RENOVATION OF
CABOT APARTMENTS

DETROIT MICHIGAN

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DETROIT, MICHIGAN 48238

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ANN ARBOR, MI 48103
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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

DATE	ISSUE
01.29.2025	DD
05.09.2025	PERMITS
06.24.2025	BIDS
09.15.2026	OWNER REVISIONS

SIGNATURE BLOCK

	SIGNATURE	INITIALS	DATE
OWNER			
ARCHITECT			
GENERAL CONTRACTOR			
SURETY COMPANY			

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ARCHITECTS AND PLANNERS

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STATE OF MICHIGAN · JAMES T. PAPPAS · ARCHITECT · LICENSED PROFESSIONAL ARCHITECT

SUMMARY TABLE

SITE DATA

SITE AREA		24,379 SF/ .55 ACRES
ZONING		
EXISTING		R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)
PROPOSED		R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)
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 I.F.	210 FT
MINIMUM LOT SIZE		24,379 SF

BUILDING DATA

GROSS BUILDING AREA	
BASEMENT FLOOR	14,645 S.F.
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	73, 225 S.F.

CODE DATA

BUILDING CODE:	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2021
USE GROUP:	R-2
CONSTRUCTION TYPE:	MICHIGAN BUILDING CODE IIIB NFPA 220 III (2,0,0)

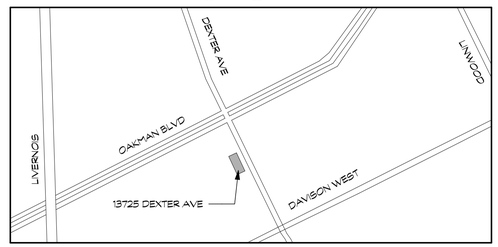
UNIT DATA

UNIT VARIATIONS:		GROSS AREA	1ST	2ND	3RD	4TH	5TH	TOTAL
UNIT A.1	ONE BEDROOM	586 SF	1	0	0	0	0	1
UNIT A.2	ONE BEDROOM	605 SF	2	2	2	2	2	10
UNIT A.3	ONE BEDROOM	601 SF	1	1	1	1	1	5
UNIT A.4	ONE BEDROOM	603 SF	1	1	1	1	1	5
UNIT A.5	ONE BEDROOM	771 SF	1	0	0	0	0	1
UNIT A.6	ONE BEDROOM	570 SF	0	1	1	1	1	4
UNIT A.7	ONE BEDROOM	568 SF	0	1	1	1	1	4
UNIT A.8	ONE BEDROOM	591 SF	0	2	2	2	2	8
UNIT A.9	ONE BEDROOM	641 SF	1	1	1	1	0	4
UNIT A.10	ONE BEDROOM	633 SF	0	0	2	2	2	6
UNIT A.11	ONE BEDROOM	625 SF	0	0	0	0	1	1
UNIT APH	ONE BEDROOM	772 SF	0	1	1	1	1	4
UNIT B.1	TWO BEDROOM	886 SF	0	1	1	0	0	2
UNIT B.2	TWO BEDROOM	780 SF	2	2	2	2	2	10
UNIT B.3	TWO BEDROOM	731 SF	1	1	1	1	1	5
UNIT B.4	TWO BEDROOM	887 SF	1	0	0	0	0	1
UNIT BPH	TWO BEDROOM	1172 SF	0	1	1	1	1	4
UNIT S.1	STUDIO	407 SF	0	1	1	1	1	4
UNIT S.2	STUDIO	438 SF	0	0	0	1	1	2
UNIT S.3	STUDIO	450 SF	0	0	0	1	1	2
UNIT SPH	STUDIO	494 SF	1	0	0	0	0	1
TOTAL								84

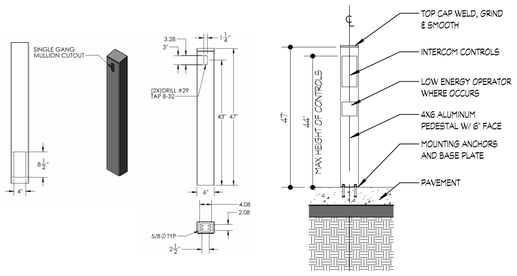
ACCESSIBLE UNIT SCHEDULE (TYPE A UNITS)	REQUIRED	PROVIDED
UNITS (10% OF TOTAL - 9 UNITS)		
ONE BEDROOM (APH)	4	4
TWO BEDROOM (BPH)	4	4
STUDIO (SPH)	1	1
VISUALLY & HEARING IMPAIRED (ONE BEDROOM - APH -APT# 218)	1	1
VISUALLY & HEARING IMPAIRED (TWO BEFROOM - BPH -APT# 217)	1	1

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
	9	53	22

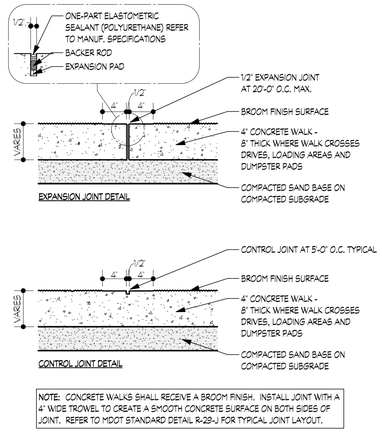


SITE LOCATION MAP
NOT TO SCALE
NORTH



5 A.S.101 INTERCOM ENTRY STATION

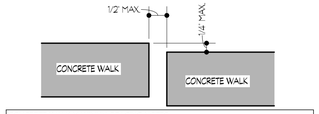
SCALE: 1/2" = 1'-0"



NOTE: CONCRETE WALKS SHALL RECEIVE A BROOM FINISH. INSTALL JOINT WITH A 4" WIDE TROWEL TO CREATE A SMOOTH CONCRETE SURFACE ON BOTH SIDES OF JOINT. REFER TO MDOT STANDARD DETAIL R-29-J FOR TYPICAL JOINT LAYOUT.

4 A.S.101 CONCRETE WALK DETAIL

SCALE: 1" = 1'-0"

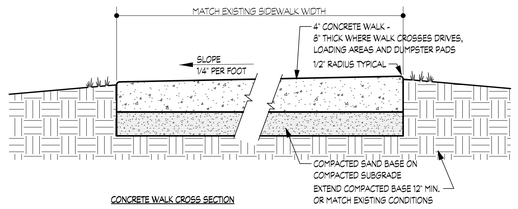


CONCRETE WALK MAXIMUM SPACING NOTES:

1. BASE BID TO INCLUDE THE REPLACE OF CONCRETE FLAG(S), IF JOINTS EXCEED 1/4" HEIGHT DIFFERENCE. CONTRACTOR TO PROVIDE PER FLAG PRICE. NUMBER OF FLAGS TO BE DETERMINE IN THE FIELD AND MAY VARY FROM SITE PLAN.
2. FOR ADDITIONAL INFORMATION SEE SITE PLAN NOTES.

3 A.S.101 CONCRETE MAX. SPACE DETAIL

SCALE: 3" = 1'-0"

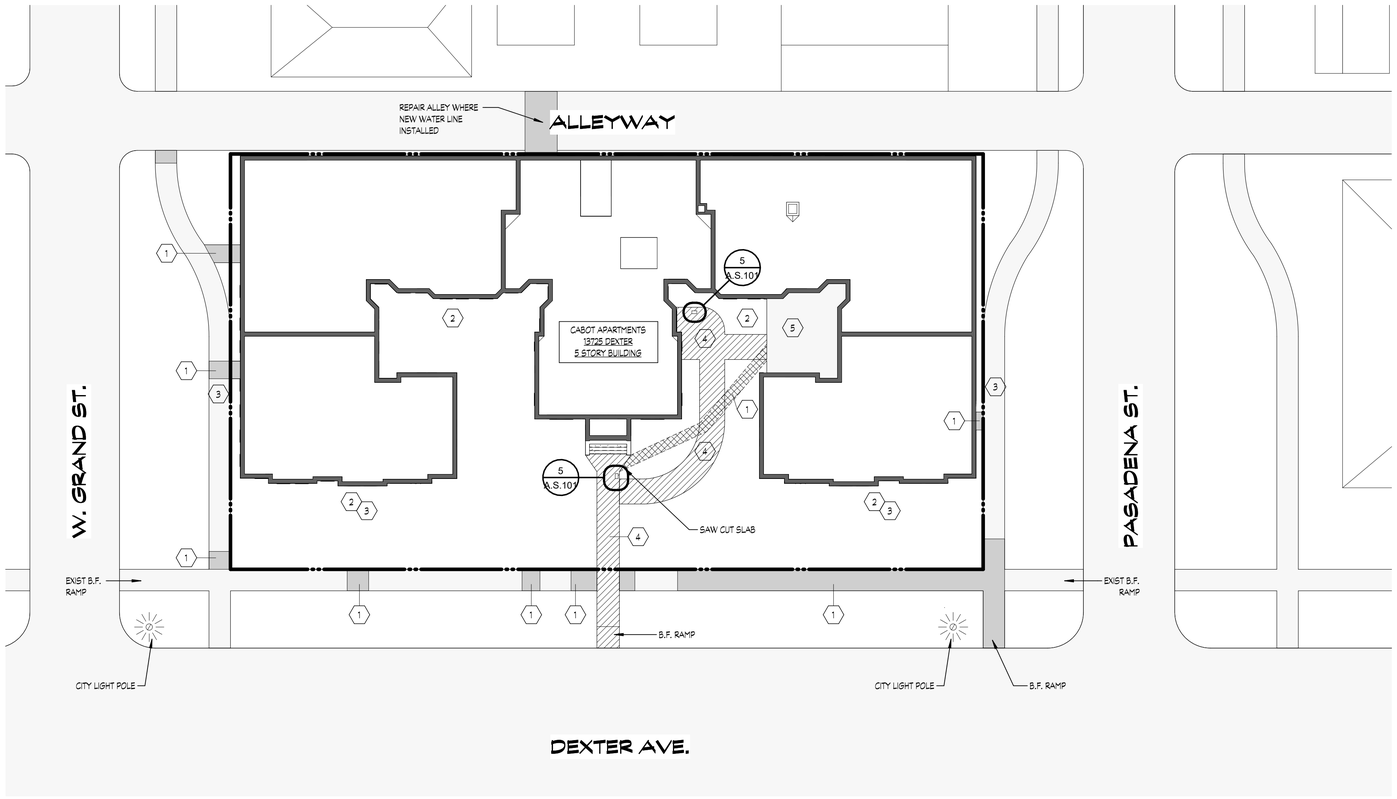


CONCRETE WALK CROSS SECTION

NOTE: SLOPE CONCRETE AWAY FROM EXISTING STRUCTURE. NEW WALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4". REMOVE AND REPLACE ALL EXISTING WALKS W/ CHANGES IN LEVEL EXCEEDING 1/4".

2 A.S.101 CONCRETE CROSSWALK DETAIL

SCALE: 1" = 1'-0"



1 A.S.101 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

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.

GENERAL SITE PLAN NOTES:

1. INSPECT, CLEAN, AND REPAIR ALL EXISTING CATCH BASINS AND STORM SEWERS TO REMAIN.
2. REPAIR ALL DAMAGED IRRIGATION SYSTEM COMPONENTS, DUE TO CONSTRUCTION.
3. ALL TRAFFIC CONTROL & PAVING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH CURRENT MICHIGAN MUTCD STANDARDS.
4. REMOVE ALL SATELLITE DISHES (INCLUDING FOUNDATIONS), CABLES, MISCELLANEOUS ITEMS THAT ARE EXPOSED, NOT CONNECTED OR ABANDONED. TYPICAL FOR ALL EXTERIOR UNIT BUILDINGS. COORDINATE WITH OWNERS .
5. REPAIR AND RESTORE LAWN AREAS AROUND ALL REPAIRED SIDEWALKS AND AT THE NEW SIDE ENTRY.

GENERAL LAYOUT NOTES:

1. INSTALL 1/2" EXPANSION JOINT WHERE CONCRETE WALKS MEET BUILDING PORCHES, TYPICAL.
2. INSTALL 1/2" EXPANSION JOINT WHERE CONCRETE WALKS MEET CURBS, TYPICAL.
3. EXPANSION JOINTS IN CONCRETE SIDEWALKS:
   6' WD. SIDEWALK - 18' O.C. TYP.
   1. 5' WD. SIDEWALK - 20' O.C. TYP.
   2. 4' WD. SIDEWALK - 20' O.C. TYP.
   3. 3' WD. SIDEWALK - 18' O.C. TYP.
4. CONTROL JOINTS IN CONCRETE SIDEWALKS:
   1. 7' WD. SIDEWALK - 7' X 6' PANEL
   2. 5' WD. SIDEWALK - 5' X 5' PANEL (IF APPLICABLE)
   3. 4' WD. SIDEWALK - 4' X 4' PANEL
   4. 3' WD. SIDEWALK - 3' X 3' PANEL
6. ALL RADII ON CONCRETE SIDEWALKS TO BE 5' R. UNLESS OTHERWISE NOTED.
7. ALL ANGLES ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
8. CONCRETE SIDEWALKS TO MEET ENTRIES, PORCHES AND ACCESSIBLE PARKING ACCESS AISLES FLUSH (NO STEP) UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR DOORS WHICH ARE ACCESSIBLE BUILDING ENTRANCES ARE TO HAVE AN EXTERIOR LANDING THE WIDTH OF THE DOOR + 18" x 5'-0" LONG MINIMUM, SLOPED AT A MAXIMUM OF 2%.
10. SEE CIVIL DRAWINGS FOR ALL SITE DEMOLITION OF EXISTING BUILDING AND ALL ASSOCIATED DEMOLITION, REROUTING AND CAPPING OF EXISTING UTILITIES.

(#) SITE DEMOLITION PLAN NOTES:

1. **PAVING IMPROVEMENT :** REMOVE EXISTING SIDE WALKS AND HARDSCAPE.
2. REMOVE ALL DEAD/DETERORATED LANDSCAPING.
3. REMOVE AND REPLACE ALL EXTERIOR LIGHTING. FIXTURES, SEE ELEVATIONS & ELECTRICAL DRAWINGS.
4. NEW CONCRETE SIDEWALK.
5. POWER WASH EXISTING CONCRETE SLAB. REPAIR ANY HAZARDOUS CRACKS IN THE CONCRETE.

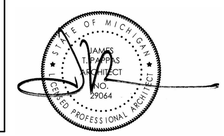
SITE PLAN LEGEND:

	AREAS TO REMOVE AND REPLACE CONCRETE PAVING
	AREAS OF PROPOSED PAVING
	AREAS TO REMOVE CONCRETE PAVING
	PROPERTY LINE
	SITE LIGHTING POLE LOCATION

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

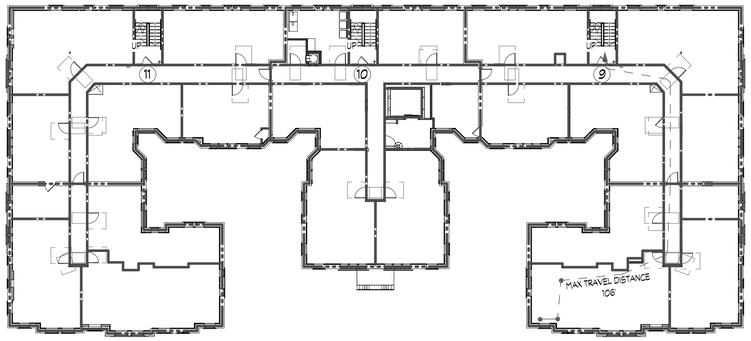
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ARCHITECTURAL SITE PLAN

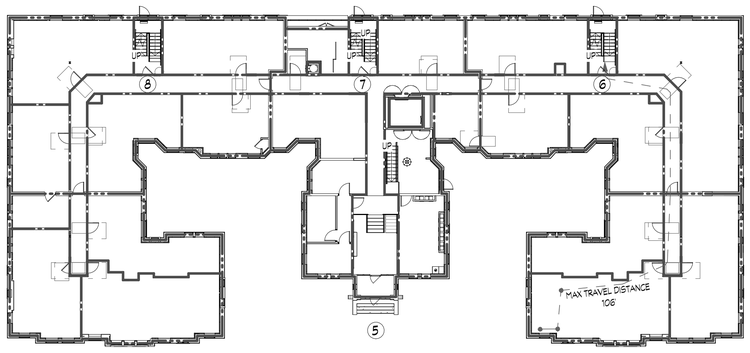
DRAWING NUMBER

A.S.101



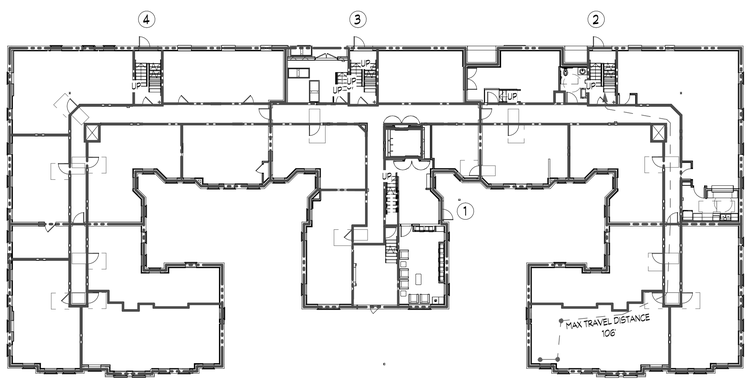
3 A.C.001 SECOND FLOOR THROUGH FIFTH FLOOR - LIFE SAFETY

SCALE: 1" = 20'-0"



2 A.C.001 FIRST FLOOR - LIFE SAFETY

SCALE: 1" = 20'-0"



1 A.C.001 BASEMENT FLOOR - LIFE SAFETY

SCALE: 1" = 20'-0"

OCCUPANT LOAD CALCULATIONS

RM NO.	ROOM NAME	# OF ROOMS	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
BASEMENT FLOOR					
100A	STAIR	1	110 SF	0 SF	
100B	STAIR	1	110 SF	0 SF	
100C	STAIR	1	110 SF	0 SF	
101	CORRIDOR	1	1463 SF	0 SF	
102	VESTIBULE	1	337 SF	100 SF	4
103	MAIL ROOM	1	274 SF	300 SF	1
112	ELECTRICAL	1	482 SF	300 SF	2
114	TRASH ROOM	1	200 SF	300 SF	1
115	MECHANICAL	1	341 SF	300 SF	2
116	MECHANICAL	1	322 SF	300 SF	2
117	COMMUNITY ROOM	1	832 SF	15 SF	56
118	KITCHEN	1	141 SF	100 SF	2
121	STORAGE	1	1048 SF	300 SF	4
122	UNISEX BATHROOM	1	69 SF	50 SF	2
UNIT	UNIT A.1	1	517 SF	200 SF	3
UNIT	UNIT A.2	2	532 SF	200 SF	3
UNIT	UNIT A.3	1	513 SF	200 SF	3
UNIT	UNIT A.4	1	536 SF	200 SF	3
UNIT	UNIT A.5	1	684 SF	200 SF	4
UNIT	UNIT A.9	1	563 SF	200 SF	3
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	630 SF	200 SF	4
UNIT	UNIT B.4	1	794 SF	200 SF	4
UNIT	UNIT SPH	1	412 SF	200 SF	3
BASEMENT FLOOR					110
FIRST FLOOR					
200A	STAIR	1	110 SF	0 SF	
200B	STAIR	1	110 SF	0 SF	
200C	STAIR	1	110 SF	0 SF	
201	CORRIDOR	1	1504 SF	0 SF	
202	OFFICE	1	104 SF	150 SF	1
203	OFFICE	1	104 SF	150 SF	1
204	PROPERTY MANAGER	1	135 SF	150 SF	1
213	TRASH ROOM	1	34 SF	300 SF	1
214	TRASH CHUTE	1	154 SF	300 SF	1
223	VESTIBULE	1	617 SF	300 SF	3
UNIT	UNIT A.2	2	533 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	535 SF	200 SF	3
UNIT	UNIT A.6	1	495 SF	200 SF	3
UNIT	UNIT A.7	1	498 SF	200 SF	3
UNIT	UNIT A.8	2	529 SF	200 SF	3
UNIT	UNIT A.9	1	565 SF	200 SF	3
UNIT	UNIT APH	1	666 SF	200 SF	4
UNIT	UNIT B.1	1	792 SF	200 SF	4
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	639 SF	200 SF	4
UNIT	UNIT BPH	1	1028 SF	200 SF	6
UNIT	UNIT S.1	1	353 SF	200 SF	2
FIRST FLOOR					53

EGRESS WIDTH CALCULATIONS

	MARK	DOOR DESCRIPTION	TYPE	EGRESS WIDTH
1ST FLOOR	1	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
	2	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
	3	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
	4	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
		TOTAL EGRESS WIDTH FROM BUILDING @ FIRST FLOOR =		136"
		TOTAL OCCUPANT LOAD (110) * 0.2 = OCCUPANTS (22")		
		(110 OCCUPANTS * 0.2") / (OCCUPANTS") 22" < 136" PROVIDED		
2ND FLOOR	5	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
	6	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
	7	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
	8	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
		TOTAL EGRESS WIDTH FROM EACH RESPECTIVE FLOOR @ SECOND FLOOR =		136"
		TOTAL OCCUPANT LOAD (56) * 0.2" = OCCUPANTS (11.2")		
		(56 OCCUPANTS * 0.2") / (OCCUPANTS") 11.2" < 136" PROVIDED		
3RD THRU 5TH FLOOR	9	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
	10	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
	11	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
		TOTAL EGRESS WIDTH FROM EACH RESPECTIVE FLOOR (3RD THRU 5TH) =		102"
		TOTAL OCCUPANT LOAD (53) * 0.2" = OCCUPANTS (10.6")		
		(53 OCCUPANTS * 0.2") / (OCCUPANTS") 10.6" < 102" PROVIDED		

OCCUPANT LOAD CALCULATIONS

RM NO.	ROOM NAME	# OF ROOMS	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
SECOND FLOOR					
300A	STAIR	1	110 SF	0 SF	
300B	STAIR	1	110 SF	0 SF	
300C	STAIR	1	110 SF	0 SF	
301	CORRIDOR	1	1357 SF	0 SF	
302	ELEVATOR LOBBY	1	102 SF	100 SF	2
313	TRASH ROOM	1	34 SF	300 SF	1
314	LAUNDRY	1	198 SF	100 SF	2
UNIT	UNIT A.2	2	515 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	535 SF	200 SF	3
UNIT	UNIT A.6	1	495 SF	200 SF	3
UNIT	UNIT A.7	1	498 SF	200 SF	3
UNIT	UNIT A.8	2	529 SF	200 SF	3
UNIT	UNIT A.9	1	565 SF	200 SF	3
UNIT	UNIT A.10	2	543 SF	200 SF	3
UNIT	UNIT APH	1	666 SF	200 SF	4
UNIT	UNIT B.1	1	792 SF	200 SF	4
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	639 SF	200 SF	4
UNIT	UNIT BPH	1	1028 SF	200 SF	6
UNIT	UNIT S.1	1	353 SF	200 SF	2
SECOND FLOOR					53
THIRD FLOOR PLAN					
400A	STAIR	1	110 SF	0 SF	
400B	STAIR	1	110 SF	0 SF	
400C	STAIR	1	110 SF	0 SF	
401	CORRIDOR	1	1357 SF	0 SF	
402	ELEVATOR LOBBY	1	102 SF	100 SF	2
414	TRASH ROOM	1	34 SF	300 SF	1
415	LAUNDRY	1	198 SF	100 SF	2
UNIT	UNIT A.2	2	515 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	535 SF	200 SF	3
UNIT	UNIT A.6	1	495 SF	200 SF	3
UNIT	UNIT A.7	1	498 SF	200 SF	3
UNIT	UNIT A.8	2	529 SF	200 SF	3
UNIT	UNIT A.9	1	565 SF	200 SF	3
UNIT	UNIT A.10	2	543 SF	200 SF	3
UNIT	UNIT APH	1	666 SF	200 SF	4
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	639 SF	200 SF	4
UNIT	UNIT BPH	1	1028 SF	200 SF	6
UNIT	UNIT S.1	1	353 SF	200 SF	2
UNIT	UNIT S.2	1	375 SF	200 SF	2
UNIT	UNIT S.3	1	392 SF	200 SF	2
THIRD FLOOR PLAN					53
FOURTH FLOOR					
500A	STAIR	1	110 SF	0 SF	
500B	STAIR	1	110 SF	0 SF	
500C	STAIR	1	110 SF	0 SF	
501	CORRIDOR	1	1357 SF	0 SF	
502	ELEVATOR LOBBY	1	100 SF	100 SF	2
503	ELEV. EQUIP.	1	15 SF		
515	TRASH ROOM	1	34 SF	300 SF	1
516	LAUNDRY	1	198 SF	100 SF	2
UNIT	UNIT A.2	2	515 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	535 SF	200 SF	3
UNIT	UNIT A.6	1	495 SF	200 SF	3
UNIT	UNIT A.7	1	498 SF	200 SF	3
UNIT	UNIT A.8	2	529 SF	200 SF	3
UNIT	UNIT A.10	2	543 SF	200 SF	3
UNIT	UNIT A.11	1	548 SF	200 SF	3
UNIT	UNIT APH	1	666 SF	200 SF	4
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	639 SF	200 SF	4
UNIT	UNIT BPH	1	1028 SF	200 SF	6
UNIT	UNIT S.1	1	353 SF	200 SF	2
UNIT	UNIT S.2	1	375 SF	200 SF	2
UNIT	UNIT S.3	1	392 SF	200 SF	2
FOURTH FLOOR					53
TOTAL OCCUPANT LOAD					322

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CODE DATA

BUILDING CODE:	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - 2021 PERFORMANCE COMPLIANCE METHOD
CONSTRUCTION TYPE:	EXISTING: 3B PROPOSED: 3B
USE GROUP:	R-2
MECHANICAL CODE: PLUMBING CODE: ELECTRICAL CODE:	MICHIGAN MECHANICAL CODE - 2021 MICHIGAN PLUMBING CODE - 2021 NATIONAL ELECTRICAL CODE 2023 INCORPORATING THE 2014 NEC W/ MICHIGAN PART 8 RULES
ENERGY CODE:	ASHRAE 90.1 - 2019 W/ MICHIGAN UNIFORM ENERGY CODE
FIRE SUPPRESSION: FIRE ALARM: ACCESSIBILITY:	NFPA13 - 2013 NFPA 72 ICC/ANSI A117.1 - 2017 UNIFORM FEDERAL ACCESSIBILITY STANDARDS, UFAS - 1991 FAIR HOUSING GUIDELINES - 1998
GREEN POLICY:	NGBS: SILVER

FIRE RESISTANCE RATING REQUIREMENTS

MBC CONSTRUCTION TYPE - III B

BUILDING ELEMENT	FIRE RATINGS (MBC TABLE 601/602)
PRIMARY STRUCTURAL FRAME	ZERO HOUR
BEARING WALLS:	
EXTERIOR	TWO HOUR
INTERIOR	ZERO
NON-BEARING WALLS AND PARTITIONS:	
EXTERIOR	X < 5 ONE HOUR, 5 ≤ X < 10 ONE HOUR, 10 ≤ X < 30 ONE HOUR, X ≥ 30 ZERO HOUR
INTERIOR	ZERO
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	ONE HOUR (MBC SECTION 420.3/711)
ROOF CONSTRUCTION AND SECONDARY MEMBERS	ZERO HOUR

WALL OR ROOM TYPE	FIRE RATING REQUIREMENTS
DWELLING & SLEEPING UNIT SEPARATION WALLS	ONE HOUR (MBC SECTION 420.2, 708)
CORRIDOR WALLS	ONE HOUR (MBC TABLE 1020.1)
FURNACE ROOM WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU/HR	ONE HOUR* (MBC TABLE 509)
LAUNDRY ROOMS > 100 SF	ZERO HOUR* (MBC TABLE 509)
FIRE WALLS	THREE HOUR (MBC TABLE 706.4)
SMOKE BARRIERS	ONE HOUR (MBC SECTION 709)
SMOKE PARTITIONS	ZERO HOURS (MBC SECTION 710)
EXIT PASSAGEWAY	ONE HOUR (MBC SECTION 707.3.4, 1023.3)
INTERIOR EXIT STAIRWAY (> 4 STORIES)	TWO HOUR (PER MBC SECTION 707.3.2, 1023.1)
SHAFT ENCLOSURES (> 4 STORIES)	TWO HOUR (PER MBC SECTION 707.3.1, 713.4)

* AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED.

BUILDING "A" HEIGHT & AREA

PERMITTED TYPE OF CONSTRUCTION	IIIB
ALLOWABLE BUILDING HEIGHT = (PER MBC 2015, TABLE 504.3/504.4)	5 STORIES / 75 FEET
ACTUAL BUILDING HEIGHT =	4 STORIES / 44' FEET
ALLOWABLE FLOOR AREA = (R-2 OCCUPANCY)	48,000 SF
ACTUAL BUILDING AREA=	14,625 x 4 STORIES
ALLOWABLE AREA=	48,000 SF x 5 STORIES
ACTUAL BUILDING AREA	58,500 SF
ALLOWABLE AREA	340,000 SF

MBC CODE ANALYSIS LEGEND

- #'-#" — TRAVEL DISTANCE
- EGRESS DOOR
- 1-HOUR RATED CONSTRUCTION
- 2-HOUR RATED CONSTRUCTION

FSP FUSCO, SHAFFER & PAPPAS, INC.
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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
08.05.2025	CITY COMMENTS #2
07.21.2025	CITY COMMENTS #1
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

LIFE SAFETY PLANS

DRAWING NUMBER

A.C.001

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1019810447

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PERFORMANCE COMPLIANCE PATH

SECTION 1301.61.1 - HEIGHT FORMULA

(EQUATION 13-1)
HEIGHT VALUE, FEET = (AH) - (EBH) x CF = 75 - 44 x 1 = 2.48
12.5 12.5

AH = 75
EBH = 44'
CF = 1

(EQUATION 13-2)
HEIGHT VALUE, FEET = (AS) - (EBS) x CF = 5 - 5 x 1 = 0

AS = 5
EBS = 5
CF = 1

SECTION 1301.6.2.1 - ALLOWABLE AREA FORMULA

A_a = 48,000 SF (R2/ IIIB/ SM)
NS = 16,000 SF
I = .50 PER TABLE 506.3 (77% OPEN/ 20.25)

(EQUATION 13-3)
$A_a = A_t + (NS \times I) = 48,000 + (16,000 \times .50) = 56,000$ S.F.

SECTION 1301.6.2.2 - AREA FORMULA

(EQUATION 13-4)
AREA VALUE = (ALLOWABLE AREA - ACTUAL AREA) =
1200 SQUARE FEET

(56,000 - 14,643) = 34.5
1200 SQUARE FEET

LIMITED TO 1/2 VALUE TABLE AT 2 PER SECTION 1301.8.
10.5 (MFS)
19 (MME) & (MGS)

SECTION 1301.6.6. - VERTICAL OPENING FORMULA

(EQUATION 13-6)
VO = PV x CF
= 2 x 3.5
VO = 7

LIMIT (MAX) OF 2 PER SECTION 1301.6.6.

SECTION 1301.6.13 - EXIT TRAVEL DISTANCE

MAX ALLOWABLE T.D. = 250'
MAX ACTUAL T.D. = 106'

(EQUATION 13-7)
POINTS = 20 x (MAXIMUM ALLOWABLE TRAVEL DISTANCE − MAXIMUM ACTUAL TRAVEL DISTANCE) / MAXIMUM ALLOWABLE TRAVEL DISTANCE
= 20 x 250 - 106 = 11.5 POINTS
250

1301.6.3 COMPARTMENTATION	CATEGORY A 15,000 SF = (0 POINTS)
1301.6.4 TENANT AND UNIT SEPARATION	CATEGORY C (0 POINTS)
1301.6.5 CORRIDOR WALLS	CATEGORY C (0 POINTS)
1301.6.6 VERTICAL OPENINGS	2 HOUR (5 STORY BUILDING) (2 POINTS)
1301.6.7 HVAC SYSTEMS	CATEGORY D (0 POINTS)
1301.6.8 AUTO FIRE DETECTION	CATEGORY E (6 POINTS)
1301.6.9 FIRE ALARM SYSTEM	CATEGORY C (0 POINTS)
1301.6.10 SMOKE CONTROL	CATEGORY F (4 POINTS)
1301.6.11 MEANS OF EGRESS CAPACITY	CATEGORY C (0 POINTS)
1301.6.12 DEAD ENDS	CATEGORY D (-4 POINTS)
1301.6.14 ELEVATOR CONTROL	CATEGORY D (4 POINTS)
1301.6.15 EGRESS LIGHTING	CATEGORY C (4 POINTS)
1301.6.16 MIXED OCCUPANCY	SINGLE OCCUPANCY (0 POINTS)
1301.6.17 AUTOMATIC SPRINKLERS	CATEGORY E (4 POINTS)
1301.6.18 STANDPIPES	CATEGORY C (4 POINTS)
1301.6.19 INCIDENTAL USE	NOT APPLICABLE (0 POINTS)
1301.6.20 SMOKE COMPARTMENTATION	CATEGORY C (0 POINTS)
1301.6.21.1 / 21.2 / 21.3 CARE VALUES	NOT APPLICABLE (0 POINTS)

TABLE 1301.7
SUMMARY SHEET—BUILDING CODE

Existing occupancy: R-2		Proposed occupancy: R-2	
Year building was constructed: 1927		Number of stories: 5	Height in feet: 44
Type of construction: IIIB		Area per floor: 14,643 SF	
Percentage of open perimeter increase: 50 %			
Completely suppressed:	Yes X No	Corridor wall rating: 1 Hour	
		Type: Gypsum board on wood studs	
Compartmentation:	Yes No X	Required door closers:	Yes No X
Fire-resistance rating of vertical opening enclosures: 2 Hours			
Type of HVAC system: Self Contained Heat Pump/Condenser , serving number of floors:			
Automatic fire detection:	Yes X No	Type and location: NFPA 13 System , located in Mech Room	
Fire alarm system:	Yes X No	Type: Addressable	
Smoke control:	Yes No X	Type:	
Adequate exit routes:	Yes X No	Dead ends:	Yes X No
Maximum exit access travel distance: 106'		Elevator controls:	Yes X No
Means of egress emergency lighting:	Yes X No	Mixed occupancies:	Yes No X
Standpipes:	Yes X No	Care recipients ability for self-preservation: N/A	
Incidental use:	Yes No X	Care recipients concentration: N/A	
Smoke compartmentation less than 22,500 sq. feet (2092 m²): N/A	Yes No	Attendant-to-care recipients ratio: N/A	

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1301.6.1 Building height	0	0	0
1301.6.2 Building area	10.5	19	19
1301.6.3 Compartmentation	0	0	0
1301.6.4 Tenant and dwelling unit separations	0	0	0
1301.6.5 Corridor walls	0	0	0
1301.6.6 Vertical openings	2	2	2
1301.6.7 HVAC systems	0	0	0
1301.6.8 Automatic fire detection	6	6	6
1301.6.9 Fire alarm system	0	0	0
1301.6.10 Smoke control	****	4	4
1301.6.11 Means of egress	****	0	0
1301.6.12 Dead ends	****	-4	-4
1301.6.13 Maximum exit access travel distance	****	11.5	11.5
1301.6.14 Elevator control	4	4	4
1301.6.15 Means of egress emergency lighting	****	4	4
1301.6.16 Mixed occupancies (Single Occupancy)	0	****	0
1301.6.17 Automatic sprinklers	4	4= 2 = 2	4
1301.6.18 Standpipes	4	4	4
1301.6.19 Incidental use	0	0	0
1301.6.20 Smoke compartmentation	0	0	0
1301.6.21.1 Care recipients ability for self-preservation[a]	****	N/A	N/A
1301.6.21.2 Care recipients concentration[a]	****	N/A	N/A
1301.6.21.3 Attendant-to-care recipients ratio[a]	****	N/A	N/A
Building score–total value	30.5	52.5	54.5

**** No applicable value to be inserted.
a. Only applicable to Group I-2 occupancies.

INTERNATIONAL CODE COUNCIL

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TABLE 1301.9
EVALUATION FORMULAS[a]

FORMULA	TABLE 1301.7	TABLE 1301.8		SCORE	PASS	FAIL
FS – MFS ≥ 0	30.5 (FS) –	21 (MFS)	=	9.5	X	
ME – MME ≥ 0	52.5 (ME) –	38 (MME)	=	14.5	X	
GS – MGS ≥ 0	54.5 (GS) –	38 (MGS)	=	15.5	X	

a. FS = Fire Safety.
ME = Means of Egress.
GS = General Safety.
MFS = Mandatory Fire Safety.
MME = Mandatory Means of Egress.
MGS = Mandatory General Safety.

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KEY PLAN

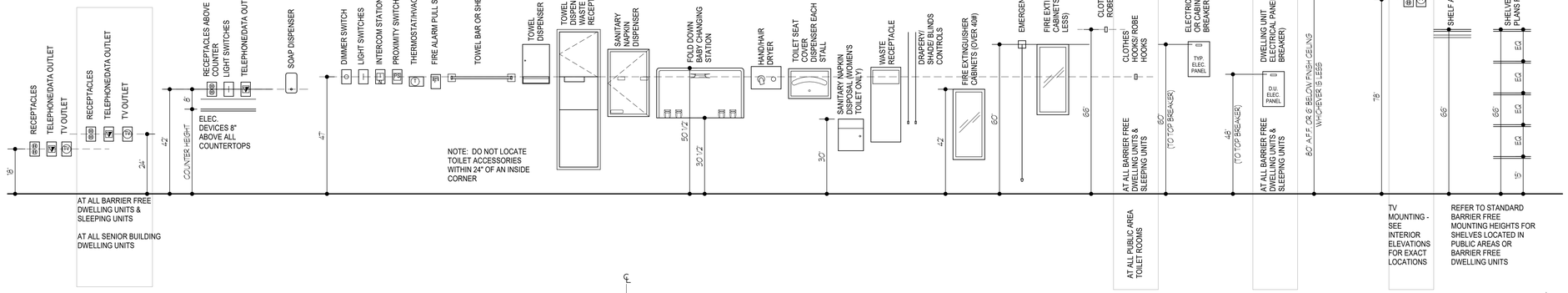
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

PERFORMANCE COMPLIANCE

DRAWING NUMBER

A.C.002

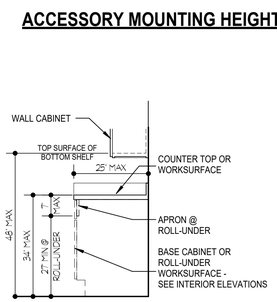


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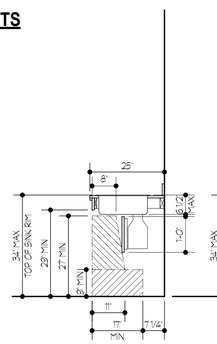
GENERAL NOTES FOR LOCATION OF DEVICES:

1. WHEN MOUNTING MULTIPLE DEVICES FROM DIFFERENT TRADES IN THE SAME LOCATION (SUCH AS LIGHTING SWITCHES, LOW VOLTAGE, THERMOSTATS, ETC), THEIR ARRANGEMENT MUST BE IN ACCORDANCE WITH THE FOLLOWING:
   - A. LOCATE DEVICES AS SHOWN ON THE ARCHITECTURAL PLANS, ELEVATIONS OR SECTIONS.
   - B. WHEN SHOWN ON MECHANICAL OR ELECTRICAL DRAWINGS, BUT NOT ON ARCHITECTURAL DRAWINGS, DEVICES MUST BE UNIFORMLY AND SYMMETRICALLY MOUNTED, VERTICALLY ALIGN DEVICES MOUNTED AT HEIGHTS INDICATED, UNLESS SEPARATED HORIZTALLY BY A MINIMUM OF 24".
   - C. DEVICES INSTALLED IN MASONRY OR SURFACES TO RECEIVE WOOD PANELS, WALL COVERING OR SIMILAR MATERIALS MUST BE FLUSH WITH THE FINAL SURFACE MATERIAL.
   - D. IF THE CONTRACTOR HAS ANY DOUBTS REGARDING THE LOCATION OF DEVICES, THE CONTRACTOR MUST CONSULT WITH THE ARCHITECT PRIOR TO ROUGHING-IN.
   - E. AT MULTIPLE SWITCHES, GANG W/ SINGLE COVER PLATE.
2. DEVIATIONS FROM THE ABOVE INSTRUCTIONS WITHOUT PRIOR APPROVAL BY THE ARCHITECT MUST BE CORRECTED BY THE INSTALLING CONTRACTOR. ANY COST, INCLUDING CUTTING & PATCHING, ENTAILED IN THE REMOVAL, RELOCATION, AND REINSTALLATION OF ANY DEVICES WILL BE THE RESPONSIBILITY OF THAT CONTRACTOR.

