ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 539 South Seventh Street, Application Number HDC24-0161

DISTRICT: Old West Side Historic District

REPORT DATE: December 12, 2024

REPORT PREPARED BY: Jill Thacher, City Planner/Historic Preservation Coordinator

REVIEW COMMITTEE DATE: December 9, 2024

	OWNER	APPLICANT
Name:	Blair Dudley	Same
Address:	1310 Lutz Avenue Ann Arbor, MI 48104	
Phone:		

BACKGROUND: This L-shaped Italiante/vernacular house first appears in Polk city directories in 1896 as the Francois home. Francois was an instructor of French at the University of Michigan. It features a stone foundation, one-over one windows, and a full-width front porch. The current porch replaced a brick porch with more slender brick columns that can be seen in 1948 photos at the AADL Old News website.

The house was a certified rental with two units in 1984. In 1985 the curb opening to the driveway that led to the garage was closed, and a wider 18' driveway was installed on the south side of the house to accommodate a daycare center. The Seventh Street Learning Place operated out of the house. In 1987 permits were issued to convert the garage to a playhouse and later to install electric service for space heaters. The current owner once again certified the house as a rental in 1998.

LOCATION: The site is located on the east side of South Seventh Street, just south of the intersection of Lutz.

APPLICATION: The applicant seeks HDC approval to remove an accessory structure in the back yard and construct a garage with an accessory dwelling unit on the second floor.

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 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.

Designing and constructing a new feature of a building or site when the historic feature is completely missing; or be a new design that is compatible with the historic character of the building and site.

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.

Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Removing a historic building, building feature or landscape feature that is important in defining the historic character of the setting.

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

Residential Accessory Structures

Appropriate: Retaining the historic relationship between buildings, landscape features, and open spaces.

Locating sheds and garages in the rear yard.

Using exterior wall and roof materials that are compatible with historic materials on the main structure and in the neighborhood.

Using a roof shape and pitch that replicates the shape and pitch of the roof of the main structure.

Using windows and doors that are compatible in proportion and style to the main structure and the neighborhood.

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

Introducing new construction onto the building site, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys historic relationships on the site.

Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

Altering historic barns, garages, and sheds by using materials, configurations, and designs that do not match the existing or historic appearance.

Designing a garage or other accessory structure that is taller or larger than the main house.

STAFF FINDINGS:

1. The current owner thought the playhouse was constructed in 1986, but permit records show that it was converted from a garage into a playhouse in that year. The garage was present during the period of significance. On aerial photos from 1947 it appears to be the same footprint but seems to have a gable roof instead of a flat or low-sloped roof. It is possible that the front gable wall was left intact when the roof style was changed to what's there today. Another theory is that the roof shape is original but the front wall was built up to look like a gable front. In either case, any garage doors were removed and a street-facing window and child-height door replaced them. Another window opening facing south is probably also an enlargement from this time. A new concrete floor was poured in 1986, and at least the south elevation has new siding. Staff does not know if the interior walls are finished with drywall.

While the structure was previously a garage and has the same footprint, staff believes the alterations have compromised its architectural integrity (as a garage). Only its massing is consistent with its garage use (and that massing may have been altered if it originally had a gable roof). It is also no longer convertible back to a garage since there is no longer a driveway on the north side of the house and an addition built on the house prevents moving the driveway back. Because of the changes to the openings, roof and driveway, staff believes the playhouse has lost its integrity and is a non-contributing structure.

2. The owner proposes to remove the playhouse and build a new garage with an upper floor accessory dwelling unit. The footprint of the new structure is 25' wide (facing west toward the street) and 38' deep. The upper floor apartment does not reach all the way to the back of the first floor and is 25' wide by 32' deep. The hip roof overhangs a covered stair to the second floor and porch for an additional 4'. The attachments state that the hip roof mimics the roof of the house's front porch. Eaves are 1 ½' deep. Around the west and south elevations is a 7' 6" first-story roof overhang that forms a sort of wrap-around covered gallery. Overall the building is 21' to the midpoint of the gable roof (the maximum height allowed for accessory structures as measured by the zoning ordinance), or around 23' to the ridge.

3. The garage level has three stalls with two-car and single-car overhead doors. The apartment has two bedrooms in 800 square feet, the maximum allowed size for accessory dwelling units.

4. Siding is cementitious lap. Windows are Andersen 100 series made of Fibrex composite material. Exterior door materials are not specified but wood, fiberglass or steel would all be appropriate. The design is three ¼- height lites over panels. The garage doors have six lites over panels. Columns supporting the gallery are 8"x8" wood with panels.

5. Overall, the design of the accessory structure has many horizontal elements – the hip roof, wrap around gallery, and horizontal casement and awning windows. While the design guidelines suggest copying the pitch of the house's roof, this design instead uses the front porch roof as a model. This ADU is the maximum size allowed by code, and the structure is the maximum allowed height.

6. This project is the largest accessory structure the HDC has reviewed in staff's memory, but warrants consideration of its merits as well as challenges. The building is large, and tall. It is set more than 70' from the sidewalk. The building front is in the same location as the playhouse front (and aligned with garages on lots on both sides), and the new structure has a larger side setback. This puts it squarely behind, and as hidden as possible by, the house. The design is modern and materials are compatible with the house. The roof does not meet the design guideline that recommends the pitch match that of the house. The building is deeper than it is wide, which is appropriate. Staff has concerns that the gallery wrapping two sides of the garage adds to its bulk and makes the large structure appear even bigger, especially on the garage side.

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 539 South Seventh Street, a contributing property in the Old West Side Historic District, to remove a non-contributing accessory structure in the back yard and construct a garage with an accessory dwelling unit on the second floor, 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 *Ann Arbor Historic District Design Guidelines*, especially those for residential accessory structures, and 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 building site and district or neighborhood setting.

ATTACHMENTS: photos, drawings, renderings.

539 S Seventh (OWS Survey photo, 2008.) Ramp has since been removed.

Existing Residence – Built 1900
539 Seventh St, Ann Arbor 48103

Existing Garage / Accessory Structure - Built 1987

Proposed Accessory Structure
New Detached - Garage / ADU

The new detached accessory structure has been placed behind the existing residence, in the back corner of the lot. 7 FT from the side and rear property line.

Exterior finishes are similar the existing residence. horizontal lap board siding, with corner boards. Painted to match the existing residence. Garage roof is similar to front porch roof.

List of proposed materials:

- New Roof - Asphalt Shingle Roof, color to match residence.
- New Windows - Anderson 100 series
- New Siding - Lap Board Siding, Hardie Board or EQ.
- New Facia, Trim & Corner Boards, Boral or EQ.
- Prime & Paint, color to match existing residence.
- Exterior Stair - Composite or wood, treated.
- Exterior Entry Doors - Therma-Tru, Smooth-Star
    - Style No. S4816 | Craftsman
        - Lite 2 Panel Shaker Flush-Glazed
        - Glass: 3 Lite 3Wx1H divided lite
- Exterior Garage Doors - Clopay, Coachman
    - Style - Series One, SQ23-CGU13 (steel, insulated)


