

ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW

311 EAST LIBERTY STREET, A contributing structure in the East Liberty Historic District

ADDITION OF CODE COMPLIANT BARRIER FREE RAMP/EXIT WAY

23 AUGUST 2023

A previous submission for this property was done for a similar ramp and door in a different location earlier this year.

This site is problematic as there is not code compliant area to place this ramp on the site to meet all the requirements of the code. Per 2015 MRCEB1205.15 it meets the definition of "technically infeasible".

The proposed ramp is placed in a location currently occupied by two parking spaces and along the entry/egress vehicular driveway to the 311 and 315 East Liberty properties owned by Mr. Basmajian. The design of the ramp and its placement are to take advantage of and open up an original exterior door opening on the east side of this structure. The tightness of the site necessitates this ramp be a singular lineal design. Every attempt has been made to comply with the barrier free design requirements for ramps and at the same time minimize the size and elements composing this ramp. It will be constructed of steel elements of minimal size but, structurally sufficient. It is proposed the steel either be powder coated or galvanized for appearances and longevity. The color way will be a neutral gray tone, again to minimize the visual impact. Galvanized metal ages to a soft gray tone.

The same door approved per that original submission is being proposed for this submission, as it is being relocated from the previous approved location. A full light fifteen pane French door in wood as detailed in the original submission.

Minimal sized LED lighting will be placed along the building wall to provide the necessary code compliant light levels for night time use.

21 AUGUST 2023

311 EAST LIBERTY * WHITE BOX BUILDING PERMIT SUBMISSION

PERMIT # BLDGC23-0198

RESPONSE TO MOST RECENT ANN BUILDING DEPARTMENT PLAN REVIEW

The follow documents incorporate the comments from the sum of all previous plan reviews provided to this submitter. This includes clarifications, corrections, additions and deletions being sought. The only outstanding item is apparently a ruling on the code interpretation from the Building Official on the single item, "technically infeasible", to comply with part of the proposed work. The below summation goes into this in more detail.

In order to achieve the closet compliance, we have relocated the compliant accessible barrier free ramp/exit way to the east property line to bring the 10-foot setback requirement from 2015 MBC, 1027.5, into as close of compliance this property will technically allow. This change requires review and a second approval of the Ann Arbor Historic District to which we have spoken to the HDC coordinator and are in process of applying for.

Sincerely,

Handwritten signature of Carl O. Hueter and a circular professional seal for the State of Michigan Registered Architect #1301027037, dated 8/21/23.

Carl O. Hueter AIA
State of Michigan Registered Architect #1301027037

311-315 EAST LIBERTY

2023 IMPROVMENTS: RAMP SUMMARY

PERMIT APPLIED FOR BLDGC23-0198

Vahan Basmajian owns 311 and the adjacent contiguous 315 East Liberty. The combined property contains two older residential structures which have been incorporated into the Ann Arbor East Liberty Historic District as Contributing Historic Structures. In 1979 certain renovations took place to allow him to open a tailoring and clothing store at 311. In 1988 major renovations took place on 311 when a 10-foot two-story addition was placed across the entire street façade of the structure, creating a new entry to the first floor, new exterior entries to the basement and second floors and certain interior work. In 1997-98 additional work was done to the first floor to allow a new merchandise tenant to move into the first floor. The 1988 work was to such extent that barrier free accessibility would have been applied to allow occupancy, yet none was provided. Ann Arbor City records do not go back this far. In locating the now retired project architect having worked on the project at the time they remember obtaining one. Currently the State of Michigan is checking its records. In the 1990's the 9 story, fully suppressed, all masonry 301 East Liberty structure was erected to the west and north property lines (zero setback) adjacent to the 311 structure.

Today the property owner wishes to improve the property's first floor in a number of ways to allow for future uses to lease the first floor. Some 100 years of renovations and neglected structural issues will be rectified. Fire ratings of exterior walls and floor to floor at the first floor will be added. All MEP services upgraded to current codes. Barrier free toilet rooms will be constructed and the owner wishes to provide a barrier free ramp access to the first floor.

Since the 311 structure sits only 9 feet from the west property line and 4 foot 8 inches from its north line the original building permit proposed a rampway that did not comply with the 2015 MBC Section 1027.5 criteria for a ten foot setback of this exit rampway to the property line. The belief was, since the work proposed falls under the 2015 MRCEB as a Level 2 project; 2015 MRCEB under Section 1205.15 states that compliance on this setback matter is not necessary on historic structure where it is *technically infeasible* to comply. We provided an argument to the plan reviewer indicating that the intent of the 1027.5 section was satisfied though. The code definition provided by the Ann Arbor Building Department;

Technically Infeasible: An alteration of a facility that has little likelihood of being accomplished because the existing structure(or has) other physical or site constraints prohibit modifications or additions of elements spaces and features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

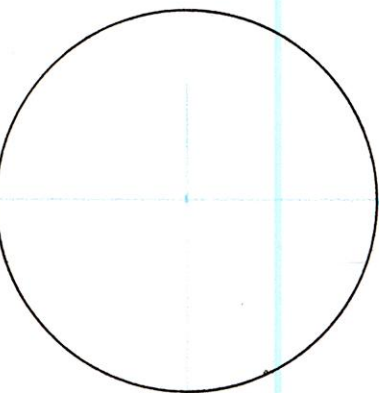
So clearly there are site constraints prohibiting the ability of this property to comply with the minimum requirements for new construction as there is physically not the site area to provide this compliance and keep the historic structure intact. In Addition, in the 2015 MRCEB under Section 408.1 it states; *The provisions of this code that require improvements to an existing condition or, in the case of repairs,, shall not be mandatory for a historic building unless specifically required by this section.*

Being that the structure is a contributing historic structure, the first design submitted was to place a fully compliant barrier free ramp away from street view at the rear. A petition to do so was approved by the Historic District Commission. However, the adjacency of the 301 structure seemed to pose an issue with the plan reviewer. The current submission places the fully compliant ramp on the east side of the 311 structure. The 315 structure sits 17 feet away from the 311 structure. The ramp sits wholly on the defined 311 property and encroaches 3 foot 10 inches into this space leaving 13 feet 2 inches clear from the ramp to the 315 structure. The two buildings are also separated by the only drive wholly on the property accessing the rear automobile parking area for the two structures. This drive and curb cut are 10 feet in width. The code requirement under the 1027.5 section of a 10-foot setback is met.

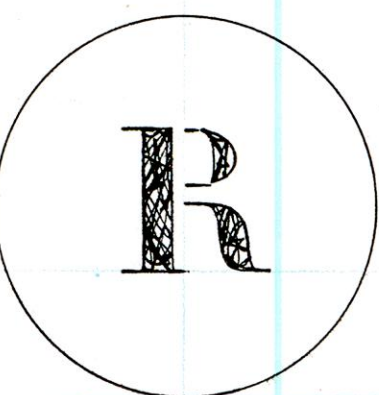
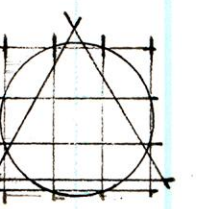
The question arises to if the property was split into two parcels could the 315-structure impact and/or change this minimum 10-foot dimension. Since the two structures are historic, it is unlikely the Historic District Commission would allow an addition to occur to 315 to change its visual appearance to the street, coupled with the fact that the drive access to the rear of the lot also fortifies the unlikelihood of any encroachment into this setback. In addition, if needed, an amendment could be placed on the legal description for the new 315 parcel denying any addition to the west side of the 315 structure which would encroach into this 10-foot setback.

Both of these buildings are severely impacted in their site development and value due to their historic designation (Zoning would allow lot line to lot line construction of a building up to 14 stories in height if not for this designation. It would seem appropriate and it seems the code speaks to an understandable leniency for historic structures to allow renovations to occur to the existing structures that enhance their code compliance and allow accessibility to provide the proper protections to the intent the code is seeking while maintaining the character of the structures necessary and desired by the historic district ordinances. This seems to be done in a fair recognition of the restrictive financial burden a historic building in an urban environment has placed upon it to allow an owner the economic use of the property.

The City of Ann Arbor plan reviewer has indicated recently, they do not have jurisdiction to rule on this issue, as it is the responsibility of the Building Official to do so. It is our request the above be forwarded to said official to be reviewed as the final piece still open in the building permit plan review.



REVISED 8.21.23



WHITE BOX BUILD OUT

OF

FIRST FLOOR COMMERCIAL SUITE @

311 EAST LIBERTY

ANN ARBOR, MICHIGAN

ZONED:	D2
USE GROUP:	B (FOR SUITE) (Suite above and below currently also B) (Suite formerly M, 1997 permit)
CONSTRUCTION TYPE:	5B
OCCUPANCY:	49 X or less
BUILDING HEIGHT:	2 STY. ABOVE GRADE / 2 STY. Allowed (Table 504.4)
AREA OF BUILDING:	5,687 SF / 9,000 SF per floor allowed (Table 506.2)
AREA OF WORK:	1,664 SF
MICHIGAN REHABILITATION CODE LEVEL 2 RENOVATION	
SUITE AREA to BUILDING AREA	29.26%

WORK:

FOR GENERIC OCCUPIABLE "WHITE BOX" SUITE BUILD OUT, WITHOUT SPECIFIC TENANT

EXISTING SUITE, LOWER LEVEL, 2nd FLOOR SEVERELY DAMAGED BY WATER IN DECEMBER 2022, UNDER SEPARATE EXISTING INSURANCE REMEDIATION

ADD TWO MICHIGAN BARRIER FREE COMPLIANT TOILET ROOMS, to replace non-compliant existing

ADD MICHIGAN BARRIER FREE COMPLIANT RAMP ACCESS TO FIRST FLOOR LEVEL, none existing

CORRECT VARIOUS POOR INSTALLATIONS FOUND FROM EXPOSED STRUCTURE FROM PAST RENOVATIONS AS THEY ARE UNCOVERED

INSULATE EXTERIOR WALLS

REPLACE WALL AND CEILING FINISHES TO UPGRADE FIRE RATINGS

REPLACE FLOOR FINISHES

REPLACE DAMAGED AND OUTDATED EXPOSED PLUMBING AT THIS LEVEL AND IN BASEMENT SERVICING THIS LEVEL

UPGRADE ELECTRICAL OUTLETS, SWITCHES AND LIGHTING

NEW ELECTRICAL PANEL & METER

REPLACE HVAC SYSTEM all equipment and ducting

This work is under the jurisdiction of the City of Ann Arbor for plan review, issuance of all permits & inspections for code compliance. Specific trade contractors (Plumbing, Mechanical and Electrical) shall apply for their own permits with these documents the City may so require of them. Issuance of a building permit establishes the City of Ann Arbor has reviewed this information for all code compliance and unless so noted on the documents issued for permit concurs this work is code compliant.

SHORT FORM SPECIFICATIONS

ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES, INCLUDING, BUT NOT LIMITED TO, THE CURRENT APPLICABLE MICHIGAN BUILDING, REHABILITATION, PLUMBING AND MECHANICAL CODES AND NATIONAL ELECTRICAL CODE.

SPECIFIC ATTENTION TO BE PAID TO ALL REQUIREMENTS OF MICHIGAN BARRIER FREE CODE IN THE LAYOUT AND FIXTURE/FURNISHING APPOINTMENTS FOR COMPLIANCES IN THE TWO TOILET ROOMS.

All work shown and described in all these documents shall comply with all applicable national, state and local building codes, including, but not limited to, the 2015 Michigan Building, Rehabilitation, Plumbing and Mechanical Codes and the current enforced National Electrical Code.

All trades to provide labor, materials and equipment necessary to render a complete project. Work shall be bid 100% complete. Trade contractor will provide labor and installation materials to place owner supplied materials for a 100% complete job. Installations shall comply with the specifications of the specific material manufacturer coordinated with the proposed design.

Consult with Architect to verify all finishes prior to ordering and installation. This includes final layout of all finish materials. Within 30 days of the signing of the Contract for Construction submit a detailed and complete list of all materials to owner for final approval and color/finish selection before ordering. List shall include any items not shown as selected in these documents.

In review of the work described herein, if the contractor or any bidders are unclear as to the scope of the work, they shall notify the General Contractor (GC) for clarification. Any unresolved items shall be placed into the bid as an addendum or qualifications to the submitted bid. The General Contractor shall clear all discrepancies with the architect and owner prior to the signing of a contract and the start of construction.

The General Contractor shall maintain a record in a three-ring binder and digitally of all shop drawings, warranty information, manufacturer's literature, etc., placed into this building to turn over to the Owner at the conclusion of the work in an organized ring binder. All trades are to provide manufacturer literature and cut sheets for all items installed.