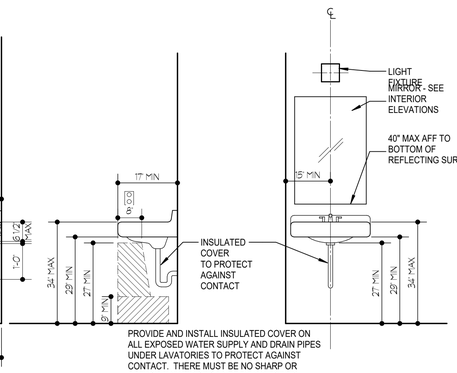
ACCESSORY MOUNTING HEIGHTS



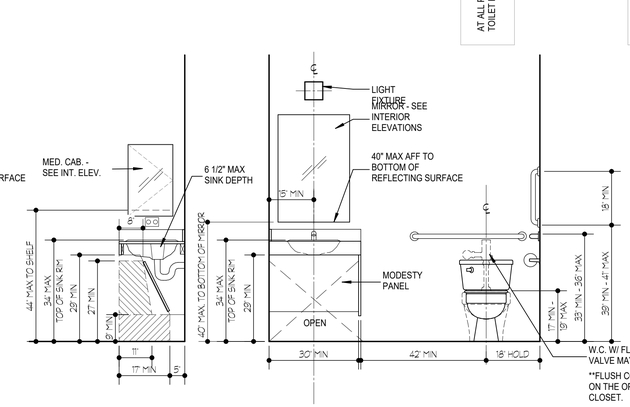
KITCHEN CABINETS



KITCHEN SINK

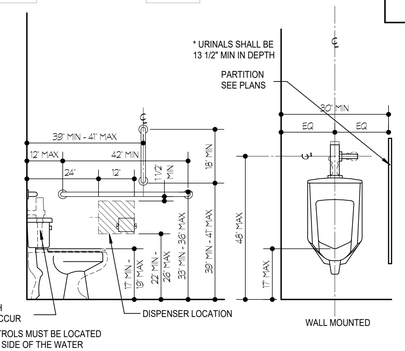


WALL MOUNTED LAVATORY

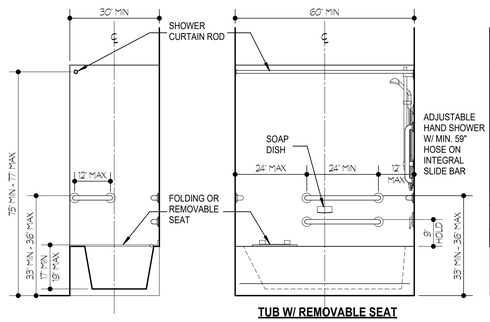


COUNTERTOP MOUNTED LAVATORY

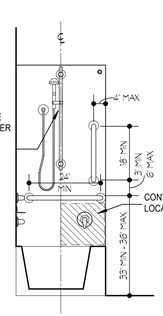
WATER CLOSETS

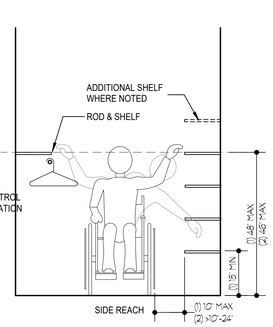


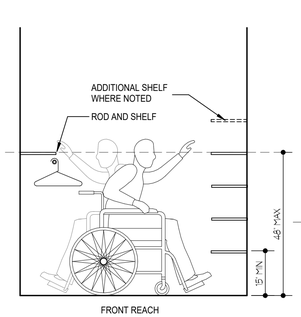
URINAL



TUB W/ REMOVABLE SEAT

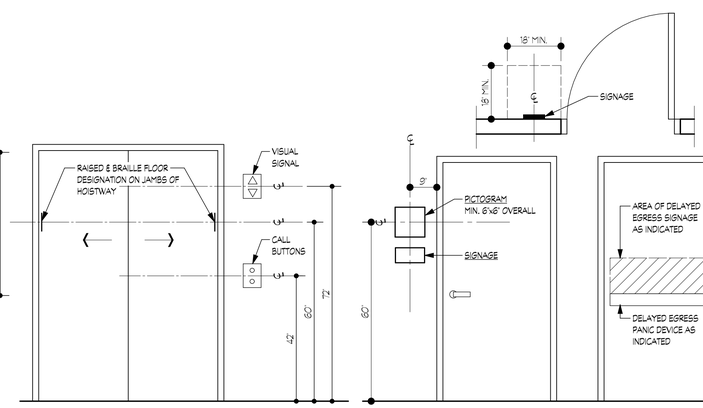






STORAGE SHELVES & CLOSETS

STANDARD BARRIER FREE MOUNTING HEIGHTS



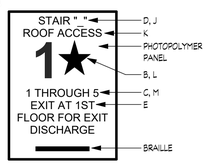
ELEVATOR CONTROLS

SIGNAGE

SIGNAGE GRAPHICS

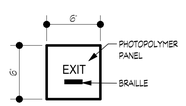
STAIRWAY IDENTIFICATION SIGNAGE

PER 7.2.2.5.4

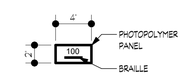


FLOOR EXIT SIGNS

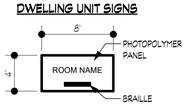
- PROVIDE FOR EACH FLOOR
- PROVIDE FOR EACH STAIR



EXIT SIGN

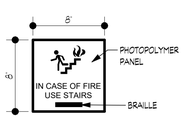


DWELLING UNIT SIGNS



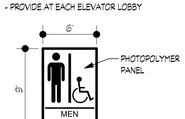
TYPICAL ROOM SIGNS

- ELECTRICAL/MECHANICAL
- METER ROOM,MDF,IDF ROOMS
- TRASH ROOM
- COMMUNITY ROOM
- OFFICE W/ NUMBER
- STORAGE
- JANITOR CLOSET
- MAIL
- STAIR

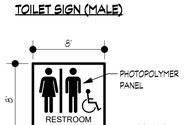


IN CASE OF FIRE SIGN

- PROVIDE AT EACH ELEVATOR LOBBY

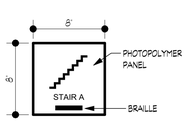


TOILET SIGN (MALE)



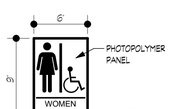
TOILET SIGN (FAMILY)

- PROVIDE AT EACH SINGLE OCCUPANT AND FAMILY TOILET ROOMS



STAIR SIGN

- PROVIDE FOR EACH STAIR AT CORRIDOR



TOILET SIGN (FEMALE)

SIGNAGE AND CONTROLS

SIGNAGE MUST BE MOUNTED ON THE WALL ADJACENT TO LATCH SIDE OF DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNAGE MUST BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT MUST BE 60" A.F.F. TO THE CENTERLINE OF SIGN.

SIGNS CONTAINING TACTILE CHARACTERS MUST HAVE AN 18" MIN. BY 18" MIN. CLEAR FLOOR SPACE, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND A 45 DEGREE OPEN POSITION.

TACTILE EXIT SIGNS: A TACTILE SIGN STATING "EXIT" AND COMPLYING WITH ICC/ANSI A117.1 CHAPTER 7 MUST BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

ACCESSIBLE SIGNAGE: ALL REQUIRED ACCESSIBLE ELEMENTS MUST BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:

1. ACCESSIBLE PARKING SPACES.
2. ACCESSIBLE PASSENGER LOADING ZONES.
3. ACCESSIBLE UNISEX TOILET AND BATHING ROOMS.
4. ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.
5. ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE.
6. FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS.
7. ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE.
8. ACCESSIBLE AREAS OF REFUGE.
9. EXTERIOR AREAS FOR ASSISTED RESCUE.

A TACTILE SIGN MUST BE PROVIDED AT ALL LOCATIONS WHERE PICTORIAL SIGNAGE IS USED TO LABEL PERMANENT ROOMS OR SPACES (I.E. RESTROOMS), COMPLYING WITH ICC/ANSI A117.1 CHAPTER 7 AND MUST BE PROVIDED ADJACENT TO EACH DOOR.

AREA OF REFUGE SIGNAGE: A SIGN MUST BE PROVIDED AT EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA, COMPLYING WITH ICC A117.1, STATING "AREA OF REFUGE" INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONALLY, TACTILE SIGNAGE COMPLYING WITH ICC A117.1 MUST BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE.

SIGNAGE OF INSTRUCTIONS AT AREA OF REFUGE: IN AREAS OF REFUGE THAT HAVE A TWO-WAY EMERGENCY COMMUNICATIONS SYSTEM, INSTRUCTIONS ON THE USE OF AREA UNDER EMERGENCY CONDITIONS MUST BE POSTED ADJOINING THE COMMUNICATIONS SYSTEM. THE INSTRUCTIONS MUST INCLUDE ALL OF THE FOLLOWING:

1. PERSONS ABLE TO USE THE EXIT STAIRWAY DO SO AS SOON AS POSSIBLE, UNLESS ASSISTING OTHERS.
2. INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF STAIRS OR SUPERVISED OPERATION OF ELEVATORS AND HOW TO SUMMON SUCH ASSISTANCE.
3. DIRECTIONS FOR USE OF THE TWO-WAY COMMUNICATIONS SYSTEM.

OCCUPANT LOAD SIGNAGE: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY MUST HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED NEAR THE MAIN EXIT.

DELAYED EGRESS SIGNAGE: A SIGN MUST BE PROVIDED ON THE DOOR LOCATED ABOVE AND WITHIN 12" OF THE RELEASE DEVICE STATING, "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 30 SECONDS".

FIRE RESISTANCE RATING SIGNAGE: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING.

1. SUCH IDENTIFICATION MUST INCLUDE LETTERING NOT LESS THAN 0.5" IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR WORDING.
2. SIGNS MUST BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR /CEILING OR ATTIC SPACES.
3. SIGNS MUST BE REPEATED AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

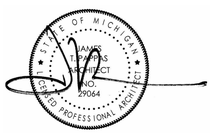
STAIRWAY SIGNAGE

- A. STAIR SIGNAGE AT EACH FLOOR LANDING
- B. INDICATE FLOOR LEVEL
- C. TERMINUS OF THE TOP AND BOTTOM OF STAIR ENCLOSURE
- D. INDICATE IDENTIFICATION OF THE STAIR ENCLOSURE
- E. INDICATE THE FLOOR LEVEL OF, AND DIRECTION TO, EXIT DISCHARGE
- F. SIGNAGE SHALL BE LOCATED INSIDE THE ENCLOSURE APPROXIMATELY 60" ABOVE FLOOR LANDING IN A POSITION THAT IS VISIBLE WHEN DOOR IS IN THE OPEN OR CLOSED POSITION
- G. THE SIGNAGE SHALL COMPLY WITH 7.10.8.1 AND 7.10.8.2 OF THIS CODE
- H. THE FLOOR LEVEL DESIGNATION SHALL ALSO BE TACTILE IN ACCORDANCE WITH ICC/ANSI A.117.1
- I. SIGNAGE SHALL BE PAINTED OR STENCILED ON THE WALL OR ON A SEPARATE SIGN SECURELY ATTACHED TO THE WALL
- J. STAIRWAY IDENTIFICATION SHALL BE 1' IN ACCORDANCE WITH 7.10.8.2
- K. ROOF ACCESS - ROOF ACCESS AVAILABLE FOR THE FIRE DEPARTMENT
- L. THE FLOOR LEVEL NUMBER SHALL BE LOCATED IN THE MIDDLE OF THE SIGN IN MINIMUM 5" HIGH NUMBERS PER 7.10.8.2
- M. IDENTIFICATION OF THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE LOCATED AT THE BOTTOM OF THE SIGNS IN MINIMUM 2" HIGH LETTERS AND NUMBERS
- N. ADHERE TO WALL WITH DOUBLE SIDED FOAM TAPE PER 7.2.2.5.4.1

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIXTURES AND ACCESSORY MOUNTING HEIGHTS

DRAWING NUMBER

A.C.003

NOTES REGARDING MOLD AND MILDEW:

1. THE FOLLOWING REQUIREMENTS MUST APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.

2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.

3. CONCURRENTLY, THE CONTRACTOR WILL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.

4. ONCE DISCOVERY OR SUSPICION OF MOLD AND/OR MILDEW IS MADE, THE CONTRACTOR MUST TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM EXPOSURE TO MOLD AND/OR MILDEW, AND SUCH PRECAUTIONS MUST REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS MUST NOT BE STOPPED OR CURTAILED, EXCEPT IN THE AREA OF MOLD/MILDEW CONCERN, DUE TO THESE REQUIRED PRECAUTIONS.

5. THE CONTRACTOR MUST MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION MUST BE MAINTAINED IN DRY AND WELL-VENTILATED CONDITIONS.

6. THE CONTRACTOR MUST COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.

7. ALL PENETRATIONS MUST BE SEALED WATER-TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.

8. ALL CONDENSATE DRAIN PANS MUST BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. ENSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. ENSURE THAT ALL "COLD" SURFACES ARE INSULATED AND COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE, BUT ARE NOT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AND DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.)

9. ENSURE THAT THERE ARE NO WATER LEAKS IN CONCEALED PLUMBING CHASES. RETURN AIR PATHS AND PLENUMS MUST BE KEPT DRY. ALL EXISTING SUPPLY AIR PATHS AND ALL EXISTING DUCTWORK TO BE RE-USED SHALL BE CLEANED AND TREATED AS REQUIRED TO REMOVE THE POTENTIAL FOR MOLD AND MILDEW. ALL DAMP AREAS MUST BE DRIED THOROUGHLY PRIOR TO ENCLOSURE.

EXISTING CONSTRUCTION NOTES:

1. BIDDERS SHALL CAREFULLY STUDY AND FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS. BIDDERS SHALL VISIT THE SITE AND COMPLETELY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, FINISHES, AND EXTENT OF WORK INCLUDED IN THE PROJECT. BIDDERS SHALL CORRELATE THEIR FIELD OBSERVATIONS WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS SO THAT HIS BID REPRESENTS A THOROUGH AND COMPLETE KNOWLEDGE AND UNDERSTANDING OF THE WORK REQUIRED TO BE PERFORMED.

2. CONTRACTOR MUST VISIT THE SITE AND VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTION OR EXISTING CONDITIONS PRIOR TO PRECEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.

3. CONTINUOUSLY MAINTAIN TEMPORARY MEANS OF EGRESS.

4. CONTRACTOR TO COORDINATE WITH ARCHITECT AND G.C. TO MAINTAIN EGRESS AT ALL TIMES. PROVIDE AND MAINTAIN TEMPORARY MEANS OF EGRESS AS REQUIRED. PROVIDE TEMPORARY SIGNAGE AS REQUIRED, AND PROVIDE PANIC HARDWARE ON ANY DOORS, G.C. TO COORDINATE WITH ARCHITECT AND OWNER.

5. PROTECT EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION.

6. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRIERS AND PROTECTIVE ENCLOSURES AS REQUIRED TO ALLOW FOR THE OWNERS SAFE AND NORMAL USE OF THE PROPERTY.

7. VERIFY ALL CONDITIONS COVERING OR AFFECTING THE STRUCTURAL WORK; OBTAIN AND VERIFY ALL DIMENSIONS AND ELEVATIONS TO ENSURE THE PROPER STRENGTH, FIT AND LOCATION OF THE STRUCTURAL WORK; REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. ALL DISCREPANCIES SHALL BE FULLY RESOLVED PRIOR TO COMMENCING WORK.

8. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED, WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

9. WHERE EXISTING CONSTRUCTION IS TO REMAIN BUT REQUIRES REMOVAL IN ORDER TO PERFORM THE NEW WORK, IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO REMOVE THE CONSTRUCTION AND REPAIR OR REPLACE IT TO THE EXISTING CONDITION OR THE CONDITION THAT MATCHES THE NEW WORK.

10. WHERE EXISTING EQUIPMENT IS TO REMAIN DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION. IF THE EQUIPMENT IS DAMAGED DURING CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL CHARGE TO THE OWNER.

11. WHERE EXISTING EQUIPMENT OR CONSTRUCTION IS REMOVED, THE REMAINING SURFACES, IF NOT SCHEDULED TO RECEIVE A NEW FINISH SHALL BE PATCHED OR REPAIRED TO MATCH ADJACENT SURFACES.

12. WHERE THE EXISTING CONSTRUCTION IS TO BE ALTERED, OR OTHERWISE DISTURBED, PROVIDE TEMPORARY AND/OR PERMANENT BRACING AND SHORING BEFORE AND DURING OPERATIONS AND UNTIL THE WORK IS SAFELY COMPLETED AND NO LONGER NEEDS SHORING.

13. EACH CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC. (TEMPORARY AND/OR PERMANENT) FOR BOTH NEW AND EXISTING CONSTRUCTION FOR THE SAFE INSTALLATION OF THE NEW CONSTRUCTION AND EQUIPMENT.

14. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCES AND PROCEDURES OF CONSTRUCTION.

15. PROVIDE FIRE WATCH DURING FIELD CUTTING AND WELDING OPERATIONS, MEETING THE OWNERS REQUIREMENTS.

16. CONTRACTOR TO COORDINATE ALL REPAIR, REPLACEMENT, AND/OR CLEANING OF ALL EXISTING MASONRY, OR STONE, WITH STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAINTAIN A CLEAR PASSAGE AND MEANS OF EGRESS DURING THE CONSTRUCTION TO BOTH THE OWNER OCCUPIED AND CONSTRUCTION OCCUPIED AREAS. TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE GENERAL PUBLIC AND THE WORKERS.

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.

GENERAL DEMOLITION NOTES:

1. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE DEMOLITION AND/OR CONSTRUCTION PROCESS AND DISPOSE OF OFF SITE IN A SAFE LEGAL MANNER.

2. REFER TO MECHANICAL, ELECTRICAL DRAWINGS FOR EXTENTS OF DEMOLITION. SOME AREAS HAVE FLOORS SAWCUT AND WALLS CUT FOR NEW WORK WHICH ARE NOT SHOWN ON THIS DRAWING. ELEMENTS THAT REQUIRE DEMOLITION IN ORDER TO CONSTRUCT THE NEW WORK AND ARE NOT SPECIFICALLY SHOWN ON THE DEMOLITION PLANS ARE TO BE INCLUDED WITHIN THE SCOPE OF WORK INCLUDED IN THE PROJECT AND THE CONTRACTORS BID.

3. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DEMOLITION INFORMATION.

4. REFER TO THE DEMOLITION SECTION IN THE SPECIFICATION FOR FURTHER INFORMATION PRIOR TO THE START OF DEMOLITION.

5. COORDINATE ALL TEMPORARY UTILITY SHUT DOWNS WITH THE OWNER.

6. PROVIDE WEATHERTIGHT AND VANDAL RESISTANT TEMPORARY PROTECTION AT ALL EXISTING EXTERIOR ENVELOPE OPENINGS SUCH AS WINDOW, DOOR, WALL, AND ROOF OPENINGS. MAINTAIN SUCH PROTECTION FOR THE DURATION OF THE CONSTRUCTION PROCESS.

7. PROVIDE ALL DEMOLITION WORK REQUIRED ON THE EXISTING BUILDING AS CALLED FOR ON THE DRAWINGS TO ACCOMMODATE THE RENOVATION WORK. ALL EXISTING CONSTRUCTION TO REMAIN U.N.O.

8. PATCH AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND /OR ELECTRICAL ITEMS ARE REMOVED AS RESULT OF THE DEMOLITION OPERATIONS.

9. VERIFY HEIGHTS, CLEARANCES AND LOCATIONS OF NEW CONSTRUCTION SUCH AS EQUIPMENT AND CEILINGS BEFORE INSTALLATION OF VARIOUS COMPONENTS AND EQUIPMENT, IF SPACE CONFLICTS ARE FOUND, REPORT THEM IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.

10. CARRY OUT ALL DEMOLITION WORK IN CLOSE COORDINATION AND COOPERATION WITH STRUCTURAL TRADES FOR PROPER SEQUENCING OF THE WORK TO ENSURE THE COMPLETE SAFETY AND STRUCTURAL INTEGRITY OF THE BUILDING AND ITS ELEMENTS AT ALL TIMES. PROVIDE TEMPORARY COLUMNS, JACKS, BEAMS, ETC., WHERE REQUIRED TO SUPPORT EXISTING ELEMENTS OF CONSTRUCTION TO REMAIN IN SAFE, COMPETENT MANNER, IN CONFORMANCE WITH ALL LAWS, CODES ORDINANCES, RULES AND REGULATIONS BEARING ON THE WORK.

11. VERIFY DIMENSIONS, FIELD MEASUREMENTS, AND CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.

12. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH THE UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO OWNERS APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK OR VIBRATION TO PORTIONS OF EXISTING STRUCTURE TO REMAIN. DAMAGE CAUSED DURING DEMOLITION SHALL BE REPAIRED BY THE SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

13. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING SEWERS, DRAINS, ETC. IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK, ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT FOR RESOLUTION.

14. SAW CUT/OR CORE AND REMOVE EXISTING CONCRETE SLAB FOR PLACEMENT OF PLUMBING WORK, FOUNDATIONS, STRUCTURAL STEEL, NECESSARY CAPPING OF EXISTING LINES AND FOUNDATION WORK, ETC. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT.

15. ALL EXISTING WALLS, FLOORS AND CEILINGS THAT WILL REMAIN SHALL BE PREPARED TO RECEIVE NEW FINISHES, UNLESS NOTED OTHERWISE.

16. REMOVE EXISTING INTERIOR SIGNAGE, REPLACE WITH NEW INTERIOR SIGNAGE. .

17. WHERE MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL COMPONENTS ARE INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED FASTENERS, ANCHORS, HANGERS ETC. PATCH AND REPAIR DAMAGED CONSTRUCTION TO MATCH EXISTING AFTER REMOVAL WORK IS COMPLETE.

18. REMOVE ANY ABANDONED MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL COMPONENTS FOUND IN CONCEALED SPACES DISTURBED BY DEMOLITION ACTIVITIES.

19. RENOVATION, RELOCATION AND/OR DEMOLITION OF THE FIRE ALARM SYSTEM SHALL BE DONE BY A CERTIFIED FIRE ALARM CONTRACTOR AND THE OCCUPIED AREAS OF THE BUILDING SHALL HAVE AN ACTIVE FIRE ALARM SYSTEM AT ALL TIMES UNLESS APPROVED BY THE OWNER AND THE AHJ.

20. DEMOLITION OF ALL EXISTING SMOKE DETECTORS SHALL BE DONE BY A CERTIFIED FIRE ALARM CONTRACTOR AND THE OCCUPIED AREAS OF THE BUILDING SHALL HAVE AN ACTIVE FIRE ALARM/SMOKE DETECTION SYSTEM AT ALL TIMES UNLESS APPROVED BY THE OWNER AND THE AHJ.

21. DEMOLITION SHALL NOT BE CONSIDERED COMPLETE UNTIL ALL DEMOLITION AREAS HAVE BEEN PREPPED FOR NEW FINISHES.

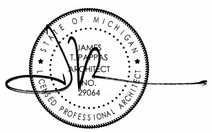
22. DEMOLITION ACTIVITIES SHALL INCLUDE THE ABATEMENT OF LEAD BASED PAINT AND ASBESTOS CONTAINING MATERIALS. THE LEAD BASED PAINT ABATEMENT ACTIVITIES ARE TO BE DONE IN ACCORDANCE WITH FEDERAL (PART 35) REGULATIONS AND WORKER SAFETY REQUIREMENTS UNDER PART 603 OF PUBLIC ACT 154 AND THE ASBESTOS ABATEMENT MUST BE DONE BASED UPON AN ASBESTOS INSPECTION MEETING THE REQUIREMENTS NESHAP BY AN APPROPRIATELY LICENSED AND INSURED ABATEMENT CONTRACTOR.

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

GENERAL DEMOLITION NOTES

DRAWING NUMBER

A.D.001

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN	REMOVE EXISTING WALL AND/ OR CONSTRUCTION
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL. SAW CUT FLOOR @ SANITARY LINE, SEE MECHANICAL DRAWINGS

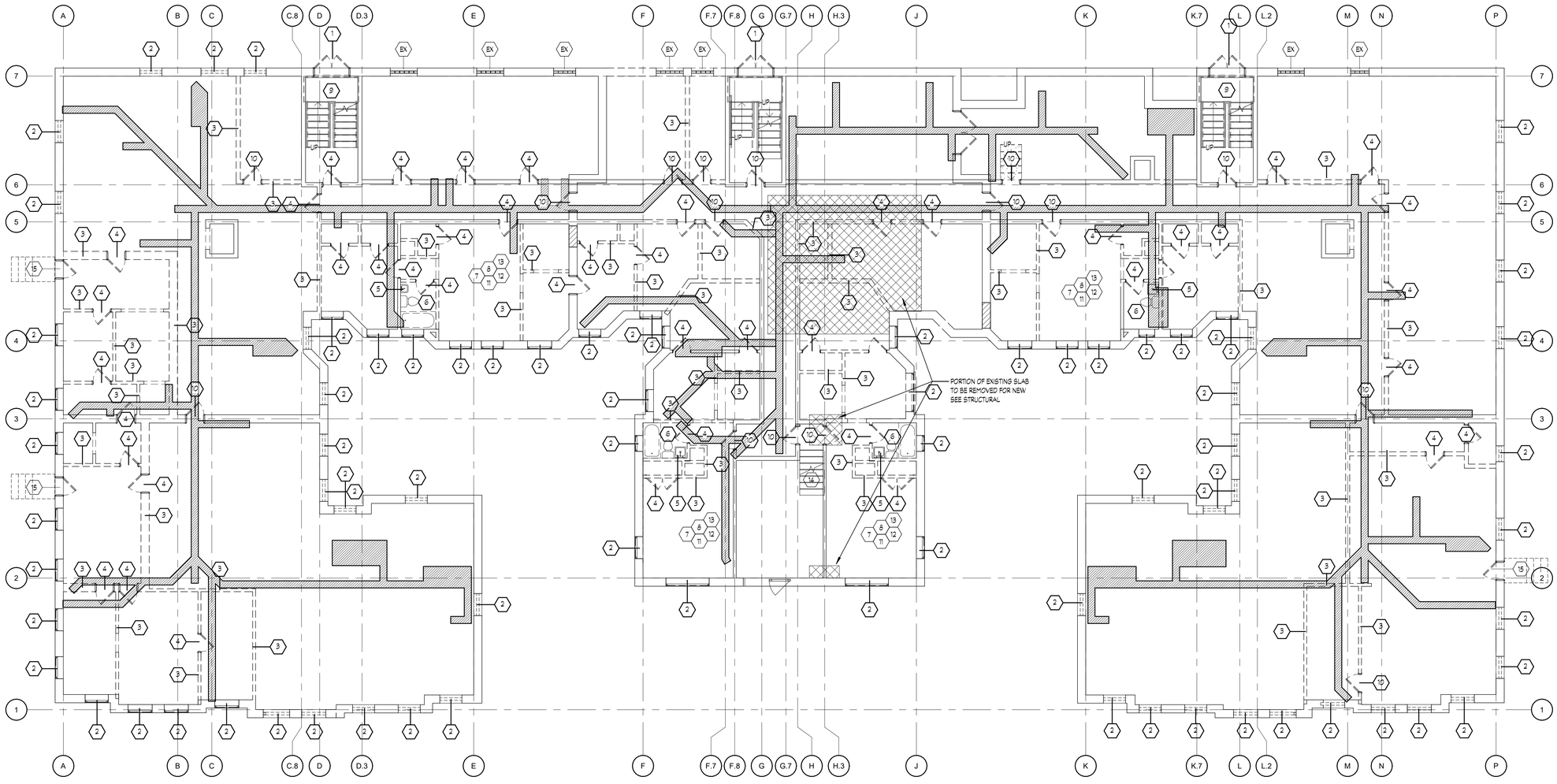
REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

SAW CUT FLOOR @ 12" WIDE AT ALL NEW SANITARY LINE, SEE PLUMBING DRAWINGS

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.

DEMOLITION PLAN NOTES: (#)

1. REMOVE EXISTING EXTERIOR DOOR AND FRAME. EXAMINE ALL LINTELS, REPLACE THOSE SHOWING SIGNS OF FAILURE OR DELAMINATION.
2. REMOVE EXISTING WINDOW AND FRAME. EXAMINE ALL LINTELS, REPLACE THOSE SHOWING SIGNS OF FAILURE OR DELAMINATION.
3. REMOVE EXISTING INTERIOR PARTITION.
4. REMOVE EXISTING INTERIOR DOOR AND FRAME.
5. REMOVE EXISTING PLUMBING FIXTURE(S). COORDINATE WASTE, VENT AND SUPPLY DEMOLITION WITH MECHANICAL DRAWINGS.
6. REMOVE EXISTING TOILET ACCESSORIES INCLUDING, BUT NOT LIMITED TO, GRAB BARS, MIRRORS, DISPENSERS, ETC.
7. REMOVE EXISTING WALL FINISHES AND PREP FOR NEW.
8. REMOVE EXISTING CASEWORK.
9. PORTION OF EXISTING STAIR FRAMING TO BE REMOVED AND REPLACED, REFER TO STRUCTURAL DEMOLITION PLANS FOR FURTHER INFORMATION.
10. REMOVE EXISTING ENTRY DOOR AND FRAME. DEMO ADJACENT WALL FOR WIDENING OF UNIT ENTRANCE PER CODE REQUIREMENTS.
11. REMOVE EXISTING CEILING AND LATH.
12. REMOVE EXISTING FLOOR COVERING / FINISHES BACK TO FINISHED FLOOR.
13. REMOVE EXISTING ELECTRICAL AND RELOCATE IN RELATION TO THE UNIT CHANGES.
14. REMOVE AND REPLACE VESTIBULE STAIRS, INSTALL NEW GUARD RAILS.
15. DEMO WORK AT EXISTING DOORS, CONCRETE STAIRS TO BE REMOVED. REPAIR AREA AFTER DEMOLITION AS NEEDED



BASEMENT FLOOR DEMO PLAN

1 / A.D.101 SCALE: 1/8" = 1'-0"

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

BASEMENT FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.101

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN	REMOVE EXISTING WALL AND/ OR CONSTRUCTION
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

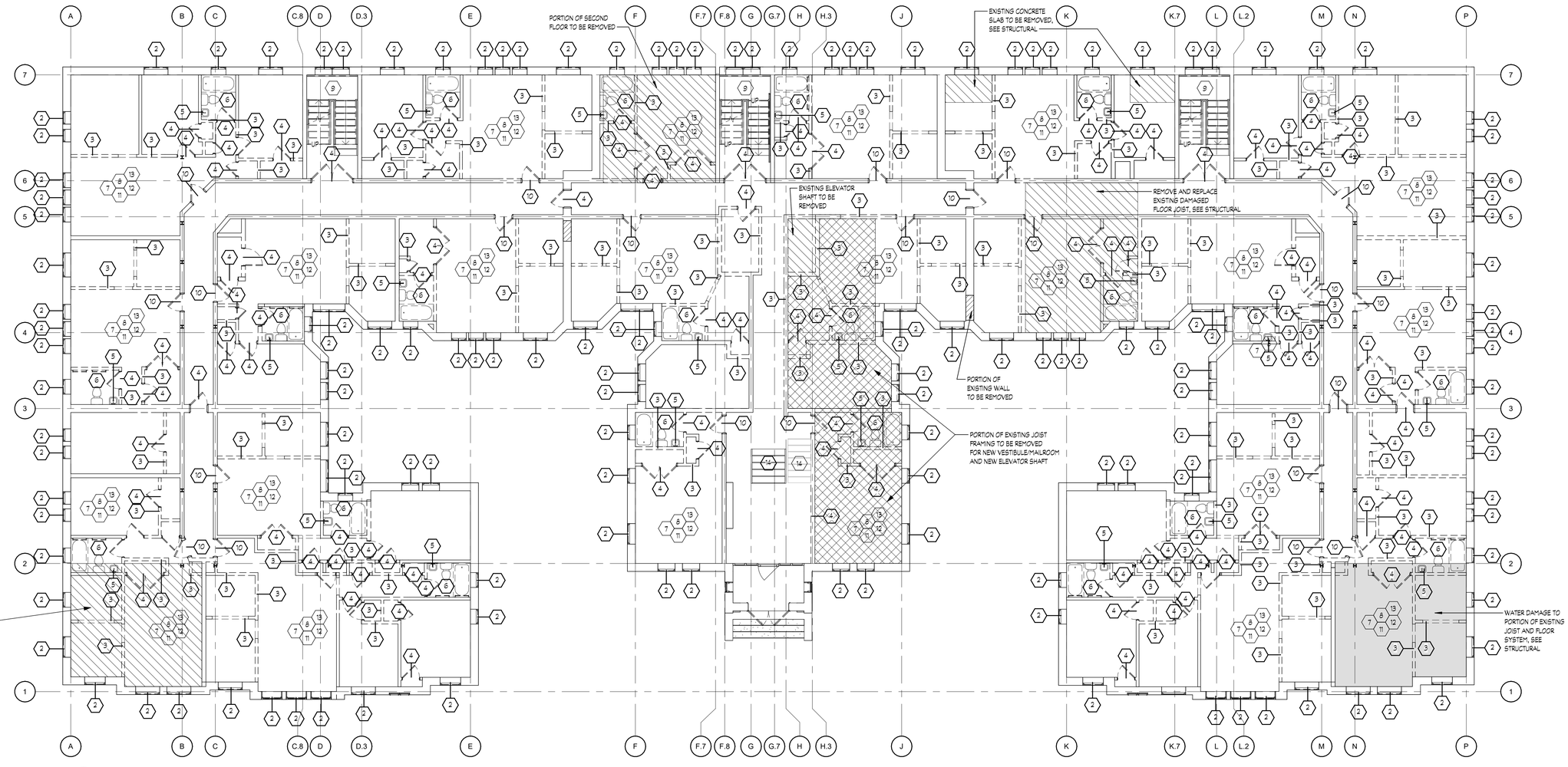
REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL. SAW CUT FLOOR @ SANITARY LINE, SEE MECHANICAL DRAWINGS

REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

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.

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15. DEMO WORK AT EXISTING DOORS, CONCRETE STAIRS TO BE REMOVED. REPAIR AREA AFTER DEMOLITION AS NEEDED



1 A.D.102 **FIRST FLOOR DEMO PLAN**

SCALE: 1/8" = 1'-0"

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.102

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN	REMOVE EXISTING WALL AND/ OR CONSTRUCTION
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

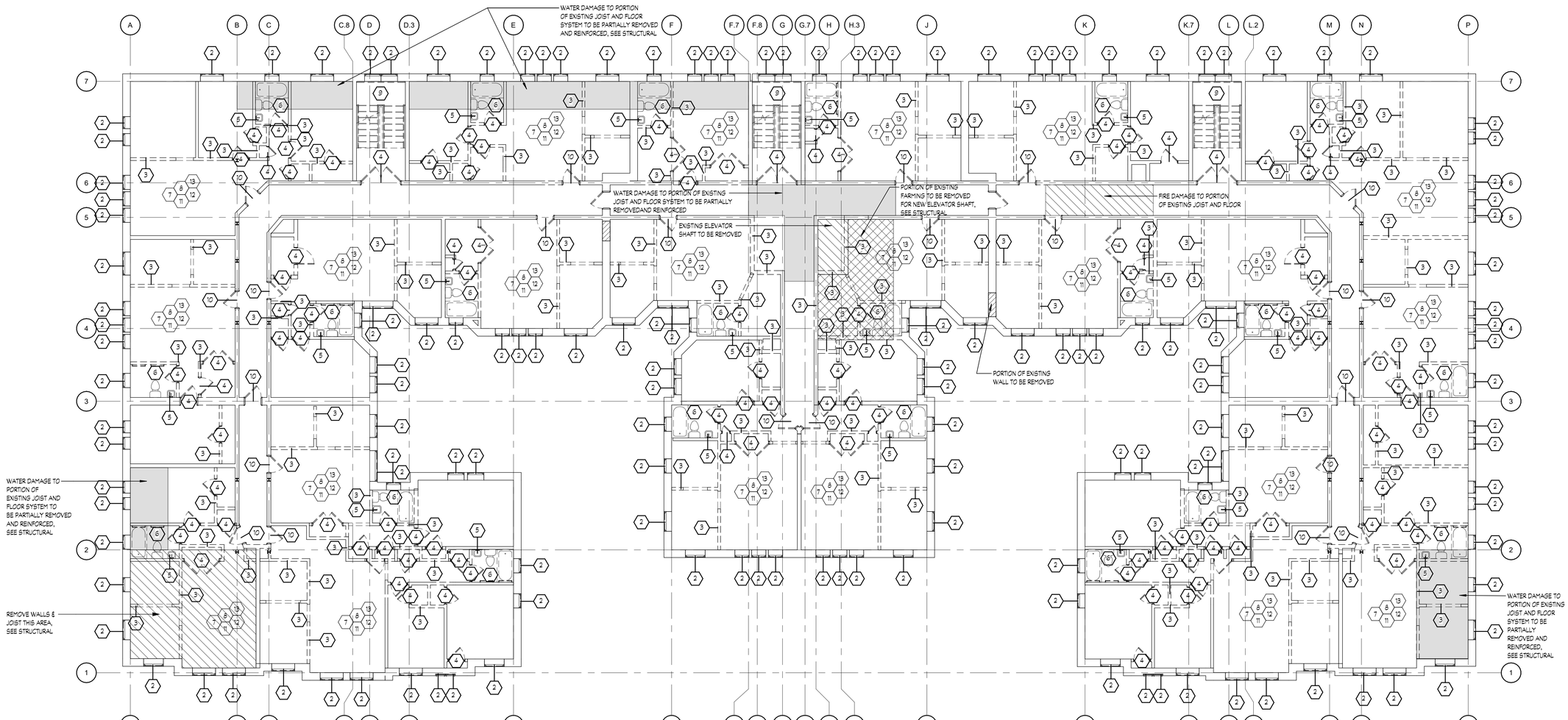
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1 A.D.103 SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SECOND FLOOR DEMOLITION

DRAWING NUMBER

A.D.103

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN		REMOVE EXISTING WALL AND/ OR CONSTRUCTION	
EXISTING WINDOW TO REMAIN		REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)	
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN		REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE	

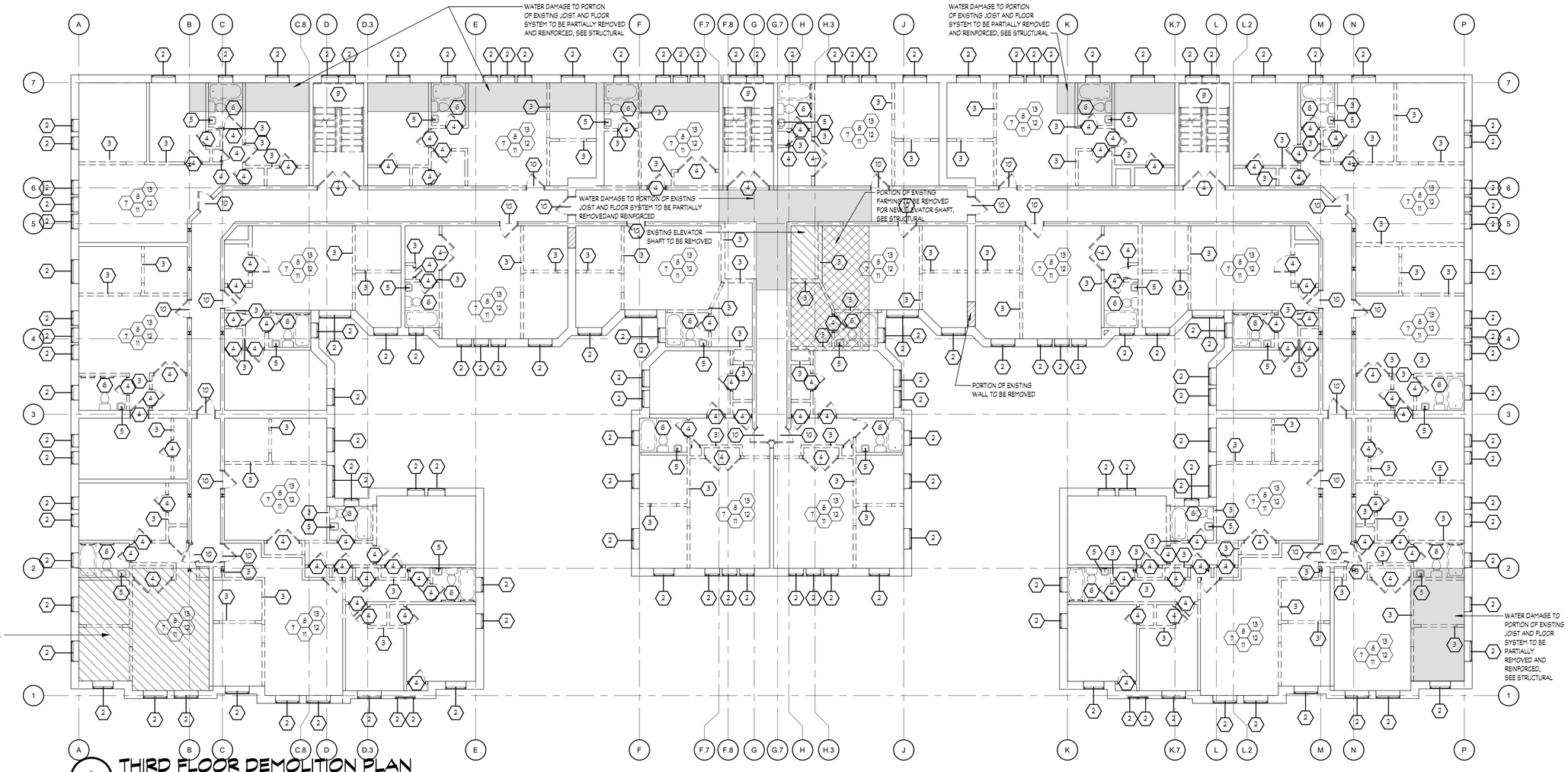
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1 A.D.104

THIRD FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

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STATE OF MICHIGAN
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ARCHITECT
No. 29064
REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT

MICHIGAN

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05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

THIRD FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.104

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN	REMOVE EXISTING WALL AND/ OR CONSTRUCTION
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

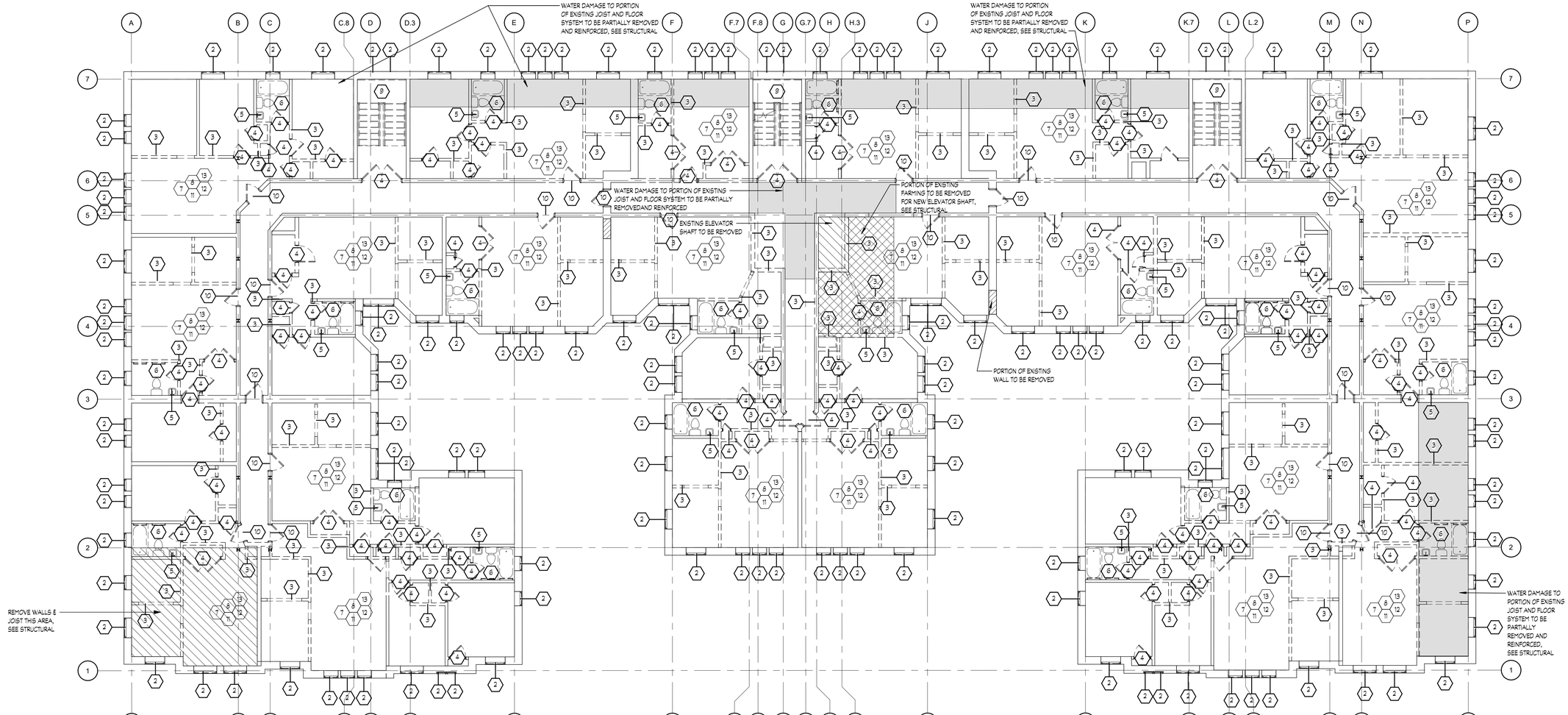
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15. DEMO WORK AT EXISTING DOORS, CONCRETE STAIRS TO BE REMOVED. REPAIR AREA AFTER DEMOLITION AS NEEDED



1 A.D.105 **FOURTH FLOOR DEMOLITION PLAN**

SCALE: 1/8" = 1'-0"

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ARCHITECT
INC. 29064
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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

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05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FOURTH FLOOR FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.105

GENERAL PLAN NOTES:

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE EXISTING AND MUST BE FIELD VERIFIED. IF VARIATIONS AND/OR DISCREPANCIES OCCUR, CONTACT ARCHITECT FOR CLARIFICATIONS.
2. OVERALL BUILDING PLANS SHOW GENERAL BUILDING NUMBER AND UNIT LAYOUT.
3. EXISTING WALLS : UNLESS OTHERWISE NOTED, MATCH EXISTING WALL STUD DEPTH AND WALL CONSTRUCTION ASSEMBLY AND RATINGS.
4. NEW WALLS: UTILIZE 2X4 AND/OR 2X6 WOOD STUDS AT 16" O.C. AS INDICATED ON THE FLOOR PLANS. MAINTAIN 2x6 WOOD STUDS AT ALL PLUMBING AND CHASE WALLS ON EACH FLOOR. (VERIFY WITH PLANS AND WALL TYPE SHEET).
5. ALL DIMENSIONS ARE FROM FACE OF STUDS TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOW, AND FACE OF SHEATHING.
6. PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS).
7. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
8. SLOPE CONCRETE FLOORS TO DRAINS AT 1/8" PER FOOT MINIMUM WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
9. PLANS INDICATE MINIMUM REQUIREMENTS FOR FIRE EXTINGUISHERS, PROVIDE ADDITIONAL EXTINGUISHERS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
10. COORDINATE ALL METER LOCATIONS WITH CIVIL, PLUMBING AND ELECTRICAL DRAWINGS.
11. SEE SHEET A.511- A.518 FOR ENLARGED UNIT PLANS.
12. SEE SHEET A.701 FOR ROOM FINISH SCHEDULE.
13. SEE SHEET A.711 FOR DOOR AND WINDOW SCHEDULES.
14. SEE SHEET A.721 FOR WALL TYPES AND RATED ASSEMBLIES.
15. REFER TO A.C.001 FOR RATED WALL ASSEMBLY LOCATIONS AND LIFE SAFETY.

