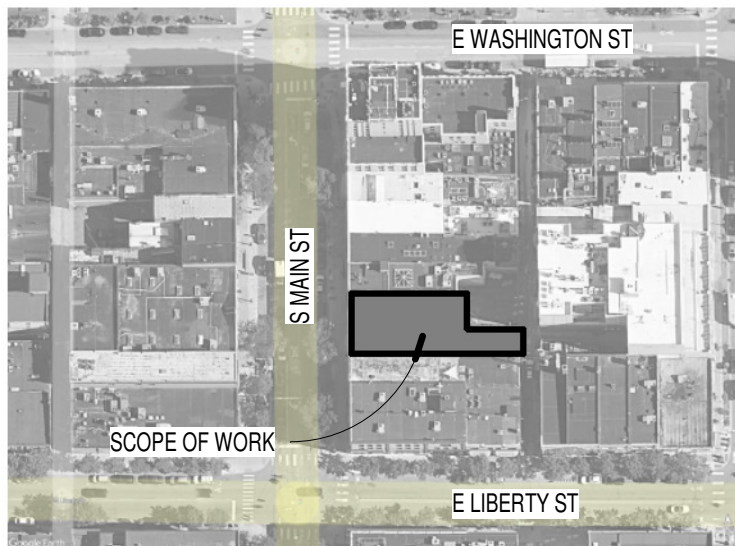


215-217 S MAIN ST. ANN ARBOR, MI 48104



PROJECT NARRATIVE

- EXISTING PRE-1900 3-STORY BUILDING TO BE DEMOLISHED WHILE MAINTAINING AND PRESERVING THE HISTORICAL MAIN ST FACADE.
- NEW 5-STORY BUILDING TO BE ERECTED OFFSET BEHIND HISTORIC FACADE. NEW 5 STORY BUILDING WILL CONTAIN STREET LEVEL RETAIL WITH RESIDENTIAL APARTMENTS ON THE 4 FLOORS ABOVE.
- THE FIRST FLOOR HAS HAD MANY TENANTS COME AND GO OVER TIME WITH NUMEROUS STOREFRONT RENOVATIONS MADE OVER TIME.
- THE SECOND AND THIRD FLOORS HAVE REMAINED VACANT FOR SOME TIME.
- AFTER SURVEYING THE SITE, IT HAS BEEN DETERMINED THAT THE BUILDING BEHIND THE FAÇADE IS UNUSABLE DUE TO ITS VERY OLD NEGLECTED WOOD STRUCTURE LAYOUT, MULTIPLE LEVELS WITHIN, LACK OF ACCESSIBILITY AND CODE COMPLIANT EGRESS ROUTES(STAIRS) MAKE IT IMPOSSIBLE FOR THE BUILDING TO FUNCTION AS A SINGLE UNIT. OFFICE SPACE HAS BECOME EXCESSIVE, THEREFORE, IT IS PROPOSED TO REBUILD FLOORS FOR FUTURE FIRST FLOOR COMMERCIAL TENANTS AND RESIDENTIAL UNITS ON THE FLOORS ABOVE.
- THE EXISTING CONSTRUCTION OF THE FAÇADE WILL REMAIN, BEING SUPPORTED BY A NEW STEEL TUBE SYSTEM BEHIND IT. THE NEW BUILDING WILL BE BLOCK AND STEEL CONSTRUCTION IN THE SAME FOOTPRINT OF THE ORIGINAL.
- THE EXISTING BRICK(PAINTED) WILL REMAIN
- THE ORIGINAL SECOND & THIRD STORY WINDOWS ARE STORM WINDOWS ONLY AND NEW WINDOWS WILL BE INSTALL WITH REPLACEMENTS REPRESENTING ORIGINAL CHARACTER.
- THE STORE FRONTS WILL BE REPLACED WITH NEW ONE REPRESENTING ORIGINAL CHARACTER.
- DUE TO THE TIGHT CONSTRAINTS OF THE ALLEY BEHIND THE BUILDING AND THE FACT THAT THE FAÇADE WILL BE REMAINING, ALL EXISTING DEMOLISHED MATERIAL, NEW CONSTRUCTION MATERIAL AND EQUIPMENT MUST ENTER OR LEAVE THE SITE FROM THE ALLEY SIDE THROUGH THE NEW OPENINGS IN THE REAR WALL. OVER 75% OF THE REAR WALL WILL BE DEMOLISHED FOR EQUIPMENT AND MATERIAL ACCESS.
- A CRANE WILL BE REQUIRED TO LIFT EQUIPMENT AND MATERAILS THROUGHOUT THE SITE.
- CONCRETE FOR FOUNDATIONS AND SLABS AND DIRT FOR FILL WILL HAVE TO BE STAGED WITHIN THE SITE.
- IT IS IMPERATIVE THAT THE SIDEWALK BE PERMANENTLY CLOSED AND PROTECTED DURING THE DURATION OF CONSTRUCTION.



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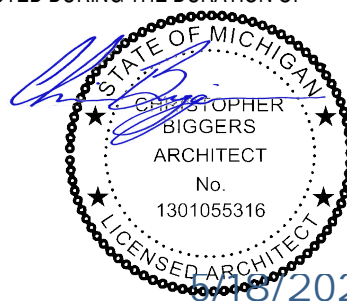
22114

215 S. MAIN

SD-3

COVER SHEET

04.20.2023



04/18/2023 **HDC-00**

(HDC) SHEET INDEX

<u>SHEET</u>	<u>NAME</u>	<u>DATE</u>	<u>REV.</u>
HDC-00	COVER SHEET	04.20.2023	
HDC-01	SHEET INDEX	04.20.2023	05.18.2023
HDC-02	BUILDING DATA	04.20.2023	
HDC-03	(E) BUILDING PHOTOS	04.20.2023	
HDC-04	HISTORIC PHOTO	04.20.2023	
HDC-05	HISTORIC PHOTO	04.20.2023	
HDC-06	HISTORIC PHOTO	04.20.2023	
HDC-07	(E) ELEVATIONS	04.20.2023	
HDC-08	(E) ELEVATIONS	04.20.2023	
HDC-09	(E) FIRST FLOOR	04.20.2023	
HDC-10	(E) SECOND FLOOR	04.20.2023	
HDC-11	(E) THIRD FLOOR	04.20.2023	
HDC-12	(E) ROOF	04.20.2023	
HDC-13	CONSTRUCTION FEASABILITY PLAN	04.20.2023	
HDC-14	CONSTRUCTION FEASABILITY PLAN	04.20.2023	
HDC-15	STRUCTURAL ENGINEER ANALYSIS	04.20.2023	
HDC-16	SHORING SKETCH	04.20.2023	
HDC-17	(N) BUILDING	04.20.2023	
HDC-18	(N) ELEVATION NOTES	04.20.2023	05.18.2023
HDC-19	(N) WEST ELEVATION	04.20.2023	05.18.2023
HDC-20	(N) EAST ELEVATION	04.20.2023	
HDC-21	(N) SIDE ELEVATIONS	04.20.2023	
HDC-29	(N) ROOF	04.20.2023	
HDC-30	(N) SECTION/STOREFRONT ELEV.	04.20.2023	
HDC-31	(N) WALL SECTION	04.20.2023	
HDC-32	(N) BUILDING ISOMETRIC	04.20.2023	
HDC-33.0	(E) WINDOW MULLIONS FIRE DAMAGE	05.15.2023	05.18.2023
HDC-33.1	MULLION ASSESSMENT	05.15.2023	05.18.2023
HDC-33.2	OWNER LETTER	05.15.2023	05.18.2023
HDC-33.3	APPLICATION	05.15.2023	05.18.2023
HDC-33.4	PROPOSED WINDOW DIMENSIONS	05.15.2023	05.18.2023
HDC-33.5	PROPOSED WINDOW DIMENSIONS	05.15.2023	05.18.2023
HDC-34	(SPECS) WINDOW	04.20.2023	
HDC-35	(SPECS) WINDOW	04.20.2023	
HDC-36	(SPECS) WINDOW	04.20.2023	
HDC-37	(SPECS) WINDOW	04.20.2023	
HDC-38	(SPECS) WINDOW	04.20.2023	
HDC-39	(SPECS) WINDOW	04.20.2023	
HDC-40	(SPECS) WINDOW	04.20.2023	
HDC-41	(SPECS) WINDOW	04.20.2023	
HDC-42	(SPECS) WINDOW	04.20.2023	
HDC-43	(SPECS) STOREFRONT	04.20.2023	
HDC-44	PRE-FAB BALCONY SPEC	04.20.2023	
HDC-45	HISTORIC RESTORATION SPECS	04.20.2023	
HDC-46	(N) FAR ANALYSIS	04.20.2023	



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+ INTERIOR + DIGITIZATION
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SD-3
SHEET INDEX
04.20.2023

EXISTING BUILDING DATA

- **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 (5662.8 / 11,946)=** .4740
- **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 DATA

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HDC-02



(E) EAST FACADE



(E) MAIN STREET FACADE



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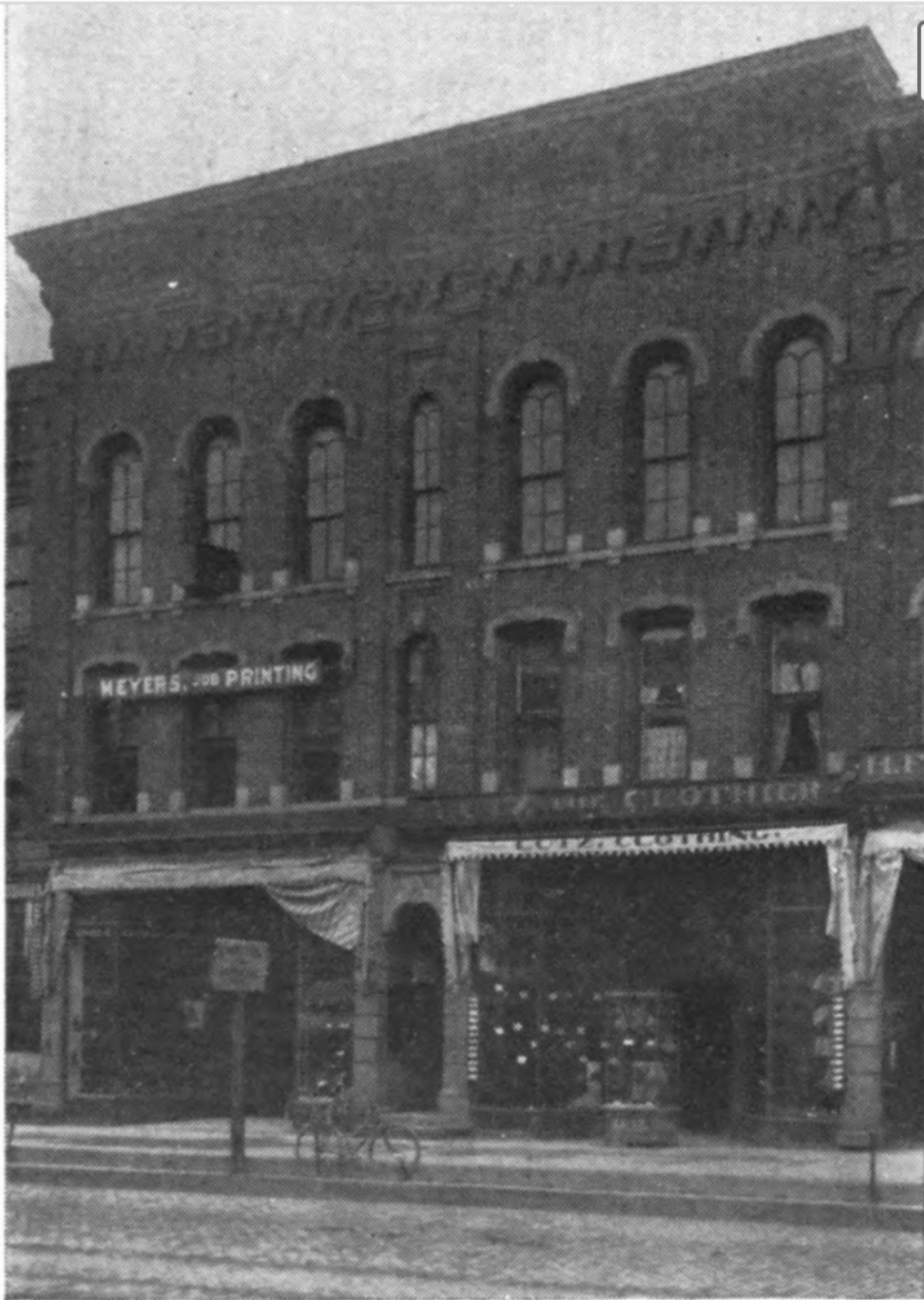
215 S. MAIN

SD-3

(E) BUILDING

PHOTOS

04.20.2023



THE BUILDING AT NOS. 215 AND 217 SOUTH MAIN STREET,
ON THE THIRD FLOOR OF WHICH FRATERNITY
LODGE MET FOR FIFTEEN YEARS.