The General Contractor shall submit all color samples, shop drawings on all products requested, within sixty days of the start of construction to the Owner/Architect/Interior Designer for their review and approval. These documents endeavor to have finalized most of these decisions. Submissions are to provide a final check. Approval of these selection shall be within thirty days of their submission.

All office paperwork for the project shall be performed using the following AIA documents. Reference copies are attached.

Owner to provide finish schedule with materials and color selections prior to the start of construction.

Contractor to provide catalog cut sheets of all specified siding, paint, plumbing, lighting and hardware for approval by owner before ordering.

At the completion of the work by all trades, AND PRIOR TO OWNER taking control of property, thoroughly clean house, floors, walls, ceilings and windows. This includes garage areas and site. Remove all debris from house and site. On site burning of materials shall only be allowed if approved by the local fire department

02000 SITE WORK

Carefully man site and control on site activities so as to not impact adjacent properties. At end of each work day clean and secure the site.

Demolition: Carefully review areas requiring demolition. Major portions of first and second floor have had wall and ceiling finishes removed due to water damage under previous separate insurance claim

Remove all interior wall finishes down to the studs and joists, in addition to work already removed from fire damage.

Any existing asbestos containing wrapping materials (pipes and ducts) encountered shall be encapsulated with an approved material application and said protected items be clearly labeled as asbestos bearing products before applying/enclosing final wall and ceiling finishes.

Stop work after the above work and have architect walk building to verify structure and any additional undisclosed modifications noted to the premises, BEFORE ANY STRUCTURAL DEMOLITION. This includes beam replacements, repair of existing defective structural members and infilling of existing openings.

Remove all noted interior walls. Shore floor above and below until new beams are securely in place.

All demolished materials to be removed from site in enclosed containment boxes or vehicles.

Utilities: Site (existing building) is served by city water & sewer, DTE natural gas and electric. Extend services and/or replace to area of work.

Burning: NOT ALLOWED.

03000 CONCRETE

Pre-cast footings: Standard 4000PSI precast concrete 16-inch diameter pole building footing block. B. O. F. must be minimum 12 inches below grade and on undisturbed soil.

04000 MASONRY NA

05000 METALS

Barrier Free Ramp: Prefabricated sectional aluminum rampway system designed for 1:12 ramp slope as available at LOWES under E-Z Access brand. Ramp to include all posts, railings, curbs, surface runs for complete installation on 16 X 6 precast deck foundation footing blocks.

06000 WOOD

Exterior walls: Existing, only 2 x 4 & 2 X 6 door and window infill to be done by rip/cutting new studs to match existing older stud depths to bring new work to existing wall plane.

Interior walls: 2 X 4, No.2 Construction Grade, SPF wood stud construction at 16 inches OC. Infill, blocking, etc. At flat stud walls select straight vertical grain 2 X 4 stock.

Provide solid stud blocking from noted bearing points to solid bearing on the foundation/basement structure down through floors below. As well as, support for all items to be attached to walls (grab bars, toilets, etc.)

Provide solid wood fire-stopping along exterior balloon framed wall/floor lines to meet code.

Floor Joists: 2 X 6, 2 X 8 KD, No. 2, SPF or Hem-Fir 16 inches O. C. For repairs, ceiling leveling and infill, assess size and structure after exposed during demolition with acceptance of architect.

Beams: Engineered Laminated Veneer Lumber (LVL), manufactured by WEYERHAUSER, BOISE/CASCADE, ROSSBERG, GEORGIA PACIFIC sizes as noted. Fb=3100psi, E=2,000,000

Floor sheathing: ¾" ADVANTECH OSB panels. Glued and screwed to existing sub-floor with #8 X 2" plated fasteners 8 inches O.C. in full bead construction adhesive bed. Furr solidly as needed to level. Care survey and mark elevations across floors. Review existing elevations to make sure new work is brought to same level as existing 9with-in reason) and for use with new floor finishes selected.

Exterior Trim: 5/4 X AZEK material. Match existing detailing visually. Provide as may be need at infill work to match adjacent detail conditions.

Interior casing: All other rooms to be pre primed MDF or equal 1 x 3 eased edge profile.

Interior base: ROPPE, Pinnacle Plus line, solid rubber base, #65 profile

Vanity top: 3 CM quartz composition stone with thumbnail front edge. Back and side splashes to be 4 inches in height of same material BUT 2 CM thickness. Fabricate sinks to fit selected sinks. Allowance of \$1,500 each.

07000 THERMAL & MOISTURE PROTECTION

Exterior insulation: At existing 2 x 4+ walls, full depth blow-in in insulation with R-value of 3.5 per inch equal to NU-WOOL product.

Ceiling insulation: 2 ½" thickness USG THERMAFIBER of equal to laterally fill joist spaces.

Shim insulation: Non-expanding closed cell spray foam.

Bond insulation: At floor perimeter joist bond made accessible during work all four sides, access condition and provide 8 ½" R-24 fiberglass batts out and into room from exterior wall inside face a minimum of 18inches.

Sound insulation: Un-faced 2 1/2" thick batt USG THERMAFIBER insulation in all toilet room walls & ceilings.

FIRE CAULK ALL FLOOR-TO-FLOOR PENETRATIONS AND AROUND ALL PENETRATING SERVICE MATERIALS (wiring, piping and ducting).

08000 WINDOWS & DOORS

Windows: NA

Door: Rear Entry: SIMPSON tempered insulated glass all wood French 15 lite unit.

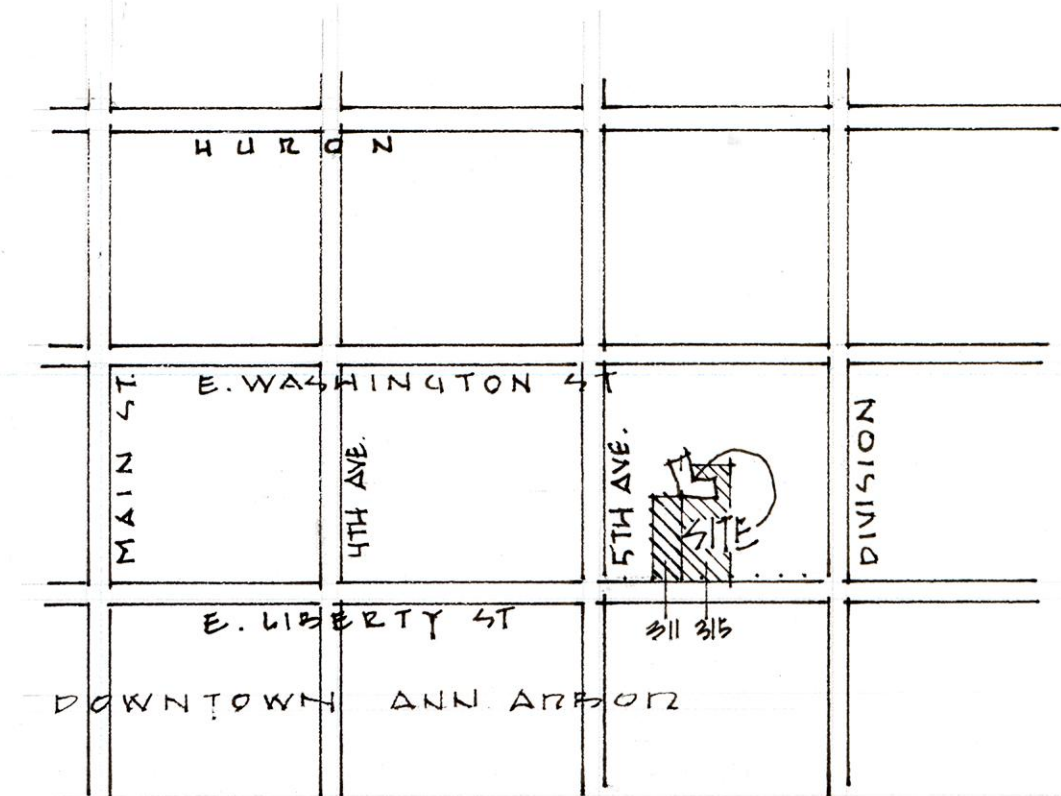
Front Entry: SIMPSON tempered insulated glass all wood French 15 lite unit & 18-inch sidelights

New interior doors at to be 1 3/4" thickness flush, paint grade, solid core birch or composite.

Door hardware: Hinges as part of door package. Bid hardware sets out at \$165.00 per interior door and \$250 per door for exterior doors. See Architect for selection finish and style. All doors to have compliant closers.

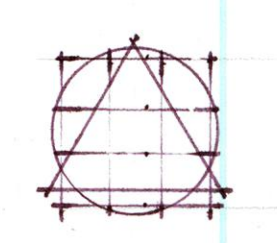
09000 FINISHES

Drywall: 5/8" thickness Type "X", Firecode C @ all new walls AND new ceilings. Work to be applied to meet specifications of UL ratings called for.

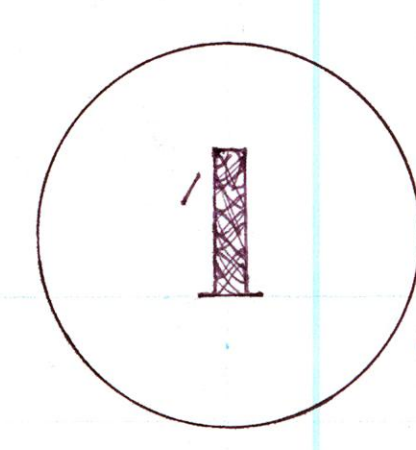


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 - 3 DEMOLITION PLAN
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 - 6 ELECTRICAL PLAN
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 - 8 SPARE
 - 9 BFD TOILET RM. DETAILS

REVIEW	4-11-23
BIDDING	4-11-23
REVISED	7-25-23
PERMIT	4-11-23
REVISED	7-31-23
REVISED	8-18-23



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Provide USG or equal 25-gauge RC channeling to areas requiring same to meet fire rating.

Work to be taped and slick finished to receive paint. High ceiling areas to receive acoustical panels only need to be sanded flat.

After drywall is primed, go through project to make any necessary repairs to drywall, prior to final painting.

Acoustical ceiling: Equal to ARMSTRONG direct adhered Tectum panels. Layout in field with Architect.

Paint: Prime and 2 coats with eggshell finish acrylic @ walls and ceilings and semi-gloss on painted trim. Clear polyurethane at bright wood work. Toilet rooms to have ZOLATONE epoxy finish.

Flooring: MANNINGTON LVT: Amtico, finish to be selected. Sub-floor to be prepped smooth before application.

Floor tile: @ Toilet rooms. Material allowance of \$20.00 per square foot. Sanded epoxy grout.

Glue and screw 1/2" DUROCK material to existing subfloor over 30# felt sheeting. Then level and patch DUROCK INSTALLATION to thin set ceramic tile to.

Transition thresholds: Between dissimilar flooring materials by ROPPE as to be selected by Architect.

10000 EQUIPMENT

All toilet room hardware: Toilet paper holder; BOBRICK B-35883 recessed two roll unit
 Grab Bars; BOBRICK to meet MI Barrier Free Socde in sizes shown on ELEVATIONS
 Paper towel Dispenser & Waste Receptacle; BOBRICK B-43944
 Soap Dispenser; SLOAN, Optima, ESD-200

Fire extinguisher: KIDDE Pro MP10 466204, 10# ABC type. Provide with wall bracket.

15000 MECHANICALS

ALL WORK INSTALLED IN FIRE RATED ASSEMBLIES MUST MEET SPECIFICATION TO PROTECT FIRE RATING.

HVAC: Provide new gas fired high efficiency furnace unit and condenser to supply heated and cooled air to suite for a maximum population of 50 persons. Include proper make-up air provisions for occupancy.

Winter design criteria: 70-degree Fahrenheit @ 20 % relative humidity
 Summer design criteria: 76-degree Fahrenheit @ 40% relative humidity

Provide ducting toilet and JC exhaust fan runs. Single exhaust unit ducted to grilles at three locations and vented to exterior. Terminations to be SEIHO SFZC for exhaust. Terminate piping or ductwork flush to exterior finish material and mount cap over same tight to wall in sealant perimeter bead.

Work shall be contained interior in the suite from the rated walls and ceilings. Duct work to be eventually framed around and covered when tenant improvement finishes applied at unknown future date.

PLUMBING:

All supply work to be done in PEX color coded; red for hot and blue for cold water lines.

All waste piping in Schedule 40 PVC

Provide pre-molded PVC standard 12 X 12 access panels to control valves and separate shut off valves for hot and cold-water supplies.

