

SHEET NO:
1 OF 12
A1

-  GFI

 SMOKE DETECTOR

 EXHAUST FAN

 CARBON MONOXIDE DETECTOR

 HEATED AND COOLED SPACE PER CODE

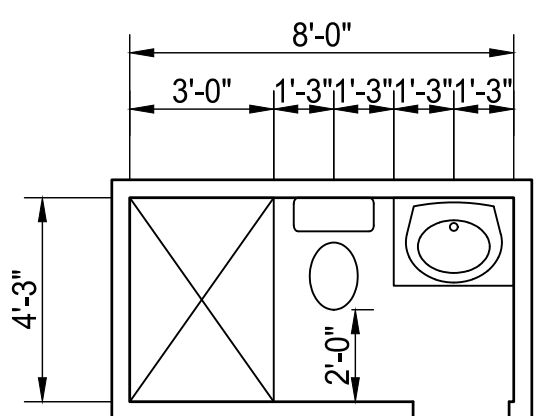
 W WASHER

 D DRYER

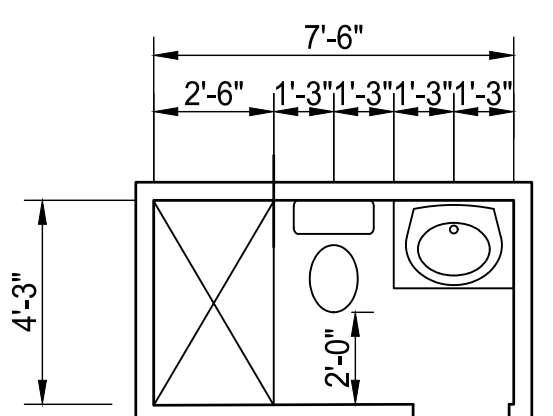
 W / D STACKABLE WASHER AND DRYER
- NEW WALL

EXISTING WALL

NEW 1 HR WALL



1 TYPICAL BATH
A2 SCALE: 1/4"=1'-0"



2 TYPICAL BATH
A2 SCALE: 1/4"=1'-0"

DOOR SYMBOLS

- EX

X'XXX'X F

RD
- EXISTING TO REMAIN

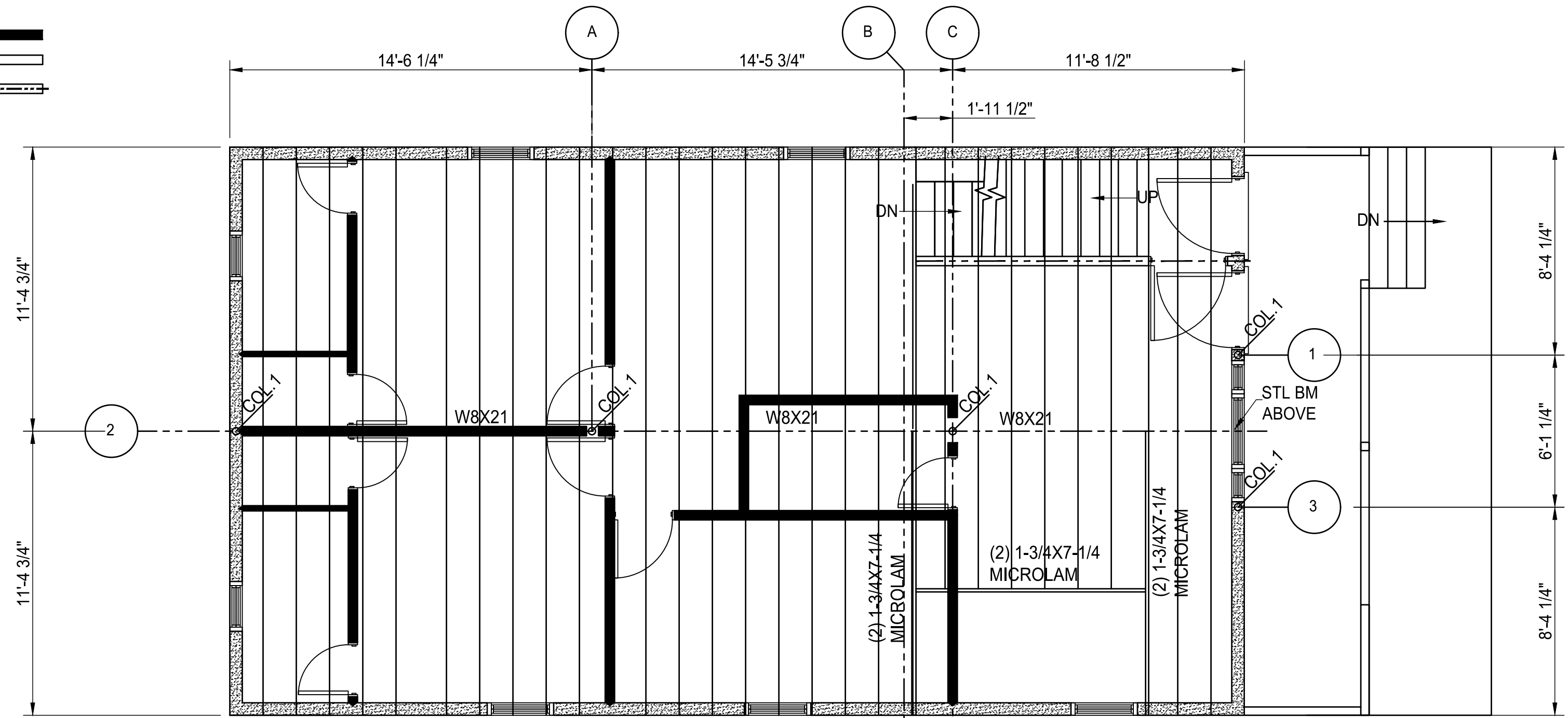
1 HR FIRE RATED DOOR WITH CLOSER

REMOVE DOOR

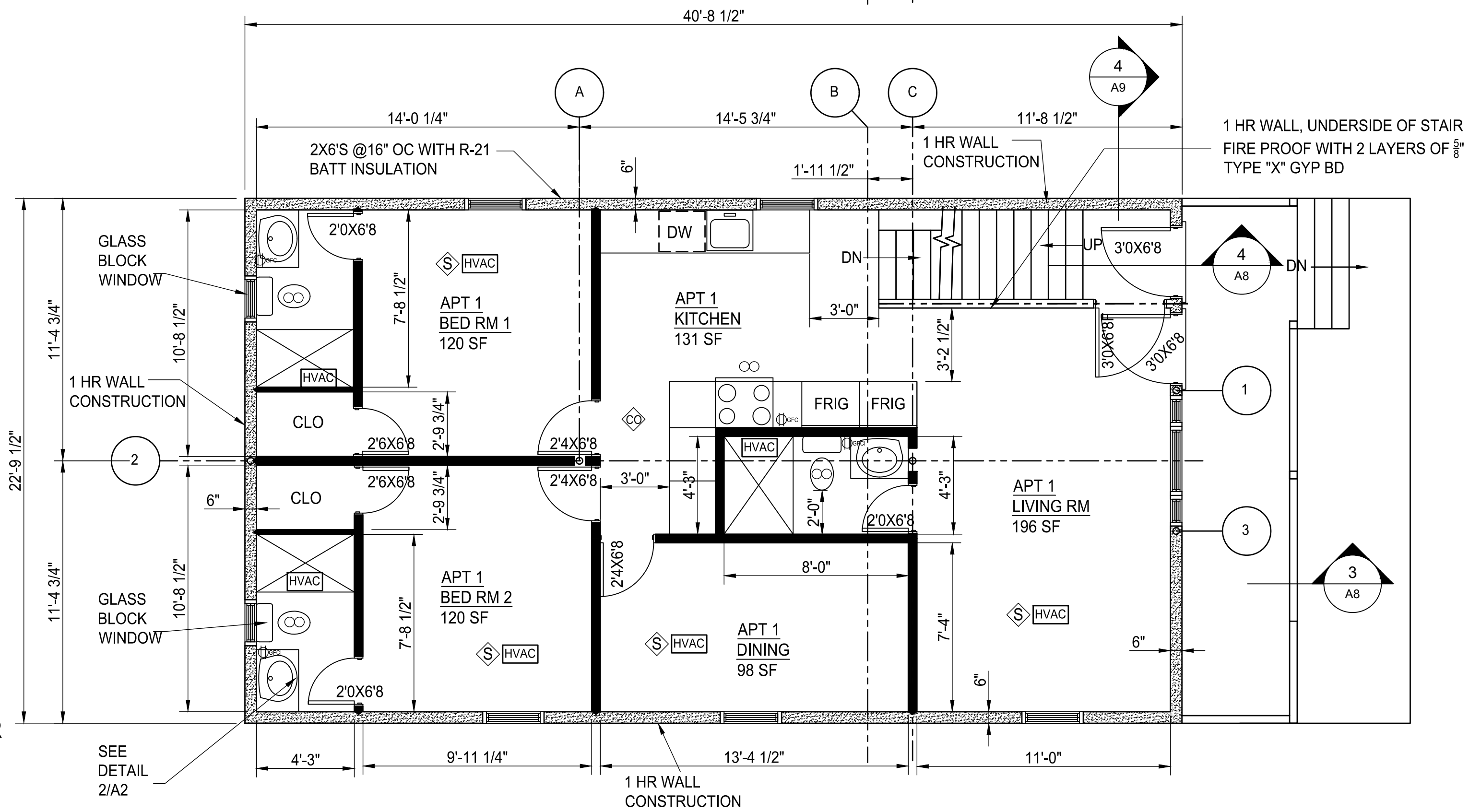
REMOVE DOOR

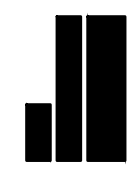
NOTE IF FLOOR SPANS EXCEED 11'-0" USE DOUBLE 2X8

NEW 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



NEW 1ST FLOOR
SCALE: 1/4"=1'-0"





James Dudzinski

ARCHITECT

12306 Voipe

Starling Heights, MI

PH. (586) 864-6930

ISSUED FOR:			
DATE:			
MARK:			

SHEET TITLE:

NEW PLANS

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

PROJECT LOCATION:

717 ARBOR ST

ANN ARBOR, MI

PROJECT TITLE:

RENOVATION

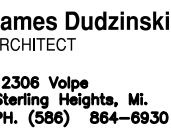
SHEET SIZE:

18X24

SHEET NO:

2 OF 12

A2



MARK:	DATE:	ISSUED FOR:

