

BLDGR25-1845-2025-10-23 1620 Hillridge Blvd_v1.pdf Markup Summary

Text Box (2)

Subject: Text Box
 Page Label: 2
 Author: Jon Barrett
 Date: 11/6/2025 3:58:39 PM
 Status:
 Color:
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 Space:

Accessory structure must not exceed 21 feet in height

Subject: Text Box
 Page Label: 1
 Author: Matthew Freeman
 Date: 11/18/2025 11:15:29 AM
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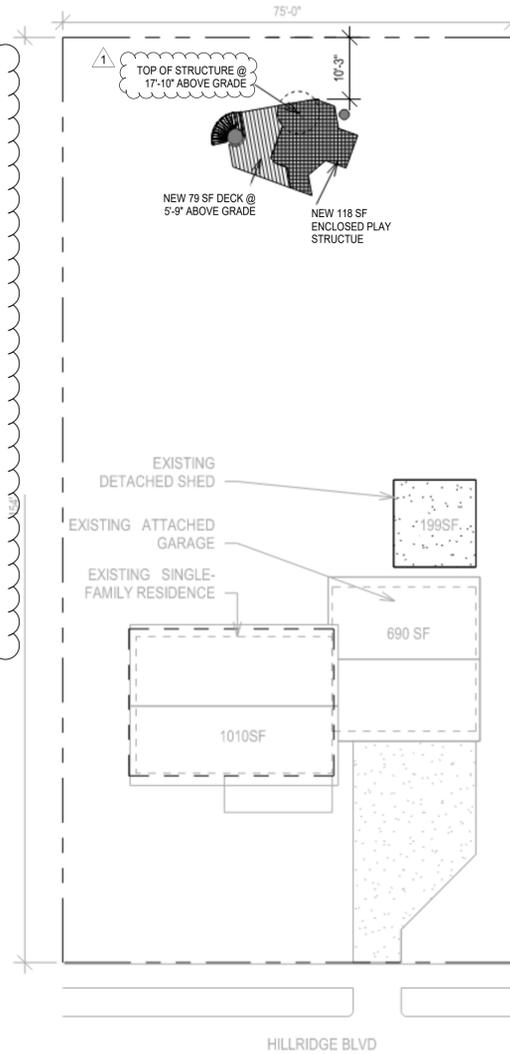
The proposed scope of work falls outside the prescriptive provisions of the 2015 Michigan Residential Code. Please submit a complete set of construction documents prepared, signed, and sealed by a Michigan Licensed Design Professional (Architect or Professional Engineer), R106.1 Submittal documents, R301.1.3 Engineered design

RESUBMITTAL NOTES:

Clouded and tagged top of structure notations on sheets A0.00 & A1.01. Added dimension to South, East, & North Elevations

Professional Design review and signature added to set

SITE PLAN



SCOPE OF WORK

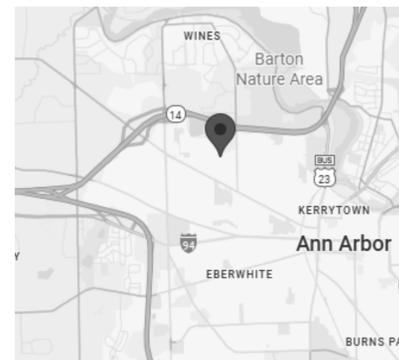
CONSTRUCT 118 SF ENCLOSED PLAY STRUCTURE AND ADJACENT 79 SF EXTERIOR DECK

LOT COVERAGE

LOT AREA	:	11550 SF
EXISTING RESIDENCE	:	1010 SF
EXISTING ATTACHED GARAGE	:	690 SF
EXISTING DETACHED SHED	:	199 SF
NEW PLAY STRUCTURE	:	197 SF

GENERAL NOTES

1. WORK SHALL CONFORM TO THE 2015 MICHIGAN RESIDENTIAL CODE (MRC)
2. STRUCTURE IS INTENDED FOR USE AS A PRIVATE CHILDREN'S PLAY STRUCTURE, AND IS NOT INTENDED TO BE USED AS A DWELLING UNIT, HABITABLE SPACE, OR CONDITIONED SPACE AS DEFINED BY SECTION R202 OF THE 2015 MRC.
3. FROST-PROTECTION FOR CONCRETE FOOTINGS OF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS AND EXCEPTIONS SPECIFIED IN SECTION R403.1.4.1 OF THE 2015 MRC.
4. ADDITIONAL NON-CONFORMING STRUCTURAL ATTACHMENTS SHALL BE WITH RATED & INDEPENDENTLY-TESTED HARDWARE THAT ALLOWS FOR MIN. 2" FREE LATERAL MOVEMENT OF ANY TREES IMMEDIATELY ADJACENT TO STRUCTURE. HARDWARE TEST RESULTS AVAILABLE ON REQUEST.
5. EXTERIOR DECKS AND HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS SPECIFIED IN SECTION R507 OF THE 2015 MRC.
6. SPIRAL STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS SPECIFIED IN SECTION R311.7.10.1 OF THE 2015 MRC.



VICINITY MAP
NO SCALE



SHEET INDEX

Sheet Number	Sheet Name	Revision
A0.00	COVER SHEET	1
A1.01	FLOOR PLAN & ELEVATIONS	1
A2.01	PLATFORM FRAMING PLANS	1
A2.02	WALL & ROOF FRAMING PLANS	1
A3.01	SECTIONS & DETAILS	1

PARCEL NUMBER

09-09-19-103-006

LEGAL DESCRIPTION

LOT 89 WESTPORT HILLS SUBDIVISION NO 3

BACKYARD PLAYHOUSE

1620 HILLRIDGE BLVD
ANN ARBOR, MI 48103



David R. Arnsdorf

REVISIONS

No	Date	By	Description
1	12/11/25	ZLA	PERMIT RESUBMITTAL

DESIGN TEAM

Design	ZLA
Drawn	ZLA
Checked	DRA
Scale	AS-NOTED
Project Number	BLDGR25-1845
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COVER SHEET

