

ALL ROOMS WILL MEET CITY OF ANN ARBOR HOUSING CODE.
 8% LIGHT
 4% VENTILATION
 BUILDING CODE: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS. ALTERATION LEVEL 3
 MECHANICAL CODE: 2015 MICHIGAN MECHANICAL CODE
 ELECTRICAL CODE: MICHIGAN ELECTRICAL CODE (BASED ON NEC 2017)
 PLUMBING CODE: 2018 MICHIGAN PLUMBING CODE

OCCUPANCY TYPE: R-2
 AREA OF BUILDING (PER 502.1) GROSS SQUARE FEET INCLUDES OUTSIDE WALL THICKNESS)

FIRST FLOOR: 1,242 GROSS SQUARE FEET
 SECOND FLOOR: 1,242 GROSS SQUARE FEET
 THIRD FLOOR: 1,242 GROSS SQUARE FEET
 BASEMENT: 1,242 GROSS SQUARE FEET
 BARRIER FREE: NOT APPLICABLE
 HEIGHT OF BUILDING (PER 502.1) 30'-0"

CONSTRUCTION TYPE: TYPE VB
 FIRE SUPPRESSION:
 FIRE ALARM: YES, BY OTHERS
 HISTORIC DISTRICT: NO

APT 1 BASEMENT	5	NO. BED RMS
APT 2 GROUND FLOOR	6	
APT 3 2ND FLOOR	6	
APT 4 3RD FLOOR	4	

NOTE SEE UPDATED SITE PLAN BY NEDERVELD REVISED 11/4/23 FOR EASEMENTS, AND UTILITY LEADS

NOTE FOR LEGAL DESCRIPTION OF PROPERTY, SEE NEDERVELD SURVEY PREPARED FOR CHRIS VESELLS

PROPERTY ZONED R4C
 PROJECT DESCRIPTION:
 METRO PROPERTIES PROPOSES TO BUILD 4 SEPARATE APARTMENT UNITS, 1 ON EACH FLOOR WITH THE FOLLOWING NUMBER OF BEDROOMS PER FLOOR:
 EACH APARTMENT WILL HAVE ITS OWN HEATING SYSTEM AND WILL BE BILLED SEPARATELY FOR ITS OWN UTILITY CONSUMPTION PLANS
 THE OUTSIDE ENVELOPE OF THE BUILDING WILL HAVE NEW BOARD AND BATTEN SIDING AND NEW WINDOWS IF NEEDED TO SUIT THE NEW FLOOR PLANS

WALL LEGEND

NEW WALL
 EXISTING WALL

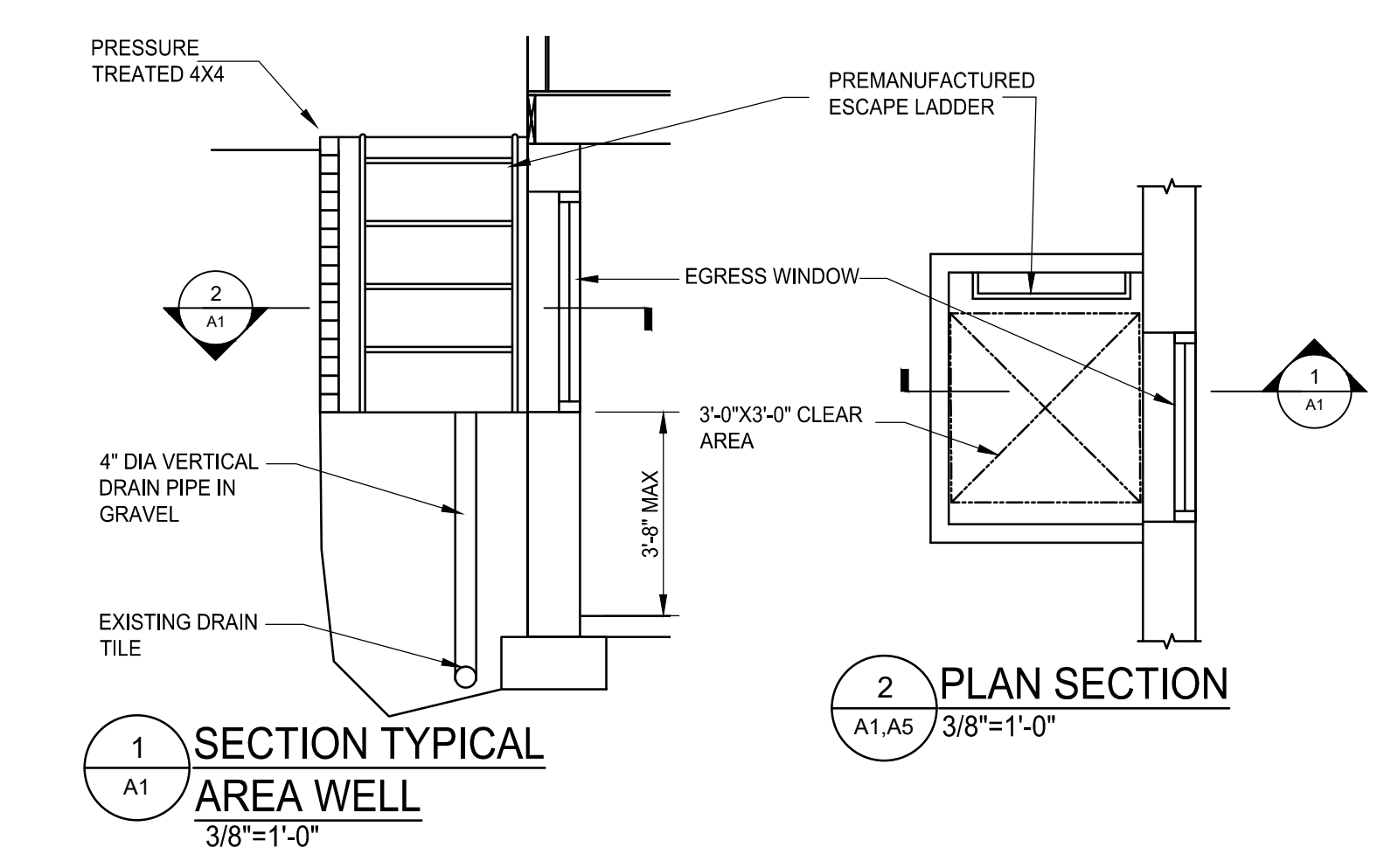
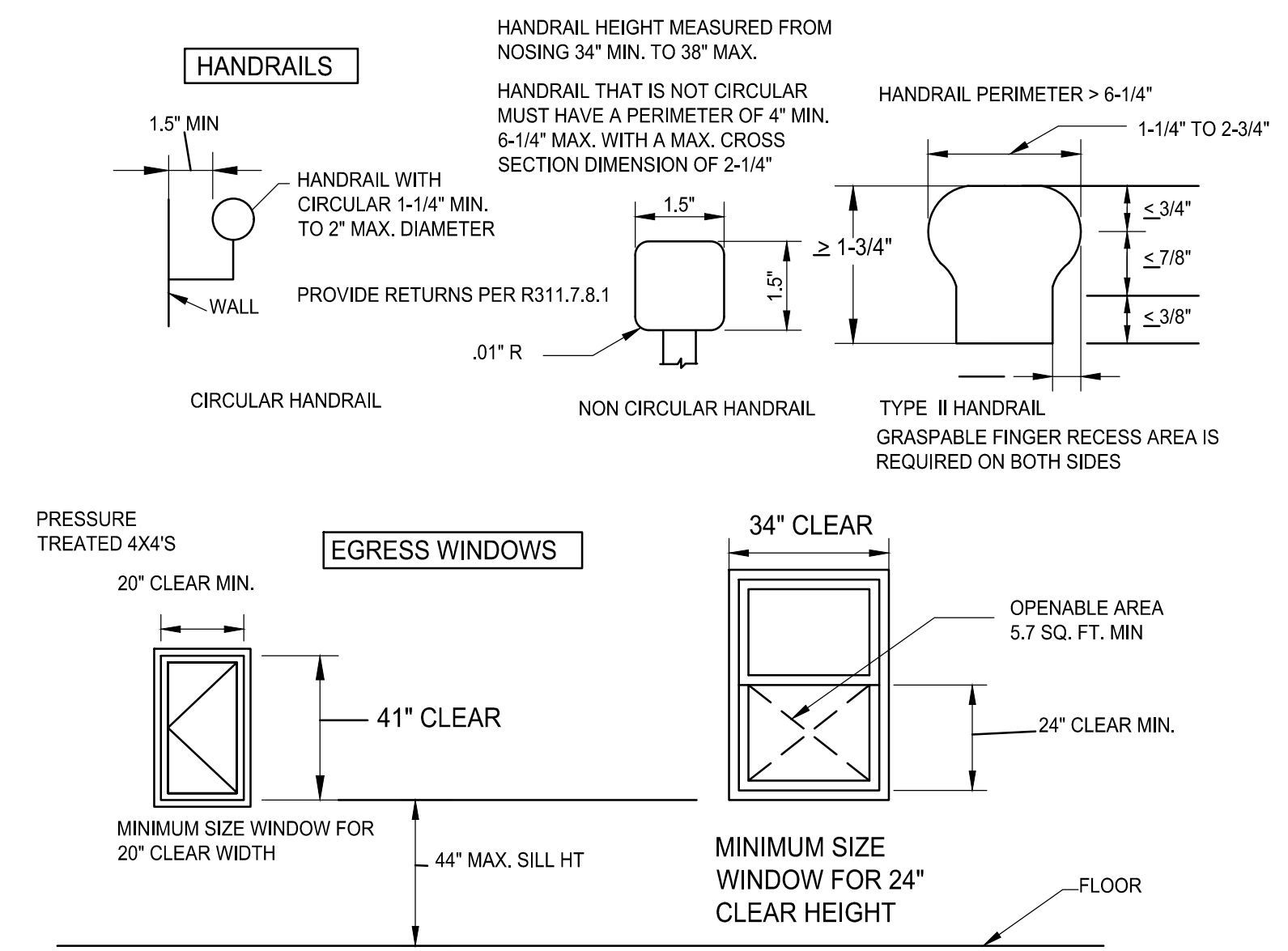
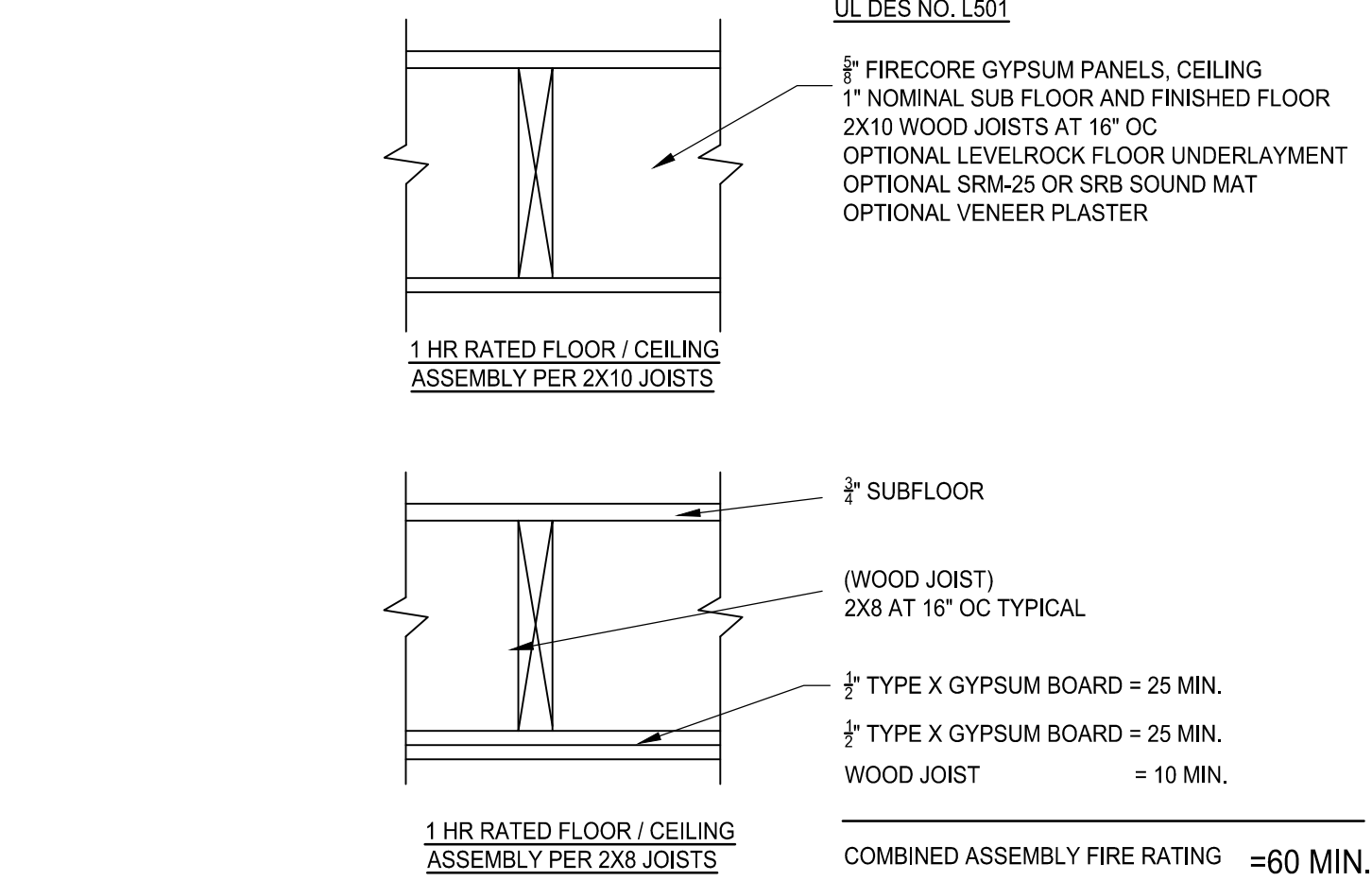
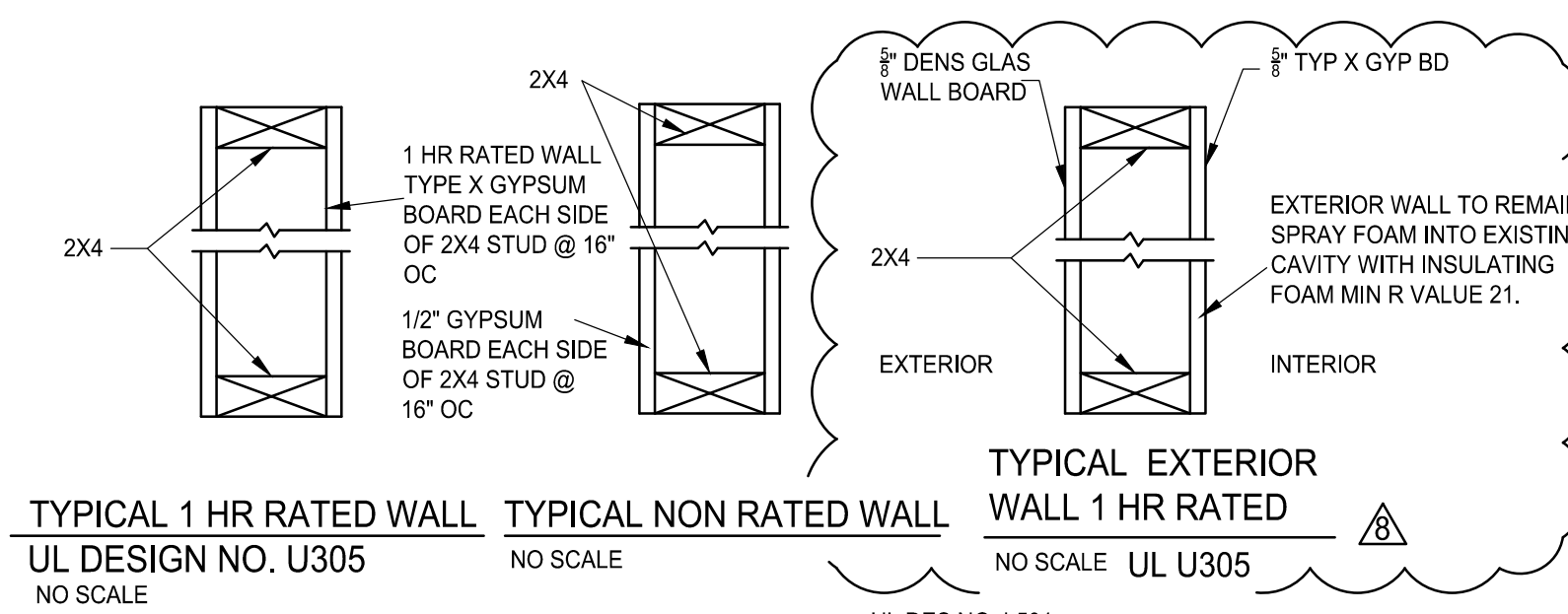
NEW 1 HOUR FIRE RATED WALL

SYMBOL LEGEND

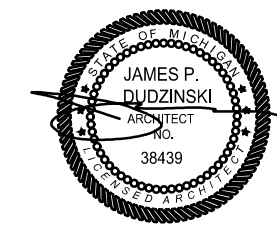
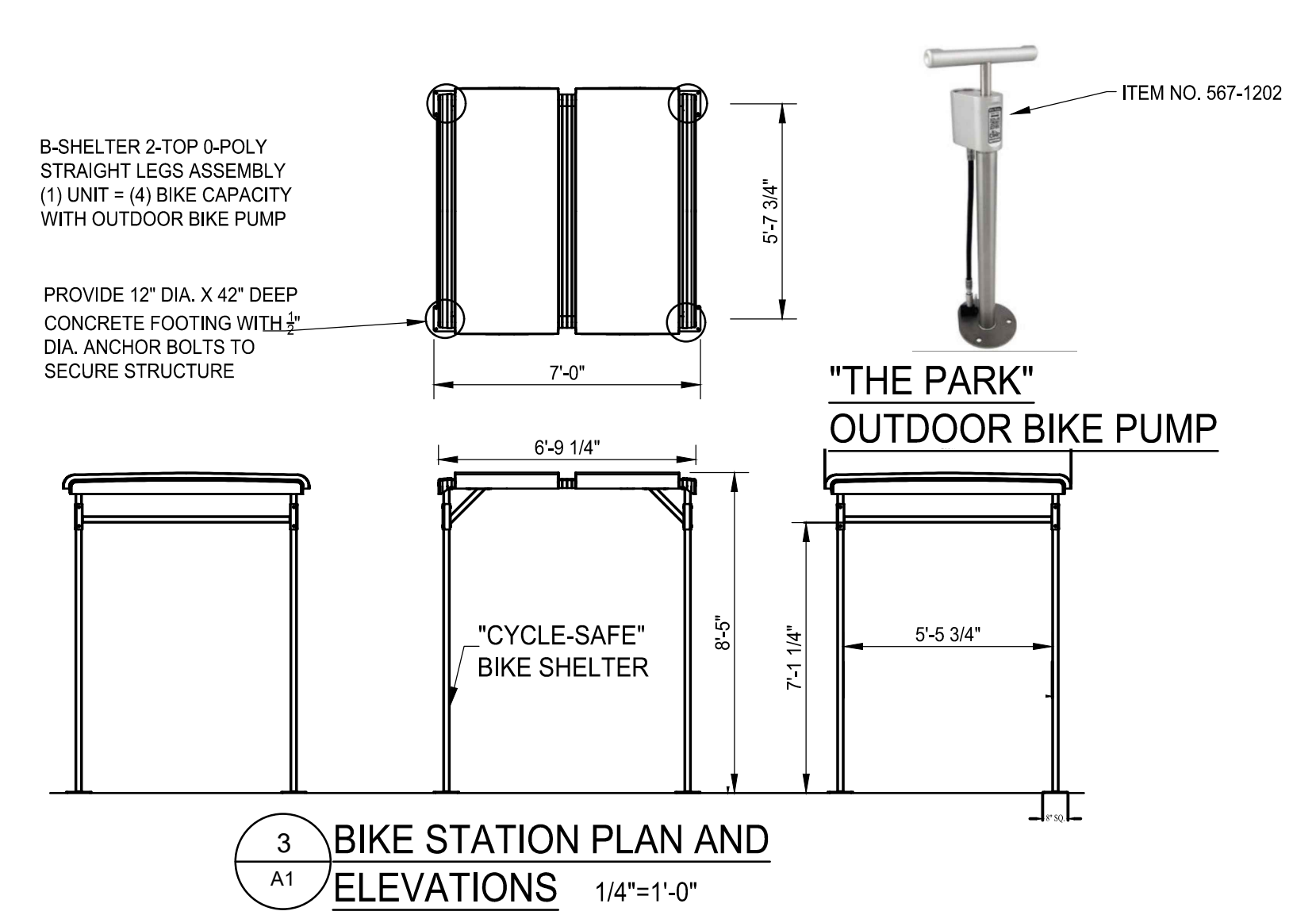
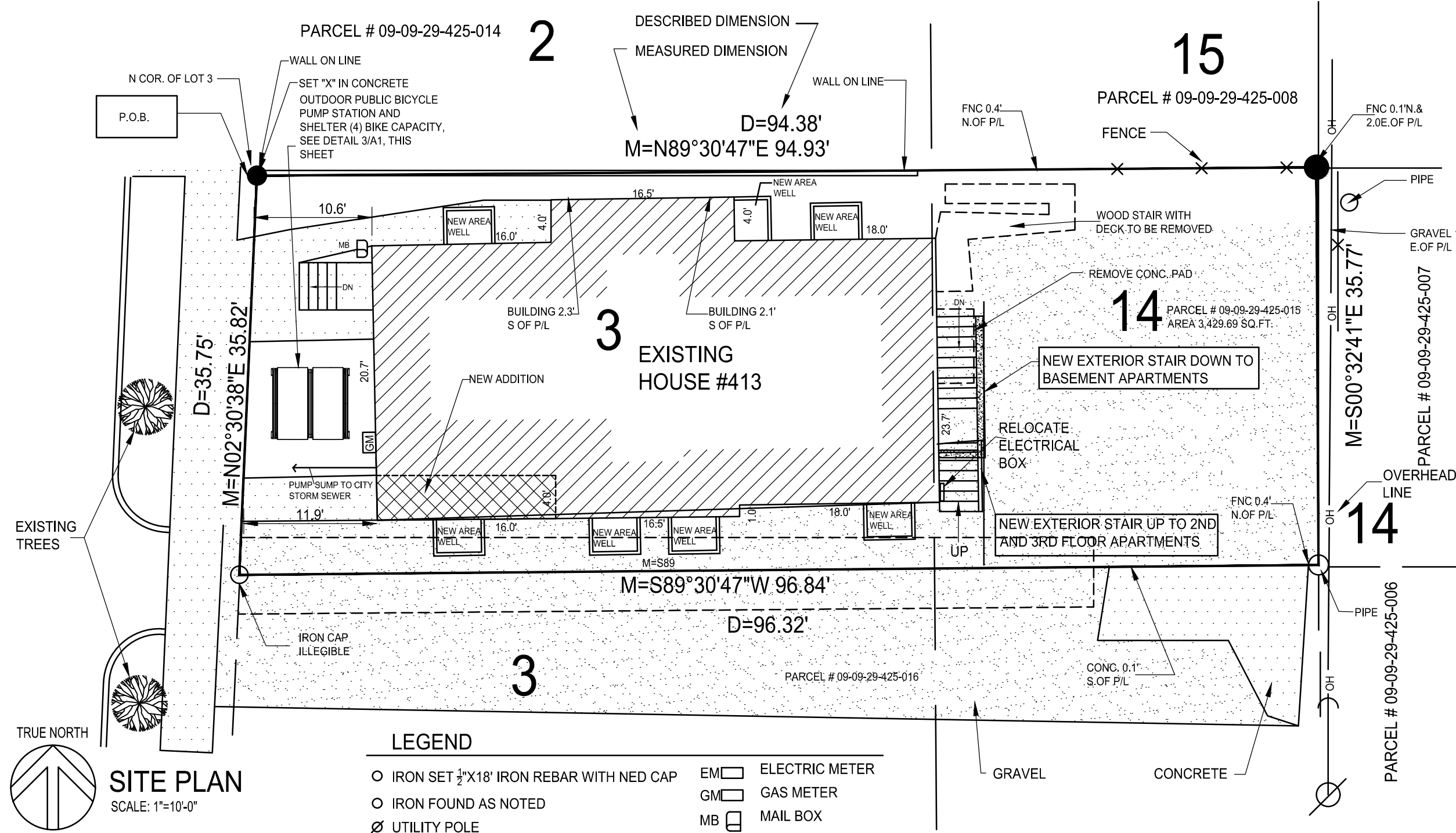
- SMOKE DETECTOR
- EXHAUST FAN
- CARBON MONOXIDE DETECTOR
- GROUND FAULT INTERRUPTER
- HVAC HEATED AND COOLED SPACE PER CODE
- WASHER
- D DRYER
- WD STACKABLE WASHER AND DRYER
- FURN FURNACE
- HW HOT WATER HEATER
- DW DISHWASHER
- EX EXISTING DOOR, OR WINDOW
- EG EGRESS WINDOW

