

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 808 W Washington Street Application Number: HDC25-0185

DISTRICT: Old West Side Historic District

STATUS: Contributing

REPORT DATE: January 8, 2026

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator
Mariana Melin-Corcoran, City Planner

REVIEW COMMITTEE DATE: January 5, 2026

	OWNER	APPLICANT
Name:	Mark Higgins	Charles Bultman Charles Bultman Architect
Address:	175 Verde Mesa Drive Danville, CA 94526	220 S Huron St Ypsilanti, MI 48197
Phone:	(650) 750-5176	(734) 223-1358

BACKGROUND: 808 W Washington first appears in city directories in 1900 as the home of butcher Wilhelm Seyfried. This house and its two neighbors to the west (812 and 818, also built in 1900) are extremely similar in design, detailing and fenestration pattern. 808 features a cut stone foundation, full-width front porch (with non-original turned posts and ornate brackets: see survey photos at end of report), a steeply pitched roof with corner returns, one-over-one windows, and a first floor bump out near the rear of the west elevation.

In March and April of 2024 the HDC approved an application for a new garage at the rear of the lot, a rear-facing attic gable window, and an extended driveway off West Washington Street. In March of 2025, the HDC approved a 23-foot-wide dormer on the south roof, a rear addition, and a different garage with a second-floor accessory dwelling unit.

LOCATION: The site is located on the north side of West Washington, between Mulholland and South Seventh Streets.

APPLICATION: The applicant seeks HDC approval to add a shed dormer on the west elevation and 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.
- (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.
- (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.

Retaining the historic relationship between buildings, landscape features, and open space.

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.

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.

Roofs – Identify, Retain, Preserve

Recommended: Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof-shape, such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that historic character is diminished.

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Roofs – Alterations, Additions

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.

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.

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.

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 an aluminum clad wood window. There is an existing wood hopper basement window in this location that measures 2ft 6in wide. 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 wide. It will be wood.

The proposed egress window will make the basement habitable. From the plans, it appears there are some conflicts (stairs, mechanical equipment) that make other existing windows ineligible for conversion to an egress window.

2. The proposed shed dormer on the west elevation will measure 8ft 5in in width and 3ft in height. It looks to be set back roughly 9ft from the front elevation, but exact measurements are not provided. The dormer is significantly below the gable peak of the historic roof. There will be two aluminum clad wood awning windows on the dormer. The siding, fascia, soffit, and corner boards will wood. It appears that the roof of the dormer will be asphalt shingles to match the existing but that is not specified on the drawings.
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 believes the size, design, and location of the proposed dormer on the west elevation are appropriate and meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

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.)

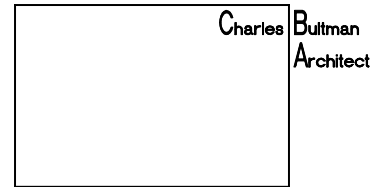
I move that the Commission issue a certificate of appropriateness for the application at 808 West Washington Street, a contributing property in the Old West Side Historic District, to

construct 8.5ft wide dormer on the west elevation and 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, 2, 9 and 10 and the guidelines for building site, roofs, windows and health and safety, as well as the *Ann Arbor Historic District Design Guidelines* for windows and safety codes.

ATTACHMENTS: application, drawings, specifications

808 West Washington Street (2024 Review Committee photos)





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15 December 2025

808 West Washington – Narrative

House

The client wishes to utilize the basement of the house. As a result code will demand an egress window. We are proposing to provide an egress window in the south east corner of the garage where there already is an existing basement window. We selected a replacement window that is the same width as the existing window so the look above grade, which is about 2'-0", will be the same. The remainder of the window will be below grade, as will the window well that is required.

We are also proposing a modest shed dormer on the west elevation located in the center of the main volume of the house to provide headroom for the stair. Code requires 80" of clearance. We propose the dormer to have two small windows as we feel they look good with the house, but can eliminate them if the Commissioners feel like they are inappropriate. The dormer is as modest as possible.

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RENOVATIONS for: REBECCA PIKS and MARK HIGGINS

Charles Bultman
Architect

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ISSUE / DATE

19 DEC 2024 - HDC
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OWNER

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SUITE 3011
SOUTHFIELD, MI 48085
TEL: 734.709.9884

DRAWING INDEX

- A-1 COVER SHEET, SITE PLAN and GENERAL NOTES
- A-2 DEMOLITION PLANS
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- A-4 EXTERIOR ELEVATIONS & WINDOW SCHEDULE & PHOTOS
- A-5 FOUNDATION & FRAMING PLANS
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- A-7 GARAGE ELEVATIONS & SECTION
- A-8 BUILDING ELEVATIONS & PHOTOS
- A-9 EXTERIOR ELEVATIONS - EXISTING

DESIGN CRITERIA

BUILDING CODE - 2015 INTERNATIONAL BUILDING CODE,
2015 INTERNATIONAL RESIDENTIAL CODE &
MICHIGAN REHABILITATION SUBCODE

OCCUPANCY - RESIDENTIAL GROUP R-3

CONSTRUCTION TYPE - TYPE 5B

FIRE PROTECTION - NO SPRINKLER

RENOVATION FOR
PIKS HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

DWG FILE
P-H 806WW A-1.dwg

OWNED
CIB/CIB

SCALE
AS NOTED

SITE PLAN
AND
PARTIAL SITE PLAN

SHEET NO.

A-1

GENERAL NOTES

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

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

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

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

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

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

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

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

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

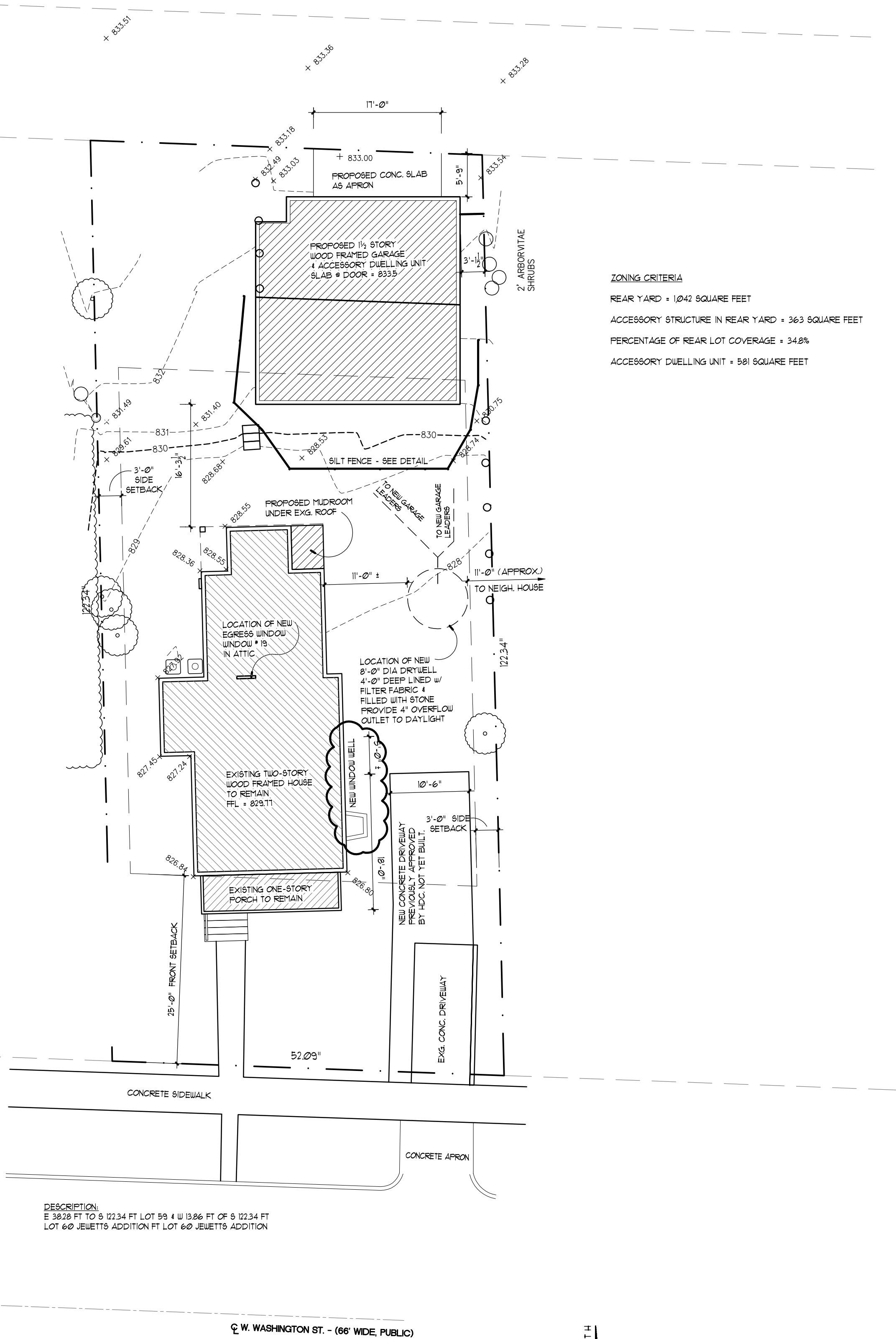
DIMENSIONS SHOWN OUTSIDE OF BUILDING ARE FROM FACE OF SHEATHING TO ROUGH OPENINGS, UNLESS NOTED OTHERWISE.

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



ZONING CRITERIA

REAR YARD • 1042 SQUARE FEET
ACCESSORY STRUCTURE IN REAR YARD • 363 SQUARE FEET
PERCENTAGE OF REAR LOT COVERAGE • 34.8%
ACCESSORY DWELLING UNIT • 581 SQUARE FEET

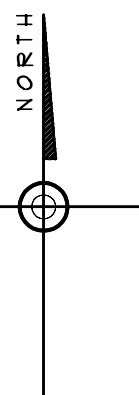


DESCRIPTION:
E 38.28 FT TO S 122.34 FT LOT 58 & W 13.86 FT OF S 122.34 FT
LOT 60 JEUNET'S ADDITION FT LOT 60 JEUNET'S ADDITION

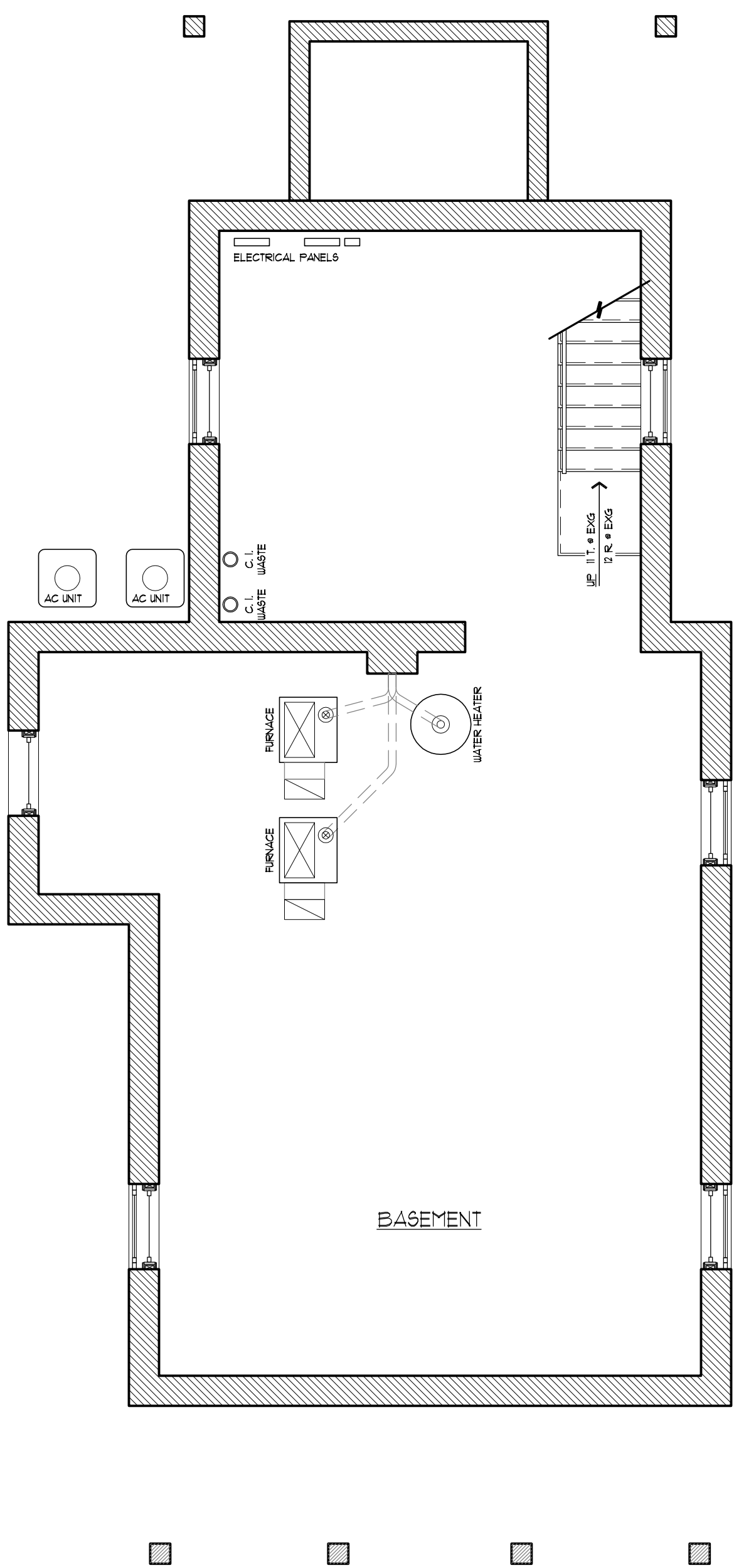
W. WASHINGTON ST. - (66' WIDE, PUBLIC)

2 SITE PLAN - PARTIAL

C-1 SCALE: 3/32" = 1'-0"



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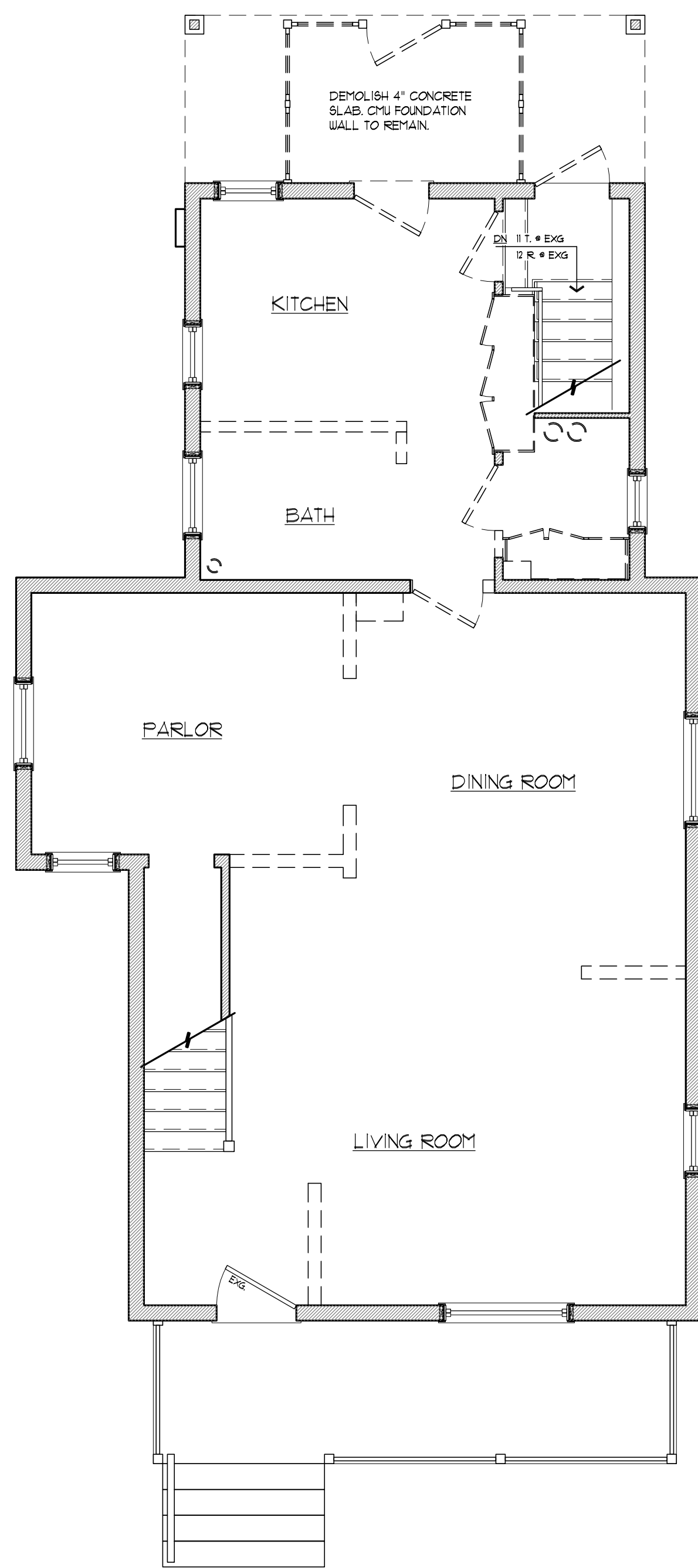