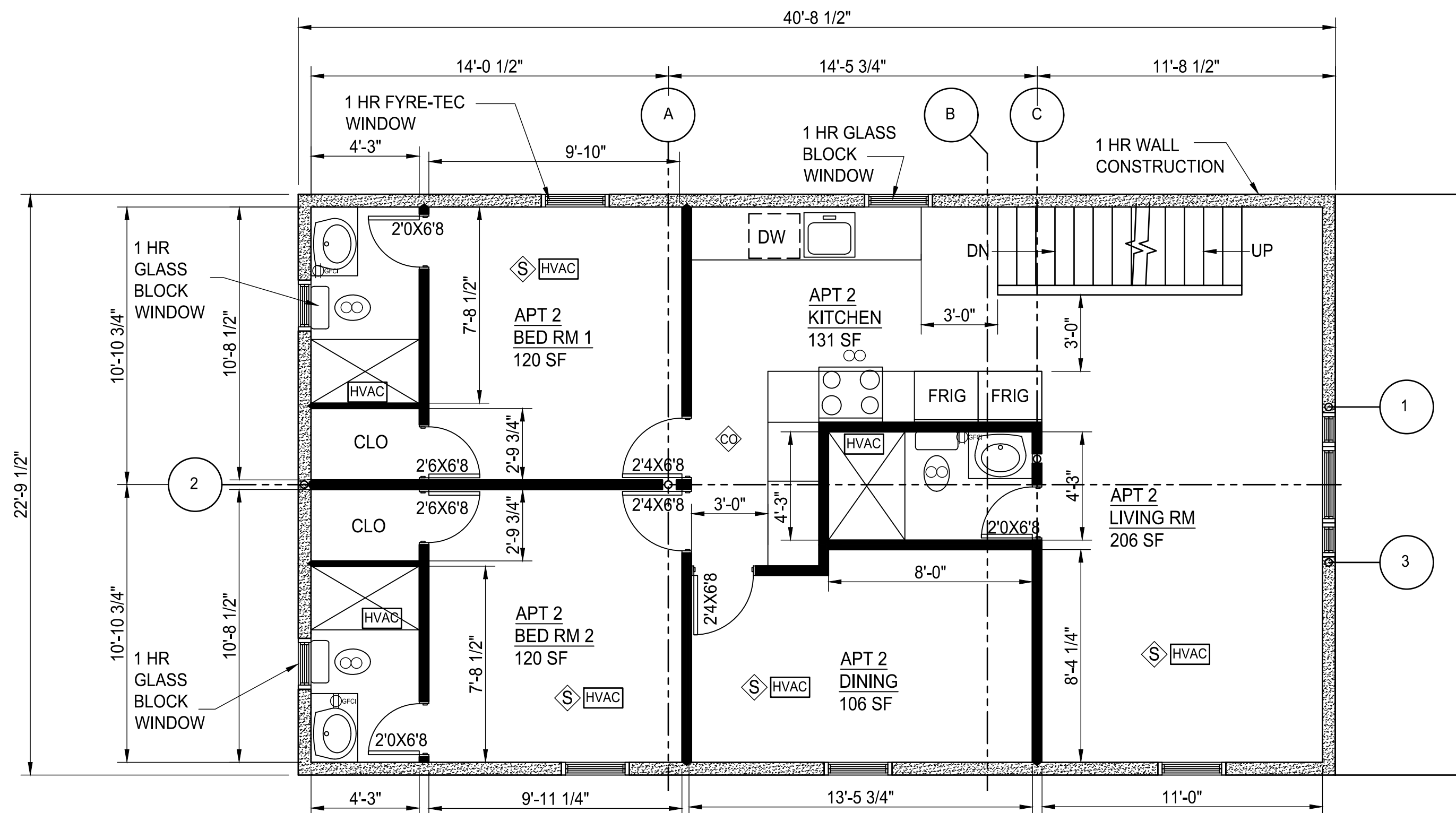
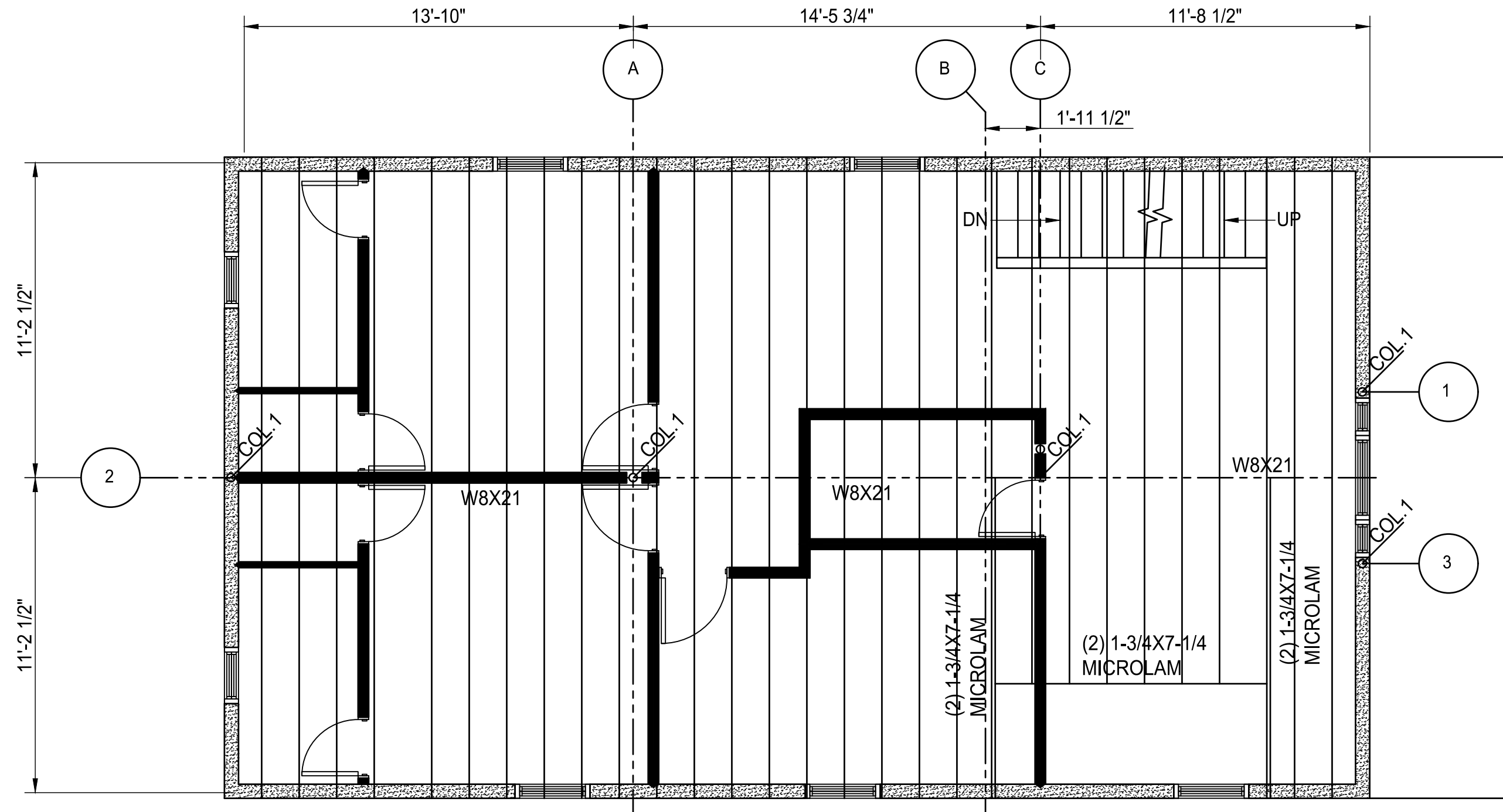
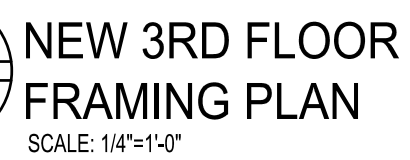
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NEW PLANS
SCALE: 1/4"=1'-0"

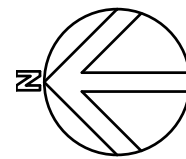
PROJECT LOCATION:
717 ARBOR ST
ANN ARBOR, MI

