

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 449 Second Street, Application Number HDC14-178

DISTRICT: Old West Side Historic District

REPORT DATE: September 11, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: September 8, 2014

OWNER

Name: Jill Bashutski & Matthew Kerrigan
Address: 449 Second Street
 Ann Arbor, MI 48103
Phone: (734) 255-7713

APPLICANT

Same

BACKGROUND: This one-and-three-quarter story Greek Revival cottage appears in the 1894 City Directory without an occupant, and Gottlieb Gross, a laborer, lived there in 1897. The 1880 birdseye map (right) shows a structure similar to the main house block that exists today (without the side or rear wings). It is presumed to be the same house. By 1908 (per Sanborn) the one-story wing had been added to the south side, equal in depth to the main house. Sometime after 1970 (also per Sanborn) the one-story wing was extruded back and wrapped around the rear of the house, and a three-season porch was added.

LOCATION: The site is located on the east side of Second Street, one lot north of West Jefferson.

APPLICATION: The applicant seeks HDC approval to construct a one-story addition on the rear of the building with a deck behind it; remove a non-original window on the modern portion of the south elevation and install a new window opening nearby; install a new door opening near the back of the south elevation; and install new windows and doors on an existing rear three-season porch.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for



Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Building Site

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.

Retaining the historic relationship between buildings and the landscape.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property 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.

Not Recommended: Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Introducing a new design that is incompatible with the historic character of the building.

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

Guidelines for All Additions

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

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

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

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

STAFF FINDINGS:

1. The applicant seeks permission to construct a 13'6" x 13' one-story rear addition on the back of the house. Staff originally had reservations about adding on to this house, which has been nearly doubled in size since the end of the period of significance. However, the addition's location between the existing rear addition and enclosed porch, and the low-roofed design, mean there will be very little impact on the historic part of the house. The application steps in the addition from the rear corner of the house and mimics the rear-facing gable of the porch. The addition is closest to the driveway and garage of the house to the north, and should not negatively impact it.
2. Materials for the addition include wood siding and trim to match the existing, and clad wood doors (cladding material not specified) and windows. A composite deck in the

backyard would match the 13' width and extend out 10'.

3. The changes to the rear enclosed porch include replacing the double-hung windows and removing the south-facing door and replacing it with a pair of east-facing doors into the backyard. The porch is a modern addition, and these changes are appropriate and make the space more usable.
4. An existing window on the modern portion of the south-facing wall would be removed and relocated next to the existing kitchen window. The new window would match the size and design of the kitchen window. This change facilitates better space utilization on the interior. Since the window being removed is on a modern addition, and its replacement is proportionate with an existing window, this work is appropriate.
5. A new door is proposed near the back of the house on the south elevation, along the driveway. This is an appropriate location for a secondary door, and gives more convenient access to the house than the current rear door (which would remain, but is accessed via the rear porch). Since no historic features are impacted and the design of the wood door is compatible with the house, this work is appropriate.
6. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's Guidelines for Rehabilitation*, and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 449 Second Street, a contributing property in the Old West Side Historic District, to construct a one-story rear addition, as proposed. 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 2, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 449 Second Street in the Old West Side Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, photos, drawings.

449 Second Street (April 2008 survey photos)





**City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property: <u>449 2nd St Ann Arbor, MI, 48103</u>	
Historic District: <u>Old West Side</u>	
Name of Property Owner (If different than the applicant): <u>Jill Bashutski and Matthew Kerrigan</u>	
Address of Property Owner: <u>449 2nd St.</u>	
Daytime Phone and E-mail of Property Owner: <u>734-255-7713 / jillbashutski@gmail.com</u>	
Signature of Property Owner: <u>[Signature]</u>	Date: <u>8/20/2014</u>
Section 2: Applicant Information	
Name of Applicant: <u>Jill Bashutski and Matthew Kerrigan</u>	
Address of Applicant: <u>449 2nd St</u>	
Daytime Phone: <u>(734) 255-7713</u> Fax: <u>()</u>	
E-mail: <u>jillbashutski@gmail.com</u>	
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u>	Date: <u>8/20/14</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. See cover letter.

2. Provide a description of existing conditions. See attached drawings and documents.

3. What are the reasons for the proposed changes? Additional space and updating for insulation/security

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

See attached documents.

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

STAFF USE ONLY

Date Submitted: 8/22-2014 Application to _____ Staff or HDC

Project No.: _____ HDC 14-178 Fee Paid: 300⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 9/11-14

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

August 22, 2014

City of Ann Arbor Historical Commission submittal.

Project: 449 Second Street Residence Renovation and Addition

Submittal Content:

- Cover Letter and attachments (pictures, cut-sheets)
- Existing First Floor Plan
- Existing East Elevation
- Existing South Elevation
- Existing North Elevation
- Proposed Floor Plan
- Proposed East Elevation
- Proposed South Elevation
- Proposed North Elevation

Project Description:

The project is an interior renovation and a building addition project to a house within the City's historic district. The preliminary design proposes revisions to the exterior of the existing structure in 4 areas, as follows:

1. New entry door:
 - as shown on Proposed South elevation
 - 36" wide, 6'-8" high, wood door for field paint finish to match existing house door
 - product cut-sheet attached
2. New kitchen window:
 - as shown on Proposed South elevation
 - nominal 36 wide x 36"high, to match existing adjacent window as to size, type and finish
 - product cut-sheet attached
3. Building addition – master bedroom
 - as shown on Proposed East Elevation and Floor Plan
 - exterior finish: wood siding and trim to match existing as to size, type and finish
 - exterior doors: wood clad door with insulating glass, swing door unit and fixed side panels
4. Existing Screened porch upgrades:
 - replace existing storm windows with wood clad insulating windows, sizes to match existing as shown on Proposed South Elevation.
 - replace existing storm windows and screen door with wood clad insulating windows, and wood clad door unit, as shown on Proposed East Elevation









400 SERIES WOODWRIGHT DOUBLE-HUNG WINDOW

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SEARCH



WINDOWS DOORS IDEAS & PLANNING PARTS & SERVICE FOR PROS

RIGHT DOUBLE HUNG WINDOW



INTERIOR WOOD (3)

INTERIOR FINISH (2)

HARDWARE FINISH (12)

EXTERIOR COLOR (6)

EXTERIOR TRIM COLOR (11)

EXTERIOR TRIM PROFILES (6)

REQUEST A BROCHURE



SHARE

OVERVIEW SIZES & SHAPES GLASS GRILLES HARDWARE & ACCESSORIES PERFORMANCE INSTALLATION & WARRANTY TECHNICAL DOCUMENTS

OVERVIEW

Double-hung windows have two sash in a single frame, which slide up or down to provide ventilation. Because their sash remain flush with the wall while the window is open, they are a good choice for placement adjacent to patios, decks and walkways.

