"	25'-4"	23'-9"	21'-6"	26'-9"	24'-3"	22'-9"	20'-7"
16"	110	23'-4"	21'-2"	19'-11"	18'-0"	22'-4"	20'-3"	19'-0"	17'-3"
	210	25'-8"	23'-3"	21'-10"	19'-9"	24'-7"	22'-4"	21'-0"	19'-0"
	230	27'-0"	24'-6"	23'-0"	20'-10"	25'-10"	23'-5"	22'-0"	19'-11"
	360	32'-0"	29'-0"	27'-3"	24'-8"	30'-7"	27'-9"	26'-1"	23'-7"
18"	110	26'-5"	23'-11"	22'-6"	20'-4"	25'-4"	23'-0"	21'-7"	19'-6"
	210	29'-4"	26'-6"	24'-11"	22'-6"	28'-1"	25'-6"	23'-11"	21'-8"
	230	30'-11"	27'-11"	26'-3"	23'-9"	29'-7"	26'-10"	25'-2"	22'-9"
	360	36'-2"	32'-8"	30'-9"	27'-9"	34'-7"	31'-4"	29'-5"	26'-7"

* Long-term deflection under dead load, which includes the effect of creep, but not been considered. Bold italic spans reflect limited dead load deflection exceeding 0.21"

How to Use These Tables

1. Determine the appropriate live load deflection criteria.
2. Identify the live and dead load condition.
3. Select on-center spacing.
4. Scan down the column until you meet or exceed the span of your application.
5. Select TJI® joist and depth.

General Notes

- Tables are based on:
  - Uniform loads.
  - Were restrictive of simple or continuous span.
  - Clear distance between supports.
  - Minimum bearing length of 3½" end (no web stiffeners) and 3½" intermediate.
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for collection only. **When subfloor adhesive is not applied, spans shall be reduced 6" for walls and 12" for proprietary fasteners.**
- For continuous spans, ratio of short span to long span should be 0.4 or greater to prevent spliff.
- Spans generated from Weyerhaeuser software may exceed the spans shown in these tables because software reflects actual design conditions.
- For multi-family applications and other loading conditions not shown, refer to Weyerhaeuser software or to the local table on page 8.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use TJ-Pro™ Rating included in ForteWEB™ and our span table web application.

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is less than 3½" and the span on either side of the intermediate bearing is greater than the following spans.

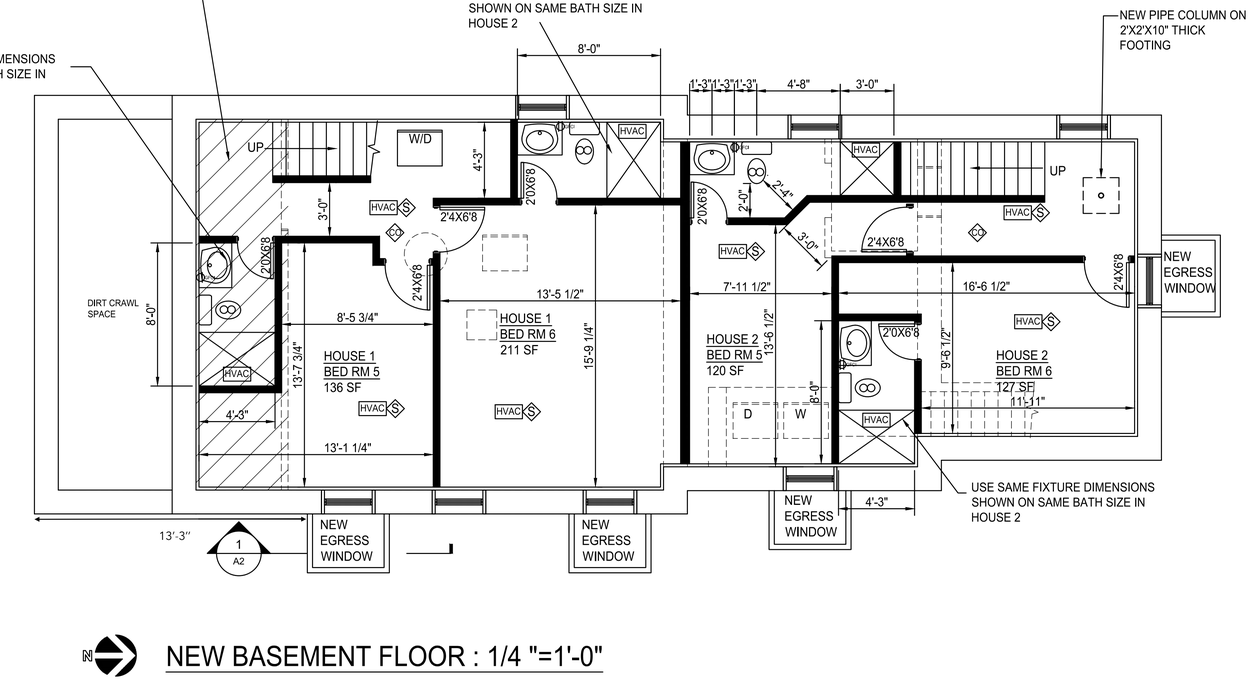
TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110			15'-2"	15'-4"			15'-2"	12'-9"
210			17'-4"	17'-4"			17'-4"	14'-2"
230	Not Req.	Not Req.	Not Req.	18'-2"	Not Req.	Not Req.	19'-1"	15'-11"
360			20'-5"	18'-4"			20'-5"	16'-3"
560			25'-10"	22'-10"			25'-10"	19'-10"

These Conditions Are NOT Permitted:

DO NOT use sawn lumber for rim board or blocking as it may shrink after installation. Use only engineered lumber

DO NOT bevel cut joist beyond inside face of wall.

DO NOT install hanger overhanging face of ledger or beam. Flush bearing plate with inside face of wall or beam.