A0.00

PERMIT RESUBMITTAL

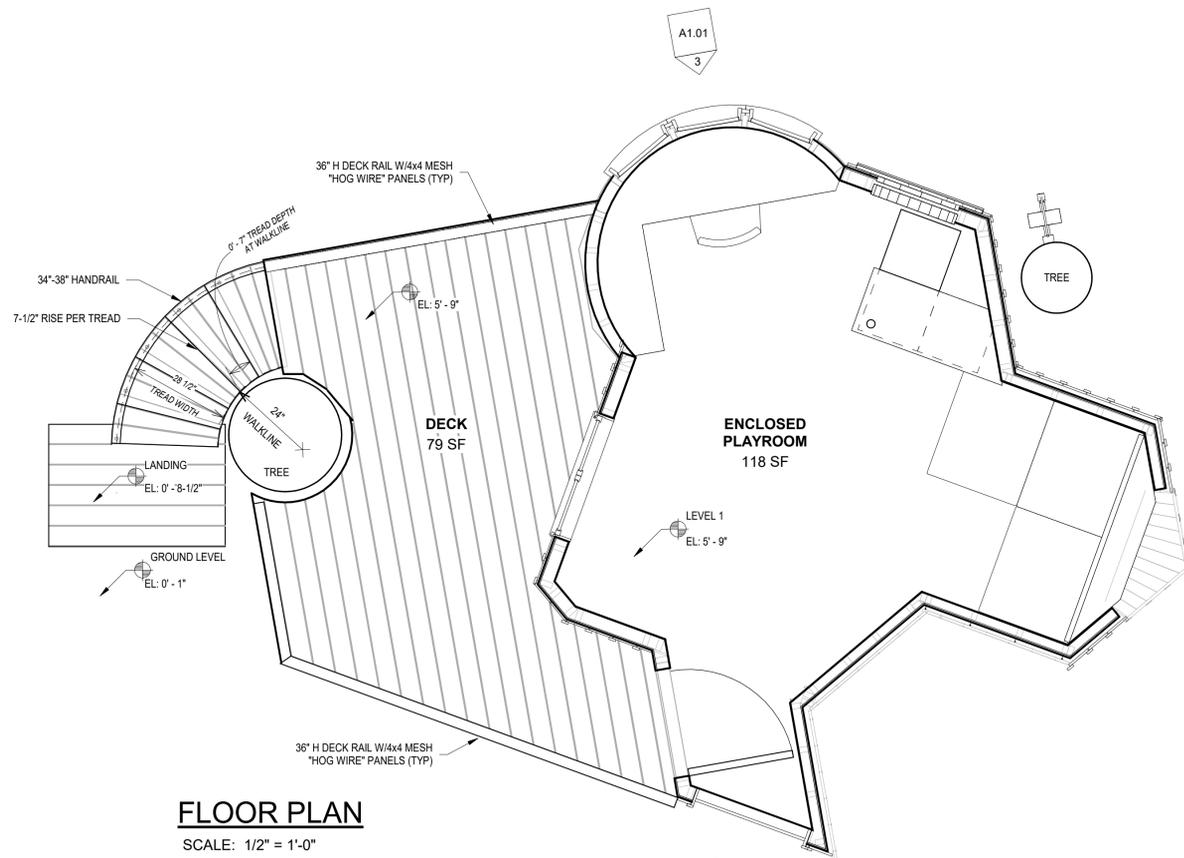
AREA OF WORK



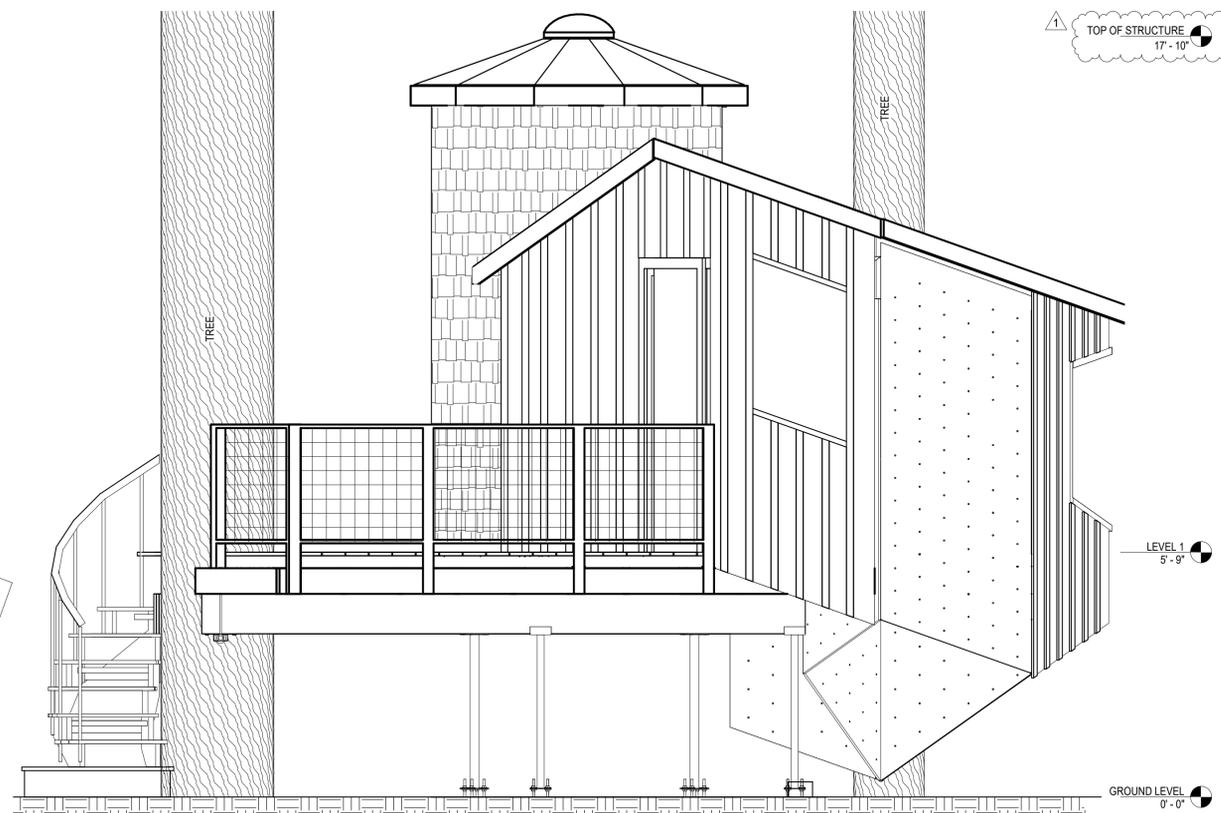
SITE MAP
NO SCALE