Sink: KOHLER, Bachata, K-2609-SU

Sink faucet: SLOAN, Optima, EAF-200

Water closet: TOTO Aquia model CT 418F(G) elongated bowl, wall hung, with TOTO wall hung Aquia concealed tank and hanger

Water heater: RHEEM, BRADFORD WHITE or equal 40-gallon High Rate of Recovery gas fired unit with additional high R-value insulation blanket wrap.

Drinking fountain: HASLEY-TAYLOR HRF-ESR double stainless-steel unit.

16000 ELECTRICAL

ALL WORK INSTALLED IN FIRE RATED ASSEMBLIES MUST MEET SPECIFICATION TO PROTECT FIRE RATING.

Service: New service to be 100 amp, 110/220V, 3W, single phase, 32 space, panel.

All new electrical devices (switches and outlets) to be LUTRON products.

Light A: HUBBARDTON FORGE, Bento, #205950-LED-84, 10W GU24, 3000K, mounted 84 inches AFF.

Light B: HUBBARDTON FORGE, Kirigami, #133305-SKT-MULT-84-SH1995, (4), 11W, A19 LED, 3000K

Light C: HUBBARDTON FORGE, Kirigami, #133303-SKT-MULT-84-SH1995, (3), 11W, A19 LED, 3000K

Light D: BEGA, Limburg, 50 063.1, 7.6W 3000K LED

Light E: COOPER, Sure-lite LPXC25 (one light without emergency egress lights)

Light EE: COOPER, Sure-Lite SEL25

Light F: RAB, Entra 12Y LED, 3000K, to be mounted a minimum of 84 inches above the walking surface

Light G: JUNO JSF 7in 30K LED surface round

Smoke and monoxide detectors per code as shown to be interconnected throughout each unit into existing devices to make complete code compliant installation @ Mechanical and JC.

Toilet room, JC, Mechanical and exterior electrical to be on GFIC circuits.

Coordinate electrical servicing to kitchen appliances and HVAC equipment.

Prior to start of rough-in, set up appointment/walk-thru with Owner to determine and mark, the exact locations of all outlets, switches and fixtures. In addition, determine specific circuiting requirements.

ROPP	1	3070	HM	-	ENTRY
	2	3070	WD	-	ENTRY
	3	3070	HM	-	ENTRY/EXIT
	4	300B	WD	THE	MECH
	5	300B	WD	-	TOILET
	6	300B	WD	THE	J.C.

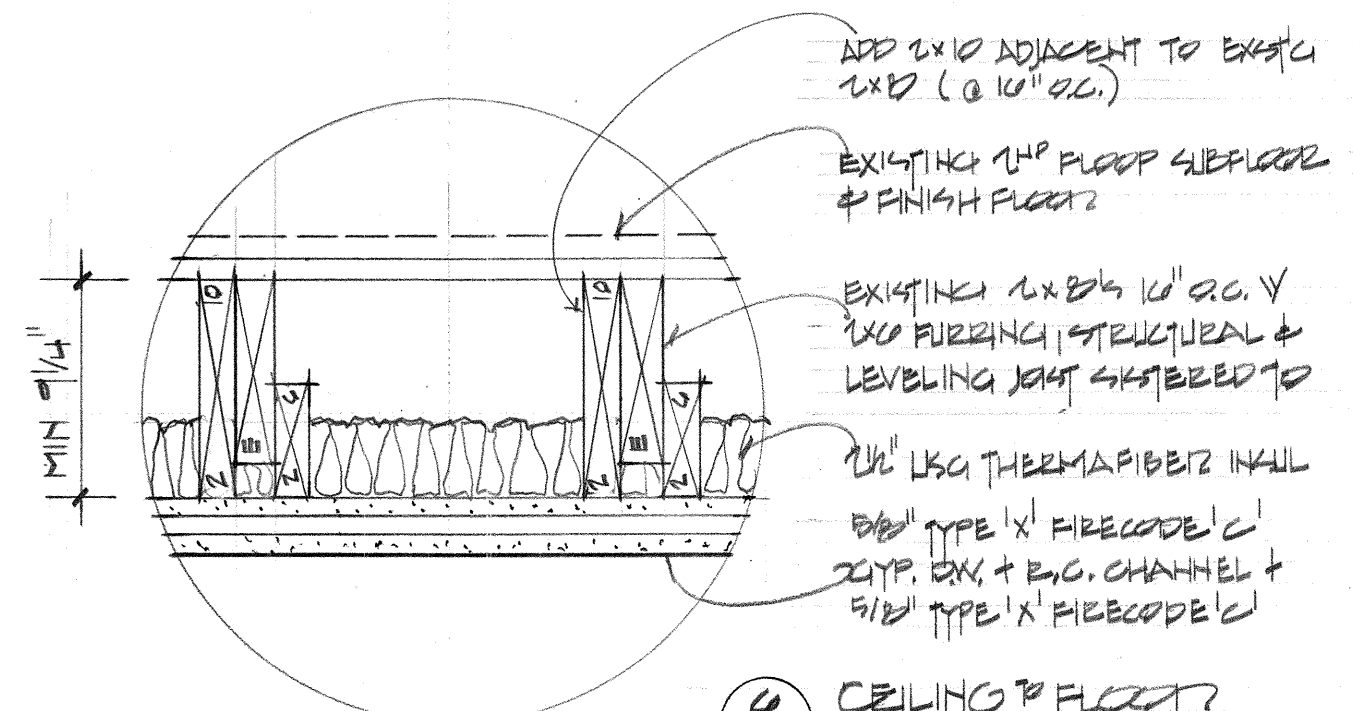
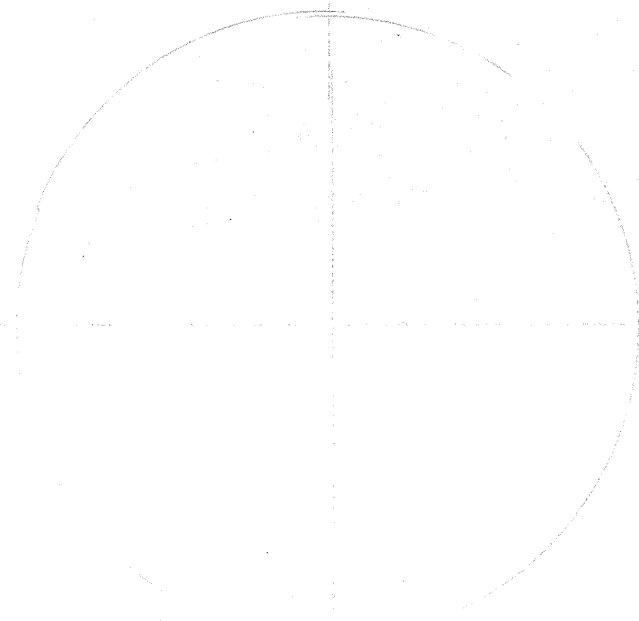
SEE FINAL HARDWARE SCHEDULE

ALL DOORS TO HAVE CLOSERS

DOOR SCHEDULE

A	DBL 1 1/8" LVL
B	SINGLE 9/16" LVL
C	DBL 1 1/8" LVL
D	SINGLE 9/16" LVL
E	ADD 1 1/8" LVL TO 2 EXISTING
F	DBL 1 1/8" LVL TO REPLACE EXIST'G 3

BEAM SCHEDULE



ADD 2x10 ADJACENT TO EXIST'G 2x10 @ 10" O.C.

EXISTING 1/2" FLOOR SUBFLOOR & FINISH FLOOR?

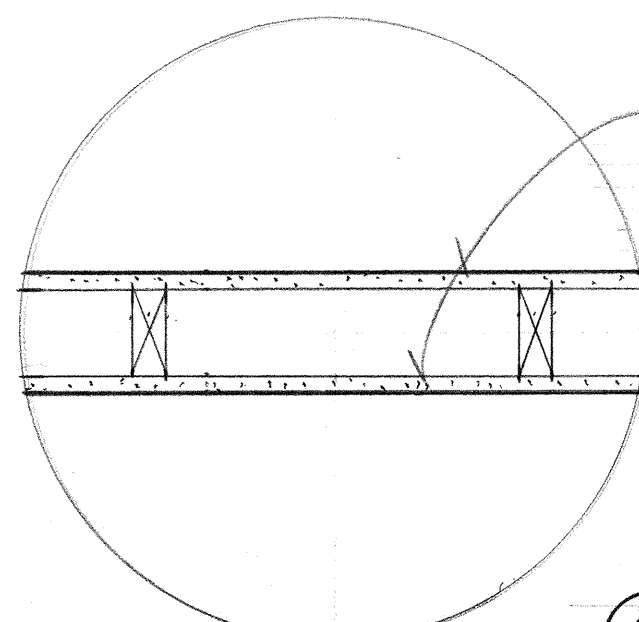
EXISTING 2x8s 16" O.C. V-LOG FINISH, STRUCTURAL & LEVELING JOIST SKIMMED TO

1/2" USC THERMAFIBER INSUL
 5/8" TYPE 'X' FIRECODE 'C' GYP. DW. + B.C. CHANNEL + 5/8" TYPE 'X' FIRECODE 'C'

CEILING & FLOOR?
 U.L. LEOS (LUTRON)
 TWO HOUR RATING

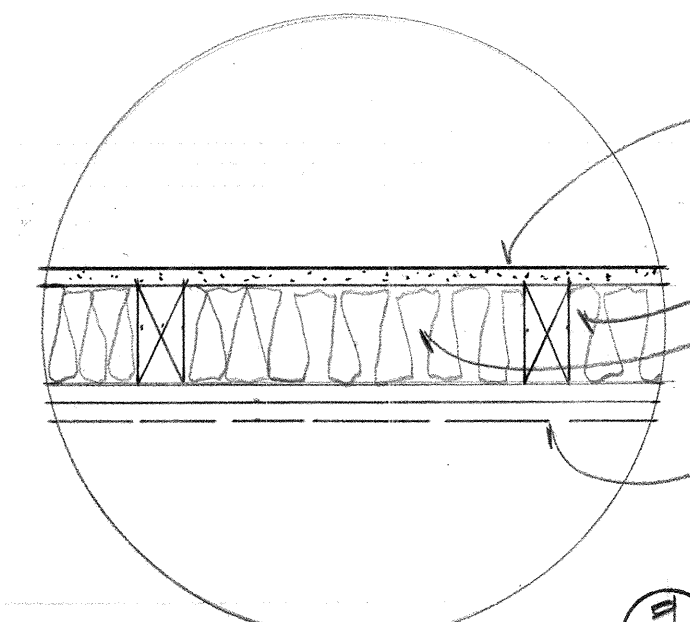
REVIEW 4.24.23
 BIDDING 4.24.23
 REVISED 7-25-23
 PERMIT 4.24.23
 REVISED 8-18-23

SEE SPECIFIC INSTALLATION DETAILS UNDER CALLED OUT U.L. RATINGS IN U.L. FIRE RESISTANCE DIRECTORY



5/8" TYPE 'X' FIRECODE 'C' GYP. DW. BOTH SIDES 2x4's 16" O.C.

INTERIOR WALLS
 U.L. LEOS
 ONE HOUR RATING



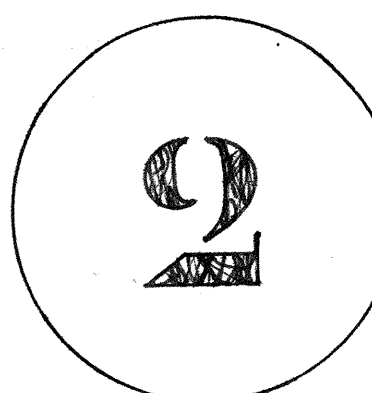
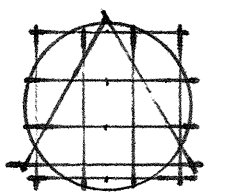
5/8" TYPE 'X' FIRECODE 'C' GYP. DW.