1 BASMENT PLAN — DEMOLITION
A-2 SCALE: 1/4" = 1'-0"

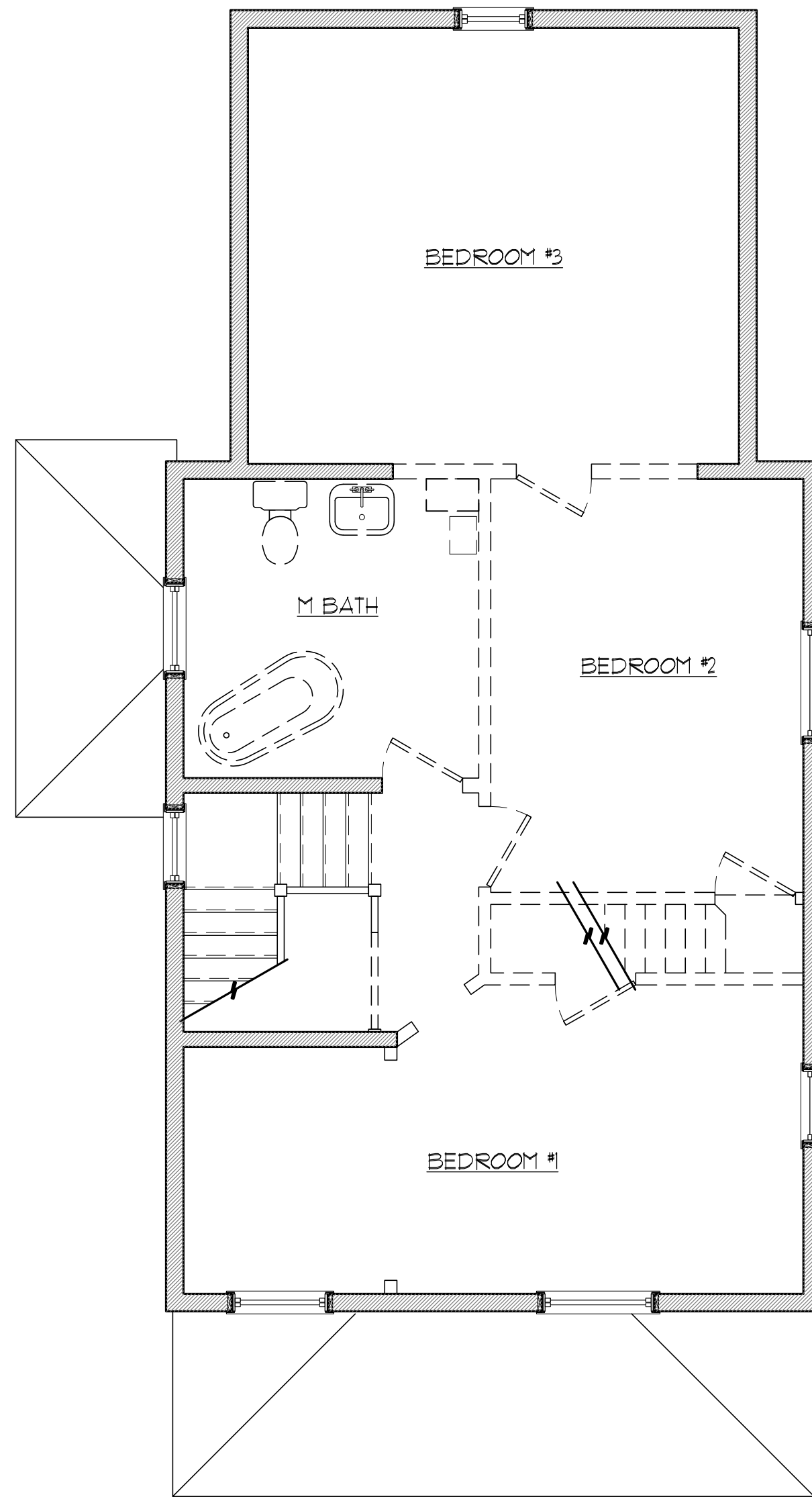
DOOR LEGEND
EXG DOOR TO REMAIN

WALL LEGEND
EXG WALL TO REMAIN
EXG WALL TO BE DEMOLISHED
EXG MASONRY TO REMAIN

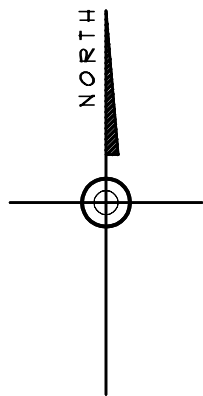
GENERAL DEMOLITION NOTES:
1. DEMOLISH ALL WALLS MARKED FOR DEMOLITION AND ALL WALLS NECESSARY TO ACCOMPLISH THE DESIGN AS SHOWN ON SHEETS 5, 6 & 7. DO NOT DEMOLISH ANY STRUCTURAL COMPONENTS OF THE BUILDING.
2. DEMOLISH ALL FLOOR FINISHES TO SUB-FLOOR. DO NOT DEMOLISH ANY STRUCTURAL COMPONENTS OF THE BUILDING.
3. DEMOLISH ALL WALL FINISHES TO STUDS / LATH. DO NOT DEMOLISH ANY STRUCTURAL COMPONENTS OF THE BUILDING.
4. WALL INSULATION TO BE DETERMINED AFTER ALL WALLS ARE EXPOSED.



2 FIRST FLOOR PLAN — DEMOLITION
A-2 SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN — DEMOLITION
A-2 SCALE: 1/4" = 1'-0"



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SCALE
AS NOTED

DEMOLITION
PLANS

SHEET NO.

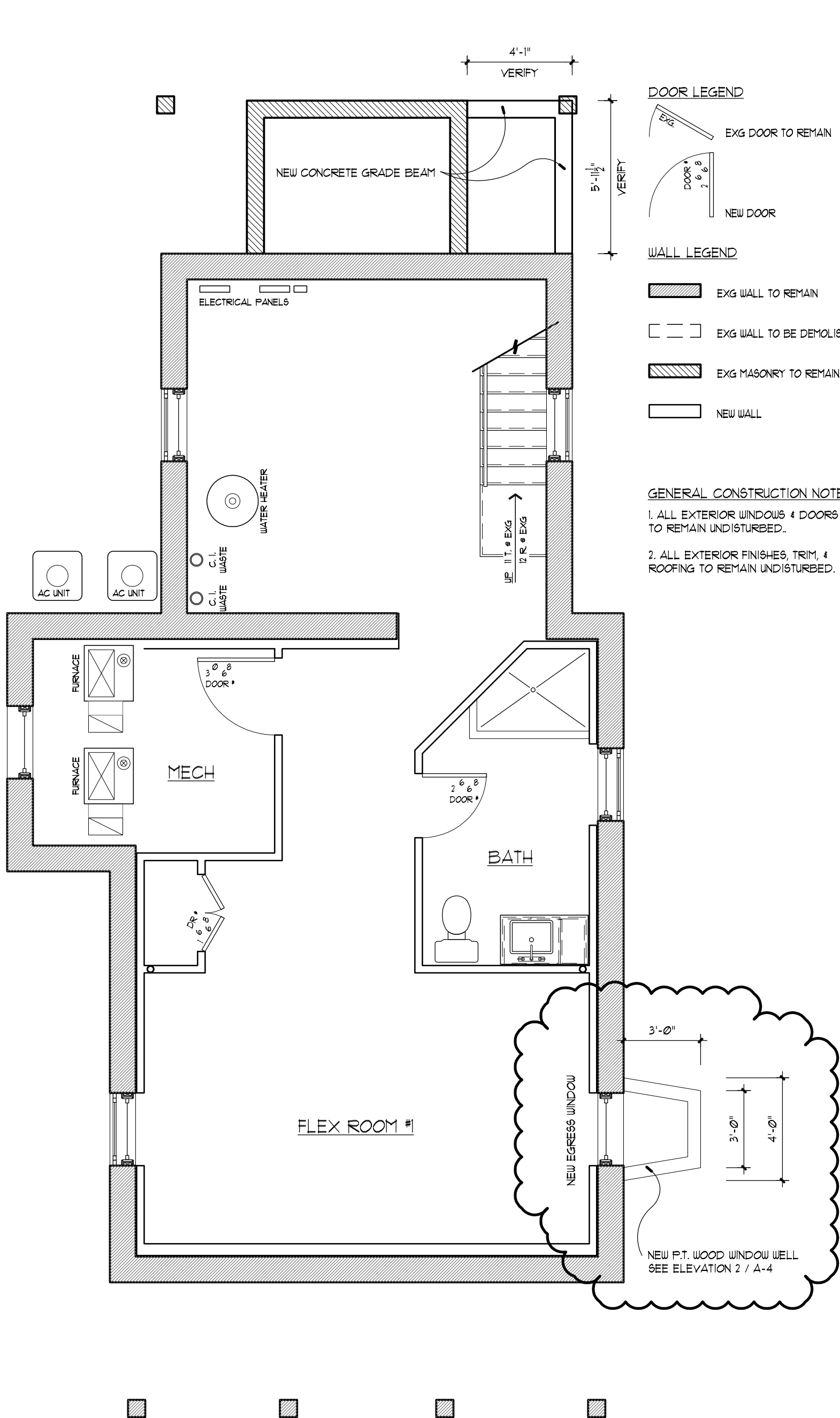
A-2

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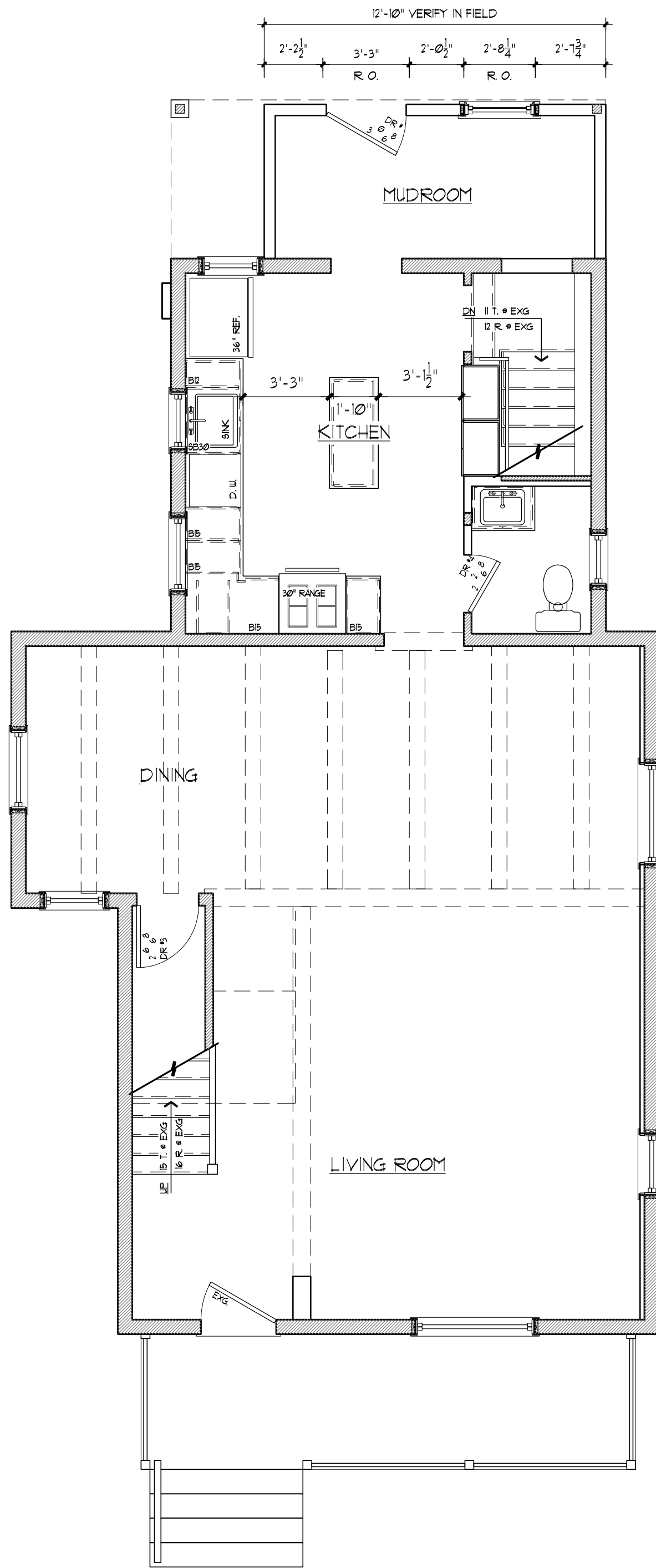
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Architect

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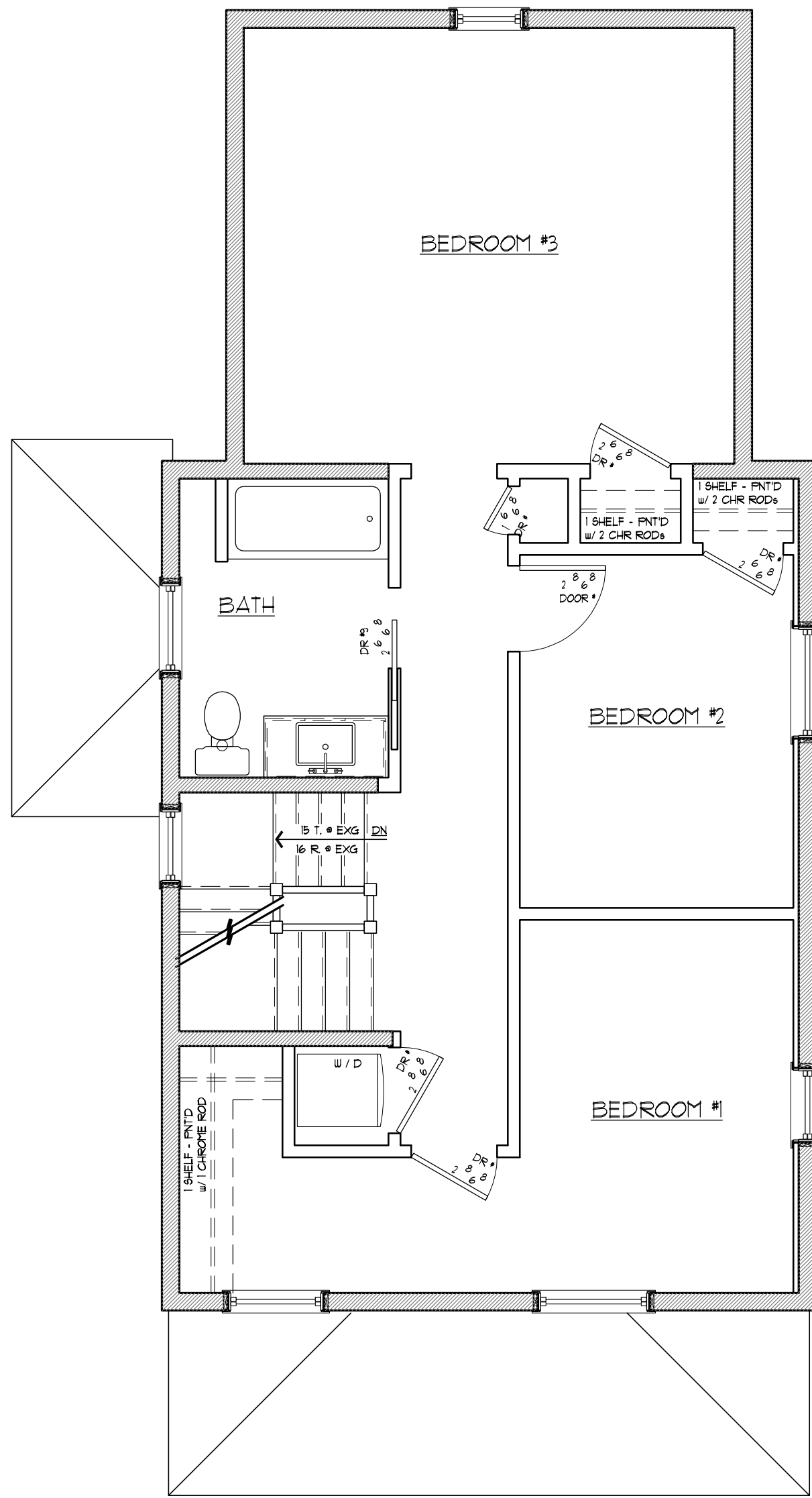
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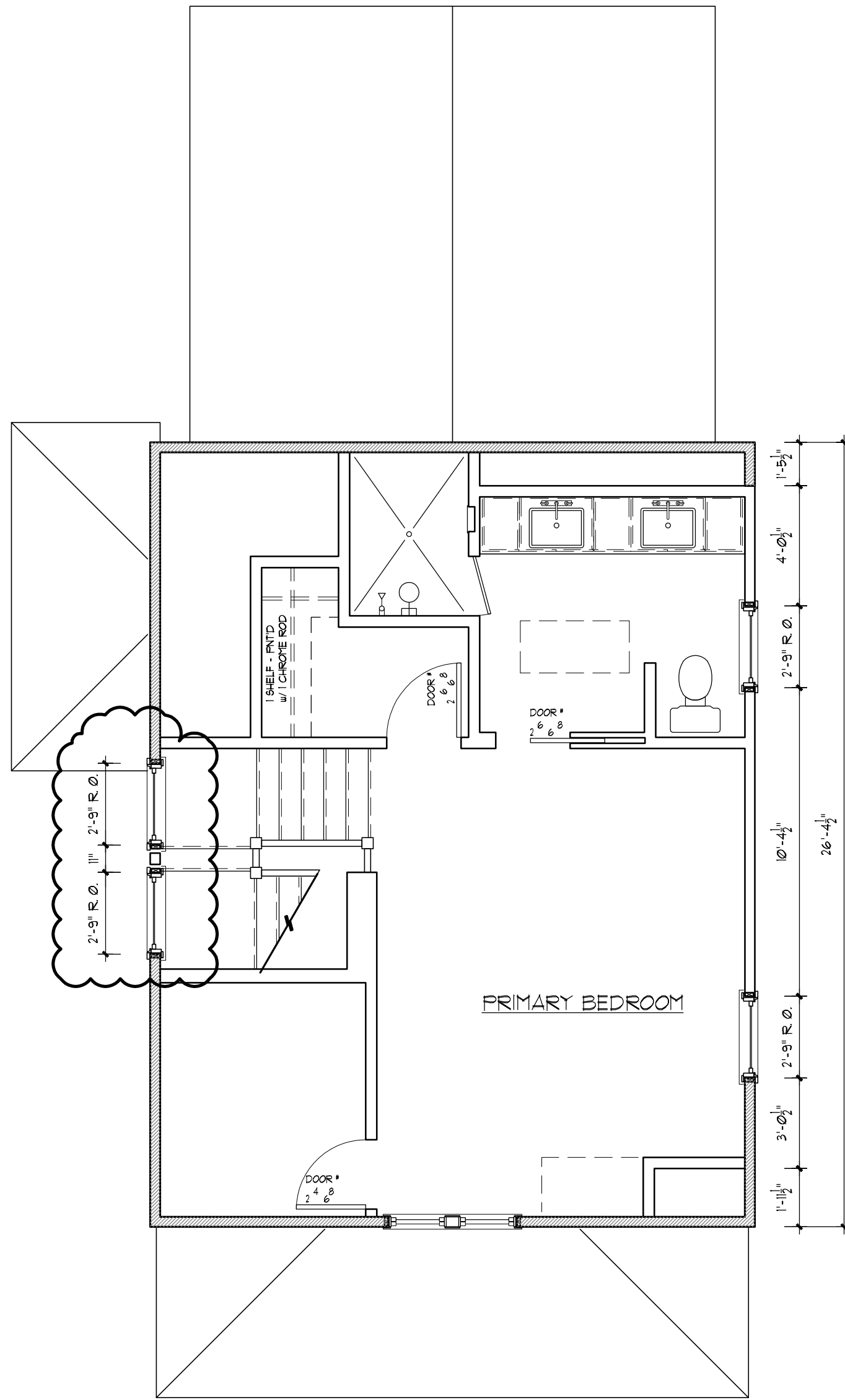
1 BASEMENT PLAN — NEW WORK
A-3 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN — NEW WORK
A-3 SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN — NEW WORK
A-3 SCALE: 1/4" = 1'-0"



