

# APPLICABLE CODES AND LIFE SAFETY INFORMATION SUMMARY

ALL ROOMS WILL MEET CITY OF ANN ARBOR HOUSING CODE.

8% LIGHT  
4% VENTILATION

BUILDING CODE: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS:  
RESTORATION

MECHANICAL CODE: 2015 MICHIGAN MECHANICAL CODE

ELECTRICAL CODE: MICHIGAN ELECTRICAL CODE (BASED ON NEC 2017)

PLUMBING CODE: 2015 MICHIGAN PLUMBING CODE

OCCUPANCY TYPE : R-2

LEVEL 2 REHABILITATION

AREA OF BUILDING (PER 502.1) GROSS SQUARE FEET INCLUDES OUTSIDE WALL THICKNESS)

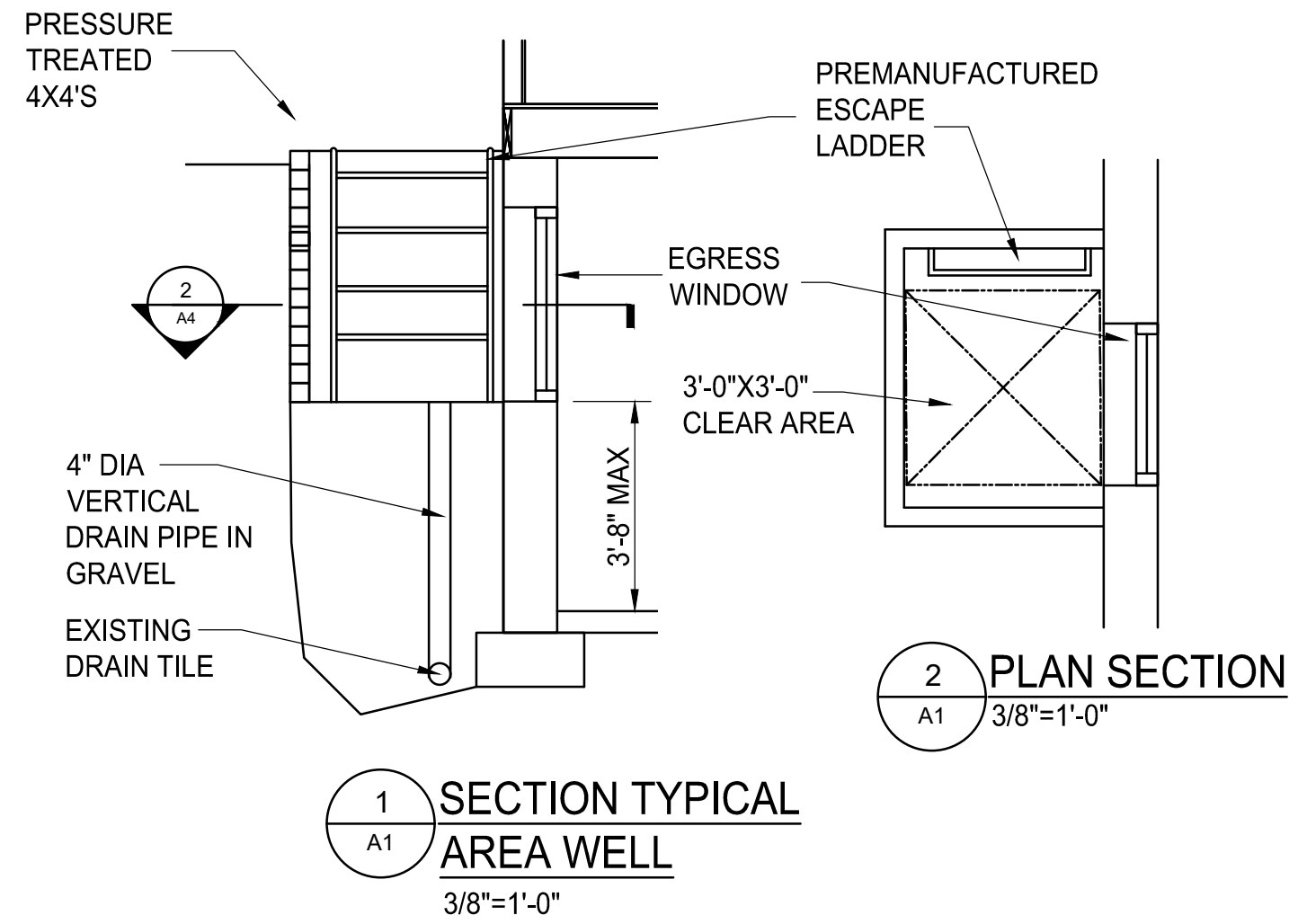
BASEMENT :1,088GROSS SQUARE FEET  
FIRST FLOOR :1,091 GROSS SQUARE FEET  
SECOND FLOOR : 1,081 GROSS SQUARE FEET  
THIRD FLOOR : 845 GROSS SQUARE FEET  
HEIGHT OF BUILDING (PER 502.1) 28'-5"

CONSTRUCTION TYPE: TYPE: V-B

FIRE SUPPRESSION: NOT SUPPRESSED

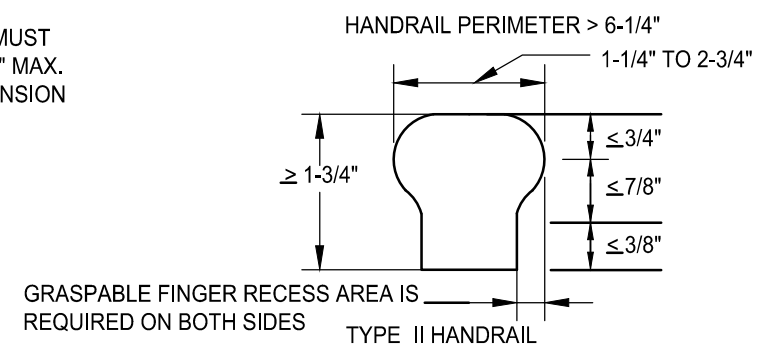
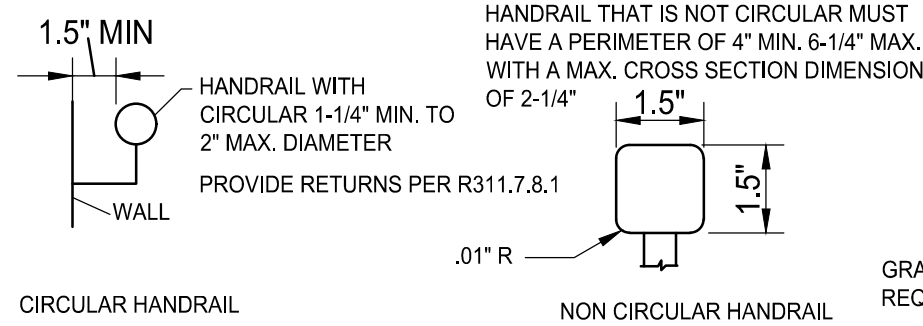
FIRE ALARM: NONE

