



PLAN DETAILED REPORT BBA22-2004 FOR THE CITY OF ANN ARBOR

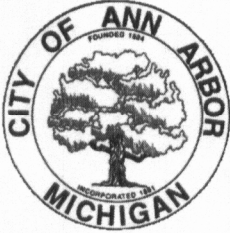
Plan Type: Building Board of Appeals	Project:	App Date: 11/17/2022
Work Class: Administrative Appeal	District: Ward 1	Exp Date: NOT AVAILABLE
Status: Fees Paid	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Glen Dempsey	Approval Expire Date:

Description: We did a stair replacement at this property, and the rise and run are off by less than 1 inch. If this was not done, it would have interfered and gone through the window that was already in place

Parcel: 09-09-28-200-003	Main	Address: 727 E Kingsley St	Main	Zone: R4C(R4C)
		Ann Arbor, MI 48104		

Applicant
Cabrio Development
2350 S. Huron Parkway
Ann Arbor, MI 48104

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00027250	BBA - Single Family Appeal	\$250.00	\$250.00
Total for Invoice INV-00027250		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647

Location: Larcom City Hall | Ann Arbor, Michigan 48104-6120

p. 734.794.6263 | f. 734.994.8460 | building@a2gov.org

PLAN REVISION/ADDITIONAL INFORMATION

COMMERCIAL RESIDENTIAL

Please fill in all information below. Failure to do so will result in this Revision Request placed on hold until additional information is submitted.

NOTE: All revisions on drawings must be clearly marked.
This is usually accomplished by "bubbling-up" the change(s).
Failure to do this will result in the drawings being returned for resubmittal.

Date: 7-1-22

Address: 727 E. Kingsley

Permit Number (if known): BLDG 22-0558

Contractor/Applicant: Cabrio Development, LLC

Contact Name: Joe Hasley / Ericka Hall

Contact Number: 734-661-4829

Additional Cost for this work: Ø - No Additional Cost

Description of change (Please describe in detail what these drawings and/or information show and what has changed from the original submission):

The final inspection was failed due to additional verbage that needed to be on the plans. The plans have been revised to include this verbage as requested by James Worthington

Did the reviewer request this information? Yes No

OFFICE USE ONLY:

Approved by: _____ Date: _____

Official Comments: _____

SUBMIT

727 E. Kingsley Stair Replacement

727 E. Kingsley Street
Ann Arbor, MI 48104

Released For: Revision 01

Release Date: 06/30/2022
OX Project Number: CAB-KSL20

Project Team

Owner/ Cabrio Properties
General Contractor: Contact: DeShon Blylock,
Maintenance Manager
2350 S. Huron Parkway, Ann Arbor, MI 48104
(734) 709-6304
dblylock@cabrioproperties.com

Architect: OX Studio, Inc.
Contact: Aaron Vermeulen
2373 Oak Valley Dr., Suite 180, Ann Arbor, MI 48103
(734) 929-9000
aaronv@oxstudioinc.com

Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
General			
G-100	Title Sheet	Revision 01	06/30/2022
Demolition			
AD-101	Demolition Plan	Permit	12/11/2020
Architectural			
A-101	Floor Plans	Permit	12/11/2020
A-501	Enlarged Stair Plans	Permit	12/11/2020
A-601	Details	Revision 01	06/30/2022

Project Description

Demolition of existing 2 story balcony stair on north end of building and construction of a code compliant replacement in the same location.

Applicable Codes & Life Safety Summary

Building Code:	2015 Michigan Rehabilitation Code Alteration Level 1 2015 Michigan Building Code
Mechanical Code:	2015 Michigan Mechanical Code
Electrical Code:	2017 National Electrical Code (NEC)
Plumbing Code:	2015 Michigan Plumbing Code
Energy Code:	2015 Michigan Uniform Energy Code
Use Group:	R-2, Apartment
Construction Type:	V-B
Height, Building:	20'-0", 2 Stories
Area, Building:	10,790 SF
Work Area:	400 SF
Historic District:	Yes (Old Fourth Ward)
Occupant Load:	17 Units, 34 Bed
Fire Suppression:	None
Fire Alarm:	Not required per 907.2.9.1

2015 Michigan Building Code

Section 1011 Stairways

1011.2 Width and capacity
Ex. 1 Stairways serving an occupant load of less than 50 shall have a width of not less than 36".

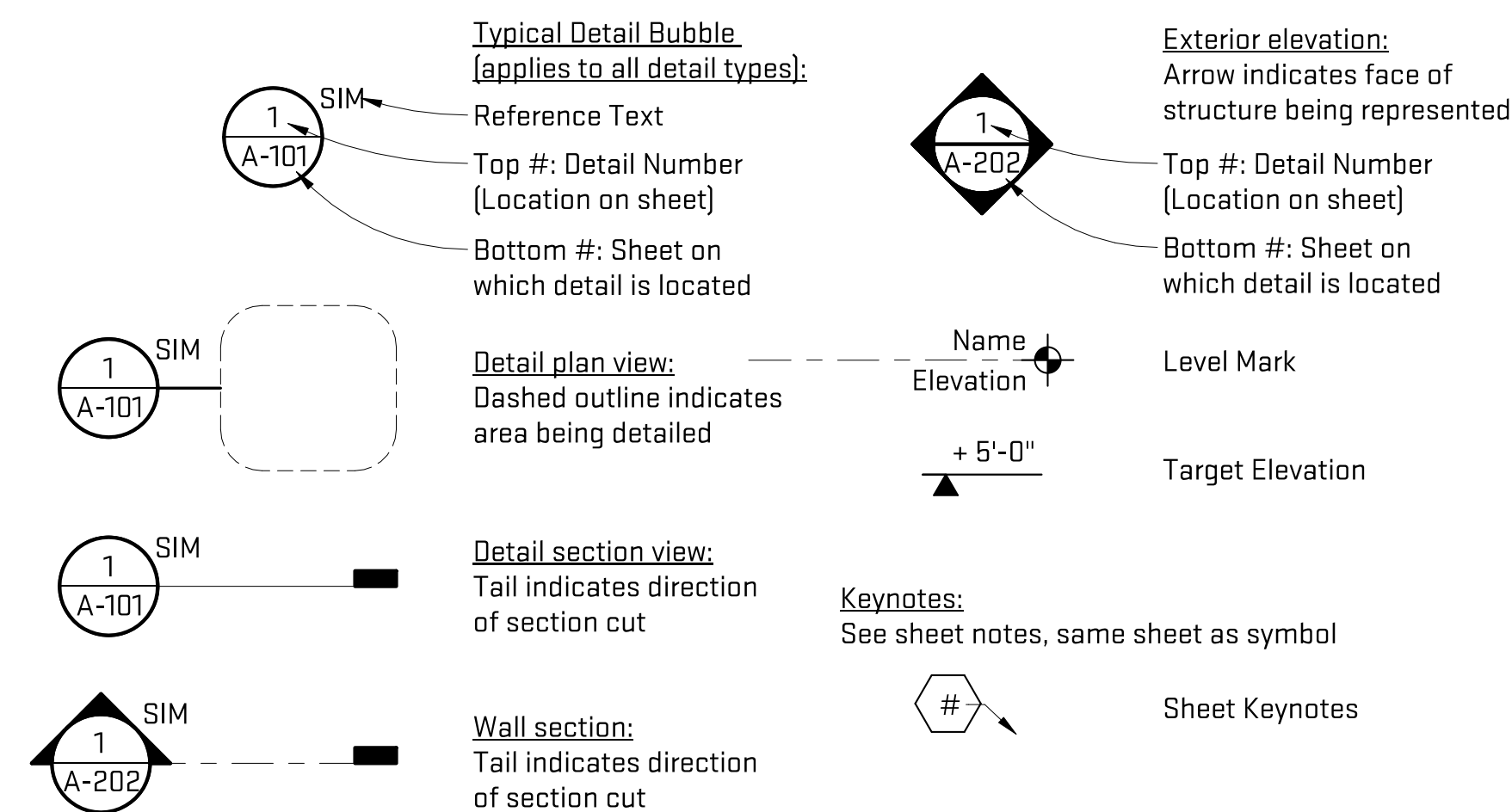
1011.5.2 Riser height and tread depth
Stair riser heights shall be 7" maximum and 4" minimum. Rectangular tread depths shall be 11" minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's nosing.

1011.5.4 Dimensional uniformity
Stair tread and risers shall be of uniform size and shape. The tolerance between the largest and the smallest riser height or between the largest and smallest tread depth shall not exceed 3/8" in any flight of stairs.

1011.6 Stairway landings
There shall be a floor or landing at the top and bottom of each stairway. The width of the landings shall be not less than the width of the stairways served.

1011.7.2 Outdoor conditions
Outdoor stairways and out door approaches to stairways shall be designed so that water will not accumulate on walking surfaces.

General Symbol Legend

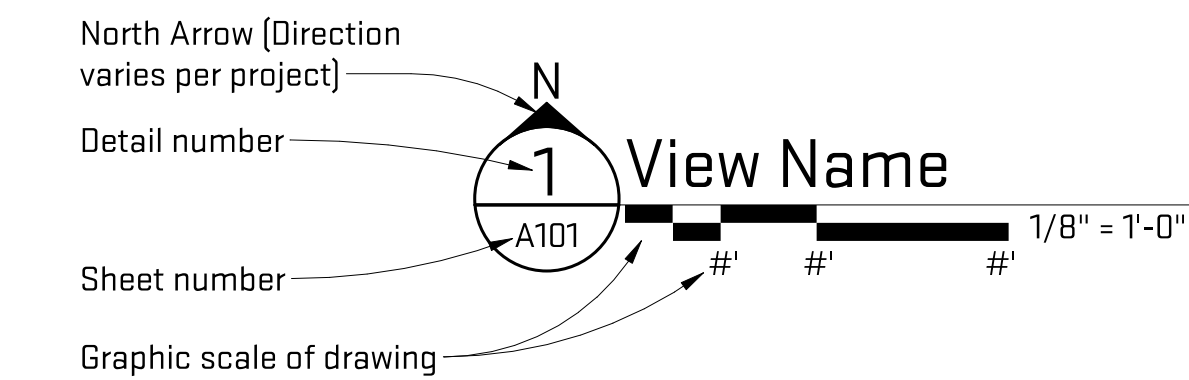


Structural Notes

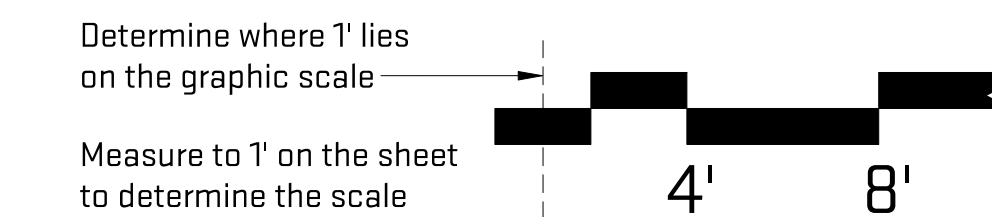
- Design:** The design of the structure is in accordance with the Michigan Building Code, 2015 edition. **WARNING:** The structural integrity of the building shown on these plans is dependant upon completion according to plans and specifications. Structural members are not self-bracing and shall be shored and/or braced by the contractor as necessary until stabilized by virtue of completed connections.
- Loads:** Live loads allowed for in the design of the residential floor: 40 PSF.
- Foundations:** All footings shall bear on undisturbed soil, having a minimum safe bearing capacity of 2500 PSF. The Testing and Inspection Agency shall verify soil bearing capacity at each footing prior to placement of concrete. Notify architect of any variation from the anticipated bearing capacity for appropriate redesign or lowering of footing.
The bottoms of all exterior footings shall be minimum 3'-6" below finished grade. If the building will be under construction during freezing weather all interior foundations shall be depressed 3'-6" below construction grade for frost protection. If such additional footing depth will cause the undermining of adjacent existing footings or structures, provide shoring, bracing or underpinning as required or leave footing elevation as designed and provide continued protection and heat to prevent formation of frost below footing and adjacent to footing.
- Wood framing:** All wood framing shall conform to the "Timber Construction Manual" by the American Institute of Forest & Paper Association latest edition.
Wood framing shall comply with the following minimum material specifications for dimensional lumber:
Douglas Fir-Larch (DF)
No. 2 or better (WWPA/NLGA)
a. Bending Fb = 900 psi
b. Shear Fv = 180 psi
c. Mod. Elas. E = 1,600,000 psi

