

RENOVATION OF CABOT APARTMENTS

DETROIT

LIST OF DRAWINGS

CIVIL		S.D.101	FOUNDATION DEMOLITION PLAN	E.D.104	THIRD FLOOR DEMOLITION PLAN
C.100	ALTA SURVEY	S.D.102	FIRST FLOOR DEMOLITION PLAN	E.D.105	FOURTH FLOOR DEMOLITION PLAN
C.101	TOPOGRAPHIC SURVEY	S.D.103	SECOND FLOOR DEMOLITION PLAN	E.D.106	ROOF DEMOLITION PLAN
C.200	UTILITY PLAN	S.D.104	THIRD FLOOR DEMOLITION PLAN	E.100	ELECTRICAL SITE PLAN
C.201	CONSTRUCTION NOTES AND DETAILS	S.D.105	FOURTH FLOOR DEMOLITION PLAN	E.101	BASEMENT FLOOR POWER PLAN
C.300	DWSD SANITARY SEWER DETAILS	S.D.109	ROOF DEMOLITION PLAN	E.102	FIRST FLOOR POWER PLAN
C.301	DWSD WATER MAIN DETAILS	S.101	FOUNDATION PLAN	E.103	SECOND FLOOR POWER PLAN
C.302	DWSD WATER MAIN DETAILS	S.102	FIRST FLOOR FRAMING PLAN	E.104	THIRD FLOOR POWER PLAN
		S.103	SECOND FLOOR FRAMING PLAN	E.105	FOURTH FLOOR POWER PLAN
		S.104	THIRD FLOOR FRAMING PLAN	E.106	ROOF POWER PLAN
ARCHITECTURAL		S.105	FOURTH FLOOR FRAMING PLAN	E.201	BASEMENT FLOOR LIGHTING PLAN
A.S.101	ARCHITECTURAL SITE PLAN	S.109	ROOF FRAMING PLAN	E.202	FIRST FLOOR LIGHTING PLAN
A.C.001	LIFE SAFETY PLANS	S.201	EXTERIOR RESTORATION ELEVATIONS	E.203	SECOND FLOOR LIGHTING PLAN
A.C.002	PERFORMANCE COMPLIANCE	S.202	EXTERIOR RESTORATION ELEVATIONS	E.204	THIRD FLOOR LIGHTING PLAN
A.C.003	FIXTURES AND ACCESSORY MOUNTING HEIGHTS	S.203	EXTERIOR RESTORATION ELEVATIONS	E.205	FOURTH FLOOR LIGHTING PLAN
A.D.001	GENERAL DEMOLITION NOTES	S.204	EXTERIOR RESTORATION ELEVATIONS	E.301	SITE PHOTOMETRY PLAN
A.D.101	BASEMENT FLOOR DEMOLITION PLAN	S.401	CONSTRUCTION TOLERANCES	E.302	FIRST FLOOR PHOTMETR PLAN
A.D.102	FIRST FLOOR DEMOLITION PLAN	S.402	TYPICAL DETAILS	E.501	ELECTRICAL DETAILS
A.D.103	SECOND FLOOR DEMOLITION	S.403	TYPICAL DETAILS	E.502	ELECTRICAL DETAILS
A.D.104	THIRD FLOOR DEMOLITION PLAN	S.404	TYPICAL DETAILS	E.503	ELECTRICAL DETAILS
A.D.105	FOURTH FLOOR FLOOR DEMOLITION PLAN	S.405	TYPICAL DETAILS	E.601	ELECTRICAL SCHEDULES
		S.411	SECTIONS & DETAILS	E.602	ELECTRICAL SCHEDULES
A.101	BASEMENT FLOOR PLAN	S.421	SECTIONS & DETAILS	E.701	ONE LINE DIAGRAM