Andersen® 400 Series Woodwright® double-hung windows feature thick, sloped sills, precision-milled wood interiors and historically accurate grille patterns, which bring authentic old-world character to homes of all ages.

- Six exterior colors
- Natural oak, maple, or pine interiors
- Energy efficient
- Dual-layer, compressible bulb weatherstripping seals out dust, wind and water
- Variety of hardware styles and finishes
- Custom sizing and replacement version available

TILT-WASH FULL-FRAME WINDOWS

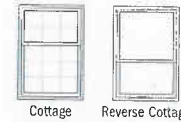
Table of Tilt-Wash Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)
3'-0 7/8" (937)									
3'-4 7/8" (1038)									
3'-8 7/8" (1140)									
4'-0 7/8" (1241)									
4'-4 7/8" (1343)									
4'-8 7/8" (1445)									
5'-0 7/8" (1546)									
5'-4 7/8" (1648)									
5'-8 7/8" (1749)									
6'-0 7/8" (1851)									
6'-4 7/8" (1953)									

WITNESS

Cottage and reverse cottage sash available for these heights and in all widths.



PORCH

• "Window Dimension" always refers to outside frame to frame dimension.
 • "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
 • Dimensions in parentheses are in millimeters.
 ° Meet or exceed clear opening area of 5.7 sq.ft. or 0.53 m²; clear opening width of 20" (508) and clear opening height of 24" (610).

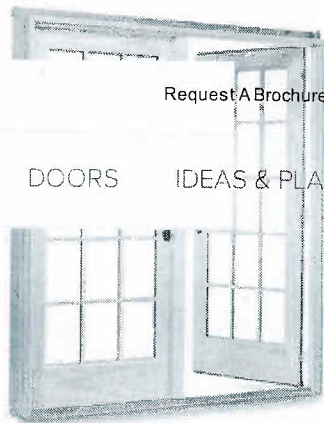
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HOME / PRODUCTS / DOORS / HINGED PATIO / 400 SERIES FRENCHWOOD HINGED PATIO DOOR

400 SERIES FRENCHWOOD HINGED PATIO DOOR



WINDOWS DOORS IDEAS & PLANNING



Request A Brochure | Where To Buy

SEARCH

- INTERIOR WOOD (3)
- FOR PROS
- INTERIOR FINISH (2)
- HARDWARE FINISH (12)
- EXTERIOR COLOR (4)
- EXTERIOR TRIM COLOR (11)
- EXTERIOR TRIM PROFILES (6)

REQUEST A BROCHURE



SHARE

OVERVIEW

SIZES & SHAPES

GLASS

GRILLES

HARDWARE & ACCESSORIES

PERFORMANCE

INSTALLATION & WARRANTY

TECHNICAL DOCUMENTS

OVERVIEW

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. They can flood a room with sunlight and provide panoramic views, and their wide wood profiles add an undeniable elegance to their surroundings—yet they are just as effective in sealing the elements out.

Our 400 Series Frenchwood hinged patio doors are available as inswing or outswing models with optional sidelights and transom windows. Transom windows go above a door while sidelights flank

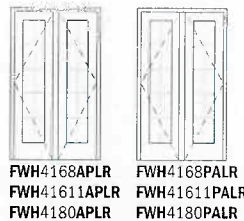
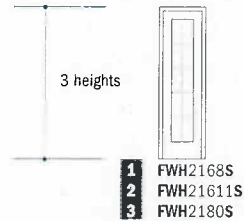
- Traditional French door styling
- Energy efficient
- Solid wood door
- Quality construction with mortise-and-tenon dowel joints
- Multipoint locking system that seals the doors tight at the top, center and bottom
- Extensive array of options and accessories, including

FRENCHWOOD® HINGED INSWING PATIO DOORS

Table of Frenchwood® Hinged Inswing Patio Door Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Door Dimension	2'-0 1/2" (620)	4'-0" (1219)	4'-0" (1219)
Minimum Rough Opening	2'-1" (634)	4'-1" (1242)	4'-1" (1242)
Unobstructed Glass (single panel only)	13 1/4" (336)	13 1/4" (336)	13 1/4" (336)



Custom-size doors are available in 1/8" (3) increments between the smallest and largest standard door sizes. **Measurement guide** can be found at andersenwindows.com/measure. Some restrictions apply. Contact your Andersen supplier for availability.

Door Dimension	2'-6 1/8" (765)	2'-6 1/8" (765)	2'-6 1/8" (765)	4'-11 1/4" (1504)	4'-11 1/4" (1504)	4'-11 1/4" (1504)	4'-11 1/4" (1504)	4'-11 1/4" (1504)
Minimum Rough Opening	2'-7" (787)	2'-7" (787)	2'-7" (787)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)
Unobstructed Glass (single panel only)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)

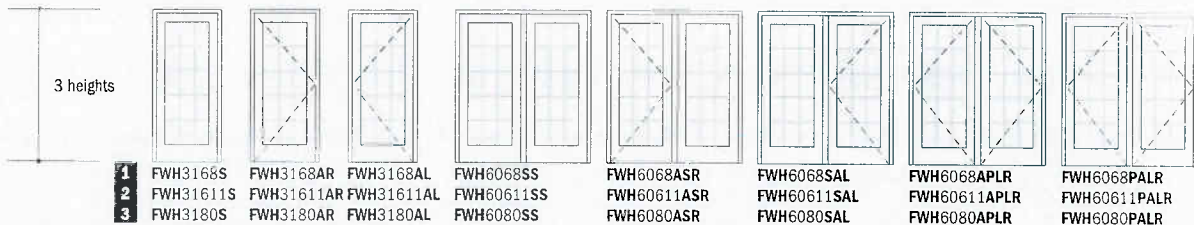


Stationary (S) doors can be used as an individual unit or as a sidelight.