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.

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

BASEMENT FLOOR PLAN

DRAWING NUMBER

A.101

BASEMENT FLOOR PLAN

NORTH

1 A.101 SCALE: 1/8" = 1'-0"

GENERAL PLAN NOTES:

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FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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REGISTERED PROFESSIONAL ARCHITECT

MICHIGAN

RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
01.15.2026	ASI #1
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01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NUMBER

A.102

NORTH

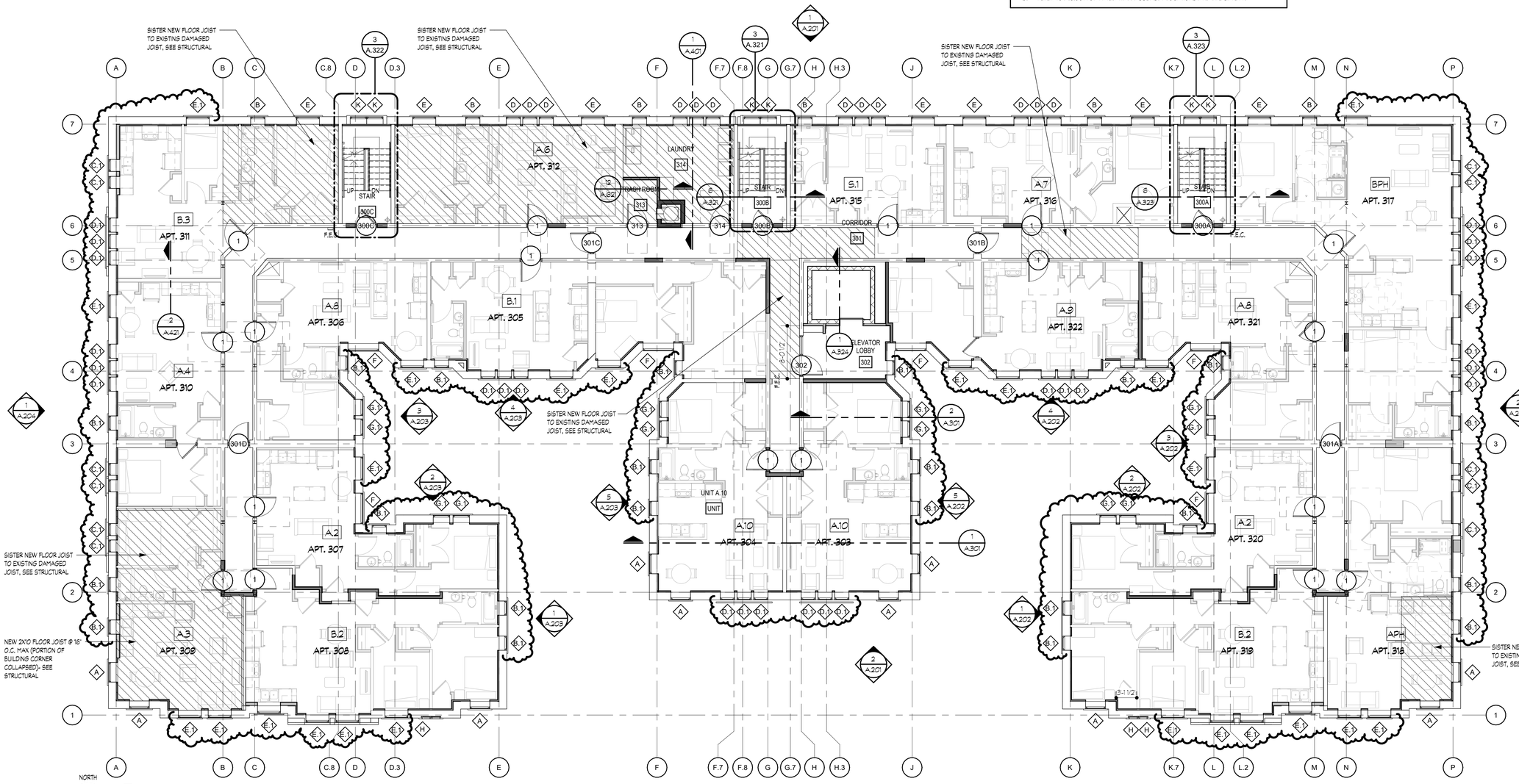
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NORTH

1 A.103

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SECOND FLOOR PLAN

DRAWING NUMBER

A.103

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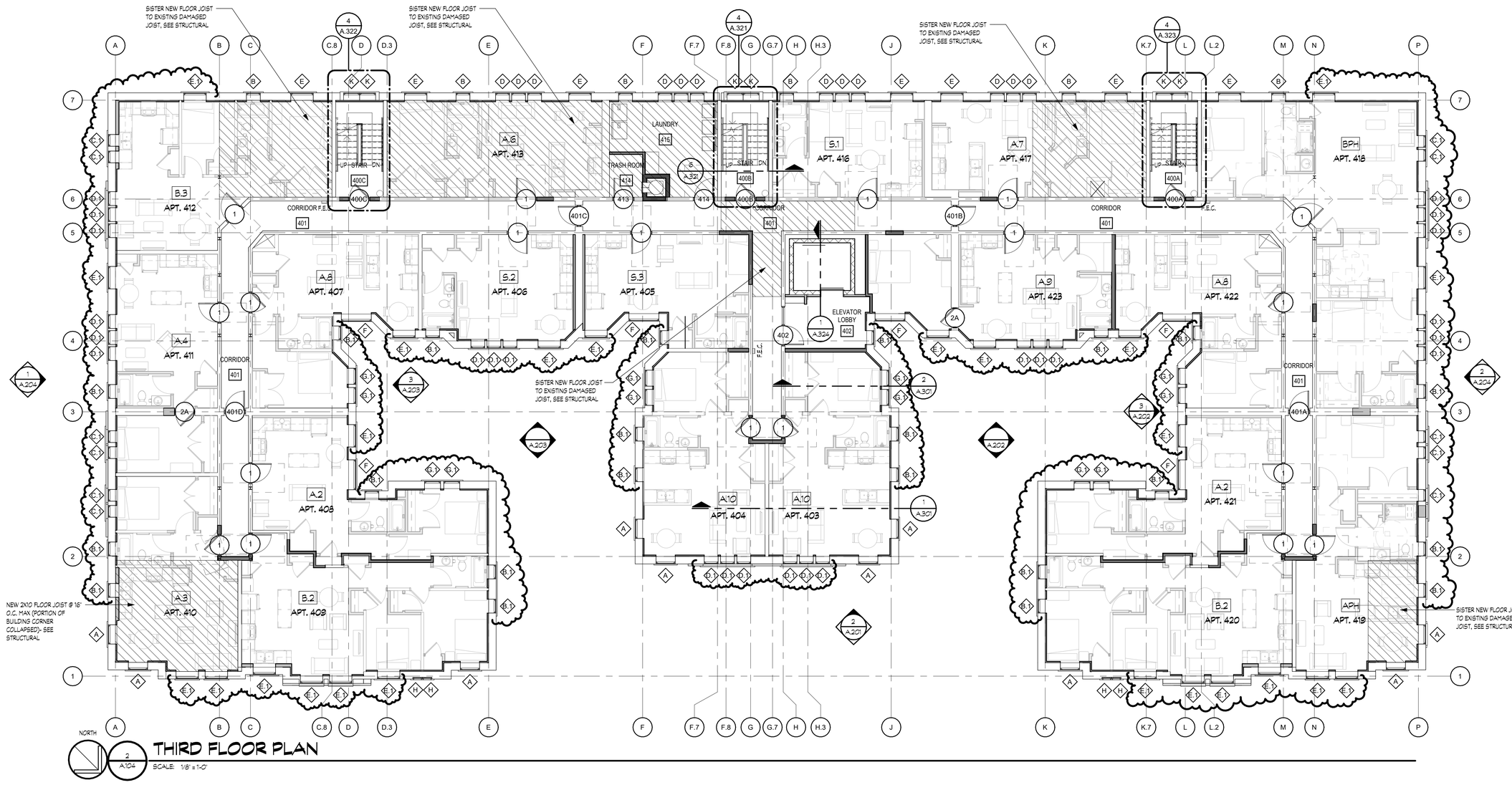
FSP PROJECT NO.
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DRAWING TITLE

THIRD FLOOR PLAN

DRAWING NUMBER

A.104



NORTH

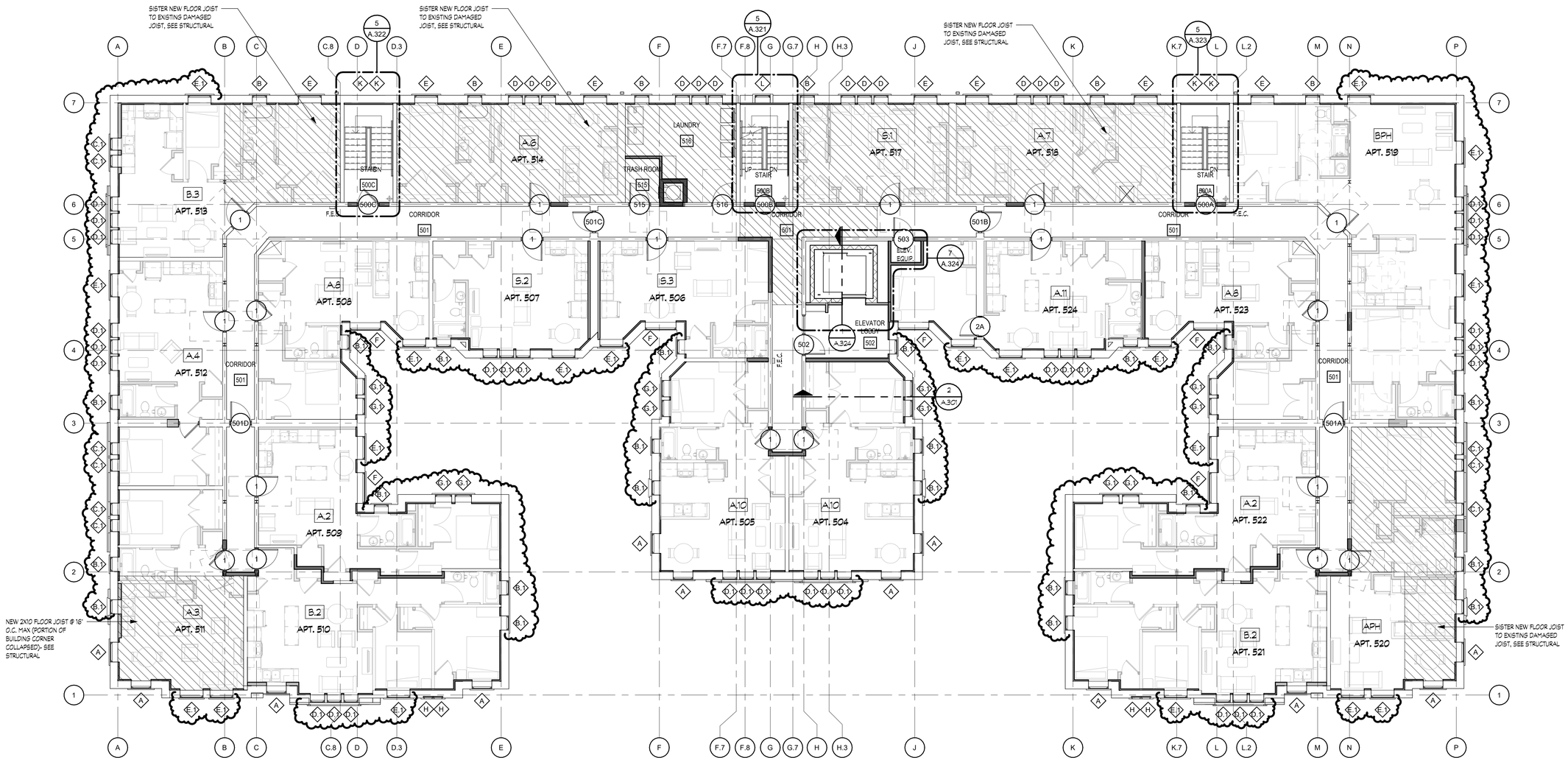
2 A.104 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

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NORTH

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FOURTH FLOOR PLAN

DRAWING NUMBER

A.105

ROOF DEMOLITION NOTES

1. RECONSTRUCT FAILED ROOF STRUCTURE.
2. REMOVE EXISTING ROOFING SYSTEM BACK TO DECK AND INSTALL NEW TPO OR PVC ROOF SYSTEM OVER MINIMUM R-30 RIGID INSULATION ON EXISTING WOOD ROOF SHEATHING INCLUDING: GRAVEL STOPS, COPINGS, TIE-INS, FLASHING, WALKWAY PADS ETC. PROVIDE UNIT COSTS FOR DETERIORATED SHEATHING REPLACEMENT.
3. STABILIZE AND REFRAME PARAPET WALL AT AREA OF COLLAPSED ROOF. SEE STRUCTURAL.
4. REPLACE ANY SECTIONS OF DAMAGED ROOF SHEATHING.

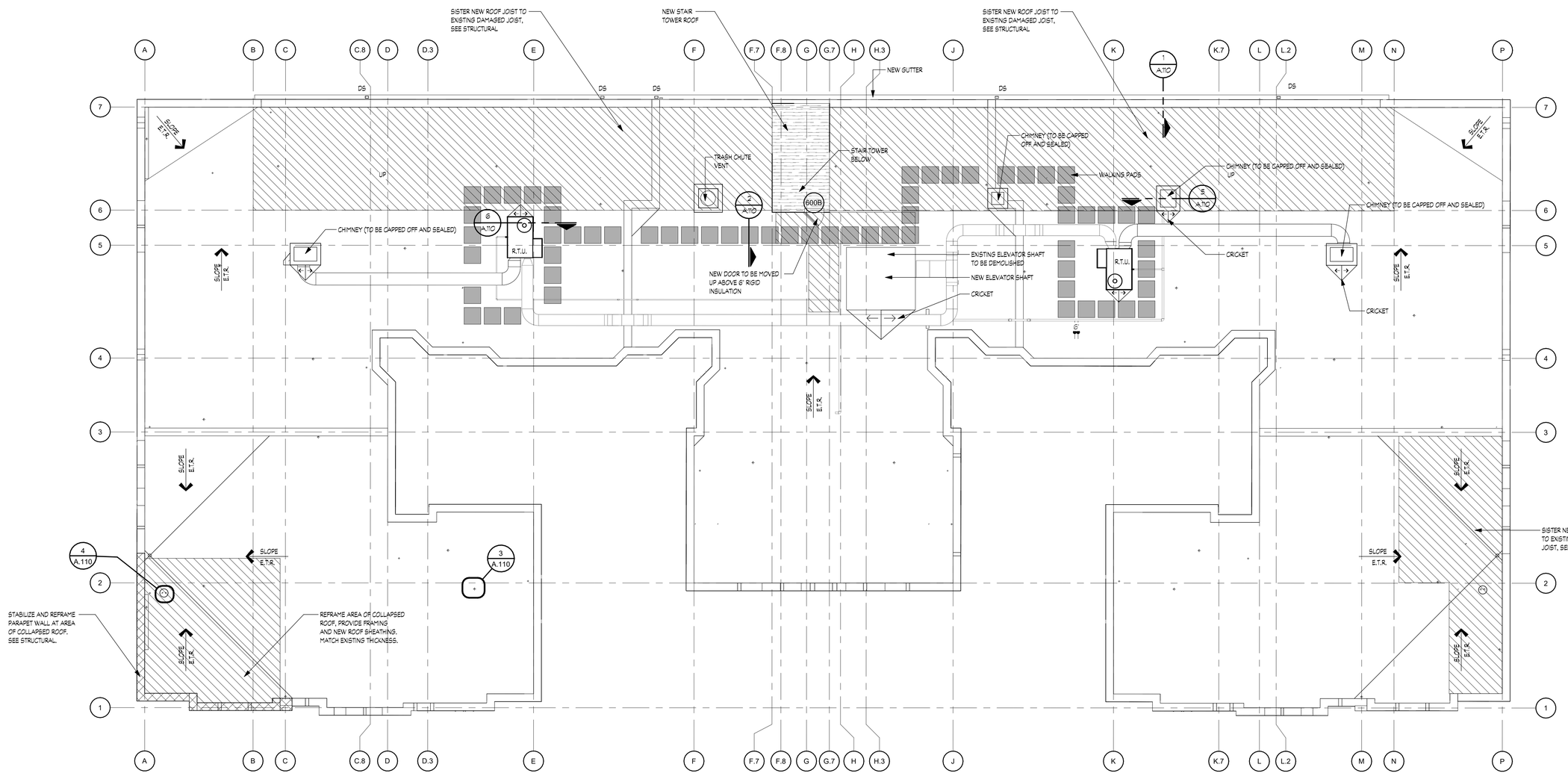
GENERAL ROOF NOTES

1. EXISTING ROOF DRAINS SHALL BE REMOVED AND REINSTALLED AS REQUIRED TO COMPLETE NEW WORK.
2. REPLACE DAMAGED, DETERIORATED AND OTHERWISE UNSUITABLE WOOD BLOCKING WITH NEW.
3. PREPARE EXISTING ROOF DECK AND INSTALL NEW BASE SHEET, R-30 RIGID INSULATION AND ROOF MEMBRANE AT ALL ROOF AREAS.
4. MAINTAIN EXISTING ROOF SLOPES. CRICKETS AND SADDLES SHALL BE FORMED FROM TAPERED INSULATION, MIN 2% SLOPE. VERIFY EXISTING CONDITIONS IN FIELD.
5. THE ROOFING CONTRACTOR SHALL PROVIDE AND INSTALL MANUFACTURER RECOMMENDED UNDERLAYMENTS, SLIP SHEETS, ISOLATION MATERIALS, ETC. NOT SPECIFICALLY INDICATED ON THE DRAWINGS FOR A COMPLETE ROOF SYSTEM INSTALLATION.
6. INSTALL MANUFACTURER'S STANDARD WALKWAY PADS AS INDICATED ON PLAN. FINAL EXACT PLACEMENT TO BE APPROVED BY OWNER AFTER NEW ROOF TOP EQUIPMENT IS INSTALLED.
7. REFER TO SHEET A.191 FOR ADDITIONAL ROOFING DETAILS NOT SPECIFICALLY INDICATED ON THE ROOF PLAN BUT MAY APPLY TO EXISTING FIELD CONDITIONS
8. COMMUNICATION EQUIPMENT NOT INDICATED FOR CLARITY. REMOVAL AND RELOCATION/REINSTALLATION OF EQUIPMENT BY OTHERS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION & SCHEDULING W/ OTHER WORK.

ROOF PLAN LEGEND

- LOCATION OF WALKING PADS
- R.S — ROOF SUMP (R.S.) — 7 / A.191
- E.F — EXHAUST FAN (E.F.) SEE MECHANICAL
- R.T.U — ROOF TOP UNIT (R.T.U.) SEE MECHANICAL
- DS — DOWNSPOUT
- VENT STACK

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NORTH

1 / A.109 — ROOF PLAN

SCALE: 1/8" = 1'-0"

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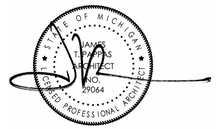
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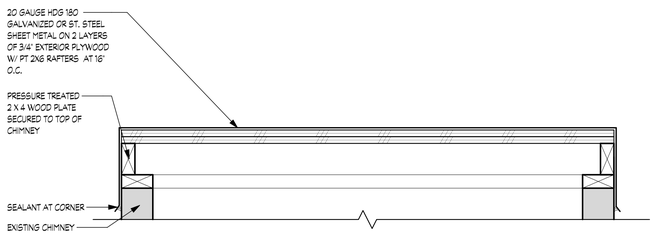
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DRAWING TITLE

ROOF DETAILS

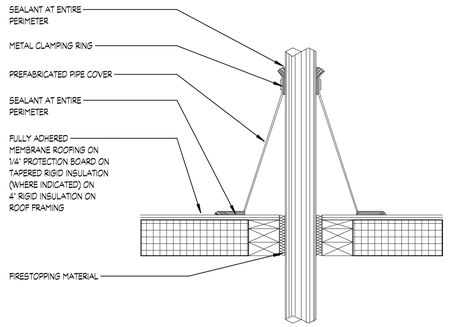
DRAWING NUMBER

A.110



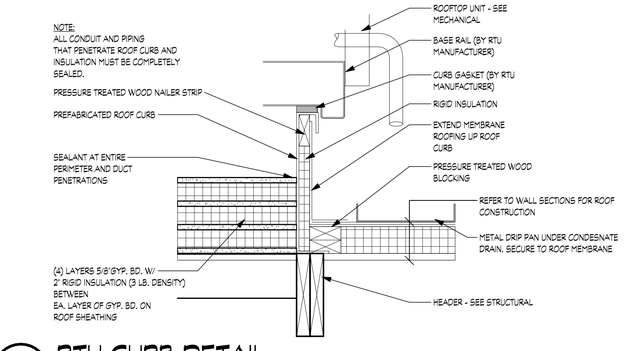
5 A.110 TYPICAL CAP DETAIL

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



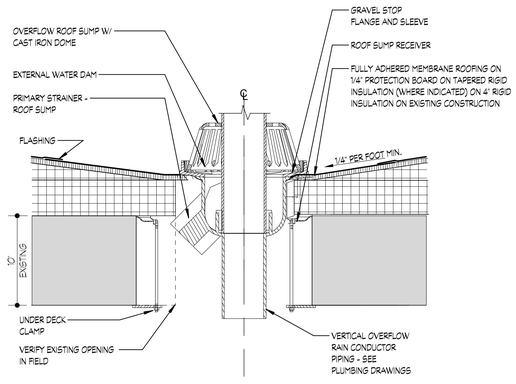
3 A.110 ROOF PENETRATION DETAIL

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



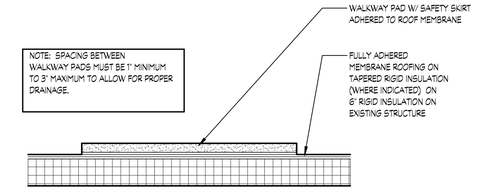
6 A.110 RTU CURB DETAIL

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



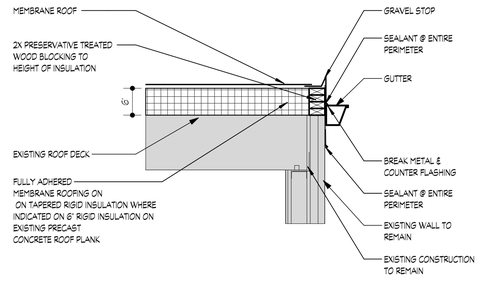
4 A.110 COMBINATION ROOF SUMP/ OVERFLOW SECTION

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



2 A.110 WALKWAY PAD

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



1 A.110 ROOF EDGE SECTION

SCALE: 3/4" = 1'-0"

NOTE: SEE STRUCTURAL FOR FACADE REPAIR/RESTORATION NOTES

GENERAL ELEVATION NOTES:

1. EXTERIOR MASONRY RESTORATION WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REPORT PREPARED BY THE STRUCTURAL ENGINEER. THIS REPORT DESCRIBES THE CONDITIONS OF ALL EXTERIOR WALLS AND EXTERIOR COMPONENTS (WINDOW SILLS, STONEWORK, LINTELS, ETC.) AS WELL AS RESTORATIVE MEASURES REQUIRED TO ALLEVIATE OR CORRECT DEFICIENCIES.
2. THE ENTIRE EXTERIOR OF THE BUILDING, INCLUDING ALL EXISTING EXTERIOR MATERIALS (BRICK, STONE, METAL, PRECAST CONCRETE, ETC.) SHALL BE CLEANED USING A NON-IONIC DETERGENT, NATURAL OR SYNTHETIC BRISTLE BRUSHES, AND A LOW PRESSURE (UNDER 100 PSI) WATER WASH.
3. REMOVE GRAFFITI, PAINT AND EXISTING COATINGS FROM ALL PORTIONS OF THE EXISTING BUILDINGS.
4. WALL SURFACES SHALL BE INSPECTED TO DETERMINE WHERE LIMESTONE, BRICK OR PRECAST REPAIRS OR REPLACEMENT ARE REQUIRED. REPAIRS AND REPLACEMENT ARE TO MATCH EXISTING.
5. ALL DAMAGED STONE AND PRECAST WORK MUST BE REPAIRED AND/OR REPLACED TO MATCH EXISTING. RESET AND SECURE ALL LOOSE STONE.
6. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED MASONRY COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE DRAWINGS.
7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCK POINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.
8. TUCK POINTING TO MATCH THE EXISTING MORTAR TYPE, STRENGTH, COLOR AND HARDNESS IS TO BE PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED. REMOVE DETERIORATED MORTAR BY CAREFULLY 'HAND RAKING' THE JOINTS TO AVOID DAMAGING THE MASONRY. HAVE EXISTING MORTAR ANALYZED FOR COMPOSITION AND STRENGTH.
9. ALL INFILL MASONRY FOR THE EXISTING BUILDINGS MUST MATCH EXISTING BRICK SIZE, SHAPE AND COURSING.
10. REMOVE AND REPLACE ALL EXISTING DAMAGED OR DETERIORATED STEEL LINTELS OR SHELF ANGLES. COORDINATE REMOVAL AND REPLACEMENT OF DAMAGED STEEL LINTELS WITH THE STRUCTURAL ENGINEER AND ARCHITECT. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED STEEL COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS. SCRAPE AND PAINT ALL EXISTING STEEL LINTELS TO REMAIN. GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE TO COVER THE COST OF REPLACING 5% OF ADDITIONAL LINTELS, ABOVE AND BEYOND THE LINTELS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS.
11. REMOVE AND REPLACE ALL EXISTING DOORS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENINGS.
12. REMOVE AND REPLACE EXISTING BACKER ROD AND SEALANT FROM ALL VERTICAL CONTROL JOINTS, EXPANSION JOINTS, WINDOWS, DOORS, COPINGS, ETC.
13. REMOVE ALL EXISTING ELECTRICAL FIXTURES, FASTENERS, ANCHORS, ETC. PATCH AND REPAIR ALL DAMAGED CONSTRUCTION TO MATCH EXISTING.
14. CAULK AND SEAL ALL PENETRATIONS, GAPS, SPACES, JOINTS, ETC. ON ENTIRE EXTERIOR OF BUILDING.
15. THE EXTERIOR MUST BE THOROUGHLY DOCUMENTED, MEASURED AND PHOTOGRAPHED BY THE GENERAL CONTRACTOR PRIOR TO ANY DEMOLITION , PROVIDE LOCATION, TYPE AND PROFILE OF ANY REMOVED DECORATIVE ITEMS, BANDS, COPINGS, AND DECORATIVE HEADERS. ALL REPLACEMENT DECORATIVE ITEMS SHALL BE REPLICATED TO MATCH HISTORIC PROFILE. CONTRACTOR MUST SUBMIT SAMPLE REPLICATION PIECES AND EXISTING PHOTOGRAPHS FOR AREAS OF REPLACEMENT. ALL REPLACEMENT PIECES AND CORRESPONDING PHOTOS MUST BE SUBMITTED TO THE ARCHITECT, HISTORIC CONSULTANT AND OWNER FOR REVIEW. DEMOLITION OF EXTERIOR MUST NOT PROCEED UNTIL APPROVAL FROM THE ARCHITECT AND OWNER.

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.

ELEVATION KEY NOTES:

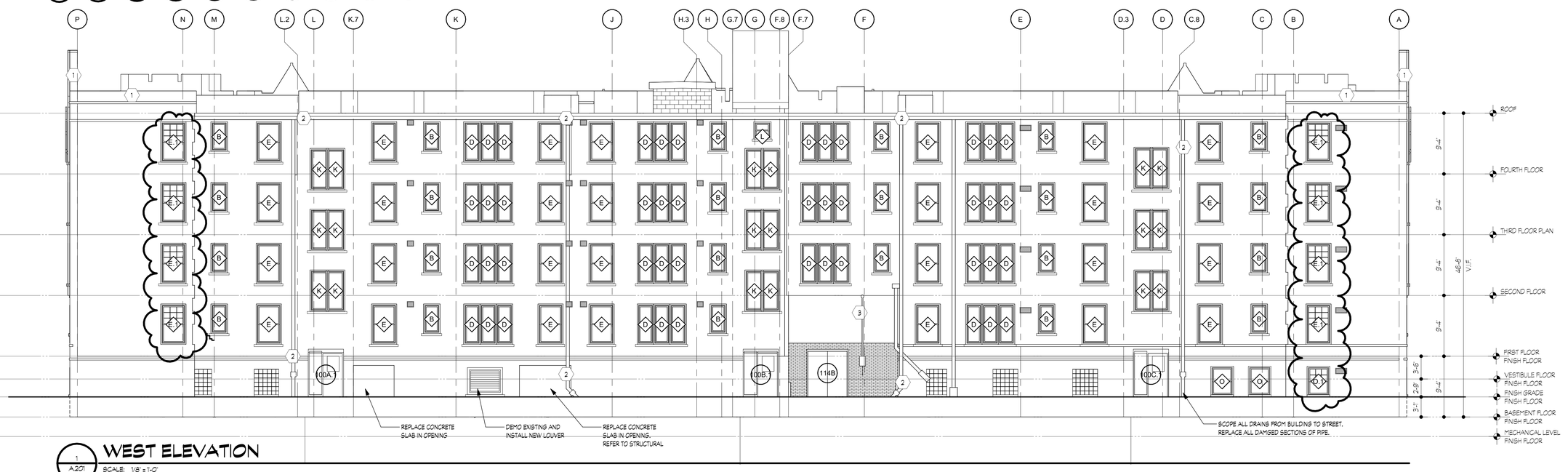
1	COPING AND PARAPET REPAIR AREA.
2	REMOVE AND REPLACE ALL DETERIORATED GUTTERS/DOWNSPOUTS
3	REMOVE ELECTRICAL WORK FROM BUILDING FACADE
4	REPAIR + PAINT PANELS

FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.205 THRU S.208



2 A.201 **EAST ELEVATION**

SCALE: 1/8" = 1'-0"



1 A.201 **WEST ELEVATION**

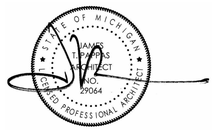
SCALE: 1/8" = 1'-0"

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
01.15.2026	ASI #1
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.201

NOTE: SEE STRUCTURAL FOR FACADE REPAIR/RESTORATION NOTES

GENERAL ELEVATION NOTES:

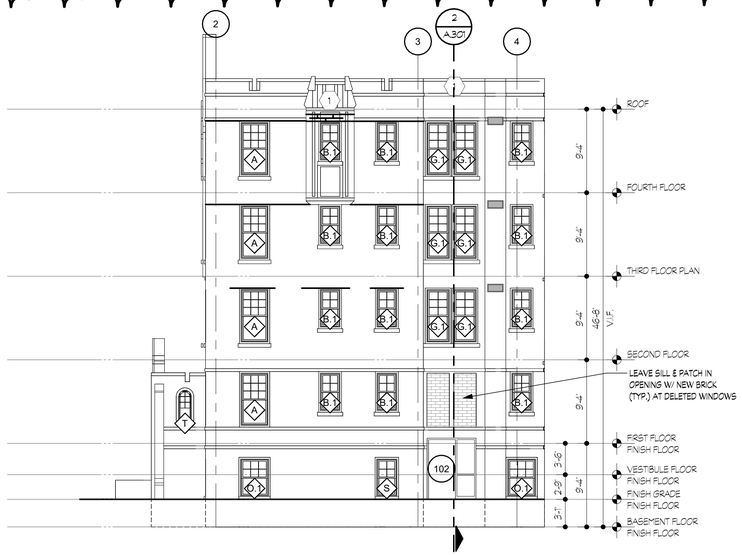
1. EXTERIOR MASONRY RESTORATION WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REPORT PREPARED BY THE STRUCTURAL ENGINEER. THIS REPORT DESCRIBES THE CONDITIONS OF ALL EXTERIOR WALLS AND EXTERIOR COMPONENTS (WINDOW SILLS, STONEWORK, LINTELS, ETC.) AS WELL AS RESTORATIVE MEASURES REQUIRED TO ALLEVIATE OR CORRECT DEFICIENCIES.
2. THE ENTIRE EXTERIOR OF THE BUILDING, INCLUDING ALL EXISTING EXTERIOR MATERIALS (BRICK, STONE, METAL, PRECAST CONCRETE, ETC.) SHALL BE CLEANED USING A NON-IONIC DETERGENT, NATURAL OR SYNTHETIC BRISTLE BRUSHES, AND A LOW PRESSURE (UNDER 100 PSI) WATER WASH.
3. REMOVE GRAFFITI, PAINT AND EXISTING COATINGS FROM ALL PORTIONS OF THE EXISTING BUILDINGS.
4. WALL SURFACES SHALL BE INSPECTED TO DETERMINE WHERE LIMESTONE, BRICK OR PRECAST REPAIRS OR REPLACEMENT ARE REQUIRED. REPAIRS AND REPLACEMENT ARE TO MATCH EXISTING.
5. ALL DAMAGED STONE AND PRECAST WORK MUST BE REPAIRED AND/OR REPLACED TO MATCH EXISTING. RESET AND SECURE ALL LOOSE STONE.
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7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCK POINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.
8. TUCK POINTING TO MATCH THE EXISTING MORTAR TYPE, STRENGTH, COLOR AND HARDNESS IS TO BE PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED. REMOVE DETERIORATED MORTAR BY CAREFULLY 'HAND RAKING' THE JOINTS TO AVOID DAMAGING THE MASONRY. HAVE EXISTING MORTAR ANALYZED FOR COMPOSITION AND STRENGTH.
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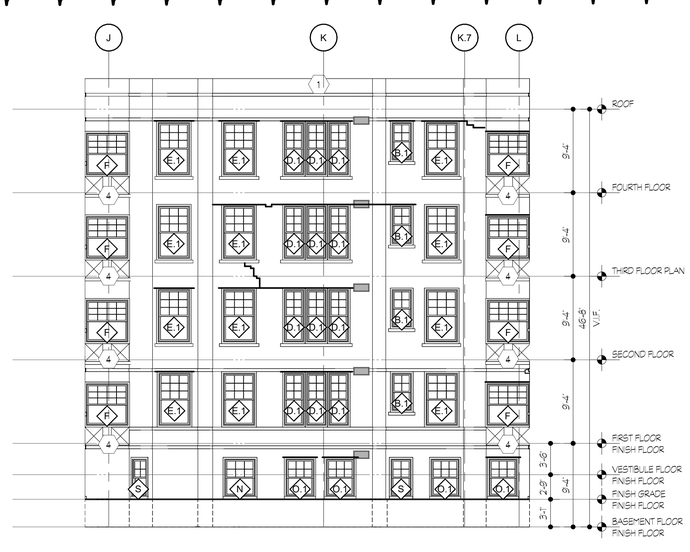
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3	REMOVE ELECTRICAL WORK FROM BUILDING FACADE
4	REPAIR + PAINT PANELS

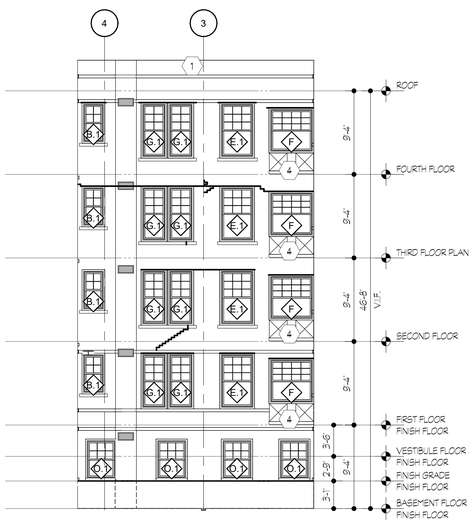
FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.205 THRU S.208



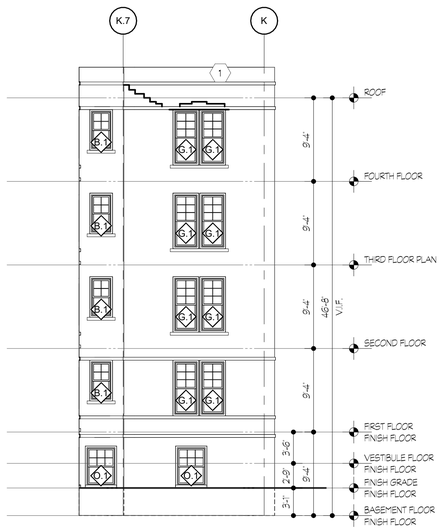
5 / A.202 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



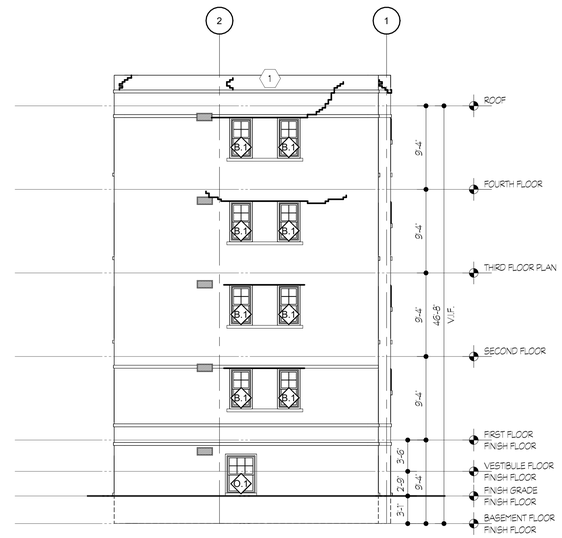
4 / A.202 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



3 / A.202 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



2 / A.202 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



1 / A.202 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

FUSCO, SHAFFER & PAPPAS, INC.
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SEAL

STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
INC. 29064
LICENSED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

MICHIGAN

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
01.15.2026	ASI #1
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.202

NOTE: SEE STRUCTURAL FOR FACADE REPAIR/RESTORATION NOTES

GENERAL ELEVATION NOTES:

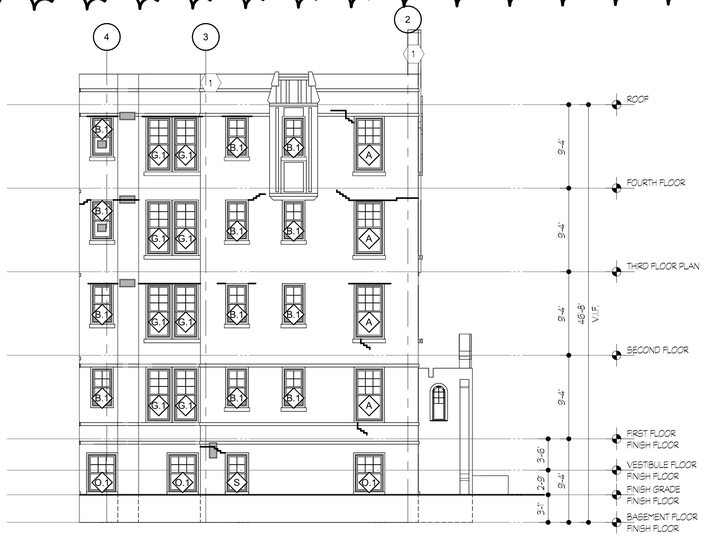
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7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCK POINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.
8. TUCK POINTING TO MATCH THE EXISTING MORTAR TYPE, STRENGTH, COLOR AND HARDNESS IS TO BE PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED. REMOVE DETERIORATED MORTAR BY CAREFULLY 'HAND RAKING' THE JOINTS TO AVOID DAMAGING THE MASONRY. HAVE EXISTING MORTAR ANALYZED FOR COMPOSITION AND STRENGTH.
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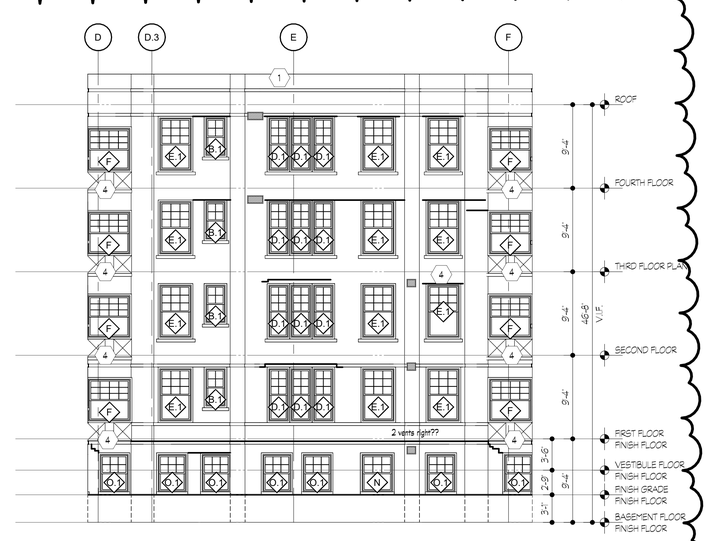
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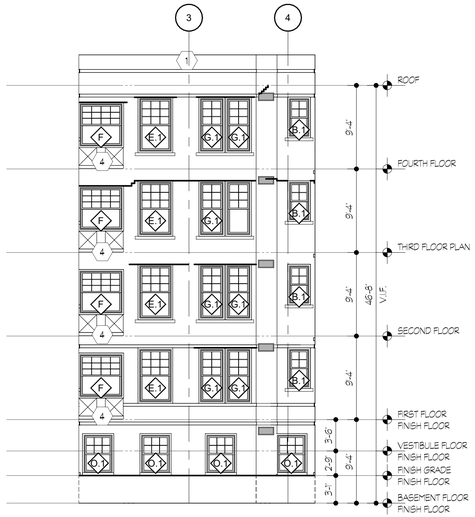
FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.203 THRU S.208



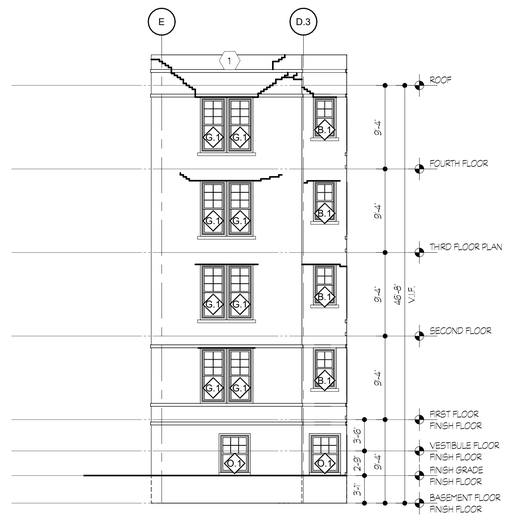
5 A.203 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



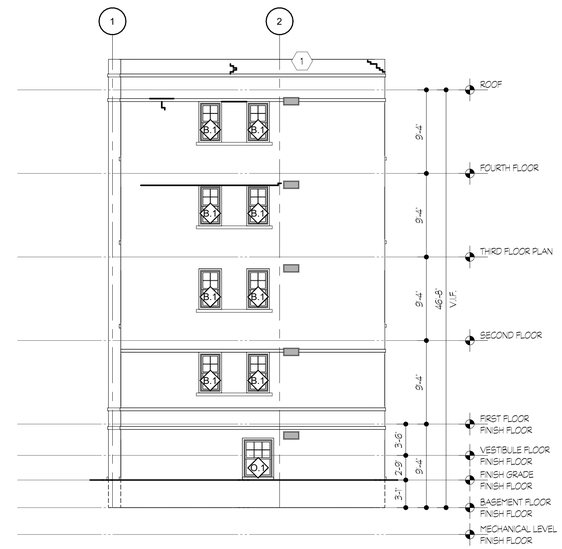
4 A.203 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



3 A.203 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



2 A.203 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



1 A.203 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
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SEAL

STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
No. 29064
REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
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01.15.2026	ASI #1
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01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.203

NOTE: SEE STRUCTURAL FOR FACADE REPAIR/RESTORATION NOTES

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15. THE EXTERIOR MUST BE THOROUGHLY DOCUMENTED, MEASURED AND PHOTOGRAPHED BY THE GENERAL CONTRACTOR PRIOR TO ANY DEMOLITION , PROVIDE LOCATION, TYPE AND PROFILE OF ANY REMOVED DECORATIVE ITEMS, BANDS, COPINGS, AND DECORATIVE HEADERS. ALL REPLACEMENT DECORATIVE ITEMS SHALL BE REPLICATED TO MATCH HISTORIC PROFILE. CONTRACTOR MUST SUBMIT SAMPLE REPLICATION PIECES AND EXISTING PHOTOGRAPHS FOR AREAS OF REPLACEMENT. ALL REPLACEMENT PIECES AND CORRESPONDING PHOTOS MUST BE SUBMITTED TO THE ARCHITECT, HISTORIC CONSULTANT AND OWNER FOR REVIEW. DEMOLITION OF EXTERIOR MUST NOT PROCEED UNTIL APPROVAL FROM THE ARCHITECT AND OWNER.