Graphic Scale Legend

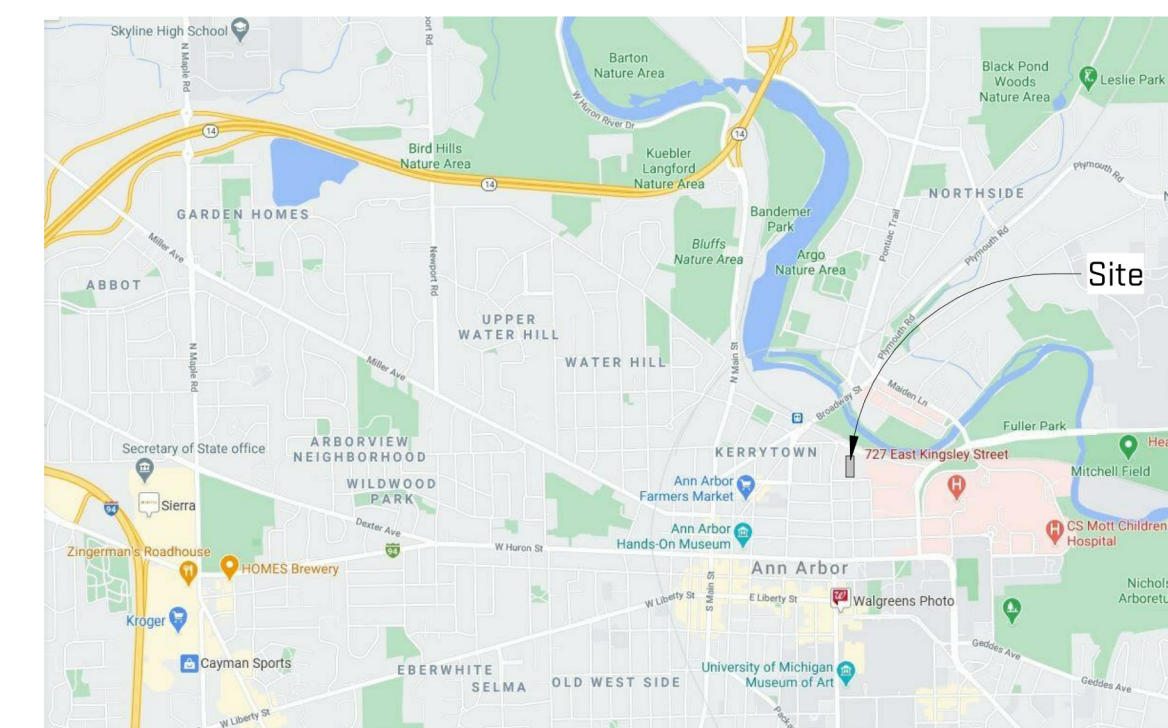
View title with Graphic Scale & North Arrow:



Reading the Graphic Scale:



Site Map



architecture | construction | objects
P: (734) 929-9000 | F: (734) 929-9001 | www.oxstudioinc.com

Job Title:
727 E. Kingsley Stair Replacement
727 E. Kingsley Street
Ann Arbor, MI 48104

