

CHI PSI LODGE BASEMENT STAIR RENOVATION

620 S. STATE ST., ANN ARBOR, MI 48104

T1.0



GENERAL NOTES:

PROJECT DESIGNED FOR 2015 MRCEB CODE
BUILDING HAS NO FIRE SUPPRESSION SYSTEM - ORIGINALLY BUILT IN 1919
BUILDING USE GROUP CLASSIFICATION IS R-2: RESIDENTIAL 2 (310.1)
BUILDING IS TYPE III A CONSTRUCTION
BUILDING IS DESIGNED FOR MINIMUM 20 LB GROUND SNOW LOAD - NOT SPECIFICALLY DESIGNED FOR WIND
LOAD SINCE DESIGNED IN 1915, BUT ALL EXTERIOR WALLS ARE MINIMUM 13" SOLD BRICK AND CONCRETE
ALL NEW HVAC SOFFITS HAVE A MINIMUM 7'-0" HEADROOM CLEARANCE
ORIGINAL 1919 BUILDING WAS CONSTRUCTED TO BE FIREPROOF - ALL EXTERIOR WALLS ARE MINIMUM 13"
POURED CONCRETE WITH BRICK VENEER AND PLASTER INTERIOR, ALL INTERIOR WALLS ARE CONCRETE
OR CMU WITH MIN. 1/2" PLASTER, ALL FLOORS ARE MINIMUM 4" CONCRETE, ALL CEILINGS ARE PLASTER.
ROOF IS SLATE AND COPPER OVER WOOD TRUSSES. CEILING BELOW WOOD TRUSSES IS 3/4" PLASTER.
1954 ADDITION BUILT SIMILARLY, EXCEPT ROOF IS FLAT WITH STEEL TRUSSES.
ALL CONSTRUCTION SHALL COMPLY WITH THE CODES REFERENCED HEREIN, AND ALL APPLICABLE LOCAL,
STATE AND FEDERAL REGULATIONS HAVING JURISDICTION.
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY
REGULATORY AUTHORITIES.
ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES APPLICABLE TO THIS
PROJECT.
THE CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, UTILITIES, AND MEASUREMENTS PRIOR TO THE
START OF CONSTRUCITON.
THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, THE EXACT LOCATION OF UTILITY TAPS, THE
CONNECTION OF UTILITY LINES FROM THE BUILDING TO SERVICE LINES, AND ALL FEES SHALL BE THE
RESPONSIBILITY OF THE CONTRACTOR.
ALL WORK DONE OUTSIDE THE PROPERTY LINES SHALL BE DONE IN ACCORDANCE WITH THE REGULATORY
AUTHORITIES.
ALL LANDSCAPE DESIGN, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING REQUIRED FOR THIS
PROJECT IS BY OTHERS.
CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM SITE AS REQUIRED.
ALL INTERIOR FINISHES SUCH AS CARPET, PAINT, TILE, HARDWOOD, ETC SHALL BE SELECTED BY THE OWNER
WITH THE CONTRACTOR COORDINATING ALL SELECTIONS. CONTRACTOR SHALL SUBMIT SAMPLES TO
THE OWNER FOR THESE SELECTIONS.
ALL CABINETS, BUILT-INS, SHELVING, ETC. SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER
DIRECTLY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TYP.
ALL DRAWINGS INCLUDED IN THIS SET ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE FULLY
PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. REPRODUCTIONS ARE ONLY ALLOWED WITH THE
WRITTEN PERMISSION FROM THE DESIGNER. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF
THE ARCHITECT AND INCLUDE THE ARCHITECT'S STATEMENT OF UNPUBLISHED WORK. ANY
INFRINGEMENT ON THIS PROPERTY WILL BE VIGOROUSLY PROSECUTED.
CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING AND FIRE
PREVENTION NECESSARY FOR THE SAFETY OF ALL PERSONNEL AND THE PROPERTY THROUGHOUT THE
DURATION OF THE CONSTRUCTION CONTRACT.
CONTRACTOR SHALL PROTECT ALL IN PLACE CONSTRUCTION, LANDSCAPING, PAVING, UTILITIES, ETC. FROM
DAMAGE DURING CONSTRUCTION. ALL DAMAGED PAVING, CONSTRUCTION, LANDSCAPING, ETC. TO BE
RESTORED TO ORIGINAL CONDITION BY CONTRACTOR DAMAGING SAME.
CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION.
CONTRACTOR TO VERIFY EXACT LOCATION OF ALL UTILITY LINES AND INTERCEPT AS REQUIRED TO KEEP ALL
PIPING AS CLOSE TO WALLS AND AS HIGH TO UNDERSIDE OF STRUCTURE AS POSSIBLE.
CONTRACTOR SHALL COORDINATE ALL ELECTRICAL FLOOR AND WALL SLEEVES WITH ARCHITECTURAL
DRAWINGS.
CONTRACTOR TO COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH ELECTRICAL INSTALLER.
ALL EQUIPMENT, FIXTURES, AND MATERIALS SHALL BE LISTED BY UNDERWRITERS LABORATORIES.
ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID MOLECULAR
BREAKDOWN.
A FINISH OR FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH OF WALL IS TO BE FINISHED
OR FIRE-RATED AS INDICATED.
NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS
ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS
AND SYSTEMS.
DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.
PROVIDE BLOCKING AS REQUIRED FOR CEILING AND WALL-MOUNTED ITEMS.
DO NOT SCALE DRAWINGS.
MANUFACTURER'S NAMEPLATES, TRADEMARKS, LOGOS, OR THEIR IDENTIFICATION SHALL NOT BE VISIBLE IN
PUBLIC AREAS.
ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.

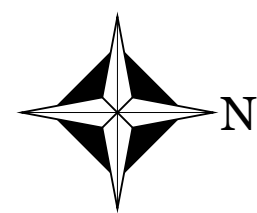
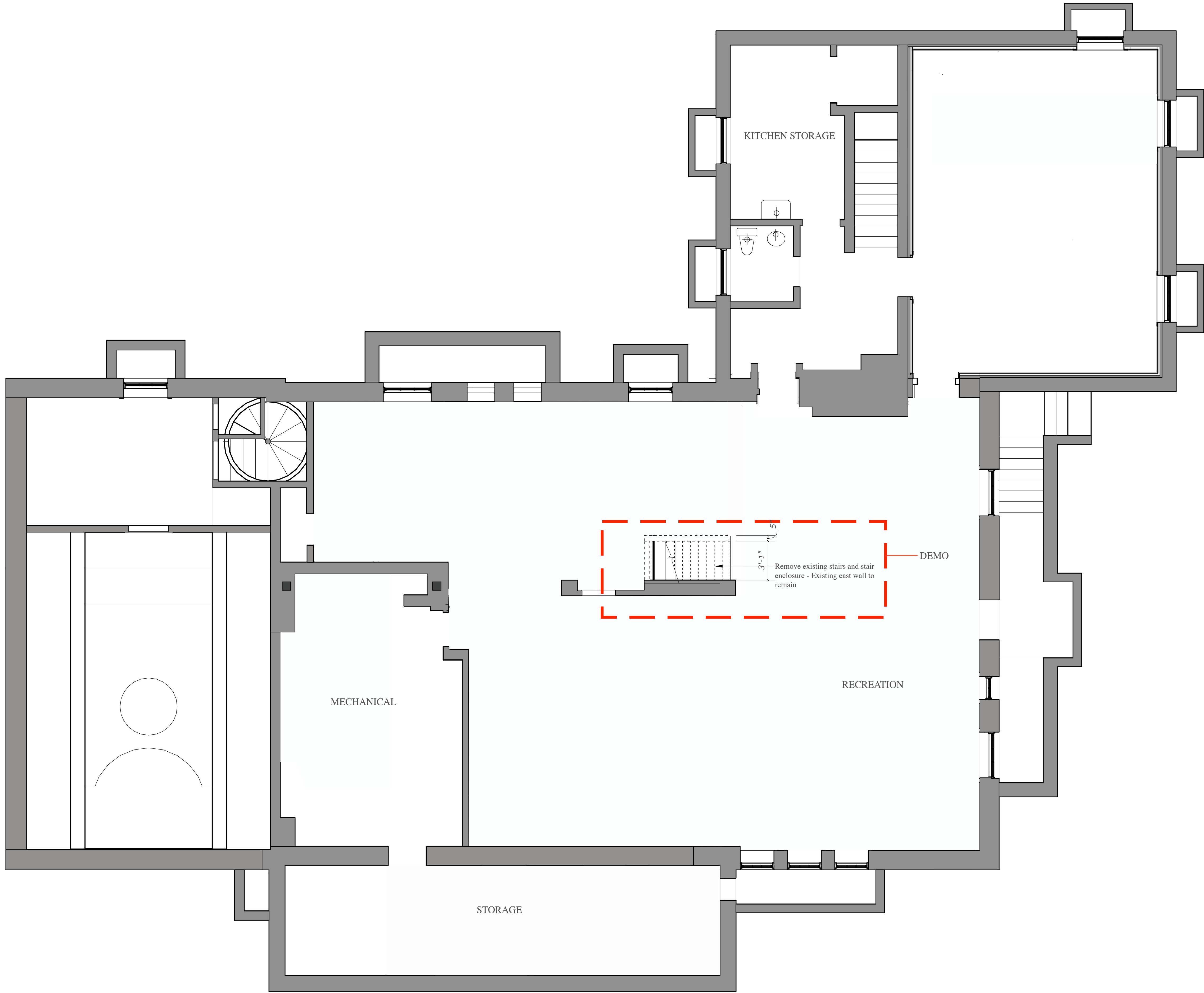
SHEET INDEX:

T1.0	TITLE SHEET
D1.0	BASEMENT DEMOLITION PLAN
D2.0	BASEMENT DEMOLITION RCP
D1.1	FIRST FLOOR DEMOLITION PLAN
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A4.0	SECTIONS/ELEVATIONS
A5.0	PROPOSAL ANALYSIS
A5.1	SITE PHOTOS

TITLE PAGE

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RENOVATION

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BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