B

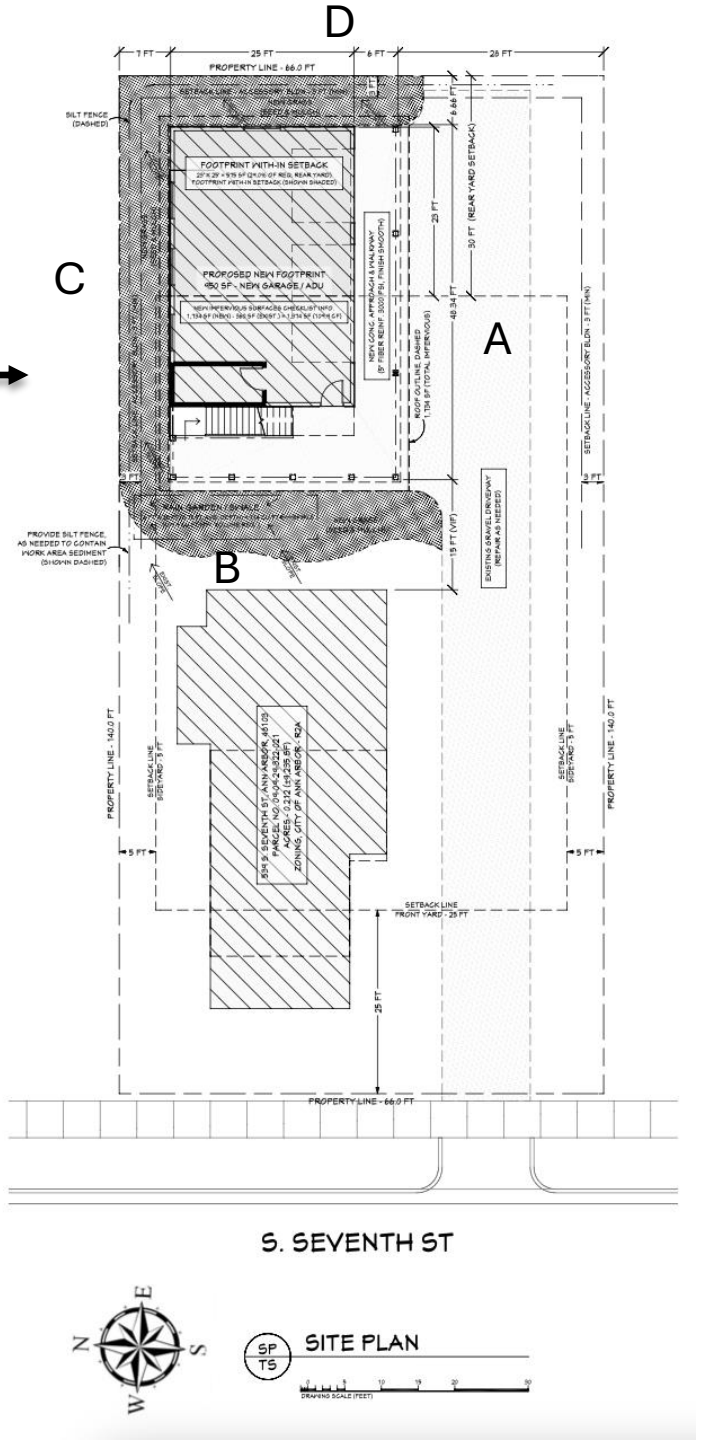

A

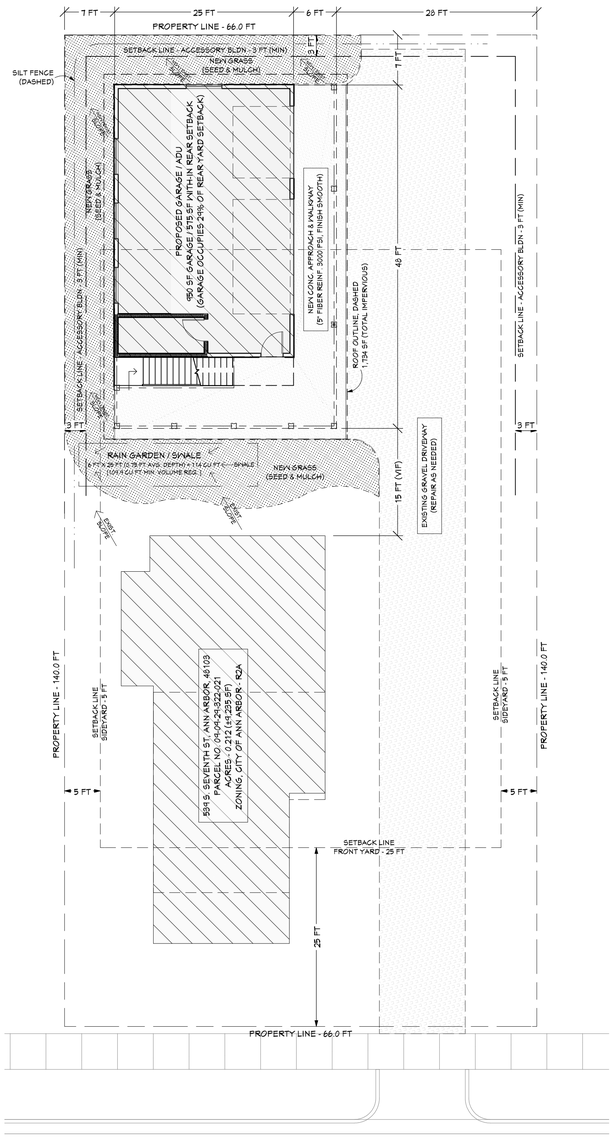

C


D

← EXISTING

PROPOSED →





S. SEVENTH ST

SP / TS **SITE PLAN**

SCALE: 1" = 10'-0"

0 5 10 15 20 30

DRAWING SCALE (FEET)

GENERAL NOTES

1. THE ARCHITECT / DESIGNER HAS ENDEAVORED TO SPECIFY AND/OR INDICATE MATERIALS THAT DO NOT CONTAIN HAZARDOUS MATERIALS IN VIOLATION OF APPLICABLE LAWS OR REASONABLE BUILDING PRACTICES. ALL CONTRACTORS, SUBCONTRACTORS AND/OR MATERIAL SUPPLIERS SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY MATERIALS SPECIFIED OR INDICATED FOR INCLUSION IN THE PROJECT SITE THAT CONTAIN HAZARDOUS MATERIALS AND/OR ASBESTOS.
2. WORK TO BE PERFORMED UNDER THE CONTRACT IS DEFINED BY ALL INFORMATION INCLUDED IN THIS SET OF CONSTRUCTION DRAWINGS AND ACCOMPANYING SPECIFICATIONS. CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
3. ALL LABOR, MATERIALS, FINISHED EQUIPMENT AND THE FINAL FINISHED PRODUCT AS OUTLINED AND REQUIRED BY THE PLANS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR AS PER THE GOVERNING STATE AND LOCAL CODES AND ANY AND ALL OTHER REGULATIONS AND CODES HAVING LOCAL JURISDICTION. THE WORK SHALL INCLUDE ALL SITE DEVELOPMENT, SMOKE DETECTORS AND ANY AND ALL WORK REQUIRED BY THE INSPECTION AGENCIES HAVING JURISDICTION.
4. THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
5. FIELD VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
6. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT / DESIGNER AND OWNER ANY DISCOVERED EXISTING CONDITION THAT APPEARS TO BE SUBSTANDARD. ALL WORK AFFECTED BY SUCH CONDITIONS SHALL STOP UNTIL ALL DISCREPANCIES ARE RESOLVED. SUCH CONDITION SHALL NOT BE COVERED OR CONCEALED BY NEW CONSTRUCTION WITHOUT APPROVAL OF ARCHITECT / DESIGNER.
7. BRACE ALL WALLS DURING CONSTRUCTION UNTIL FLOOR, AND ROOF, AND ROOF SYSTEMS HAVE BEEN INSTALLED.
8. SITE CONDITIONS: 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 ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER PRIOR TO BEGINNING THE WORK. NO EXTRAS SHALL BE ALLOWED FOR DISCREPANCIES AFTER THE WORK HAS BEGUN.
9. DRAWINGS: ALL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OF ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. THE GENERAL CONTRACTOR SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL SUBCONTRACTORS. DO NOT SEPARATE THE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.
10. COMPLETENESS: ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR COMPLY WITH ALL CODES, SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT / DESIGNER.

    IN THE CASE OF CONFLICTING QUANTITIES/VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.

    IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
11. PERMITS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS, FEES, LABOR, EQUIPMENT, ETC., AS MAY BE REQUIRED FOR A COMPLETE PROJECT.

    THE CONTRACTOR SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT.

    ANY ADDITIONAL WORK REQUIRED AS A RESULT OF THE ABOVE SHALL BE PROVIDED BY THE CONTRACTOR AS A PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION IF THE CONTRACTOR FAILS TO COMPLY WITH PROVIDING THE APPROVED PLANS AND ADDENDA TO THE ARCHITECT/DESIGNER.
12. SUBSTITUTIONS: NO SUBSTITUTIONS OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT / DESIGNER AND THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL BY ARCHITECT/DESIGNER.
13. DOCUMENTATION: THE GENERAL CONTRACTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. HE SHALL NEATLY AND CORRECTLY ENTER IN COLORED PENCIL, ANY DEVIATIONS ON THE DRAWINGS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. AN EXTRA SET OF DRAWINGS WILL BE FURNISHED FOR THIS PURPOSE.
14. PROTECTION: THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. THE GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.
15. THE GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE. THE PROJECT SITE SHALL BE CLEANED ON A DAILY BASIS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO HAVE THE ENTIRE CONTRACT AREA CLEAN AND SPOTLESS AT THE TIME OF TURN OVER TO THE OWNER.
16. THE CONTRACTOR SHALL PROVIDE STRUCTURAL BLOCKING AT WALL AND CEILING FRAMING AS REQUIRED FOR ANCHORAGE OF ELEMENTS TO BE FASTENED OVER FINISHED SURFACES INCLUDING, BUT NOT LIMITED TO: COUNTERTOPS, PLUMBING FIXTURES, TOILET ROOM ACCESSORIES, LIGHT FIXTURES, WALL MOUNTED EQUIPMENT, SWITCH AND CONTROLS AND WALL HUNG FURNISHINGS.
17. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON-SITE AND CONFIRM SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS. ANY CONFLICT OR DISCREPANCIES IN DIMENSIONS OR ELEVATIONS AGAINST THE ON-SITE CONDITIONS SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK OR PROCUREMENT OF MATERIALS.
18. COORDINATE ALL WORK SHOWN ON THE FLOOR PLAN WITH MECHANICAL AND ELECTRICAL DRAWINGS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL OR PLUMBING WORK WITH THE ARCHITECTURAL WORK.
19. DIMENSIONS FROM EXTERIOR WALL ARE FROM FACE OF MASONRY WALL, CONCRETE WALL OR FACE OF EXTERIOR STUD WALL.