4 LOFT PLAN — NEW WORK
A-3 SCALE: 1/4" = 1'-0"



5 EXAMPLE OF TIMBER WINDOW WELL INSTALLED
A-3 SCALE: NONE

RENOVATION FOR
PIKS HIGGINS RESIDENCE
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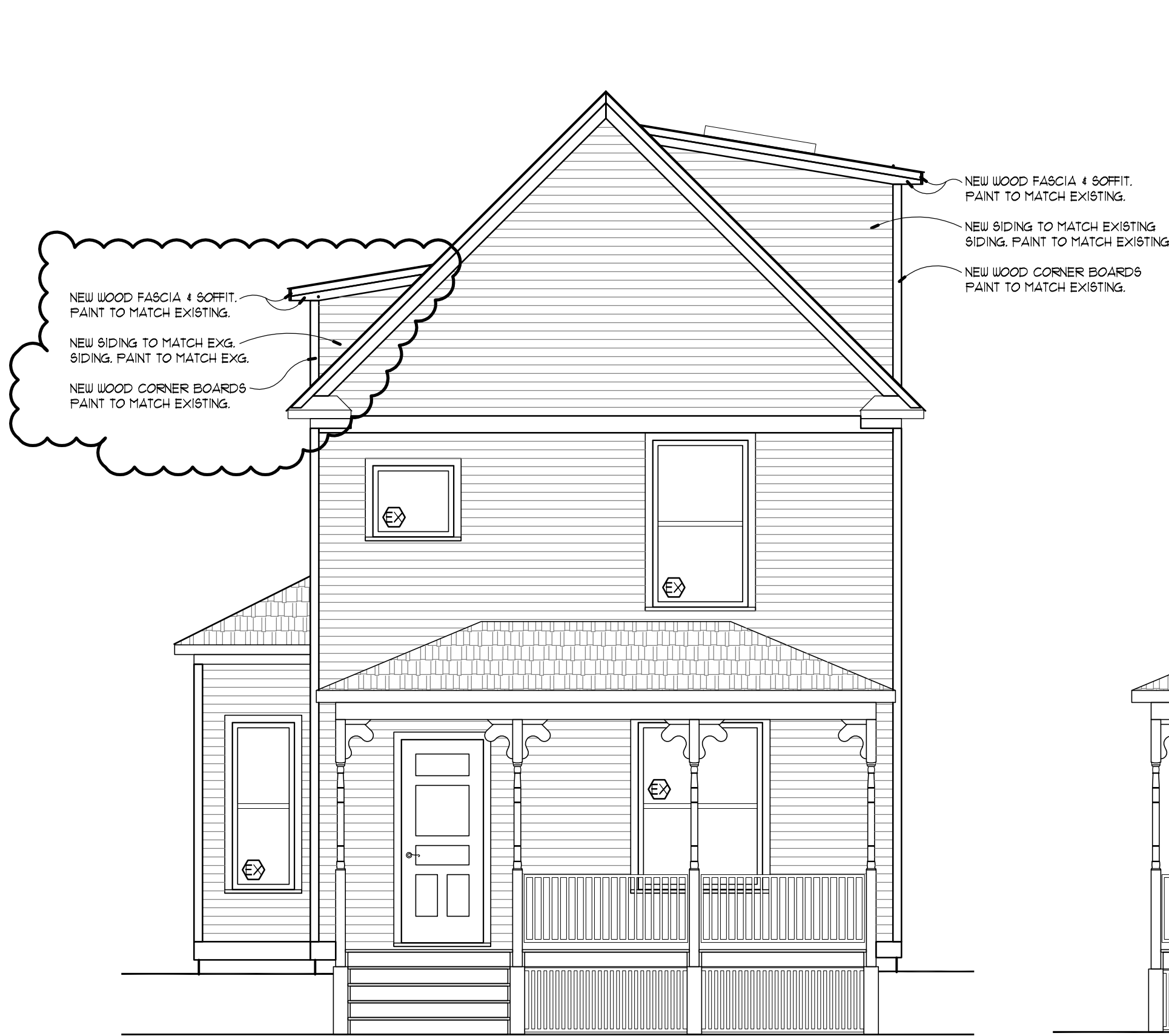
SCALE
AS NOTED

NEW WORK
PLANS

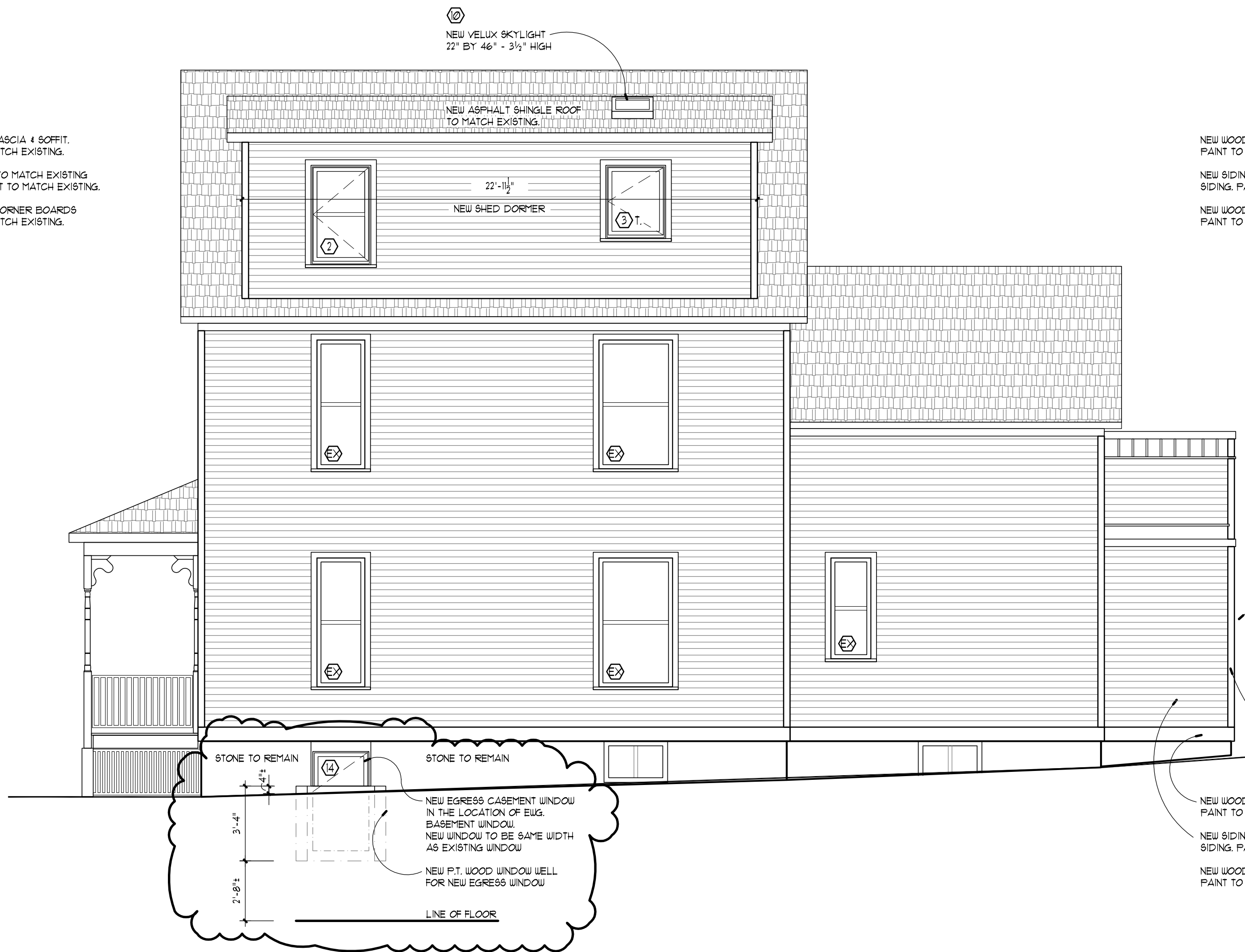
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A-3

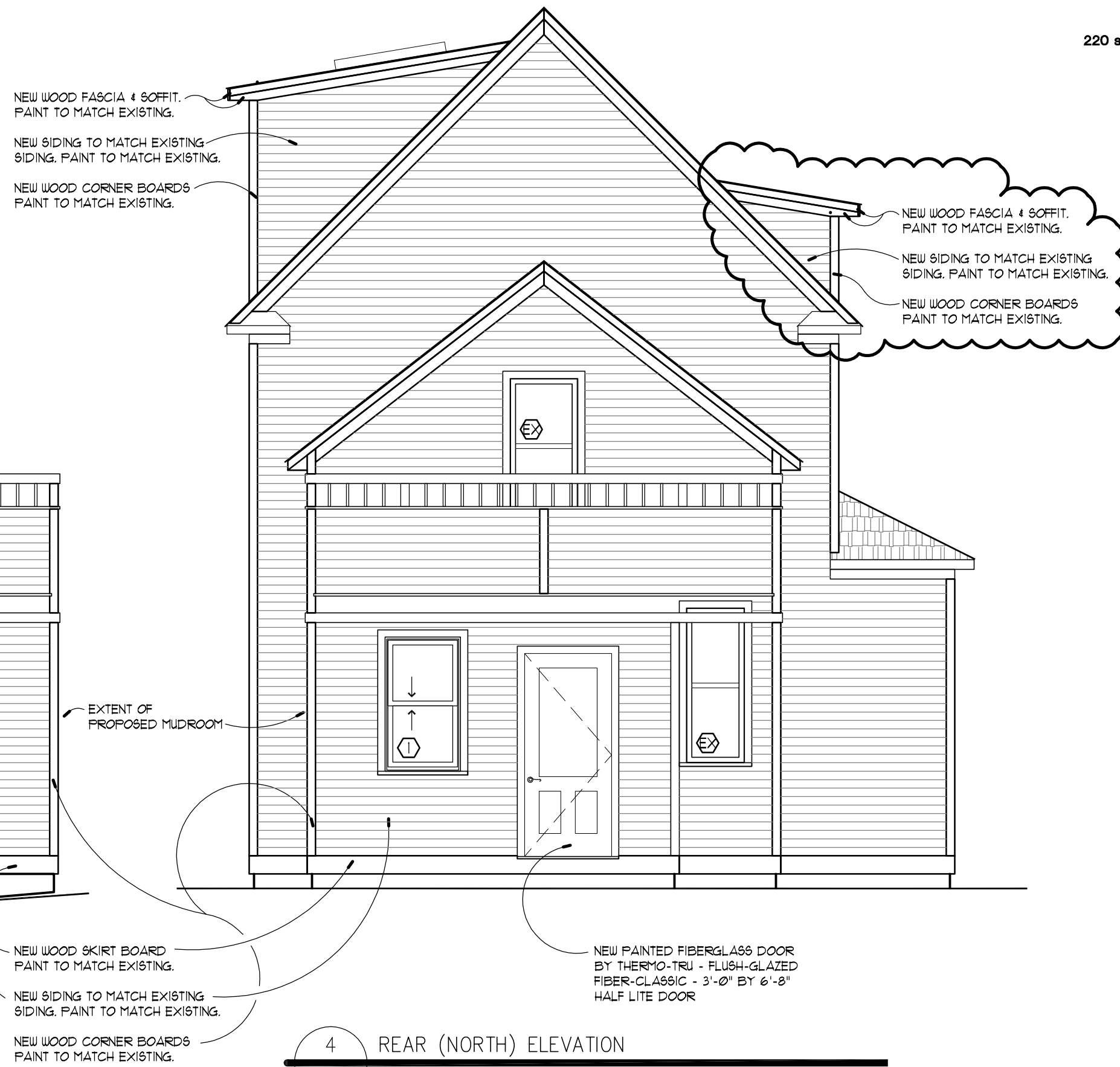
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1 FRONT (SOUTH) ELEVATION
A-4 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE (EAST) ELEVATION
A-4 SCALE: 1/4" = 1'-0"



4 REAR (NORTH) ELEVATION
A-4 SCALE: 1/4" = 1'-0"

NO.	FRAME SIZE (W x H)	ROUGH OPENING (W x H)	MANUF. #	HEADER (ABOVE W. SUB)	UNITED TALK	REMARKS
1	2'-1 1/2" x 4'-1 1/2"	2'-8 1/4" x 4'-8"	CUJH-NS2624	6'-8"	4 9/16"	
2	2'-8" x 4'-5 1/8"	2'-9" x 4'-5 1/8"	UCAPO 3254	6'-7 1/4"	4 9/16"	
3	2'-8" x 3'-3 1/8"	2'-9" x 3'-3 1/8"	UCAPO 3240	6'-7 1/4"	4 9/16"	FIXED
4	2'-8" x 4'-5 1/8"	2'-9" x 4'-5 1/8"	UCAPO 3254	6'-8"	4 9/16"	FIXED
5	2'-8" x 4'-5 1/8"	2'-9" x 4'-5 1/8"	UCAPO 3254	6'-8"	4 9/16"	FIXED
6	2'-8" x 3'-3 1/8"	2'-9" x 3'-3 1/8"	CU-AUN3240 - 3	6'-8"	4 9/16"	
7	5'-4" x 4'-5 1/8"	5'-5" x 4'-5 1/8"	UCAPO 3254 - 2	6'-8"	4 9/16"	FIXED
8	5'-4" x 4'-5 1/8"	5'-5" x 4'-5 1/8"	UCAPO 3254 - 2	6'-8"	4 9/16"	
9	2'-4" x 4'-5 1/8"	2'-5" x 4'-5 1/8"	UCAPO 2854	6'-8"	4 9/16"	
10	2'-8" x 1'-11 1/8"	2'-9" x 1'-11 1/8"	CU-AUN3224	-	4 9/16"	VELUX SKYLIGHT - 3 1/2" HIGH
11	2'-8" x 1'-11 1/8"	2'-9" x 1'-11 1/8"	CU-AUN3224	-	4 9/16"	
12	2'-8" x 1'-11 1/8"	2'-9" x 1'-11 1/8"	CU-AUN3224	-	4 9/16"	
13	NOT USED					
14	2'-6" x 4'-5 1/8"	2'-7" x 4'-5 1/8"	UCA-3054 E		4 9/16"	

WINDOW NOTES

- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS AS MANUFACTURED BY MARVIN WINDOWS & DOORS. THE WINDOW EXTERIORS ARE TO BE WHITE. ALL WINDOW INTERIORS ARE TO BE STAIN GRADE WHITE PINE.
- REFER TO ELEVATIONS FOR OPERATION AND MUNTIN PATTERNS. MUNTINS ARE TO BE SIMILAR DIVIDED LITES w/ BRONZE SPACER BARS.
- ALL WINDOWS ARE TO BE FACTORY MULLED PER ELEVATIONS.
- PROVIDE SCREENS WITH ALL OPERABLE WINDOWS.
- ALL WINDOWS & DOORS TO BE PROVIDED WITH INSULATED AND LOW-E GLASS.
- WINDOWS & DOORS ARE TO BE PROVIDED WITH ALL APPROPRIATE HARDWARE FOR FULL OPERATION. FINISH FOR HARDWARE TO BE OIL RUBBED BRONZE.
- PROVIDE TEMPERED GLASS FOR ALL WINDOWS MARKED WITH A "T" AND WHERE REQUIRED BY CODE.

WINDOW CASING NOTES @ HOUSE ONLY

- ALL EXISTING WINDOWS ARE CASING WITH 4" x 1 1/8" PAINTED CASING. CASE ALL NEW WINDOWS WITH 4 1/2" x 1 1/2" PAINTED CASING TO DISTINGUISH.
- ALL EXISTING WINDOWS HAVE 1 1/8" THICK PAINTED SILL. PROVIDE ALL NEW WINDOWS WITH 1 1/2" THICK PAINTED SILL TO DISTINGUISH.