D1.0

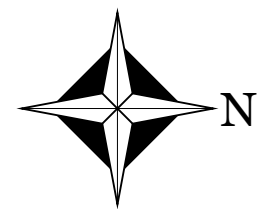
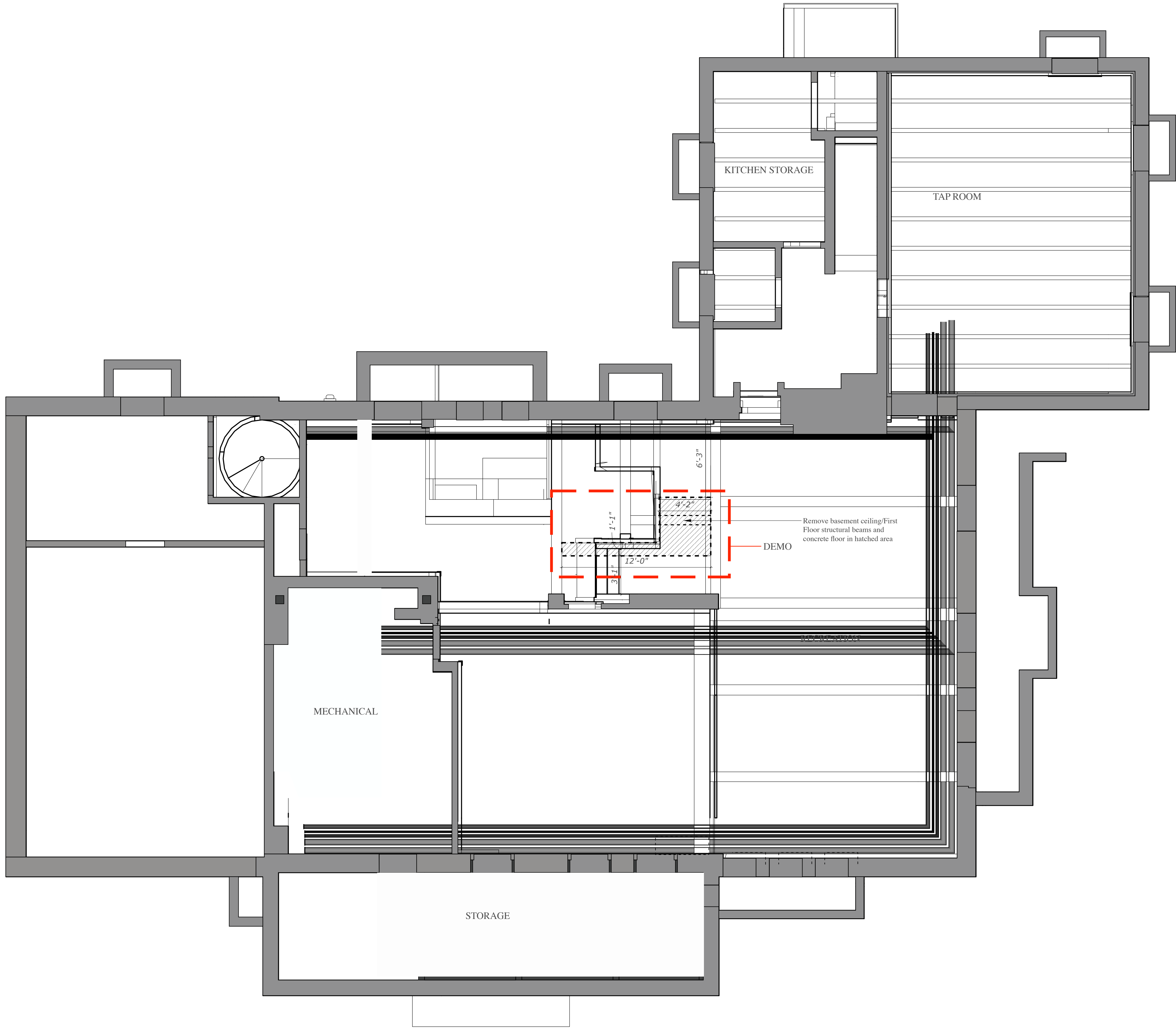


BASEMENT DEMOLITION PLAN

DATE	4/30/2025
SET/VERSION	4.0
DRAWN BY	
CHECKED BY	
REMARKS	

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BASEMENT DEMOLITION REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

D2.0

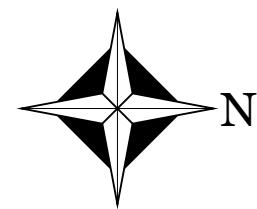
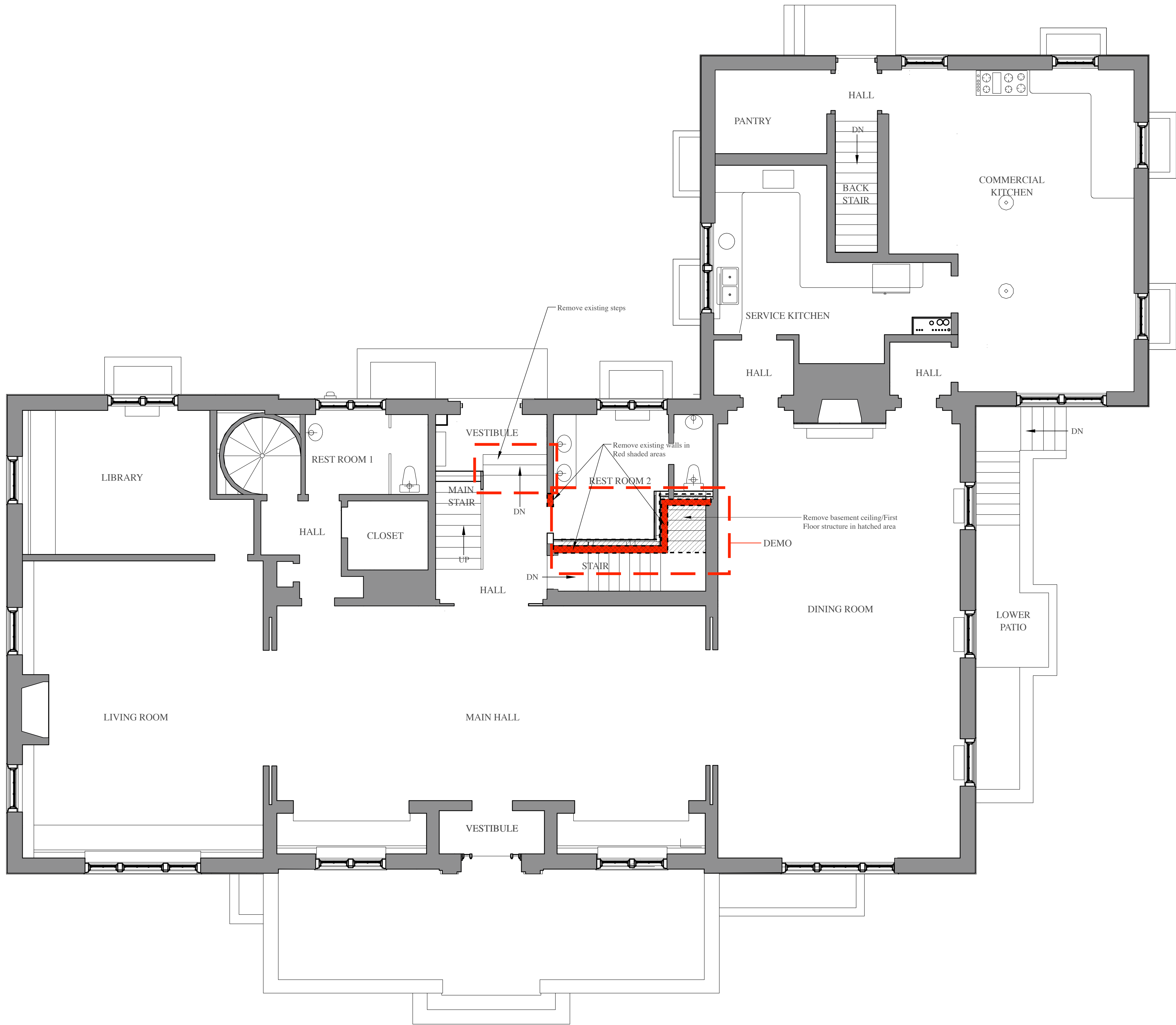


BASEMENT DEMOLITION REFLECTED CEILING PLAN

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FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

D1.1

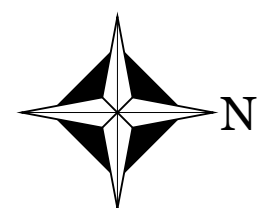
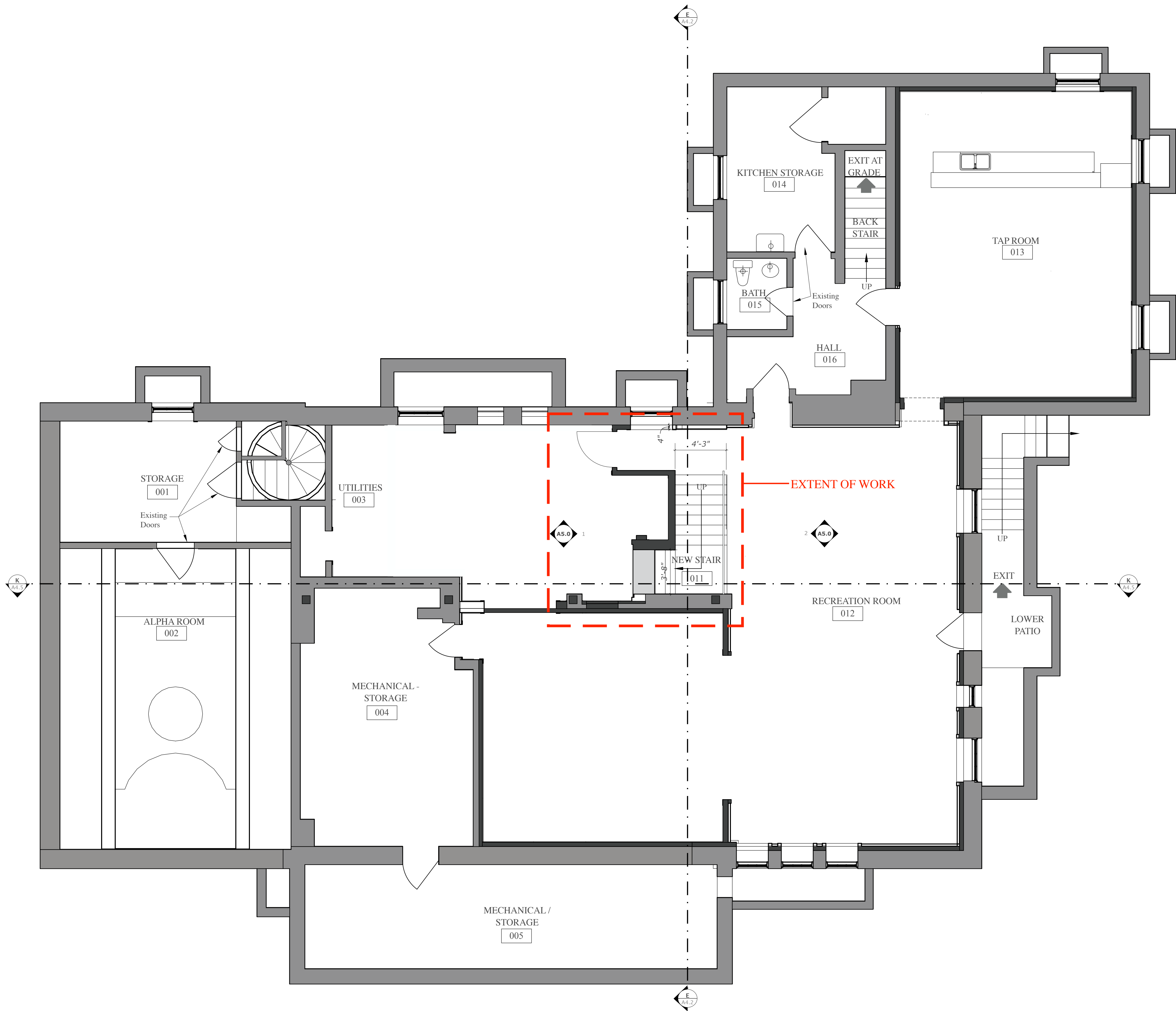


FLOOR PLANS

DATE	4/30/2025
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PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.0