Door Dimension	2'-8 1/8" (816)	2'-8 1/8" (816)	2'-8 1/8" (816)	5'-3 1/4" (1607)	5'-3 1/4" (1607)	5'-3 1/4" (1607)	5'-3 1/4" (1607)	5'-3 1/4" (1607)
Minimum Rough Opening	2'-9" (838)	2'-9" (838)	2'-9" (838)	5'-4" (1626)	5'-4" (1626)	5'-4" (1626)	5'-4" (1626)	5'-4" (1626)
Unobstructed Glass (single panel only)	20 7/8" (530)	20 7/8" (530)	20 7/8" (530)	20 7/8" (530)	20 7/8" (530)	20 7/8" (530)	20 7/8" (530)	20 7/8" (530)

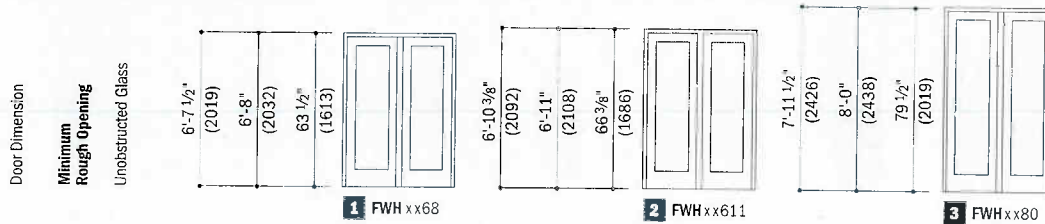


Door Dimension	3'-0 1/8" (918)	3'-0 1/8" (918)	3'-0 1/8" (918)	5'-11 1/4" (1810)	5'-11 1/4" (1810)	5'-11 1/4" (1810)	5'-11 1/4" (1810)	5'-11 1/4" (1810)
Minimum Rough Opening	3'-1" (940)	3'-1" (940)	3'-1" (940)	6'-0" (1829)	6'-0" (1829)	6'-0" (1829)	6'-0" (1829)	6'-0" (1829)
Unobstructed Glass (single panel only)	24 7/8" (632)	24 7/8" (632)	24 7/8" (632)	24 7/8" (632)	24 7/8" (632)	24 7/8" (632)	24 7/8" (632)	24 7/8" (632)



- "Door Dimension" always refers to outside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters.

Three Patio Door Heights



Order Designation Description

Viewed from the exterior.



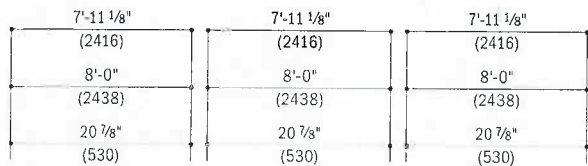
FWH 6068 S A L
Frenchwood™ Hinged Inswing Patio Door
Stationary Panel
Left Hinged
Door Rough Opening
Active Panel



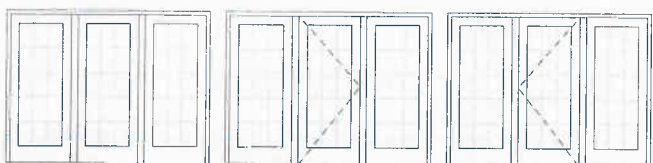
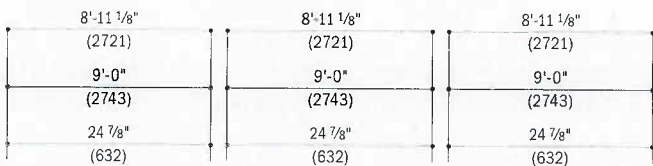
FWH 6068 A S R
Frenchwood™ Hinged Inswing Patio Door
Active Panel
Right Hinged
Door Rough Opening
Stationary Panel



FWH 6058 A P L R
Frenchwood™ Hinged Inswing Patio Door
Active Panel
Left Hinged
Door Rough Opening
Passive Panel
Right Hinged



FWH8068SSS
FWH80611SSS
FWH8080SSS
FWH8068SASR
FWH80611SASR
FWH8080SASR
FWH8068SASL
FWH80611SASL
FWH8080SASL



FWH9068SSS
FWH90611SSS
FWH9080SSS
FWH9068SASR
FWH90611SASR
FWH9080SASR
FWH9068SASL
FWH90611SASL
FWH9080SASL

- "Door Dimension" always refers to outside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters.

Exterior French & Sash



Doors are shown with clear glass (photographed against white backdrop) unless otherwise noted.

South Alder



7501 IG
7501 door, 7801 sidelight,
Option: 501 SG door, 1801 SG sidelight



7521 IG

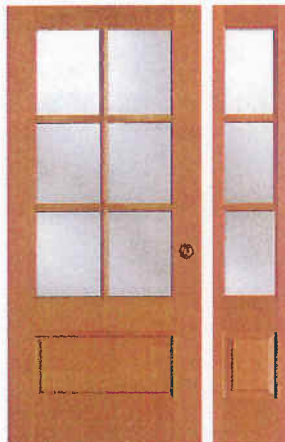


7504 TDL / 37504 SDL, IG
7802 TDL / 37802 SDL, IG sidelight
Option: 504 SG door, 1802 SG sidelight



7524 TDL / 37524 SDL, IG
Shown with optional rain glass

ANY DOOR. ANY GLASS.
DOOR SHOWN WITH OPTIONAL RAIN GLASS



7506 TDL / 37506 SDL, IG
7803 TDL / 37803 SDL sidelight
Option: 506 SG, 1803 SG sidelight



7526 TDL / 37526 SDL, IG

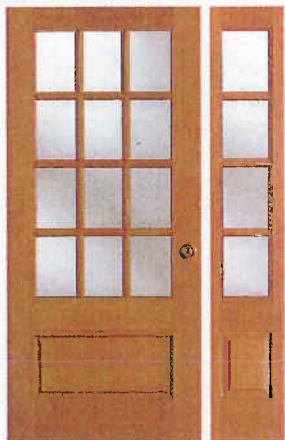


7508 TDL / 37508 SDL, IG
7804 TDL / 37804 SDL sidelights
Option: 508 SG door, 1804 SG sidelights



7528 TDL / 37528 SDL, IG

7512 TDL / 37512 SDL, IG
7804 TDL / 37804 SDL sidelight
Option: 512 SG, 1804 SG sidelight



7522 TDL / 37522 SDL, IG



ANY DOOR. ANY WOOD.
DOOR SHOWN IN KNOTTY ALDER.



Note: Door details may have to be altered slightly to accept the WaterBarrier® technology upgrade. Contact a Simpson Authorized Dealer for final specifications.



