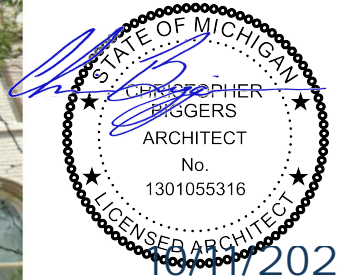


(HDC)VICINITY MAP

N.T.S



(E)BUILDING



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<u>SHEET</u>	<u>NAME</u>	<u>DATE</u>	<u>REV.</u>
0-HDC-GENERAL			
<u>HDC-0.0</u>	COVER SHEET	10.11.2023	
<u>HDC-0.1</u>	SHEET INDEX	10.11.2023	
<u>HDC-0.2</u>	PROJECT NARRATIVE	10.11.2023	
<u>HDC-0.5</u>	(N)BUILDING INFORMATION/FAR	10.11.2023	
1-HDC-EXISTING CONDITIONS			
<u>HDC-1.00</u>	(E) BUILDING PHOTOS	10.11.2023	
<u>HDC-1.01</u>	(E) FIRST FLOOR PLAN	10.11.2023	
<u>HDC-1.02</u>	(E) SECOND FLOOR PLAN	10.11.2023	
<u>HDC-1.03</u>	(E) THIRD FLOOR PLAN	10.11.2023	
<u>HDC-1.04</u>	(E) ROOF PLAN	10.11.2023	
<u>HDC-1.05</u>	(E) W. ELEVATION	10.11.2023	
<u>HDC-1.06</u>	(E) E. ELEVATION	10.11.2023	
<u>HDC-1.07</u>	(E) N. & S. ELEVATION	10.11.2023	
2-HDC-CONSTRUCTION			
<u>HDC-2.00</u>	STRUCTURAL ENGINEER WALL ANALYSIS	10.11.2023	
<u>HDC-2.01</u>	STRUCTURAL ENGINEER WALL ANALYSIS-2	10.11.2023	
<u>HDC-2.03</u>	FIRE DAMAGE	10.11.2023	
<u>HDC-2.04</u>	TEMPORARY SHORING SKETCH	10.11.2023	
3-HDC-NEW			
<u>HDC-3.00</u>	(N) BUILDING FRONT PERSP.	10.11.2023	
<u>HDC-3.01</u>	(N) BUILDING REAR PERSP.	10.11.2023	
<u>HDC-3.02</u>	(N) BASEMENT FLOOR PLAN	10.11.2023	
<u>HDC-3.03</u>	(N) FIRST FLOOR PLAN	10.11.2023	
<u>HDC-3.04</u>	(N) SECOND FLOOR PLAN	10.11.2023	
<u>HDC-3.05</u>	(N) THIRD FLOOR PLAN	10.11.2023	
<u>HDC-3.06</u>	(N) FOURTH FLOOR PLAN	10.11.2023	
<u>HDC-3.07</u>	(N) FIFTH FLOOR PLAN	10.11.2023	
<u>HDC-3.08</u>	(N) ROOF PLAN	10.11.2023	
<u>HDC-3.09</u>	(N) WEST ELEVATION	10.11.2023	
<u>HDC-3.10</u>	(N) EAST ELEVATION	10.11.2023	
<u>HDC-3.11</u>	(N) SIDE ELEVATIONS	10.11.2023	
<u>HDC-3.12</u>	WALL OFFSET DETAIL	10.11.2023	
<u>HDC-3.13</u>	(N) STREET SECTION	10.11.2023	
<u>HDC-3.14</u>	(N)WALL SECTION	10.11.2023	
<u>HDC-3.15</u>	PERSPECTIVE LOCATION KEY	10.11.2023	
<u>HDC-3.16</u>	VIEW FROM ACROSS MAIN STREET	10.11.2023	
<u>HDC-3.17</u>	VIEW FROM STREET	10.11.2023	
<u>HDC-3.18</u>	VIEW FROM STARBUCKS	10.11.2023	
<u>HDC-3.19</u>	VIEW FROM THE RAVENS CLUB	10.11.2023	
<u>HDC-3.20</u>	VIEW FROM REGENTS FIELD	10.11.2023	
<u>HDC-3.21</u>	VIEW IN ALLEY	10.11.2023	
<u>HDC-3.22</u>	ALLEY VIEWS	10.11.2023	



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EXISTING CONDITIONS

- EXISTING PRE-1900 3-STORY BUILDING
- EXISTING BUILDING EXPERIENCED A RECENT FIRE, DAMAGING THE HISTORIC WINDOWS, EXISTING ROOF STRUCTURE, AND EXISTING SECOND FLOOR STRUCTURE.
- THE FIRST FLOOR HAS HAD MANY TENANTS COME AND GO OVER TIME WITH NUMEROUS STOREFRONT RENOVATIONS.
- THE SECOND FLOOR CONSISTS OF VARIOUS OFFICES WITH NARROW HALLWAYS AND NON-COMPLIANT EGRESS ROUTES.
- THIRD FLOORS HAS REMAINED VACANT FOR SOME TIME DUE TO STRUCTURAL CONCERNS AND FIRE DAMAGE.
- EXISTING NORTH, SOUTH, AND WEST MASONRY WALLS WILL BE MAINTAINED, PRESERVING THE HISTORICAL MAIN STREET FACADE.

DEMOLITION

- THE EAST WALL WILL BE REMOVED DUE TO THE FOLLOWING:
 1. EAST WALL IS DETERIORATING
 2. STRUCTURAL ENGINEER HAS DETERMINED WALL CANNOT BE SAFELY SUPPORTED
 3. THE NORTH, SOUTH AND WEST WALLS WILL BE PRESERVED WITH SHORING, PROMOTING SAFE CONSTRUCTION AND EQUIPMENT ACCESS THROUGH THE NARROW ALLEY.
 4. NEW CONSTRUCTION EQUIPMENT AND MATERIALS MUST ENTER OR LEAVE THE SITE FROM THE ALLEY SIDE.
 5. THE MAIN STREET SIDEWALK MUST BE PROTECTED DURING THE DURATION OF CONSTRUCTION AND ACCESS THROUGH MAIN STREET SHOULD BE MINIMIZED.
 6. ALL CONSTRUCTION ACCESS AND MATERIALS WILL ENTER SITE THROUGH EAST ALLEY
 7. THE EXISTING ROOF STRUCTURE AND THIRD FLOOR STRUCTURE MUST BE REMOVED DUE TO FIRE DAMAGE AND DETERIORATION
 8. FIRST FLOOR STRUCTURE MUST BE RE-BUILT AT A LOWER LEVEL TO ALLOW BARRIER FREE ACCESS.

NEW CONSTRUCTION

- THE NEW BUILDING FOOTPRINT WILL FOLLOW THE FOOT PRINT OF THE EXISTING BUILDING.
- FIRST FLOOR WILL BE REPLACED TO ACCOMODATE ACCESSIBLE FIRST FLOOR COMMERCIAL TENANT(S)
- SECOND AND THRID FLOORS WILL BE REPLACED TO ACCOMODATE ACCESSIBLE RESIDENTIAL UNITS.
- A NEW ROOF TOP STRUCTURE WILL INSTALLED TO ACCOMODATE ACCESSIBLE RESIDENTIAL UNITS.
- NEW ROOF TOP STRUCTURE WALLS WILL BE OFFSET BEHIND HISTORIC FACADE TO PRESERVE THE HISTORICAL FACADE.
- NEW CODE COMPLIANT COORIDORS, STAIRWAYS, AND ELEVATOR WILL BE INSTALLED.
- THE EXISTING BRICK(PAINTED) ON MAIN STREET WILL REMAIN
- THE SURVEY INDICATES THAT THE EXISTING NORTH AND SOUTH BRICK/MASONRY WALLS ARE BUILT OVER THE PROPERTY LINE CAUSING ANY NEW MASONRY WALLS ABOVE MUST TO BE OFFSET.



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PROJECT NARRATIVE

TOTAL BUILDING SF

FIRST FLOOR = 4,210 SF
SECOND FLOOR = 4,305 SF
THIRD FLOOR = 4,305 SF
FOURTH FLOOR = 3,300 SF
FIFTH FLOOR = 3,300 SF

22,883 SF GROSS

19,420 SF FAR

MAX FAR: 44' X 124' = 5,456 SF

5,456 SF x 400% = 21,824 SF MAX

19,420 SF < 21,824 SF => OK

- **BUILDING OWNER:** 215-217 SMS, LLC
- **P.I.N.:** 09-09-29-131-021
- **SITE AREA:** 5,525.66 SF
- **PROPERTY CLASS:** 201
- **YEAR BUILT:** 1,901
- **FRONT FOOTAGE:** 44.00
- **ZONING:** D1
- **IN FLOODPLAIN (CENTER OF LOT):** NO
- **NEIGHBORHOOD:** DOWNTOWN
- **WARD:** 5
- **ECF NEIGHBORHOOD TYPE:** COMMERCIAL
- **TOTAL ACRES:** 0.13 (5662.8 SF)
- **LEGAL DESCRIPTION:**
1. S 44 FT LOT 3 B2S R4E ORIGINAL PLAT OF ANN ARBOR
- **EXISTING BUILDING AREA:** 11,946 SF
- **EXISTING FAR (11,946 /5662.8)=** 211%
- **DISTRICT:** D1
- **FAR:** MAX UP TO 900% WITH PREMIUMS OTHERWISE 400%
- **% LOT COVERAGE:** NONE
- **REQUIRED SETBACKS:**
1. FRONT: 5'
2. SIDE: NONE
3. REAR: NONE
- **BUILDING HEIGHT:** MIN 24 FT AND 2 STORIES
- **OVERLAY ZONING DISTRICT:** MAIN STREET
- **STREETWALL HEIGHT MAX:** 4' MIN: 2
- **(STORIES)**
- **OFFSET AT TOP OF STREETWALL:** 5'
- **MAX BUILDING HEIGHT:** 180'



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BUILDING INFORMATION & FAR ANALYSIS



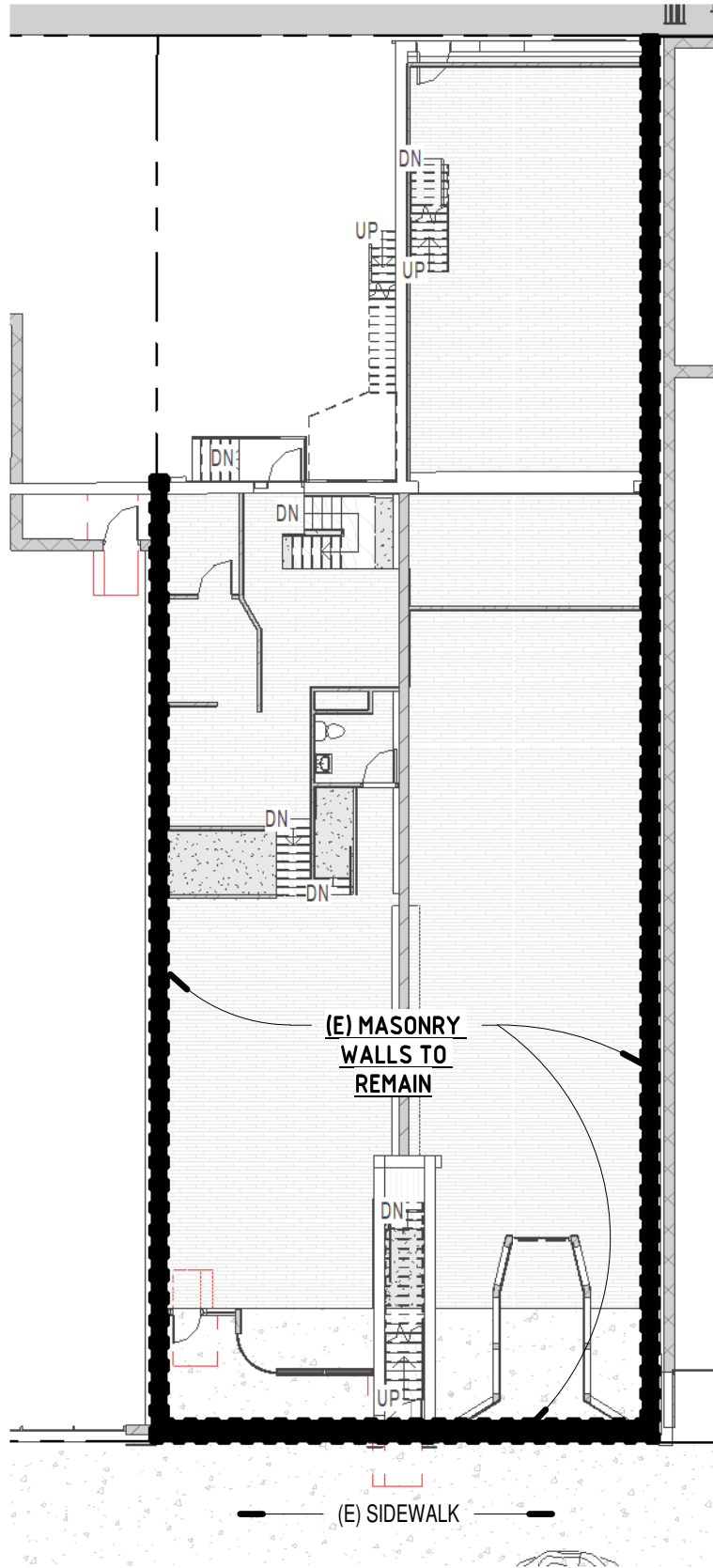
(E) BUILDING PHOTOS



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 + INTERIOR + DIGITIZATION
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**(E) MASONRY
WALLS TO
REMAIN**