A.102	FIRST FLOOR PLAN	S.431	SECTIONS & DETAILS	E.L.401	ENLARGED FLOOR PLANS
A.103	SECOND FLOOR PLAN	S.D.501	ENLARGED STAIR DEMOLITION PLANS	E.L.402	ENLARGED FLOOR PLANS
A.104	THIRD FLOOR PLAN	S.D.502	ENLARGED STAIR DEMOLITION PLANS	E.L.403	ENLARGED FLOOR PLANS
A.105	FOURTH FLOOR PLAN	S.D.503	ENLARGED STAIR DEMOLITION PLANS	E.L.404	ENLARGED FLOOR PLANS
A.109	ROOF PLAN	S.D.504	ENLARGED STAIR DEMOLITION PLANS	E.L.411	ENLARGED UNIT PLANS
A.110	ROOF DETAILS	S.501	ENLARGED PLANS	E.L.412	ENLARGED UNIT PLANS
A.201	EXTERIOR ELEVATIONS	S.502	ENLARGED FRAMING PLANS	E.L.413	ENLARGED UNIT PLANS
A.202	EXTERIOR ELEVATIONS			E.L.414	ENLARGED UNIT PLANS
A.203	EXTERIOR ELEVATIONS			E.L.415	ENLARGED UNIT PLANS
A.204	EXTERIOR ELEVATIONS	MECHANICAL		E.L.416	ENLARGED UNIT PLANS
A.301	BUILDING SECTIONS	M.001	MECHANICAL LEGEND & NOTES	E.L.417	ENLARGED UNIT PLANS
A.321	STAIR PLANS AND SECTIONS	M.D.101	MECHANICAL DEMOLITION PLAN	E.L.418	ENLARGED UNIT PLANS
A.322	STAIR PLANS AND SECTIONS	M.101	BASEMENT FLOOR MECHANICAL PLAN	E.L.419	ENLARGED UNIT PLANS
A.323	STAIR PLANS AND SECTIONS	M.102	FIRST FLOOR MECHANICAL PLAN	E.L.420	ENLARGED UNIT PLANS
A.324	ELEVATOR ENLARGED PLANS AND SECTIONS	M.103	SECOND FLOOR MECHANICAL PLAN	E.L.421	ENLARGED UNIT PLANS
		M.104	THIRD FLOOR MECHANICAL PLAN	E.L.422	ENLARGED UNIT PLANS
A.325	SECONDARY STAIR SECTIONS	M.105	FOURTH FLOOR MECHANICAL PLAN	E.L.423	ENLARGED UNIT PLANS
A.326	SECONDARY STAIR SECTIONS	M.106	ROOF MECHANICAL PLAN		
A.401	WALL SECTIONS	M.201	HVAC LOAD CALC REPORTS		
A.421	INTERIOR WALL SECTIONS	M.202	HVAC LOAD CALC REPORTS		
A.422	WALL SECTIONS	M.301	MECHANICAL DETAILS		
A.501	ENLARGED PLANS - COMMON AREA	M.401	MECHANICAL SCHEDULES		
A.502	ENLARGED PLANS - COMMON AREA	PLUMBING			
A.511	ENLARGED UNIT PLANS	P.001	PLUMBING LEGEND & NOTES		
A.512	ENLARGED UNIT PLANS	P.D.101	PLUMBING DEMOLITION PLAN		
A.513	ENLARGED UNIT PLANS	P.100	UNDERGROUND PLUMBING PLAN		
A.514	ENLARGED UNIT PLANS	P.101	BASEMENT FLOOR PLUMBING PLAN		
A.515	ENLARGED UNIT PLANS	P.102	FIRST FLOOR PLUMBING PLAN		
