

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 345 S Division Street, Application Number HDC25-0128

**DISTRICT:** East William Historic District

**STATUS:** Contributing

**REPORT DATE:** September 11, 2025

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** September 8, 2025

### OWNER

**Name:** Desert Klein-Kassab

**Address:** 518 N Seventh St  
Ann Arbor, MI 48103

**Phone:** (734) 678-9669

### APPLICANT

Shawn Hartman  
Perkins Construction

(734)769-7760

**BACKGROUND:** This handsome two-story clapboard house was built in 1865 for James C. Allen. It had a long wing with a gabled roof facing Division and a smaller perpendicular wing to the north - what is called an "upright and wing." (Staff notes that the previous sentence doesn't make sense directionally; there is a wing to the east, behind the house.) By 1908, Arthur Nichols had remodeled the house, giving it a hipped roof and dormer, the present Colonial Revival porch and large round-topped window to the left of the front door. The full porch features short fluted Ionic columns on rock-faced block piers which extend to the ground. Between these is a wooden balustrade with turned spindles. Nichols retained the older paired windows with their distinctive hoods.

In 1991, the Commission denied a request from the previous owner for vinyl siding. In 1994, the HDC approved new cedar siding and cedar shingles, along with new roofing and an ornamental iron fence.

**LOCATION:** The site is located at the northeast corner of South Division and East William Streets.

**APPLICATION:** The applicant seeks HDC approval to remove two windows and a door and infill the openings with wood siding; install four new windows (two singles and a pair) and a door in new openings; and enlarge two historic window openings and install new, larger windows in them.



### APPLICABLE REGULATIONS:

**From the Secretary of the Interior's Standards for Rehabilitation:**



- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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.

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

**Building Site**

*Recommended:* Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

*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.

**Windows**

*Recommended:* Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

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

**Windows**

*Not Appropriate:* Removing or radically changing a window that is important in defining the overall historic character of the property.

Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash that does not fit the historic opening.

**STAFF FINDINGS:**

- 1. This house is undergoing interior renovations, some of which involve moving walls that potentially conflict with existing window openings, and some that require egress windows



(the building is being returned to residential use). The applicant is requesting to remove two windows and a door and infill the openings with wood siding; install four new windows (two singles and a pair) and a door in new openings; and enlarge two historic window openings and install new windows.

2. The current roof appears to match the one in the 1947 aerial photo. The house next door to the east, on East William Street, is only about 6' from rear/east elevation of 345 S Division (see photo at end of staff report). The two windows proposed to be infilled, three new windows, one enlarged window, and the door to be infilled are all located on the east elevation. The window to be enlarged is presumably to make it match the size of a required new egress window. Typically, allowing an original window opening to be changed would not be allowed for purely cosmetic reasons, but when there is the wall of another building 6' away staff believes this is reasonable.
3. Near the back of the north elevation, on the single-story section, a casement egress window is proposed to be added in a new opening. It is larger than the window next to it, which is proposed to have its opening enlarged. This existing window can't be seen from the street.
4. The new door opening on the back porch is near the current one but faces north instead of east. Staff believes this is a reasonable request on an elevation that cannot be seen from the street and increases interior functionality. The suggested motion is conditioned on the new door being approved by staff before building permits are issued.
5. The window trim/casing on the plans is specified to match the historic. Since this detailing should be differentiated, the suggested motion is conditioned on the trim width being varied by at least 1/2".
6. Staff has requested information from the applicant on the new door, trim size, and drawings of the existing elevations to illustrate window sizes and placement. When received, this will be incorporated into the packet or the slide show at the September 11 meeting.
7. Staff believes that the work as conditioned is appropriate for house-specific reasons -- most of the windows are not visible from the street or sidewalk, the work will not compete with character-defining architectural features, and the neighboring house is very, very close to the majority of the work.

## MOTION

I move that the Commission issue a certificate of appropriateness for the application at 345 S Division Street, a contributing property in the East William Historic District, to remove two windows and a door and infill the openings with wood siding; install four new windows (two singles and a pair) and a door in new openings; and enlarge two historic window openings and install new windows in them, on the following conditions: that the new door is approved by staff before permits may be issued, and that the window trim on all new and modified windows is differentiated in size from the historic trim by at least 1/2". As conditioned, the work as proposed is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9, and 10 and the guidelines for building site



and windows, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to windows.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at \_\_\_\_\_ in the \_\_\_\_\_ Historic District

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

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

**ATTACHMENTS:** application, photos, drawings, window information

345 S Division Street (2024 Google Street View)





GENERAL DEMOLITION NOTES

1.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE HIMSELF OR HERSELF WITH FULL EXTENT OF DEMOLITION AND SALVAGE SCOPE AS REQUIRED TO PRODUCE INTENDED END RESULTS.
2.

EACH PORTION OF THE DEMOLITION WORK BE DONE BY THE SPECIALTY TRADE INVOLVED IN THE ORIGINAL INSTALLATION, ASSURING EXISTING SYSTEMS OR PORTIONS OF ORIGINAL CONSTRUCTION TO REMAIN WILL NOT BE ADVERSELY AFFECTED.
3.

CONTRACTOR SHALL BE REGISTERED, LICENSED, AND BONDED WITHIN THE CITY IN WHICH WORK WILL BE PERFORMED AS REQUIRED.
4.

IF REQUIRED, CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE BEFORE COMMENCEMENT OF ANY WORK. VERIFY TYPES AND AMOUNTS OF COVERAGE WITH OWNER.
5.

INSPECT EXISTING BUILDING CONSTRUCTION AS REQUIRED AND PROVIDE ALL NECESSARY PROTECTION MEASURES TO ENSURE THE HEALTH, SAFETY AND WELFARE OF ALL TRADESMEN AND THE GENERAL PUBLIC PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.
6.

IF REQUIRED, THE OWNER SHALL PROVIDE AND PAY FOR ALL TEMPORARY UTILITIES DURING CONSTRUCTION.
7.

ABANDONED MECHANICAL AND ELECTRICAL LINES ARE TO BE REMOVED COMPLETELY. ABANDONED ELECTRICAL WIRING TO BE REMOVED TO POINT OF ORIGIN. ALL OTHER LINES SHALL BE GROUNDED AND CAPPED, AND GENERALLY MADE SAFE.
8.

COORDINATE TRASH REMOVAL REQUIREMENTS WITH THE CITY IN WHICH WORK WILL BE PERFORMED. GENERAL CONTRACTOR IS TO PROVIDE APPROVED TRASH CONTAINERS AS REQUIRED, AND LEGALLY DISPOSE OF ALL TRASH.
9.

UNDER NO CIRCUMSTANCES SHALL EXISTING STRUCTURAL MEMBERS AND SYSTEMS BE ALTERED OR REMOVED UNLESS DOCUMENTED OR DIRECTED BY ARCHITECT.
10.

EXISTING AREAS TO REMAIN THAT ARE DAMAGED DURING DEMOLITION WORK SHALL BE PATCHED, REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING SURROUNDS AT NO ADDITIONAL CHARGE TO THE OWNER.
11.

ALL EXISTING ITEMS WITHIN THE BUILDING ARE TO BE REVIEWED BY THE OWNER AND ARE CONSIDERED THE PROPERTY OF THE OWNER UNLESS SPECIFIED.
12.

NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. LEAVE ENTIRE CONSTRUCTION AREA BROOM CLEANED ON COMPLETION OF DEMOLITION WORK DAILY.
13.

CONTRACTOR SHALL VISIT SITE TO VERIFY ACTUAL EXTENT OF DEMOLITION PRIOR TO BID. DO NOT RELY SOLELY ON THE DRAWINGS FOR DEMOLITION SCOPE. ALL DEMOLITION REQUIRED TO CARRY OUT THE WORK OF THE CONTRACT SHALL BE PART OF THE CONTRACT.
14.

PRIOR TO CUTTING EXISTING CONSTRUCTION, DETERMINE THE PRESENCE OF AND PROTECT ACTIVE TELECOMMUNICATION, DATA AND ELECTRICAL LINES AND PIPING WHICH MAY BE DAMAGED BY SUCH CUTTING.
15.

CONTROL NOISE, VIBRATION, AND ANY OTHER DISTURBING FACTORS. COORDINATE WORK HOURS WITH OWNER PRIOR TO PROCEEDING WITH WORK.
16.

CONTRACTOR TO FOLLOW OWNER'S REQUIREMENTS FOR ENSURING SECURITY AND SAFETY OF THE BUILDING THROUGH DEMOLITION AND CONSTRUCTION.
17.

SCHEDULE ALL DEMOLITION AND CONSTRUCTION WORK WITH DESIGNATED OWNER'S REPRESENTATIVE TO MINIMIZE DISRUPTION OF BUILDING ACTIVITIES.
18.

REMOVE AND REINSTALL ALL ITEMS TO BE SALVAGED WHERE INDICATED AND WHERE ADVISED BY OWNER.
19.

INVENTORY AND PHOTOGRAPH SALVAGED ITEMS. LIST SHALL INCLUDE DESCRIPTION OF ITEM, DIMENSIONS (OVERALL WIDTH, HEIGHT, DEPTH), COLOR, APPROX. WEIGHT AND PHOTO.
20.

ALL SURFACES THAT ARE TO REMAIN ARE TO BE CLEANED WITH WATER AND DETERGENT PRIOR TO INSTALLATION OF NEW FINISHES.
21.

SEE G-000 FOR NOTE REGARDING MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE.
22.

WHEN REMOVING MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS, REMOVE ALL ASSOCIATED FASTENERS, CABLE, ROOS, ETC.
23.

DO NOT PROCEED WITH NEW FLOOR OPENINGS OR WALL OPENINGS UNTIL NEW SUPPORT STRUCTURE IS IN PLACE. REFER TO KEY NOTE REGARDING. SEE STRUCTURAL.
24.

VERIFY NEW OUTLET LOCATIONS + HEIGHTS + COORD. W/ LOCATIONS TO BE DEMO'D.
25.

AT ALL BEDROOMS ONE SIDE OF EACH ADJOINING WALL SHALL HAVE DRYWALL REMOVED TO STUDS AND RECEIVE INFILL OF SOUND INSULATION. OWNER TO CONFIRM LOCATIONS OF EACH WALL TO BE OPENED WITH CONTRACTOR PRIOR TO COMMENCING DEMOLITION
26.

WORK WITH OWNER TO DETERMINE EXTENT AND LOCATION OF DEMO NEEDED TO INSULATE SECOND FLOOR FLOOR JOISTS FOR ACOUSTICS

DEMO PLAN KEY NOTES

- 1

REMOVE EXISTING MILLWORK AND COUNTERTOP.
- 2

REMOVE EXISTING WALL SHELVES AND ALL ASSOCIATED HARDWARE.
- 3

REMOVE EXISTING STAIR, RAIL AND CARPETING.
- 4

COORDINATE REQUIRED DEMOLITION OF WALLS TO ACCOMMODATE NEW STAIR LOCATION. REFER TO A-101 FOR LOCATION. DETERMINE ANY DEMOLITION WORK REQUIRED AT EXISTING BASEMENT FOUNDATION WALLS TO ACCOMMODATE NEW STAIR LOCATION. CONTRACTOR TO INFORM AOR OF ANY CONDITION REQUIRING STRUCTURAL REINFORCEMENT.
- 5

REMOVE EXISTING EMERGENCY LIGHT AND SCONCES IN STAIR WELL.
- 6

SCOPE OF ROOM DEMO AND REPAIR TBD. CONTRACTOR, PTD AND OWNER TO DEFINE SCOPE AND INTERVENTION.
- 7

REMOVE EXISTING MILLWORK. PATCH AND INFILL OR REPAIR FLOOR AND WALL TO RECEIVE NEW FINISH.
- 8

DEMOLISH INTERIOR WINDOW AND WALL TO CREATE NEW OPENING TO ALIGN WITH EXISTING POCKET DOOR OPENING TO NORTH OF PLAN. PATCH AND REPAIR WALL AS NEEDED TO RECEIVE NEW FINISH AND CASING.
- 9

REMOVE EXISTING CARPET, PAD, AND FASTENERS. PREP TREAD AND RISER TO RECEIVE NEW FINISH.
- 10

PARTIALLY DEMOLISH WALL TO CREATE NEW OPENING. REFER TO A-301 SCHEDULE TO COORDINATE REQUIRED OPENING SIZE.
- 11

REMOVE EXISTING WINDOWS. PATCH AND REPAIR WALL. REFER TO A-301.
- 12

DEMOLISH EXISTING STAIR. INFILL FLOOR FRAMING AND SUBFLOOR. FINISH FLOOR MATERIAL AND ELEVATION TO MATCH ELEVATION OF EXISTING ADJACENT FLOOR. CONTRACTOR TO PROVIDE MOCK-UP OF INFILL FOR DESIGNER APPROVAL.
- 13

PARTIALLY DEMOLISH WALL. PATCH AND REPAIR HEADERS AND JAMBS TO RECEIVE NEW FINISH + CASING.
- 14

REMOVE EXTERIOR DOOR, THRESHOLD AND ALL ASSOCIATED HARDWARE. PATCH AND REPAIR WALL. REFER TO A-711 FOR INFILL SPEC.
- 15

REMOVE EXISTING FIXTURES. COORDINATE PLUMBING LOCATIONS TO BE REUSED WITH LOCATIONS OF NEW FIXTURES ON A-141 WHERE FEASIBLE.
- 16

REMOVE EXISTING MILLWORK, FIXTURES AND EQUIPMENT. PATCH AND REPAIR WALL TO REMAIN TO RECEIVE NEW FINISH.
- 17

REMOVE WALL AND WINDOW. PATCH AND REPAIR FLOOR, WALL AND CEILING TO RECEIVE NEW FINISH.
- 18

REMOVE CARPET, PAD AND FASTENERS/ ADHESIVES. PATCH, REPAIR + REFINISH EXIST. WOOD FLOOR TO MATCH EXIST. CONTRACTOR TO PROVIDE MOCK-UP OF STAIN FOR DESIGNER APPROVAL.
- 19

REMOVE EXISTING MANTLE SHELF + BRICK HEARTH. PREPARE EXIST. BRICK MANTLE SURROUND FOR NEW APPLIED FINISH. REFER TO G-000 FOR ALTERNATE SCOPE.
- 20

