



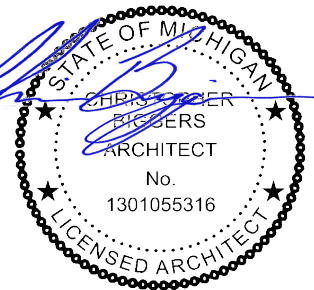
SCOPE OF WORK

(HDC)VICINITY MAP

N.T.S



(E)BUILDING



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM
 WWW.BIGGDESIGNS.COM
 131 E. COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460

22114
 215/217 S. MAIN
 06.20.2023

HDC-0.0

4-PER-HDC-WINDOW REPLACEMENT

<u>HDC-4.0</u>	OWNER LETTER	06.20.2023
<u>HDC-4.1</u>	(E) WINDOW MULLIONS FIRE DAMAGE	06.20.2023
<u>HDC-4.2</u>	MULLION ASSESSMENT	06.20.2023
<u>HDC-4.3</u>	WINDOW REPLACEMENT LETTER	06.20.2023
<u>HDC-4.5</u>	APPLICATION	06.20.2023
<u>HDC-4.6</u>	PROPOSED WINDOW DIMENSIONS	06.20.2023
<u>HDC-4.7</u>	PROPOSED WINDOW DIMENSIONS	06.20.2023
<u>HDC-4.8</u>	WINDOW SPECS	06.20.2023

**BIGGDESIGNS, LLC**

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

215/217 S. MAIN

06.20.2023

HDC-0.1

215-217 Ann Arbor, Mi 48104
3rd Floor West Windows

To Whom It May Concern:

My Name is Reza Rahmani owner of 215-217 South Main Street, I'm writing this letter in reference to placement of windows at 215-217 South Main Street. I directed our cleaning crew to remove those 7 windows and place them on ground due to severe fire damaged that caused those windows not to be unstable (wood and glass damage). My only concern was the safety of pedestrian, design team members and others. The windows are in our possession and are on third floor. The Pullum Window Corporation inspected those windows and provided their professional opinion on a separate letter for your review. If you have any questions or need additional information, please feel free to contact me.

Sincerely,
Reza Rahmani
734.479.4747
lrahmani@comcast.net



ARCHITECTURE
+ INTERIOR + DIGITIZATION
BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM
WWW.BIGGDESIGNS.COM
131 E. COMMERCE ST.
MILFORD, MI 48381
248.886.4460

22114
215/217 S. MAIN
06.20.2023

OWNER LETTER OF ACKNOWLEDGMENT

HDC-4.0



(E) WINDOW SASHES (FIRE DAMAGED)



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

215/217 S. MAIN

06.20.2023

HDC-4.1

Pullum Window Corporation

415 N. Lafayette South Lyon, Mi. 48178
Phone: (248) 491-4700
Fax: (248) 782-7139

May 10, 2023

Kafaei Building Group LLC
Attn: Sam Kafaei
P.O. Box 7162
Ann Arbor, Mi. 48107

RE: 215-217 S. Main, Ann Arbor

Mr. Kafaei

After reviewing the damage the fire did to the windows I see no way to salvage them.

Sincerely



Charlie Pullum, President
Pullum Window Corporatoin
313 418 6116 Cell



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM
WWW.BIGGDESIGNS.COM
131 E. COMMERCE ST.
MILFORD, MI 48381
248.886.4460

22114
215/217 S. MAIN
06.20.2023

HDC-4.2

(E) WINDOW ASSESSMENT

Pella Windows & Doors



06/06/23

Ron Hessling

1940 Opdyke Ct
Auburn Hills, MI 48326

KBG Construction

RE: 215-217 S Main Street, Ann Arbor MI 48104

Pella Windows and Doors

Product: **Pella RESERVE Traditional Series**

Pella has proposed to custom make windows at 215-217 S Main Street 3rd floor West Elevation.

A site visit performed to see all details and profiles. Pella has come to market with custom capabilities with the Pella RESERVE Traditional Series in 2018 to bring ultimate historic details into a new product. Pella has been recognized by the National Park Service as the preferred manufacturer of the most historic new window for replacement option in the industry.

Thank you,

Ron Hessling

Ron Hessling
Pella Windows & Doors
(248)296-2464
HesslingRA@pella.com

VIEWED TO BE THE BEST™

WINDOW REPLACEMENT



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

215/217 S. MAIN

06.20.2023

HDC-4.3

Ann Arbor Historic District Commission: Application Checklist for Replacement of Historic (pre-1945) Windows

The following information is required for applications for the replacement of windows installed before 1945. Additional information may also be submitted by the applicant or required by staff or the commission. Staff will use this list at the presubmission meeting and when evaluating the application for completeness. Only complete applications will be scheduled for an HDC agenda.