SITE PLAN NOTES

1. SETBACKS PER ZONING ORDINANCE - CITY OF ANN ARBOR, R2A "RESIDENTIAL TWO-FAMILY DISTRICT"
2. RESTORATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE SITE, LANDSCAPING ETC. TO ORIGINAL CONDITIONS PRIOR TO CONSTRUCTION. WHERE LAWN AND PLANTINGS HAVE BEEN DISTURBED, THE CONTRACTOR SHALL PLANT NEW TO COMPENSATE FOR DISTURBED AREAS.

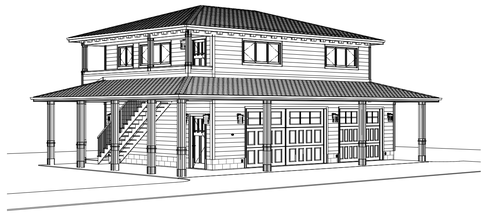
GRADING + SITE PLAN NOTES / CHECKLIST

1. SCALE: DRAWINGS ARE: EXISTING & PROPOSED PLAN AT 1" = 10'-0"
2. SOIL TYPES OF EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGE IS CURRENTLY UNDETERMINED. FIELD VERIFICATION REQUIRED.
3. ALL NATURAL FEATURES: TREES + SLOPES ARE THE NATURAL FEATURES EVIDENT AT THE SITE. THESE ITEMS HAVE BEEN RECORDED ON THE PROPOSED SITE PLAN.
4. ALL PROPOSED STRUCTURES ARE SHOWN + DIFFERENTIATED ON THE SITE PLAN.
5. THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE, INCLUDING ANY AREAS THAT WILL BE DISTURBED ARE SHOWN ON THE SITE LOCATION MAP WITH A DOT SCREEN PATTERN.
6. EXISTING + PROPOSED GRADE CHANGES: THE EXISTING + PROPOSED GRADES + CHANGES ARE SHOWN WITH ARROWS DESIGNATING SLOPE TYPE, DIRECTION OF DRAINAGE, ETC. GENERAL NOTE: ALL DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDING FOUNDATION WALLS BY A SLIGHT ELEVATION OF GRADE AT THE PERIMETER WALLS OF THE RESIDENCE.
7. ARROWS INDICATING EXISTING + PROPOSED WATER RUNOFF PATTERNS ALSO RELATED TO ITEM NO. 6 ABOVE.
8. A DESCRIPTION AND THE LOCATION OF ALL PROPOSED TEMPORARY + PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES NECESSARY TO PREVENT OFF SITE SEDIMENTATION: THE SITE IS SLOPED TOWARD THE BACKYARD, SOIL EROSION PROTECTION SHALL BE PLACE ALONG THE FENCE LINE TO PREVENT OFF SITE SEDIMENTATION INTO NEIGHBORING PROPERTIES. NEW GRASS SHALL BE PLANTED WHERE IT WAS DISTURBED DURING CONSTRUCTION.

NOT FOR CONSTRUCTION

NEW GARAGE & ADU ABOVE

539 SEVENTH ST, ANN ARBOR, 48103



ENERGY CODE COMPLIANCE NOTES

ENVELOPE

1. AIR BARRIER AND THERMAL BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. FENESTRATION THAT IS NOT SITE BUILT IS LISTED AND LABELED AS MEETING AAMA/WDMA/CSA 101/I.S.2/A440 OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
3. IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE <2.0 CFM LEAKAGE AT 75 PA.
4. AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
5. BLOWER DOOR TEST @ 50 PA. < 5 ACH IN CLIMATE ZONES 1-2, AND < 3 ACH IN CLIMATE ZONES 3-8.

FENESTRATION

6. U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.

INSULATION

7. SLAB EDGE INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
8. ALL INSTALLED INSULATION IS LABELED OR THE INSTALLED R-VALUES PROVIDED.
9. FLOOR INSULATION INSTALLED PER MANUFACTURE'S INSTRUCTIONS, AND IN SUBSTANTIAL CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR.
10. WALL INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
11. CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300 SF.
12. VENTED ATTICS WITH AIR PERMEABLE INSULATION INCLUDE BAFFLE ADJACENT TO SOFFIT AND EAVE VENTS THAT EXTENDS OVER INSULATION.
13. ATTIC ACCESS HATCH AND DOOR INSULATION >= R-VALUE OF THE ADJACENT ASSEMBLY.

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT[a] U-FACTOR	CEILING R-Value	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[f]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE AND DEPTH	CRAWL SPACE[c] WALL R-VALUE
5A	0.35	0.60	38	20 or 13 + 5[e]	13/17	30[g]	10/13	10, 2ft	10/13
6A	0.35	0.60	49	20 or 13 + 5[e]	15/19	30[g]	15/19	10, 4ft	10/13
7	0.35	0.60	49	21	19/21	38[g]	15/19	10, 4ft	10/13

a. The fenestration U-factor column excludes skylights.
b. The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.
c. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less, in zones 1-3 for heated slabs.
d. Or insulation sufficient to fill the framing cavity, R-19 minimum.
e. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, R-5 sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
f. The second R-value applies when more than half the insulation is on the interior.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA
*REF. MI BLDN CODE R301.2(1)

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHER	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
25 PSF	115 PSF	A	SEVERE	42"	SLIGHT TO MODERATE	6	YES		2000	

RADON MITIGATION PLAN NOTES

(REF 2015 MI BLDN CODE - APPENDIX F)

SECTION AF103 PASSIVE RADON-RESISTANT SYSTEM REQUIREMENTS
AF103.1 ENTRY ROUTES - POTENTIAL RADON ENTRY ROUTES SHALL BE CLOSED IN ACCORDANCE WITH SECTIONS AF103.2.1 THROUGH AF103.2.5.

- AF103.2.1 - OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER OBJECTS THAT PENETRATE CONCRETE SLABS, OR OTHER FLOOR ASSEMBLIES, SHALL BE FILLED WITH A POLYURETHANE CAULK OR EXPANDING FOAM APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- AF103.2.3 FOUNDATION WALLS - HOLLOW BLOCK MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED WITH A CONTINUOUS COURSE OF SOLID MASONRY, ONE COURSE OF MASONRY GROUTED SOLID, OR A SOLID CONCRETE BEAM AT OR ABOVE GRADE WHERE A BRICK VENEER OR OTHER MASONRY LEDGE IS INSTALLED, THE COURSE IMMEDIATELY BELOW THAT LEDGE SHALL BE SOLID MASONRY, ONE COURSE OF MASONRY GROUTED SOLID, OR A SOLID CONCRETE BEAM. JOINTS, CRACKS OR OTHER OPENINGS AROUND PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF FOUNDATION WALLS BELOW GRADE SHALL BE FILLED WITH POLYURETHANE CAULK.
- AF103.2.4 DAMPPROOFING - THE EXTERIOR SURFACES OF FOUNDATION WALLS BELOW GRADE SHALL BE DAMPPROOFED IN ACCORDANCE WITH SECTION R406.
- AF103.2.5 AIR-CONDITIONING SYSTEMS - ENTRY POINTS, JOINTS OR OTHER OPENINGS INTO AIR-CONDITIONING SYSTEMS IN ENCLOSED CRAWL SPACES SHALL BE SEALED.
- AF103.2.6 DUCTS - DUCTWORK PASSING THROUGH OR BENEATH A SLAB WITHIN A DWELLING SHALL BE OF SEAMLESS MATERIAL UNLESS THE AIR-CONDITIONING SYSTEM IS DESIGNED TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN SUCH DUCTING. JOINTS IN SUCH DUCTWORK SHALL BE SEALED.
- AF103.2.7 CRAWL SPACE ACCESS - ACCESS, DOORS AND OTHER OPENINGS OR PENETRATIONS BETWEEN BASEMENTS AND ADJOINING CRAWL SPACES SHALL BE CLOSED, GASKETED OR SEALED.