HISTORIC DISTRICT: NONE

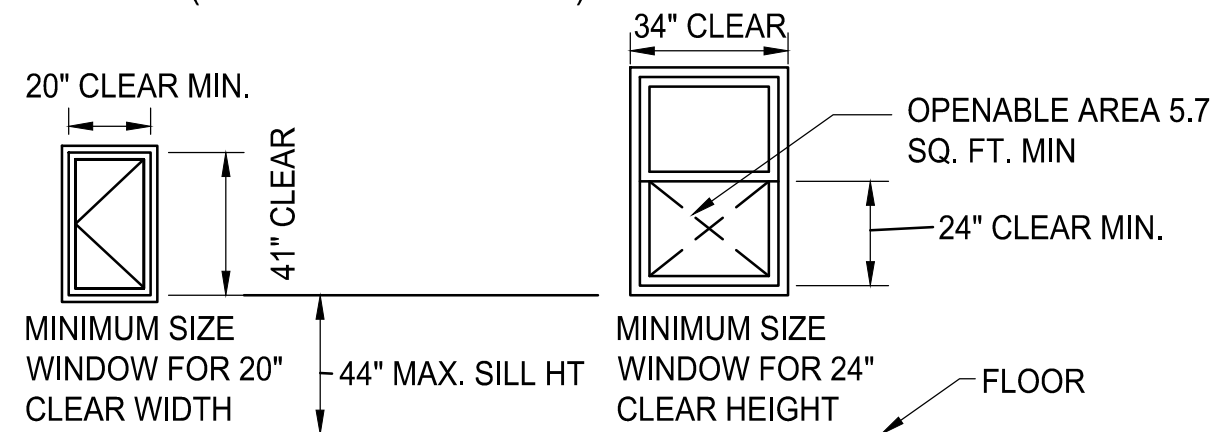


## HANDRAILS

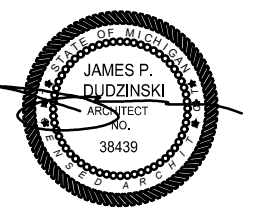
HANDRAIL HEIGHT MEASURED FROM NOSING 34\"/>

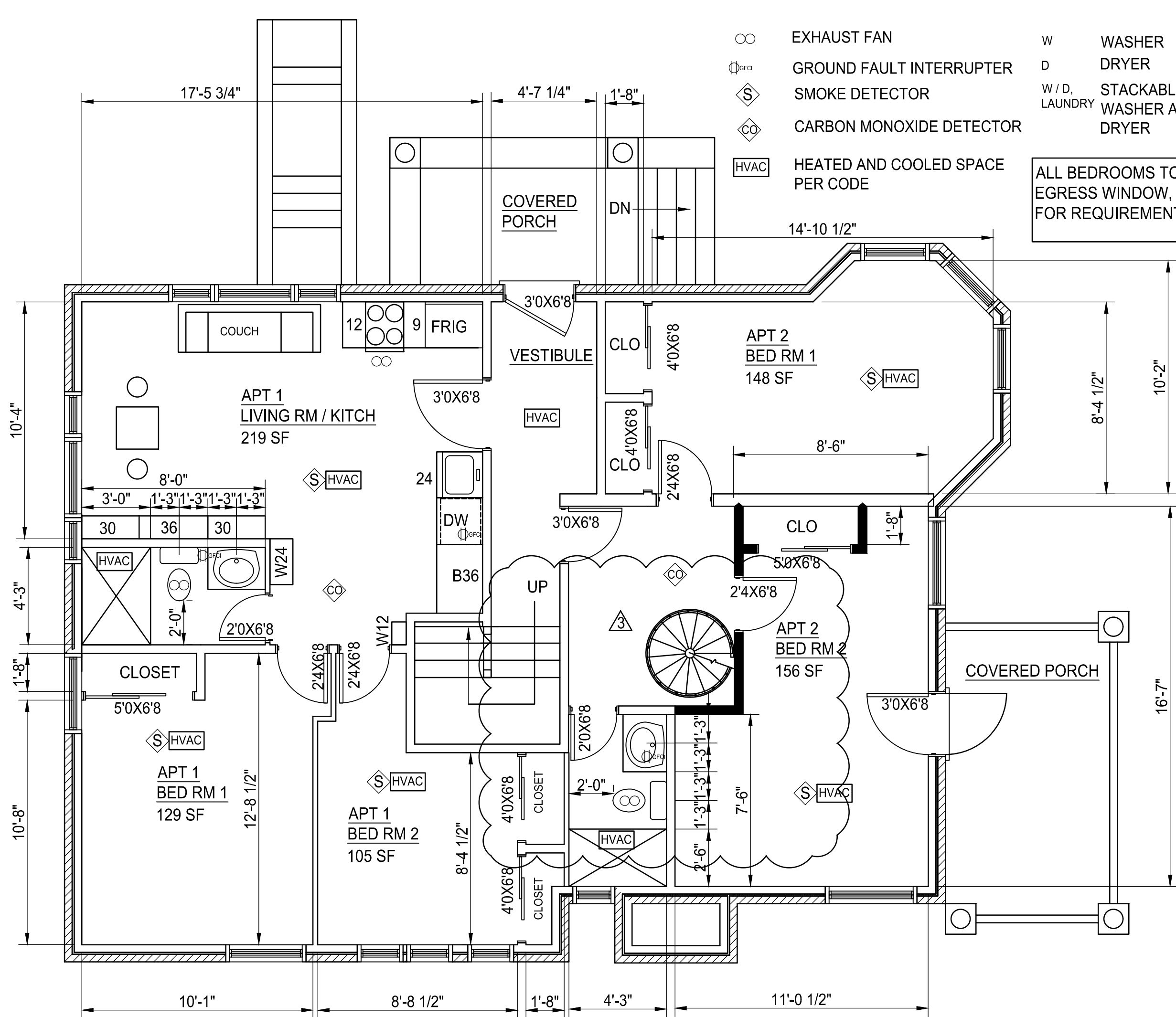


## EMERGENCY ESCAPE AND RESCUE WINDOW REQUIREMENTS FOR ALL BEDROOMS (1 MINIMUM REQUIRED)



<p><b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930</p>	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 1 OF 8  A1
	RENOVATION	820 E KINGSLEY ANN ARBOR, MI	COVER		SEPT 19,23	DRAWN	▲	DEC 6,23	REVISED				
					OCT 10,23	REVISED	▲	DEC 7,23	REVISED				
					NOV 6,23	REVISED	▲	FEB 3,24	REVISED				