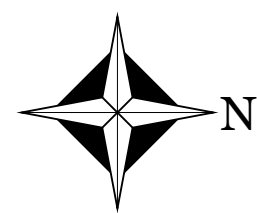
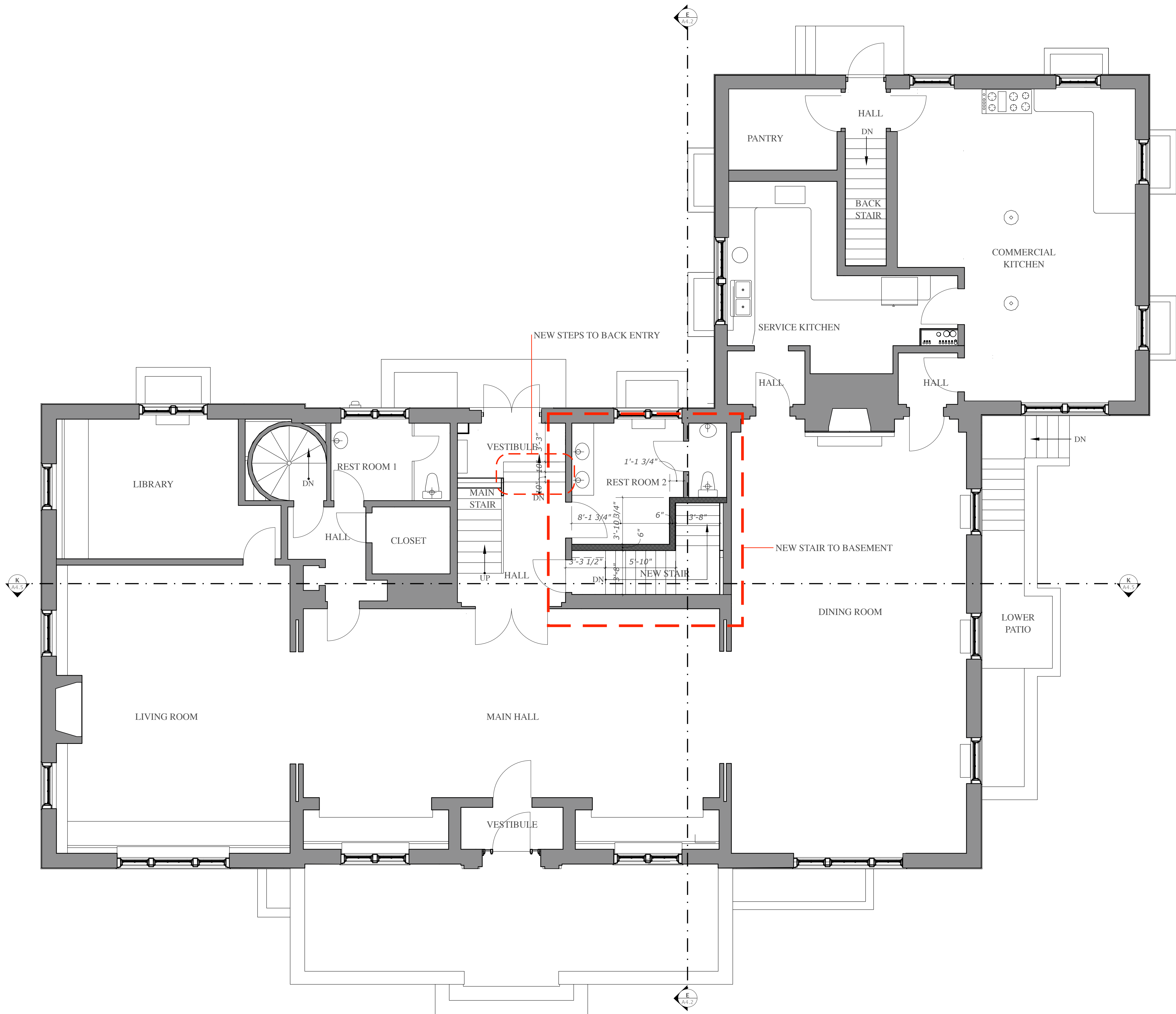


BASEMENT FLOOR PLAN

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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.1



FLOOR PLANS

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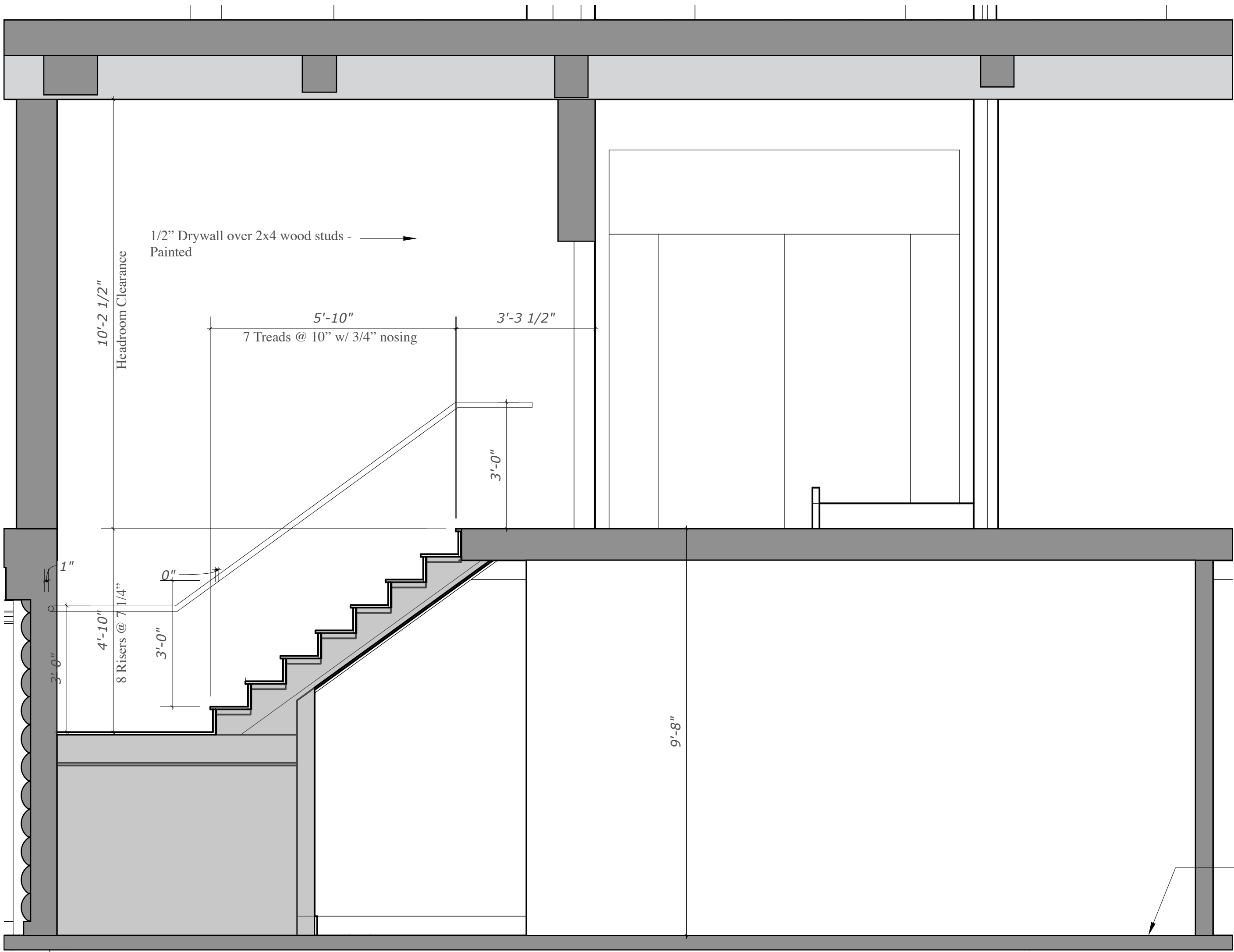


DWIGHT M. HERDRICH • ARCHITECTURE + DESIGN
2801 Washtenaw Ave., Ann Arbor, MI 48104 207-274-1919 DMHarchitect.com



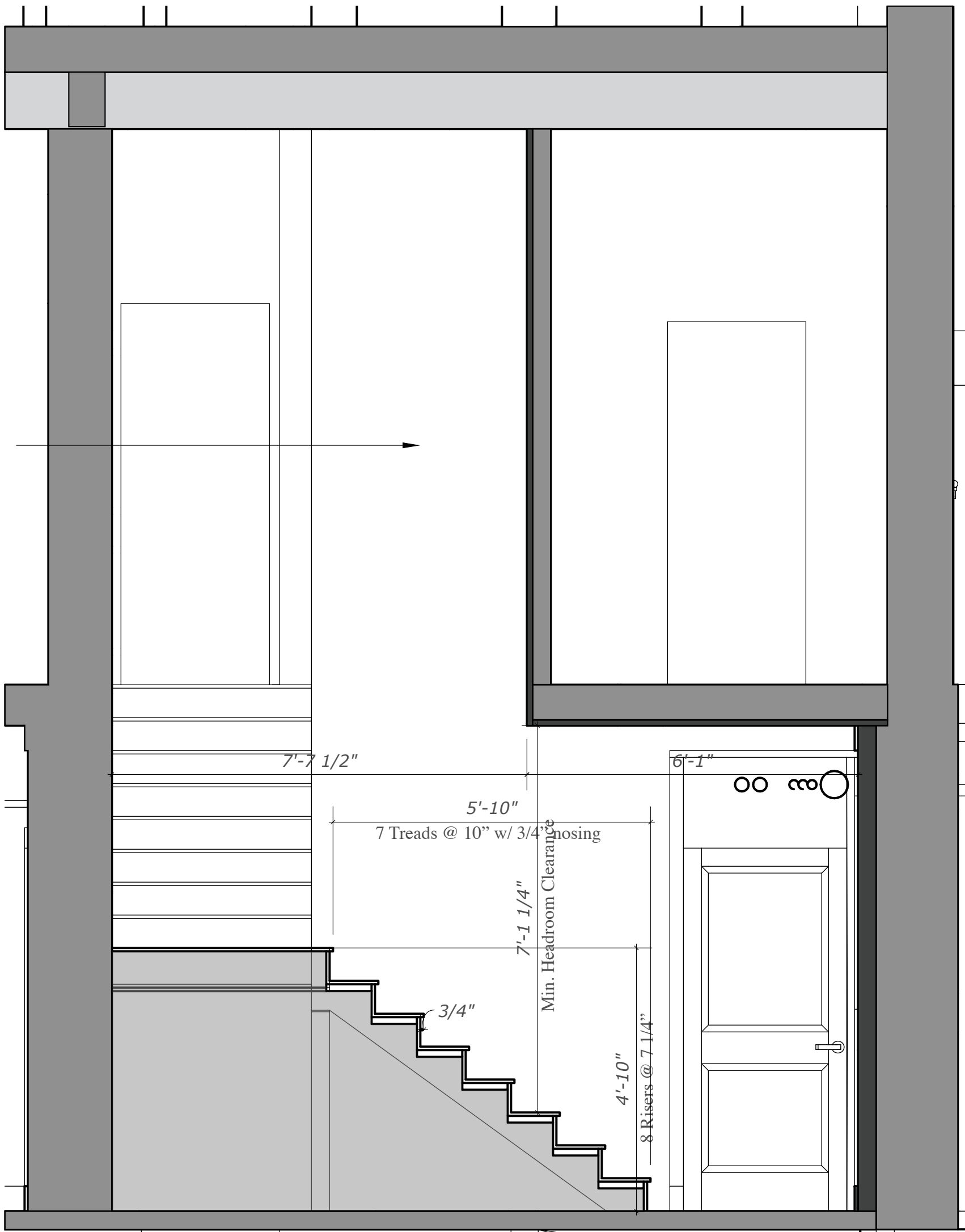
STAIR NOTES:
Min. stair and corridor width 36"; Max. solid Riser Height 7" , Min. solid Tread Depth 10" with 3/4" nosing
Basement floor to First floor: 9'-8" (16R @ 7 1/4" ; 14T @ 10" = 11'-8")

Handrails on both sides of stair shall meet requirements for height(34"-38" to top), size, shape and graspability. Both guards and handrails shall also meet requirements for structural strength. Handrails shall extend beyond top riser not less than 12" along landing and not less than one tread depth beyond the bottom riser, and shall be continuous around Center wall. Both shall return to wall at top & bottom of stair runs.
Min. clear headroom shall be 80" (6'-8")
Nosing and riser profiles shall conform to IBC Section 1011 and confirm any specific requirements with City.