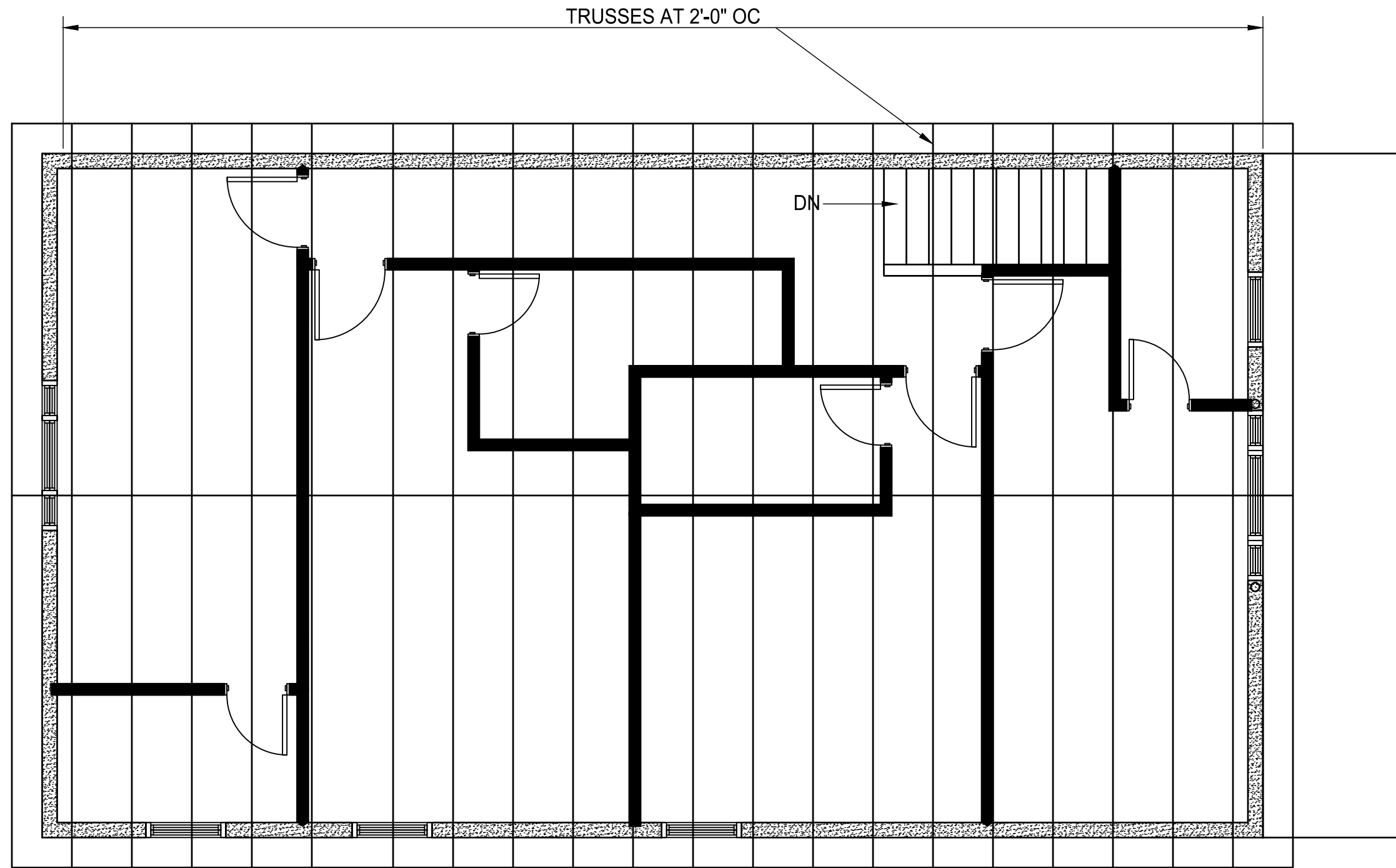
PROJECT TITLE:
RENOVATION

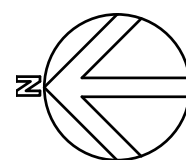
SHEET SIZE:
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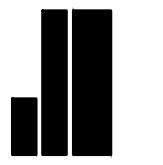
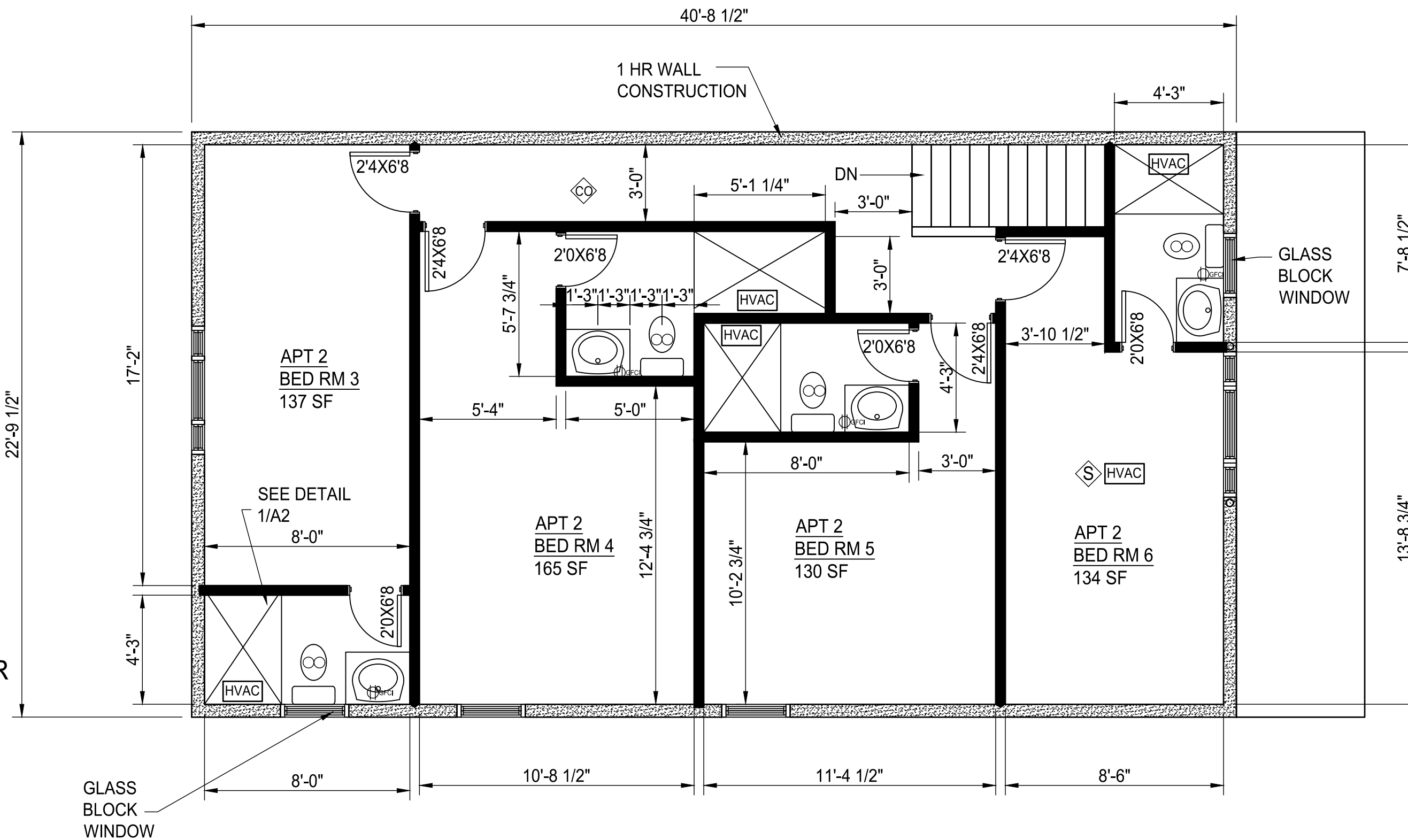
SHEET NO:
3 OF 12
A3



 **ROOF FRAMING PLAN**
SCALE: 1/4"=1'-0"



 **NEW 3RD FLOOR**
SCALE: 1/4"=1'-0"



James Dudzinski
ARCHITECT
12306 Voipe
Sterling Heights, MI.
PH. (586) 864-6930

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SHEET TITLE:
NEW PLANS
SCALE: 1/4"=1'-0"

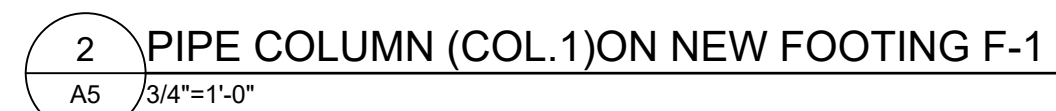
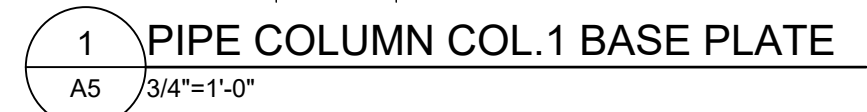
PROJECT LOCATION:
**717 ARBOR ST
ANN ARBOR, MI**

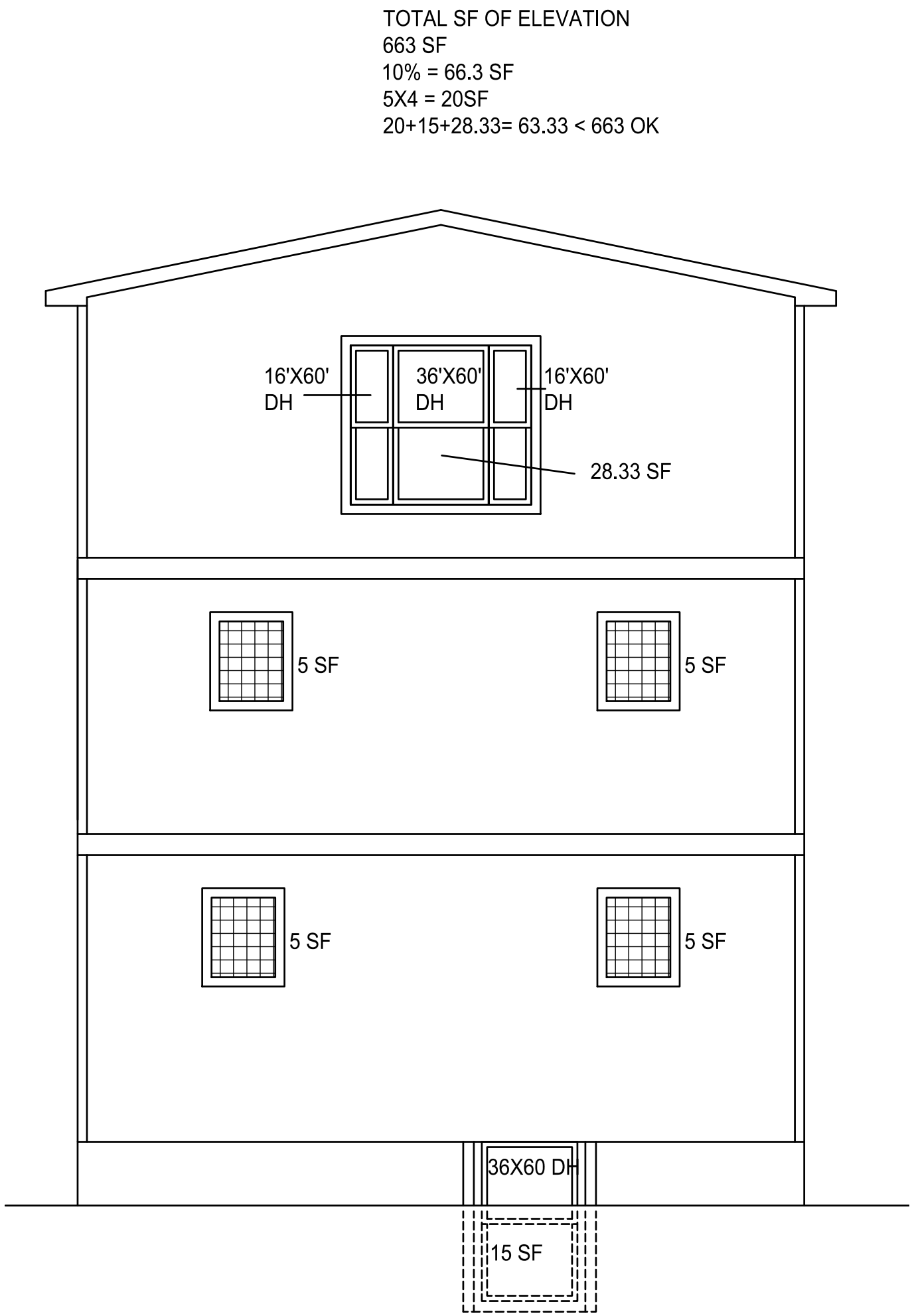
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RENOVATION

SHEET SIZE:
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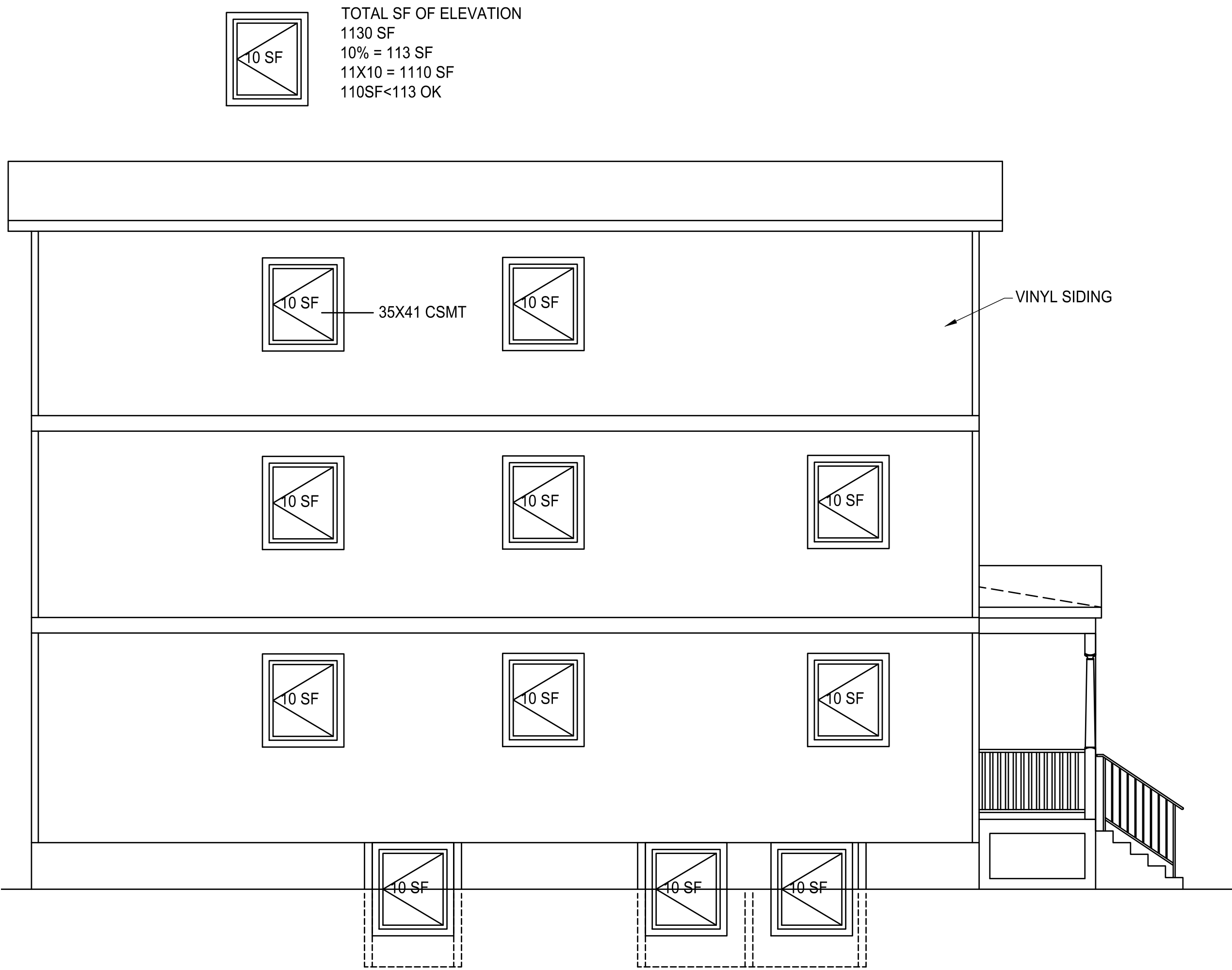
SHEET NO:
4 OF 12

A4





NEW NORTH ELEVATION
SCALE: 1/4"=1'-0"



NEW WEST ELEVATION
SCALE: 1/4"=1'-0"

FOOTING CALCULATION WORSE CONDITION

$(12.66 + 13.33) / 2 \times 11.2 \times 50 = 7277.7 \text{ POUNDS}$

$(14.5 + 11.66) / 2 \times 11.2 \times 50 = 7,324.8 \text{ POUNDS} \times 2 = 14650.0 \text{ POUNDS}$

$\text{TOTAL LOAD ON FOOTING} = 7324.8 + 14560 = 21,975 \text{ POUNDS}$

$\text{FOOTING AREA } 21975 / 1500 \text{ PSF} = 14.65 \text{ SF} ; \text{ USE } 4' \times 4' \text{ FOOTING}$

BeamCalc v2021 licensed to: JAMES DUDZINSKI ARCHITECT Reg # 5508-88697

717 ARBOR
BEAM 1
Section: W 8x21 36 ksi Wide Flange Steel
Actual Size is 5'-14" x 8'-14" in.
Min Bearing Length R1= 0.8 in. R2= 0.8 in. (1.0) DL Defl= 0.26 in. Recom Camber= 0.40 in

Date: 1/1/2025
Prepared by: JPD
Lateral Support: Lc = 5.6 ft max.