FIRE RATED DOOR SYMBOLS

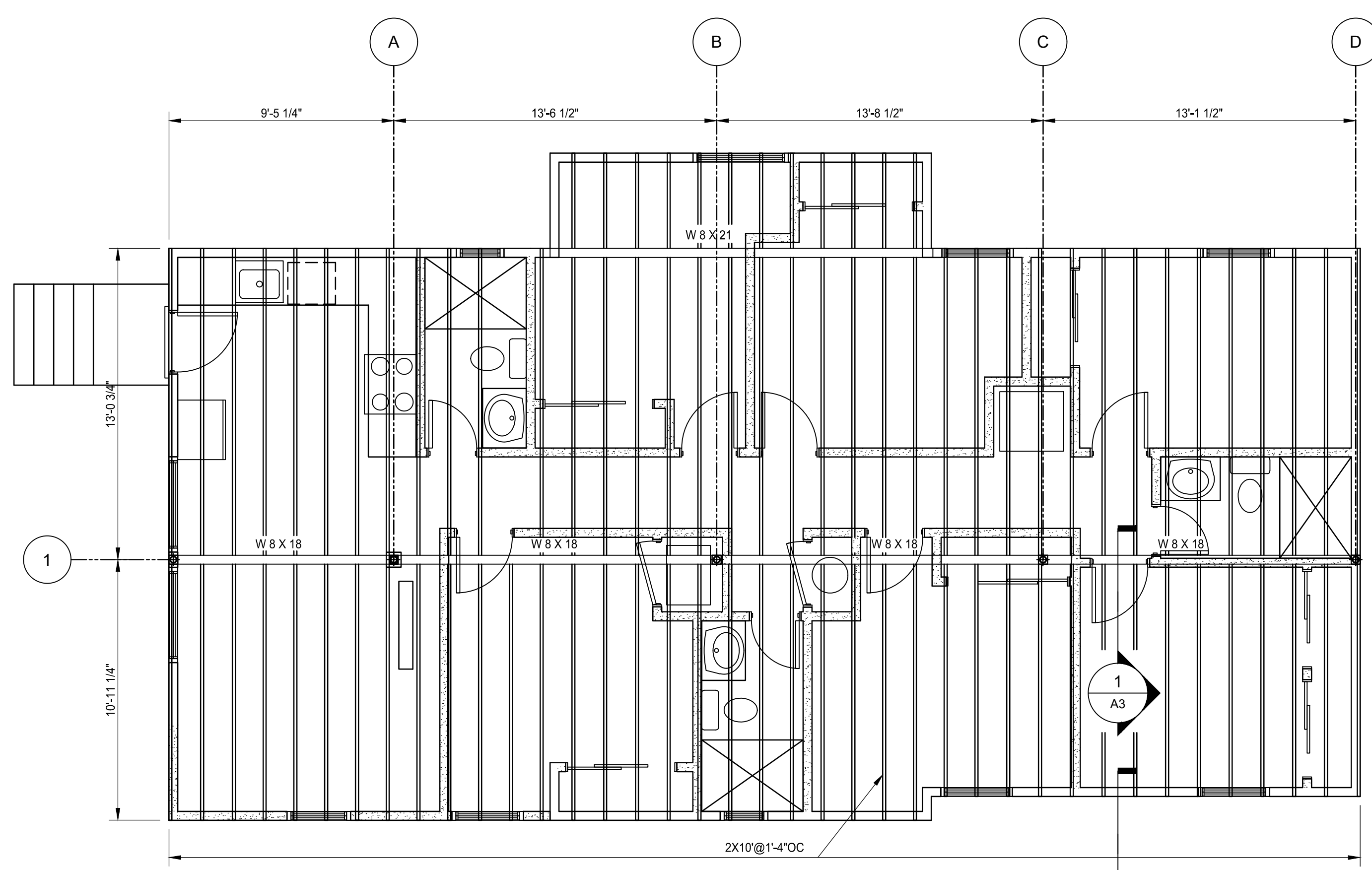
X'X" X'Y" F: PROVIDE 1 HOUR RATED DOOR WITH CLOSER WHERE THIS DOOR DESIGNATION IS SHOWN



S. DIVISION ST.



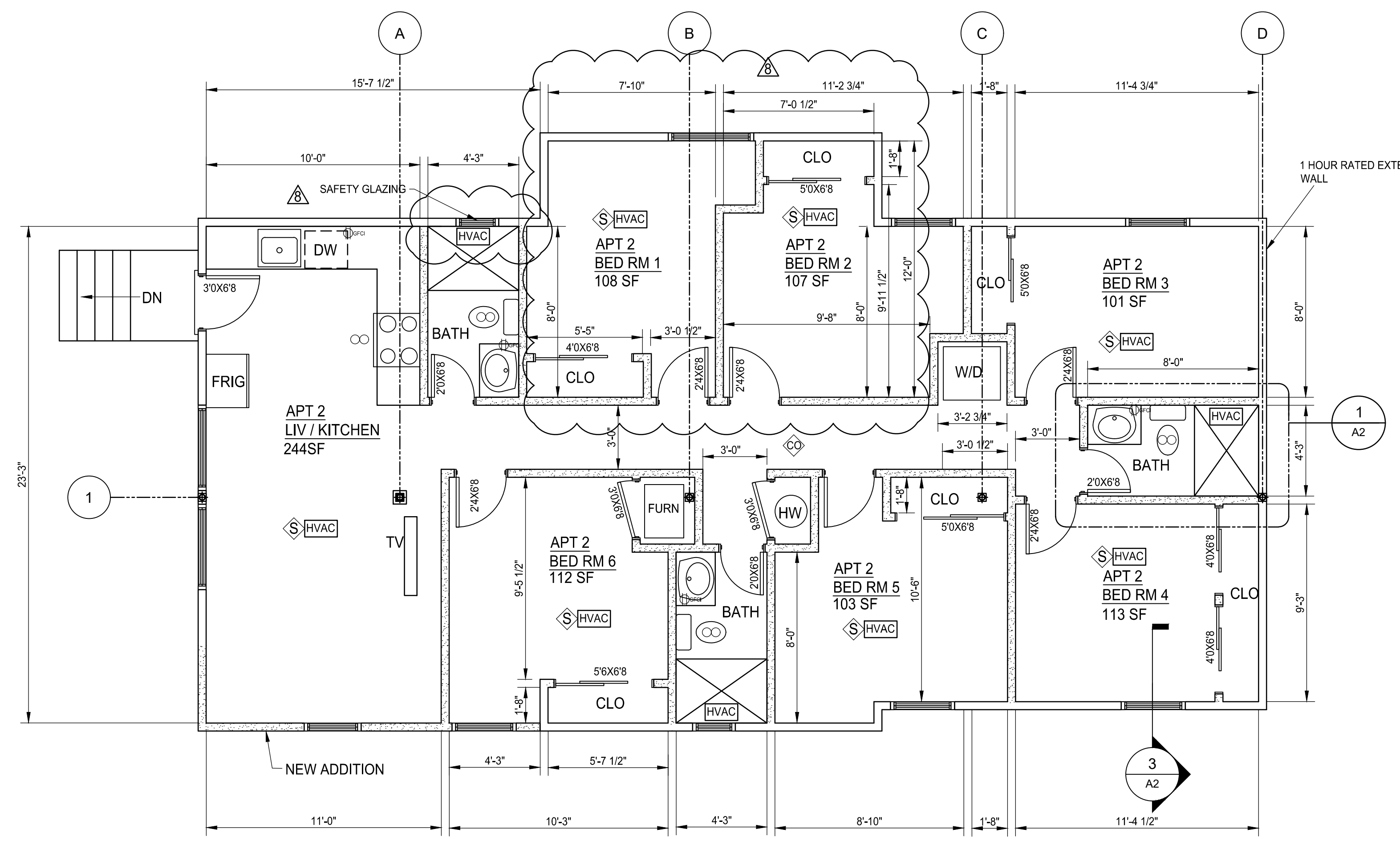
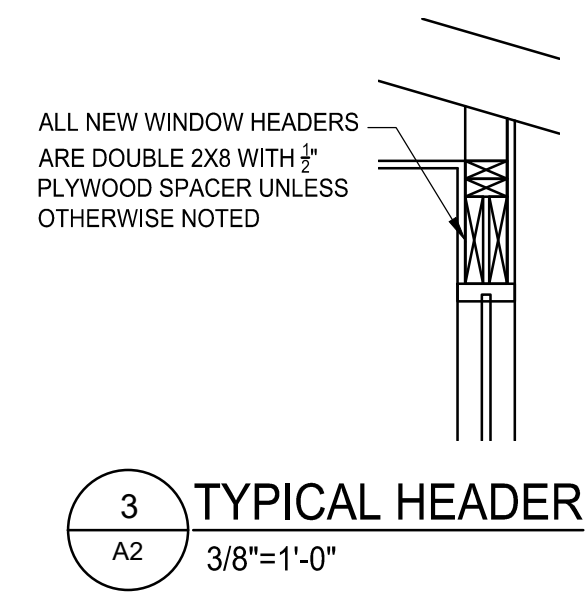
James Dudzinski ARCHITECT 12306 Vesper Sterling Heights, MI PH: (586) 884-8930	
SHEET TITLE COVER / SITE PLAN	
PROJECT LOCATION 413 S DIVISION ANN ARBOR, MI	
PROJECT TITLE RENOVATION	
ISSUED FOR:	REVISION
DATE:	1/6/23
MARK:	1/6/23
ISSUED FOR:	REVISION
DATE:	11/15/23
MARK:	11/15/23
ISSUED FOR:	REVISION
DATE:	11/21/22
MARK:	11/21/22
ISSUED FOR:	REVISION
DATE:	12/15/22
MARK:	12/15/22
ISSUED FOR:	REVISION
DATE:	10/7/22
MARK:	10/7/22
DATE:	4/26/22
MARK:	4/26/22
DATE:	9/6/22
MARK:	9/6/22
DATE:	10/7/22
MARK:	10/7/22
SHEET SIZE 18X24	
1 OF 14	
A-1	



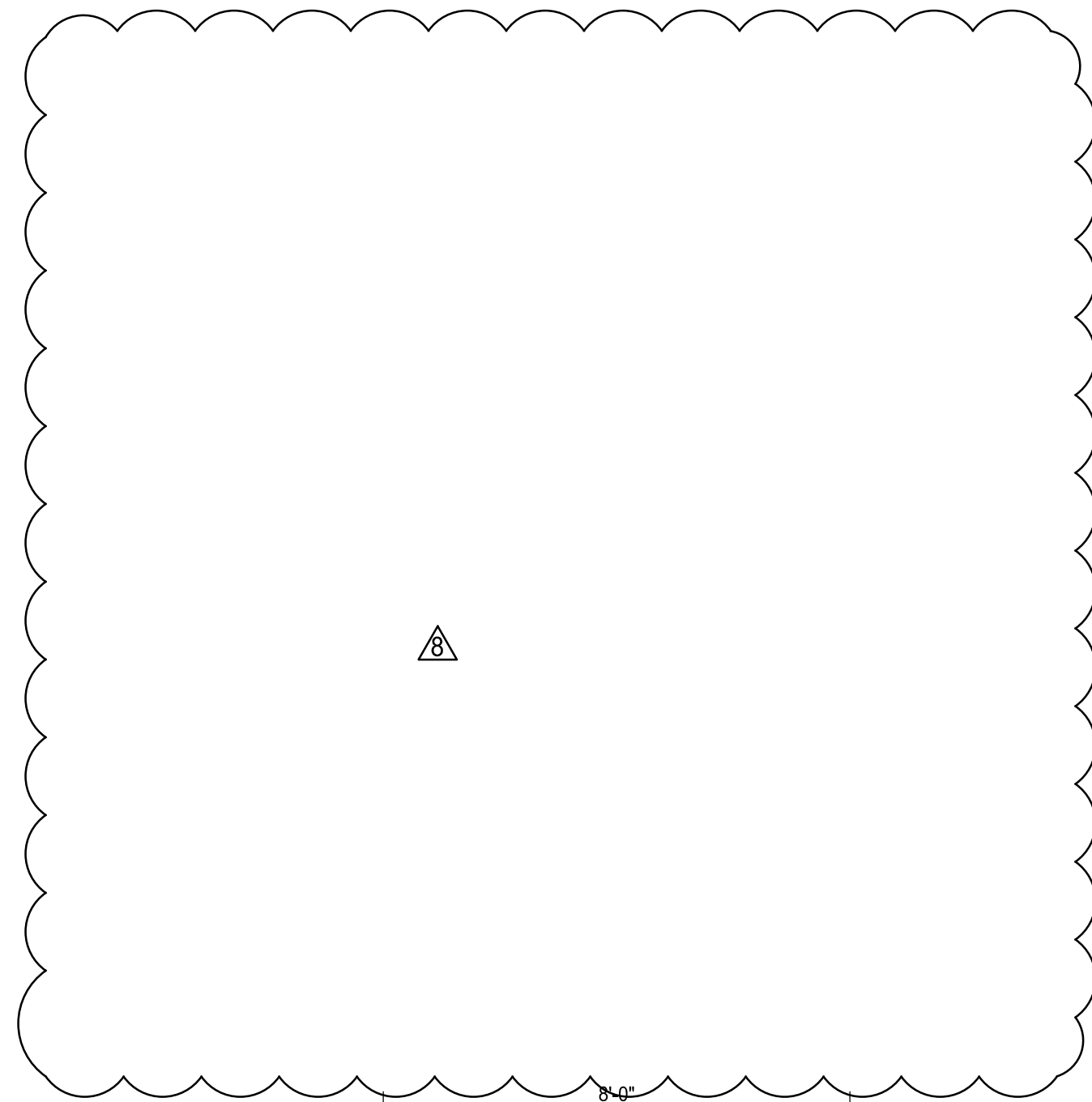
NEW 2ND FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"

ALL BEDROOMS TO HAVE AN EGRESS WINDOW. SEE SHEET A-1 FOR REQUIREMENTS

SEE SHEET A1 FOR DOOR, WALL, AND FIRE RATED FLOOR DETAILS



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



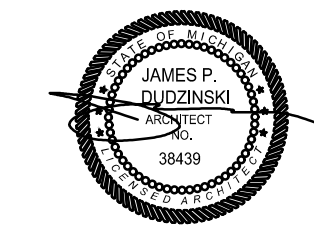
SHEET TITLE:
NEW 1ST FLOOR

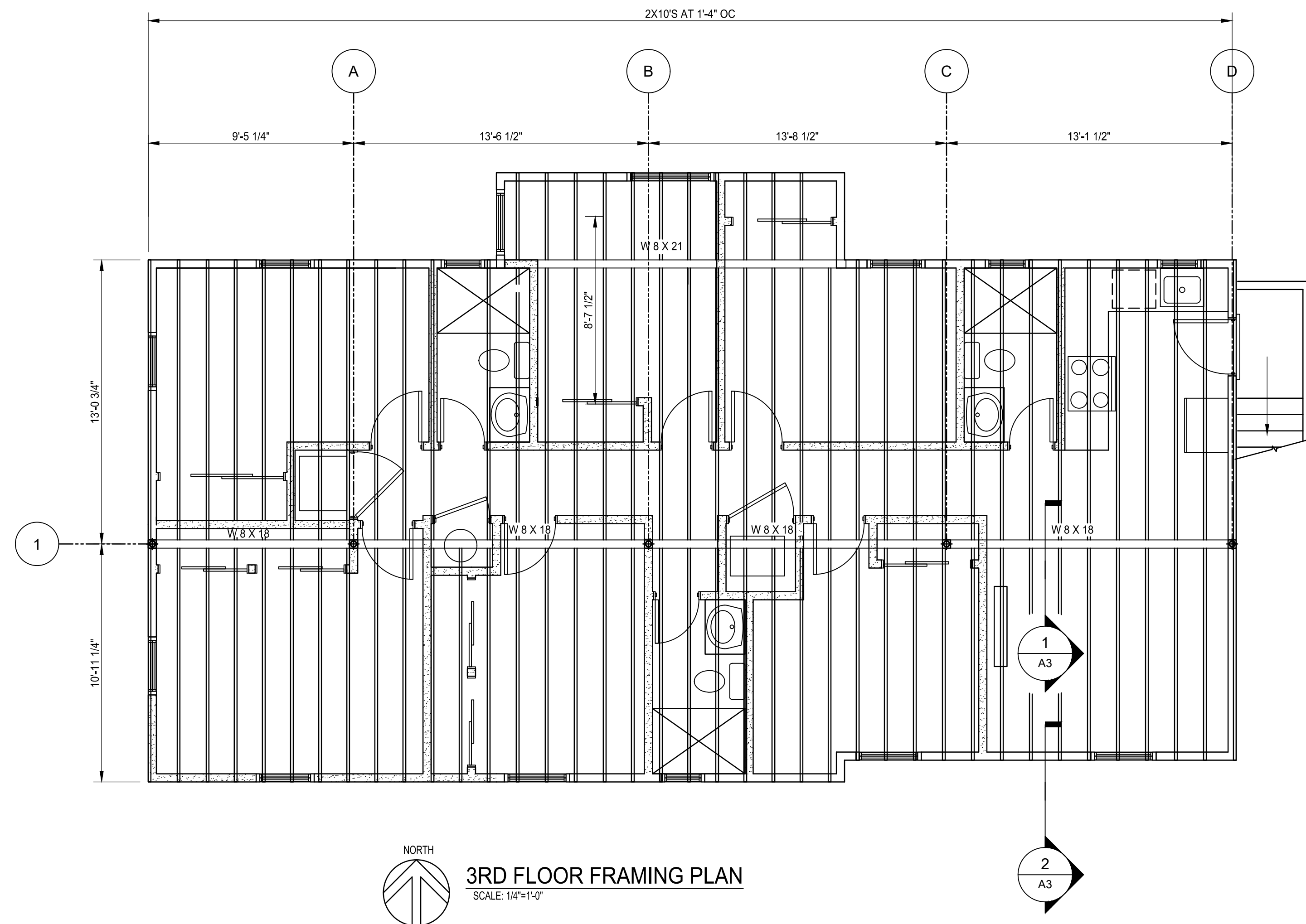
PROJECT LOCATION:
**413 S DIVISION ANN
 ARBOR, MI**

PROJECT TITLE:
RENOVATION

MARK	DATE	ISSUED FOR:	DATE	ISSUED FOR:
4/26/22	4/26/22	DRAWN	12/15/23	REVISION
9/6/22	9/6/22	PERMITS	1/11/24	REVISION
10/7/22	10/7/22	REVISION 1		

SHEET SIZE
18X24
 2 OF 14
 A-2





413 S DIVISION

BeamCalc v2021 licensed to: JAMES DUDZINSKI ARCHITECT Reg # 5508-6867

RENOVATION

W8X21

Prepared by: JIM D Date: 1/15/24

Selection: **W 8 x 21 36 ksi Wide Flange Steel** Lateral Support: Lc = 5.6 ft max.