A.516	ENLARGED UNIT PLANS	P.103	SECOND FLOOR PLUMBING PLAN		
A.601	INTERIOR ELEVATIONS - COMMON AREA	P.104	THIRD FLOOR PLUMBING PLAN		
		P.105	FOURTH FLOOR PLUMBING PLAN		
A.611	INTERIOR ELEVATIONS - UNITS	P.106	ROOF PLUMBING PLAN		
A.612	INTERIOR ELEVATIONS - UNITS	P.201	SANITARY ISOMETRICS		
A.613	INTERIOR ELEVATIONS - UNITS	P.202	SANITARY ISOMETRICS		
A.614	INTERIOR ELEVATIONS - UNITS	P.203	SANITARY ISOMETRICS		
A.615	INTERIOR ELEVATIONS - UNITS	P.301	PLUMBING DETAILS		
A.621	INTERIOR DETAILS	P.401	PLUMBING SCHEDULES		
A.622	INTERIOR DETAILS				
A.701	ROOM FINISH SCHEDULE AND DETAILS	MECHANICAL & PLUMBING			
A.711	DOOR SCHEDULE, TYPES AND NOTES	M.P.501	ENLARGED M&P FLOOR PLANS		
A.712	DOOR DETAILS	M.P.502	ENLARGED M&P FLOOR PLANS		
A.713	DOOR DETAILS	M.P.503	ENLARGED M&P FLOOR PLANS		
A.714	WINDOW SCHEDULE, TYPES AND DETAILS	M.P.504	ENLARGED M&P FLOOR PLANS		
A.721	WALL TYPES	M.P.511	ENLARGED M&P UNIT PLANS		
A.722	WALL TYPES	M.P.512	ENLARGED M&P UNIT PLANS		
A.801	BASEMENT FLOOR REFLECTED CEILING PLAN	M.P.513	ENLARGED M&P UNIT PLANS		
		M.P.514	ENLARGED M&P UNIT PLANS		
A.802	FIRST FLOOR REFLECTED CEILING PLAN	M.P.515	ENLARGED M&P UNIT PLANS		
A.803	SECOND FLOOR REFLECTED CEILING PLAN	M.P.516	ENLARGED M&P UNIT PLANS		
		M.P.517	ENLARGED M&P UNIT PLANS		
A.804	THIRD FLOOR REFLECTED CEILING PLAN	M.P.518	ENLARGED M&P UNIT PLANS		
		M.P.519	ENLARGED M&P UNIT PLANS		
A.805	FOURTH FLOOR REFLECTED CEILING PLAN	M.P.520	ENLARGED M&P UNIT PLANS		
		M.P.521	ENLARGED M&P UNIT PLANS		
		M.P.522	ENLARGED M&P UNIT PLANS		
		M.P.523	ENLARGED M&P UNIT PLANS		
STRUCTURAL		ELECTRICAL			
S.000	STRUCTURAL COVER SHEET	E.C.001	ELECTRICAL LEGEND & NOTES		
S.001	STRUCTURAL GENERAL NOTES	E.D.101	BASEMENT FLOOR DEMOLITION PLAN		
S.002	STRUCTURAL GENERAL NOTES	E.D.102	FIRST FLOOR DEMOLITION PLAN		
S.003	SPECIAL INSPECTIONS & TESTING	E.D.103	SECOND FLOOR DEMOLITION PLAN		
S.004	SPECIAL INSPECTIONS & TESTING				
S.005	STRUCTURAL SPECIFICATIONS				
S.006	STRUCTURAL SPECIFICATIONS				

