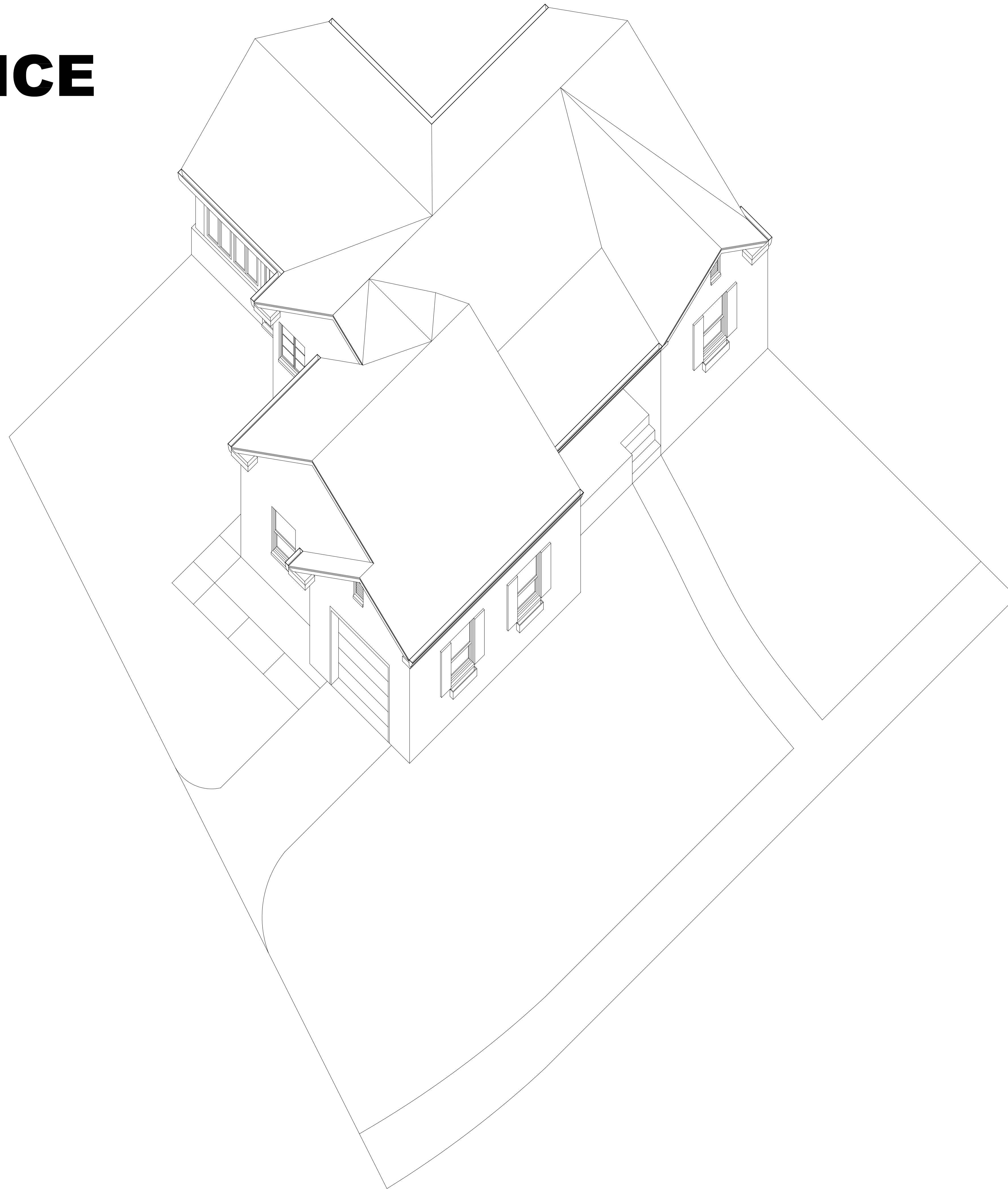


**ADDITION TO:
PRIVATE RESIDENCE**

1890 INDEPENDENCE BOULEVARD
ANN ARBOR, MICHIGAN

**DESIGN AND DOCUMENTS:
WORK STUDIOS**

1286 BROCKLEY AVENUE
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08.15.2003	SCHEMATIC DESIGN/ CLIENT REVIEW
08.18.2003	DESIGN REVIEW
08.29.2003	DESIGN REVIEW
10.19.2003	CLIENT REVIEW
11.26.2003	BID SET

**ADDITION TO:
PRIVATE RESIDENCE**
1890 INDEPENDENCE BOULEVARD
ANN ARBOR, MICHIGAN

TITLE:

TITLE SHEET

DRAWING NUMBER:

T-001

SYMBOL LEGEND

SYMBOL	MEANING
	LOCATION ON SHEET
	SHEET NUMBER
	LOCATION ON SHEET POCHED ARROW POINTS TOWARD ELEVATED ITEM
	SHEET NUMBER
	LOCATION ON SHEET
	SHEET NUMBER
	DETAIL 3/4"=1'-0"
	NORTH ARROW W/ POCHED LEG POINTING TO PROJECT NORTH
	FOLDING DOOR AND TRACK
	CUBICLE CURTAIN AND TRACK
	COLUMN CENTERLINE LOCATION AND REFERENCE IN DETAIL AND ELEVATION
	VERTICAL ELEVATION INDICATOR
	DOOR/HARDWARE SET NUMBER
	PARTITION TYPE
	FINISH MATERIAL SELECTION
	ROOM NUMBER
	FIXTURE, FURNISHINGS, OR EQUIPMENT ITEM NUMBER
	REVISION MARK
	3 HOUR RATED FIREWALL
	1 HOUR RATED WALL
	GWB PARTITION (SEE SCHEDULE FOR TYPE.)
	ROOM ENLARGED/ PLAN REFERENCE
	WINDOW TYPES

MATERIAL LEGEND

	EARTH
	POROUS OR GRANULAR FILL
	CONCRETE
	CONCRETE MASONRY UNIT (CMU)
	CAST STONE VENEER
	FINISH WOOD
	PLYWOOD
	GYPSUM BOARD OR PLASTER
	RIGID INSULATION
	BLANKET INSULATION
	ACOUSTICAL TILE
	METAL
	GLASS (IN ELEVATION)
	CARPET

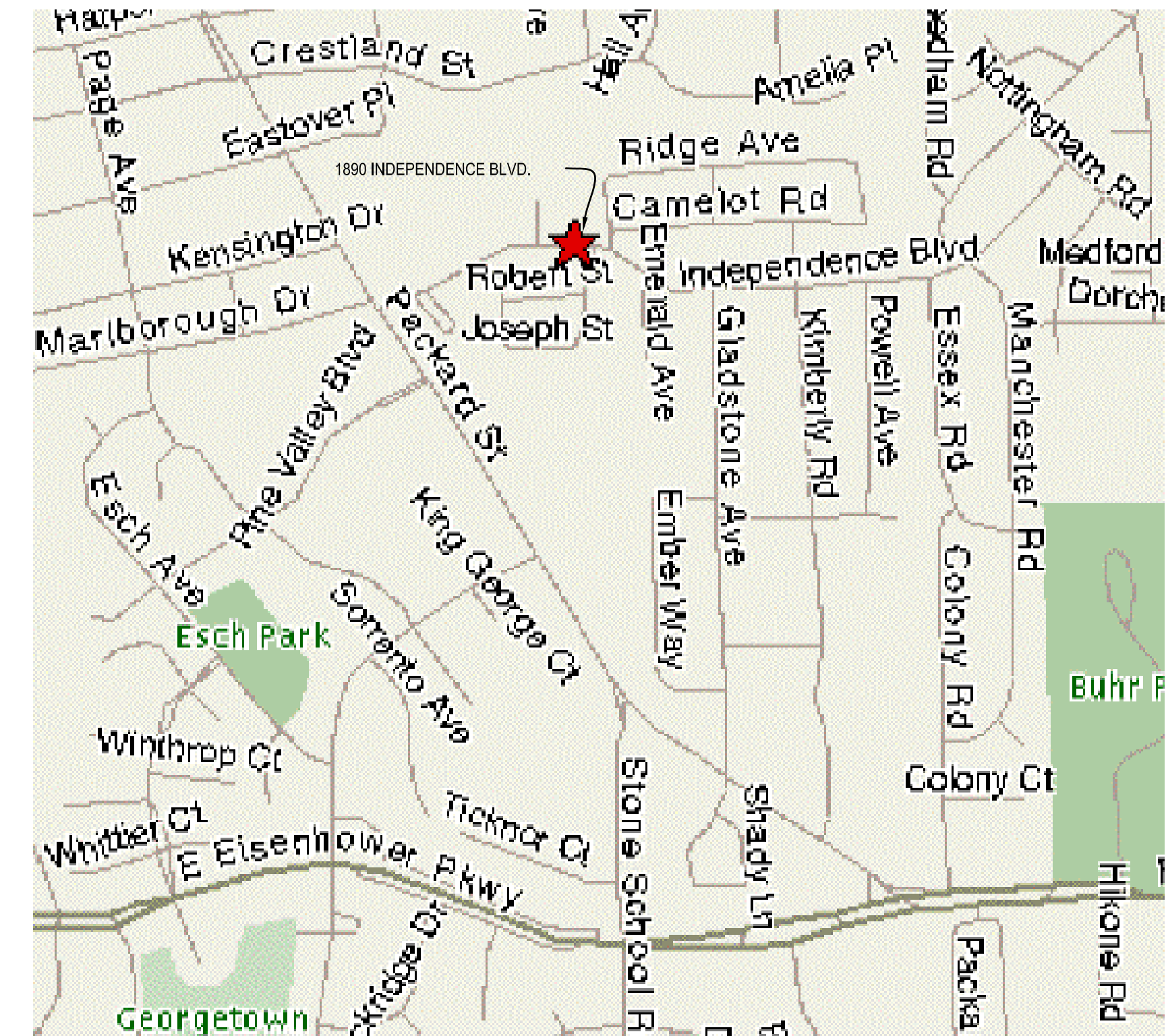
BUILDING CODE ANALYSIS

- SQUARE FOOTAGE CALCULATIONS
 EXISTING BASEMENT = 998 S.F.
 EXISTING FIRST FLOOR = 1,275 S.F.
 NEW GARAGE ADDITION = 479 S.F.
 TOTAL FIRST FLOOR AREA, FIRST FLOOR + GARAGE = 1,754 S.F.
- REFER TO SHEET AS-101 FOR BUILDING FOOTPRINT AND SITE CONSUMPTION CALCULATIONS.
- CONSTRUCTION SHALL COMPLY WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- ALL WALL STUDS SHALL BE A MINIMUM OF STUD GRADE, STANDARD, OR NO. 3 LUMBER.
- 3/4" EXTERIOR PLYWOOD SHEATHING SHALL BE ATTACHED TO WALLS AND ROOFS WITH 8D COMMON NAILS AT 6" O.C. ON THE EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- (2) 16D NAILS SHALL BE USED AT SOLE OR TOP PLATES TO STUDS AS SPACED AT 16" O.C.
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTHS AS INDICATED IN TABLE 402.2 OF THE ONE AND TWO FAMILY DWELLING CODE PER SEVERE WEATHERING POTENTIAL.
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE AND IN COMPLIANCE WITH STANDARDS DETERMINED BY THE CITY OF ANN ARBOR.

DRAWING LIST

GENERAL ARCHITECTURAL	
T-001	TITLE SHEET
A-001	SITE PLAN, CODE SUMMARY, DRAWING INDEX, GENERAL NOTES
AD-101	DEMOLITION PLAN
AS-101	ARCHITECTURAL SITE AND GRADING PLAN
A-101	FOUNDATION PLAN, FIRST FLOOR PLAN, NOTES
A-102	ELECTRICAL AND LIGHTING PLANS, REFLECTED CEILING PLAN, ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTION, DETAILS
A-302	WALL SECTIONS
A-303	WALL SECTIONS, DETAILS

SITE LOCATION



1D OVERALL SITE PLAN
N.T.S.