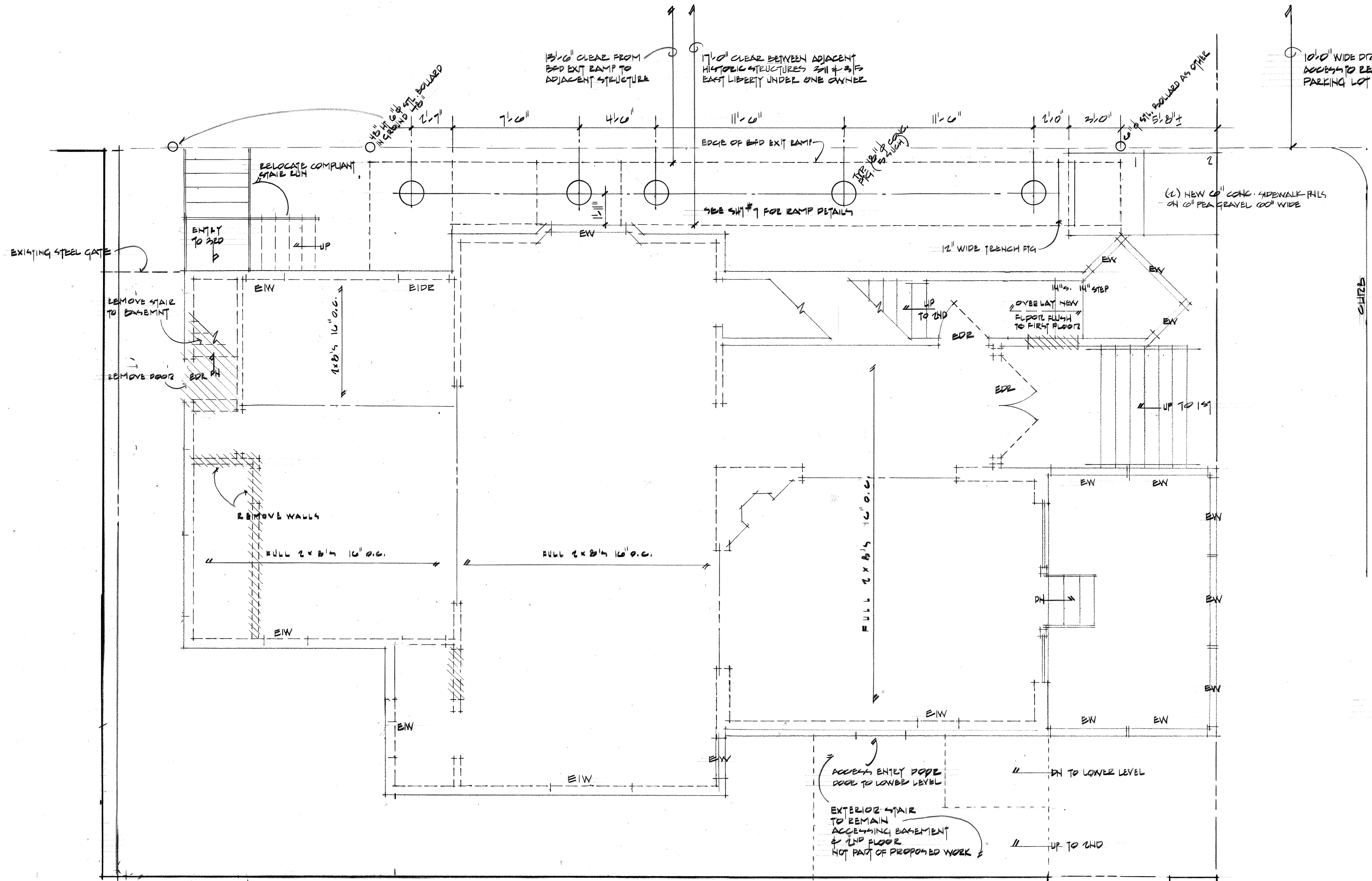
EXISTING 2x4's 16" O.C.

3/4" + R15 FIBERGLASS INSUL

EXISTING 3/4" WOOD SHEATHING & VARIOUS WOOD & OR COMPOSITE SIDINGS

EXTERIOR WALLS
 U.L. LEOS
 ONE HOUR RATING

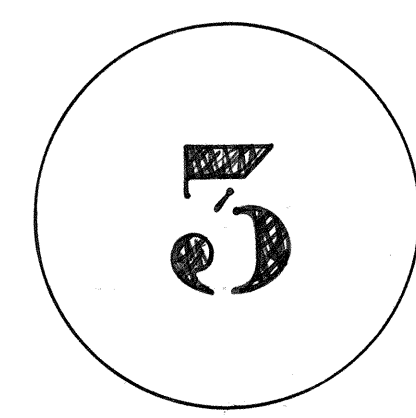
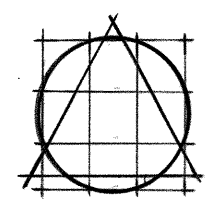
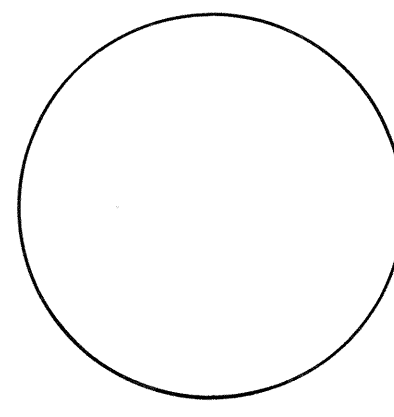


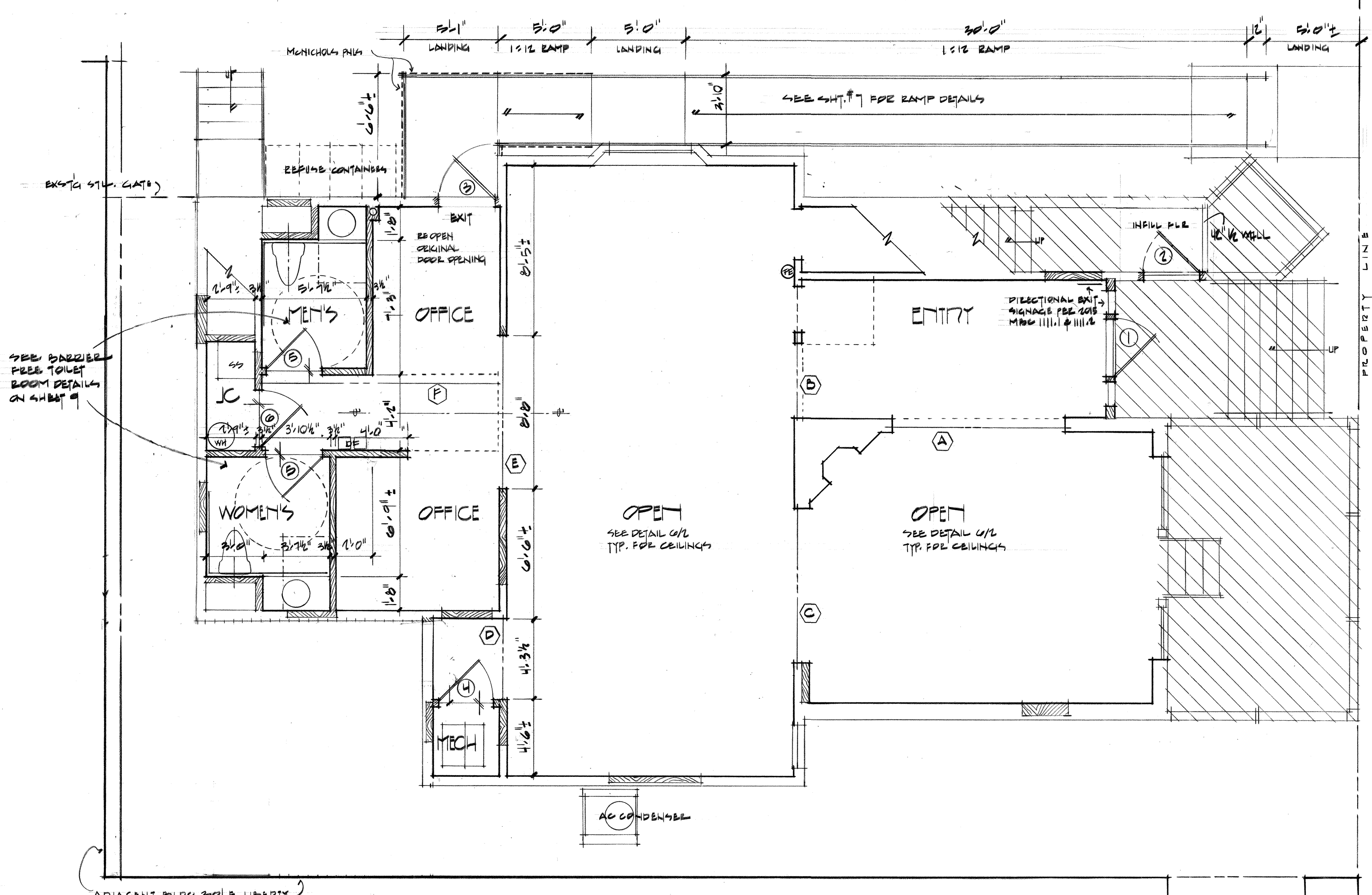


- STRIP PLASTER & LATH & OTHER FINISHES OFF ALL WALLS & CEILINGS TO BARE ALL STRUCTURE
- REMOVE ALL MEP, FIXTURES, DEVICES, WIRING, DUCTING & PIPING
- EW = EXIST'G WINDOW EIW = EXIST'G WINDOW INFILLED IN PAST PROJECTS
- EDR = EXIST'G DOOR EIDR = " DOOR " " " " "

DEMOLITION PLAN
1/4" = 1'-0"

REVIEW	4-24-23
BIDDING	4-24-23
REVISED	7-25-23
PERMIT	4-24-23
REVISED	7-25-23
REVISED	8-18-23

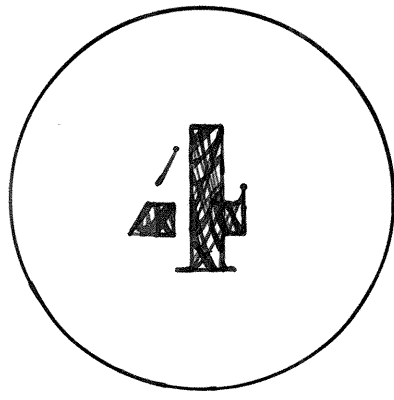
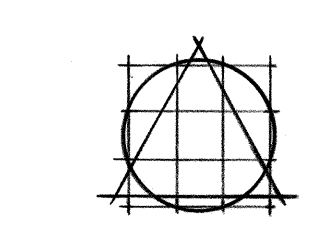




EXIST'G STAIR CLAS

SEE BARBER FREE TOILET ROOM DETAILS ON SHEET #

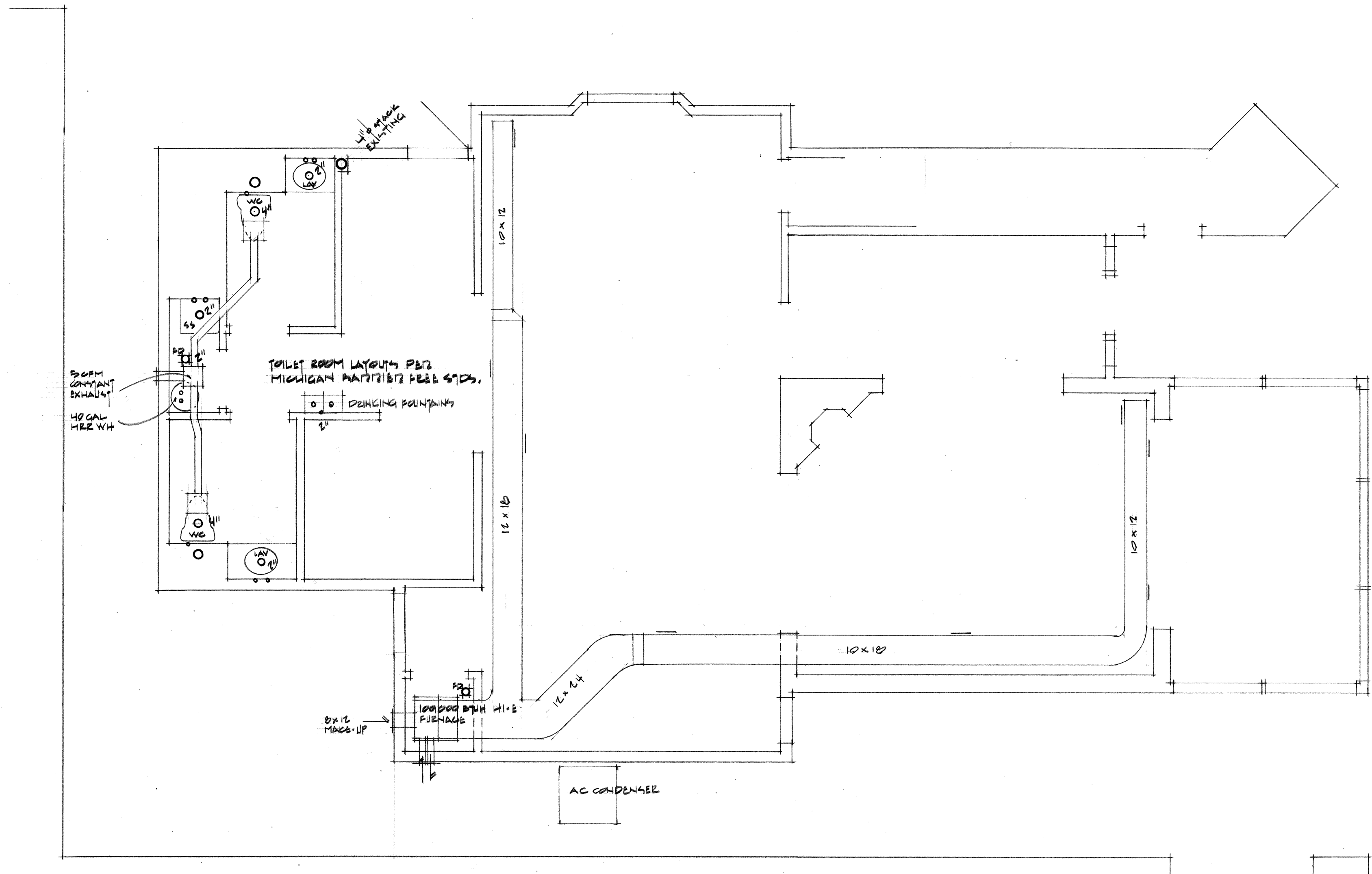
REVIEW	4-24-23
BIDDING	4-24-23
REVISED	7-25-23
PERMIT	4-24-23
REVISED	7-31-23
REVISED	8-18-23