Conditions: Actual Size is 5-1/4 x 8-1/4 in.

Min Bearing Length: R1=0.8 in. R2=0.8 in. (1.0) DL Defl= 0.31 in. Recom Camber= 0.46 in

Data:

Beam Span	16.0 ft	Reaction 1 TL	3632 #	Reaction 2 TL	3632 #
Beam Wt per ft	21.0 #	Reaction 1 V	3632 #	Reaction 2 V	3632 #
Bm Wt Included	336 #	Maximum V	3632 #		
Max Moment	14520 #	Max V (Reduced)	N/A		
TL Max Defl	L / 240	TL Actual Defl	L / 627		

Attributes:

Section (in)	Shear (in)	TL Defl (in)
Actual	18.20	2.07
Critical	7.34	0.25
Status	OK	OK
Ratio	40%	12%

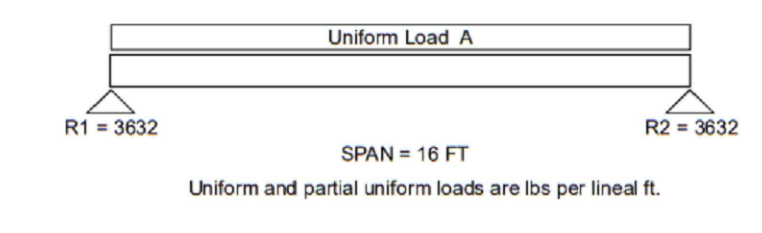
Values:

Ref. Value Fy	36000	Fy (psi)	36000	E (ksi x mil)	29.0
Adjusted Values	23760	14400	29.0		

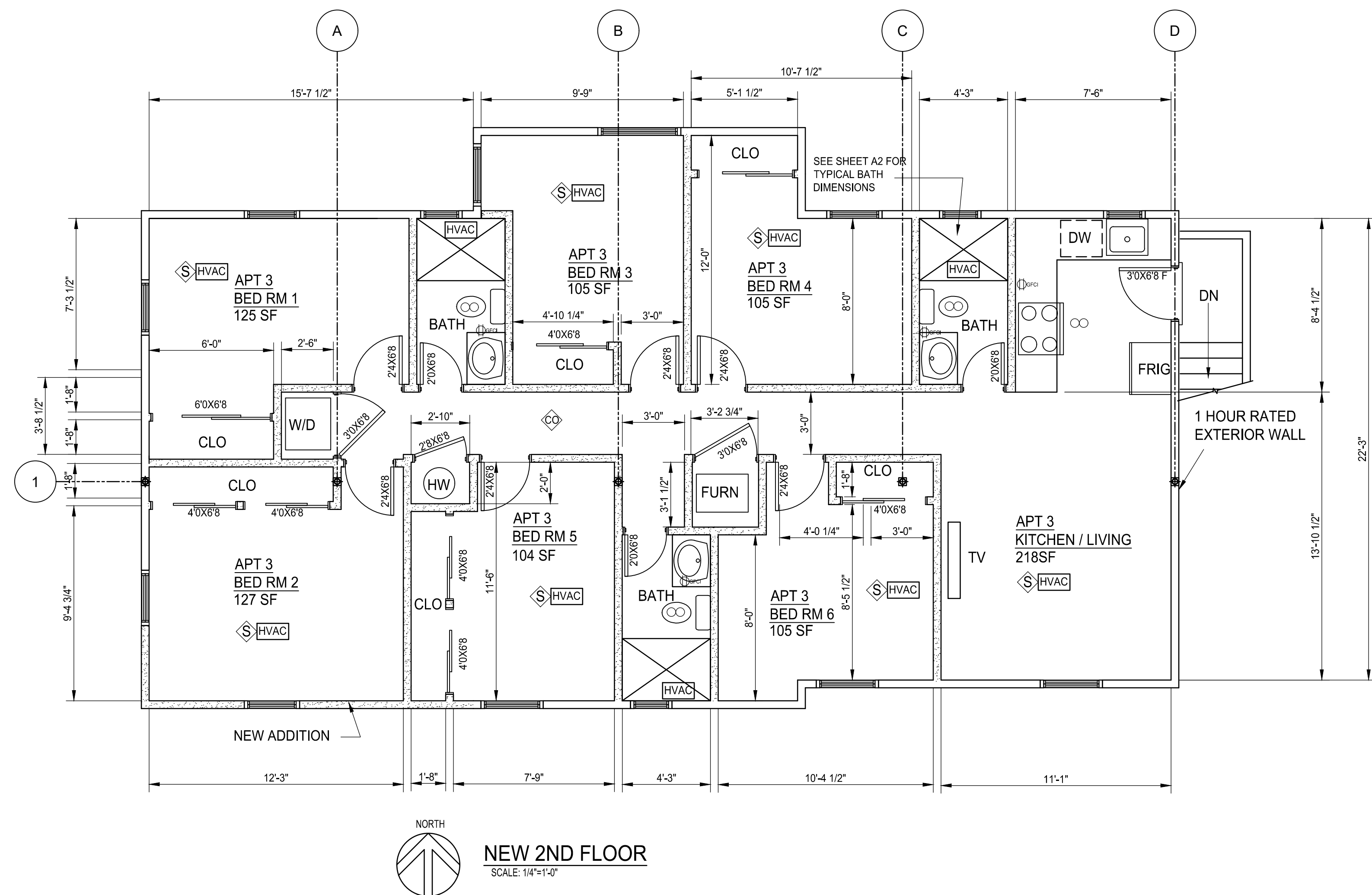
Adjustments:

YP Factor, Lc	0.66	0.40
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Loads: Uniform TL: 433 = A

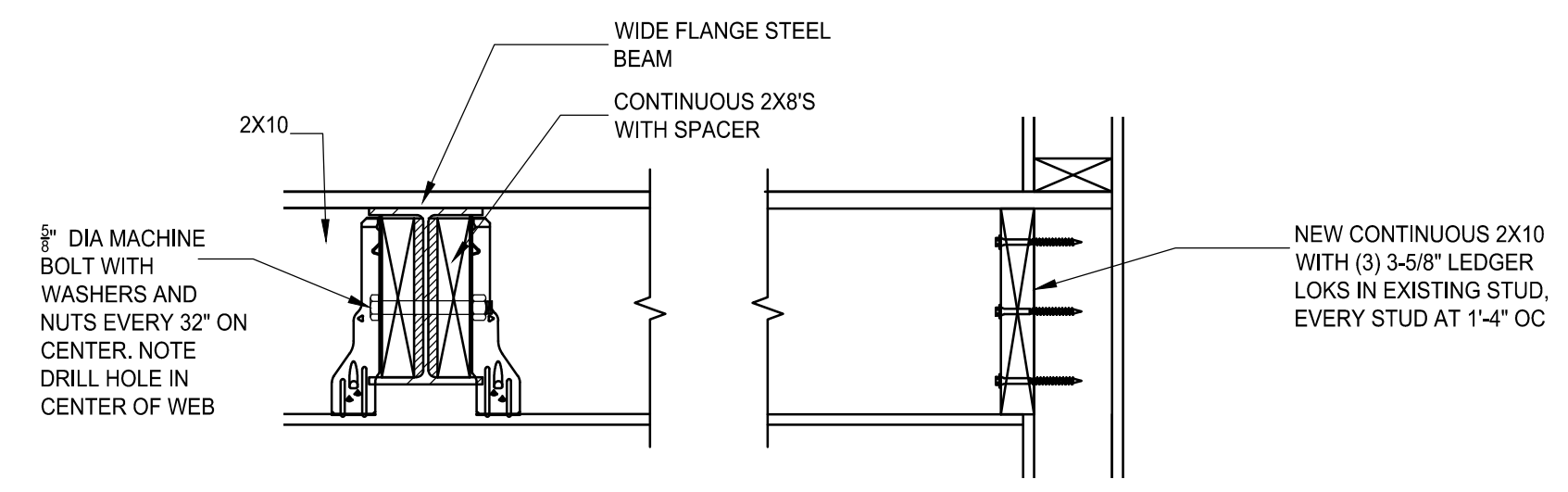


BEAM CALCULATION W 8 X 21



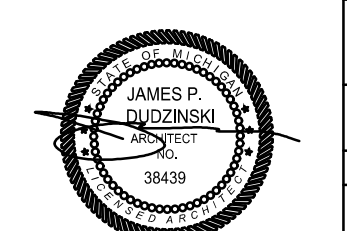
ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS

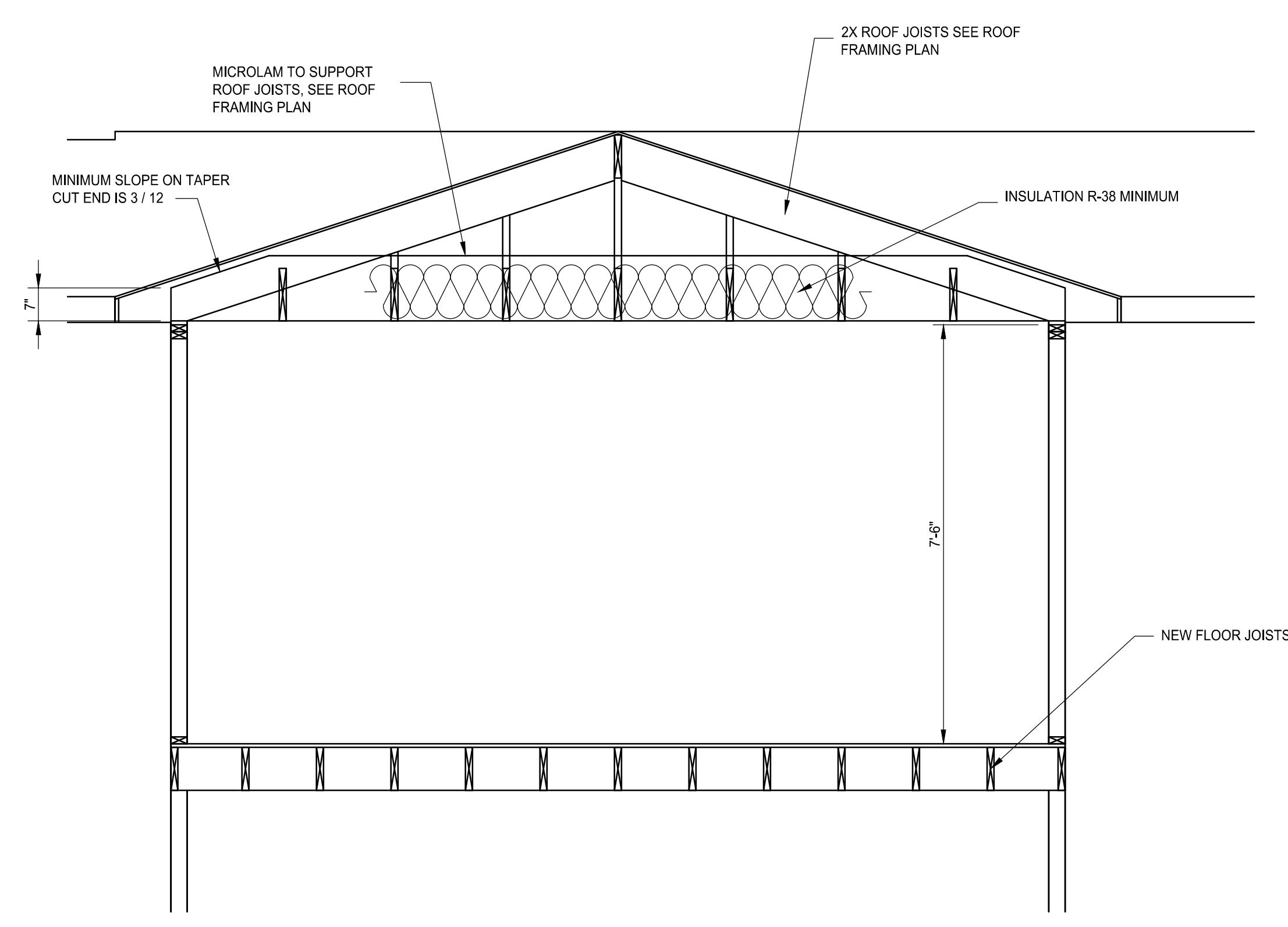
SEE SHEET A1 FOR DOOR, WALL, AND FIRE RATED FLOOR DETAILS



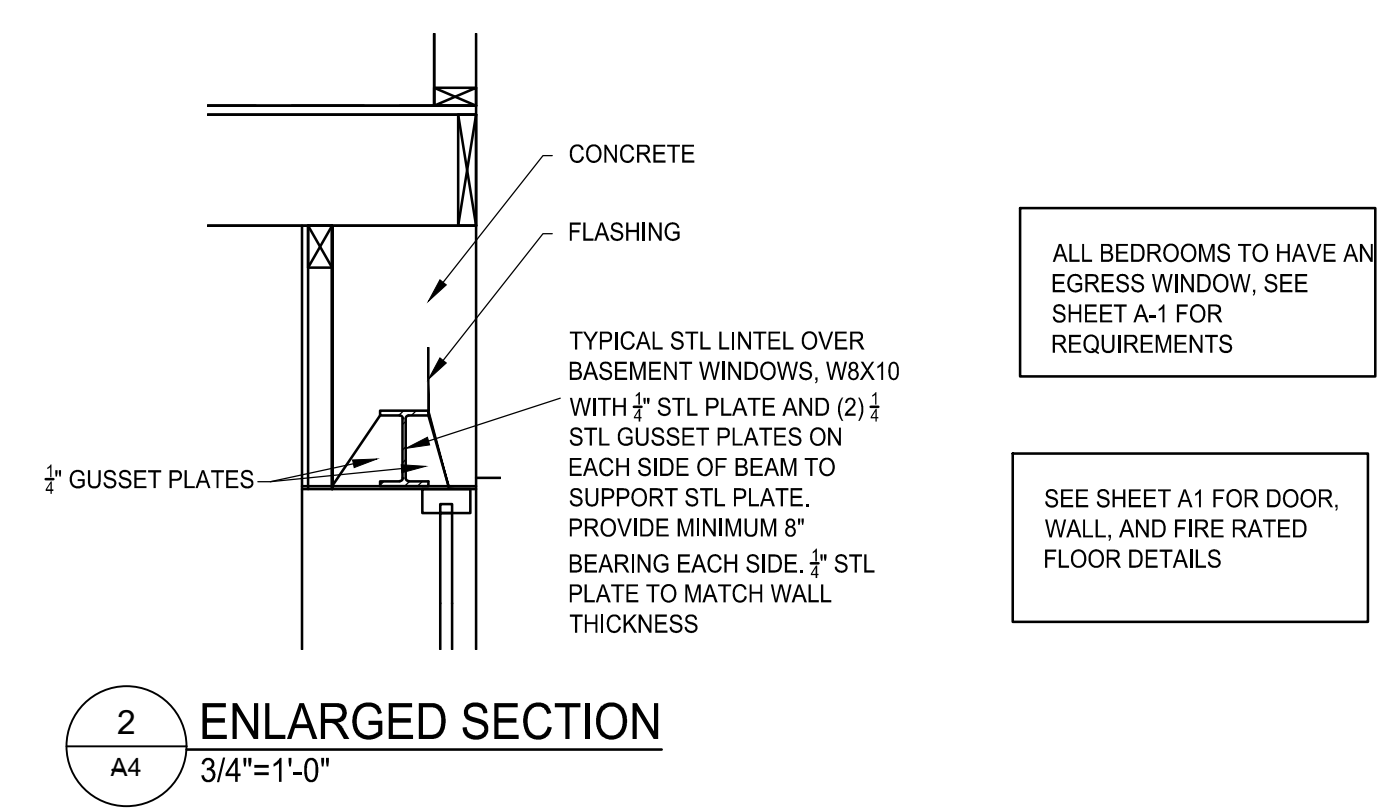
1 SECTION FLUSH BEAM TYPICAL ALL FLOOR FRAMING SCALE: 1-1/2"=1'-0"

2 SECTION FLUSH BEAM TYPICAL ALL FLOOR FRAMING SCALE: 1-1/2"=1'-0"

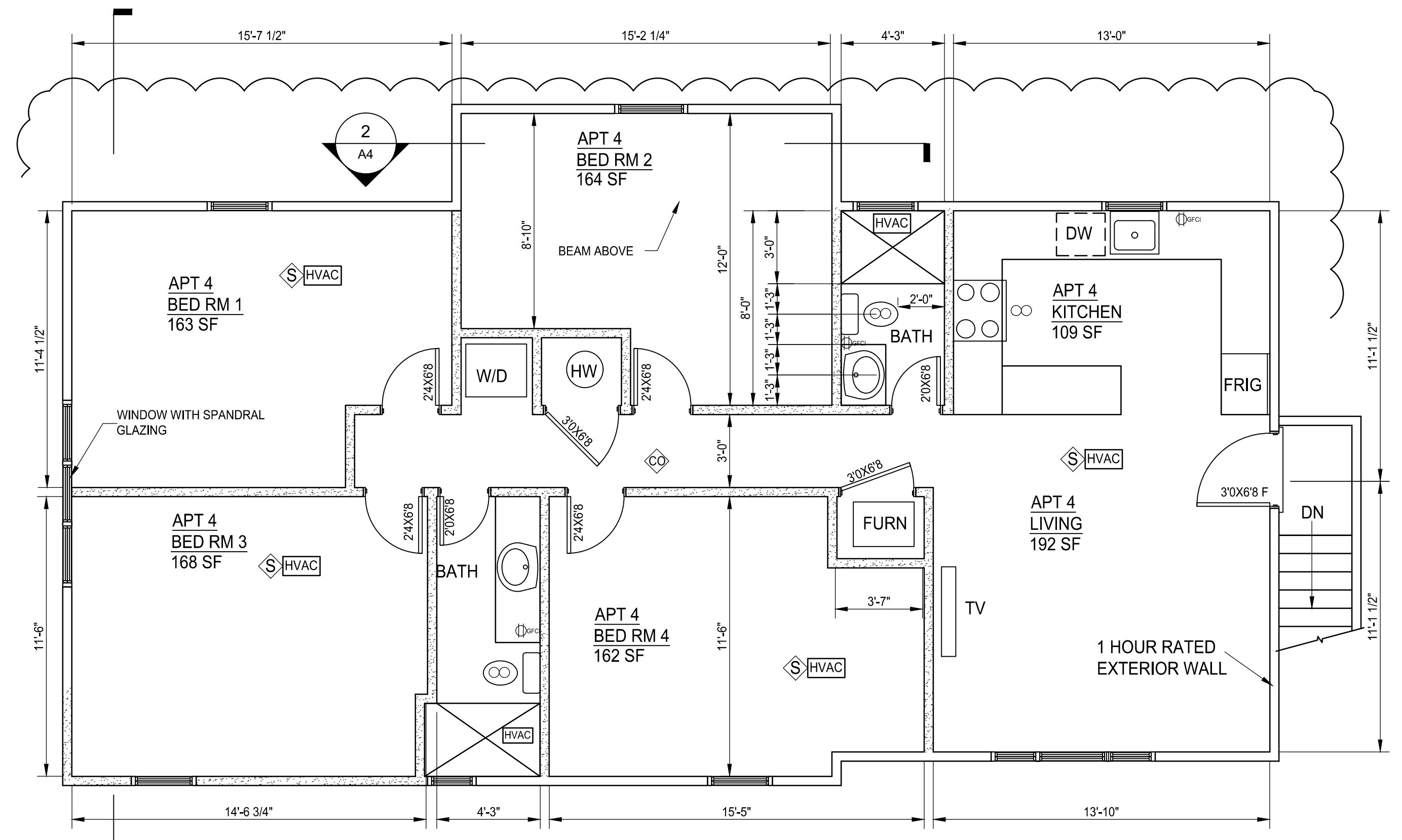




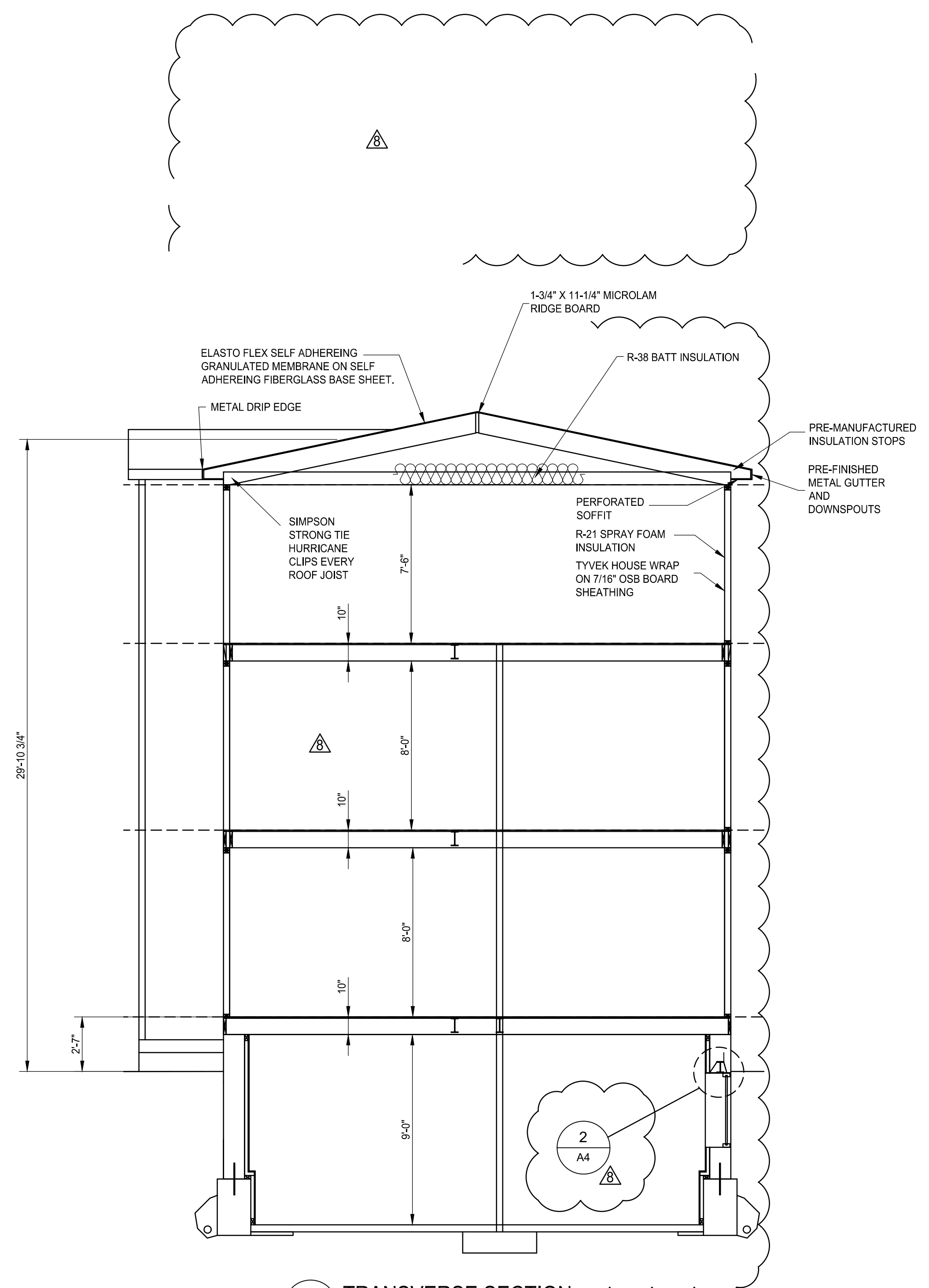
2 SECTION
 A4 SCALE: 1/2"=1'-0"