Sheet Title:
Title Sheet
Released For: Revision 01

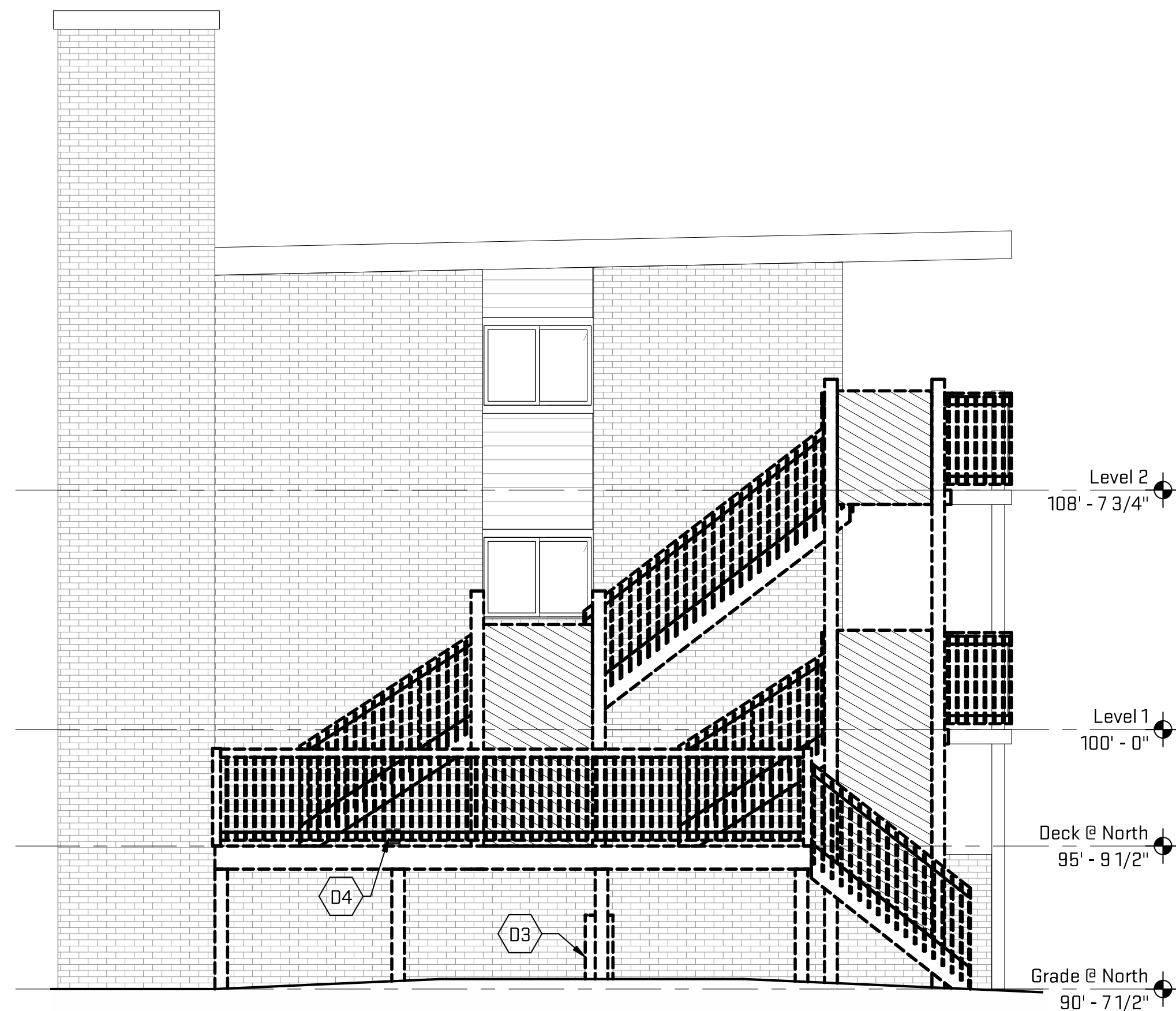


CAB-KSL20

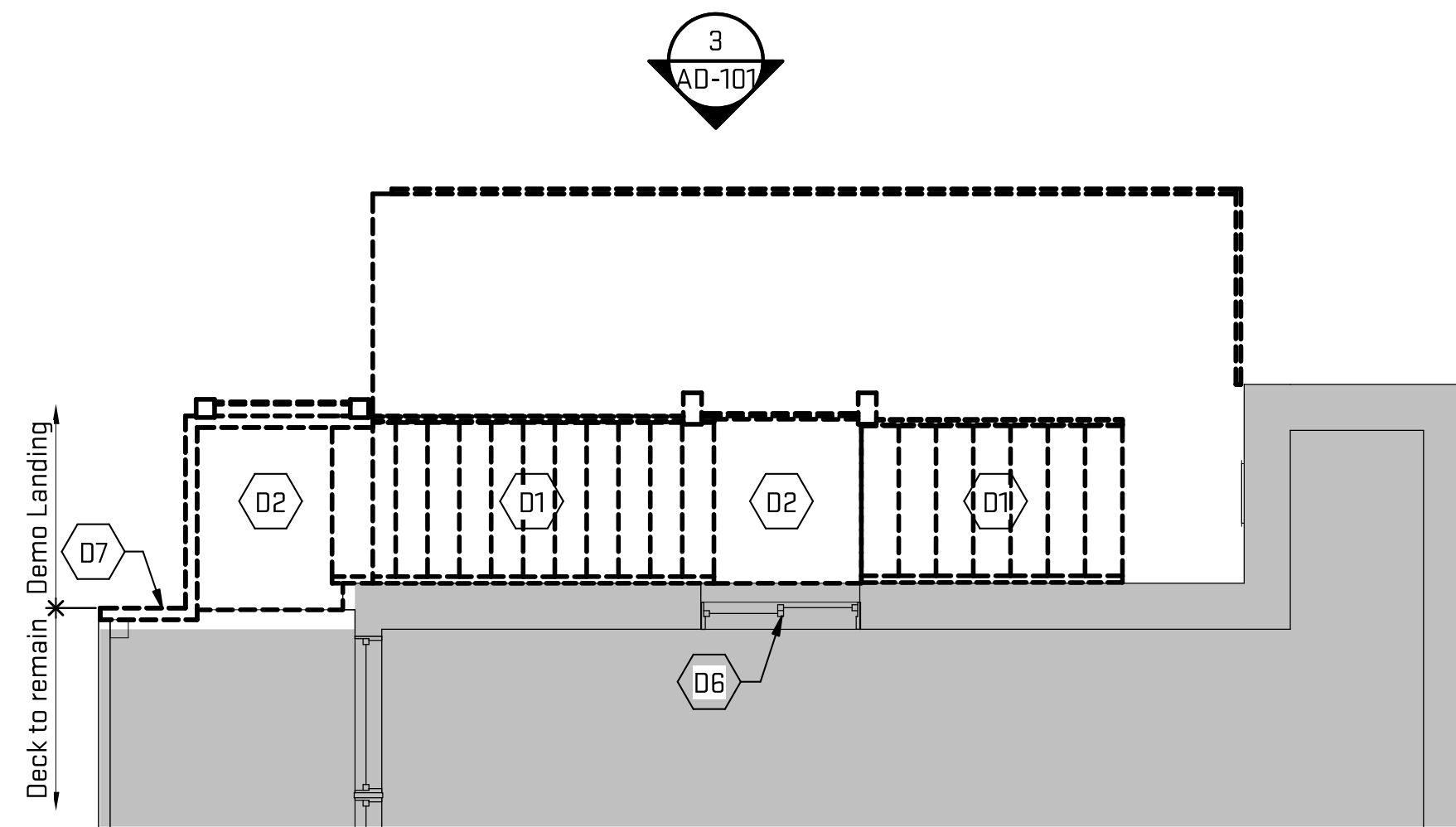
G-100

Scales listed are for 22x34 drawing size

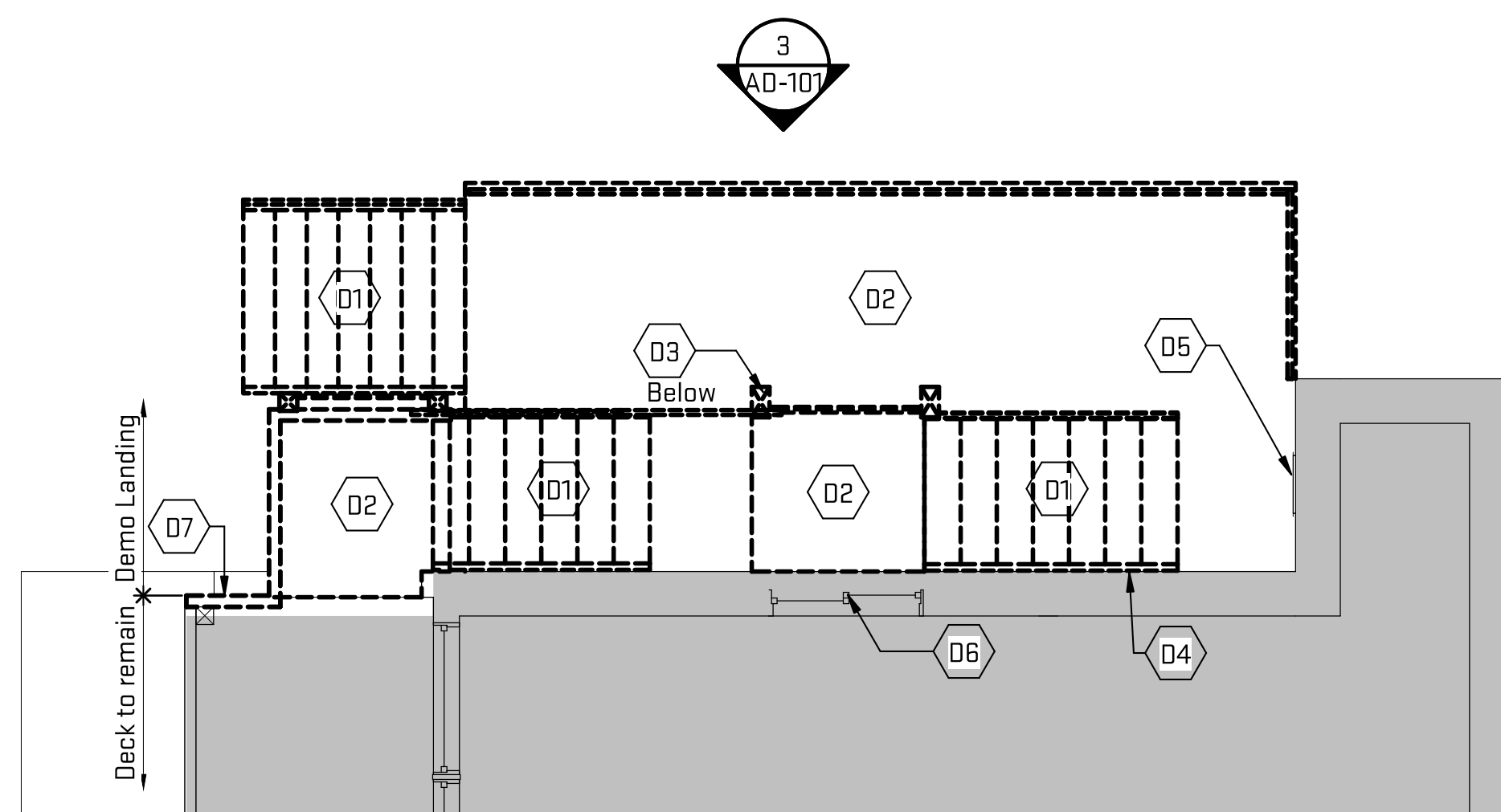
Plot Date/Time: 6/30/2022 11:15:59 PM File Path: \\oxs-frvmas\Projects\CAB - Cabrio Properties\KSL20 - Kingsley Stair Replacement\727 Kingsley\05 CAD\02 - Rev\KSL20.rvt



3 Demolition Elevation
AD-101 1/4" = 1'-0"



2 Level 2 Enlarged Demolition Plan
AD-101 1/4" = 1'-0"



1 Level 1 Enlarged Demolition Plan
AD-101 1/4" = 1'-0"

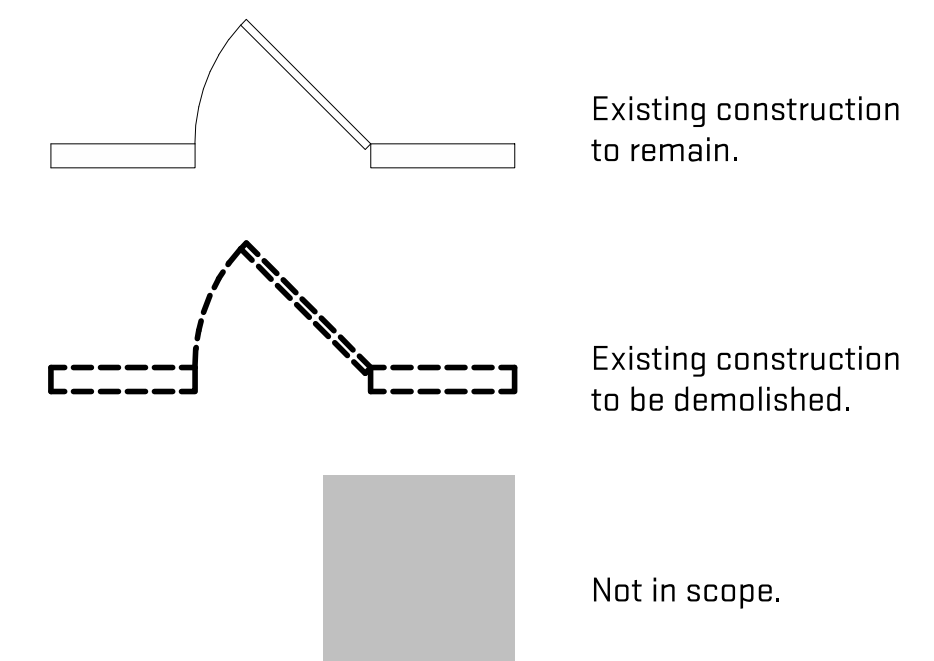
General Demolition Notes:

- A. All dimensions to be verified in field prior to construction. Notify Architect of all discrepancies prior to starting work.
- B. All existing materials to remain which are damaged or otherwise disturbed by the contractor's operations shall be patched and repaired to match existing adjacent materials so that repair is imperceptible.
- C. Contractor shall maintain all required exits unobstructed, illuminated and protected from construction activities.
- D. Contractor to clean areas adjacent to demolition area of dust, dirt and debris caused by demolition operations.
- E. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site. Transport demolished materials and legally dispose of them.
- F. Contractor shall notify Architect of any conflicts between existing construction and construction documents.

Sheet Keynotes

- D1 Demolish existing wood stairs, stringers, handrails and associated framing, typical.
- D2 Demolish existing landings, guardrails and associated framing, typical.
- D3 Demolish existing concrete pier at grade.
- D4 Existing vent to remain, secure or replace as needed.
- D5 Abandoned access door to remain.
- D6 Existing window to remain.
- D7 Demolish side guardrail on deck to remain at location of new stair landing addition, refer to new work plans.

Demolition Floor Plan Legend



Scales listed are for 22x34 drawing size



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Job Title:

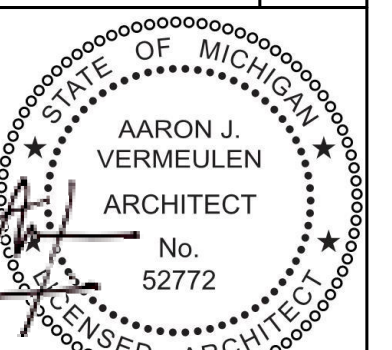
727 E. Kingsley Stair Replacement

727 E. Kingsley Street
Ann Arbor, MI 48104

Sheet Title:

Demolition Plan

Released For: Permit



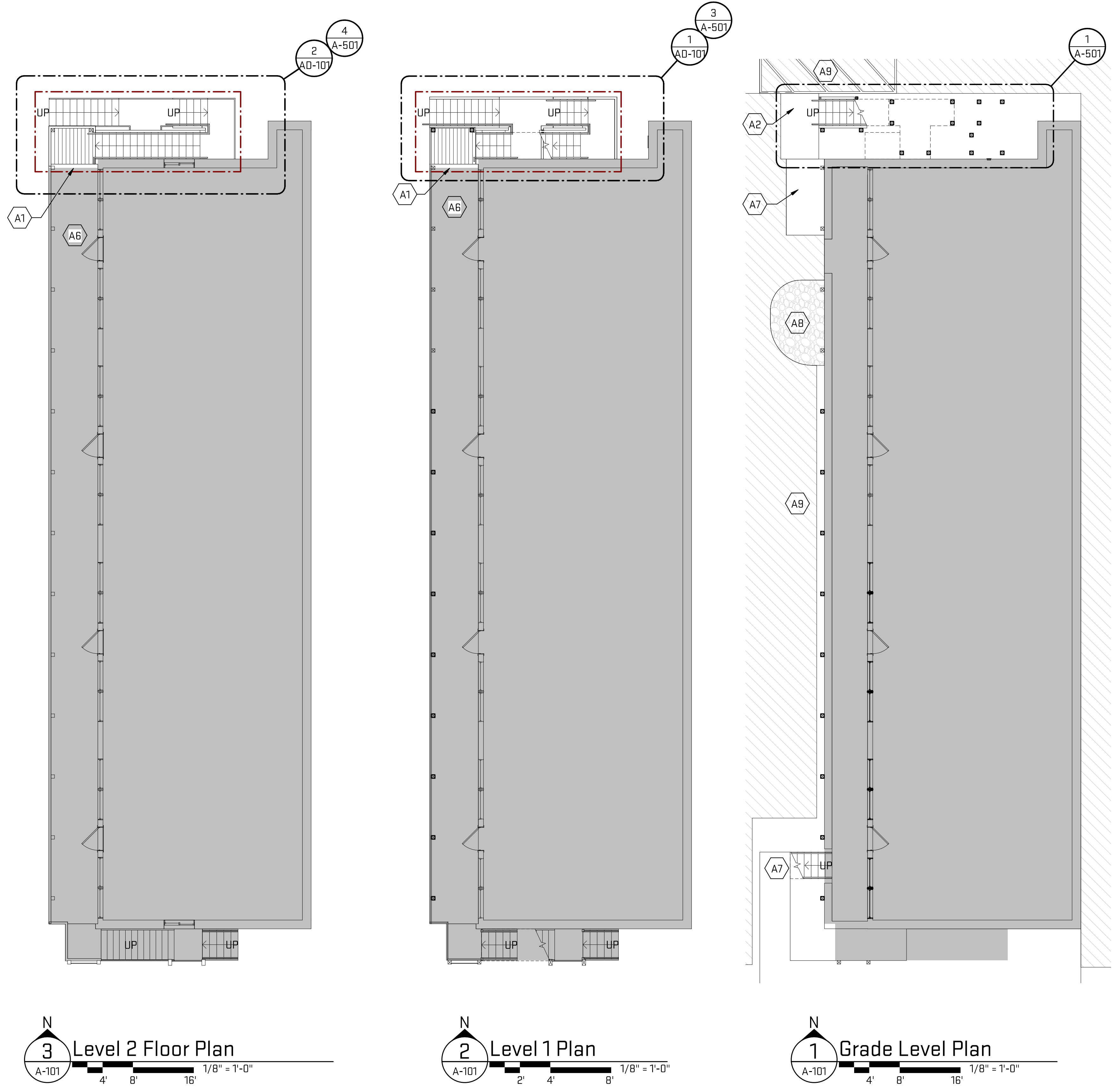
12/11/2020

CAB-KSL20

AD-101

Project #
Drawing #

Plot Date/Time: 6/30/2022 11:55:56 PM File Path: \\ox-fvrmas\Projects\CAB - Cabrio Properties\KSL20 - Kingsley Stair Replacement\727 Kingsley\05



General Sheet Notes:

A. Refer to A-501 for General Notes.

Sheet Keynotes

- A1 Align new landing with existing deck, align new guardrail with existing guard rail.
- A2 New 4" concrete slab landing.
- A6 Existing deck to remain.
- A7 Existing sidewalk to remain.
- A8 Existing rock garden to remain.
- A9 Tenant asphalt parking area.