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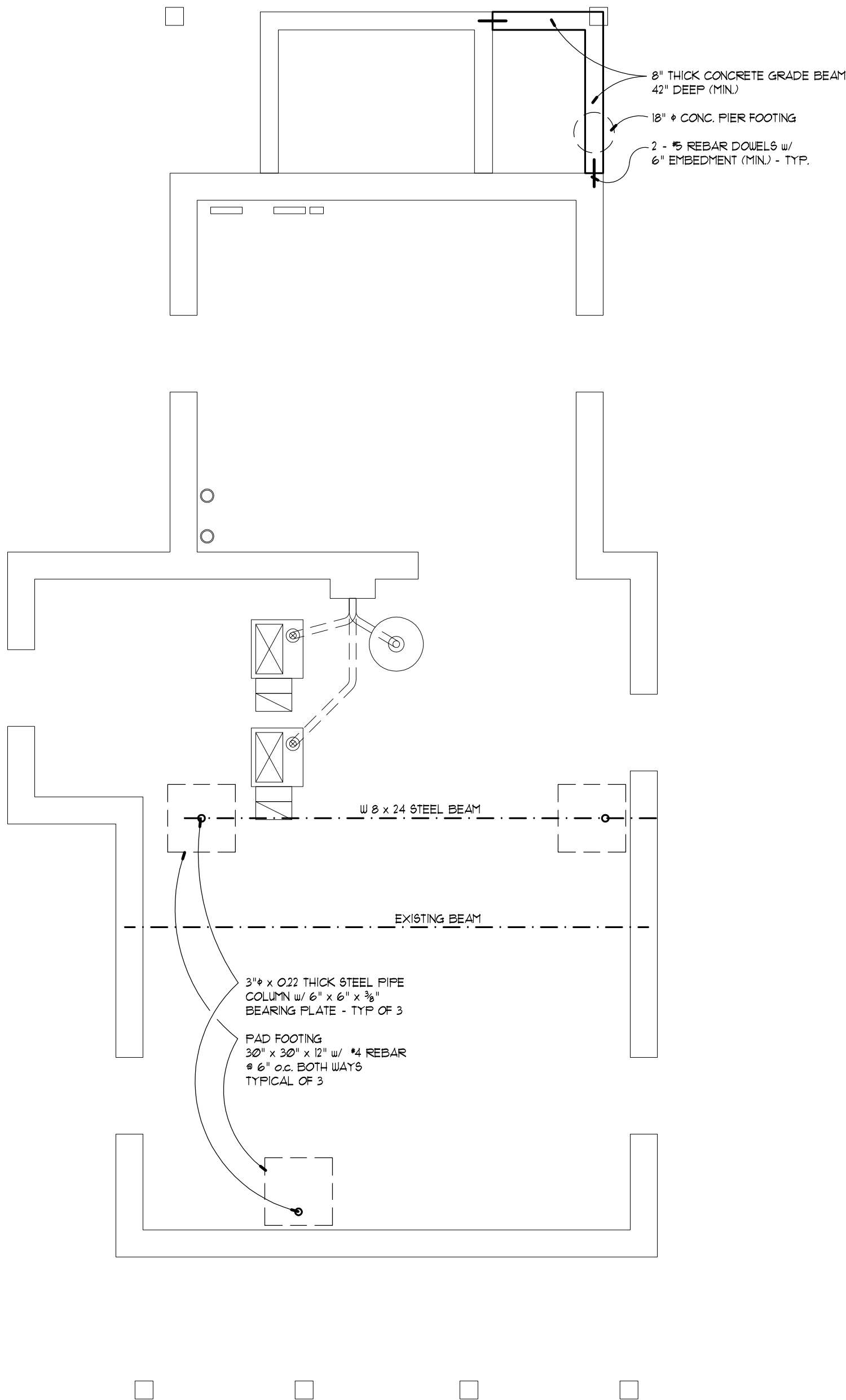
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Architect

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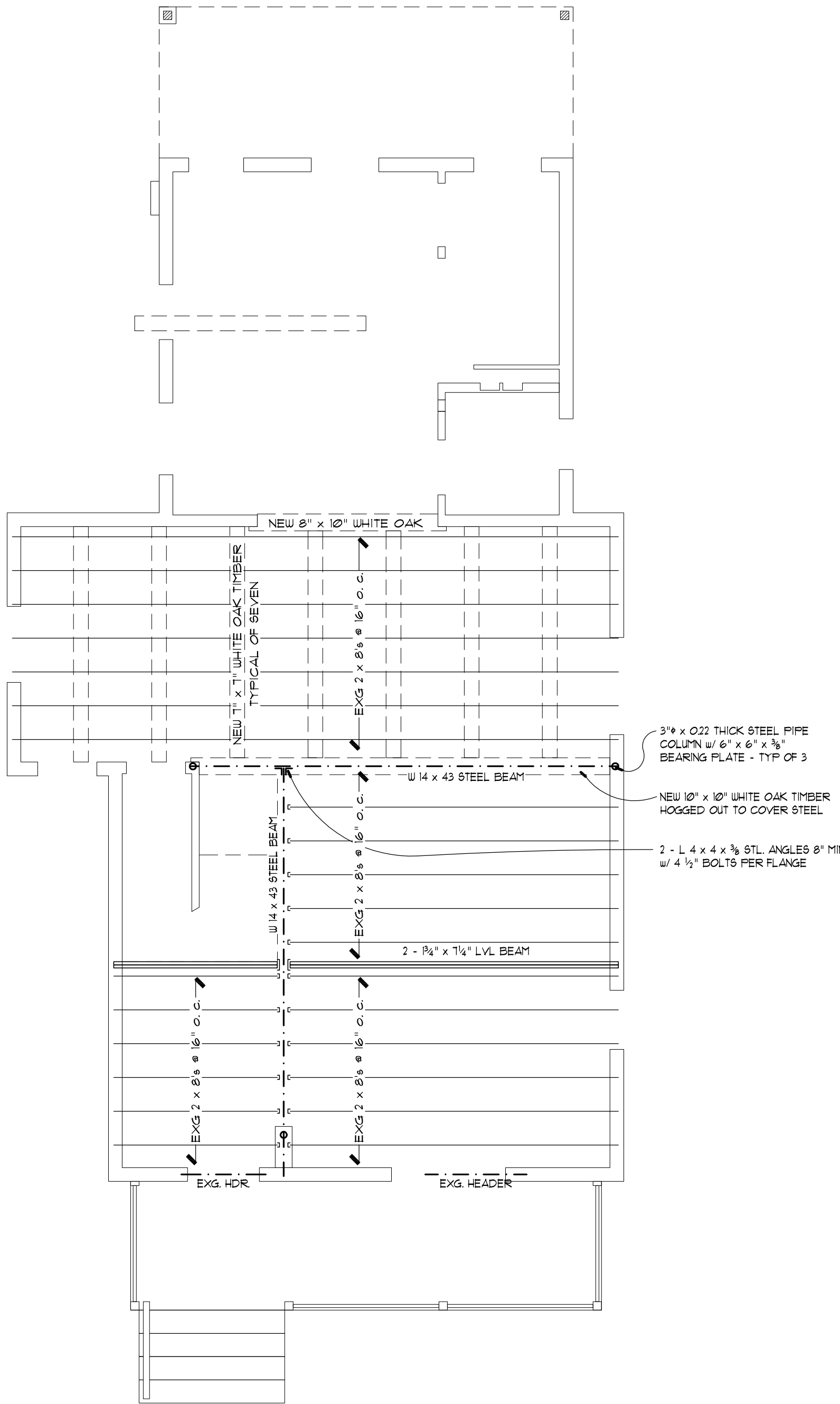
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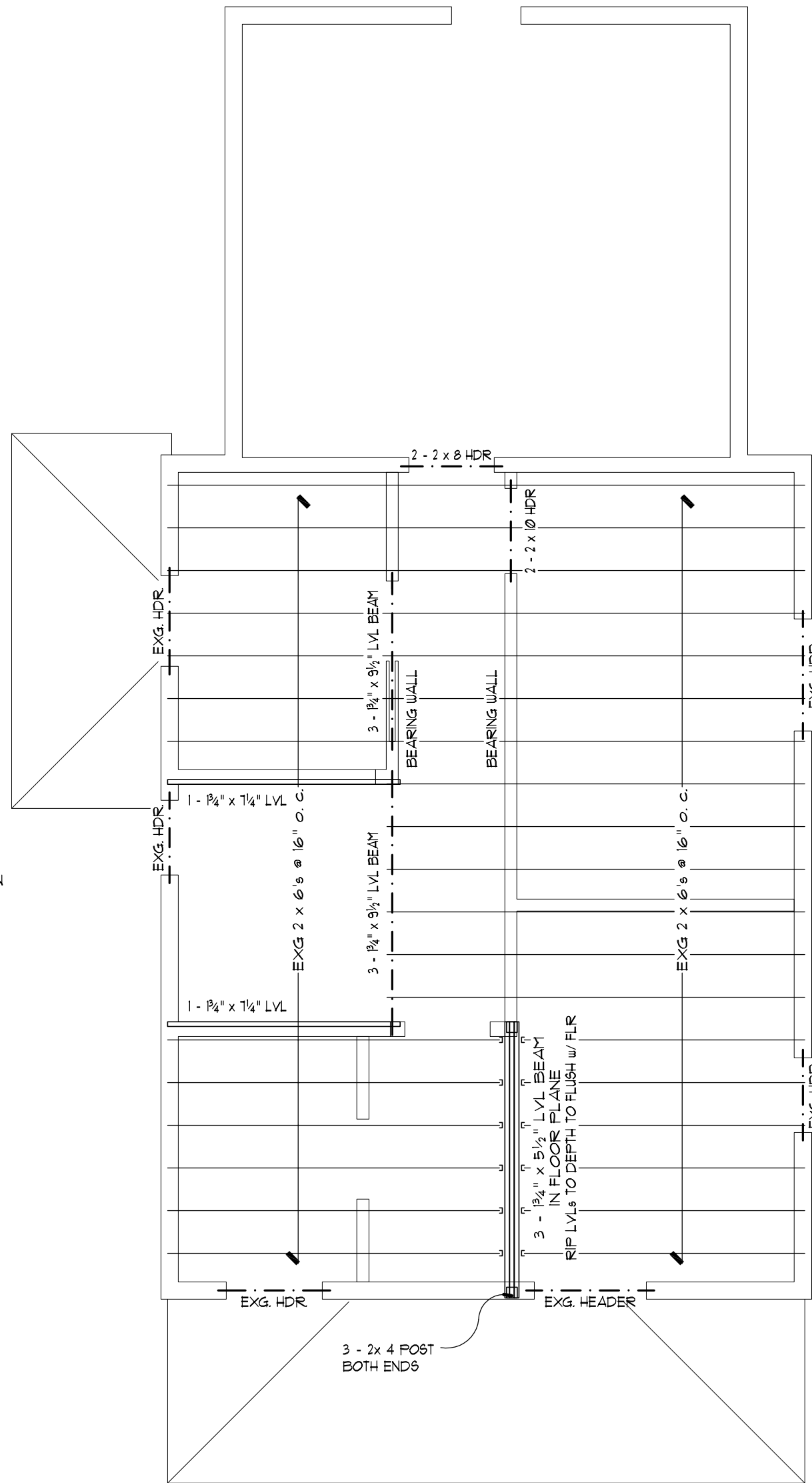
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1 FOUNDATION PLAN
A-5 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR FRAMING PLAN
A-5 SCALE: 1/4" = 1'-0"



3 LOFT FRAMING PLAN
A-5 SCALE: 1/4" = 1'-0"



4 ROOF - FRAMING
A-5 SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES - GENERAL

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

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

GENERAL REQUIREMENTS

FOOTINGS:
3000 PSI FOUNDED CONCRETE 20" WIDE x 10" DEEP
W/2 - #4 REBAR CONT. THROUGH LENGTH OF FOOTING.

STEPPED FOOTINGS:
3000 PSI FOUNDED CONCRETE 20" WIDE x 10" DEEP
W/2 - #4 REBAR CONTINUOUS THROUGH STEPPED FOOTING. STEP
FOOTING 24" (MAX) VERTICALLY, 4x VERTICAL (MIN)
HORIZONTALLY.

PADS FOR STEEL PIPE COLUMNS (INTERIOR):
3000 PSI FOUNDED CONCRETE 2'-6" x 2'-6" x 12" DEEP W/4
REBAR @ 6" o.c. BOTH WAYS.

PIER FOOTINGS (EXTERIOR):
3000 PSI FOUNDED CONCRETE 2'-10" x 2'-10" x 12" DEEP W/4 REBAR
@ 6" o.c. BOTH WAY W/ 10" #4 CONCRETE PIERS 4 - #4 REBAR
VERT.

FOUNDATION WALLS:
3000 PSI FOUNDED CONCRETE 10'-0" HIGH x 10" THICK W/ 4" BRICK
LEDGE AS REQ'D W/ 1/2" ANCHOR BOLTS @ 32" o.c. (MAX) 4 WITHIN
12" OF ALL CORNERS 4 REBAR @ 16" o.c. - HORIZ. (MAX) # INSIDE
FACE 4 REBAR @ 16" o.c. - VERT. (MAX) # INSIDE FACE 4 FTG
DOUELS @ 16" o.c. (MAX).

SLABS:
3000 PSI FOUNDED CONCRETE
4" MINIMUM THICKNESS W/6 x 6 - W/4 x W/4 WELDED WIRE FABRIC
ON 6 MIL VAPOR BARRIER ON 4" (MIN) GRAVEL BASE.

GENERAL REQUIREMENTS - CONTINUED

SOILS & BACK FILL:
VERIFY SOIL BEARINGS OF 3000 PSF (MIN) ON UNDISTURBED SOIL
FOR ALL FOOTINGS & SLABS OR PROVIDE ENGINEERED FILL ON
UNDISTURBED SOIL.
COMPACT GRAVEL, 4 SAND BACK FILL IN 12" LIFTS (MAX). PROVIDE
CRUSHED STONE # FOOTING DRAINS.
ALL BACK FILL ADJACENT TO WALL IS TO BE FREE DRAINING
GRAINULAR MATERIAL. WALLS ARE TO BE BACK FILLED AFTER
FLOOR DECK IS SECURED.

FOUNDATIONS

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

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

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

CONCRETE

CONCRETE TO BE 3000 PSI AT 28 DAYS WITH ASTM A-615 GRADE
60 REINFORCING BAR AND ASTM A-105 WELDED WIRE FABRIC.
ALL SLABS ON GRADE WHERE NOT OTHERWISE SPECIFIED, ARE TO
BE 4" THICK WITH 6 x 6 - W/4 x W/4 WUF.

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

MASONRY - (IF REQUIRED)

CMU TO BE ASTM C-90 AND C-145 NOMINAL WEIGHT BLOCK
(174-1500 PSI) WITH ASTM C-710 TYPE S MORTAR TYPICALLY, AND
TYPE M MORTAR BELOW GRADE. GROUT IN CMU CORES TO BE
ASTM C-476 (3000 PSI AT 28 DAYS) BRICK MORTAR TO BE ASTM
C-710 TYPE N.

PLACE LADDER TYPE HORIZONTAL JOINT REINFORCING WITH PRE
FORMED LAPPED CORNER REINFORCING AT 16" o/c VERTICALLY IN
ALL MASONRY WALLS UON. JOINT REINFORCING SHALL BE
GALVANIZED AND HAVE SIDE WIRES OF 3 GAUGE MINIMUM
CONFORMING TO ASTM A-82 UON.

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

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

STEEL FRAMING

TYPICAL STRUCTURAL STEEL TO BE ASTM A36-36 KSI AND STEEL
TUBES ASTM A500-46 KSI. BOLTS TO BE ASTM A325. WELDING
ELECTRODES TO BE ASTM A233, E-10 SERIES. ANCHOR BOLTS TO
BE ASTM A307 THREADED RODS AND GROUT BELOW PLATES TO
BE NON-SHRINK, NON-METALLIC GROUT (3000 PSI).

GENERAL NOTES - WOOD FRAMING

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

GENERAL REQUIREMENTS

SILLS # STEEL BEAMS & BEARING PLATES.
ALL STEEL BEAMS & BEARING PLATES ARE TO NOT HAVE
PRESSURE TREATED SILLS W/ 1/2" THROUGH-BOLTS @ 32" o.c. (MAX)
STAGGERED SIDE TO SIDE.

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

WOOD FRAMING

WOOD FRAMING TO BE 1EM-FIR NO.2 OR BETTER FOR 2x8 AND
LARGER MEMBERS, AND SPF NO.2 OR BETTER FOR 2x4 AND 2x6
MEMBERS.

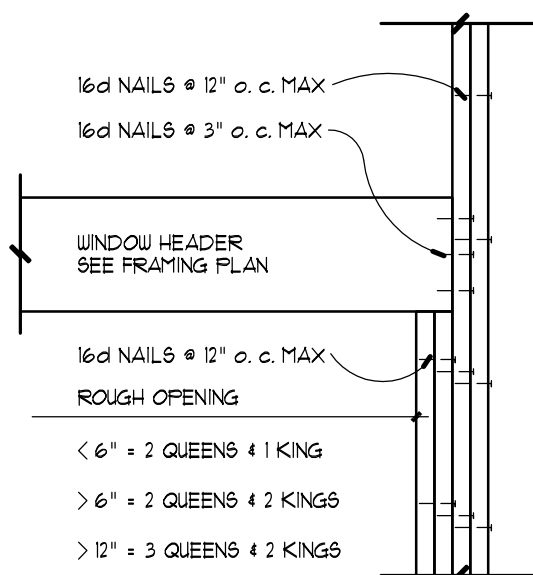
ALL LUMBER IN CONTACT WITH MASONRY OR STEEL TO NOT
BE TREATED.

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

WOOD TRUSSES SHALL BE SHOP FABRICATED TO THE
REQUIREMENTS OF THE TRUSS PLATE INSTITUTE AND SHALL BE
CAPABLE OF SUPPORTING THE LOADS INDICATED ON THE
DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL HEADERS AND
GIRDER TRUSSES AND THEIR ASSOCIATED CONNECTIONS AND
SHALL BEAR THE SEAL OF A P.E. REGISTERED IN MICHIGAN.

WOOD TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE
HANDLING, INSTALLING & BRACING GUIDE H18-91 BY THE TRUSS
PLATE INSTITUTE.
LAMINATED VENEER LUMBER AND PLYWOOD JOIST CHORDS ARE
TO VALUES OF Fb NOT LESS THAN 2800 PSI AND Fc
PERPENDICULAR OF NOT LESS THAN 750 PSI AND Fc PARALLEL
OF NOT LESS THAN 2800 PSI.

ALL FLOOR, ROOF, AND WALL SHEATHING TO BE STRUCTURAL 1
PLYWOOD OR OSB WITH MINIMUM
CHARACTERISTICS AND ATTACHMENT AS FOLLOWS: FLOORS- 3/4"
TAG, GLUED AND NAILED W/ 10d @ 6". WALLS- 1/2" NAILED W/ 10d
@ 6". ROOFS- 5/8" W/ H-GLIPS AND NAILED W/ 10d @ 6".



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SCALE
AS NOTED

FOUNDATION
and
FRAMING
PLANS

SHEET NO.

A-5

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

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

FOOTINGS:
3000 PSI POURED CONCRETE 20" WIDE x 10" DEEP
w/2 - #4 REBAR CONT. THROUGH LENGTH OF FOOTING

STEPPED FOOTINGS:
3000 PSI FOUNDED CONCRETE 20" WIDE x 10" DEEP
w/ 2 - #4 REBAR CONTINUOUS THROUGH STEPPED FOOTING. STEPPED
FOOTING 24" (MAX) VERTICALLY & 2x VERTICAL (MIN)
HORIZONTALLY.

PADS FOR STEEL PIPE COLUMNS (INTERIOR):
3000 PSI POURED CONCRETE 2'-6" x 2'-6" x 12" DEEP w/ #4
REBAR @ 6" o. c. BOTH WAYS.

PIER FOOTINGS (EXTERIOR):
3000 PSI POURED CONCRETE 2'-0" x 2'-0" x 12" DEEP w/ #4 REBAR
@ 6" o. c. BOTH WAY w/ 10' ± CONCRETE PIERS w/ 4 - #4 REBAR
VERT.

FOUNDATION WALLS:
3000 PSI POURED CONCRETE 10'-0" HIGH x 10" THICK w/ #4 BRIDGE AS REQ'D w/ 1/2" ANCHOR BOLTS @ 32" o.c. (MAX) & WITHIN 12" OF ALL CORNERS #4 REBAR @ 16" o.c. - HORIZ. (MAX) @ INSIDE FACE #4 REBAR @ 16" o.c. - VERT. (MAX) @ INSIDE FACE #4 FTG DOWELS @ 16 o.c. (MAX).

SLABS:
3000 PSI POURED CONCRETE
4" MINIMUM THICKNESS w/ 6 x 6 - W/4 x W/4 WELDED WIRE FABRIC
ON 6 MIL VAPOR BARRIER ON 4" (MIN) GRAVEL BASE.