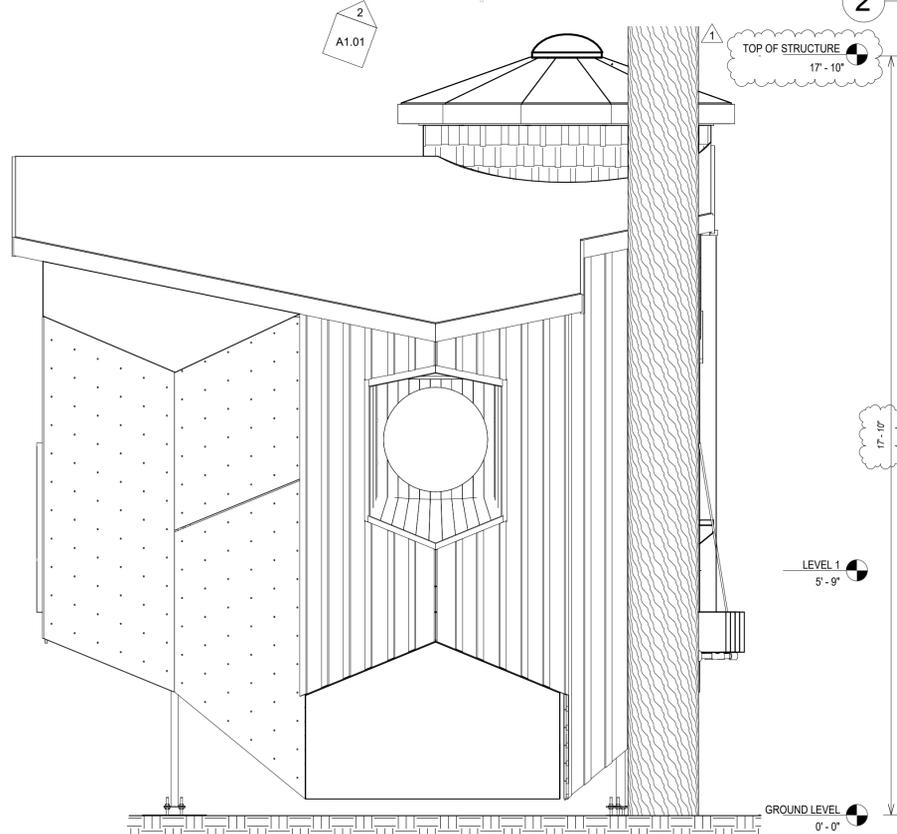
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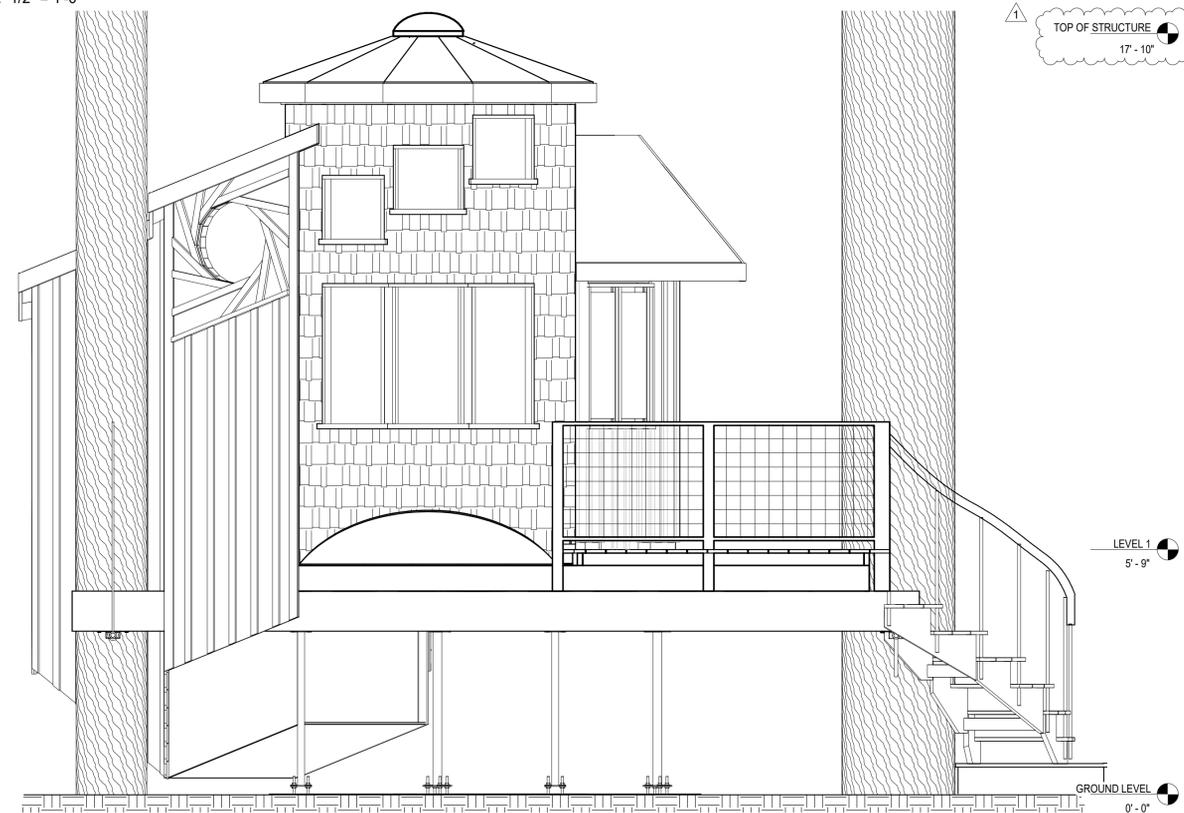
FLOOR PLAN
SCALE: 1/2" = 1'-0"