Beam Span: 14.5 ft
Beam Wt per ft: 21.0 #
Bm Wt Included: 305 #
Max Moment: 15269 #
TL Max Defl: L / 240

Reaction 1 TL: 4212 #
Maximum V: 4212 #
Max V (Reduced): N/A
TL Actual Defl: L / 659

Reaction 2 TL: 4212 #

Attributes
Actual: Section (in²) 18.20, Shear (in²) 2.07, TL Defl (in) 0.26
Critical: 18.21, 1.15, 0.08
Status: OK, OK, OK
Ratio: 42%, 14%, 36%

Values
Ref. Value Fy: 36000, Fv (psi): 36000, E (psi x mill): 29.0
Adjusted Values: 23760, 14400, 29.0
YP Factor, Lc: 0.66, 0.40

Adjustments

Loads
Uniform TL: 560 = A

BeamCalc v2021 licensed to: JAMES DUDZINSKI ARCHITECT Reg # 5508-88697

717 ARBOR
BEAM 2
Section: W 8x21 36 ksi Wide Flange Steel
Actual Size is 5'-14" x 8'-14" in.
Min Bearing Length R1= 1.0 in. R2= 1.0 in. (1.0) DL Defl= 0.30 in. Recom Camber= 0.45 in

Date: 1/1/2025
Prepared by: JPD
Lateral Support: Lc = 5.6 ft max.

Beam Span: 13.8 ft
Beam Wt per ft: 21.0 #
Bm Wt Included: 305 #
Max Moment: 15269 #
TL Max Defl: L / 240

Reaction 1 TL: 4212 #
Maximum V: 4212 #
Max V (Reduced): N/A
TL Actual Defl: L / 659

Reaction 2 TL: 4212 #

Attributes
Actual: Section (in²) 18.20, Shear (in²) 2.07, TL Defl (in) 0.30
Critical: 18.21, 1.15, 0.08
Status: OK, OK, OK
Ratio: 42%, 14%, 36%

Values
Ref. Value Fy: 36000, Fv (psi): 36000, E (psi x mill): 29.0
Adjusted Values: 23760, 14400, 29.0
YP Factor, Lc: 0.66, 0.40

Adjustments

Loads
Uniform TL: 560 = A

COLUMNS
Standard steel pipe
Allowable concentric loads in kips

$F_y = 36 \text{ ksi}$

Revised Dia	12	10	8	6	5	4	3 1/2	3
Wall Thickness	0.375	0.365	0.327	0.280	0.258	0.237	0.225	0.216
Weight per Foot	49.56	40.48	28.95	18.97	14.62	10.79	9.11	7.98

Effective length in feet KL with respect to radius of gyration

KL	0	315	257	181	121	93	68	58	48
KL	315	257	181	121	93	68	58	48	38
KL	257	181	121	93	68	58	48	38	28
KL	181	121	93	68	58	48	38	28	18
KL	121	93	68	58	48	38	28	18	12
KL	93	68	58	48	38	28	18	12	8
KL	68	58	48	38	28	18	12	8	6
KL	58	48	38	28	18	12	8	6	4
KL	48	38	28	18	12	8	6	4	3
KL	38	28	18	12	8	6	4	3	2
KL	28	18	12	8	6	4	3	2	1
KL	18	12	8	6	4	3	2	1	0

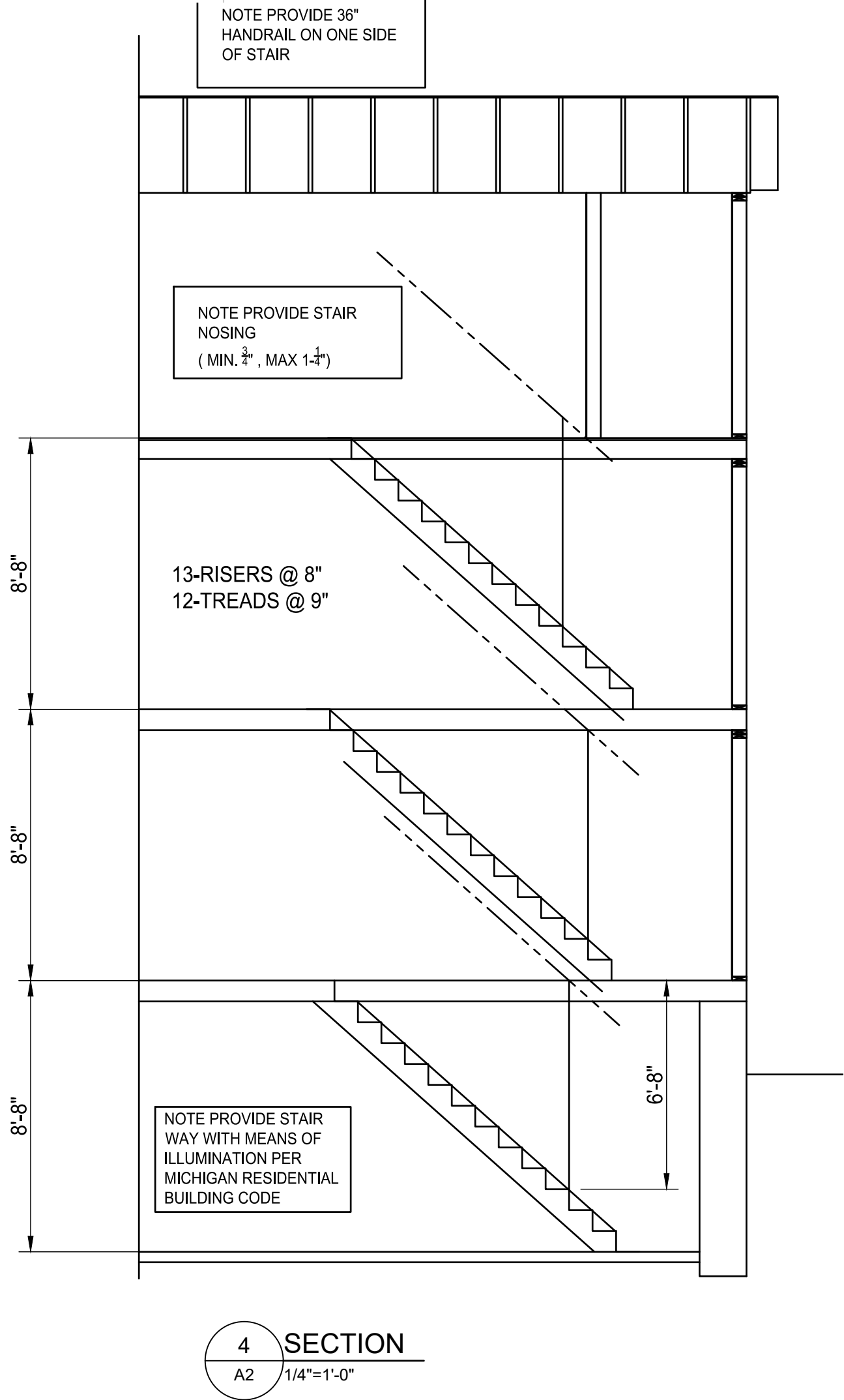
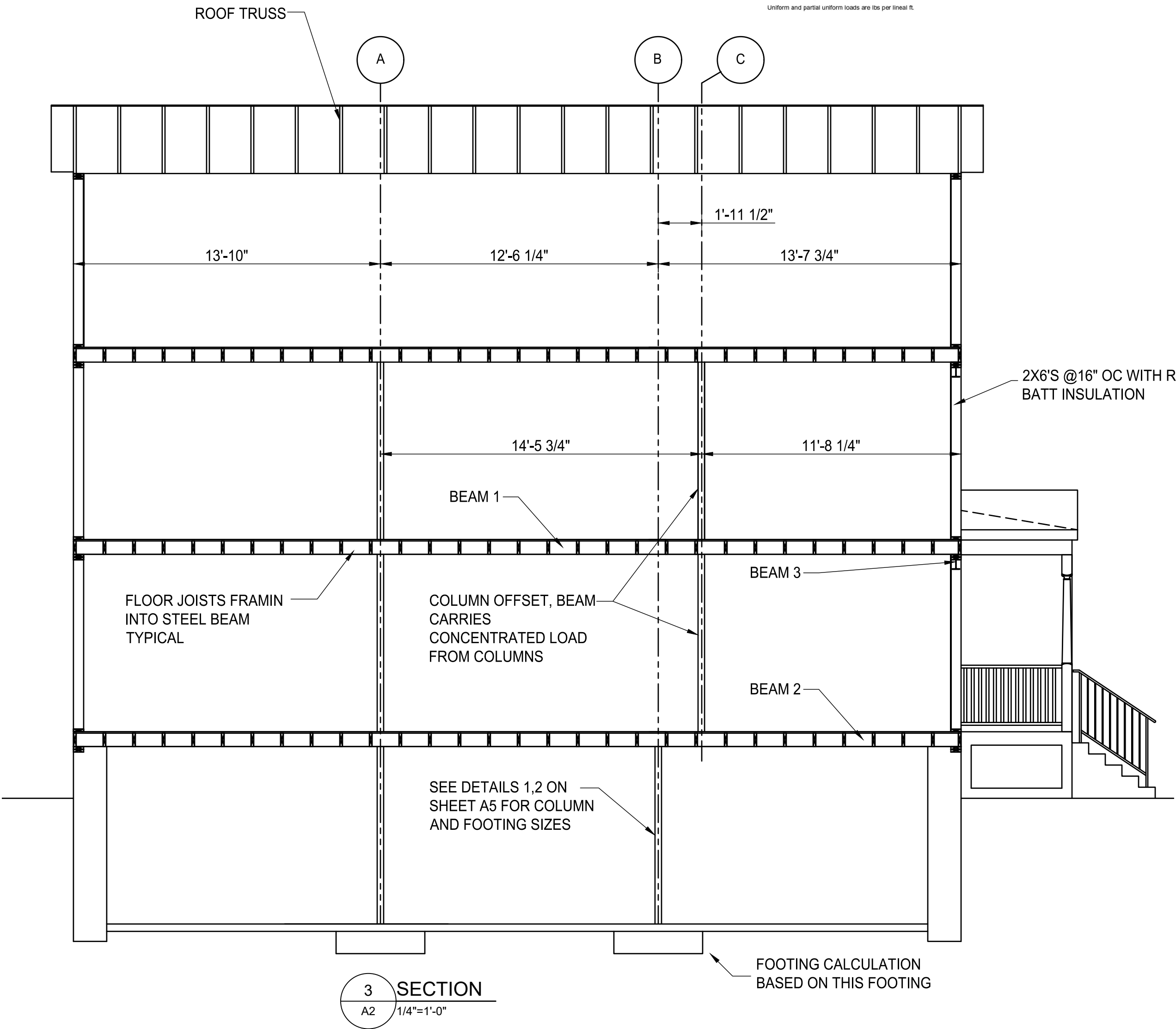
Properties

Area A (in²)	14.6	11.9	8.40	5.98	4.30	3.17	2.68	2.23
I (in⁴)	279	161	72.5	29.1	15.2	7.23	4.79	3.00
r (in.)	4.38	3.67	2.94	2.25	1.86	1.53	1.34	1.16
Bending factor	0.333	0.398	0.500	0.657	0.789	0.907	1.12	1.29
* a	41.7	23.9	10.8	4.21	2.76	1.08	0.717	0.447

* Tabulated values of a must be multiplied by 10⁻³.
Note: Heavy line indicates KL/r of 200.