(E) SIDEWALK

1 (E) FIRST FLOOR

1/16" = 1'-0"



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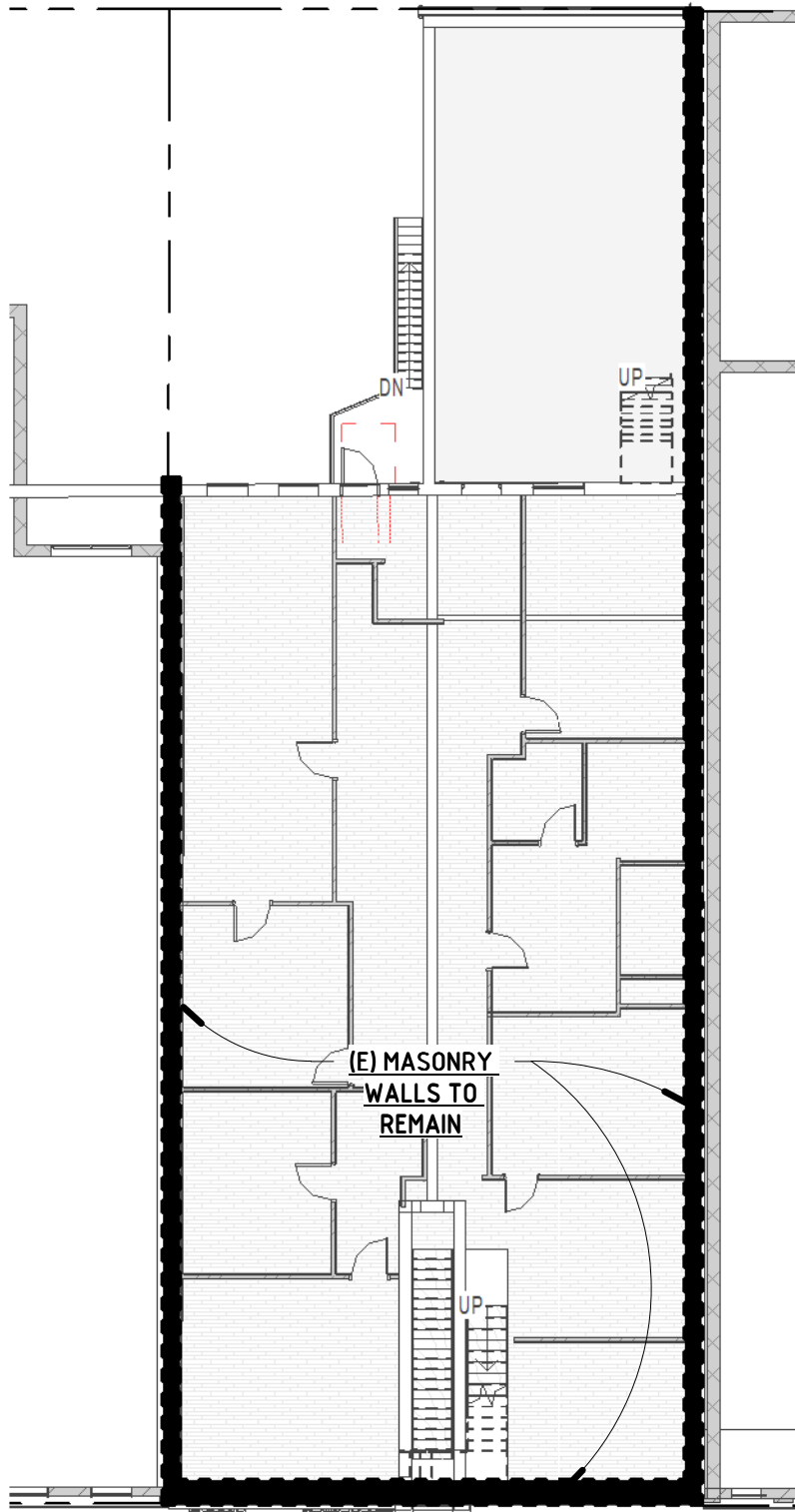
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**(E) MASONRY
WALLS TO
REMAIN**



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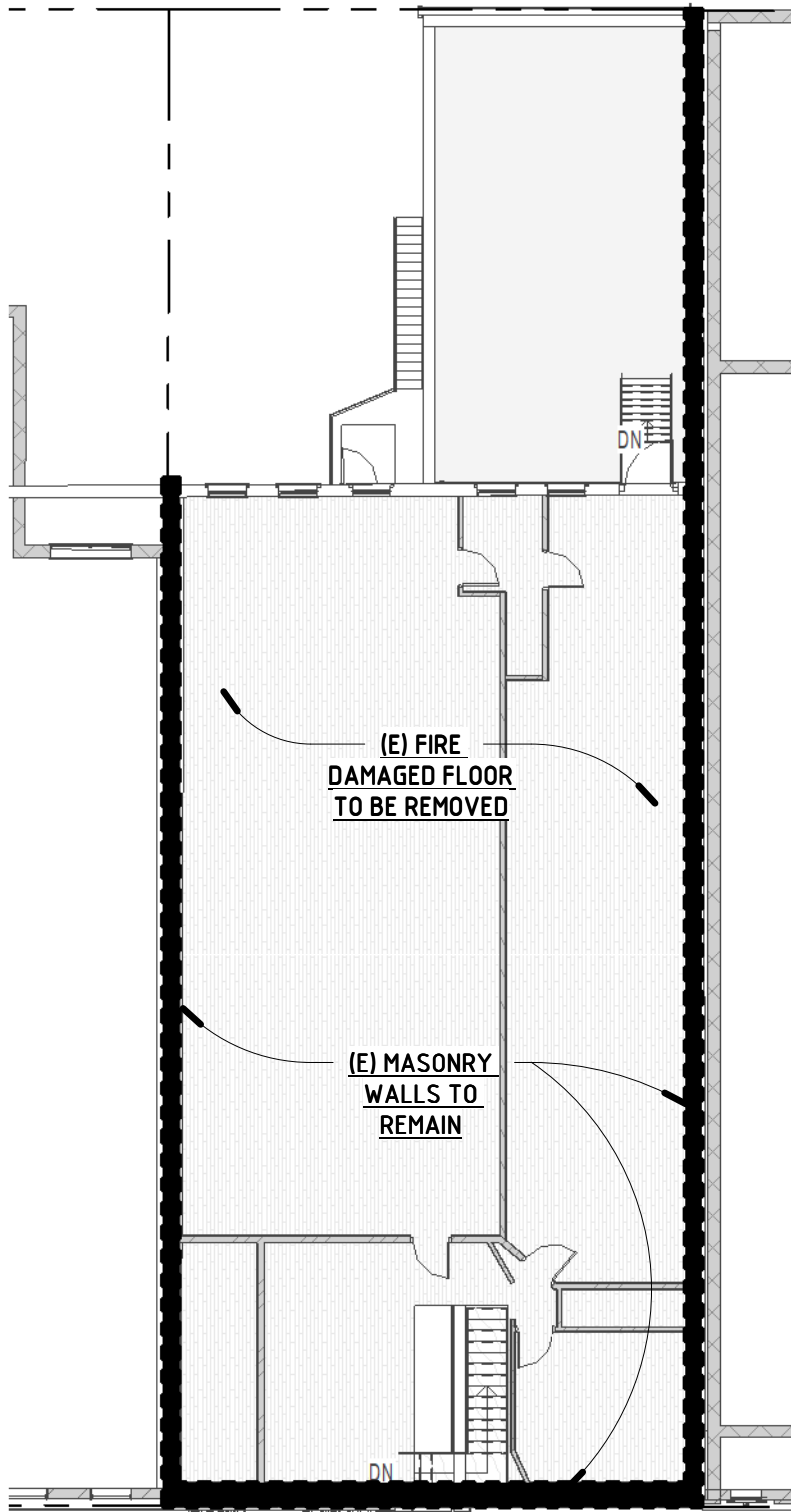
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(E) SECOND FLOOR

1/16" = 1'-0"

1



1 (E) THIRD FLOOR

1/16" = 1'-0"

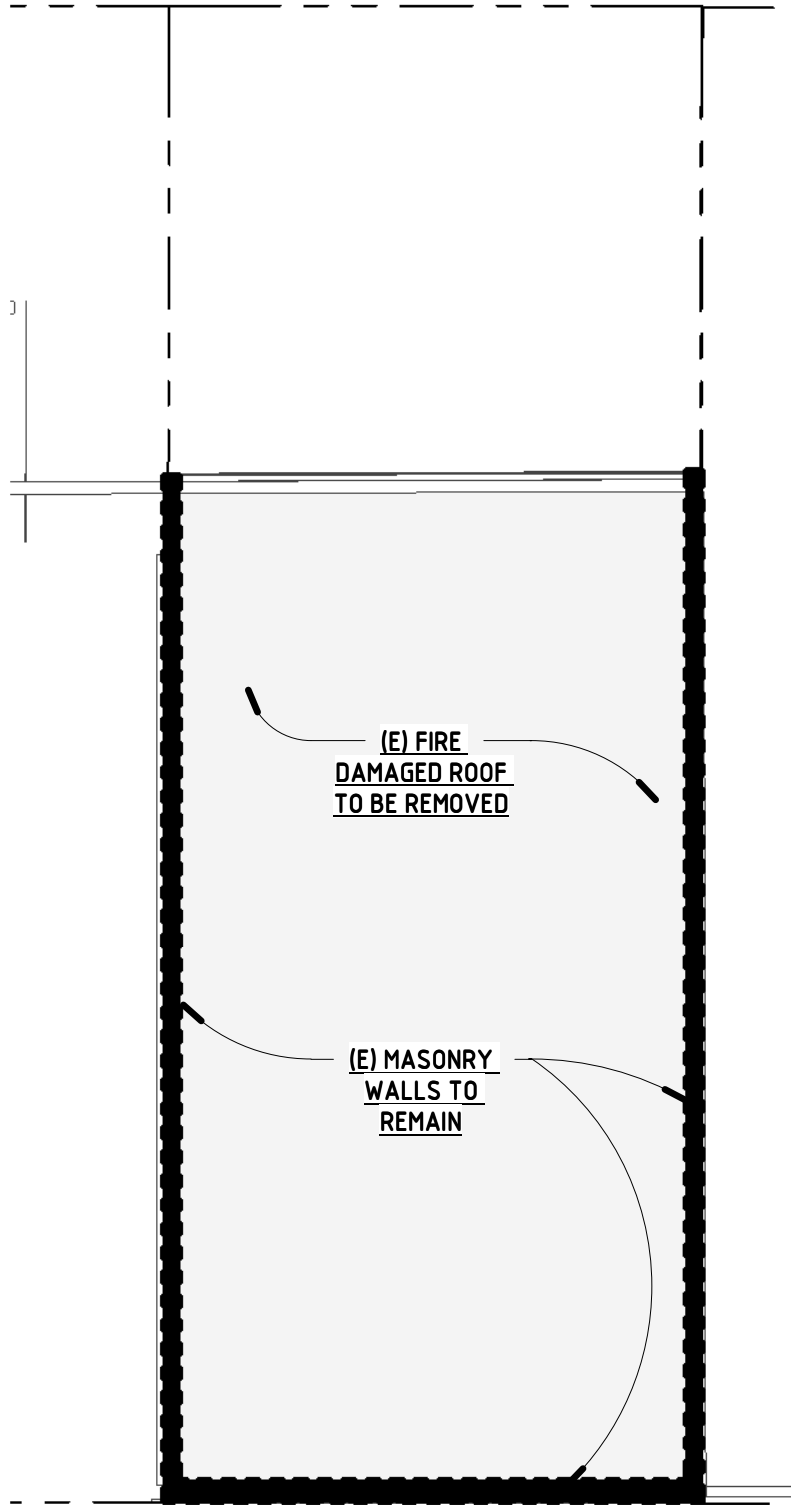


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(E) FIRE
DAMAGED ROOF
TO BE REMOVED