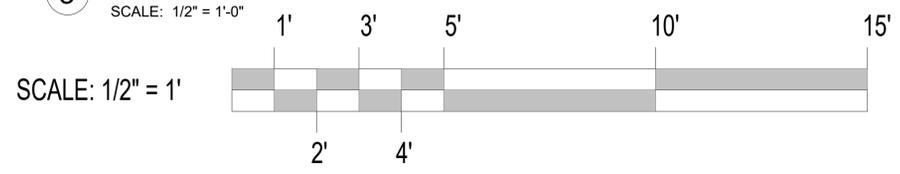
2 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



4 EAST ELEVATION
SCALE: 1/2" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/2" = 1'-0"



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FLOOR PLAN & ELEVATIONS

A1.01

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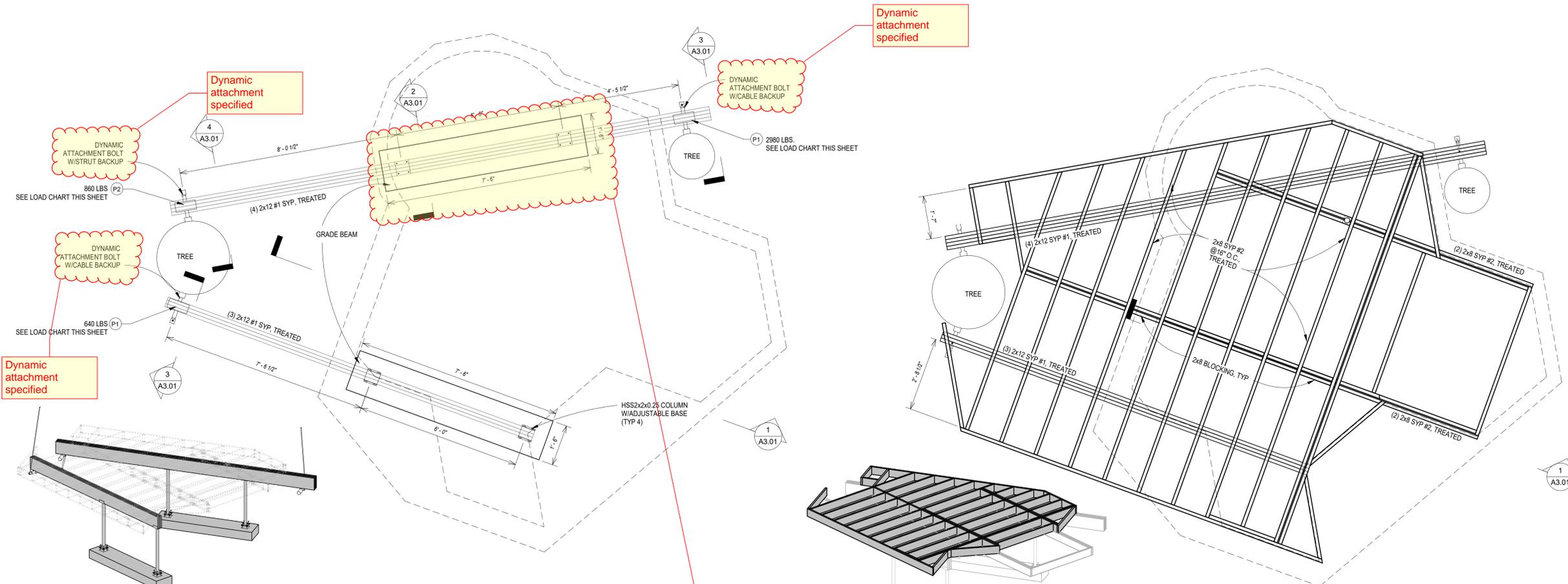
DESIGN TEAM