(E) ELEVATION APPROX 1865



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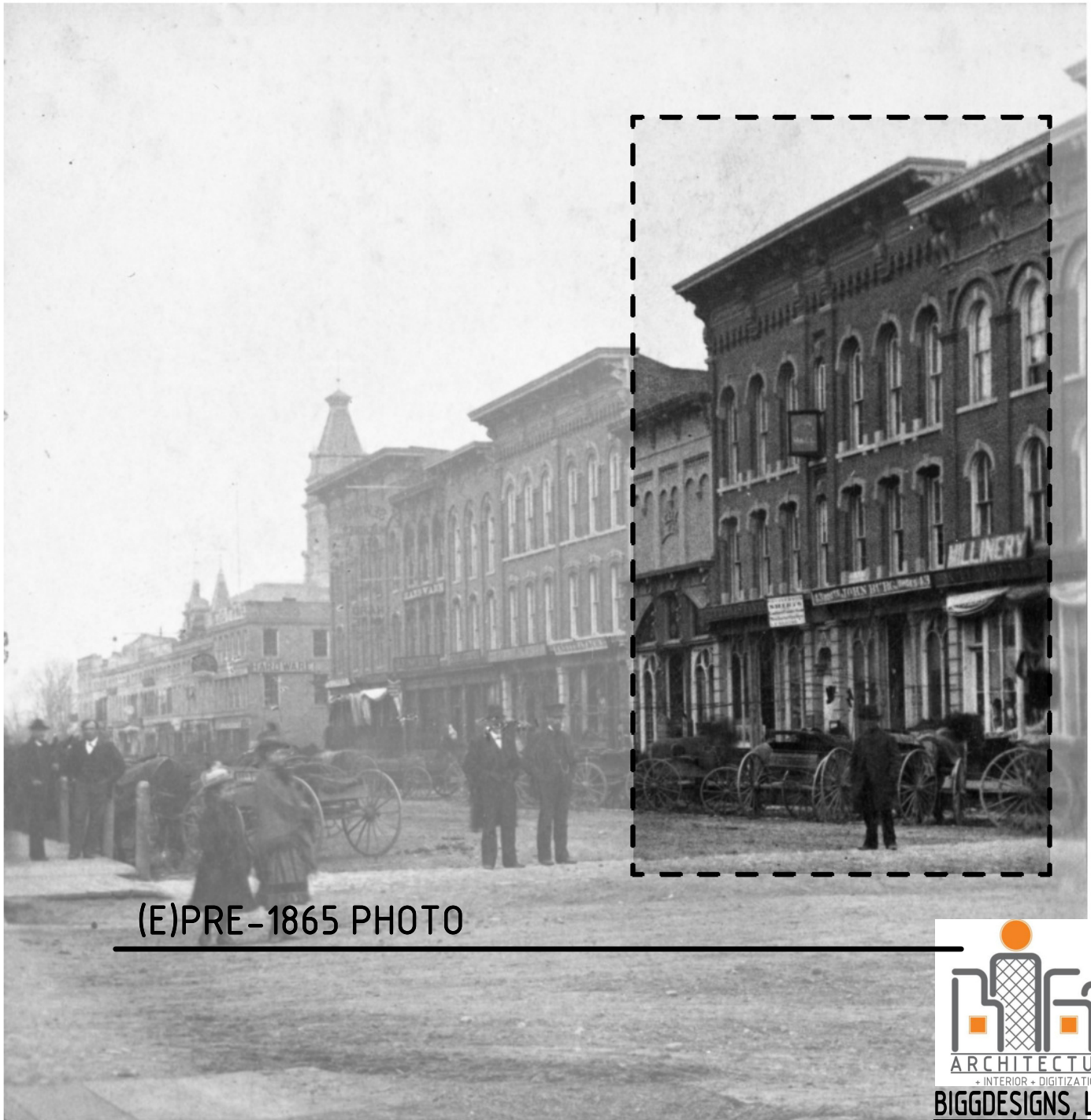
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HISTORIC PHOTO

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(E)PRE-1865 PHOTO



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HISTORIC PHOTO

04.20.2023

HDC-05



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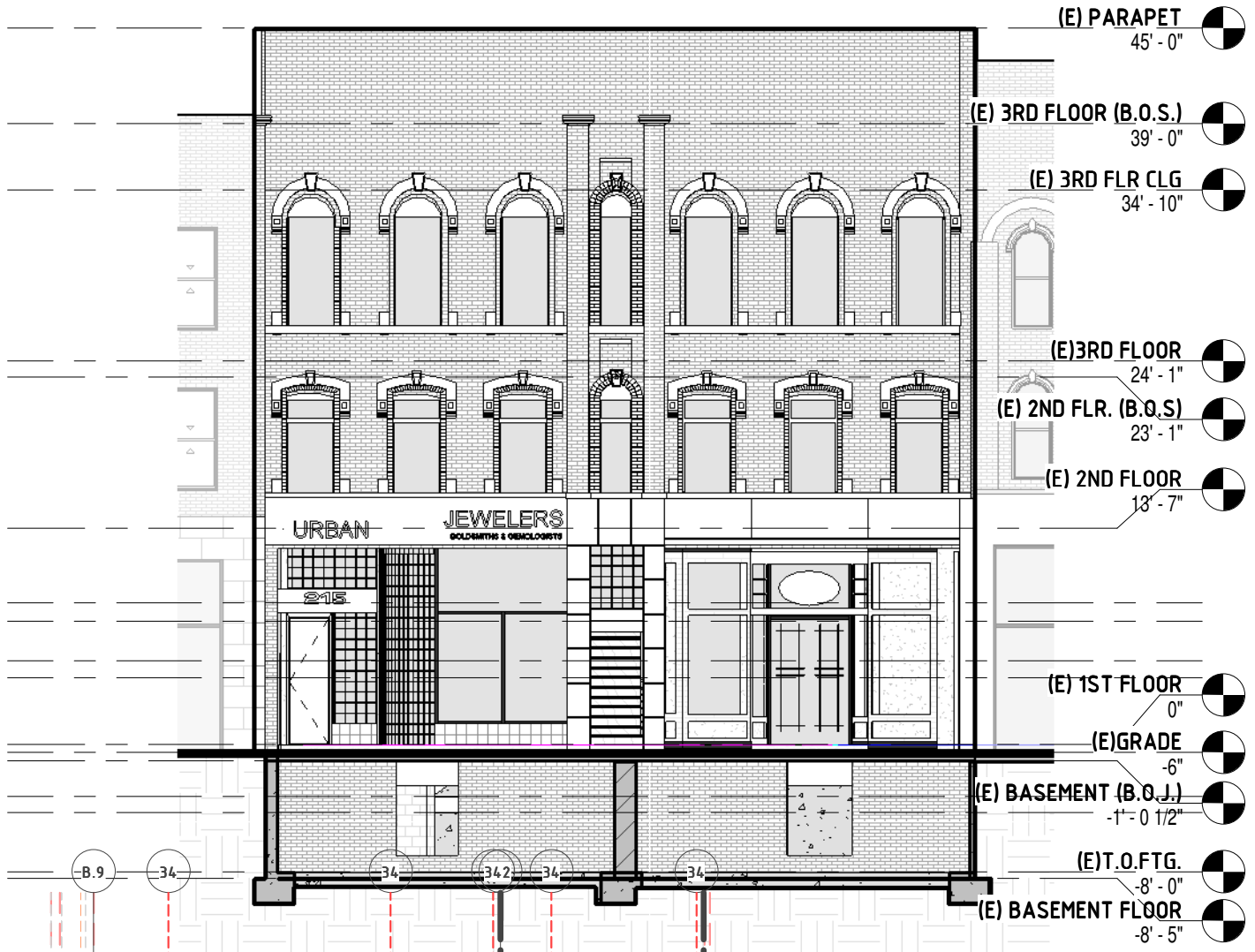
HISTORIC PHOTO

04.20.2023

1 (E) APPROX. FACADE 1949

N.T.S.

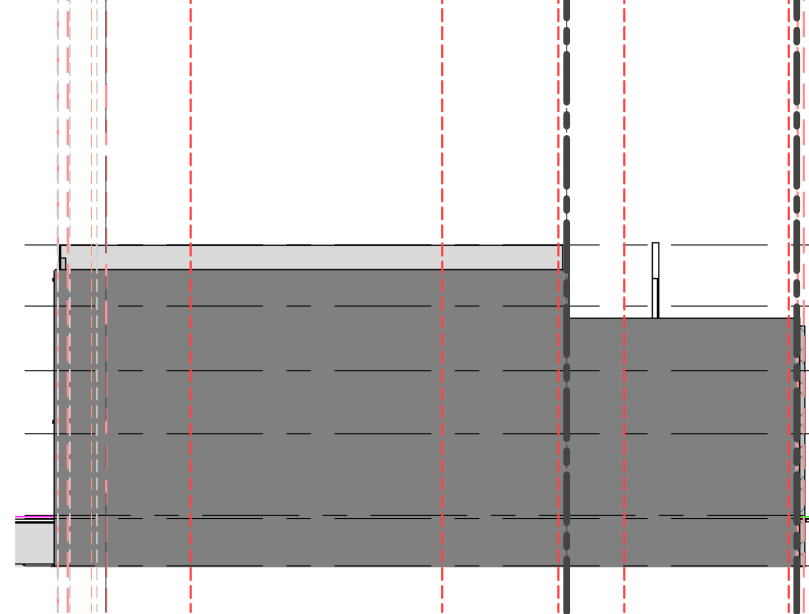
HDC-06



(E) MAIN STREET ELEVATION (WEST)

1

3/32" = 1'-0"



(E) SOUTH ELEVATION-

2

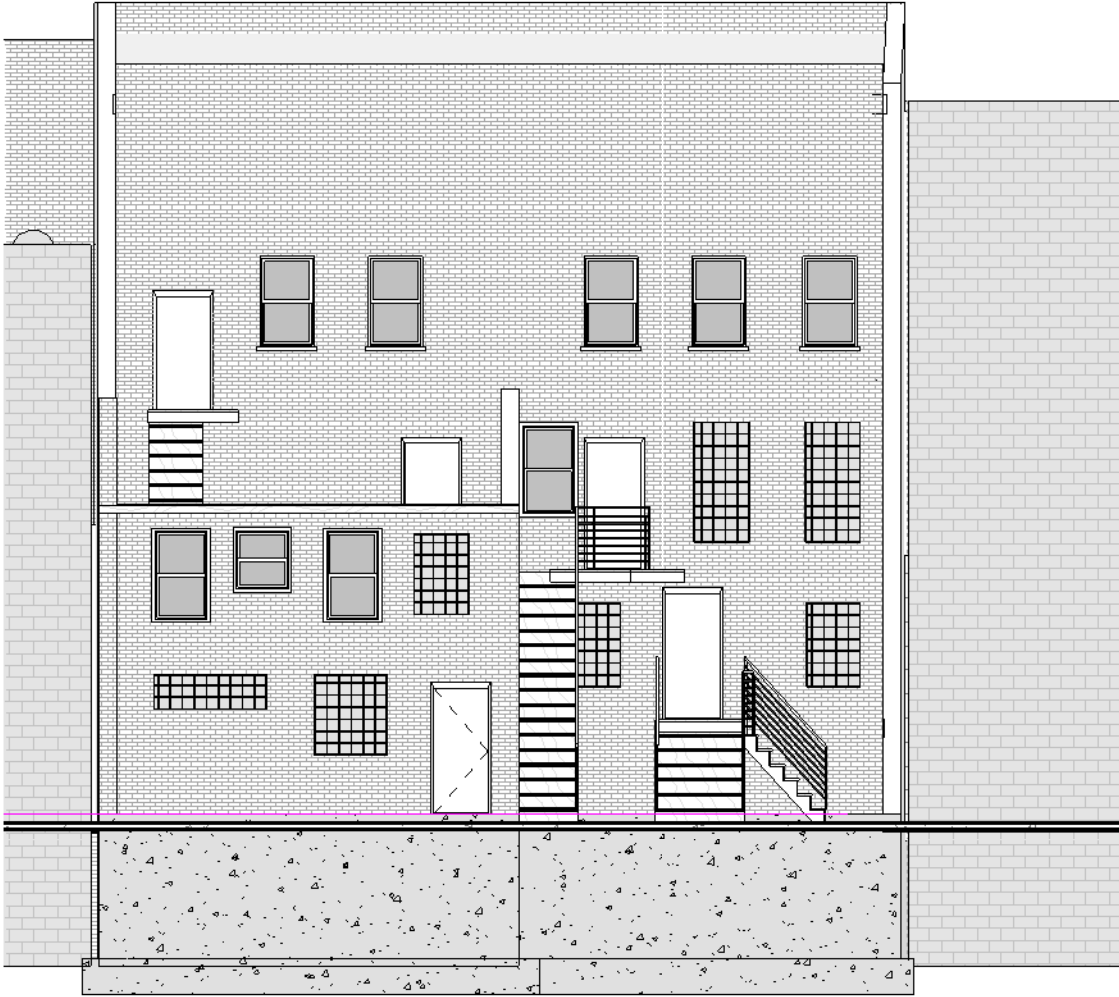
1/32" = 1'-0"