AMERICAN INSTITUTE OF STEEL CONSTRUCTION

AN 8" STANDARD STEEL PIPE COLUMN WILL CARRY 44 KIPS MAX LOAD ON COLUMN WILL BE 22 KIPS



James Dudzinski
ARCHITECT

12306 Volpe
Sterling Heights, MI.
PH. (586) 864-8930

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MARK:

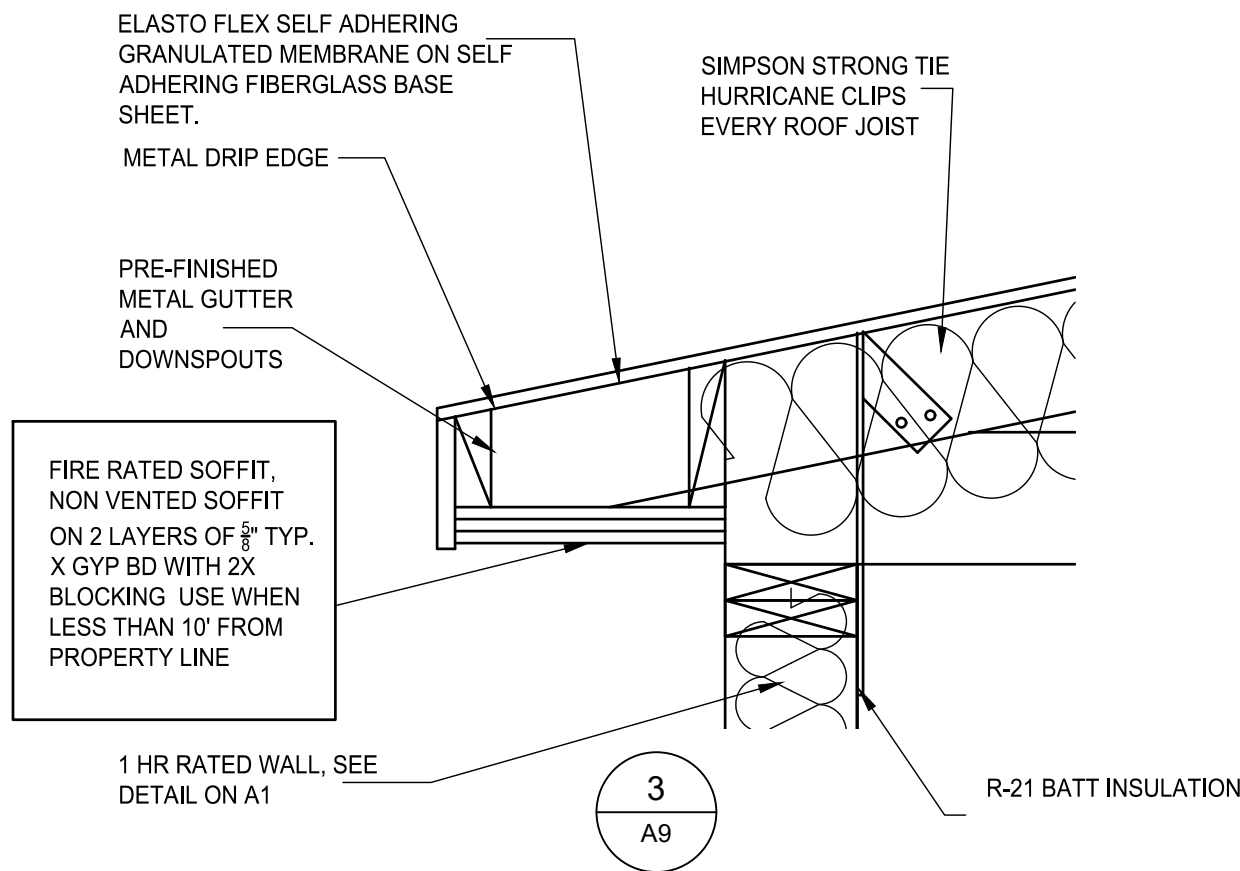
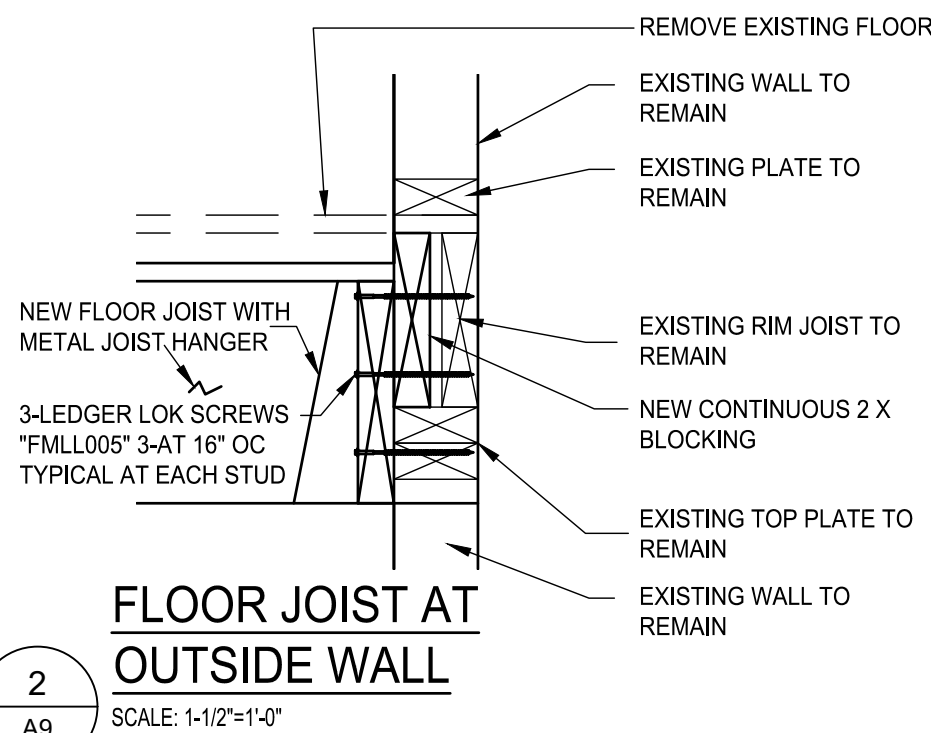
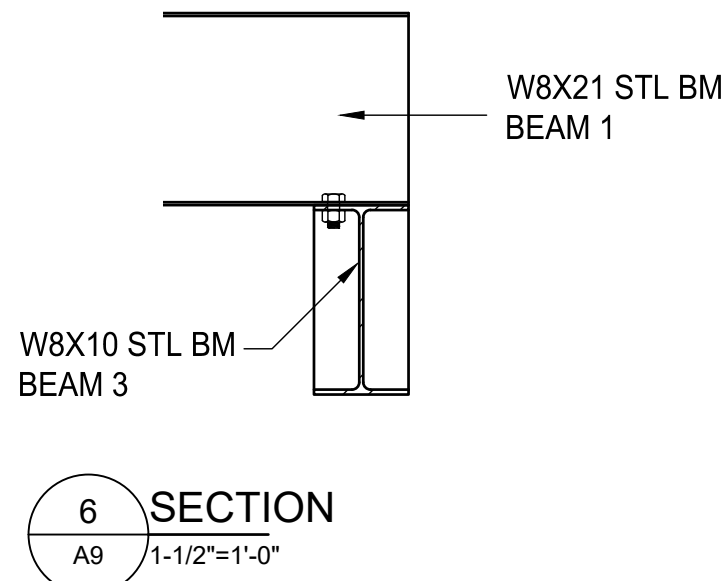
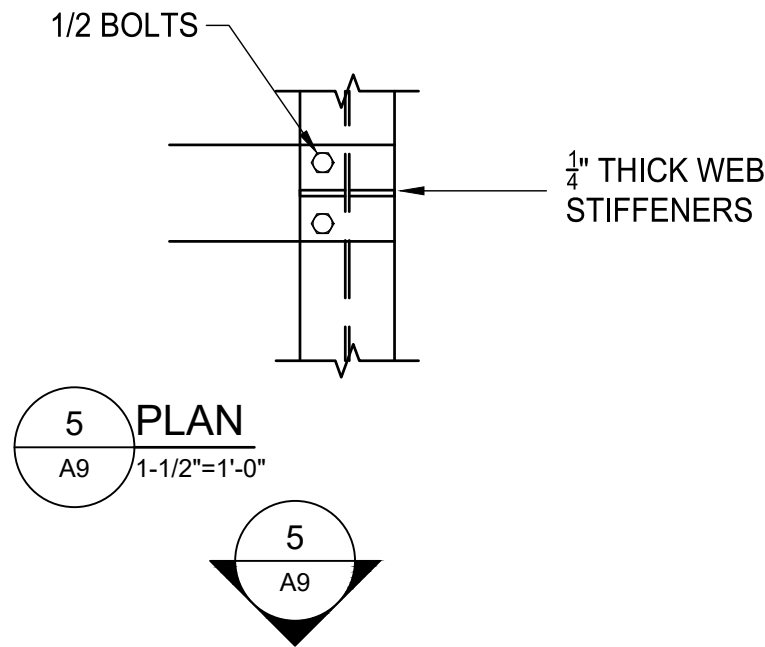
SHEET TITLE:
SECTIONS
SCALE: 1/4"=1'-0"

PROJECT LOCATION:
717 ARBOR ST
ANN ARBOR, MI

PROJECT TITLE:
RENOVATION

SHEET SIZE:
18X24

SHEET NO:
8 OF 12
A8



BeamCalc v2021 licensed to: JAMES DUDZINSKI ARCHITECT Reg # 3509 68687

717 ARBOR LINTEL BEAM Prepared by: JPD Date: 1/30/25

BEAM 3 Selection: W 8x 10 36 ksi Wide Flange Steel Lateral Support: Le = 4.2 ft max.

Conditions: Actual Size is 4 x 7-7/8 in. Min Bearing Length: R1= 0.0 in. R2= 0.0 in. (1.0) DL Defl= 0.03 in Reconn Camber= 0.04 in

Data: Beam Span: 8.1 ft Reaction 1 TL: 1568 # Reaction 2 TL: 1518 # Beam Wt per ft: 10.0 # Bm Wt Included: 01 # Maximum V: 1508 # Max Moment: 4641 # Max V (Reduced): N/A TL Max Defl: L / 240 TL Actual Defl: L / >1000

Attributes: Section (in") Shear (in") TL Defl (in)

Actual: 7.81 1.34 0.03

Critical: 2.34 0.11 0.31

Status: OK OK OK

Ratio: 30% 8% 2%

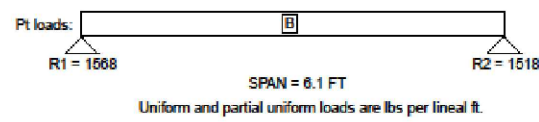
Values: Ref. Value Fy: 36000 36000 29.0

Adjusted Values: 23760 14400 20.0

Adjustments: YP Factor, Le: 0.66 0.40

At Point Loads: Provide these minimum bearing lengths in inches or provide web stiffeners. B = 0.0

Loads: Point TL: Distance: B = 3025 3.0



FastenMaster LedgerLok LEDGER BOARD FASTENER

INSTALLATION PROCEDURE

LedgerLok should be installed using a high torque, 1/2" variable speed drill (at least 180 ft/lbs if available). Choose the proper length LedgerLok so that threads fully engage the main member (i.e., rim joist). Bring washer flush to side member - do not countersink.