REMOVE EXIST. FLOOR TILE. PREP SUBFLOOR TO RECEIVE NEW FINISH.
- 21

REMOVE EXIST. WINDOW AND CASING. COORD. EXTENT OF RECD. DEMO WORK WITH A-301
- 22

REMOVE REMAINING CARPET, PAD, AND FASTENERS. LEVEL AND PREP SUBFLOOR FOR INSTALLATION OF SPECIFIED FLOORING MATERIAL. REFER TO A-811
- 23

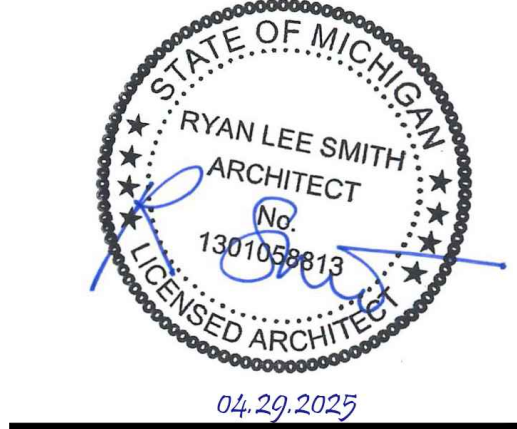
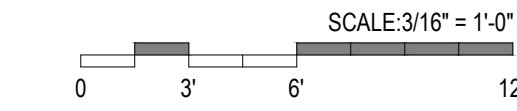
SALVAGE EXISTING DOOR AND CASING. COORDINATE REUSE OF ELEMENTS WITH OWNER
- 24

SALVAGE HANDRAIL FOR REINSTALLATION AT NEW RAIL CONSTRUCTION
- 25

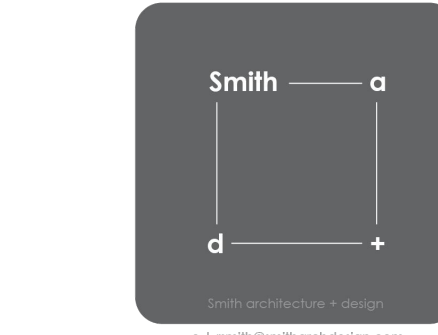
REMOVE EXISTING LIGHT FIXTURES AS IDENTIFIED. COORDINATE LOCATIONS TO BE REUSED WITH A-201. PATCH AND REPAIR SURFACES WHERE NEW FIXTURES ARE NOT TO BE INSTALLED

SYMBOL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW PARTIAL-HEIGHT WALL
- EXISTING DOOR TO REMAIN
- NEW OR RELOCATED DOOR



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PROJECT NAME

**THE ALUMNI**

345 S. DIVISION  
ANN ARBOR, MI 48104

REV.	DATE	ISSUED FOR
	12.16.2024	OWNER REVIEW
	12.23.2024	PERMIT SET
	02.13.2025	90% OWNER REVIEW
	02.27.2025	CONSTRUCTION DOCUMENTS
	04.29.2025	PERMIT SET

DRAWN BY

MR

CHECKED BY

RS

PROJECT NO.

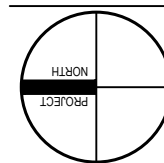
2421

SCALE

3/16" = 1' - 0"

