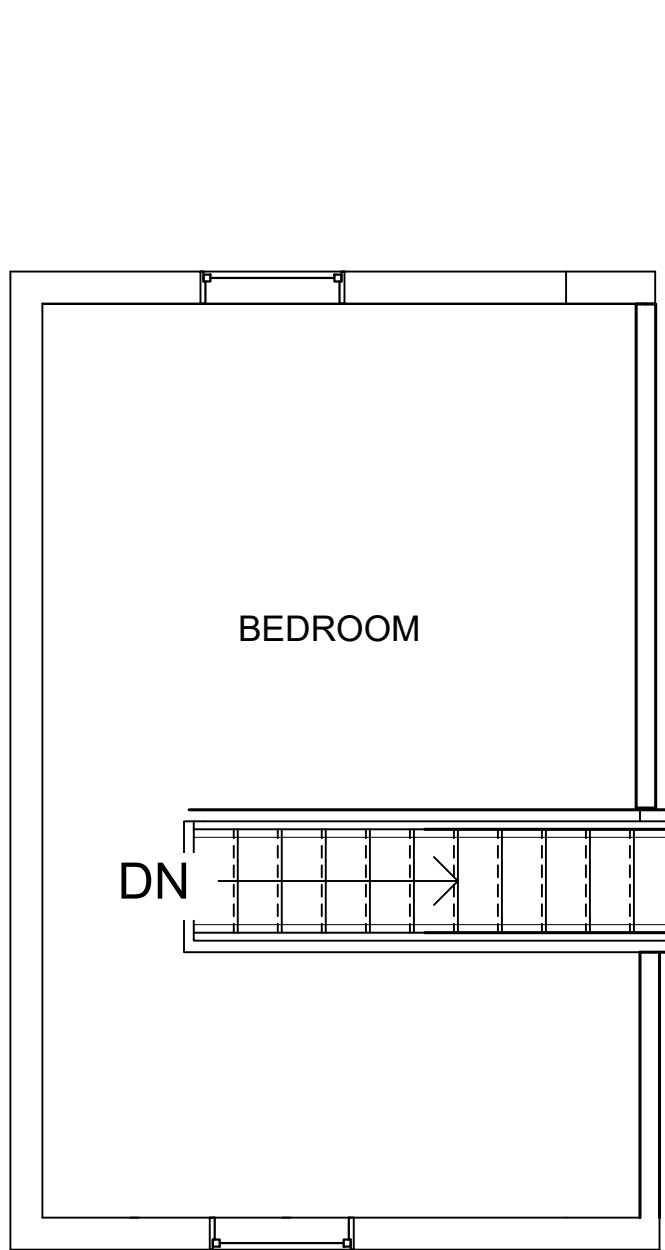