TRUE DIVIDED LITE



SIMULATED DIVIDED LITE



3/4" INSULATED GLAZING



1/8" SINGLE GLAZING



ANY WOOD



ANY SIZE



CAMING CHOICES



GLASS OPTIONS



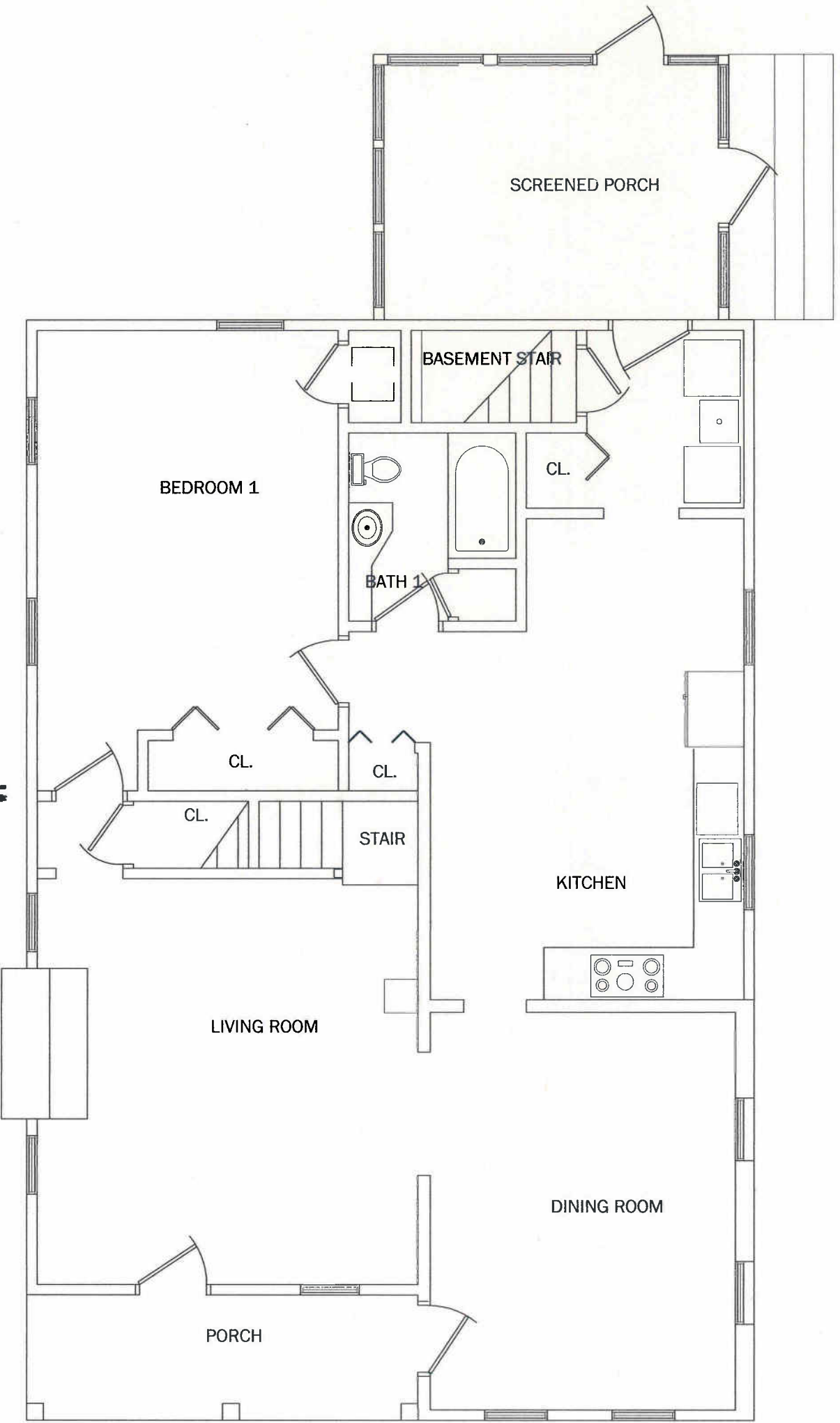
PRIVACY RATING




ULTRA BLOCK



WATER BARRIER®



1970s
 SHOWN ON
 1903 &
 1925
 MAPS

NORTH  **EXISTING FIRST FLOOR PLAN**
 scale 3/16"=1'-0"

DesignWorks

Architecture, LLC

1125 Newport Rd.

Ann Arbor

Mi. 48103

734-623-8253

DesignWorksArch@
 ool.com

449 Second
 Street
 Residence
 Renovation
 &
 Addition

Ann Arbor
 Mi.

Issue:
 9-22-14 Hist.C.

Drawing Title:
 as noted

Sheet Number:
 SK-# of #

Scale:
 as noted

DesignWorks

Architecture, LLC

1125 Newport Rd.
Ann Arbor
Mi. 48103
734-623-8253

DesignWorksArch@aol.com

**449 Second
Street
Residence
Renovation
&
Addition**

Ann Arbor
Mi.

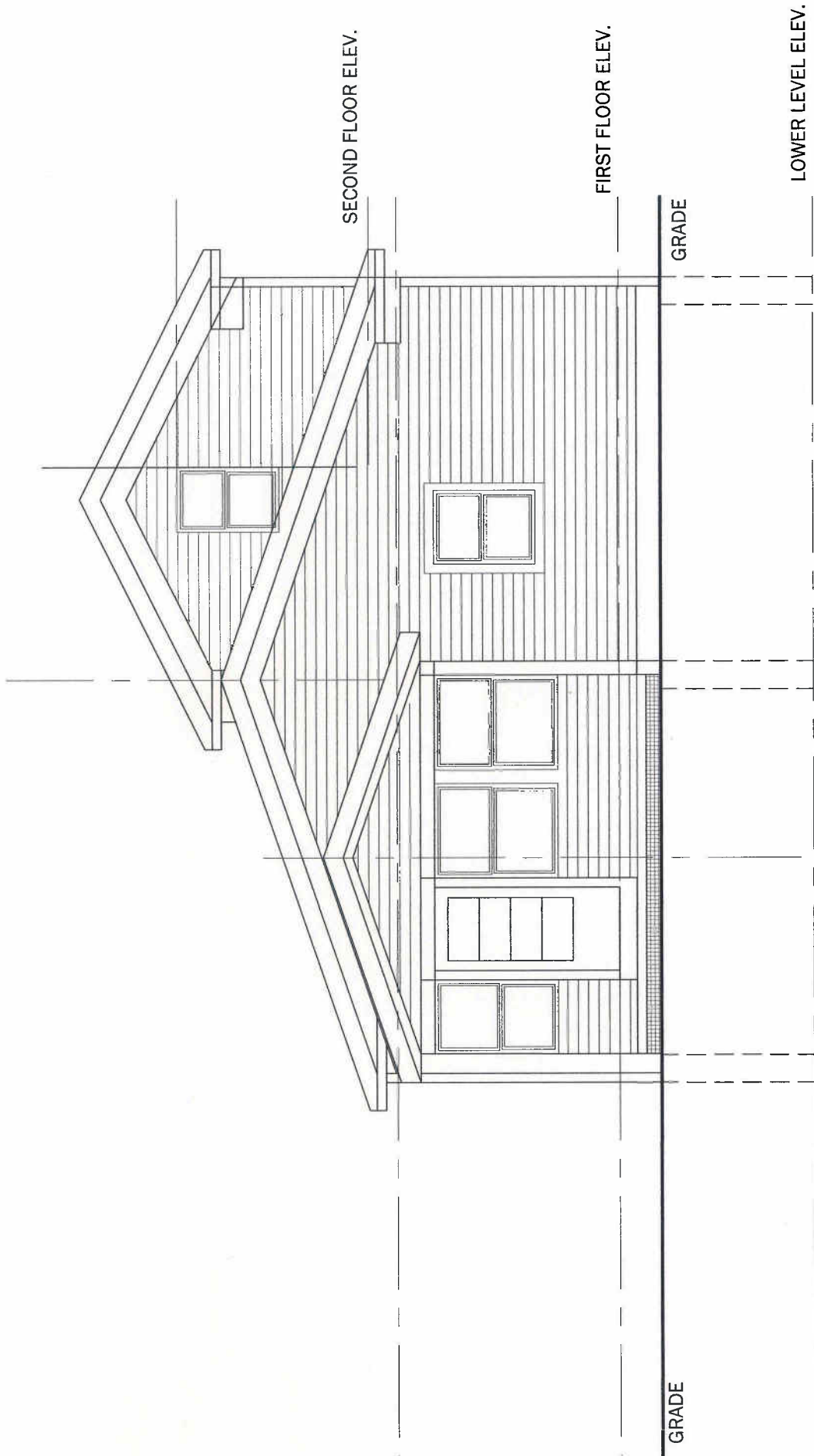
Issue:

8-22-14Hist.C.

Drawing Title:
as noted

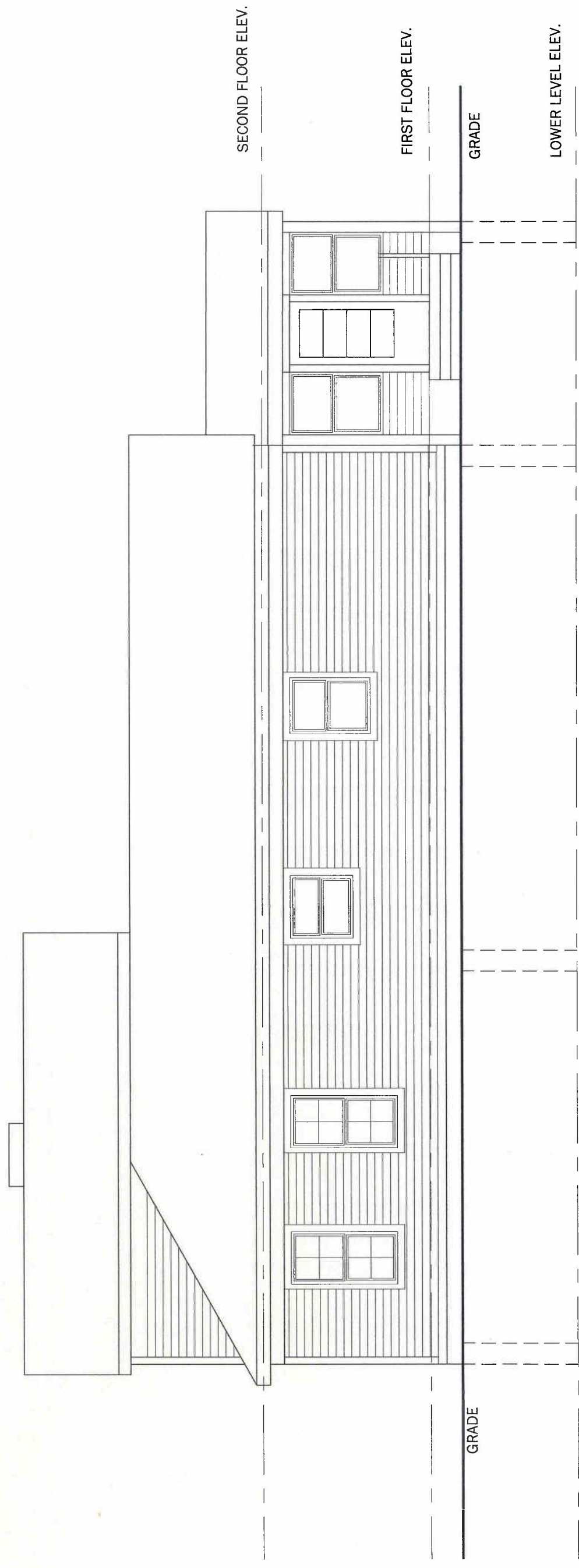
Sheet Number:
SK-# of #

Scale:
as noted



EXISTING EAST ELEVATION

scale 3/16"=1'-0"



EXISTING SOUTH ELEVATION
scale 3/16"=1'-0"

Designl

Architect

1125 New
Ann Arbor
MI. 48103
734-6234

DesignWo
ool.com

449 Secor
Street
Residence
Renovation
&
Addition

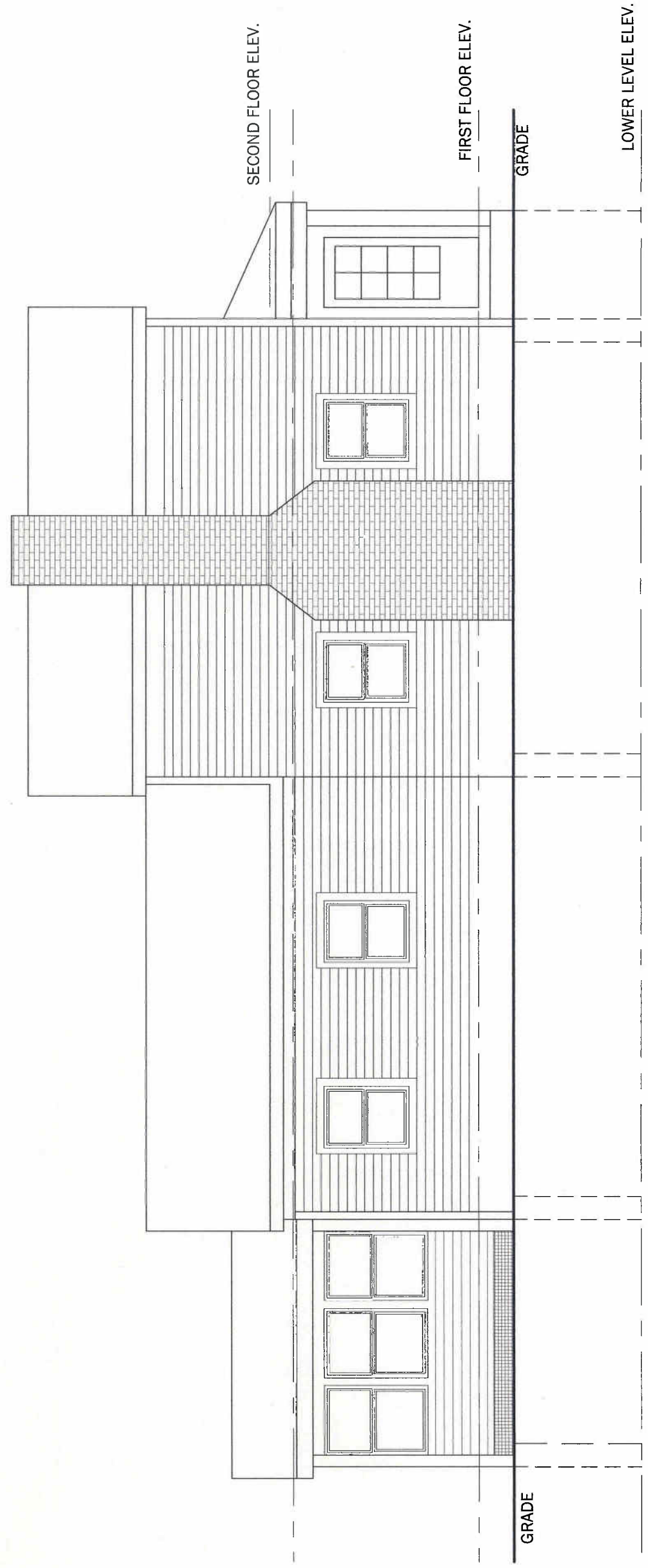
Ann Arbor
MI.