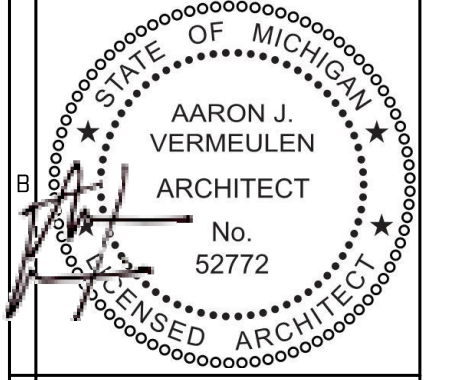
Architectural Floor Plan Legend

- Area Not in Scope
- Scope of work boundary



Job Title:
727 E. Kingsley Stair Replacement
727 E. Kingsley Street
Ann Arbor, MI 48104

Sheet Title:
Floor Plans
Released For: Permit

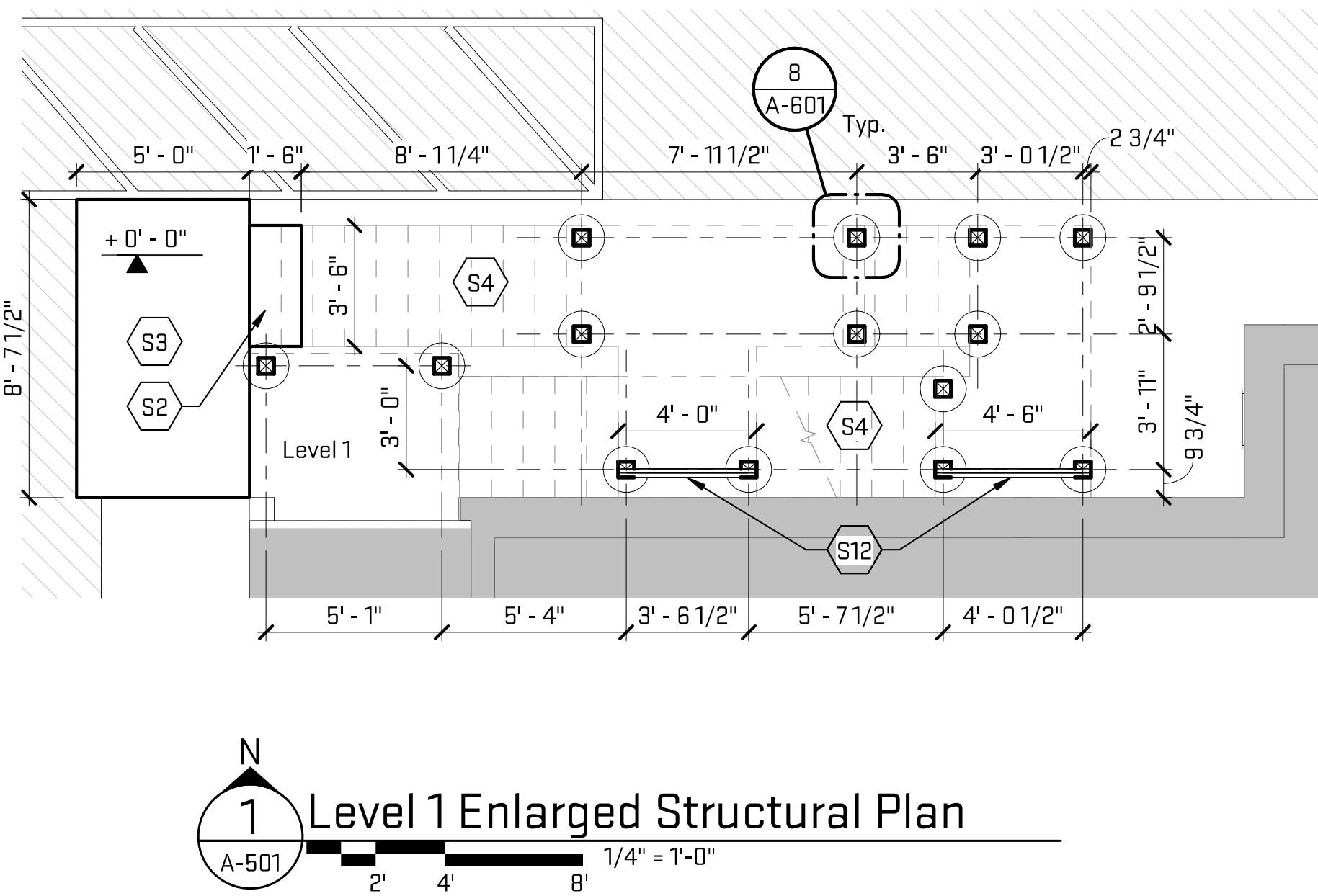
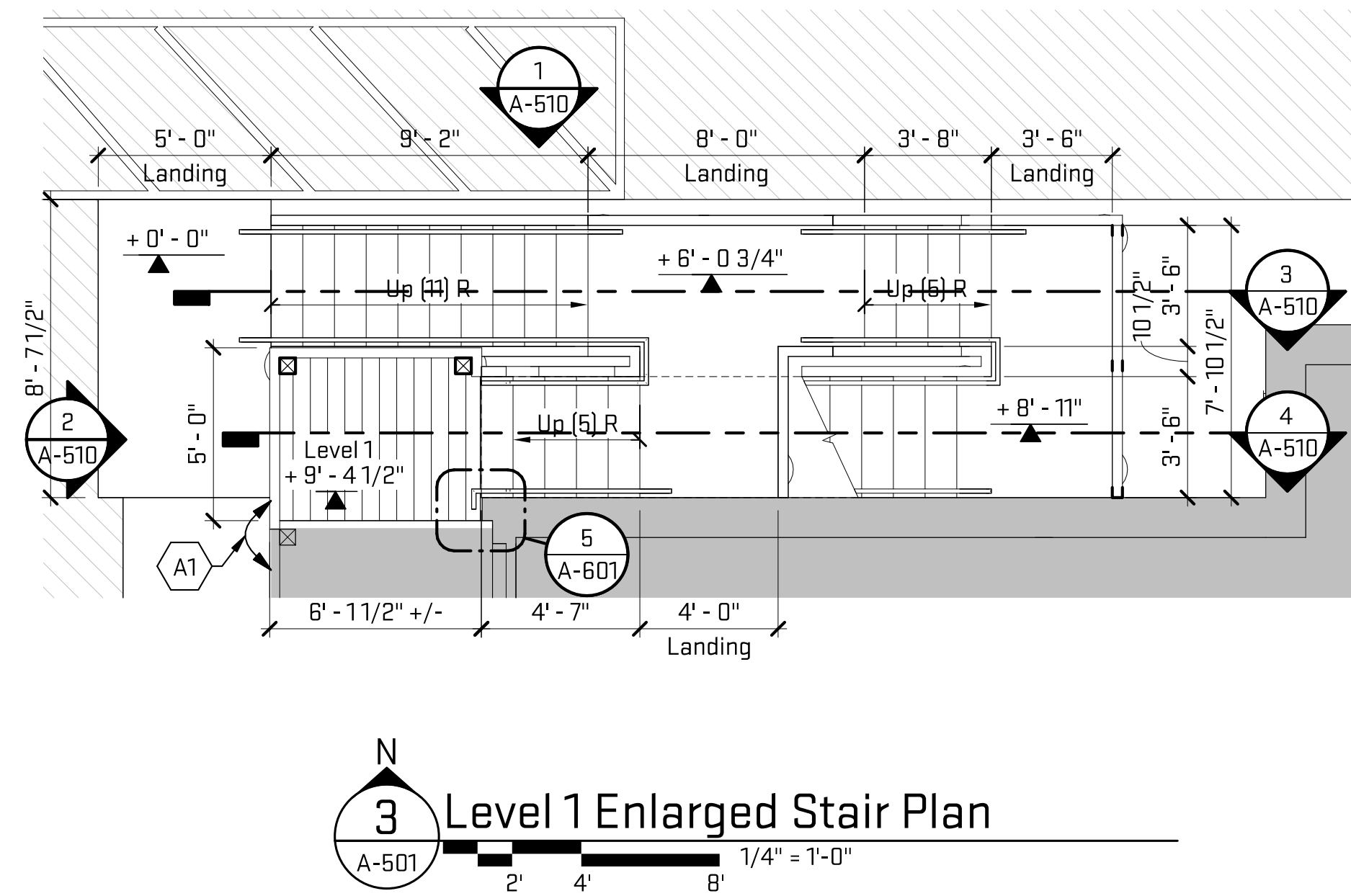
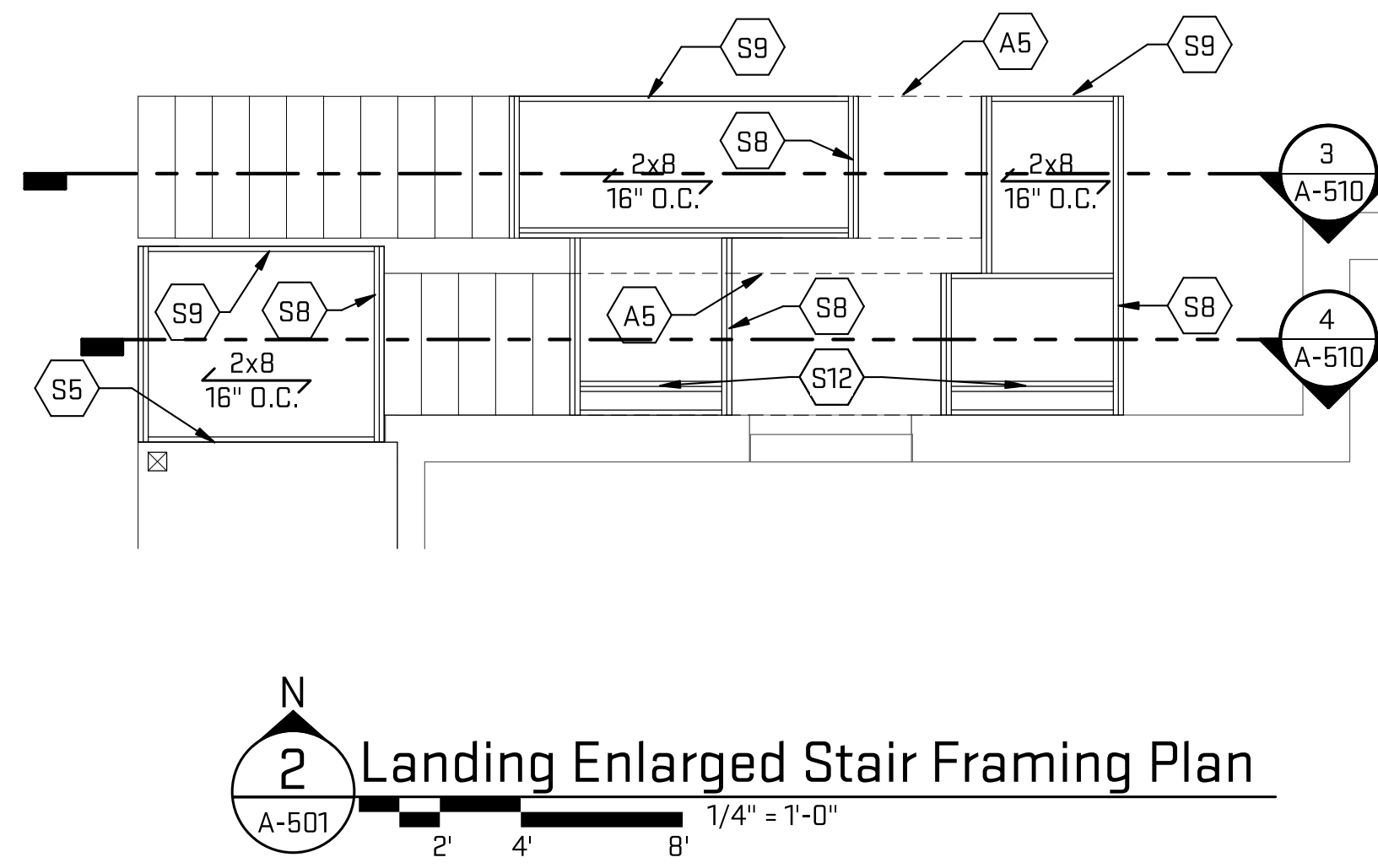
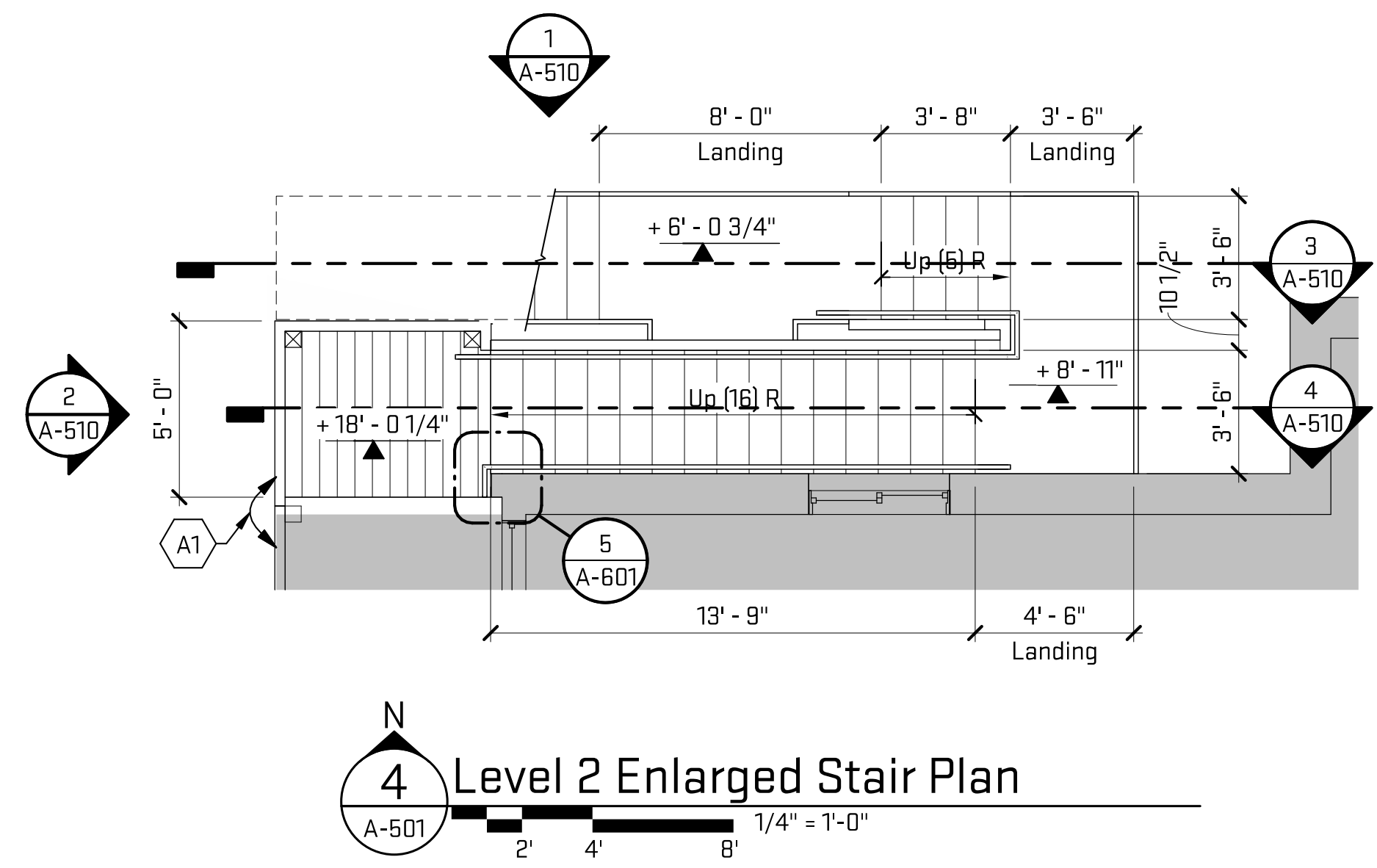