N NEW BASEMENT FLOOR : 1/4 "=1'-0"

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PROJECT TITLE: CONVERT EXISTING HOUSE INTO TOWNHOUSE

PROJECT LOCATION: 813 E ANN ST

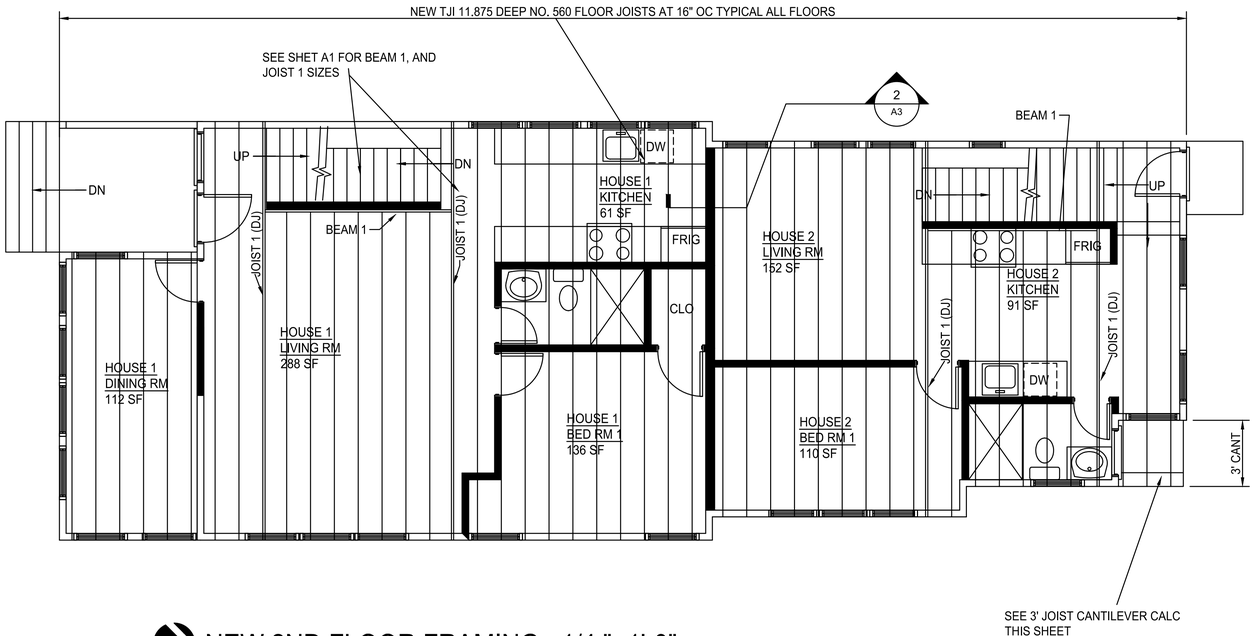
SHEET TITLE: NEW PLANS

MARK:	DATE:	ISSUED FOR:
*	FEB 25, 2026	PERMITS

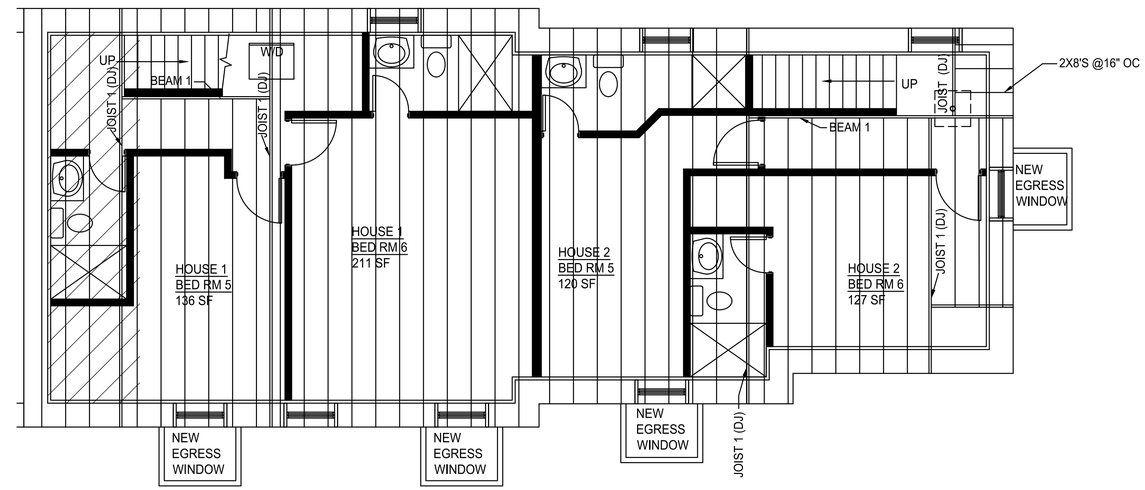
SHEET SIZE 24 X 36

SHEET NO: 2 OF 6

A2



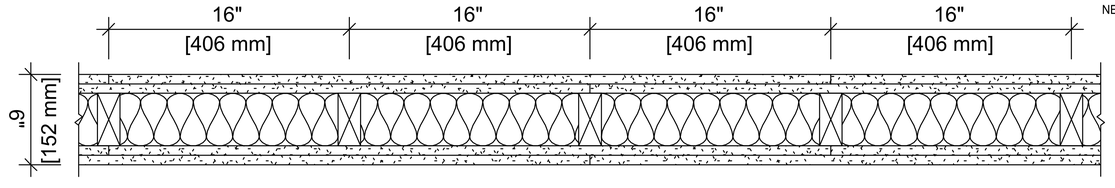
NEW 2ND FLOOR FRAMING : 1/4 "=1'-0"



NEW 1ST FLOOR FRAMING : 1/4 "=1'-0"

DESIGN NO. UL U301

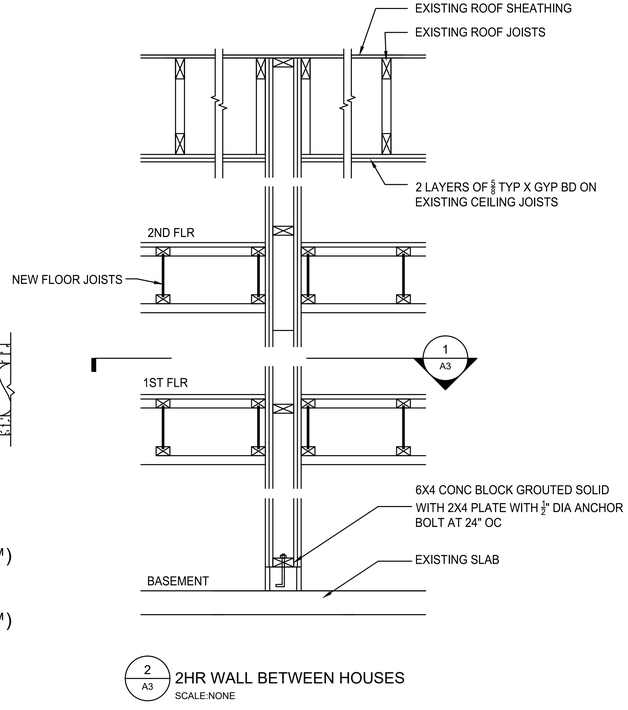
FIRE RATING:	2 HOURS
STC RATING:	40
SOUND TEST:	USG-151237
SYSTEM THICKNESS:	6" [152 MM]
LOCATION:	INTERIOR
FRAMING TYPE:	WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:	TWO LAYERS 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)
WOOD STUDS:	2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
INSULATION:	3-1/2" [89 MM] FIBERGLASS INSULATION
GYPSUM PANELS:	TWO LAYERS 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)