Lateral Design Values (in pounds per Fastener) for single shear connections loaded perpendicular to grain

Wood	Specific Gravity**	FastenMaster LedgerLok	Nails	16D	20D	1/4"	1/2"
Red Oak	0.67	373	184	222	140	280	
Southern Pine	0.55	290	154	185	140	230	
Doug Fir, SCL*	0.50	255	141	170	130	200	
Alum. LxS	0.46	233	131	152	120	190	
Hem Fir	0.43	214	122	147	120	180	
W. Spruce, W. Larch	0.34	170	104	126	100	140	

* SCL=Structural Composite Lumber (BIM, PSJ and ISI)

** Wood species identified typically have average specific gravity similar to the values shown on this table.

All design values based on 1 1/2" side member thickness and penetration into main member as follows: LedgerLok 2", Nails 1 1/2" diameter, Lags 8" diameter. Design values may be subject to adjustment factors Section 16.3 in NDS based on conditions existing during installation as well as those expected during service life.

The lag screw and nail design values included in these tables are compiled directly from the 2005 National Design Specification for Wood Construction (2005 NDS).

For correct fastening patterns and complete installation procedures when attaching the deck ledger to rim joist, consult our Deck Ledger to Rim Joist Technical Bulletin at www.fastenmaster.com. In some ledger board connections, LedgerLok may not be a one-to-one replacement for 1/2" lag screw patterns.

For use of LedgerLok in non-ledger applications, please consult a design professional for designing all connections, which include the number and location of all fasteners to meet the national and local code requirements.

Ledger Board Attachment Comparative Data

The statement "Faster, Easier, Stronger than 1/2" lag screws" refers to the comparison of LedgerLok design values in ICC-ES Report ESR-17078 and 1/2" lag screws as published in the current NDS.

For complete design values and engineering data, available through ICC-ES, see report ESR-17078 at www.icc-es.org.

For technical assistance or questions regarding proper use of this fastener, please contact FastenMaster Technical Support at 800-518-3569 or visit www.fastenmaster.com.

Item # Screw Length Quantity per Pack

FMLL35S-12	3 1/4"	12
FMLL005-12	5"	12
FMLL35S-50	3 1/4"	50
FMLL005-50	5"	50
FMLL35S-250	3 1/4"	250
FMLL005-250	5"	250

PRODUCT FEATURES

1/2" HEX WITH OVERSIZED WASHER HEAD

MADE OF HEAT TREATED STEEL FOR DRAMATICALLY INCREASED STRENGTH AND DRIVABILITY

MULTI-COATED FOR GUARANTEED CORROSION PROTECTION. ACO APPROVED

SUPER-SIZED THREADS FOR INCREASED HOLDING POWER

GIMLET POINT FOR FAST DRILLING

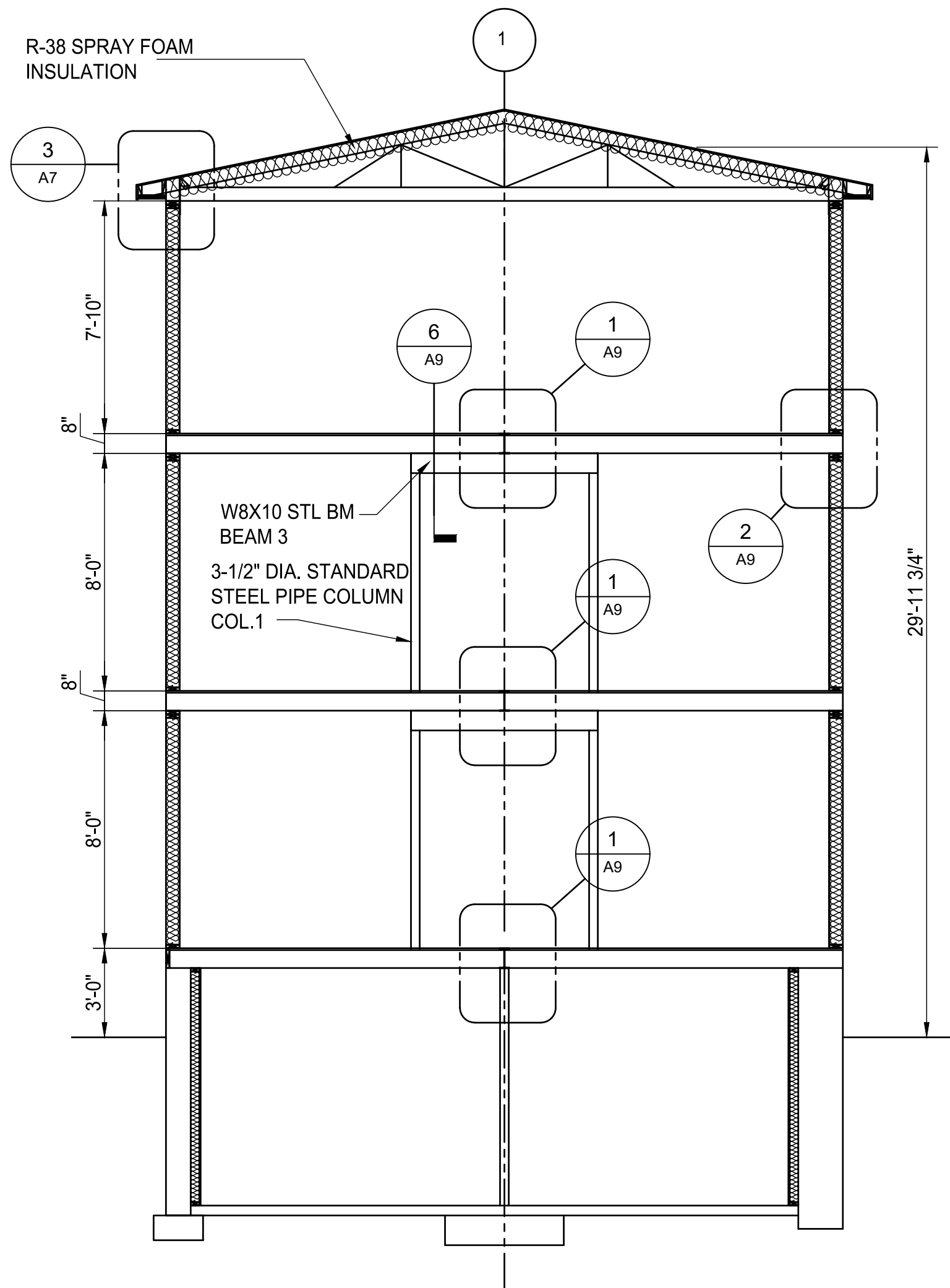
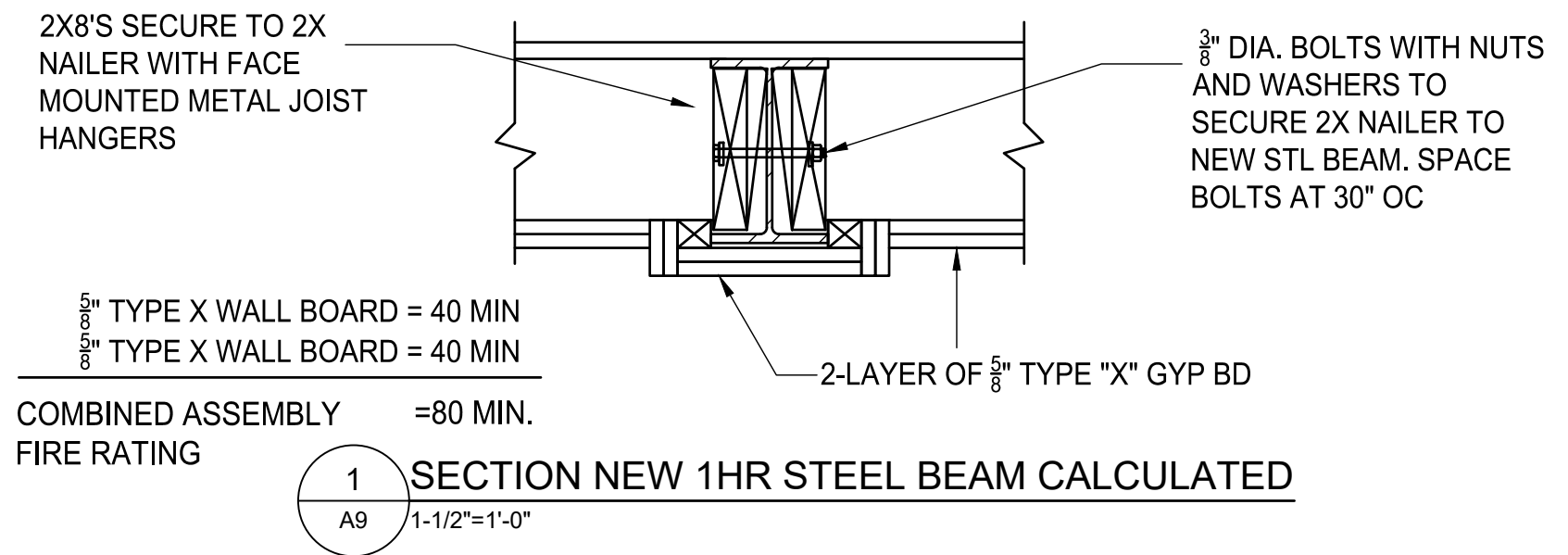
FastenMaster FASTER EASIER STRONGER

FASTENMASTER, INC., 153 BOWLES ROAD, AGAWAM, MA 01001 800-518-3569 WWW.FASTENMASTER.COM

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LEDGERLOK CALULATION TO DETERMINE NUMBER OF FASTENERS FOR LEDGER BOARD

WORSE CASE 10.6 / 2 X 67 = 3555.1#S
PER CHART FOR HEM FIR: USE (3) PER 16" OC SPACING



James Dudzinski ARCHITECT

12306 Volpe Sterling Heights, MI, PH: (586) 864-6930

FOR:			
ISSUED FOR:			
DATE:			
MARK:			