STANDARD ABBREVIATIONS

AB	ANCHOR BOLT	CONC	CONCRETE	FA	FIRE ALARM	ID	INSIDE DIAMETER	OHWS	OVAL HEAD WOOD SCREW	REF	REFRIGERATOR	THLD	THRESHOLD
AC	AIR CONDITIONING	CONN	CONNECTION	FB	FACE BRICK	IN	INCH	OP H	OPPOSITE HAND	REG	REGISTER	TOC	TOP OF CURB
ACOUS	ACOUSTICALLY	CONST	CONSTRUCTION	FCU	FAN COIL UNIT	INCL	INCLUDE(INCLUSIVE)	OVD	OVERFLOW ROOF DRAIN	REINF	REINFORCEMENT	TOS	TOP OF STEEL
AD	ACCESS DOOR	CONT	CONTINUOUS	F/F	FACE TO FACE	INCIN	INCINERATOR	O/O	OUT TO OUT	REQ'D	(REINFORCING)	TP	TANGENT POINT
ADJ	ADJACENT	CONTR	CONTRACTOR	FD	FLOOR DRAIN	INSUL	INSULATION	OPNG	OPENING	RES	REQUIRED	TPD	TOILET PAPER DISPENSER
AFF	ABOVE FINISH FLOOR(SLAB)	COORD	COORDINATE	FDN	FOUNDATION	INT	INTERIOR	OPP	OPPOSITE	RESIL	RESILIENT	TYP	TYPICAL
AGG	AGGREGATE	CORR	CORRIDOR	FEC	FIRE EXTINGUISHER (WALL MOUNTED)	JAN	JANITOR	OZ	OUNCE	RET	RETURN	TOJ	TOP OF JOIST
ALT	ALTERNATE	CPT	CARPET	JST	FIRE EXTINGUISHER CABINET	JOI	JOIST	PA	PUBLIC ADDRESS	REV	REVISED(REVISION)	TOH	TOP OF PARAPET
ALUM	ALUMINUM	CR	SHOWER CURTAIN ROD	F.F.	FINISHED FLOOR	KD	KNOCK DOWN	PBD	PARTICLE BOARD	RH	RIGHT HAND	TRN	TRANSITION STRIP
APPROX	APPROXIMATE	CRS	COURSE	F.HMS	FLAT HEAD MACH. SCREW	KO	KNOCK OUT	PC	PRECAST	RM	ROOM	TTSH	TOOTH BRUSH, TUMBLER, & SOAP HOLDER
ARCH	ARCHITECTURAL	CRSG	COURSING	FHWS	FLAT HEAD WOOD SCREW	L	LENGTH(LONG)	PCF	POUNDS PER CUBIC FOOT	RO	ROUGH OPENING	TW	TOP OF WALL
AUTO	AUTOMATIC	CS	CAST STONE	FHC	FIRE HOSE CABINET	LAM	LAMINATE(D)	PERIM	PERIMETER	RVS	REVERSE	UC	UNDERCUT
AWC	ACOUSTIC WALL COVERING	CSK	COUNTERSUNK	FIN	FINISH	LAV	LAVATORY	PG BD	PEG BOARD	S	SMOKE DETECTOR	UG	UNDERGROUND
BD	BOARD	CT	CERAMIC TILE	FL	FLOOR	LB	POUND	PL	PLATE	SECT	SECTION	UMFIN	UNFINISHED
BTWN	BETWEEN	CTR	CENTER	FLOR	FLOURESCENT	LF	LINEAR FEET(FOOT)	P. LAM.	PLASTIC LAMINATE	SH	SOAP HOLDER	UNO	UNLESS NOTED OTHERWISE
BLDG	BUILDING	D	DEPTH	FR	FIRE RESISTANT	LH	LEFT HAND	PLAS	PLASTIC	SH & G	SOAP HOLDER AND GRAB BAR	UR	URINAL
BLK	BLOCK	DBL	DOUBLE	FT	FEET	LP	LOW POINT	PL GL	PLATE GLASS	SHT	SHEET	VAN	VANITY
BLKG	BLOCKING	DEG	DEGREES	FTG	FOOTING	LT	LIGHT	PLBG	PLUMBING	SIM	SIMILAR	VCT	VINYL COMPOSITION TILE
BLKHD	BULKHEAD	DEMO	DEMOLITION	FURR	FURRING	LVR	LOUVER	PMLD	PREMOLDED	MA	MANHOLE	VERT	VERTICAL
BM	BEAM	DIA	DIAMETER	FIRE	FIRE VALVE CABINET	MAR	MARBLE	PNL	PANEL	SP	SPEAKER	VEST	VESTIBULE
BOT	BOTTOM	DIM	DIMENSION	FWC	FABRIC WALL COVERING	MAS	MASONRY	PNT	PAINT	SPEC	SPECIFICATIONS	VIF	VERIFY IN FIELD
BRDG	BRIDGING	DISP	DISPENSER	GA	GAUGE	MATL	MATERIAL	POLYISO	POLYISOCYANURATE	SPKR	SPEAKER	VPF	VINYL PLANK FLOORING
BRG	BEARING	DN	DOWN	GALV	GALVANIZED	MAX	MAXIMUM	FOAM	FOAM INSULATION	SPR	SINGLE PLY ROOFING	VTR	VENT THROUGH ROOF
BR	BRICK	DO	DOOR	GB	GRAB BAR	MECH	MECHANICAL	POL	POLISHED	SQ	SQUARE	VWB	VINYL WALL COVERING
BC	BRICK COURSE	DOO	DOOR OPENING	GL	GLASS	MEMB	MEMBRANE	PP GL	POLISHED PLATE GLASS	SQ IN	SQUARE INCH	W/C	WOOD
BS	BOTH SIDES	DR	DOOR	GR	GRADE	MFR	MANUFACTURER	PREFIN	PREFINISHED	SLIP	SLIP RESISTANT SHEET VINYL	W/O	WITHOUT
BSMT	BASEMENT	DS	DOWNSPOUT	HP	HIGH PRESSURE LAMINATE	MANH	MANHOLE	PREFAB	PREFABRICATED	SQ YD	SQUARE YARD	W/W	WALL TO WALL
BUR	BUILT-UP ROOFING	DET	DETAIL	HP LAM	HIGH PRESSURE LAMINATE	MIN	MINIMUM	PROJ	PROJECTION	SS	STAINLESS STEEL	W	WIDTH
C/C	CENTER TO CENTER	DWG	DRAWING	GWB	GYPSUM WALL BOARD	MIR	MIRROR	PROP	PROPOSED	STD	STANDARD	WC	WATER CLOSET
C	COURSES	DWR	DRAWER	H	HIGH(HEIGHT)	MISC	MISCELLANEOUS	PSC	PRE-STRESS CONCRETE	STL	STEEL	WO	WOOD
CABT	CABINET	DW	DRYWALL	HOSE	HOSE BIBB	MISC	MISCELLANEOUS	STOR	STORAGE	STRUC	STRUCTURE(STRUCTURAL)	WDO	WINDOW
CAD	CADMIUM	EA	EXTERIOR INSULATION	HDBD	HARD BOARD	MHC	MIRROR DOOR MEDICINE CABINET	PSF	POUNDS PER SQUARE FOOT	STRUC	STRUCTURE(STRUCTURAL)	WG	WIRE GLASS
CB	CATCH BASIN	EIFS	EXTERIOR INSULATION & FINISH SYSTEM	HDW	HARDWARE	MO	MOUNTED	PT	POINT	SUSP	SUSPENDED	WT	WEIGHT
CEM	CEMENT	HTG	HEATING	HTG	HOLLOW METAL	MTD	MOUNTED	PTD	PAINTED	SV	SHEET VINYL	WWF	WELDED WIRE FABRIC
CFM	CUBIC FEET PER MINUTE	HORIZ	HORIZONTAL	HTS	HEATING TRUCK	MUL	MULLION	PTN	PARTITION	SWC	SHEET WALL COVERING	YD	YARD
CG	CORNER GUARD	HP	HIGH POINT	HTS	HEATING TRUCK	NA	NOT APPLICABLE	PVC	POLYVINYLCHLORIDE	SYM	SYMMETRICAL		
CI	CAST IRON	HP LAM	HIGH PRESSURE LAMINATE	HTS	HEATING TRUCK	NIC	NOT IN CONTRACT	PVMT	PAVEMENT	SYM	SYMMETRICAL		
CJ	CONTROL JOINT	HR	HOUR	HTS	HEATING TRUCK	NO	NUMBER	QT	QUARRY TILE	YS	YONGUE & GROOVE		
CLG	CEILING	HR SV	HEAVY DUTY SLIP RESISTANT SHEET VINYL	HTS	HEATING TRUCK	NOM	NOMINAL	QTY	QUANTITY	T	THREAD		
CLO	CLOSET	HTS	HEATING TRUCK	HTS	HEATING TRUCK	NRC	NOT REALLY BUT USE YOUR IMAGINATION	R	RISER	TB	TOWEL BAR		
CLR	CLEAR	HTG	HEATING	HTS	HEATING TRUCK	NFS	NOISE REDUCTION COEFF.	RA	RETURN AIR	TD	TRENCH DRAIN		
CLL	CONTRACT LIMIT LINE	HTR	HEATER	HTS	HEATING TRUCK	OA	OVERALL	RAD	RADIANT	TEL	TELEPHONE		
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING, VENTILATING, AIR CONDITIONING	HTS	HEATING TRUCK	OBBC	OHIO BASIC BUILDING CODE	RAG	RETURN AIR GRILLE	TEMP	TEMPORARY		
CO	CASED OPENING	HW	HOT WATER	HTS	HEATING TRUCK	OC	ON CENTER	RCP	REINFORCED CONCRETE PIPE	TEMP GL	TEMPERED GLASS		
COL	COLUMN	HWT	HOT WATER TANK	HTS	HEATING TRUCK	OD	OUTSIDE DIAMETER	RD	ROOF DRAIN	TERR	TERAZZO		
		EXP'D	EXPOSED	HTS	HEATING TRUCK	OHD	OVERHEAD DOOR	RE	REFER TO	TEX	TEXTURE		
		EXT	EXTERIOR	HTS	HEATING TRUCK	OHWS	OVAL HEAD WOOD SCREW	REC	RECESS	THK	THICK		

GENERAL NOTES

- CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND NOTES AT THE SITE AND NOTIFY THE ARCHITECT OF ANY AND ALL IRREGULARITIES, CONFLICTS OR DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY FABRICATION OR CONSTRUCTION.
- SHOULD THERE BE ANY CONFLICT OR DISCREPANCY BETWEEN THE CONSTRUCTION NOTES SHOWN ON THESE DRAWINGS AND THE TECHNICAL SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL, THE MORE RESTRICTIVE CONDITION OF THE TWO SHALL APPLY.
- DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL INSTALLATIONS SHALL BE ACCURATELY FIELD MEASURED PRIOR TO FABRICATION.
- ALL DIMENSIONS ARE TO FACE OF PARTITION UNLESS NOTED OTHERWISE.
- WOOD BLOCKING AND FRAMING SHOWN ON THE DRAWINGS AND USED IN THE CONSTRUCTION OF WALLS, FLOORS AND ROOFS SHALL BE FIRE TREATED PER OBC REQUIREMENTS. WOOD MEMBERS SHALL BE LIMITED IN USE AS DESCRIBED IN THE OBC FOR THE CONSTRUCTION TYPES DESCRIBED ABOVE.
- SAFING INSULATION SHALL BE USED TO FILL GAPS IN FIRE RATED CONSTRUCTION WHERE ALLOWED BY THE OBC.
- SEE SHEETS A-001 AND A-002 FOR ALL FIRESTOPPING DETAILS.