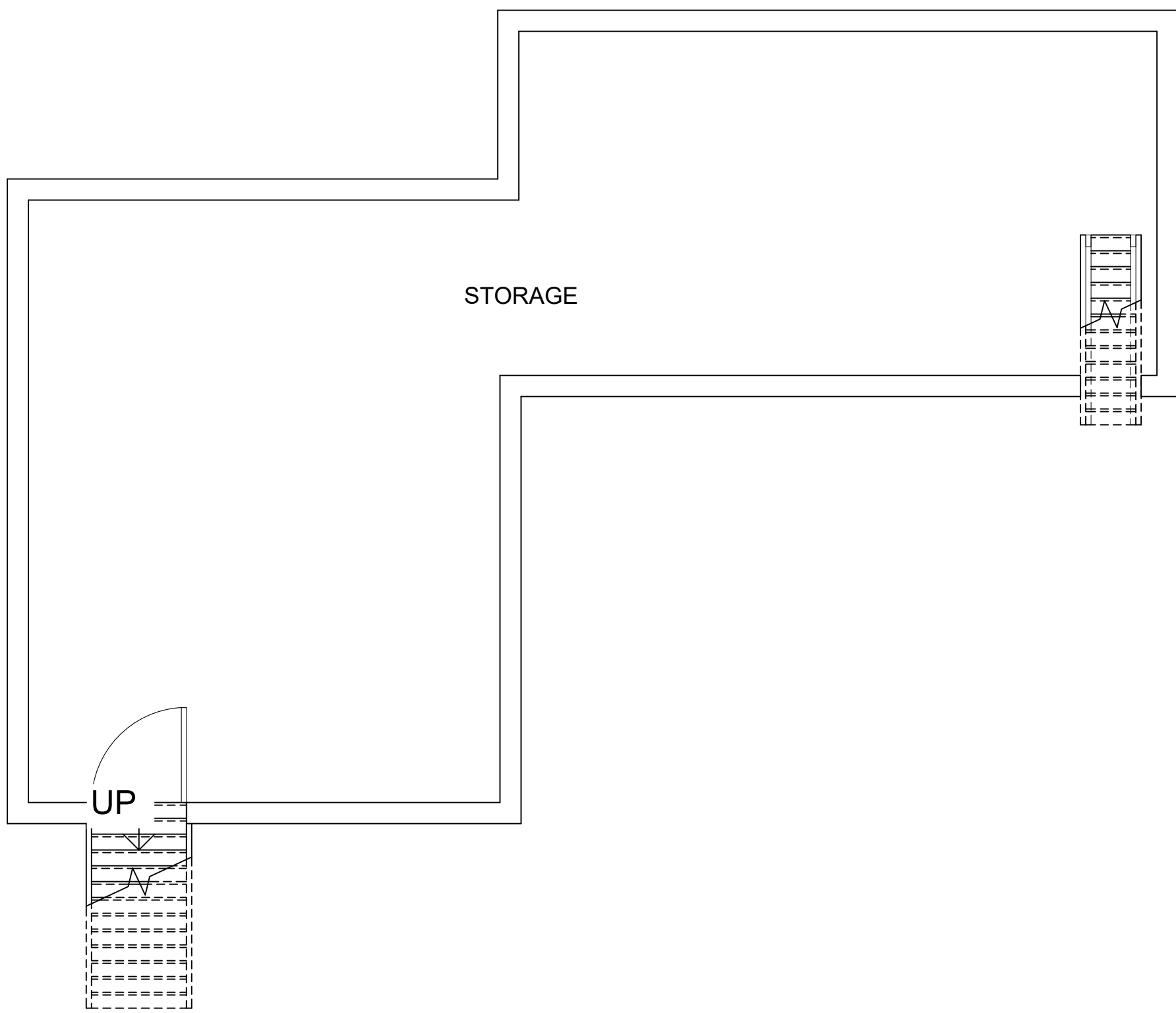