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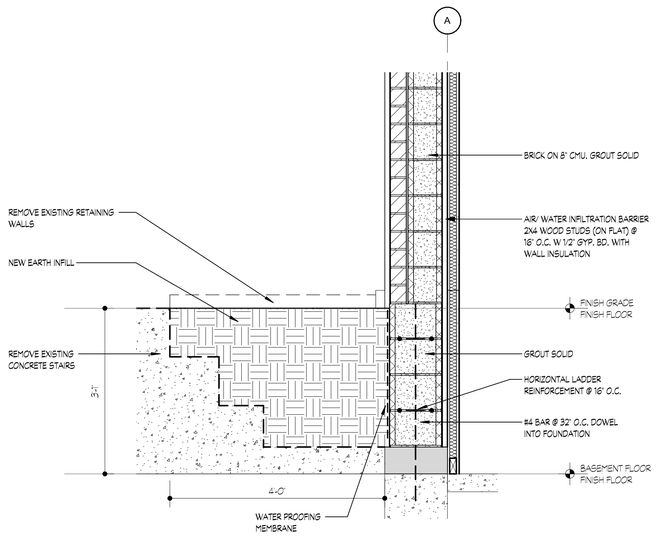
ELEVATION KEY NOTES:

1	COPING AND PARAPET REPAIR AREA.
2	REMOVE AND REPLACE ALL DETERIORATED GUTTERS/DOWNSPOUTS
3	REMOVE ELECTRICAL WORK FROM BUILDING FACADE
4	REPAIR + PAINT PANELS

FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.205 THRU S.208



2 / A.204 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 / A.204 SECTION @ REMOVED STAIRS @ DOOR
SCALE: 3/4" = 1'-0"



1 / A.204 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

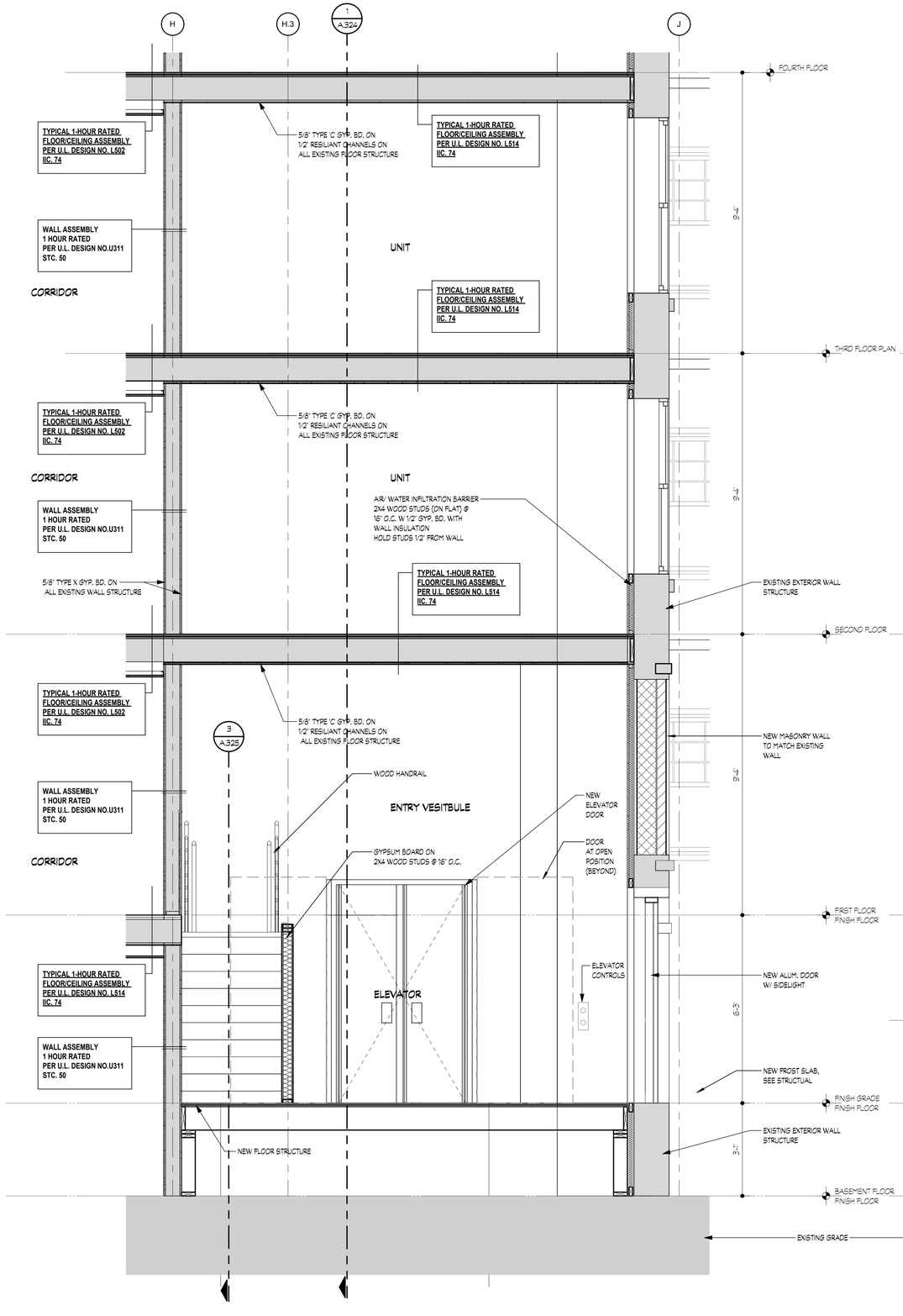
DATE	ISSUE
09.15.2026	OWNER REVISIONS
01.15.2026	ASI #1
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

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TRC22.066

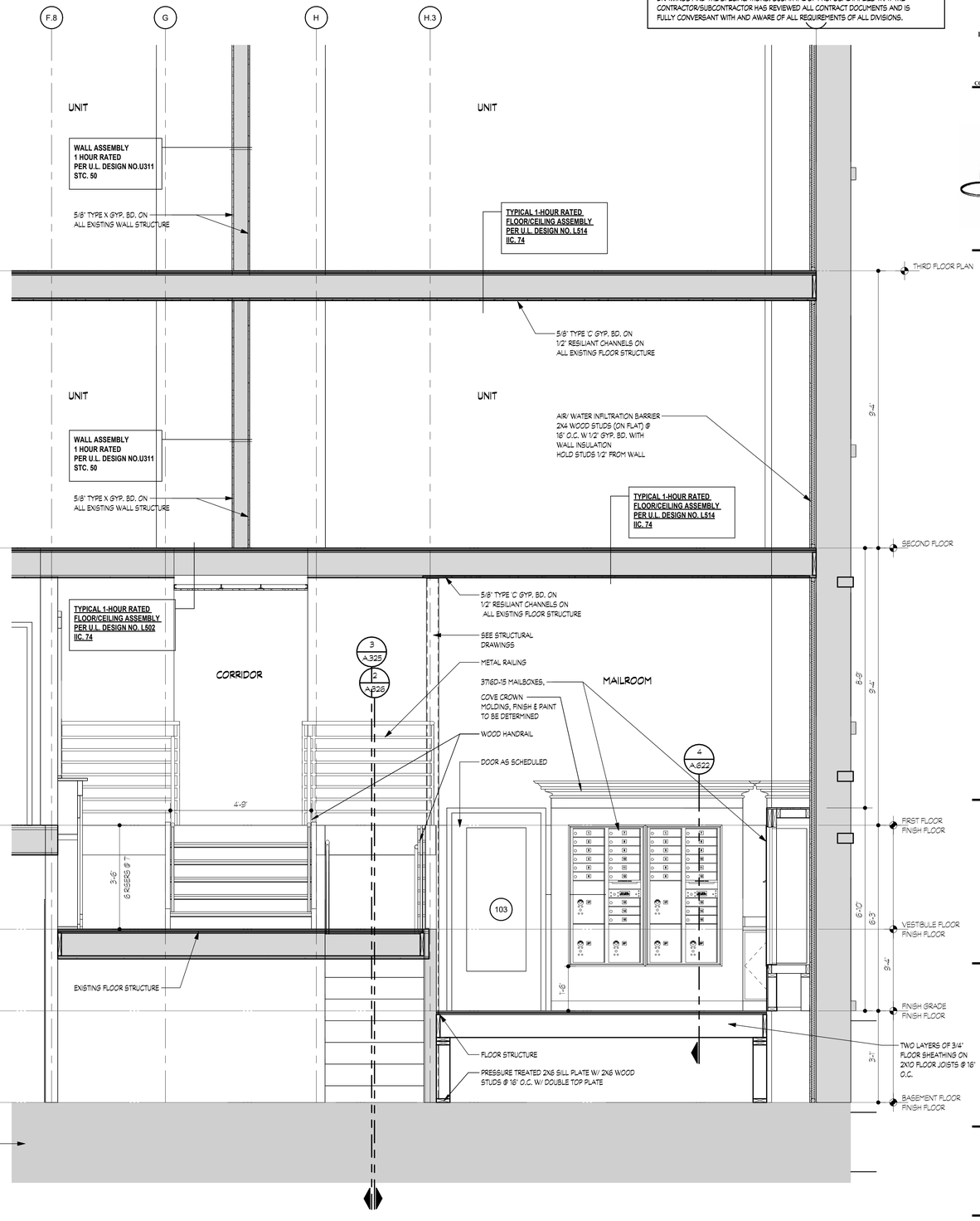
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A.204



2 / A.301 BUILDING SECTION @ NEW SIDE ENTRY

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



1 / A.301 SECTION @ MAIN ENTRY/MAIL ROOM

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

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DETROIT MICHIGAN

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06.24.2025	BIDS
05.09.2025	PERMITS

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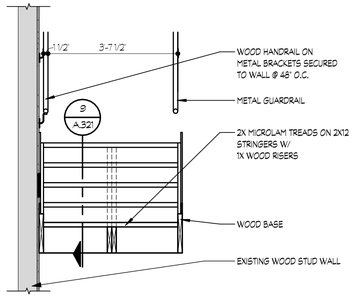
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BUILDING SECTIONS

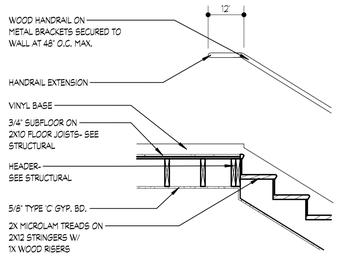
DRAWING NUMBER

A.301



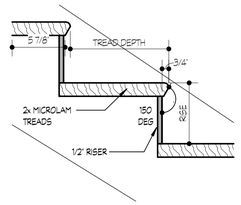
10 A.321 **STAIR SECTION**

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



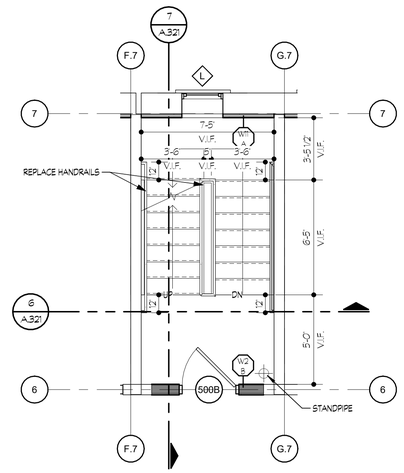
9 A.321 **STAIR SECTION**

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



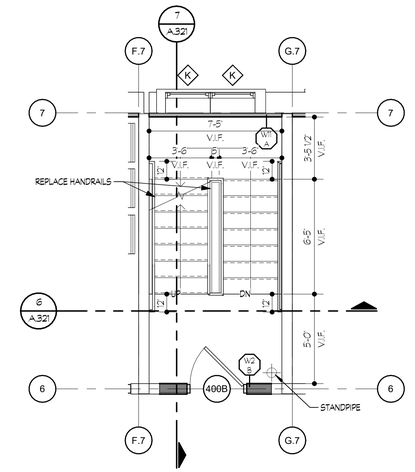
8 A.321 **STAIR TREAD SECTION**

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



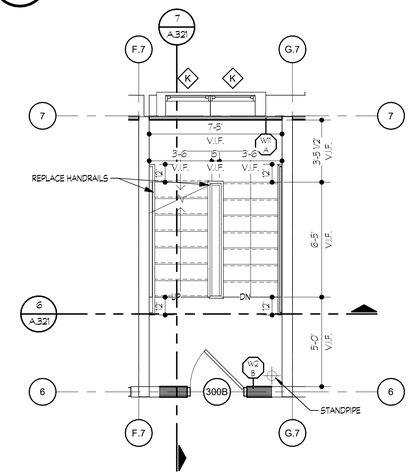
5 A.321 **STAIR PLAN 500B**

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



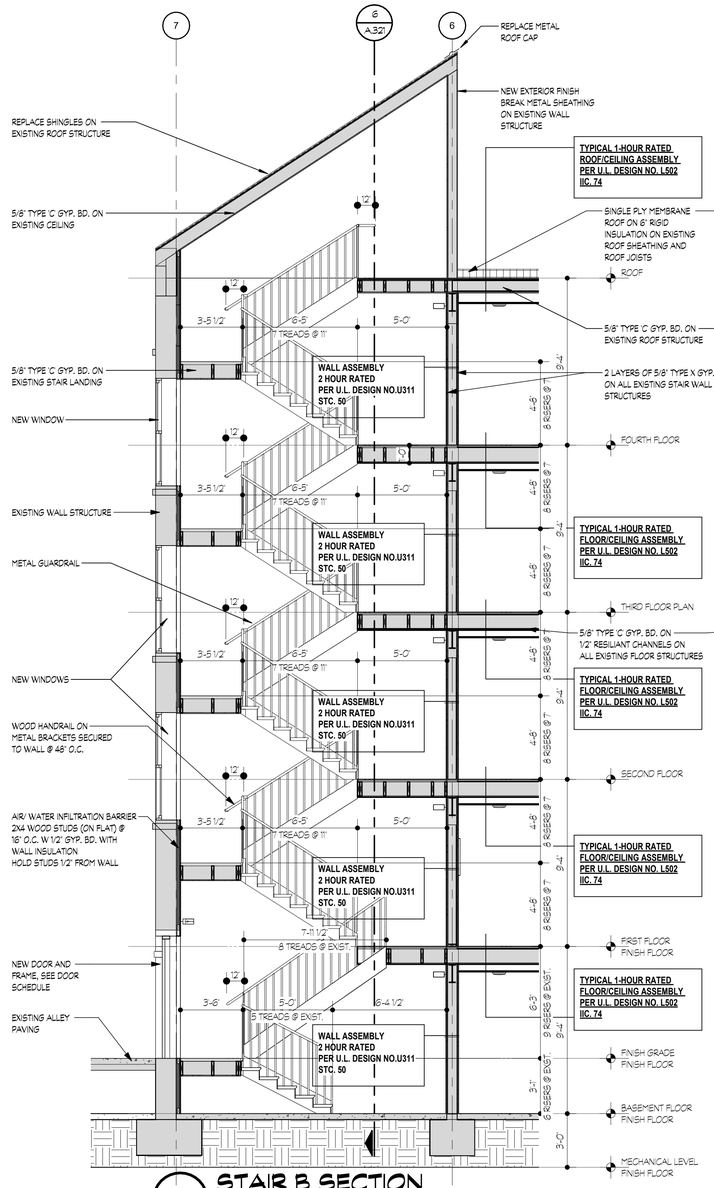
4 A.321 **STAIR PLAN 400B**

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



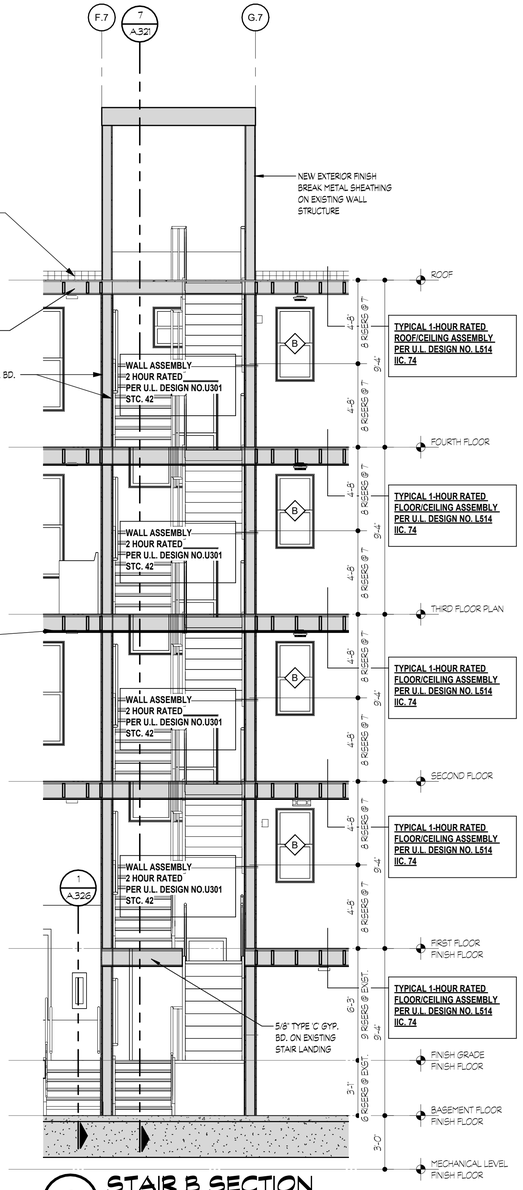
3 A.321 **STAIR PLAN 300B**

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



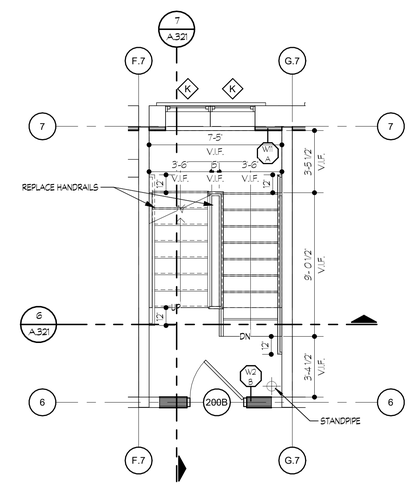
7 A.321 **STAIR B SECTION**

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



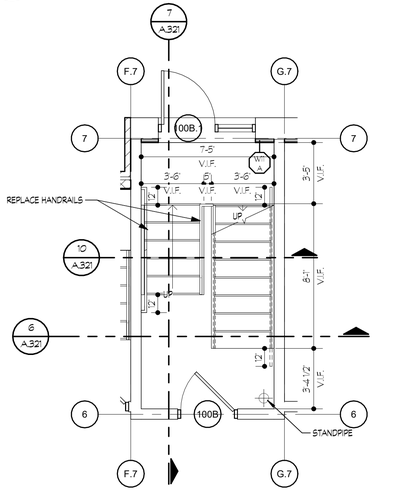
6 A.321 **STAIR B SECTION**

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



2 A.321 **STAIR PLAN 200B**

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



1 A.321 **STAIR PLAN 100B**

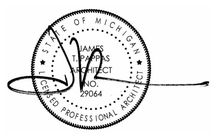
SCALE: 1/4" = 1'-0"

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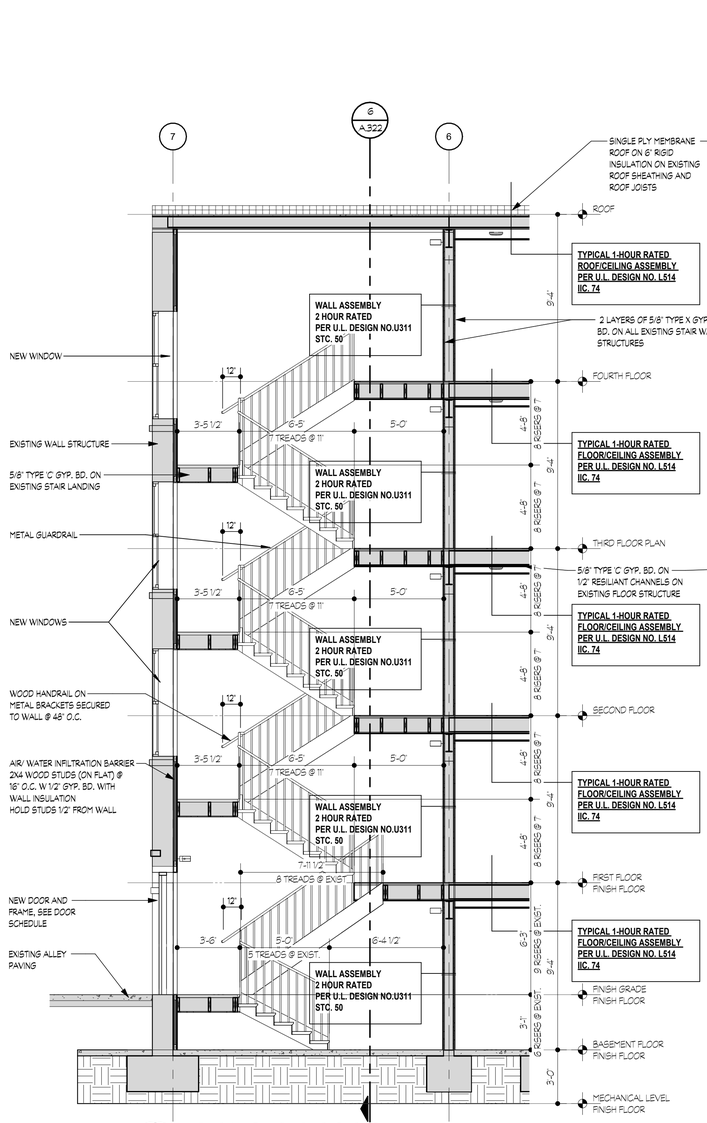
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STAIR PLANS AND SECTIONS

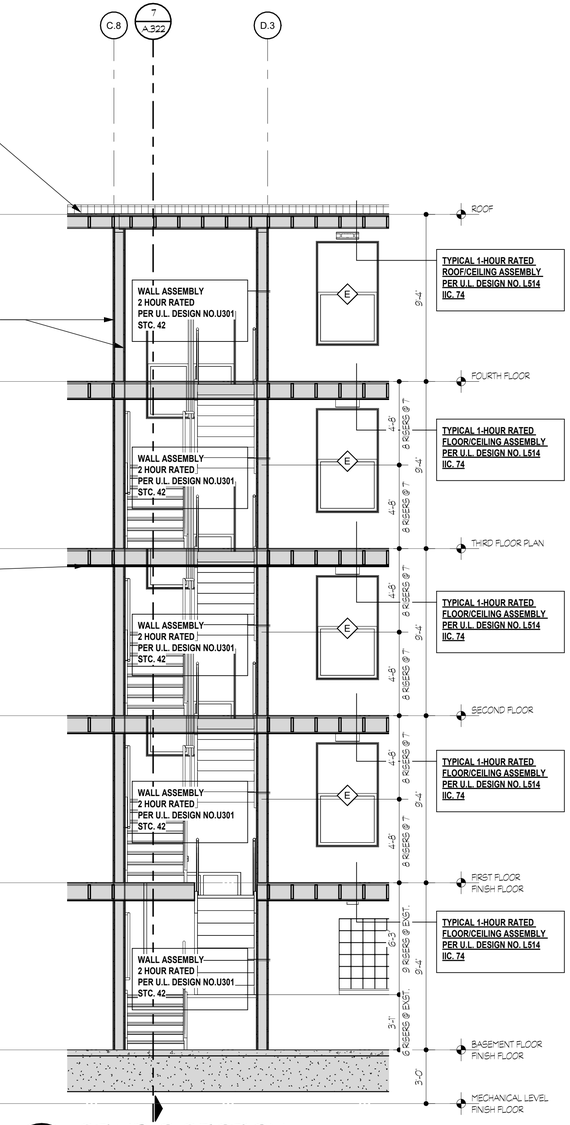
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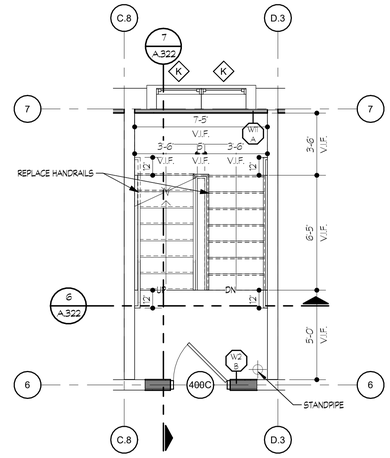
7 A.322 STAIR C SECTION

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



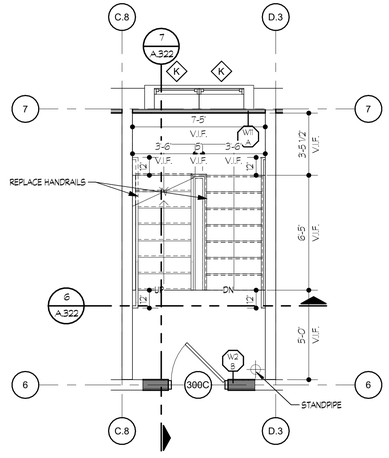
6 A.322 STAIR C SECTION

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



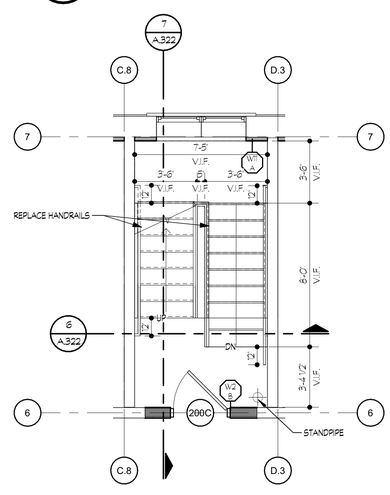
4 A.322 STAIR PLAN 400C

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



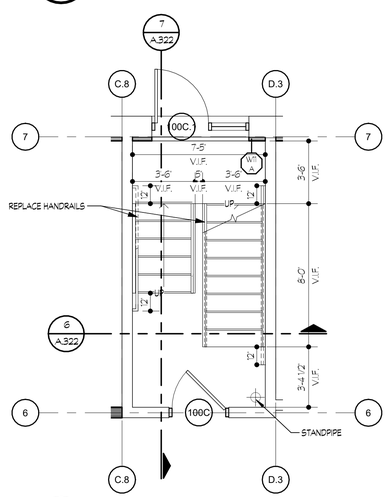
3 A.322 STAIR PLAN 300C

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



2 A.322 STAIR PLAN 200C

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



1 A.322 STAIR PLAN 100C

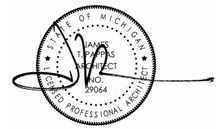
SCALE: 1/4" = 1'-0"

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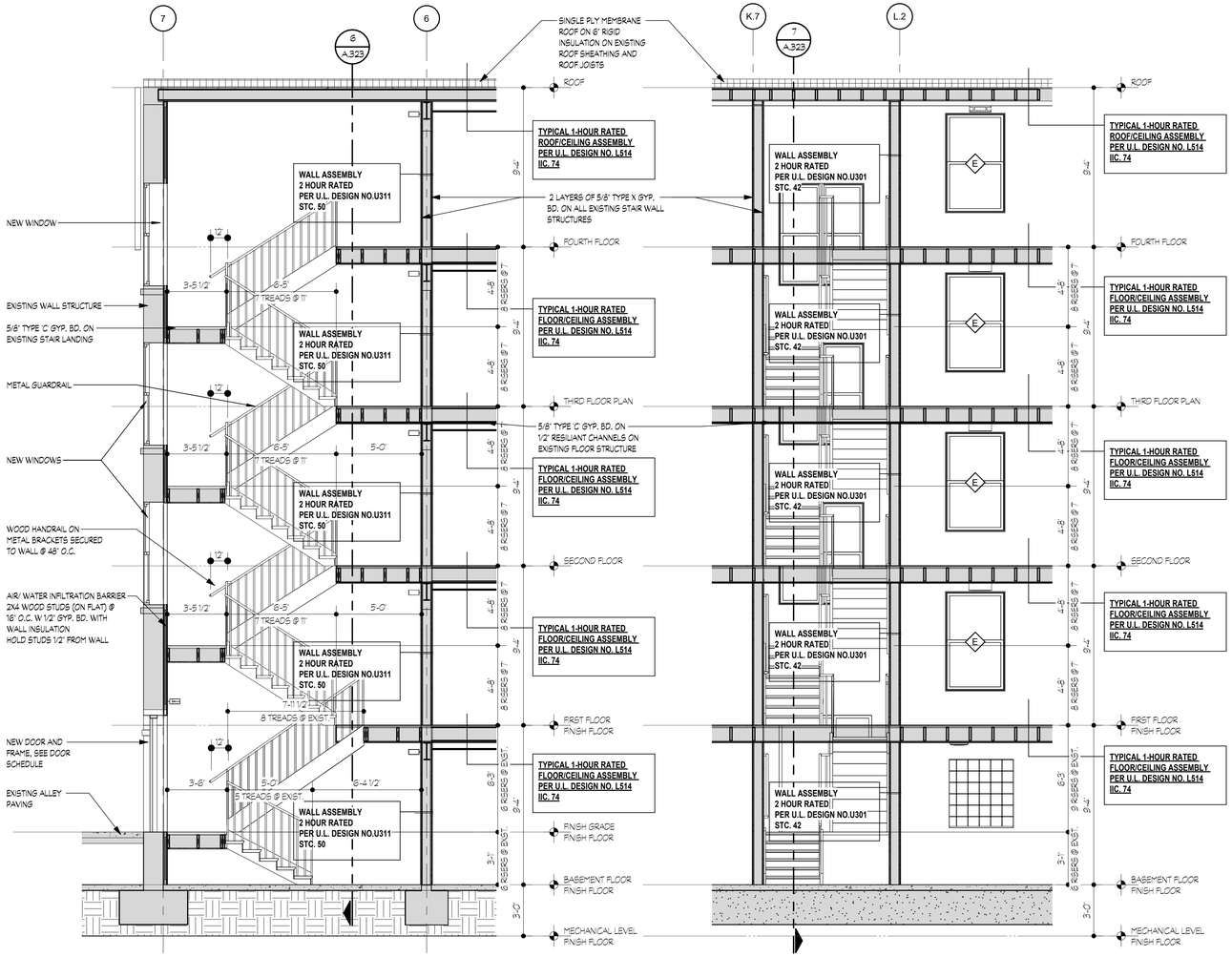
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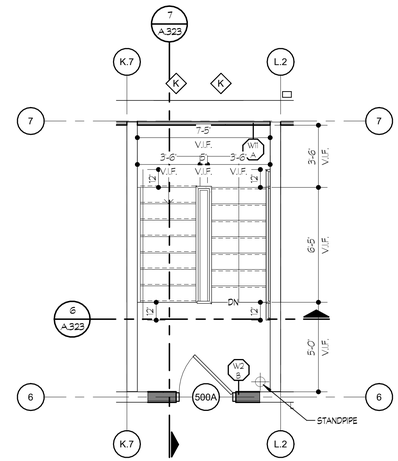
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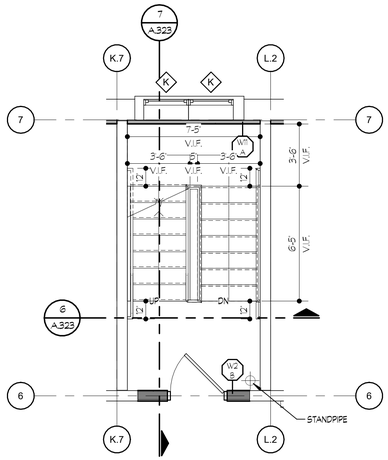


7 A.323 **STAIR A SECTION**
SCALE: 1/4" = 1'-0"

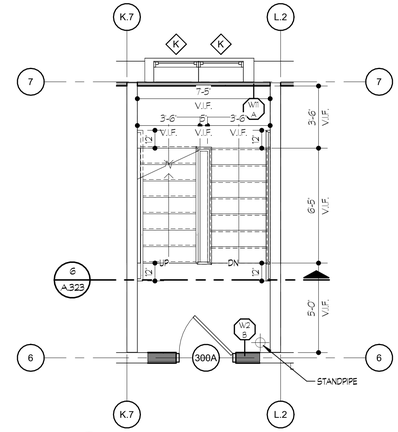
6 A.323 **STAIR A SECTION**
SCALE: 1/4" = 1'-0"



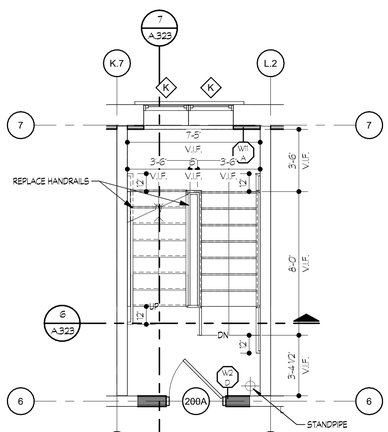
5 A.323 **STAIR PLAN 500A**
SCALE: 1/4" = 1'-0"



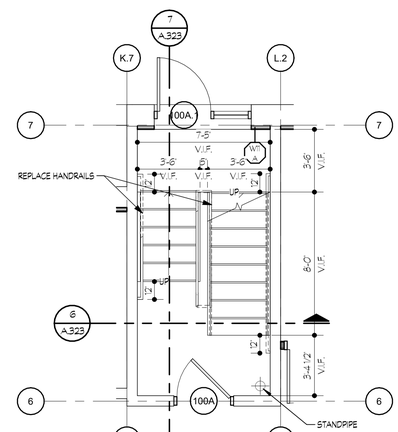
4 A.323 **STAIR PLAN 400A**
SCALE: 1/4" = 1'-0"



3 A.323 **STAIR PLAN 300A**
SCALE: 1/4" = 1'-0"



2 A.323 **STAIR PLAN 200A**
SCALE: 1/4" = 1'-0"



1 A.323 **STAIR PLAN 100A**
SCALE: 1/4" = 1'-0"

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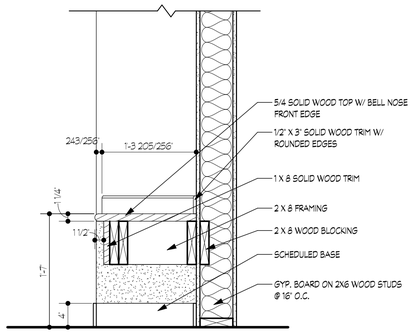
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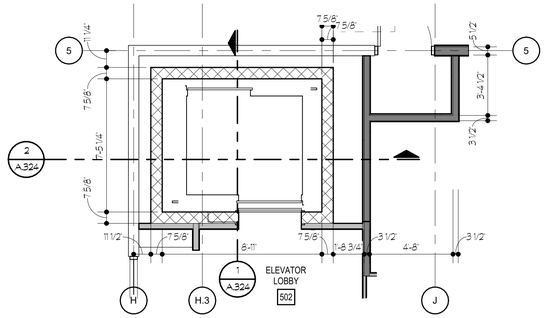
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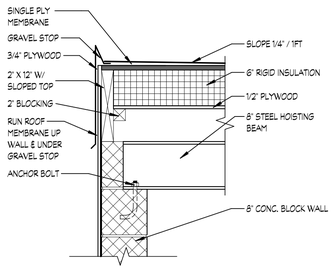
11 / A.324 ELEVATOR LOBBY BENCH

SCALE: 1" = 1'-0"



7 / A.324 FOURTH FLOOR PLAN

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



3 / A.324 ELEV. ROOF SECTION

SCALE: 1" = 1'-0"

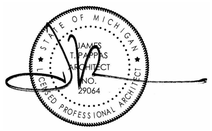
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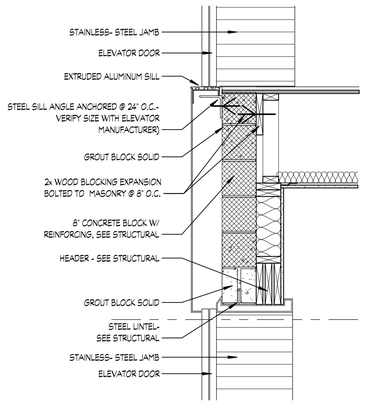
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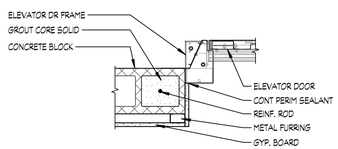
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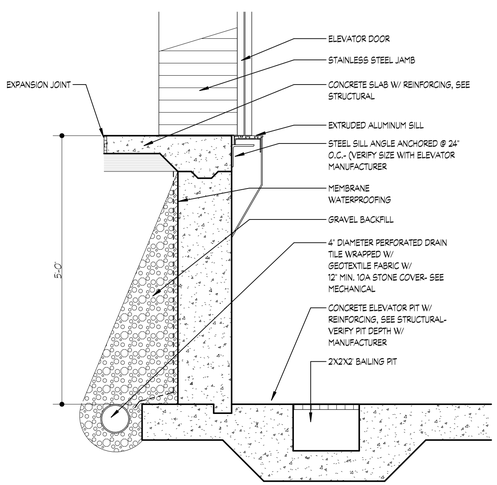
10 / A.324 ELEVATOR HEAD SECTION

SCALE: 3/4" = 1'-0"



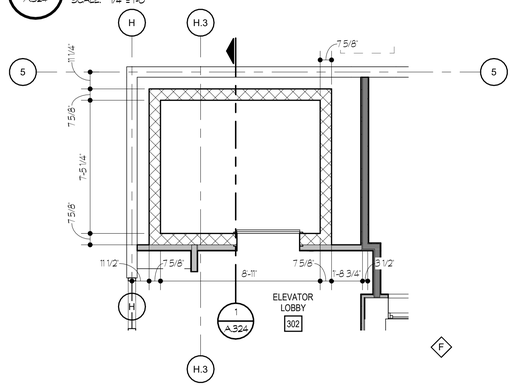
9 / A.324 ELEVATOR JAMB SECTION

SCALE: 1" = 1'-0"



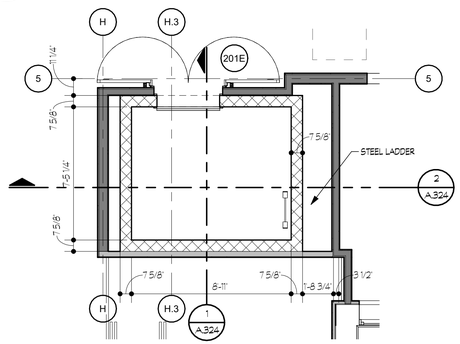
8 / A.324 ELEVATOR SILL SECTION

SCALE: 3/4" = 1'-0"



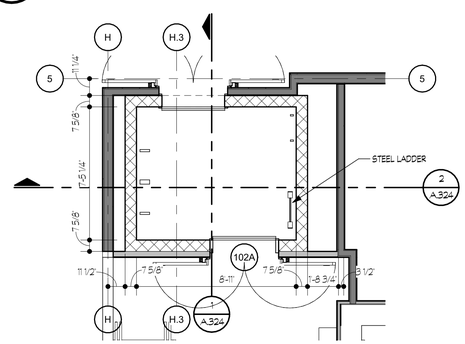
6 / A.324 SECOND THROUGH THIRD FLOOR PLAN

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



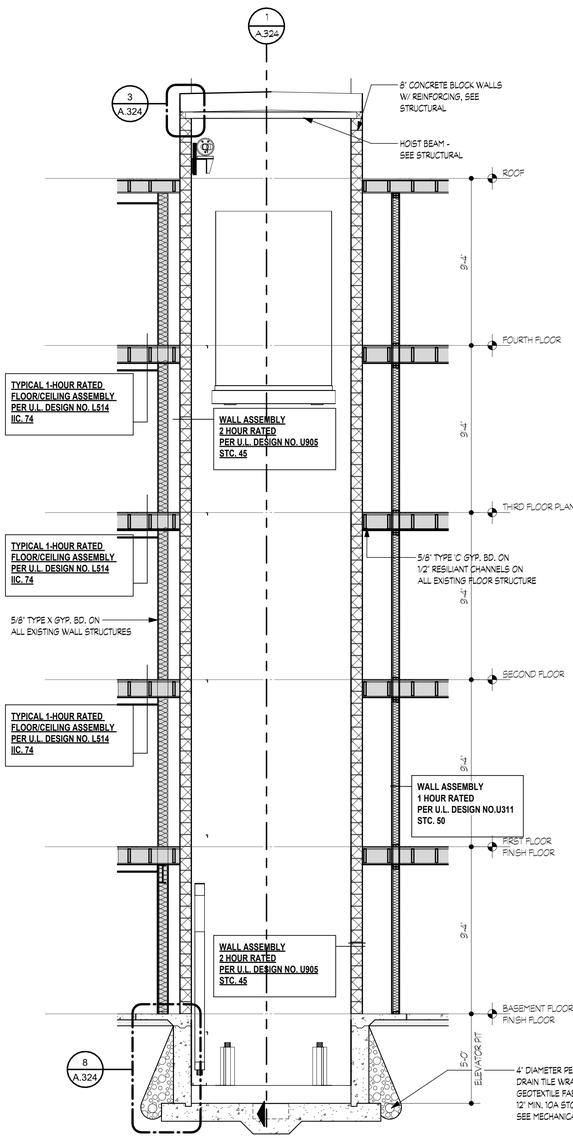
5 / A.102 FIRST FLOOR PLAN

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



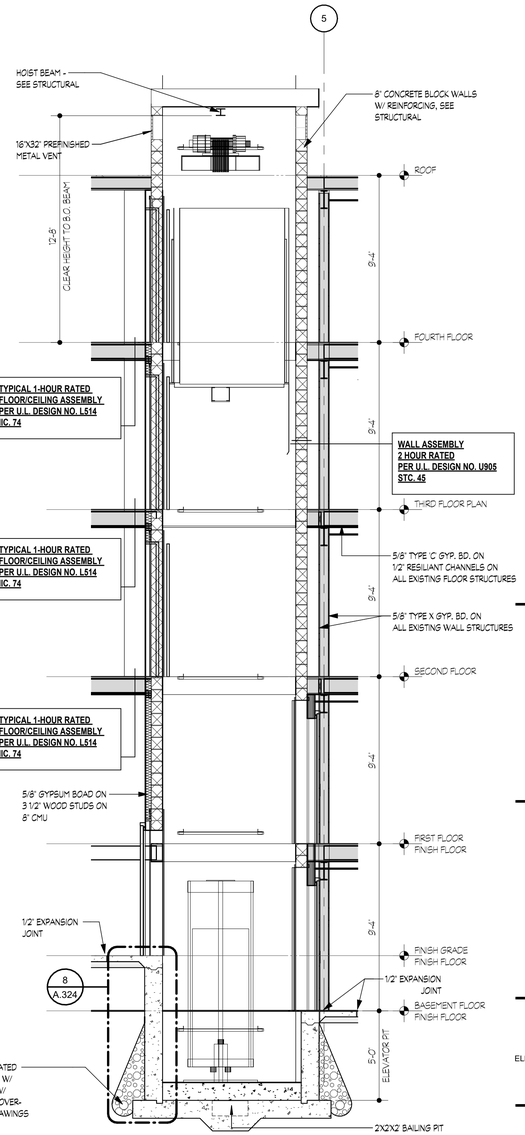
4 / A.101 ENLARGED ELEVATOR PIT PLAN

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



2 / A.324 ELEVATOR SECTION

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



1 / A.102 ELEVATOR SECTION

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

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ELEVATOR ENLARGED PLANS AND SECTIONS

