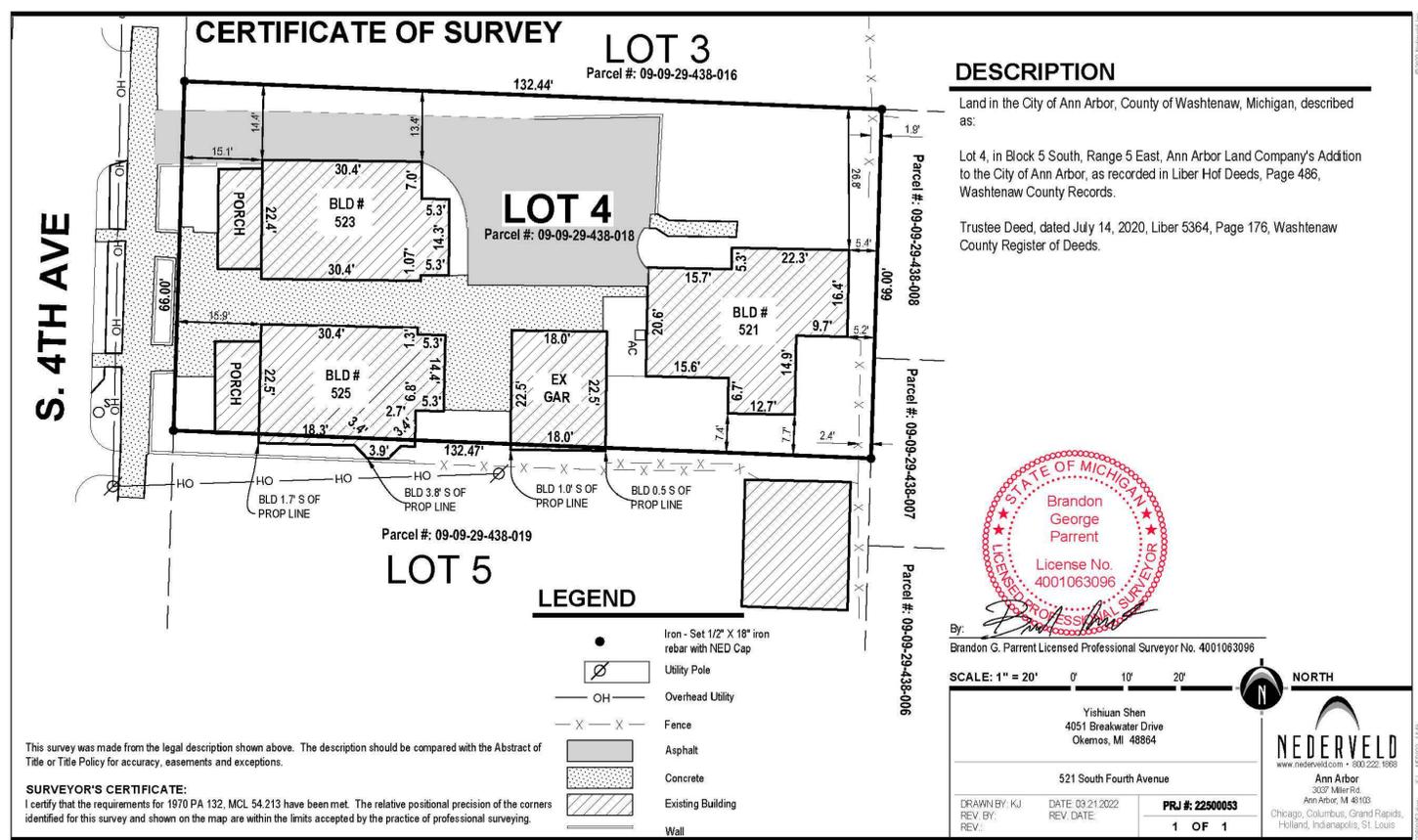


Bmk
DESIGN+PLANNING

Bmk DESIGN + PLANNING, LLC
54048 Mound Road - Shelby Township - Michigan - 48316
Ph 248.303.1446
kmb@bmkdp.com