NEW STAIR-SECTION K
SCALE: 1/2" = 1'-0"

1
A5.0 INTERIOR ELEVATION
SCALE: 1/2 = 1'-0"

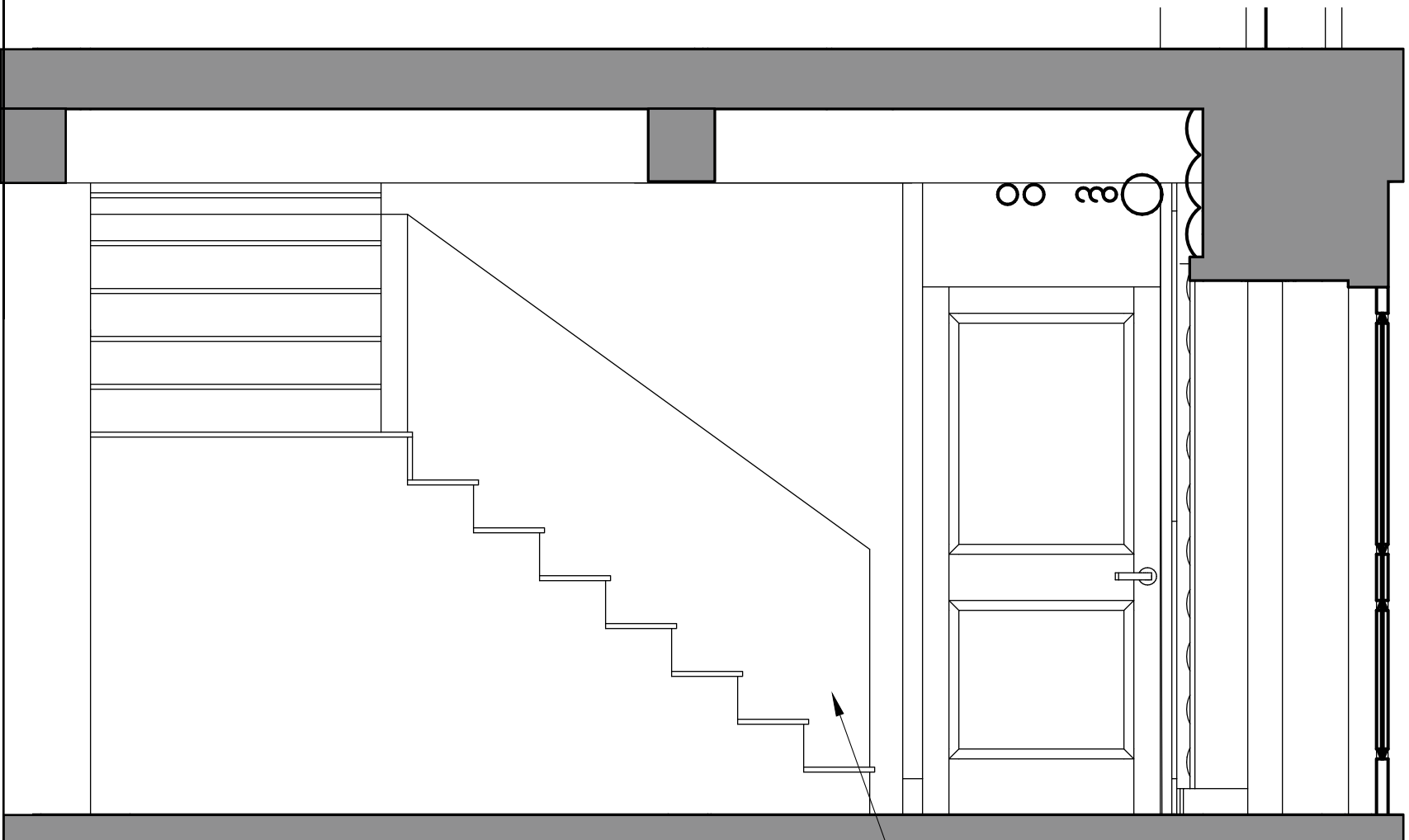


NEW STAIR-SECTION E
SCALE: 1/2" = 1'-0"

STAIR SECTIONS / INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"



1
A5.0 INTERIOR ELEVATION
SCALE: 1/2 = 1'-0"



2
A5.0 INTERIOR ELEVATION
SCALE: 1/2 = 1'-0"

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

SECTIONS/INTERIOR ELEVATIONS

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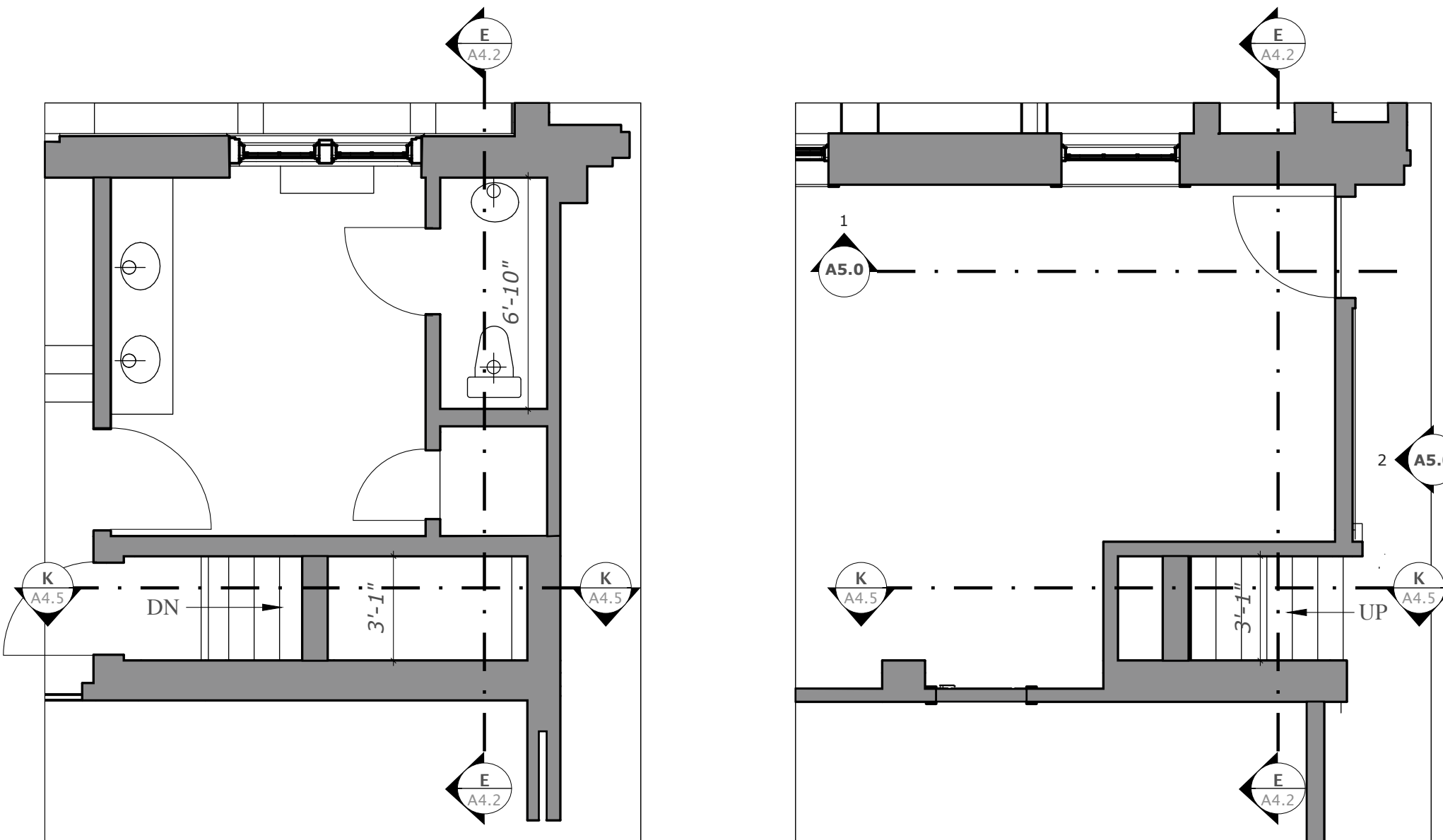
EXISTING PLAN

STAIR NOTES:

Basement floor to First floor height: 9'-8"

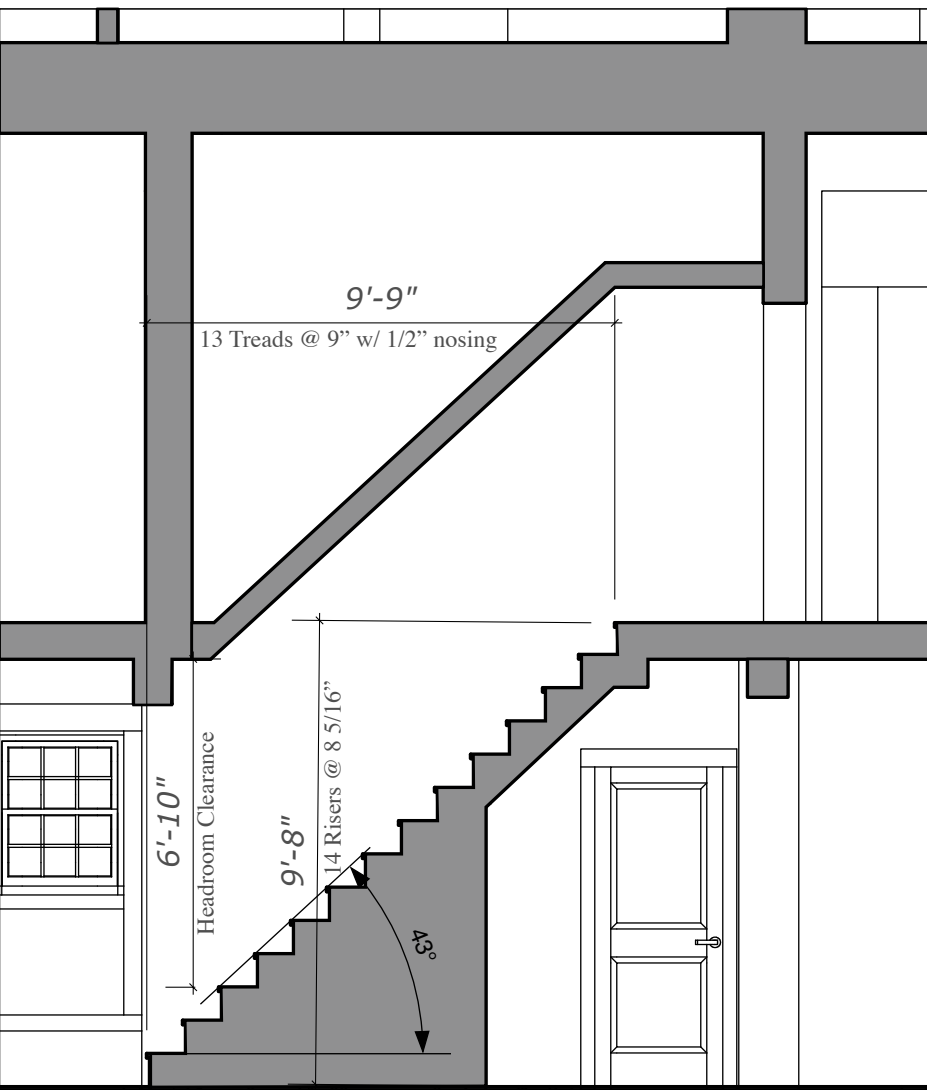
Existing Stairs built in 1919 have 14 risers @ 8 5/16" and 13 treads @ 9" with a 1/2" nosing for an incline angle of 43 degrees.