DRAWING NUMBER

A.324

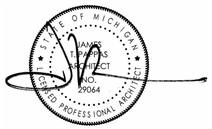
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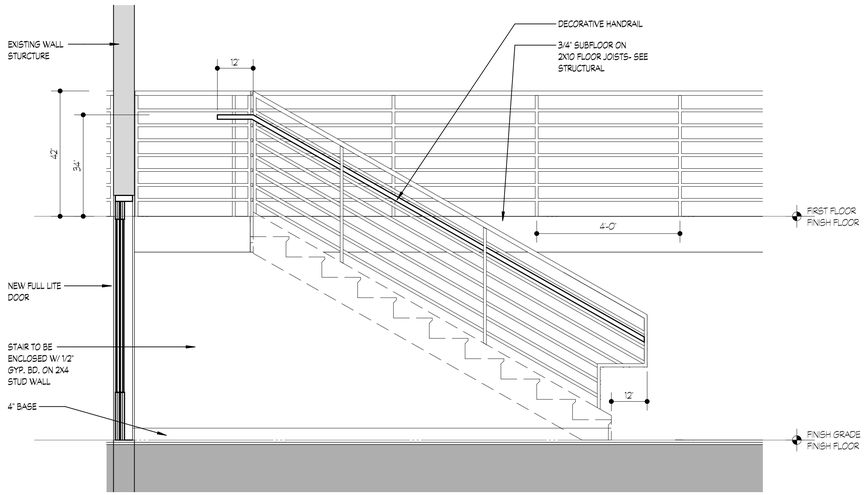
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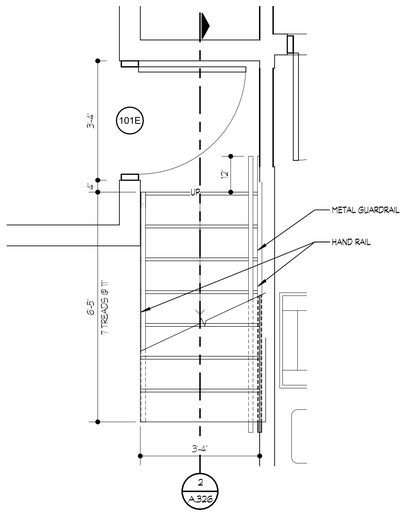
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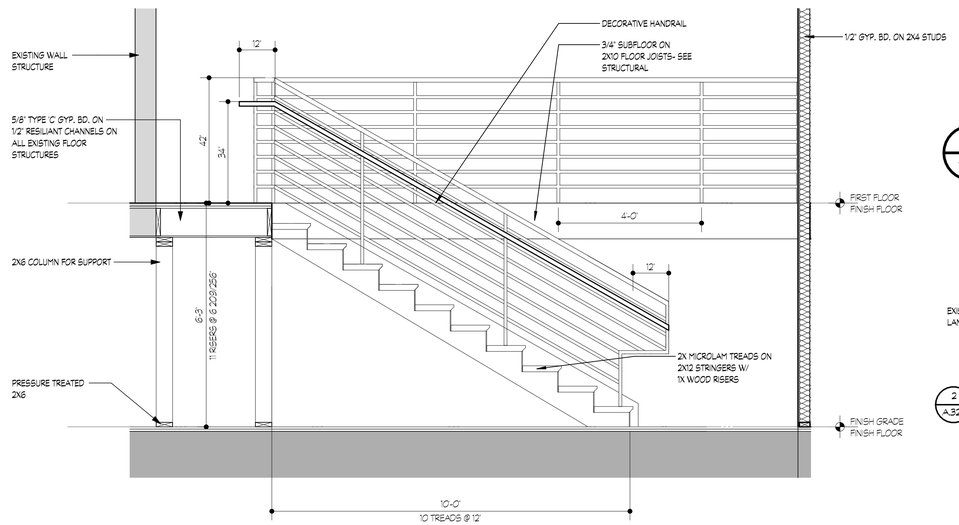
4 A.325 ELEVATION @ SIDE ENTRY VESTIBULE STAIR

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



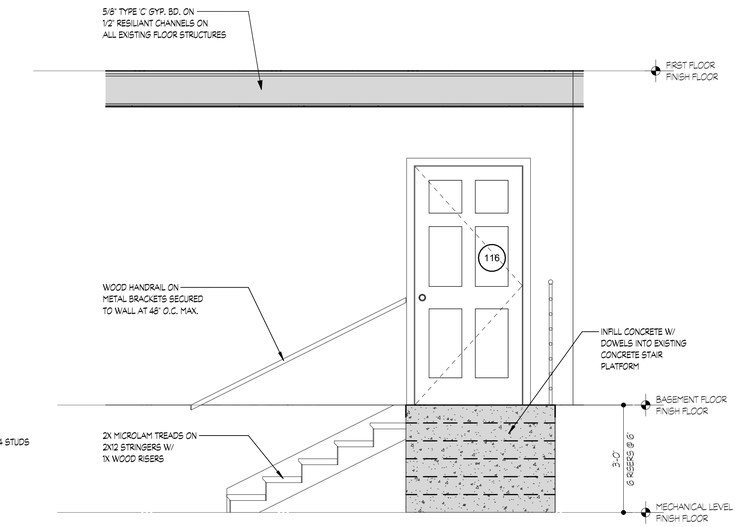
5 A.325 FRONT ENTRY VESTIBULE STAIR TO BASEMENT

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



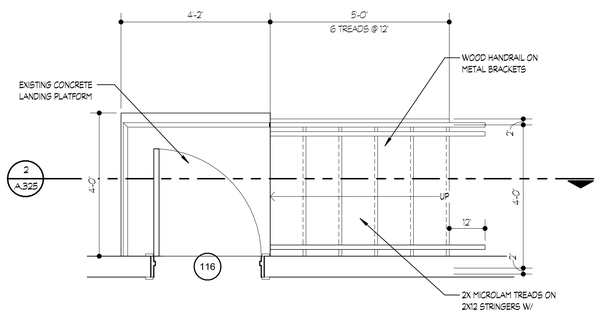
3 A.325 SECTION @ SIDE ENTRY VESTIBULE STAIR

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



2 A.325 MECHANICAL ROOM STAIR SECTION

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



1 A.325 MECHANICAL ROOM STAIR PLAN

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

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DRAWING TITLE

SECONDARY STAIR SECTIONS

DRAWING NUMBER

A.325

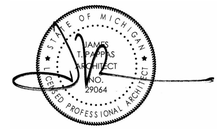
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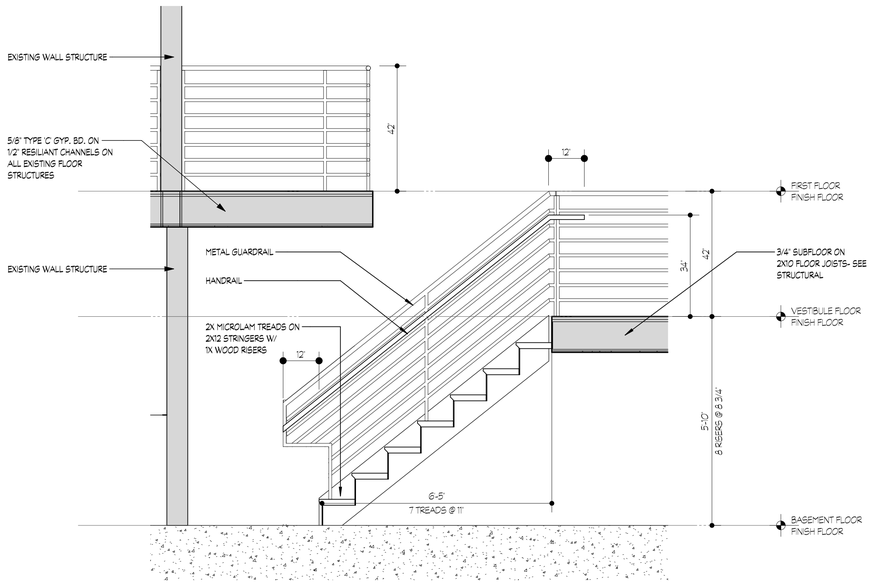
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DRAWING TITLE

SECONDARY STAIR SECTIONS

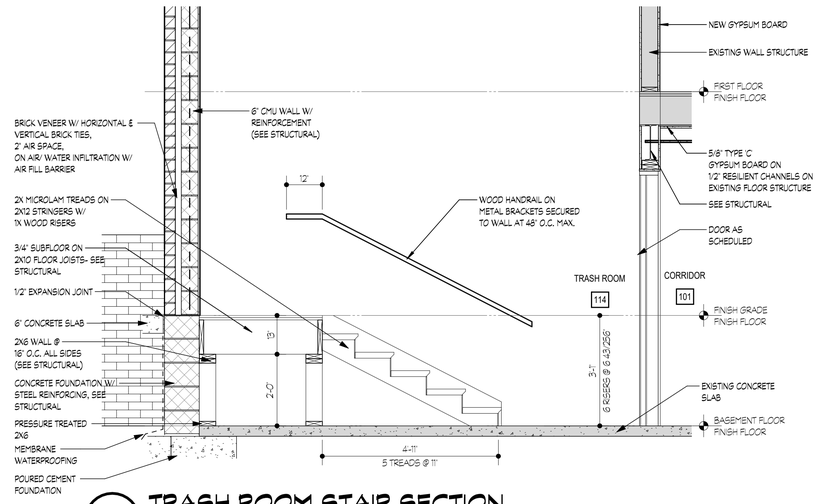
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A.326



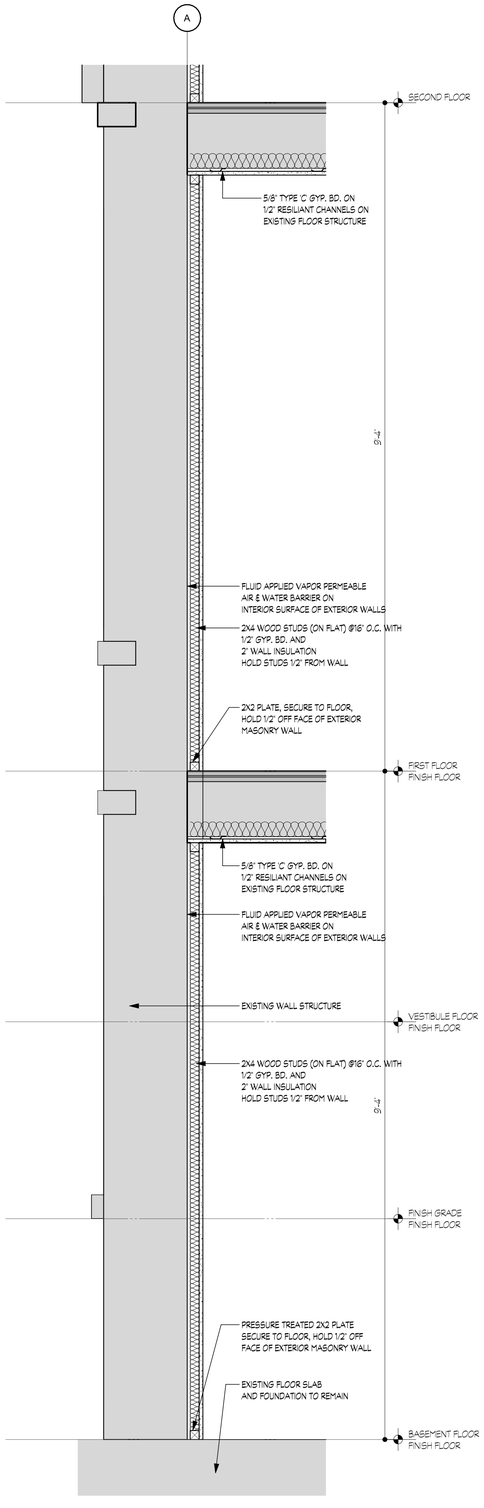
2 / A.326 SECTION @ FRONT ENTRY VESTIBULE

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



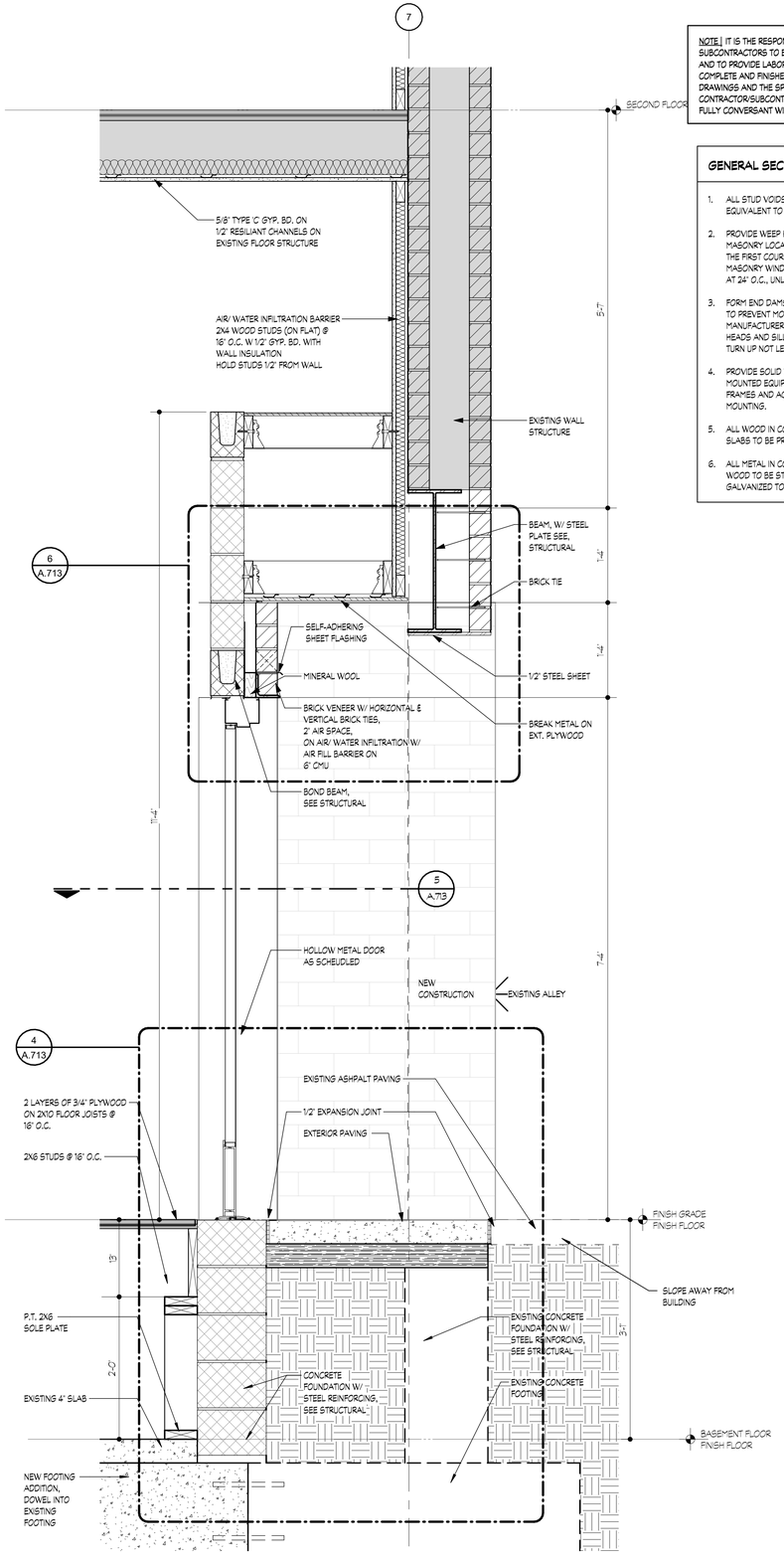
1 / A.326 TRASH ROOM STAIR SECTION

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



TYPICAL EXTERIOR WALL SECTION WITH INSULATION

2 / A.401 SCALE: 1" = 1'-0"



WALL SECTION THRU TRASH ROOM

1 / A.401 SCALE: 1" = 1'-0"

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GENERAL SECTION NOTES

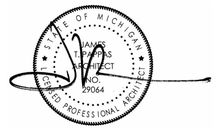
1. ALL STUD VOIDS TO BE FILLED WITH INSULATION EQUIVALENT TO THE WALL R VALUE RATING.
2. PROVIDE WEEP HOLES WITH MEMBRANE FLASHING AT ALL MASONRY LOCATED AT GRADE AT 32' O.C., LOCATED IN THE FIRST COURSE BELOW FLOOR LEVEL AND ALL MASONRY WINDOW AND DOOR HEAD AND SILL LOCATIONS AT 24' O.C., UNLESS NOTED OTHERWISE
3. FORM END DAMS AT HORIZONTAL FLASHING TERMINATIONS TO PREVENT MOISTURE ENTRY INTO CAVITY WALLS WITH MANUFACTURERS APPROVED SEALANT AT OVERLAPS. AT HEADS AND SILLS, EXTEND FLASHING 6' AT ENDS AND TURN UP NOT LESS THAN 2' TO FORM END DAMS.
4. PROVIDE SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT FIXTURES, DOORS, WINDOWS, FRAMES AND ACCESSORIES TO PROVIDE FOR SOLID MOUNTING.
5. ALL WOOD IN CONTACT WITH CONCRETE WALLS OR FLOOR SLABS TO BE PRESERVATIVE TREATED.
6. ALL METAL IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED TO RESIST CORROSION.

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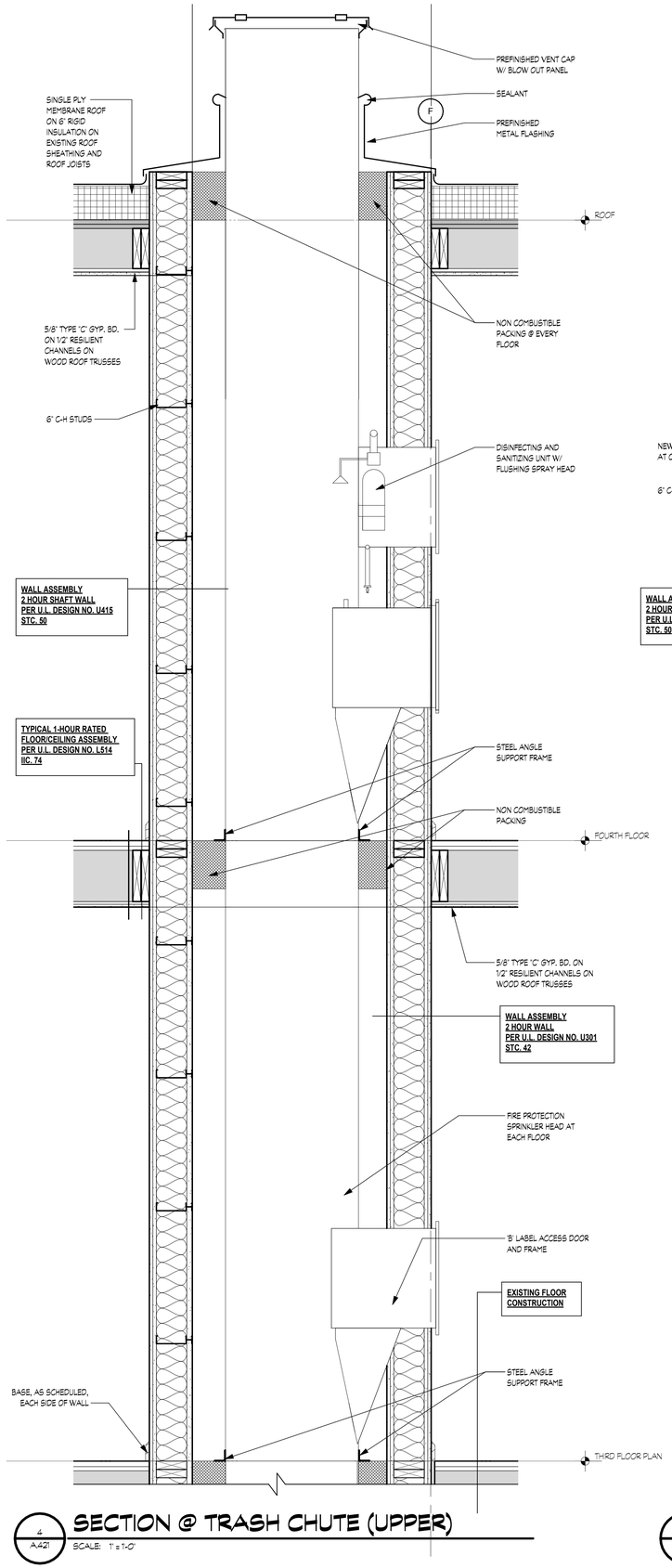
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

WALL SECTIONS

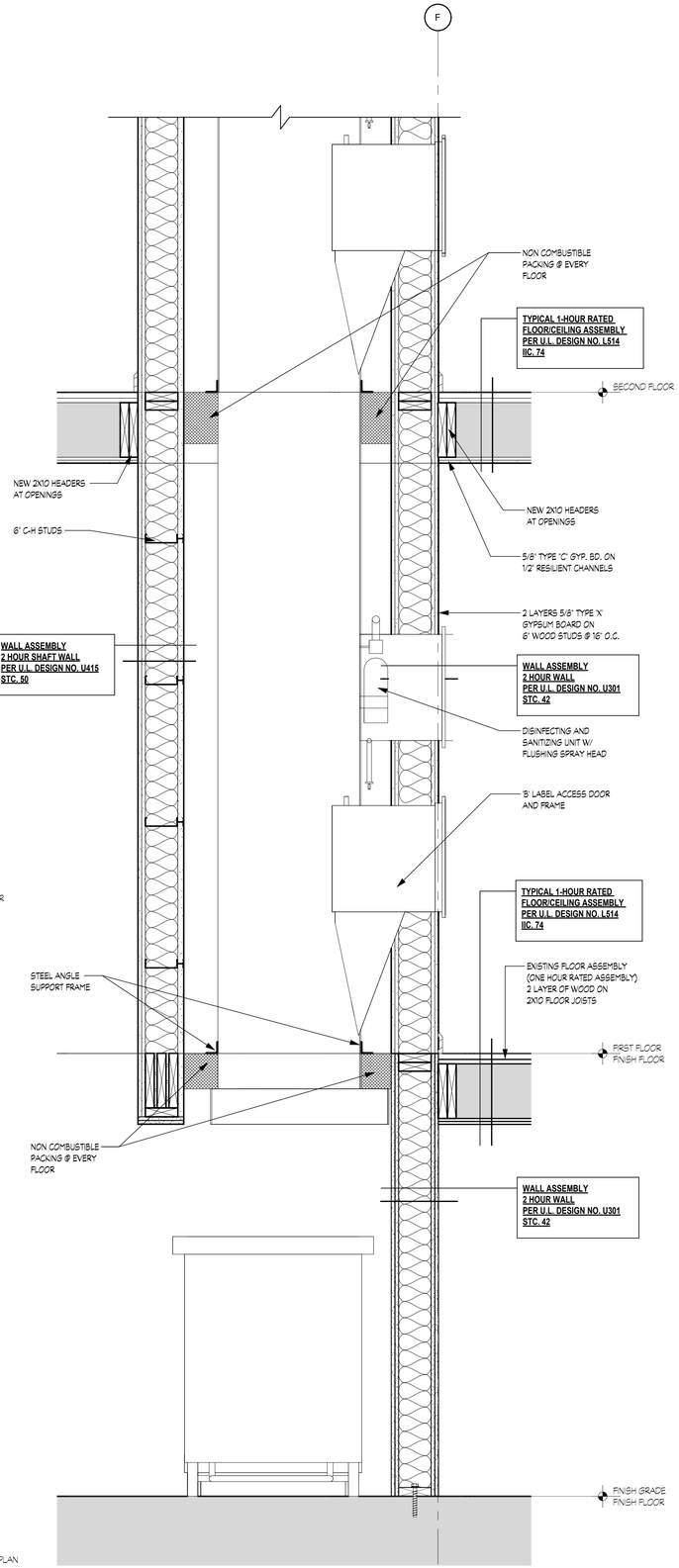
DRAWING NUMBER

A.401



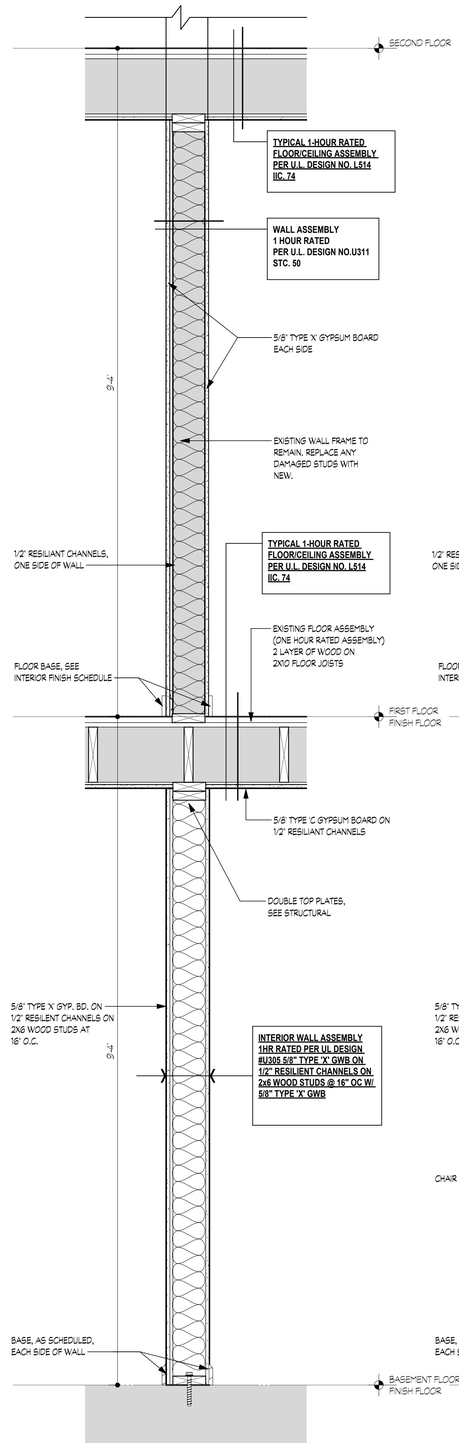
4 A.421 SECTION @ TRASH CHUTE (UPPER)

SCALE: 1" = 1'-0"



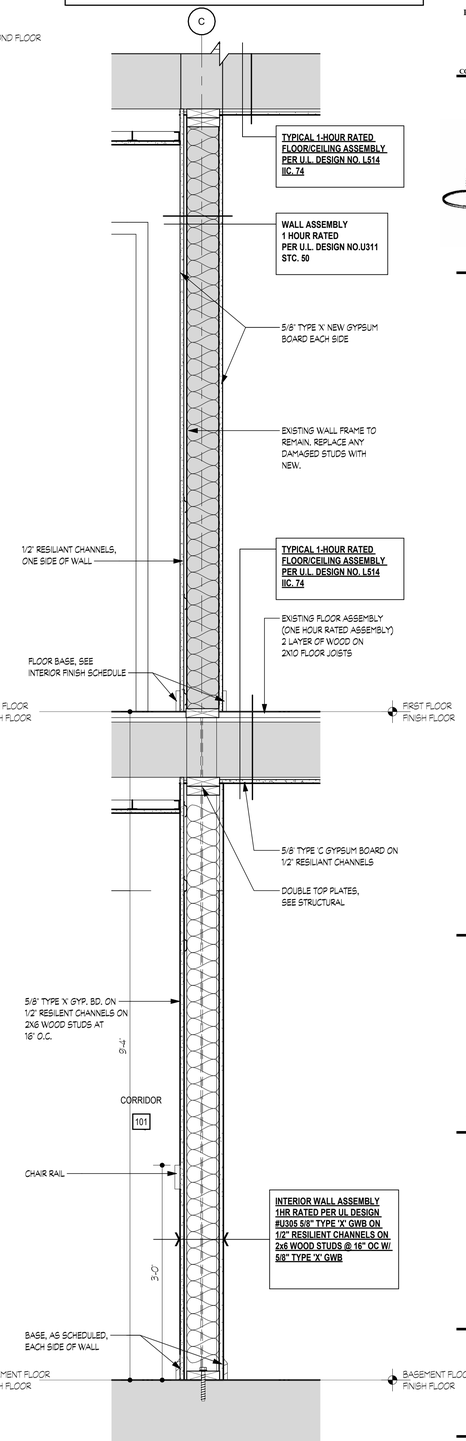
3 A.421 SECTION @ TRASH CHUTE (LOWER)

SCALE: 1" = 1'-0"



2 A.421 UNIT SEPARATION WALL

SCALE: 1" = 1'-0"



1 A.421 UNIT-CORRIDOR SEPARATION WALL SECTION

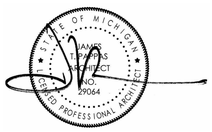
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DRAWING TITLE

INTERIOR WALL SECTIONS

DRAWING NUMBER

A.421

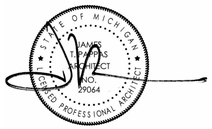
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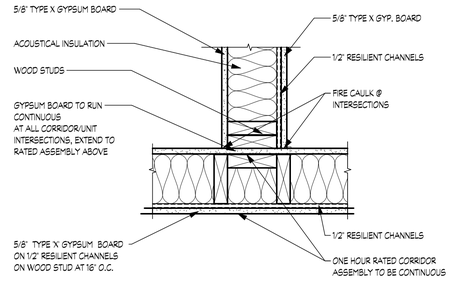
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WALL SECTIONS

DRAWING NUMBER

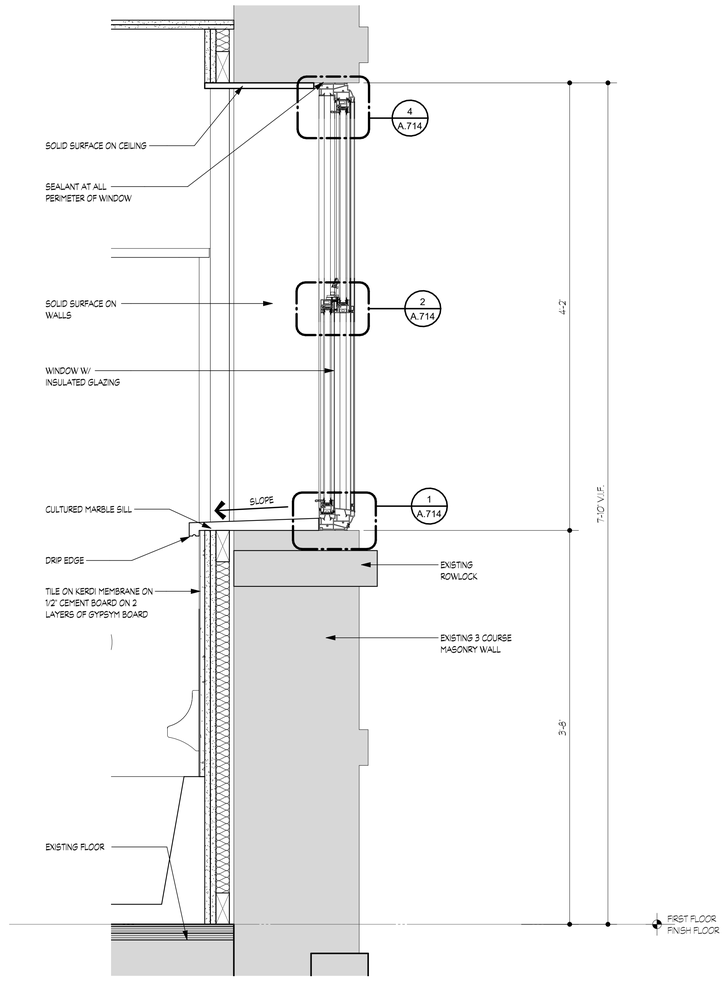
A.422



CORRIDOR/UNIT SEPARATION WALL INTERSECTION DETAIL (TYPICAL)

3 / A.422

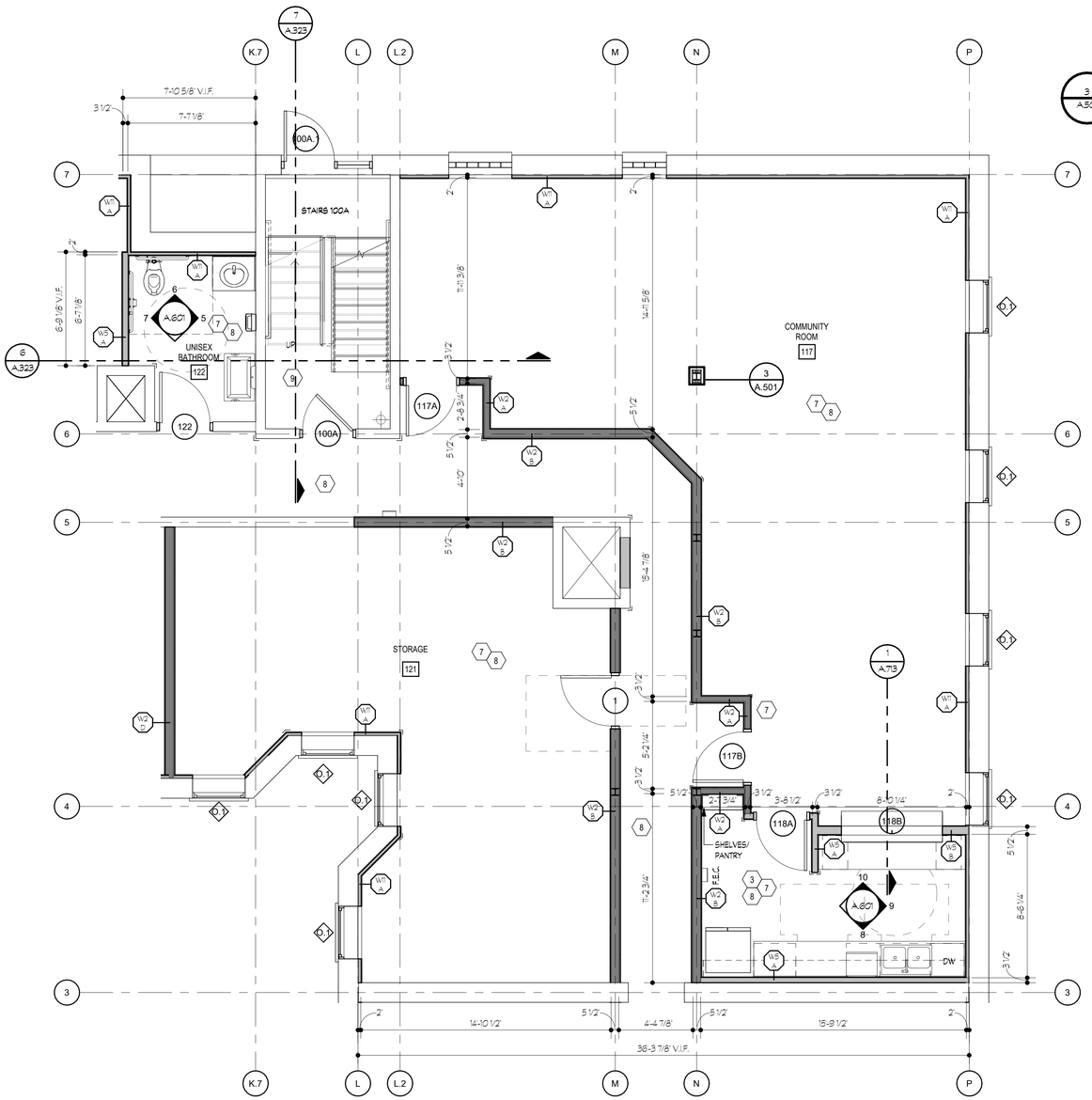
SCALE: 1 1/2" = 1'-0"



SHOWER WINDOW DETAIL

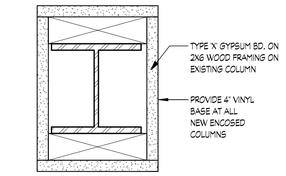
2 / A.422

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



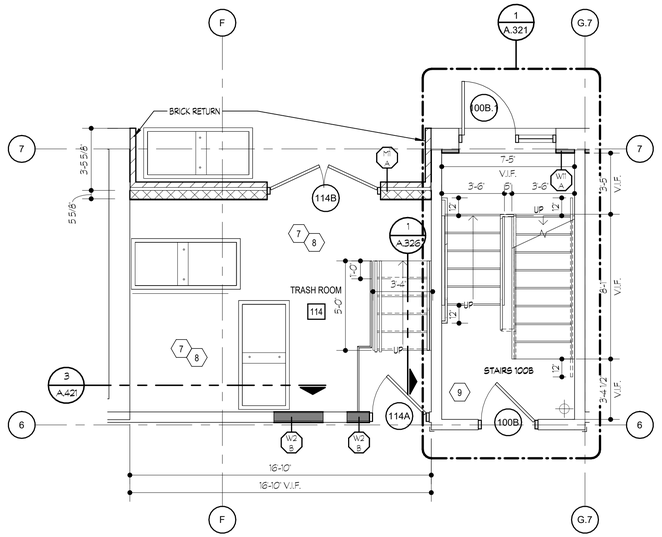
ENLARGED BASEMENT FLOOR PLAN

2 / A.501 SCALE: 1/4" = 1'-0"



ENLARGED COLUMN ENCLOSURE PLAN (TYP.)

3 / A.501 SCALE: 3" = 1'-0"



TRASH ROOM (BASEMENT FLOOR)

1 / A.501 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
2. PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
3. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
4. COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
5. SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
6. ALL EXIT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	

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COMMON AREA PLAN KEYNOTES: (#)

1. DOOR(S) & FRAME(S) OR OPENING(S) :
   A. PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
2. WINDOW(S) / FRAMES & WINDOW TREATMENTS
   A. PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
3. COMMUNITY ROOM/COMMON KITCHENETTE:
   A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
   B. PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
   C. PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   D. PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
   E. PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY, SEE ELECTRICAL.
   F. PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
4. NEW ELEVATOR: PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
5. INTERCOM SYSTEM: PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
6. FIRE EXTINGUISHERS: PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
7. CORNER GUARDS: PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
8. INTERIOR FINISHES:
   A. FLOORS : PROVIDE AND INSTALL NEW FLOORING.
   B. BASE : PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
   C. WALLS : PROVIDE AND INSTALL NEW WALLS, PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
   D. CEILING: PROVIDE AND INSTALL NEW CEILINGS,PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
9. STAIRS AND STAIRWELL : REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

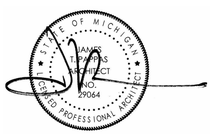
UNIT PLAN KEYNOTES:

10. INTERIOR DOORS :
    A. PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
    B. PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
11. KITCHENS:
    A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
    B. PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
    C. PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
    D. PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUT-OFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
12. BATHROOMS:
    A. PROVIDE AND INSTALL CABINETS IN ALL UNIT BATHROOMS.
    B. PROVIDE AND INSTALL CULTURED MARBLE TOP WITH INTEGRAL SINK, BACK AND SIDE SPLASHES WHERE NEEDED.
    C. PROVIDE AND INSTALL FIBERGLASS TUB SURROUND, SOAP DISH, SEAT AND GRAB BARS AT ALL UNITS. SEE SHEET A.C.002 FOR MSHDA FOR GRAB BARS MOUNTING HEIGHTS.
    D. PROVIDE AND INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING FRAMELESS MIRROR, RECESSED MEDICINE CABINET, TOILET PAPER HOLDER, TOWEL BAR, SHOWER CURTAIN ROD AND ROBE HOOK. (2 ROBE HOOKS TO BE INSTALLED IN BARRIER FREE UNITS - SEE SHEET A.C.002.
    E. PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
13. INTERIOR FINISHES:
    A. FLOORS : PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT. FINISH.
    B. BASE : PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
    C. WALLS : PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
    D. CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
14. WINDOWS & WINDOW TREATMENTS : SEE WINDOW SCHEDULE.
    A. PROVIDE AND INSTALL NEW WINDOW TREATMENT.
15. CLOSET / LINEN / PANTRY:
    A. BEDROOM / COAT CLOSET(S): PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
    B. LINEN CLOSET(S): PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
16. GFCI RECEPTACLES: PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
17. LIGHT SWITCHES, OUTLETS, AND COVER PLATES: PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.