PROJECT INFORMATION

CLIENT:	BLAIR & DIANE DUDLEY 539 SEVENTH ST ANN ARBOR, MI, 48103
BUILDER:	TBD

PROJECT DESCRIPTION

THE WORK DESCRIBED IN THE PREGEDING DOCUMENTS IS TO REMOVE AND RECONSTRUCT THE AGGESSORY STRUCTURE AT 539 SEVENTH ST. THE EXISTING DETACHED SINGLE STORY GARAGE AND FOUNDATIONS ARE TO BE REMOVED ENTIRELY, A NEW DETACHED GARAGE WITH 2ND STORY ADU IS TO BE CONSTRUCTED IN ITS PLACE. NEW WORK TO INCLUDE, FOOTINGS AND FOUNDATIONS, EXTERIOR & INTERIOR WALLS, ROOF & CEILINGS, EXTERIOR STAIR. EXTERIOR FINISHES TO INCLUDE, CEMENT BOARD SIDING, TRIM & FACIA, NEW WINDOWS & DOORS, AND NEW ROOF. NEW MECHANICAL, PLUMBING & ELECTRIC.

DRAWING INDEX

SHEET NO.	SHEET TITLE
TS	TITLE SHEET
A1.0	PLANS, GARAGE & FOUNDATION
A1.1	PLANS, SECOND FLOOR & ROOF
A2.0	ELEVATIONS & NOTES

BUILDING DATA

APPLICABLE CODES | RESIDENTIAL

2015 MICHIGAN RESIDENTIAL BUILDING CODE

CONSTRUCTION TYPE:	5B | RESIDENTIAL
BUILDING AREA	
EXIST. RESIDENCE FOUNDATION SIZE	1,121 SF
EXIST. RESIDENCE FLOOR AREA, ALL FLOORS	1,728 SF
EXIST. DETACHED GARAGE AREA (YEAR BUILT 1927)	360 SF
PROP. NEW DETACHED GARAGE	950 SF
PROP. ADU ABOVE (32' X 25')	800 SF
COUNTY JURISDICTION	WASHTENAW COUNTY
ZONING	CITY OF ANN ARBOR, R2A
ECF NEIGHBORHOOD	113 OLD WEST SIDE S. OF LIB. E. OF 7TH
HISTORICAL	YES
PARCEL:	09-09-24-322-021
TAXILEGAL DESCRIPTION: LOT 1 BSS WILLIAM S MAYNARDS 3RD ADDN	
LOT AREA: WASHTENAW CO. REC.	0.212 ACRE
IMPERVIOUS NET CHANGE: (GARAGE + ROOF + CONC.)	1,374 SF

*IMPERVIOUS AREAS INCLUDE: ROOF OVERHANGS, DECKS, CONC. ASPHALT AND IMPERVIOUS PAVERS.

PROPERTY SETBACK(S): ANN ARBOR (R2A)	REQ.	EXIST./PROP.
FRONT (NO CHANGE)	25 FT	--.- FT
BACK (NO CHANGE)	30 FT	--.- FT
SIDE (NO CHANGE)	5 FT / 10 FT	--.- FT (W) + --.- FT (E)
MAXIMUM HEIGHT:	30 FT	--.- FT (ABOVE GRADE)

*TOTAL OF BOTH SIDE SETBACKS.

NOT FOR CONSTRUCTION

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DESIGNED BY

BUILDER

(NOT FOR CONSTRUCTION)

NEW GARAGE WITH ADU
Blair & Diane Dudley
539 Seventh St, Ann Arbor, 48103

PROJECT ADDRESS

PROJECT INFORMATION:

REVISION TABLE

DATE	LABEL

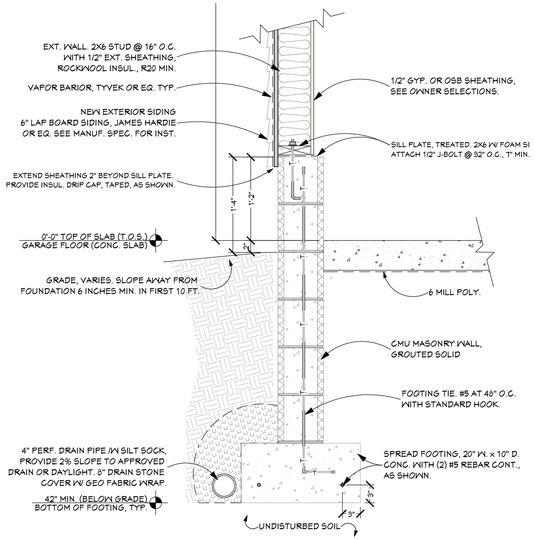
NOT FOR CONSTRUCTION

PRINT DATE: 10/5/24
PROJECT NO. 2024-15
SHEET SIZE: ARCH D (24" x 36")

SHEET TITLE:
TITLE SHEET

v1.2

SHEET NO:
TS



A1.0 — DETAIL, FOUNDATION
SCALE: 1" = 1'-0"

FOUNDATIONS NOTES:

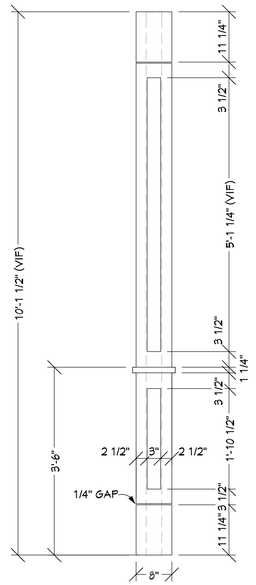
1. ALL FOOTING AND FOUNDATIONS TO BE BELOW FROST DEPTH, 42" MIN. BELOW GRADE, TYP.
2. ALL EXTERIOR FOUNDATION WALLS SHALL BE SUPPORTED BY A CONTINUOUS CONCRETE FOOTING. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL.
3. ALL FOOTINGS FOR FOUNDATION WALLS TO HAVE FOOTING DRAIN W/ PERFORATED DRAIN PIPE, 4" MIN. DIA. COVERED BY 12" MIN. WASHED GRAVEL OR STONE ABOVE. WRAP ENTIRE STONE BED W/ GEO-TEXTILE FILTER FABRIC. (SEE DETAILS)
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESIVE STRENGTH OF 3,000 PSI. NOTE: IF CONCRETE IS SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION IT SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH MICHIGAN BUILDING CODE (NOT LESS THAN 5% AND NOT GREATER THAN 7%, PERCENT BY VOLUME OF CONCRETE)
5. SITE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL FALL A MINIMUM OF 6 IN THE FIRST 10 FT.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI
2. ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED 5% +/- 1%
3. CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE. PLACE ALL CONCRETE WITHOUT ADDING WATER TO THE TRANSIT MIX CONCRETE. (SLUMP = 3" TO 4")
4. ALL REINFORCING SHALL CONFORM TO ASTM A-615 GRADE 60 FABRICATED AND ERECTED ACCORDING TO THE ACI STANDARDS. "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" ACI 315 - LATEST EDITION OF "MANUAL OF ENGINEERING AND PLACING DRAWINGS CONCRETE STRUCTURES", ACI 315R - LATEST EDITION.
5. WELDED WIRE FABRIC SHALL BE FURNISHED IN FLAT SHEETS AND SHALL CONFORM TO ASTM A185 AND HAVE A MINIMUM SIDE AND END LAP OF 8 INCHES.
6. ALL REINFORCEMENT SHALL BE FREE OF MUD. ALL REINFORCEMENT SHALL BE PLACED AND SECURELY TIED IN PLACE, SUFFICIENTLY AHEAD OF CONCRETING TO ALLOW INSPECTION AND CORRECTION AS NECESSARY WITHOUT DELAYING CONCRETING OPERATIONS. SPLICE ALL BARS 24" DIA. OR 18" DIA. MINIMUM.
7. ALL POURED CONCRETE WALL TO BE BACK FILLED WITH SANDY TYPE SOIL OR OTHER SUITABLE BACKFILL MATERIAL THAT IS NOT CLAY OR IN FROZEN CHUNKS. WALLS ARE TO BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF BUILDING IS IN PLACE.

FOOTINGS

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING UNDERGROUND UTILITIES AND FIELD MEASUREMENTS AT JOB SITE AND REPORT ANY DISCREPANCIES TO OWNER BEFORE PROCEEDING WITH THE WORK.
2. PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED DURING EXCAVATION TO PROTECT SIDES OF EXCAVATION.
3. COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FOR SAFETY PROVISIONS.
4. IN ALL CASES FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS. FOOTINGS ARE TO BE PLACED ON HELIGAL PIERS, SEE FOUNDATION PLANS, NOTES AND MANUF. SPEC. FOR INSTALLATION REQUIREMENTS.