Stairs are constructed of steel pans with smooth steel nosings and concrete treads, are very steep, and have resulted in Countless falls and injuries over the past 100+ years. They are the main stairs used by occupants to the basement.

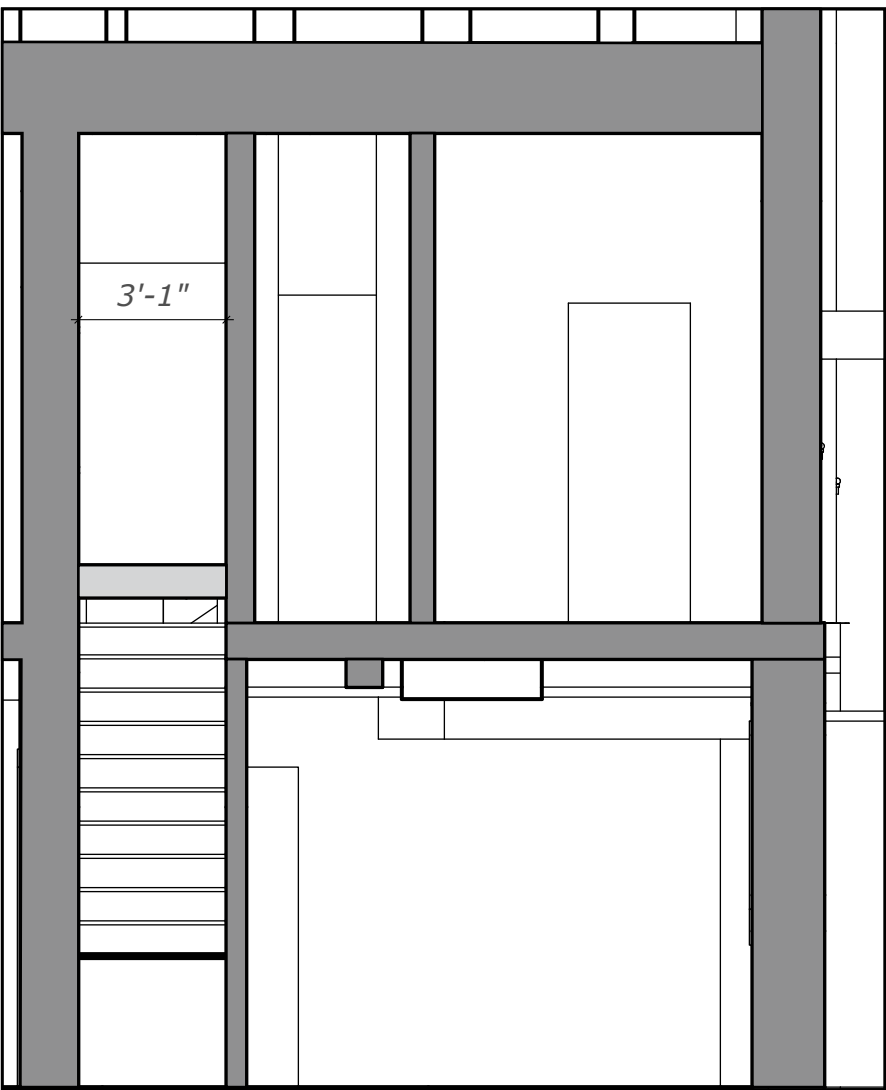


1 FIRST FLOOR PLAN
A5.0 SCALE: 1/4 = 1'-0"

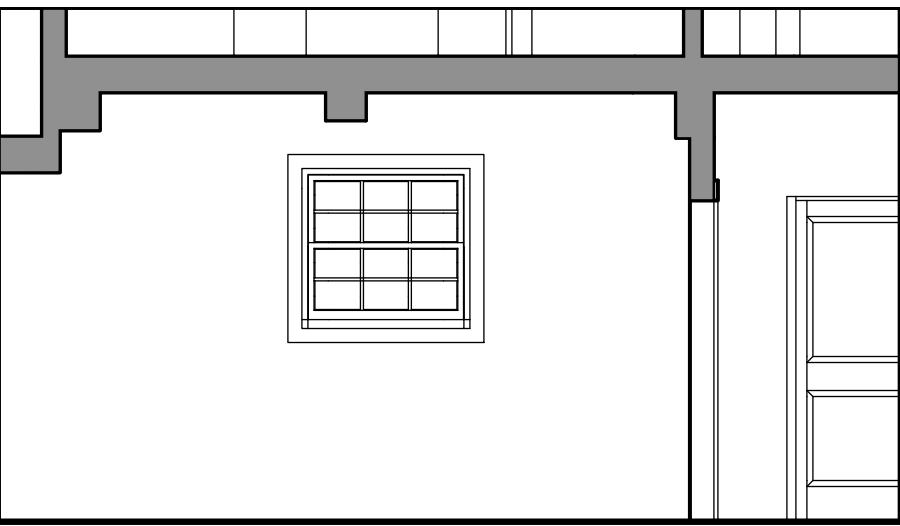
B BASEMENT FLOOR PLAN
A5.0 SCALE: 1/4 = 1'-0"



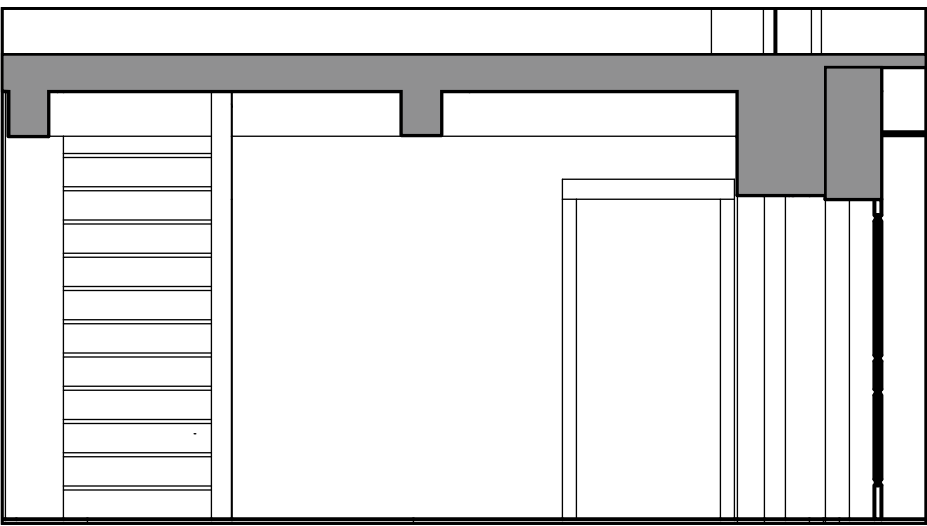
K SECTION K
A5.0 SCALE: 1/4 = 1'-0"



E SECTION E
A5.0 SCALE: 1/4 = 1'-0"



1 INTERIOR ELEVATION
A5.0 SCALE: 1/4 = 1'-0"



2 INTERIOR ELEVATION
A5.0 SCALE: 1/4 = 1'-0"

PROPOSED VARIANCE PLAN

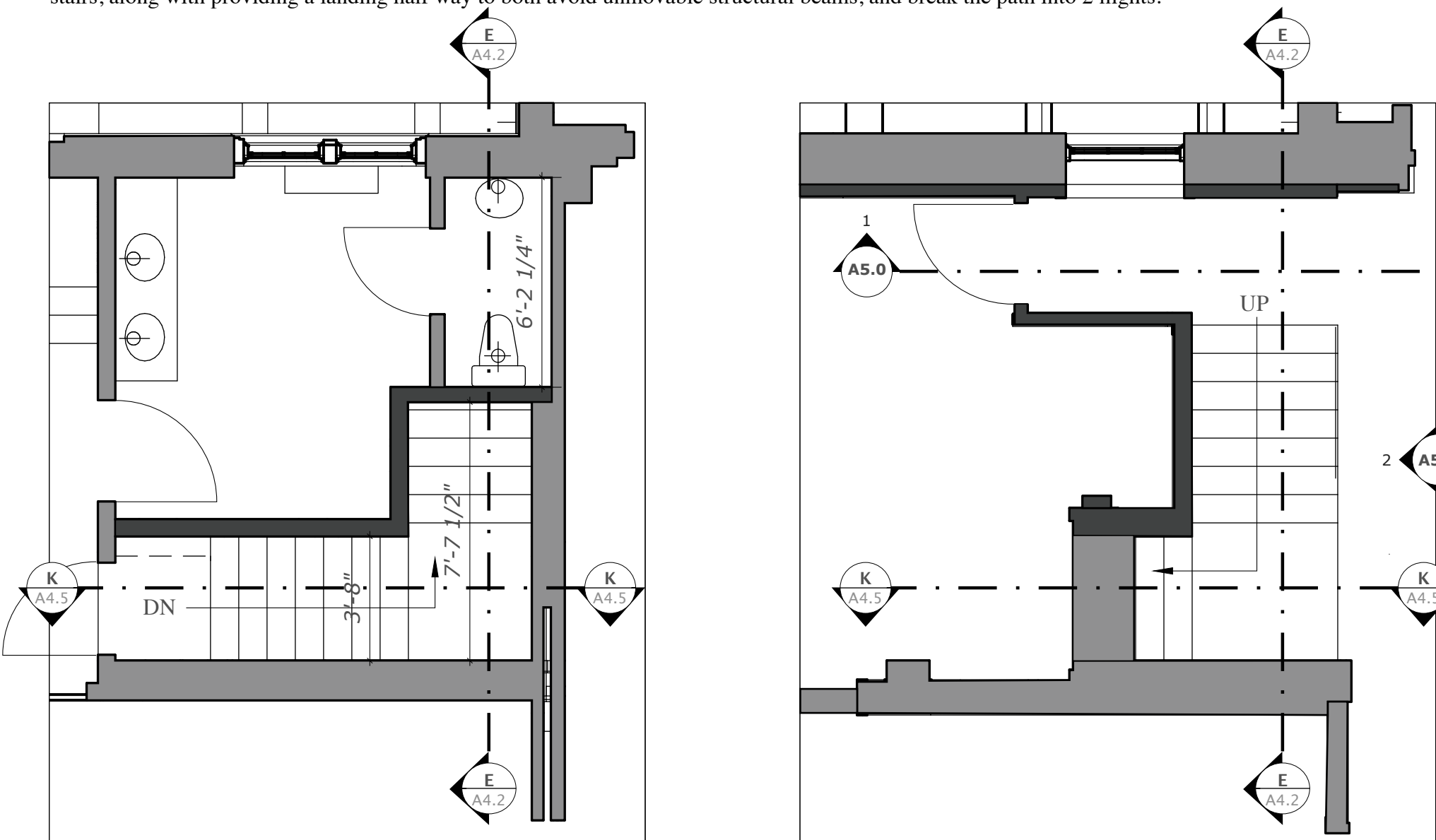
STAIR NOTES:

Basement floor to First floor height: 9'-8"

Code requirement: Min. stair and corridor width 36"; Max. solid Riser Height 7", Min. solid Tread Depth 11"

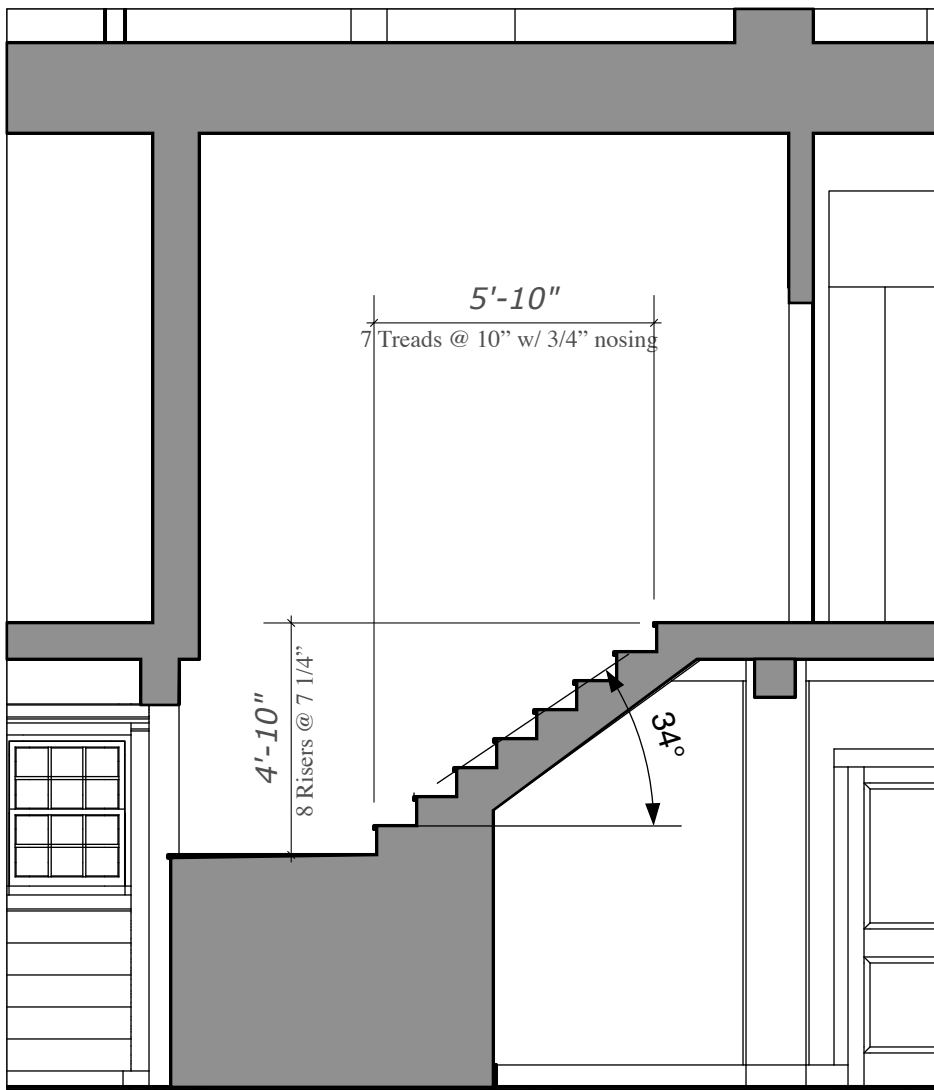
Proposed Stairs with Variance: Corridor width 44", solid Riser Height 7 1/4", solid Tread Depth 10" with 3/4" nosing, angle of incline 34 degrees.

The existing 1919 building was structurally built entirely out of solid poured concrete and steel beams so as to be completely fireproof. The floors are 8" solid concrete, the exterior walls are between 13-18" solid concrete with brick exterior and plaster interior, and interior walls are all either poured concrete or concrete masonry covered in plaster, 4-6" thick. This makes modifications to the plans extremely difficult. This proposed L shaped stair plan is designed to create much safer stairs by lowering the incline angle from 43 degrees to 34" with lower risers and wider treads than the existing stairs, along with providing a landing half way to both avoid unmovable structural beams, and break the path into 2 flights.

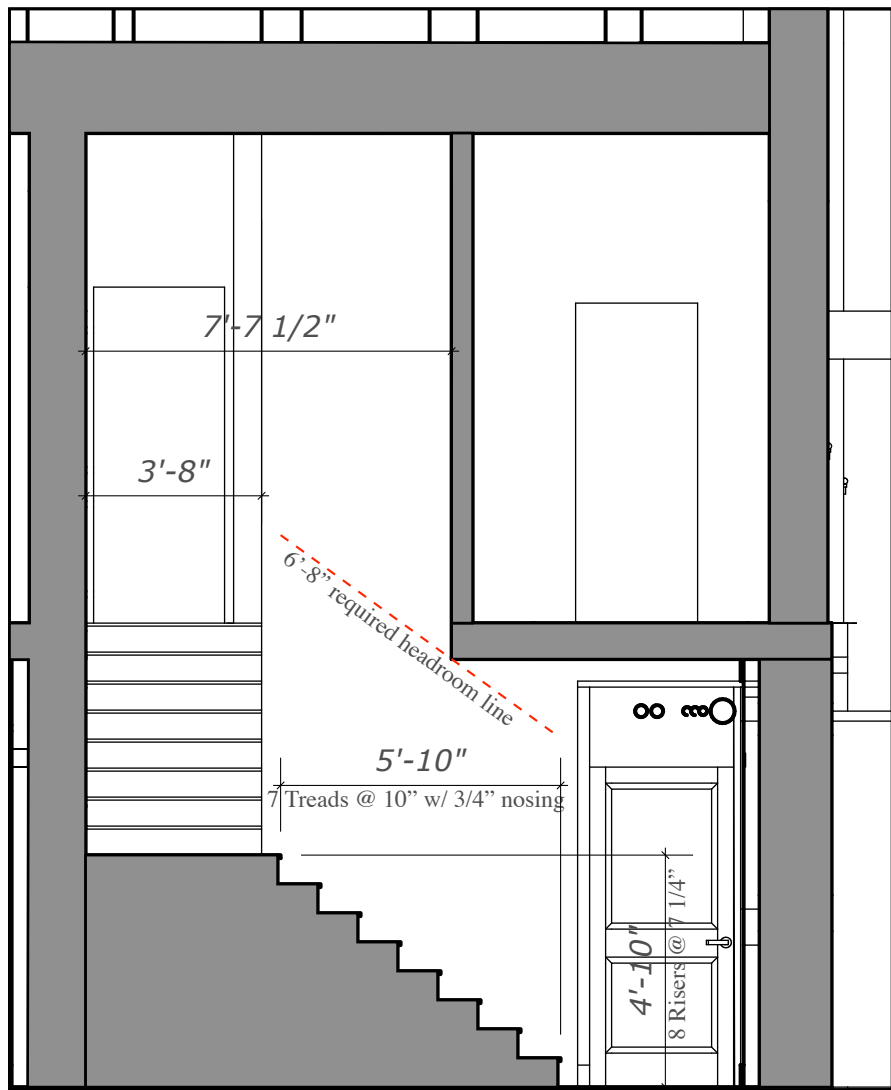


1 FIRST FLOOR PLAN
A5.0 SCALE: 1/4 = 1'-0"

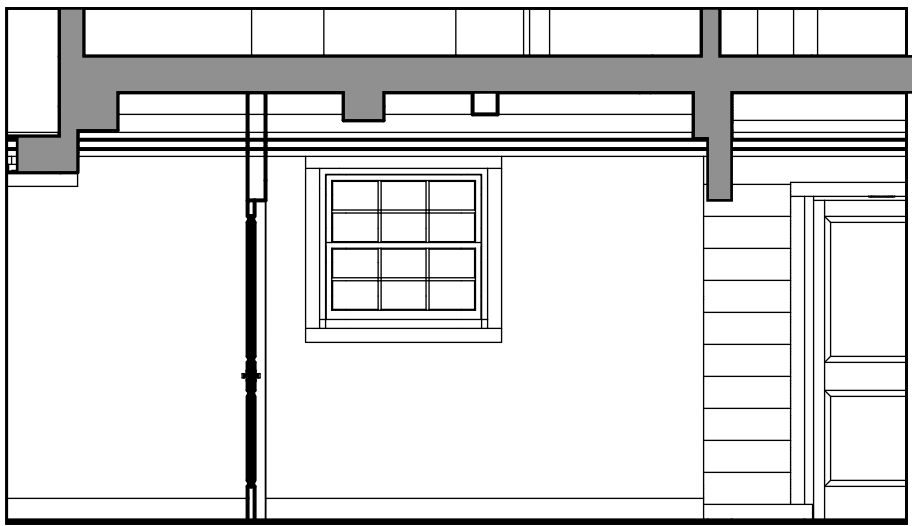
B BASEMENT FLOOR PLAN
A5.0 SCALE: 1/4 = 1'-0"



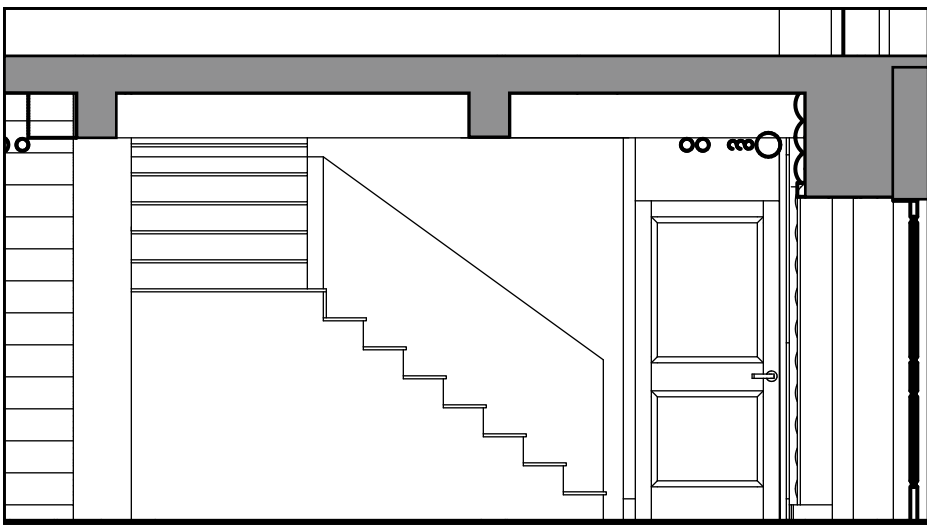
K SECTION K
A5.0 SCALE: 1/4 = 1'-0"