1/A3 2HR WALL BETWEEN HOUSES
SCALE:NONE

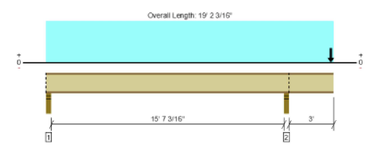


2/A3 2HR WALL BETWEEN HOUSES
SCALE:NONE

FORTEWEB®

MEMBER REPORT — PASSED

Level, Copy of Floor: Joist
1 piece(s) 11 7/8" TJI® 560 @ 16" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1313 @ 16' 7/16"	3000 (3.50")	Passed (44%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	667 @ 16' 2 3/16"	2050	Passed (33%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (ft-lbs)	3526 @ 7' 9/16"	9503	Passed (37%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.086 @ 19' 2 3/16"	0.210	Passed (2L/880)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.091 @ 19' 2 3/16"	0.315	Passed (2L/834)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	55	40	Passed	--	--

Member Length : 19' 2 3/16"
System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Overhang deflection criteria: LL (2L/360) and TL (2L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Supports	Bearing Length: Total	Bearing Length: Available	Bearing Length: Required	Loads to Supports (lbs): Dead	Loads to Supports (lbs): Floor Live	Loads to Supports (lbs): Factored	Accessories	Details
1 - Stud wall - SPF	3.50"	3.50"	1.75"	87	410/-67	520	Blocking	A1
2 - Stud wall - SPF	3.50"	3.50"	3.50"	263	1051	1313	Blocking	E1

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	13' o/c	
Bottom Edge (Lu)	13' 9" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.60)	Comments
1 - Uniform (PSF)	0 to 19' 2 3/16"	16"	10.0	40.0	Default Load
2 - Point (lb)	19'	N/A	93	374	

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.weyerhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator.

ForteWEB Software Operator	Job Notes
James Dudzinski james dudzinski architect (586) 864-6930 jamesdudzinski@comcast.net	

Weyerhaeuser

3/30/2026 10:16:39 PM UTC
ForteWEB v4.0, Engine: V8.4.5.1, Data: V25.26.55.57
File Name: SINGLE JOIST THOMPSON

SEE 3' JOIST CANTILEVER CALC

James Dudzinski
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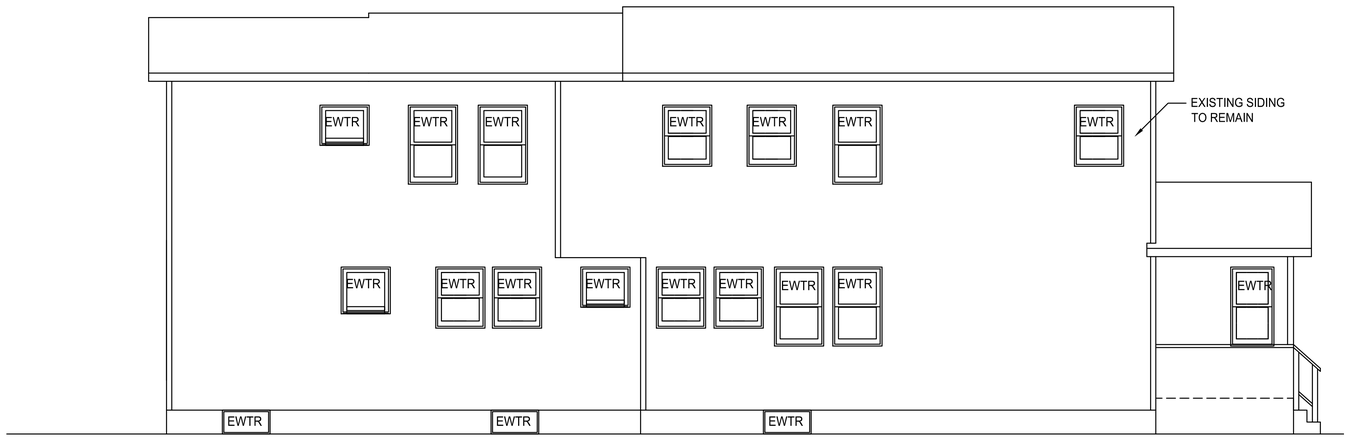
PROJECT TITLE: CONVERT EXISTING HOUSE INTO TOWNHOUSE