12/11/2020
CAB-KSL20

A-101

Scales listed are for 22x34 drawing size

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General Sheet Notes:

- A. Refer to A-601 General Sheet Notes for lumber requirements.
- B. Provide handrail extensions at all new handrails to comply with 2010 ADA and 2012 Michigan Building Code Requirements.
- C. Provide 12" handrail extension at all stair runs, and handrail extension equal to tread depth at bottom of stair runs.
- D. Provide intermittent supports at guardrail balusters.
- E. Return all handrail extensions to adjacent guardrail.

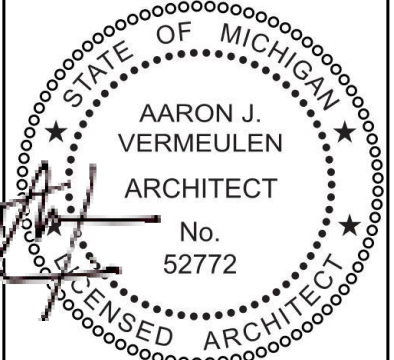
Sheet Keynotes

- A1 Align new landing with existing deck, align new guardrail with existing guard rail.
- A5 Dashed line indicates stair above.
- S2 Concrete frost footing under stair.
- S3 4" concrete landing at grade.
- S4 Dashed lines indicate stair/landing above.
- S5 Outer joist of landing fastened to outer joist of deck with stainless steel or galvanized lag bolts.
- S8 (2) 2x8 pressure treated rim beam.
- S9 2x8 pressure treated outer joist.
- S12 (2)2x8 pressure treated beam below landing.



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727 E. Kingsley Stair Replacement
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Ann Arbor, MI 48104

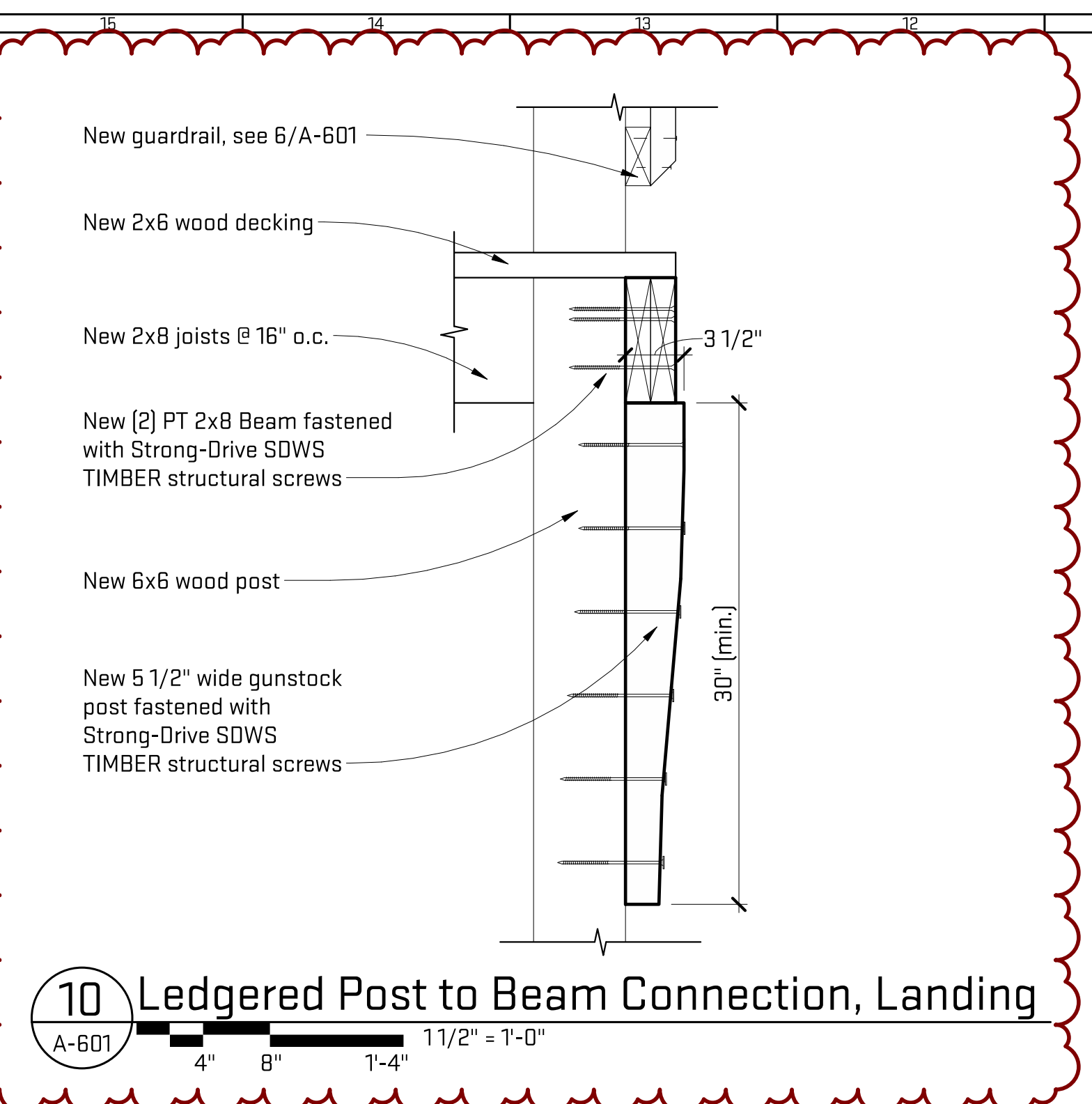
Sheet Title:
Enlarged Stair Plans
Released For: Permit