Issue: 8-22-14

Drawing Title: CS not

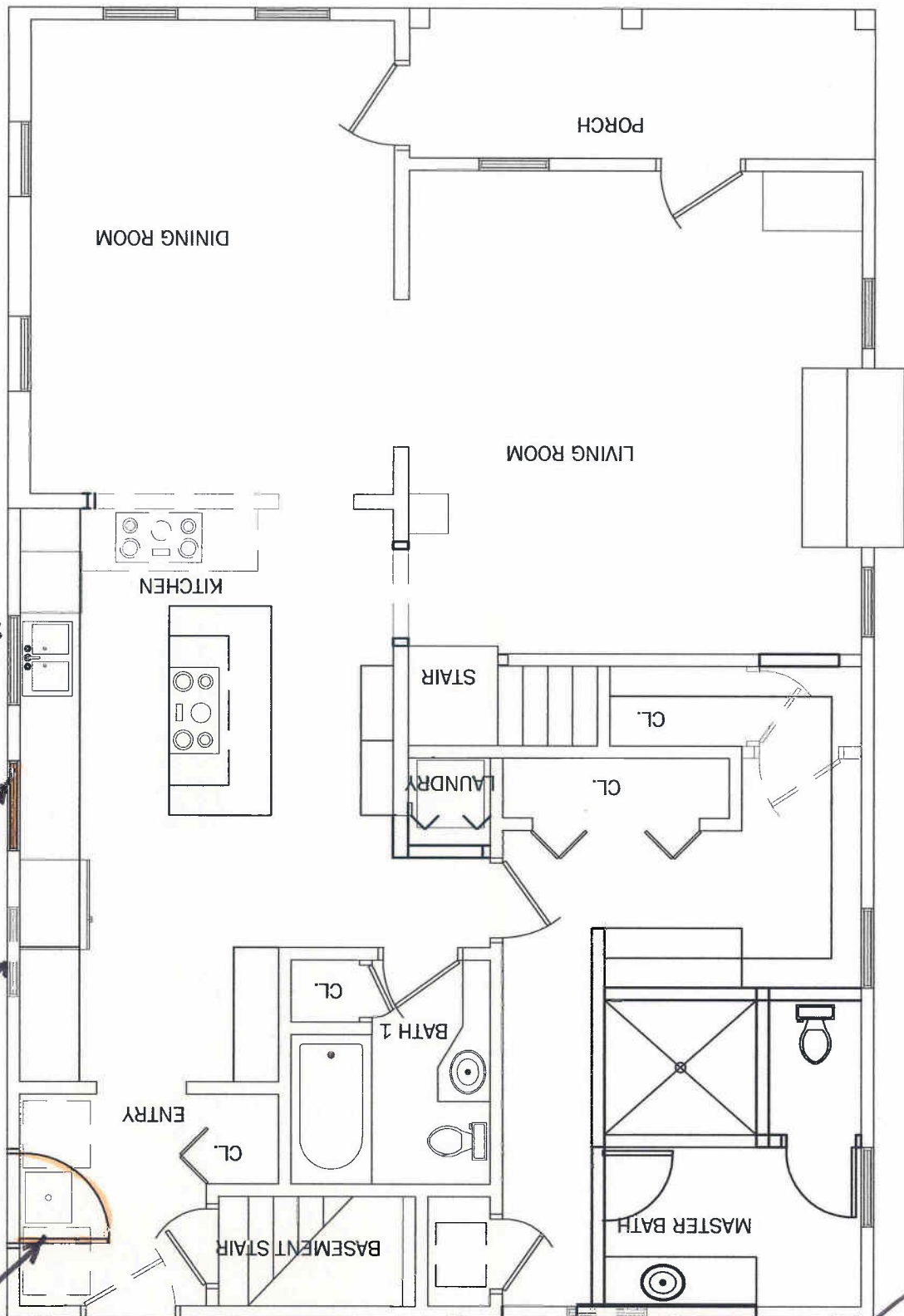
Sheet Number SK-# of

Scale: CS not



EXISTING NORTH ELEVATION
scale 3/16"=1'-0"

FIRST FLOOR PLAN
scale 3/16"=1'-0"