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PLATFORM FRAMING PLANS

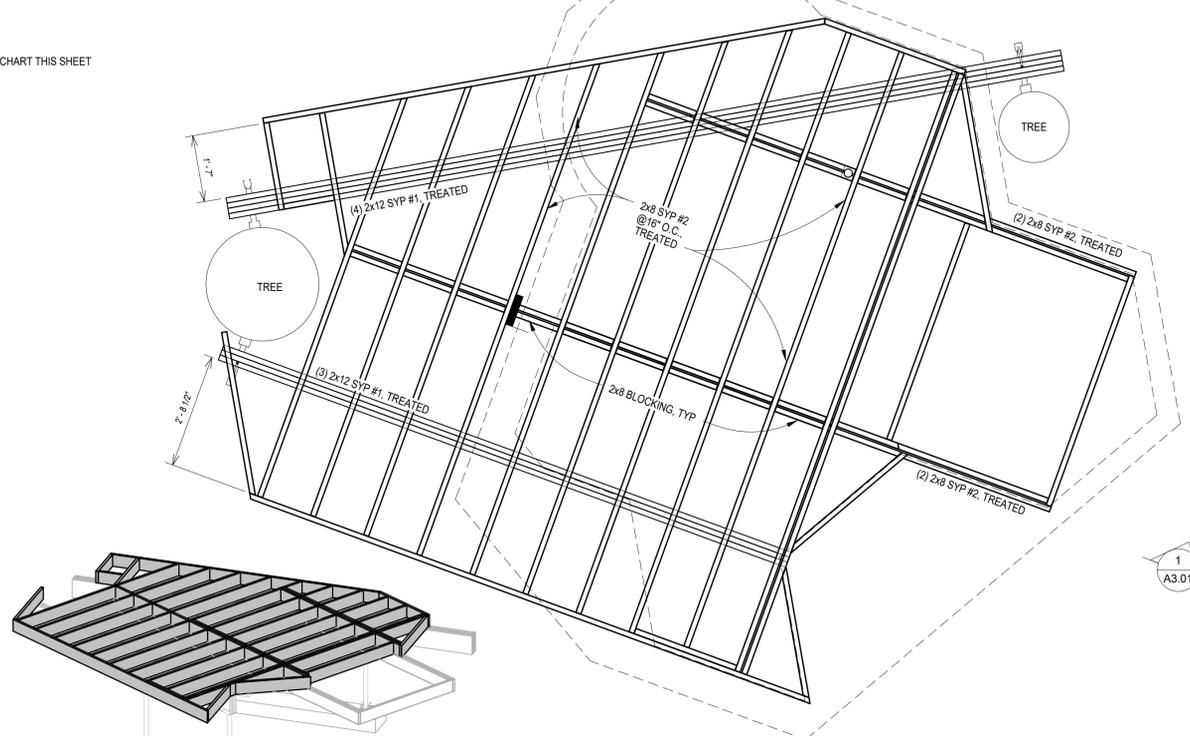
A2.01

PERMIT RESUBMITTAL



FOUNDATION PLAN

SCALE: 1/2" = 1'-0"



PLATFORM FRAMING PLAN

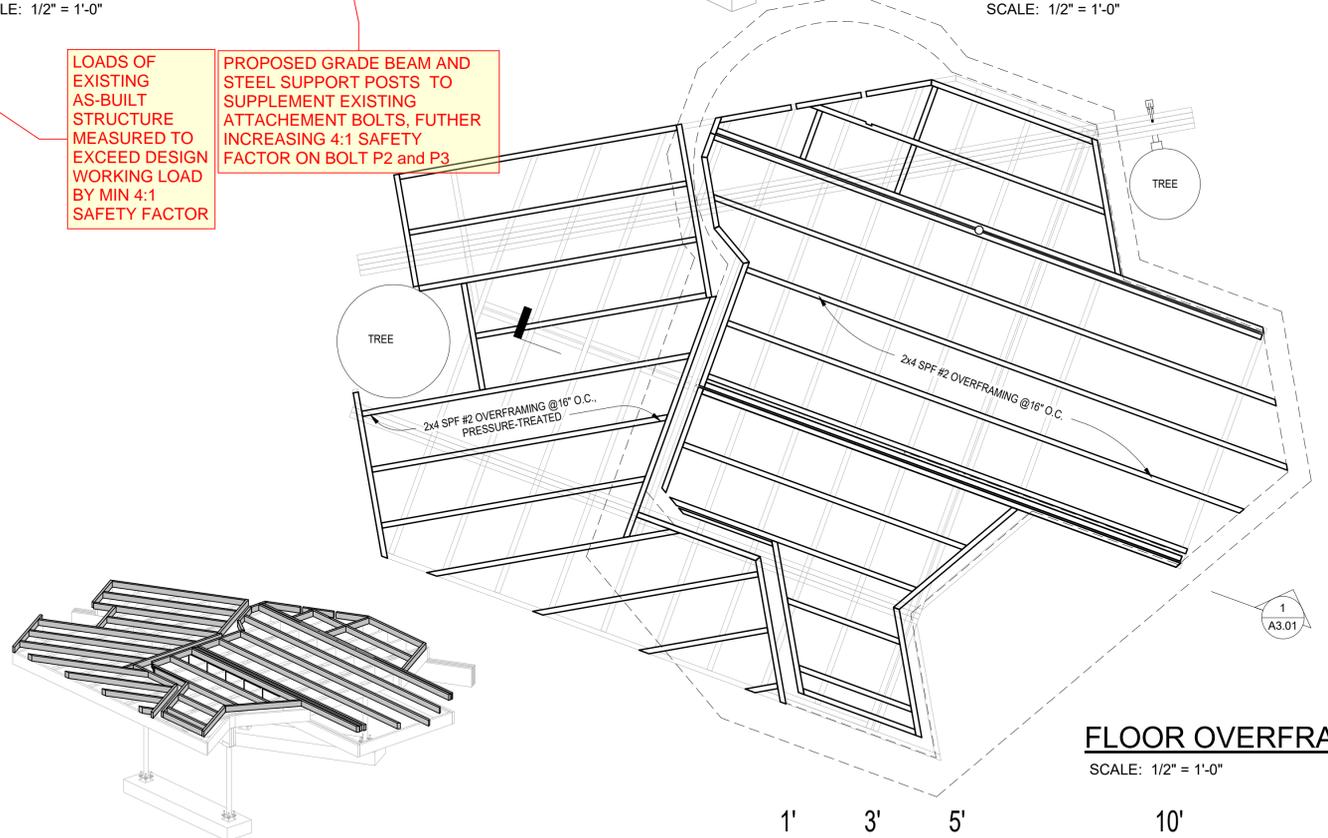
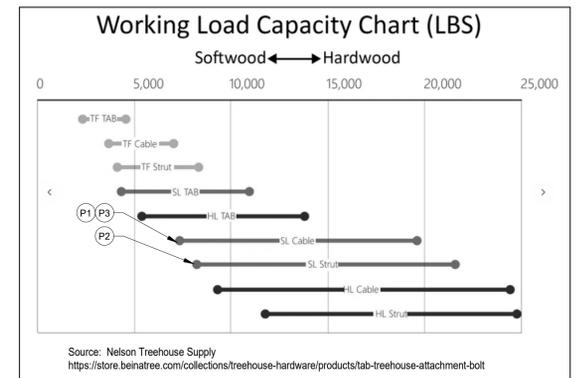
SCALE: 1/2" = 1'-0"

ATTACHMENT BOLT LOADS				
(ACTUAL MEASURED GRAVITY LOADS OF EXISTING AS-BUILT STRUCTURE)				
POINT LOAD	LIFTING PSI REQUIRED	CALCULATED GRAVITY LOAD ¹	ATTACHMENT BOLT DESIGN LOAD ²	SAFETY FACTOR
P1	200	640 LB	12021 LB	18:1
P2	275	860 LB	9652 LB	10:1
P3	950	2980 LB	12021 LB	4:1