Site address: 215-217 S MAIN ANN ARBOR, MI 48104

Applicant (or representative): REZA RAHMANI

Today's date: 05.18.2023

Staff: _____

All drawings must be drawn to scale on 8 ½" x 11" sheets.

- X Key to window location(s) on the building. This may be via elevation drawings, exterior photographs, or floorplans.
- X Keyed photos that show
 - o A front elevation of the house
 - o Each elevation with one or more windows proposed to be replaced
 - o Each existing window proposed to be replaced, interior and exterior
 - o Closeups of any visible deterioration
- X Window Specifications Worksheet(s): One for each unique window size/style (e.g. if you have four matching wood double-hung windows, fill out one worksheet for those four windows). Include the key on the worksheet.
- X A detailed written account of the condition of the windows' deteriorated components
- X Drawings, profiles, materials, and manufacturer's information (if applicable) for proposed replacement windows
- X Note any other related exterior work, such as replacement of rotted trim, on the drawings

For design assistance, please see the *Ann Arbor Historic District Design Guidelines* at www.a2gov.org/hdc

1/7/21

APPLICATION



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

215/217 S. MAIN

06.20.2023

HDC-4.5

Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face	Existing	Proposed
Distance	1 1/4"	1 1/4"

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
Distance	1 5/8"	1 5/8"

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
Distance	2"	2"

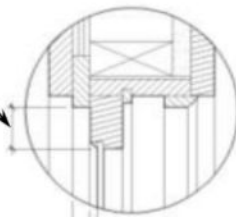
Casing Width	Existing	Proposed
Distance	3 7/8"	3 7/8"

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

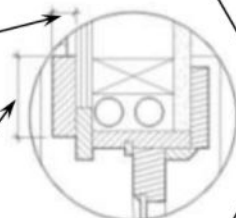
Sill Pitch	Existing	Proposed
Distance	1/8"	1/8"

Sill Thickness	Existing	Proposed
Distance	SILL WILL REMAIN EXISTING	LIMESTONE CAP

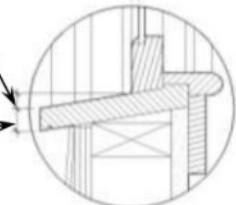
Head Detail



Jamb Detail



Sill Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type
Do the proposed windows' types match the existing types?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

The number and location of muntins matches the original.

Muntins
Does the count and arrangement of muntins match the original?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset	Existing	Proposed
Distance	3/8"	3/8"

The glass size remains within 90% of the original in both directions.

Glass Size	Existing	Proposed
Height	103 3/4"	103 3/4"
Width	32 3/4"	32 3/4"

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM
WWW.BIGGDESIGNS.COM
131 E. COMMERCE ST.
MILFORD, MI 48381
248.886.4460

22114
215/217 S. MAIN
06.20.2023

HDC-4.6

WINDOW 'A' WORKSHEET

Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face	Existing	Proposed
Distance	<u>1 1/4"</u>	<u>1 1/4"</u>

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
Distance	<u>1 5/8"</u>	<u>1 5/8"</u>

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
Distance	<u>2"</u>	<u>2"</u>

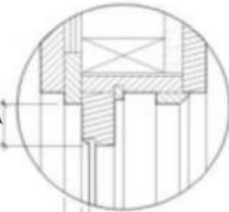
Casing Width	Existing	Proposed
Distance	<u>3 7/8"</u>	<u>3 7/8"</u>

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

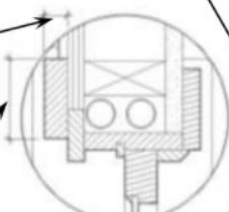
Sill Pitch	Existing	Proposed
Distance	<u>1/8"</u>	<u>1/8"</u>

Sill Thickness	Existing	Proposed
Distance	SILL WILL REMAIN EXISTING	LIMESTONE CAP

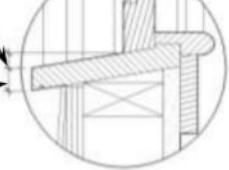
Head Detail



Jamb Detail



Sill Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type
Do the proposed windows' types match the existing types?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

The number and location of muntins matches the original.