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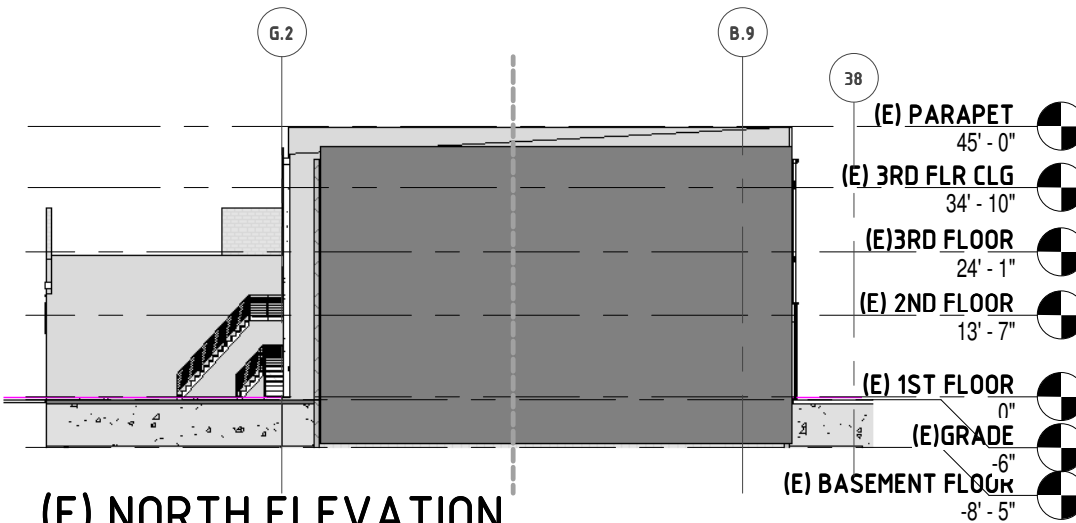
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 (E) ELEVATIONS
 04.20.2023

HDC-07



1 (E) EAST ELEVATION-

3/32" = 1'-0"



2 (E) NORTH ELEVATION

1/32" = 1'-0"



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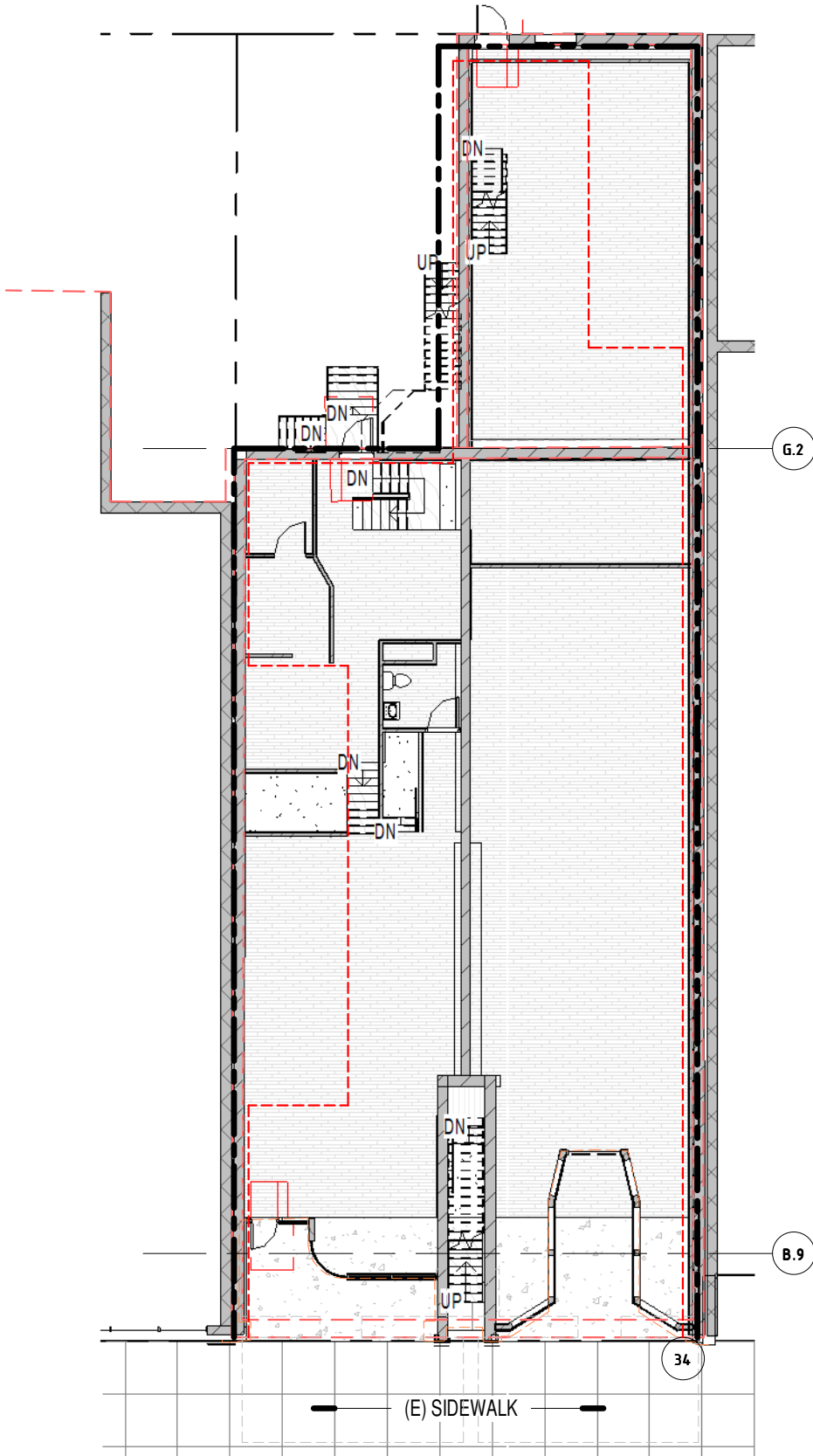
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(E) ELEVATIONS

04.20.2023

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



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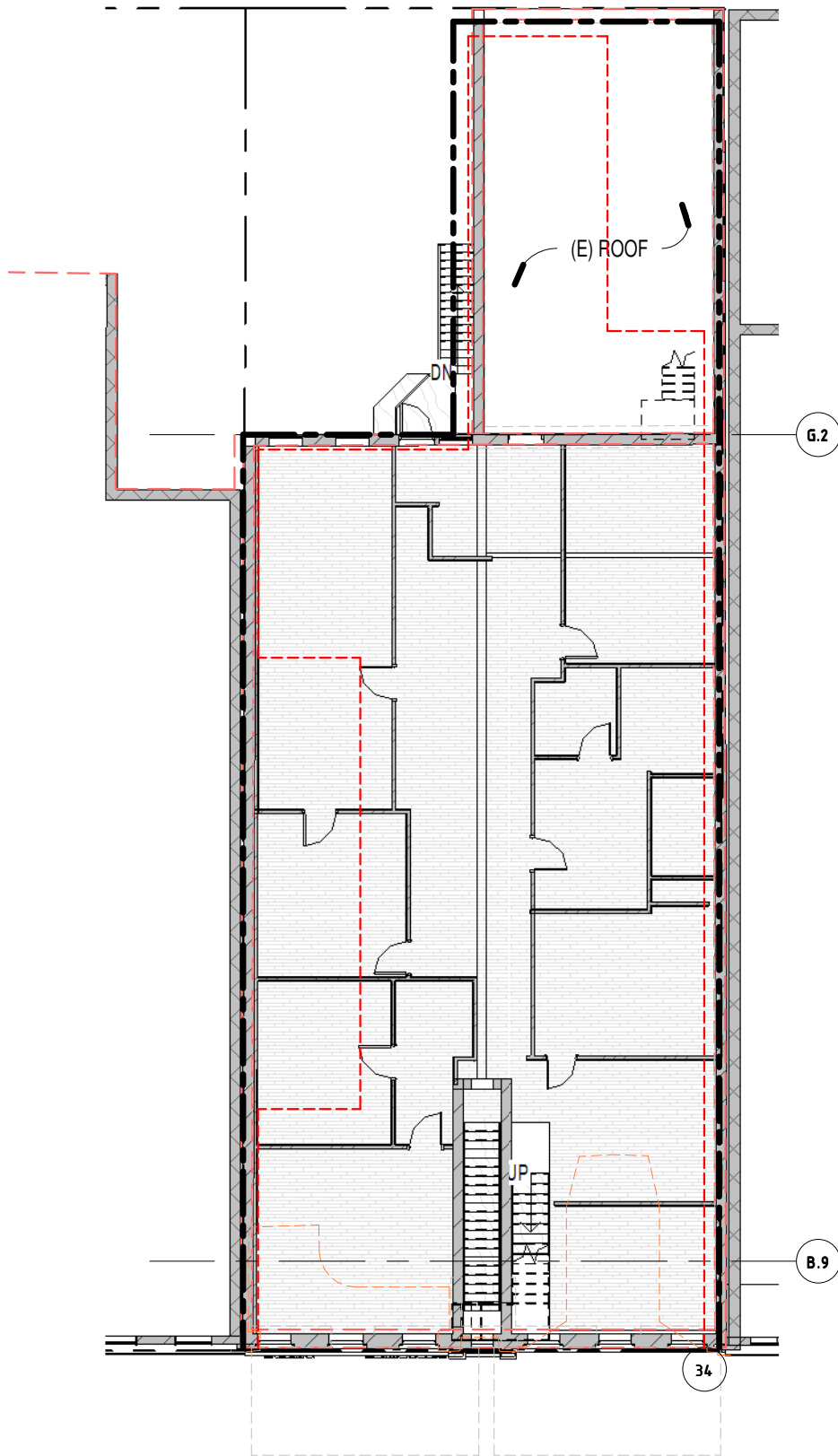
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(E) FIRST FLOOR

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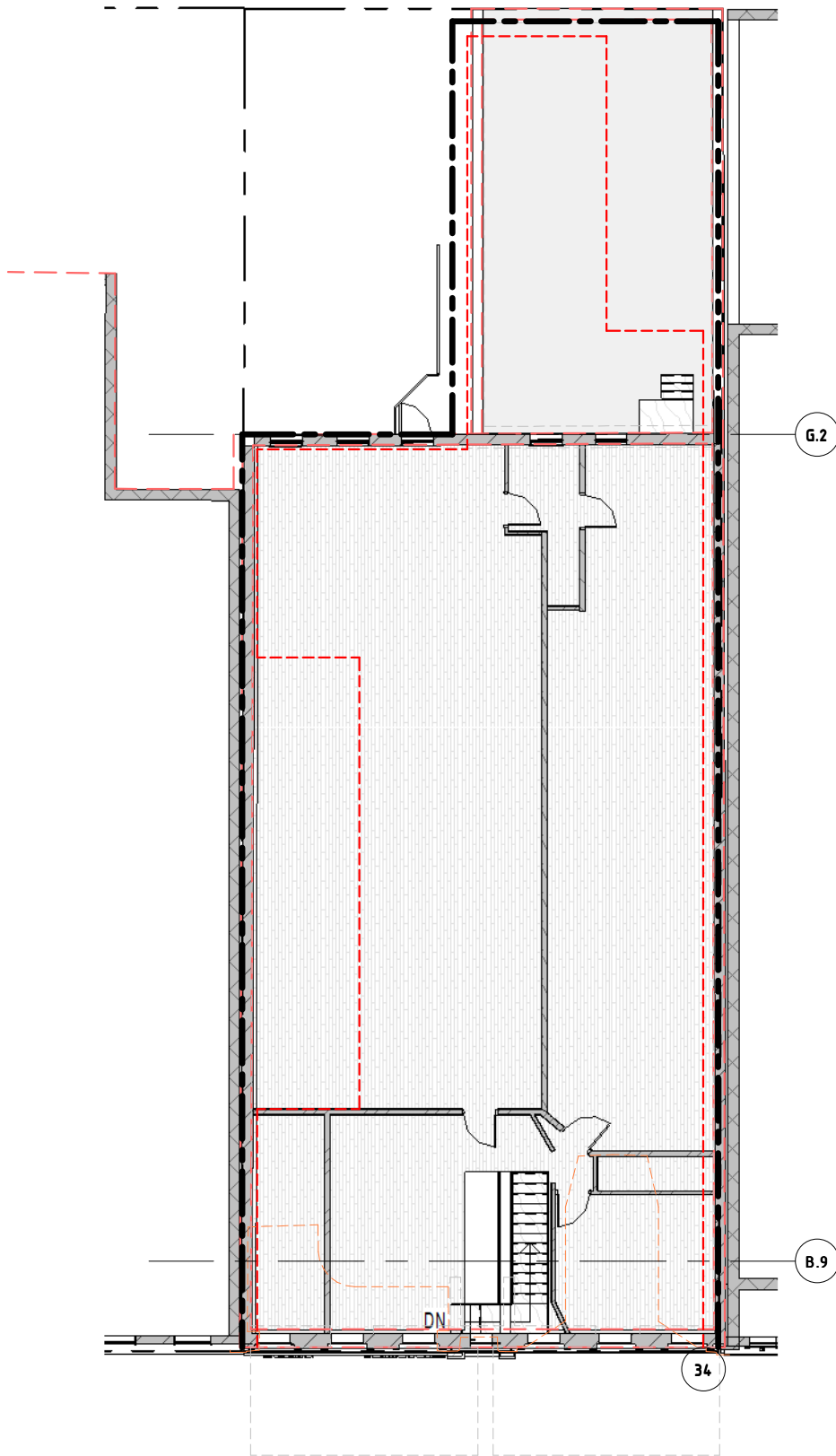
(E) SECOND FLOOR