PROJECT LOCATION: 813 E ANN ST

SHEET TITLE: FLOOR FRAMING PLANS

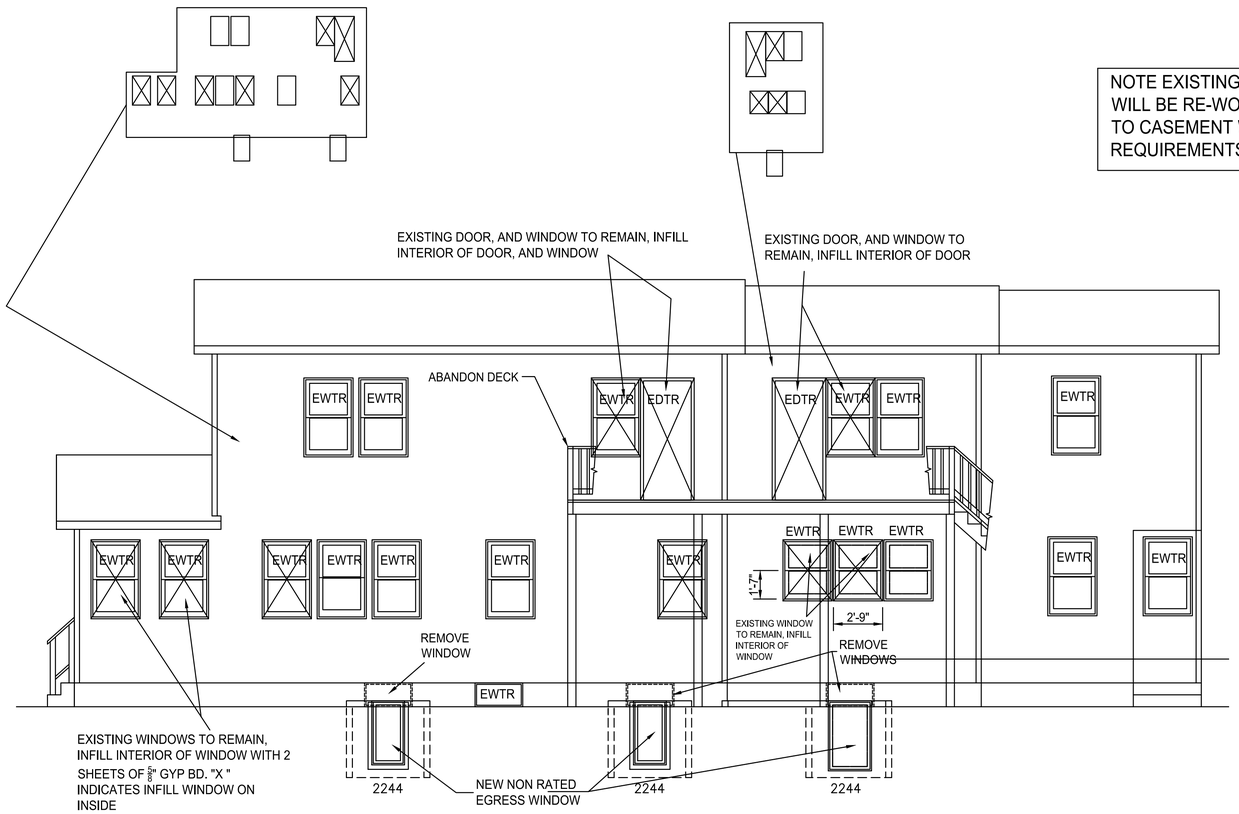
MARK:	DATE:	ISSUED FOR:	SHEET SIZE	SHEET NO:
*	FEB 25, 2026	PERMITS	24 X 36	3 OF 6

A3



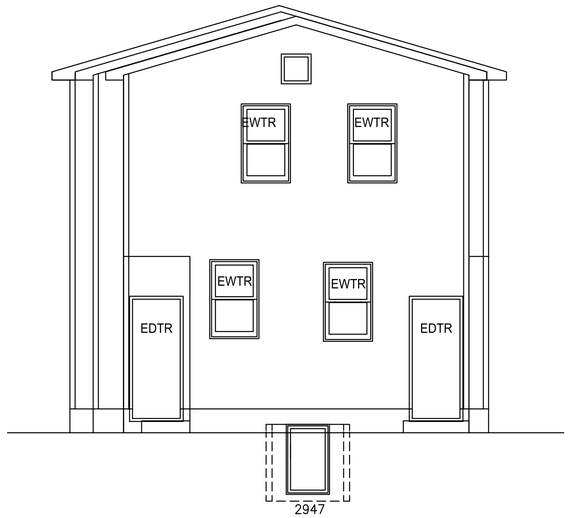
EXISTING WEST ELEVATION : 1/4 "=1'-0"

EXISTING SOUTH ELEVATION : 1/4 "=1'-0"



EXISTING EAST ELEVATION : 1/4 "=1'-0"

NOTE EXISTING DOUBLE HUNG WINDOWS WILL BE RE-WORKED AND HINGED SIMILAR TO CASEMENT WINDOWS TO MEET EGRESS REQUIREMENTS



EXISTING NORTH ELEVATION : 1/4 "=1'-0"

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ARCHITECT
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Sterling Heights, Mi.
PH. (586) 864-6930