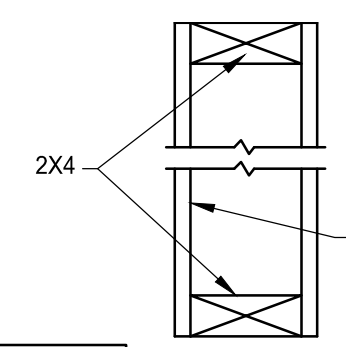




- ⊙ EXHAUST FAN
- ⊕ GFI GROUND FAULT INTERRUPTER
- ⊙ SMOKE DETECTOR
- ⊙ CO CARBON MONOXIDE DETECTOR
- HVAC HEATED AND COOLED SPACE PER CODE

- W WASHER
- D DRYER
- W / D, LAUNDRY STACKABLE WASHER AND DRYER

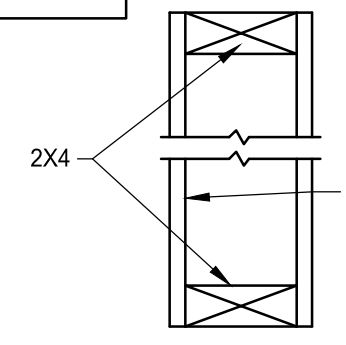
ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS



TYPICAL 1 HR RATED WALL  
NO SCALE

ALL CEILINGS SHALL BE 1 HOUR RATED

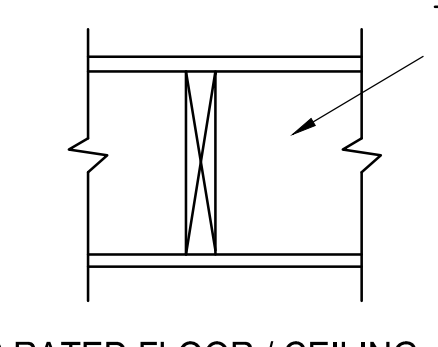
RATED DOOR SYMBOL: XX" X YY" F: PROVIDE 1 HOUR RATED DOOR WITH CLOSER WHERE THIS DOOR DESIGNATION IS SHOWN



TYPICAL NON RATED WALL  
NO SCALE

NOTE: ALL FIRE RATED WALLS AND CEILINGS ARE "TYPE X", 5/8" GYPSUM BOARD. NON RATED PARTITION WALLS SHALL BE 1/2" GYPSUM BOARD

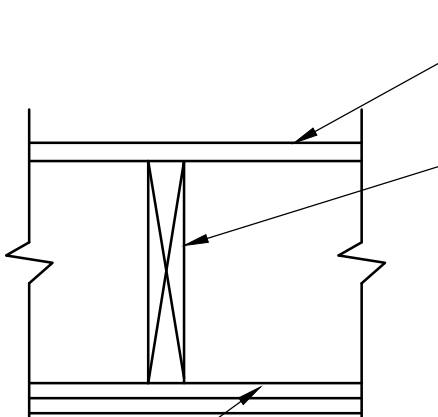
1 HR RATED WALL  
NEW WALL  
EXISTING WALL



1 HR RATED FLOOR / CEILING ASSEMBLY PER 2X10 JOISTS  
NO SCALE

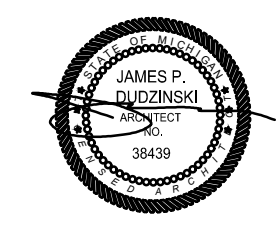
**UL DES NO. L501**

- 5/8" FIRECORE GYPSUM PANELS, CEILING
- 1" NOMINAL SUB FLOOR AND FINISHED FLOOR
- 2X10 WOOD JOISTS AT 16" OC
- OPTIONAL LEVELROCK FLOOR UNDERLAMENT
- OPTIONAL SRM-25 OR SRB SOUND MAT
- OPTIONAL VENEER PLASTER

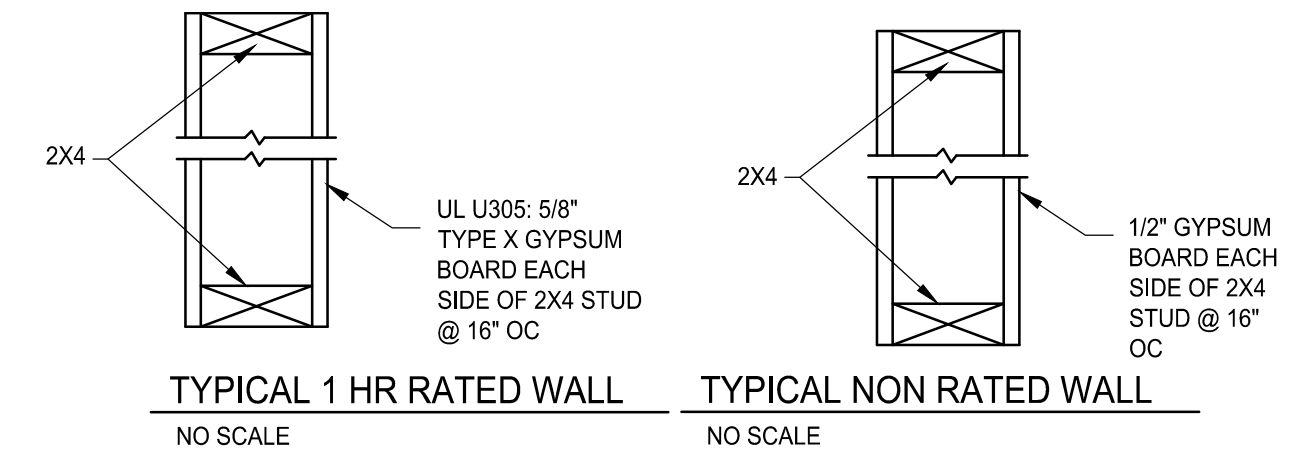


1/2" TYPE X GYPSUM BOARD = 25 MIN.  
1/2" TYPE X GYPSUM BOARD = 25 MIN.  
WOOD JOIST = 10 MIN.  
COMBINED ASSEMBLY FIRE RATING = 60 MIN.