04.20.2023

1 (E) SECOND FLOOR

1/16" = 1'-0"

HDC-10



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



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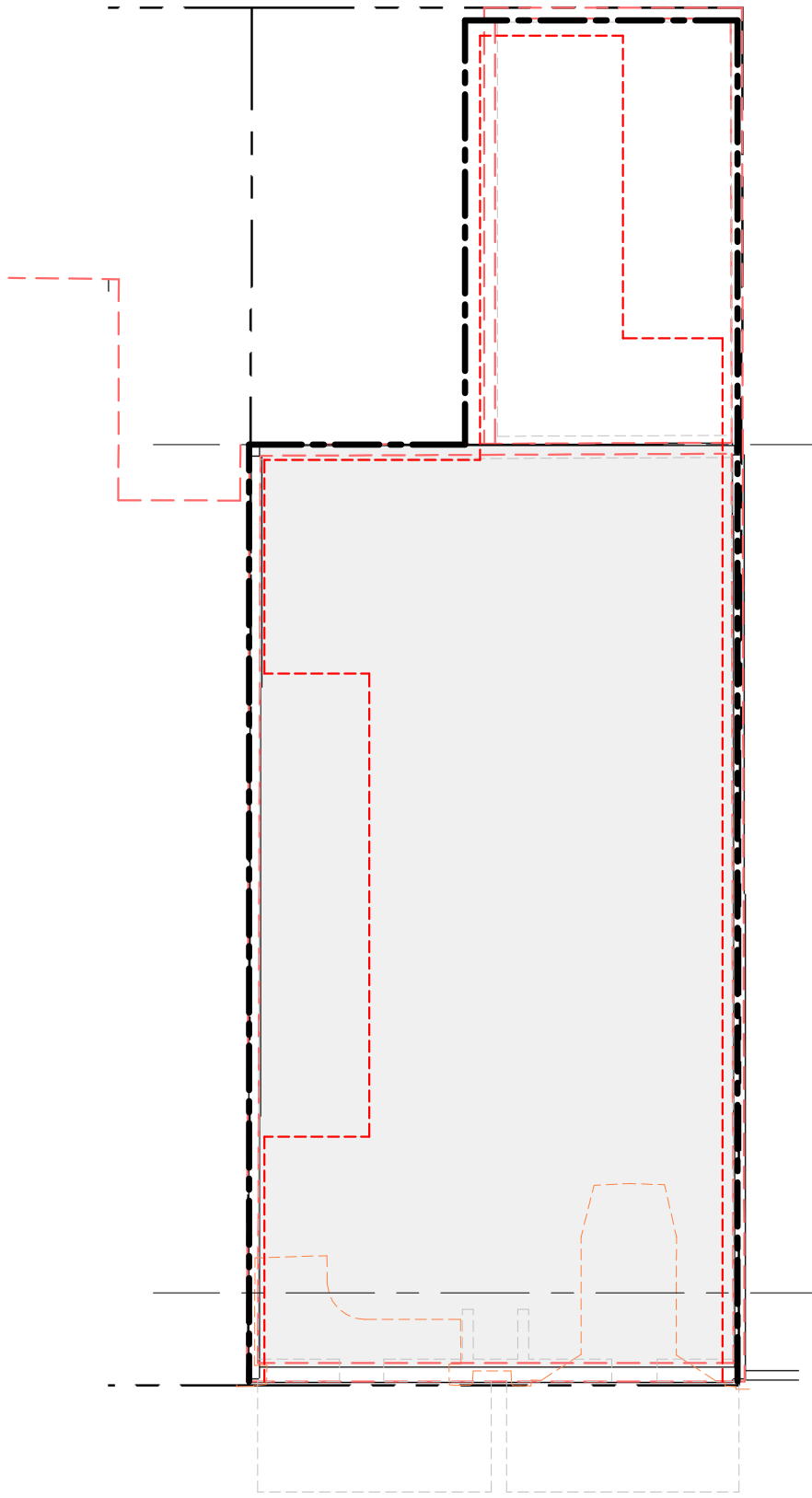
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215 S. MAIN

SD-3

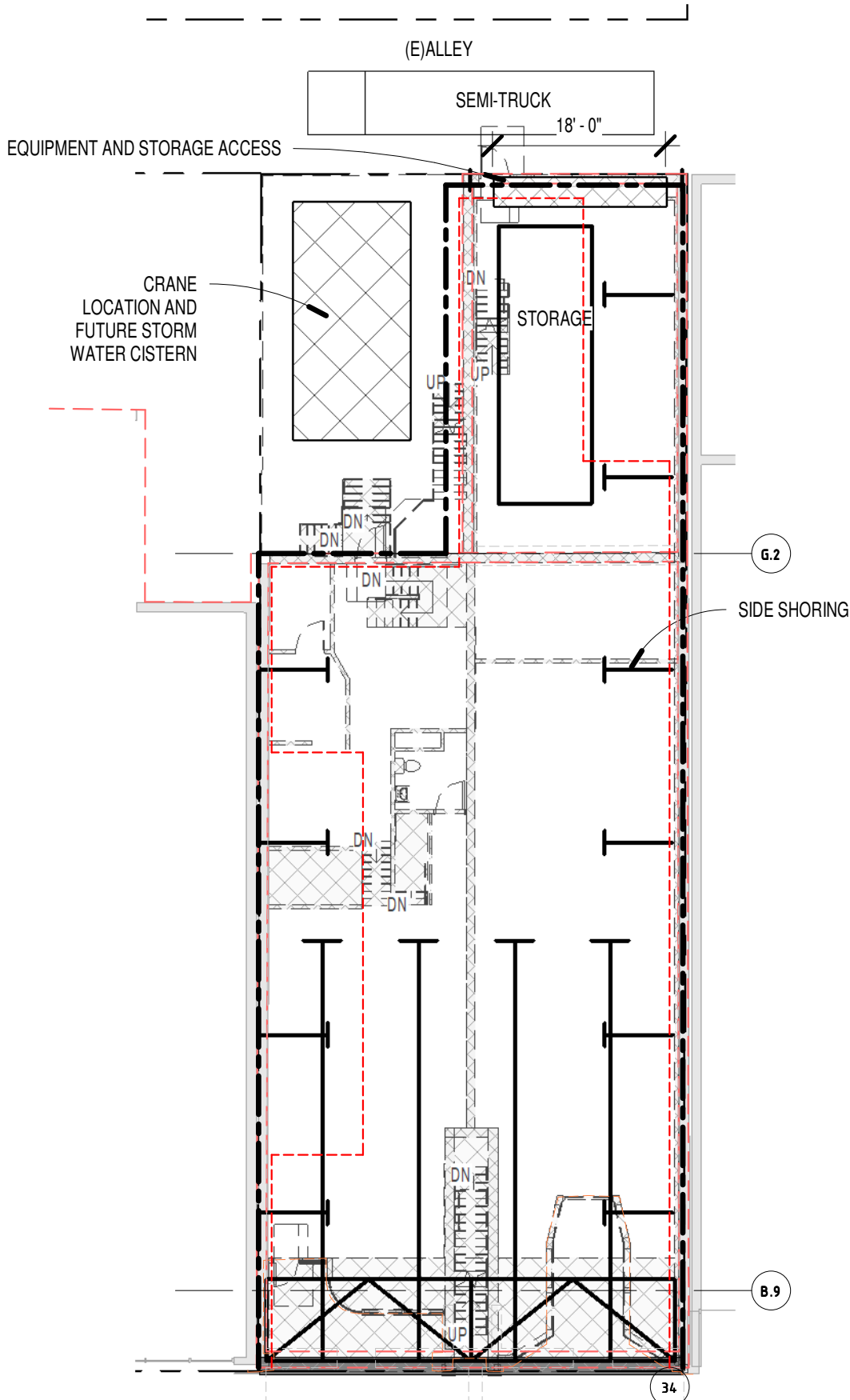
(E) THIRD FLOOR

04.20.2023



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(E) ROOF
04.20.2023

1 (E) ROOF PLAN
1/16" = 1'-0"



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 CONSTRUCTION
 FEASIBILITY PLAN
 04.20.2023

CONSTRUCTION FEASIBILITY PLAN

1
 1/16" = 1'-0"

HDC-13



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SD-3

CONSTRUCTION

FEASIBILITY PLAN

04.20.2023

HDC-14

DAILEY ENGINEERING INC

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

April 3, 2023

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

Regarding: 215-217 S. Main, Ann Arbor

Dr. Mr. Kafaie:

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



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SD-3

STRUCTURAL

ENGINEER ANALYSIS

04.20.2023

HDC-15



2 (N) ALLEY PERSPECTIVE



1 (N) MAIN ST PERSPECTIVE



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(N) BUILDING

04.20.2023

HDC-17

ELEVATION NOTES

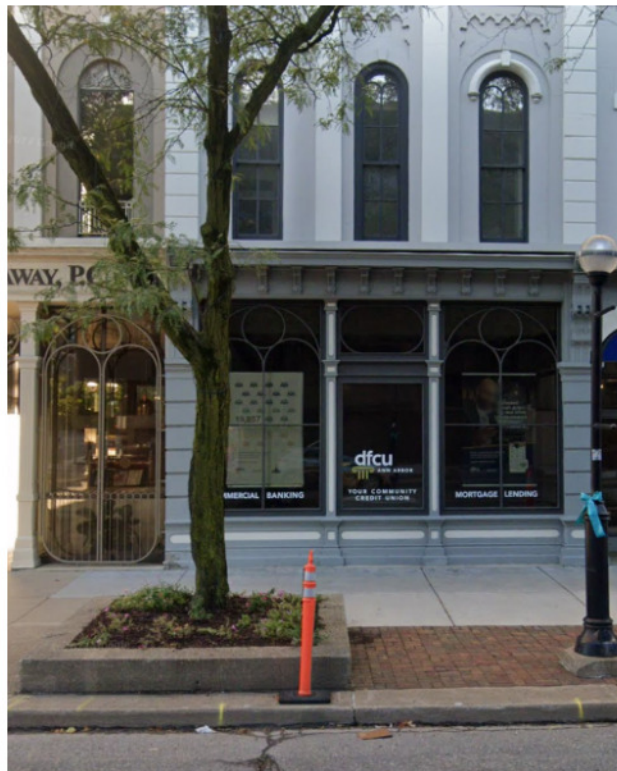
<u>TAG</u>	<u>NOTE CONTENT</u>
<u>(E)1</u>	(E) BRICK TO REMAIN. PAINTED GREY
<u>(E)2</u>	(E) BRICK PIERS TO BE PAINTED BLACK
<u>(E)3</u>	(E) POST 1950 WINDOWS TO BE REPLACED REFER TO WINDOW SPECS
<u>(E)4</u>	(E) HISTORIC WINDOW DETAILS TO REMAIN. PAINT TO MATCH NEW COLORS
<u>(E)5</u>	(E) MASONIC SKULL AND CROSSBONES TO REMAIN
<u>(E)6</u>	(E) MASONIC CROSS TO REMAIN
<u>(E)7</u>	(E) HISTORIC BUILDING CORNICE TO REMAIN
<u>(E)8</u>	(E) LIMESTONE BAND
<u>(N)01</u>	(N) SIDEWALK UP-LIGHT (TYP OF 4)
<u>(N)02</u>	(N) BLACK ANODIZED ALUM. WINDOWS INSTALLED WITH-IN EXISTING OPENNING
<u>(N)03</u>	EXTERIOR: BLACK ANODIZED ALUM FRAME STOREFRONT WITH 1" INSULATED GLASS
<u>(N)04</u>	(N)TENANT SIGN TO MEET LOCAL ZONING ORDINANCE
<u>(N)05</u>	(N)BLACK METAL ADDRESS BLOCK
<u>(N)06</u>	(N) LIMESTONE BAND TO MATCH EXISTING
<u>(N)07</u>	(N) BLACK ANODIZED ALUM. WINDOWS TYP.
<u>(N)08</u>	(N) PRE-FAB BALCONY
<u>(N)09</u>	(N) BRICK TO MATCH EXISTING
<u>(N)10</u>	(N) SLIDING DOOR
<u>(N)11</u>	(N) BLACK ANODIZED ALUM METAL COPING
<u>(N)12</u>	(N) FIRE DEPT CONNECTION
<u>(N)13</u>	(N) ANODIZED ALUM. BLACK SLIDER DOOR TYP.
<u>(N)14</u>	(N) SPLIT-FACE CMU
<u>(N)15</u>	(N) REPLACEMENT WINDOWS (TYP 6). REFER TO HDC 33.4 FOR WINDOW DIMENSIONS
<u>(N)16</u>	(N) REPLACEMENT WINDOW (TYP 1). REFER TO HDC 33.5 FOR WINDOW DIMENSIONS