DEVELOPMENT TEAM

OWNER

TRICE DEVELOPMENT, LLC
13725 DEXTER AVENUE
DETROIT, MICHIGAN 48238

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
550 NINE MILE ROAD
FERNDALE, MICHIGAN 48220
248.543.4100

MECHANICAL / ELECTRICAL ENGINEER

KTS ENGINEERING GROUP
491 E. WRIGHT AVENUE
SHEPERD, MICHIGAN 48883
989.567.1100

INTERIOR DESIGNER

INNERSPACE DESIGN, INC.
2425 W. STADIUM BLVD.
ANN ARBOR, MI 48103
734.662.1133

CIVIL ENGINEER

ZEIMET WOZNIAK AND ASSOCIATES
55800 GRAND RIVER, SUITE 100
NEW HUDSON, MICHIGAN 48165
248.437.5099

STRUCTURAL ENGINEER

CARNAGHI STRUCTURAL CONSULTING
16950 19 MILE ROAD
CLINTON TOWNSHIP, MICHIGAN 48038
586.277.0700

GENERAL CONTRACTOR

G. FISHER CONSTRUCTION
31313 NORTHWESTERN HWY #206
FARMINGTON HILLS, MI 48334
248.855.3500

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

MSHDA # N23004

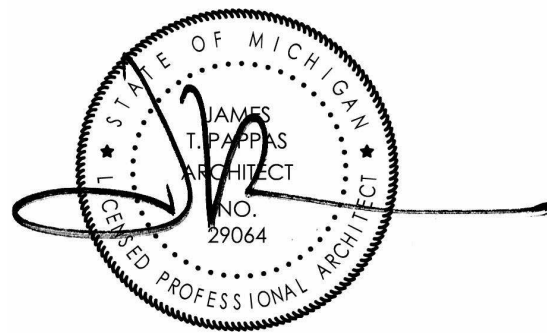
SIGNATURE BLOCK

SIGNATURE	INITIALS	DATE
OWNER		
ARCHITECT		
GENERAL CONTRACTOR		
SURETY COMPANY		



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

COPYRIGHT 2025-FUSCO, SHAFFER & PAPPAS, INC.



MICHIGAN

SUMMARY TABLE

SITE DATA	
SITE AREA	24,379 SF/ .55 ACRES
ZONING	R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)
EXISTING	R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)
PROPOSED	

BUILDING SETBACKS	REQUIRED	EXISTING
FRONT	20'	23 FT
SIDES (NORTH/SOUTH)	20'	30 FT
REAR	30'	2 FT

SITE DENSITY (EXISTING)	152 UNITS/ACRE
MINIMUM LOT WIDTH	70 L.F.
MINIMUM LOT SIZE	24,379 SF

BUILDING DATA	
GROSS BUILDING AREA	
1ST FLOOR	14,645 S.F.
2ND FLOOR	14,645 S.F.
3RD FLOOR	14,645 S.F.
4TH FLOOR	14,645 S.F.
TOTAL GROSS AREA	58, 500 S.F.

CODE DATA	
BUILDING CODE:	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2021