ADJACENT BLDG 301 E. LIBERTY
4 HR RATED, NO OPENINGS, MASONRY WALL

- ALL CEILINGS TO BE FINISHED OUT TO 2 HOUR FIRE RATING PER U.L. L305, SEE DETAIL
- ALL INTERIOR WALL TO RECEIVE 1 LAYER TYPE X FIRE CODE C DRYWALL TO BE 1 HOUR RATED PER U.L. U350, SEE DETAIL
- ALL EXTERIOR WALLS TO BE 1 HOUR RATED PER U.L. U350, SEE DETAIL
- SHADED WALLS ARE NEW FULL HT. 2X4'S @ 16" O.C. CONSTRUCTION

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



50 CFM
CONSTANT
EXHAUST
40 GAL
HOT WATER TANK

TOILET ROOM LAYOUTS PER
MICHIGAN PART 12 FREE STD.

DRINKING FOUNTAIN

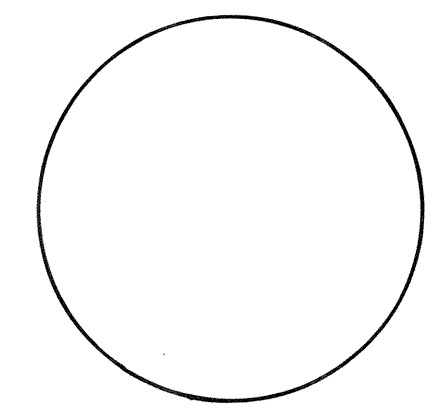
8x12
MAKE-UP

100 GAL STORM
WATER
SUMP

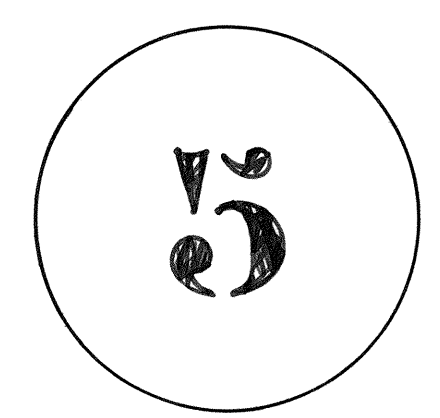
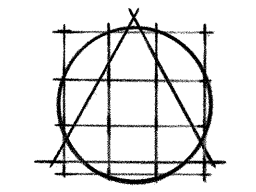
AC CONDENSER

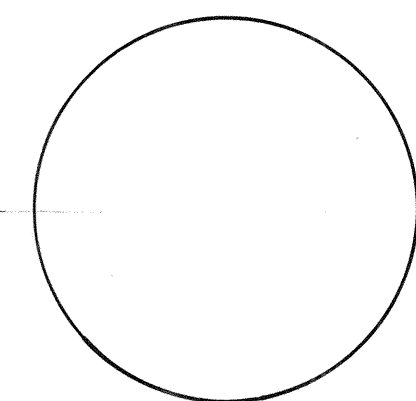
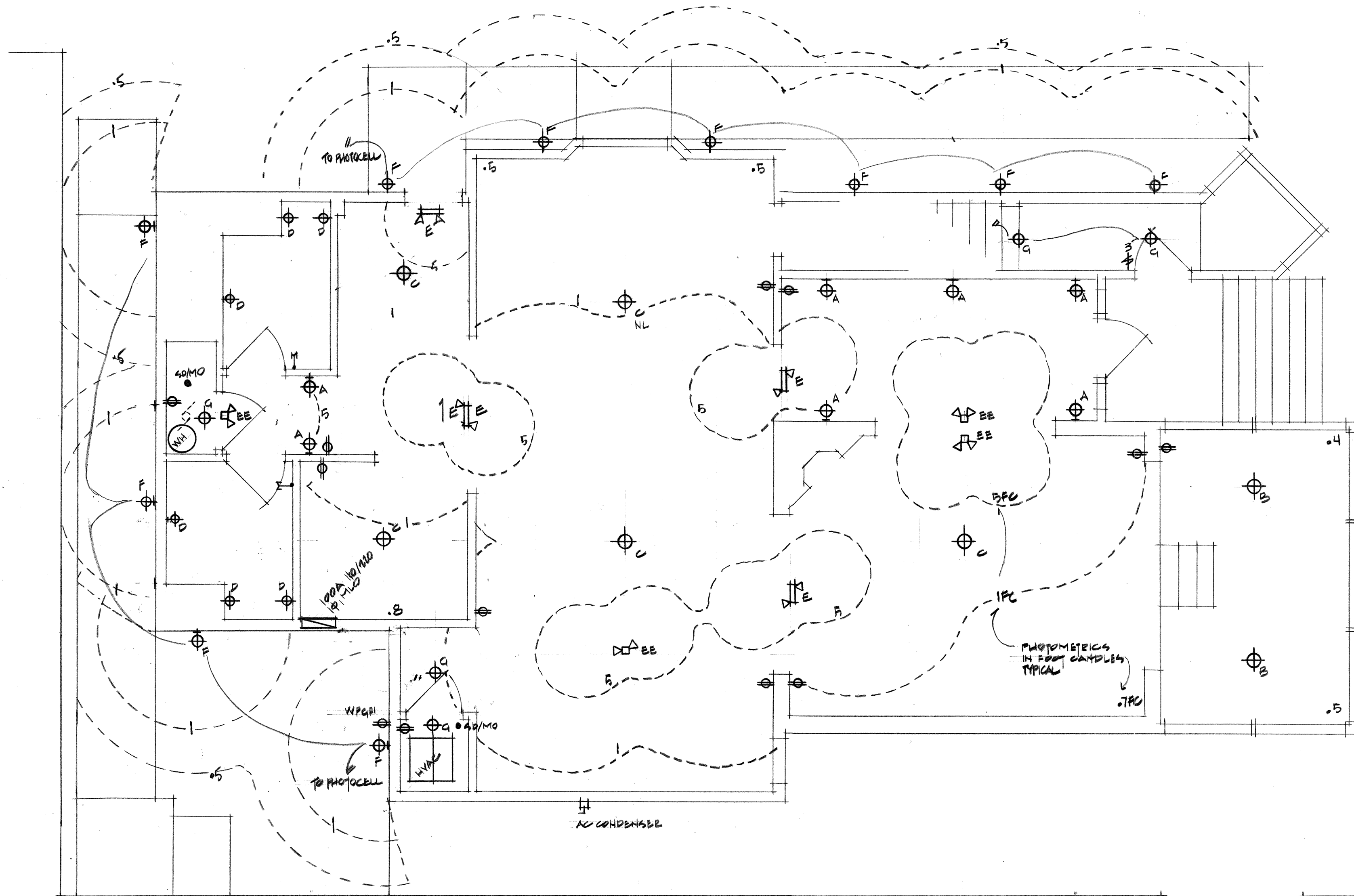
- WASTE PLUMBING TO CONNECT TO EXIST'G BASEMENT BWH
- SERVICE PIPING IN COLOR CODED PEX
- WASTE PIPING IN SCHEDULE 40 PVC
- SEE SPECIFICATIONS FOR FIXTURES

 HVAC & PLUMBING
1/4" = 1'-0"

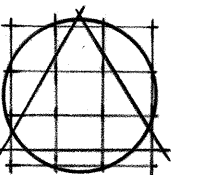


REVIEW 4-14-23
BIDDING 4-14-23
REVISED 7-25-23
PERMIT 4-14-23
REVISED 7-31-23
REVISED 8-18-23





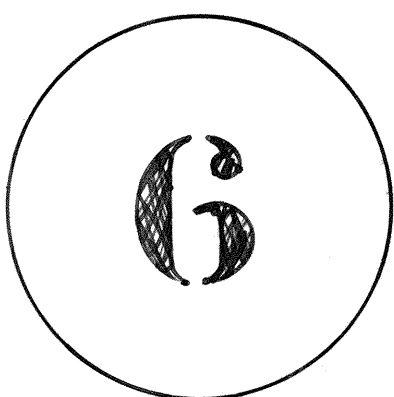
REVIEW 4-24-13
 BIDDING 4-24-13
 REVISED 7-25-13
 PERMITS 4-24-13
 REVISED 7-21-13
 REVISED 8-18-13