E SECTION E
A5.0 SCALE: 1/4 = 1'-0"



1 INTERIOR ELEVATION
A5.0 SCALE: 1/4 = 1'-0"



2 INTERIOR ELEVATION
A5.0 SCALE: 1/4 = 1'-0"

REQUIRED CODE COMPLIANT PLAN

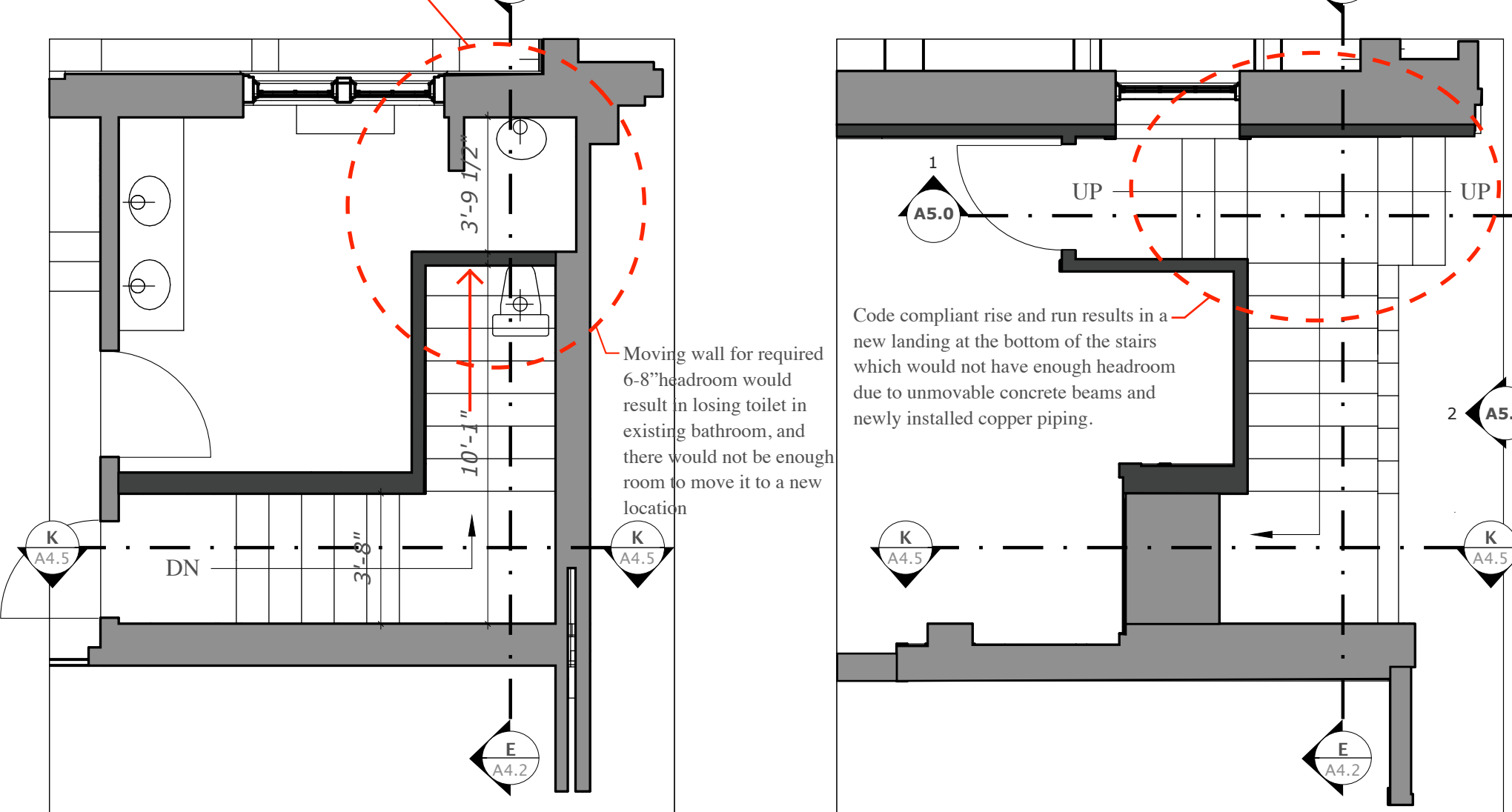
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Basement floor to First floor height: 9'-8"

Code requirement: Min. stair and corridor width 36"; Max. solid Riser Height 7", Min. solid Tread Depth 11"

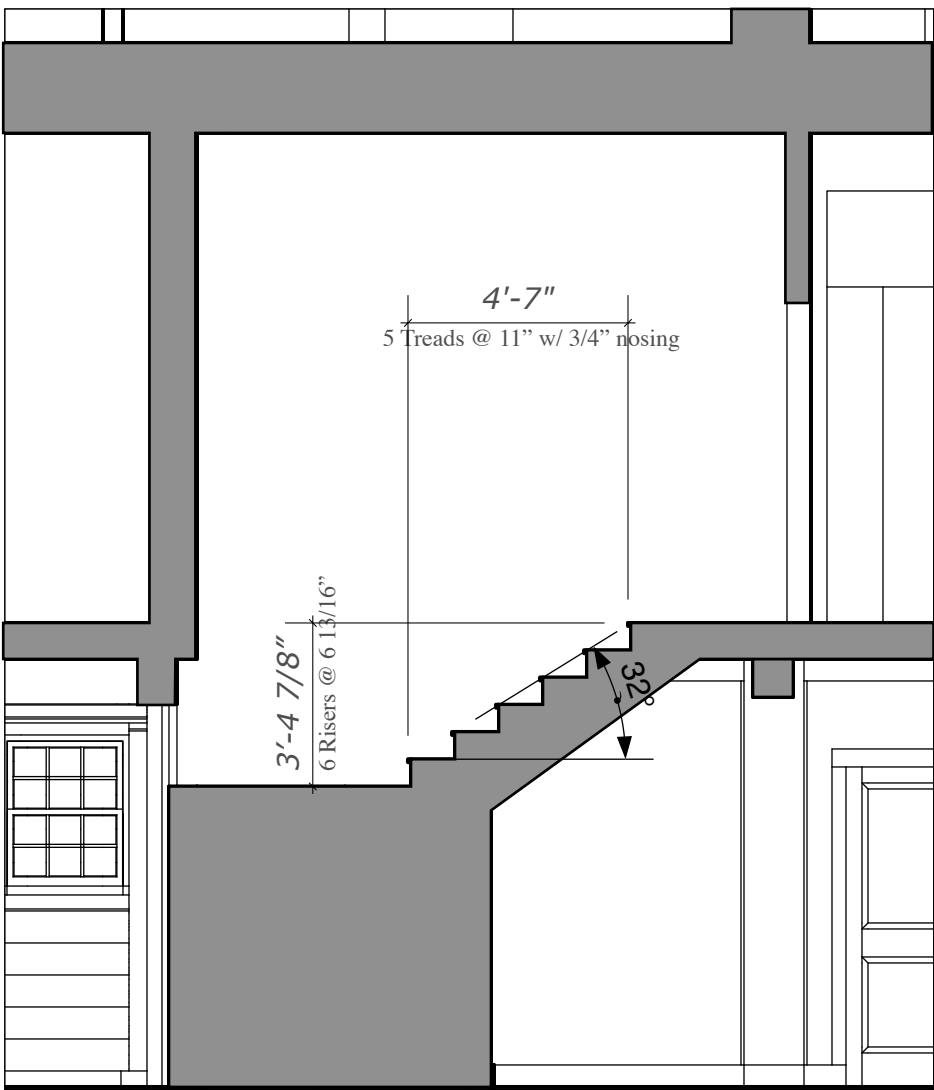
Code compliant stair" Corridor width 44", solid Riser Height 6 13/16", Solid Tread Depth 11" with 3/4" nosing, angle of incline 32 degrees.

Creating Code Compliant stairs within the restrictions of the existing conditions is impossible - the length of the run required results in another landing at the bottom of the stairs which would not have enough headroom because of both unmovable concrete beams along with newly installed copper tubing for the new HVAC system. In addition, the required headroom would cause the wall of the existing bathroom to be moved so far as to lose the toilet in the existing bathroom on the First Floor, and there would then not be enough room to move it to a new location, resulting in the loss of the only women's bathroom in the building. The proposed variance plan has a riser height of only 1/4" higher than the code required 7", has a 10" tread with 3/4" nosing, and has an incline angle of 34 degrees, just 2 degrees more than the compliant stair, and yet 9 degrees lower than the steep 43 degrees of the existing stair.