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11.26.2003	BID SET

**ADDITION TO:
 PRIVATE RESIDENCE
 1890 INDEPENDENCE BOULEVARD
 ANN ARBOR, MICHIGAN**

**TITLE:
 SITE PLAN,
 CODE SUMMARY,
 DRAWING INDEX,
 GENERAL NOTES**

DRAWING NUMBER:

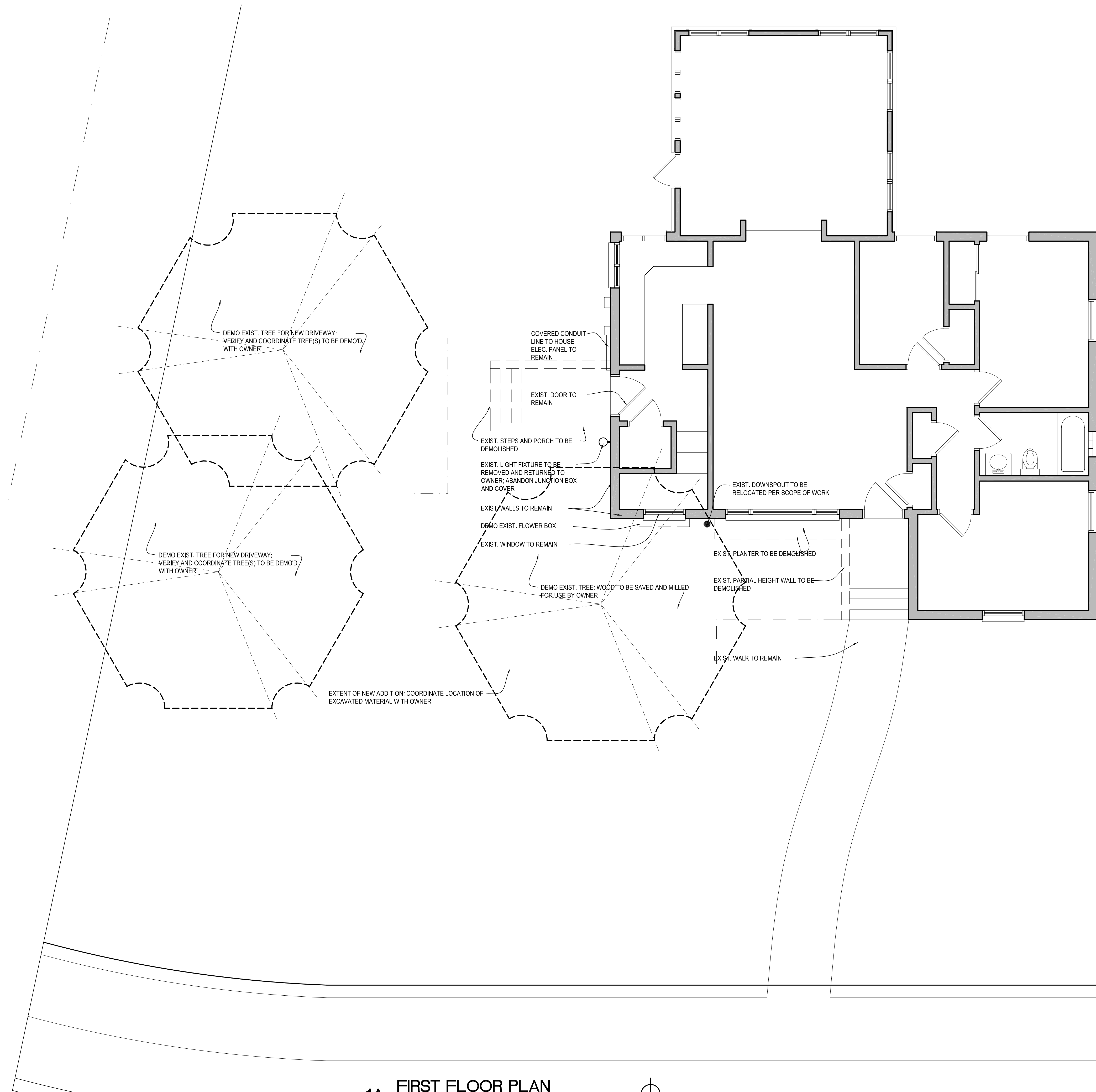
A-001



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1890 INDEPENDENCE BOULEVARD
ANN ARBOR, MICHIGAN

TITLE:

DEMOLITION PLAN

DRAWING NUMBER:

AD-001

1A **FIRST FLOOR PLAN**
1/4" = 1'-0"

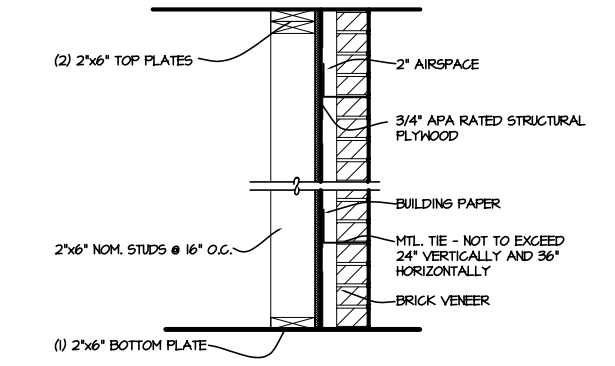
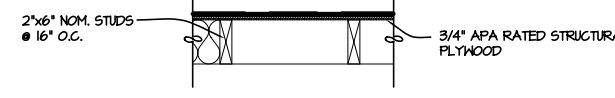
DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	THK.	TYPE	FINISH	HEAD	JAMB	SILL	COMMENTS
101A	7'-0"	7'-0"	1 3/4"	D-1	MTL.	--	--	--	INSULATED DOOR
102A	3'-0"	6'-8"	--	D-2	MTL.	--	--	--	INSULATED SECTION OVERHEAD DOOR W/ TRACK

GENERAL NOTES

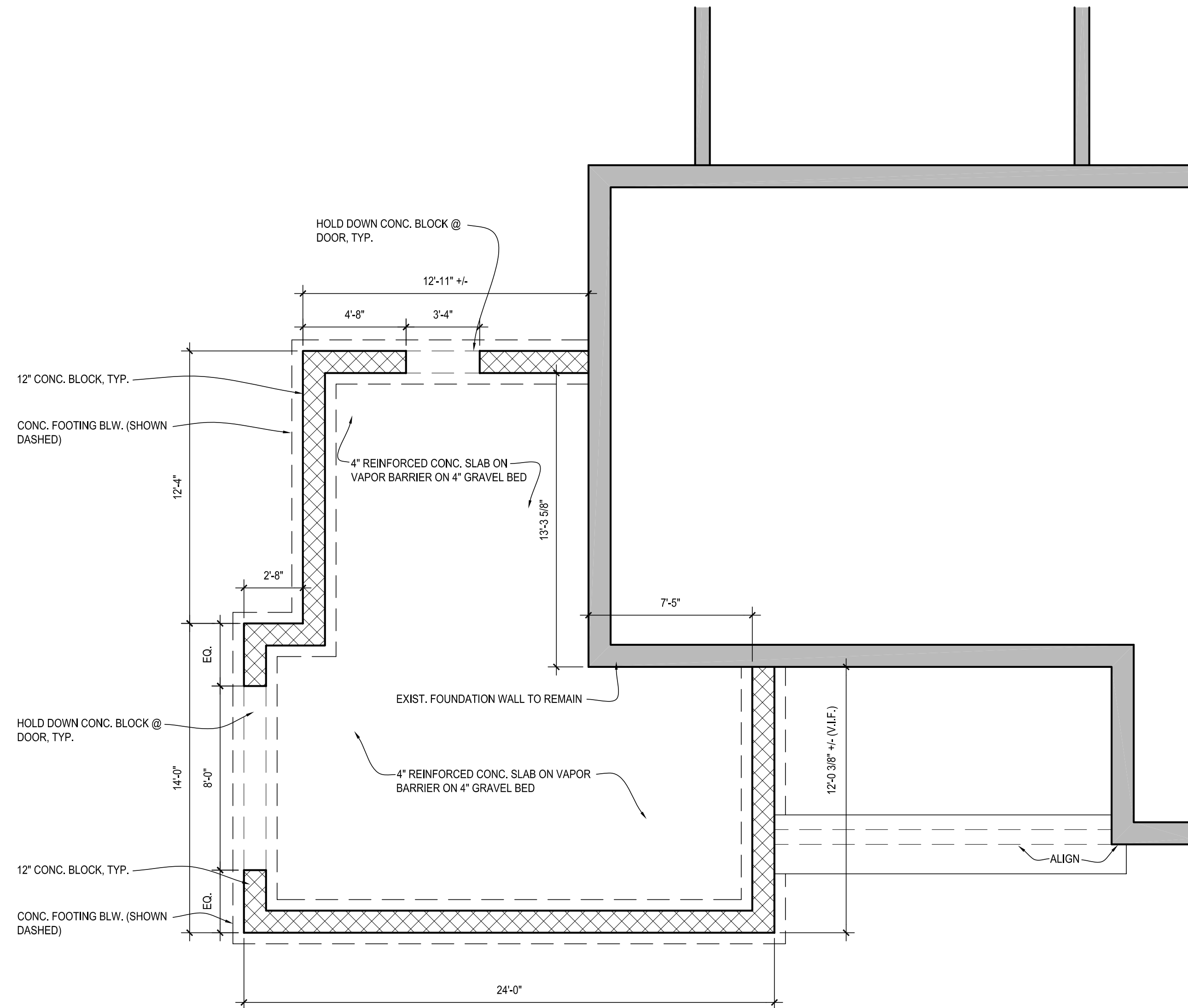
- EXTERIOR WALLS ARE WALL TYPE '1A' ON A-101 UNLESS NOTED OTHERWISE.
- EX. DIMENSIONS ARE TO FACE OF MASONRY.
- DIMENSIONS OF PARTITION WALLS ARE TO FACE OF GYP. BD.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE AS REQUIRED.

PARTITION TYPES

SCALE 1/2" = 1'-0"

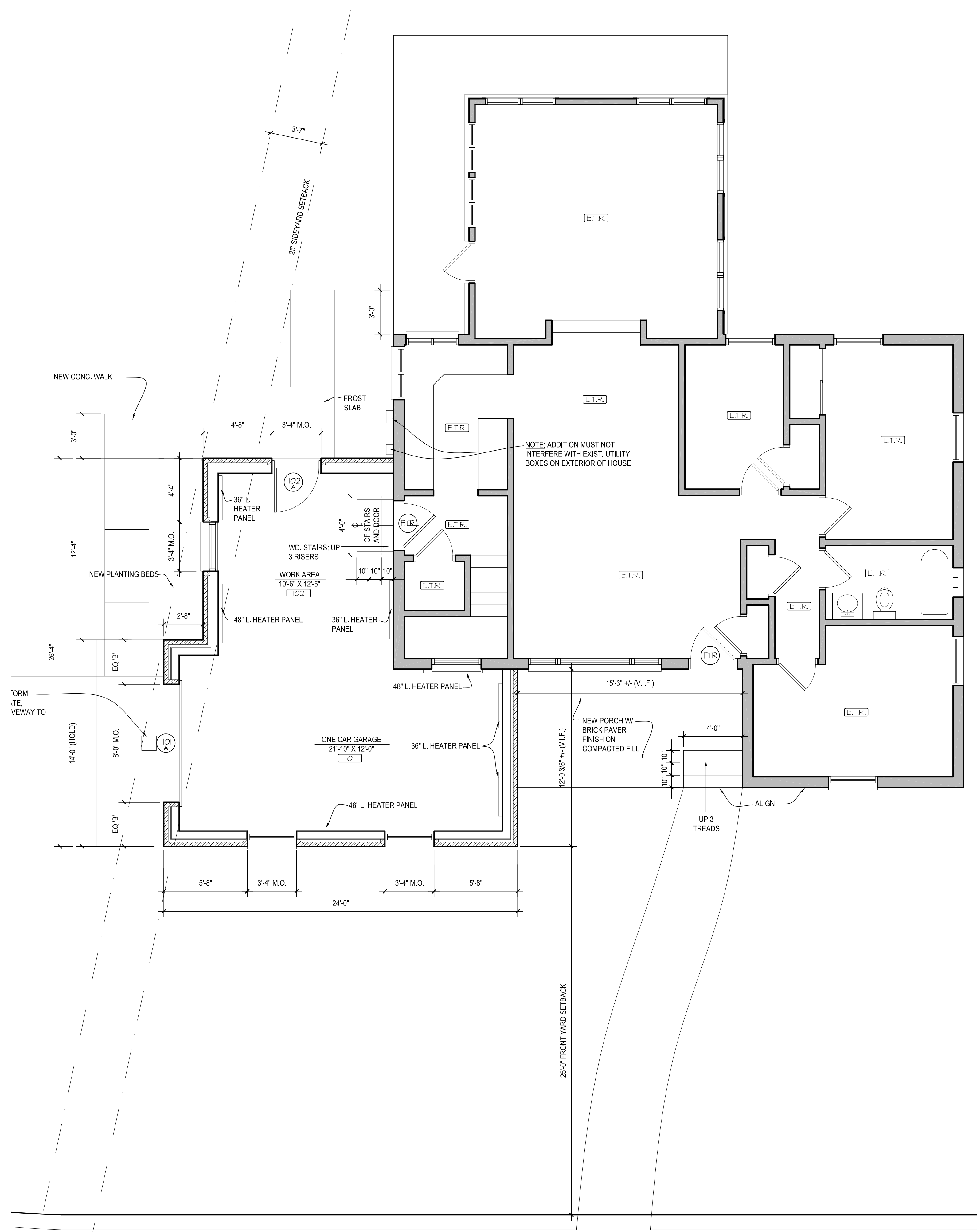


1A TYPICAL EXTERIOR WALL
 2\"/>



1A FOUNDATION PLAN
 1/4" = 1'-0"