Muntins
Does the count and arrangement of muntins match the original?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset	Existing	Proposed
Distance	<u>3/8"</u>	<u>3/8"</u>

The glass size remains within 90% of the original in both directions.

Glass Size	Existing	Proposed
Height	<u>102 1/4"</u>	<u>102 1/4"</u>
Width	<u>24 3/4"</u>	<u>24 3/4"</u>

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.



BIGGDESIGNS, LLC

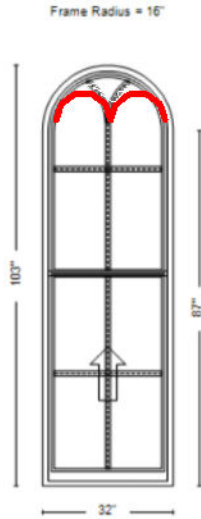
DESIGN@BIGGDESIGNS.COM
WWW.BIGGDESIGNS.COM
131 E. COMMERCE ST.
MILFORD, MI 48381
248.886.4460

22114
215/217 S. MAIN
06.20.2023

HDC-4.7

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 10

Quote Qty: 5

Scaling: 1/2" = 1'

Description: Special Pella® Reserve, Traditional, Single Hung, 32 X 103, Putty

Rough Opening: 32.75" X 103.75"

Performance Information: U-Factor 0.30, SHGC 0.23, VLT 0.41, CPD PEL-N-232-01480-00001, Egress Not Calculated

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
 ** building owner, architect, contractor, installer and/or consumer



Quote Name: 215-217 South Main 03023 II 6/0 Project Name: 215-217 South Main

Jobsite Location: YPSILANTI, MI

Room Location: Front 3rd

Sales Branch Location: 18900 Pella Windows and Doors



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

215/217 S. MAIN

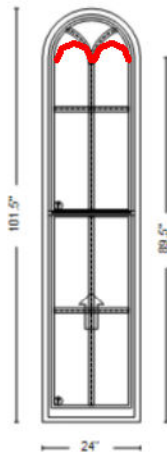
06.20.2023

HDC-4.8

Customer Approval Form:

Signature: _____ Date: _____

Frame Radius = 12"



Viewed from the Exterior

Quote Number: 16549985

Line Number: 15

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Special Pella® Reserve, Traditional, Single Hung, 24 X 101.5, Putty

Rough Opening: 24.75" X 102.25"

Performance Information: U-Factor 0.30, SHGC 0.23, VLT 0.41, CPD PEL-N-232-01484-00001, Egress Not Calculated

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: 215-217 South Main 03023 II 6/0 Project Name: 215-217 South Main

Jobsite Location: YPSILANTI, MI

Room Location: Front 3rd

Sales Branch Location: 18900 Pella Windows and Doors



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

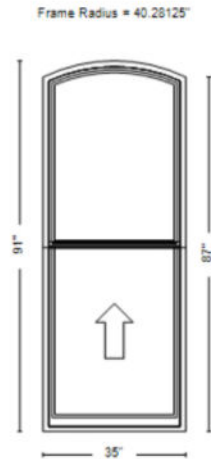
215/217 S. MAIN

06.20.2023

HDC-4.09

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 26

Quote Qty: 6

Scaling: 1/2" = 1'

Description: Pella® Reserve, Traditional, Single Hung, 35 X 91, Putty

Rough Opening: 35.75" X 91.75"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01477-00001, Egress Not Calculated

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
 ** building owner, architect, contractor, installer and/or consumer



Quote Name: 215-217 South Main 03023 II 6/0 Project Name: 215-217 South Main

Jobsite Location: YPSILANTI, MI

Room Location: 2nd floor

Sales Branch Location: 18900 Pella Windows and Doors



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

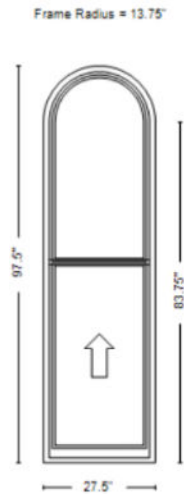
215/217 S. MAIN

06.20.2023

HDC-4.11

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 27

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Special Pella® Reserve, Traditional, Single Hung, 27.5 X 97.5, Putty

Rough Opening: 28.25" X 98.25"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01477-00001, Egress Not Calculated

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
 ** building owner, architect, contractor, installer and/or consumer