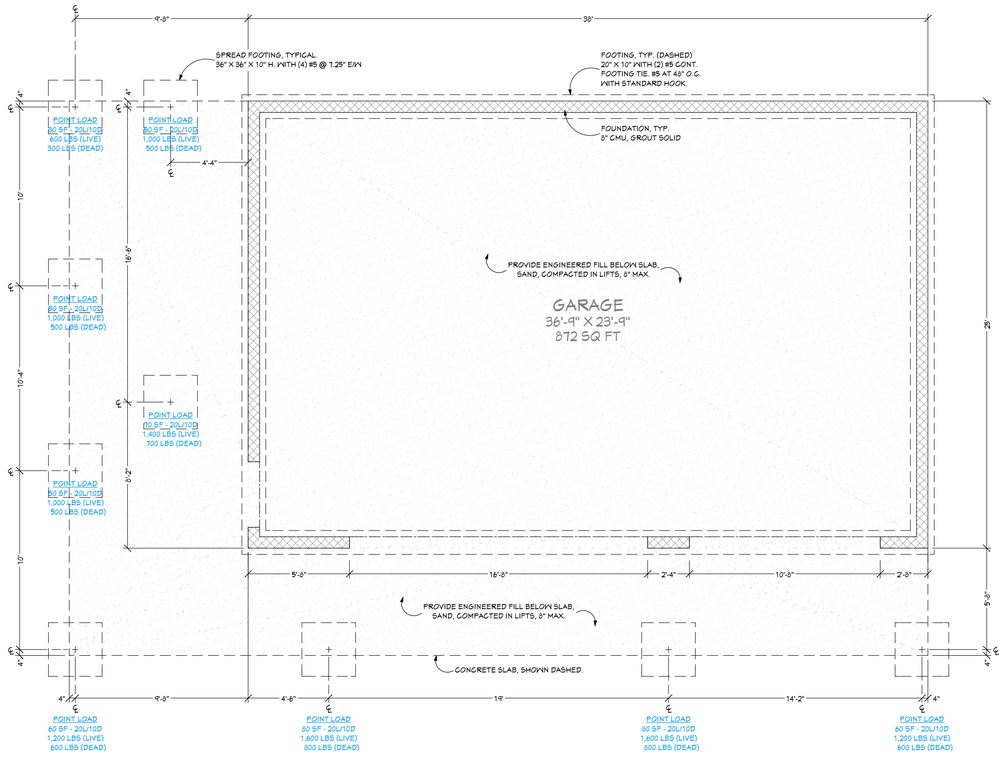
A1.0 — EXT. COLUMN
NO SCALE

WOOD CONSTRUCTION

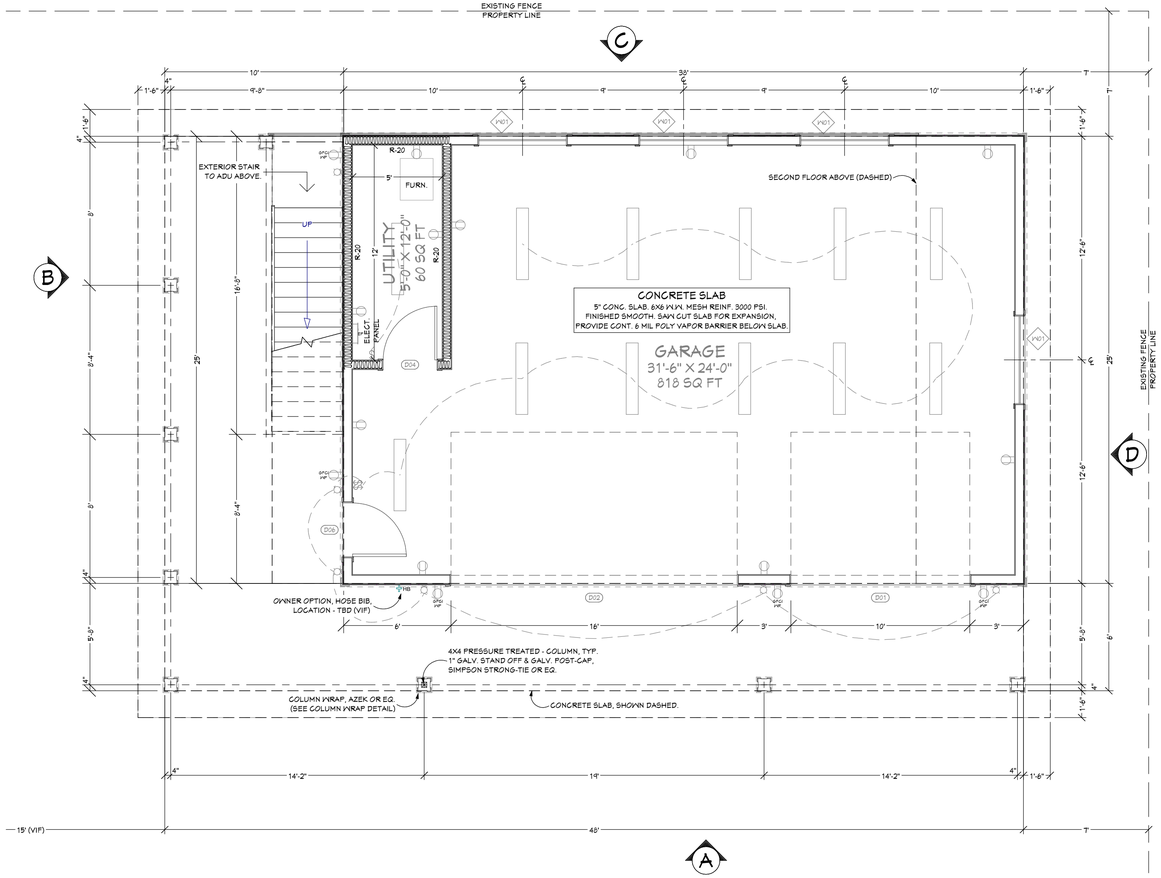
1. ROUGH CARPENTRY CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF FABRICATION OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCY.
2. ALL LUMBER, FRAMING AND TRUSSES SHALL CONFORM TO APPLICABLE SECTIONS OF LATEST SPECIFICATIONS OF NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS, TRUSS PLATE INSTITUTE, AMERICAN PLYWOOD ASSOCIATION, TRUSS JOIST CORPORATION, NATIONAL FOREST PRODUCTS ASSOCIATION, AND AMERICAN WOOD PRESERVERS ASSOCIATION.
   A. ALL FLUSH BEAM - JOIST CONNECTION SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL HANGER.
   B. ALL POST-BEAM CONNECTIONS SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL STRAP OR EQUIVALENT METAL PRODUCT AS APPROVED BY ENGINEER AND (1) TOE NAIL (16D) FOR EACH 1,000 # AXIAL LOAD OR EACH SUPPORT STUD. POST BASE AND SUPPORT SHALL PROVIDE SUFFICIENT BEARING WITH ENGINEER APPROVED METAL CONNECTOR AND / OR TYND (2) TOE NAIL FOR EACH 1000# AXIAL LOAD OR EACH SUPPOET STUD.
   C. ALL LUMBER BEARING SHALL PROVIDE SUFFICIENT AREAS SO AS TO EXCEED 400 PSI.
   D. ALL SHEATHING STUDS SHALL BE LIMITED TO 2,000# AXIAL LOAD.
   E. ALL BUILT-UP POSTS, BEAMS AND GIRDERS SHALL BE NAILED AND / OR BOLTED PER NDS.
3. FASTEN ALL LVL BEAMS WITH 3-16D NAILS @ 12" O.C. EACH SIDE, STAGGERED, GLUE AND NAIL, UNLESS NOTED ON DRAWINGS OTHERWISE.
4. LUMBER FOR RAFTER, STUDS AND BLOCKING SHALL BE DOUGLAS FIR, #2 DENSE OR SOUTHERN PINE #2, OR BETTER WITH AS ALLOWABLE BENDING STRESS OF 1,450 PSI. LVL BEAMS SHALL BE 1.75" WIDE PER PLY AND HAVE AND ALLOWABLE BENDING STRESS OF 2,950 PSI., E=2,000,000 PSI OR HIGHER, AND SHALL BE JOINED TOGETHER PER MANUFACTURES SPECIFICATION.
5. MIN. PSL COLUMN PROPERTIES SHALL BE: 1.8X10E6 PSI, FB=2,400 PSI TRUSS JOIST PARALLAM OR EQUAL.
6. NAILING SCHEDULE FOR PLYWOOD DECK AND SHEATHING.
   A. 10D NAILS @6" O.C., AT DIAPHRAGM BOUNDARY ALONG END SUPPORTING MEMBER, UNLESS NOTED OTHERWISE.
   B. 10D NAILS @12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
   C. PROVIDE BLOCKING AT UNSUPPORTED EDGES OF PLYWOOD WHERE NOTED ON DRAWINGS NAILED WITH 10D NAILS @6" O.C. AT DIAPHRAGM BOUNDARIES AND CONTINUOUS PANEL EDGES, 6" O.C. AT PANEL EDGES.
7. FOR ALL ROOFS AND FLOOR FRAMING MEMBERS AND WALL STUDS, PROVIDE ONE LINE OF BEARING FOR EACH EIGHT FOOT SPAN. PROVIDE METAL DIAGONAL CORNER BRAGING AND WIND BRAGING PER CURRENT CODE.
8. CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR WOOD TRUSS DURING CONSTRUCTION.
9. ROOF TRUSS MANUFACTURE (IF APPLICABLE TO JOB) TO SUPPLY CONTRACTOR WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. TRUSS MANUFACTURE SHALL INDICATE ANY CHANGES TO DRAWINGS THAT WOULD REQUIRE CHANGES TO THE SUPPORTING STRUCTURE.
10. ALL STAIRWAYS, STAIR GUARDS, HANDRAILS, BALUSTERS, HEADROOM, RISERS AND TREADS TO COMPLY WITH CURRENT CODE.
11. ALL WINDOWS & DOOR HEADERS TO BE (3) 2X10 @2X6 WALLS & (2) 2X12 @2X4 WALLS, UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. USE FIGURED DIMENSIONS ONLY - DO NOT SCALE DRAWINGS
2. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS FOR ACCURACY AND CONFLICTS. ANY DISCREPANCIES IN PLANS, DETAILS AND OTHER DOCUMENTS SUPPLIED BY ARCHITECT MUST BE REPORTED TO ARCHITECT AT ONCE.
3. ARCHITECTURAL DRAWINGS SHOW STRUCTURAL DESIGN INTENT ONLY. MATERIAL SPECIFICATION AND SIZING BY OTHERS AND COORDINATED BY CONTRACTOR.
4. "PER OWNER" MEANS SUPPLIED AND INSTALLED BY CONTRACTOR PER OWNERS SPECIFICATIONS.
5. "BY OWNER" MEANS SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
6. "FL" MEANS FLUSH.
7. "NIC" MEANS NOT IN CONTRACT.
8. "VIF" MEANS VERIFY IN FIELD.
9. WINDOWS AND DOORS ARE DIMENSIONED TO CENTER OF ROUGH OPENING. REFERTO MANUFACTURES' SPECIFICATIONS FOR ROUGH OPENING SIZES.
10. FINAL SELECTIONS OF MATERIALS ARE THE RESPONSIBILITY OF THE HOMEOWNER AND/ OR BUILDER, INCLUDING, BUT NOT LIMITED TO PROPER INSTALLATIONS OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER ITEMS AND DETAILS NOT NECESSARILY INDICATED ON THE PLANS.