NOTES:
1. GRAVITY LOAD AT ATTACHMENT BOLTS TESTED BY LIFTING EXISTING STRUCTURE 0.020" CLEAR OF ATTACHMENT BOLT W/2" DIA. HYDRAULIC CYLINDER.
GRAVITY LOAD = PSI x CYLINDER AREA
2. SEE TABLE 1, SHEET A3.01 FOR DESIGN LOADS OF ATTACHMENT BOLTS

LOADS OF EXISTING AS-BUILT STRUCTURE MEASURED TO EXCEED DESIGN WORKING LOAD BY MIN 4:1 SAFETY FACTOR

PROPOSED GRADE BEAM AND STEEL SUPPORT POSTS TO SUPPLEMENT EXISTING ATTACHMENT BOLTS, FURTHER INCREASING 4:1 SAFETY FACTOR ON BOLT P2 and P3



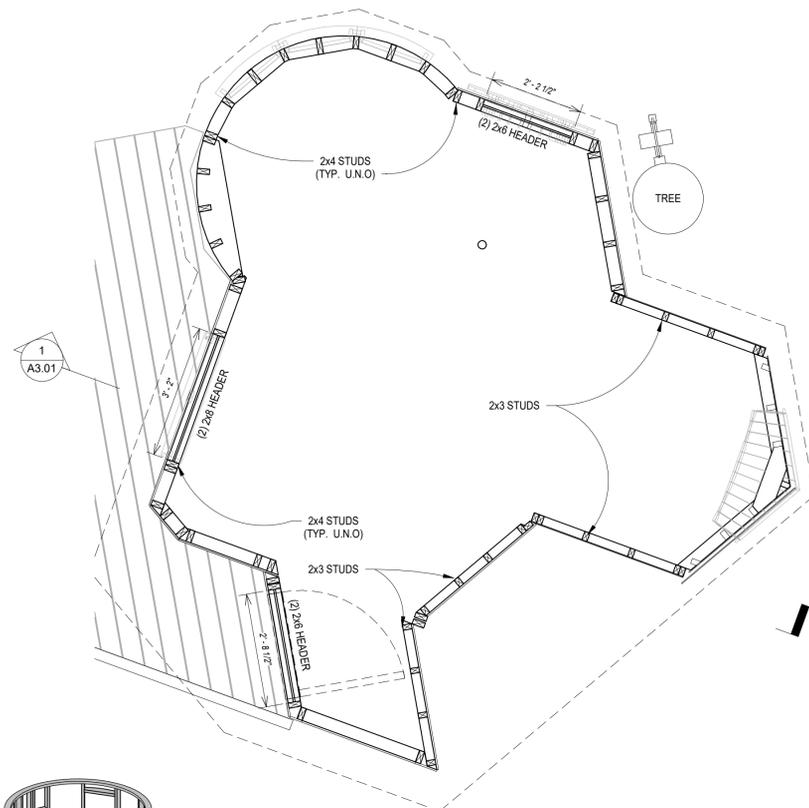
FLOOR OVERFRAMING PLAN

SCALE: 1/2" = 1'-0"

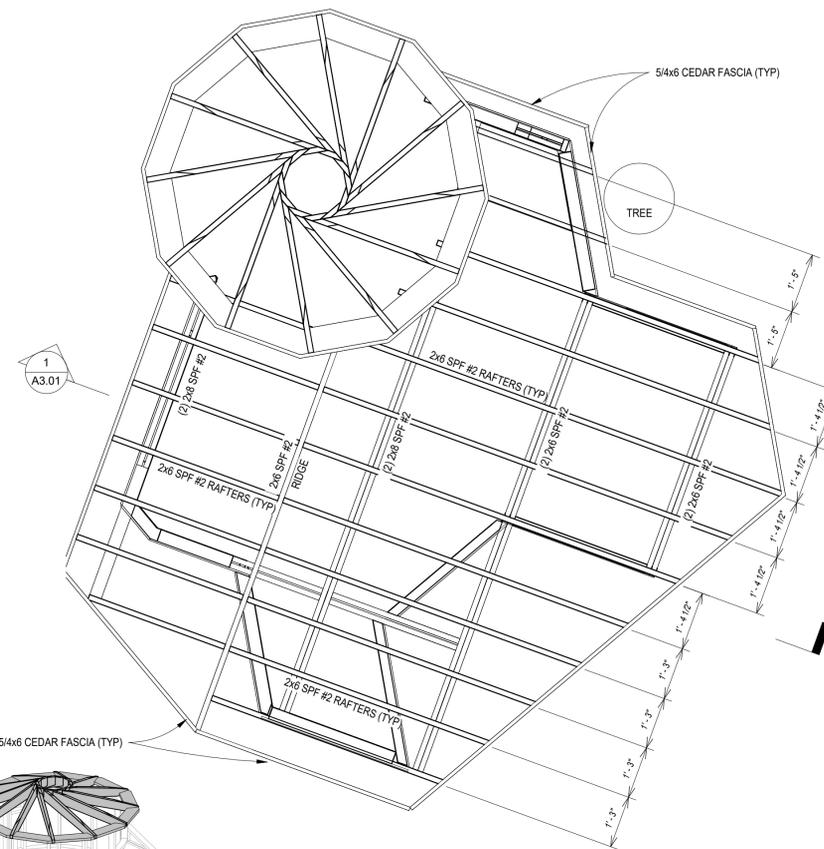
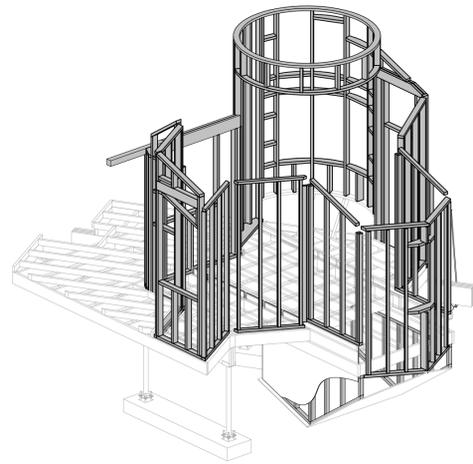
SCALE: 1/2" = 1'