872 GROSS SF
3/EC100 main level existing conditions plan
SCALE: 1/4"=1'-0"

1,146 gsf
3 bedroom unit
506 nsf basement



274 GROSS SF
2/EC100 attic level
existing conditions plan
SCALE: 1/4"=1'-0"



506 NET SF
1/EC100 basement level existing conditions plan
SCALE: 1/4"=1'-0"

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DESIGN + PLANNING, LLC

54048 Mound Road
Ph 248.303.1446

Michigan - 48316

Shelby Township - 48104

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

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



SHEET TITLE:
EXISTING
CONDITIONS
PLANS

PROJECT NUMBER:
2022-110

DRAWN BY:
KMB

CHECKED BY:
WEM

SHEET NUMBER:

EC100

Ann Arbor Housing Code Unit Schedule

UNIT 1

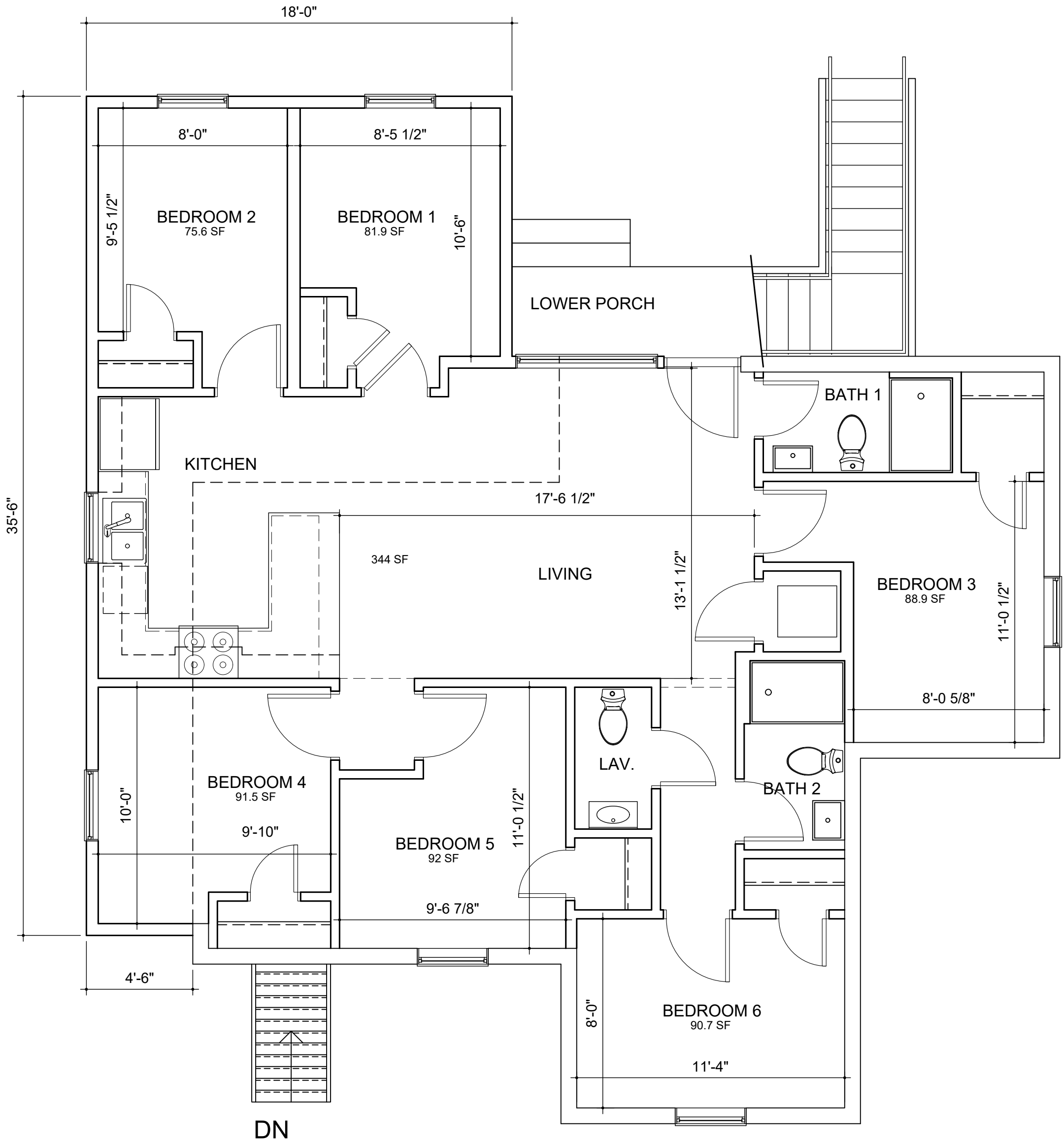
Room	Required SF	Provided SF	Ventilation		Daylight	
			Required	Provided	Required	Provided
LIVING / KITCHEN	185 SF	344 SF	13.76 SF	21.0 SF	27.5 SF	42.0 SF
BEDROOM 1	70 SF	81.9 SF	3.3 SF	6.12 SF	6.6 SF	11.2 SF
BEDROOM 2	70 SF	75.6 SF	3.0 SF	6.12 SF	6.0 SF	11.2 SF
BEDROOM 3	70 SF	88.9 SF	3.56 SF	6.12 SF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

- (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.
- (d)



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
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Ann Arbor, MI 48104

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Everest Property
Group
4051 Breakwater Drive
Okemos, MI 48864

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

SHEET TITLE:

ALTERATION FLOOR
PLAN - UNIT 1

PROJECT NUMBER:
2022-110

DRAWN BY:
KMB

CHECKED BY:
WEM

SHEET NUMBER:

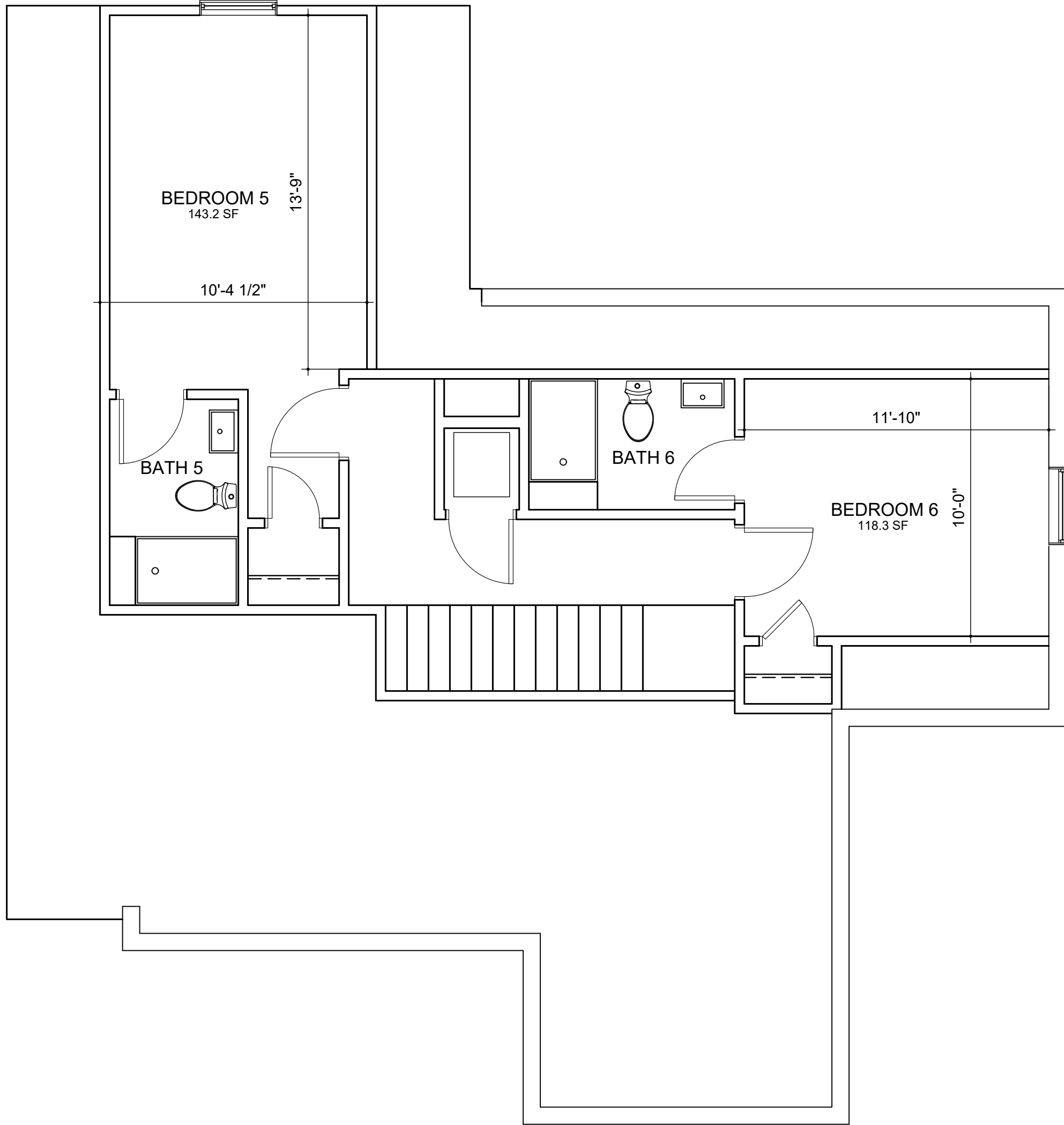
A100

Ann Arbor Housing Code Unit Schedule

UNIT 2						
Room	Required SF	Provided SF	Ventilation		Daylight	
			Required	Provided	Required	Provided
LIVING / KITCHEN	185 SF	327 SF	13.1 SF	21.0 SF	26.16 SF	42.0 SF
BEDROOM 1	70 SF	128.3 SF	5.13 SF	6.12 SF	10.26 SF	11.2 SF
BEDROOM 2	70 SF	108.9 SF	4.35 SF	6.12 SF	8.71 SF	11.2 SF
BEDROOM 3	70 SF	123.3 SF	4.93 SF	6.12 SF	9.86 SF	11.2 SF
BEDROOM 4	70 SF	112.0 SF	4.48 SF	6.12 SF	8.96 SF	11.2 SF
BEDROOM 5	70 SF	143.2 SF	5.73 SF	6.12 SF	11.46 SF	11.2 SF
BEDROOM 6	70 SF	118.3 SF	4.73 SF	6.12 SF	9.46 SF	11.2 SF
BATHS (EACH)	--	34 SF				
LAV.	--	19.5 SF				