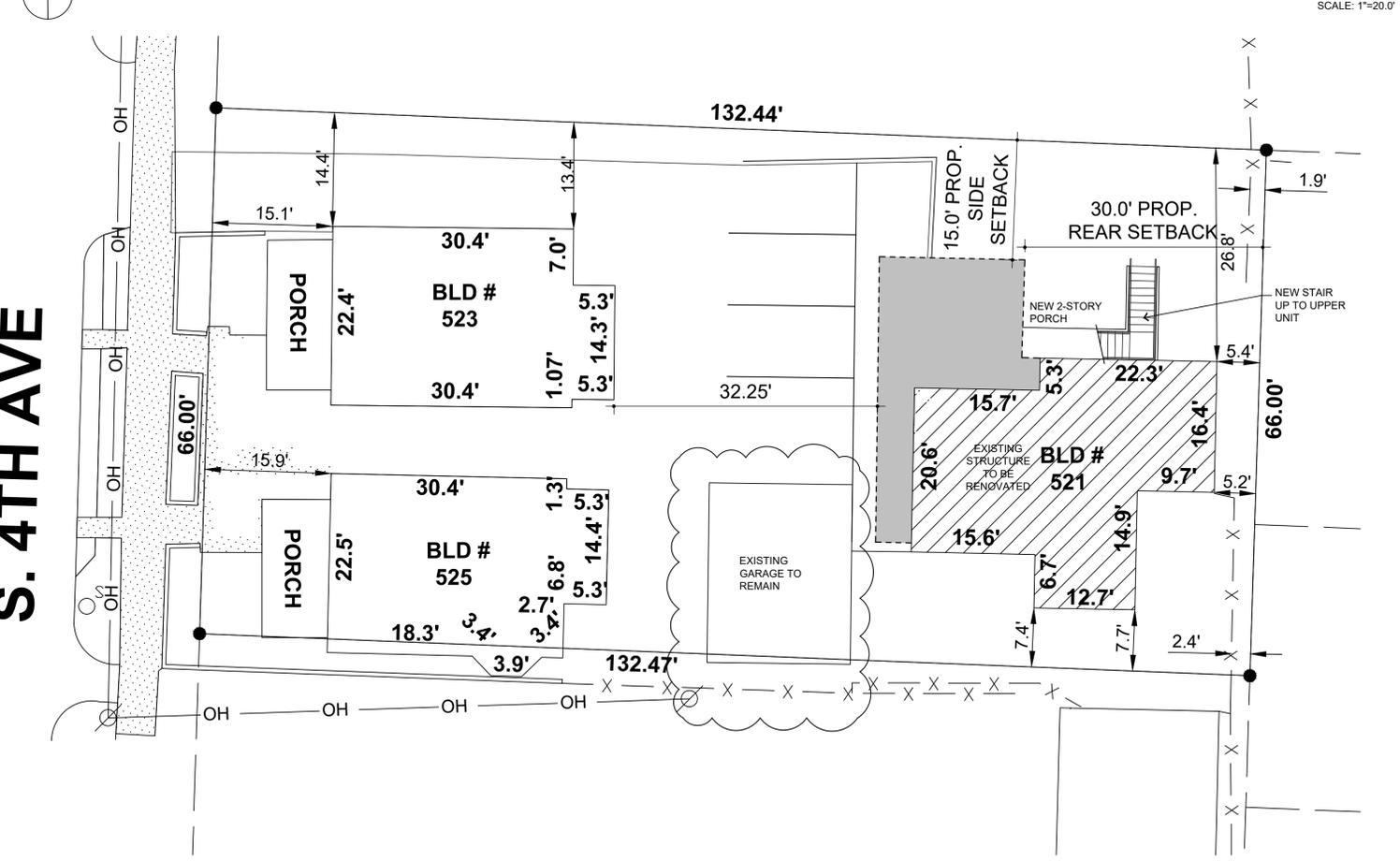
Building Data and Code Review Analysis

| | |
|--|--|
| Local Agency: | City of Ann Arbor Construction and Building 301 E. Huron Street Ann Arbor, MI 48104 734.794.6267 building@2gov.org |
| Codes: | Governing Code: 2015 Michigan Residential Code 2017 National Electrical Code with Part 8 Michigan Amendments 2009 International Energy Conservation Code City of Ann Arbor Housing Code, Chapter 105 |
| Scope of Work: | This submittal consists of the alteration of an existing 1 unit house into a two unit apartment house. Each unit is two floors. The units are separated horizontally by an one-hour fire rated assembly. Basement to remain as a storage area with mechanical. |
| Area: | Basement: 506 sf First: 1,146 sf Attic: 274 sf Total: 1,926 sf Unit 1: 1,263 gsf (first level) Unit 2: 1,800 gsf (second level and attic) |
| Stories above grade: | 1 story with attic |
| Use & Occupancy Classification: | R-3 (Residential Two-Family Dwelling) |
| Zoning District: | R4C |
| Stories above grade: | 2 stories attic. First level finished floor is less than 6'-0" above grade plane. |
| Building Height: | 26'-7" to midpoint of roof |
| Dwelling Units: | (2) Dwelling Units |
| Work Area: | 100.0% |