Quote Name: 215-217 South Main 03023 II 6/0 Project Name: 215-217 South Main

Jobsite Location: YPSILANTI, MI

Room Location: 2nd floor

Sales Branch Location: 18900 Pella Windows and Doors



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

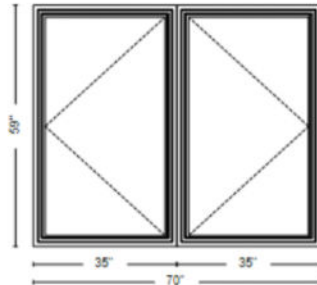
215/217 S. MAIN

06.20.2023

HDC-4.12

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 40

Quote Qty: 20

Scaling: 1/2" = 1'

Description: Pella® Reserve, Traditional, 2-Wide Casement, 70 X 59, Black

Rough Opening: 70.75" X 59.75"

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-11-24313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets Typical 5.7 sqft (E) (United States Only)

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-11-24313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets Typical 5.7 sqft (E) (United States Only)

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: 215-217 South Main 03023 II 6/0 Project Name: 215-217 South Main

Jobsite Location: YPSILANTI, MI

Room Location: Rear

Sales Branch Location: 18900 Pella Windows and Doors



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

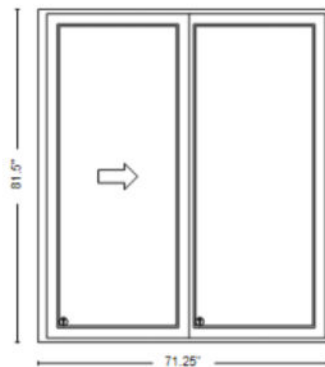
215/217 S. MAIN

06.20.2023

HDC-4.13

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 60

Quote Qty: 16

Scaling: 1/2" = 1'

Description: Pella® Reserve, Contemporary, Double Sliding Door, Contemporary,, Vent Right / Fixed, 71.25 X 81.5,

Rough Opening: 72" X 82"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-238-00895-00001, Performance Class LC, PG 65, Year Rated 11

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: 215-217 South Main 03023 II 6/0 Project Name: 215-217 South Main

Jobsite Location: YPSILANTI, MI

Room Location: East

Sales Branch Location: 18900 Pella Windows and Doors



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

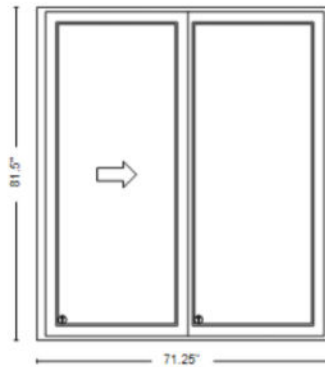
215/217 S. MAIN

06.20.2023

HDC-4.14

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 60

Quote Qty: 16

Scaling: 1/2" = 1'

Description: Pella® Reserve, Contemporary, Double Sliding Door, Contemporary,, Vent Right / Fixed, 71.25 X 81.5,

Rough Opening: 72" X 82"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-238-00895-00001, Performance Class LC, PG 65, Year Rated 11

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: 215-217 South Main 03023 II 6/0 **Project Name:** 215-217 South Main

Jobsite Location: YPSILANTI, MI

Room Location: East

Sales Branch Location: 18900 Pella Windows and Doors



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

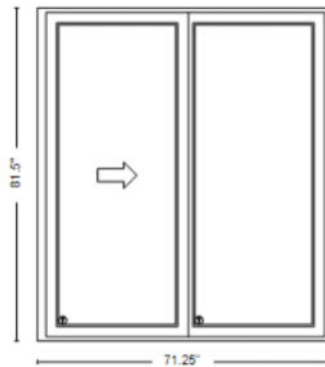
215/217 S. MAIN

06.20.2023

HDC-4.15

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 65

Quote Qty: 4

Scaling: 1/2" = 1'

Description: Pella® Reserve, Contemporary, Double Sliding Door, Contemporary,, Vent Right / Fixed, 71.25 X 81.5,

Rough Opening: 72" X 82"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-238-00895-00001, Performance Class LC, PG 65, Year Rated 11

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
 ** building owner, architect, contractor, installer and/or consumer

	Quote Name: 215-217 South Main 03023 II 6/0	Project Name: 215-217 South Main
	Jobsite Location: YPSILANTI, MI	
	Room Location: West	
	Sales Branch Location: 18900 Pella Windows and Doors	



BIGGDESIGNS, LLC

DESIGN@BIGGDESIGNS.COM

WWW.BIGGDESIGNS.COM

131 E. COMMERCE ST.

MILFORD, MI 48381

248.886.4460

22114

215/217 S. MAIN

06.20.2023

HDC-4.16