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

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

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

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

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

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

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

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

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

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

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

TYPICAL STRUCTURAL STEEL TO BE ASTM A36-36 KSI AND STEEL TUBES ASTM A500-46 KSI. BOLTS TO BE ASTM A325. WELDING ELECTRODES TO BE ASTM A233, E-70 SERIES. ANCHOR BOLTS TO BE ASTM A307 THREADED RODS, AND GROUT BELOW PLATES TO BE NON-SHRINK, NON-METALLIC GROUT (5000 PSI).

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

SILLS & STEEL BEAMS & BEARING PLATES:
ALL STEEL BEAMS & BEARING PLATES ARE TO NOT HAVE
PRESSURE TREATED SILLS w/ 1/2" THROUGH-BOLTS @ 32" o.c. (MAX)
STAGGERED SIDE TO SIDE.

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

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

ALL LUMBER IN CONTACT WITH MASONRY OR STEEL TO NOT
BE TREATED

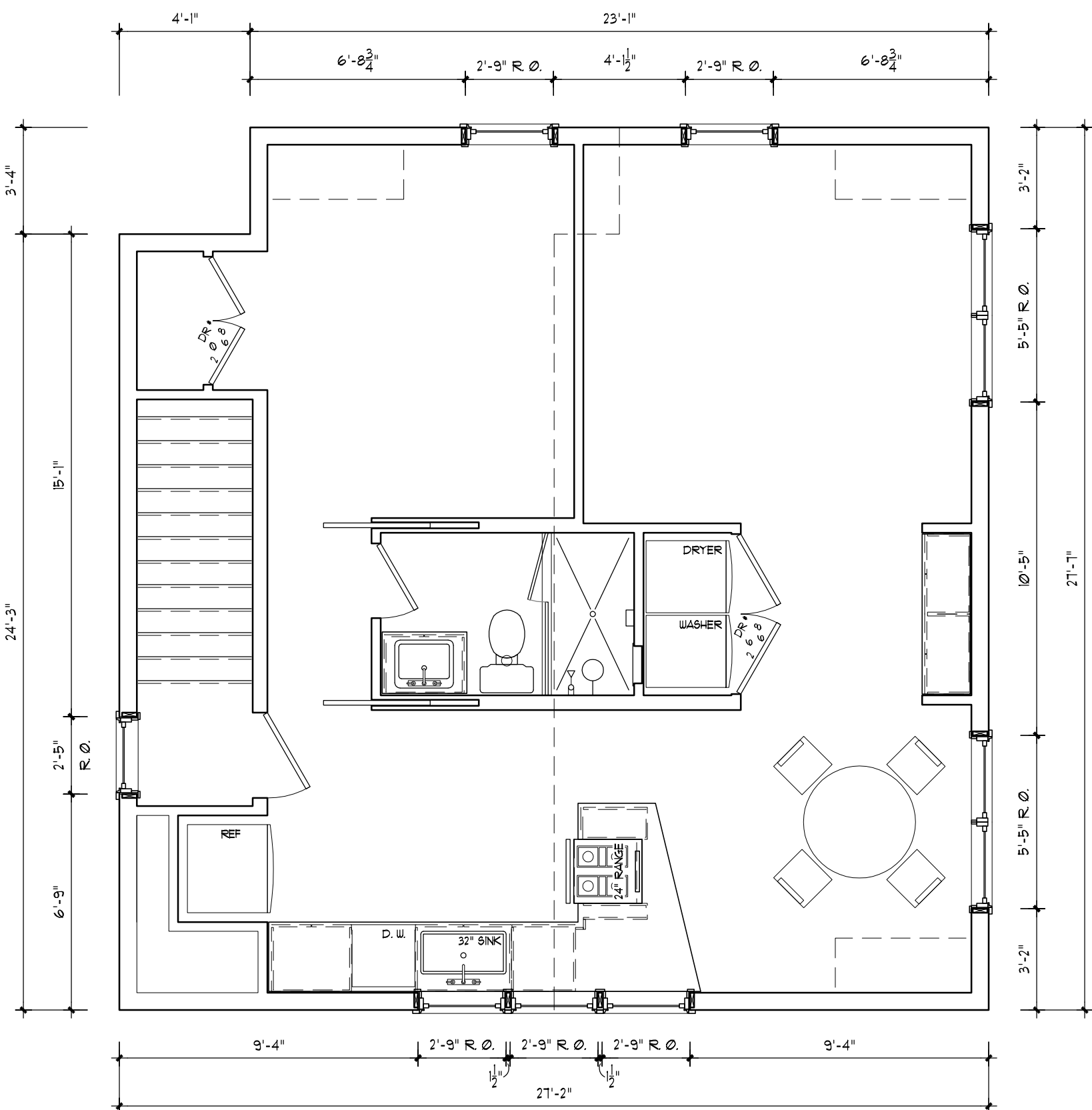
ALL FLUSH FRAMED CONNECTIONS ARE TO BE MADE USING JOIST HANGERS DESIGNED FOR THE SPECIFIC CONDITION UNLESS OTHER CONNECTIONS ARE PROVIDED. ANGLE BRACKETS ARE NOT ACCEPTABLE WITHOUT PRIOR APPROVAL. ALL JOIST HANGERS ARE TO BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS WITH MANUFACTURER RECOMMENDED NAILS.

WOOD TRUSSES SHALL BE SHOP FABRICATED TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE AND SHALL BE CAPABLE OF SUPPORTING THE LOADS INDICATED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL HEADERS AND GIRDER TRUSSES AND THEIR ASSOCIATED CONNECTIONS AND SHALL BEAR THE SEAL OF A P.E. REGISTERED IN MICHIGAN.

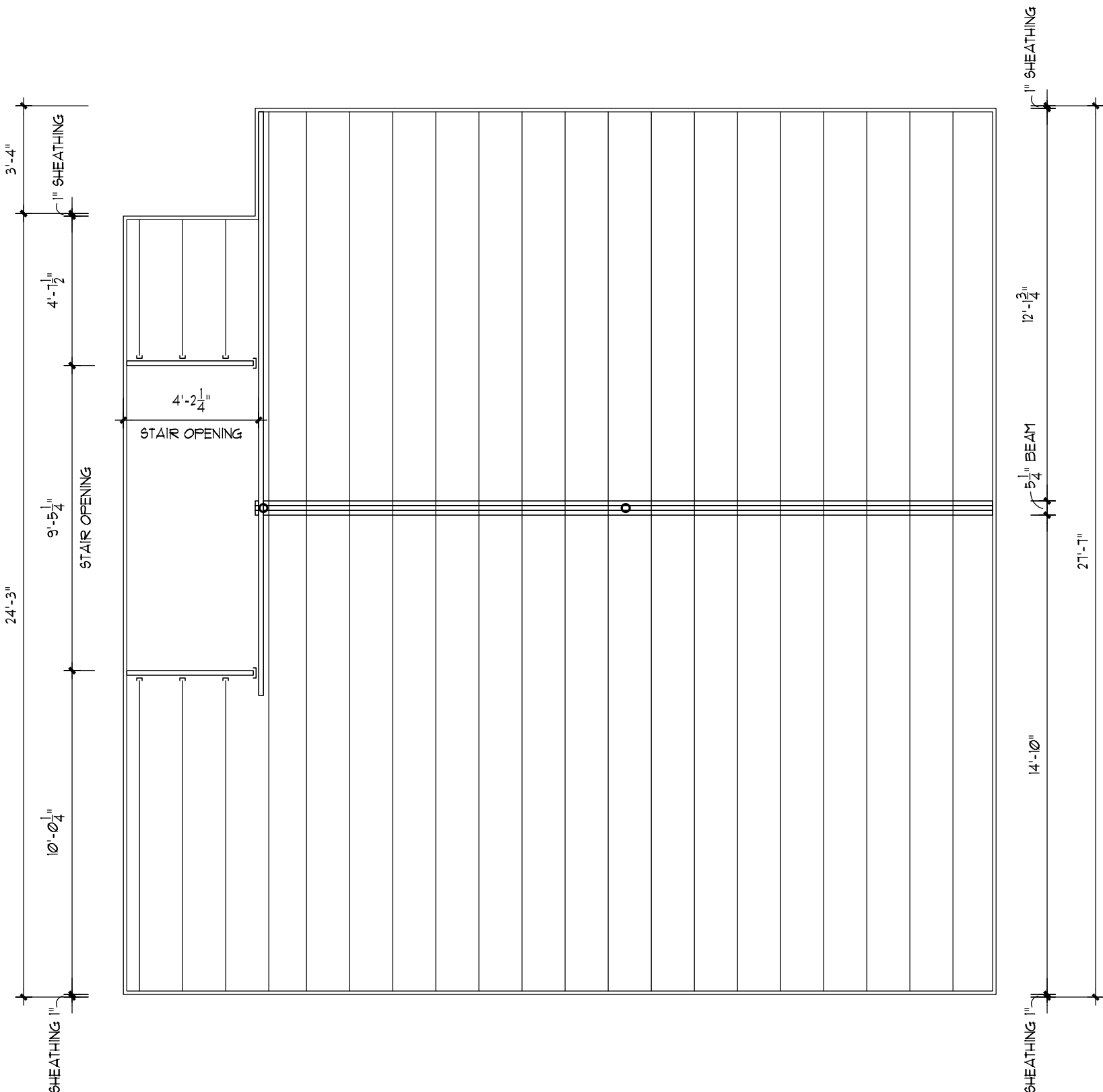
WOOD TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE HANDLING, INSTALLING & BRACING GUIDE HIB-91 BY THE TRUSS PLATE INSTITUTE.

LAMINATED VENEER LUMBER AND PLYWOOD JOIST CHORDS ARE TO VALUES OF F_b NOT LESS THAN 2800 PSI AND F_c PERPENDICULAR OF NOT LESS THAN 150 PSI AND F_c PARALLEL OF NOT LESS THAN 2800 PSI.

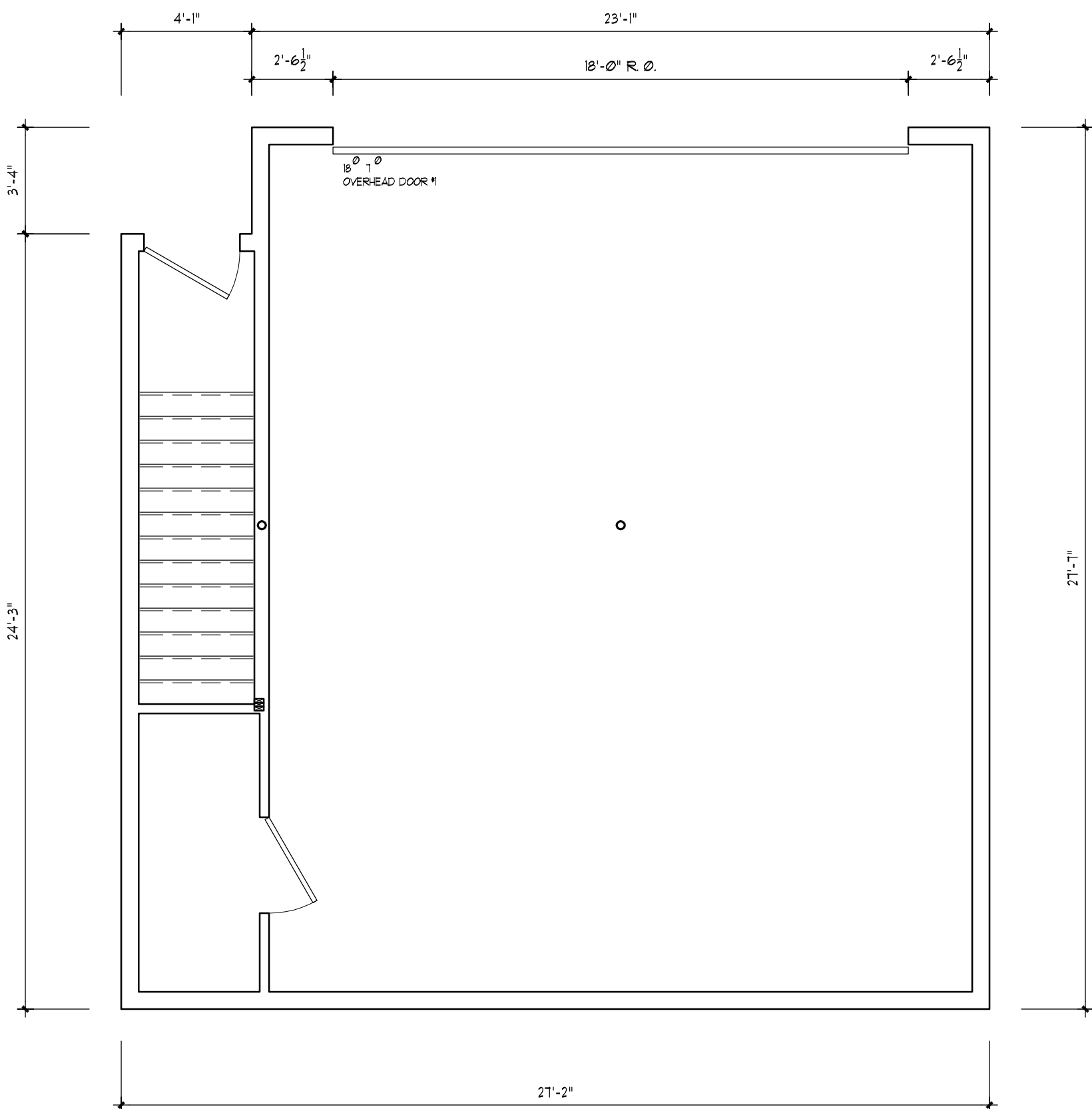
ALL FLOOR, ROOF, AND WALL SHEATHING TO BE STRUCTURAL I
PLYWOOD OR OSB, WITH MINIMUM
CHARACTERISTICS AND ATTACHMENT AS FOLLOWS: FLOORS- 3/4"
T&G, GLUED AND NAILED W/ 10d @ 6". WALLS- 7/16" NAILED W/ 10d
@ 6". ROOFS- 5/8" W/ H-CLIPS AND NAILED W/ 10d @ 6".