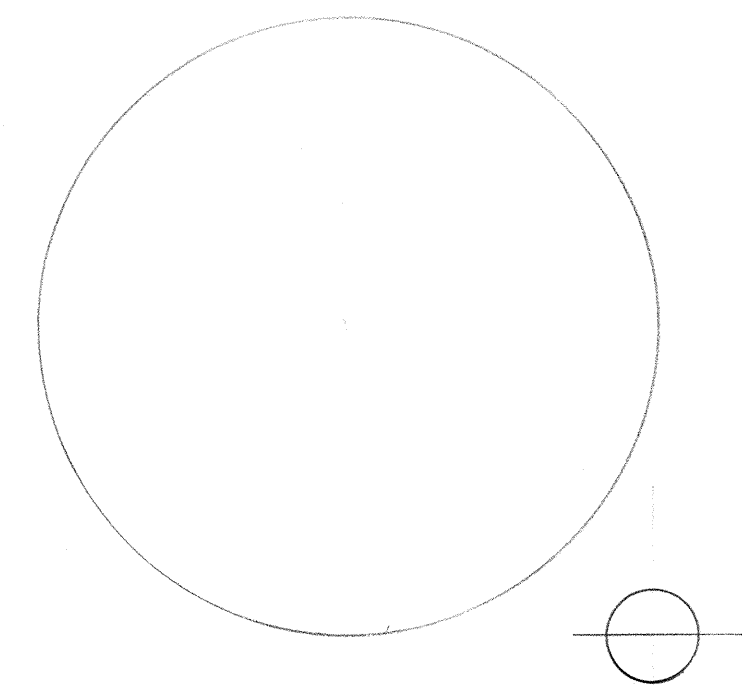
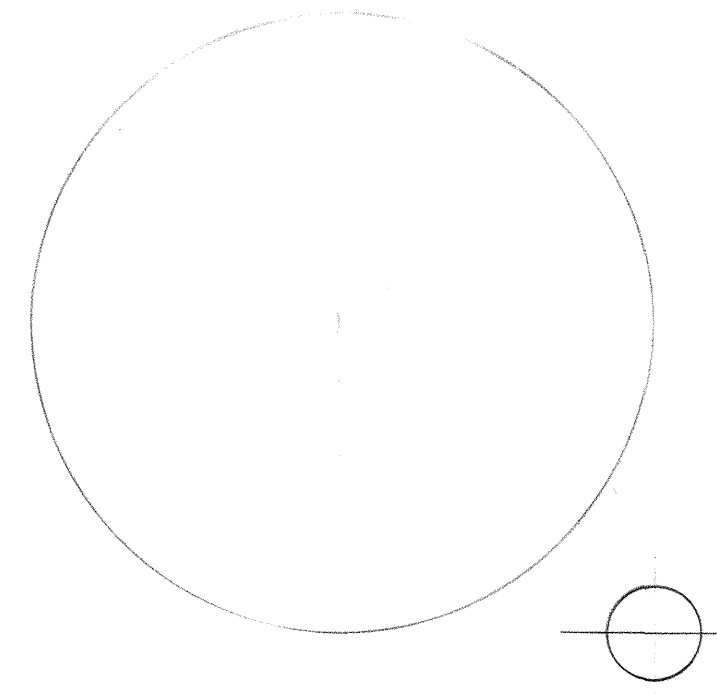
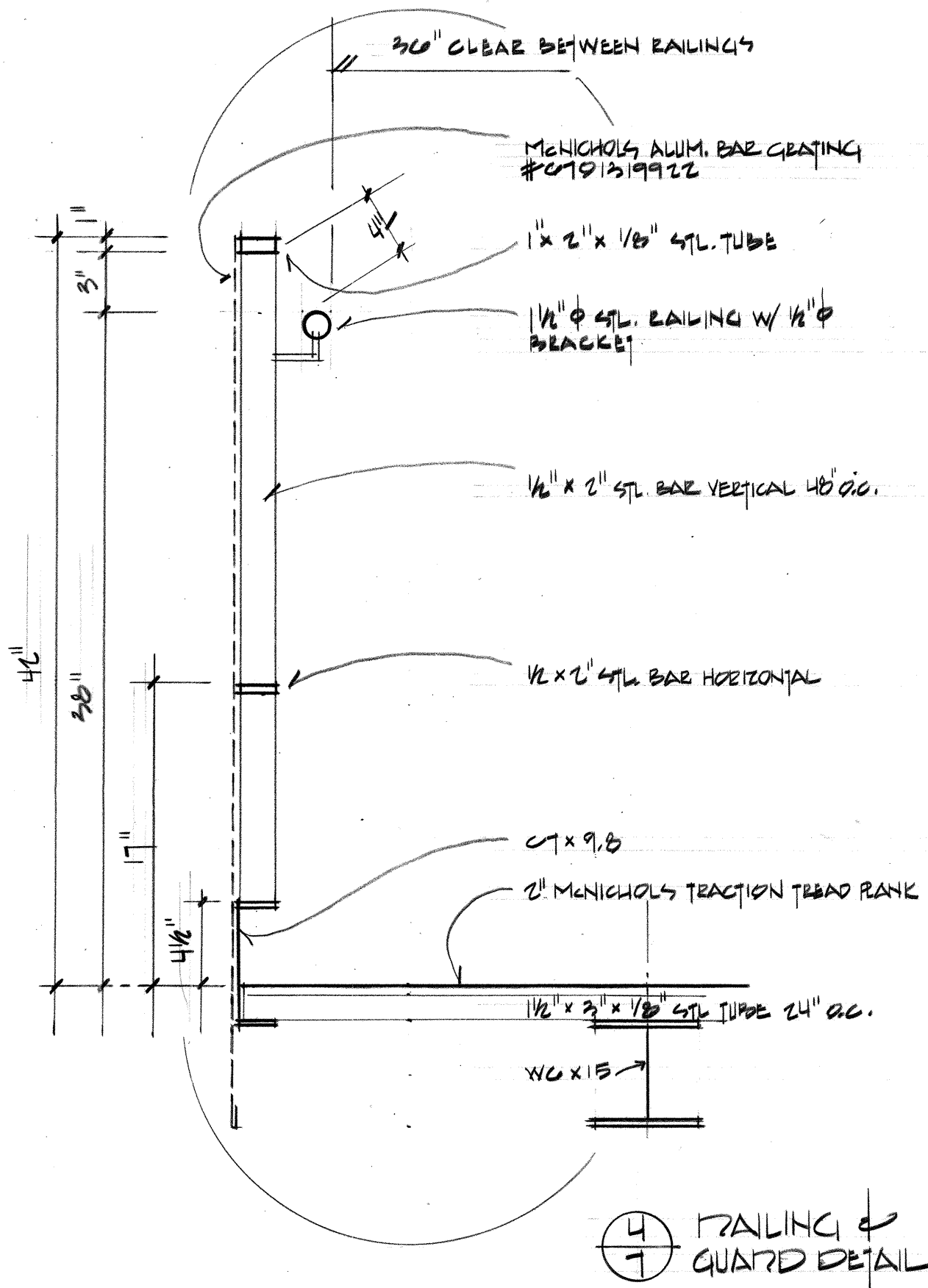


- F' FIXTURES OR PHOTOCELL
- WIRE EXIST'G EXT. LIGHTING INTO CIRCUIT #
- MOUNT F' FIXTURES (MIN. 84" ABV. RAMP/DICE)

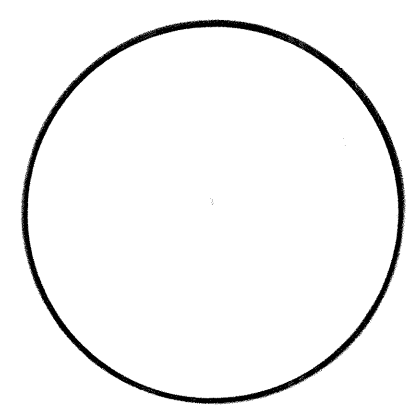
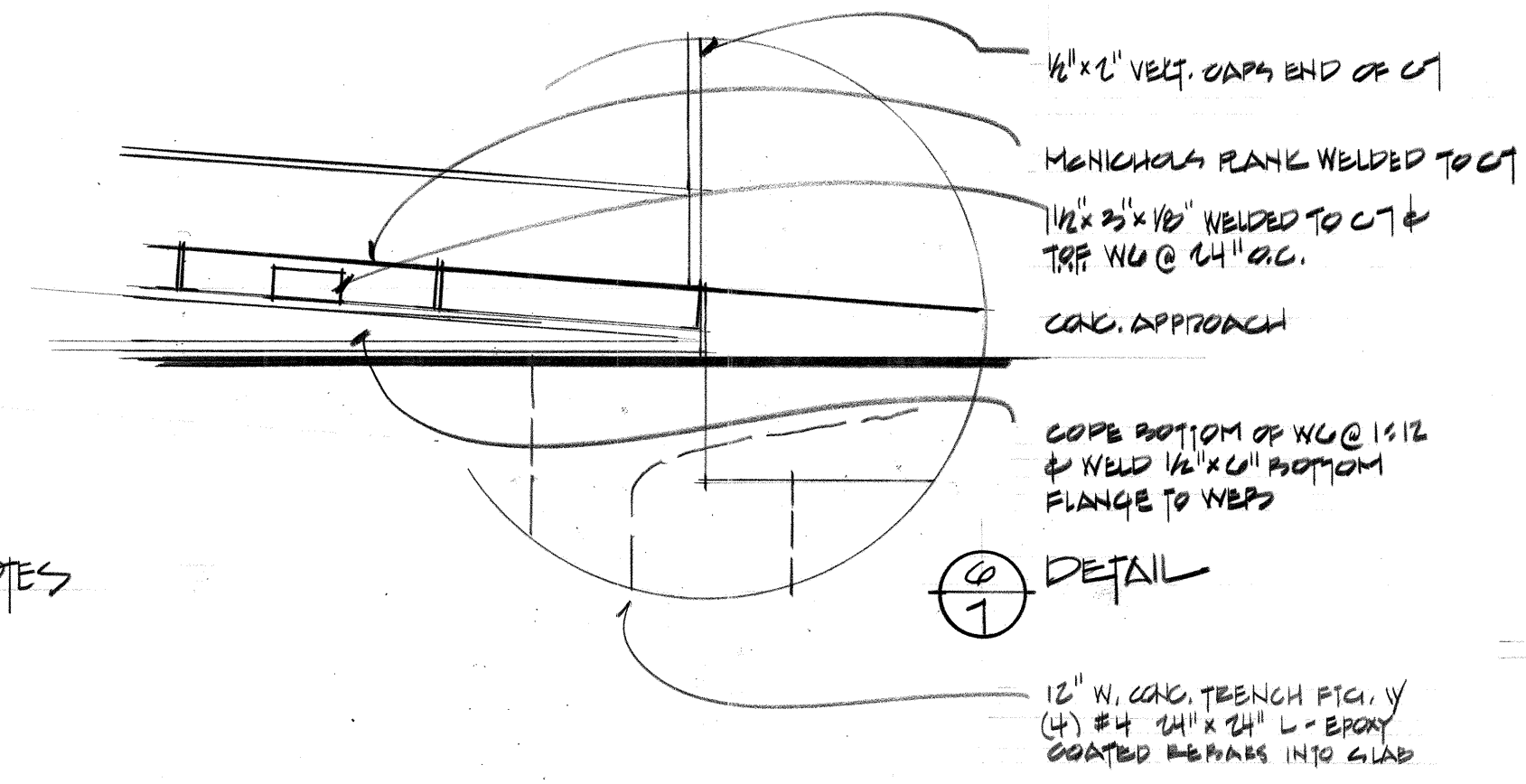

ELECTRICAL
 1/4" = 1'-0"

100A, 110/220V, 3W PNL					
1	FURNACE	20	20	AC CONDENSER	2
3					4
5	GRFC	20	20	EE & EXIT	4
7	LIGHTING	20	20	LIGHTING	8
9	OUTLETS	20	20	OUTLETS	10
11	EXT. LIGHTING	20	20	EXHAUST	12
13	WATER HEATER	20	20	D.F.	14
	SPARES			← SPARES	

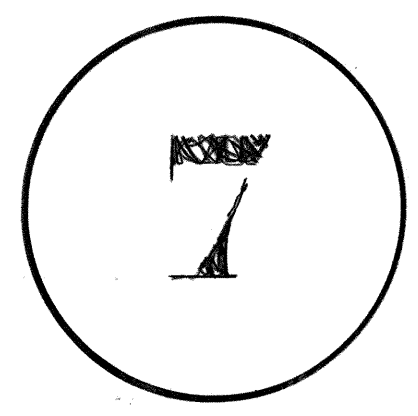
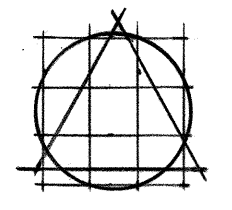
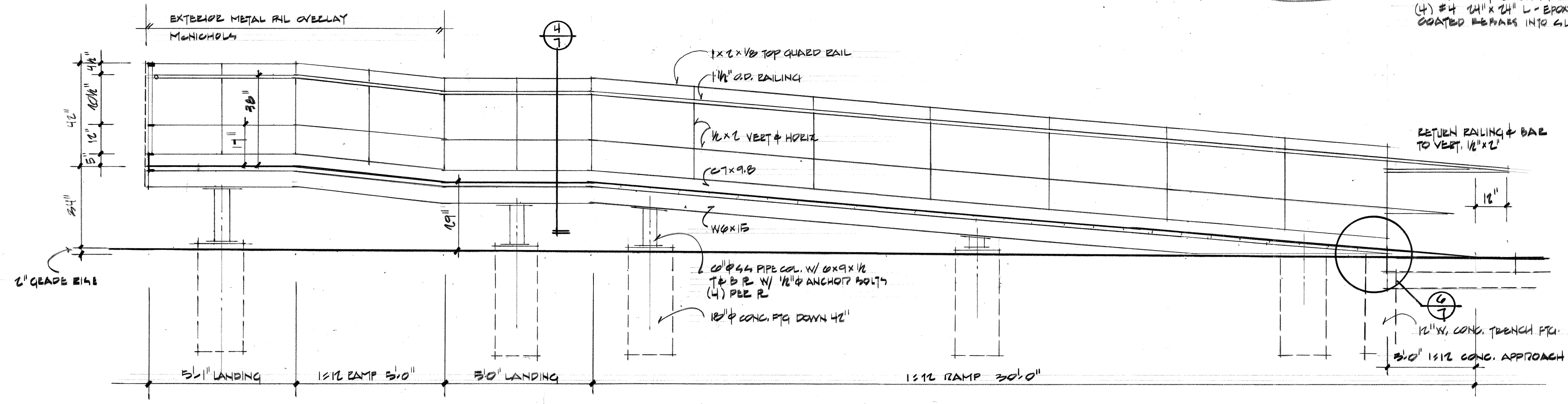