PAINT COLOR KEY

P1: WHITE

P2: DARK GREY

P3: WHITE



SAMPLE FACADE



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SD-3

(N)ELEVATION

NOTES

04.20.2023

HDC-18

PARAPET SCREEN SLOPED
BACK TO REDUCE VIEW FROM
STREET LEVEL



- (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"
- WINDOWS REPLACED TO MATCH ORIGINALS
- (N) 3RD FLOOR 25' - 4"
- (N) 2ND FLR. CLG. 23' - 0"
- (N) 2ND FLOOR 13' - 0"
- (N) 1ST FLR. CLG. 11' - 0"
- (E) 1ST FLOOR
- (N) 1ST FLOOR

* REPLACEMENT WINDOWS (TYP 7)

(N) STOREFRONT TO MATCH INTEGRITY OF ORIGINAL BUILD

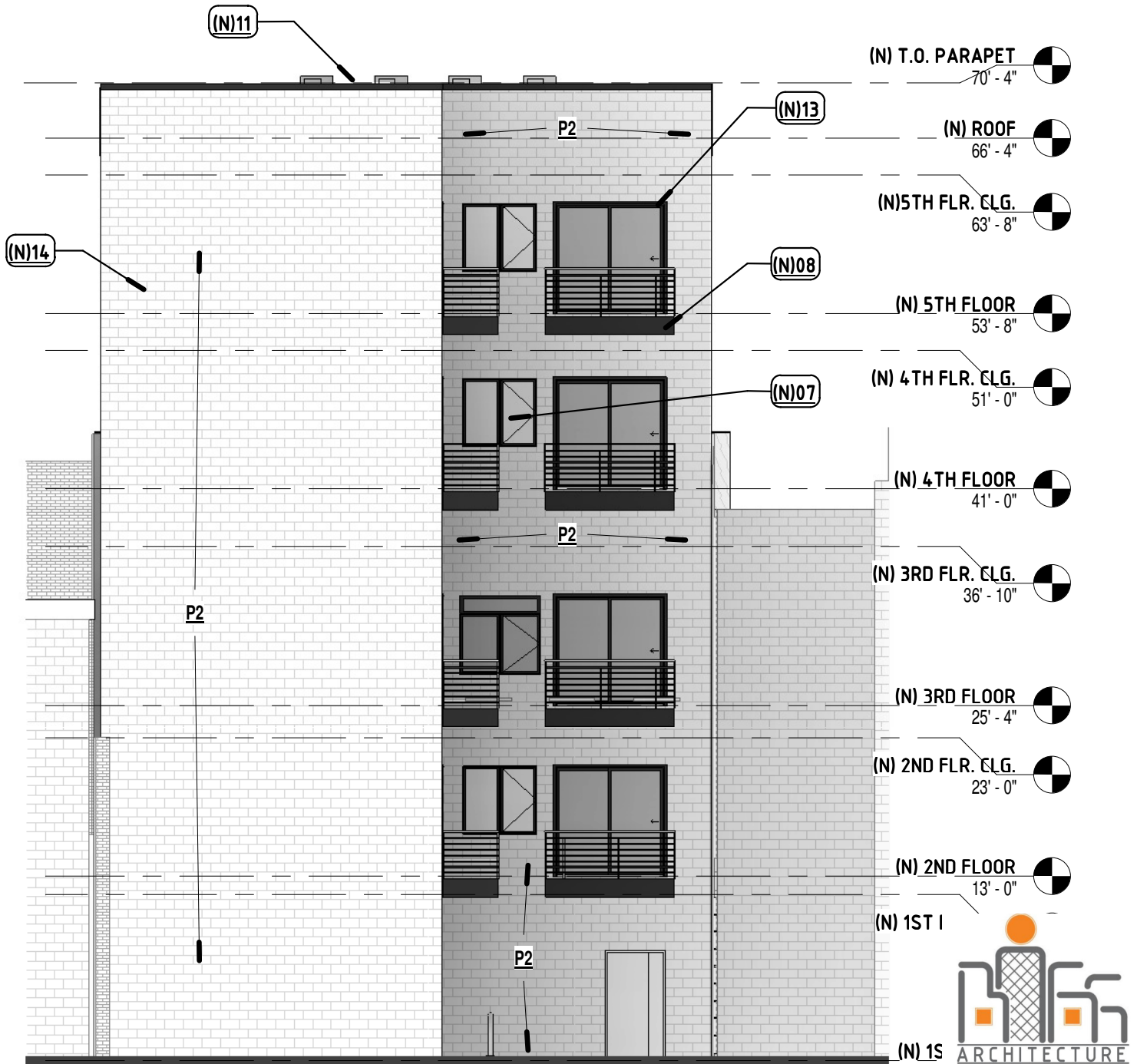
(N) FACADE & CROWN TO MATCH INTEGRITY OF ORIGINAL BUILDING CHARACTER

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 (N) WEST
 ELEVATION
 04.20.2023

(N) MAIN ST ELEVATION

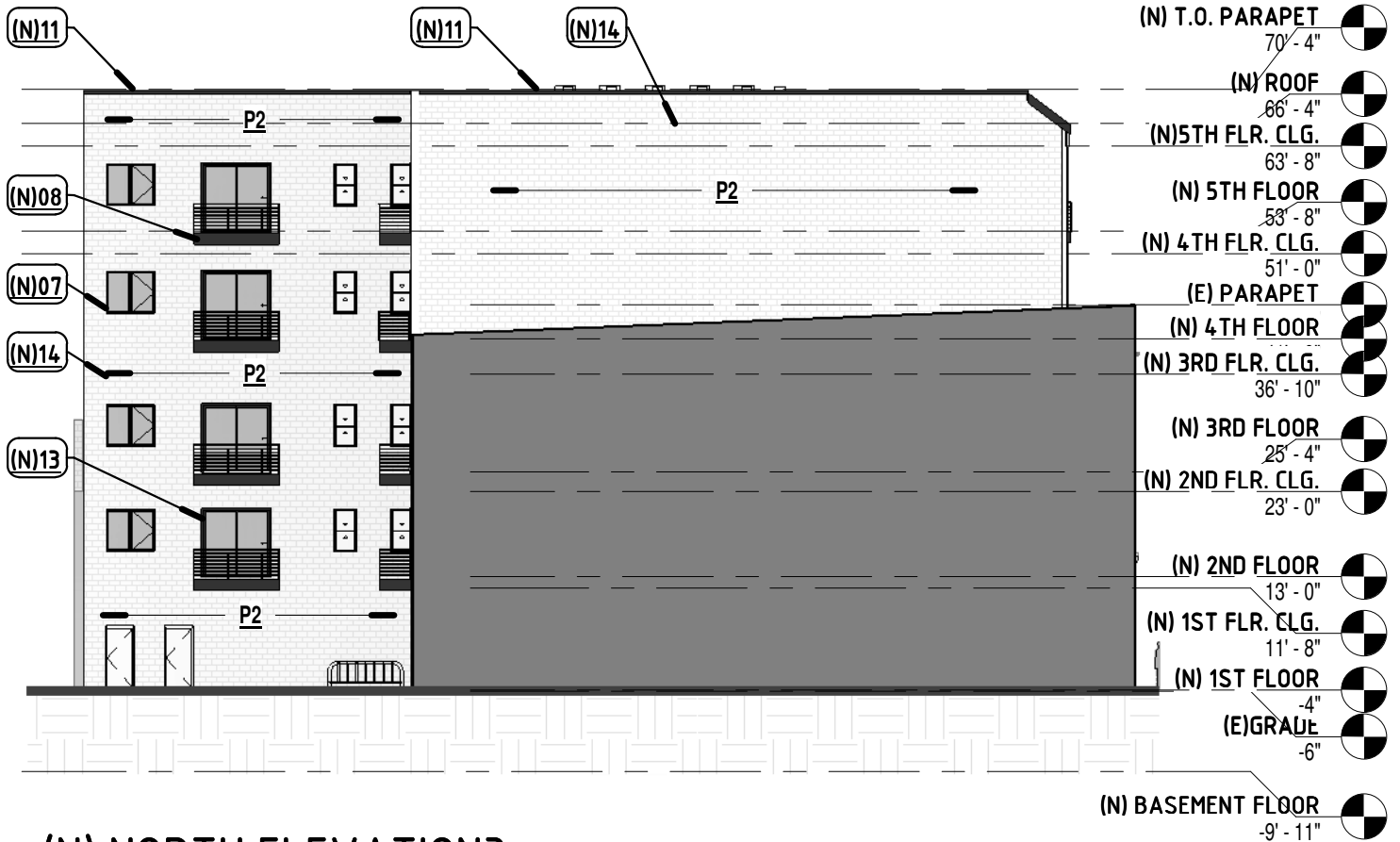
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3/32" = 1'-0"



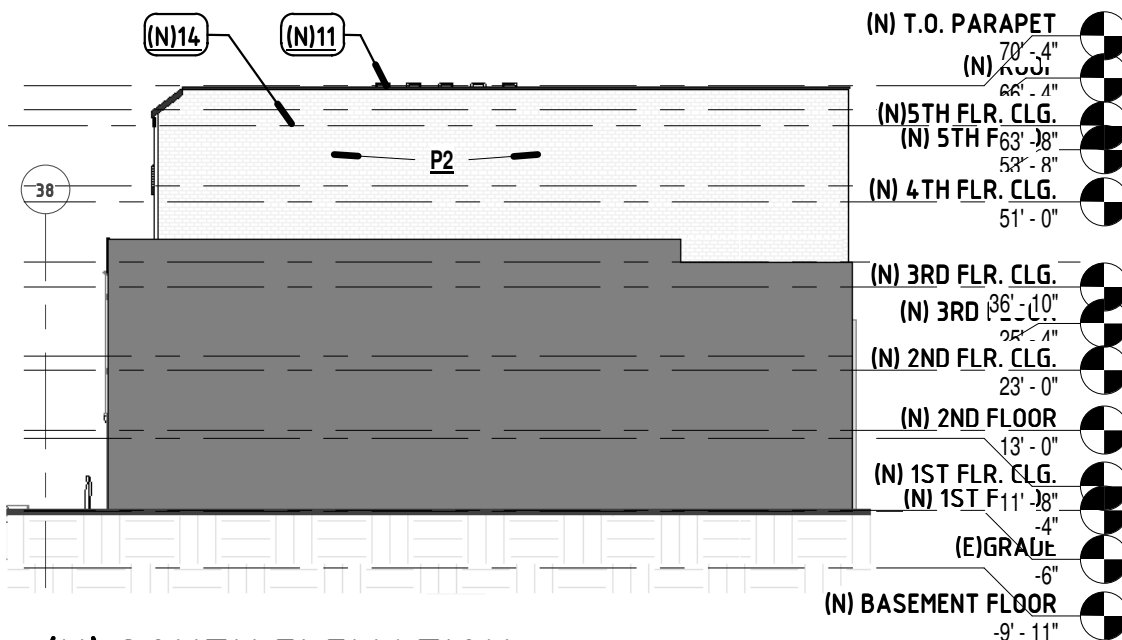
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 SD-3
 (N) EAST ELEVATION
 04.20.2023

1 (N) ALLEY ELEVATION
 3/32" = 1'-0"



2 (N) NORTH ELEVATION 3

3/64" = 1'-0"



1 (N) SOUTH ELEVATION

1/32" = 1'-0"