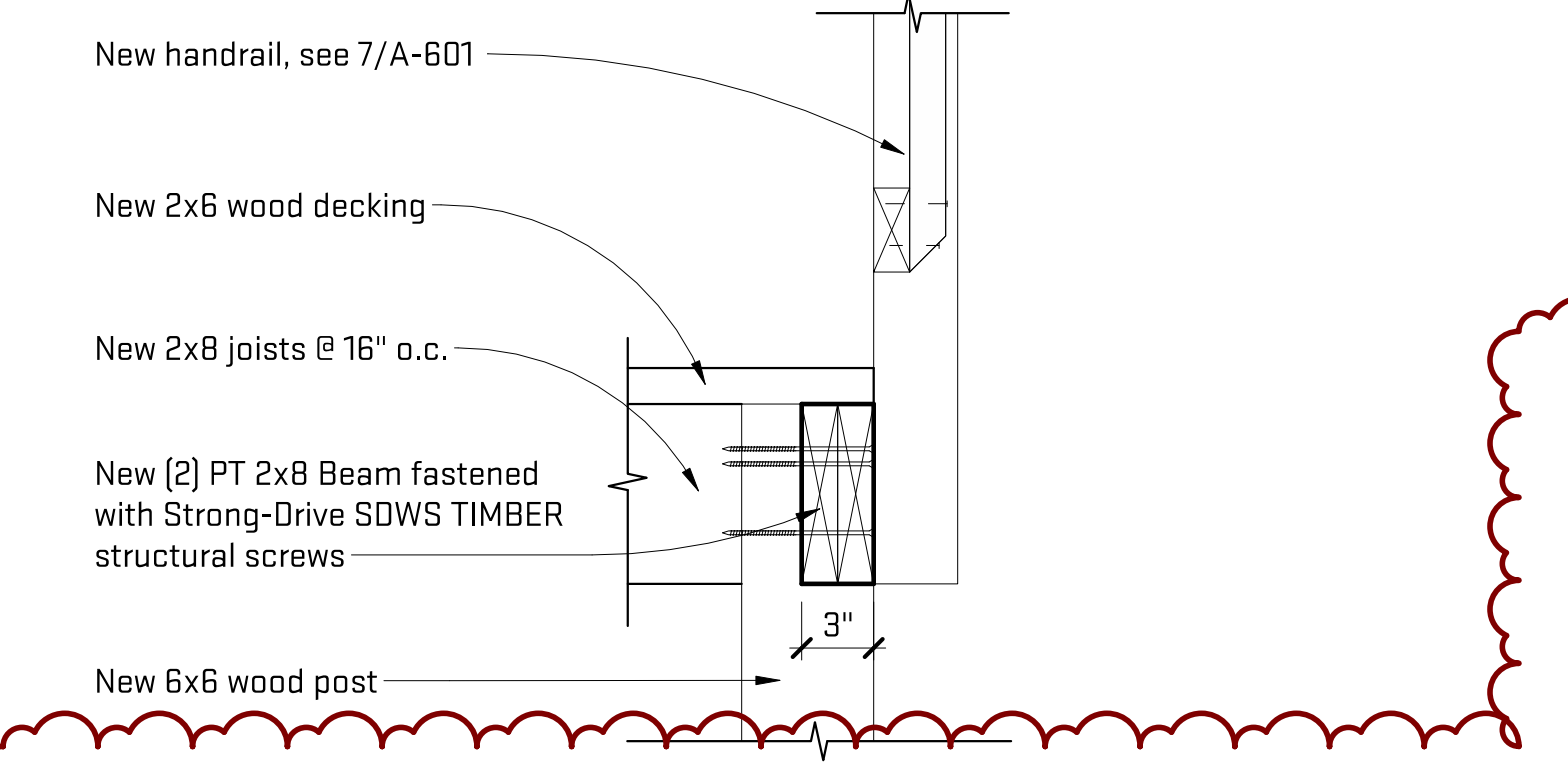
12/11/2020
CAB-KSL20
A-501

Scales listed are for 22x34 drawing size

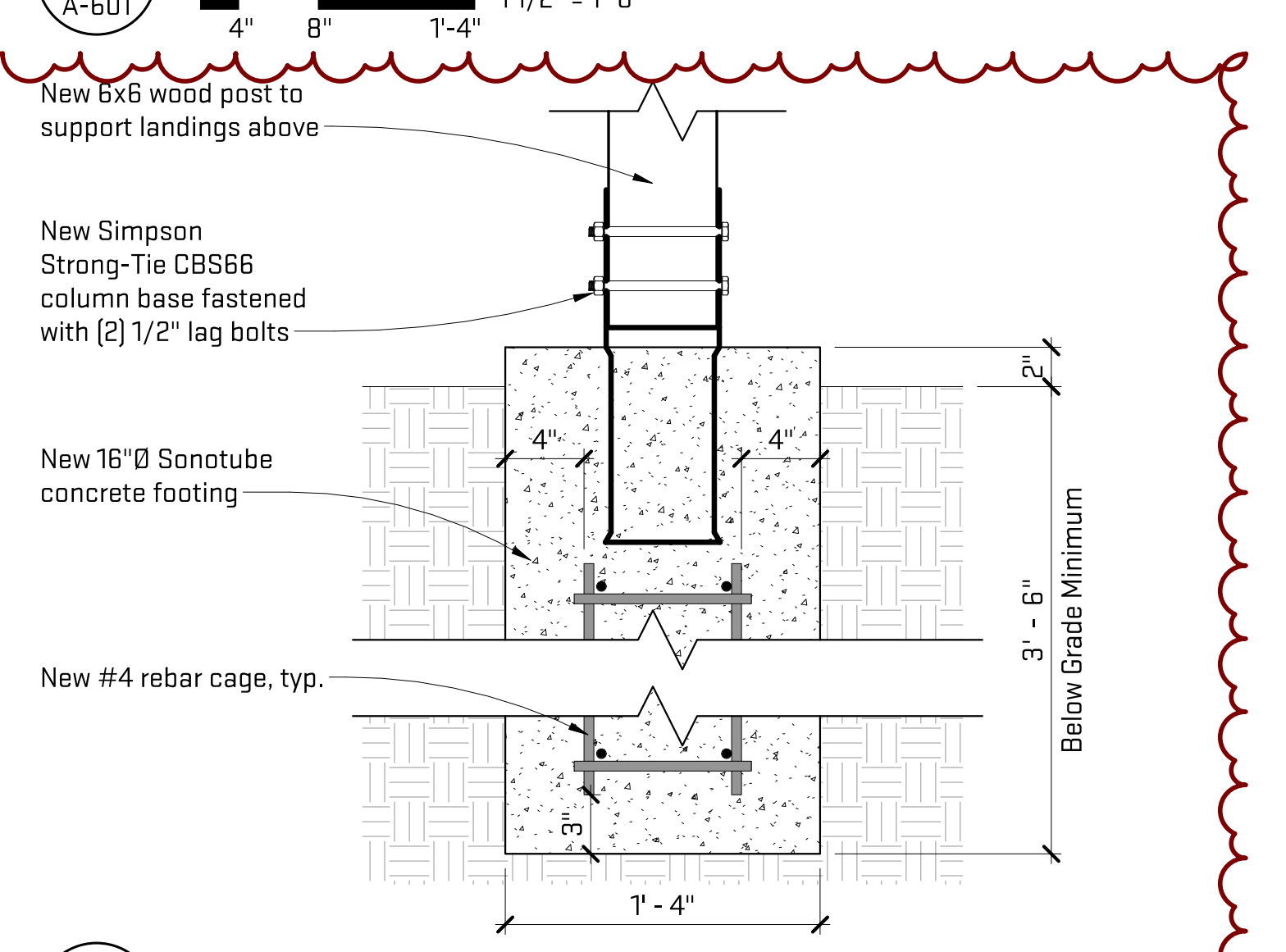
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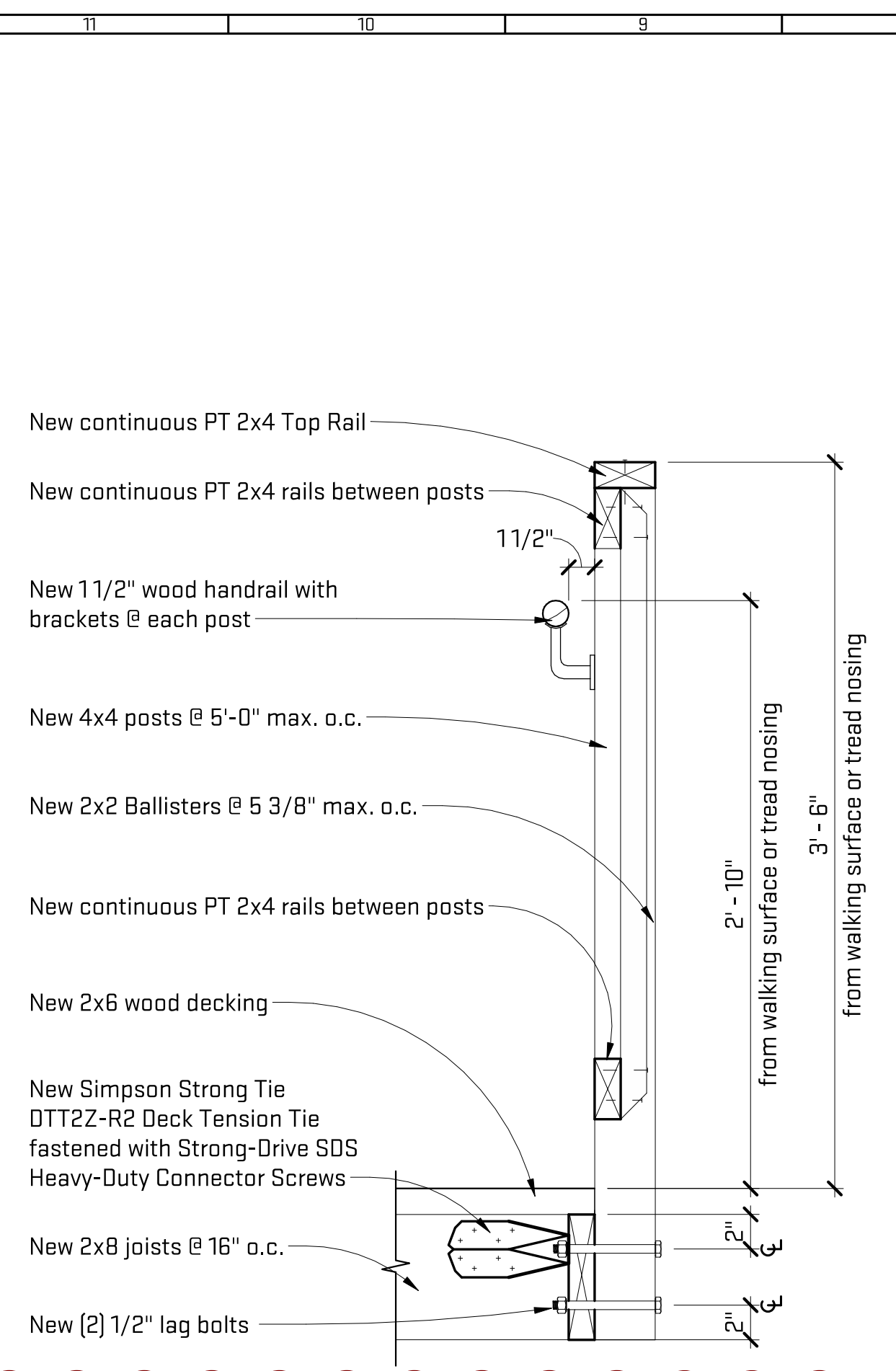
10 Ledgered Post to Beam Connection, Landing
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"