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ARCHITECTS AND PLANNERS
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FERNDALE, MICHIGAN, 48220
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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

DATE	ISSUE
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KEY PLAN

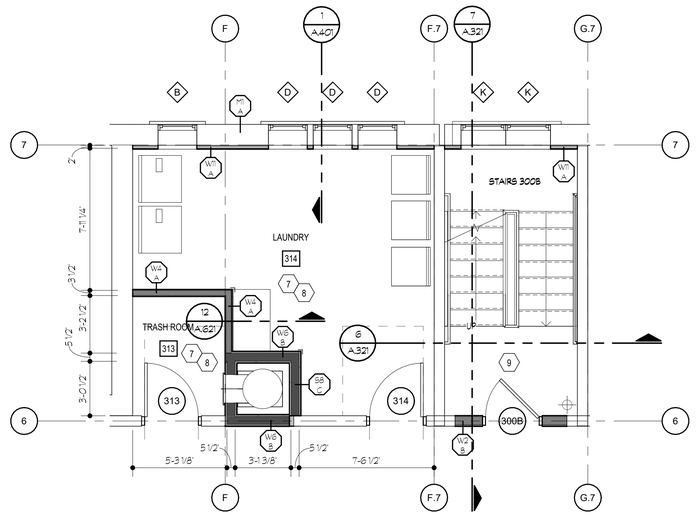
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED PLANS - COMMON AREA

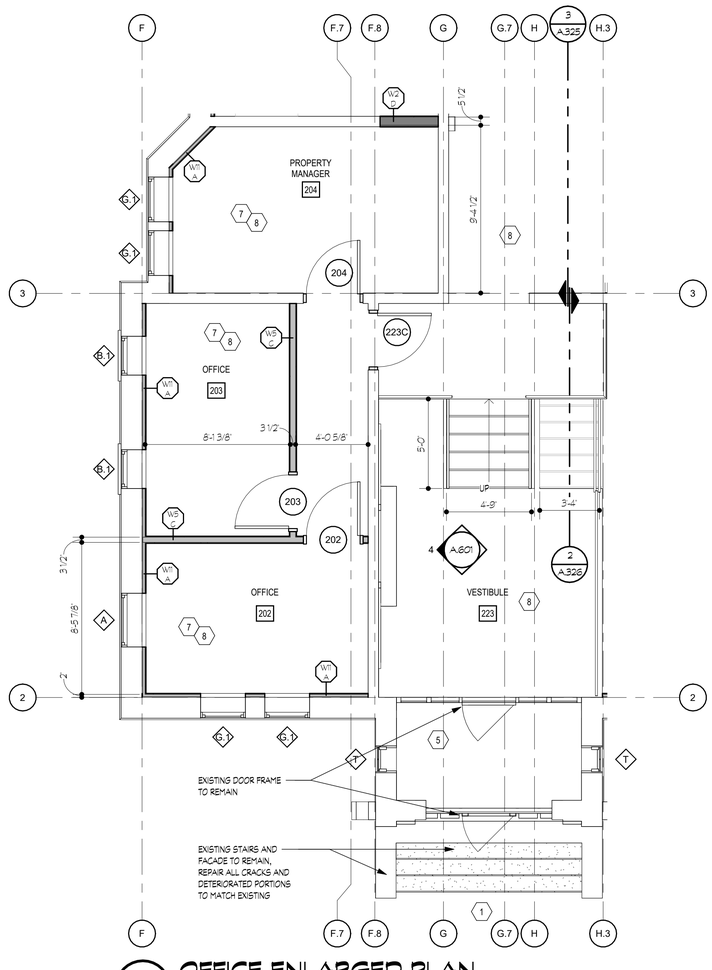
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A.501



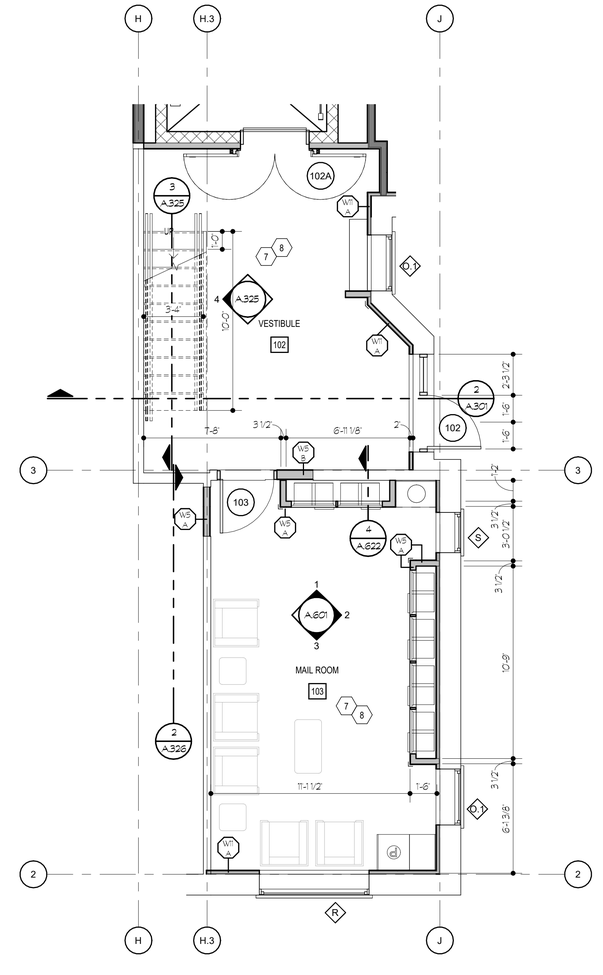
ENLARGED PLAN - LAUNDRY (1ST-4TH FLOOR)

3 / A.502 SCALE: 1/4" = 1'-0"



OFFICE ENLARGED PLAN

2 / A.502 SCALE: 1/4" = 1'-0"



ENLARGED PLAN - MAILROOM + VESTIBULE

1 / A.502 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
2. PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
3. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
4. COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
5. SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
6. ALL EXIT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	

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.

COMMON AREA PLAN KEYNOTES:

1. DOOR(S) & FRAME(S) OR OPENING(S) :
   A. PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
2. WINDOW(S) / FRAMES & WINDOW TREATMENTS
   A. PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
3. COMMUNITY ROOM/COMMON KITCHENETTE:
   A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
   B. PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
   C. PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   D. PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
   E. PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY, SEE ELECTRICAL.
   F. PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
4. NEW ELEVATOR: PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
5. INTERCOM SYSTEM: PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
6. FIRE EXTINGUISHERS: PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
7. CORNER GUARDS: PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
8. INTERIOR FINISHES:
   A. FLOORS : PROVIDE AND INSTALL NEW FLOORING.
   B. BASE : PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
   C. WALLS : PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
   D. CEILING: PROVIDE AND INSTALL NEW CEILINGS,PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
9. STAIRS AND STAIRWELL : REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

UNIT PLAN KEYNOTES:

10. INTERIOR DOORS :
    A. PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
    B. PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
11. KITCHENS:
    A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
    B. PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
    C. PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
    D. PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUT-OFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
12. BATHROOMS:
    A. PROVIDE AND INSTALL CABINETS IN ALL UNIT BATHROOMS.
    B. PROVIDE AND INSTALL CULTURED MARBLE TOP WITH INTEGRAL SINK, BACK AND SIDE SPLASHES WHERE NEEDED.
    C. PROVIDE AND INSTALL FIBERGLASS TUB SURROUND, SOAP DISH, SEAT AND GRAB BARS AT ALL UNITS. SEE SHEET A.C.002 FOR MSHDA FOR GRAB BARS MOUNTING HEIGHTS.
    D. PROVIDE AND INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING FRAMELESS MIRROR, RECESSED MEDICINE CABINET, TOILET PAPER HOLDER, TOWEL BAR, SHOWER CURTAIN ROD AND ROBE HOOK. (2 ROBE HOOKS TO BE INSTALLED IN BARRIER FREE UNITS - SEE SHEET A.C.002.
    E. PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
13. INTERIOR FINISHES:
    A. FLOORS : PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT. FINISH.
    B. BASE : PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
    C. WALLS : PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
    D. CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
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STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
INC. 29064
REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

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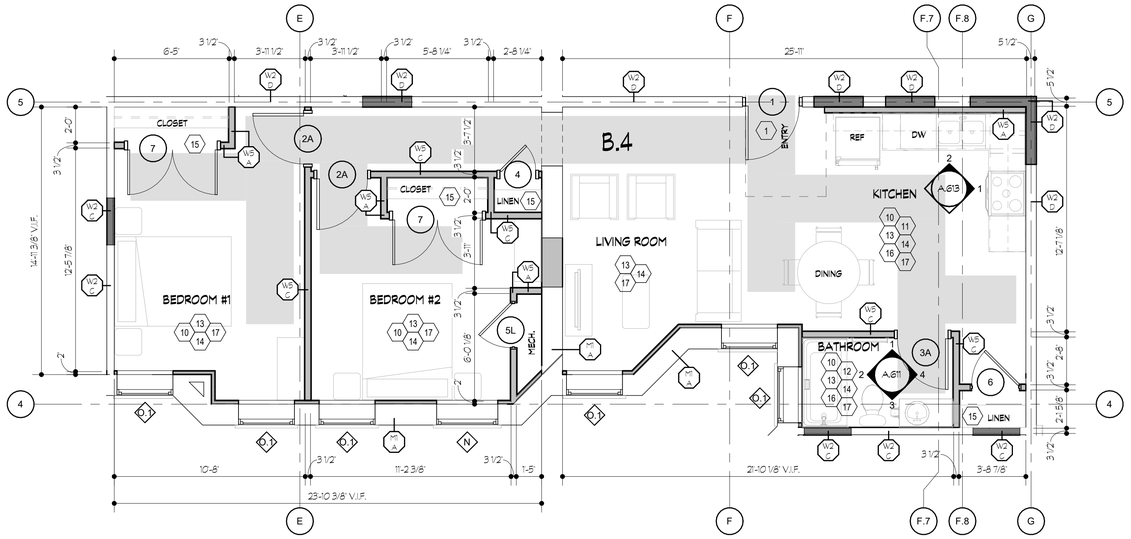
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED PLANS - COMMON AREA

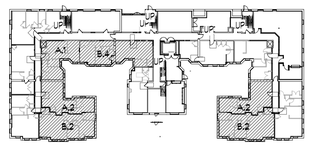
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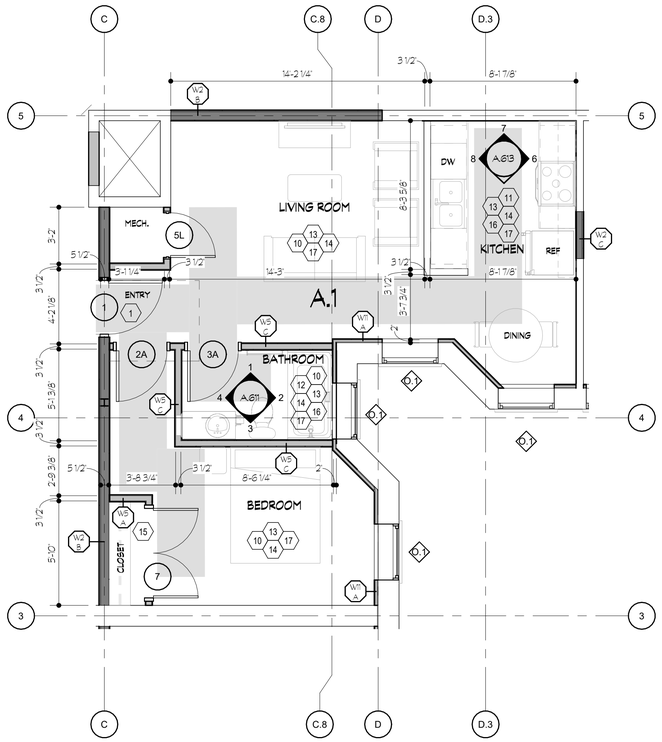
UNIT B.4 (BASEMENT FLOOR)

3 / A.511 SCALE: 1/4" = 1'-0"



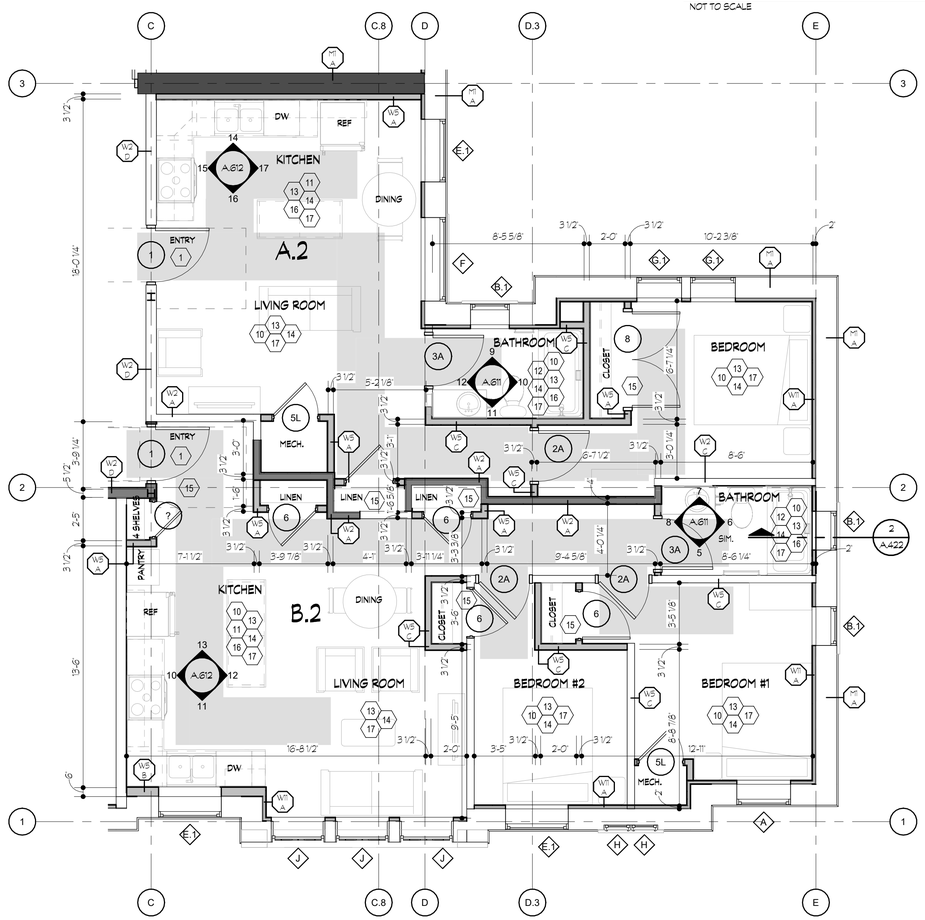
KEY PLAN - A.1, B.2, B.4

NOT TO SCALE



UNIT A.1 (BASEMENT FLOOR)

4 / A.511 SCALE: 1/4" = 1'-0"



UNIT A.2, B.2 (BASEMENT-4TH FLOOR)

1 / A.511 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
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3. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
4. COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
5. SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
6. ALL EXIT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
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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.

COMMON AREA PLAN KEYNOTES: (#)

1. DOOR(S) & FRAME(S) OR OPENING(S) :
   A. PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
2. WINDOW(S) / FRAMES & WINDOW TREATMENTS
   A. PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
3. COMMUNITY ROOM/COMMON KITCHENETTE:
   A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
   B. PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
   C. PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   D. PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
   E. PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY, SEE ELECTRICAL.
   F. PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
4. NEW ELEVATOR: PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
5. INTERCOM SYSTEM: PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
6. FIRE EXTINGUISHERS: PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
7. CORNER GUARDS: PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
8. INTERIOR FINISHES:
   A. FLOORS : PROVIDE AND INSTALL NEW FLOORING.
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   C. WALLS : PROVIDE AND INSTALL NEW WALLS, PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
   D. CEILING: PROVIDE AND INSTALL NEW CEILINGS,PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
9. STAIRS AND STAIRWELL : REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

UNIT PLAN KEYNOTES:

10. INTERIOR DOORS :
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    B. PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
11. KITCHENS:
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    B. PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
    C. PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
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    C. PROVIDE AND INSTALL FIBERGLASS TUB SURROUND, SOAP DISH, SEAT AND GRAB BARS AT ALL UNITS. SEE SHEET A.C.002 FOR MSHDA FOR GRAB BARS MOUNTING HEIGHTS.
    D. PROVIDE AND INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING FRAMELESS MIRROR, RECESSED MEDICINE CABINET, TOILET PAPER HOLDER, TOWEL BAR, SHOWER CURTAIN ROD AND ROBE HOOK. (2 ROBE HOOKS TO BE INSTALLED IN BARRIER FREE UNITS - SEE SHEET A.C.002.
    E. PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
13. INTERIOR FINISHES:
    A. FLOORS : PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT. FINISH.
    B. BASE : PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
    C. WALLS : PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
    D. CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
14. WINDOWS & WINDOW TREATMENTS : SEE WINDOW SCHEDULE.
    A. PROVIDE AND INSTALL NEW WINDOW TREATMENT.
15. CLOSET / LINEN / PANTRY:
    A. BEDROOM / COAT CLOSET(S): PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
    B. LINEN CLOSET(S): PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
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17. LIGHT SWITCHES, OUTLETS, AND COVER PLATES: PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.

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SEAL

STATE OF MICHIGAN
JAMES TAYLOR
ARCHITECT
INC 29064
REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

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KEY PLAN

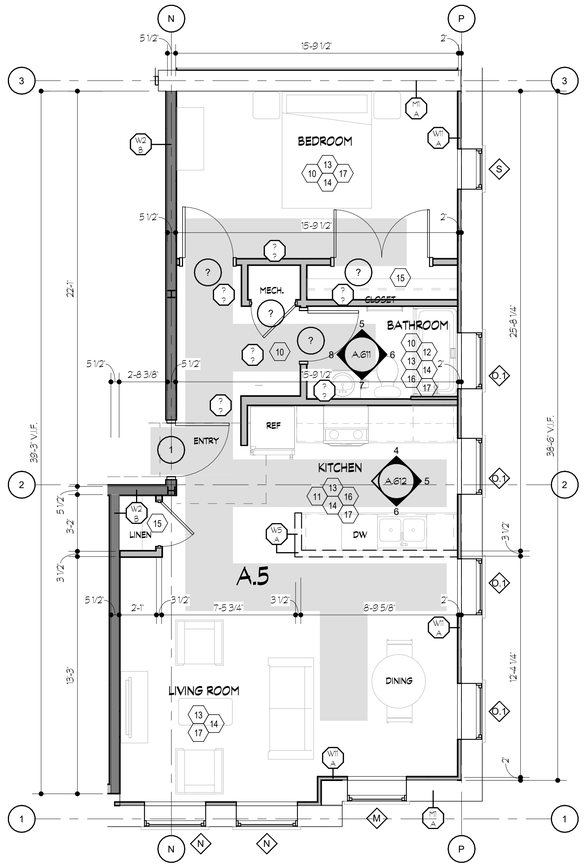
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TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

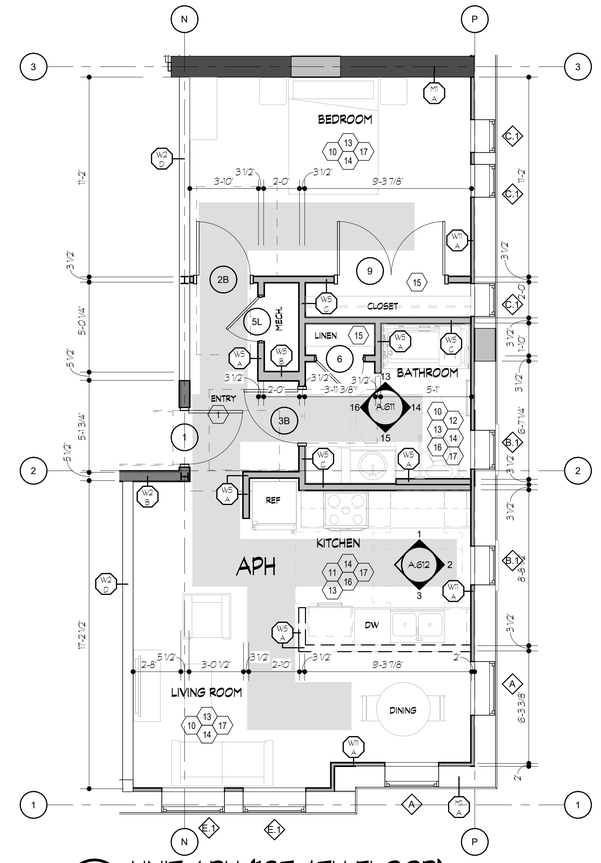
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A.511



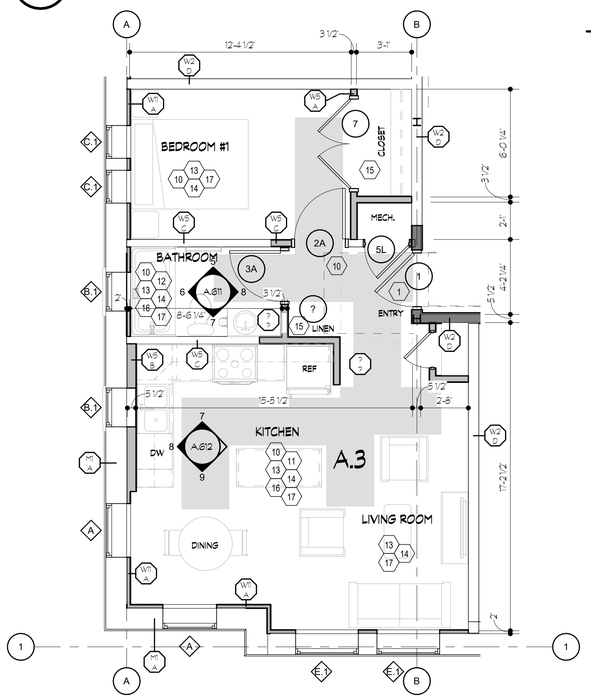
3 / A.512 — **UNIT A.5 (BASEMENT FLOOR)**

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



2 / A.512 — **UNIT APH (1ST-4TH FLOOR)**

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



1 / A.512 — **UNIT A.3 (BASEMENT-4TH FLOOR)**

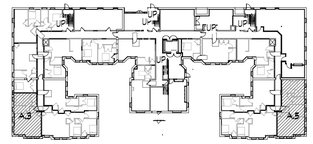
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GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
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7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

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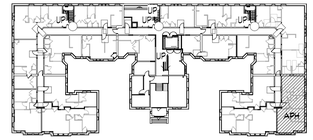
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NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



FLOOR BASEMENT

KEY PLAN - A.3, A.5

NOT TO SCALE



FLOOR 1

KEY PLAN - APH

NOT TO SCALE

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COMMON AREA PLAN KEYNOTES: (#)

1. DOOR(S) & FRAME(S) OR OPENING(S) :
   A. PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
2. WINDOW(S) / FRAMES & WINDOW TREATMENTS
   A. PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
3. COMMUNITY ROOM/COMMON KITCHENETTE:
   A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
   B. PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
   C. PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   D. PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
   E. PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY, SEE ELECTRICAL.
   F. PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
4. NEW ELEVATOR: PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
5. INTERCOM SYSTEM: PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
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7. CORNER GUARDS: PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
8. INTERIOR FINISHES:
   A. FLOORS : PROVIDE AND INSTALL NEW FLOORING.
   B. BASE : PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
   C. WALLS : PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
   D. CEILING: PROVIDE AND INSTALL NEW CEILINGS.PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
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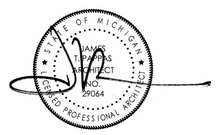
UNIT PLAN KEYNOTES:

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    B. LINEN CLOSET(S): PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
16. GFCI RECEPTACLES: PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
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ARCHITECTS AND PLANNERS
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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
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KEY PLAN

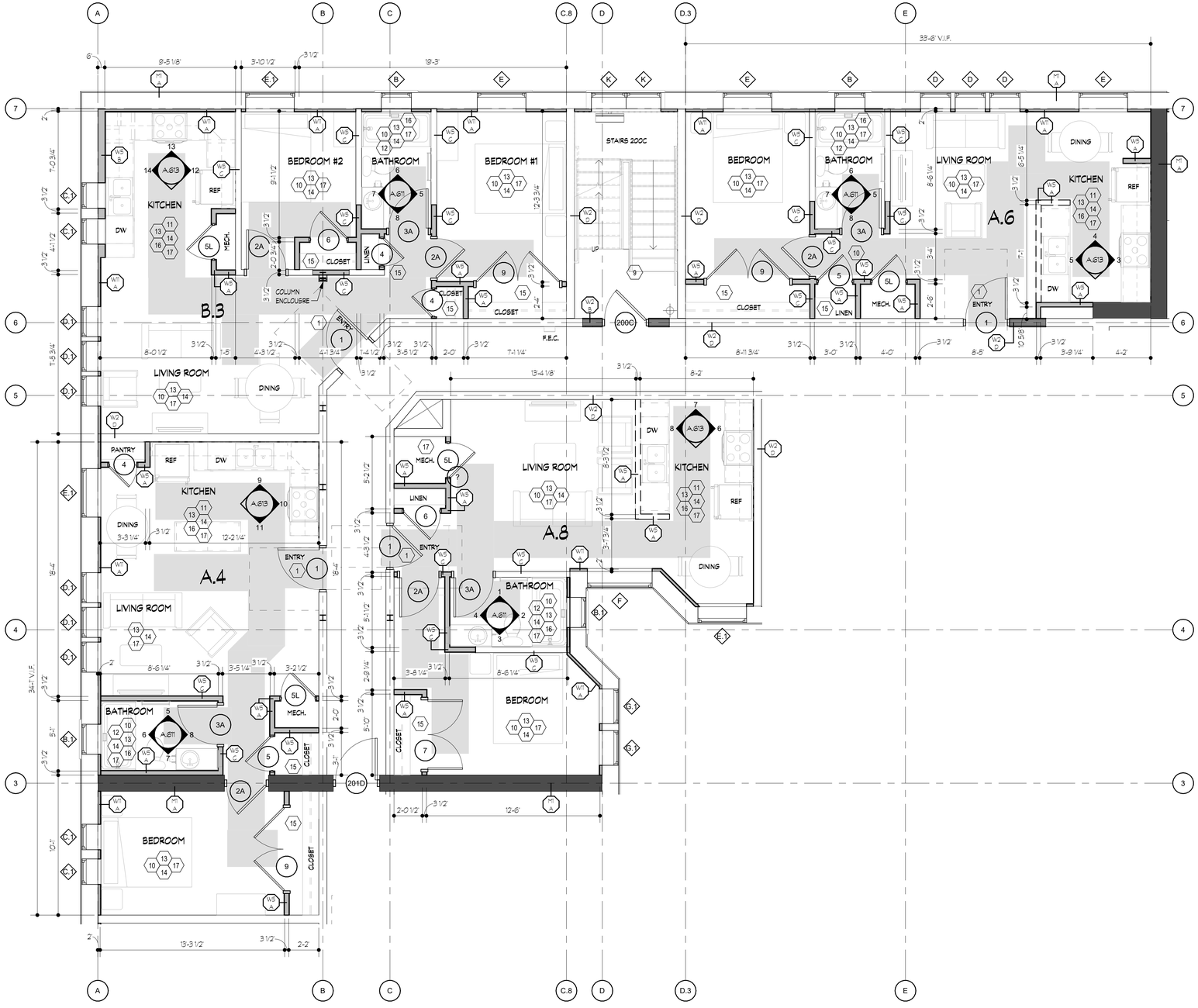
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TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

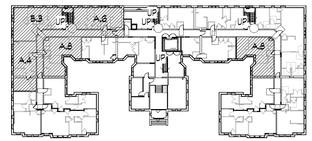
A.512



1 A.513

UNITS A.4,B.3, A.8, A.6 (BASEMENT - 4TH FLOOR)

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



FLOOR 1

KEY PLAN - A.4, B.3, A.8, A.6

NOT TO SCALE

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
2. PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
3. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
4. COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
5. SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
6. ALL EXIT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
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SEAL

STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
No. 29064
LICENSED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

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KEY PLAN

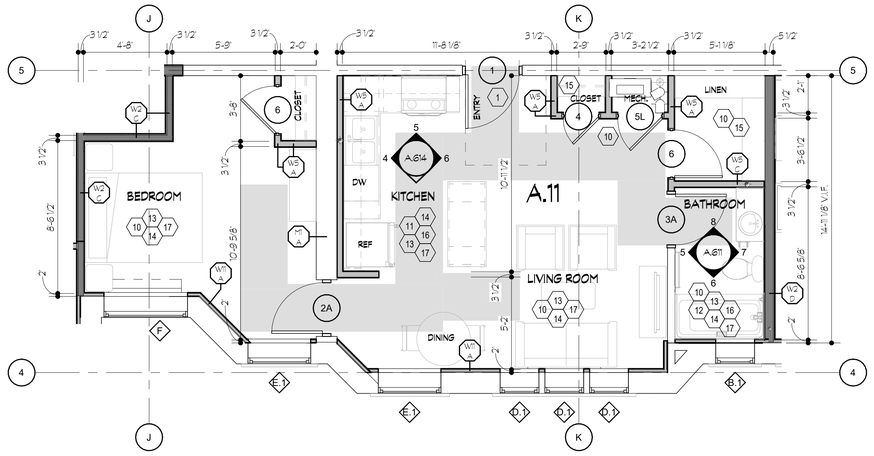
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TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

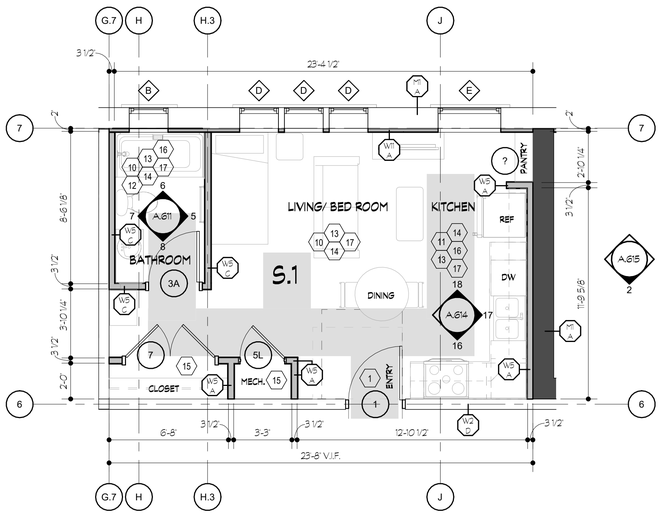
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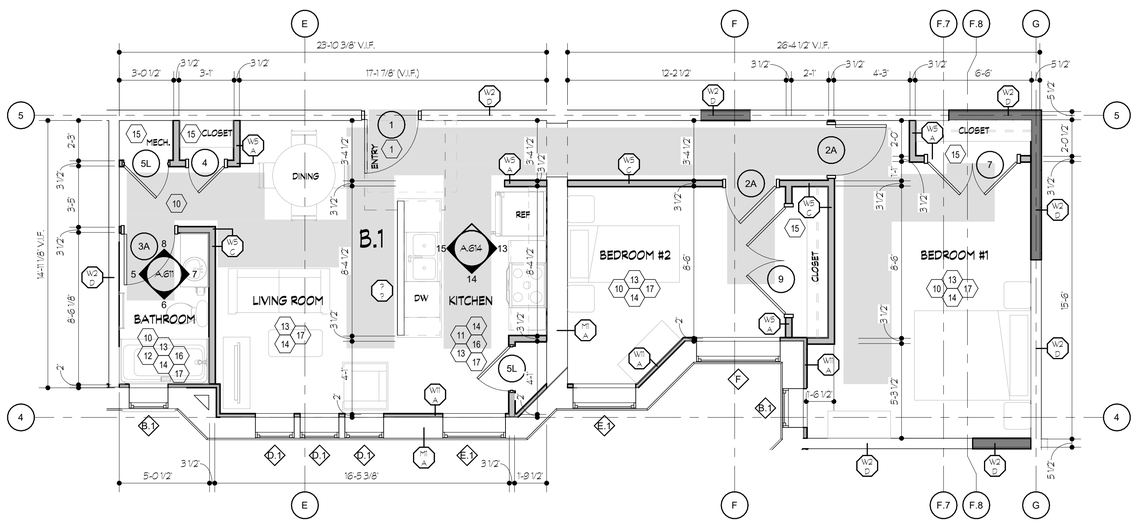
UNIT A.11 (4TH FLOOR)

3 / A.514 SCALE: 1/4" = 1'-0"



UNIT S.1 (1ST -4TH FLOOR)

2 / A.514 SCALE: 1/4" = 1'-0"



UNITS B.1 (1ST - 2ND FLOOR)

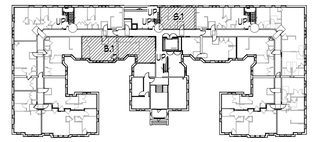
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WALL LEGEND:

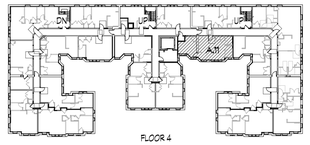
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FLOOR 1

KEY PLAN - B.1, S.1

NOT TO SCALE



FLOOR 4

KEY PLAN - A.11

NOT TO SCALE

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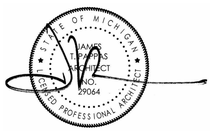
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    A. FLOORS : PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT. FINISH.
    B. BASE : PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
    C. WALLS : PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
    D. CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
14. WINDOWS & WINDOW TREATMENTS : SEE WINDOW SCHEDULE.
    A. PROVIDE AND INSTALL NEW WINDOW TREATMENT.
15. CLOSET / LINEN / PANTRY:
    A. BEDROOM / COAT CLOSET(S): PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
    B. LINEN CLOSET(S): PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
16. GFCI RECEPTACLES: PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
17. LIGHT SWITCHES, OUTLETS, AND COVER PLATES: PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
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KEY PLAN

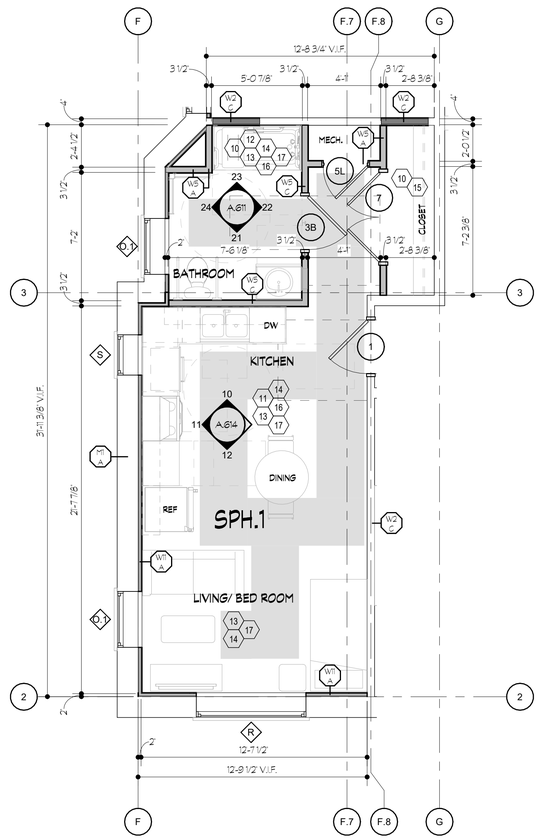
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

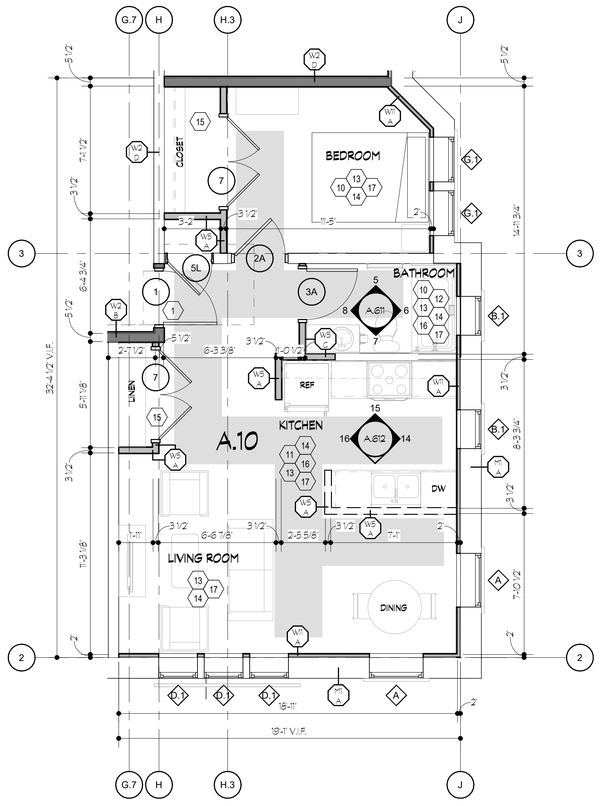
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A.514



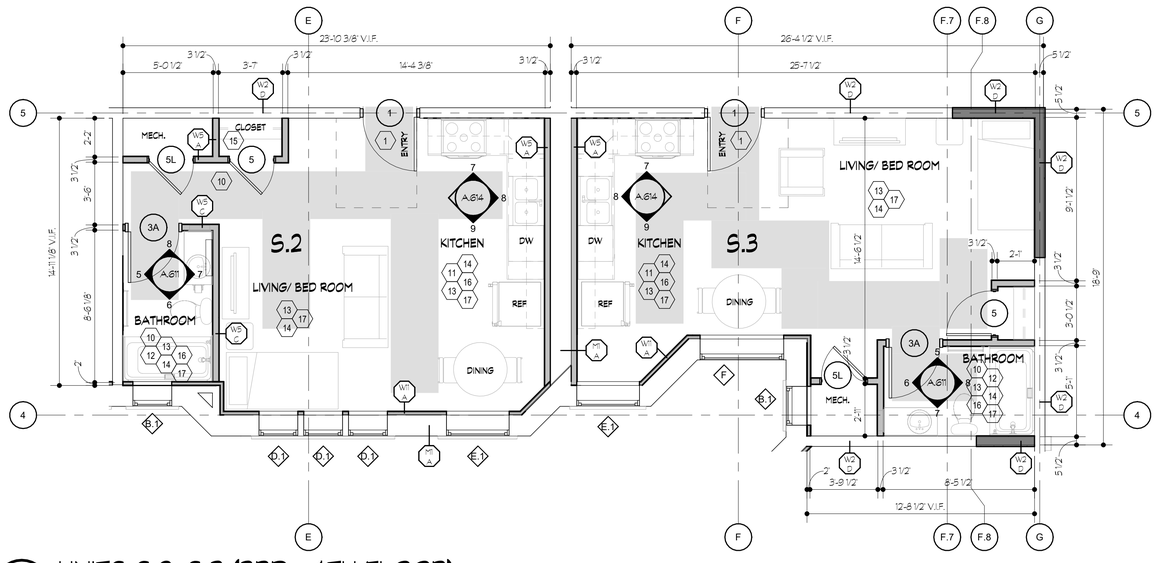
3 A.515 UNIT SPH.1 (BASEMENT FLOOR)

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



2 A.515 UNIT A.10 (2ND - 4TH FLOOR)

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



1 A.515 UNITS S.2, S.3 (3RD - 4TH FLOOR)

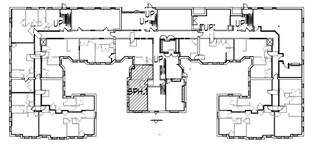
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
2. PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
3. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
4. COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
5. SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
6. ALL EXIT DOORS TO HAVE A "NO SMOKING WITHIN 25 FEET" SIGN
7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

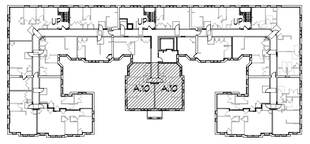
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



FLOOR BASEMENT

KEY PLAN - SPH.1

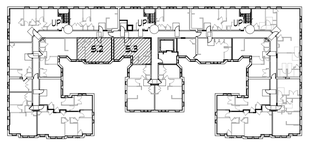
NOT TO SCALE



FLOOR 2

KEY PLAN - A.10

NOT TO SCALE



FLOOR 3

KEY PLAN S.2 +S.3

NOT TO SCALE

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COMMON AREA PLAN KEYNOTES: (#)

1. DOOR(S) & FRAME(S) OR OPENING(S) :
   A. PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
2. WINDOW(S) / FRAMES & WINDOW TREATMENTS
   A. PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
3. COMMUNITY ROOM/COMMON KITCHENETTE:
   A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
   B. PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
   C. PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   D. PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
   E. PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY, SEE ELECTRICAL.
   F. PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
4. NEW ELEVATOR: PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
5. INTERCOM SYSTEM: PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
6. FIRE EXTINGUISHERS: PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
7. CORNER GUARDS: PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
8. INTERIOR FINISHES:
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   B. BASE : PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
   C. WALLS : PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
   D. CEILING: PROVIDE AND INSTALL NEW CEILINGS.PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
9. STAIRS AND STAIRWELL : REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

UNIT PLAN KEYNOTES:

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    B. PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
11. KITCHENS:
    A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
    B. PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
    C. PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
    D. PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUT-OFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
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    C. PROVIDE AND INSTALL FIBERGLASS TUB SURROUND, SOAP DISH, SEAT AND GRAB BARS AT ALL UNITS. SEE SHEET A.C.002 FOR MSHDA FOR GRAB BARS MOUNTING HEIGHTS.
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KEY PLAN

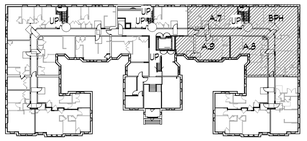
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

A.515



FLOOR 1

KEY PLAN - A.7, A.8, A.9, BPH

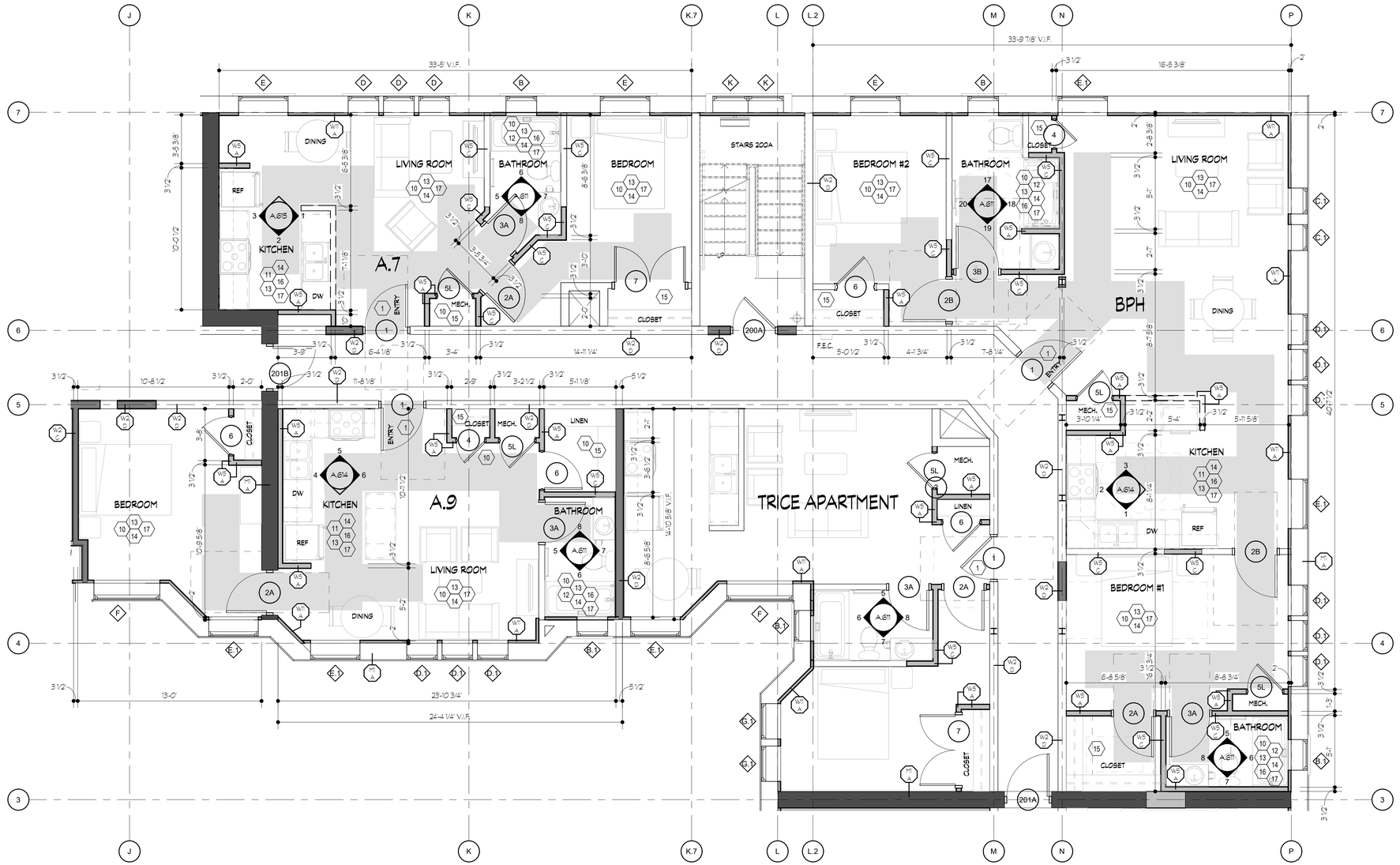
NOT TO SCALE

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WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