A1.0 — FOUNDATION, GARAGE
SCALE: 1/4" = 1'-0"



A1.0 — MAIN FLOOR, GARAGE
SCALE: 1/4" = 1'-0"

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NEW GARAGE WITH ADU

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PROJECT ADDRESS

PROJECT INFORMATION:

REVISION TABLE

DATE	LABEL

NOT FOR CONSTRUCTION

PRINT DATE: 10/5/24
PROJECT NO. 2024-15
SHEET SIZE: ARCH D (24" x 36")

SHEET TITLE:

FOUNDATION PLAN

v1.2

SHEET NO:

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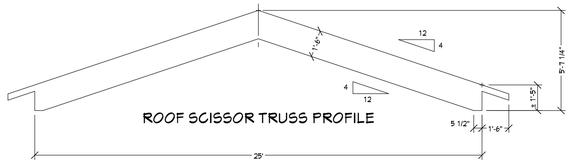
ROOF PLAN NOTES

ROOF ASSEMBLY

1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHERE EVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING IS TO BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.5MM) (NO. 26 GALVANIZED SHEET)
2. ICE BARRIERS, PROVIDE SELF ADHERING ICE AND WATER SHIELD IN PLACE OF ROOF UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. USE GRACE BITUTHENE 3000 FLEXIBLE WATERPROOF MEMBRANE, OR EQUAL. (IF NOT OTHERWISE NOTED ON PLANS & DETAILS)
3. ASPHALT SHINGLE UNDERLAYMENT FOR ROOF SLOPES 4:12 AND GREATER SHALL BE MINIMUM OF ONE (1) LAYER OF 40 LB FELT APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED IN SINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, END LAPS SHALL BE 4" MIN. AND SHALL BE OFFSET BY 6 FT MIN. (IF NOT OTHERWISE NOTED ON PLANS & DETAILS)
4. ASPHALT SHINGLE UNDERLAYMENT FOR ROOF SLOPES 2:12 TO 4:12 SHALL BE MINIMUM OF TWO (2) LAYER OF 40 LB FELT APPLIED IN THE FOLLOWING MANNER. APPLY A 19 INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE THE EAVES. STARTING AT THE EAVE, APPLY 36 INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. END LAPS SHALL BE 4" MIN. AND SHALL BE OFFSET BY 6 FT MIN. (IF NOT OTHERWISE NOTED ON PLANS & DETAILS)
5. EDGING, PROVIDE CONTINUOUS ALUMINUM ROOF EDGING WITH DRIP EDGE 1" WIDE FACE, TYP. (IF NOT OTHERWISE NOTED ON PLANS & DETAILS)
6. NEW ARCHITECTURAL ASPHALT SHINGLE. SHINGLES, SAMPLES ARE TO BE PROVIDED FOR OWNER SELECTION. PROVIDE CERTAINTEED XT-25 OR EQUAL, COLOR TBD (VERIFY W/ OWNER). SHINGLES SHALL MEET ASTM D7158 CLASSIFICATION OF "D, G OR H".
7. ROOF DRAINAGE, PROVIDE CONTINUOUS GUTTERS AND DOWN SPOUTS AROUND THE ROOF PERIMETER, AS SHOWN ON PLANS.

ROOF TRUSSES

1. PROVIDE SUPPORT FOR TRUSSES THAT ARE STORED HORIZONTALLY ON BLOCKING TO PREVENT EXCESSIVE LATERAL BENDING AND LESSEN MOISTURE GAIN.
2. PROVIDE BRACING FOR FOR TRUSSES THAT ARE STORED VERTICALLY, TO PREVENT TOPPLING OR TIPPING.
3. DO NOT UNLOAD TRUSSES ON ROUGH TERRAIN OR UNEVEN SURFACES, WHICH COULD CAUSE DAMAGE TO THE TRUSSES.
4. DO NOT BREAK BANDING UNTIL INSTALLATION BEGINS AND AND THE TRUSSES ARE IN A STABLE, POSITION.
5. DO NOT LIFT BUNDLED TRUSSES BY BANDS AND DO NOT USE DAMAGED TRUSSES.
6. DO NOT WALK ON TRUSSES THAT ARE LYING FLAT.
7. ALL TRUSSES TO BE FABRICATED BY LICENSED TRUSS MANUFACTURE IN ACCORDANCE WITH FLOOR TRUSS ENGINEERING SPECIFIGATIONS.
8. ENGINEERING DESIGN DRAWINGS, BEARING THE SEAL OF THE REGISTERED ENGINEER PREPARING THE DESIGN, SHALL BE PROVIDED TO THE PROJECT ARCHITECT FOR HIS APPROVAL.
9. TRUSS DESIGNS SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF ANSI/TPI1 NATIONAL DESIGN STANDARD FOR METAL PLATES CONNECTED WOOD TRUSS CONSTRUCTION, A PUBLICATION OF TRUSS PLAT INSTITUTE, AND GENERAL ACCEPTED ENGINEERING PRACTICE.
10. DELIVERY, HANDLING, AND ERECTION OF TRUSSES SHALL BE IN ACCORDANCE WITH THE BCSI, BUILDING COMPONENT SAFETY INFORMATION, JOINTLY PRODUCED BY WTCA AND THE TRUSS PLATE INSTITUTE.
11. ANCHORAGE, PERMANENT BRACING SHALL BE INSTALLED AND IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL BUILDING CODE.