1 HR RATED FLOOR / CEILING ASSEMBLY PER 2X8 JOISTS  
NO SCALE



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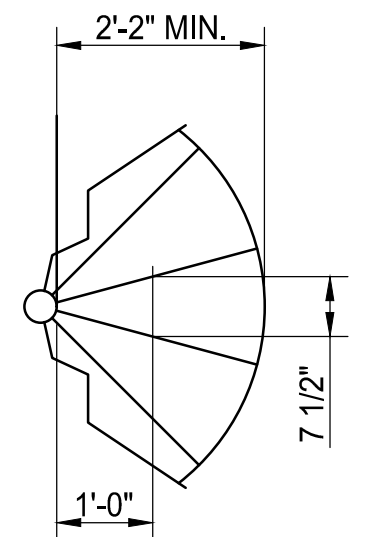
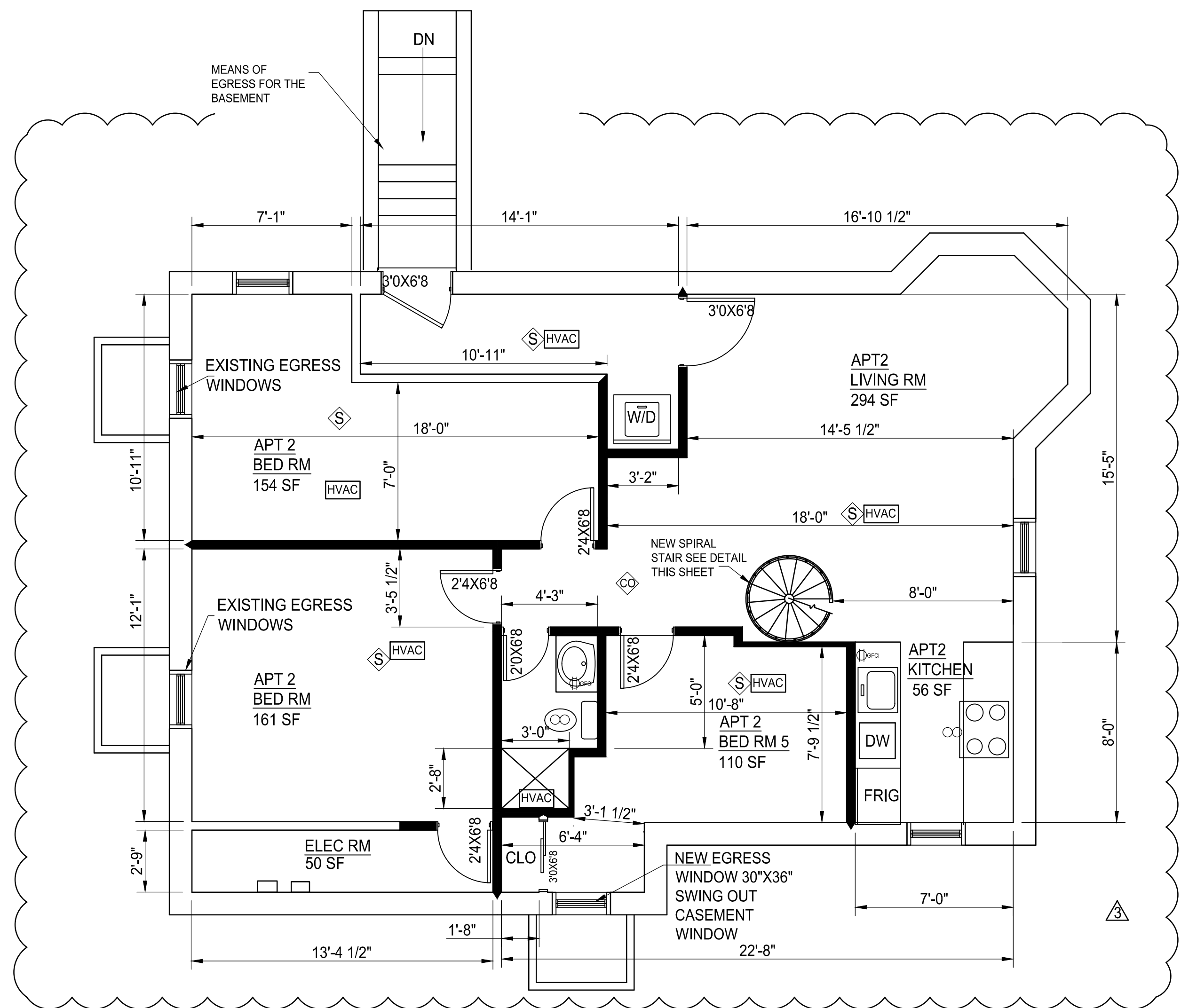
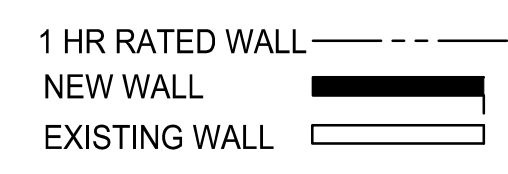


NOTE: ALL FIRE RATED WALLS AND CEILINGS ARE "TYPE X", 5/8" GYPSUM BOARD. NON RATED PARTITION WALLS SHALL BE 1/2" GYPSUM BOARD

ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS

RATED DOOR SYMBOL: X'X" X Y'Y" F: PROVIDE 1 HOUR RATED DOOR WITH CLOSER WHERE THIS DOOR DESIGNATION IS SHOWN

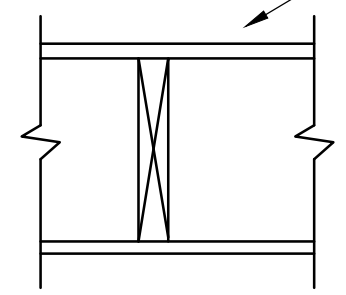
ALL CEILINGS SHALL BE 1 HOUR RATED



SPIRAL STAIR DETAIL  
SCALE: 1/2"=1'-0"