PROJECT TITLE:
CONVERT EXISTING HOUSE INTO TOWNHOUSE

PROJECT LOCATION:
813 E ANN ST

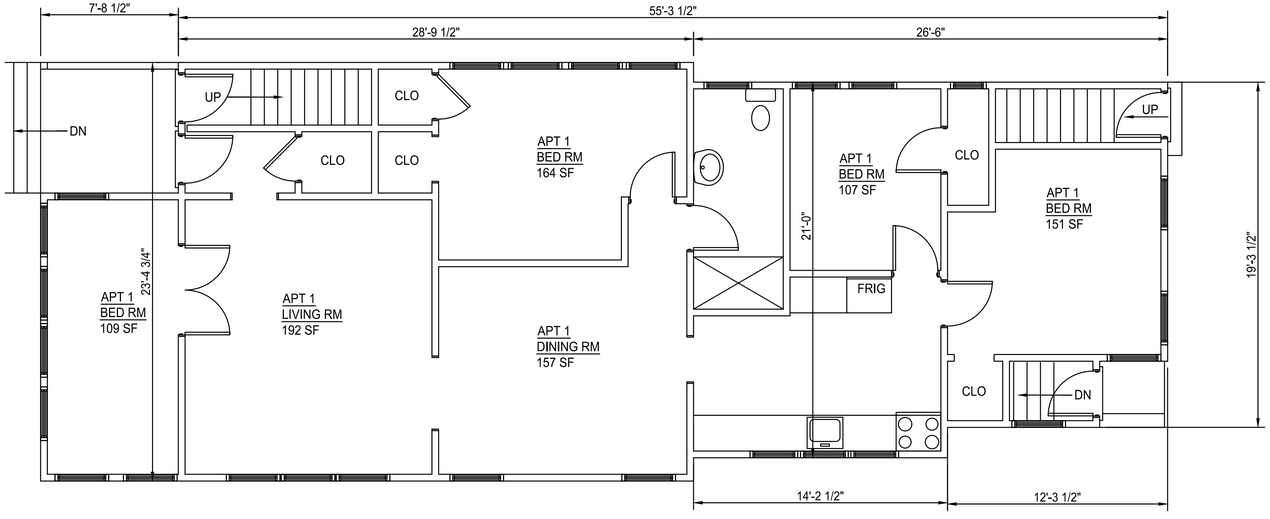
SHEET TITLE:
EXISTING ELEVATIONS

MARK:	DATE:	ISSUED FOR:
*	FEB 25, 2026	PERMITS

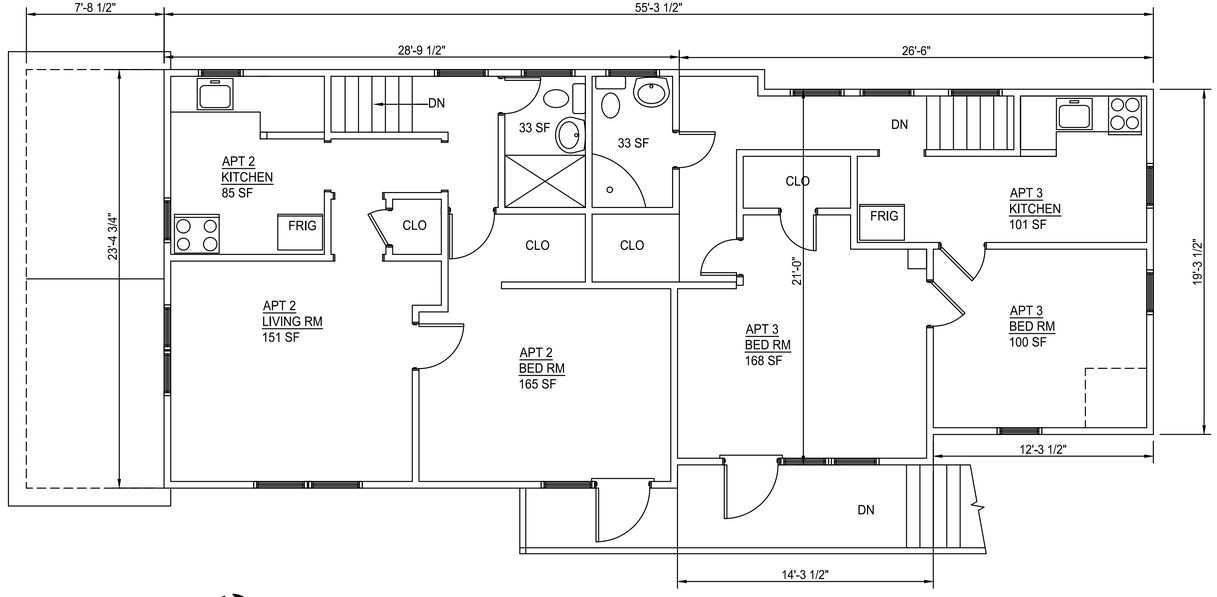
SHEET SIZE
24 X 36

SHEET NO:
4 OF 6

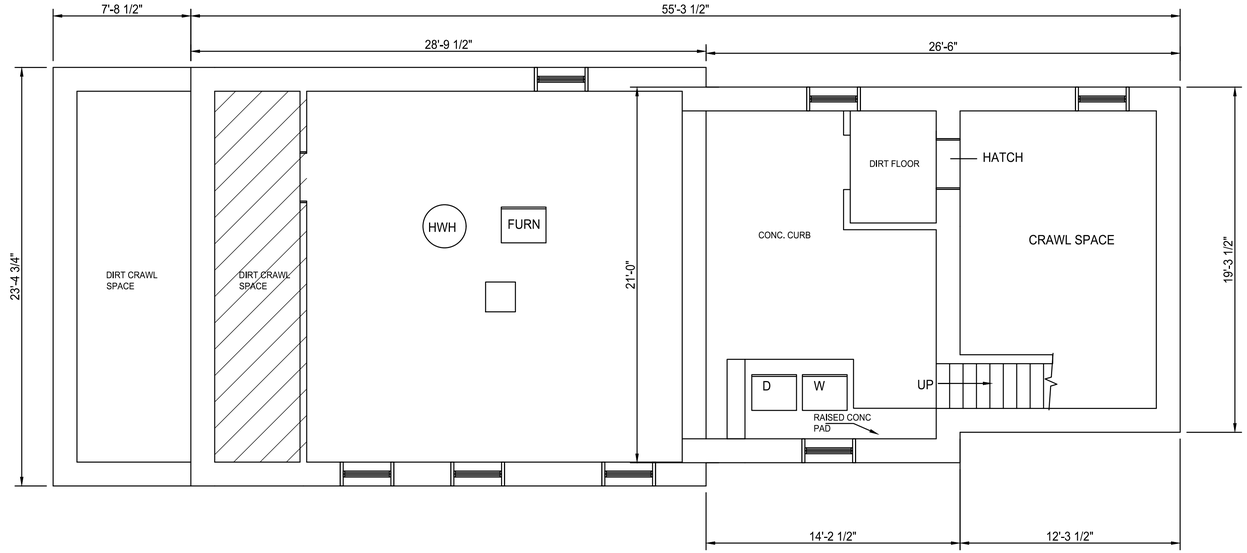
A4



EXISTING 1ST FLOOR : 1/4 "=1'-0"



EXISTING 2ND FLOOR : 1/4 "=1'-0"



EXISTING BASEMENT FLOOR : 1/4 "=1'-0"