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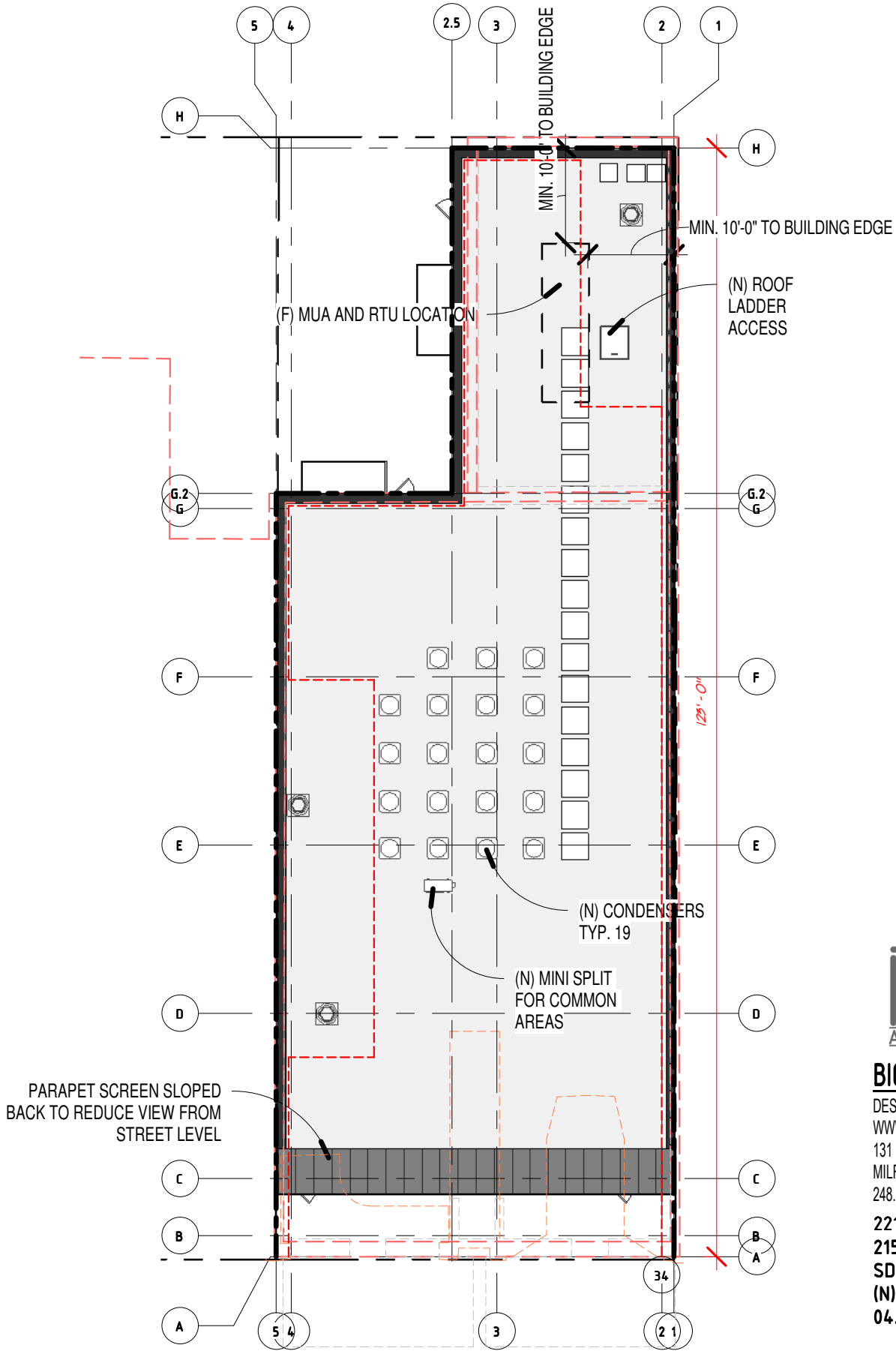
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(N) SIDE

ELEVATIONS

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HDC-21



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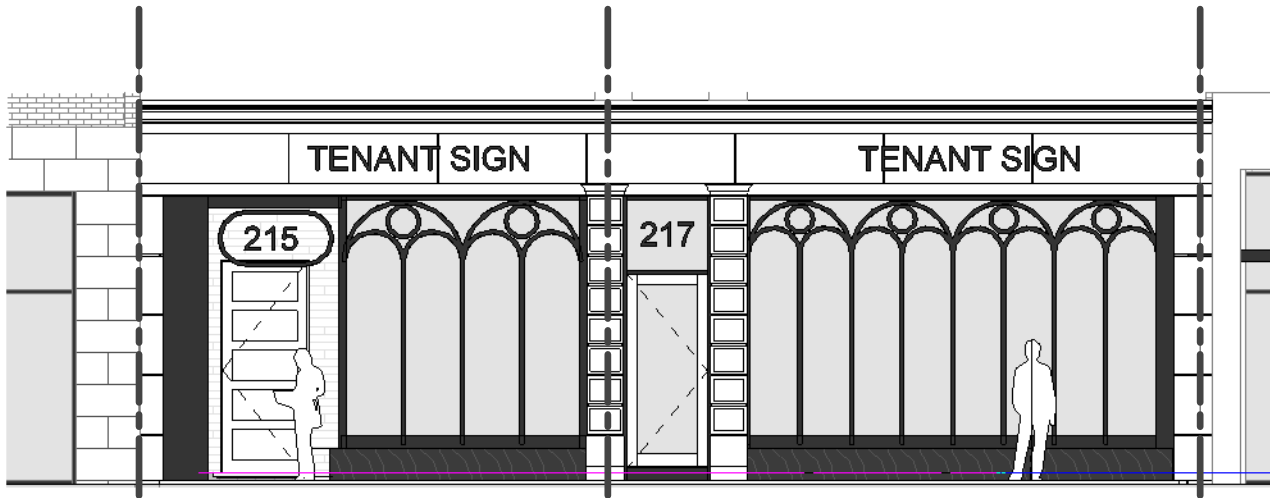
22114
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 SD-3
 (N) ROOF
 04.20.2023

(N) ROOF PLAN

1

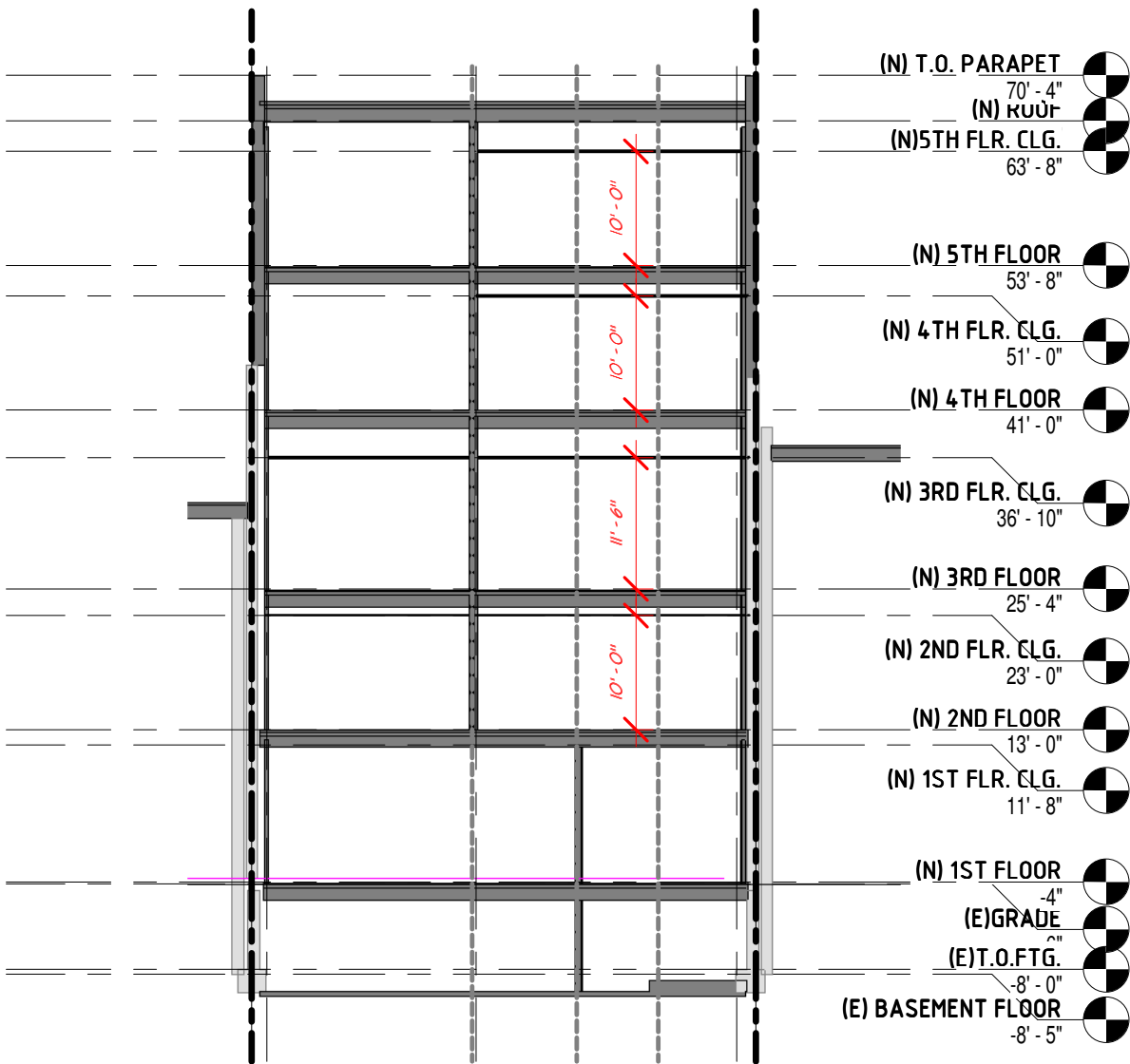
1/16" = 1'-0"

HDC-29



2 (N) MAIN ST ELEVATION (ENLARGED)

1/8" = 1'-0"



- (N) T.O. PARAPET 70' - 4"
- (N) ROOF
- (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"
- (E) GRADE 0"
- (E) T.O. FTG. -8' - 0"
- (E) BASEMENT FLOOR -8' - 5"



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SD-3

(N)SECTION/STOREFRONT

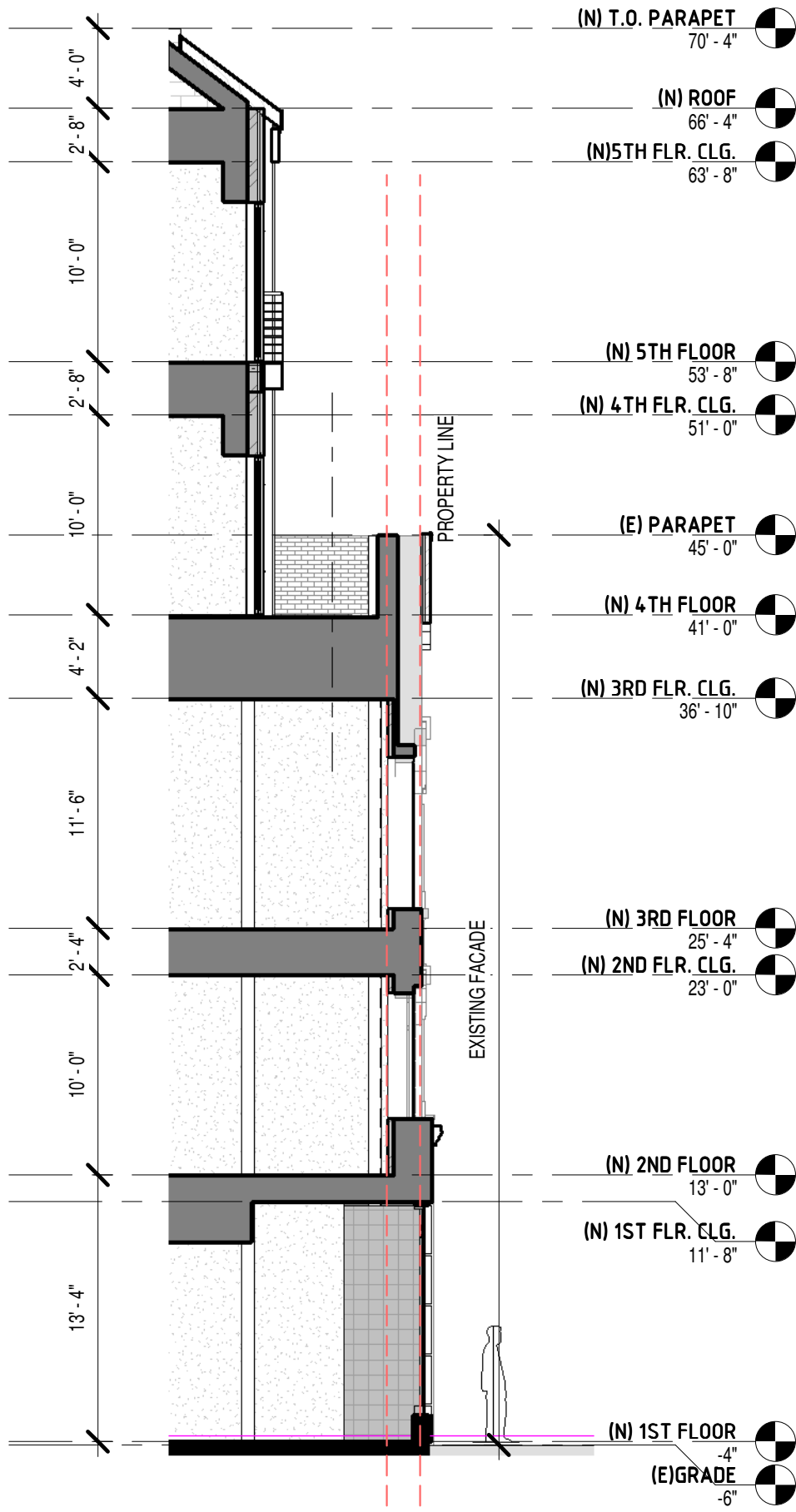
ELEV.