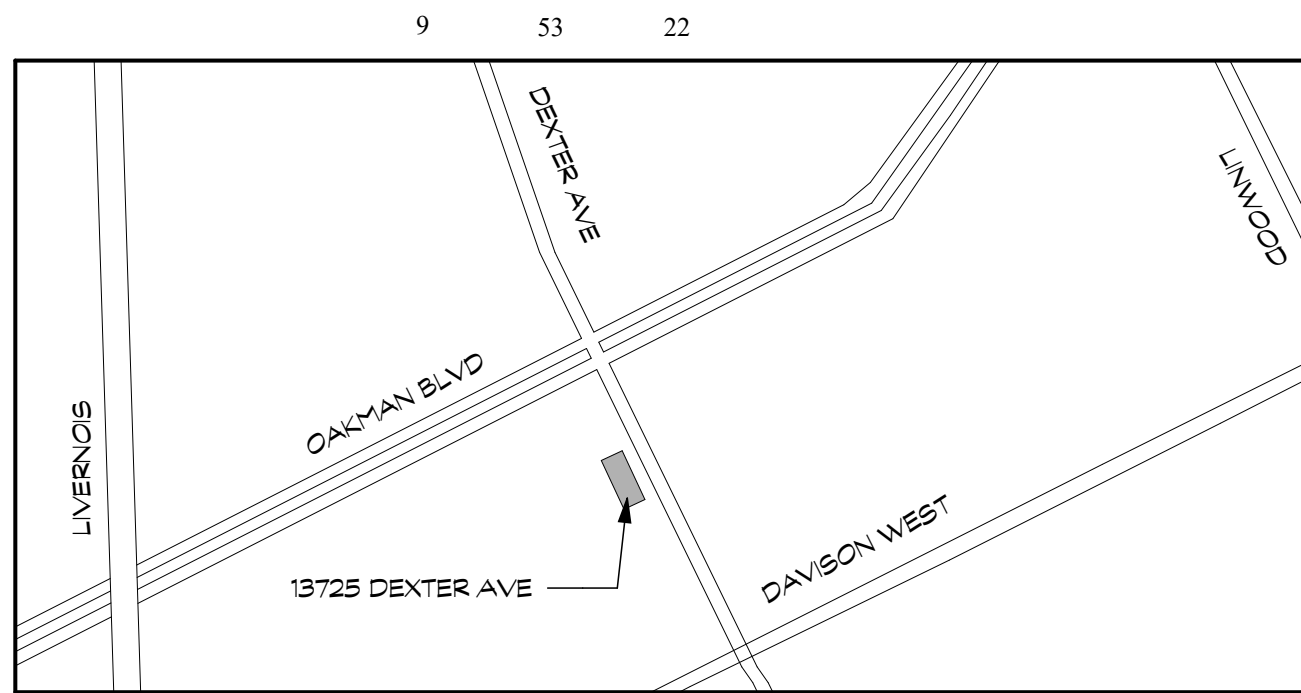
USE GROUP:	R-2
------------	-----

CONSTRUCTION TYPE:	MICHIGAN BUILDING CODE NFPA 220	IIIB III (2.0.0)
--------------------	------------------------------------	---------------------

UNIT DATA								
UNIT VARIATIONS:		GROSS AREA	1ST	2ND	3RD	4TH	5TH	TOTAL
UNIT A.1	ONE BEDROOM	518 SF	1	0	0	0	0	1
UNIT A.2	ONE BEDROOM	503 SF	2	2	2	2	2	10
UNIT A.3	ONE BEDROOM	518 SF	1	1	1	1	1	5
UNIT A.4	ONE BEDROOM	535 SF	1	1	0	1	1	5
UNIT A.5	ONE BEDROOM	670 SF	1	0	0	0	0	1
UNIT A.6	ONE BEDROOM	489 SF	0	1	1	1	1	4
UNIT A.7	ONE BEDROOM	488 SF	0	1	1	1	1	4
UNIT A.8	ONE BEDROOM	520 SF	0	2	2	2	2	8
UNIT A.9	ONE BEDROOM	566 SF	1	1	1	1	0	4
UNIT A.10	ONE BEDROOM	543 SF	0	0	2	2	2	6
UNIT A.11	ONE BEDROOM	549 SF	0	0	0	0	1	1
UNIT APH	ONE BEDROOM	670 SF	0	1	1	1	1	4
UNIT B.1	TWO BEDROOM	794 SF	0	1	1	0	0	2
UNIT B.2	TWO BEDROOM	677 SF	2	2	2	2	2	10
UNIT B.3	TWO BEDROOM	630 SF	1	1	1	1	1	5
UNIT B.4	TWO BEDROOM	796 SF	1	0	0	0	0	1
UNIT BPH	TWO BEDROOM	1028 SF	0	1	1	1	1	4
UNIT S.1	STUDIO	350 SF	0	1	1	1	1	4
UNIT S.2	STUDIO	375 SF	0	0	0	1	1	2
UNIT S.3	STUDIO	392 SF	0	0	0	1	1	2
UNIT SPH	STUDIO	412 SF	1	0	0	0	0	1
TOTAL								84

ACCESSIBLE UNIT SCHEDULE (TYPE A UNITS)	REQUIRED	PROVIDED
UNITS (10% OF TOTAL - 9 UNITS)		
ONE BEDROOM (APH)		4
TWO BEDROOM (BPH)		4
STUDIO (SPH)		1
VISUALLY & HEARING IMPAIRED (ONE BEDROOM - APH -APT# 218)	1	1
VISUALLY & HEARING IMPAIRED (TWO BEFROM - BPH -APT# 217)	1	1

UNIT MIX		S	1B	2B
BASEMENT FLOOR	1	7	4	
FIRST FLOOR	1	10	5	
SECOND FLOOR	1	12	5	
THIRD FLOOR	3	12	4	
FOURTH FLOOR	3	12	4	



SITE LOCATION MAP

NOT TO SCALE