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PH. (586) 864-6930

PROJECT TITLE:
CONVERT EXISTING HOUSE
INTO TOWNHOUSE

PROJECT LOCATION:
813 E ANN ST

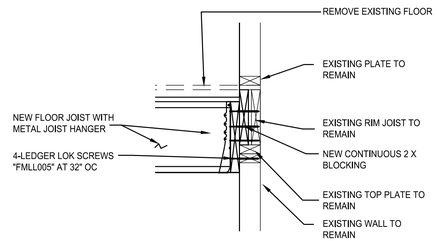
SHEET TITLE:
EXISTING PLANS

MARK:	DATE:	ISSUED FOR:
*	FEB 25, 2026	PERMITS

SHEET SIZE: 24 X 36

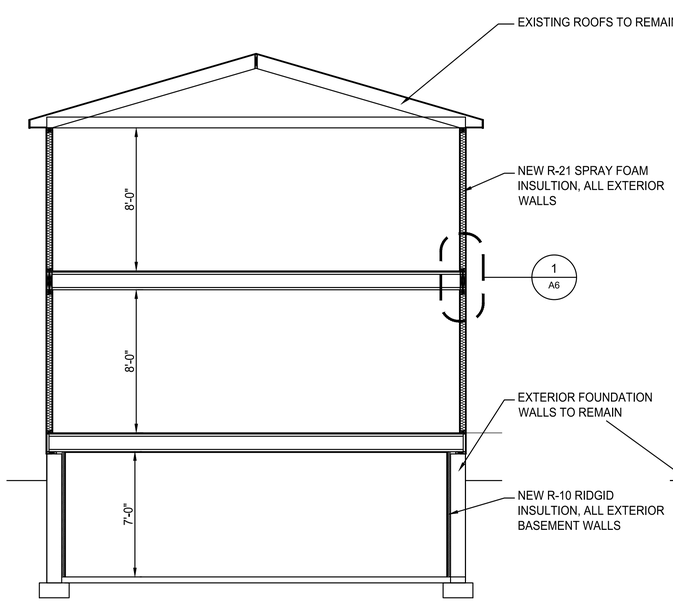
SHEET NO: 5 OF 6

A5

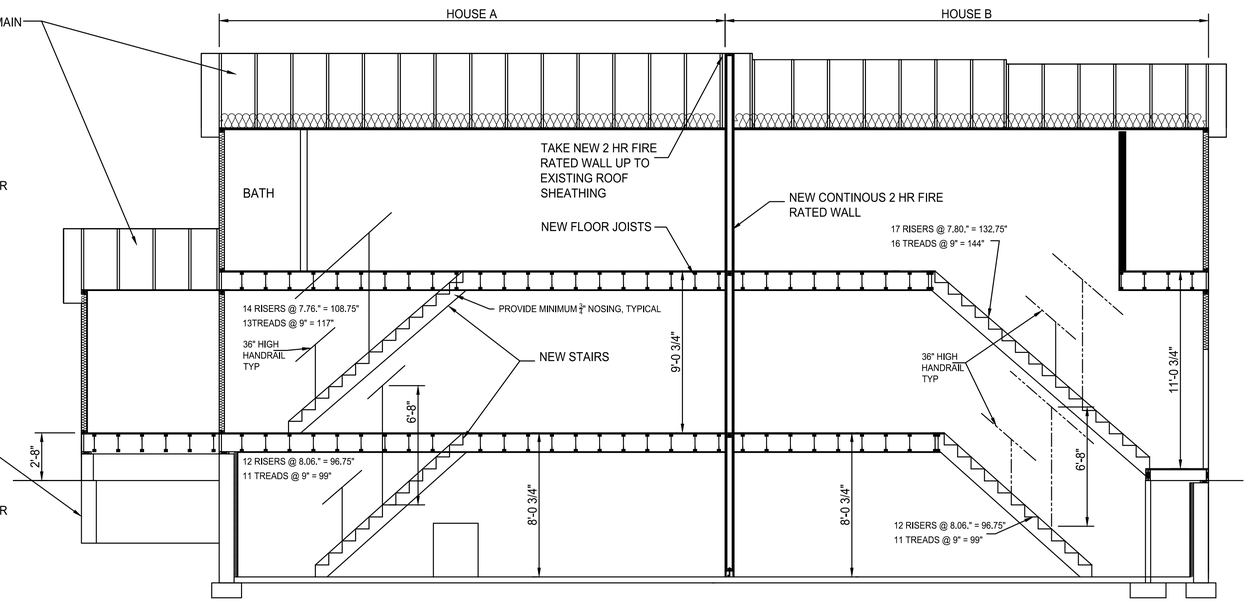


1 / A6 FLOOR JOIST AT EXISTING OUTSIDE WALL

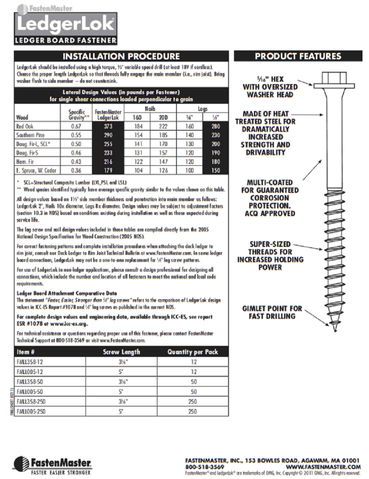
SCALE: 1"=1'-0"



TRANSVERSE SECTION: 1/4 "=1'-0"



LONGITUDINAL SECTION : 1/4 "=1'-0"



LEDGERLOK CALCULATION TO DETERMINE NUMBER OF FASTENERS FOR LEDGER BOARD
WORSE CASE 22.6/2 X 67 = 757.1#S PER JOIST
PER CHART FOR HEM FIR: USE (4) PER 16" OC SPACING;
216 X 4= 864#S

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PROJECT TITLE:
CONVERT EXISTING HOUSE INTO TOWNHOUSE

PROJECT LOCATION:
813 E ANN ST

SHEET TITLE:
SECTIONS

MARK:	DATE:	ISSUED FOR:	SHEET SIZE	SHEET NO:
*	FEB 25, 2026	PERMITS	24 X 36	6 OF 6

A6

View from North East Driveway

813 E Ann East Side

Window width of 32 will remain the same. Will use existing opening width but need to go below grade to increase opening height. Any foundation work is below grade and will not be visible walking by.

View From South East Driveway

813 E Ann East Side.

Window width of 32 will remain the same. Will use existing opening width but need to go below grade to increase opening height. Any foundation work is below grade and will not be visible walking by.

Proposed

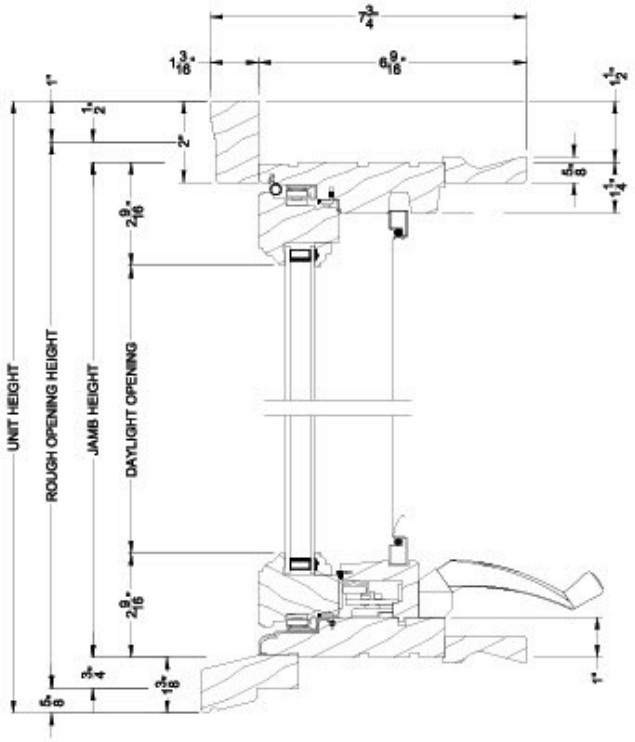
View from North Side

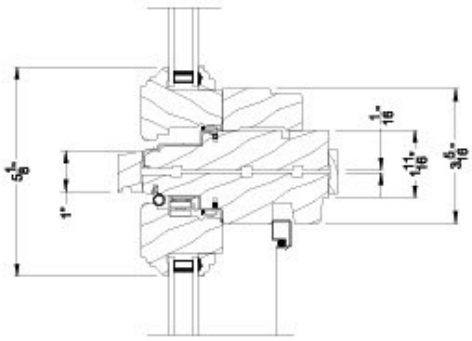
13 E Ann North Side

Window width of 32 will remain the same. will use existing opening width but need to go below grade to increase opening height. Any foundation work is below grade and will not be visible walking by.