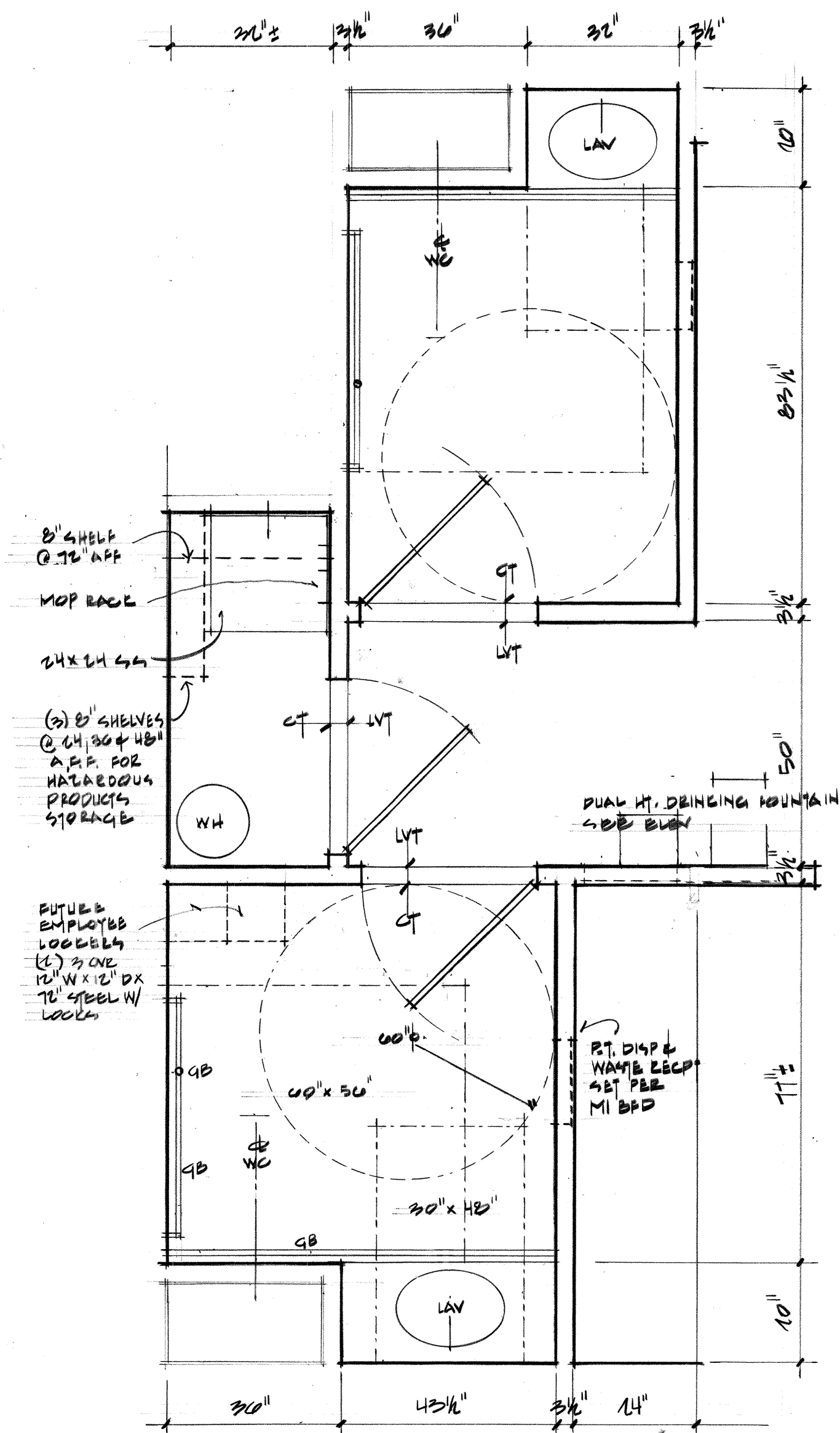


- 5 7 NOTES
- ALL WORK TO MEET MICHIGAN BARRIER FREE DESIGN SPECIFICATIONS
 - PROVIDE ARCHITECT & DETAIL SHOP DRENCH TO REVIEW & APPROVE PRIOR TO FABRICATION
 - PROVIDE ALL STEEL AS GALVANIZED & AS POWDER COATED
 - ALL STEEL TO STEEL CONNECTIONS TO BE WELDED ALL AROUND
 - CONC. WORK BY C.C.

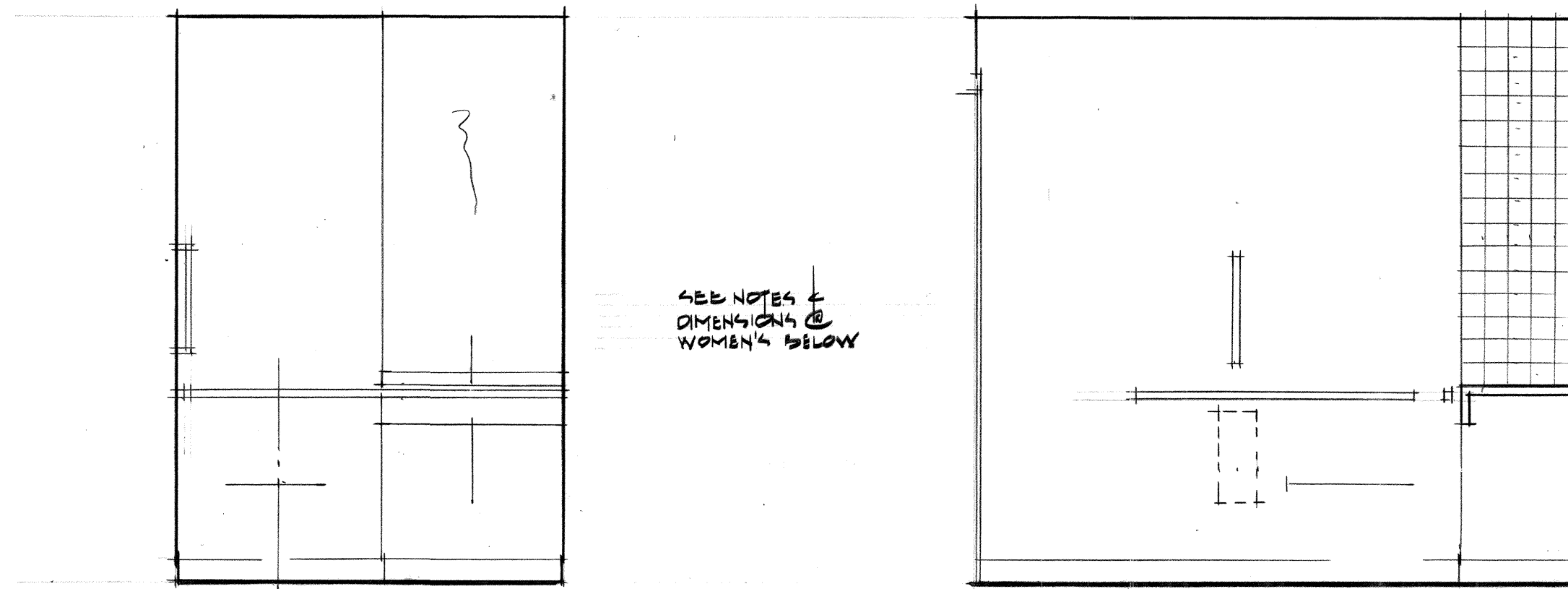


ADDED DOC 8/18/19





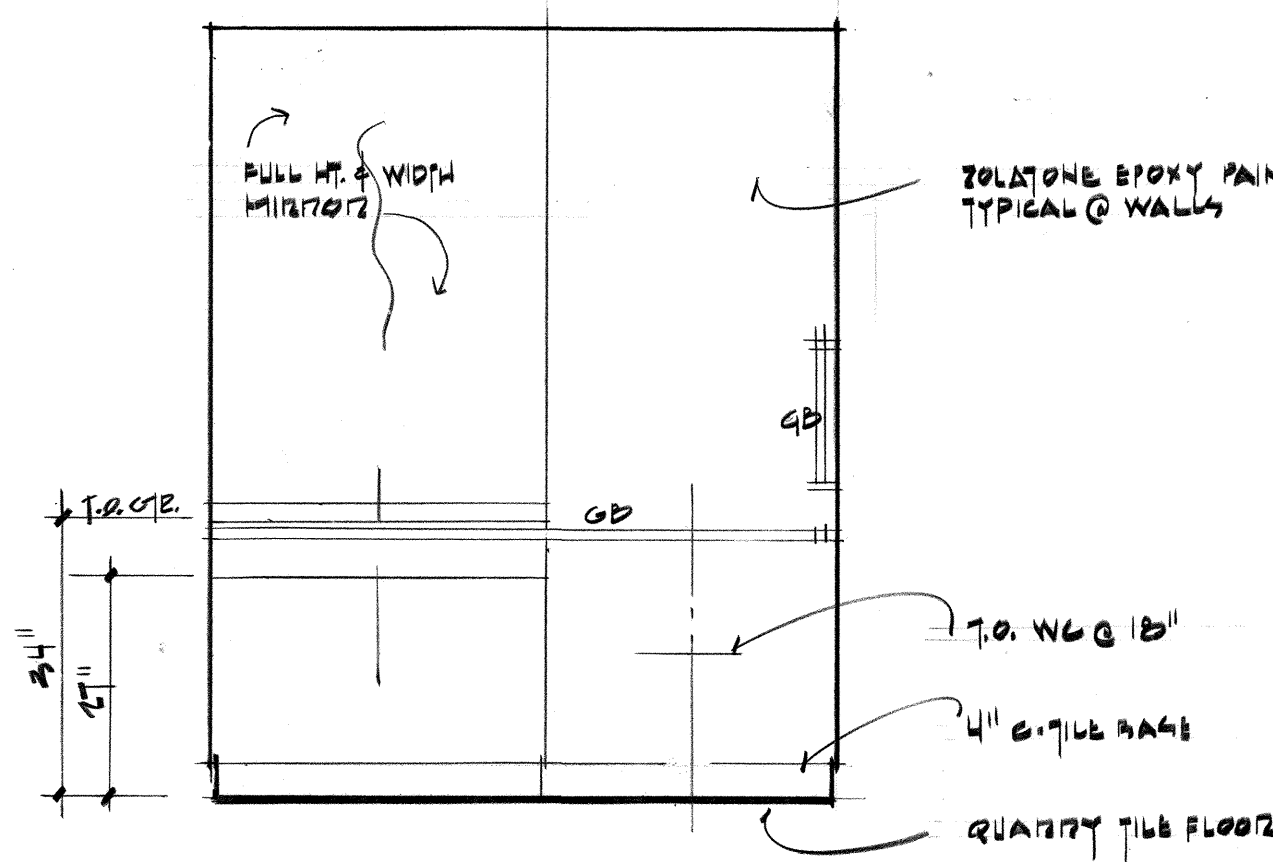
ENLARGED TOILET ROOM PLAN @ 1/2" = 1'-0"