(E) MASONRY
WALLS TO
REMAIN



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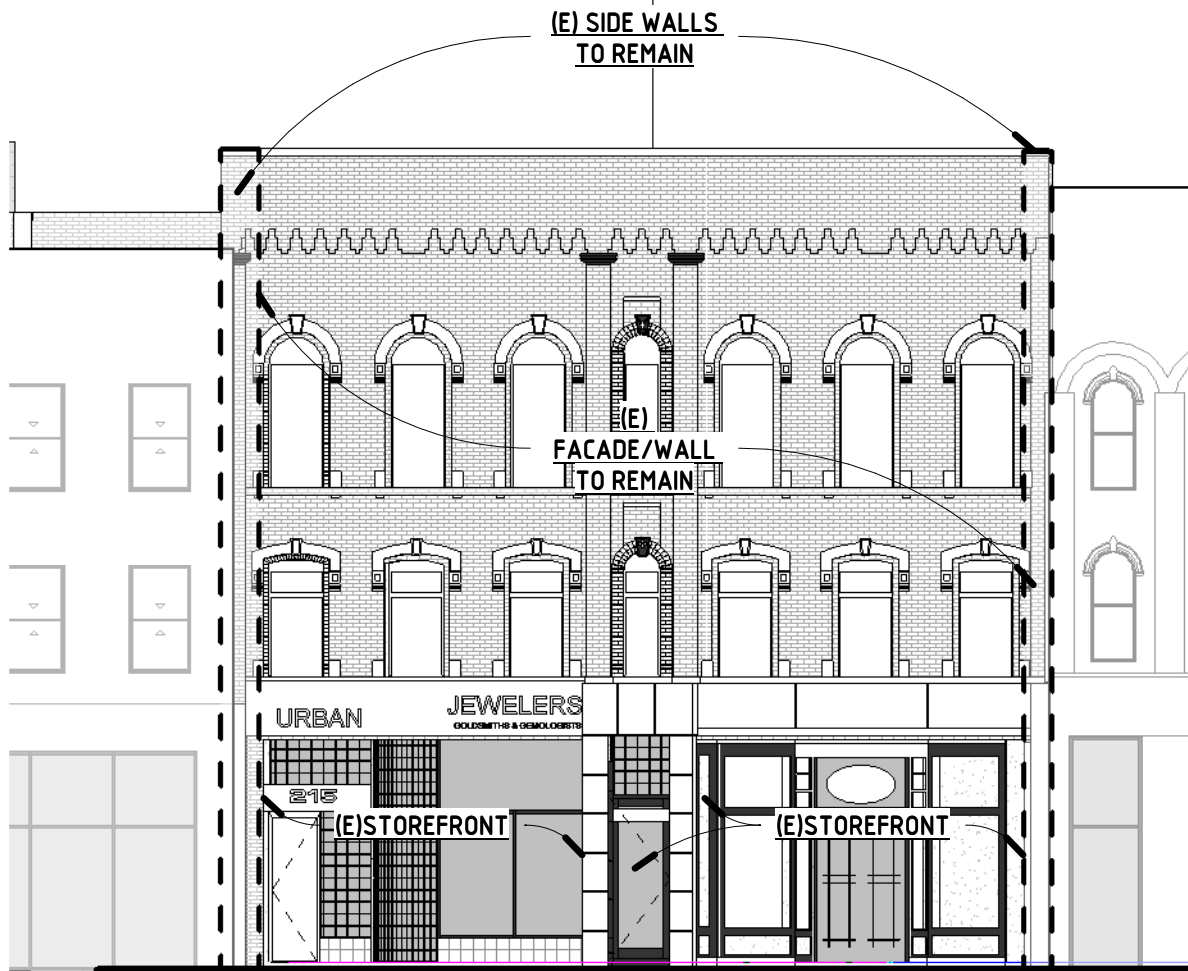
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1 **(E) ROOF PLAN**

1/16" = 1'-0"



1 (E) WEST ELEVATION (MAIN ST.)

3/32" = 1'-0"



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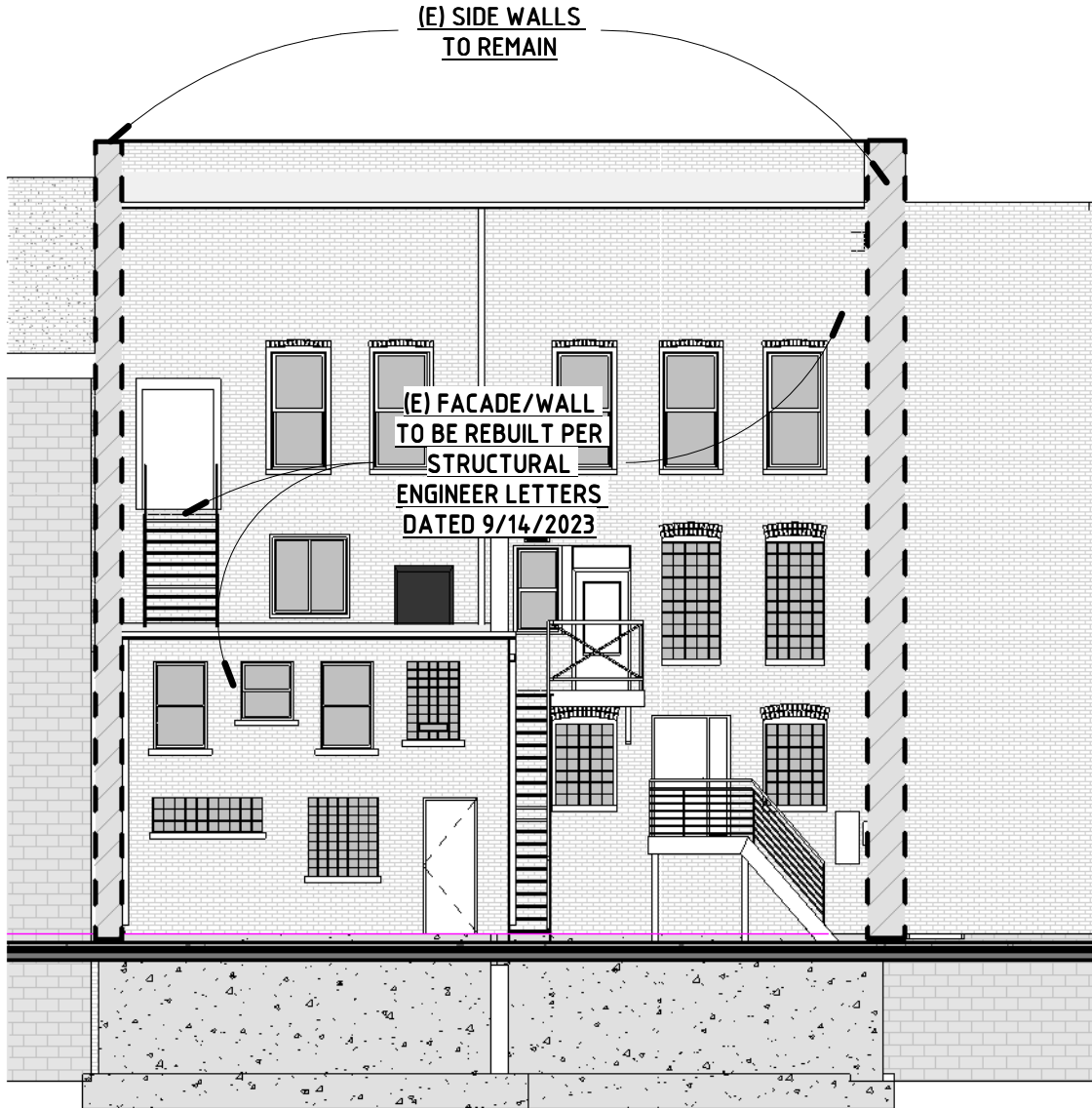
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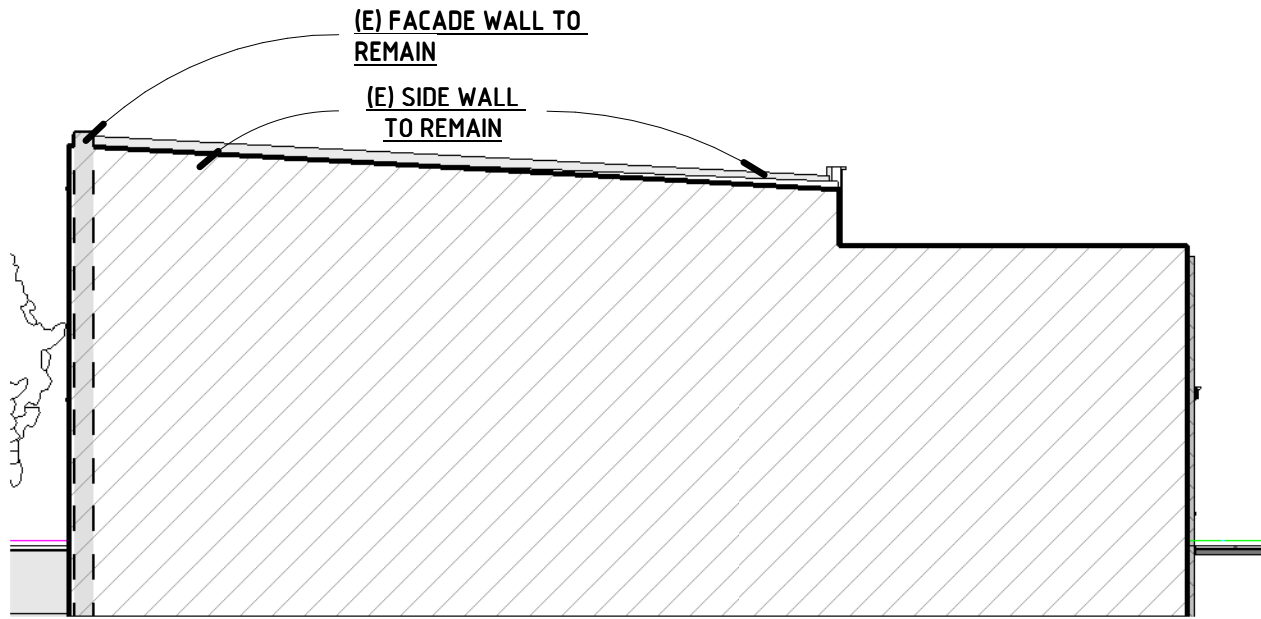
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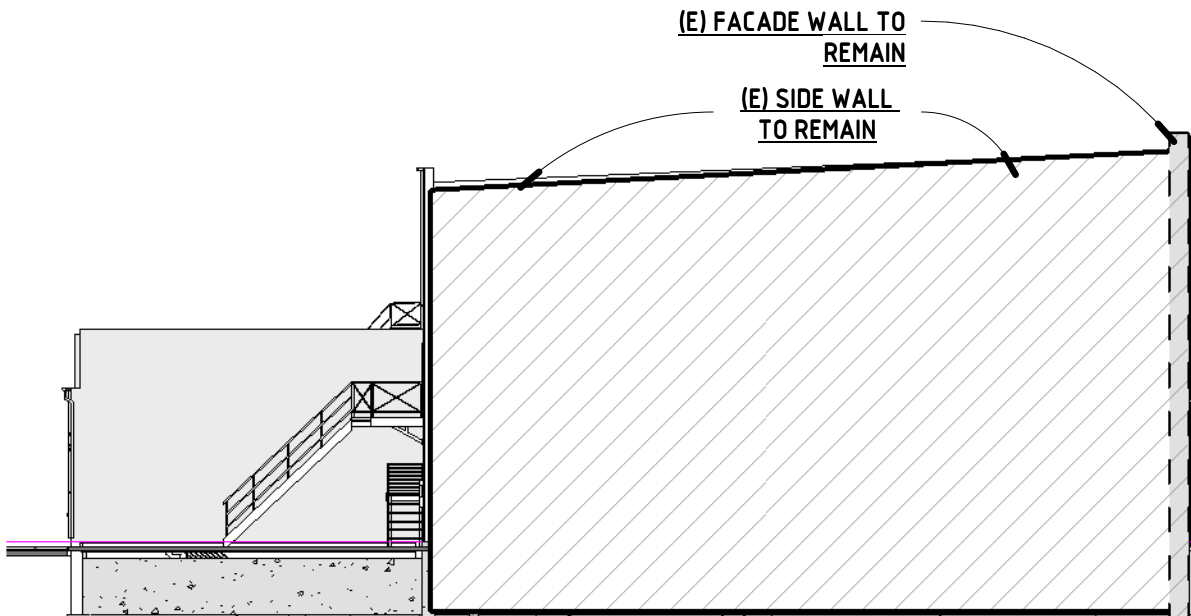
1 (E) EAST ELEVATION (ALLEY)