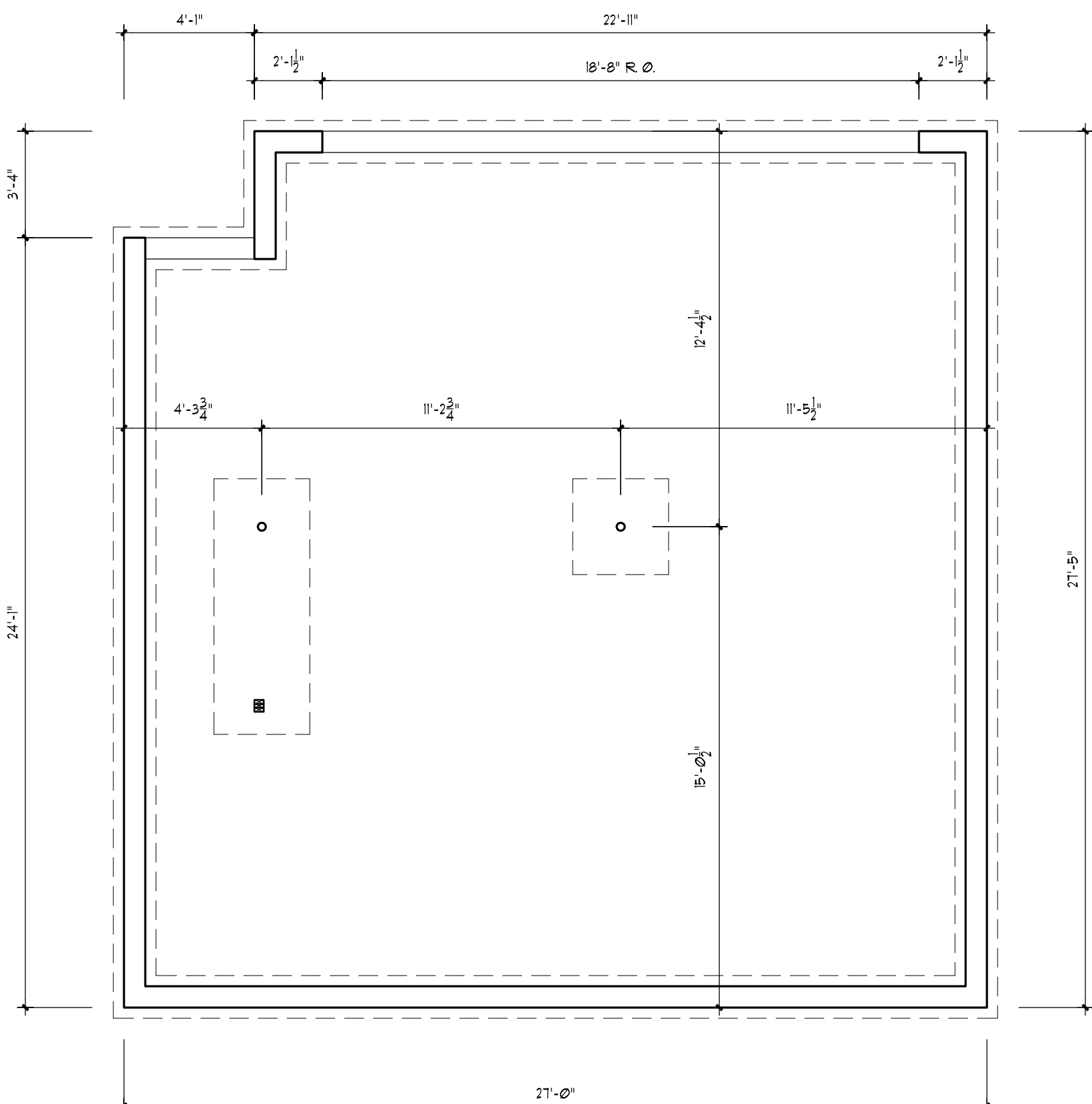
2 SECOND FLOOR PLAN PLAN



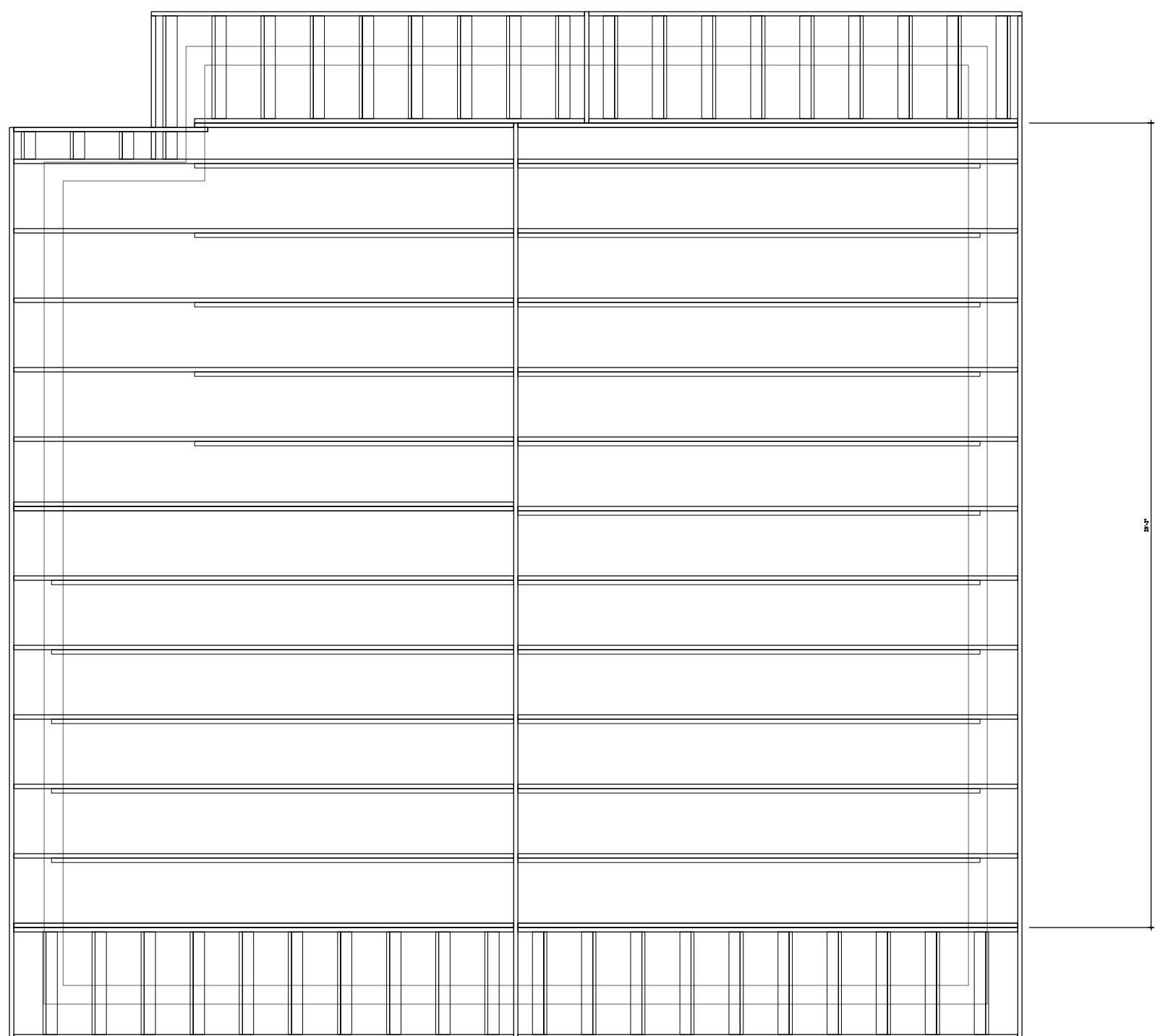
4 FIRST FLOOR FRAMING PLAN



1 GARAGE PLAN



3 FOUNDATION PLAN

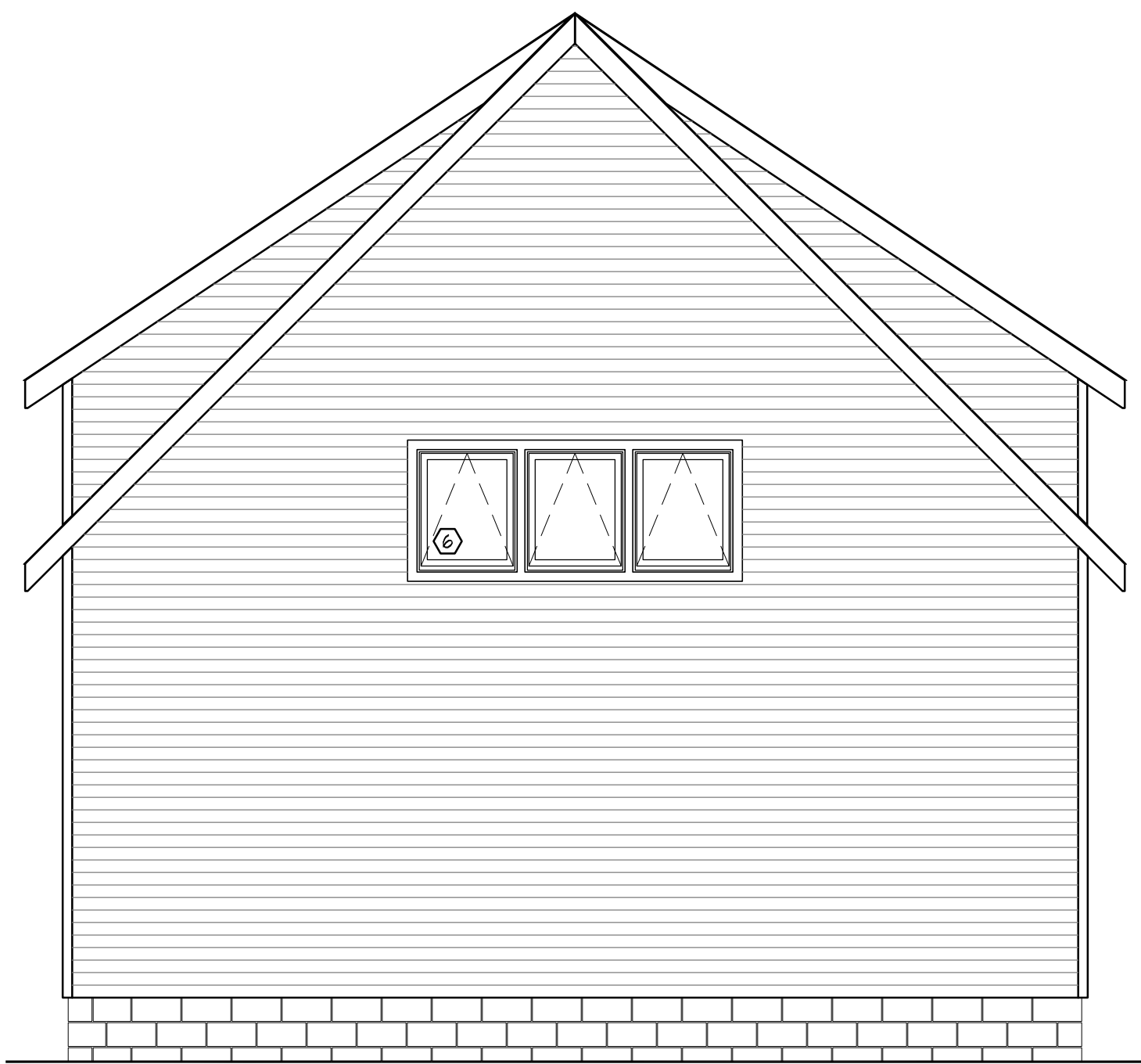


5 ROOF FRAMING PLAN

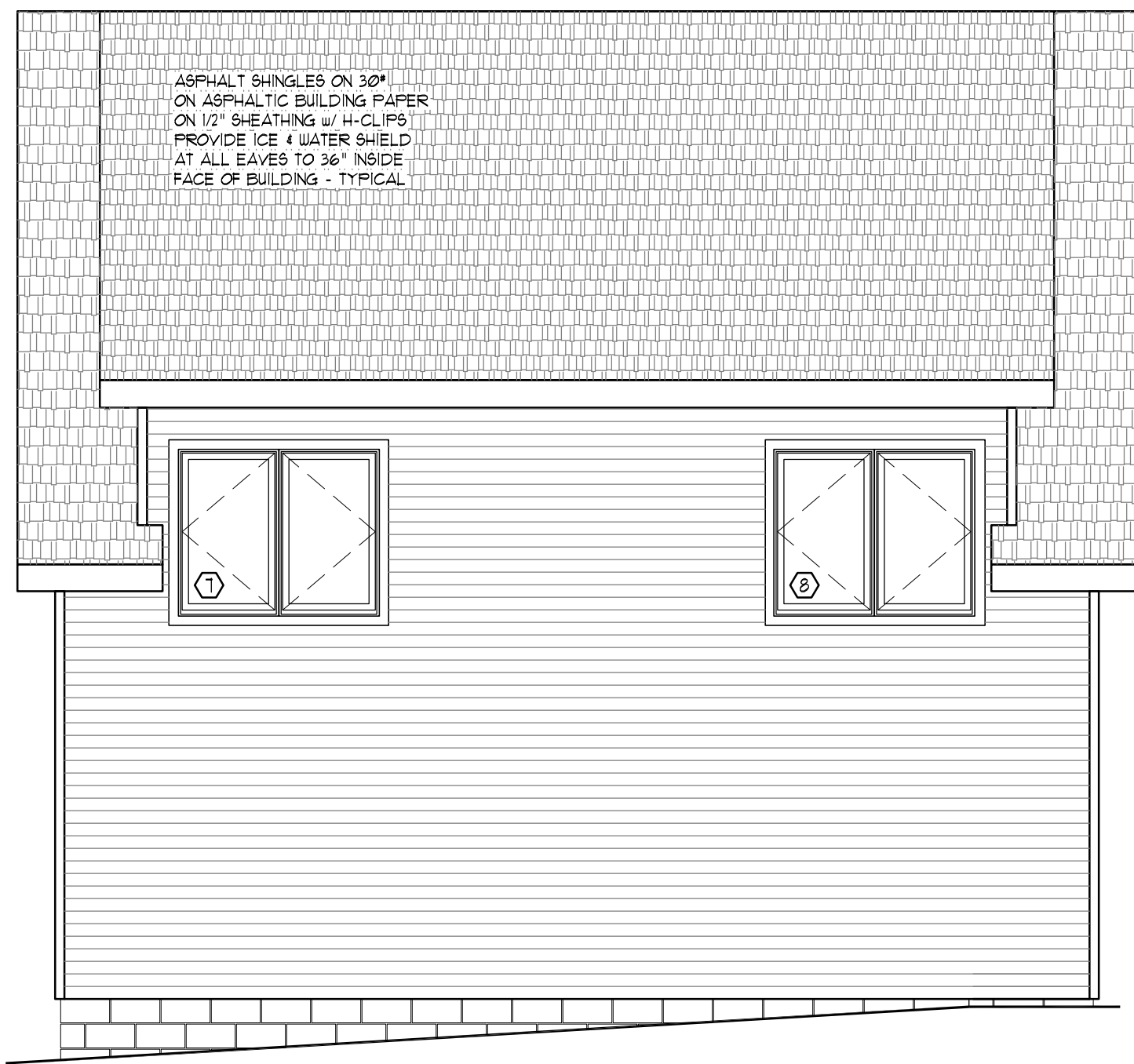
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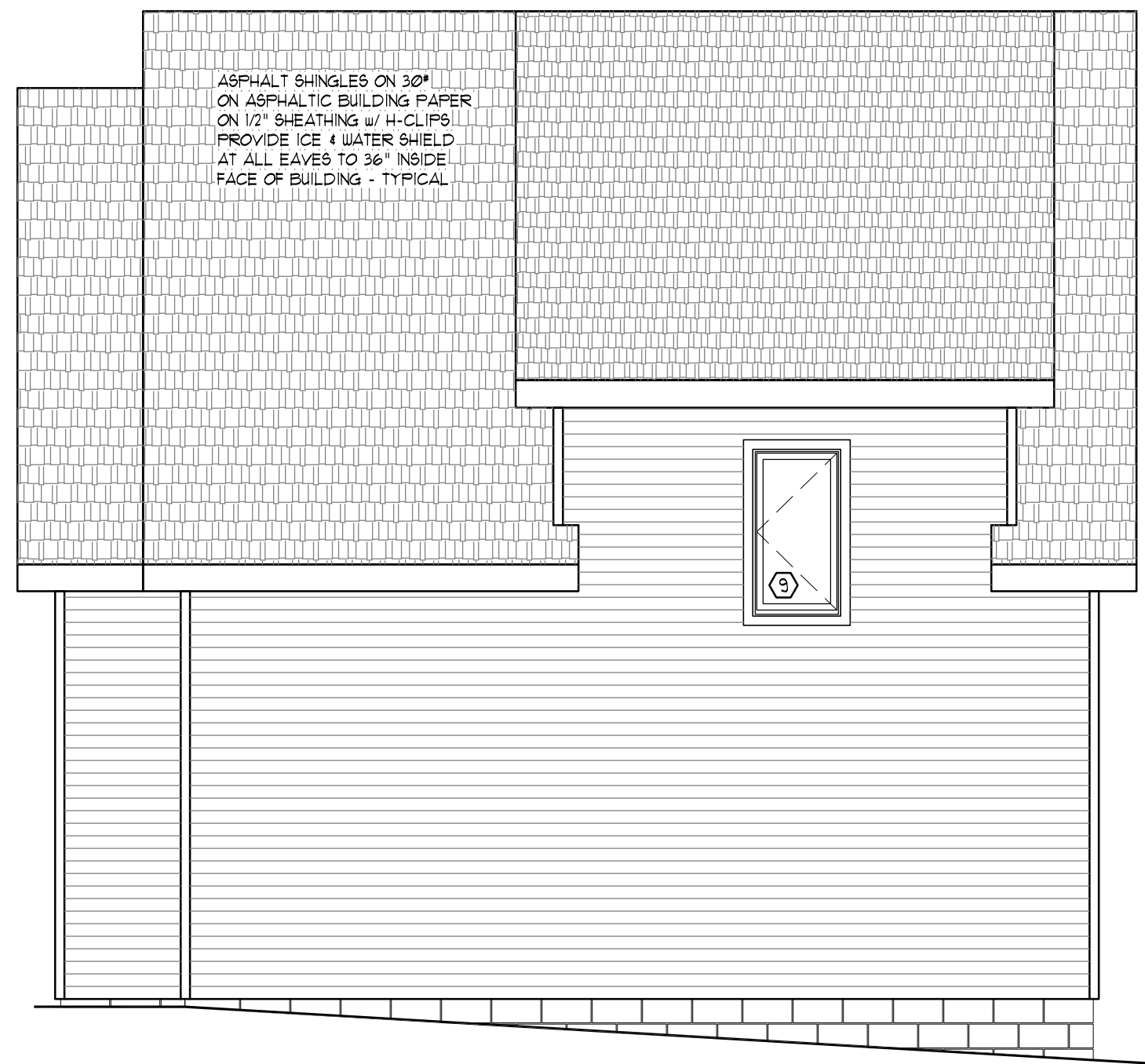
1 GARAGE FRONT (NORTH) ELEVATION
A-7 SCALE: 1/4" = 1'-0"



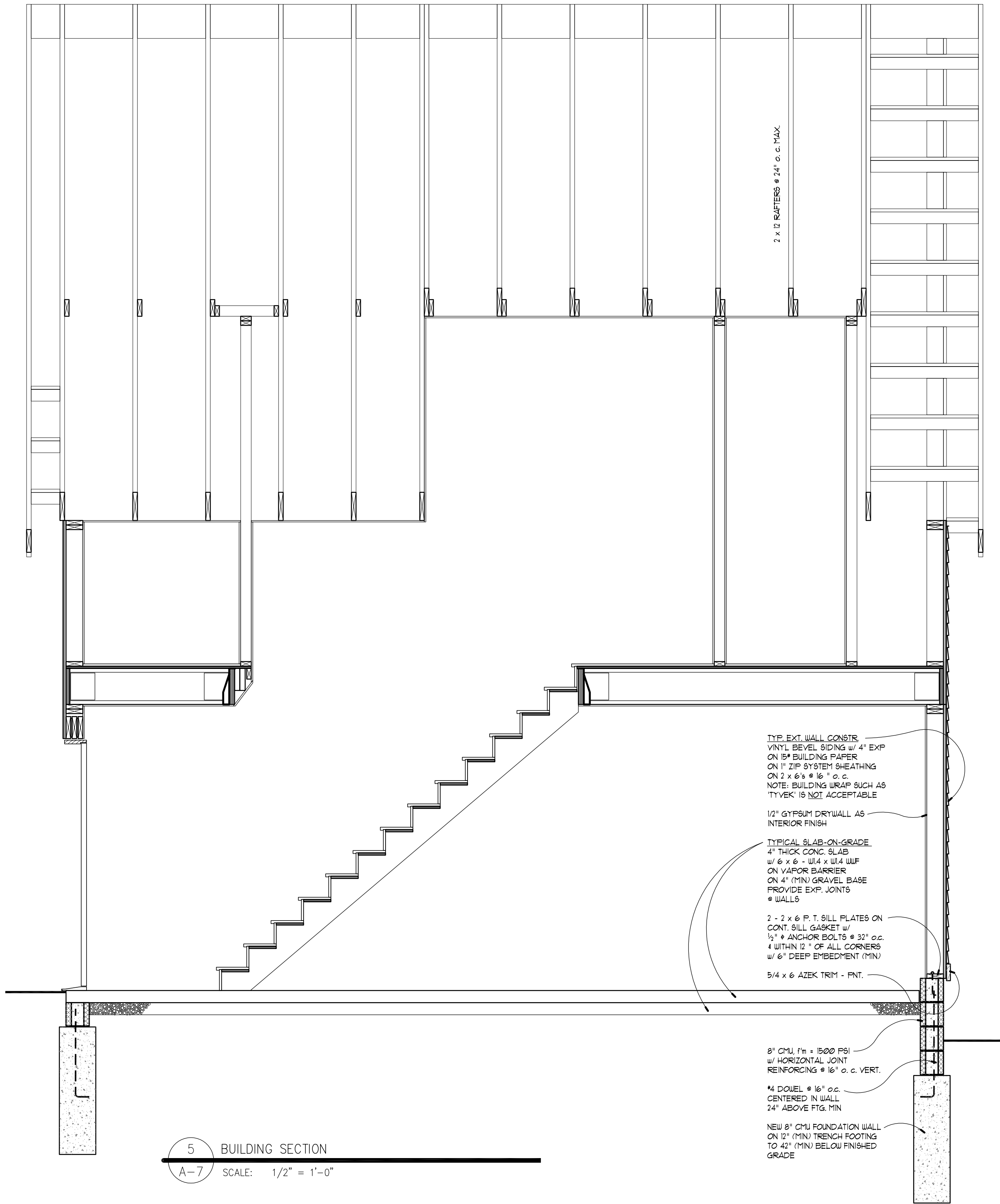
2 GARAGE REAR (SOUTH) ELEVATION
A-7 SCALE: 1/4" = 1'-0"



3 GARAGE SIDE (EAST) ELEVATION
A-7 SCALE: 1/4" = 1'-0"



4 GARAGE SIDE (WEST) ELEVATION
A-7 SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
A-7 SCALE: 1/2" = 1'-0"

Charles T. Bultman II
Architect

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RENOVATION FOR
PIKS HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

DWG FILE
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SCALE
AS NOTED

GARAGE
ELEVATIONS
and
SECTION

SHEET NO.