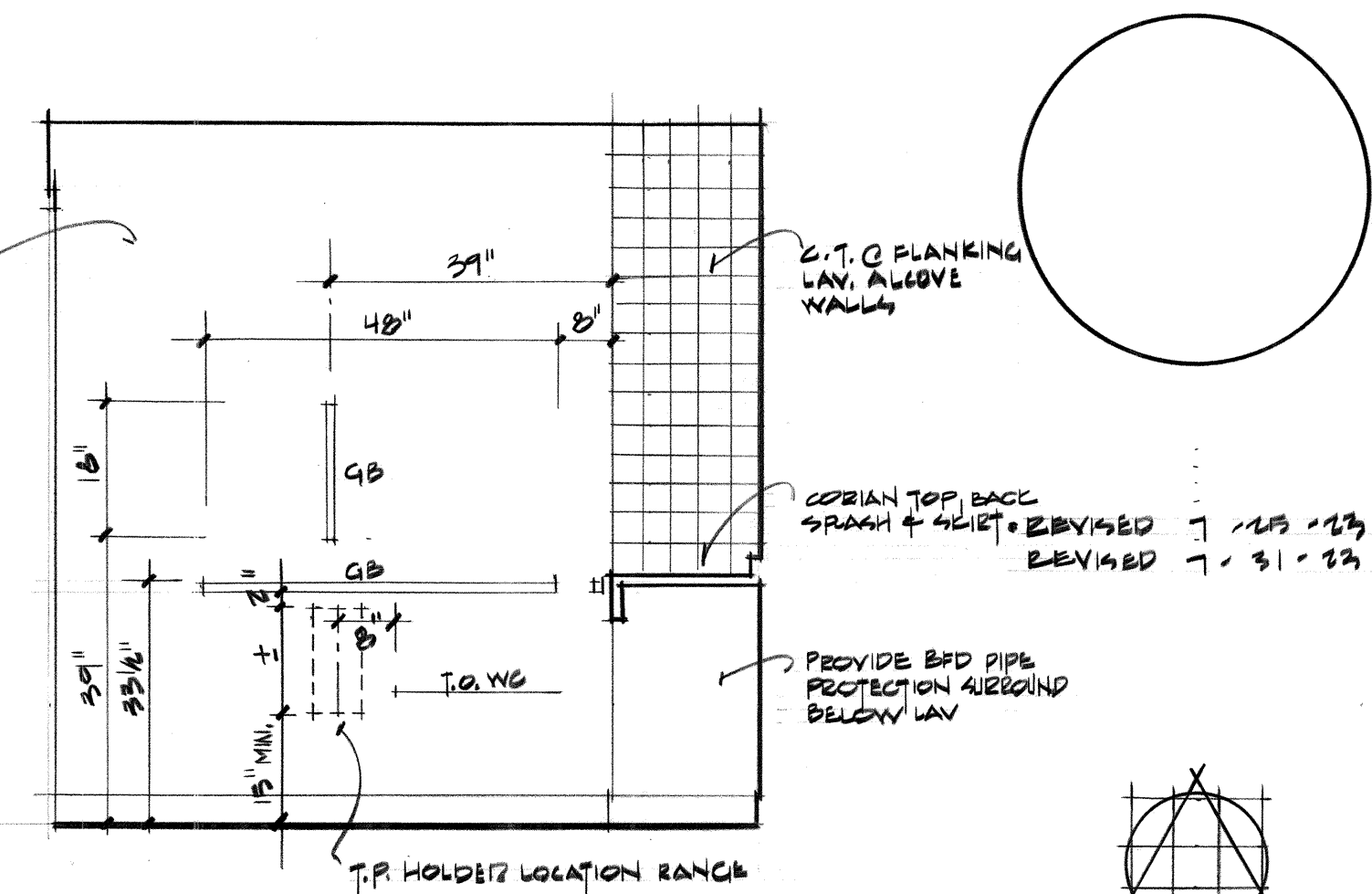
MEN'S - EAST

MEN'S - NORTH

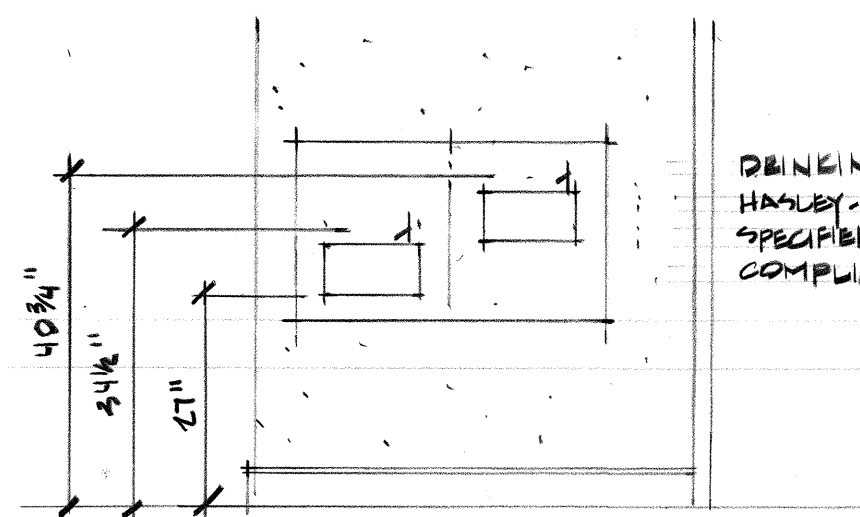
ALL WORK SHOWN TO MEET ALL STANDARDS, SPECIFICATIONS, LAYOUT, ETC. AS STIPULATED IN CURRENT STATE OF MICHIGAN BARRETT FIRE DESIGN STANDARDS



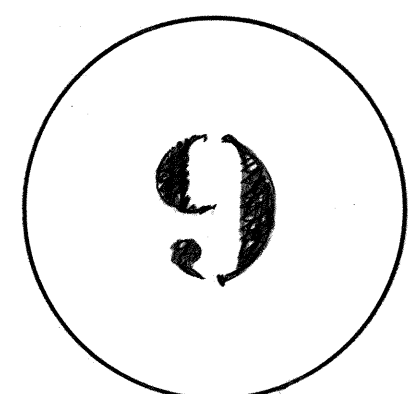
WOMEN'S - WEST @ 1/2" = 1'-0"



WOMEN'S - SOUTH



DRINKING FOUNTAIN



9 STORY 301 E. LIBERTY →



all vinyl siding exterior
s/s pattern

new door in
original
opening

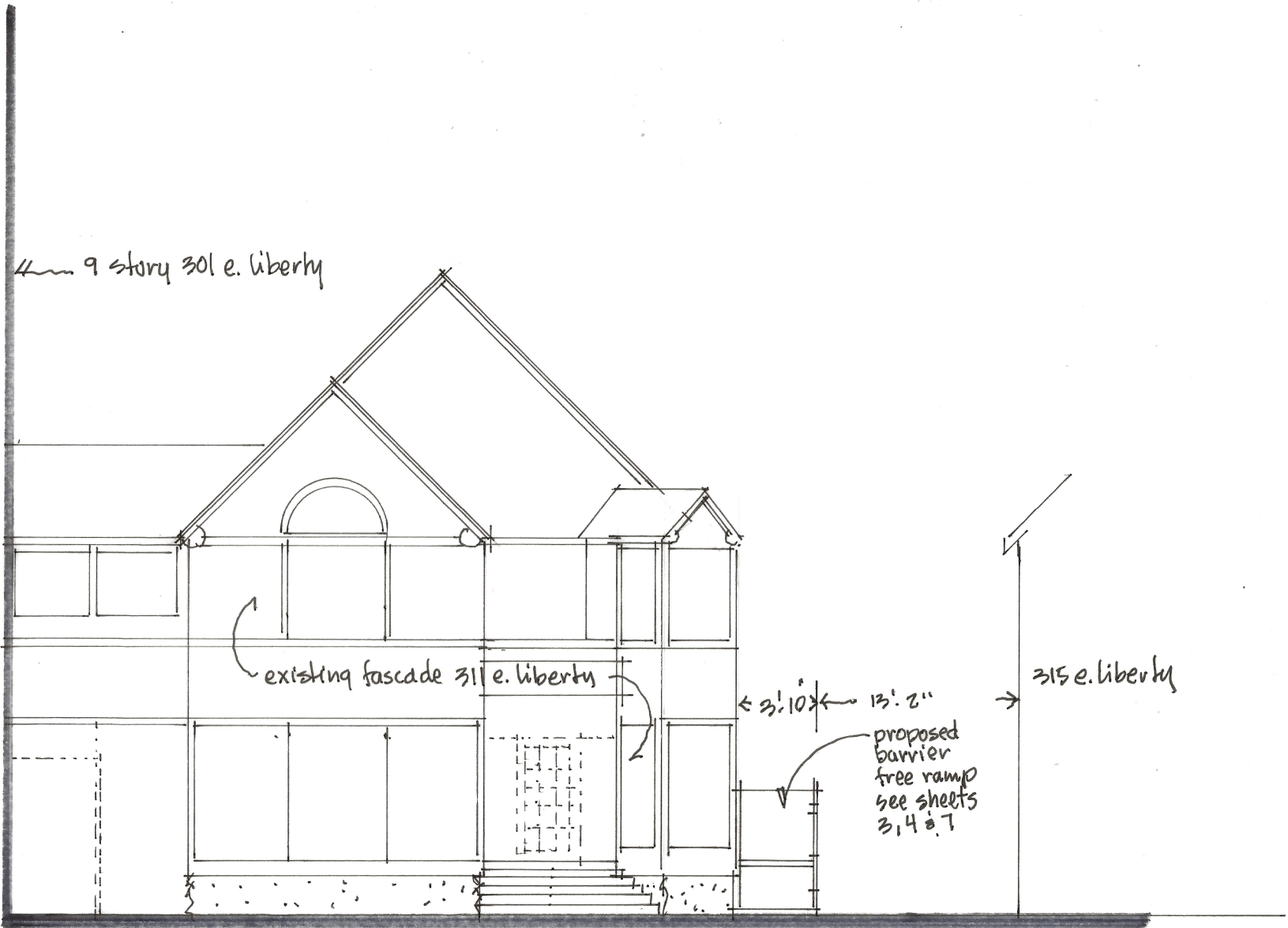
refuse
containers

open railing steel construction barrier free ramp
see details on sheet # 1 & sheet # 3 & # 4

guard rail enclosure
screening

EAST ELEVATION 301 E. LIBERTY
HDC SUBMISSION 1/8" = 1'-0"

9.5.03



SOUTH ELEVATION 311 E. LIBERTY
HDC SUBMISSION 1/8" = 1'-0"

9.5.23



311 EAST LIBERTY FRONT (SOUTH) ELEVATION. THE ENTIRE ELEVATION WAS PART OF AN APPROXIMATELY 10-FOOT-DEEP ADDITION ACROSS THE FRONT OF THE ORIGINAL HISTORICAL RESIDENTIAL STRUCTURE DONE IN 1979.

~~THE RIGHT SIDE ARROW IS WHERE THE INSET RAISED FRONT ENTRY PORCH IS LOCATED WHERE THE DOOR CHANGES ARE PROPOSED~~

~~THE LEFT SIDE ARROW SHOWS THE CONTEMPORARY STAIR OVER BLOCKING THE VIEW TO THE LIMITED REAR/SIDE YARD SPACE WHERE THE BARRIER FREE RAMP AND DECK WILL BE LOCATED.~~

NOTE 7 STORY BRICK FAÇADE OF ADJACENT 301 EAST LIBERTY BUILDING WRAPPING TWO SIDES OF THE 311 PROPERTY.



LARGER VIEW OF LEFT SIDE STAIR FROM SOUTH (STREET) ELEVATION



~~VIEW OF BARRIER FREE RAMP ENTRY POINT ON THE EAST SIDE OF 311 EAST LIBERTY. THIS ALLEY IS 4'10" WIDE AND FORMS THE REAR YARD OF 311. THE BUILDING TO THE RIGHT IS THE 7 STORY SOLID UNFENESTRATED BRICK FASCIADE OF 301 EAST LIBERTY. 301 OWNS 10 INCHES OF THIS 4'10" ALLEY.~~



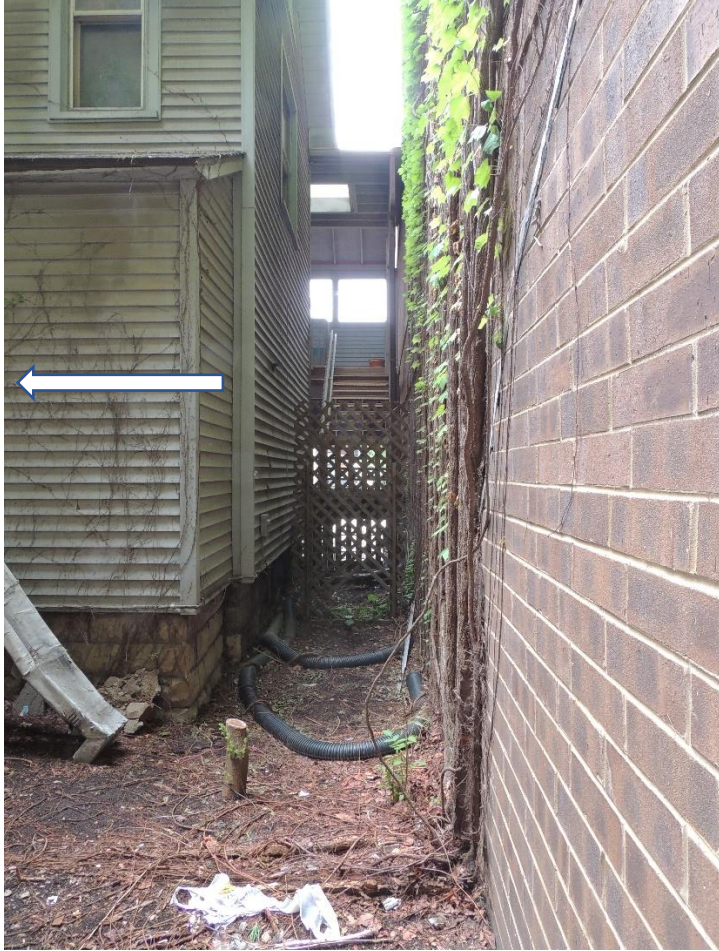
PREFABRICATED ALUMINUM BARRIER FREE SYSTEM STAIR. END VIEW AT EAST ENTRY.



VIEW OF RAMP AT SIDE (If a view was possible)



LOOKING OUT FROM THE BACKYARD OF 311 EAST TOWARDS THE BARRIER-FREE RAMP ENTRY POINT SHOWN IN PREVIOUS PHOTO



VIEW LOOKING SOUTH IN REAR YARD TO WARDS STREET THROUGH CONTEMPORARY STAIR TOWER. AREA WILL SERVE NEW DECK TP BE LOCATED OFF BARRIER FREE RAMP. NEW ENTRY DOOR TO THE LEFT OF ARROW. (Due to smallness of this space, it could not fit into the wide angle of my camera lens)