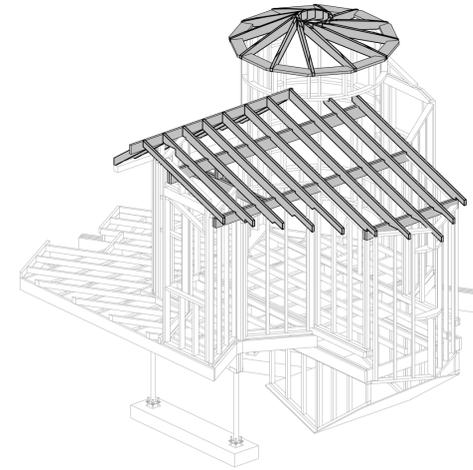
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WALL FRAMING PLAN
SCALE: 1/2" = 1'-0"



5-ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"



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WALL & ROOF FRAMING PLANS

A2.02

PERMIT RESUBMITTAL

SCALE: 1/2" = 1'



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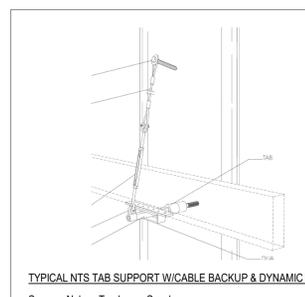
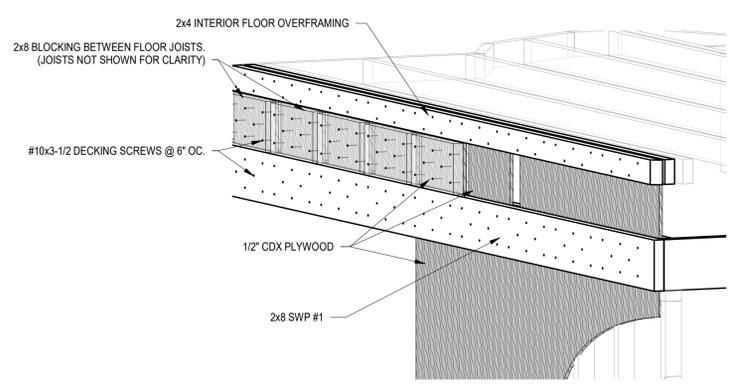
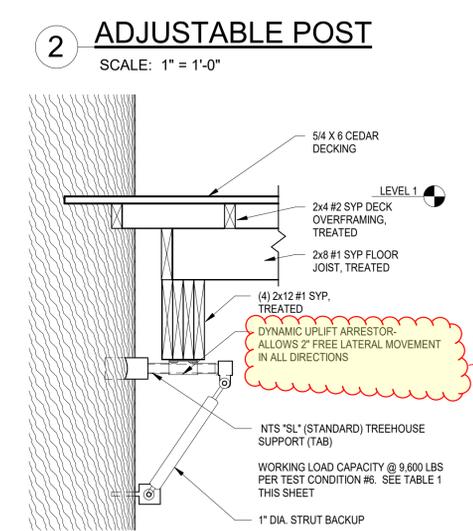
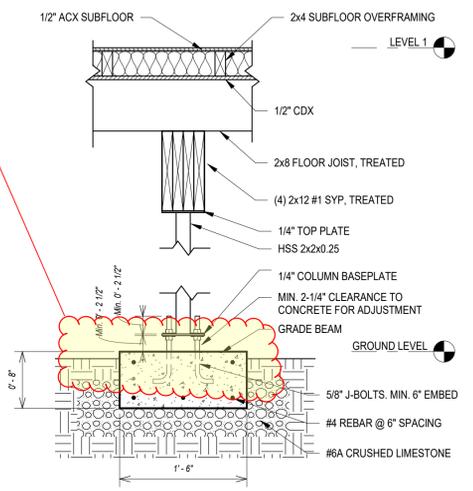
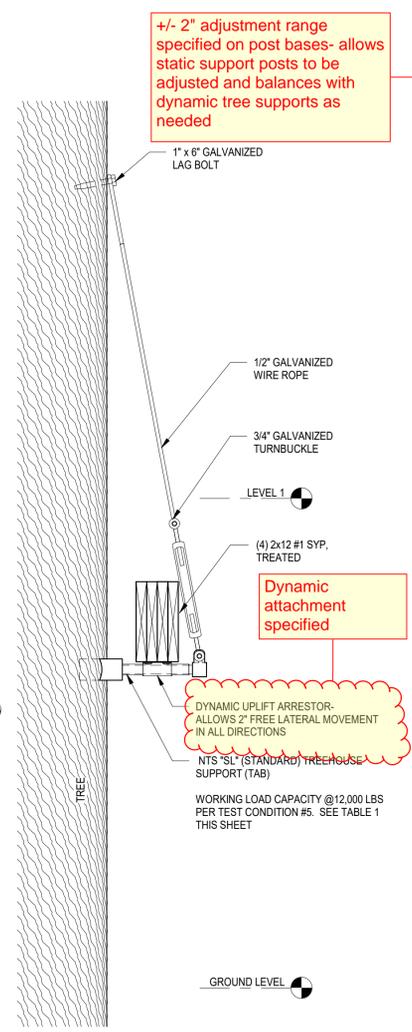
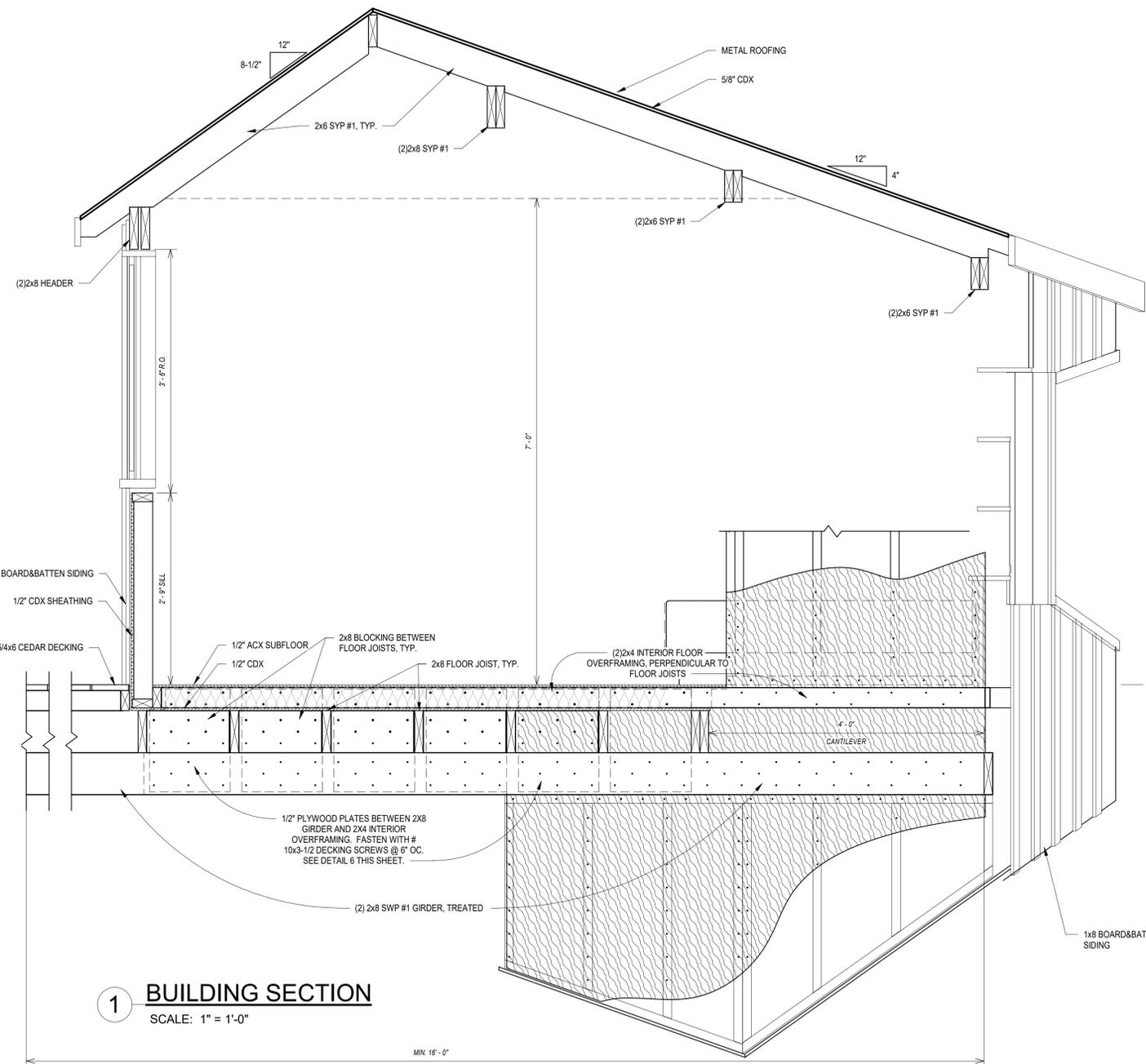
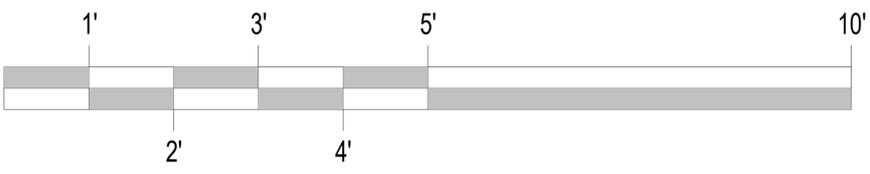