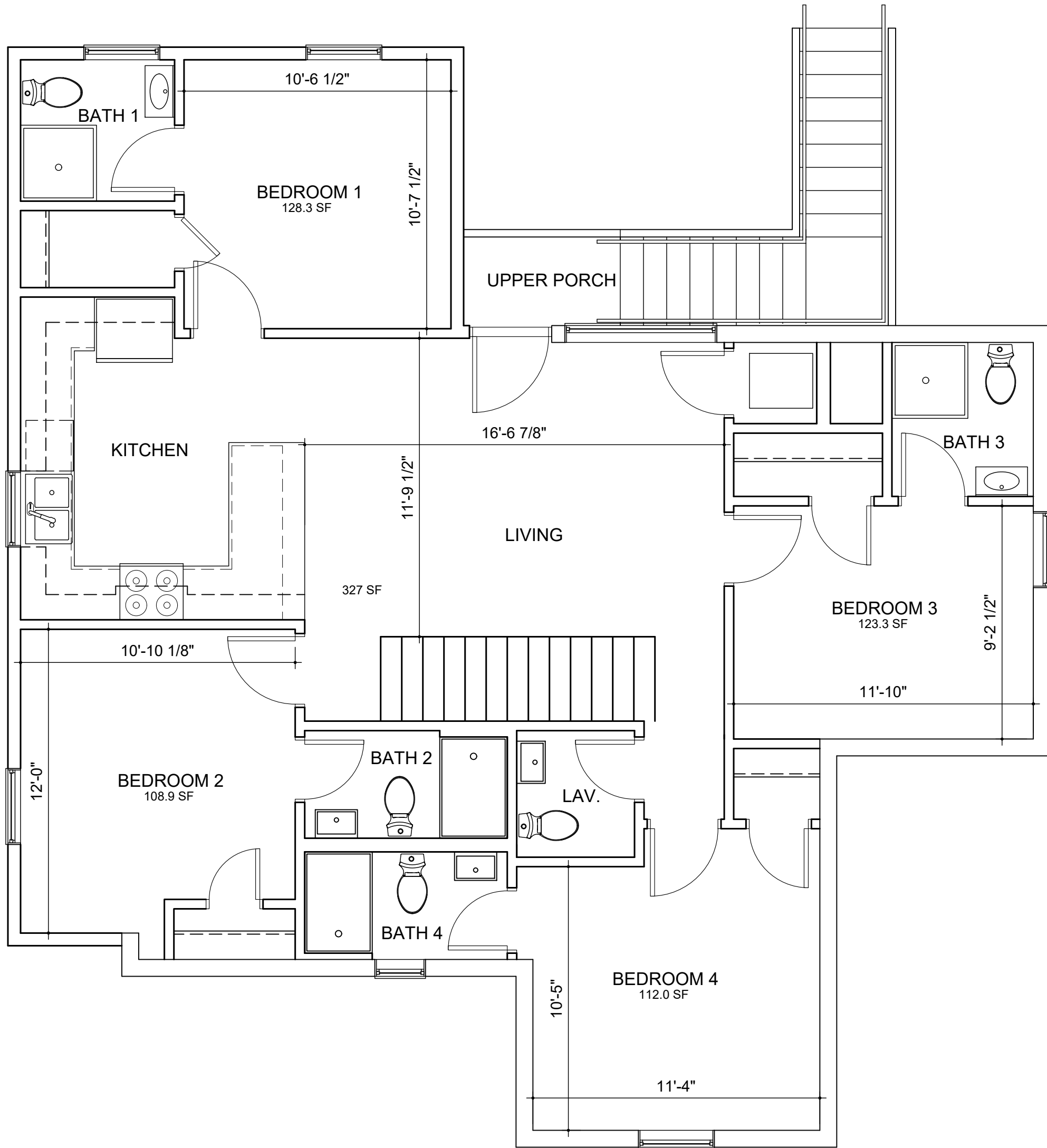
Note:
For ventilation requirements, windows shall have a minimum net clear opening of at least 4% of the habitable room floor area.

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



2/A101 attic level plan - unit 2

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



1/A101 level 2 plan - unit 2

UNIT 2 DATA
1,800 SF
6 BEDROOM / 6 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

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

SHEET TITLE:
ALTERATION FLOOR
PLANS - UNIT 2

PROJECT NUMBER:
2022-110

DRAWN BY:
KMB

CHECKED BY:
WEM

SHEET NUMBER:

A101



Michigan - 48316
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521 S. 4th Avenue
Ann Arbor, MI 48104

4051 Breakwater Drive
Okemos, MI 48864

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

EXISTING ELEVATIONS

2022-110

KMB

WEM

A200

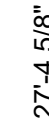


3/A200 existing west elevation

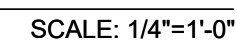
2/A200 existing east elevation

1/A200 existing north elevation

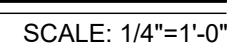
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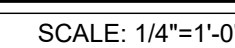
SCALE: 1/4"=1'-0"



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



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



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

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

SHEET TITLE: PROPOSED ELEVATIONS
PROJECT NUMBER: 2022-110
DRAWN BY: KMB
CHECKED BY: WEM
SHEET NUMBER:

A201