04.20.2023

1 (N) SECTION

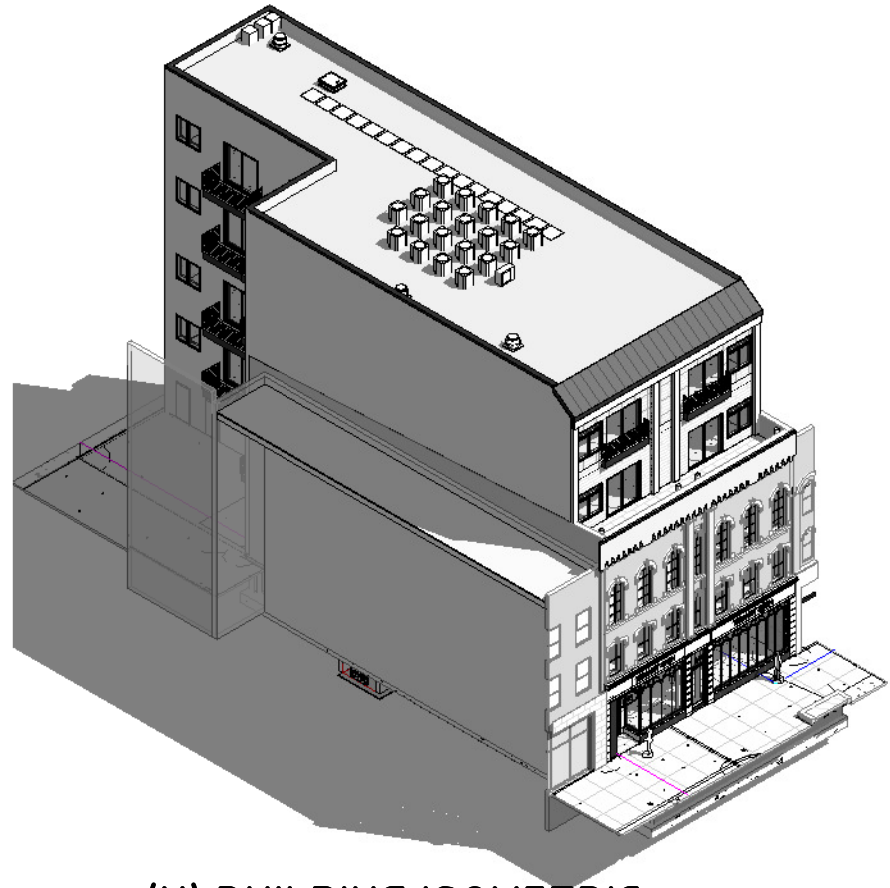
1/16" = 1'-0"

HDC-30

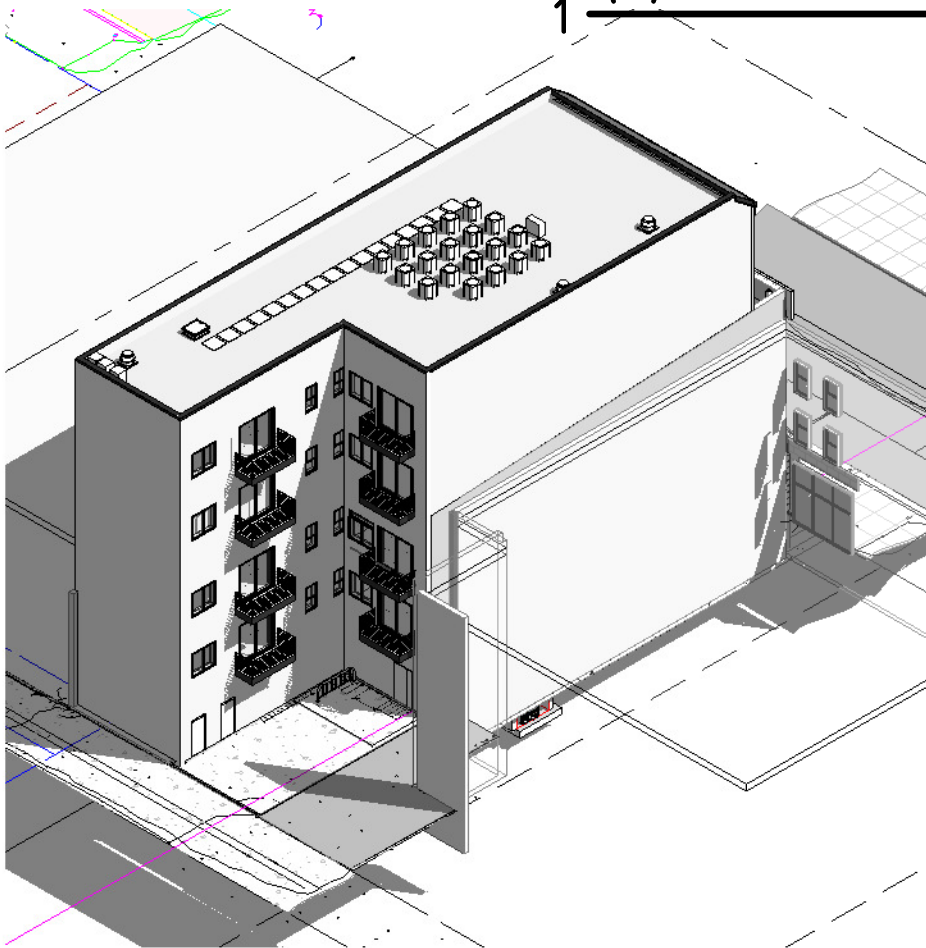


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 (N)WALL SECTION
 04.20.2023

1 STOREFRONT SECTION
 1/8" = 1'-0"



1 (N) BUILDING ISOMETRIC



2 (N) BUILDING ISOMETRIC 2



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(N)BUILDING

ISOMETRIC

04.20.2023



1 (E) WINDOW MULLIONS FIRE DAMAGE
N.T.S.



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(E) WINDOW

MULLIONS FIRE

DAMAGE

05.15.2023

HDC-33.0

Pullum Window Corporation

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

May 10, 2023

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

RE: 215-217 S. Main, Ann Arbor

Mr. Kafaei

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

Sincerely



Charlie Pullum, President
Pullum Window Corporatoin
313 418 6116 Cell



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MULLION

ASSESSMENT

05.15.2023

EXISTING WINDOW MULLION ASSESSMENT

HDC-33.1

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

To Whom It May Concern:

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

Sincerely,
Reza Rahmani
734.479.4747
lrahmani@comcast.net



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OWNER LETTER

05.15.2023

OWNER LETTER OF ACKNOWLEDGMENT

HDC-33.2

APPLICATION FOR REPLACEMENT OF HISTORIC (PRE-1945) WINDOWS

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

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

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

Applicant (or representative): REZA RAHMANI

Today's date: 05.18.2023

Staff: _____

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

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

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

1/7/21



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APPLICATION

05.15.2023

HDC-33.3

WINDOW 'A' EXISTING AND PROPOSED WINDOW DIMENSIONS (TYP 6)

Window Specifications

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

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

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

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

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

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

Casing Thickness	Existing	Proposed
Distance	2"	2"

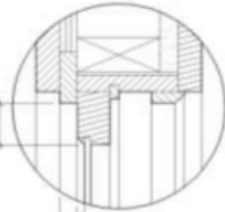
Casing Width	Existing	Proposed
Distance	3 7/8"	3 7/8"

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

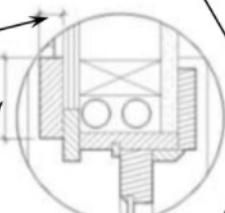
Sill Pitch	Existing	Proposed
Distance	1/8"	1/8"

Sill Thickness	Existing	Proposed
Distance	SILL WILL REMAIN EXISTING	LIMESTONE CAP

Head Detail



Jamb Detail



Sill Detail



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

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

The number and location of muntins matches the original.

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

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

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

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

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

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



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PROPOSED WINDOW

DIMENSIONS

05.15.2023

WINDOW 'B' EXISTING AND PROPOSED WINDOW DIMENSIONS (TYP 1)

Window Specifications

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

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

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

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

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

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

Casing Thickness	Existing	Proposed
Distance	2"	2"

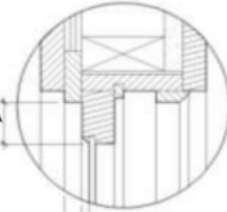
Casing Width	Existing	Proposed
Distance	3 7/8"	3 7/8"

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

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

Sill Thickness	Existing	Proposed
Distance	SILL WILL REMAIN EXISTING	LIMESTONE CAP

Head Detail



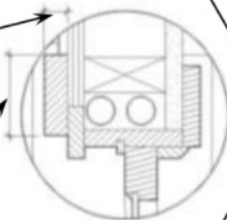
The window unit type matches the original (double-hung, casement, etc.)

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

The number and location of muntins matches the original.

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

Jamb Detail



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

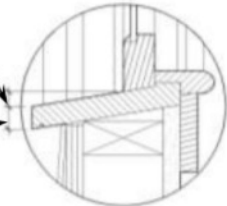
Glass Inset	Existing	Proposed
Distance	3/8"	3/8"

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

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

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

Sill Detail



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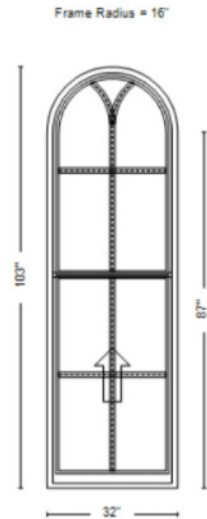
PROPOSED WINDOW

DIMENSIONS

05.15.2023

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 10

Quote Qty: 5

Scaling: 1/2" = 1'

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

Rough Opening: 32.75" X 103.75"

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

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



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

Jobsite Location: YPSILANTI, MI

Room Location: Front 3rd

Sales Branch Location: 18900 Pella Windows and Doors

Printed On: 3/21/2023

Page 1 Of 8

WINDOW SPEC 1



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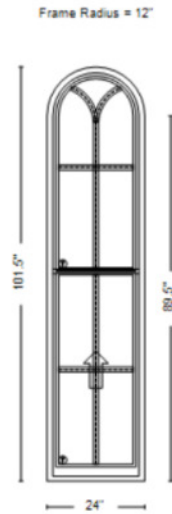
(SPECS) WINDOW

04.20.2023

HDC-34

Customer Approval Form:


Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985
Line Number: 15 **Quote Qty:** 1 **Scaling:** 1/2" = 1'
Description: Special Pella® Reserve, Traditional, Single Hung, 24 X 101.5, Putty
Rough Opening: 24.75" X 102.25"
Performance Information: U-Factor 0.30, SHGC 0.23, VLT 0.41, CPD PEL-N-232-01484-00001, Egress Not Calculated

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

	Quote Name: 215-217 South Main 03023 II 6/0 Project Name: 215-217 South Main
	Jobsite Location: YPSILANTI, MI
	Room Location: Front 3rd
	Sales Branch Location: 18900 Pella Windows and Doors

Printed On: 3/21/2023

Page 2 Of 8

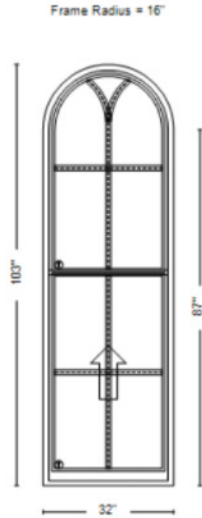
WINDOW SPEC 2



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 SD-3
 (SPECS) WINDOW
 04.20.2023

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985
 Line Number: 20 Quote Qty: 1 Scaling: 1/2" = 1'
 Description: Special Pella® Reserve, Traditional, Single Hung, 32 X 103, Putty
 Rough Opening: 32.75" X 103.75"
 Performance Information: U-Factor 0.30, SHGC 0.23, VLT 0.41, CPD PEL-N-232-01484-00001, Egress Not Calculated