GENERAL NOTES - FOUNDATION PLAN
 1. DIMENSIONS ARE FROM FACE OF BLOCK TO FACE OF BLOCK, U.N.O.
 2. DIMENSIONS ASSUME NOMINAL BLOCK SIZES.



3A FIRST FLOOR PLAN
 1/4" = 1'-0"

GENERAL NOTES - FIRST FLOOR PLAN
 1. DIMENSIONS ARE FROM FACE OF BRICK TO FACE OF BRICK, U.N.O.
 2. DIMENSIONS ASSUME COMMON BRICK SIZE.



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08.18.2003 DESIGN REVIEW

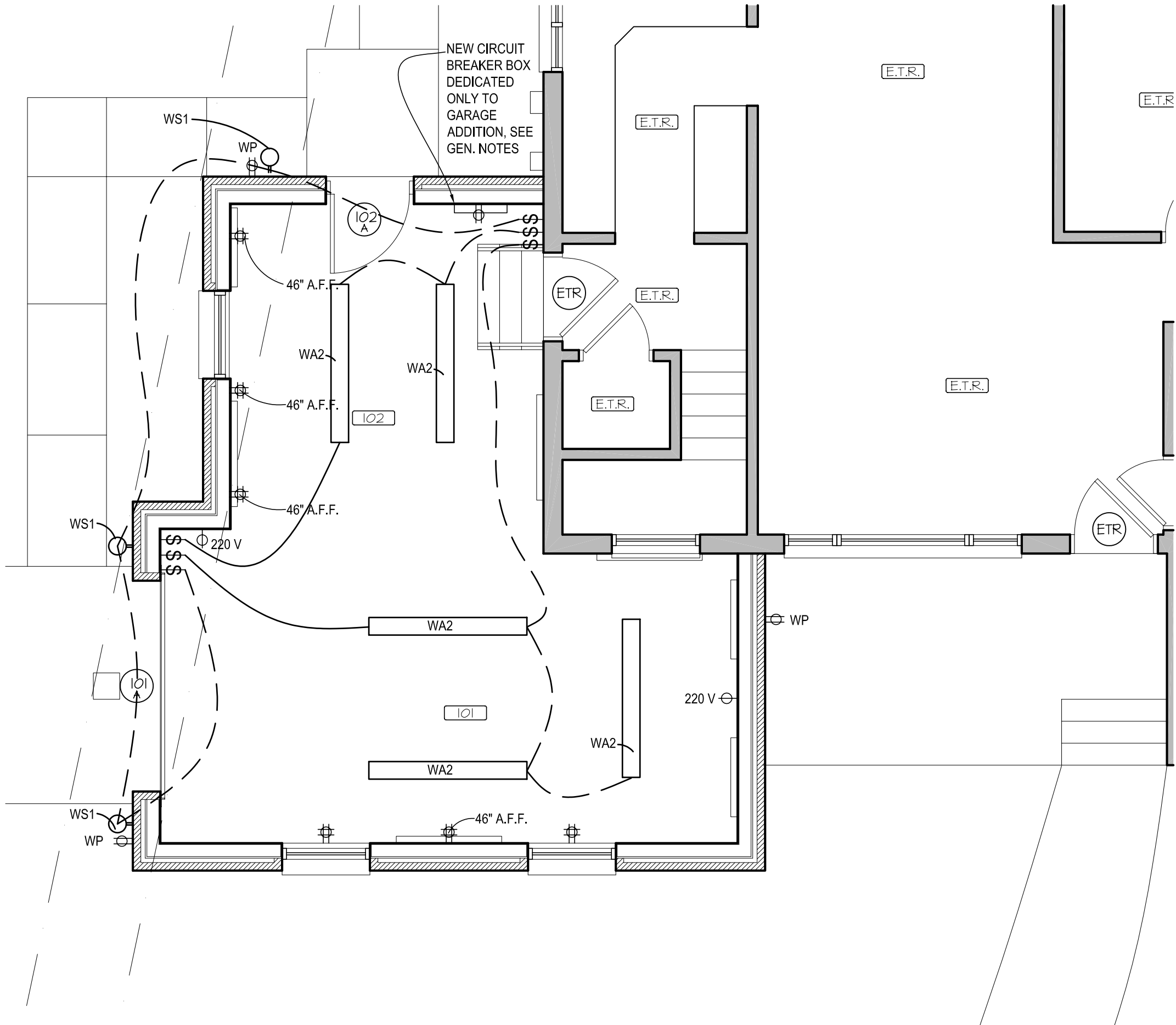
11.26.2003 BID SET

**ADDITION TO:
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 1890 INDEPENDENCE BOULEVARD
 ANN ARBOR, MICHIGAN

**TITLE:
 FOUNDATION
 PLAN, FIRST
 FLOOR PLAN,
 NOTES**

DRAWING NUMBER:

A-101

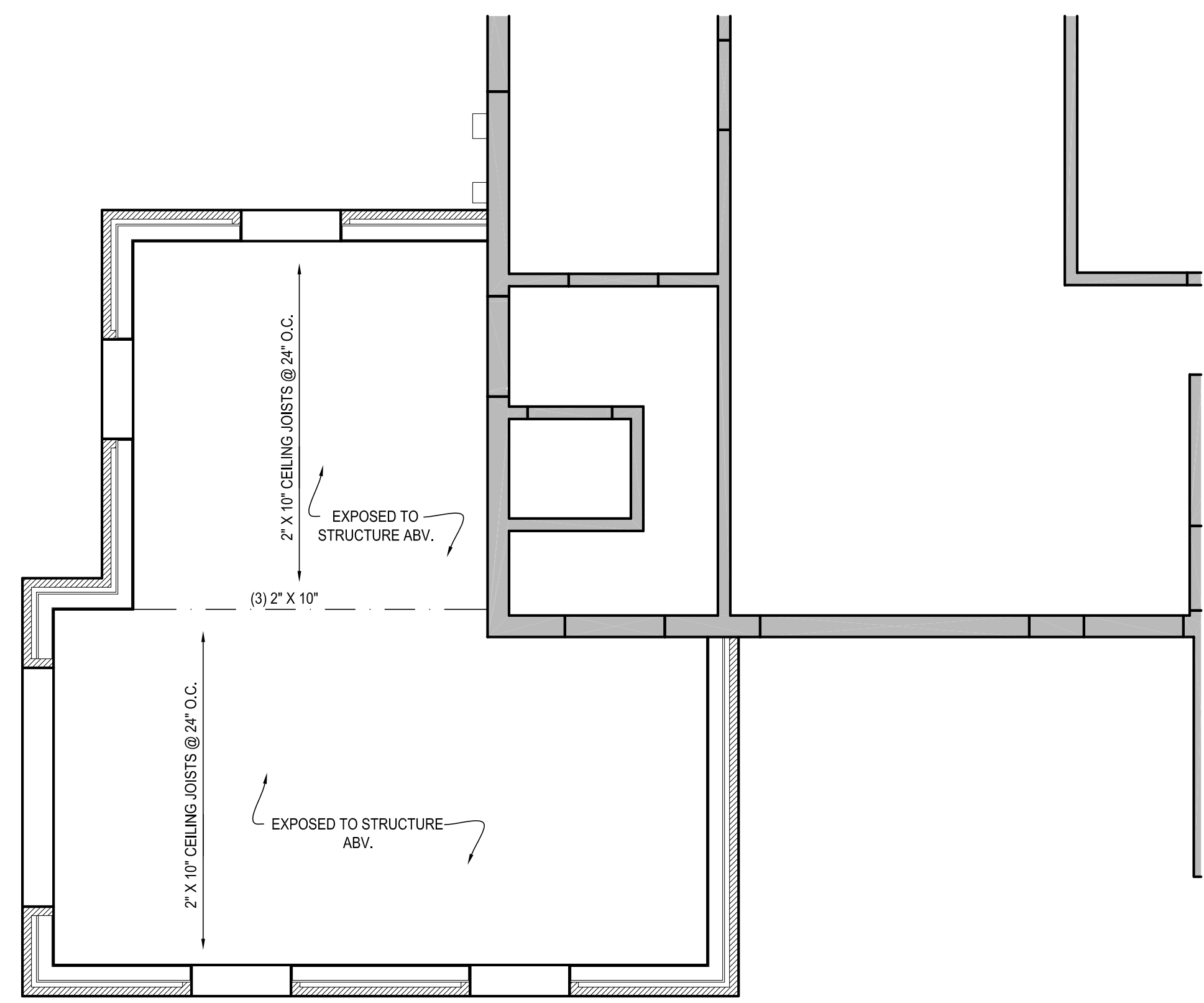


1D ELECTRICAL AND LIGHTING PLAN
1/4" = 1'-0"