ROOF SCISSOR TRUSS PROFILE

SOFFIT VENTS
PROVIDE CONTINUOUS SOFFIT VENT WITH BAFFLES (1" MIN.) BETWEEN INSULATION & ROOF SHEATHING

NEW ASPHALT ROOF
NEW ARCHITECTURAL ASPHALT SHINGLE, CERTAINTEED - LANDMARK SERIES OR EQUAL (COLOR TBD) SHINGLES SHALL MEET ASTM D7158, CLASS. "D, G OR H".

ROOF UNDERLAYMENT
*NOTE: ROOF IS TO HAVE CONTINUOUS FULLY ADHERED ICE AND WATER SHIELD BELOW ENTIRE ROOF WEAR SURFACE, USE GRACE SELF-ADHERED ROOF UNDERLAYMENT (OR EQUAL).

ROOF FRAMING
TRUSS FRAMING BY OTHERS, SEE MANUFACTURE / ENGINEERED DRAWINGS, SPECIFICATIONS AND DETAILS FOR INSTALLATION.

ELECTRICAL & DATA NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORS.F.I.G. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. ELECTRICAL GENERAL PURPOSE RECEPTACLES ARE TO BE INSTALLED WITH IN THE DWELLING AREA SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FT (1828 MM), FROM A RECEPTACLE OUTLET. (REF. MICHIGAN RES. BLDN CODE, CHAPTER 34_E3400)
3. GOUNTERTOP RECEPTACLES IN KITCHEN, PANTRY, BREAKFAST AND DINING ROOMS OR SIMILAR ARES WITH COUNTERTOP SPACES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (610 MM), FROM A RECEPTACLE OUTLET. (REF. MICHIGAN RES. BLDN CODE, CHAPTER 34_E3400)
4. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
5. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
6. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
7. FIXTURES TO BE SELECTED BY HOME OWNER, SEE ELECTRICAL PLAN KEY NOTES.

ELECTRICAL PLAN KEY NOTES

VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
(OWNER SELECTED / PROVIDED, CONTRACTOR INSTALLED)

WALL MOUNTED LIGHT FIXTURES:
FLUSH MOUNTED, WALL SCONCE
(OWNER SELECTED / PROVIDED, CONTRACTOR INSTALLED)

CEILING MOUNTED LIGHT FIXTURES:
SURFACE/PENDANT, RECESSED, HEAT LAMP, LOW VOLTAGE
(OWNER SELECTED / PROVIDED, CONTRACTOR INSTALLED)

NEW RECESSED DIMMABLE LED 4" CAN LIGHT(S). FIXTURES MUST BE SEALED AND RATED FOR INSULATION CONTACT (IC).
(CONTRACTOR PROVIDED AND INSTALLED)

NEW INTERIOR FLUSH MOUNTED CEILING FIXTURE.
(OWNER SELECTED / PROVIDED, CONTRACTOR INSTALLED)

NEW PENDANT CEILING FIXTURE.
(OWNER SELECTED / PROVIDED, CONTRACTOR INSTALLED)

NEW FLUSH MOUNT GENERAL PURPOSE UTILITY FIXTURE, BAR BULB. VERIFY LOCATION(S).
(CONTRACTOR PROVIDED AND INSTALLED)

SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
(CONTRACTOR PROVIDED AND INSTALLED)

SWITCHES: DIMMER, TIMER
(CONTRACTOR PROVIDED AND INSTALLED)

240V RECEPTACLE
(CONTRACTOR PROVIDED AND INSTALLED)

110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
(CONTRACTOR PROVIDED AND INSTALLED)

EXT GFCI — GFCI
NEW GFCI DUPLEX AND EXT GFCI DUPLEX WALL OUTLET.
(CONTRACTOR PROVIDED AND INSTALLED)

ELECTRICAL SCHEDULE (FOR REF ONLY)

QTY	DESCRIPTION	COMMENTS
1	ELECTRICAL PANEL	
2	220V	
31	DUPLEX	
1	DUPLEX, SWITCH	
1	GFCI	
5	GFCI WP	
3	SINGLE POLE SWITCH	
1	2 GANG SWITCH	
3	3 GANG SWITCH	
6	CEILING FIXTURE, LED 6" RECESSED	
1	EXTERIOR LIGHT FIXTURE	(SEE OWNER SELECTIONS)
12	4 FT LED FLUSH MOUNT UTILITY FIXTURE	(SEE OWNER SELECTIONS)
5	CEILING FIXTURE, FLUSH MOUNT	(SEE OWNER SELECTIONS)
3	CEILING FIXTURE, PENDANT	(SEE OWNER SELECTIONS)
2	CEILING FIXTURE, LED UTILITY PULL-STRING	(SEE OWNER SELECTIONS)
1	EXHAUST (LIGHT)	
1	LIGHT BAR (MIRROR)	

FINISHES / DOOR / SCREEN NOTES

FINISHES

EXTERIOR LAP SIDING - HARDIE BOARD 6" LAP (VERIFY WITH OWNER)

EXTERIOR FACIA / TRIM - BORAL TRIM (SMOOTH, PAINTED)

EXTERIOR EVE(S), SOFFIT - TRUVENT HIDDEN VENT ALUMINUM SOFFIT

ROOF - CERTAINTEED 40 YEAR DIMENSIONAL, OR EQ. (COLOR TBD, SEE OWNER SELECTIONS)

INT. CEILING - 5/8" GYP. BOARD, PAINTED (COLOR TBD)

INT. FLOORING - LUXURY VINYL PLANK FLOORING (WOOD LIKE), OR EQUAL. SEE OWNER SELECTIONS FOR STYLE & COLOR (TBD)

INT. WALL BOARD - 1/2" GYP. BOARD, PRIME & PAINT. COLOR (TBD)

WINDOWS

ALL WINDOWS TO BE ANDERSON 100 SERIES, OR EQUAL

FOR INSTALLATION REQUIREMENTS AND ROUGH OPENING SIZING, SEE MANUFACTURE SPECIFICATIONS.

DOORS

EXTERIOR ENTRY DOORS TO BE SELECTED BY OWNER, INSTALLED BY CONTRACTOR.

INSTALLATION & ROUGH OPENINGS, SEE MANUFACTURE SPECIFICATION FOR ROUGH OPENINGS SIZES AND INSTALLATION REQUIREMENTS.

PROVIDE APPROPRIATE DOOR HARDWARE TYPES FOR INTENDED USE, EXTERIOR ENTRY DOOR, PASSAGE, PRIVACY OR DUMMY, OR AS INDICATED BY OWNER.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GENERAL DOOR AND WINDOW NOTES

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

INTERIOR TRIM/WORK CHECKLIST_BASE & CASE

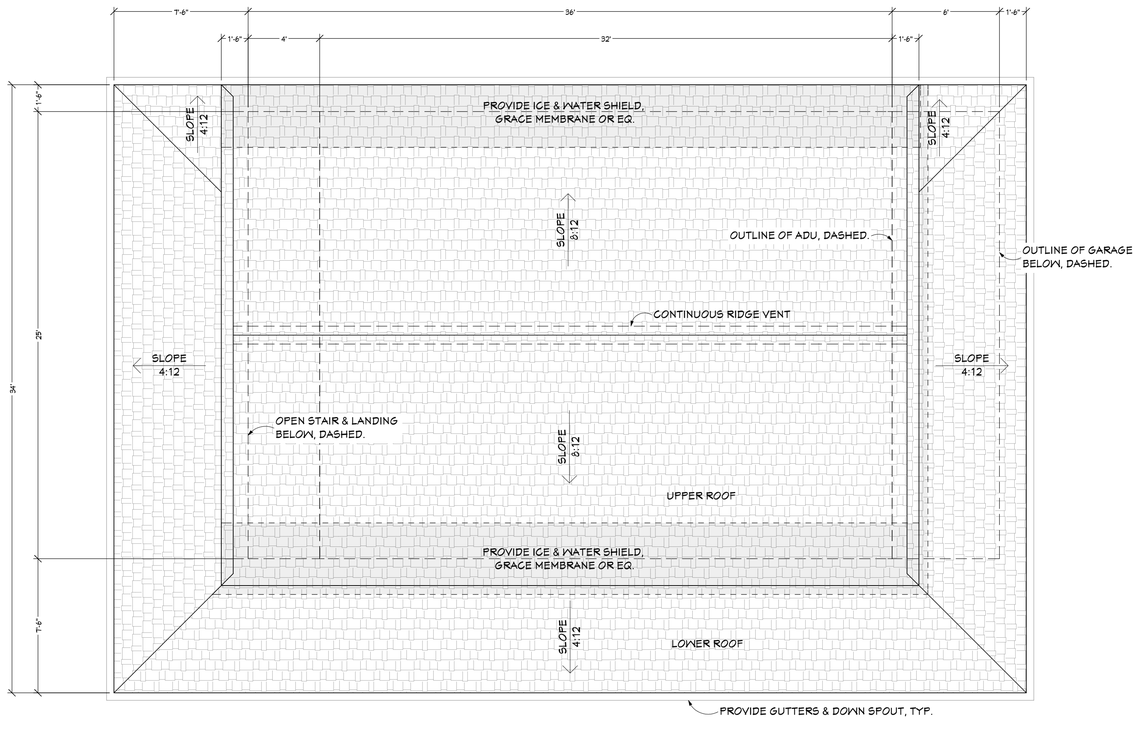
MANUFACTURE	TBD
SUPPLIER	TBD
FINISH	PAINT
PATTERN	SIMPLIFIED CLASSIC CRAFTSMAN
BASE DIMENSIONS	3 1/2" TALL
DOOR CASING DIM.	3/4" X 3 1/2"
DOOR HEADER DIM.	3/4" X 3 1/2"
FLINTH DIMENSION	N/A
SHOE	3/4" (ONLY IF NEEDED)
WINDOW SILL	SITE BUILT 1 1/2" THICK
WINDOW HEADER	3/4" X 3 1/2"
WINDOW CASING	FIGTURE FRAME 3/4" X 3 1/2"
NOTES	CASING RUNS INTO SILL