SHEET NAME

**DEMO PLAN**



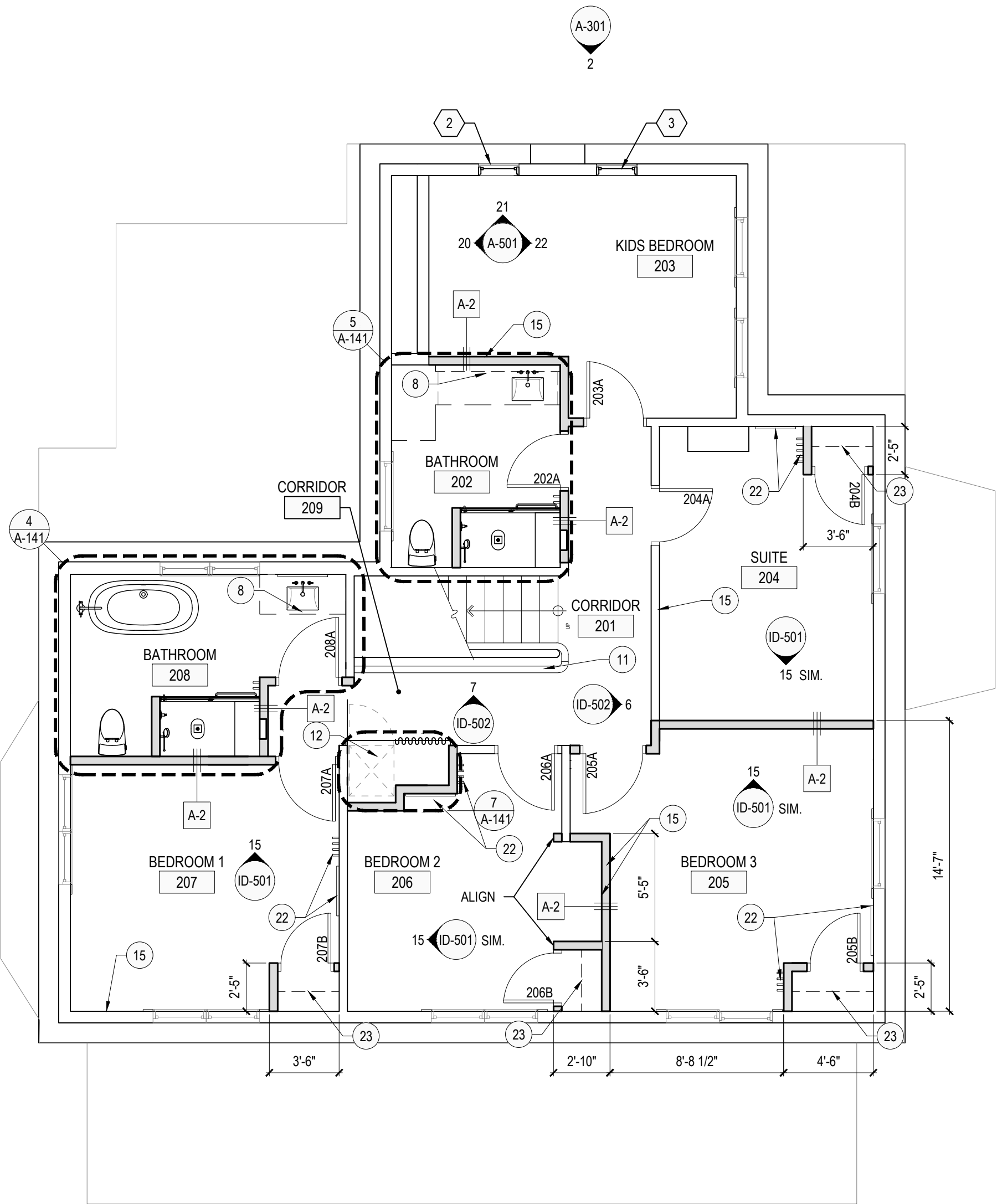
**D-101**

3 SECOND FLOOR PLAN DEMO PLAN  
SCALE: 3/16" = 1'-0"

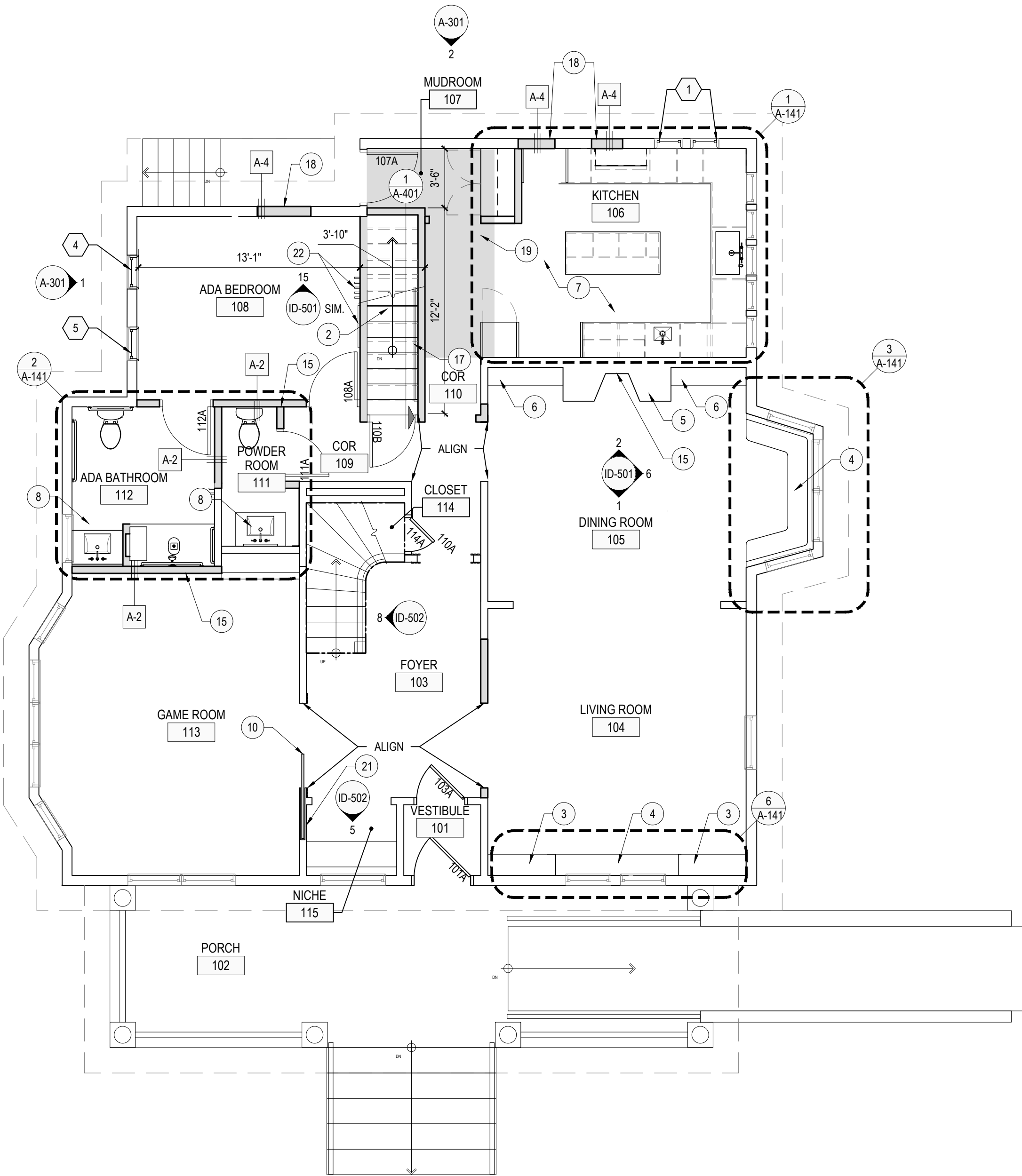
2 FIRST FLOOR PLAN DEMO PLAN  
SCALE: 3/16" = 1'-0"