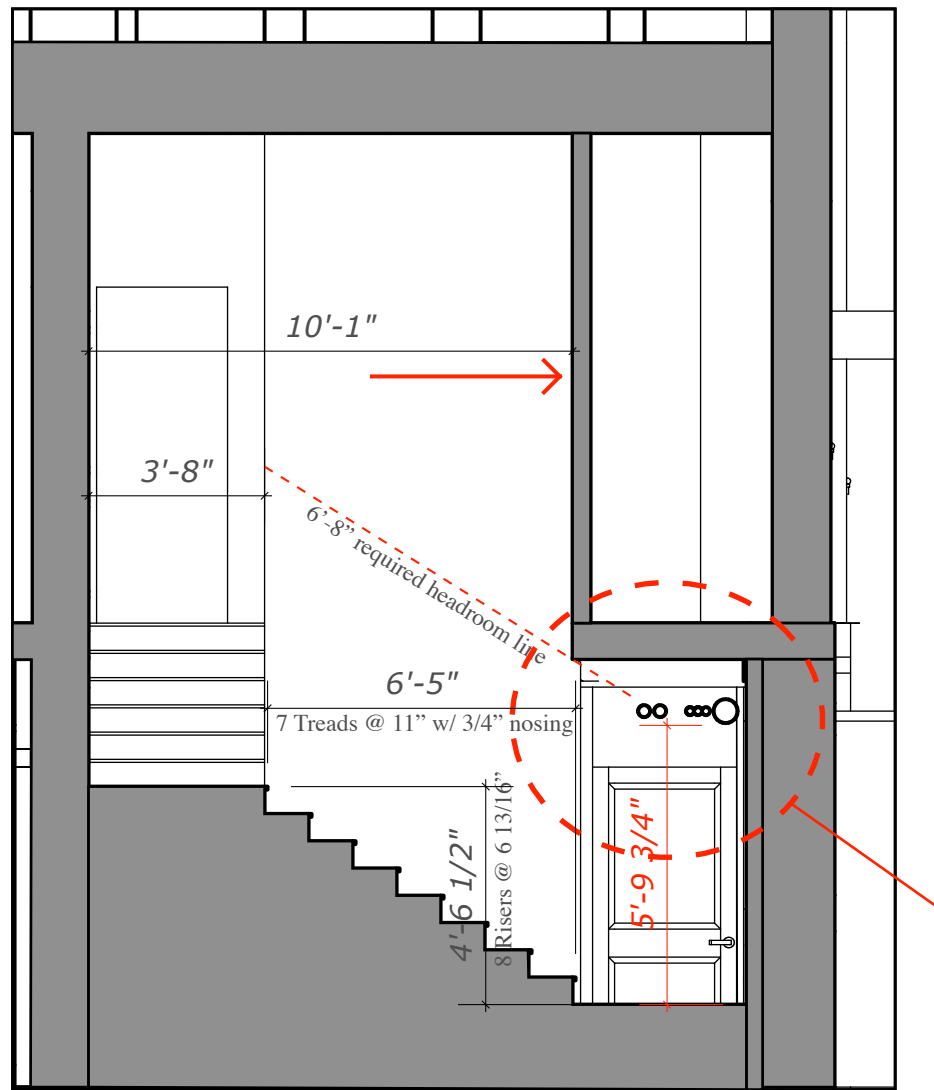


1 FIRST FLOOR PLAN
A5.0 SCALE: 1/4 = 1'-0"

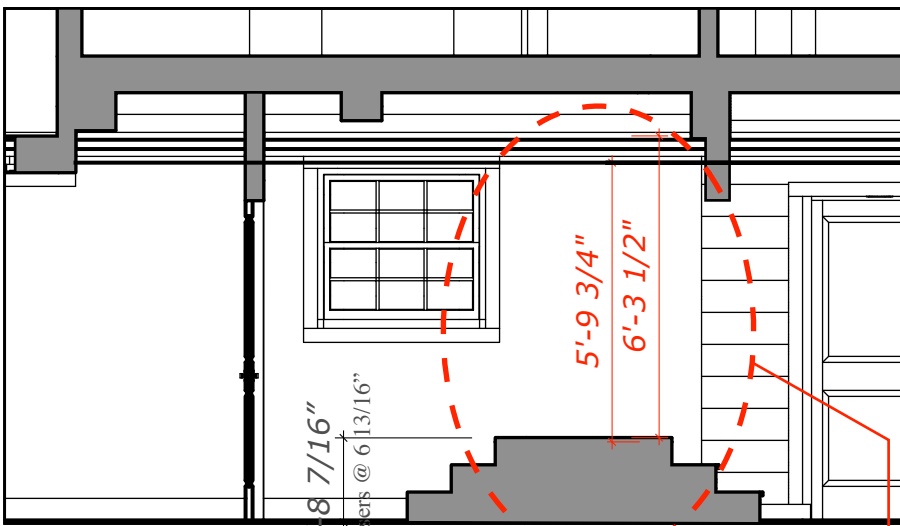
B BASEMENT FLOOR PLAN
A5.0 SCALE: 1/4 = 1'-0"



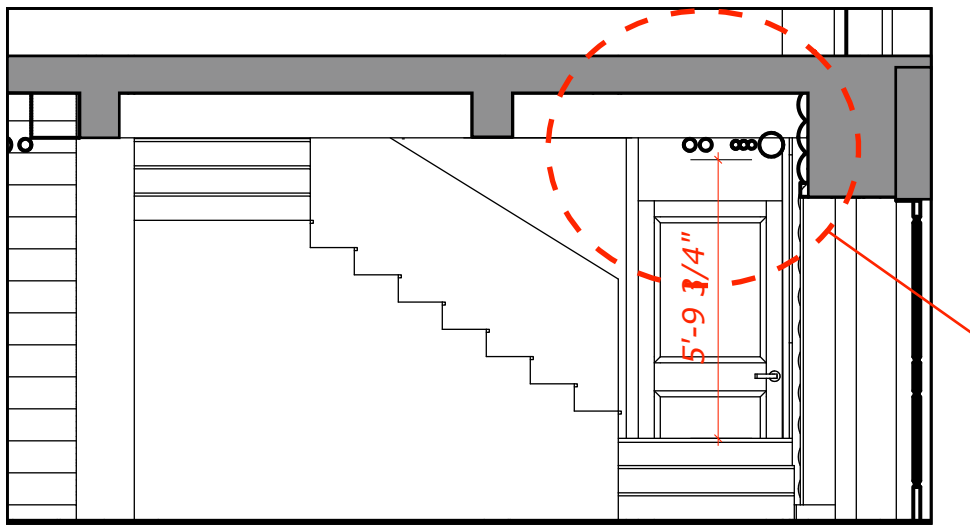
K SECTION K
A5.0 SCALE: 1/4 = 1'-0"



E SECTION E
A5.0 SCALE: 1/4 = 1'-0"



1 INTERIOR ELEVATION
A5.0 SCALE: 1/4 = 1'-0"



2 INTERIOR ELEVATION
A5.0 SCALE: 1/4 = 1'-0"

A5.0



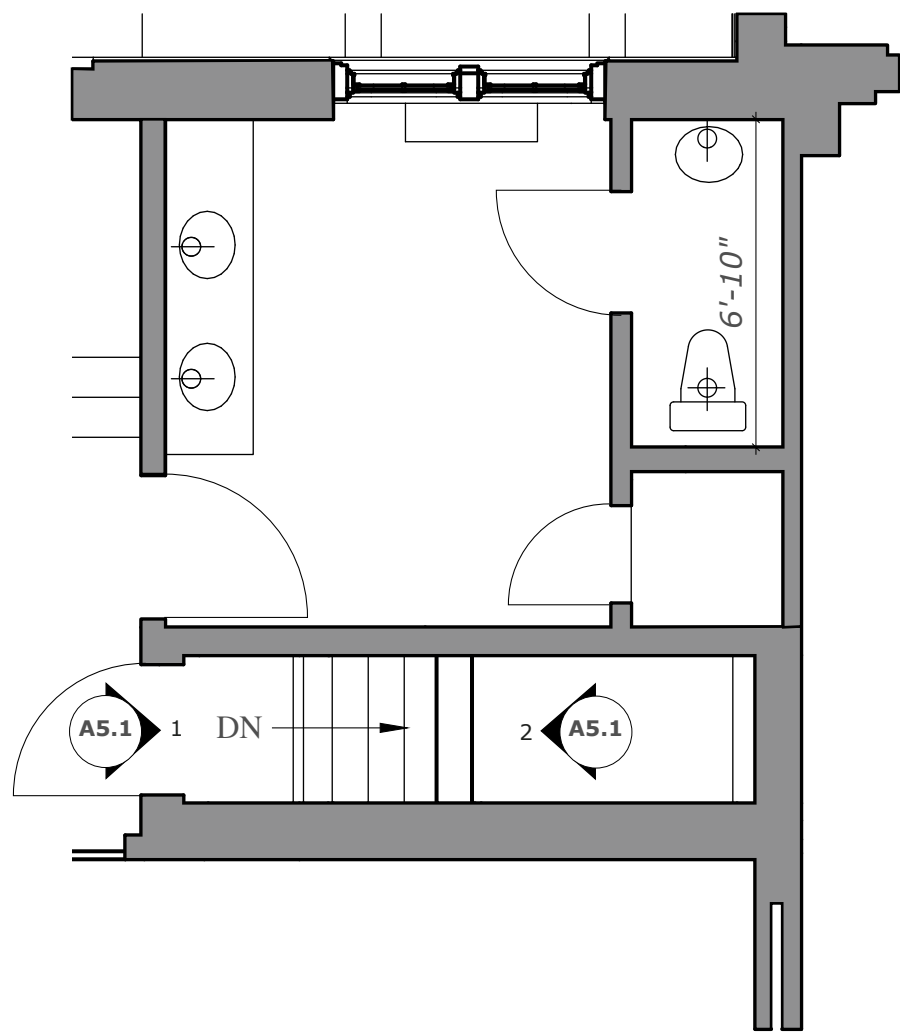
STAIR ANALYSIS

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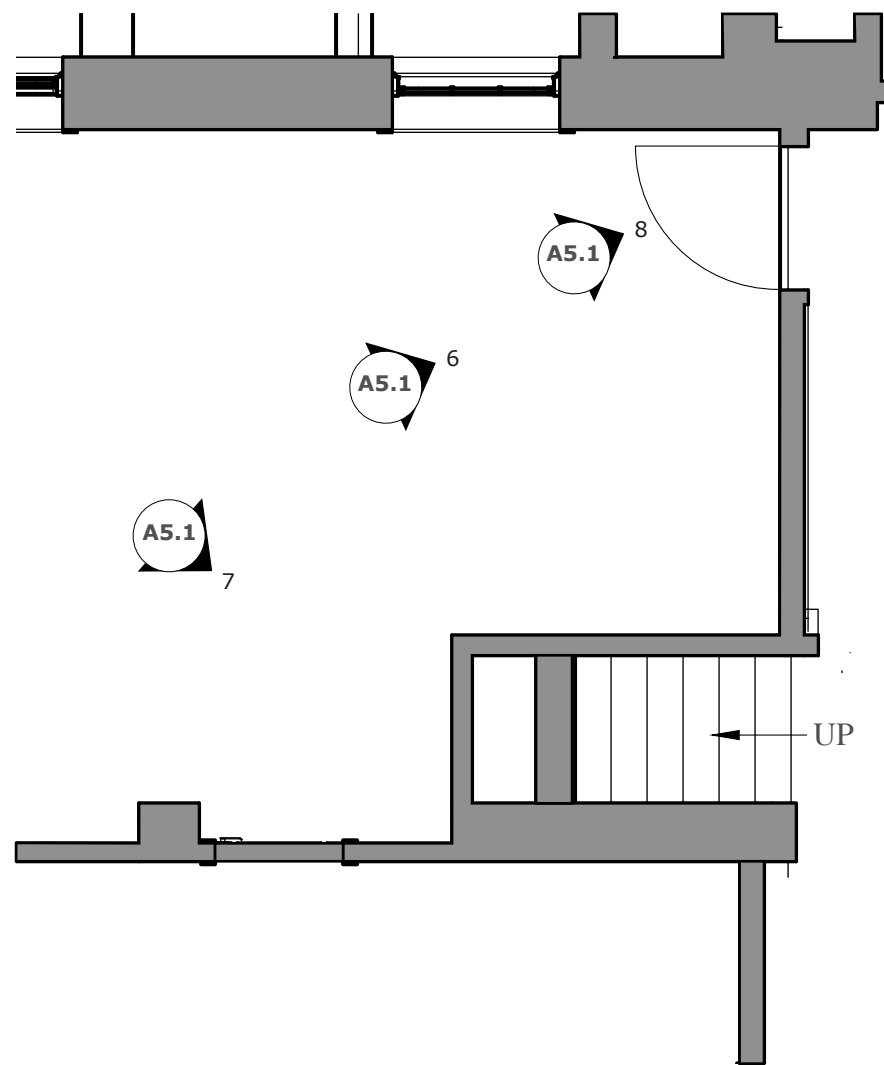
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PHOTO KEY



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



B BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 VIEW 1
A5.1 View down existing stairs



2 VIEW 2
A5.1 View of existing stairs towards stairwell door



3 VIEW 3
A5.1 View up existing stairs from basement



4 VIEW 4
A5.1 View up existing stairs towards proposed new stair location from basement



5 VIEW 5
A5.1 View of newly installed HVAC piping and conduit along with existing structure and recent wall renovations



6 VIEW 6
A5.1 View of newly installed HVAC piping and conduit along with existing structure and recent wall renovations



7 VIEW 7
A5.1 View of newly installed HVAC piping and conduit along with existing structure and recent wall renovations



8 VIEW 8
A5.1 View of newly installed HVAC piping and conduit along with existing structure and recent wall renovations

A5.1



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