2 ENLARGED SECTION
 A4 3/4"=1'-0"



1 SECTION
 A4 SCALE: 1/4"=1'-0"
 NORTH
NEW 3RD FLOOR



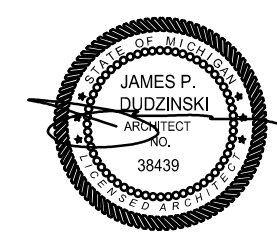
1 TRANSVERSE SECTION
 A4 SCALE: 1/4"=1'-0"

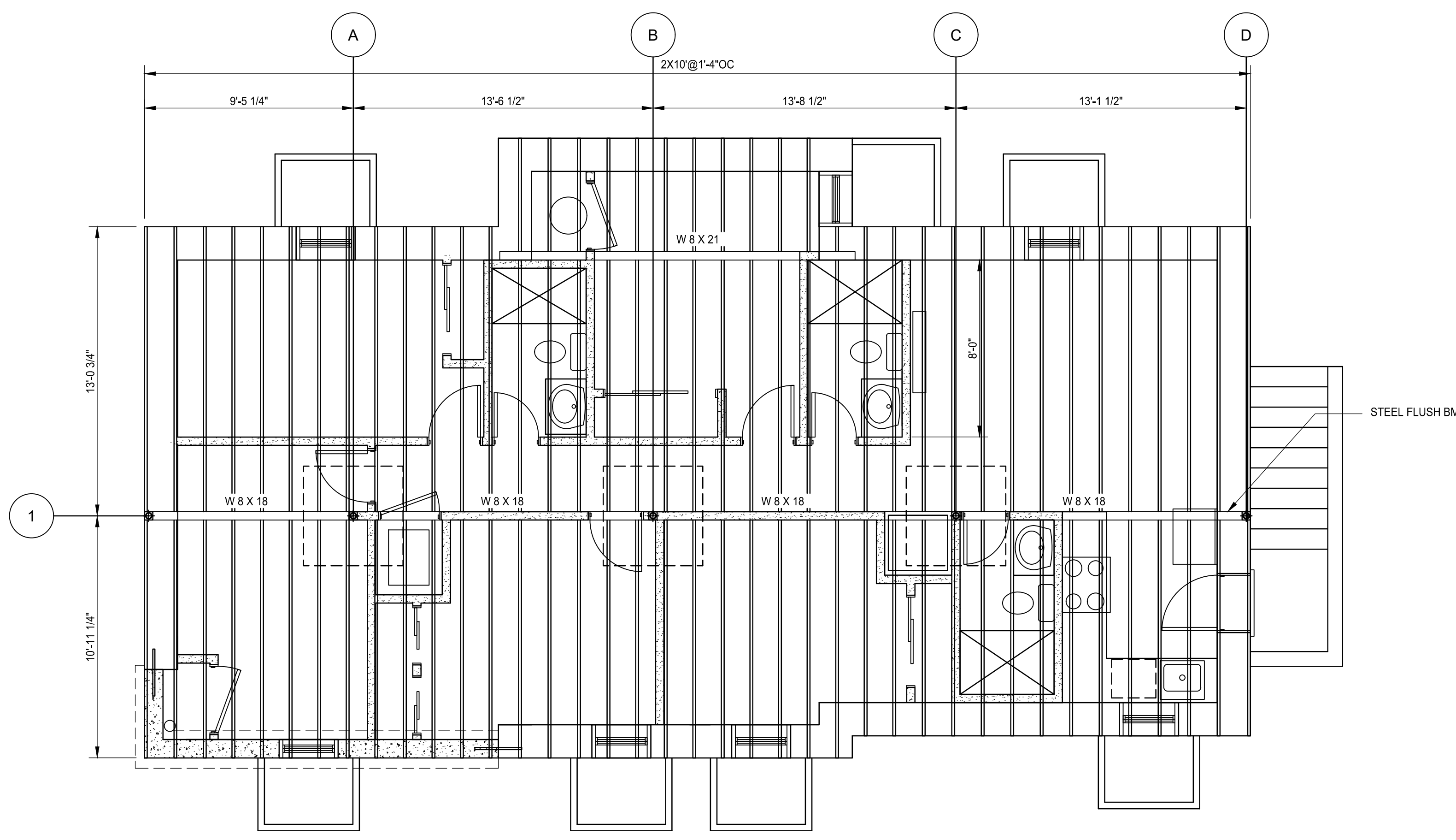
SHEET TITLE:
NEW 3RD FLOOR

PROJECT LOCATION:
**413 S DIVISION ANN
 ARBOR, MI**

PROJECT TITLE:
RENOVATION

DATE	ISSUED FOR	MARK	DATE	ISSUED FOR	MARK
4/26/22	DRAWN	A	11/8/22	REVISION 2	
9/6/22	PERMITS	A	12/15/23	REVISION	
10/7/22	REVISION 1	A	1/17/24	REVISION	





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

ALL BEDROOMS TO HAVE AN EGRESS WINDOW. SEE SHEET A-1 FOR REQUIREMENTS

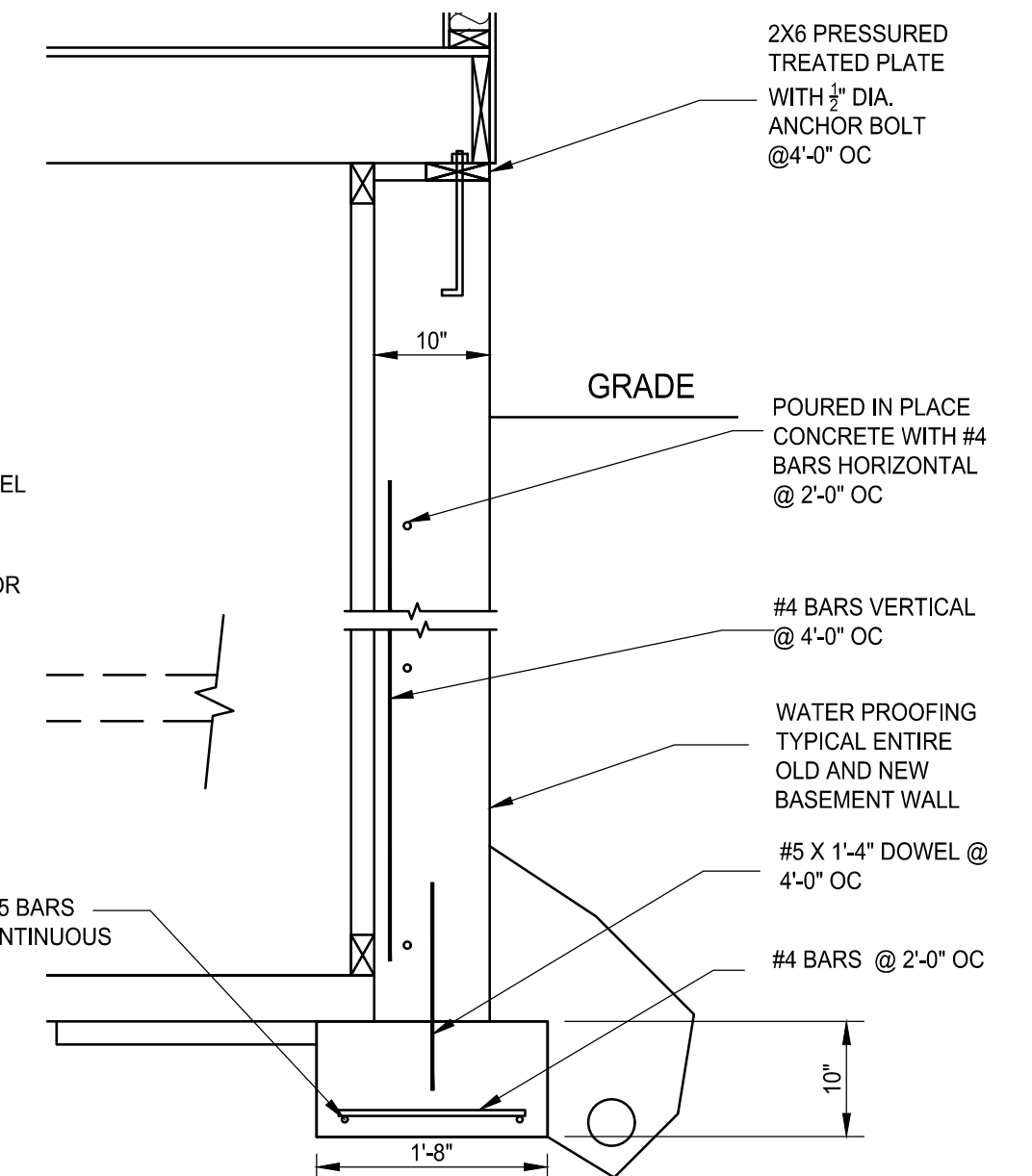
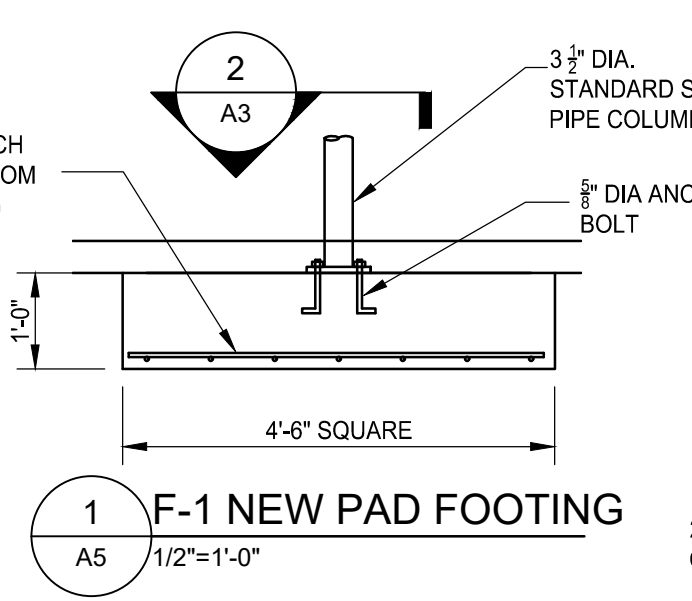
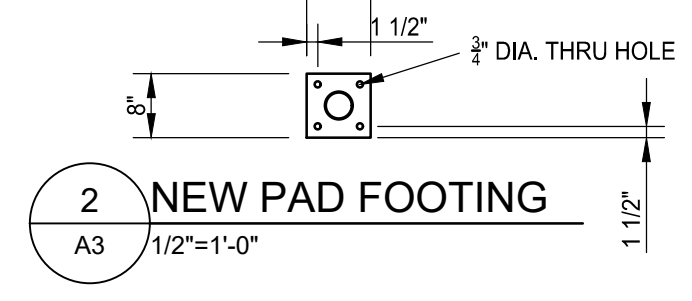
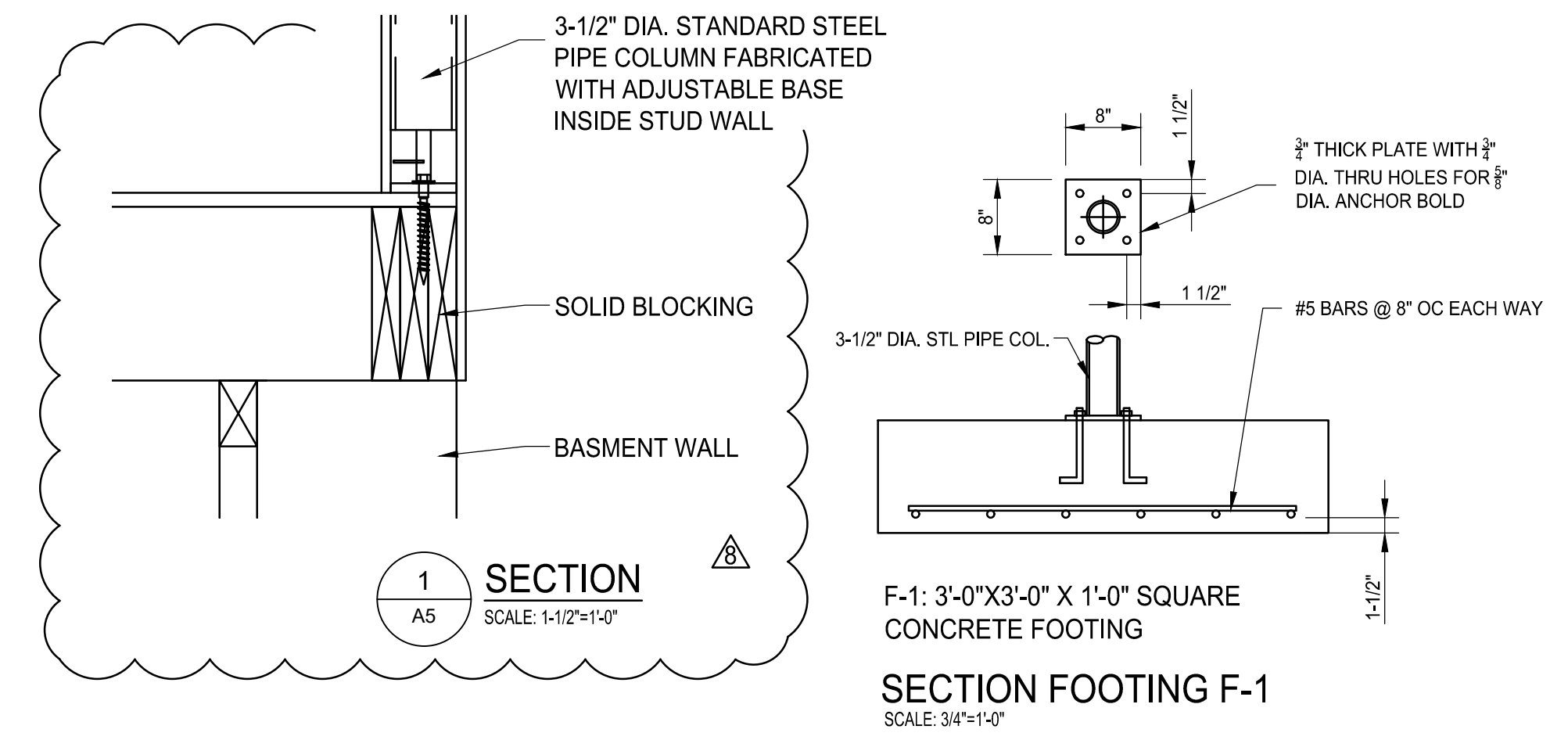
SEE SHEET A1 FOR DOOR, WALL, AND FIRE RATED FLOOR DETAILS

COLUMN REACTIONS

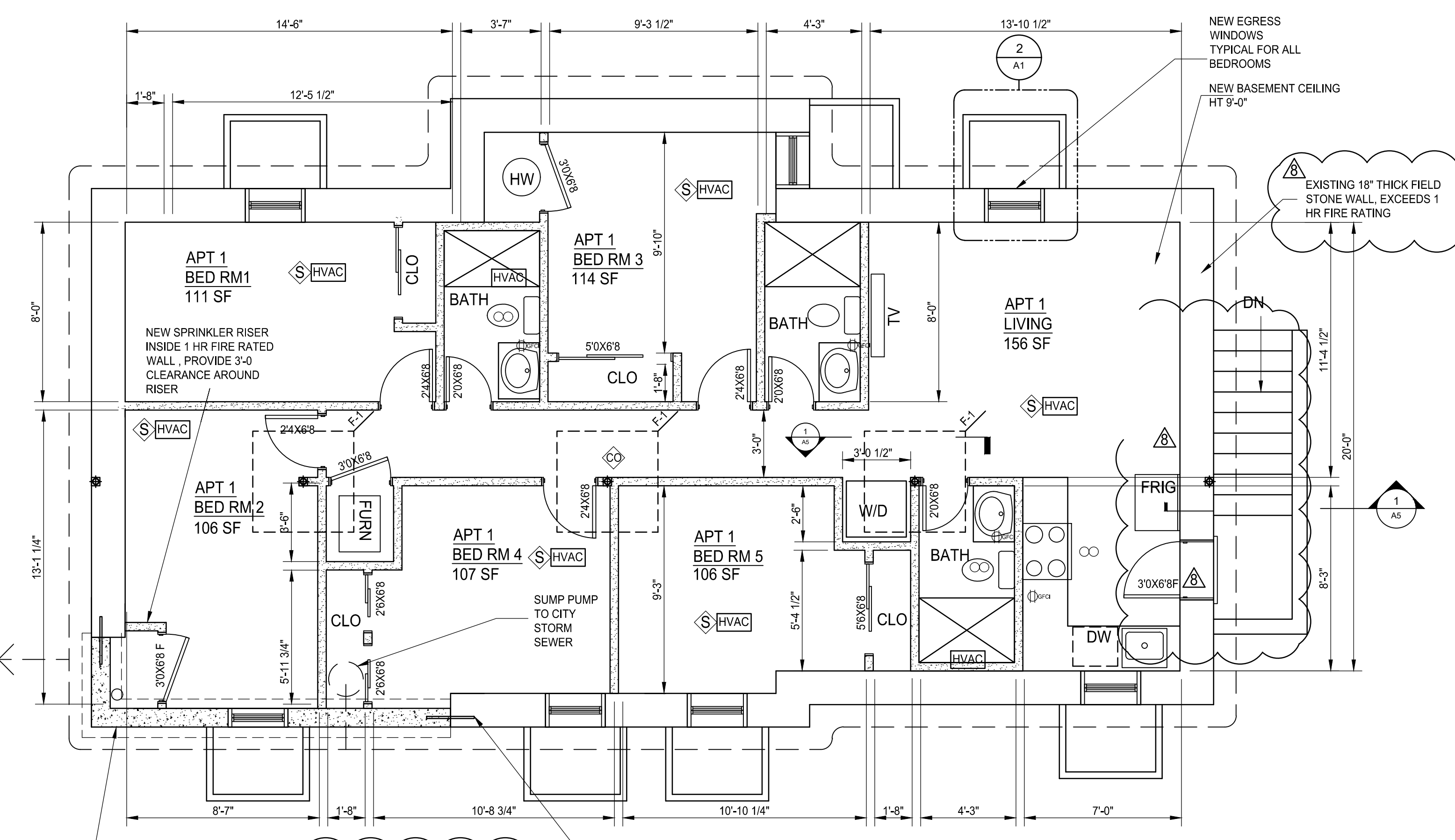
COLUMN 1B REACTION 24.5 K (WORSE CASE)
REQUIRED FOOTING AREA
24,600 / 1500 PSF = 16.4 SF
4.5X4.5=20.25 SF; 20.25>16.4 OK
BASED ON CHART BELOW A 9" HIGH COLUMN WILL TAKE 41 K OK