ENLARGED A.7, A.8, A.9, BPH (1ST - 4TH FLOOR)

1 / A.516 SCALE: 1/4" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

A.516

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CASEWORK NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
3. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH. PROVIDE 3" FILLERS AT ALL INSIDE CORNERS AND 1" FILLERS AT ENDS.
4. ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
5. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
6. PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
7. PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. BASE CABINET - 1 SHELF
   b. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
   c. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
      2 SHELVES AT CABINETS OVER 24" HIGH.
8. NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
9. SEE SHEET A.621 FOR TYPICAL NOSING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
10. ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

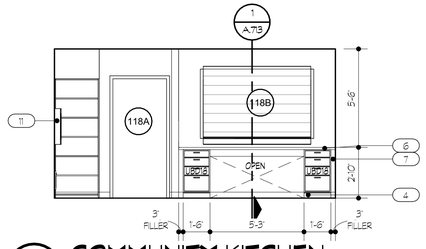
UNIT KEYNOTES: (X)

COMMON AREAS:

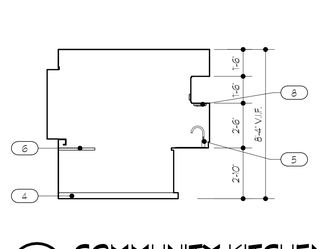
1. 37160-15 MAILBOXES (FINISH TO BE SELECTED BY ARHITECT - BRONZE OR DARK BRASS)
2. DISHWASHER
3. REFRIGERATOR
4. 4" BASE
5. SINK AND FAUCET WITH DISPOSAL
6. PLASTIC LAMINATE COUNTERTOP WITH BACK AND SIDE SPLASH
7. FILLER
8. UNDERMOUNT CABINET LIGHTING FIXTURE
9. PLASTIC LAM. CABINET W/LOCK, PROVIDE HOLE FOR TRASH RECYCLE CONTAINER
10. AMAZON LOCKER
11. FIRE EXTINGUISHER CABINET

RESTROOM:

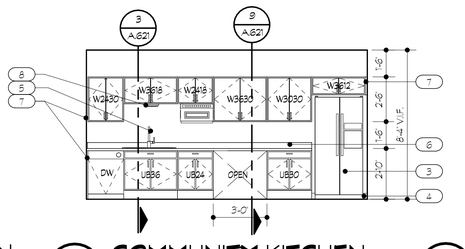
12. MIRROR (SEE ELEVATIONS FOR SIZE)
13. PAPER TOWEL HOLDER
14. TOILET PAPER DISPENSER
15. VANITY WITH LAVATORY + FAUCET
16. CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
17. VANITY LIGHT FIXTURE
18. 18" GRAB BAR
19. 36" GRAB BAR
20. 42" GRAB BAR
21. WATER CLOSET
22. BABY-CHANGING STATION



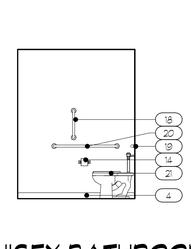
10 A.601 COMMUNITY KITCHEN
SCALE: 1/4" = 1'-0"



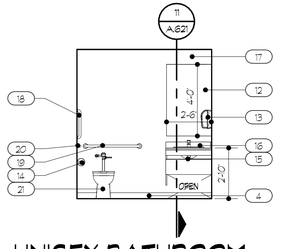
9 A.601 COMMUNITY KITCHEN
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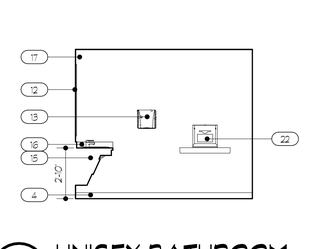
8 A.601 COMMUNITY KITCHEN
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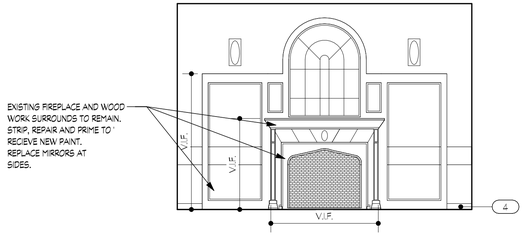
7 A.601 UNISEX BATHROOM
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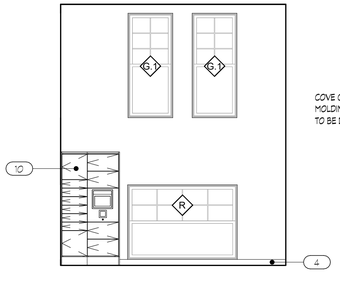
6 A.601 UNISEX BATHROOM
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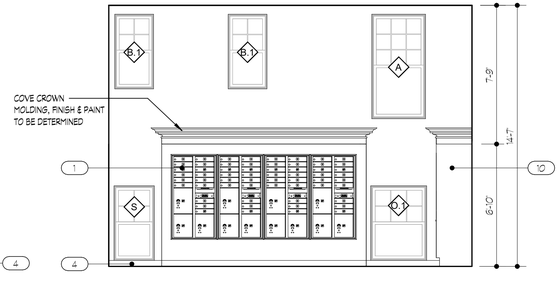
5 A.601 UNISEX BATHROOM
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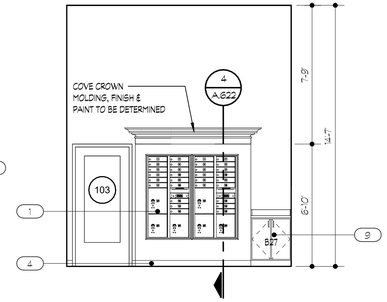
4 A.601 VESTIBULE FIRE PLACE
SCALE: 1/4" = 1'-0"



3 A.601 MAILROOM
SCALE: 1/4" = 1'-0"



2 A.601 MAILROOM
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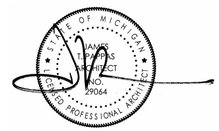
1 A.601 MAILROOM
SCALE: 1/4" = 1'-0"

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

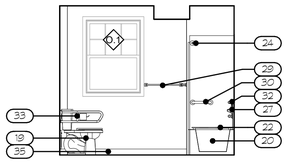
FSP PROJECT NO.
TRC22.066

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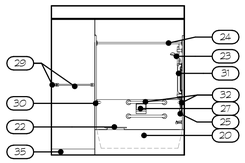
INTERIOR ELEVATIONS - COMMON AREA

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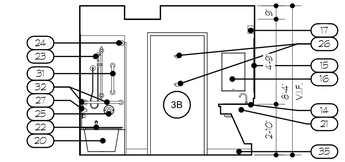
A.601



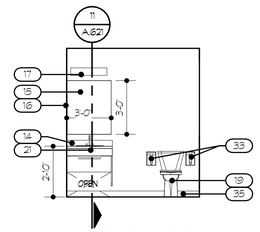
24 A.611 **BATHROOM SPH**
SCALE: 1/4" = 1'-0"



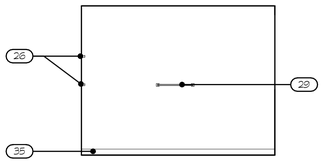
23 A.611 **BATHROOM SPH**
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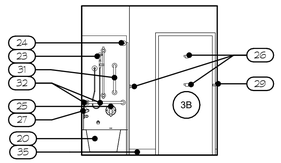
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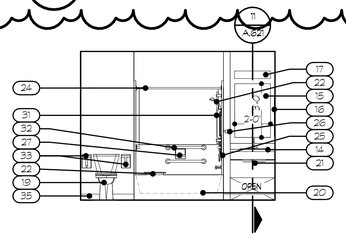
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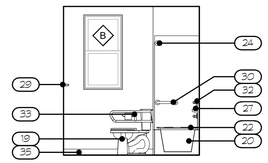
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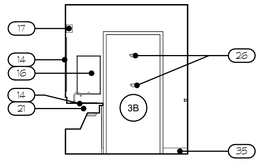
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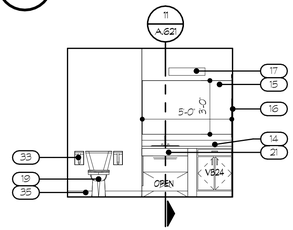
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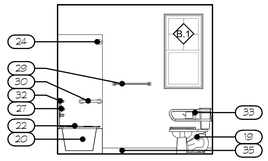
17 A.611 **BATHROOM BPH**
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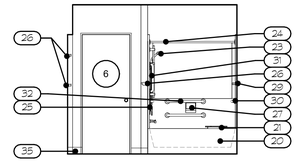
16 A.611 **BATHROOM APH**
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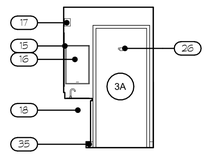
15 A.611 **BATHROOM APH**
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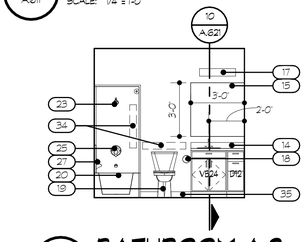
14 A.611 **BATHROOM APH**
SCALE: 1/4" = 1'-0"



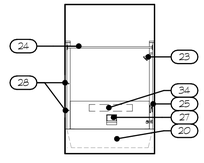
13 A.611 **BATHROOM APH**
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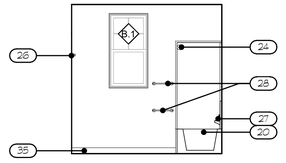
12 A.611 **BATHROOM A.2**
SCALE: 1/4" = 1'-0"



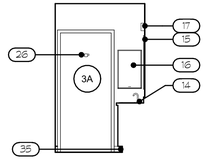
11 A.611 **BATHROOM A.2**
SCALE: 1/4" = 1'-0"



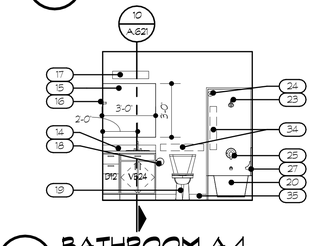
10 A.611 **BATHROOM A.2**
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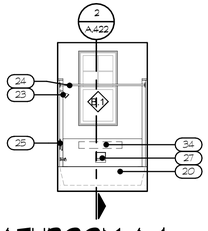
9 A.611 **BATHROOM A.2**
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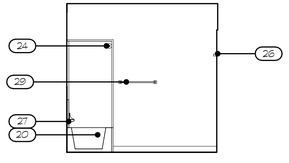
8 A.611 **BATHROOM A.4**
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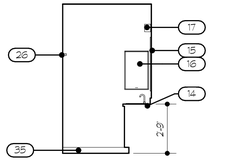
7 A.611 **BATHROOM A.4**
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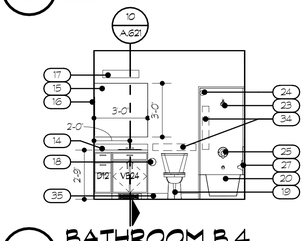
6 A.611 **BATHROOM A.4**
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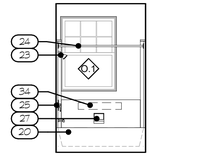
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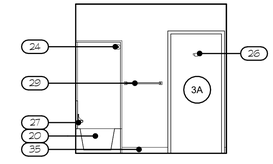
4 A.611 **BATHROOM B.4**
SCALE: 1/4" = 1'-0"



3 A.611 **BATHROOM B.4**
SCALE: 1/4" = 1'-0"



2 A.611 **BATHROOM B.4**
SCALE: 1/4" = 1'-0"



1 A.611 **BATHROOM B.4**
SCALE: 1/4" = 1'-0"

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.

CASEWORK NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
3. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH. PROVIDE 3" FILLERS AT ALL INSIDE CORNERS AND 1" FILLERS AT ENDS.
4. ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
5. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
6. PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
7. PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. BASE CABINET - 1 SHELF
   b. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
   c. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
      2 SHELVES AT CABINETS OVER 24" HIGH.
8. NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
9. SEE SHEET A.621 FOR TYPICAL NOSING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
10. ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

UNIT KEYNOTES: (X)

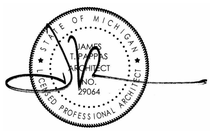
KITCHENS:
1. SINK AND FAUCET WITH DISPOSAL
2. PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
3. REFRIGERATOR
4. DISHWASHER
5. RANGE
6. RANGE HOOD
7. MICROWAVE WITH FAN AND FIRE CANISTERS
8. OVER THE COUNTER MICORWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
9. FILLER
10. 1 1/2" END PANEL
11. GREASE SHIELD
12. UNDERMOUNT CABINET OR PENDANT LIGHTING FIXTURE (SEE ELEVATIONS FOR INFORMATION)
13. CROWN-MOLDING

BATHROOMS:
14. CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
15. MIRROR (SEE ELEVATIONS FOR SIZE)
16. RECESSED MEDICINE CABINET
17. VANITY LIGHT FIXTURE
18. TOILET PAPER HOLDER
19. WATER CLOSET
20. BATH TUB
21. MODESTY PANELS/SHOWER SEATS (AT PH UNITS ONLY)
22. SHOWER SEATS (AT PH UNITS ONLY)
23. SHOWER HEAD
24. SHOWER CURTAIN ROD
25. SHOWER CONTROLS
26. ROBE HOOKS
27. SOAP DISH
28. 12" TOWEL BAR
29. 24" TOWEL BAR
30. 12" GRAB BAR
31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE

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SEAL



RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
08.13.2025	CITY COMMENTS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

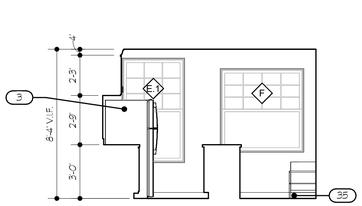
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

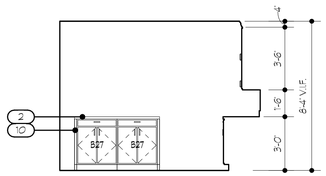
INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

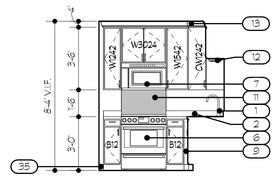
A.611



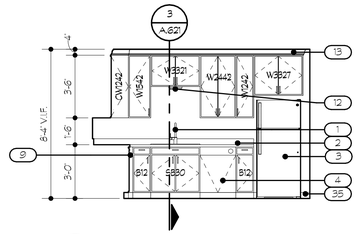
17 A.612 UNIT A.2 KITCHEN
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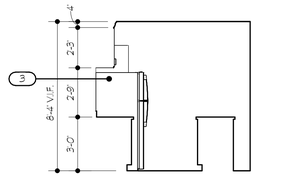
16 A.612 UNIT A.2 KITCHEN
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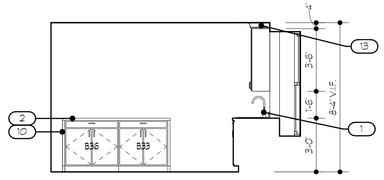
15 A.612 UNIT A.2 KITCHEN
SCALE: 1/4" = 1'-0"



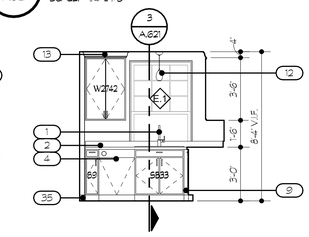
14 A.612 UNIT A.2 KITCHEN
SCALE: 1/4" = 1'-0"



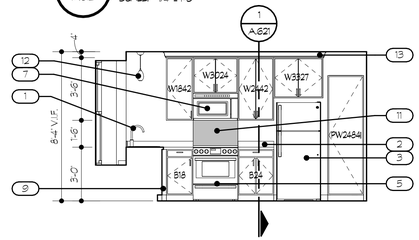
13 A.612 UNIT B.2 KITCHEN
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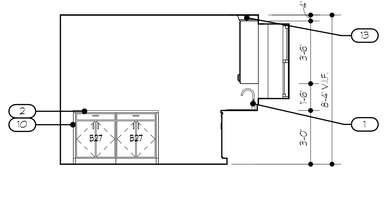
12 A.612 UNIT B.2 KITCHEN
SCALE: 1/4" = 1'-0"



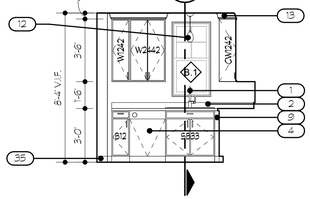
11 A.612 UNIT B.2 KITCHEN
SCALE: 1/4" = 1'-0"



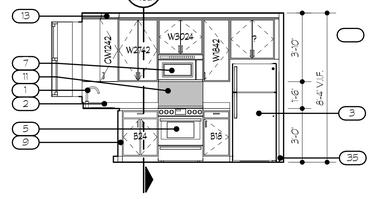
10 A.612 UNIT B.2 KITCHEN
SCALE: 1/4" = 1'-0"



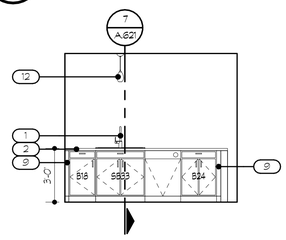
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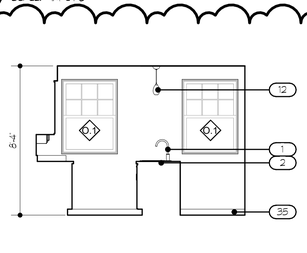
8 A.612 UNIT A.3 KITCHEN
SCALE: 1/4" = 1'-0"



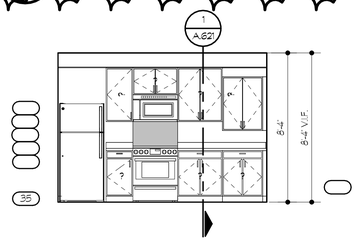
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SCALE: 1/4" = 1'-0"



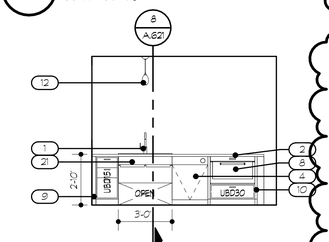
6 A.612 UNIT A.5 KITCHEN
SCALE: 1/4" = 1'-0"



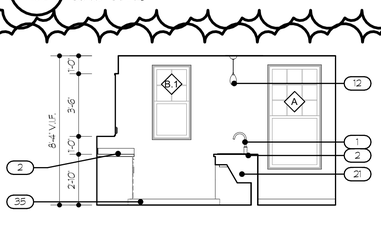
5 A.612 UNIT A.5 KITCHEN
SCALE: 1/4" = 1'-0"



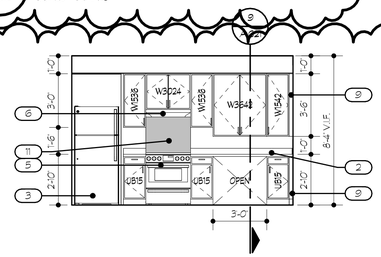
4 A.612 UNIT A.5 KITCHEN
SCALE: 1/4" = 1'-0"



3 A.612 UNIT APH KITCHEN
SCALE: 1/4" = 1'-0"



2 A.612 UNIT APH KITCHEN
SCALE: 1/4" = 1'-0"



1 A.612 UNIT APH KITCHEN
SCALE: 1/4" = 1'-0"

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.

CASEWORK NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
3. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH. PROVIDE 3" FILLERS AT ALL INSIDE CORNERS AND 1" FILLERS AT ENDS.
4. ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
5. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
6. PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
7. PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. BASE CABINET - 1 SHELF
   b. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
   c. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
      2 SHELVES AT CABINETS OVER 24" HIGH.
8. NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
9. SEE SHEET A.621 FOR TYPICAL NOSING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
10. ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

UNIT KEYNOTES: (X)

KITCHENS:
1. SINK AND FAUCET WITH DISPOSAL
2. PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
3. REFRIGERATOR
4. DISHWASHER
5. RANGE
6. RANGE HOOD
7. MICROWAVE WITH FAN AND FIRE CANISTERS
8. OVER THE COUNTER MICORWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
9. FILLER
10. 1 1/2" END PANEL
11. GREASE SHIELD
12. UNDERMOUNT CABINET OR PENDANT LIGHTING FIXTURE (SEE ELEVATIONS FOR INFORMATION)
13. CROWN-MOLDING

BATHROOMS:
14. CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
15. MIRROR (SEE ELEVATIONS FOR SIZE)
16. RECESSED MEDICINE CABINET
17. VANITY LIGHT FIXTURE
18. TOILET PAPER HOLDER
19. WATER CLOSET
20. BATH TUB
21. MODESTY PANELS/SHOWER SEATS (AT PH UNITS ONLY)
22. SHOWER SEATS (AT PH UNITS ONLY)
23. SHOWER HEAD
24. SHOWER CURTAIN ROD
25. SHOWER CONTROLS
26. ROBE HOOKS
27. SOAP DISH
28. 12" TOWEL BAR
29. 24" TOWEL BAR
30. 12" GRAB BAR
31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE

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RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

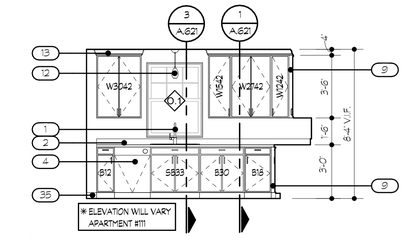
DATE	ISSUE
09.15.2026	OWNER REVISIONS
08.13.2025	CITY COMMENTS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

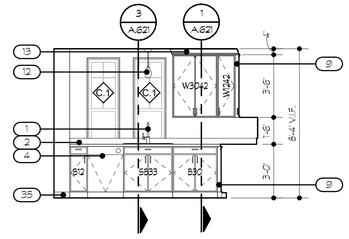
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INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER
A.612



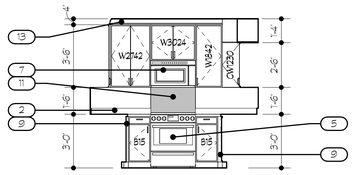
15 A.613 UNIT B.3 KITCHEN (APT. 111)

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



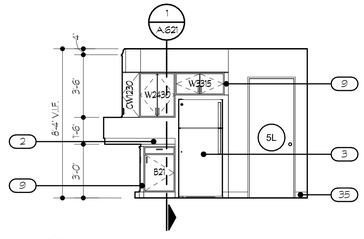
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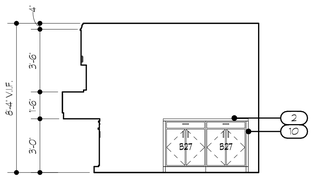
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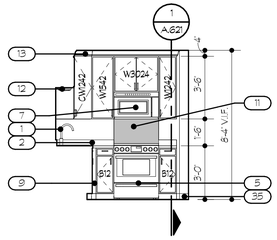
12 A.613 UNIT B.3 KITCHEN

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



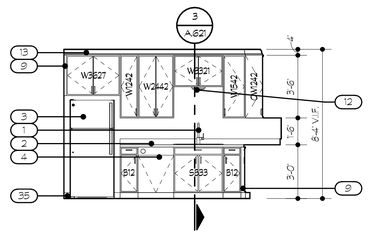
11 A.613 UNIT A.4 KITCHEN

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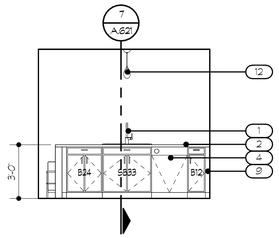
10 A.613 UNIT A.4 KITCHEN

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



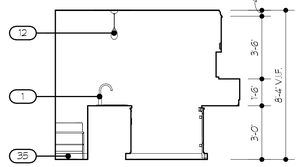
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SCALE: 1/4" = 1'-0"



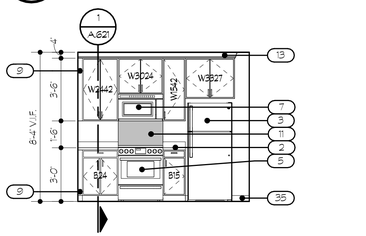
8 A.613 UNIT A.8 KITCHEN

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



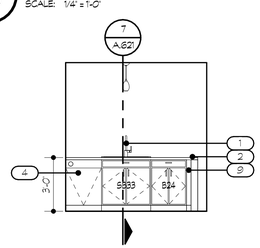
7 A.613 UNIT A.8 KITCHEN

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



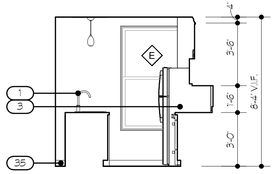
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SCALE: 1/4" = 1'-0"



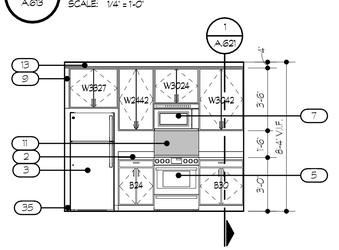
5 A.613 UNIT A.6 KITCHEN

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



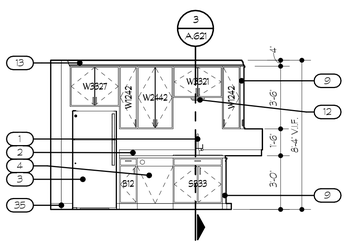
4 A.613 UNIT A.6 KITCHEN

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



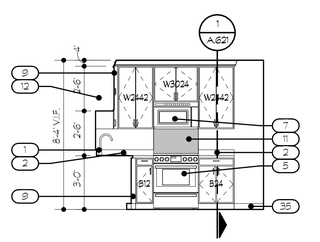
3 A.613 UNIT A.6 KITCHEN

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



2 A.613 UNIT B.4 KITCHEN

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



1 A.613 UNIT B.4 KITCHEN

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

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5. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
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   c. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
      2 SHELVES AT CABINETS OVER 24" HIGH.
8. NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
9. SEE SHEET A.621 FOR TYPICAL NOSING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
10. ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

UNIT KEYNOTES: (X)

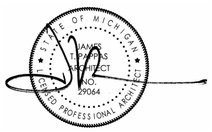
KITCHENS:
1. SINK AND FAUCET WITH DISPOSAL
2. PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
3. REFRIGERATOR
4. DISHWASHER
5. RANGE
6. RANGE HOOD
7. MICROWAVE WITH FAN AND FIRE CANISTERS
8. OVER THE COUNTER MICORWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
9. FILLER
10. 1 1/2" END PANEL
11. GREASE SHIELD
12. UNDERMOUNT CABINET OR PENDANT LIGHTING FIXTURE (SEE ELEVATIONS FOR INFORMATION)
13. CROWN-MOLDING

BATHROOMS :
14. CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
15. MIRROR (SEE ELEVATIONS FOR SIZE)
16. RECESSED MEDICINE CABINET
17. VANITY LIGHT FIXTURE
18. TOILET PAPER HOLDER
19. WATER CLOSET
20. BATH TUB
21. MODESTY PANELSSHOWER SEATS (AT PH UNITS ONLY)
22. SHOWER SEATS (AT PH UNITS ONLY)
23. SHOWER HEAD
24. SHOWER CURTAIN ROD
25. SHOWER CONTROLS
26. ROBE HOOKS
27. SOAP DISH
28. 12" TOWEL BAR
29. 24" TOWEL BAR
30. 12" GRAB BAR
31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE

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RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

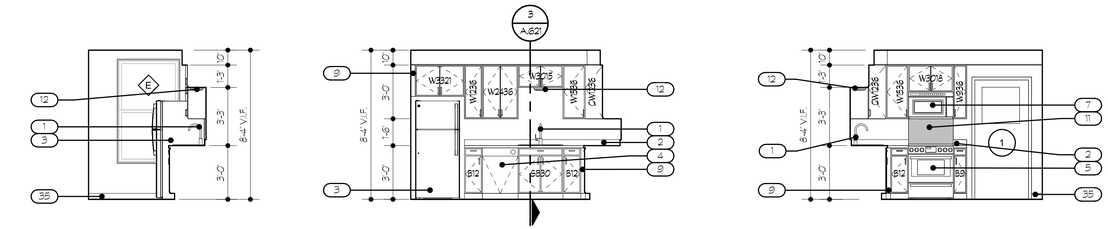
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

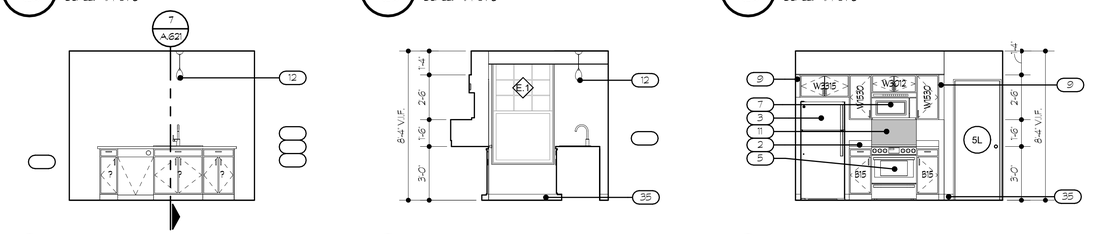
A.613



18 A.614 **UNIT S.1 KITCHEN** SCALE: 1/4" = 1'-0"

17 A.614 **UNIT S.1 KITCHEN** SCALE: 1/4" = 1'-0"

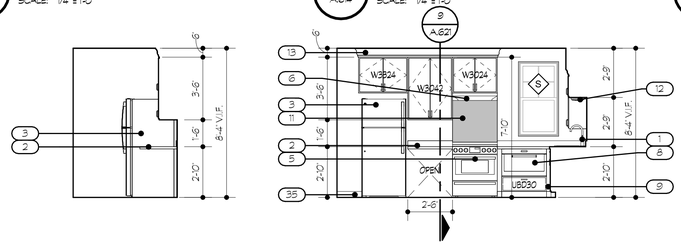
16 A.614 **UNIT S.1 KITCHEN** SCALE: 1/4" = 1'-0"

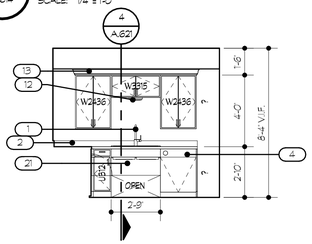


15 A.614 **UNIT B.1 KITCHEN** SCALE: 1/4" = 1'-0"

14 A.614 **UNIT B.1 KITCHEN** SCALE: 1/4" = 1'-0"

13 A.614 **UNIT B.1 KITCHEN** SCALE: 1/4" = 1'-0"

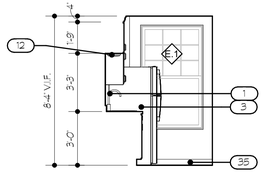


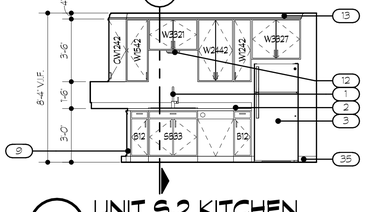


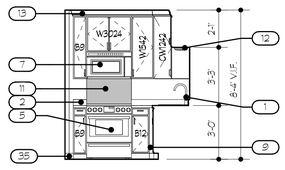
12 A.614 **UNIT SPH KITCHEN** SCALE: 1/4" = 1'-0"

11 A.614 **UNIT SPH KITCHEN** SCALE: 1/4" = 1'-0"

10 A.614 **UNIT SPH KITCHEN** SCALE: 1/4" = 1'-0"



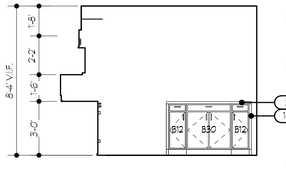


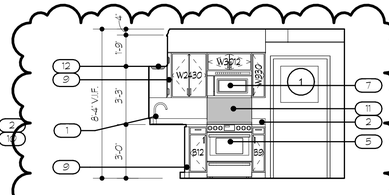


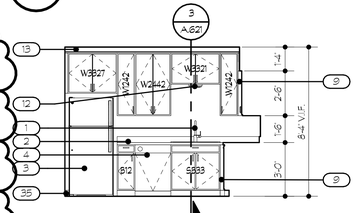
9 A.614 **UNIT S.2 KITCHEN** SCALE: 1/4" = 1'-0"

8 A.614 **UNIT S.2 KITCHEN** SCALE: 1/4" = 1'-0"

7 A.614 **UNIT S.2 KITCHEN** SCALE: 1/4" = 1'-0"



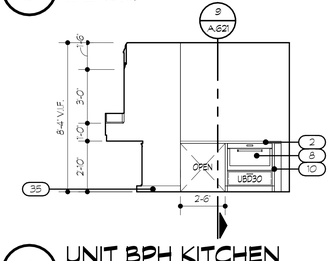


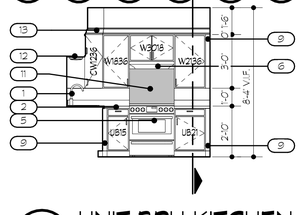


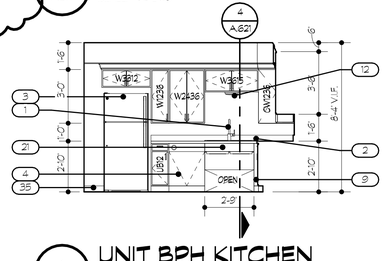
6 A.614 **UNIT A.9 KITCHEN** SCALE: 1/4" = 1'-0"

5 A.614 **UNIT A.9 KITCHEN** SCALE: 1/4" = 1'-0"

4 A.614 **UNIT A.9 KITCHEN** SCALE: 1/4" = 1'-0"







3 A.614 **UNIT BPH KITCHEN** SCALE: 1/4" = 1'-0"

2 A.614 **UNIT BPH KITCHEN** SCALE: 1/4" = 1'-0"

1 A.614 **UNIT BPH KITCHEN** SCALE: 1/4" = 1'-0"

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.

CASEWORK NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
3. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH. PROVIDE 3" FILLERS AT ALL INSIDE CORNERS AND 1" FILLERS AT ENDS.
4. ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
5. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
6. PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
7. PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. BASE CABINET - 1 SHELF
   b. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
   c. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
      2 SHELVES AT CABINETS OVER 24" HIGH.
8. NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
9. SEE SHEET A.621 FOR TYPICAL NOSING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
10. ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

UNIT KEYNOTES: (X)

KITCHENS:
1. SINK AND FAUCET WITH DISPOSAL
2. PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
3. REFRIGERATOR
4. DISHWASHER
5. RANGE
6. RANGE HOOD
7. MICROWAVE WITH FAN AND FIRE CANISTERS
8. OVER THE COUNTER MICORWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
9. FILLER
10. 1 1/2" END PANEL
11. GREASE SHIELD
12. UNDERMOUNT CABINET OR PENDANT LIGHTING FIXTURE (SEE ELEVATIONS FOR INFORMATION)
13. CROWN MOLDING

BATHROOMS:
14. CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
15. MIRROR (SEE ELEVATIONS FOR SIZE)
16. RECESSED MEDICINE CABINET
17. VANITY LIGHT FIXTURE
18. TOILET PAPER HOLDER
19. WATER CLOSET
20. BATH TUB
21. MODESTY PANELS/SHOWER SEATS (AT PH UNITS ONLY)
22. SHOWER SEATS (AT PH UNITS ONLY)
23. SHOWER HEAD
24. SHOWER CURTAIN ROD
25. SHOWER CONTROLS
26. ROBE HOOKS
27. SOAP DISH
28. 12" TOWEL BAR
29. 24" TOWEL BAR
30. 12" GRAB BAR
31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
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SEAL

RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
08.13.2025	CITY COMMENTS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

A.614

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.

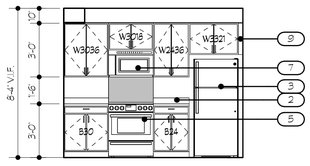
CASEWORK NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
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4. ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
5. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
6. PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
7. PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. BASE CABINET - 1 SHELF
   b. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
   c. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
      2 SHELVES AT CABINETS OVER 24" HIGH.
8. NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
9. SEE SHEET A.621 FOR TYPICAL NOSING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
10. ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

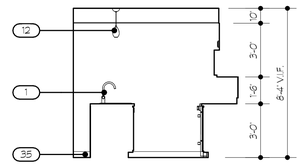
UNIT KEYNOTES: (X)

KITCHENS:
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2. PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
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4. DISHWASHER
5. RANGE
6. RANGE HOOD
7. MICROWAVE WITH FAN AND FIRE CANISTERS
8. OVER THE COUNTER MICORWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
9. FILLER
10. 1 1/2" END PANEL
11. GREASE SHIELD
12. UNDERMOUNT CABINET OR PENDANT LIGHTING FIXTURE (SEE ELEVATIONS FOR INFORMATION)
13. CROWN-MOLDING

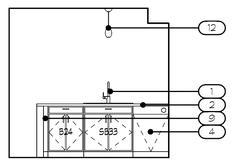
BATHROOMS:
14. CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
15. MIRROR (SEE ELEVATIONS FOR SIZE)
16. RECESSED MEDICINE CABINET
17. VANITY LIGHT FIXTURE
18. TOILET PAPER HOLDER
19. WATER CLOSET
20. BATH TUB
21. MODESTY PANELSSHOWER SEATS (AT PH UNITS ONLY)
22. SHOWER SEATS (AT PH UNITS ONLY)
23. SHOWER HEAD
24. SHOWER CURTAIN ROD
25. SHOWER CONTROLS
26. ROBE HOOKS
27. SOAP DISH
28. 12" TOWEL BAR
29. 24" TOWEL BAR
30. 12" GRAB BAR
31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE



3 / A.615 UNIT A.7 KITCHEN
SCALE: 1/4" = 1'-0"



2 / A.615 UNIT A.7 KITCHEN
SCALE: 1/4" = 1'-0"



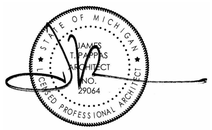
1 / A.615 UNIT A.7 KITCHEN
SCALE: 1/4" = 1'-0"

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ARCHITECTS AND PLANNERS

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MICHIGAN

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

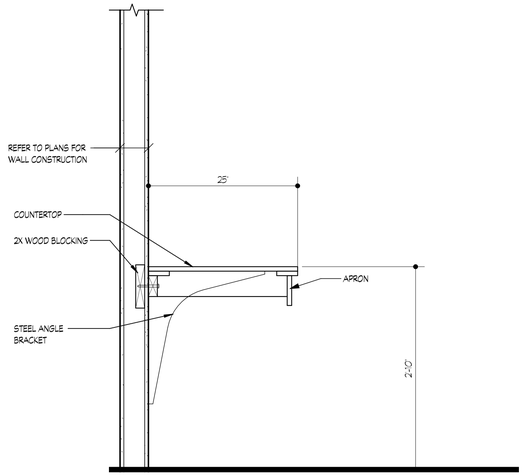
FSP PROJECT NO.
TRC22.066

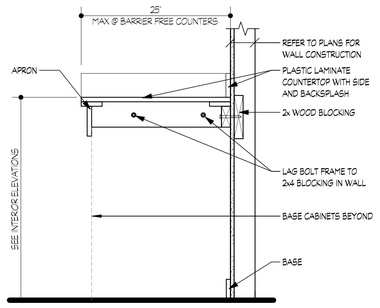
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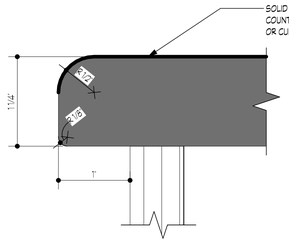
INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

A.615

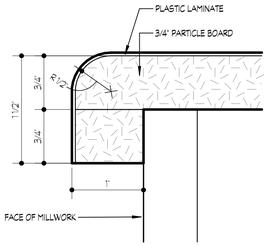






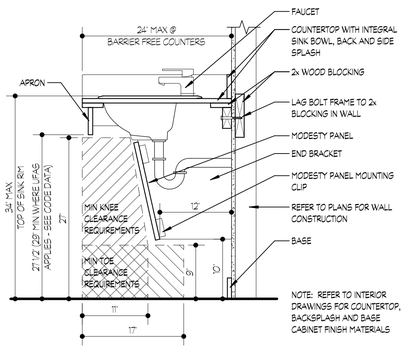
6 A.621 SOLID SURFACE NOSING

SCALE: 12" = 1'-0"



12 A.621 LAUNDRY ROOM COUNTERTOP

SCALE: 1" = 1'-0"

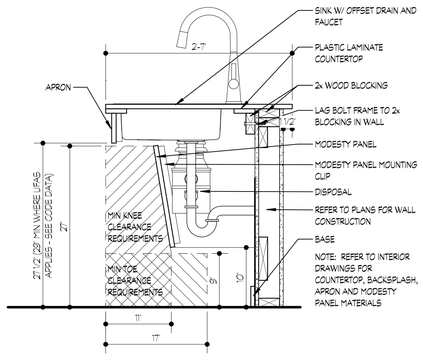


11 A.621 ACCESSIBLE LAVATORY SECTION

SCALE: 1" = 1'-0"

9 A.621 ACCESSIBLE COUNTERTOP SECTION

SCALE: 1" = 1'-0"



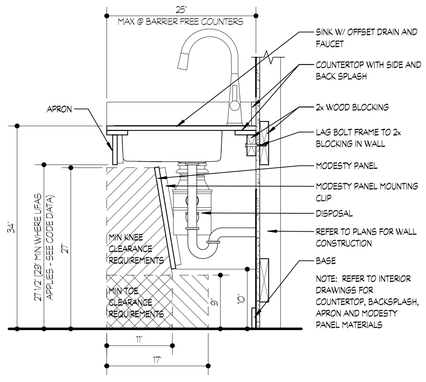
ACCESSIBLE KITCHEN SINK AT ISLAND

8 A.621

SCALE: 1" = 1'-0"

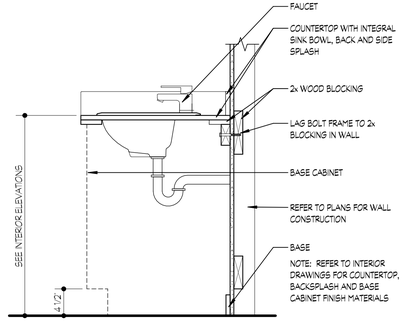
5 A.621 PLASTIC LAMINATE NOSING

SCALE: 12" = 1'-0"



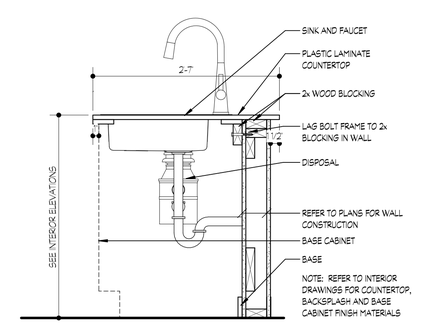
4 A.621 ACCESSIBLE KITCHEN SINK SECTION

SCALE: 1" = 1'-0"



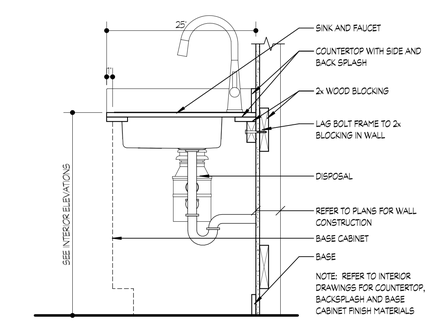
10 A.621 LAVATORY SECTION

SCALE: 1" = 1'-0"



7 A.621 KITCHEN SINK AT ISLAND

SCALE: 1" = 1'-0"



3 A.621 KITCHEN SINK SECTION

SCALE: 1" = 1'-0"

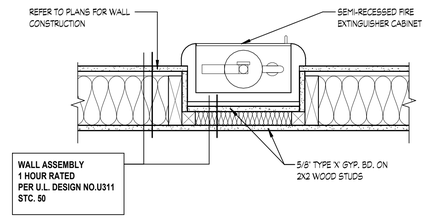
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CASEWORK NOTES:

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4. ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
5. PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
6. PROVIDE AND INSTALL PLASTIC GROMMETS 2-1/2" INSIDE DIAMETER WITH COVER PLATES AT ALL OPEN COUNTERTOPS. GROMMET HOLE LOCATIONS WILL BE DETERMINED IN THE FIELD BY THE ARCHITECT.
7. PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. BASE CABINET - 1 SHELF
   b. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED

   NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
8. PROVIDE AND INSTALL PULL OUT SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
      2 SHELVES AT CABINETS OVER 24" HIGH.