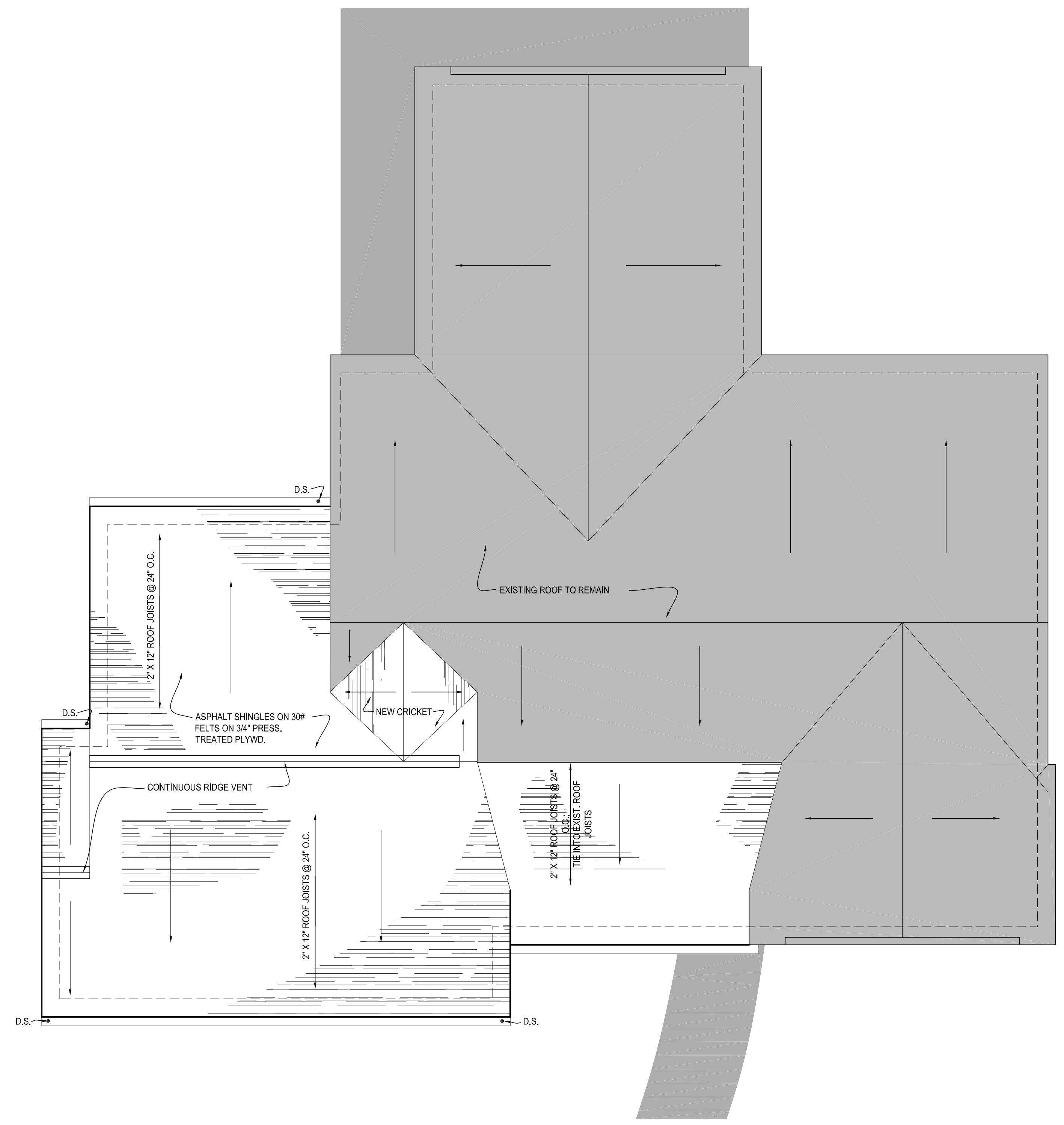
- ELECTRICAL NOTES:**
1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2003 INTERNATIONAL RESIDENTIAL BUILDING CODE AND WITH BUILDING STANDARDS AS SET FORTH BY THE CITY OF ANN ARBOR (MI).
 2. ANY CIRCUIT BREAKER BOXES, ADDITIONAL SERVICE, ETC. SHALL BE SIZED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
 3. DRAWINGS ARE DIAGRAMMATIC AND ISSUED TO SHOW INTENT OF DESIGN.
 4. BASEBOARD HEATER DESIGN BASED UPON KING ELECTRIC BASEBOARD HEATER, CB SERIES 120 VOLTS. BASEBOARD HEATER SHALL HAVE REMOTE THERMOSTAT INSTALLED AS SHOWN ON ELECTRICAL PLANS.

LIGHTING SCHEDULE

TYPE	DESCRIPTION
WS1	EXTERIOR WALL SCONCE AS SELECTED BY OWNER
RA2	4' LONG FLUORSCENT FIXTURE W/ (2) BULBS AS SELECTED BY OWNER



1A REFLECTED CEILING PLAN
1/4" = 1'-0"



3A ROOF PLAN
1/4" = 1'-0"



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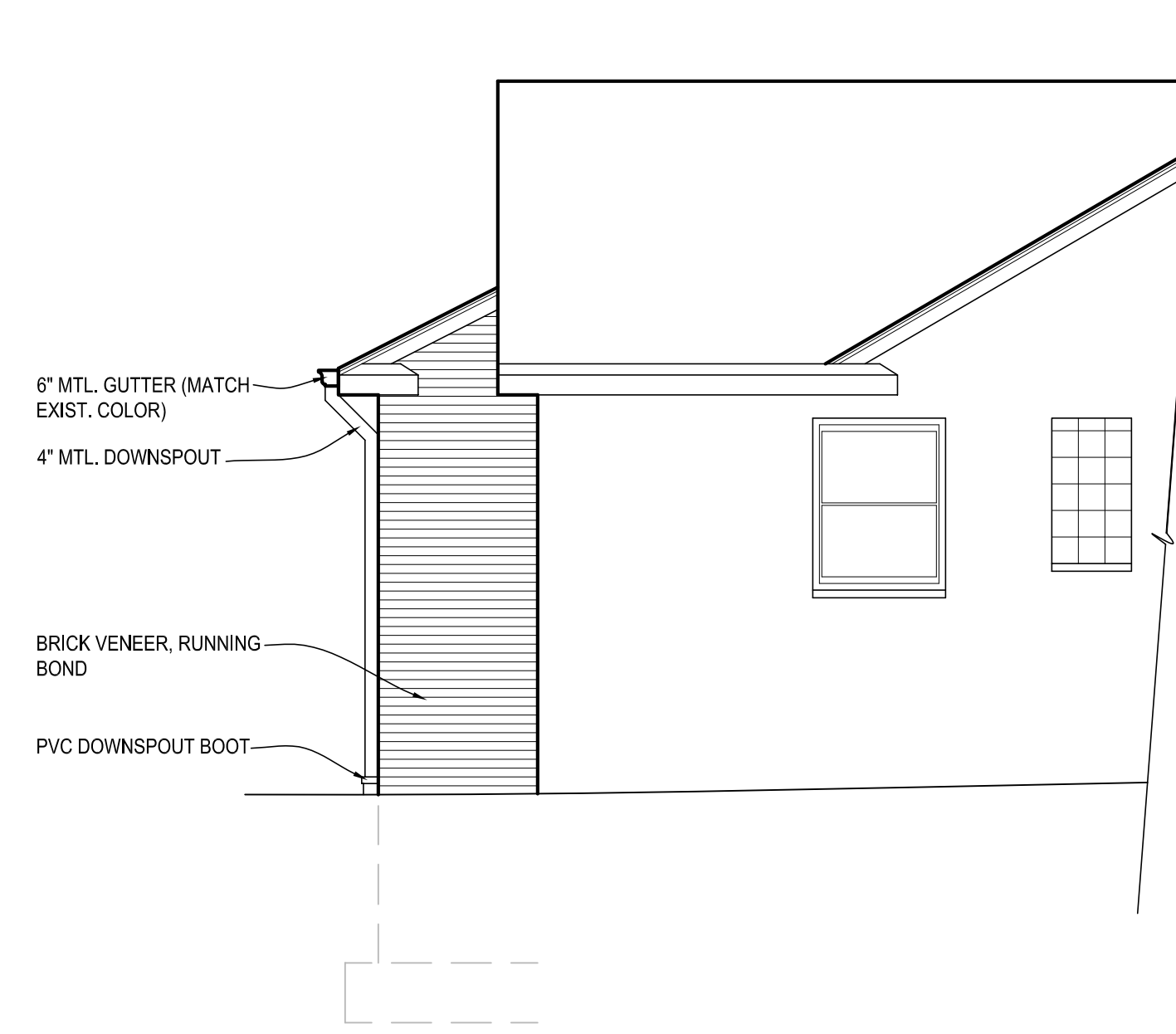
TITLE:
ELECTRICAL AND
LIGHTING PLAN,
REFLECTED CEILING
PLAN, ROOF PLAN

DRAWING NUMBER:

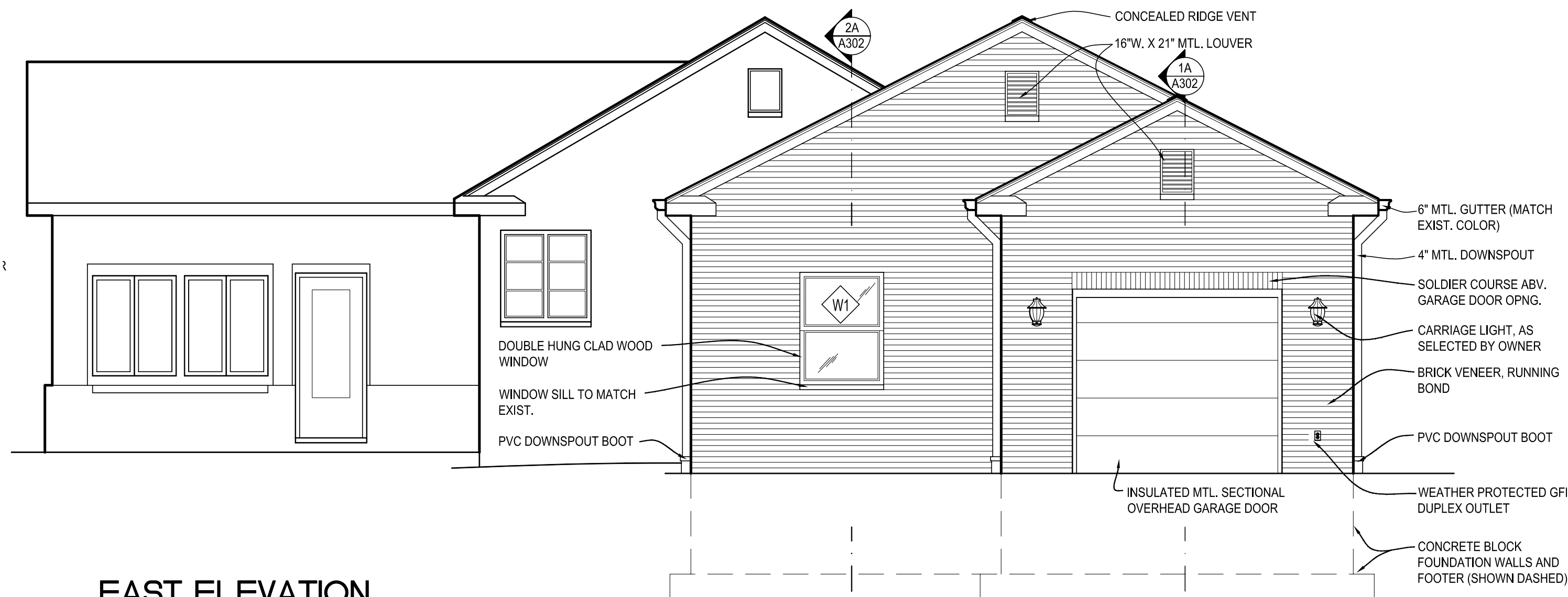
A-102



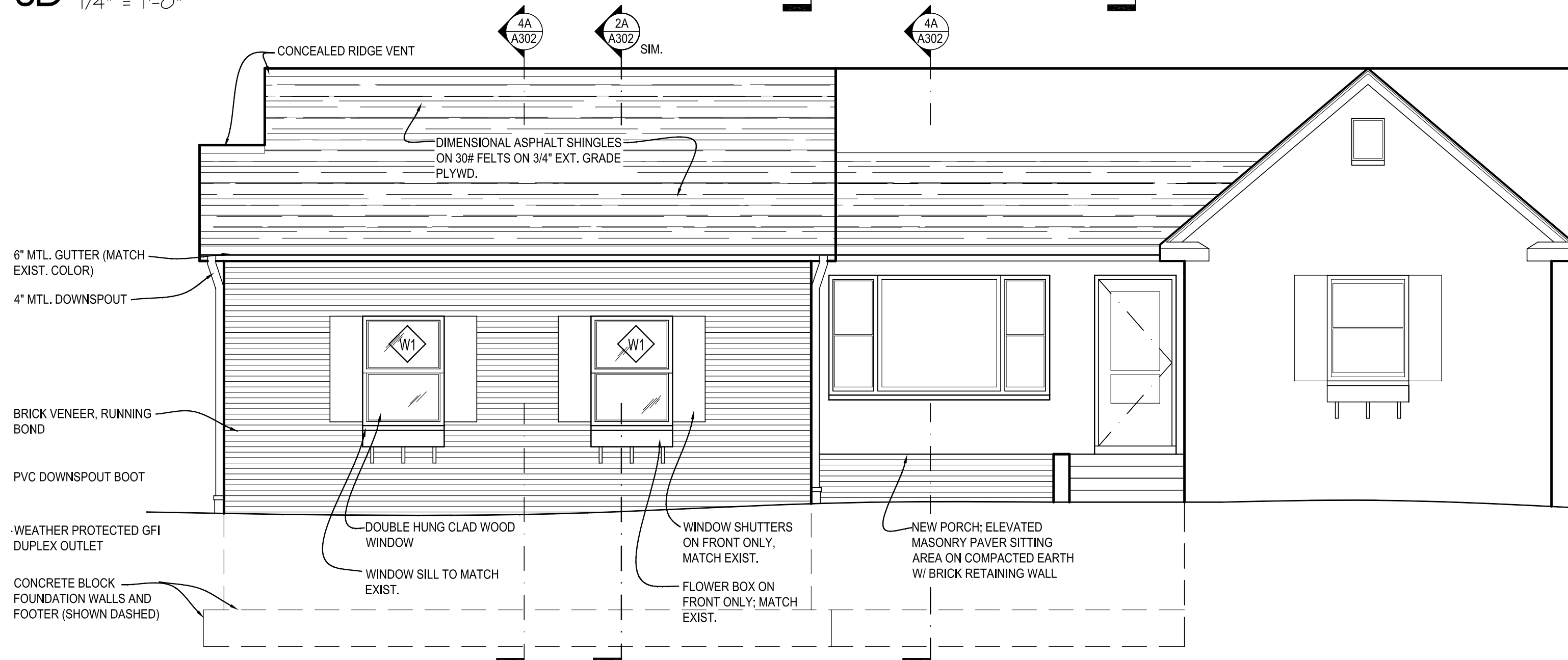
1D SOUTH ELEVATION
1/4" = 1'-0"