3/32" = 1'-0"



1 (E) SOUTH ELEVATION-

3/64" = 1'-0"



2 (E) NORTH ELEVATION

3/64" = 1'-0"

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DAILEY ENGINEERING INC

**Todd A. Dailey, PE
8485 Stephenson Rd.
Onsted, Michigan 49265
Phone: (517) 467-9000**

April 3, 2023

Sam Kafei
KGB-Kafei Building Group LLC
PO Box 7162
Ann Arbor MI 48107

Regarding: 215-217 S. Main, Ann Arbor

Dr. Mr. Kafei:

As the structural engineer of record for your upcoming renovations to 215-217 S. Main, I wanted to make a statement and recommendation regarding historic preservation efforts.

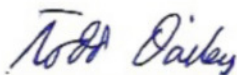
West (Front) Wall:

This is the primary architectural feature of the existing building, as it faces Main Street. Our plans are to fully preserve this wall, with careful design of temporary support during the extensive renovations (which include removal and replacement of all existing floors and roofs).

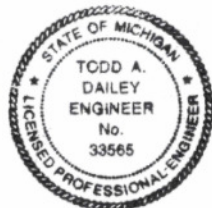
East (Back) Wall:

This wall faces an alley way, with no significant historical architectural features. From a construction safety standpoint, I do not recommend trying to preserve this wall. Trying to safely temporarily brace both the west and east walls concurrently will create significant increased risk to both construction workers and adjacent buildings. Additionally, when taking into account the new openings necessary in this wall, its appearance will be negatively influenced (several infills will need to be made).

Sincerely,



Todd Dailey
TAD/kr



ENGINEERING REPORT I



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DAILEY ENGINEERING INC

Todd A. Dailey, PE
8485 Stephenson Rd.
Onsted, Michigan 49265
Phone: (517) 467-9000

June 15, 2023

Sam Kafaei
KGB-Kafaei Building Group LLC
PO Box 7162
Ann Arbor MI 48107

Regarding: 215-217 S. Main, Ann Arbor

Dr. Mr. Kafaei:

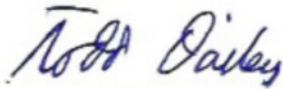
As the structural engineer of record for your upcoming renovations to 215-217 S. Main, I provided a letter on April 3, 2023 regarding historic preservation efforts. This letter is to express new concerns I have regarding the structural condition of the rear (east) wall.

The 3rd floor ceiling was recently removed, exposing portions of the east wall that I had not seen before. As can be seen in the attached photo, there is a significant area of deterioration in the multi-wythe brick exterior wall, with a gap in excess of 5 inches.

I have two concerns:

- 1) Current structural integrity. I am in the process of assessing if temporary measures are necessary to protect public safety and welfare.
- 2) Future preservation of the wall will be difficult. At a minimum, extensive removal and rebuilding will be required; full historic preservation is not possible given the deterioration that has taken place.

Sincerely,



Todd Dailey
TAD/kr



Attachment: East Wall Photo



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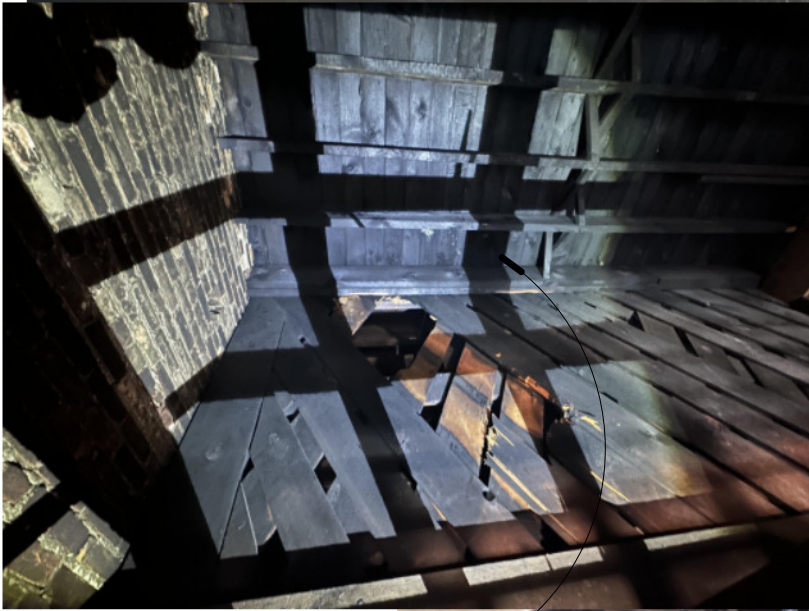
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STRUCTURAL ENGINEER FIRE DAMAGE LETTER



FIRE DAMAGED THIRD FLOOR ROOF



FIRE DAMAGE/DETERIORATION



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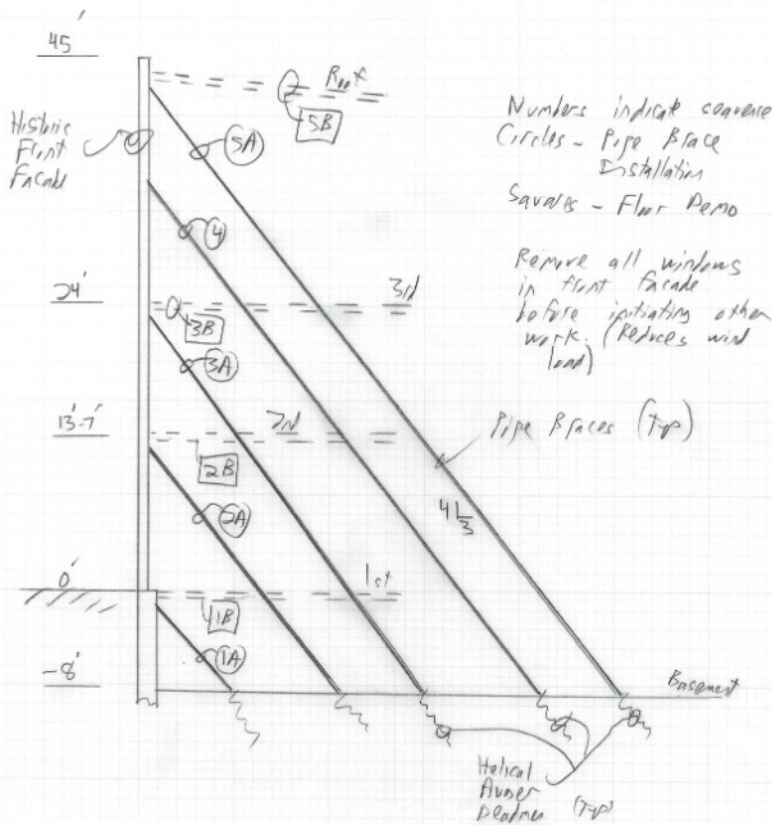
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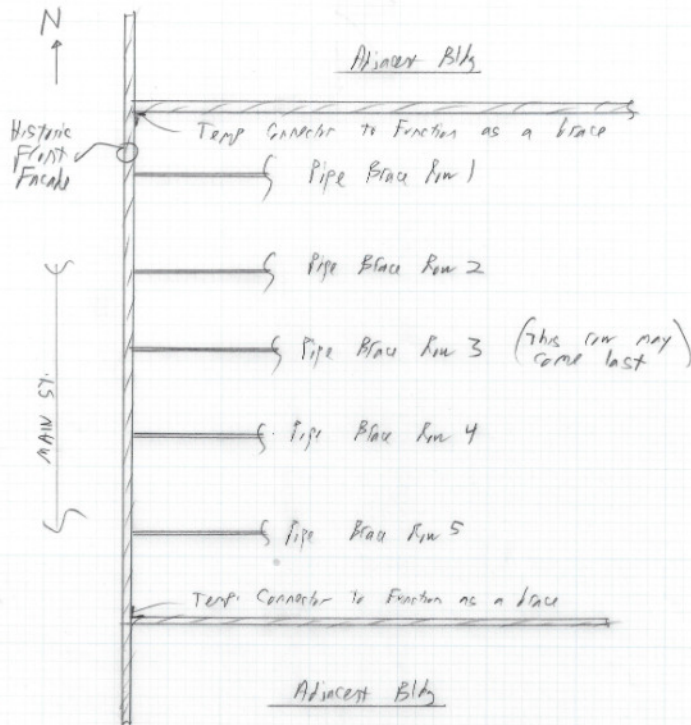
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SECTION VIEW - TEMPORARY BRACING
 215 S. MAIN, AA TDD DAILEY 3.24.23