1 BASEMENT DEMO PLAN  
SCALE: 3/16" = 1'-0"

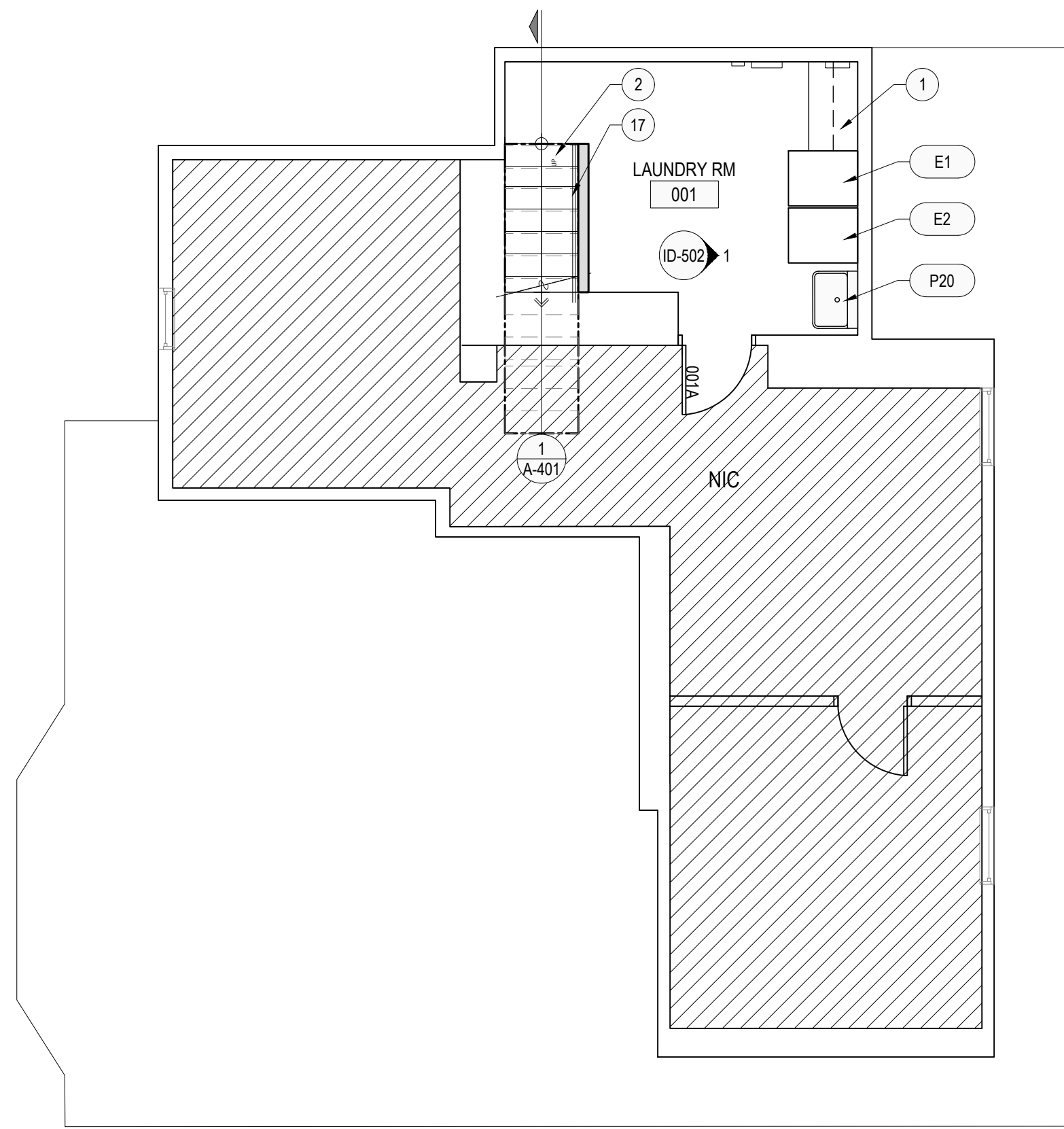




3 SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

## GENERAL FLOOR PLAN NOTES

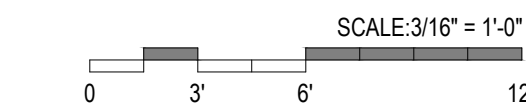
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS, AND CONFIRM WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- AT ALL WALL HUNG EQUIPMENT, MILLWORK, AND ACCESSORIES PROVIDE WALL BLOCKING U.N.O.
- VERIFY SPACING OF PLUMBING FIXTURES AND TOILET COMPARTMENTS THAT AFFECT INSTALLATION OF TOILET ACCESSORIES TO ENSURE FULL COMPLIANCE WITH ALL ADA AND MICHIGAN BARRIER FREE CODE.
- ALL WALLS TO BR TYPE A-1 UNLESS NOTED OTHERWISE
- WHERE EXIST. WALLS BETWEEN BEDROOMS HAVE BEEN DEMO'D AND INSULATED REPLACE DRYWALL, TRIM AND BASE AND PREP SURFACE TO RECEIVE NEW FINISH

## FLOOR PLAN KEY NOTES

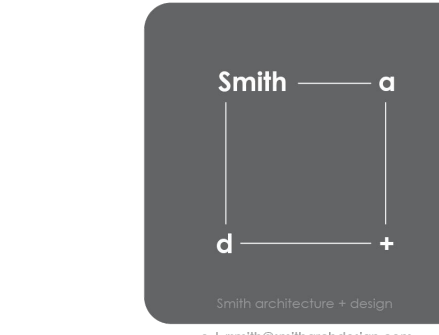
- LAUNDRY ROOM MILLWORK. REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- SERVICE STAIR. REFER TO BUILDING SECTIONS FOR DETAILS.
- MILLWORK BOOKSHELVES. REFER TO ENLARGED FLOOR PLAN FOR DETAILS.
- MILLWORK WINDOW SEAT. REFER TO ENLARGED FLOOR PLAN FOR DETAILS.
- EXISTING FIREPLACE TO RECEIVE STONE SURROUND AND WOOD MANTEL. REFER TO INTERIOR ELEVATIONS FOR DETAILS. REFER TO G000 FOR ALTERNATE
- EXISTING CASEWORK TO BE STRIPPED AND REFINISHED AS SPECIFIED IN INTERIOR ELEVATIONS. PROTECT LEADED GLASS DURING CONSTRUCTION.
- REFER TO ENLARGED FLOORPLANS FOR KITCHEN MILLWORK AND EQUIPMENT DETAILS.
- MILLWORK AT BATHROOM. REFER TO ENLARGED FLOORPLANS FOR DETAILS.
- NOT USED
- EXISTING POCKET DOOR TO REMAIN. SECURE DOOR SO IT REMAINS IN FIXED POSITION WITHIN WALL.
- PATCH IN RAIL, BALUSTERS ETC TO MATCH EXISTING. NEW RAIL TO EXTEND TO LENGTH OF OPENING.
- BUILT IN NICHE FOR WASHER, DRYER AND LINEN STORAGE. REFER TO ENLARGED FLOOR PLANS FOR DETAILS.
- NOT USED
- NOT USED.
- WALL-MOUNTED TELEVISION. COORD. POWER, DATA + MOUNTING RECS. WITH SPEC. COORD. REFER TO A-131. MOUNTING HEIGHT W/ OWNER + DESIGNER ON SITE. OFCI
- NOT USED
- Ø1-1/4" WALL-MOUNTED WOOD HANDRAIL
- INSULATE CAVITY. ENCLOSE AND FEATHER IN NEW SIDING TO MATCH EXIST.
- HATCHED AREA TO INDICATE INFILL FLOOR FRAMING AND SUBFLOOR. FINISH FLOOR MATERIAL AND ELEVATION TO MATCH ELEVATION OF EXISTING ADJACENT FLOOR. CONTRACTOR TO PROVIDE MOCK-UP OF INFILL FOR DESIGNER APPROVAL
- NOT USED
- FFE WALL HOOKS (HDW-2). CONTRACTOR TO SMOOTH AND PREP WALLS AND CEILING TO RECEIVE WALLCOVERING
- WALL HOOKS (HDW-2) AND FULL LENGTH MIRROR (AC-3). CFC/REFER TO FINISH SCHEDULE FOR MOUNTING HEIGHT. CONTRACTOR, OWNER AND PTD TO CONFER ON FINAL INSTALL LOCATIONS
- INSTALL HDW-6 AT 5'-6" AFF TYP. CONTRACTOR TO DETERMINE REQUIRED ROD LENGTH IN FIELD

## SYMBOL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW PARTIAL-HEIGHT WALL
- EXISTING DOOR TO REMAIN
- NEW OR RELOCATED DOOR



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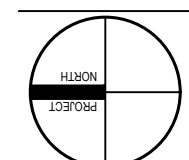
2421

SCALE

3/16" = 1' - 0"

