

BASEMENT RENOVATION for EXISTING DUPLEX

1537 Packard Street & 1407 Morton Ave, Ann Arbor, MI 48104

Zoning Board of Appeals

21 January 2025

GENERAL NOTES:

- 1. All work shall conform to 2015 Michigan Rehabilitation Code requirements and all applicable codes, ordinances, and regulations as adopted by local authorities having jurisdiction.
- 2. Dimensions on drawings are shown to center line of columns and to face of finish (face of sheathing at exterior walls) unless noted otherwise.
- 3. Numerical dimensions shall take priority over scaled drawings. Do not scale drawings.
- 4. Unless specifically shown or noted on the drawings, no structural member shall be cut, notched, bored, or otherwise modified without permission of the architect.
- 5. Whether or not detailed on drawings, the contractor shall provide and install all stiffeners, bracing, back-up plates and supporting brackets required for the installation of all casework and all wall mounted or suspended mechanical, electrical or miscellaneous equipment including plywood backboards for telephone and electrical equipment rooms.
- 6. The contractor shall be responsible for obtaining approval and permits for all design / build systems. He shall also be responsible that the systems meet all applicable code requirements.
- 7. Provide solid backing where required for anchorage of architectural, mechanical, or electrical items.
- 8. Soil erosion is the responsibility of the general contractor - soil must be contained on site.

FRAMING NOTES:

- 1. All wood (other than decks) to be SPF #2 or better - unless noted otherwise.
- 2. Assumed soil bearing capacity: 2,000 psf
- 3. All exterior wood (decks) to be acq pressure-treated or composite material unless noted otherwise. All metal that comes in contact with acq treated wood to be compatible.

MECHANICAL / ELECTRICAL NOTES:

- 1. All bathroom, kitchen counter, laundry, and exterior electrical receptacles to be ground-fault circuit-interrupter type.
- 2. Provide smoke alarms in each bedroom and outside sleeping areas.
- 3. Provide Carbon Monoxide alarm in sleeping area (one per floor).
- 4. Insulation per 2015 Michigan Energy Code.

Scope of Work:

add one new bathroom and laundry closet in the basement of each unit.

ZONING NOTE: no new habitable space, no change to the exterior

BUILDING DEPARTMENT NOTES:

Parcel: 09-09-33-308-009
Zoning: R4C
Lot Size: 0.39 acres (17,269 s.f.)

Building Size (existing): 5,887 s.f.
area of work: 1,400 s.f.
Building Height: +/- 28'-0" / three stories
Construction Type: VB
Occupancy: residential / duplex

Owner:

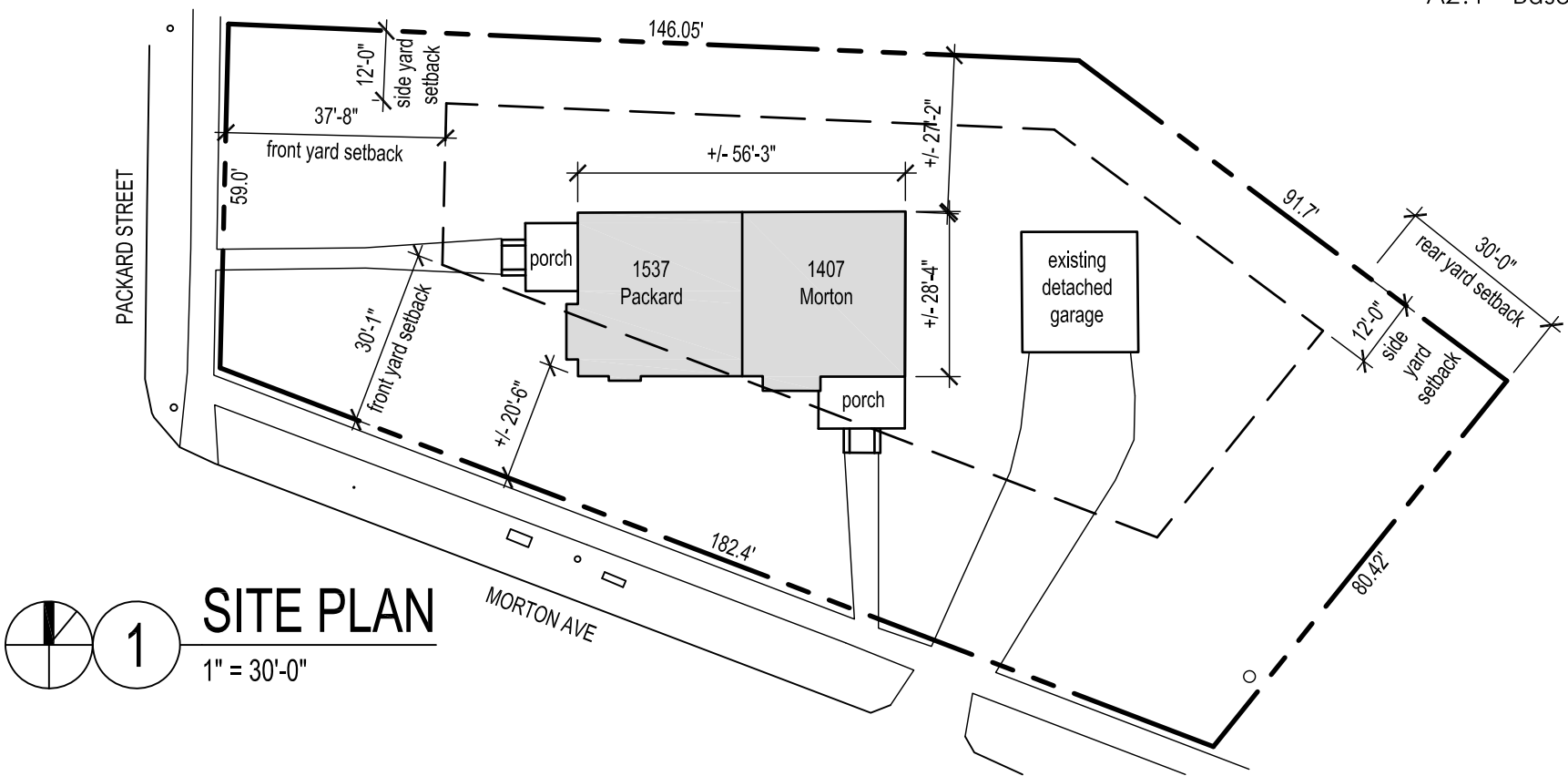
Greiner Realty Resource
4856 Birkdale Drive
Ann Arbor, MI 48103
contact: David Greiner
(734-904-5972)

Existing Configuration:

1537 Packard St:
6 bedrooms, 2.5 baths
1407 Morton Ave:
6 bedrooms, 2.5 baths

SHEET INDEX:

CS1 Cover Sheet / Site Plan
D2.1 Basement Demolition Plan
A2.1 Basement Plan



L • G • A

L E W I S
GREENSPOON
ARCHITECTS LLC
440 s main st, ste 2
ann arbor, mi 48104
734 . 786 . 3757
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b a s e m e n t
r e n o v a t i o n

1537 Packard Street
Ann Arbor, MI 48104

project no: 24107

issue no:

owner review 16 Jan '25
ZBA 21 Jan '25
building department

CS1

COVER SHEET / SITE

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duplex
basement
renovation

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Ann Arbor, MI 48104

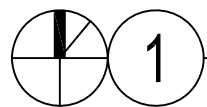
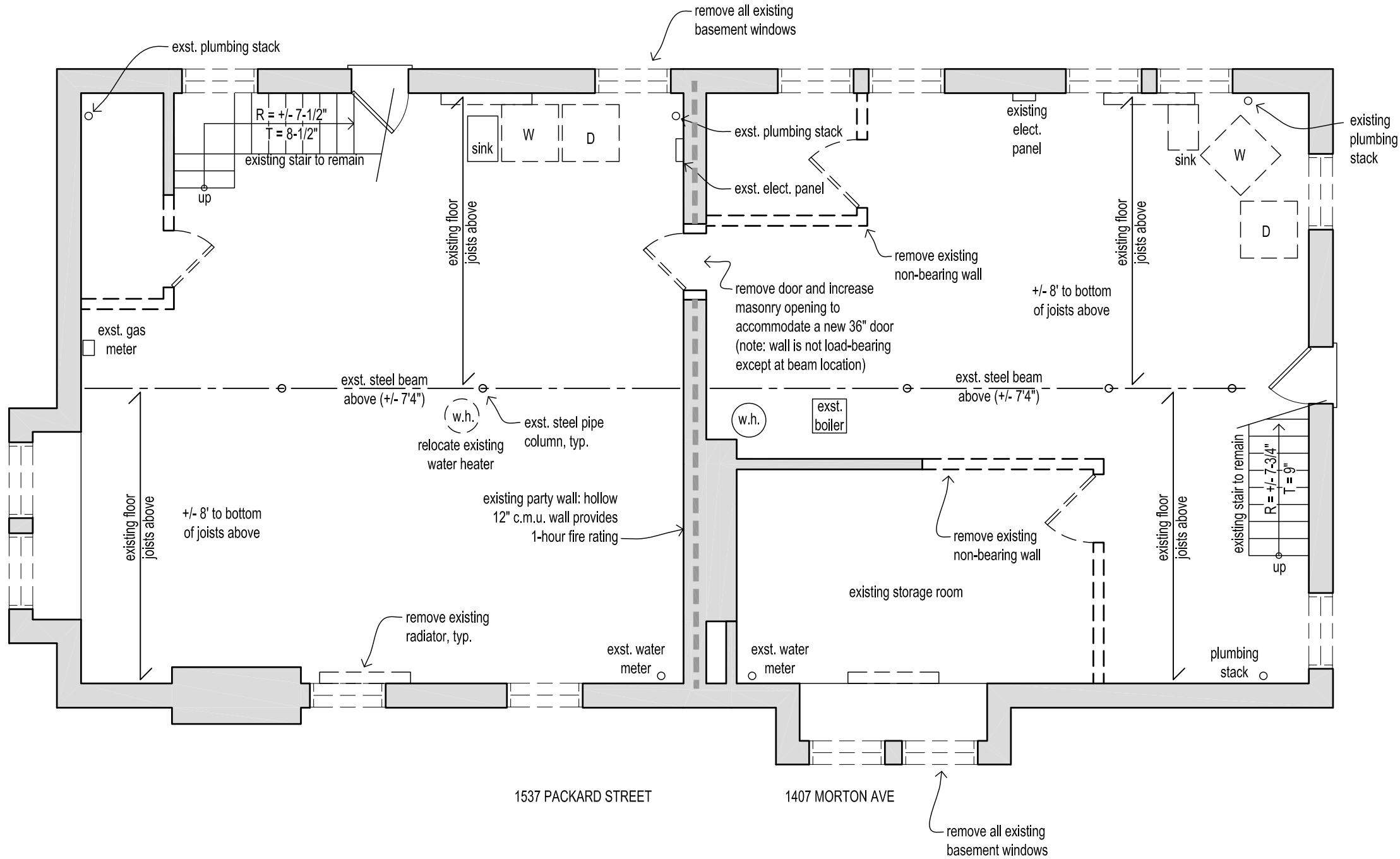
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D2.1

BASEMENT DEMOLITION



BASEMENT DEMOLITION PLAN

3/16" = 1'-0"