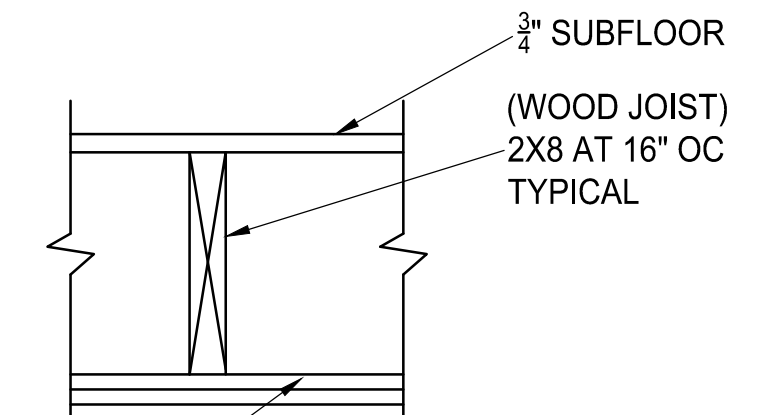
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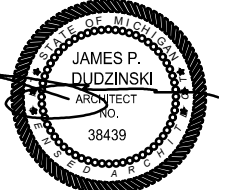


1 HR RATED FLOOR / CEILING ASSEMBLY PER 2X10 JOISTS  
NO SCALE

- ⊙ EXHAUST FAN
- ⊕ GFI GROUND FAULT INTERRUPTER
- ⊙ SMOKE DETECTOR
- ⊙ CO CARBON MONOXIDE DETECTOR
- HVAC HEATED AND COOLED SPACE PER CODE
- W WASHER
- D DRYER
- W / D, LAUNDRY STACKABLE WASHER AND DRYER

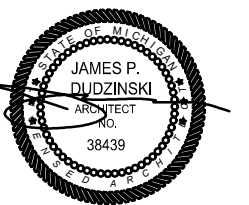
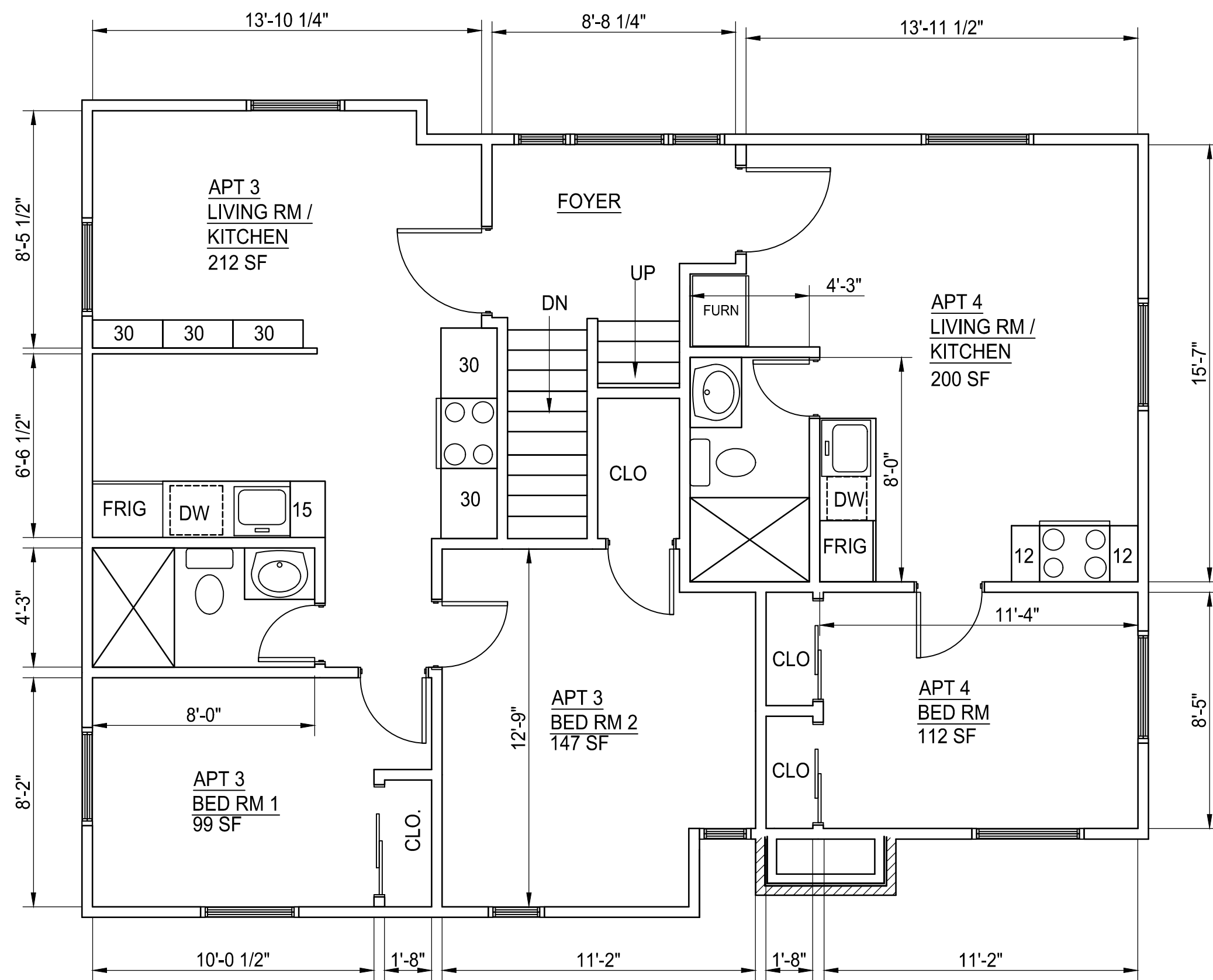