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

	Quote Name: 215-217 South Main 03023 II 6/0	Project Name: 215-217 South Main
	Jobsite Location: YPSILANTI, MI	
	Room Location: Front 3rd	
	Sales Branch Location: 18900 Pella Windows and Doors	

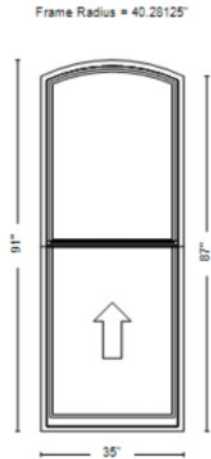
WINDOW SPEC 3



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 SD-3
 (SPECS) WINDOW
 04.20.2023

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 26

Quote Qty: 6

Scaling: 1/2" = 1'

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

Rough Opening: 35.75" X 91.75"

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

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



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

Jobsite Location: YPSILANTI, MI

Room Location: 2nd floor

Sales Branch Location: 18900 Pella Windows and Doors

Printed On: 3/21/2023

Page 4 Of 8

WINDOW SPEC 4



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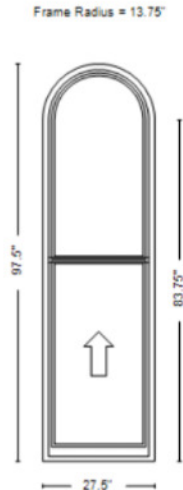
(SPECS) WINDOW

04.20.2023

HDC-37

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 27

Quote Qty: 1

Scaling: 1/2" = 1'

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

Rough Opening: 28.25" X 98.25"

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

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



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

Jobsite Location: YPSILANTI, MI

Room Location: 2nd floor

Sales Branch Location: 18900 Pella Windows and Doors



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(SPECS) WINDOW

04.20.2023

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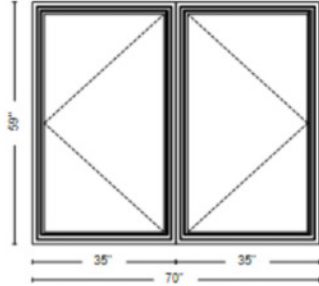
Page 5 Of 8

WINDOW SPEC 5

HDC-38

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 40

Quote Qty: 20

Scaling: 1/2" = 1'

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

Rough Opening: 70.75" X 59.75"

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

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

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



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

Jobsite Location: YPSILANTI, MI

Room Location: Rear

Sales Branch Location: 18900 Pella Windows and Doors

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Page 6 Of 8

WINDOW SPEC 6



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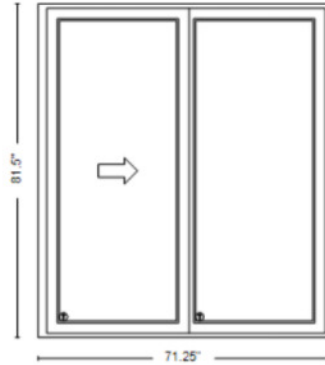
SD-3

(SPECS) WINDOW

04.20.2023

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 60

Quote Qty: 16


Scaling: 1/2" = 1'

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

Rough Opening: 72" X 82"

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

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

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

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WINDOW SPEC 7



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(SPECS) WINDOW

04.20.2023

HDC-40

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 60

Quote Qty: 16

Scaling: 1/2" = 1'

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

Rough Opening: 72" X 82"

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

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



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

Jobsite Location: YPSILANTI, MI

Room Location: East

Sales Branch Location: 18900 Pella Windows and Doors

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Page 7 Of 8

WINDOW SPEC 8



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SD-3

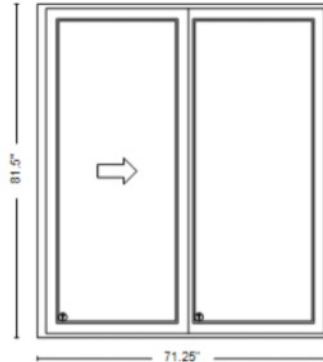
(SPECS) WINDOW

04.20.2023

HDC-41

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16549985

Line Number: 65

Quote Qty: 4

Scaling: 1/2" = 1'

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

Rough Opening: 72" X 82"

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

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



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

Jobsite Location: YPSILANTI, MI

Room Location: West

Sales Branch Location: 18900 Pella Windows and Doors

Printed On: 3/21/2023

Page 8 Of 8

WINDOW SPEC 9



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MILFORD, MI 48381

248.886.4460

22114

215 S. MAIN

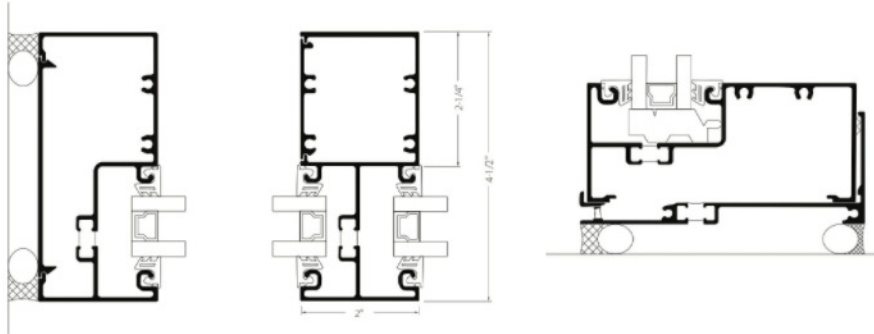
SD-3

(SPECS) WINDOW

04.20.2023

HDC-42

14000 I/O Series Multiplane Storefront Framing

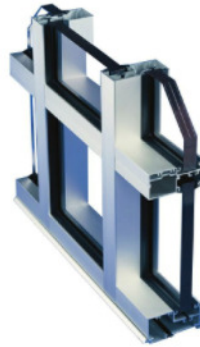


System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single Pour & Debridge thermal break with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- 7 anodized and 19 painted standard finishes
- Curved Headers
- Non-thermal Framing
- In-board, Centered, or Out-board glass plane
- Silicone Glazed Vertical



14000 I/O Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc

Description: 2" x 4-1/2" multiplane outside or inside flush glazed storefront

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Value:	Acoustic:
2"	4-1/2"	1" std (1/8" - 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF - Inside Plane 12 PSF - Outside Plane	30 PSF - Design 45 PSF - Overload	52, 61, - Inside Plane 67, 69, - Outside Plane 64, 63, - Outside Plane SSG	0.33 - Inside Plane 0.35 - Outside Plane 0.32 - Outside Plane SSG	STC 32 OTC 26

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.



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SD-3

(SPECS)

STOREFRONT

04.20.2023

TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

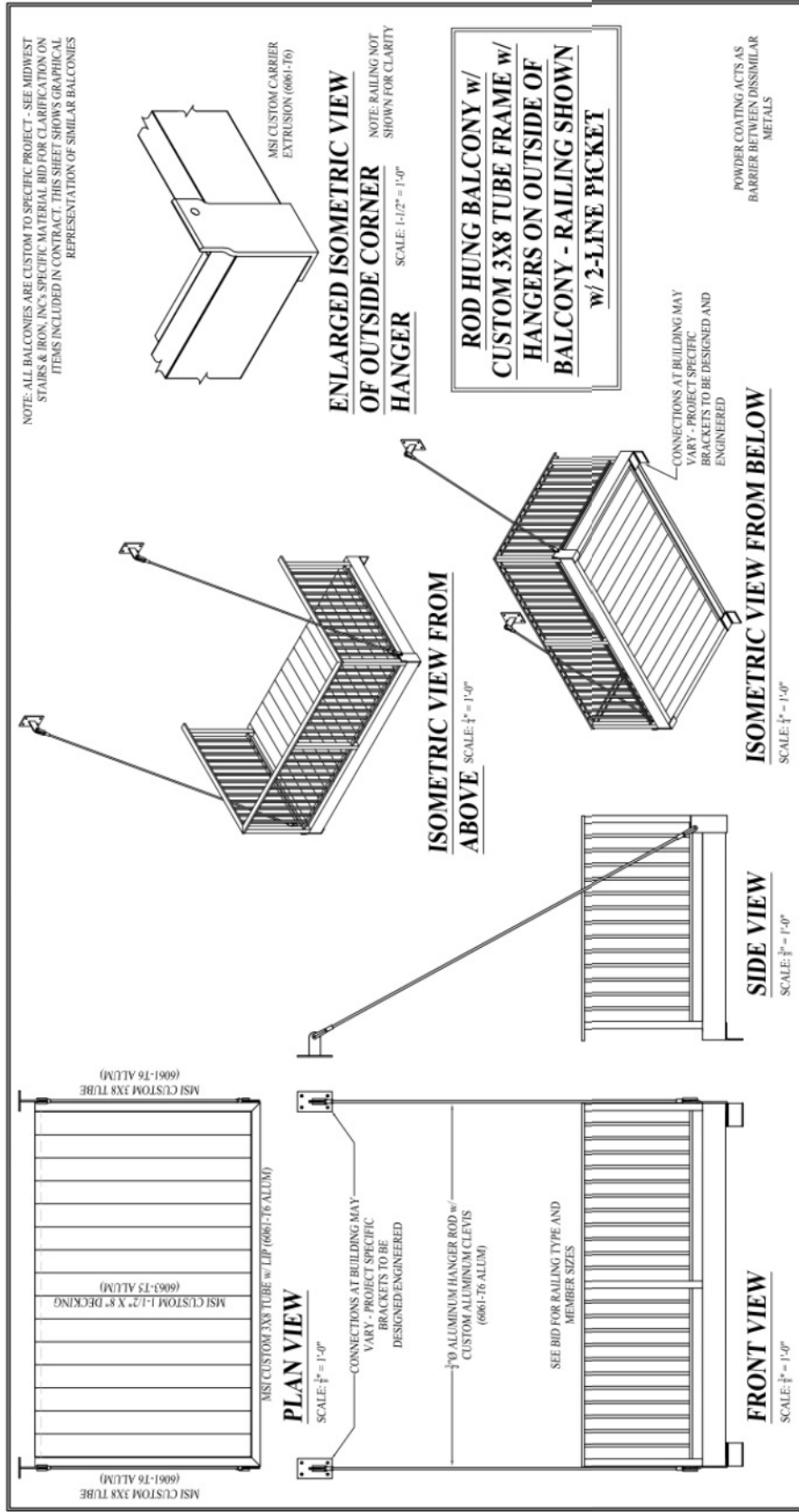
3056 Walker Ridge Drive NW, Suite G, Walker, MI 49544

1

(SPEC) STOREFRONT

12" = 1'-0"

HDC-43



**MIDWEST STAIRS & IRON, INC.'S
 CUSTOM BALCONY SCHEMATICS**

TYPE 1.01.01.01

Michael A. Corrigan P.E., ALA
 architects
 engineers
 10521 north port washington road, suite 220
 mequon, wisconsin 53092
 telephone: (262) 241-9700

MIDWEST STAIRS & IRON
 4100 South 14th Street, Milwaukee, Wisconsin 53221

THESE DRAWINGS ARE THE PROPRIETARY PROPERTY OF MIDWEST STAIRS & IRON, INC. AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MIDWEST STAIRS & IRON, INC.

PRE-FAB BALCONY SPEC

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 + INTERIOR + DIGITIZATION
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HISTORIC

RESTORATION

SPECS

04.20.2023

HDC-45

FAR ANALYSIS

TOTAL BUILDING SQUARE FOOTAGE

BASEMENT

RETAIL TENANT BASEMENT	2,818 SF
UTILITY	1,297 SF
STAIR A	209 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF
STAIR B	184 SF

TOTAL 4,613 SF - 4,115 SF LIVABLE

FIRST FLOOR

TENANT SPACE	3,157 SF
CORRIDOR	775 SF
CORRIDOR II	134 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 4,613 SF - 4,066 SF LIVABLE

SECOND FLOOR

TENANT 201	942 SF
TENANT 202	893 SF
TENANT 203	957 SF
TENANT 204	805 SF
CORRIDOR	517 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 4,668 SF - 4,114 SF LIVABLE

THIRD FLOOR

TENANT 301	942 SF
TENANT 302	893 SF
TENANT 303	957 SF
TENANT 304	805 SF
CORRIDOR	517 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 4,668 SF - 4,114 SF LIVABLE

FOURTH FLOOR

TENANT 401	746 SF
TENANT 402	742 SF
TENANT 403	957 SF
TENANT 404	805 SF
CORRIDOR	517 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 3,321 SF - 3,767 SF LIVABLE

FIFTH FLOOR

TENANT 501	746 SF
TENANT 502	742 SF
TENANT 503	957 SF
TENANT 504	805 SF
CORRIDOR	517 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 4,321 SF - 3,767 SF LIVABLE

TOTAL BUILDING SF

22,883 SF GROSS

19,828 SF FAR

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

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

21,824 SF - 19,828 SF = 1,996SF OK



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(N)FAR ANALYSIS

04.20.2023

HDC-46