PROJECT:
521 S. 4th Avenue
Apt. Conversion
521 S. 4th Avenue
Ann Arbor, MI 48104

CLIENT:
Everest Property Group
4051 Breakwater Drive
Okemos, MI 48864

1/AS100 existing site plan



EXISTING ZONING:
R4C

SETBACK NOTE:
ALL EXISTING BUILDING SETBACKS TO REMAIN UNCHANGED. ADDITION SETBACKS TO MEET ORDINANCE REQUIREMENTS.

FOR THE EXISTING STRUCTURES, A VARIANCE WILL BE REQUESTED TO WAIVE THE REQUIREMENT OF ORDINANCE SECTION 5.20.4 CONFLICTING LAND USE BUFFERS.
EAST SIDE: 10'
SOUTH SIDE: 7.5' AN 15'

COMMON DRIVEWAY EASEMENT:
SUBJECT SITE HAS A RECORDED COMMON DRIVEWAY EASEMENT WITH PROPERTY TO THE NORTH.

PARKING NOTE:
ALL EXISTING PARKING TO REMAIN UNCHANGED. NO NEW PARKING ADDED AND NO PARKING SPACES REMOVED.

2/AS100 new site plan

| | |
|-----------------------|------------|
| ZBA SUBMITTAL-REVISED | 07/01/2022 |
| ZBA SUBMITTAL | 05/23/2022 |
| DESCRIPTION | DATE |

SHEET TITLE:
EXISTING / NEW SITE PLANS

PROJECT NUMBER:
2022-110

DRAWN BY:
KMB

CHECKED BY:
WEM

SHEET NUMBER:
AS100

Ann Arbor Housing Code Unit Schedule

| Room | Required SF | Provided SF | Ventilation | | Daylight | |
|------------------|-------------|-------------|-------------|----------|----------|----------|
| | | | Required | Provided | Required | Provided |
| LIVING / KITCHEN | 185 SF | 344 SF | 13.76 SF | 21.0 SF | 27.5 SF | 42.0 SF |
| BEDROOM 1 | 70 SF | 81.9 SF | 3.3 SF | 6.12 SF | 6.6 SF | 11.2 SF |
| BEDROOM 2 | 70 SF | 75.6 SF | 3.0 SF | 6.12 SF | 6.0 SF | 11.2 SF |
| BEDROOM 3 | 70 SF | 88.9 SF | 3.56 SF | 6.12 SF | 7.12 SF | 11.2 SF |
| BEDROOM 4 | 70 SF | 91.5 SF | 3.65 SF | 6.12 SF | 7.3 SF | 11.2 SF |
| BEDROOM 5 | 70 SF | 92 SF | 3.68 SF | 6.12 SF | 7.36 SF | 11.2 SF |
| BEDROOM 6 | 70 SF | 90.7 SF | 3.62 SF | 6.12 SF | 7.24 SF | 11.2 SF |
| BATHS (EACH) | -- | 34 SF | | | | |
| LAV. | -- | 19.5 SF | | | | |