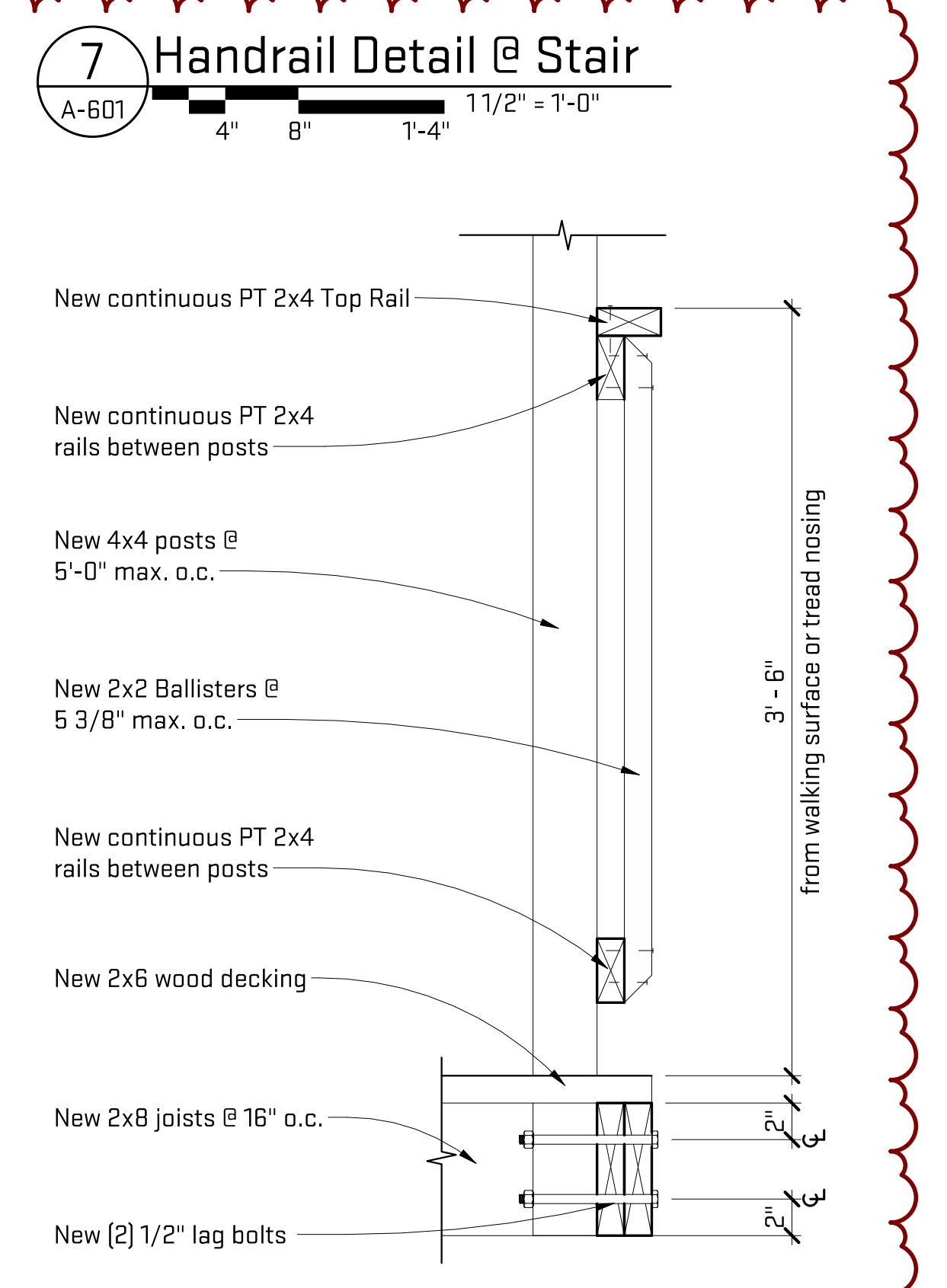
9 Notched Post to Beam Connection, Landing
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"



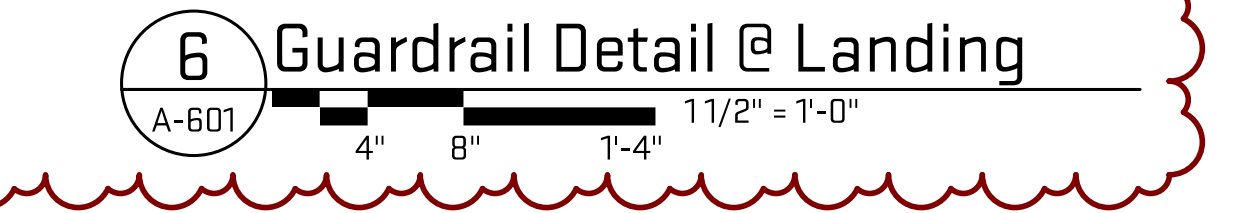
8 Post Foundation Detail
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"



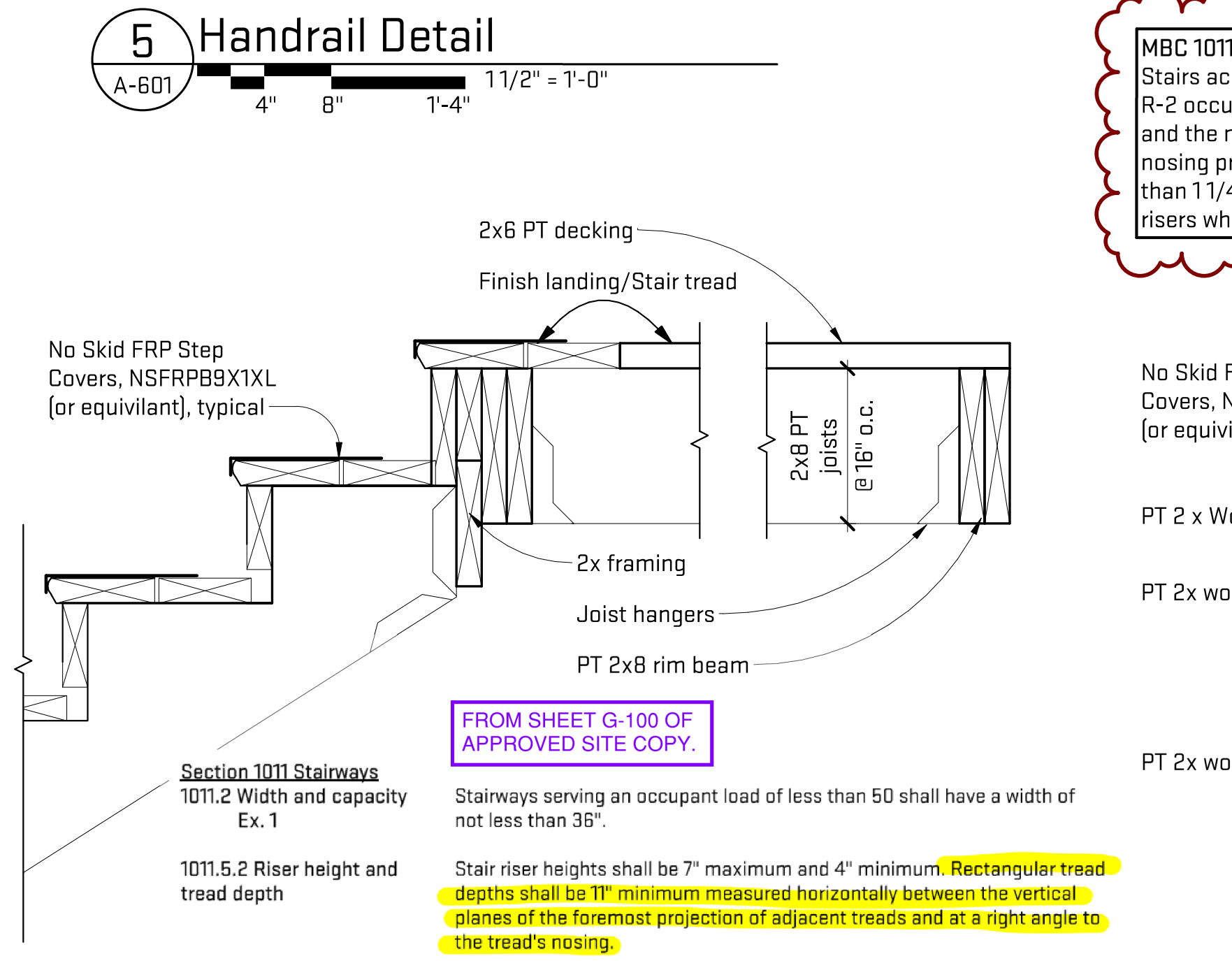
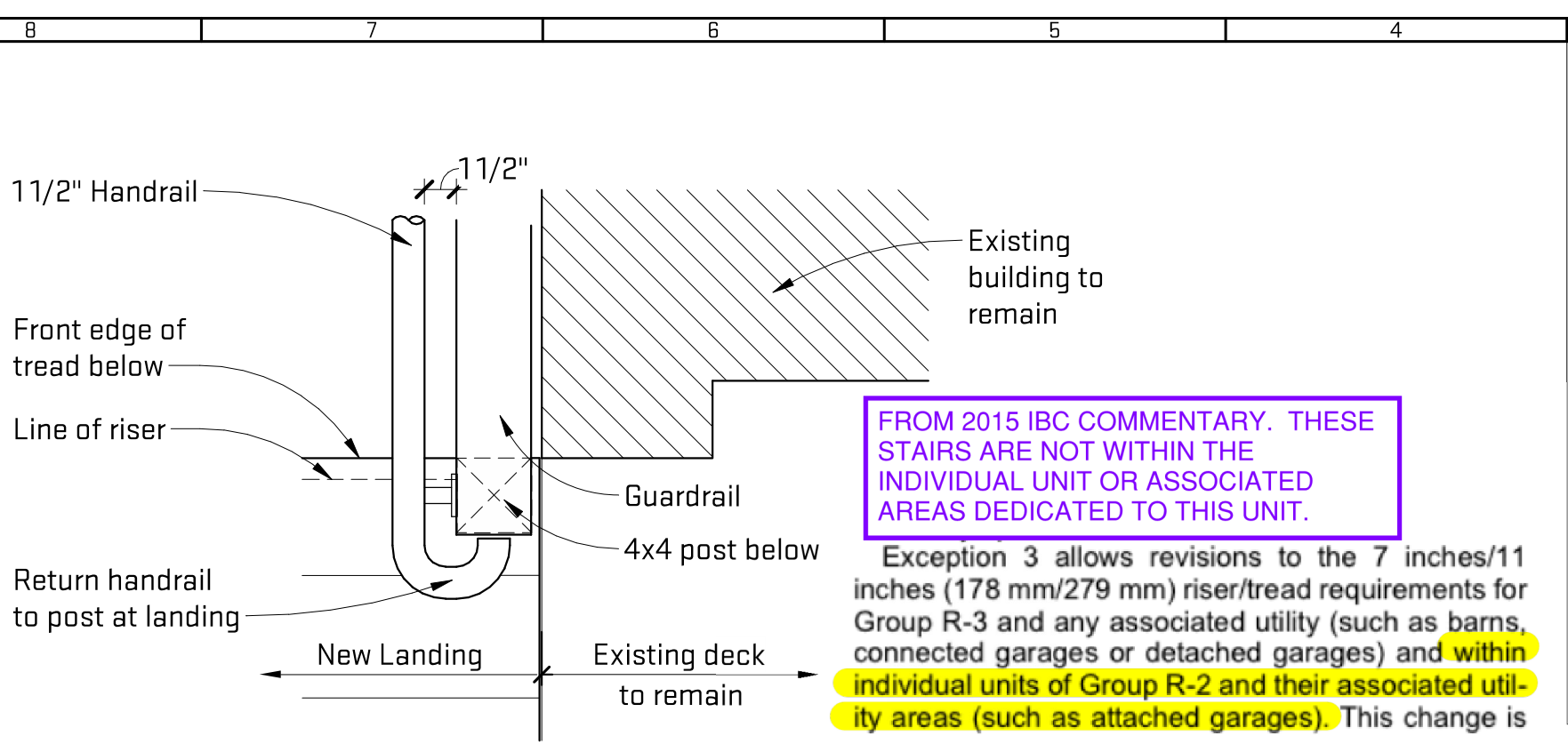
5 Handrail Detail
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"