PLAN VIEW - TEMPORARY BRACING
 215 S. MAIN, AA TDD DAILEY 3.24.23

SHORING SKETCHES



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1 (N) MAIN ST PERSPECTIVE



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1 (N) ALLEY PERSPECTIVE



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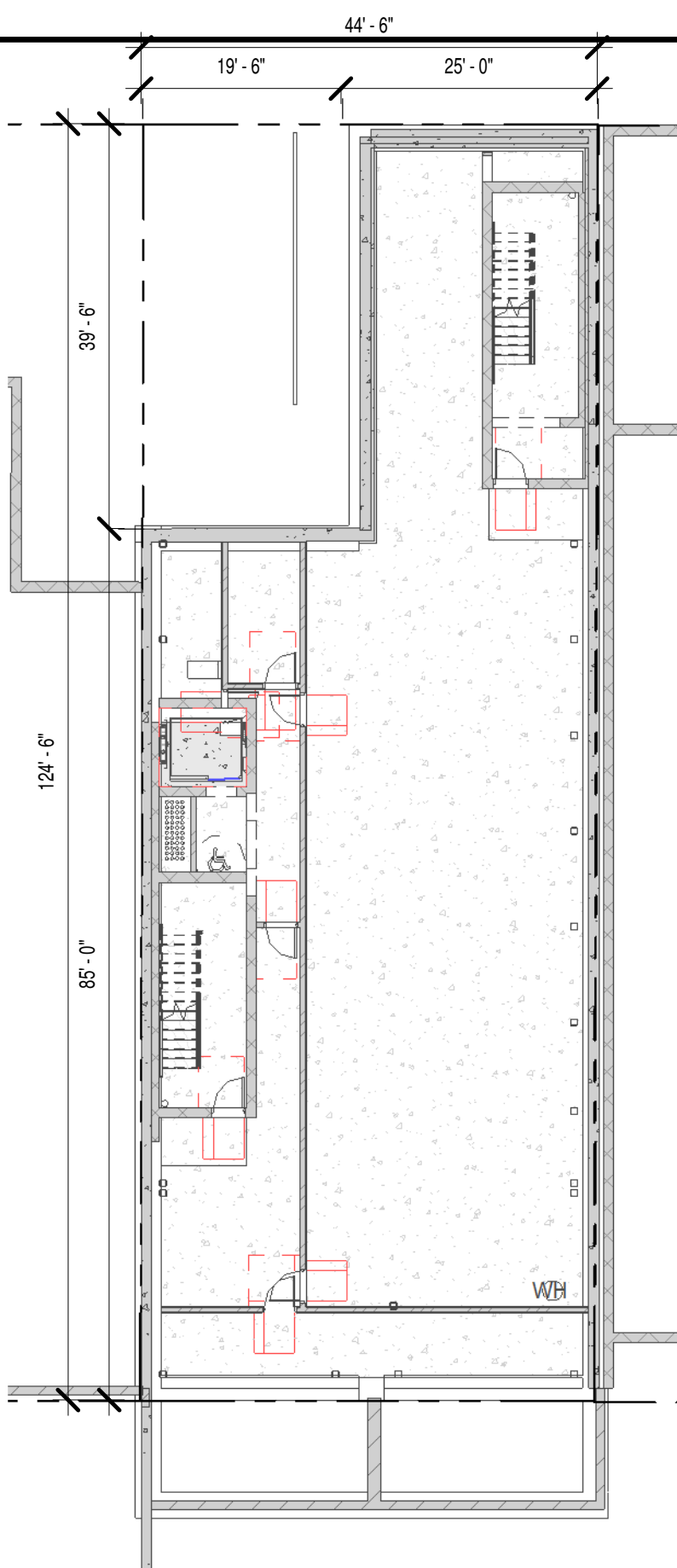
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2 (N) BASEMENT FLOOR PLAN
 1/16" = 1'-0"

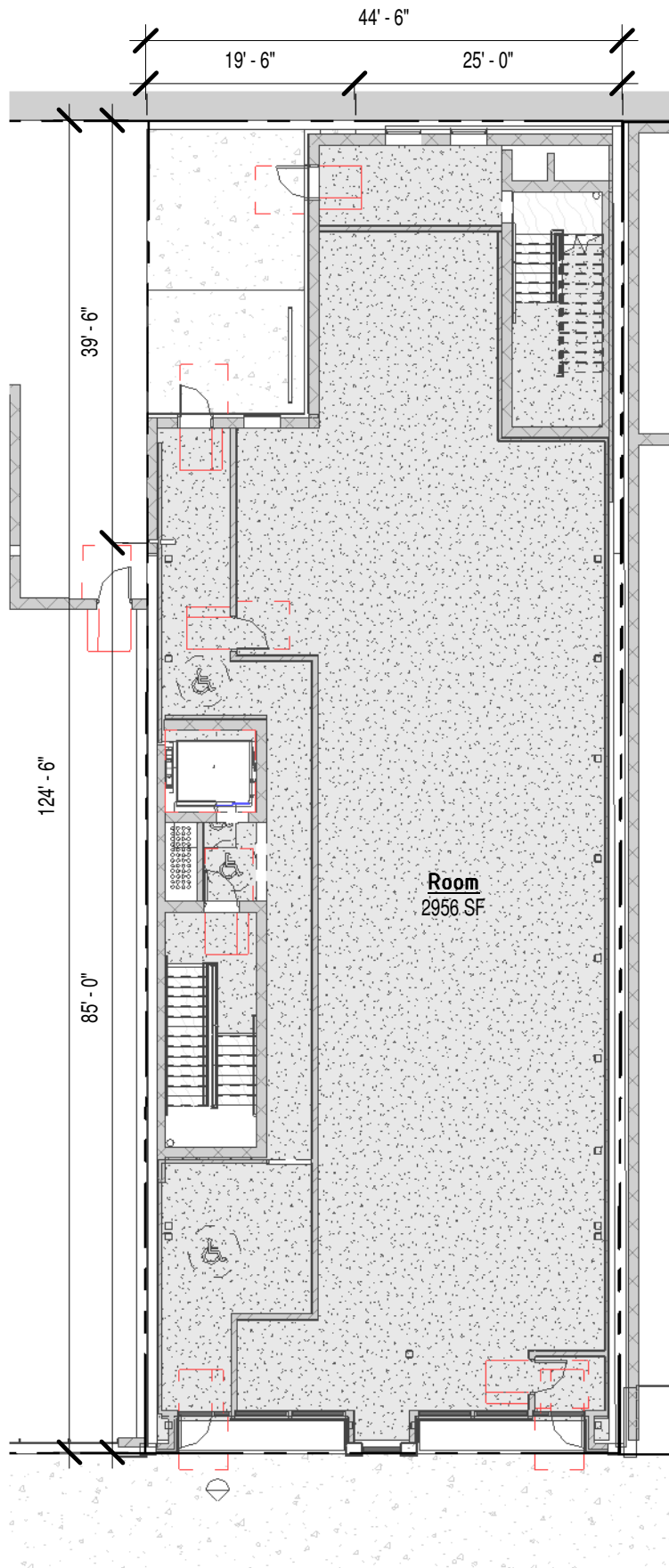


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1 (N) FIRST FLOOR PLAN
1/16" = 1'-0"

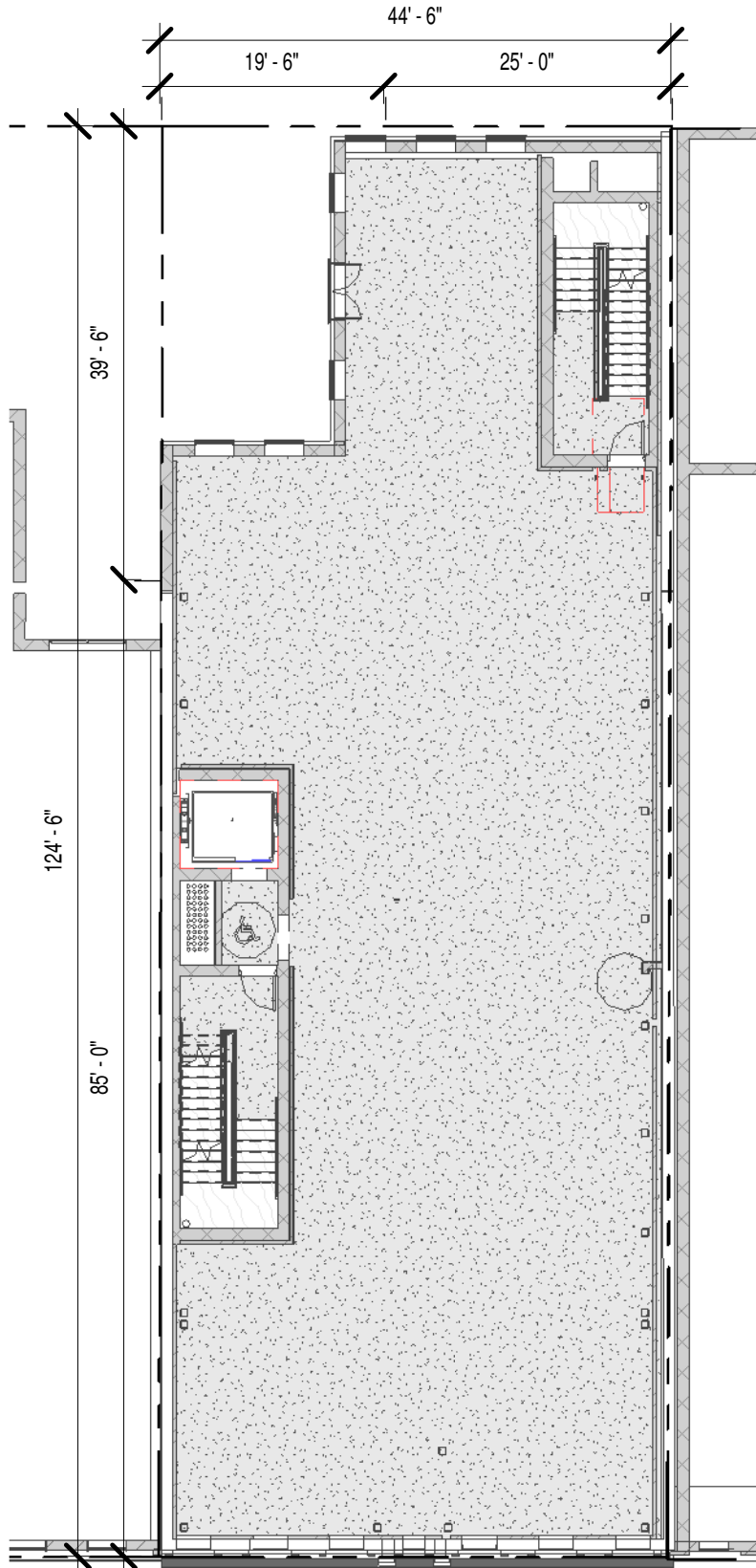


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1 (N) SECOND FLOOR PLAN
 1/16" = 1'-0"

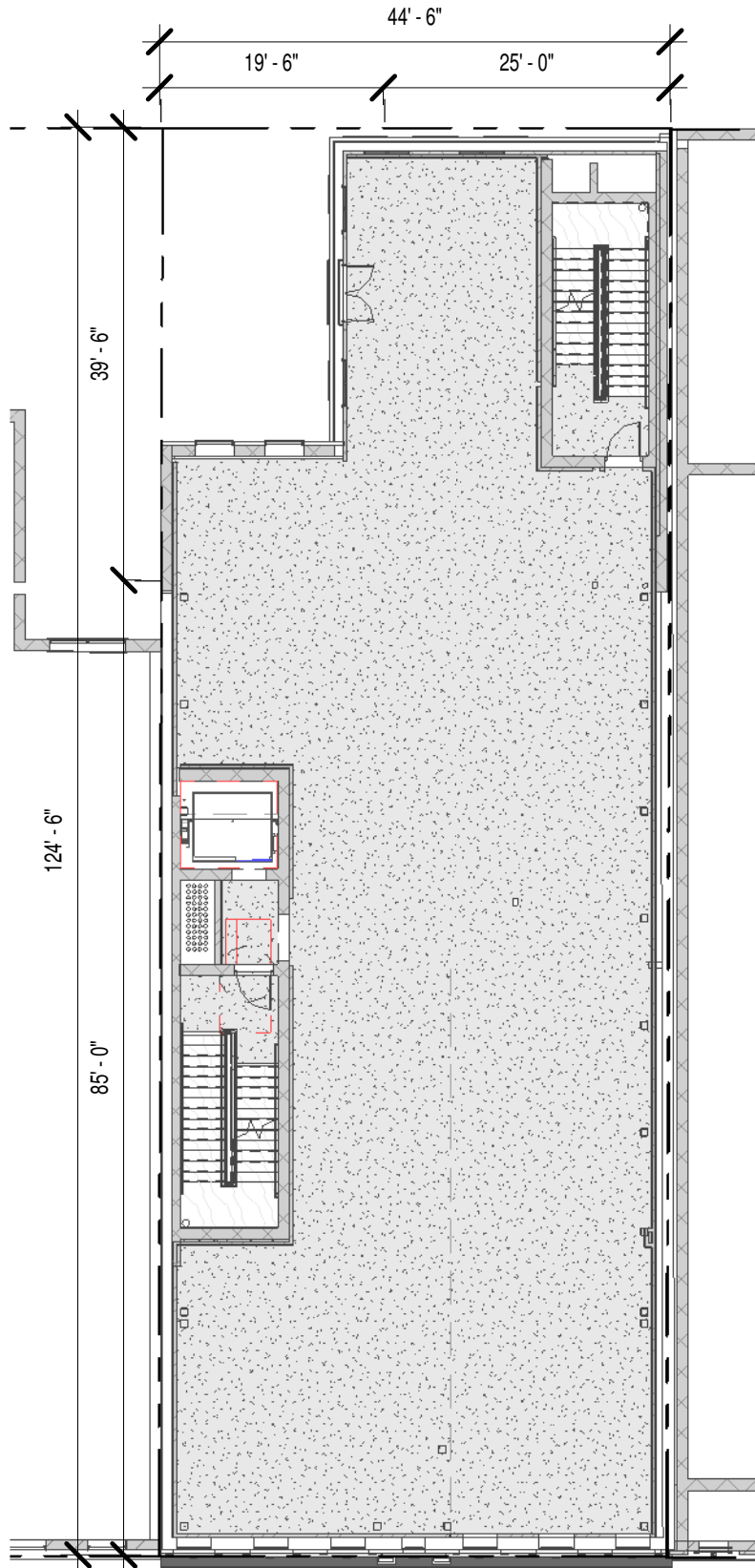


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1 (N) THIRD FLOOR PLAN
 1/16" = 1'-0"