COLUMNS		Standard steel pipe									
		Allowable concentric loads in kips									
		F _y = 36 ksi									
Nominal Dia.	12	10	8	6	5	4	3 1/2	3			
Wall Thickness	0.375	0.365	0.322	0.280	0.250	0.237	0.226	0.216			
Weight per Foot	49.56	40.48	28.55	18.97	14.62	10.79	9.11	7.58			
F _y	0	315	257	181	121	93	68	58			
Effective length in feet K/L, with respect to radius of gyration	6	303	246	171	110	83	59	48			
	7	301	243	168	108	81	57	46			
	8	299	241	166	106	78	54	44			
	8	296	238	163	103	76	52	41			
	10	292	235	161	101	73	49	38			
	11	291	232	158	98	71	46	35			
	12	288	229	155	95	68	43	32			
	13	285	226	152	92	65	40	29			
	14	282	223	149	89	61	36	25			
	15	278	220	145	86	58	33	22			
	16	275	216	142	82	55	29	19			
	17	272	213	138	79	51	26	17			
	18	268	209	135	75	47	23	15			
	19	265	205	132	71	43	21	14			
	20	261	201	127	67	39	19	12			
	22	254	193	119	59	32	15	10			
	24	246	185	111	51	27	13	9			
	25	242	180	106	47	25	12	8			
	26	238	176	102	43	23	11	7			
	28	229	167	93	37	20	9	6			
	30	220	158	83	32	17	8	5			
	31	216	152	78	30	16	7	4			
	32	211	148	73	29	15	6	4			
	34	201	137	65	25	13	5	3			
	36	192	127	58	23	12	4	3			
	37	186	120	55	21	11	4	3			
	38	181	115	52	21	11	4	3			
	40	171	104	47	19	10	3	3			
Properties											
Area A (in ²)	14.6	11.9	8.40	5.58	4.30	3.17	2.68	2.23			
I (in ⁴)	279	161	72.5	28.1	15.2	7.23	4.79	3.02			
r (in.)	4.38	3.67	2.94	2.25	1.88	1.51	1.34	1.16			
I _x / I _y	0.333	0.398	0.500	0.657	0.789	0.987	1.12	1.29			
Factor	41.7	23.9	10.8	4.21	2.26	1.08	0.717	0.447			

* Tabulated values of a must be multiplied by 10%.
Note: Heavy line indicates K/L > 200.
AMERICAN INSTITUTE OF STEEL CONSTRUCTION



NEW BASEMENT WALL
SCALE: 3/4"=1'-0"



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

413 S DIVISION
BeamChek v2021 Licensed to: JAMES DUDZINSKI ARCHITECT Reg # 5508-6967

RENOVATION
W 8X18 Prepared by: JIM D Date: 1/15/24

Selection: **W 8 x 18 36 ksi Wide Flange Steel** Lateral Support: Lc = 5.5 ft max.
Actual Size is 5-1/4 x 8-1/8 in.
Conditions: Min Bearing Length: R1=0.8 in. R2=0.8 in. (1.0) DL Defl= 0.26 in. Recom Camber= 0.40 in

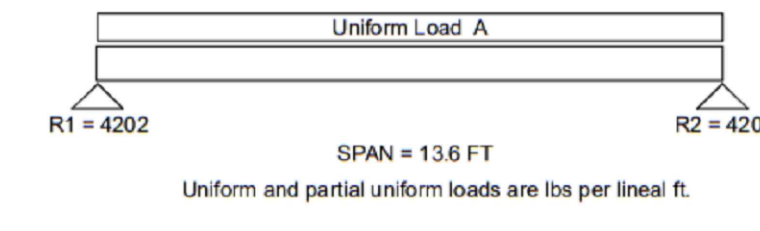
Date: Beam Span: 13.6 ft Reaction 1 TL: 4202 # Reaction 2 TL: 4202 #
Beam Wt per ft: 18.0 # Max V (Reduced): N/A
Bn Wt Included: 245 # Max V (Reduced): N/A
Max Moment: 14288 # TL Max Defl: L/240 TL Actual Defl: L/617

Affixtures	Section (in ²)	Shear (in ²)	TL Defl (in)
Actual	15.20	1.87	0.26
Critical	7.22	0.29	0.68
Status	OK	OK	OK
Ratio	47%	16%	39%

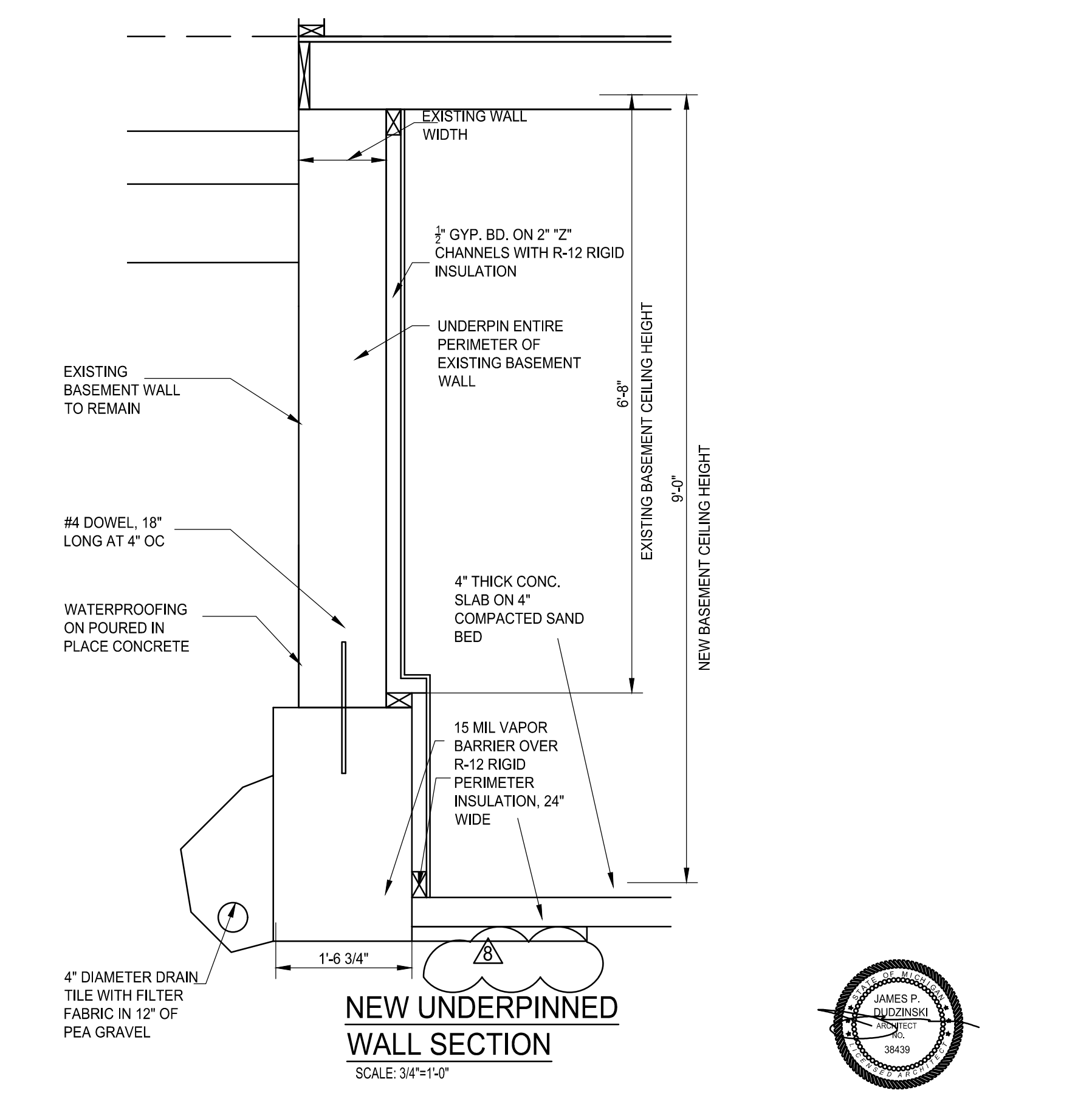
Values: Ref. Value F_y: 36000 Adjusted Values: 22760
Ref. Value F_v: 36000 Adjusted Values: 14400
Ref. Value E: 29000 Adjusted Values: 29000

Adjustments: YP Factor, Lc: 0.66 0.40

Loads: Uniform TL: 600 = A



BEAM CALCULATION W 8 X 18

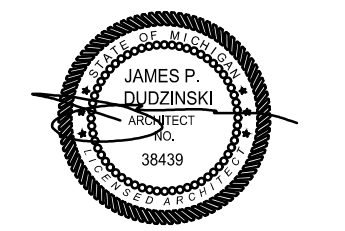


NEW UNDERPINNED WALL SECTION
SCALE: 3/4"=1'-0"

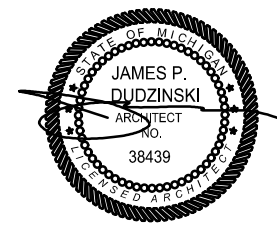
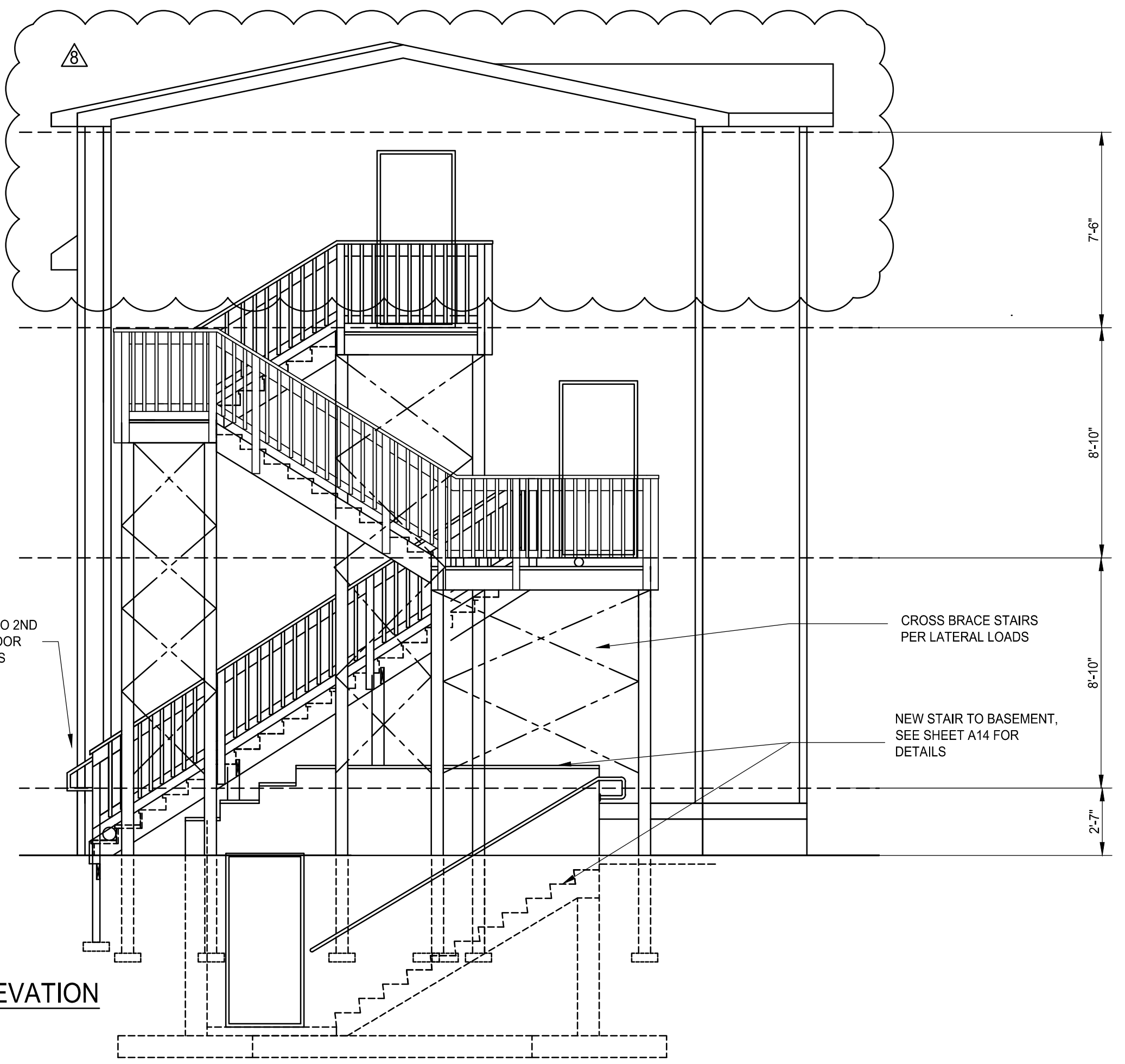
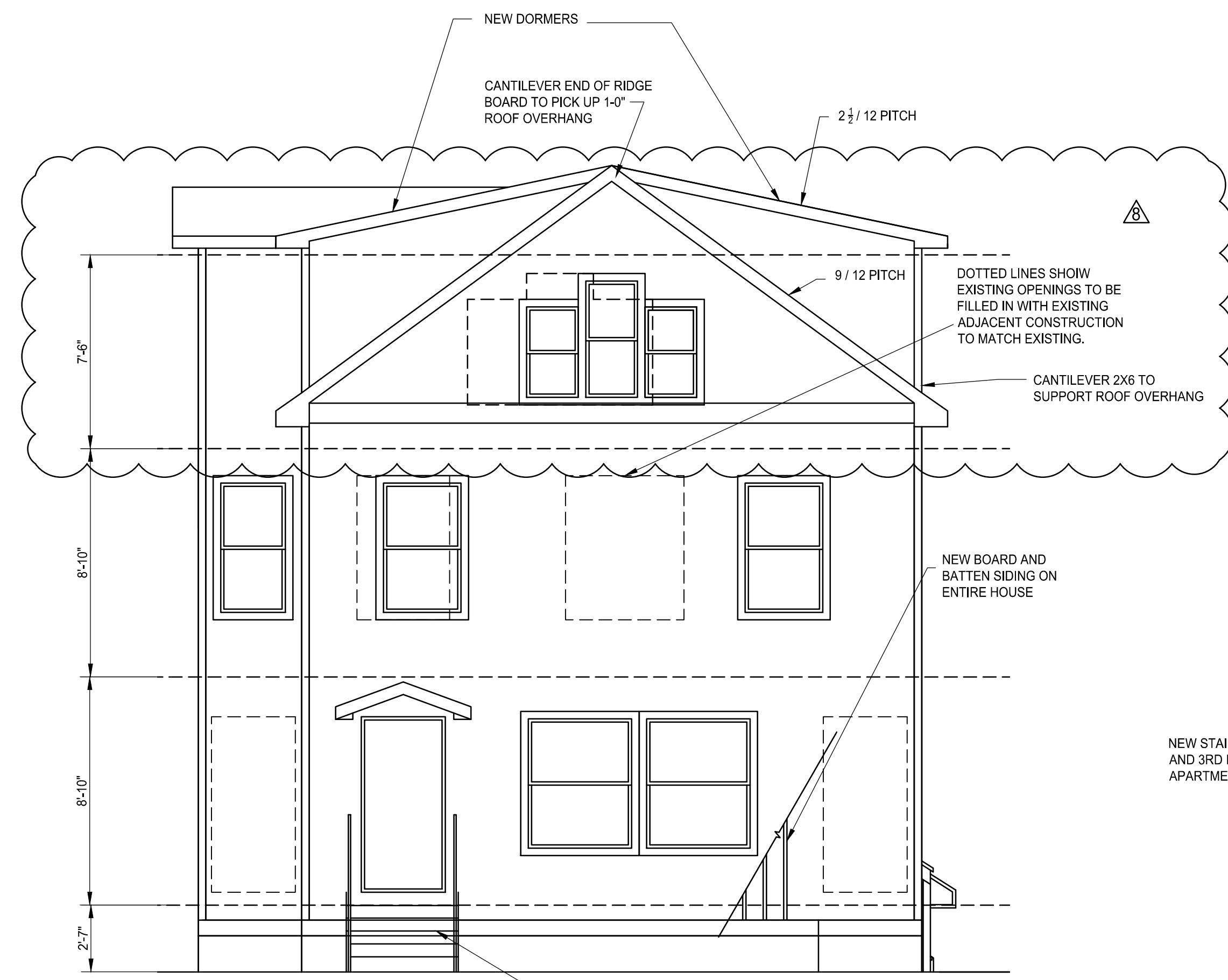
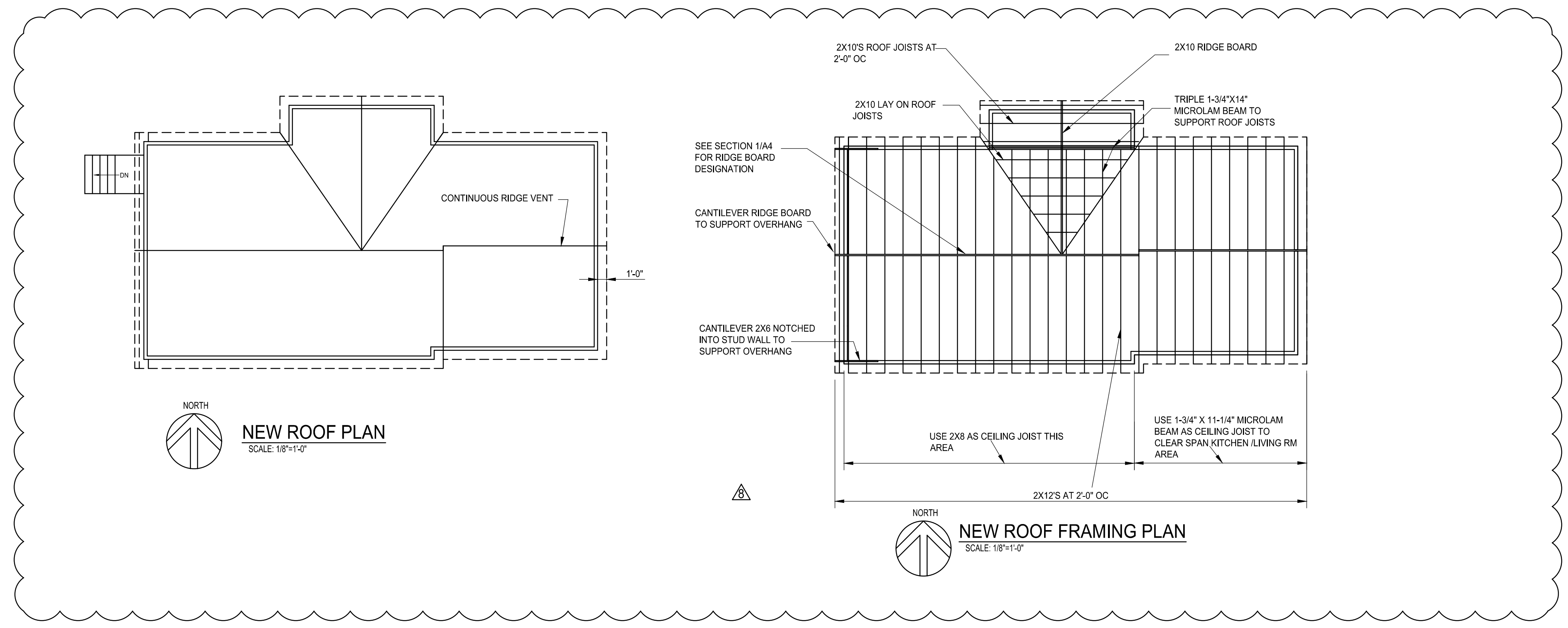
PROJECT TITLE: **RENOVATION**

ISSUED FOR:	DATE:	MARK:	ISSUED FOR:	DATE:	MARK:
REVISION 2	1/11/24	A	REVISION 3	1/11/24	A
REVISION 1	12/15/23	A	REVISION 1	10/17/22	A
DRAWN	4/26/22	A	PERMITS	9/6/22	A

DATE: 10/7/22
MARK: A
SHEET SIZE: 18X24
5 OF 14
A-5



DATE	ISSUED FOR	DATE	ISSUED FOR
4/26/22	DRAWN	12/15/23	REVISION
9/6/22	PERMITS	1/11/24	REVISION
10/7/22	REVISION		



DATE	ISSUED FOR	MARK	DATE	ISSUED FOR	MARK
4/26/22	DRAWN	△	12/15/23	REVISION	
9/6/22	PERMITS	△	1/11/24	REVISION	

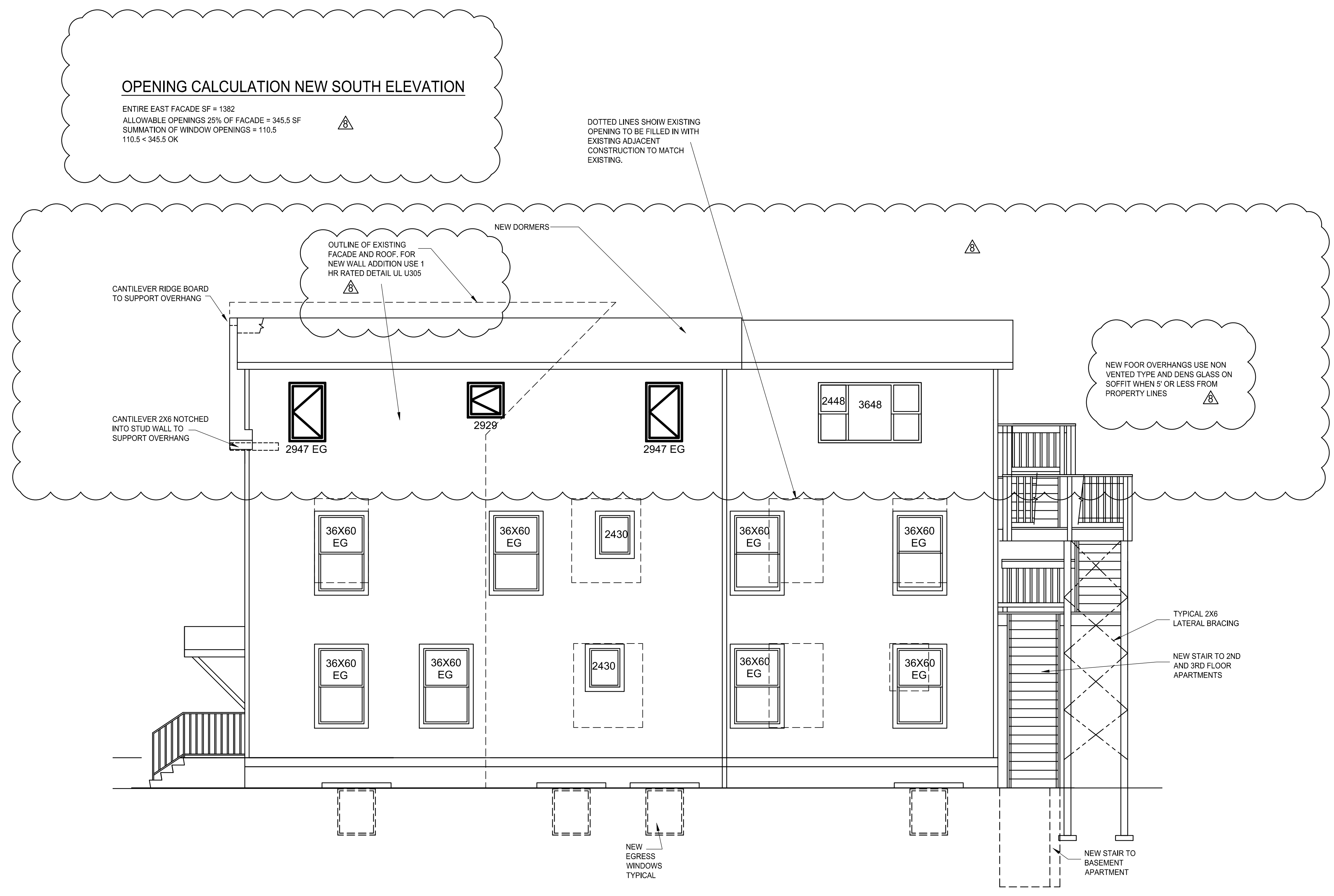
OPENING CALCULATION NEW SOUTH ELEVATION

ENTIRE EAST FACADE SF = 1382
 ALLOWABLE OPENINGS 25% OF FACADE = 345.5 SF
 SUMMATION OF WINDOW OPENINGS = 110.5
 110.5 < 345.5 OK

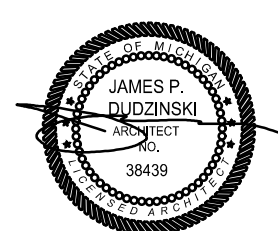
DOTTED LINES SHOW EXISTING
 OPENING TO BE FILLED IN WITH
 EXISTING ADJACENT
 CONSTRUCTION TO MATCH
 EXISTING.