Weather Shield®
Premium Wood Series™

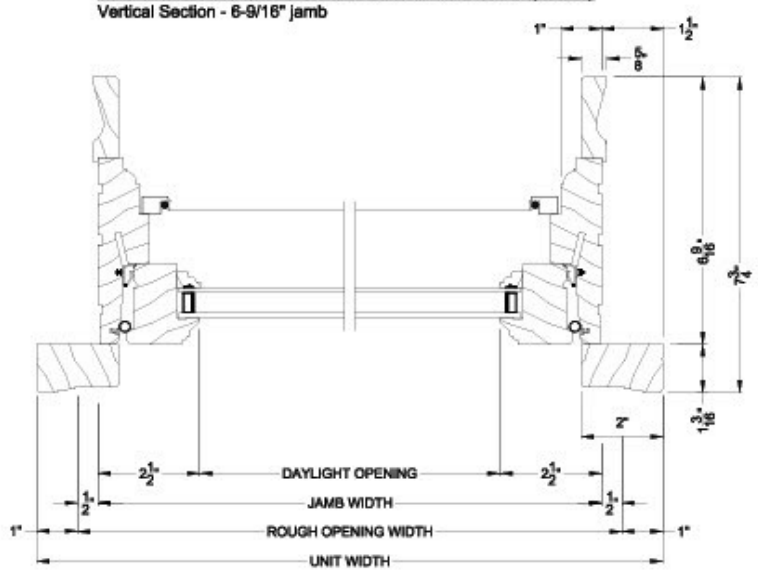
Casement Windows
CROSS SECTION DETAILS

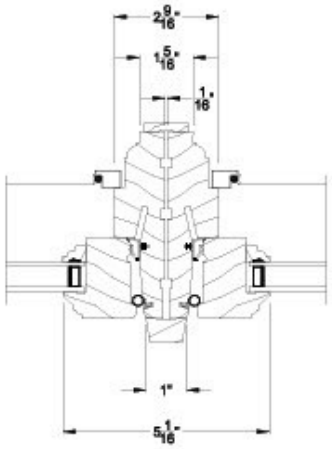




PREMIUM WOOD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement

PREMIUM WOOD CASEMENT WINDOW (6204)
Vertical Section - 6-9/16" jamb





PREMIUM WOOD CASEMENT WINDOW (6204)
Horizontal Section - 6-9/16" jamb

PREMIUM WOOD CASEMENT WINDOW
Vertical Mull Section

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

PREMIUM SERIES ALL WOOD CASEMENT

From craftsman to contemporary architecture, Weather Shield all wood casement windows are versatile and easily complement a variety of designs. Available in a variety of styles including French, eyebrow, bows, bays, picture combination windows and more.

Example of installed egress window

Weather Shield®

Casement Windows

Premium Wood Series™

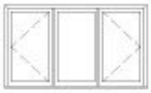
Elevation Details

Casement Windows (6204) — Operating left shown. Operating right available.

Unit Dimension			1'-8 1/2"	1'-10 1/2"	2'-2 1/2"	2'-6 1/2"	2'-8 1/2"	2'-10 1/2"	3'-2 1/2"
Jamb Dimension			1'-5 1/2"	1'-7 1/2"	1'-11 1/2"	2'-3 1/2"	2'-5 1/2"	2'-7 1/2"	2'-11 1/2"
Rough Opening			1'-6 1/2"	1'-8 1/2"	2'-0 1/2"	2'-4 1/2"	2'-6 1/2"	2'-8 1/2"	3'-0 1/2"
Metric R.O. (mm)			470	521	622	724	775	826	927
Glass Size			13 1/2"	15 1/2"	19 1/2"	23 1/2"	25 1/2"	27 1/2"	31 1/2"
2'-2 3/8"	1'-11 1/2"	2'-0 3/4"	629	19 3/8"	1620	1820	2020	2420	2620	2820	3020
2'-8 3/8"	2'-5 1/2"	2'-6 3/4"	781	25 3/8"	1626	1826	2026	2426	2626	2826	3026
3'-2 3/8"	2'-11 1/2"	3'-0 3/4"	933	31 3/8"	1630	1830	2030	2430	2630	2830	3030
3'-8 3/8"	3'-5 1/2"	3'-6 3/4"	1086	37 3/8"	1636	1836	2036	2436	2636	2836	3036
4'-2 3/8"	3'-11 1/2"	4'-0 3/4"	1238	43 3/8"	1640	1840	2040	2440	2640	2840	3040
4'-8 3/8"	4'-5 1/2"	4'-6 3/4"	1391	49 3/8"	1646	1846	2046	2446	2646	2846	3046
5'-2 3/8"	4'-11 1/2"	5'-0 3/4"	1543	55 3/8"	1650	1850	2050	2450	2650	2850	3050
5'-8 3/8"	5'-5 1/2"	5'-6 3/4"	1696	61 3/8"	1656	1856	2056	2456	2656	2856	3056
6'-2 3/8"	5'-11 1/2"	6'-0 3/4"	1848	67 3/8"	1660	1860	2060	2460	2660	2860	3060
6'-8 3/8"	6'-5 1/2"	6'-6 3/4"	2000	73 3/8"	1666	1866	2066	2466	2666	2866	3066
7'-2 3/8"	6'-11 1/2"	7'-0 3/4"	2153	79 3/8"	1670	1870	2070	2470	2670	2870	3070
7'-8 3/8"	7'-5 1/2"	7'-6 3/4"	2305	85 3/8"	1676	1876	2076	2476	2676	2876	3076