DOOR SCHEDULE

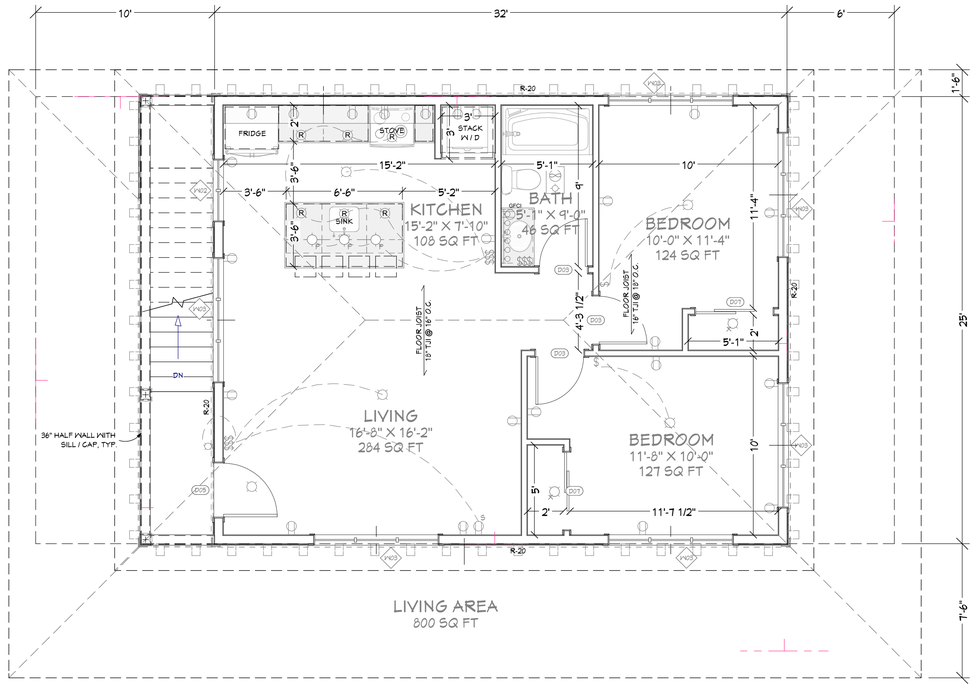
NO.	LABEL	QTY	SIZE	R/O	HEADER	DESCRIPTION	COMMENTS
D01	10080	1	10080	122"X98"	2X12X720" (2)	GARAGE-GARAGE DOOR GHD05	
D02	16080	1	16080	194"X98"	2X12X200" (2)	GARAGE-GARAGE DOOR GHD05	
D03	2068	3	2068 R IN	34"X82 1/2"	2X6X34" (2)	HINGED-DOOR P03	
D04	3068	1	3068 R IN	38"X82 1/2"	2X6X41" (2)	HINGED-DOOR P03	
D05	3068	1	3068 R EX	38"X83"	2X6X38" (2)	EXT. HINGED-DOOR E21	
D06	3070	1	3070 R EX	38"X83"	2X6X41" (2)	EXT. HINGED-DOOR E21	
D07	4468	2	4465 R IN	53 3/4"X82 1/2"	2X10X53 3/4" (2)	SLIDER-DOOR P03	

WINDOW SCHEDULE

NO.	LABEL	QTY	SIZE	R/O	HEADER	EGRESS	DESCRIPTION	COMMENTS
W01	5018AW	4	5018AW	61"X19"	2X8X66" (2)		SINGLE AWNING	
W02	3630DC	1	3630DC	43"X37"	2X6X46" (2)		DOUBLE CASEMENT-LHL/RHR	
W03	1030TC	6	1030TC	25"X37"	2X8X33" (2)		TRIPLE CASEMENT-LHL/RHR	



-- / A1.1 ROOF PLAN
SCALE: 1/4" = 1'-0"



-- / A1.1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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DESIGNED BY

BUILDER

(NOT FOR CONSTRUCTION)

NEW GARAGE WITH ADU

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PROJECT ADDRESS

PROJECT INFORMATION:

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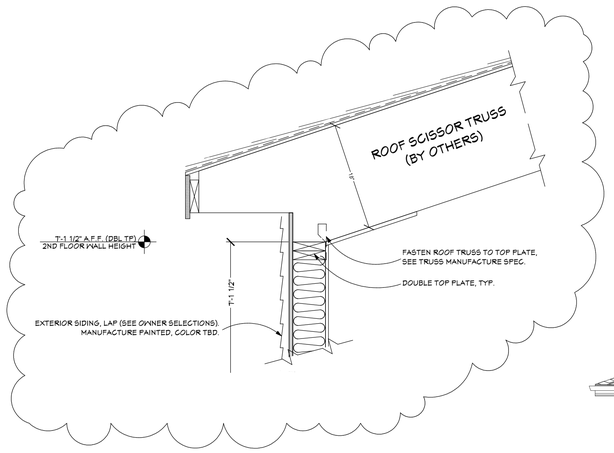
SHEET TITLE:

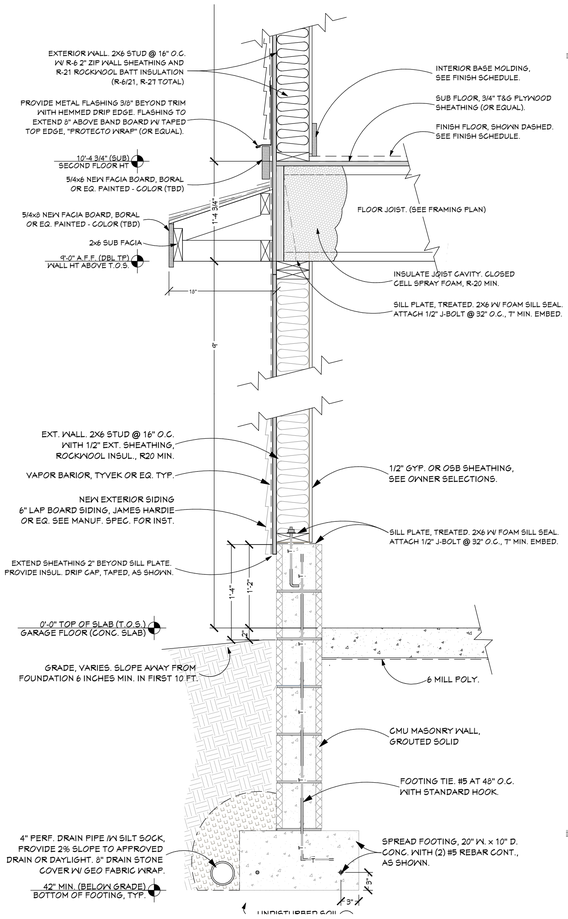
PLANS

v0.0

SHEET NO:

A1.1





01 A2.0 WALL SECTION, TYP.
SCALE: 1/4" = 1'-0"

A A2.0 ELEVATION
SCALE: 1/4" = 1'-0"

B A2.0 ELEVATION
SCALE: 1/4" = 1'-0"

C A2.0 ELEVATION
SCALE: 1/4" = 1'-0"

D A2.0 ELEVATION
SCALE: 1/4" = 1'-0"

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SHEET TITLE:
ELEVATIONS

v1.2

SHEET NO:
A2.0