OUTLINE OF EXISTING
 FACADE AND ROOF. FOR
 NEW WALL ADDITION USE 1
 HR RATED DETAIL UL U305

NEW FLOOR OVERHANGS USE NON
 VENTED TYPE AND DENS GLASS ON
 SOFFIT WHEN 5' OR LESS FROM
 PROPERTY LINES



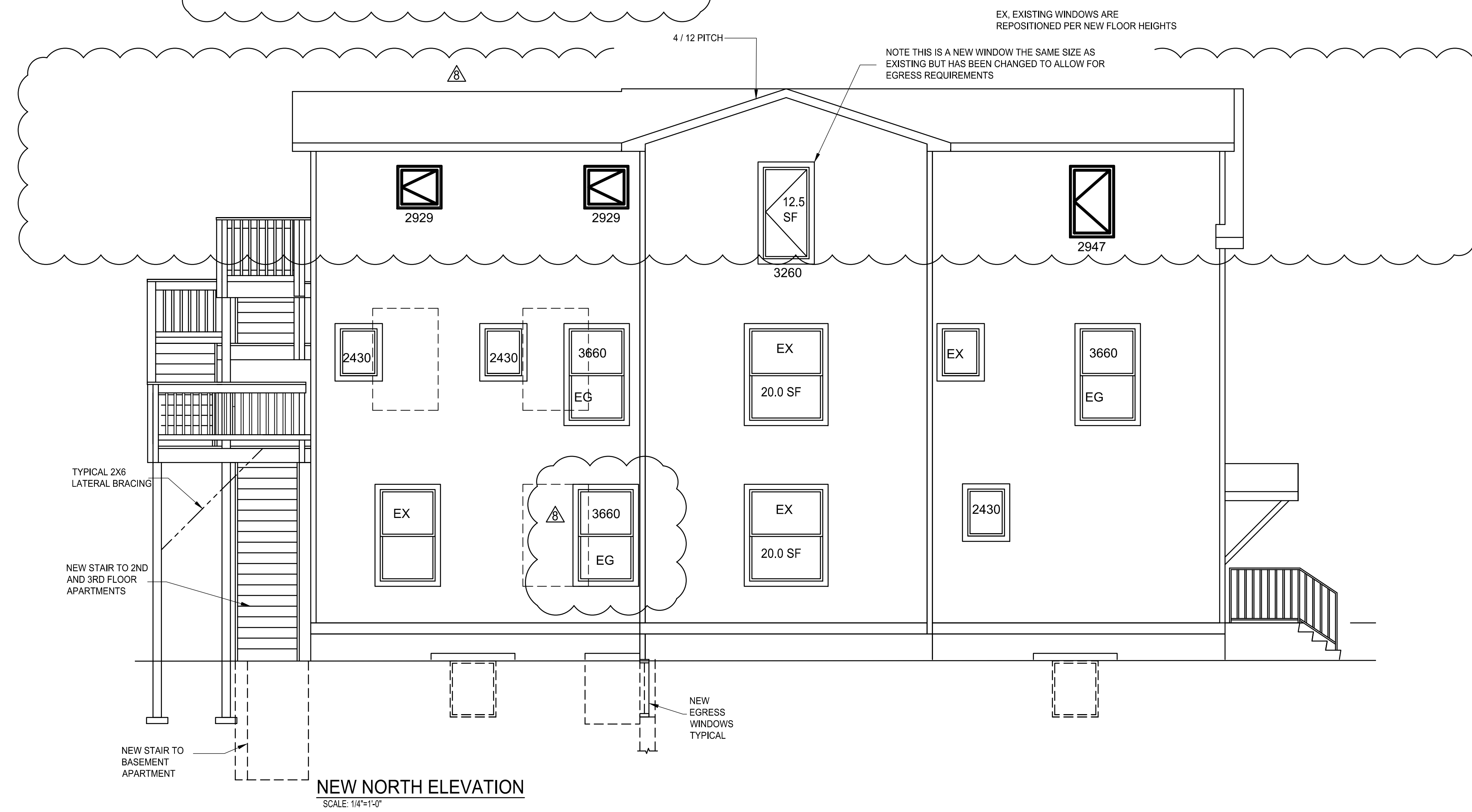
NEW SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



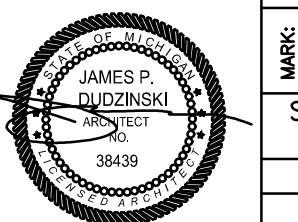
ISSUED FOR:	DATE:	MARK:	ISSUED FOR:	DATE:	MARK:
DRAWN	4/26/22	△	PERMITS	9/6/22	△
REVISION 2	11/8/22	△	REVISION 1	10/7/22	△
REVISION 2	12/15/23	△	REVISION 1	7/17/24	△

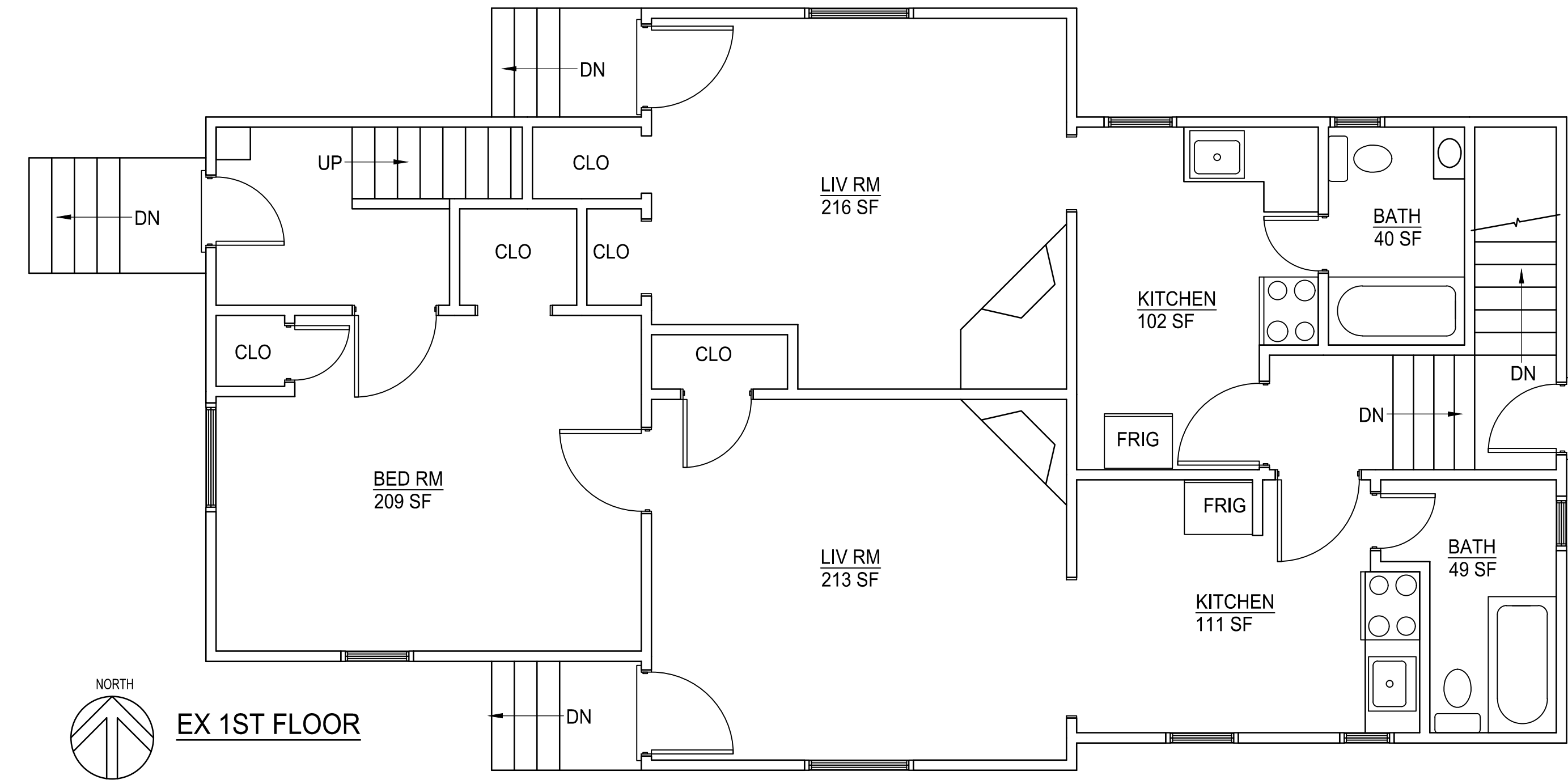
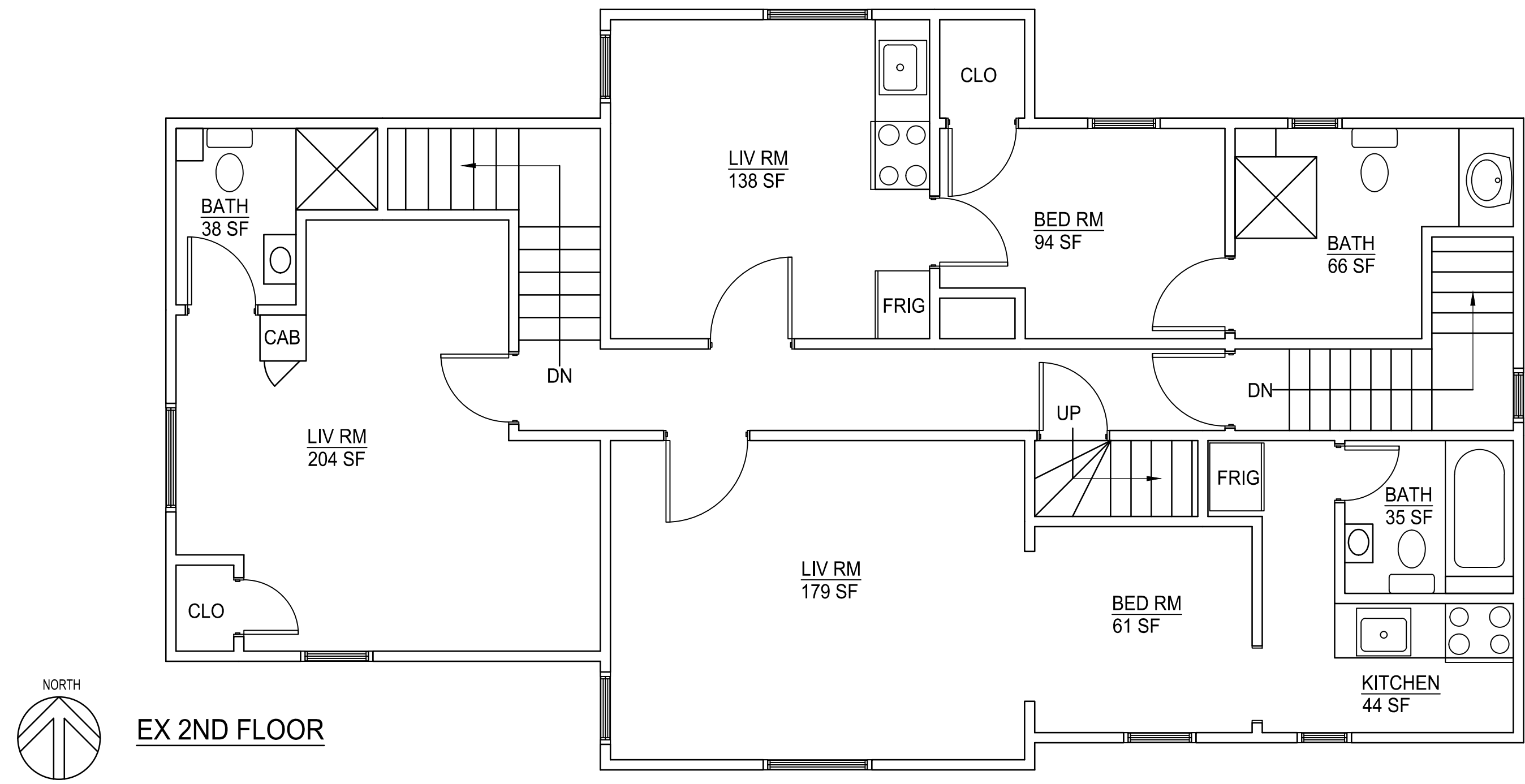
OPENING CALCULATION NEW NORTH ELEVATION

TOTAL SF OF NORTH FACADE 5' FROM PROPERTY LINE = 502 + 445 = 947 SF
ALLOWABLE OPENINGS 25% OF FACADE = 236.75 SF
SUMMATION OF WINDOW OPENINGS = 173.1
173.1 < 236.75 OK



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





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

PROJECT LOCATION:
**413 S DIVISION ANN
ARBOR, MI**

PROJECT TITLE:
RENOVATION

ISSUED FOR:	DATE:	MARK:	ISSUED FOR:	DATE:	MARK:
DRAWN	12/15/23	JD	PERMITS	1/11/24	JD

DATE:	ISSUED FOR:	MARK:
4/26/22	DRAWN	JD
9/6/22	PERMITS	JD

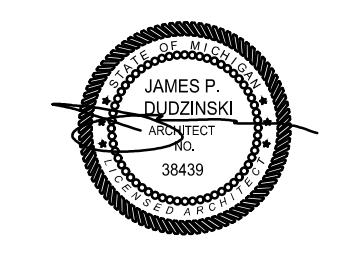
DATE:	ISSUED FOR:	MARK:
4/26/22	DRAWN	JD
9/6/22	PERMITS	JD

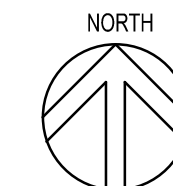
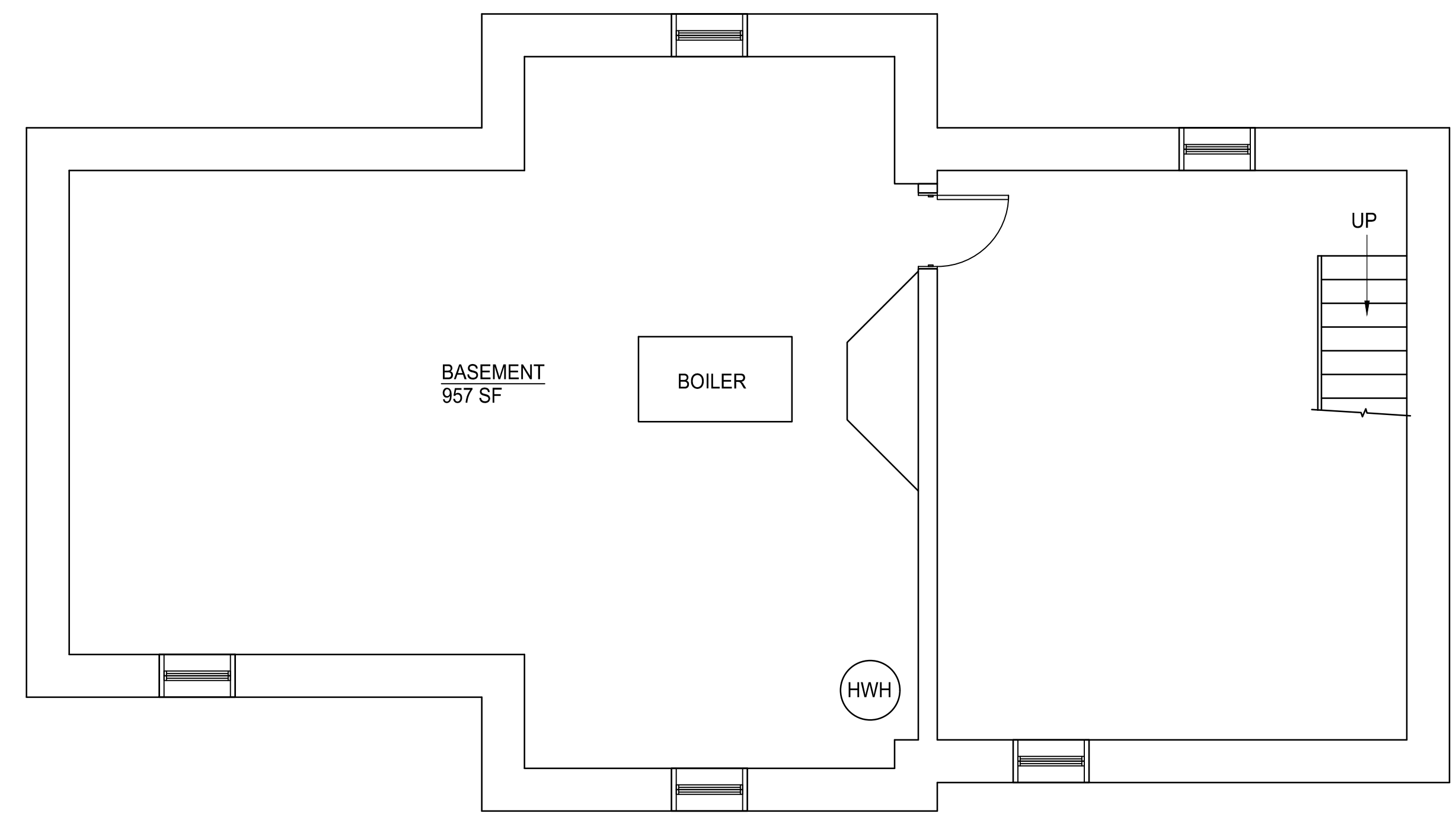
DATE:	ISSUED FOR:	MARK:
4/26/22	DRAWN	JD
9/6/22	PERMITS	JD

DATE:	ISSUED FOR:	MARK:
4/26/22	DRAWN	JD
9/6/22	PERMITS	JD

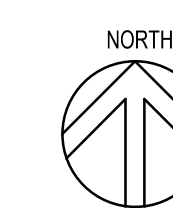
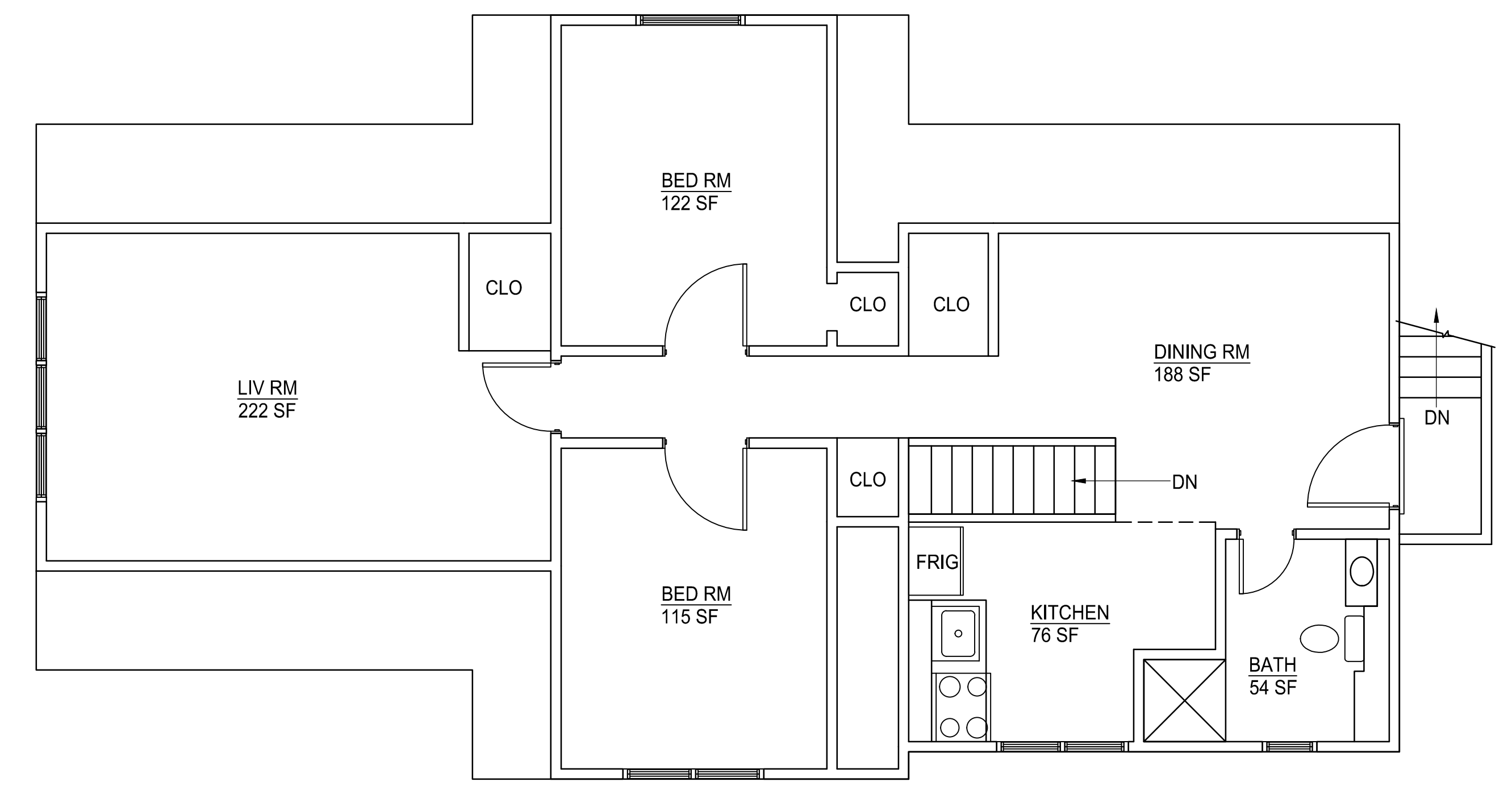
SHEET SIZE
18X24