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1 HR RATED FLOOR / CEILING ASSEMBLY PER 2X8 JOISTS  
NO SCALE

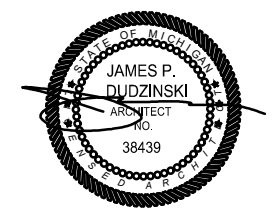
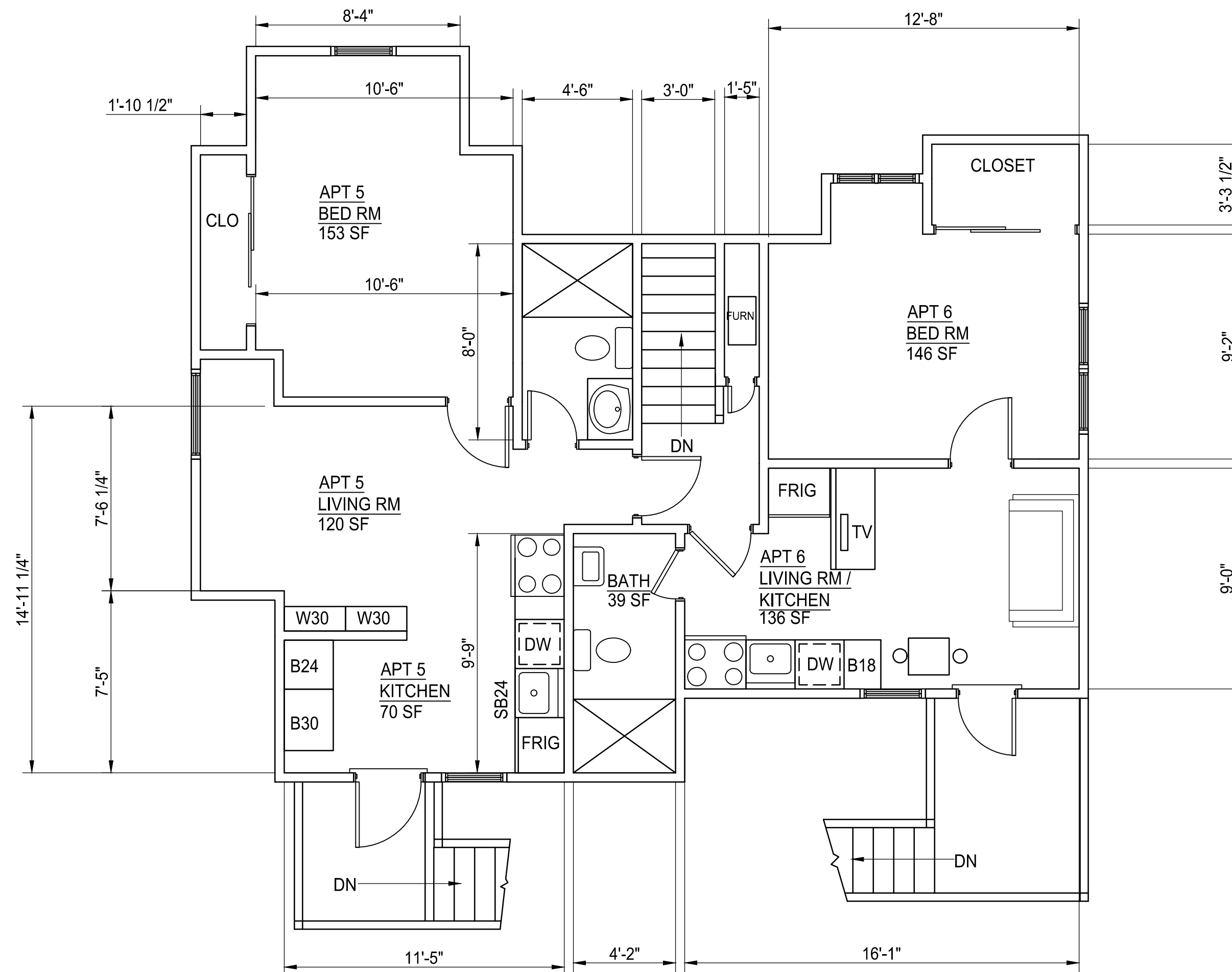


MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	SEPT 19,23	DRAWN	▲	DEC 6,23	REVISED				3 OF 8
	OCT 10,23	REVISED	▲	DEC 7,23	REVISED				A3
	NOV 6,23	REVISED	▲	FEB 3,24	REVISED				





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**James Duzinski**  
 ARCHITECT  
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 PH. (586) 864-6930

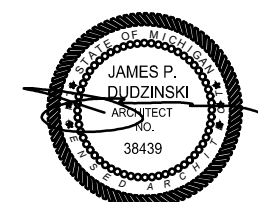
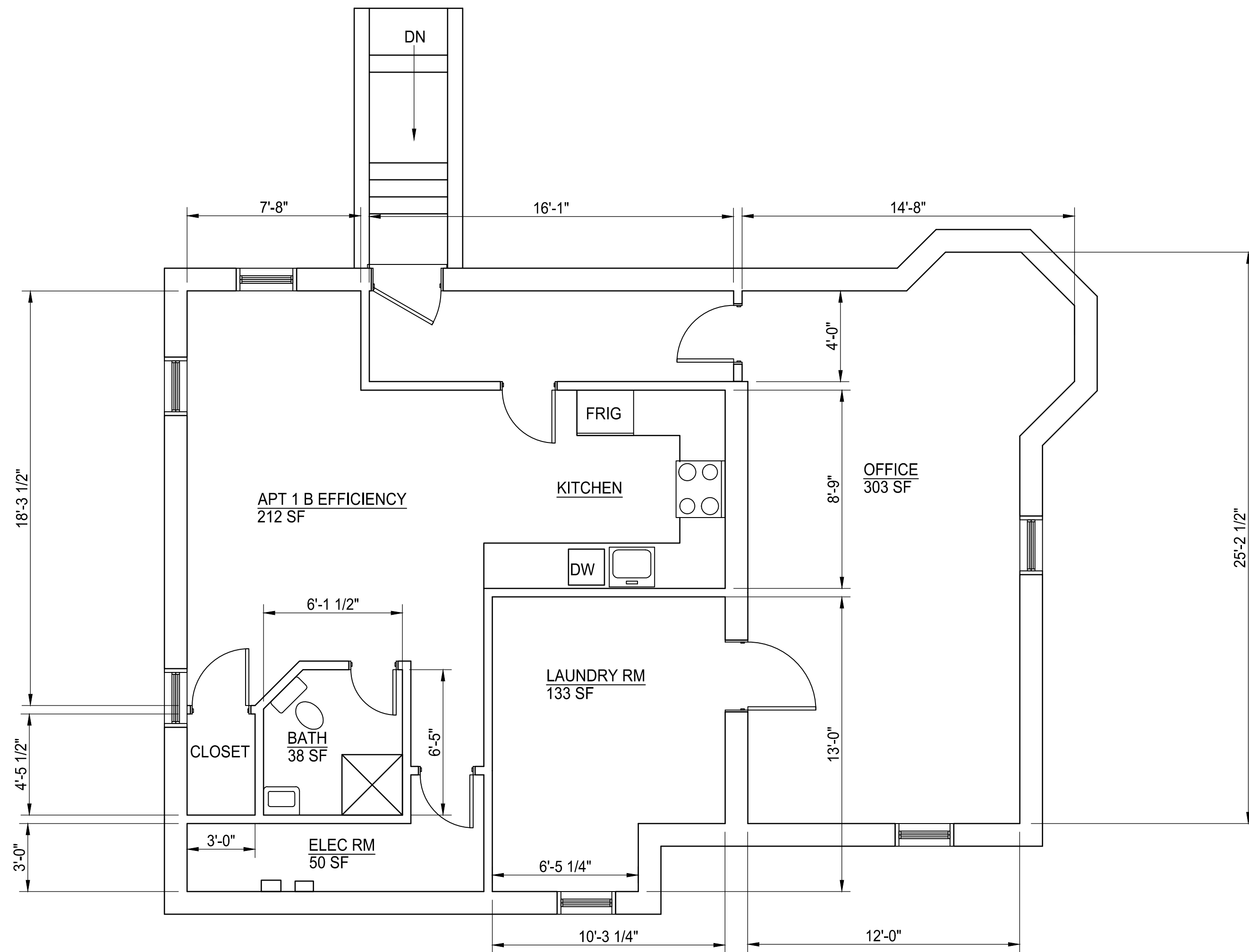
PROJECT TITLE:  
**RENOVATION**