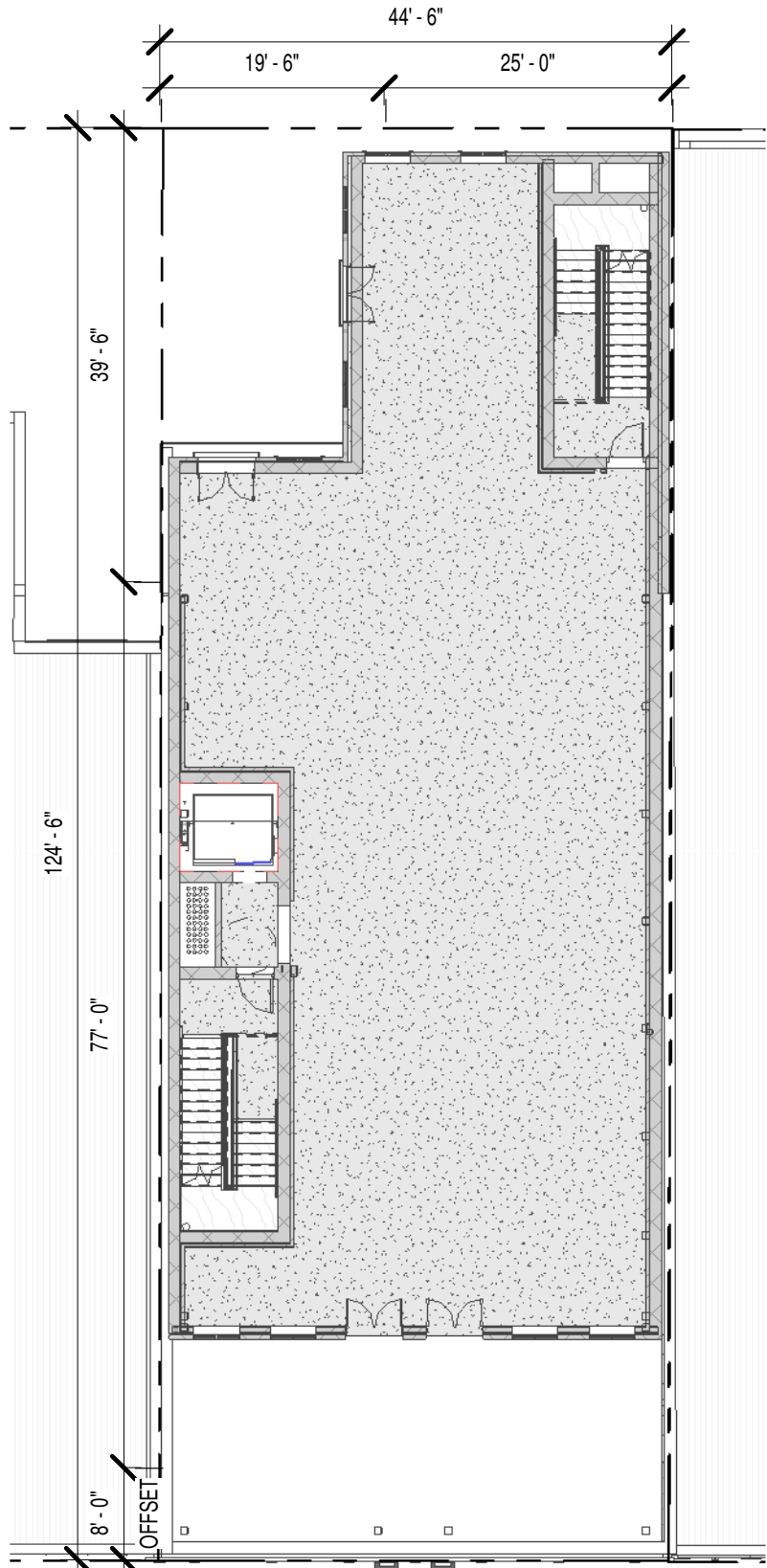


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2 (N) FOURTH FLOOR PLAN
 1/16" = 1'-0"

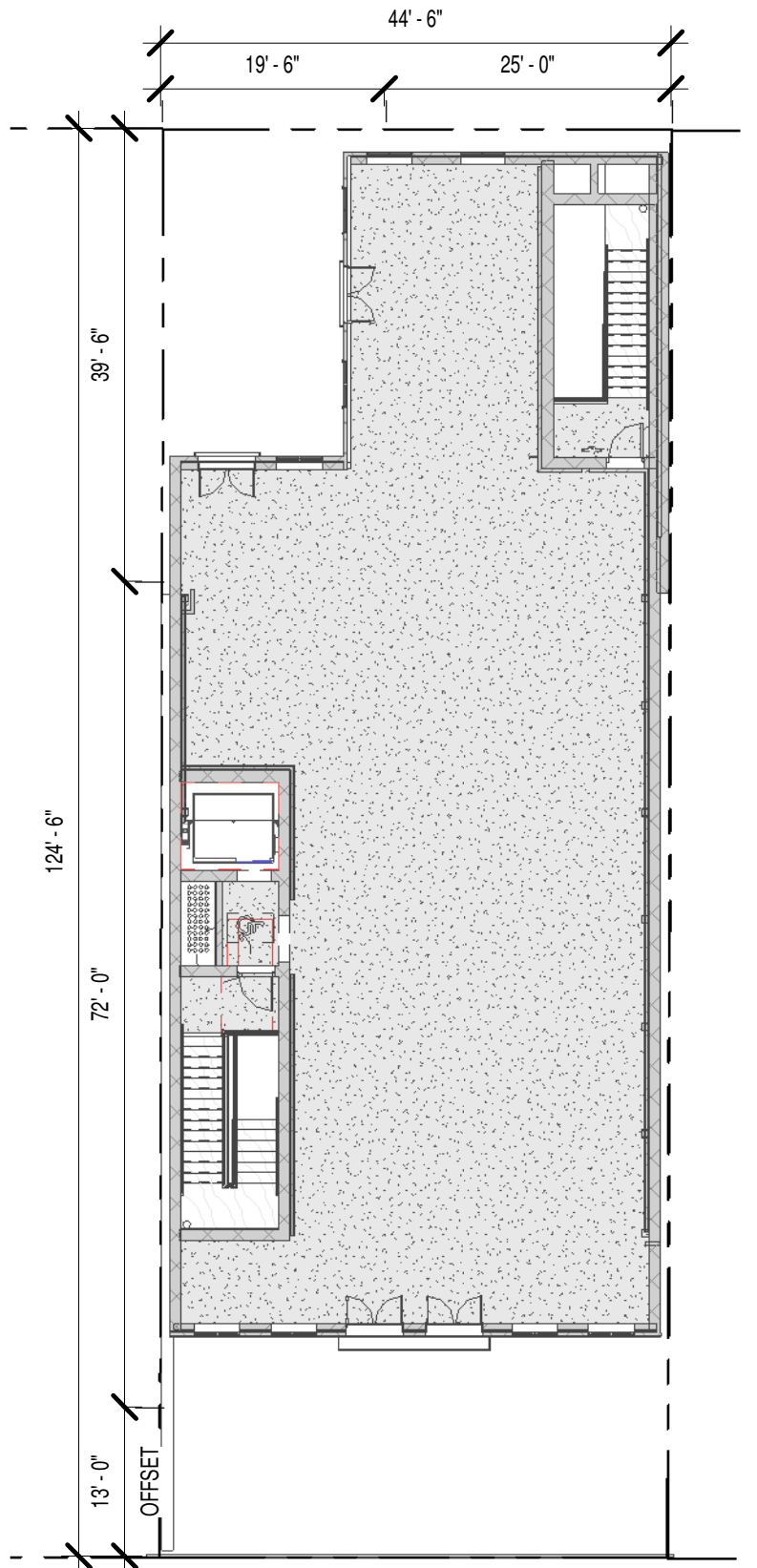


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1 (N) FIFTH FLOOR PLAN
 1/16" = 1'-0"

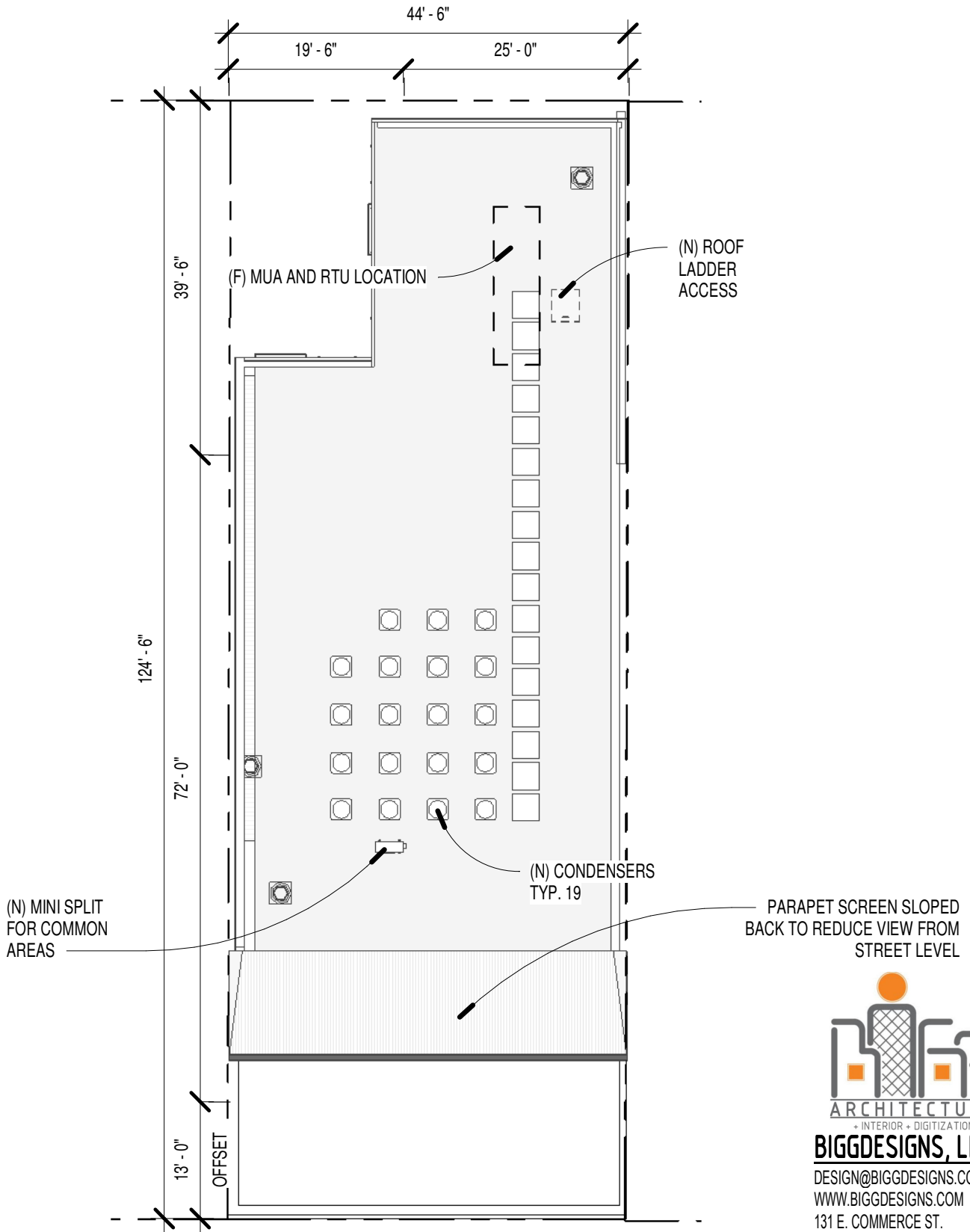


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HDC-3.07



1 (N) ROOF PLAN

1/16" = 1'-0"