9 OF 14
A-9





EX BASEMENT



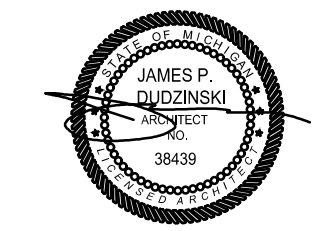
EX 3RD FLOOR

SHEET TITLE:
EX PLANS
 SCALE: 1/8"=1'-0"

PROJECT LOCATION:
**413 S DIVISION ANN
 ARBOR, MI**

PROJECT TITLE:
RENOVATION

MARK	DATE	ISSUED FOR:	ISSUED FOR:	DATE	REVISION	REVISION
	4/26/22	DRAWN		12/15/23		
	9/6/22	PERMITS		1/11/24		





EXISTING SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



EXISTING EAST ELEVATION
 SCALE: 3/16"=1'-0"



EXISTING NORTH ELEVATION
 SCALE: 3/16"=1'-0"



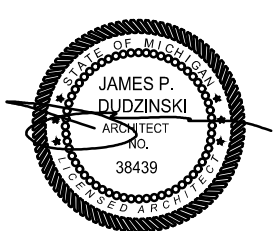
EXISTING WEST ELEVATION
 SCALE: 3/16"=1'-0"

SHEET TITLE:
EX ELEVATIONS
 SCALE: 3/16"=1'-0"

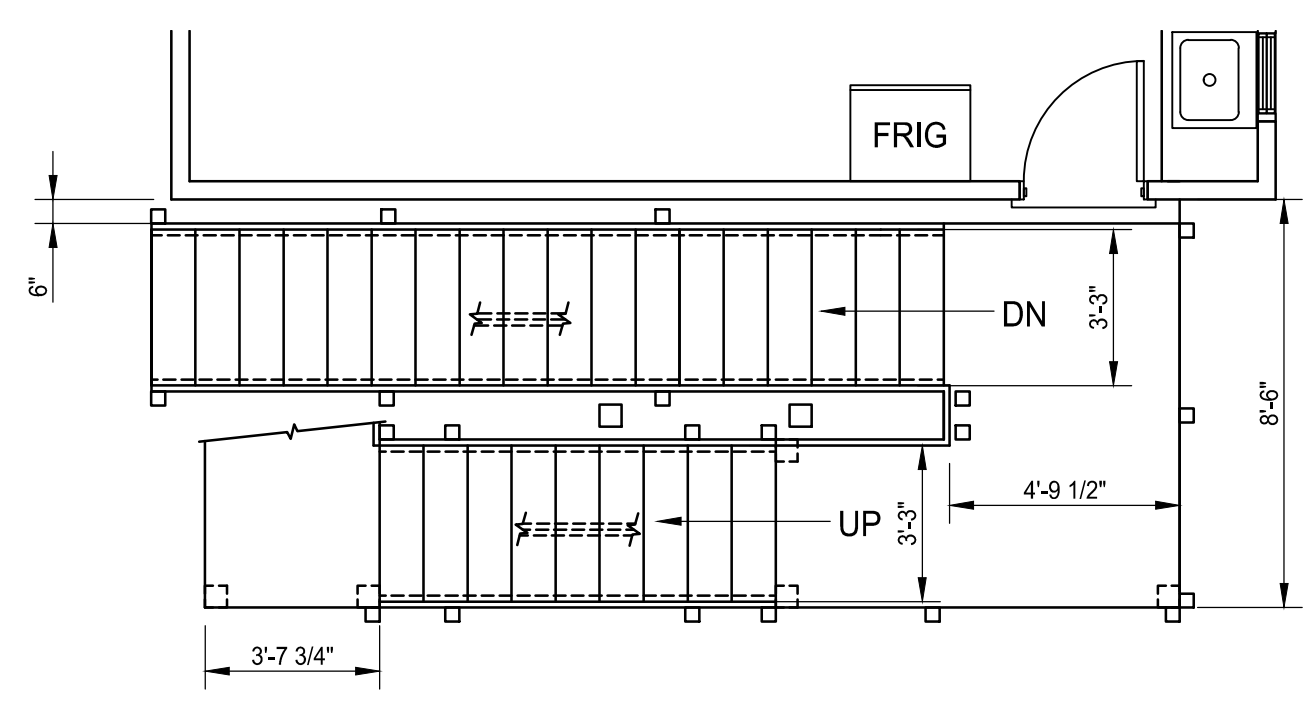
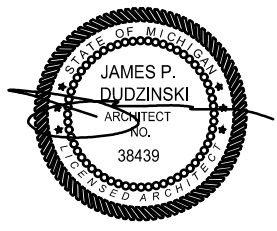
PROJECT LOCATION:
**413 S DIVISION ANN
 ARBOR, MI**

PROJECT TITLE:
RENOVATION

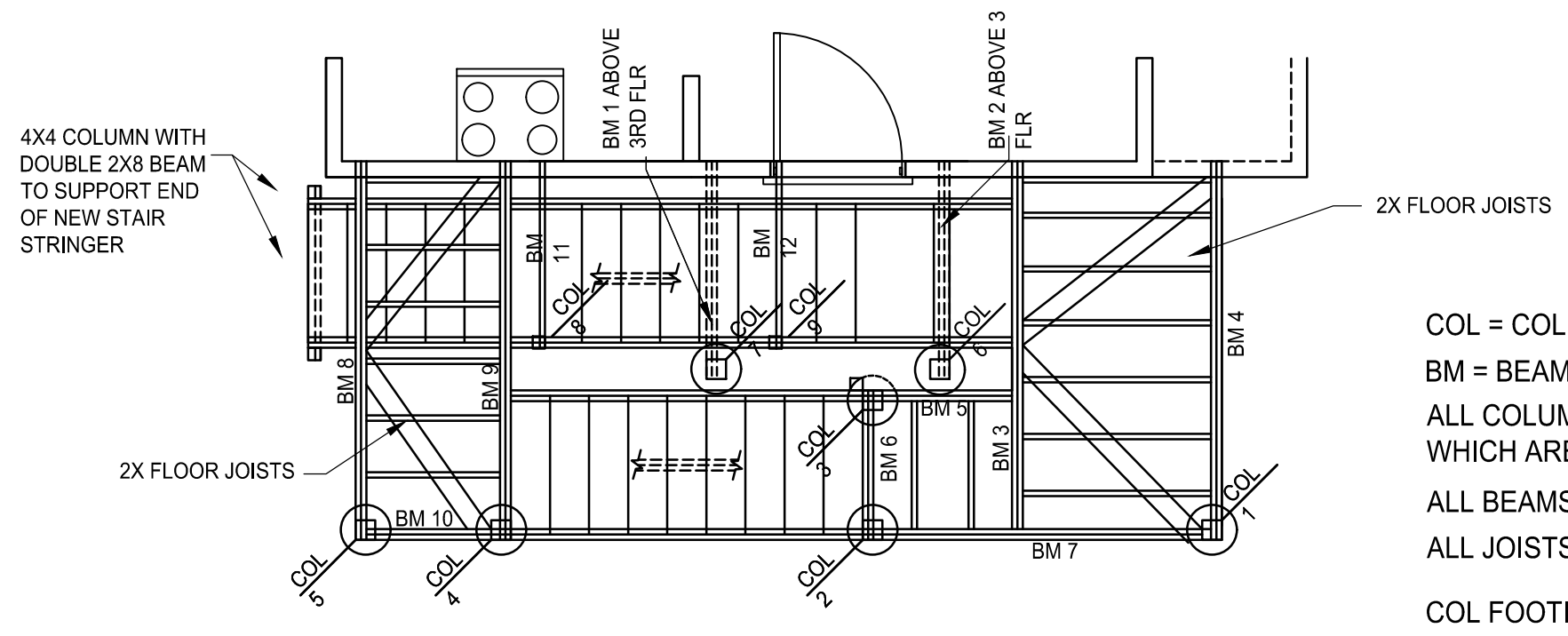
ISSUED FOR:	DATE:	MARK:	ISSUED FOR:	DATE:	MARK:
DRAWN	12/15/23		PERMITS	1/11/24	
REVISION			REVISION		



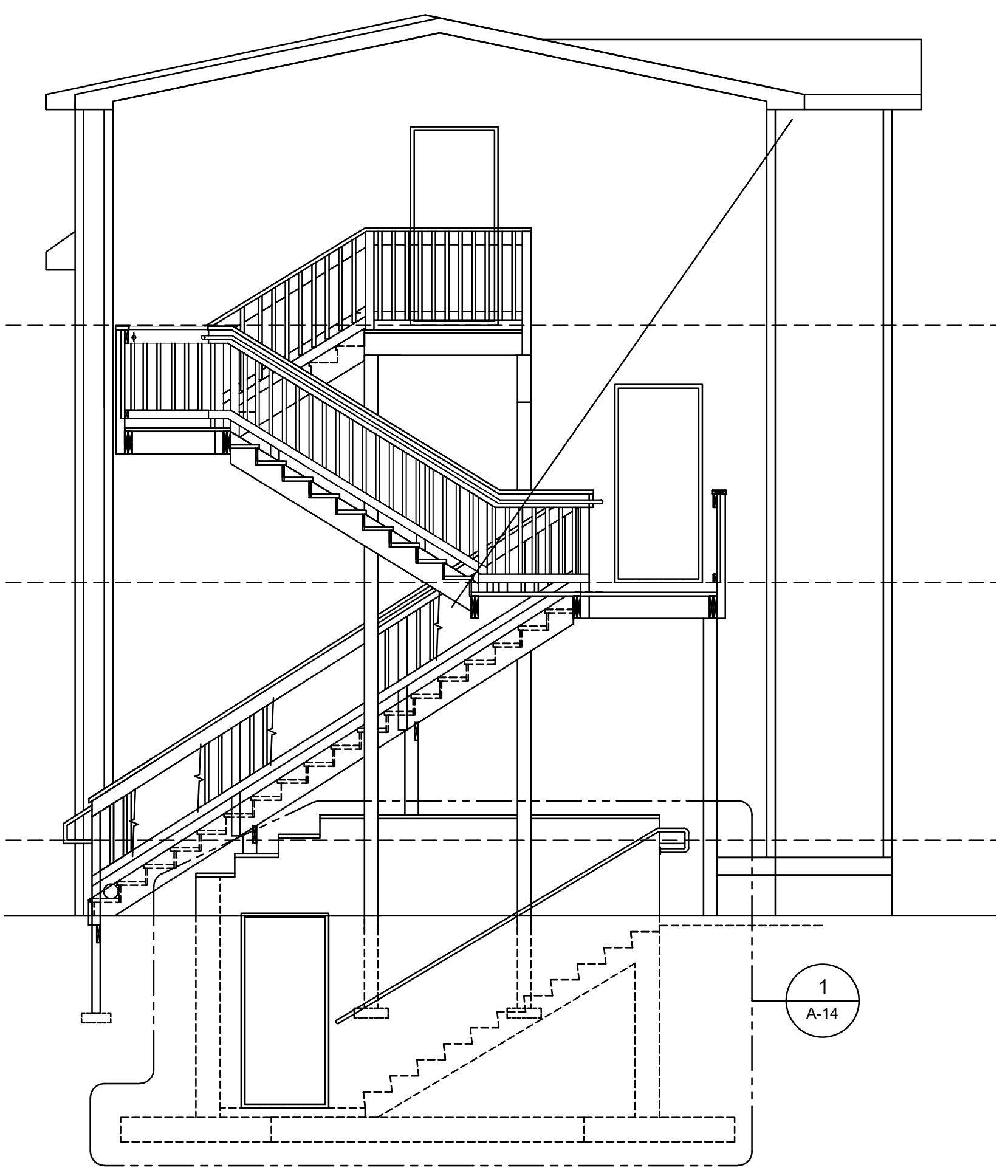
ISSUED FOR:	DATE:	MARK:	ISSUED FOR:	DATE:	MARK:
DRAWN	4/26/22		REVISION	12/15/23	
PERMITS	9/6/22	A	REVISION	1/11/24	
REVISION 1	10/7/22	A	REVISION 1		



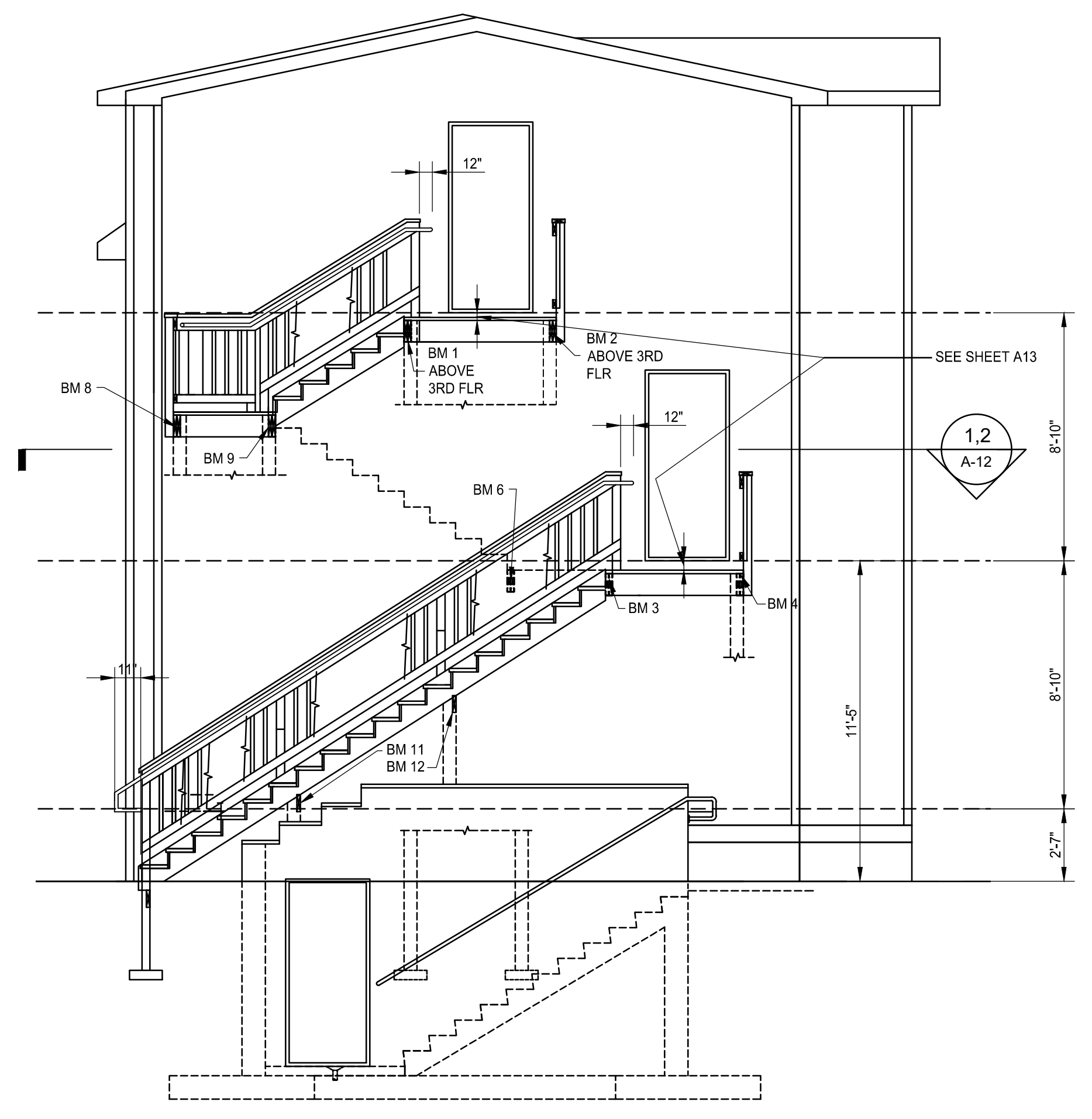
1 PLAN SECTION
SCALE: 3/16"=1'-0"