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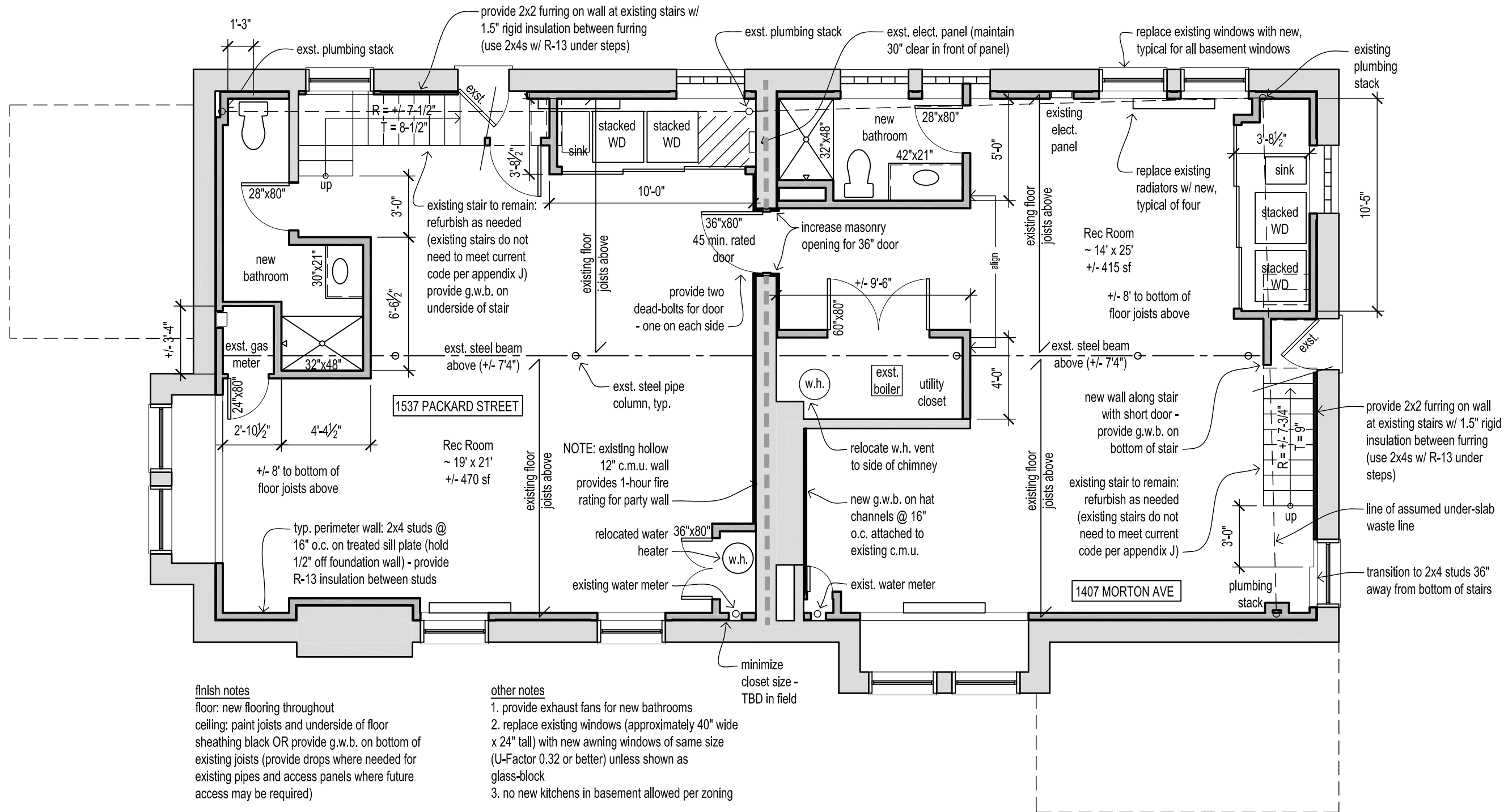
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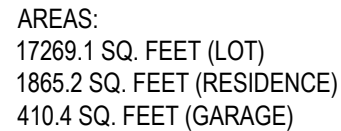
A2.1

BASEMENT FLOOR PLAN




BASEMENT PLAN
3/16" = 1'-0"

PART OF THE SOUTHWEST 1/4 OF SECTION 33, T2S, R6E,
ANN ARBOR TOWNSHIP (CITY OF ANN ARBOR), WASHTENAW CO, MICHIGAN



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED, AND OR DESCRIBED, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, AS AMENDED, HAVE BEEN COMPLIED WITH.

LEGAL DESCRIPTION: WARRANTY DEED, Liber 4197, Page 894, Wash. Co. Rec. BEGINNING at the South corner of Lot One (1) of W.H. Morton's First Addition to the City of Ann Arbor as recorded in Liber 4 of Plats page 13, Washtenaw County Records; thence along the westerly line of said Lot North 35 degrees 44 seconds West 59.0 feet; thence North 55 degrees 37 minutes 30 seconds East 146.05 feet; thence North 89 degrees 57 minutes 30 seconds East 91.70 feet; thence parallel to the East line of said Lot I, South I degrees 43 minutes West 80.24 feet to the Northerly line of Morton Avenue; thence along said Northerly line South 74 degrees 01 minutes West 182.4 feet to the Place of Beginning, being a part of Lot 1, excepting the East Ten (10) feet thereof

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|---------|------------|--|----------------|------------------------|---|
| JOB NO. | 19-0015 | CLIENT: | GREINER REALTY | 20624 WATERLOO ROAD |  |
| SCALE: | 1" = 200' | Part of Lot 1, "W.H.Mortons First Addition," to the City of Ann Arbor, Washtenaw County | | CHELSEA, MI 48118 | |
| DATE: | 02/20/2019 | | | PIATTLANDSURVEYING.COM | |
| SHEET: | 1 OF 1 | | | (734) 730 - 8570 | |