Table 1 lists all of the tests conducted, which type of log was used, the test orientation and the TAB size.

Test ID	Log Type and Number	Log Orientation	TAB Size ¹
Para-1	Douglas Fir #1	Parallel	SL
Para-2	Western Red Cedar #3	Parallel	HL
Para-3	Western Red Cedar #3	Perpendicular	SL
Para-4	Douglas Fir #1	Parallel	HL with backup cable
Para-5	Douglas Fir #1	Parallel	SL with backup cable
Para-6	Douglas Fir #2	Parallel	SL
Para-7	Douglas Fir #2	Parallel	HL
Para-8	Douglas Fir #1	Perpendicular	SL
Para-9	Douglas Fir #1	Perpendicular	SL
Para-10	Western Red Cedar #3	Perpendicular	SL
Withdrawal-1	Douglas Fir #1	SL	
Withdrawal-2	Douglas Fir #1	SL	
Withdrawal-3	Douglas Fir #1	HL	
Withdrawal-4	Douglas Fir #1	HL	
Withdrawal-5	Western Red Cedar #3	HL	
Withdrawal-6	Western Red Cedar #3	SL	
Withdrawal-7	Western Red Cedar #3	Paddle TAB	

Test ID	Peak Load (lbf)	Load at 0.030\"/>		
Para-1	16,044	11,062	6,417	11,063
Para-2	22,499	15,058	9,000	13,042
Para-3	8,046	3,018	3,218	4,009
Para-4	50,514	18,139	20,206	24,124
Para-5	30,054	7,088	12,021	18,029
Para-6	24,130	9,038	9,652	10,030
Para-7	33,000	11,130	13,200	14,037
Para-8	8,011	4,039	3,205	3,022
Para-9	11,385	2,433	4,554	3,376
Para-10	-5,732	-3,676	2,293	3,676
Perp-9-Cyclic	10,893	2,363	4,357	1,442
Perp-10-Cyclic	-5,422	-3,675	2,169	5,060
Withdrawal-1	11,624	4,650		
Withdrawal-2	10,505	4,202		
Withdrawal-3	17,357	6,943		
Withdrawal-4	18,956	7,582		
Withdrawal-5	14,975	5,990		
Withdrawal-6	9,419	3,768		
Withdrawal-7	10,513	4,205		



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A3.01

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