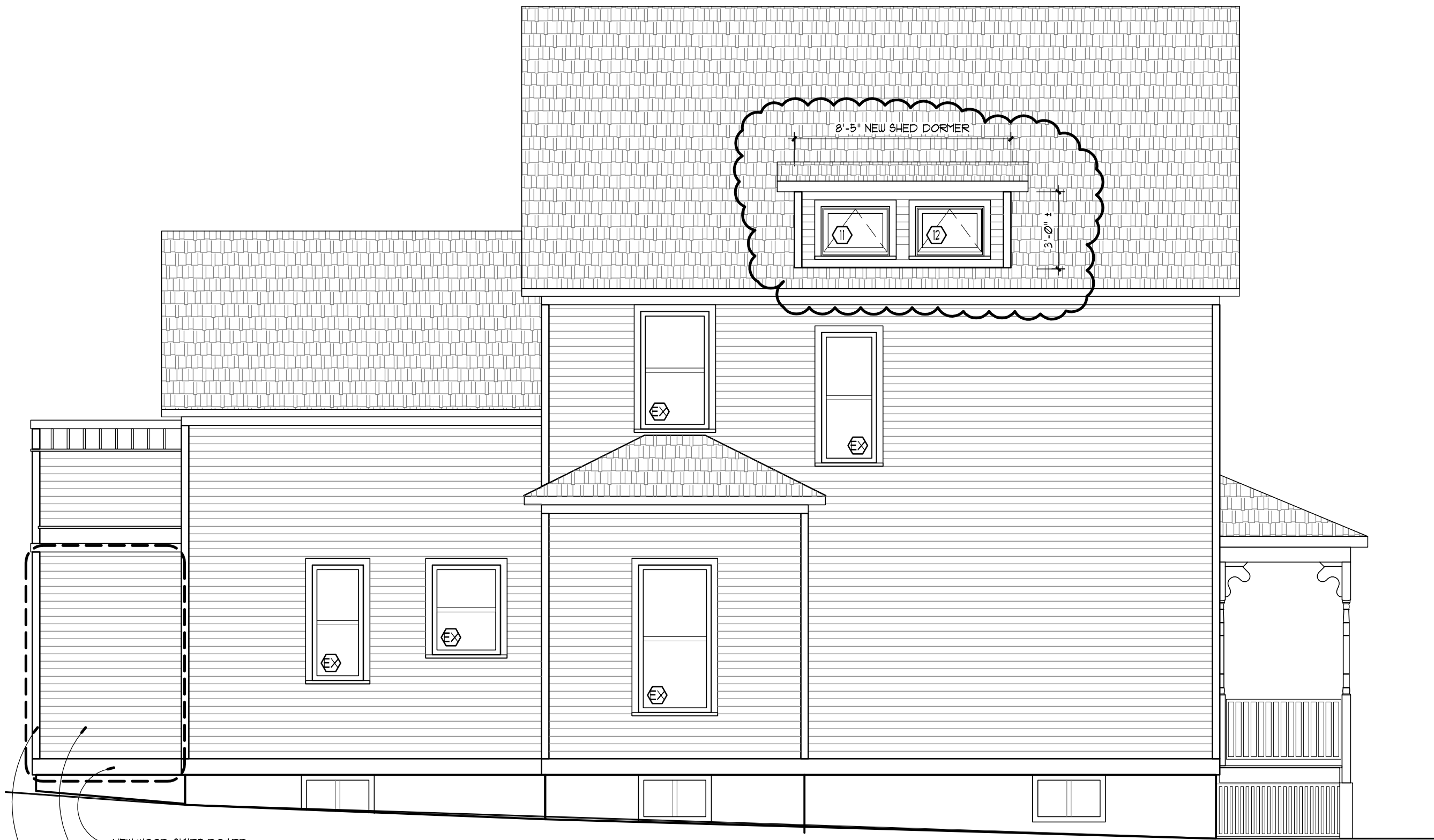
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NEW WOOD SKIRT BOARD
PAINT TO MATCH EXISTING.
NEW SIDING TO MATCH EXISTING
SIDING PAINT TO MATCH EXISTING.
NEW WOOD CORNER BOARDS
PAINT TO MATCH EXISTING.

1 LEFT SIDE (WEST) ELEVATION
A-8 SCALE: 1/4" = 1'-0"



2 LEFT SIDE (WEST) ELEVATION - EXISTING
A-8 SCALE: 1/4" = 1'-0"



REAR DOOR TO BASEMENT
TO BE REMOVED



REAR DOOR TO KITCHEN
TO BE REMOVED

2 REAR DOOR PHOTOS
A-8 SCALE: NONE



BASEMENT WINDOW - EAST SIDE TOWARD FRONT
PROPOSED TO BE REPLACED AS EGRESS WINDOW
EXISTING WINDOW IS WOOD (2'-6" WIDE BY 2'-0" HIGH)
EXISTING WINDOW IS A HOPPER WITH AN AWNING STYLE
STROM WINDOW. IT APPEARS TO BE ORIGINAL.



BASEMENT WINDOW - WEST SIDE TOWARD FRONT
IDENTICAL TO WINDOW ON EAST SIDE



BASEMENT WINDOW - WEST SIDE TOWARD FRONT
IDENTICAL TO WINDOW ON EAST SIDE

3 BASEMENT WINDOW PHOTOS
A-8 SCALE: NONE

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SCALE
AS NOTED

BUILDING
ELEVATIONS
and
PHOTOS

SHEET NO.

A-8

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1 FRONT (SOUTH) ELEVATION – EXISTING
A–9 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE (EAST) ELEVATION – EXISTING
A–9 SCALE: 1/4" = 1'-0"



4 REAR (NORTH) ELEVATION – EXISTING
A–9 SCALE: 1/4" = 1'-0"

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1 JULY 2025 - PERMIT REV2
15 DEC 2025 - HDC REV
11 DEC 2025 - HDC REV 2

RENOVATION FOR
PIKS HIGGINS RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

DWG FILE
P-H 808WW A-1.dwg

DRAWN BY
CIB/CIB

SCALE
AS NOTED

EXTERIOR
ELEVATIONS
EXISTING

SHEET NO.

A-9

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR

Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL

Provides a sleek aesthetic at 1 15/16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE

Allows easy access to exterior glass for cleaning and maintenance.

EXCLUSIVE AUTOLOCK

Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY

Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS

Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING

Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES

Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL

The 14-degree bevel provides optimal water management while maintaining a classic look.

SUPERIOR WEATHER PERFORMANCE

LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY

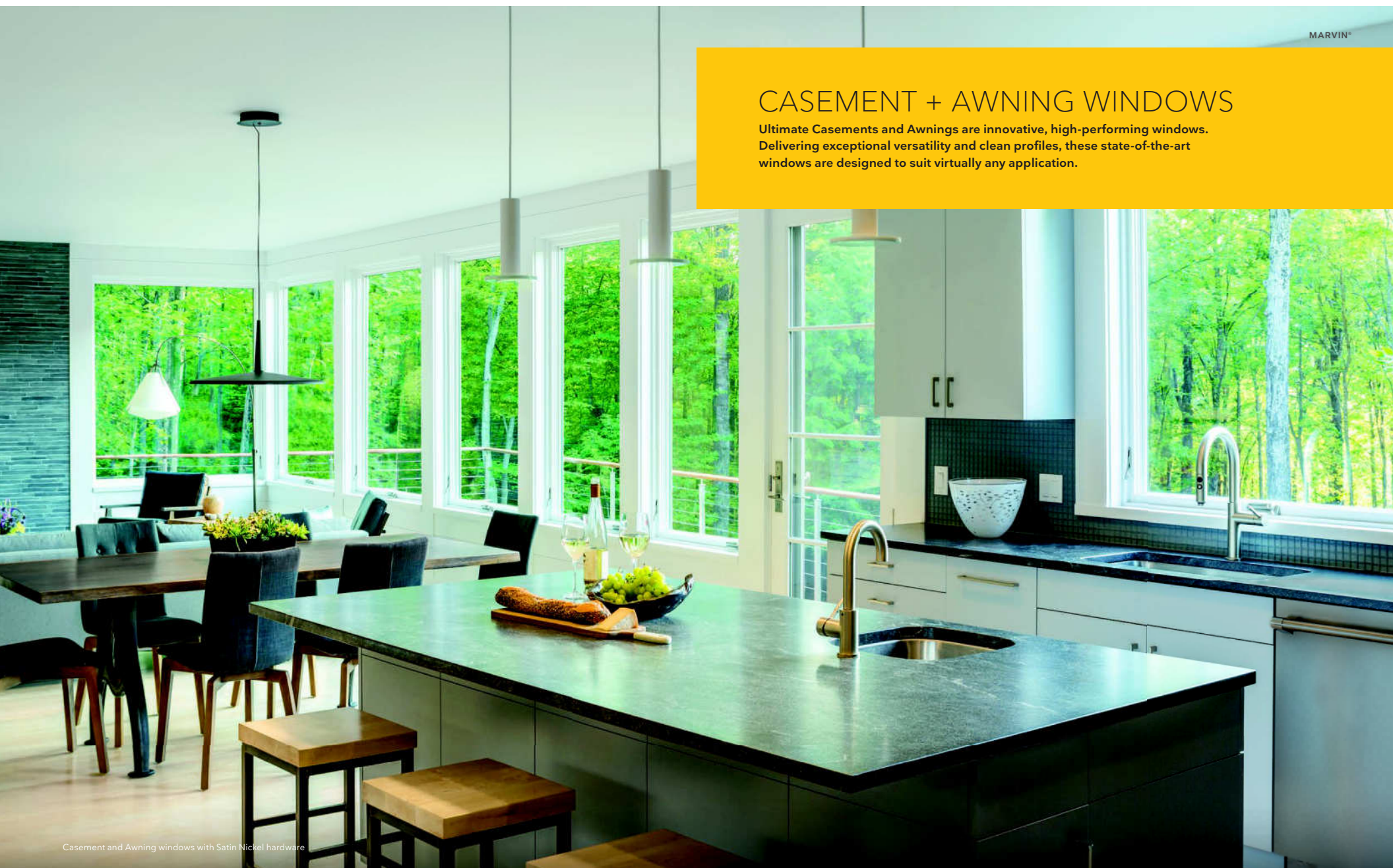
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK

Eliminates drafts and improves the window's overall structural integrity.

CASEMENT + AWNING WINDOWS

Ultimate Casements and Awnings are innovative, high-performing windows. Delivering exceptional versatility and clean profiles, these state-of-the-art windows are designed to suit virtually any application.



Casement and Awning windows with Satin Nickel hardware

ULTIMATE AWNING



Awning window in stained Multi-Grain Douglas Fir with Matte Black hardware

MARVIN SIGNATURE® COLLECTION



Awning and Picture windows with Matte Black hardware and Designer Black sash/White frame

ULTIMATE AWNING

A top-hinged alternative or complement to a casement window, the Ultimate Awning window is designed for performance and quality. With industry-leading sizes, the Ultimate Awning can be used on its own as a convenient option for hard to reach areas like over a sink or counter, or as a complement to adjacent windows, allowing fresh air access.

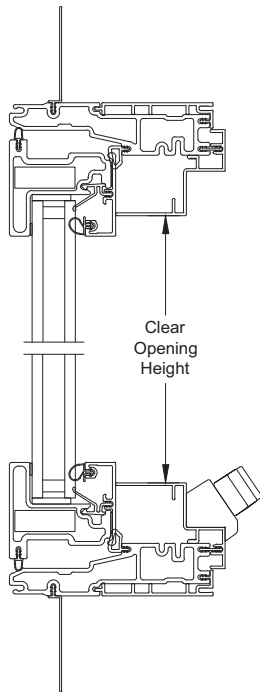


AWNING WITH FOLDING HANDLE
IN SATIN NICKEL

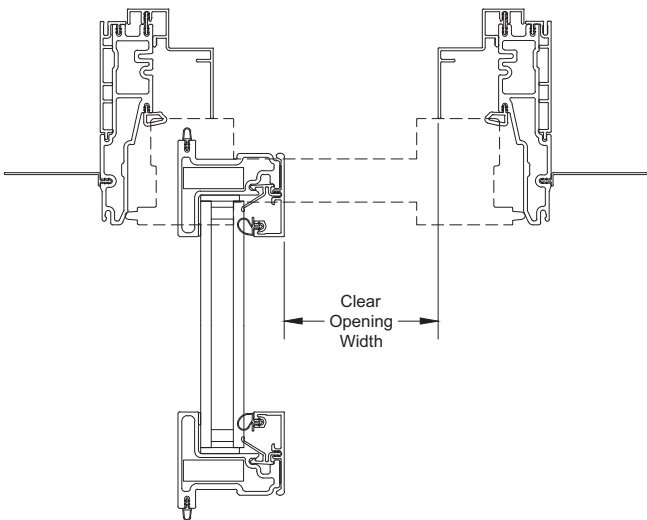


AWNING PUSH OUT WITH PUSH OUT HANDLE
IN OIL RUBBED BRONZE

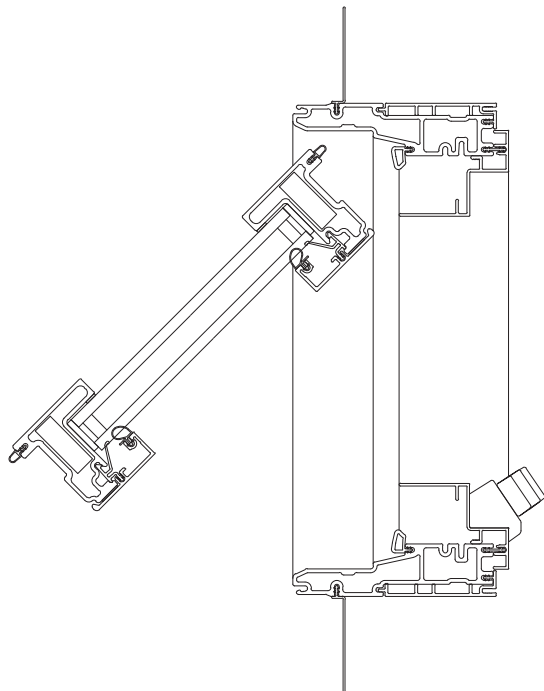
Egress and Vent Opening Measurements



Casement and Awning
Head Jamb and Sill



Casement
Jambs

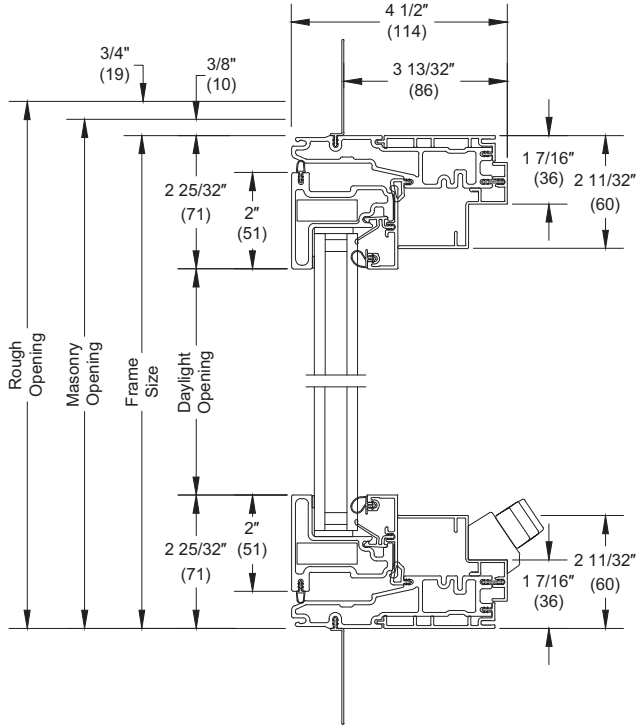


Awning
Vent Opening

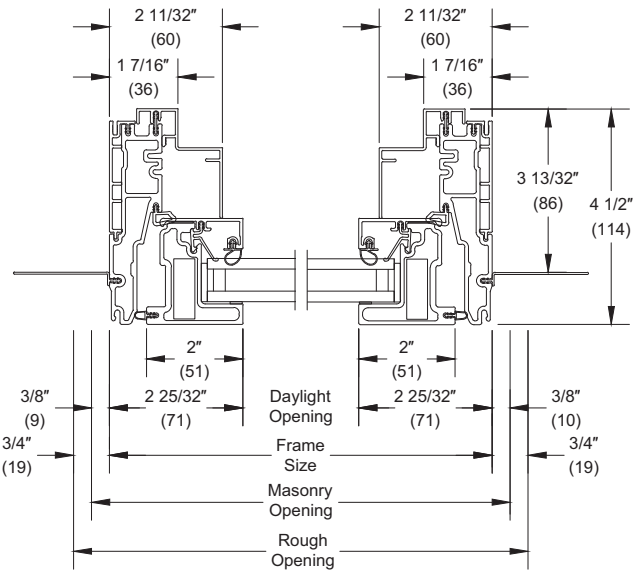
Section Details: Operating Crank-out

Scale: 3" = 1' 0"