3D EAST ELEVATION PARTIAL
1/4" = 1'-0"

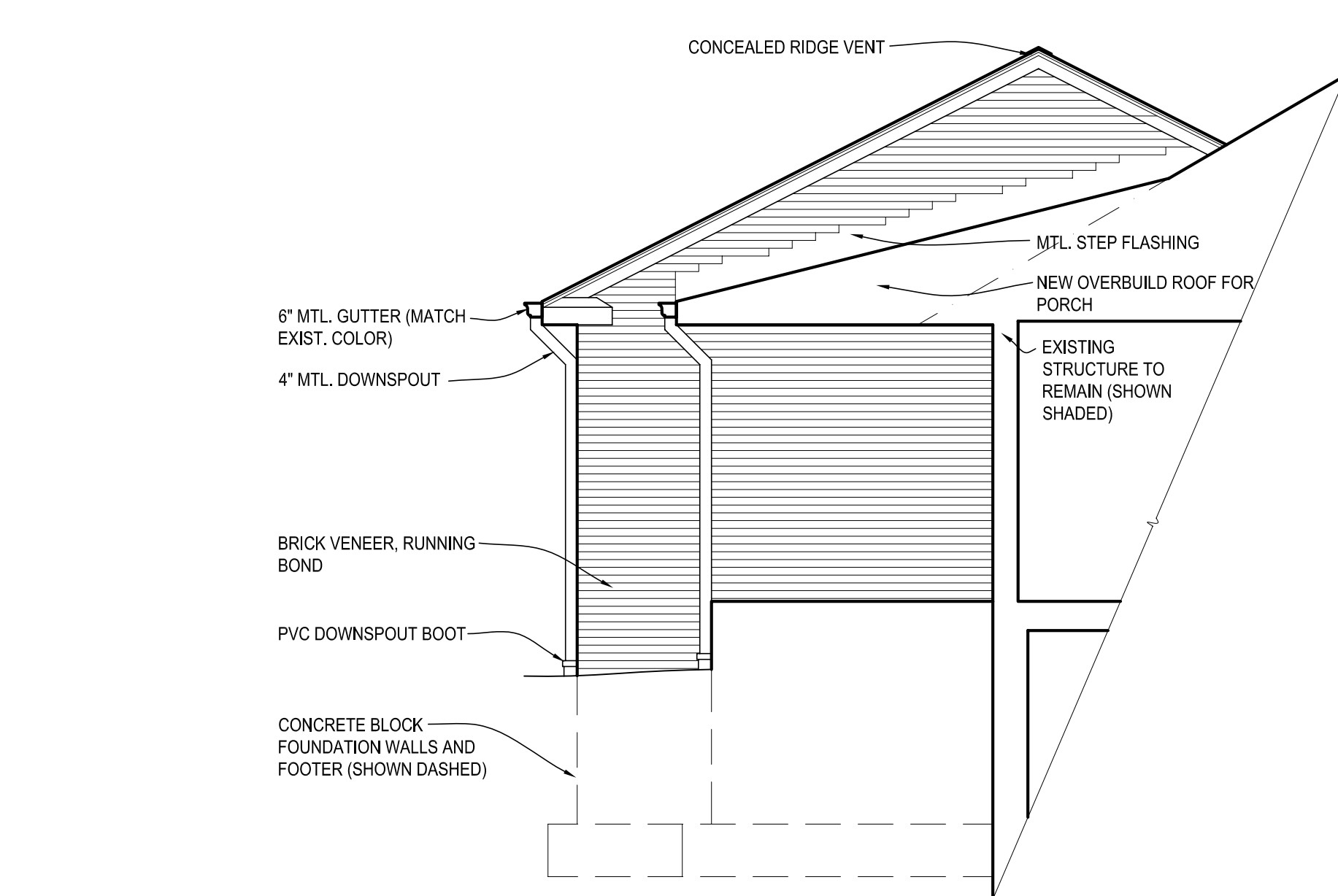
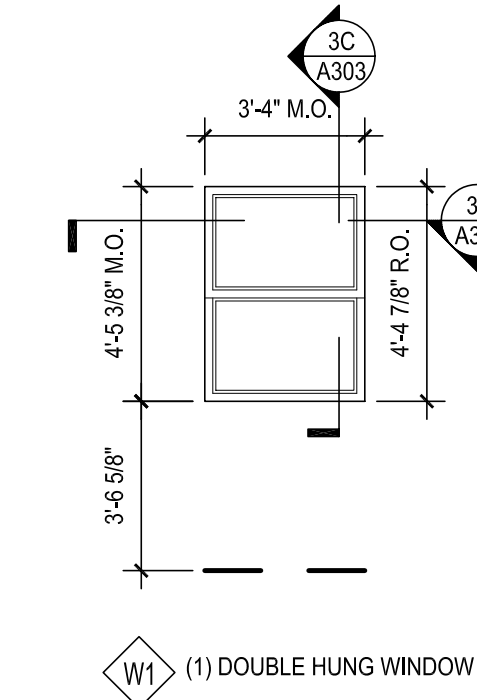


3D EAST ELEVATION
1/4" = 1'-0"



3D NORTH ELEVATION
1/4" = 1'-0"

WINDOW TYPES
SCALE 1/4" = 1'-0"



3D EAST ELEVATION
1/4" = 1'-0"



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TITLE:
EXTERIOR
ELEVATIONS

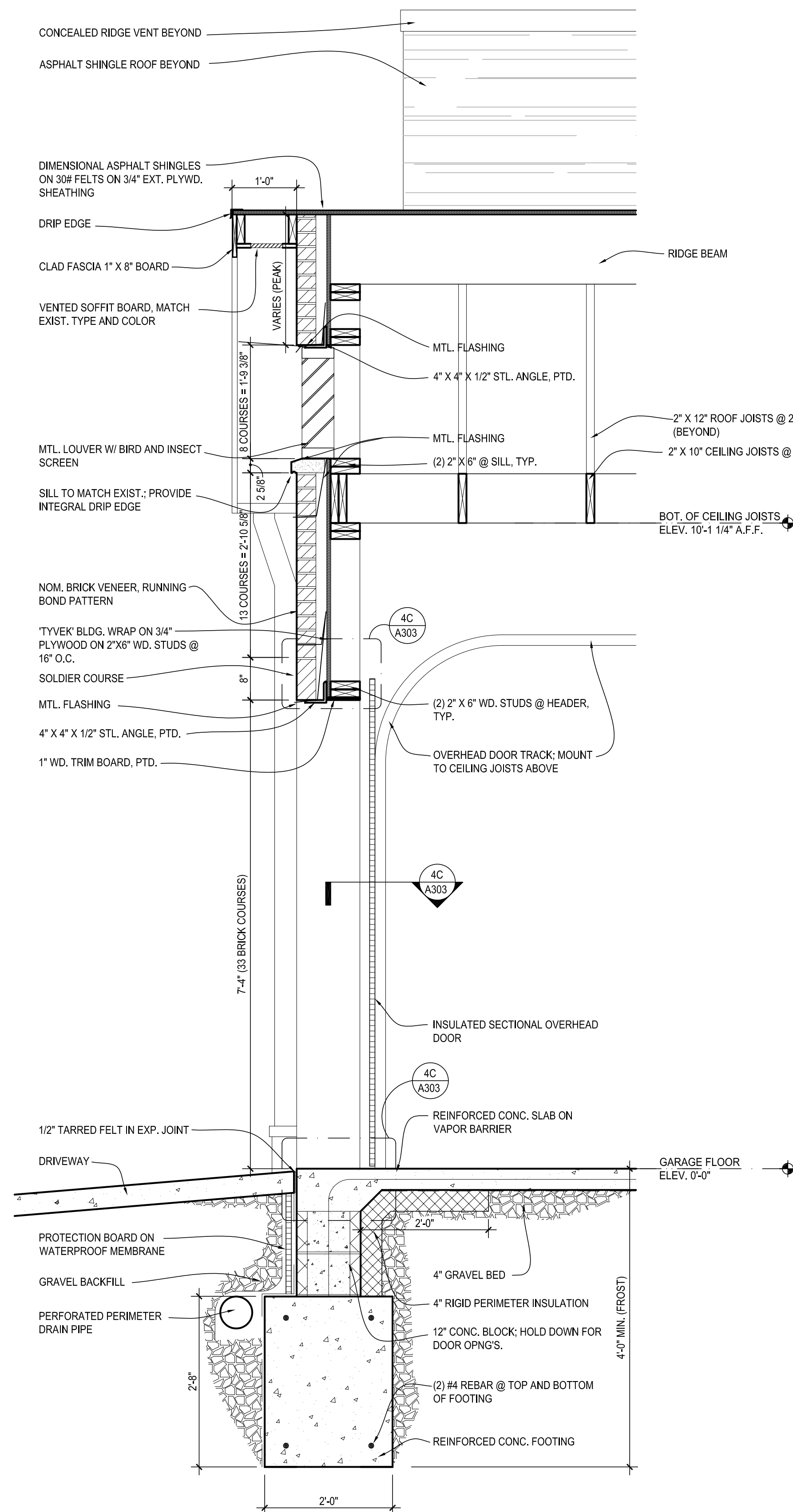
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A-201