NEW WINDOW -
ITEM #2

REMOVE EXIST.
WINDOW

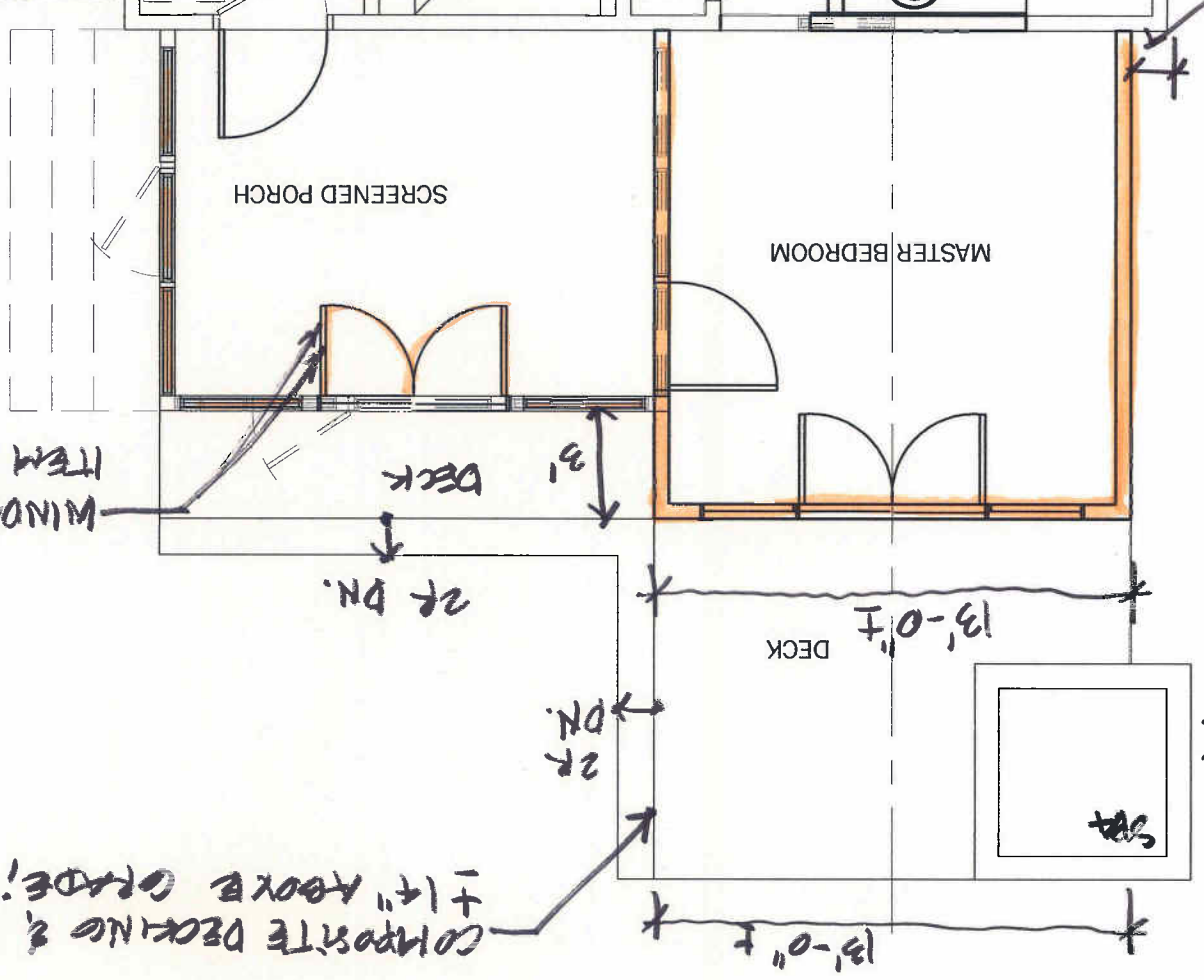
NEW ENTRY
DOOR
ITEM #1

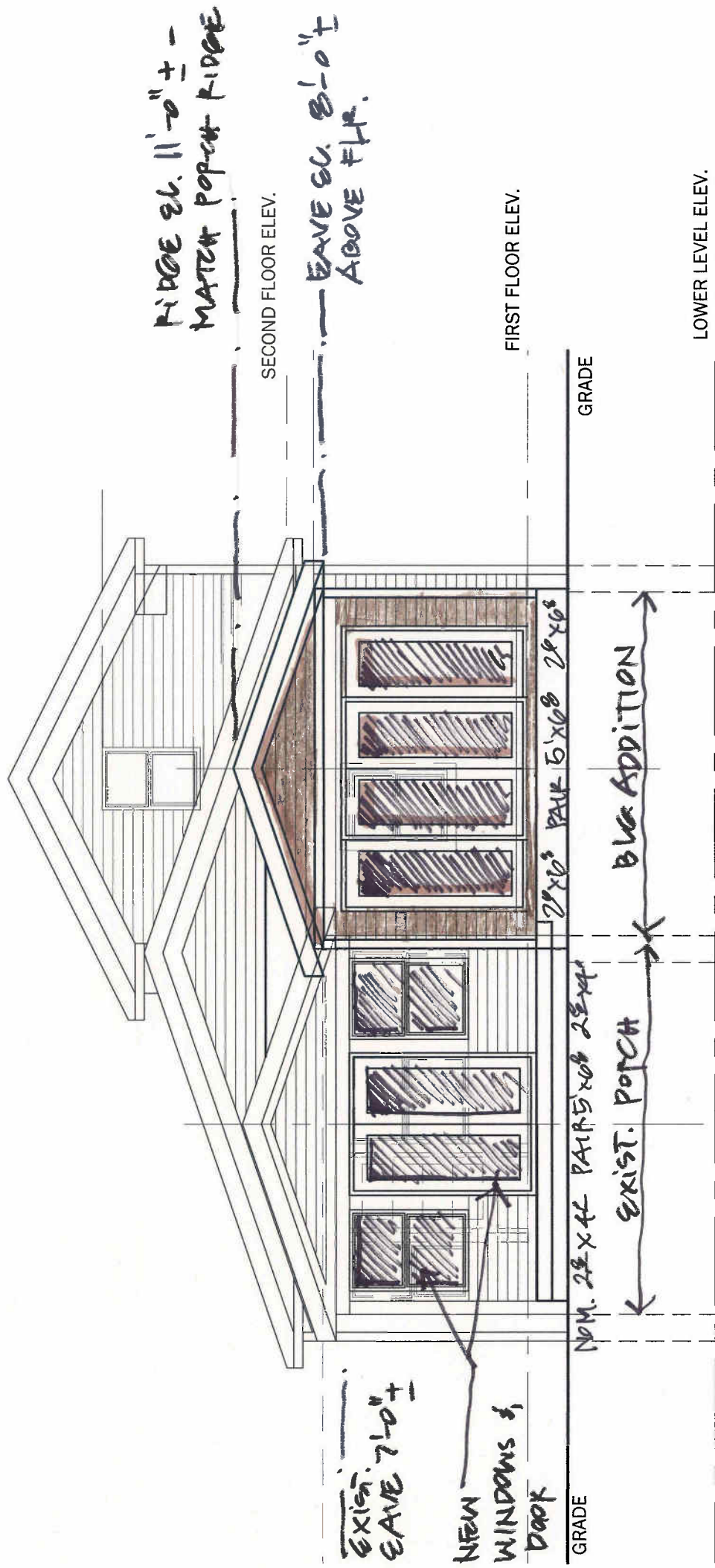
12" ±
MATCH
EXISTING AT
SOUTH SIDE

WINDOWS & DOOR -
ITEM #4

ITEM #3
BUILDING ADDITION
13'-6" ±

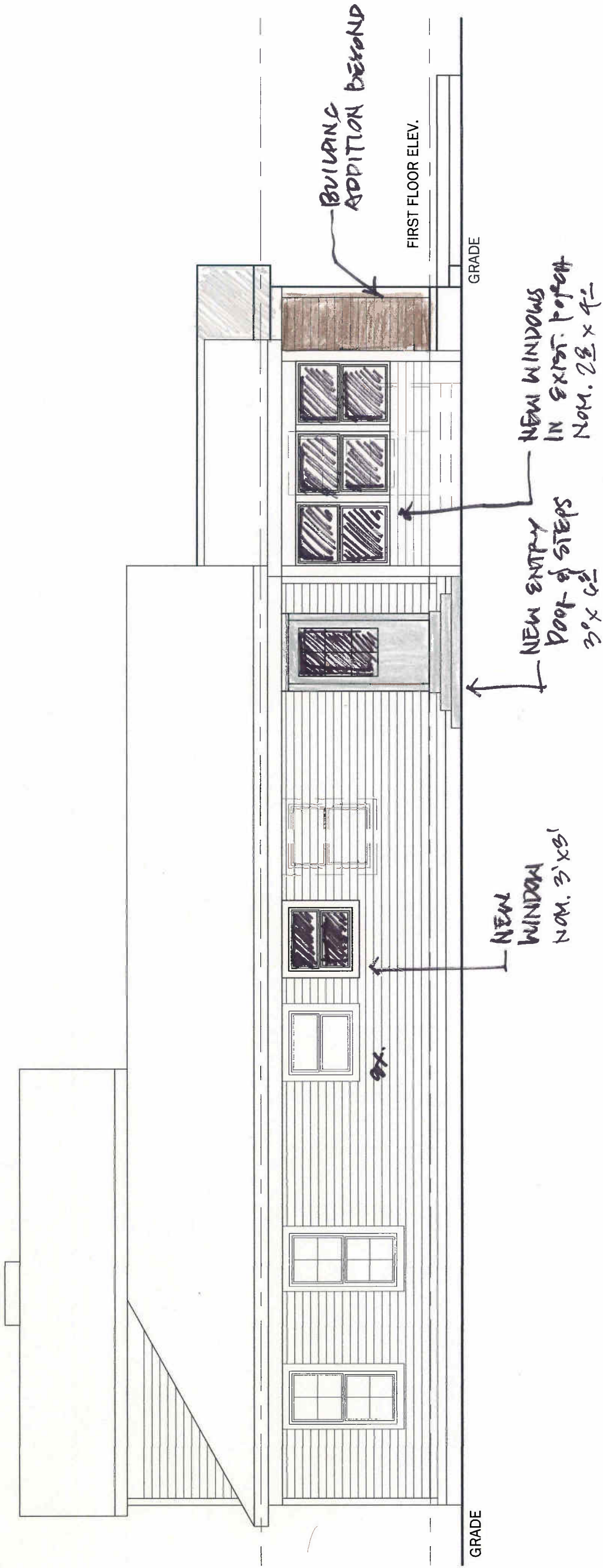
COMPOSITE DECKING & STEPS
±1" ABOVE GRADE! NO CURB/PATH.





PROPOSED EAST ELEVATION