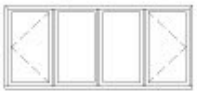
2 - Wide Units
Width Dimensions

Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Metric R.O. (mm)
CS2-16	2'-11 1/16"	3'-2 1/16"	3'-0 1/16"	916
CS2-18	3'-3 1/16"	3'-6 1/16"	3'-4 1/16"	1018
CS2-20	3'-11 1/16"	4'-2 1/16"	4'-0 1/16"	1221
CS2-24	4'-7 1/16"	4'-10 1/16"	4'-8 1/16"	1424
CS2-26	4'-11 1/16"	5'-2 1/16"	5'-0 1/16"	1526
CS2-28	5'-3 1/16"	5'-6 1/16"	5'-4 1/16"	1627



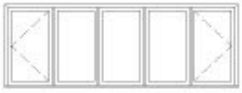
3 - Wide Units
Width Dimensions

Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Metric R.O. (mm)
CS3-16	4'-4 5/8"	4'-7 5/8"	4'-5 5/8"	1362
CS3-18	4'-10 5/8"	5'-1 5/8"	4'-11 5/8"	1514
CS3-20	5'-10 5/8"	6'-1 5/8"	5'-11 5/8"	1819
CS3-24	6'-10 5/8"	7'-1 5/8"	6'-11 5/8"	2124
CS3-26	7'-4 5/8"	7'-7 5/8"	7'-5 5/8"	2276
CS3-28	7'-10 5/8"	8'-1 5/8"	7'-11 5/8"	2429



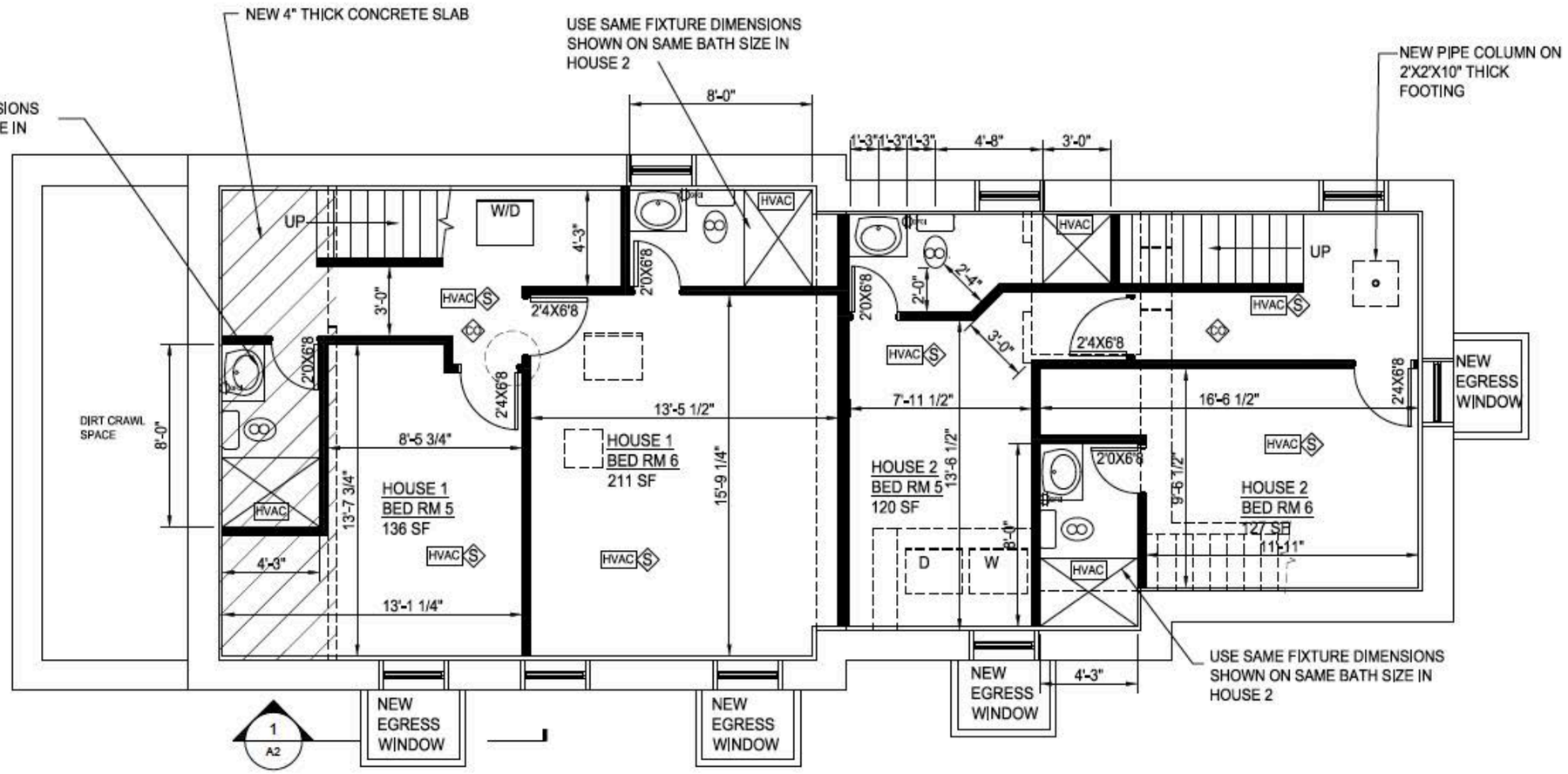
4 - Wide Units
Width Dimensions

Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Metric R.O. (mm)
CS4-16	5'-10 3/16"	6'-1 3/16"	5'-11 3/16"	1808
CS4-18	6'-6 3/16"	6'-9 3/16"	6'-7 3/16"	2011
CS4-20	7'-10 3/16"	8'-1 3/16"	7'-11 3/16"	2418
CS4-24	9'-2 3/16"	9'-5 3/16"	9'-3 3/16"	2824
CS4-26	9'-10 3/16"	10'-1 3/16"	9'-11 3/16"	3027
CS4-28	10'-6 3/16"	10'-9 3/16"	10'-7 3/16"	3231



5 - Wide Units
Width Dimensions

Base Code	Jamb Dimension (Frame Size)	Unit Dimension (Brickmould Size)	Rough Opening	Metric R.O. (mm)
CS5-16	7'-3 3/4"	7'-6 3/4"	7'-4 3/4"	2254
CS5-18	8'-1 3/4"	8'-4 3/4"	8'-2 3/4"	2508
CS5-20	9'-9 3/4"	10'-0 3/4"	9'-10 3/4"	3016
CS5-24	11'-5 3/4"	11'-8 3/4"	11'-6 3/4"	3524



NEW BASEMENT FLOOR : 1/4 "=1'-0"