PROJECT LOCATION:  
**820 E KINGSLEY  
 ANN ARBOR, MI**

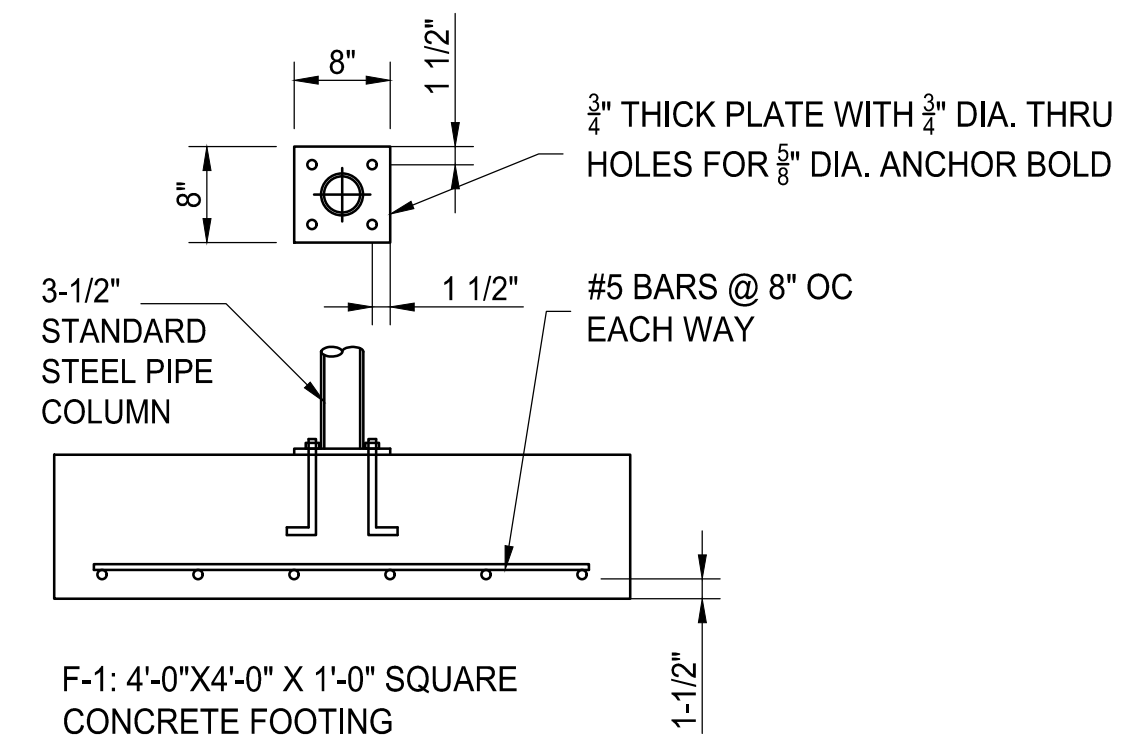
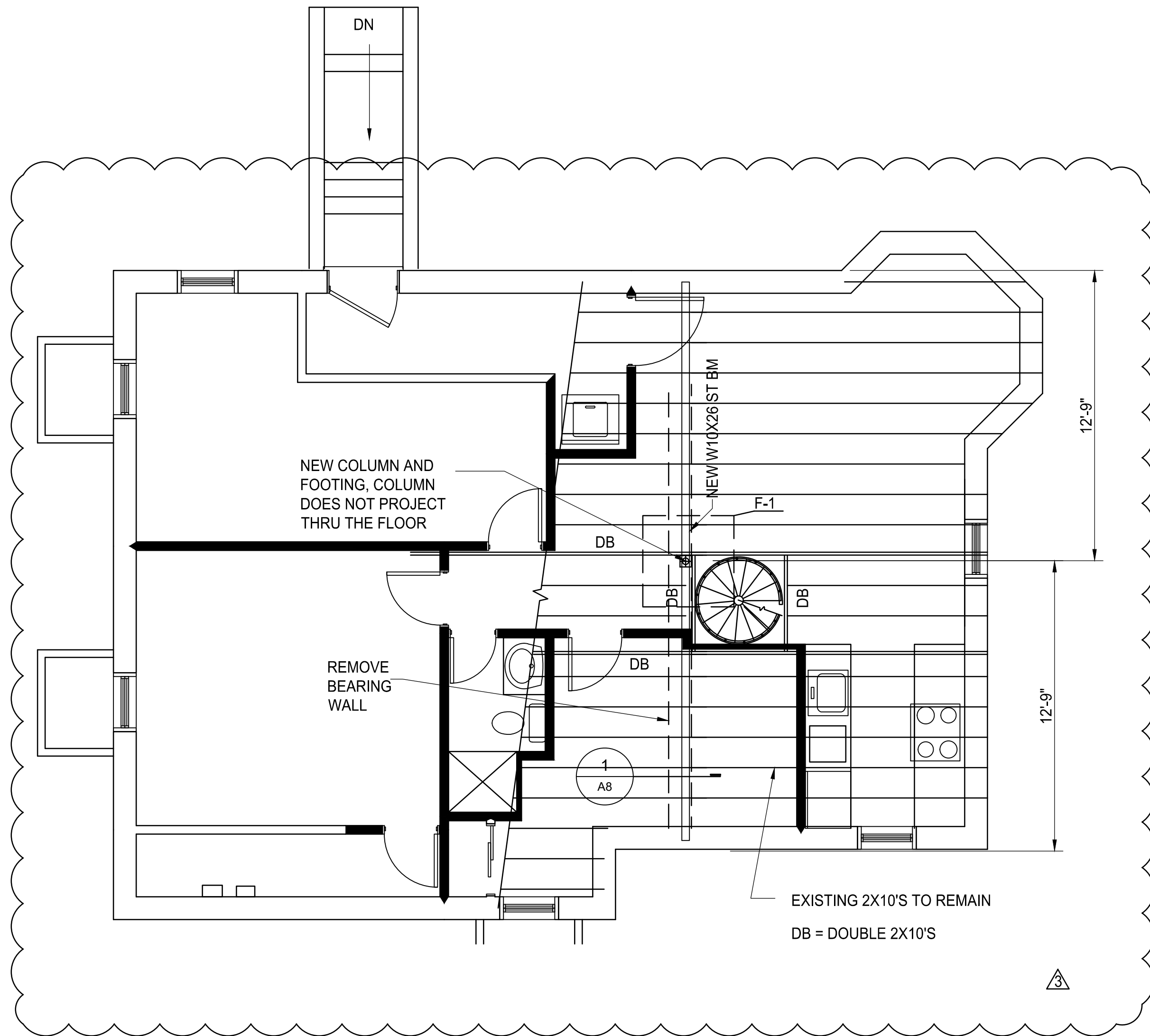
SHEET TITLE:  
**EXISTING 3RD FLOOR**  
 1/4"=1'-0"

MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:
	SEPT 19,23	DRAWN	▲	DEC 6,23	REVISED
	OCT 10,23	REVISED	▲	DEC 7,23	REVISED
	NOV 6,23	REVISED	▲	FEB 3,24	REVISED

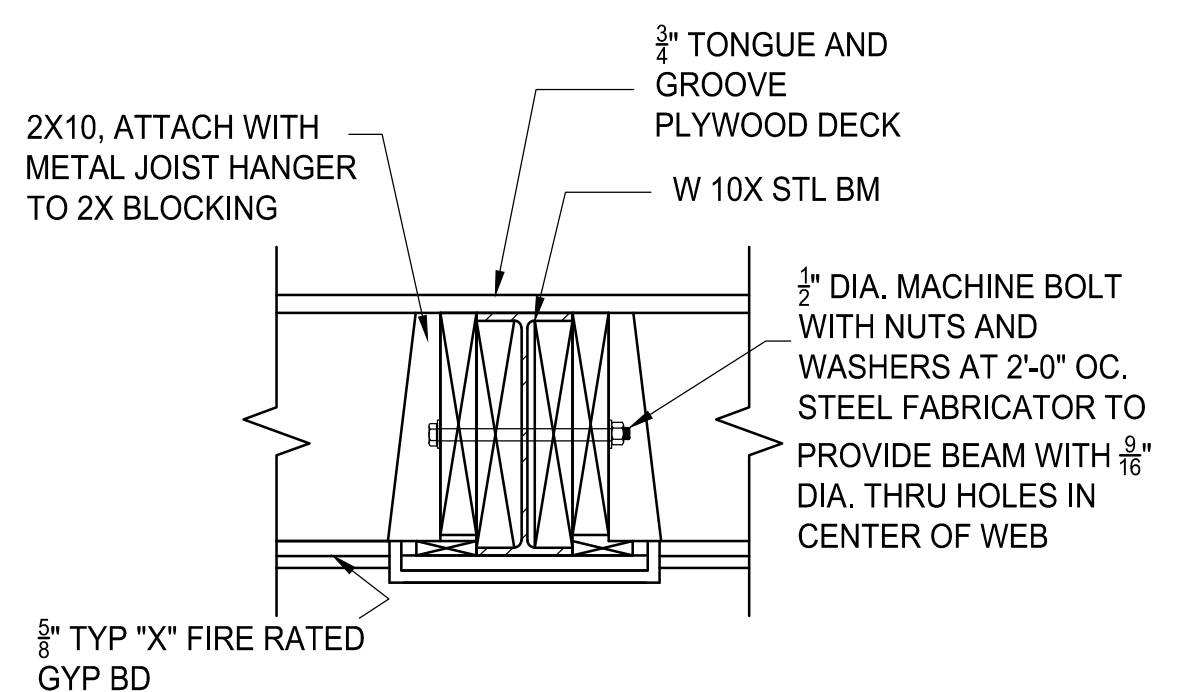
SHEET NO:  
 6 OF 8  
**A6**



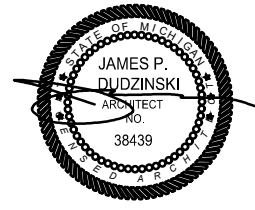
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	SEPT 19,23	DRAWN	△	DEC 6,23	REVISED	
	OCT 10,23	REVISED	△	DEC 7,23	REVISED	
	NOV 6,23	REVISED	△	FEB 3,24	REVISED	



**SECTION FOOTING F-1**  
SCALE: 3/4"=1'-0"



**1 FLUSH BEAM DETAIL**  
SCALE: 1-1/2"=1'-0"



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PROJECT TITLE:  
**RENOVATION**

PROJECT LOCATION:  
**820 E KINGSLEY  
ANN ARBOR, MI**

SHEET TITLE:  
**1ST FLOOR FRAMING**  
1/4"=1'-0"

DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
SEPT 19,23	DRAWN	△	DEC 6,23	REVISED				8 OF 8
OCT 10,23	REVISED	△	DEC 7,23	REVISED				A8
NOV 6,23	REVISED	△	FEB 3,24	REVISED				