scale 3/16"=1'-0"



PROPOSED SOUTH ELEVATION

scale 3/16"=1'-0"

Design

Architect

1125 New
Ann Arbor
Mi. 48103
734-6234

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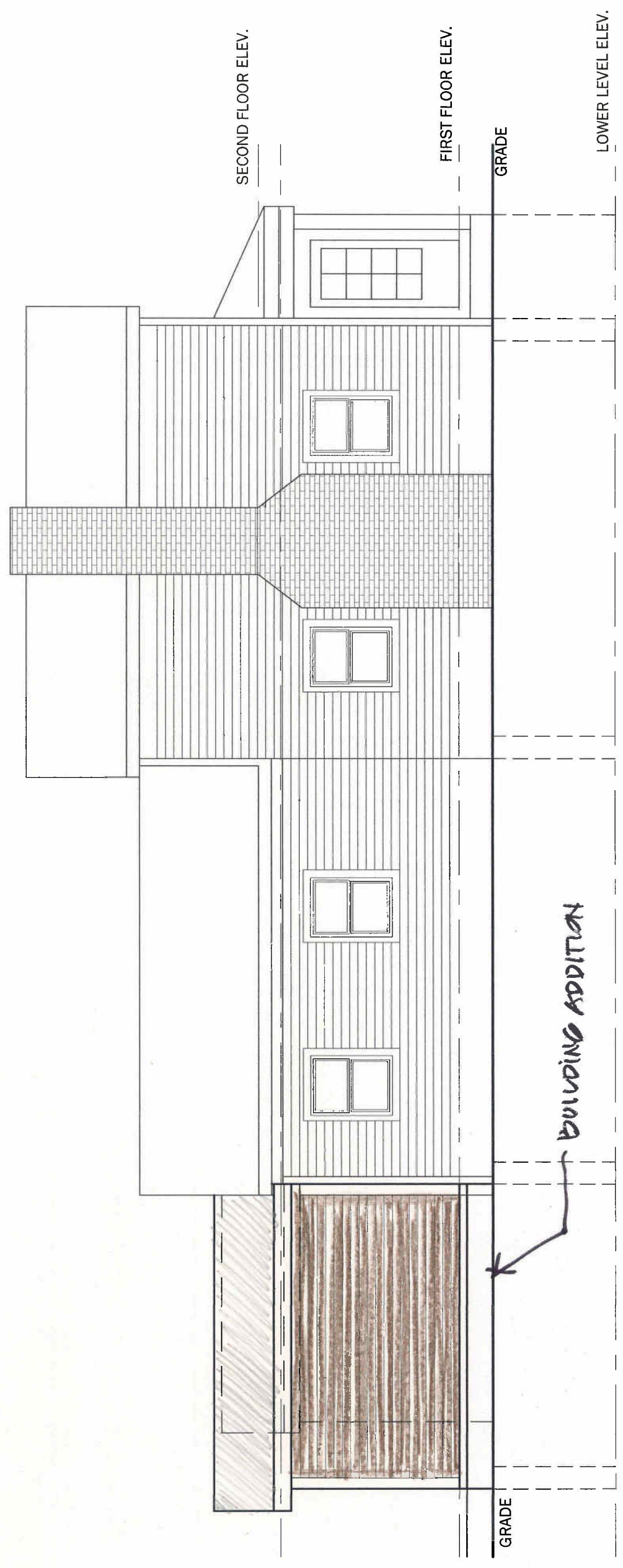
Ann Arbor
Mi.

Issue:
8-22-14

Drawing Title:
as not

Sheet Number
SK-# of

Scale:
as not



PROPOSED NORTH ELEVATION
scale 3/16"=1'-0"