SHEET NAME

**FLOOR PLAN**

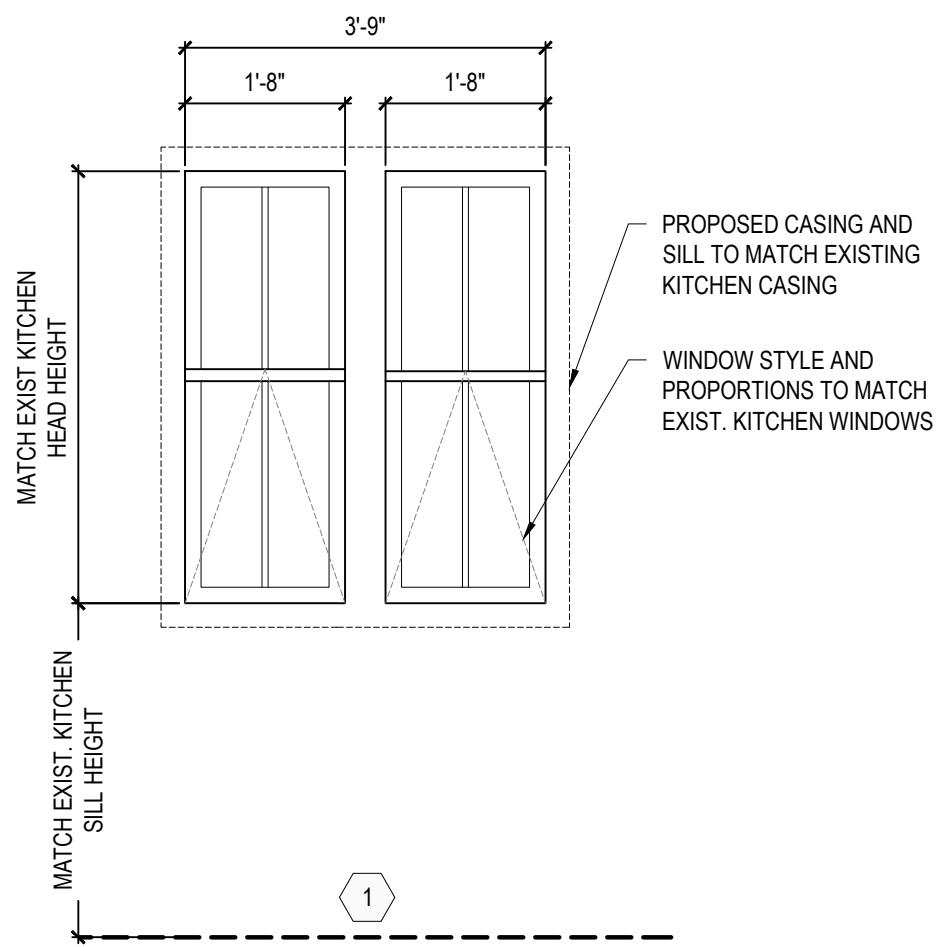


**A-101**

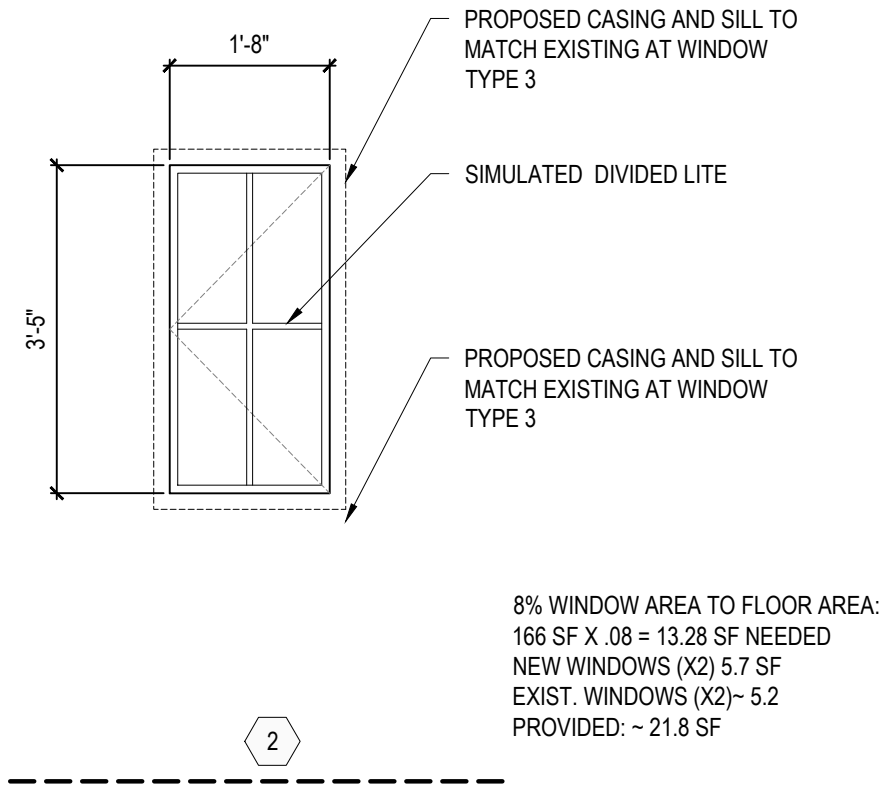


WINDOW TYPES

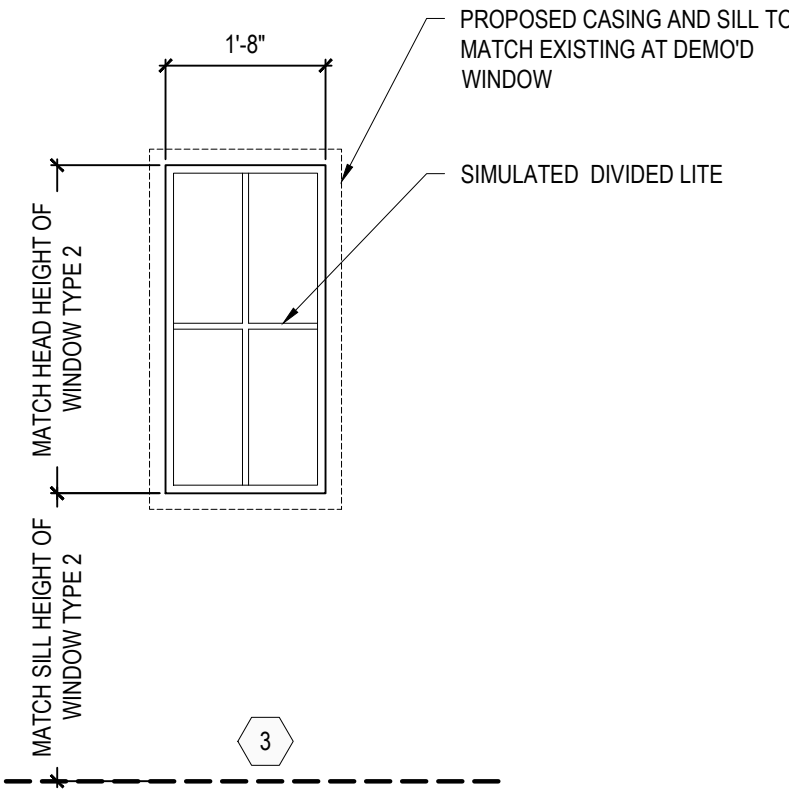
WINDOW DESIGN INTENT: SEE ATTACHED MANUFACTURER SPECIFICATIONS FOR FULL DETAILS



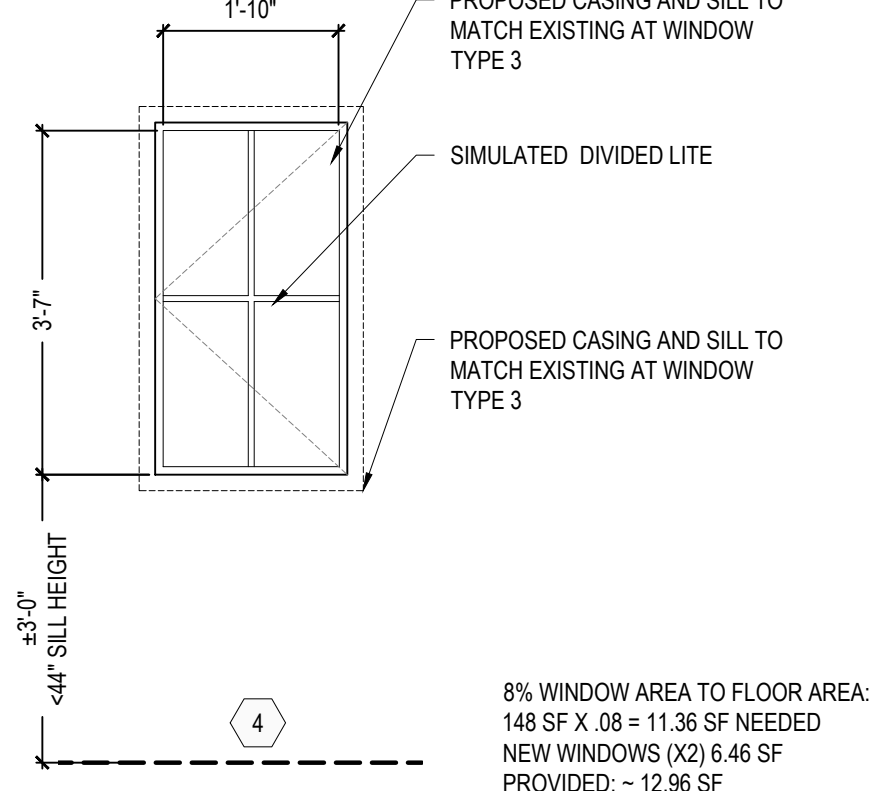
1 WINDOW TYPE 1  
KITCHEN WINDOWS - DBL. HUNG  
SCALE: 1/2" = 1'-0"