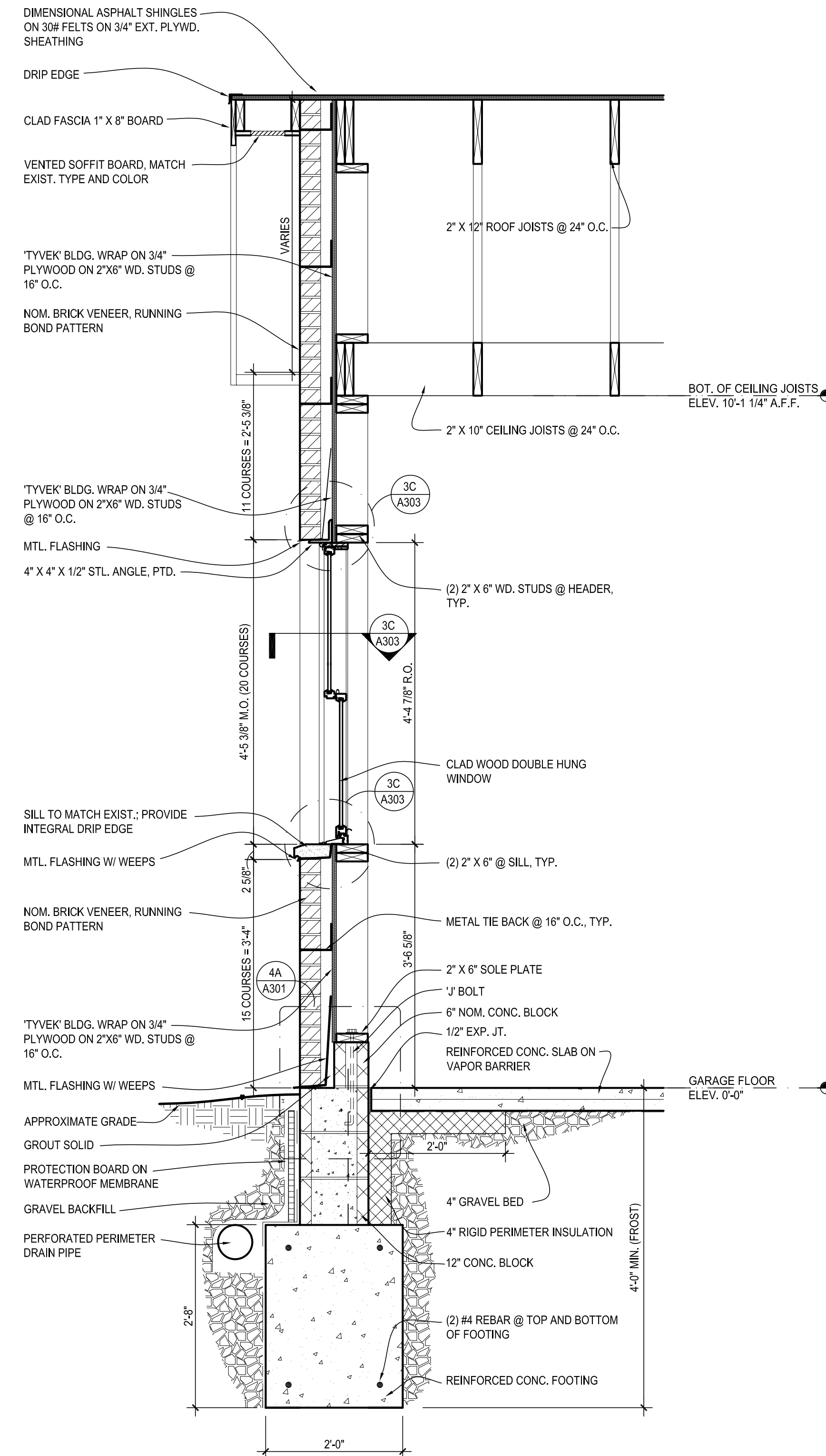
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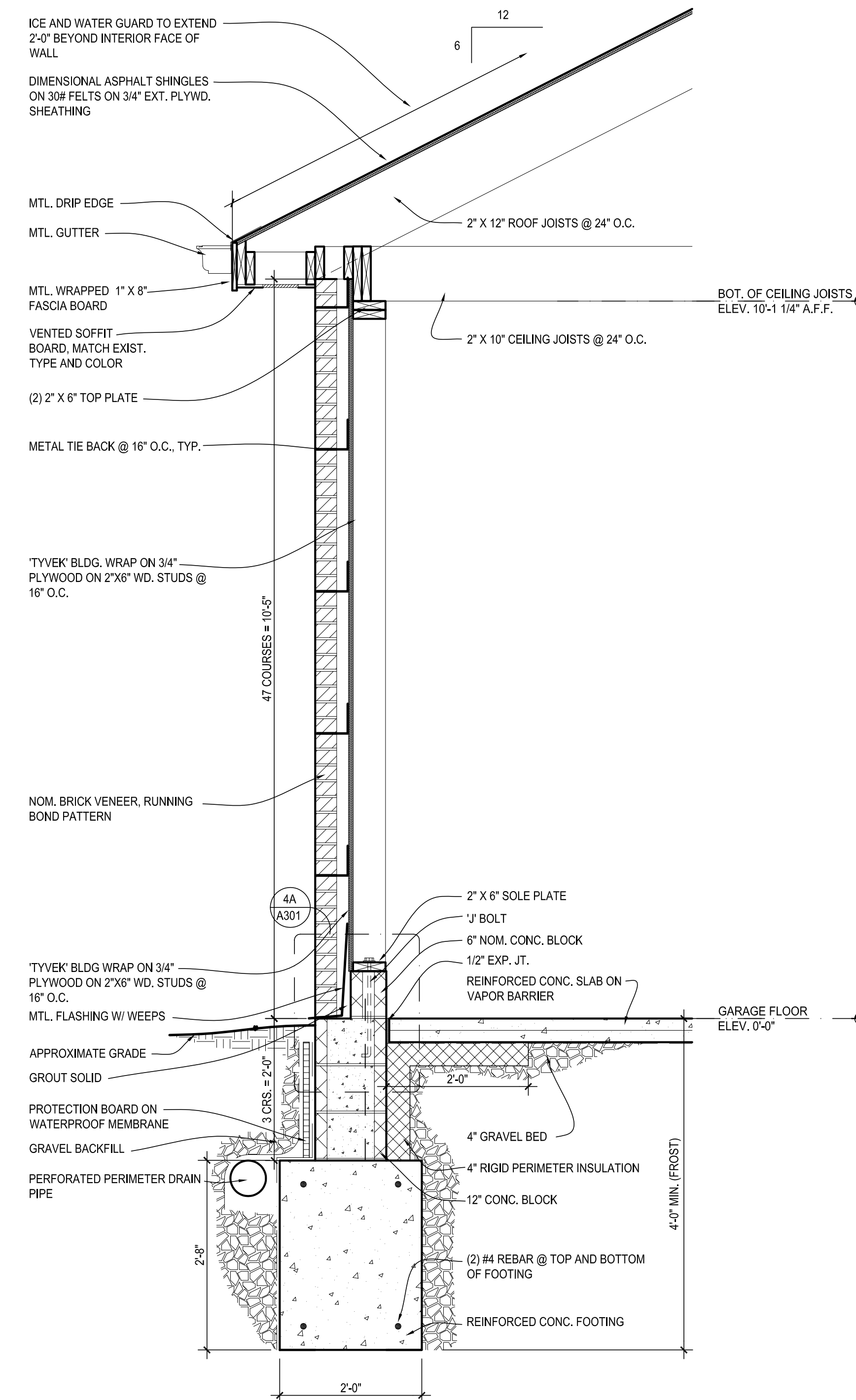
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1A WALL SECTION
3/4" = 1'-0"



2A WALL SECTION
3/4" = 1'-0"

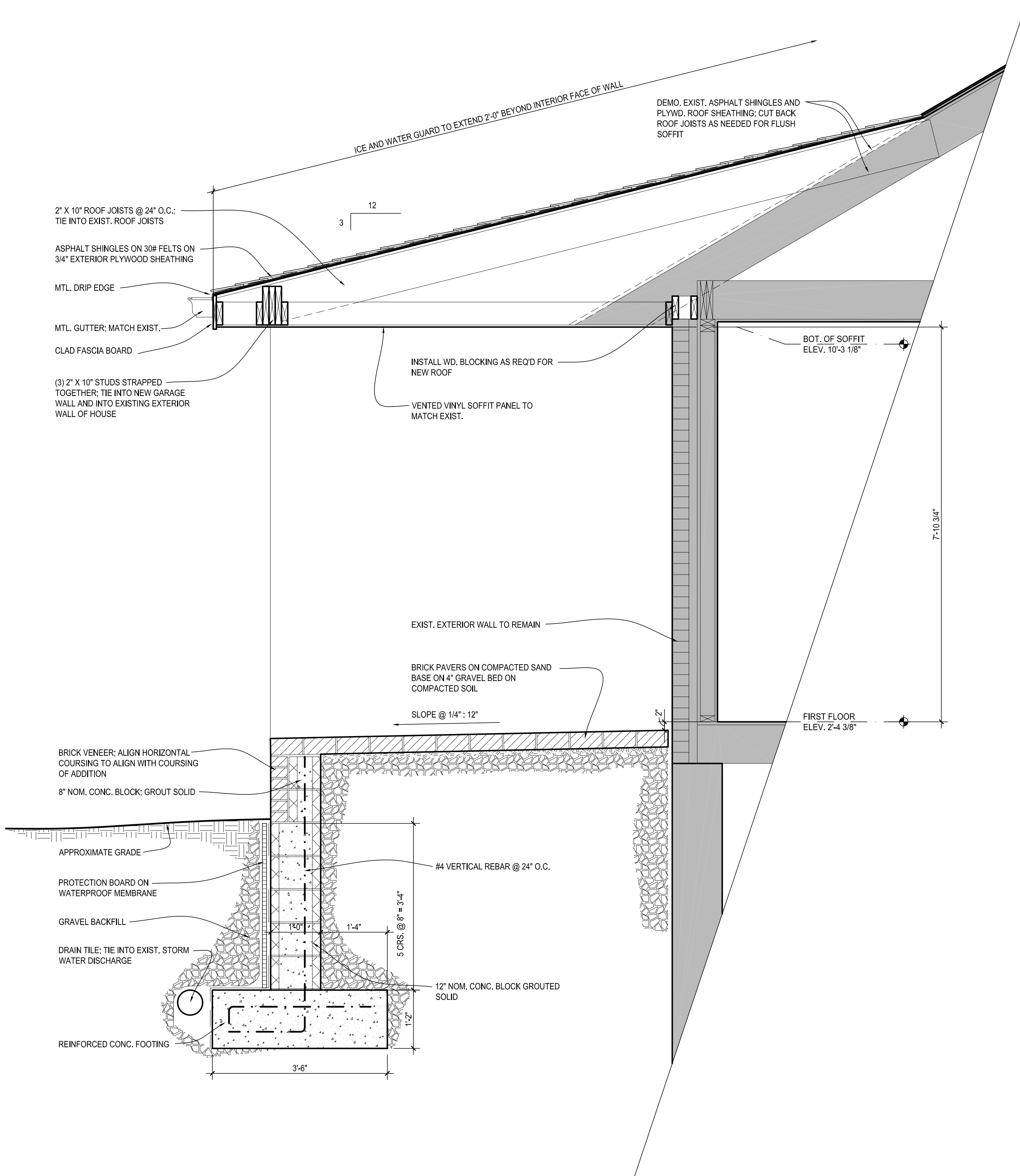


4A WALL SECTION
3/4" = 1'-0"