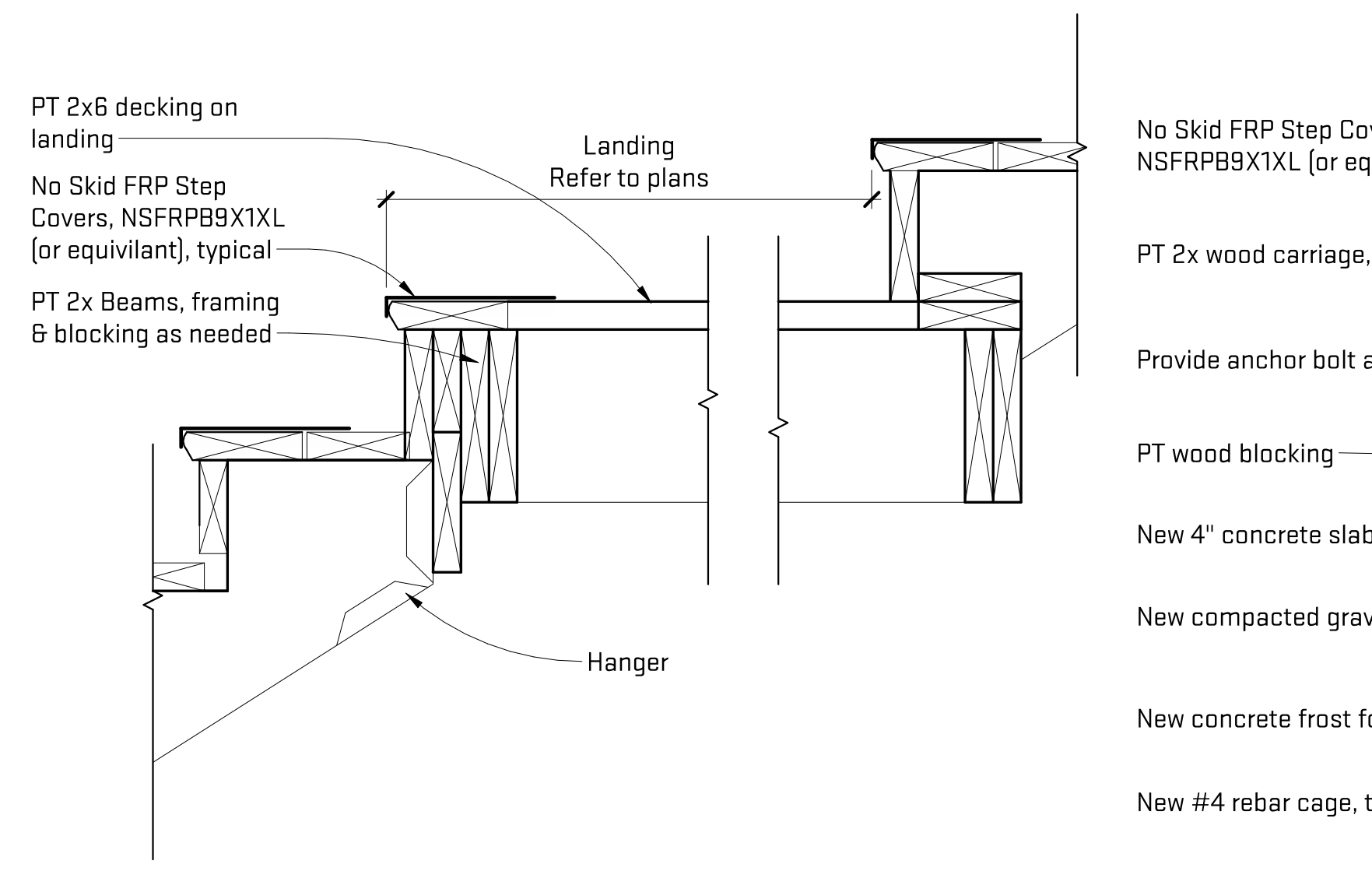
7 Handrail Detail @ Stair
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"



6 Guardrail Detail @ Landing
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"



4 Stair at Landing Detail
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"

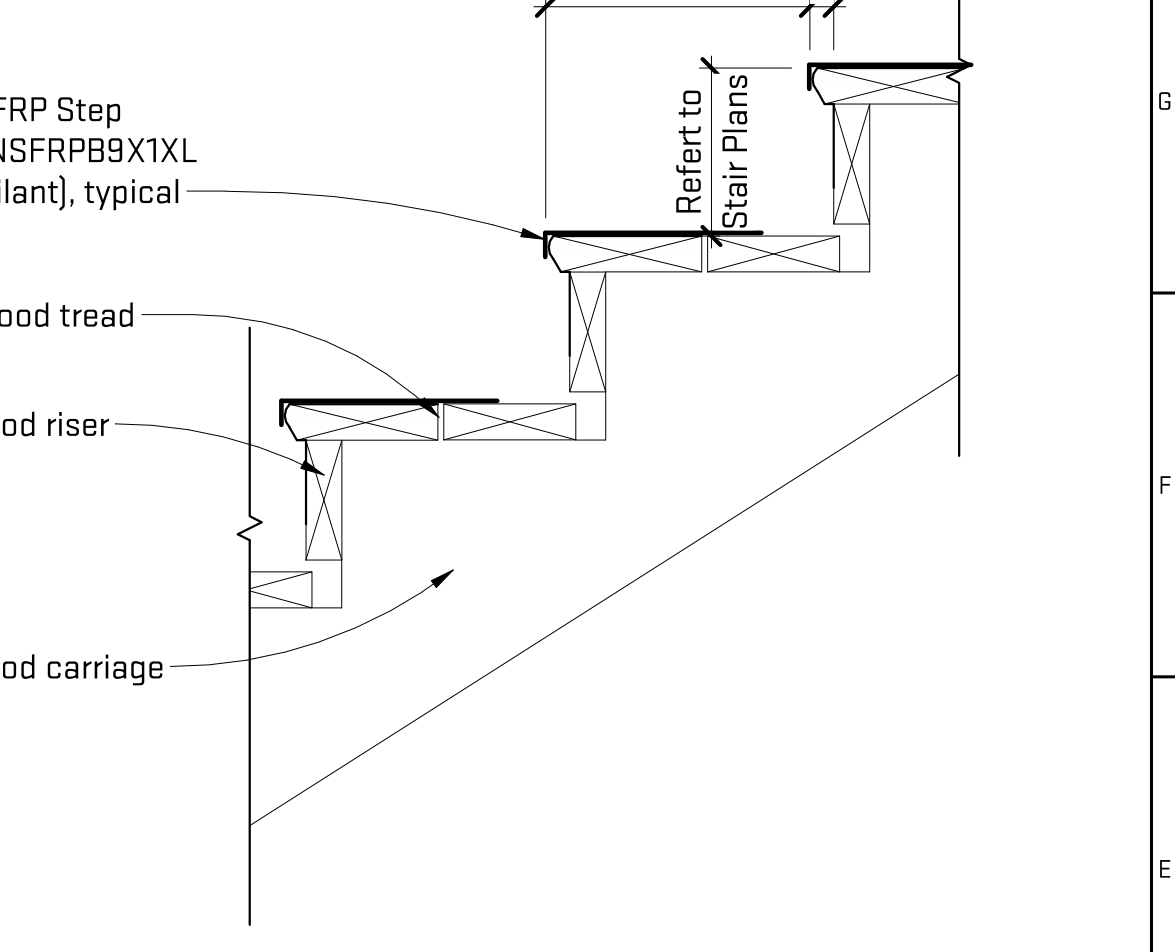


3 Typical Landing Detail
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"

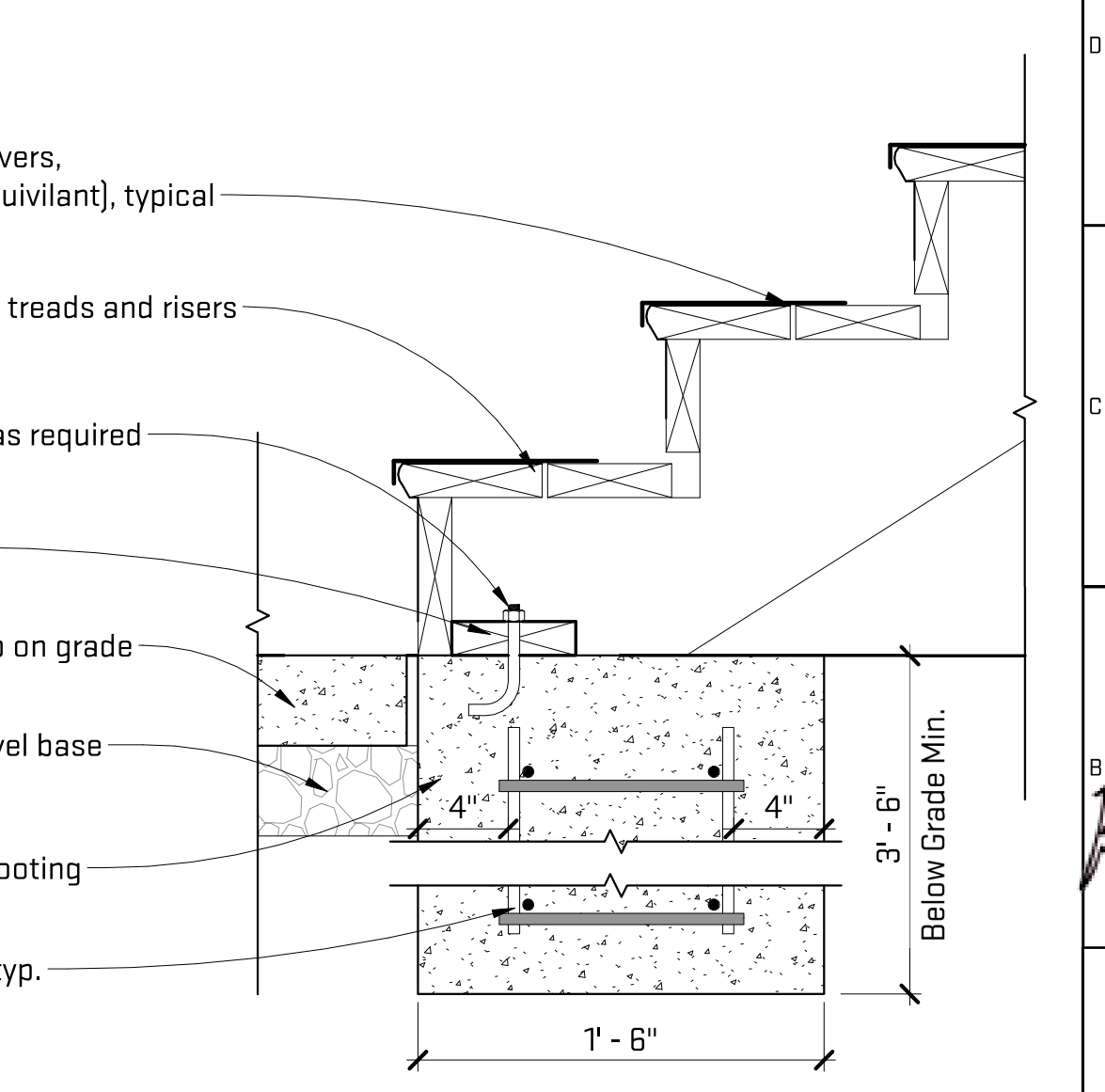
General Sheet Notes:

- All structural posts and wood members in direct contact with grade to be UC4B or UC4C pressure treated (PT) lumber.
- All visible wood members to be AC2 Cedartone treated lumber.
- Joist hangers to be stainless steel or triple galvanized.
- All beams and headers to be DF#1 or better.
- Use Simpson MST-37 (or similar) to strap all beams & headers to top plate unless noted otherwise.
- Provide double studs or posts @ all beam and point load locations.
- All fasteners to be stainless steel or galvanized.
- Use membrane flashing at any condition that results in flashing making contact with treated lumber.

MBC 1011.5.2.3
 Stairs accessory to individual dwelling units in group R-2 occupancies the maximum riser shall be 7 3/4" and the minimum tread depth shall be 10 inches. A nosing projections not less than 3/4" but not more than 1 1/4" shall be provided on stairways with solid risers where the tread depth is less than 11".



2 Typical Tread and Riser Detail
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"



1 Stair Detail at Grade
 A-601 4" 8" 1'-4" 1 1/2" = 1'-0"

Scales listed are for 22x34 drawing size

Job Title: **727 E. Kingsley Stair Replacement**

Sheet Title: **Details**

Released For: Revision 01

Project #: CAB-KSL20

Drawing #: **A-601**

Architect: **AARON J. VERMEULEN ARCHITECT**
 No. 52772
 LICENSED ARCHITECT

727 E. Kingsley Street
 Ann Arbor, MI 48104