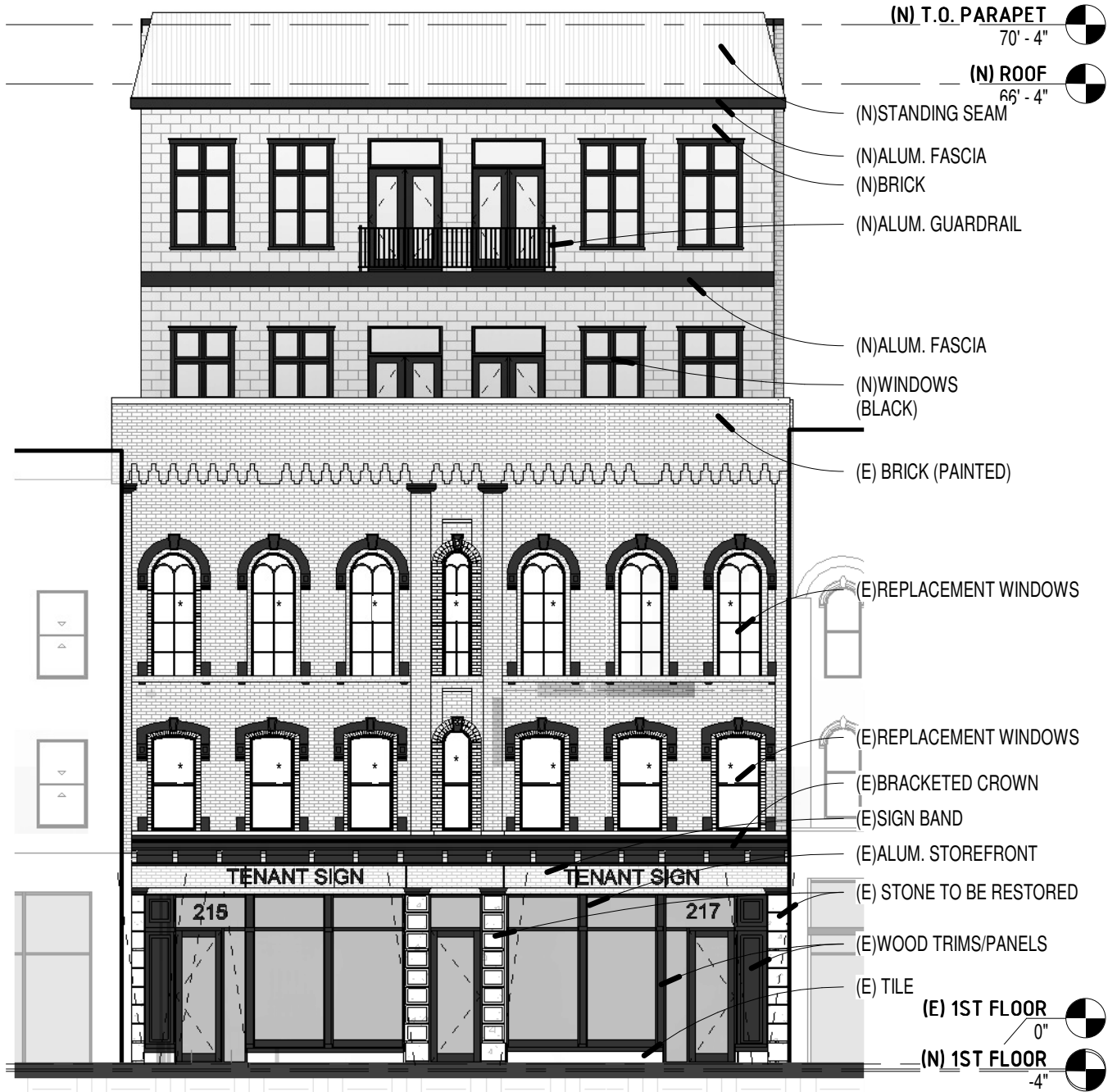


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DESIGN@BIGGDESIGNS.COM
 WWW.BIGGDESIGNS.COM
 131 E. COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460

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 215/217 S. MAIN
 10.11.2023

HDC-3.08



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(N) WEST ELEVATION (MAIN ST.)

3/32" = 1'-0"

1

(N) T.O. PARAPET 70' - 4"

(N) ROOF 66' - 4"

(N) 5TH FLR. CLG. 63' - 8"

(N) 5TH FLOOR 53' - 8"

(N) 4TH FLR. CLG. 51' - 0"

(N) 4TH FLOOR 41' - 0"

(N) 3RD FLR. CLG. 36' - 10"

(N) 3RD FLOOR 25' - 4"

(N) 2ND FLR. CLG. 23' - 0"

(N) 2ND FLOOR 13' - 0"

(N) 1ST FLR. CLG. 11' - 8"

(N) 1ST FLOOR -4"

REPLACEMENT WINDOWS (TYP)

FILL (E) OPENING WITH BRICK 3" INSET

1 (N) EAST ELEVATION (ALLEY)

3/32" = 1'-0"

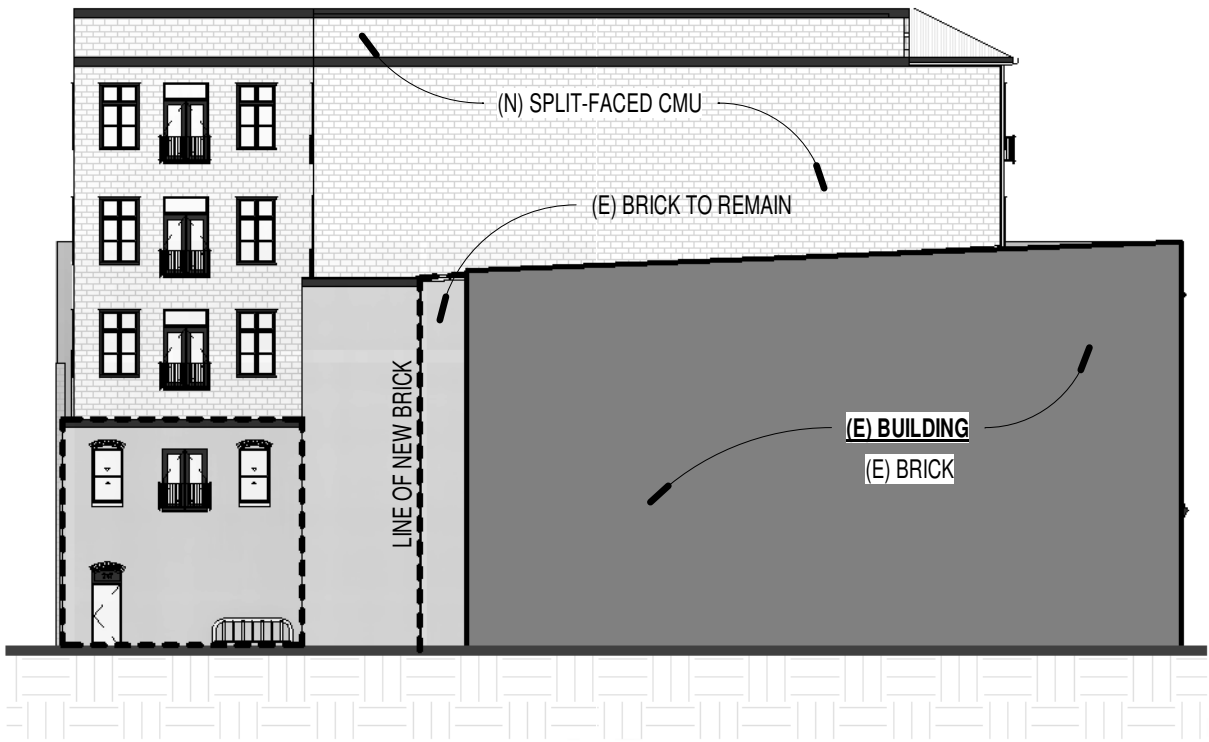


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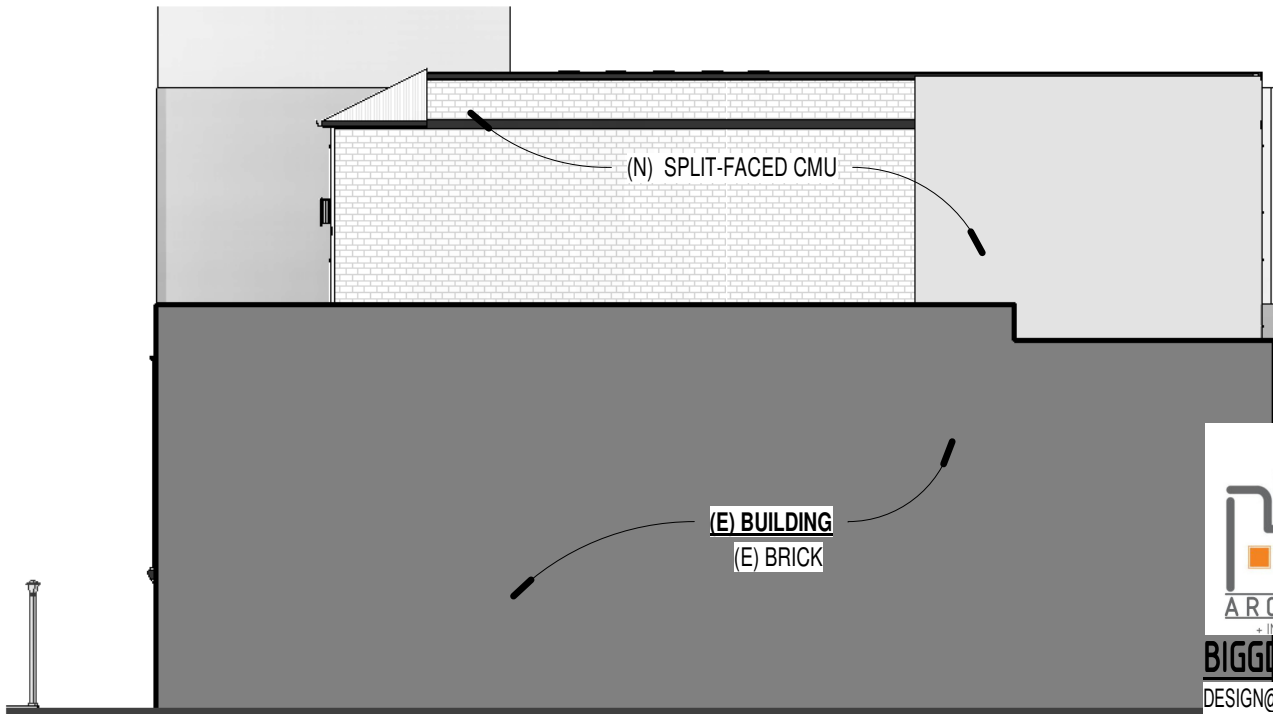
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2 (N) NORTH ELEVATION.