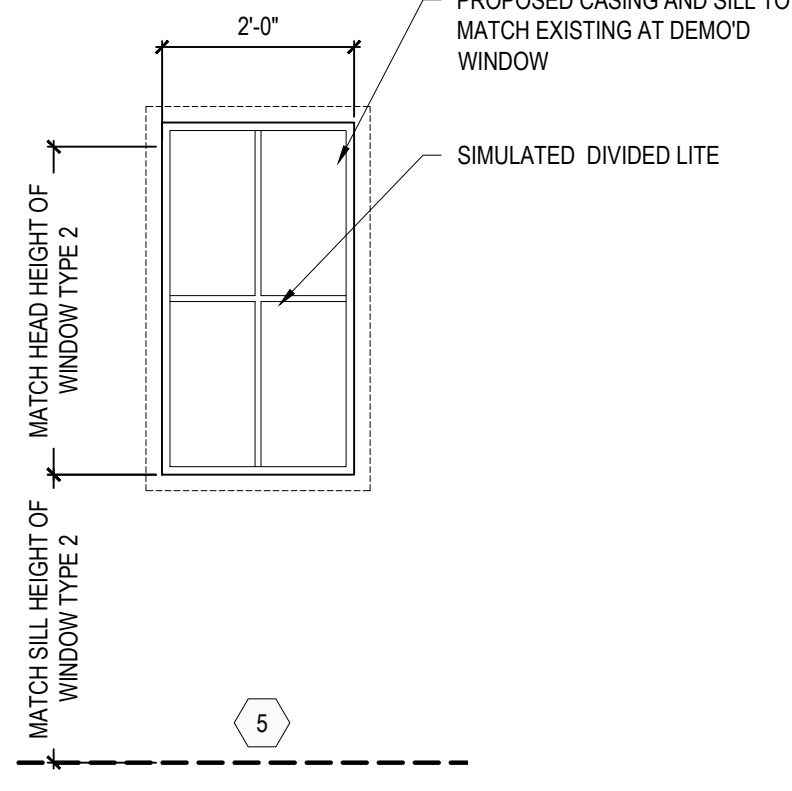
2 WINDOW TYPE 2  
EGRESS WINDOWS  
SCALE: 1/2" = 1'-0"



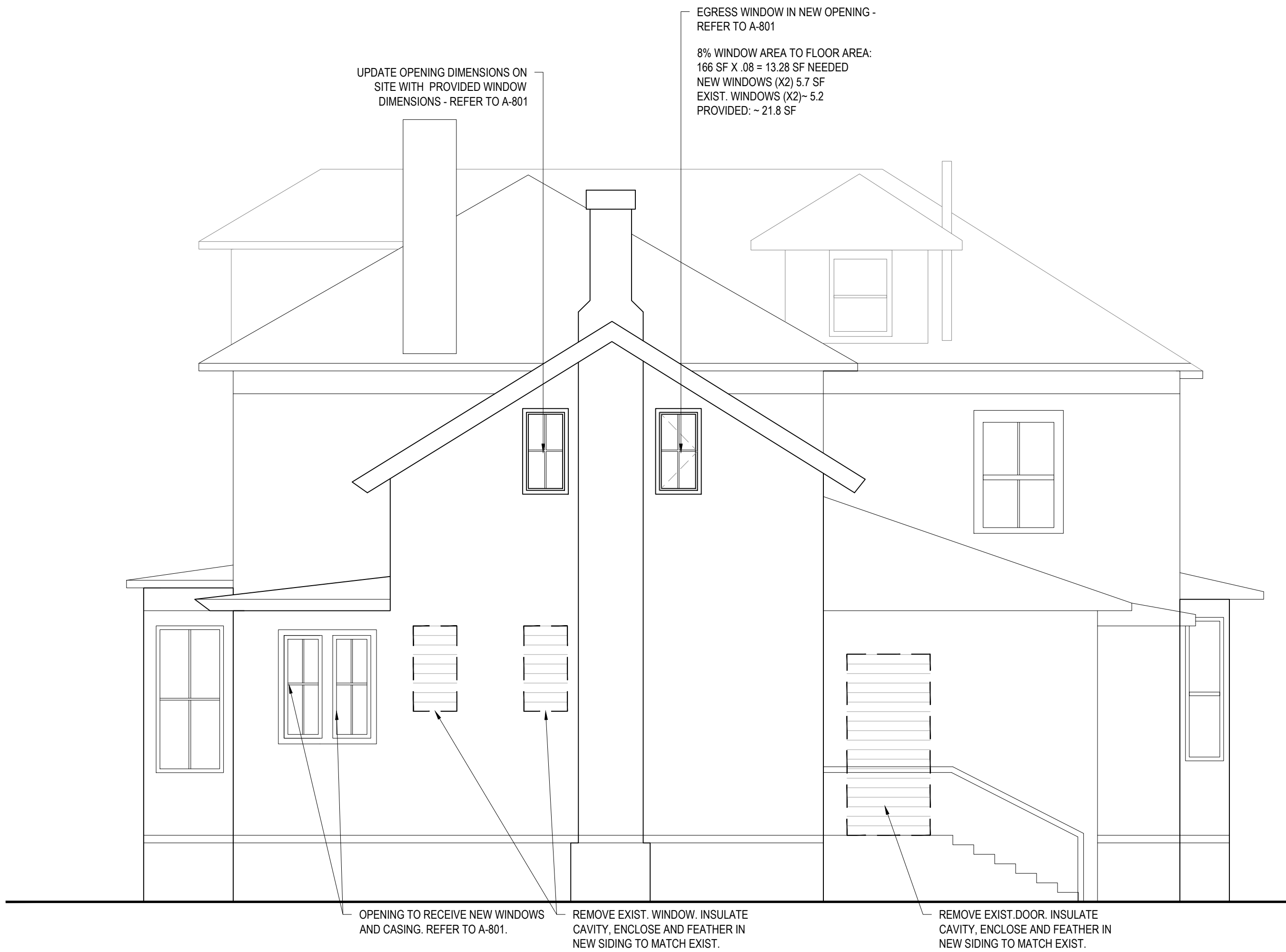
3 WINDOW TYPE 3  
FIXED WINDOWS  
SCALE: 1/2" = 1'-0"