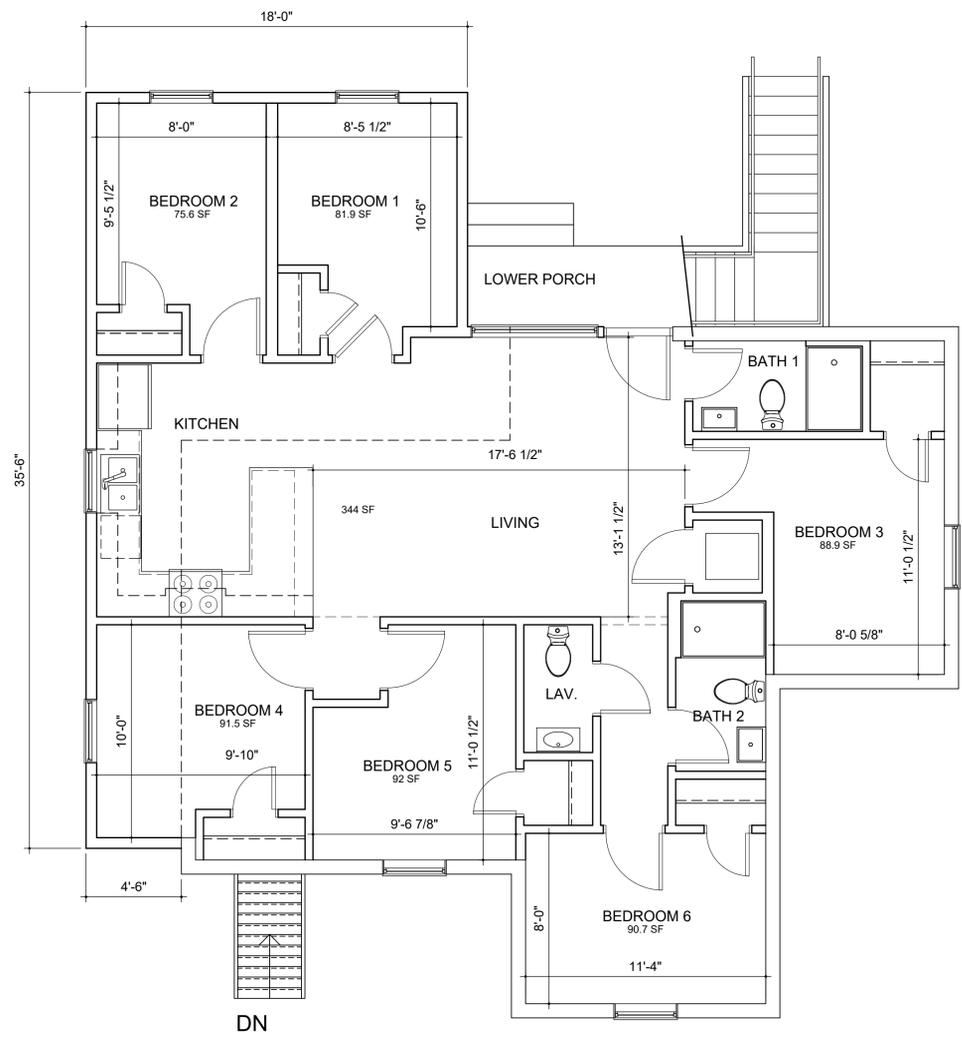
Note:
 For ventilation requirements, windows shall have a minimum net clear opening of at least 4% of the habitable room floor area.

For natural light requirements, windows shall have a minimum net clear opening of at least 8% of the habitable room floor area.

Ann Arbor Housing Code, Section 8:504 (3) **Required Exits**

(b) Multiple dwellings with not more than 2 above grade stories and not more than 4 dwelling units per floor may have 1 exit if they conform to the following: The length of exit travel shall be less than 50 feet and the exitway shall be 1-hour rated. Doors opening into the exitway shall have approved self-closing and latching devices.

(c) Emergency escape window: Every sleeping area in 1-family, 2-family, and terrace family dwellings shall have an emergency escape window unless the sleeping area has access on the same floor to 2 approved ways of exit. Every sleeping area of grade floor units in multiple dwellings shall have an emergency escape window unless the sleeping area has access on the same floor to 2 approved means of exit. The emergency escape window shall have a minimum clear opening width of 20 inches and a clear opening height of 20 inches. The clear opening width may be reduced to a minimum of 14 inches, provided that the net clear opening area is a minimum of 500 square inches or the clear height may be reduced to a minimum of 16 inches provided the clear opening is a minimum of 500 square inches. Bars, grills or screens placed over emergency escape windows shall be releasable or removable from the inside, without the use of a key, tools, or excessive force. The maximum sill height shall be 54 inches above the floor. If the existing sill height is greater than 54 inches above the floor, a platform, structure or piece of furniture (not including a shelf) permanently affixed to the structure will be acceptable provided it has a minimum depth of 12 inches, a minimum width of 20 inches is a maximum of 18 inches above the floor, is no more than 44 inches below the sill and is located beneath the operable portion of this window.



1/A100 main level plan-unit 1

UNIT 1 DATA
 1,263 SF
 6 BEDROOM / 2 BATH / 1 LAV

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

PROJECT:

521 S. 4th Avenue
 Apt. Conversion
 521 S. 4th Avenue
 Ann Arbor, MI 48104

CLIENT:

Everest Property Group
 4051 Breakwater Drive
 Okemos, MI 48864

| DESCRIPTION | DATE |
|-----------------------|------------|
| ZBA SUBMITTAL-REVISED | 07/01/2022 |
| ZBA SUBMITTAL | 05/23/2022 |

SHEET TITLE:

ALTERATION FLOOR PLAN - UNIT 1

PROJECT NUMBER:
2022-110

DRAWN BY:
KMB

CHECKED BY:
WEM

SHEET NUMBER:

A100

