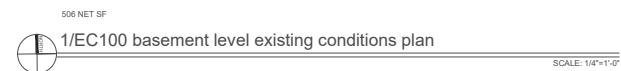




274 GROSS SF

2/EC100 attic level
existing conditions plan

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



UNIT 1

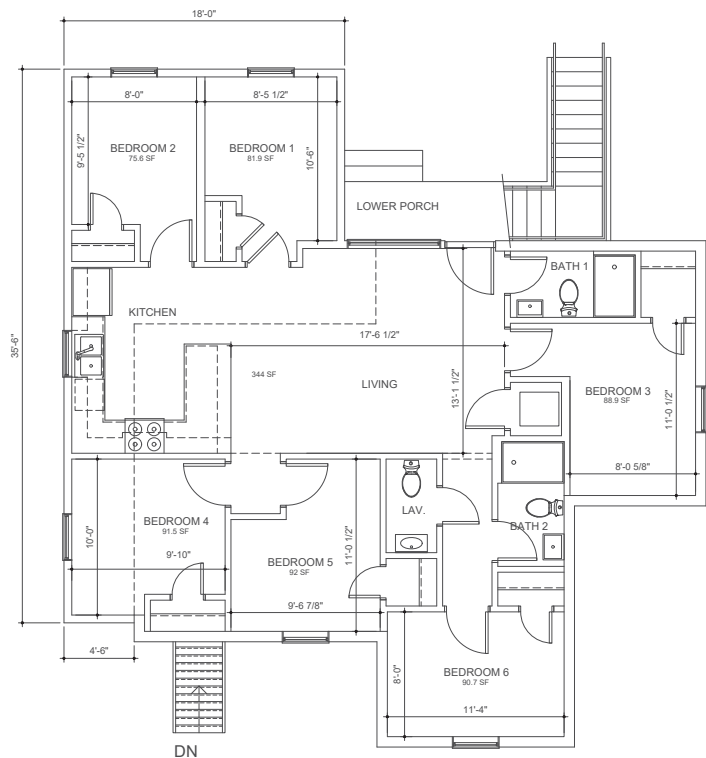
Room	Required SF	Provided SF	Ventilation		Daylight	
			Required	Provided	Required	Provided
LIVING / KITCHEN	185 SF	344 SF	13.76 SF	21.0 SF	27.5 SF	42.0 SF
BEDROOM 1	70 SF	81.9 SF	3.3 SF	6.12 SF	6.6 SF	11.2 SF
BEDROOM 2	70 SF	75.6 SF	3.0 SF	6.12 SF	6.0 SF	11.2 SF
BEDROOM 3	70 SF	88.9 SF	3.56 SF	6.12 SF	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***

- (a) Multiple dwellings shall not more than 2 above grade openings and not more than 4 dwelling units per floor may have 1 egress if they conform to the following: The length of exit travel shall be less than 10 feet and the exit shall be at least 44 inches clear. Doors opening into the exitway shall have approved self-closing and self-latching devices.
- (c) Emergency escape windows: Every sleeping area in 1-family, 2-family, and terrace apartment dwellings shall have at least one emergency escape window. The emergency escape window shall be located in the sleeping area and shall be one of the following ways of exit. Every sleeping area of grade floor units in multiple dwellings shall have an emergency escape window and the emergency escape window shall be located on the exterior of the building.
- (d) 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 if the window is located in a wall that is not clear glass and the window is protected by a minimum of 1/2 inch thick clear plastic sheeting or other approved material. The clear opening shall be reduced to a minimum of 16 inches provided the clear opening is a minimum of 50 square inches. Bars, grilles or screens placed over emergency escape windows shall be releasable or removable without the use of a key or tool. The emergency escape window shall be located in the sleeping area and shall be above the floor. If the existing sill height is greater than 44 inches above the floor, a platform, stair, or other means of egress (not including ladders) shall be provided to the window. The emergency escape window shall be provided if a minimum depth of 42 inches, a minimum width of 20 inches is a maximum of 10 inches above the floor, is not more than 14 inches below the sill and is located between the operable portion of



1/A100 main level plan-unit 1

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

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

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

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

Z&A SUBMITTAL	05/23/2017
DESCRIPTION	DATE

SHEET TITLE:

ALTERATION FLOOR
PLAN - UNIT 1

PROJECT NUMBER:

2022-110

DRAWN BY:

KM

CHECKED BY	
------------	--

W

SHEET NUMBER

A100

UNIT 2

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.



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



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