15/16" Dual Pane Glass

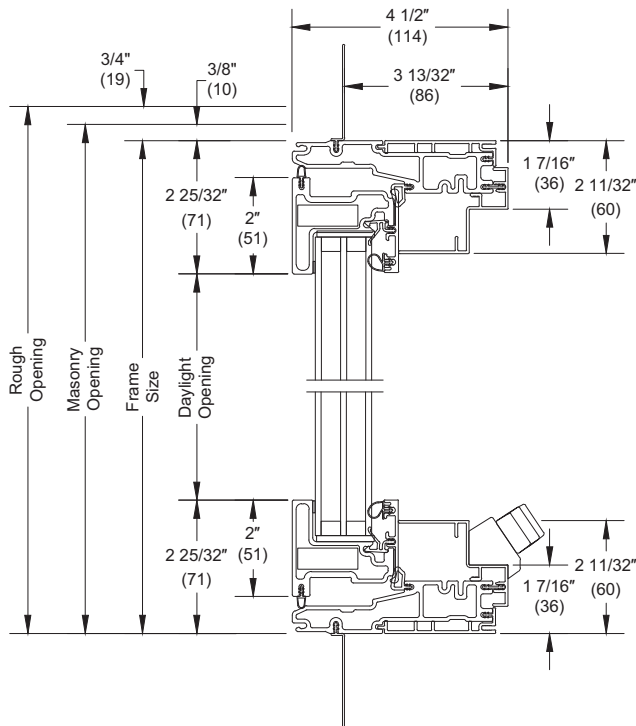


Head Jamb and Sill

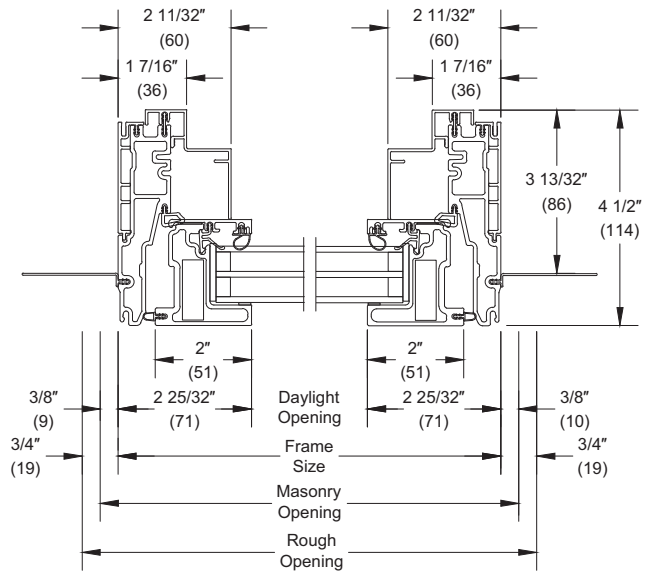


Jambs

1 1/4" Tripane Glass



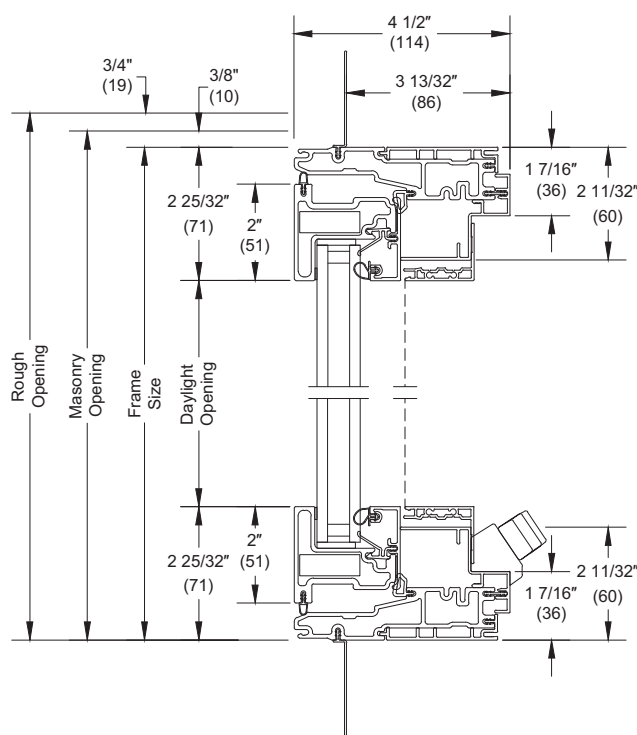
Head Jamb and Sill



Jambs

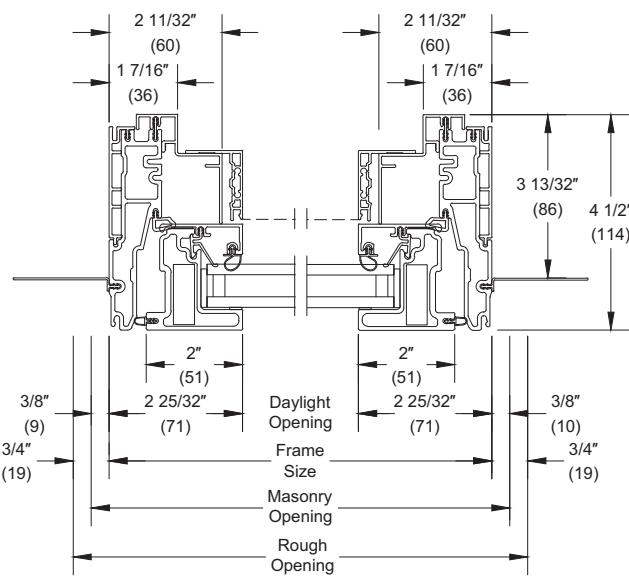
Section Details: Operating Crank-out with Screen

Scale: 3" = 1' 0"

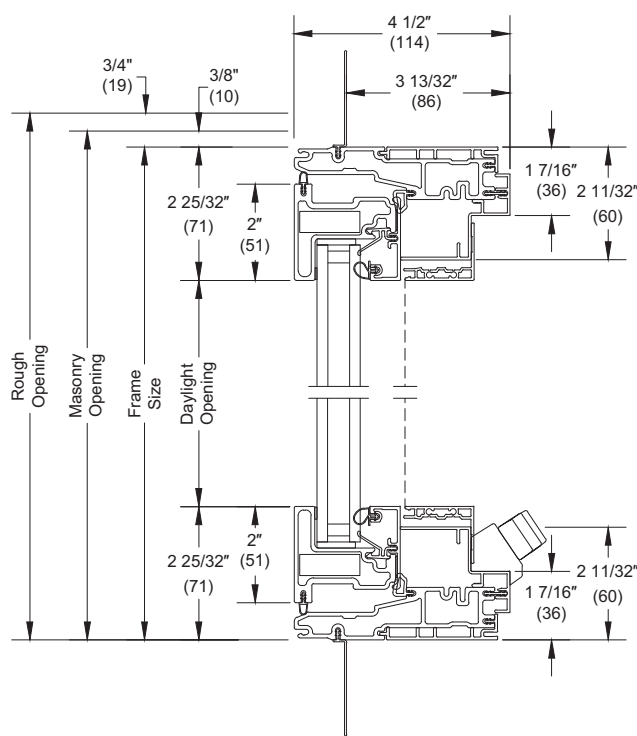


Head Jamb and Sill

Casement

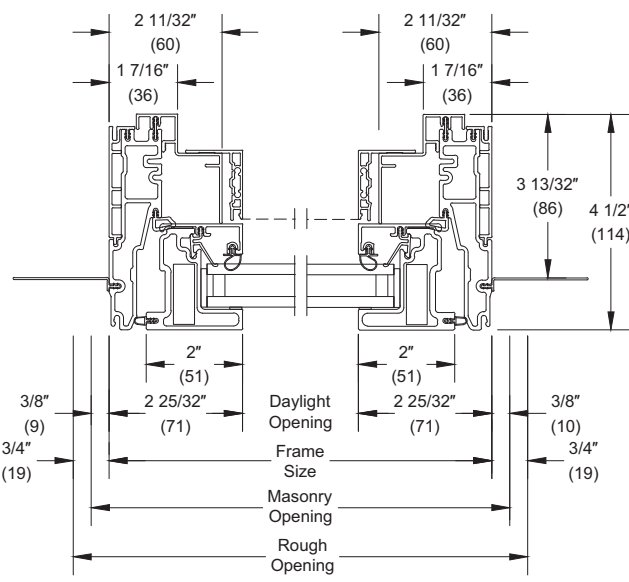


Jambs



Head Jamb and Sill

Awning

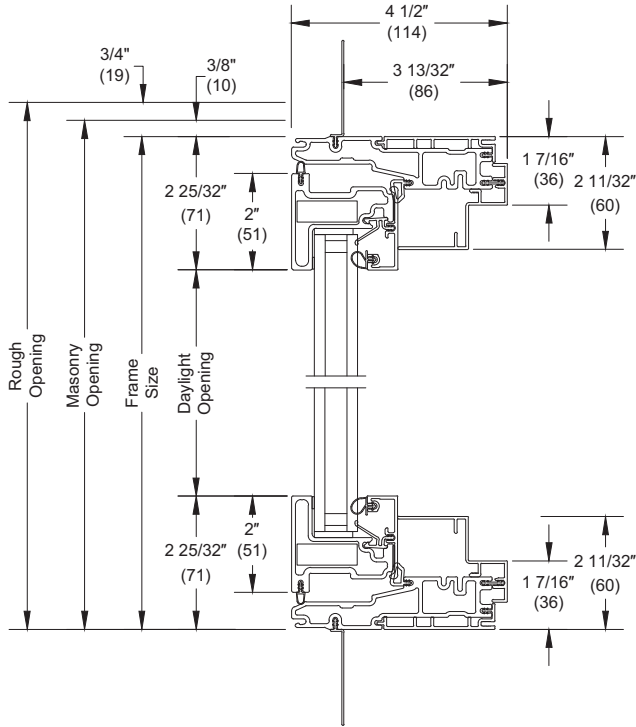


Jambs

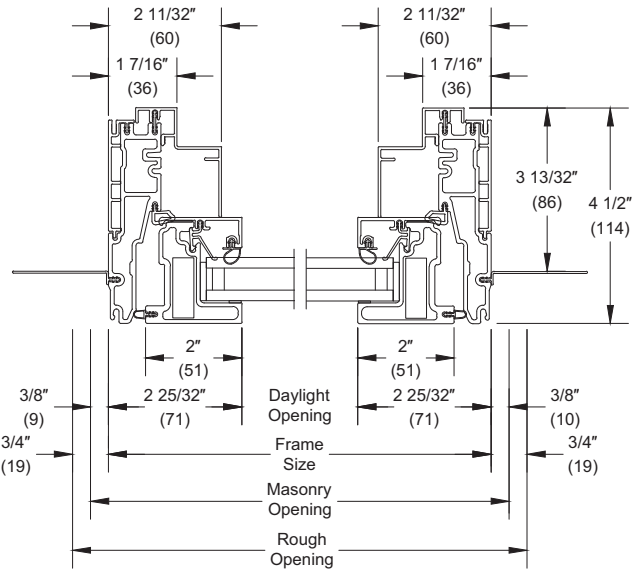
Section Details: Operating Push-out

Scale: 3" = 1' 0"

15/16" Dual Pane Glass

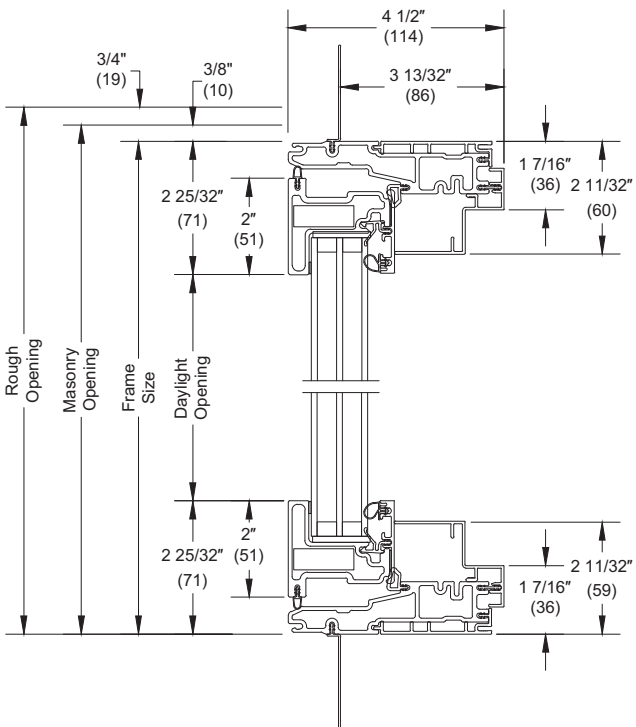


Head Jamb and Sill

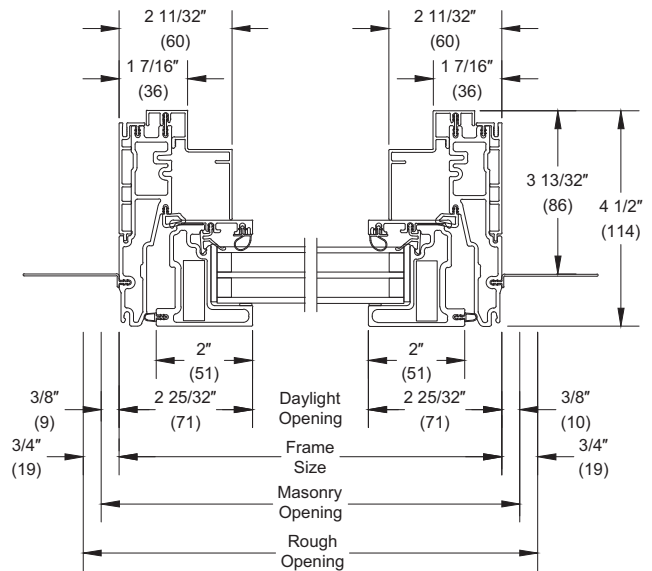


Jamb

1 1/4" Tripane Glass



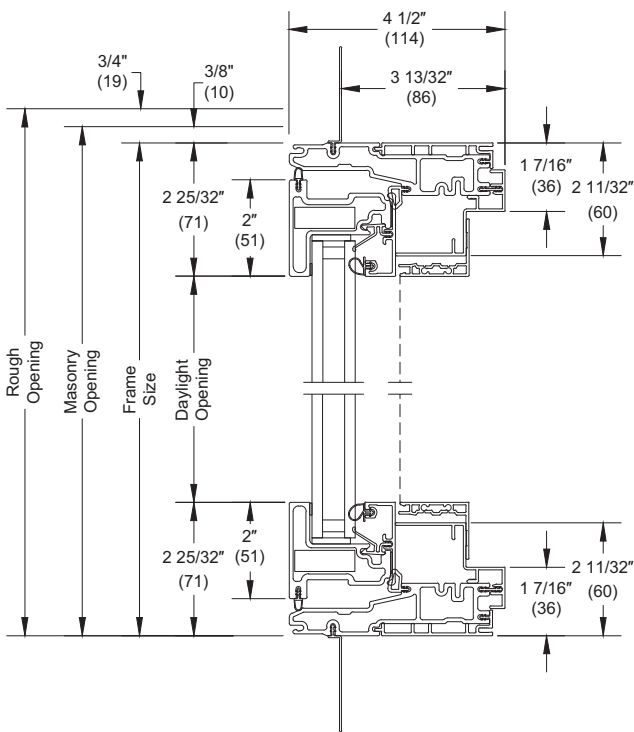
Head Jamb and Sill



Jamb

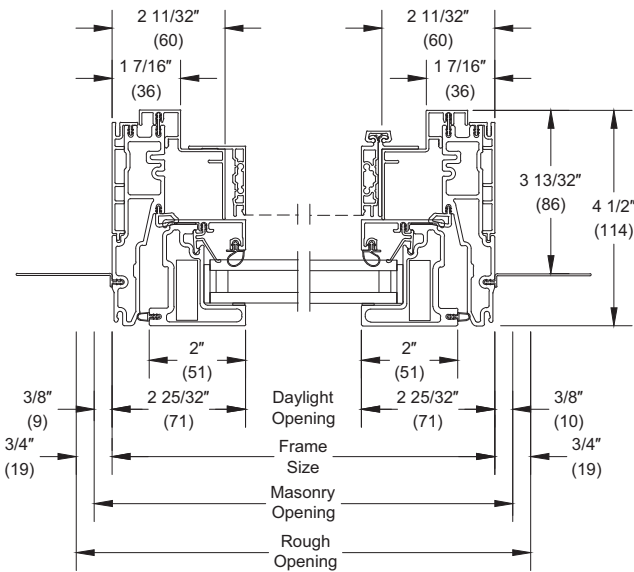
Section Details: Operating Push-out with Screen

Scale: 3" = 1' 0"

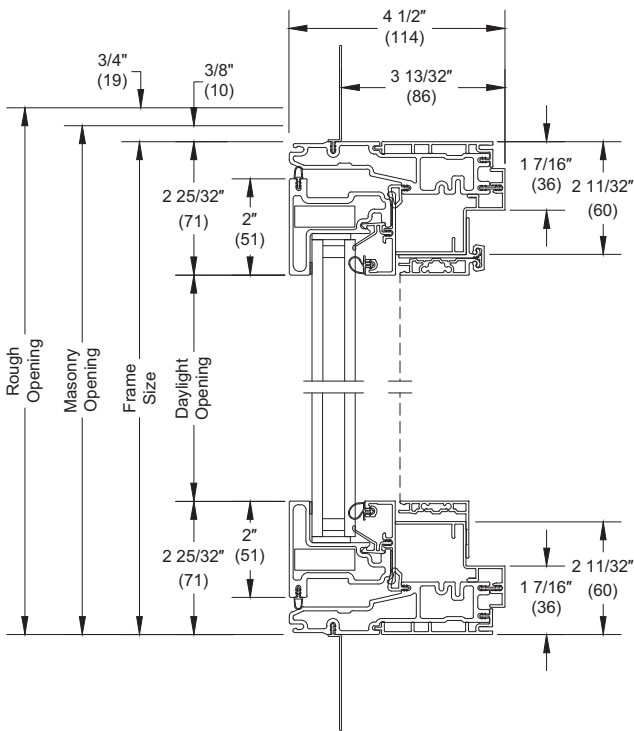


Head Jamb and Sill

Casement

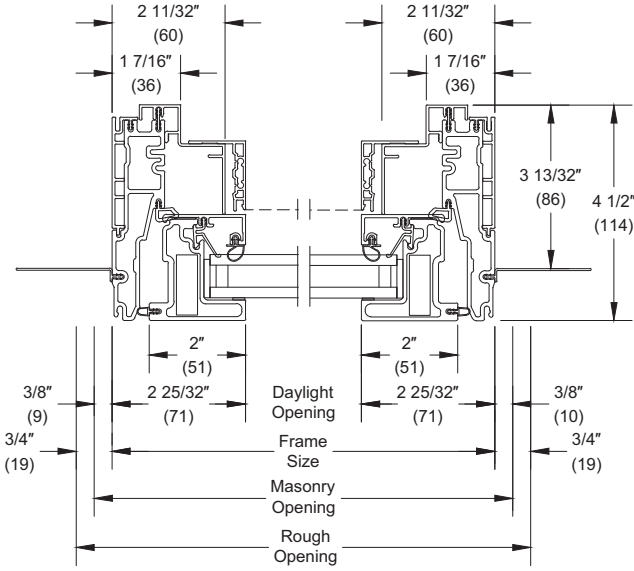


Jambs



Head Jamb and Sill

Awning



Jambs