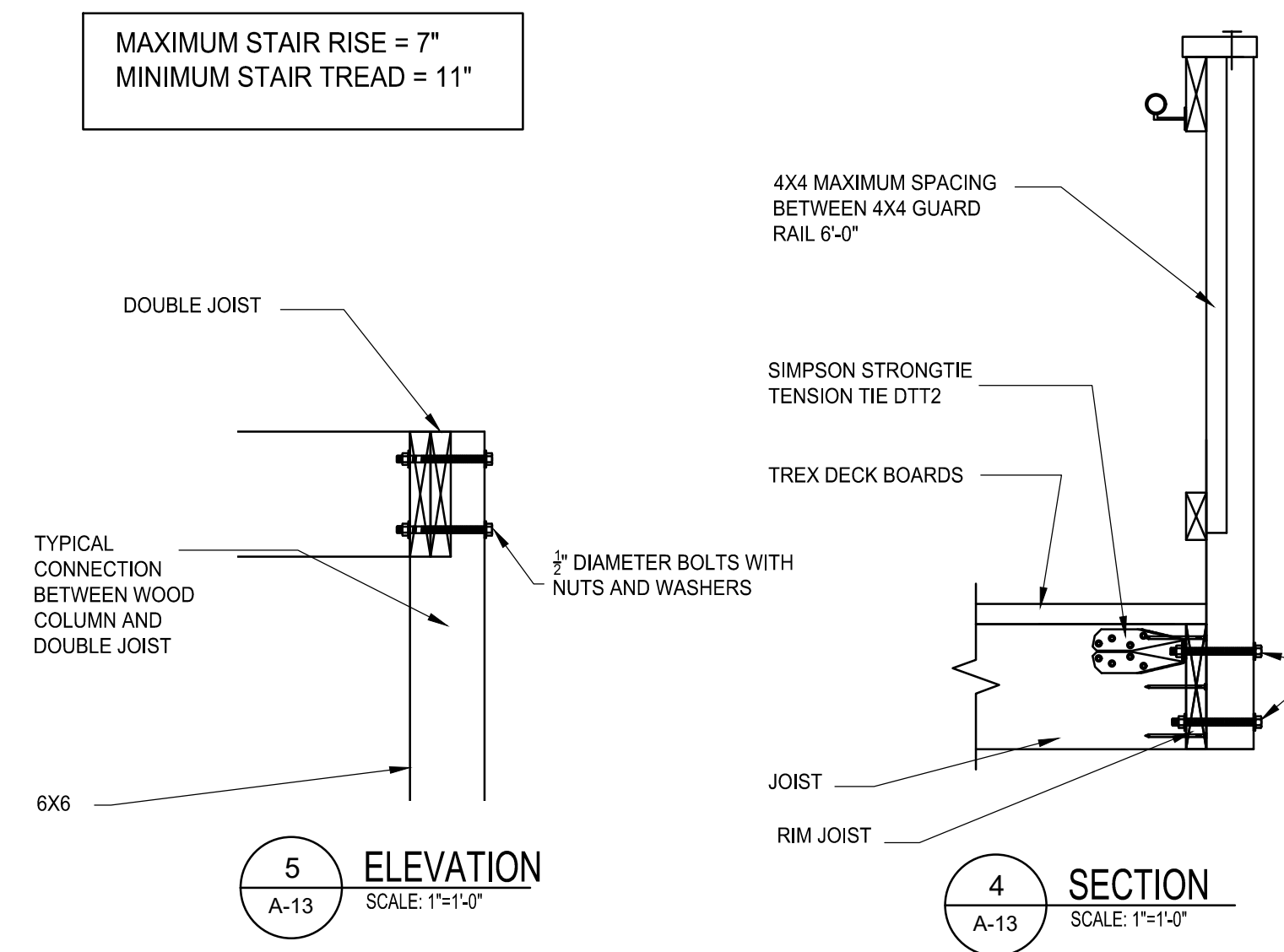
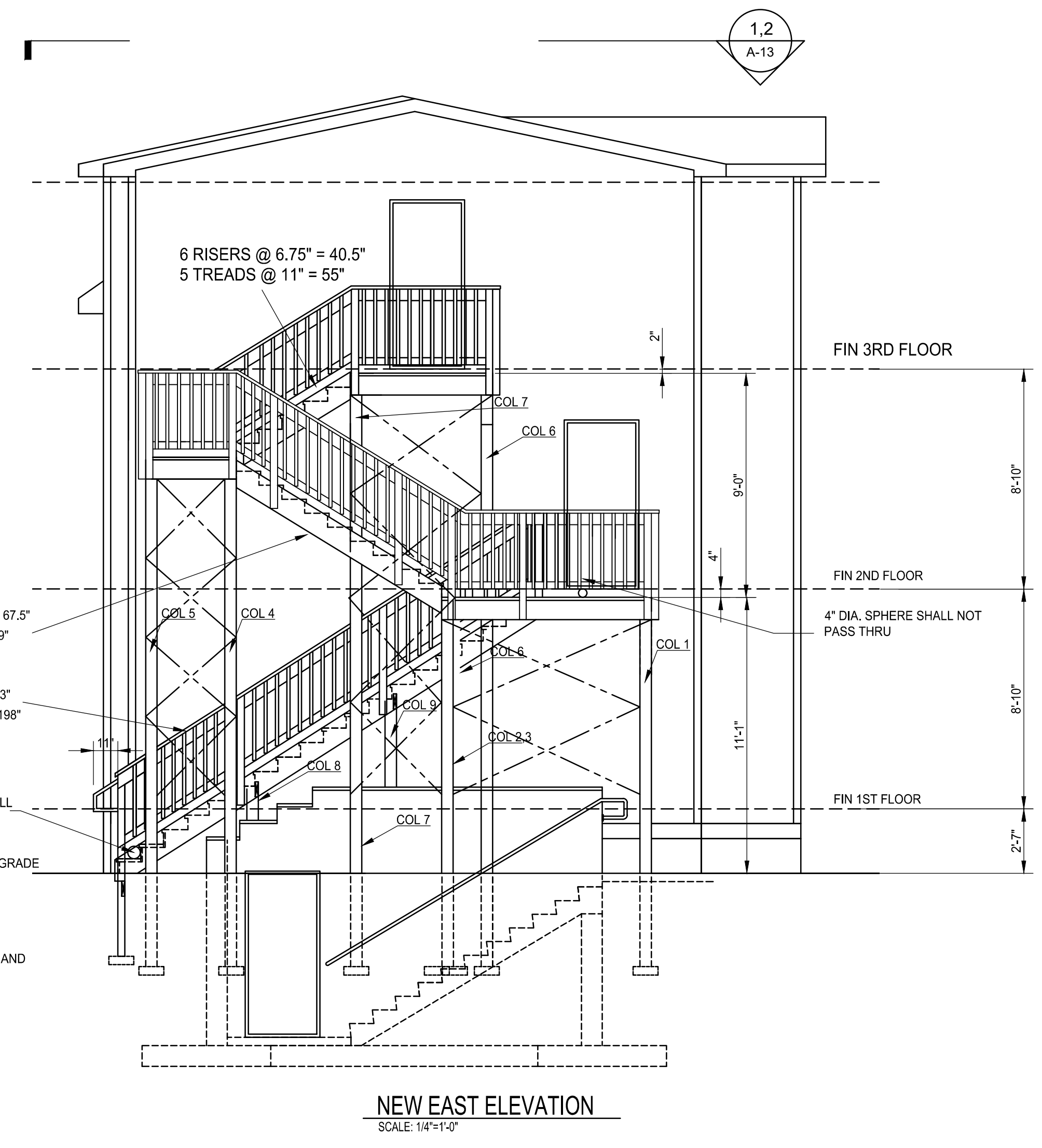
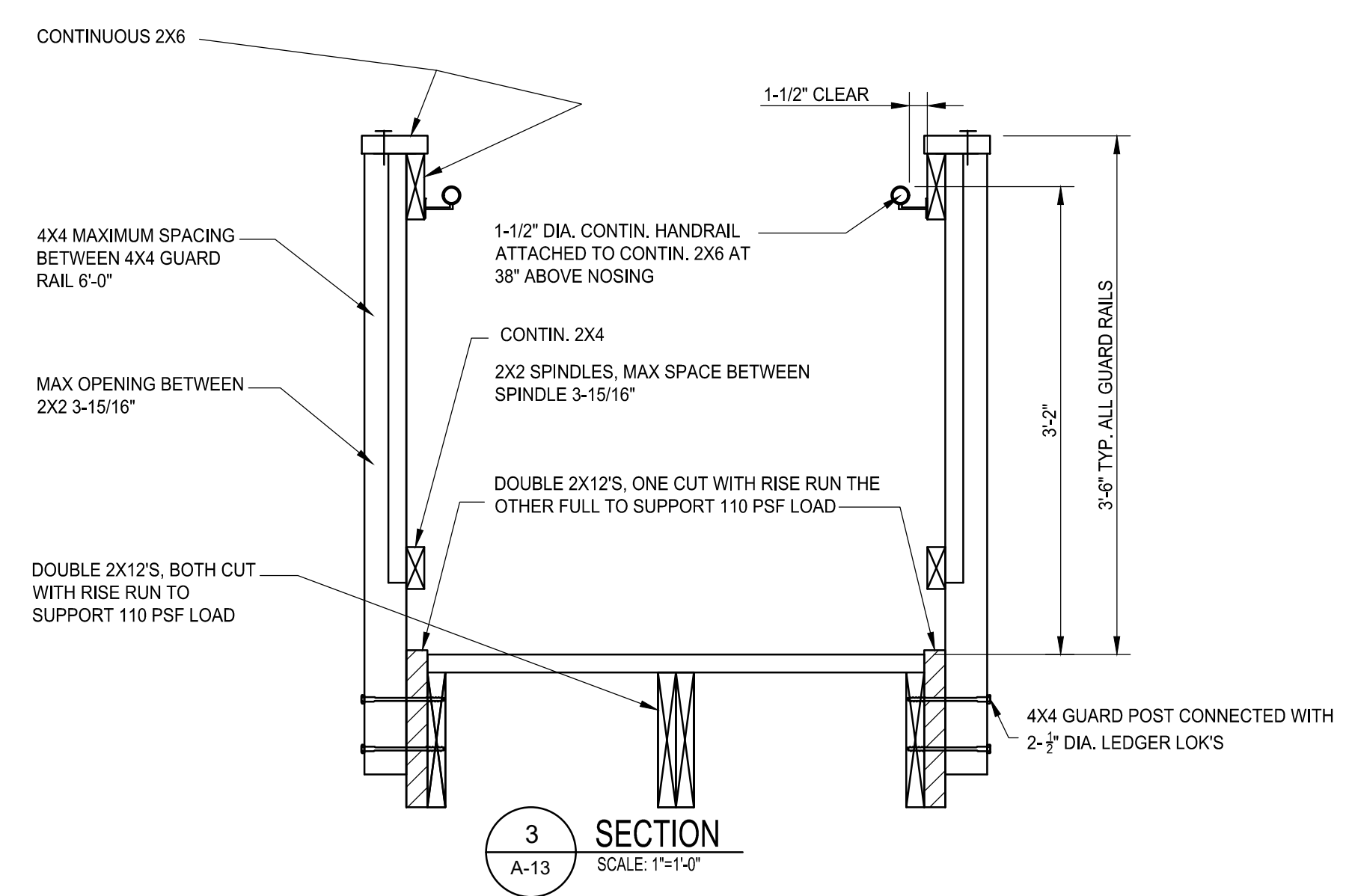
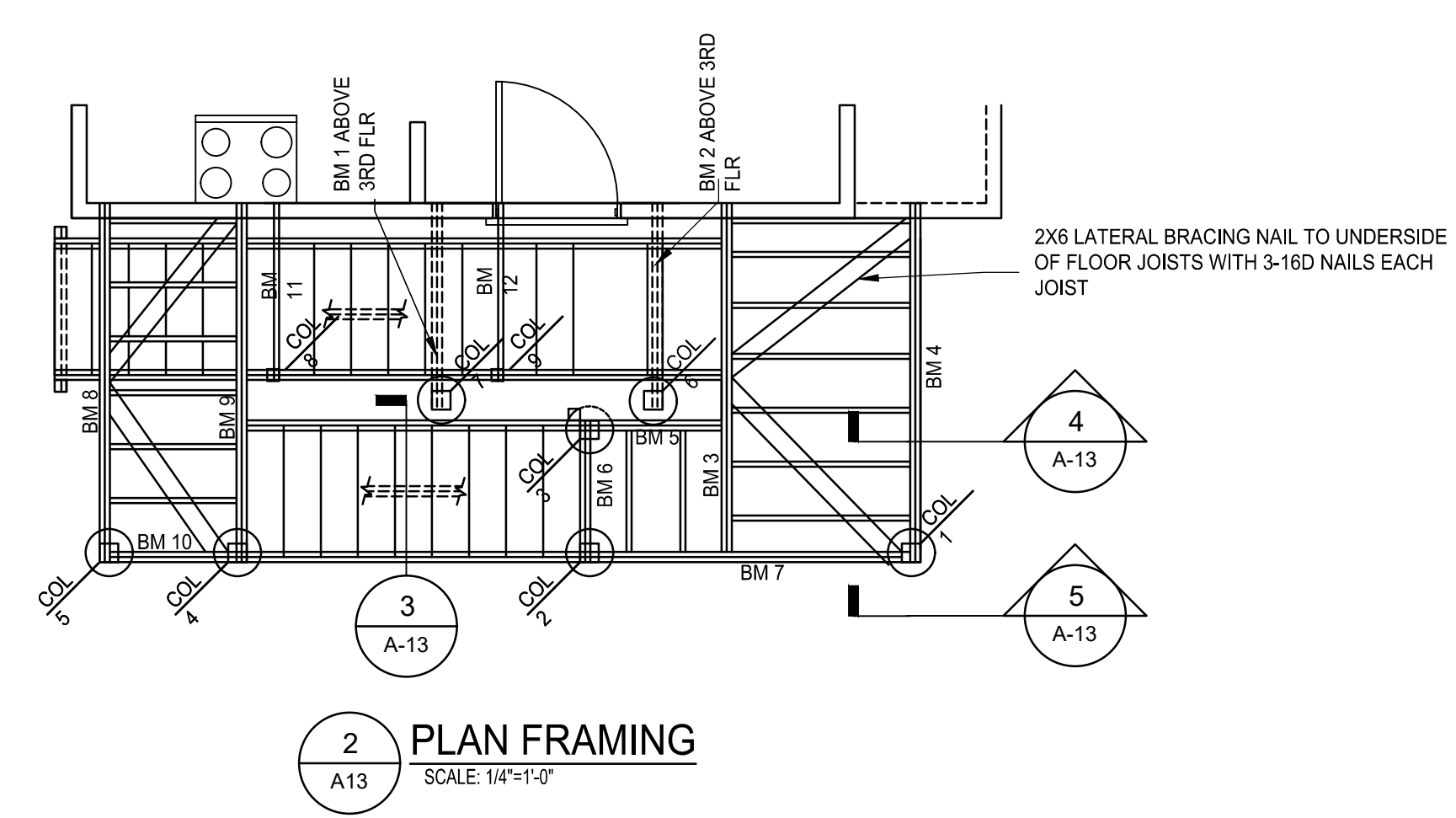
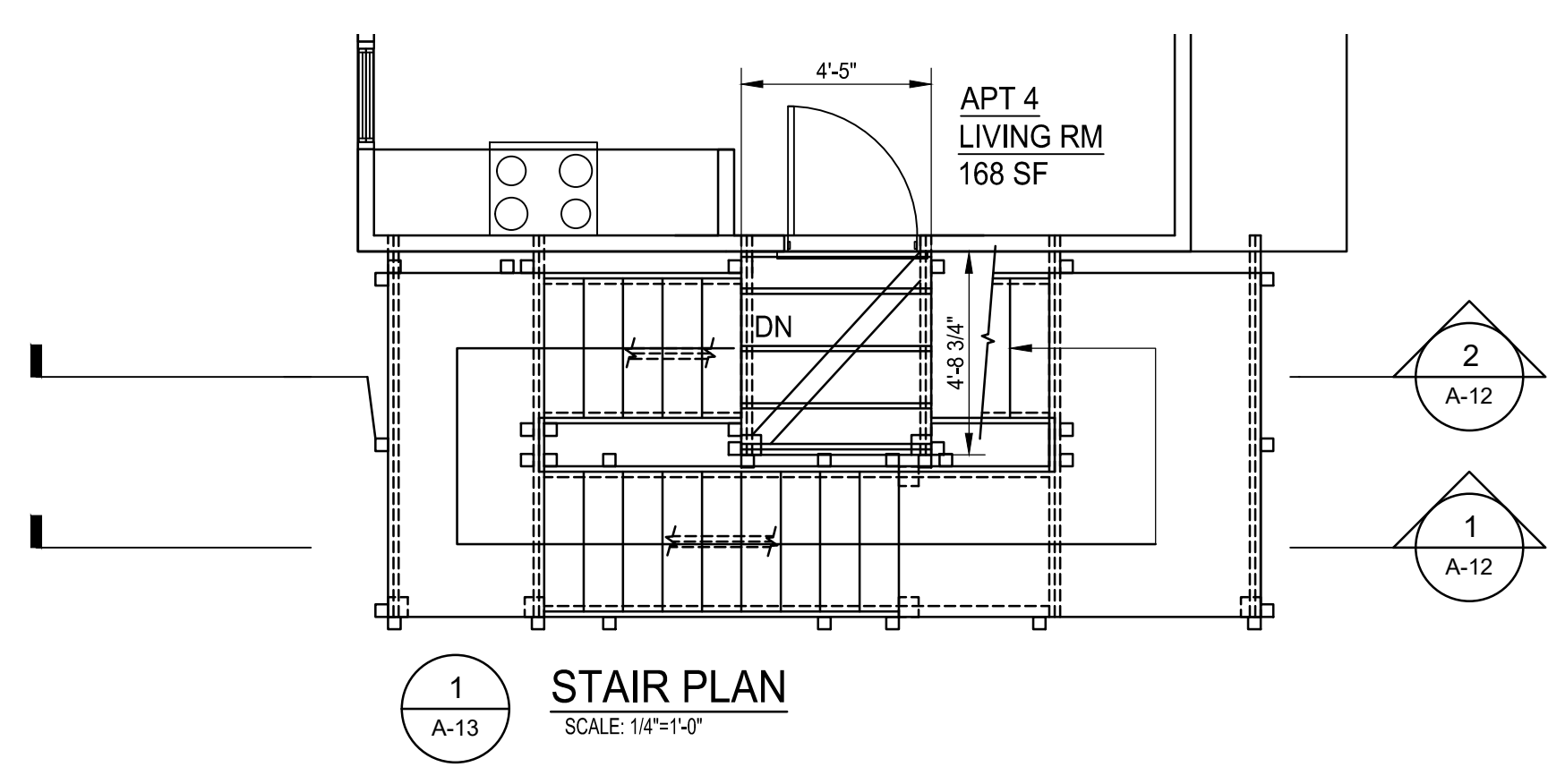
2 PLAN FRAMING
SCALE: 1/4"=1'-0"



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



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



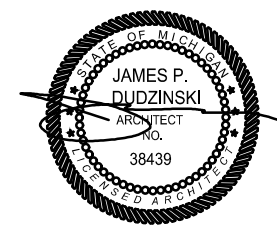
SHEET TITLE:
ELEVATIONS AND DETAILS

PROJECT LOCATION:
413 S DIVISION ANN
ARBOR, MI

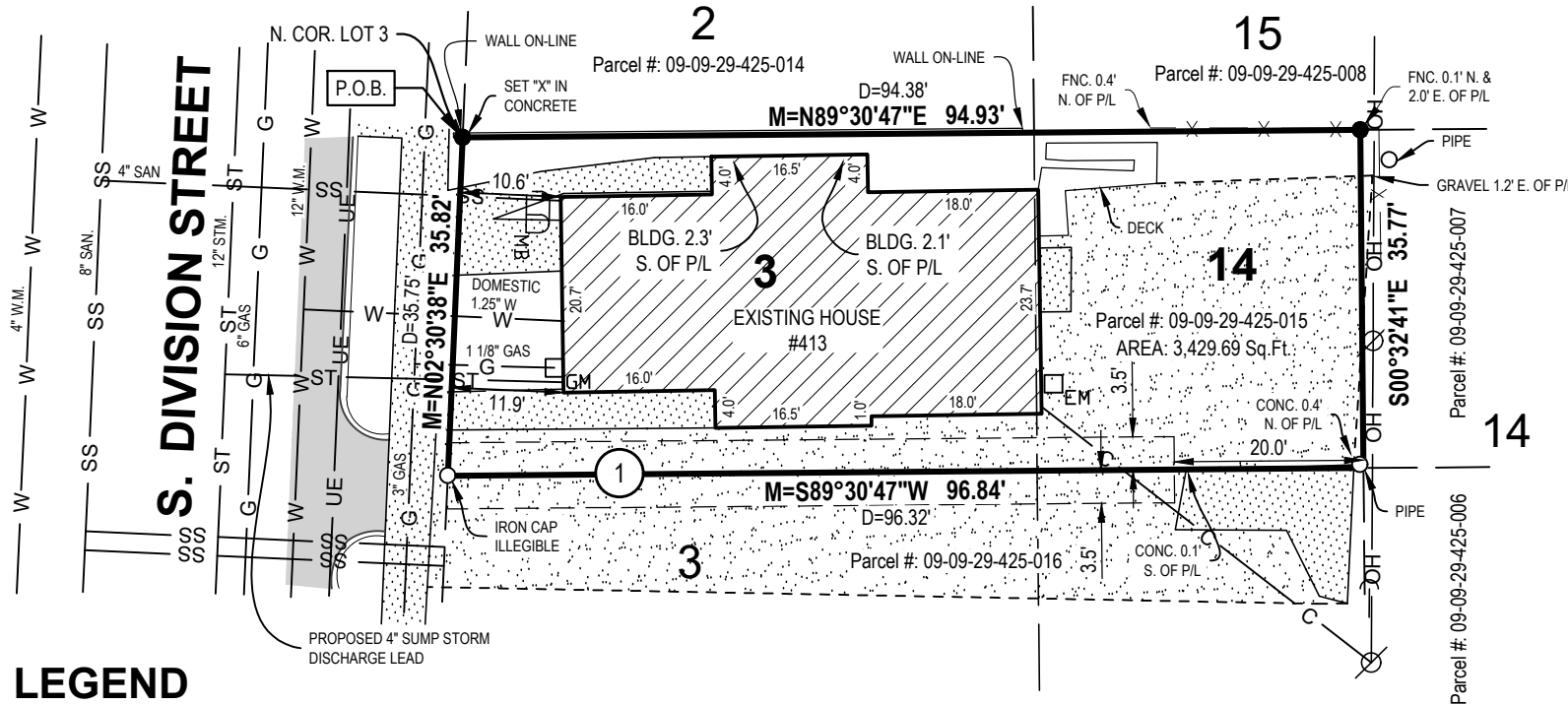
PROJECT TITLE:
RENOVATION

DATE	ISSUED FOR:	MARK	ISSUED FOR:	DATE	ISSUED FOR:	MARK
4/26/22	DRAWN	AD	REVISION	12/15/23	REVISION	
9/6/22	PERMITS	AD	REVISION	1/11/24	REVISION	
10/7/22	REVISION 1					

SHEET SIZE
18X24
13 OF 14
A-13



CERTIFICATE OF SURVEY



LEGEND

●	Iron - Set 1/2" X 18" iron rebar with NED Cap	— UE —	Underground Electric		Gravel
○	Iron - Found as noted	— G —	Gas		Existing Building
⊙	Utility Pole	— SS —	Sanitary	M=	Measured Dimension
□ EM	Electric Meter	— ST —	Storm	D=	Described Dimension
□ GM	Gas Meter	— W —	Watermain	---	Right of Way Easement
MB	Mailbox	— X — X —	Fence		
— OH —	Overhead Utility		Asphalt		
— C —	Cable TV		Concrete		

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

EASEMENTS

- ① Right-of-way Easement for access, Liber 4745 Page 32 & Liber 4860 Page 160: **The easement described in this document is shown on this survey.**

DESCRIPTION

Beginning at the North corner of Lot 3, Block 4 South, Range 7 East, in the City of Ann Arbor, running thence East along the North line of said Lot 3 and Lot 14 of said Block 35.77 feet for the centerline of said block; thence Southerly along the centerline of said Block 35.77 feet; thence Westerly to West line of Lot 3, 96.32 feet; thence Northerly along the East line of Division Street 35.75 feet to the POINT OF BEGINNING, together with a Right-Of-Way 3 1/2 feet in width over land adjacent said described land on South and reserving a Right-Of-Way over the South 3 1/2 feet in width of land above described to be used as a common driveway for above described land and land adjacent on South said driveway to extend East from East line of Division Street to a point 20 feet West of the East line of the premises above described and premises adjacent on South all being part of Lots 3 and 14, Block 4 South of Huron Street, Range 7 East, ANN ARBOR LAND COMPANY'S ADDITION TO THE VILLAGE (now City) OF ANN ARBOR, according to the plat thereof as recorded in Uber H of Deeds, on page 486, Washtenaw County Records.

(Quit Claim Deed, dated, July 29, 2009, Liber: 4745, Page:32, Washtenaw County Register of Deeds)

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot

NOTE: Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.



By: *Brandon G. Parrent*
Brandon G. Parrent Licensed Professional Surveyor No. 4001063096

SCALE: 1" = 20' 0' 10' 20' NORTH

Chris Vessels 124 W. Summit Street, Suite A Ann Arbor, MI 48103		 www.nederveld.com • 800.222.1868 Ann Arbor 3037 Miller Rd. Ann Arbor, MI 48103 Chicago, Columbus, Grand Rapids, Holland, Indianapolis, St. Louis
413 South Division Street		
DRAWN BY: RP REV. BY: BP REV.: Add storm sump discharge	DATE: 04.07.22 REV. DATE: 01.19.23	PRJ #: 22500070.3 1 OF 1