4 WINDOW TYPE 4  
EGRESS WINDOWS  
SCALE: 1/2" = 1'-0"



5 WINDOW TYPE 5  
FIXED WINDOWS  
SCALE: 1/2" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

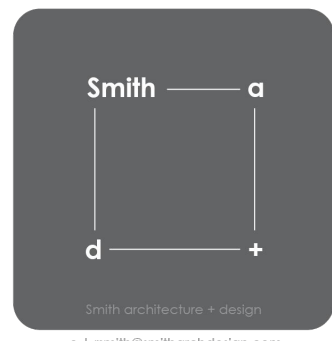
GENERAL FACADE NOTES

1. PROVIDE SEALANT AT EXTERIOR INTERSECTIONS OF ALL DISSIMILAR MATERIALS. COLOR TO MATCH THE COLOR OF THE PRIMARY ADJACENT MATERIAL.
2. FIELD VERIFY ALL OPENINGS FOR DOOR AND WINDOW FRAMING PRIOR TO ORDERING OF MATERIALS OR FABRICATION.
3. PROVIDE ISOLATION COATING BETWEEN ALL DISSIMILAR METALS (I.E. ALUM TO STEEL).
4. FABRIC CANOPIES AND SIGNAGE SHALL BE DESIGNED AND PERMITTED BY OWNER'S SIGNAGE SUBCONTRACTOR.
5. ANY SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT SCALE THE ARCHITECTURAL DRAWINGS FOR FABRICATION OF SIGN DRAWINGS (THOSE ARE NOT SHOP DRAWINGS). THE SIGNAGE SUBCONTRACTOR SHALL VISIT THE PROJECT SITE TO MEASURE AND OBSERVE FIELD CONDITIONS PRIOR TO FABRICATION.
6. ALL MASONRY SHALL RECEIVE A FIELD-APPLIED MASONRY SEALANT/WATER REPELLENT. THE LOWER 4FT OF ALL MASONRY, WHERE ADJACENT TO ASPHALT / CONCRETE FLATWORK, SHALL BE SEALED WITH PROSOCCO SILT GUARD OR APPROVED EQUAL. ALL OTHER AREAS SHALL BE SEALED WITH PROSOCCO SILT GUARD OR APPROVED EQUAL.
7. ALL EXPOSED STEEL PLATES, ANGLES AND OTHER STRUCTURAL SHAPES SHALL BE PRIMED AND PAINTED IN THE FIELD.
8. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE WEATHER-TREATED.

SCALE: 1/4" = 1'-0"  
0 1' 2' 4' 8'



CONSULTANT



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ann arbor, mi 48101  
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The enclosed drawings are prepared for design intent purposes only. All existing conditions to be verified on site by the contractor, and discrepancies between existing field conditions and the drawings that affect and design intent should be brought to job attention immediately.  
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PROJECT NAME

THE ALUMNI

345 S. DIVISION  
ANN ARBOR, MI 48104

REV.	DATE	ISSUED FOR
	12.16.2024	OWNER REVIEW
	12.23.2024	PERMIT SET
	02.13.2025	90% OWNER REVIEW
	02.27.2025	CONSTRUCTION DOCUMENTS
	04.29.2025	PERMIT SET

DRAWN BY

MR

CHECKED BY

RS

PROJECT NO.

2421

SCALE:

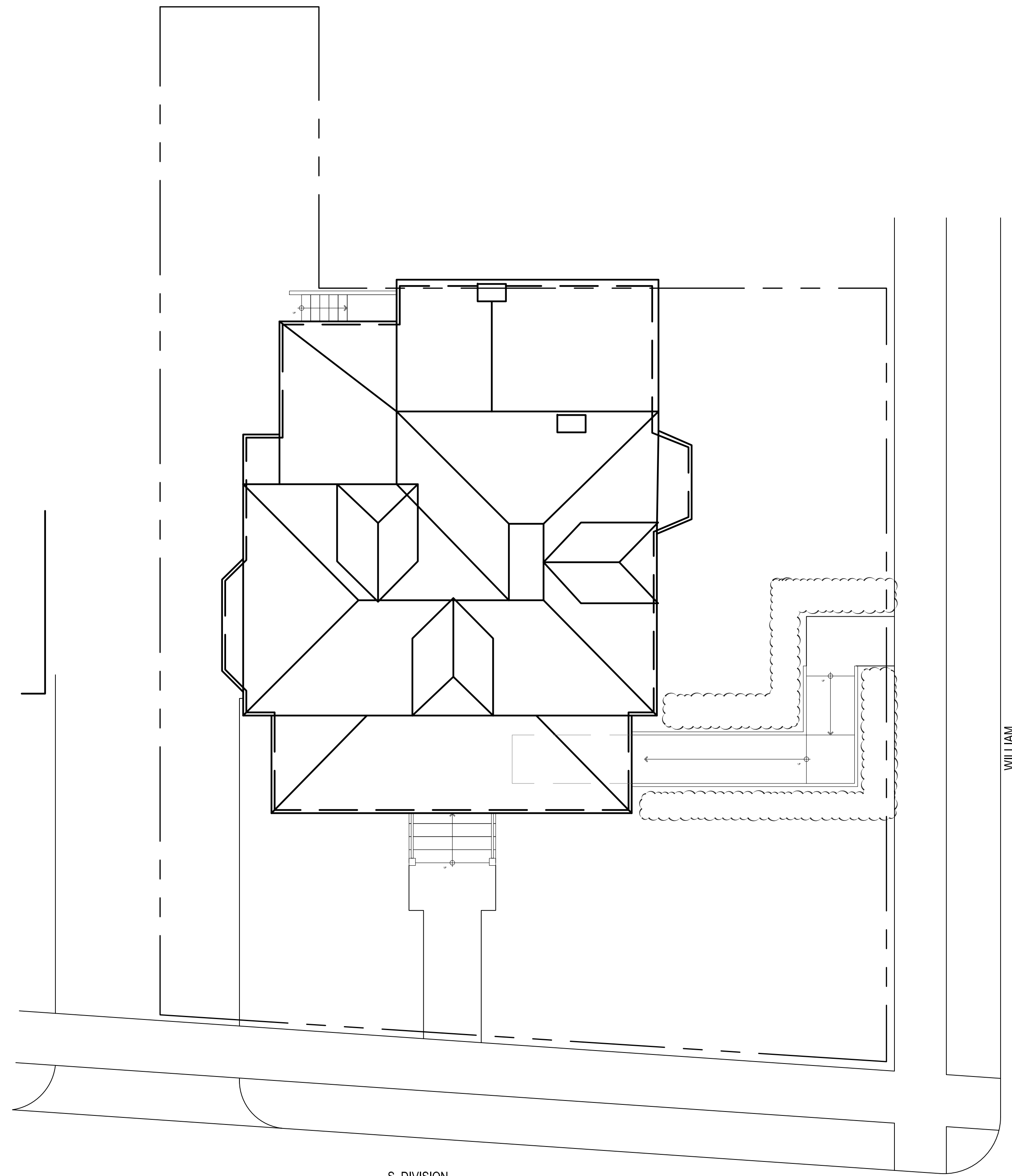
1/4" = 1'-0"

SHEET NAME

EXTERIOR ELEVATIONS

A-301





1 SITE PLAN  
SCALE: 1/8" = 1'-0"





UNAUTHORIZED  
VEHICLES WILL  
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OWNERS EXPENSE  
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Without Exception









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