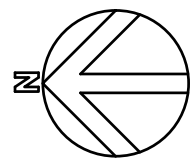
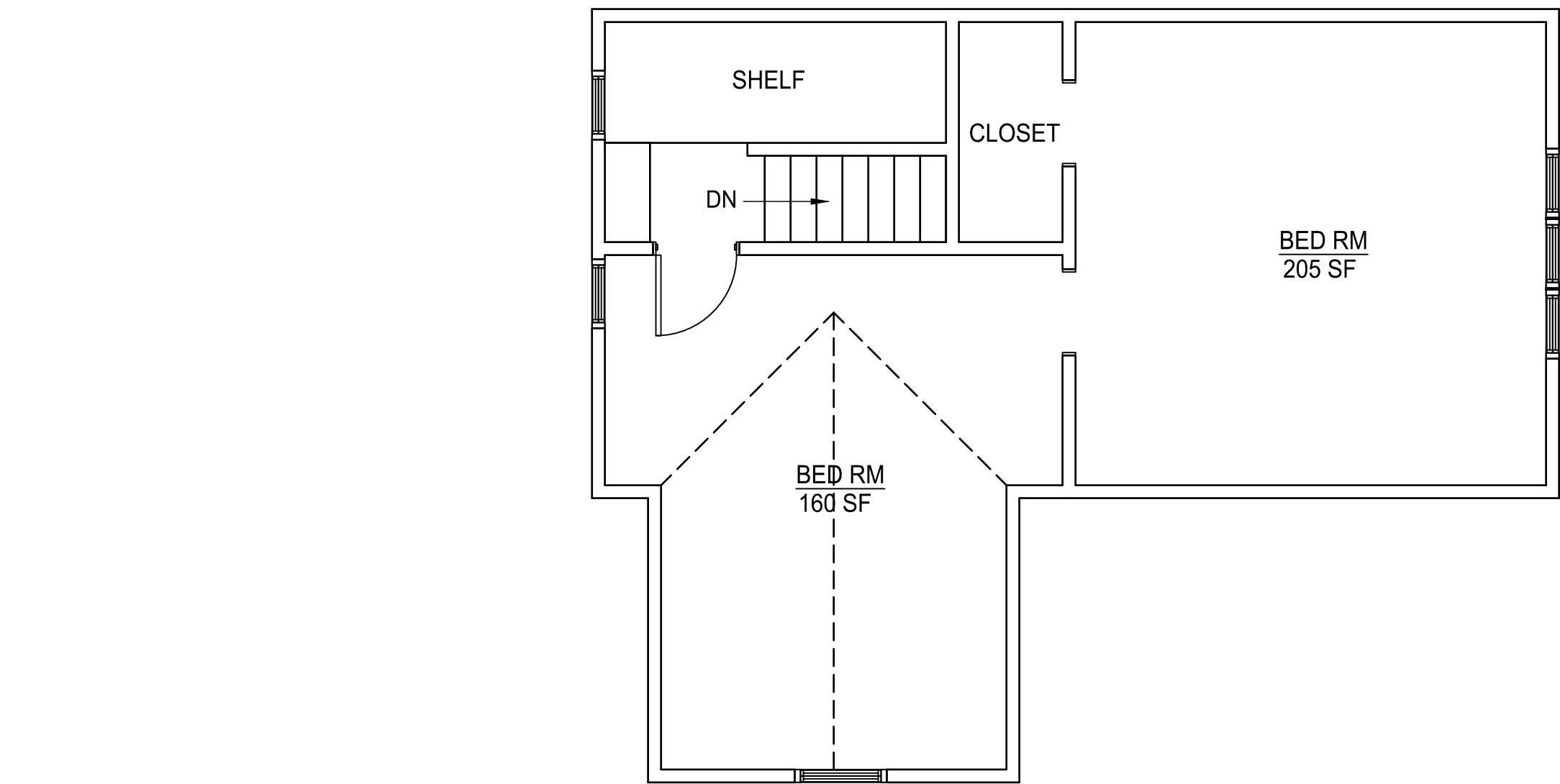
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SCALE: 1/4"=1'-0"

PROJECT LOCATION: 717 ARBOR ST ANN ARBOR, MI

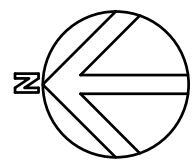
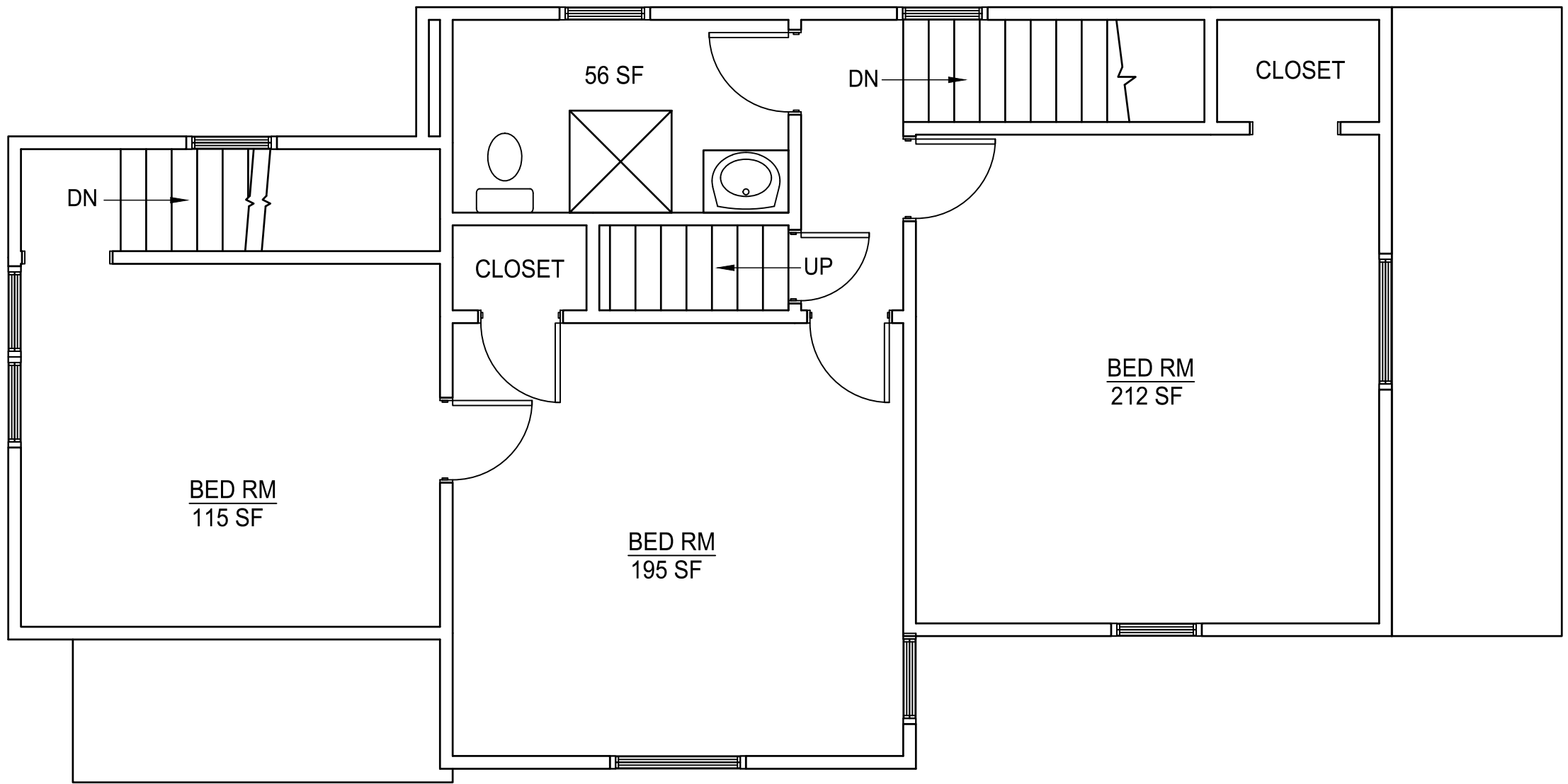
PROJECT TITLE: RENOVATION

SHEET SIZE: 18X24

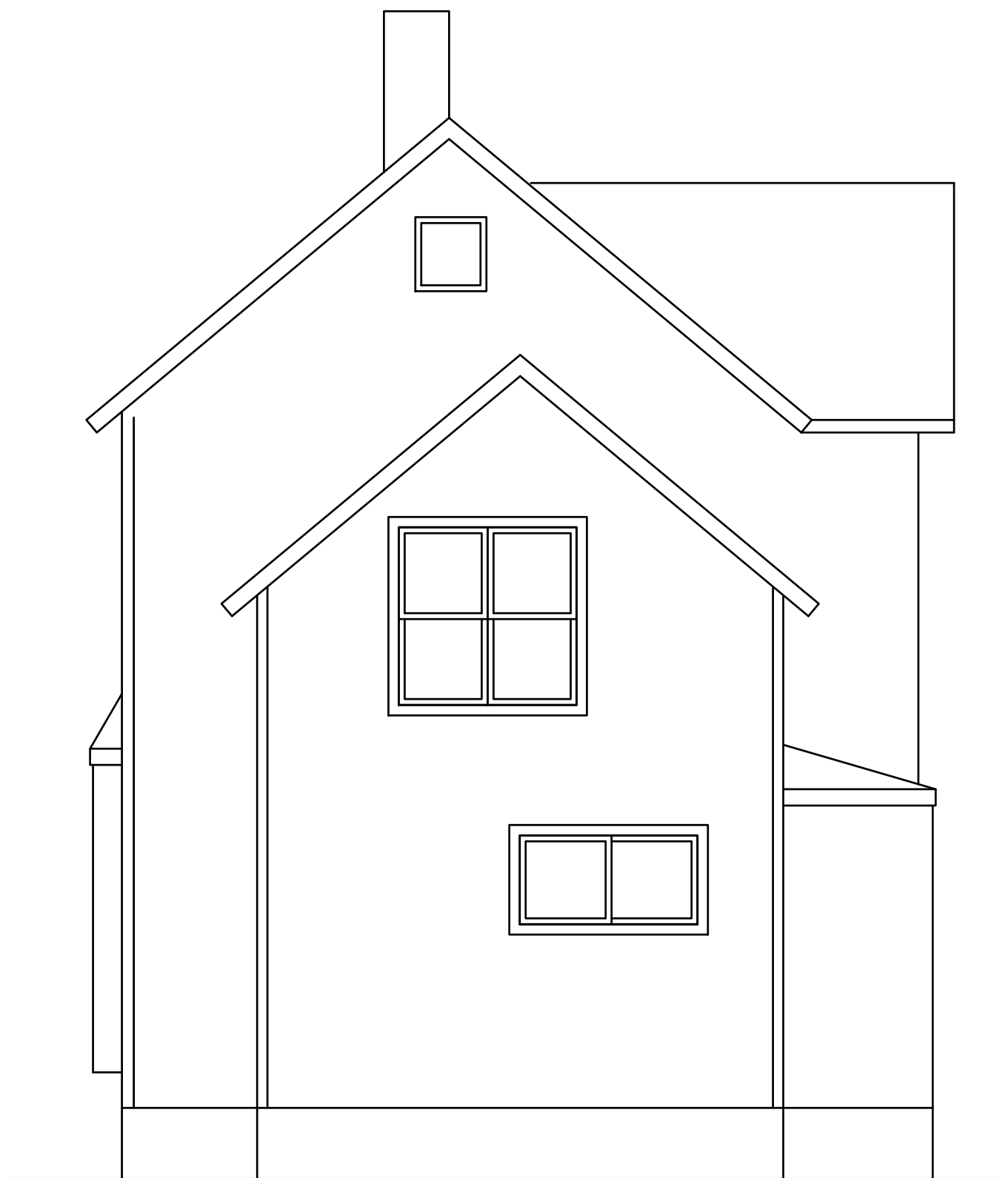
SHEET NO: 9 OF 12
A9



EX 3RD FLOOR
SCALE: 1/4"=1'-0"



EX 2ND FLOOR
SCALE: 1/4"=1'-0"



EX NORTH ELEVATION
SCALE: 1/4"=1'-0"



James Dudzinski
ARCHITECT
12306 Volpe
Sterling Heights, MI.
PH. (586) 864-6930

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DATE:			
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SHEET TITLE:

EXISTING PLANS

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

PROJECT LOCATION:

**717 ARBOR ST
ANN ARBOR, MI**

PROJECT TITLE:

RENOVATION

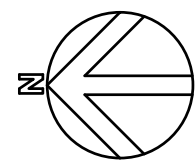
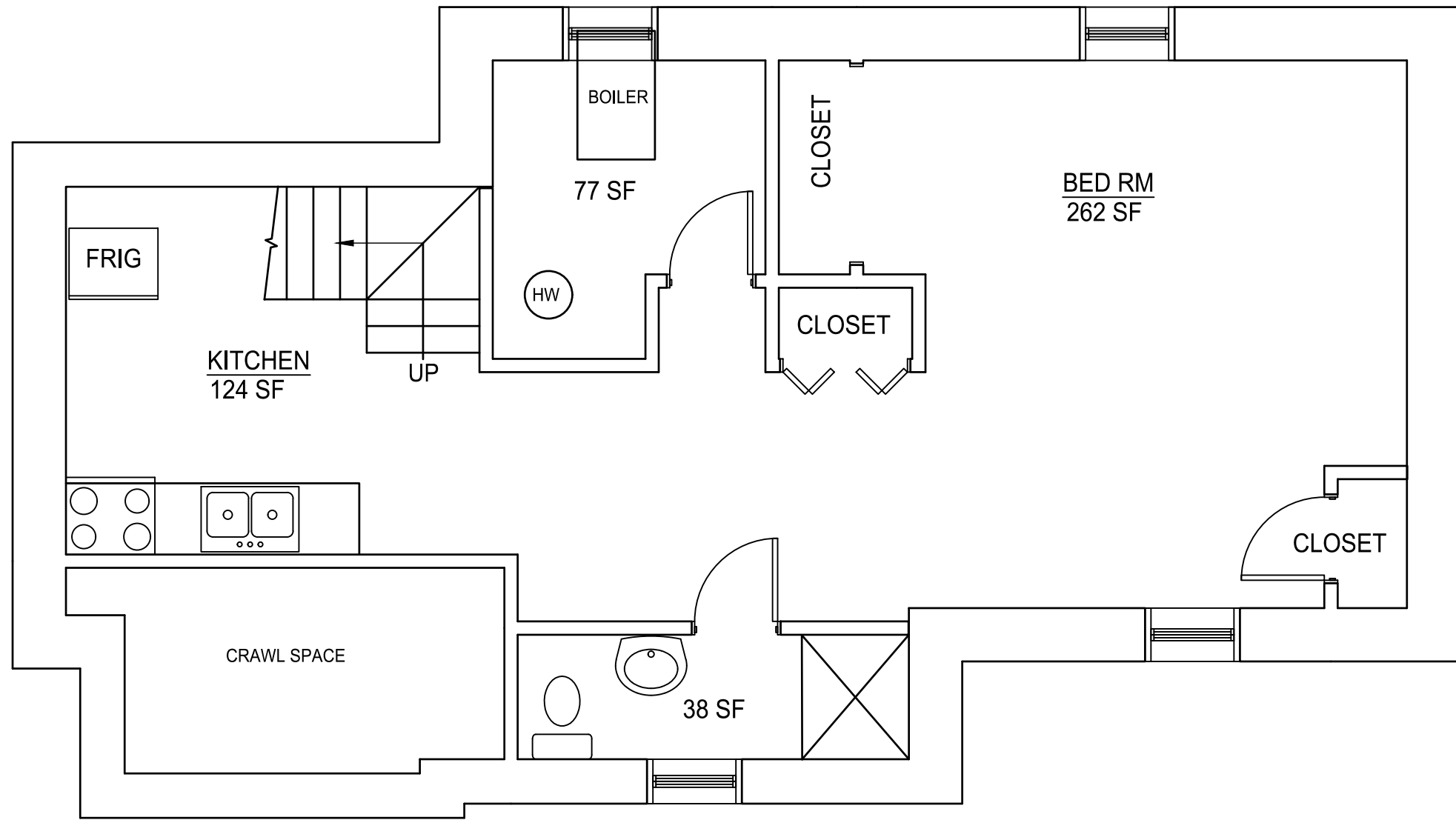
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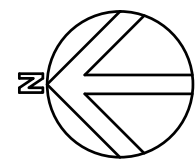
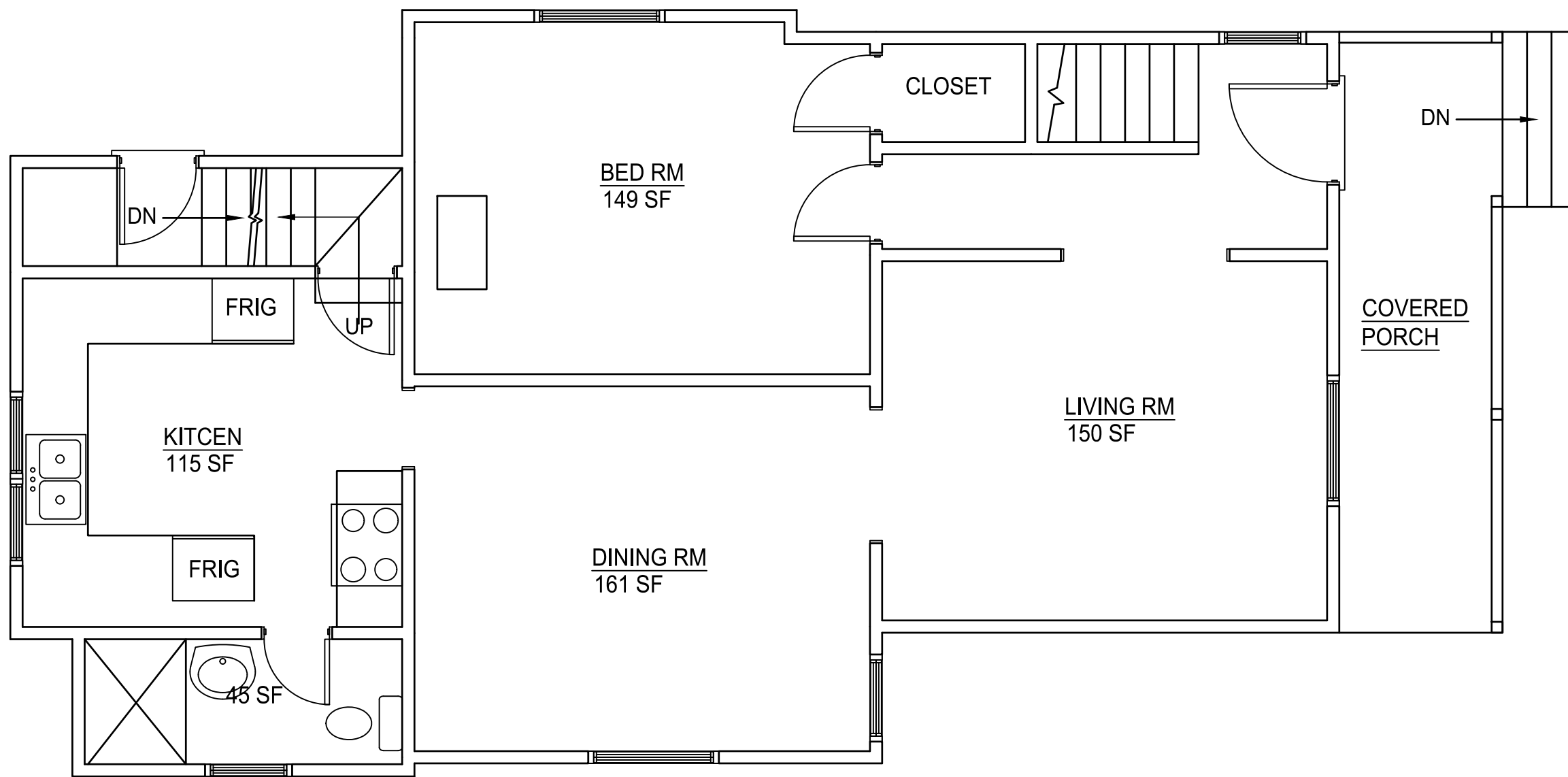
SHEET NO:

10 OF 12

A10



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



EX 1ST FLOOR
SCALE: 1/4"=1'-0"



EX SOUTH ELEVATION
SCALE: 1/4"=1'-0"



James Dudzinski
ARCHITECT
12308 Volpe
Starling Heights, IL
PH. (586) 864-8930

ISSUED FOR:			
DATE:			
MARK:			

SHEET TITLE:
EXISTING PLANS
SCALE: 1/4"=1'-0"

PROJECT LOCATION:
**717 ARBOR ST
ANN ARBOR, MI**

PROJECT TITLE:
RENOVATION

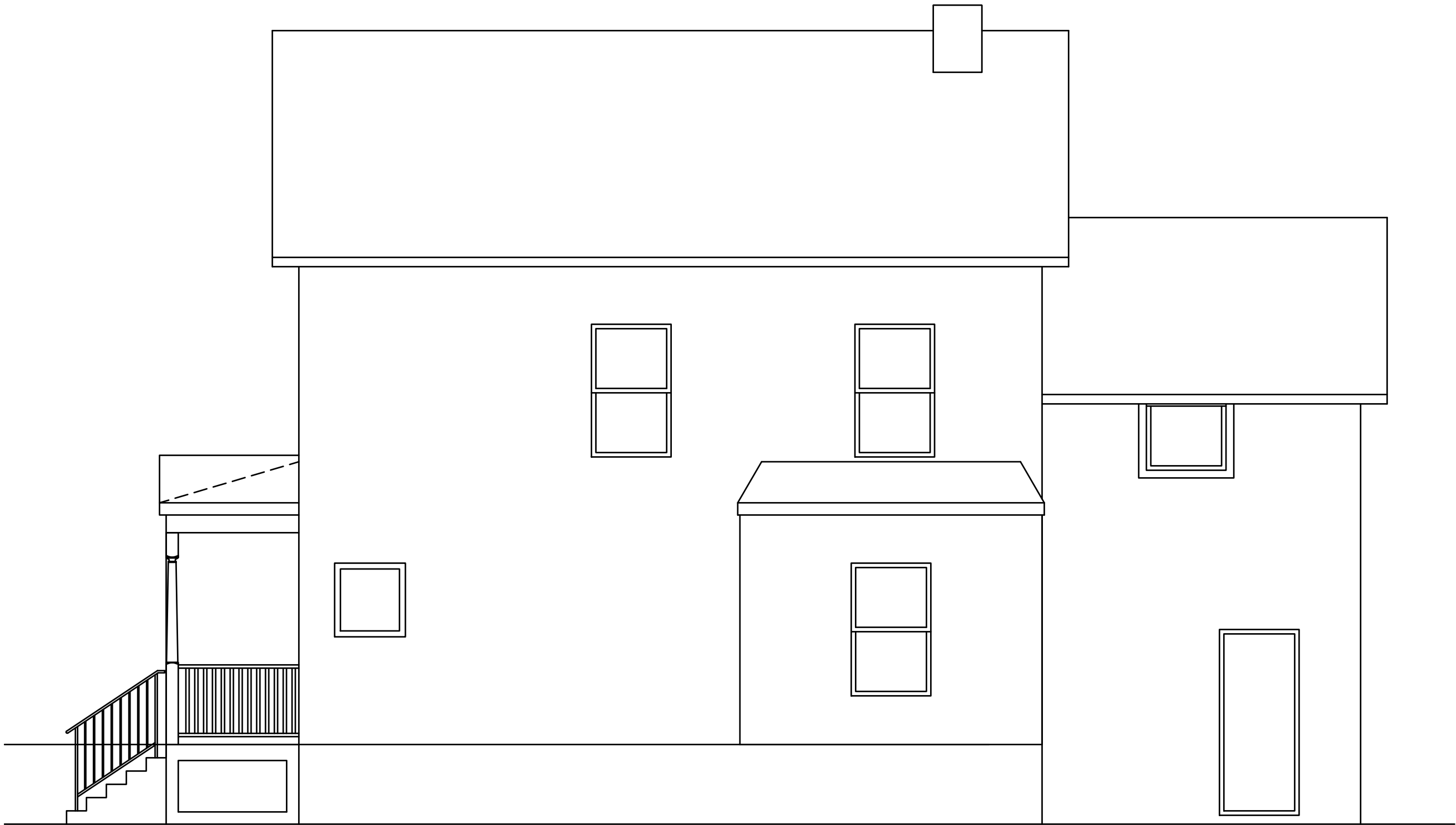
SHEET SIZE:
18X24

SHEET NO:
11 OF 12
A11



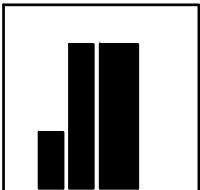
EX WEST ELEVATION

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



EX EAST ELEVATION

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



James Dudzinski
ARCHITECT
12306 Volpe
Sterling Heights, MI.
PH. (586) 864-6930

ISSUED FOR:			
DATE:			
MARK:			

SHEET TITLE:

EXISTING ELEVATIONS

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

PROJECT LOCATION:

717 ARBOR ST
ANN ARBOR, MI

PROJECT TITLE:

RENOVATION

SHEET SIZE:

18X24

SHEET NO:

12 OF 12

A12