3/64" = 1'-0"



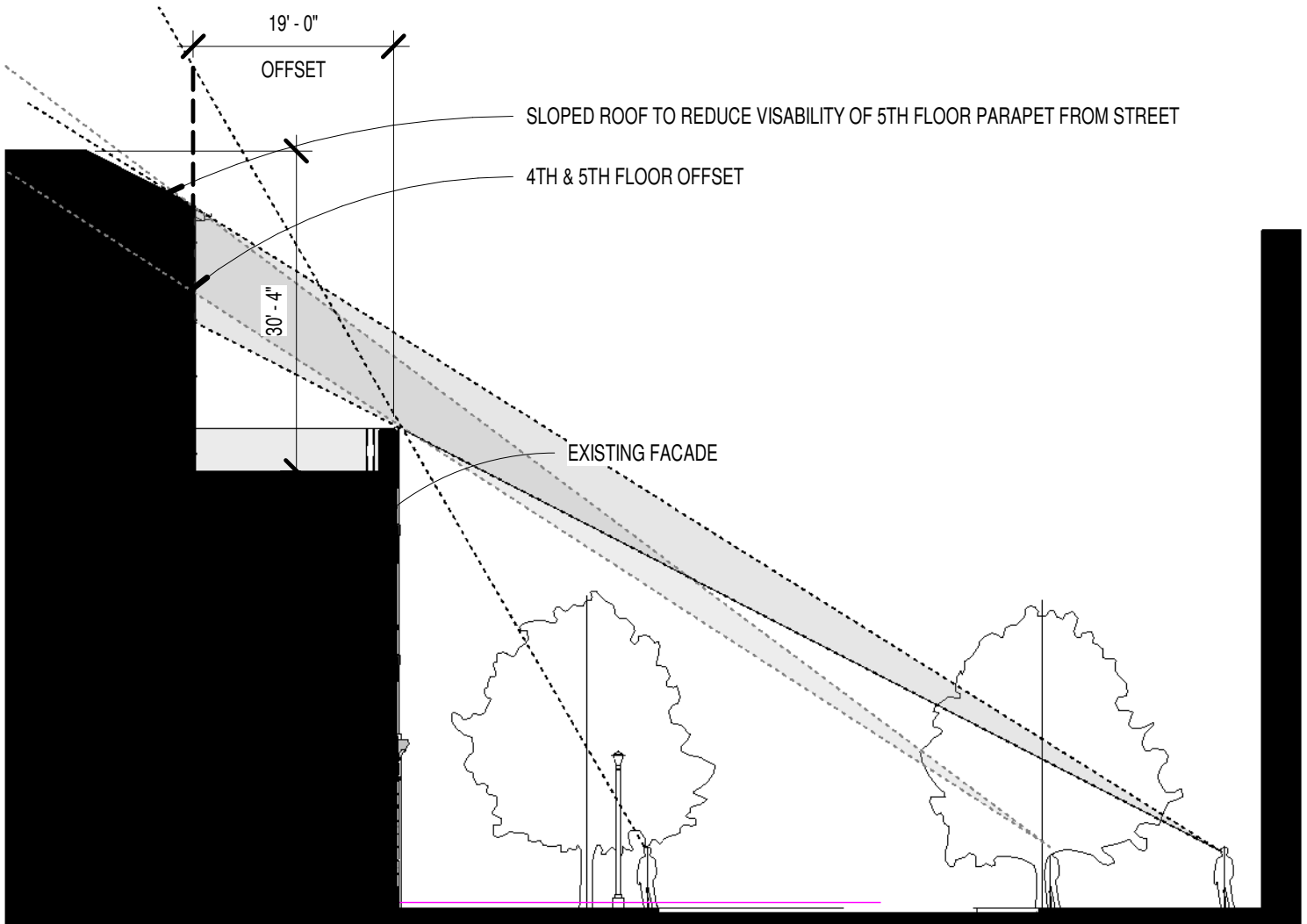
1 (N) SOUTH ELEVATION

3/64" = 1'-0"

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1 **STREET SECTION**
 1/16" = 1'-0"

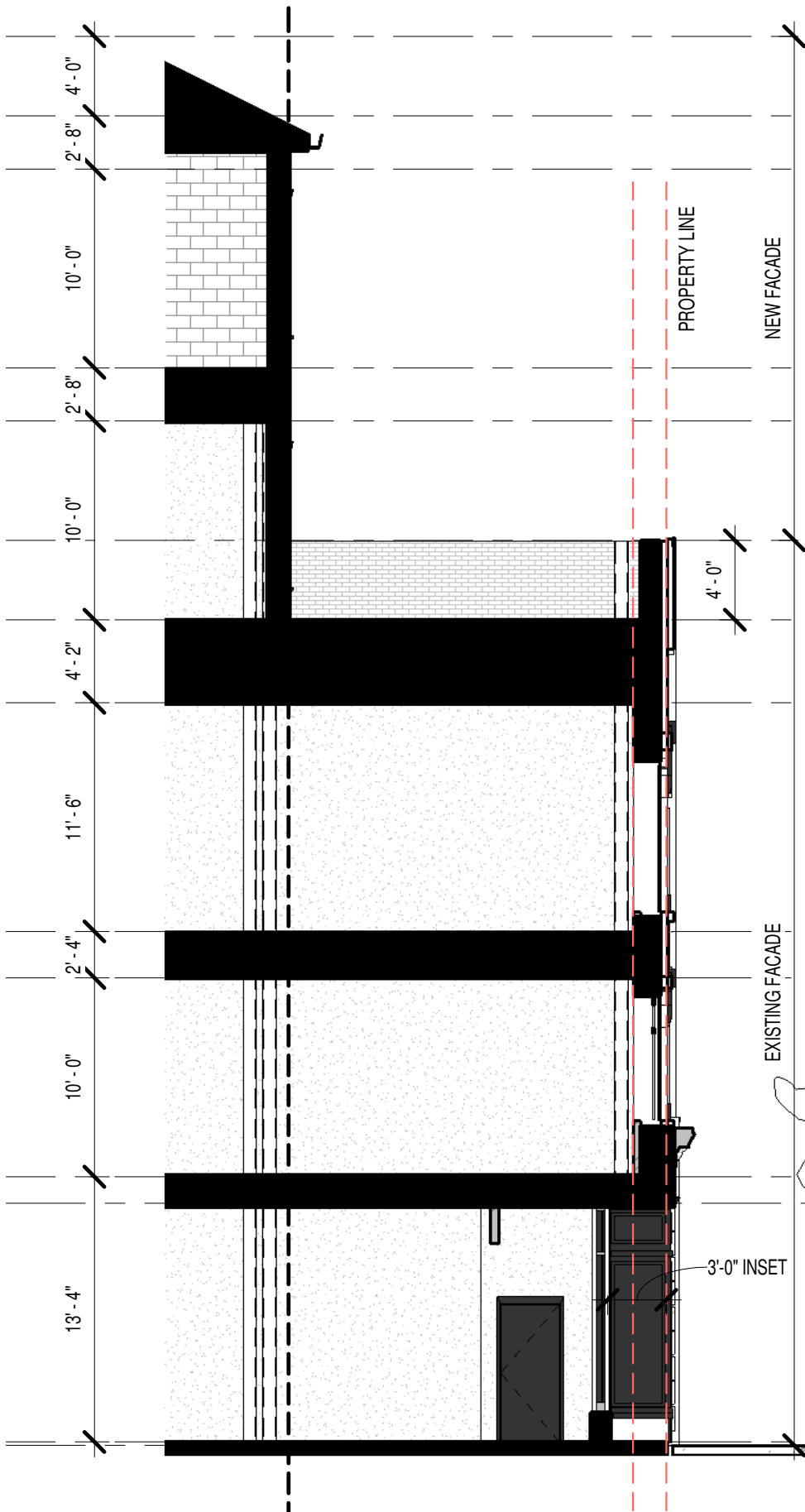


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- (N) T.O. PARAPET 70' - 4"
- (N) ROOF 66' - 4"
- (N) 5TH FLR. CLG. 63' - 8"
- (N) 5TH FLOOR 53' - 8"
- (N) 4TH FLR. CLG. 51' - 0"
- (E) PARAPET 45' - 0"
- (N) 4TH FLOOR 41' - 0"
- (N) 3RD FLR. CLG. 36' - 10"
- (N) 3RD FLOOR 25' - 4"
- (N) 2ND FLR. CLG. 23' - 0"
- (N) 2ND FLOOR 13' - 0"
- (N) 1ST FLR. CLG. 11' - 8"
- (N) 1ST FLOOR -4"
- (E) GRADE -6"

STOREFRONT SECTION

1/8" = 1'-0"



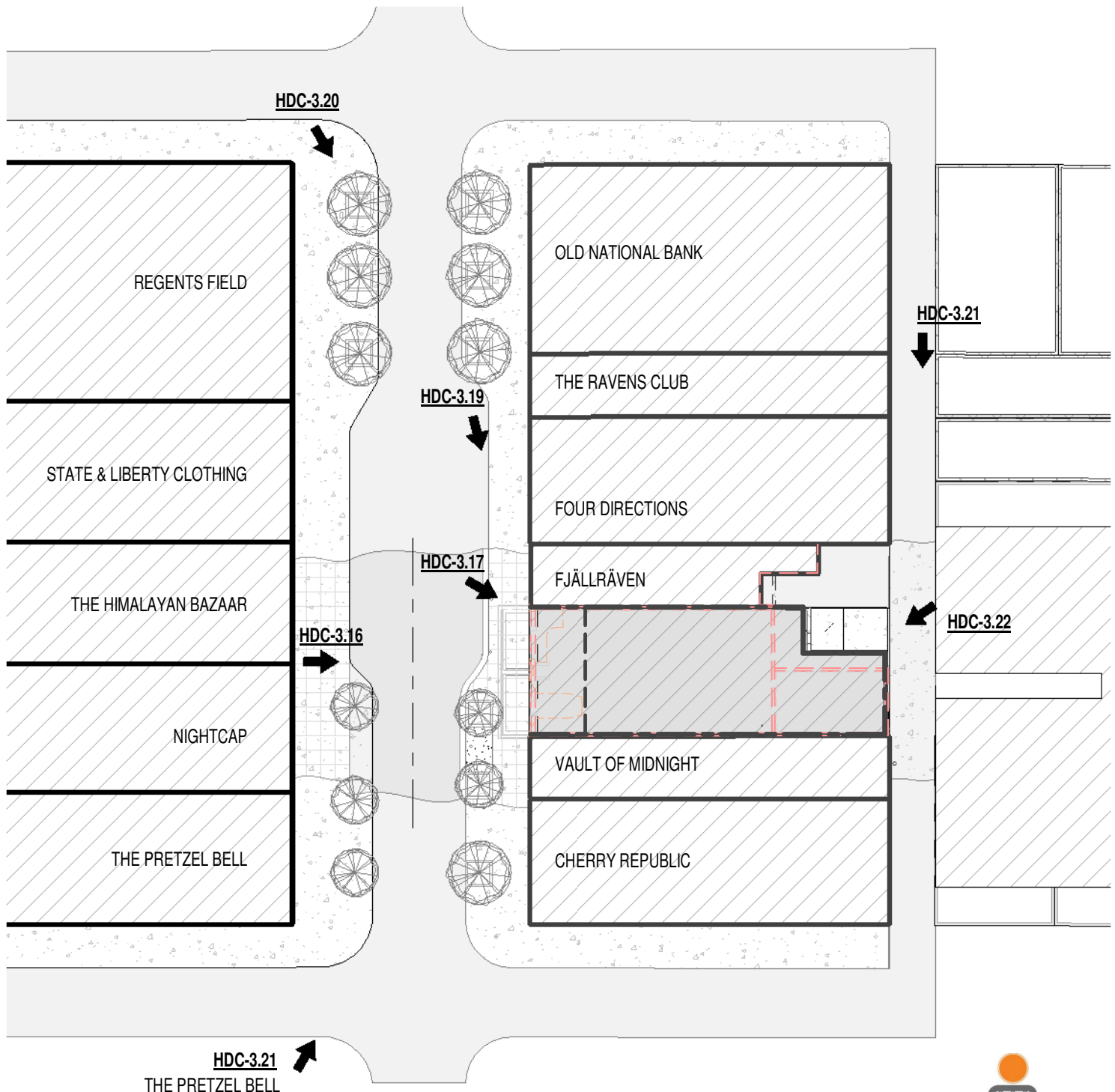
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HDC-3.21
THE PRETZEL BELL

PERSPECTIVE LOCATION KEY

1" = 50'-0"



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VIEW FROM ACROSS MAIN STREET



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(N) VIEW



(E) VIEW

VIEW FROM STREET



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VIEW FROM STARBUCKS



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(N) VIEW



(E) VIEW

VIEW FROM STREET RAVENS CLUB



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(N) VIEW



(E) VIEW

VIEW FROM REGENTS FIELD



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VIEW IN ALLEY



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ALLEY VIEWS



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