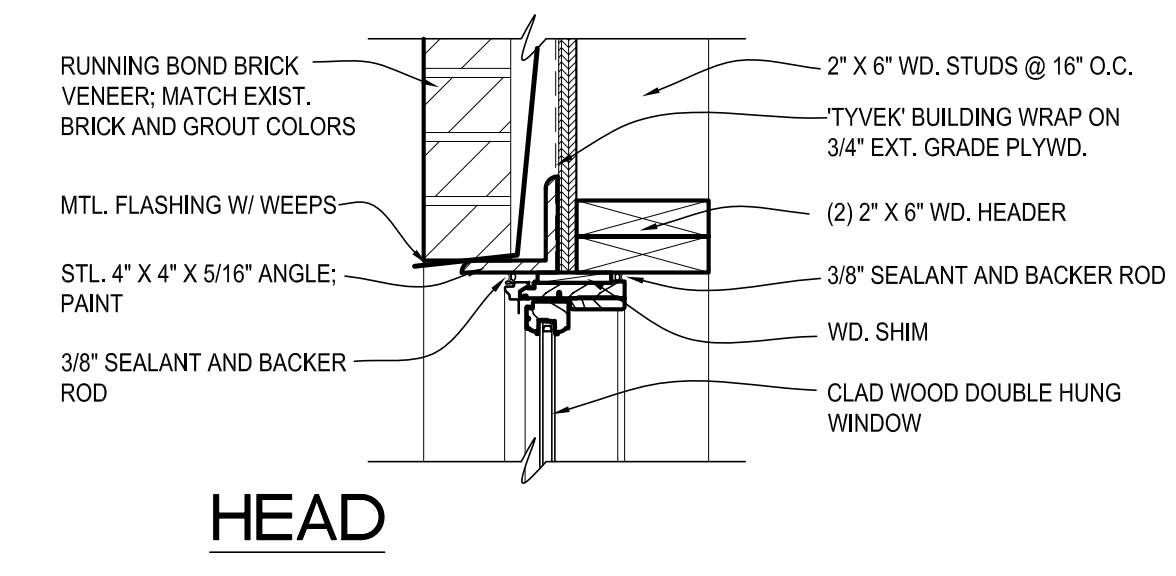
ADDITION TO:
PRIVATE RESIDENCE
1890 INDEPENDENCE BOULEVARD
ANN ARBOR, MICHIGAN

TITLE:
WALL SECTIONS

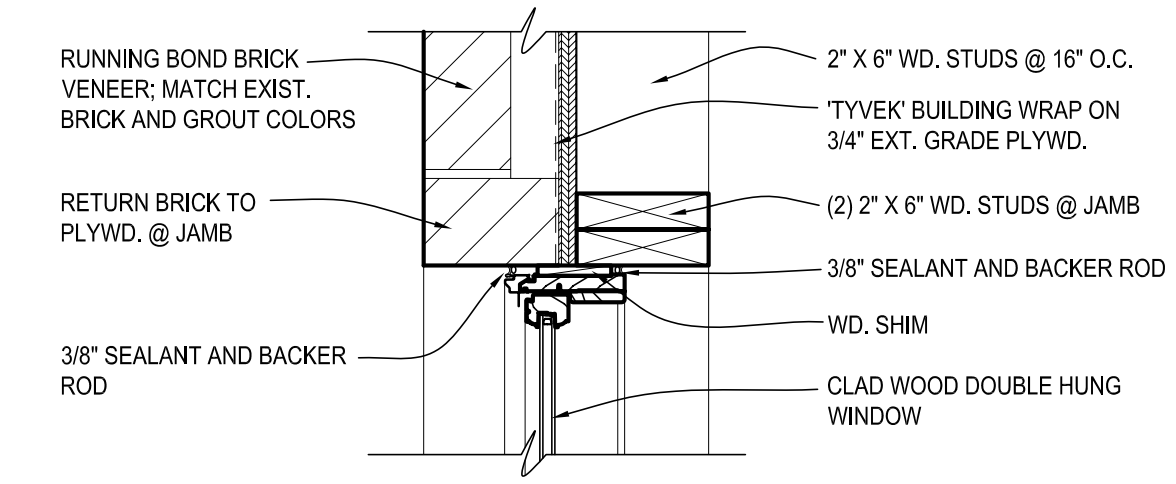
DRAWING NUMBER:
A-302



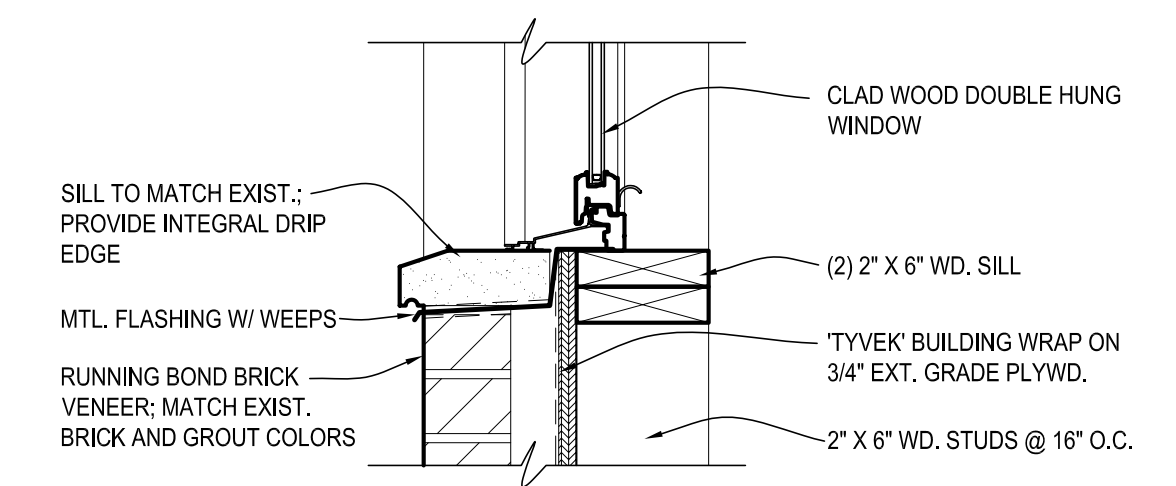
1A WALL SECTION
3/4" = 1'-0"



HEAD

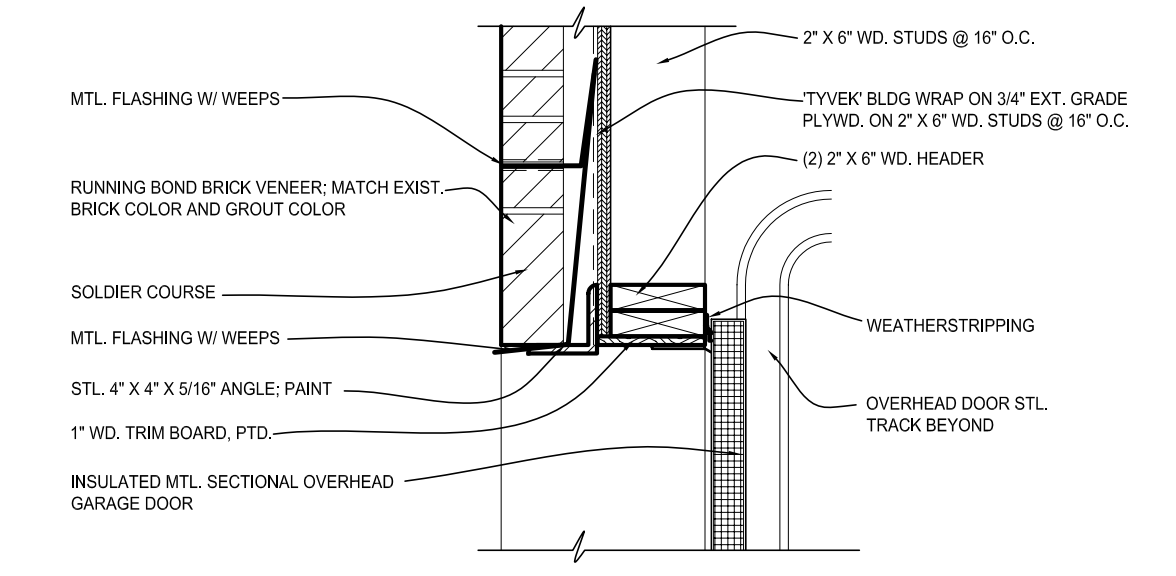


JAMB

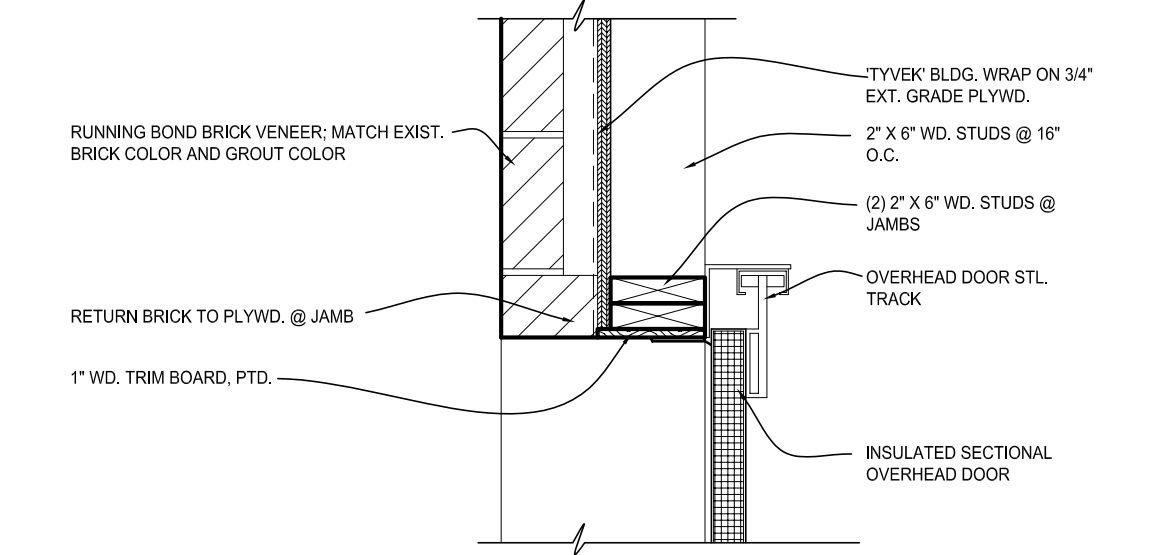


SILL

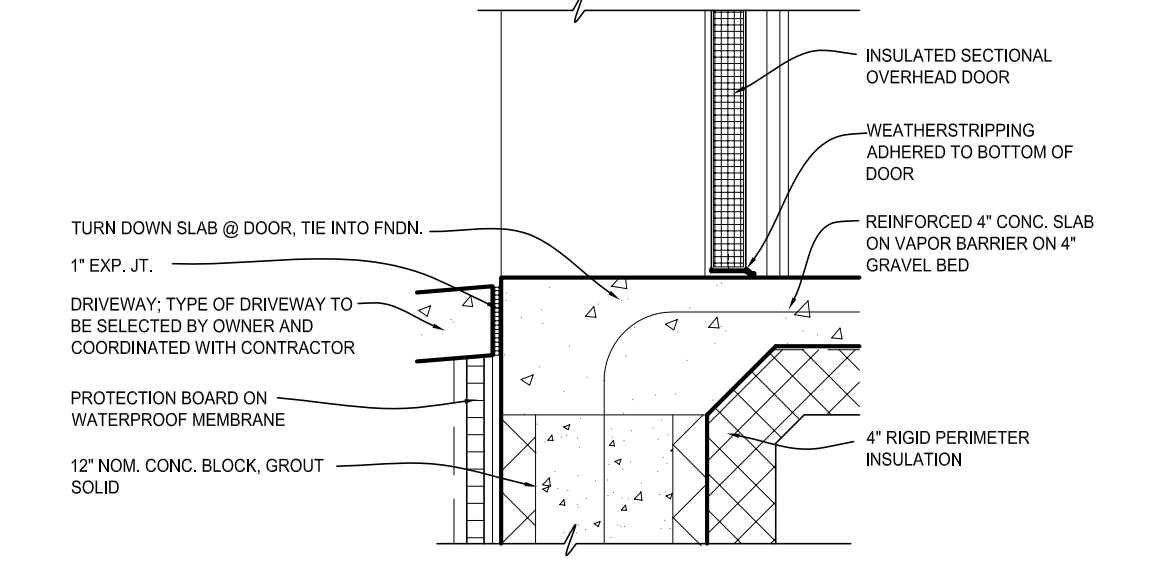
3C WINDOW DETAILS
1 1/2" = 1'-0"



HEAD



JAMB



SILL

4C OVERHEAD DOOR DETAILS
1 1/2" = 1'-0"

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**PRELIMINARY
NOT FOR
CONSTRUCTION**

08.15.2003	SCHEMATIC DESIGN/ CLIENT REVIEW
08.29.2003	DESIGN REVIEW
10.19.2003	CLIENT REVIEW
11.26.2003	BID SET

**ADDITION TO:
PRIVATE RESIDENCE**
1890 INDEPENDENCE BOULEVARD
ANN ARBOR, MICHIGAN

TITLE:
**WALL SECTIONS,
DETAILS**

DRAWING NUMBER:
A-303