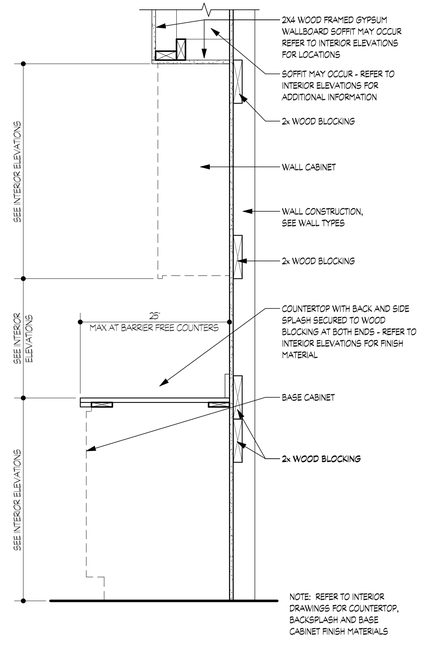
   NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
9. SEE DETAIL 4/A.621 FOR SOLID SURFACE NOSING
10. SEE DETAIL 3/A.621 FOR TYPICAL NOSING AT PLASTIC LAMINATED COUNTERTOPS.



WALL ASSEMBLY
1 HOUR RATED
PER U.L. DESIGN NO.U311
STC. 50

2 A.621 FIRE EXTINGUISHER CABINET

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



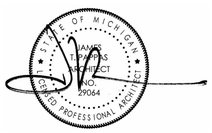
1 A.621 CABINET SECTION

SCALE: 1" = 1'-0"

FSP FUSCO, SHAFFER & PAPPAS, INC.
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DETROIT

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KEY PLAN

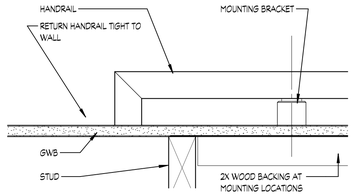
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR DETAILS

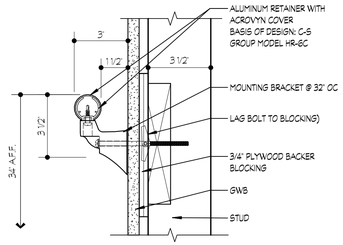
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A.621



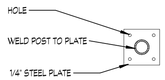
6 A.622 HANDRAIL DETAIL

SCALE: 3" = 1'-0"



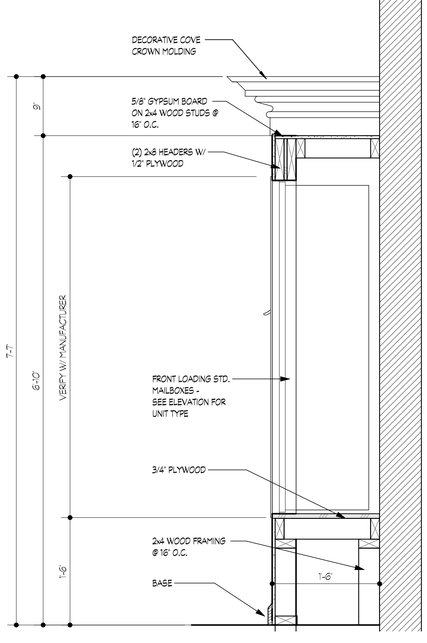
5 A.622 TYPICAL FLOOR HANDRAIL SECTION

SCALE: 3" = 1'-0"



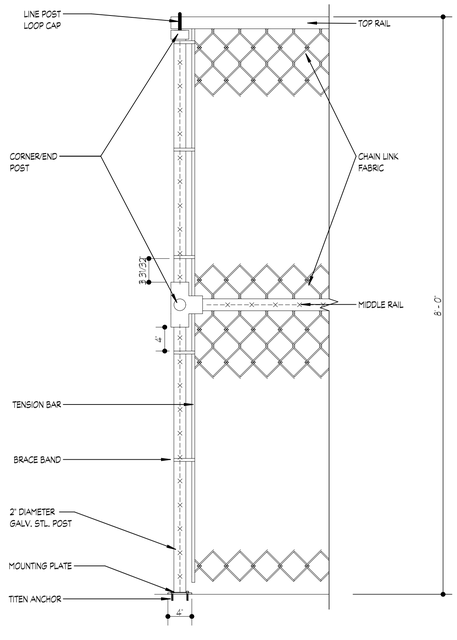
3 A.622 STORAGE LOCKER PLATE MOUNTING

SCALE: 1" = 1'-0"



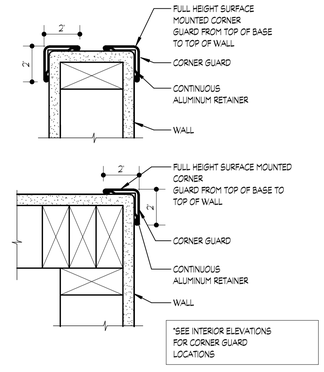
4 A.622 U.S.P.S. MAIL BOX SECTION

SCALE: 1" = 1'-0"



2 A.622 STORAGE LOCKER DETAIL

SCALE: 1" = 1'-0"



1 A.622 CORNER GUARD

SCALE: 3" = 1'-0"

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.

CASEWORK NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES, AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
3. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH.
4. ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
5. PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
6. PROVIDE AND INSTALL PLASTIC GROMMETS 2-1/2" INSIDE DIAMETER WITH COVER PLATES AT ALL OPEN COUNTERTOPS. GROMMET HOLE LOCATIONS WILL BE DETERMINED IN THE FIELD BY THE ARCHITECT.
7. PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. BASE CABINET - 1 SHELF
   b. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED

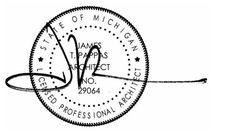
   NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
8. PROVIDE AND INSTALL PULL OUT SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
   a. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
      2 SHELVES AT CABINETS OVER 24" HIGH.

   NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
9. SEE DETAIL 4/A.621 FOR SOLID SURFACE NOSING
10. SEE DETAIL 3/A.621 FOR TYPICAL NOSING AT PLASTIC LAMINATED COUNTERTOPS.

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SEAL



MICHIGAN

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR DETAILS

DRAWING NUMBER

A.622

ABBREVIATIONS

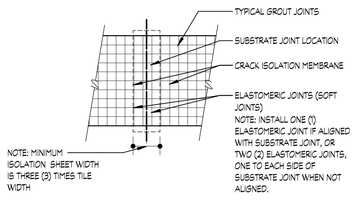
ABAN	ABANDON
ACC	ACCESSIBLE
@	AT
&	AND
AB	ANCHOR BOLT
ACT	ACOUSTIC CEILING TILE
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ACS PNL	ACCESS PANEL
APT	APARTMENT
ARCH	ARCHITECT/ARCHITECTURAL
ACST	ACOUSTIC
AVG	AVERAGE
A/C	AIR CONDITION
ADH	ADHESIVE
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
BKG	BACKING
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BALC	BALCONY
BLVD	BOULEVARD
BOF	BOTTOM OF FOOTING
BOT	BOTTOM
BRG	BEARING
BLW	BELOW
BFF	BELOW FINISH FLOOR
BSMT	BASEMENT
BT	BATHTUB
BRCG	BRACING
BS	BOTH SIDES
BW	BOTH WAYS
BLT	BUILT
BLKHD	BULKHEAD
BN	BULLNOSE
CAB	CABINET
CUH	CABINET UNIT HEATER
CTV	CABLE TELEVISION
CLKJ	CALKED JOINT
CANTIL	CANTILEVER
CO2	CARBON DIOXIDE
CO	CLEANOUT
CPT	CARPET
CBP	CARPET AND PAD
CB	CATCH BASIN/CARRIAGE BOLT
CBWK	CASEWORK
CSG	CASING
CIP	CAST-IN-PLACE
CLG	CEILING
CBB	CEMENTITIOUS BACKER BOARD
CTR	CENTER
CL	CENTERLINE
CT	CERAMIC TILE
CTB	CERAMIT TILE BASE
CLT	CLEAT
CLO	CLOSET
CR	CLOSET ROD
CLOS	CLOSURE
CFMF	COLD-FORMED METAL FRAMING
COL	COLUMN
CMPST	COMPOSITE
CPRS	COMPRESSIBLE
CNCL	CONCEALED
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONF	CONFERENCE
CONN	CONNECT
CONSTR	CONSTRUCTION
CJ	CONTROL JOINT
CONT	CONTINUE/CONTINUOUS
CONTR	CONTRACTOR
CU FT	CUBIC FEET
CU YD	CUBIC YARD
CURT	CURTAIN
DMPR	DAMPPROOFING
DEMO	DEMOLISH
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DR	DOOR
D.O.	DOOR OPENING
DS	DOWNSPOUT
DW	DISHWASHER
DF	DRINKING FOUNTAIN
DWG	DRAWING
EA	EACH
EE	EACH END
EF	EACH FACE
EW	EACH WAY
EBMT	EABEMENT
ELAST	ELASTOMERIC
EXH FN	EXHAUST FAN
EL	ELEVATION
EJ	EXPANSION JOINT
ELEC	ELECTRIC/ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ESP	ESG SHELL PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
EWH	ELECTRIC WATER HEATER
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
EXTRU	EXTRUSION
EXT GR	EXTERIOR GRADE
EVNT	EXHAUST VENT
ETC	AND SO FORTH
EXH	EXHAUST
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
F/F	FACE TO FACE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH/FINISHED
FXT	FIXTURE
FLR	FLOOR
FSTNR	FASTENER
FP	FLAT PAINT
FRP	FIBERGLASS REINFORCED PLASTIC
FRTW	FIRE RETARDANT TREATED WOOD
FRZ	FREEZER
FT	FEET/FOOT
FTG	FOOTING
FURN	FURNACE/FURNITURE
GA	GAUGE
GALV	GALVANIZED
GYP	GYPSUM
GDR	GUARD RAIL
G DISP	GARBAGE DISPOSAL
GT	GROUT
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HDR	HEADER
HT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL, HORIZONTALLY
HC	HANDICAP/HOLLOW CORE
HD JT	HEAD JOINT
HYD	HYDRANT
HNDRL	HANDRAIL
INV EL	INVERT ELEVATION
INFO	INFORMATION
INSUL	INSULATE/INSULATION
J-BOX	JUNCTION BOX
JAN CLO	JANITOR'S CLOSET
KOP	KNOCK OUT PANEL
KIT	KITCHEN
LAM	LAMINATE/LAMINATED
LAU	LAUNDRY
LAV	LAVATORY
LINO	LINOLEUM
LF	LINEAR FEET
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTG PNL	LIGHTING PANEL
LPT	LOW POINT
LWC	LIGHTWEIGHT CONCRETE
LVT	LUXURY VINYL TILE
LVR	LOUVER
LTG	LIGHTING
MAINT	MAINTENANCE
MAX	MAXIMUM
MH	MANHOLE
MC	MEDICINE CABINET/METAL-CLAD
MECH	MECHANICAL
MTL	METAL
MULL	MULLION
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MO	MASONRY OPENING
MTD	MOUNTED
MFR	MANUFACTURER/MANUFACTURERS
MW	MICROWAVE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OH DR	OVERHEAD DOOR
O/O	OUT TO OUT
OPP	OPPOSITE
OPH	OPPOSITE HAND
ORD	OVERFLOW ROOF DRAIN
OH	OVERHANG
PAR	PARALLEL
PCC	PRECAST CONCRETE
PRCST	PRECAST
PORC	PORCELAIN
PERIM	PERIMETER
PERP	PERPENDICULAR
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PREFIN	PREFINISHED
PNL	PANEL
PRMLD	PREMOLDED
PLBG	PLUMBING
PT CONC	POST-TENSIONED CONCRETE
PREFMD	PREFORMED
PREP	PREPERATION/PREPARE
POS	POSITION
PVG	PAVING
PVC	POLY VINYL CHLORIDE
QTY	QUANTITY
QT	QUARRY TILE
QTB	QUARRY TILE BASE
R	RADIUS/RISER
RA	RETURN AIR
RB	RUBBER BASE
RB HK	ROBE HOOK
RBR	RUBBER
RCVR	RECEIVER
RCPTN	RECEPTION
RD	ROOF DRAIN
RIGD INS	RIGID INSULATION
REBAR	REINFORCING STEEL, BARS
REC	RECESSED/RECOMMENDATION
RECPT	RECEPTACLE
REF	REFRIGERATOR/REFERENCE
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SALV	SALVAGE
SAN	SANITARY
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET (FOOT)
SGSP	SEMI GLOSS PAINT
SHT	SHEET/SHART
SIM	SIMILAR
SP	SATIN PAINT
SHR	SHOWER
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SS	SERVICE SINK
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
SST	STAINLESS STEEL
STL	STEEL
STL PL	STEEL PLATE
STOR	STORAGE
STRUCT	STRUCTURAL
SV	SHEET VINYL
SLNT	SEALANT
STAG	STAGGERED
T&B	TOP AND BOTTOM
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
T&G	TONGUE AND GROOVE
THRES	THRESHOLD
THRU	THROUGH
TOS	TOP OF STEEL/SLAB
TV	TELEVISION
TYP	TYPICAL
UGND	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VAN	VANITY
VAR	VARIES
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL, VEST VESTIBULE
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
VP	VINYL PLANK
VWC	VINYL WALL COVERING
W/	WITH
WBL	WOOD BLOCKING
WC	WATER CLOSET/WALL COVERING
WD	WOOD
WH	WATER HEATER/WALL HUNG
W/D	WASHER/DRYER
WDW	WINDOW
W/O	WITH OUT
WOC	WALL OFF CARPET
WP	WATERPROOFING/WORK POINT
WT	WATERTIGHT
WR	WEATHER RESISTANT
WWF	WELDED WIRE FABRIC

ROOM FINISH SCHEDULE

RM NO.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL MATERIAL	CEILING MATERIAL	CEILING HEIGHT	PAINT / FINISH WALL	PAINT / FINISH CEILING	NOTES
301	CORRIDOR								1
UNITS									
-	PRIMARY BEDROOM	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	
-	SECONDARY BEDROOM	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	
-	LIVING ROOM	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	
-	KITCHEN	L.V.T.	V.B.	GYP. BD.	GYP. BD.	VARIES	ESP	FP	
-	BATHROOM	L.V.T.	V.B.	GYP. BD.	GYP. BD.	VARIES	ESP	FP	
-	COAT CLOSET	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	
BASEMENT FLOOR									
100A	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
100B	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
100C	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
101	CORRIDOR	C.P.T.	V.B.	GYP. BD.	GYP. BD.	7'-11"	ESP	FP	1
102	VESTIBULE	W.O.C.	V.B.	GYP. BD.	GYP. BD.	14'-7"	ESP	FP	1
103	MAIL ROOM	C.P.T.	V.B.	GYP. BD.	GYP. BD.	14'-7"	ESP	FP	1
112	ELECTRICAL	S. CONC.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	SGP	SGP	1
114	TRASH ROOM	S. CONC.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	SGP	SGP	1
115	MECHANICAL	S. CONC.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	SGP	SGP	1
116	MECHANICAL	S. CONC.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	SGP	SGP	1
117	COMMUNITY ROOM	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
118	KITCHEN	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
121	STORAGE	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
122	UNISEX BATHROOM	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
1ST FLOOR									
200A	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
200B	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
200C	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
201	CORRIDOR	C.P.T.	V.B.	GYP. BD.	GYP. BD.	7'-11"	ESP	FP	1
202	OFFICE	C.P.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
203	OFFICE	C.P.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
204	PROPERTY MANAGER	C.P.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
213	TRASH ROOM	V.C.T	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
214	TRASH CHUTE	S. CONC.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	SGP	SGP	1
223	VESTIBULE	W.O.C.	V.B.	GYP. BD.	GYP. BD.	14'-7"	ESP	FP	1
2ND FLOOR									
300A	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
300B	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
300C	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
302	ELEVATOR LOBBY	C.P.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
313	TRASH ROOM	V.C.T	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
314	LAUNDRY	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
3RD FLOOR									
400A	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
400B	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
400C	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
401	CORRIDOR	C.P.T.	V.B.	GYP. BD.	GYP. BD.	7'-11"	ESP	FP	1
402	ELEVATOR LOBBY	C.P.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
414	TRASH ROOM	V.C.T	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
415	LAUNDRY	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
4TH FLOOR									
500A	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
500B	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
500C	STAIR	R.B.R	V.B.	GYP. BD.	GYP. BD.	VIF	ESP	FP	1
501	CORRIDOR	C.P.T.	V.B.	GYP. BD.	GYP. BD.	7'-11"	ESP	FP	1
502	ELEVATOR LOBBY	C.P.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
503	ELEV. EQUIP.	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)		SGP	1
515	TRASH ROOM	V.C.T	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1
516	LAUNDRY	L.V.T.	V.B.	GYP. BD.	GYP. BD.	8'-4" (VIF)	ESP	FP	1

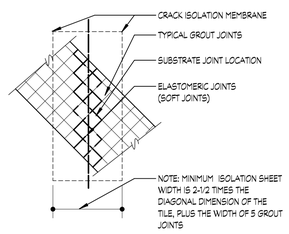
ROOM FINISH NOTES

1. SEE REFLECTED CEILING PLANS
2. FLAT PAINT ON GYPSUM BOARD SOFFITS
3. CLOSET FLOOR FINISH TO MATCH ADJACENT ROOM FLOOR FINISH
4. FIBERGLASS REINFORCED PANELS (TYPICAL AT TRASH LAUNDRY ROOMS)



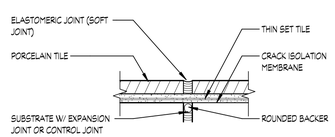
3 A.701 ISOLATION MEMBRANE @ CONTROL JOINT

SCALE: 6" = 1'-0"



2 A.701 ISOLATION MEMBRANE @ CONTROL JOINT

SCALE: 6" = 1'-0"



1 A.701 CONTROL JOINT

SCALE: 6" = 1'-0"

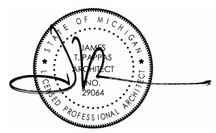
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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
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05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ROOM FINISH SCHEDULE AND DETAILS

DRAWING NUMBER

A.701

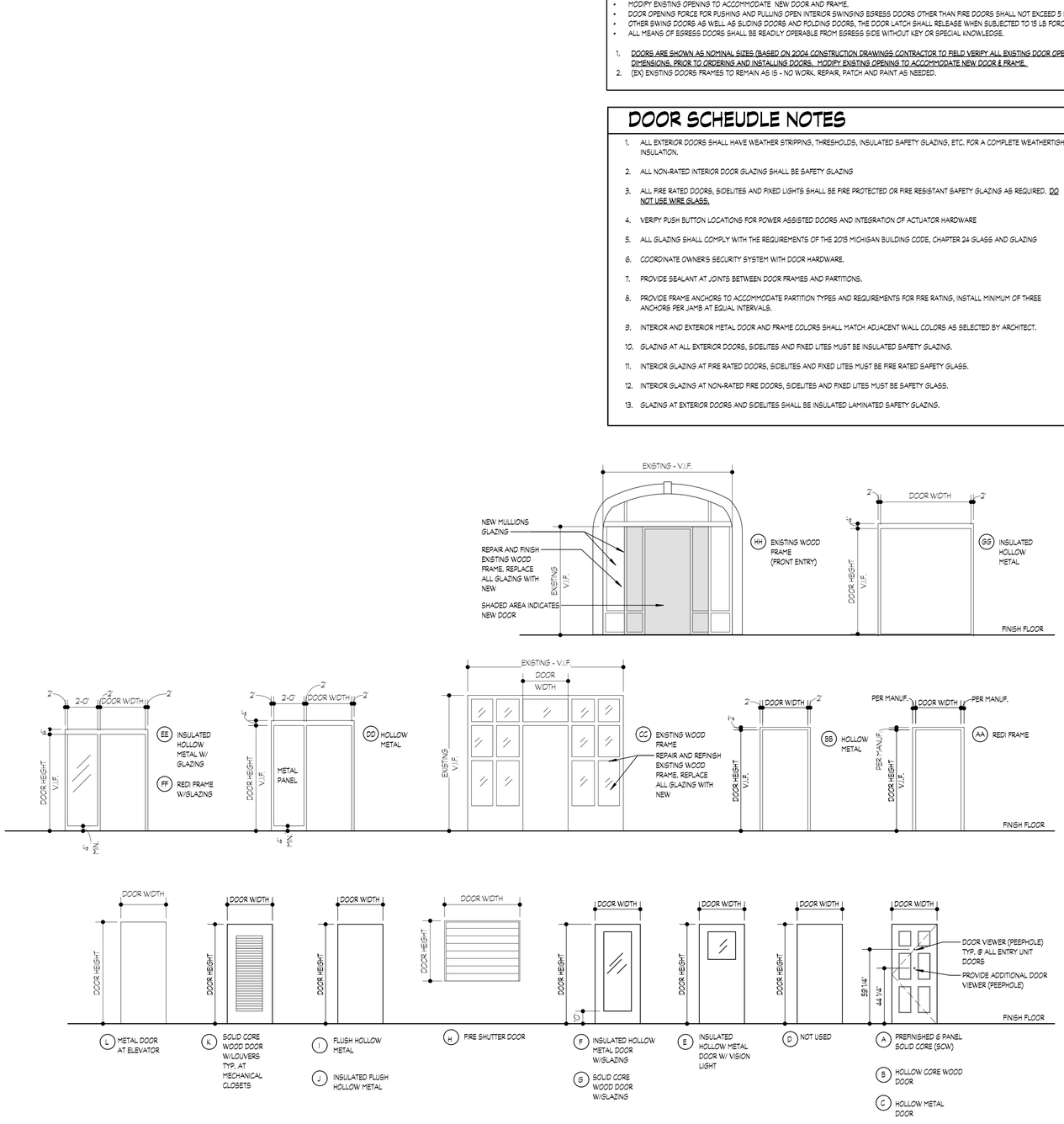
DOOR AND HARDWARE GENERAL NOTES

- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM EGRESS SIDE WITHOUT KEY OR SPECIAL KNOWLEDGE.
- ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE.
- NO PROTRUDING HARDWARE ON DOOR SURFACE SHALL BE INSTALLED LESS THAN 34" ABOVE FLOOR.
- ALL THRESHOLD MAXIMUM HEIGHTS SHALL NOT EXCEED 1/2 INCH IN HEIGHT-WHERE A CHANGE IN ELEVATION AT RAISED THRESHOLDS AND FLOOR LEVELS ARE IN BETWEEN 1/4 INCH AND 1/2 INCH, A BEVEL SHALL BE REQUIRED NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL
- G.C. TO CONFIRM HAND OF ALL DOORS.
- WEATHERSTRIPPING ON ALL EXTERIOR DOORS.
- GC TO COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
- MODIFY EXISTING OPENING TO ACCOMMODATE NEW DOOR AND FRAME.
- DOOR OPENING FORCE FOR PUSHING AND PULLING OPEN INTERIOR SWINGING EGRESS DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LBS.
- OTHER SWING DOORS AS WELL AS SLIDING DOORS AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO 15 LB FORCE.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM EGRESS SIDE WITHOUT KEY OR SPECIAL KNOWLEDGE.

1. DOORS ARE SHOWN AS NOMINAL SIZES (BASED ON 2004 CONSTRUCTION DRAWINGS CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENING DIMENSIONS, PRIOR TO ORDERING AND INSTALLING DOORS. MODIFY EXISTING OPENING TO ACCOMMODATE NEW DOOR & FRAME.
2. (EX) EXISTING DOORS FRAMES TO REMAIN AS IS - NO WORK, REPAIR, PATCH AND PAINT AS NEEDED.

DOOR SCHEUDLE NOTES

1. ALL EXTERIOR DOORS SHALL HAVE WEATHER STRIPPING, THRESHOLDS, INSULATED SAFETY GLAZING, ETC. FOR A COMPLETE WEATHERTIGHT INSULATION.
2. ALL NON-RATED INTERIOR DOOR GLAZING SHALL BE SAFETY GLAZING
3. ALL FIRE RATED DOORS, SIDELITES AND FIXED LIGHTS SHALL BE FIRE PROTECTED OR FIRE RESISTANT SAFETY GLAZING AS REQUIRED. DO NOT USE WIRE GLASS.
4. VERIFY PUSH BUTTON LOCATIONS FOR POWER ASSISTED DOORS AND INTEGRATION OF ACTUATOR HARDWARE
5. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 MICHIGAN BUILDING CODE, CHAPTER 24 GLASS AND GLAZING
6. COORDINATE OWNER'S SECURITY SYSTEM WITH DOOR HARDWARE.
7. PROVIDE SEALANT AT JOINTS BETWEEN DOOR FRAMES AND PARTITIONS.
8. PROVIDE FRAME ANCHORS TO ACCOMMODATE PARTITION TYPES AND REQUIREMENTS FOR FIRE RATING, INSTALL MINIMUM OF THREE ANCHORS PER JAMB AT EQUAL INTERVALS.
9. INTERIOR AND EXTERIOR METAL DOOR AND FRAME COLORS SHALL MATCH ADJACENT WALL COLORS AS SELECTED BY ARCHITECT.
10. GLAZING AT ALL EXTERIOR DOORS, SIDELITES AND FIXED LITES MUST BE INSULATED SAFETY GLAZING.
11. INTERIOR GLAZING AT FIRE RATED DOORS, SIDELITES AND FIXED LITES MUST BE FIRE RATED SAFETY GLASS.
12. INTERIOR GLAZING AT NON-RATED FIRE DOORS, SIDELITES AND FIXED LITES MUST BE SAFETY GLASS.
13. GLAZING AT EXTERIOR DOORS AND SIDELITES SHALL BE INSULATED LAMINATED SAFETY GLAZING.



DOOR SCHEDULE

DOOR OR LITE NO.	DOOR SIZE W	H	T	TYPE	MATL	FRAME DETAILS HEAD	JAMB	SILL	SHEET	TYPE	MATL	HARDWARE	FIRE RATING LABEL / HRS.
4	2'-0"	6'-8"	1 3/8"	B	HOW								
5M	2'-0"	6'-8"	1 3/8"	B	HOW								
UNITS													
1	3'-0"	6'-8"	1 3/4"	C	HM	8	7		A.712	BB	HM	U1	20 MIN.
2A	2'-10"	6'-8"	1 3/4"	A	SCW	12	11		A.712	AA	REDI	U2	
2B	3'-0"	6'-8"	1 3/4"	A	SCW	12	11		A.712	AA	REDI	U2	
3A	2'-10"	6'-8"	1 3/4"	A	SCW	12	11		A.712	AA	REDI	U2	
3B	3'-0"	6'-8"	1 3/4"	A	SCW	12	11		A.712	AA	REDI	U2	
4	2'-0"	6'-8"	1 3/8"	B	HOW	12	11		A.712	AA	REDI	U3	
5	2'-6"	6'-8"	1 3/8"	B	HOW	12	11		A.712	AA	REDI	U3	
5L	2'-6"	6'-8"	1 3/8"	K	SCW	12	11		A.712	AA	REDI	U3	
6	2'-8"	6'-8"	1 3/8"	B	HOW	12	11		A.712	AA	REDI	U3	
7 (2)	2'-6"	6'-8"	1 3/8"	B	HOW	12	11		A.712	AA	REDI	U4	
8 (2)	2'-8"	6'-8"	1 3/8"	<varies>	HOW	12	11		A.712	AA	REDI	U4	
9 (2)	3'-0"	6'-8"	1 3/8"	B	HOW	12	11		A.712	AA	REDI	U4	
BASEMENT FLOOR													
100A	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
100A.1	3'-0"	6'-8"	1 3/4"	E	HM	3,6	2,5	15	A.712	DD	HM	04	-
100B	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
100B.1	3'-0"	6'-8"	1 3/4"	E	HM	3,6	2,5	15	A.712	DD	HM	04	-
100C	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
100C.1	3'-0"	6'-8"	1 3/4"	E	HM	3,6	2,5	4, 15	A.712	DD	HM	04	-
101A	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
101B	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
101C	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
101D	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
101E	3'-0"	6'-8"	1 3/4"	DD	SCW	12	11	-	A.712	AA	REDI	10	60 MIN.
102	3'-0"	6'-8"	1 3/4"	F	HM	3,6	2,5	1,4	A.712	EE	HM	06	
102A	3'-10"	7'-0"	1 7/8"	L	METAL	3	3		A.713			BY DOOR MANUF.	-
103	3'-0"	6'-8"	1 3/4"	G	SCW	12	11	-	A.712	AA	REDI	05	
112A	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	07	20 MIN.
112B	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	07	20 MIN.
114A	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	03	20 MIN.
114B (2)	3'-0"	7'-0"	1 3/4"	J	HM	6	5	4	A.713	GG	HM	18	-
115 (2)	3'-0"	6'-8"	1 3/4"	D	HM	8	7	-	A.712	BB	HM	09	
116	3'-0"	6'-8"	1 3/4"	EE	HM	8	7	-	A.712	BB	HM	07	60 MIN.
117A	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	13	20 MIN.
117B	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	10	20 MIN.
118A	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	03	45 MIN
118B	6'-0"	4'-0"		H	METAL	1	2	1	A.713	-	-	BY DOOR MANUF.	45 MIN
122	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	08	20 MIN.
1ST FLOOR													
101E	3'-10"	7'-0"	1 7/8"	L	METAL	3	3		A.713			BY DOOR MANUF.	-
200A	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
200B	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
200C	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
201A	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
201B	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
201C	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
201D	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
201E	3'-10"	7'-0"	1 7/8"	L	METAL	3	3		A.713			BY DOOR MANUF.	-
202	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	11	20 MIN.
203	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	11	20 MIN.
204	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	12	20 MIN.
213	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	03	20 MIN.
223A	3'-0"	7'-0"	1 3/4"	G	SCW	EX.	EX.	EX.	-	HH	EX	06	
223B	3'-0"	6'-11 1/2"	1 3/4"	A	SCW	EX.	EX.	EX.	-	CC	EX	18	
223C	3'-0"	6'-8"	1 3/4"	A	SCW	12	11		A.712	AA	REDI	03	20 MIN.
2ND FLOOR													
300A	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
300B	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
300C	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
301A	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
301B	3'-0"	6'-8"	1 3/4"	A	SCW	12	11		A.712	AA	REDI	02	20 MIN.
301C	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
301D	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
302	3'-0"	6'-8"	1 3/4"	G	SCW	12,14	11,13	-	A.712	FF	REDI	03	20 MIN.
313	3'-0"	6'-8"	1 3/4"	C	HM	8	7		A.712	BB	HM	03	20 MIN.
314	3'-0"	6'-8"	1 3/4"	G	SCW	12	11		A.712	BB	REDI	03	20 MIN.
3RD FLOOR													
400A	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
400B	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
400C	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
401A	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	BB	REDI	02	20 MIN.
401B	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	BB	REDI	02	20 MIN.
401C	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	BB	REDI	02	20 MIN.
401D	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	BB	REDI	02	20 MIN.
402	3'-0"	6'-8"	1 3/4"	G	SCW	12,14	11,13	1	A.712	FF	REDI	03	20 MIN.
413	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	03	20 MIN.
414	3'-0"	6'-8"	1 3/4"	G	SCW	8	7	-	A.712	BB	REDI	03	20 MIN.
4TH FLOOR													
500A	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
500B	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
500C	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	01	90 MIN
501A	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
501B	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
501C	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
501D	3'-0"	6'-8"	1 3/4"	A	SCW	12	11	-	A.712	AA	REDI	02	20 MIN.
502	3'-0"	6'-8"	1 3/4"	G	SCW	12,14	11,13	-	A.712	FF	REDI	03	20 MIN.
503	3'-0"	6'-8"	1 3/4"	C	HM	3	2	1	A.712	BB	HM	17	20 MIN.
515	3'-0"	6'-8"	1 3/4"	C	HM	8	7	-	A.712	BB	HM	03	20 MIN.
516	3'-0"	6'-8"	1 3/4"	G	SCW	12	11	-	A.712	BB	REDI	03	20 MIN.
ROOF													
600B	3'-0"	6'-8"	1 3/4"	J	HM	8	7	-	A.712	BB	HM		90 MIN

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STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
LICENSE NO. 29064
REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

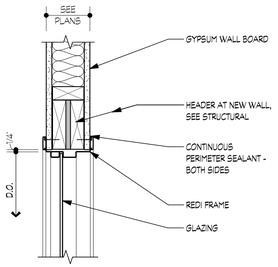
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

DOOR SCHEDULE, TYPES AND NOTES

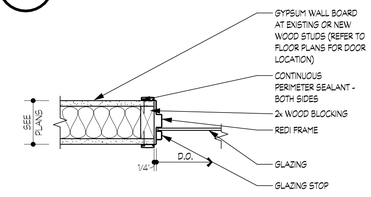
DRAWING NUMBER

A.711



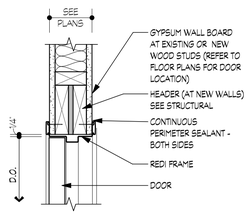
REDI FRAME GLAZING HEAD

14 / A.712 — SCALE: 1 1/2" = 1'-0"



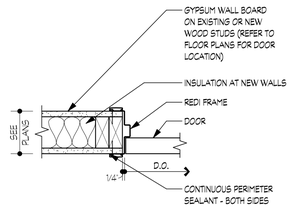
REDI FRAME GLAZING JAMB

13 / A.712 — SCALE: 1 1/2" = 1'-0"



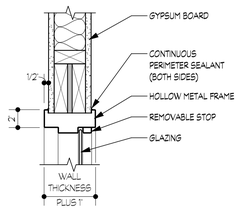
REDI FRAME - DOOR HEAD

12 / A.712 — SCALE: 1 1/2" = 1'-0"



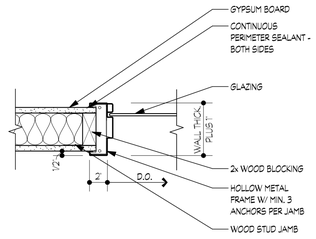
REDI FRAME - DOOR JAMB

11 / A.712 — SCALE: 1 1/2" = 1'-0"



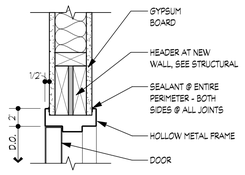
HOLLOW METAL HEAD SIDELIGHT

10 / A.712 — SCALE: 1 1/2" = 1'-0"



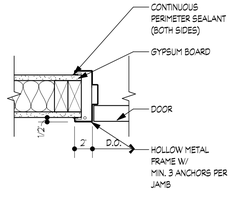
HOLLOW METAL JAMB GLAZING

9 / A.712 — SCALE: 1 1/2" = 1'-0"



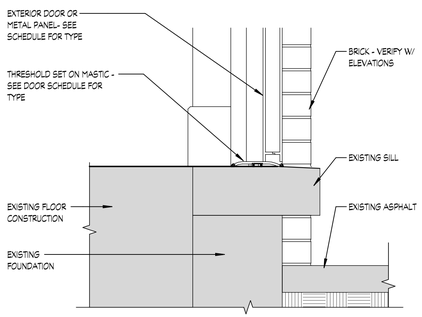
HOLLOW METAL HEAD

8 / A.712 — SCALE: 1 1/2" = 1'-0"



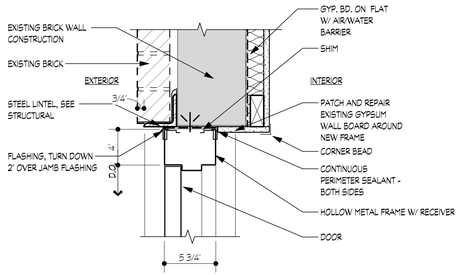
HOLLOW METAL FRAME - DOOR JAMB

7 / A.712 — SCALE: 1 1/2" = 1'-0"



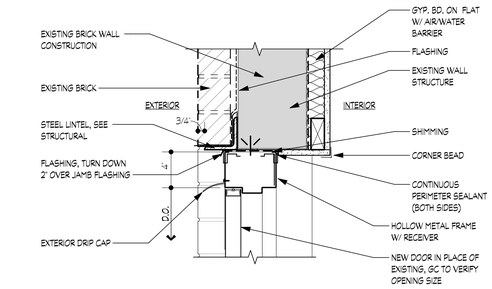
HOLLOW METAL FRAME - SILL - EXTERIOR BRICK @ STAIR DOORS

15 / A.712 — SCALE: 1 1/2" = 1'-0"



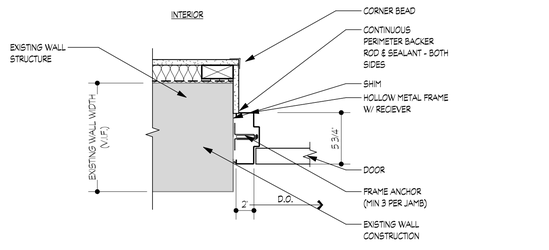
HOLLOW METAL GLAZING/METAL PANEL HEAD - EXISTING WALL

6 / A.712 — SCALE: 1 1/2" = 1'-0"



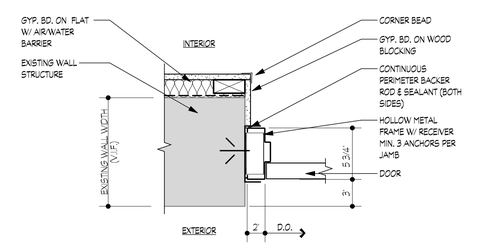
HOLLOW METAL FRAME - DOOR HEAD - EXTERIOR BRICK

3 / A.712 — SCALE: 1 1/2" = 1'-0"



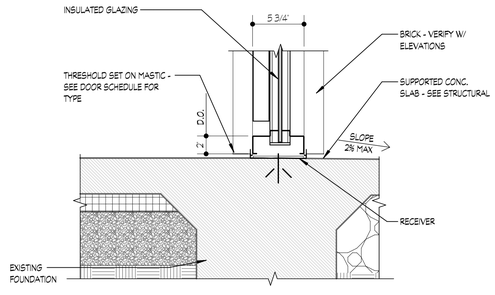
HOLLOW METAL JAMB AT METAL PANEL/GLAZING -EXISTING WALL

5 / A.712 — SCALE: 1 1/2" = 1'-0"



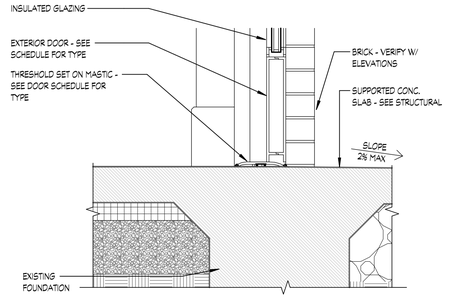
HOLLOW METAL FRAME - DOOR JAMB - EXTERIOR BRICK

2 / A.712 — SCALE: 1 1/2" = 1'-0"



HOLLOW METAL GLAZING/METAL PANEL SILL - EXISTING WALL

4 / A.712 — SCALE: 1 1/2" = 1'-0"



HOLLOW METAL FRAME - SILL - EXTERIOR BRICK

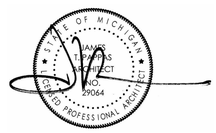
1 / A.712 — SCALE: 1 1/2" = 1'-0"

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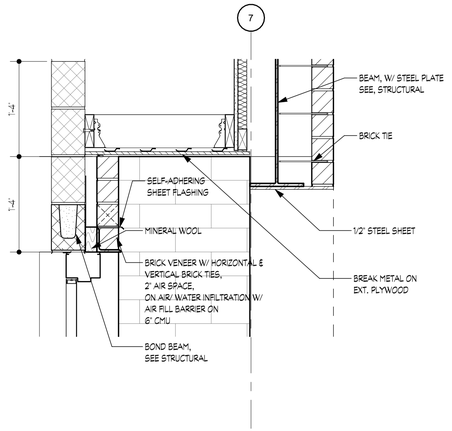
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

DOOR DETAILS

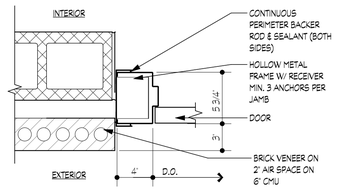
DRAWING NUMBER

A.712



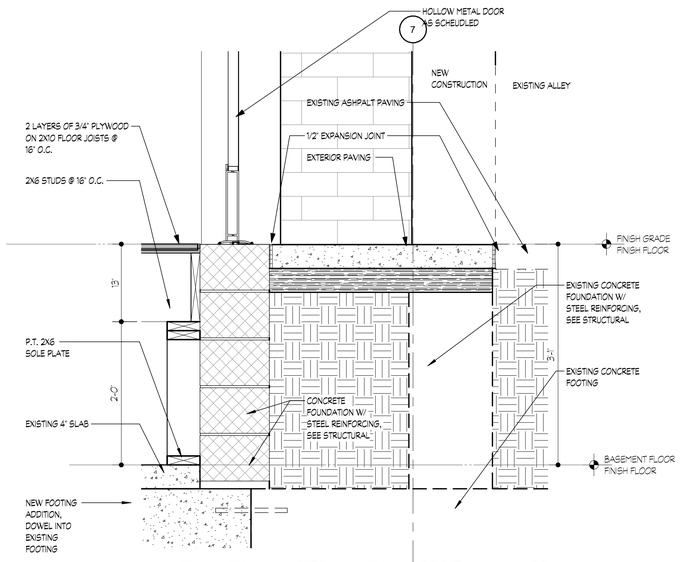
HOLLOW METAL HEAD DETAIL AT NEW WALL (TRASH ROOM)

6 / A.713 — SCALE: 1" = 1'-0"



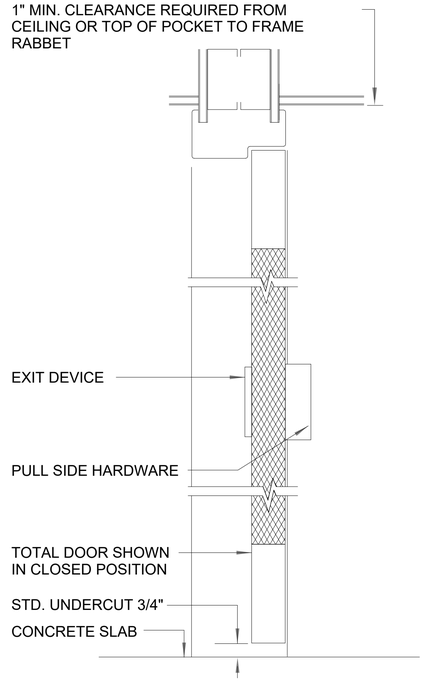
HOLLOW METAL JAMB DETAIL AT NEW WALL (TRASH ROOM)

5 / A.713 — SCALE: 1 1/2" = 1'-0"

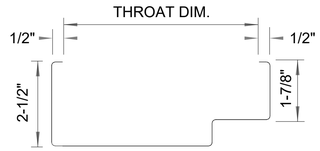


HOLLOW METAL SILL DETAIL AT NEW WALL (TRASH ROOM)

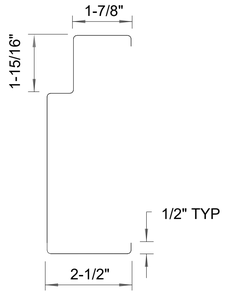
4 / A.713 — SCALE: 1" = 1'-0"



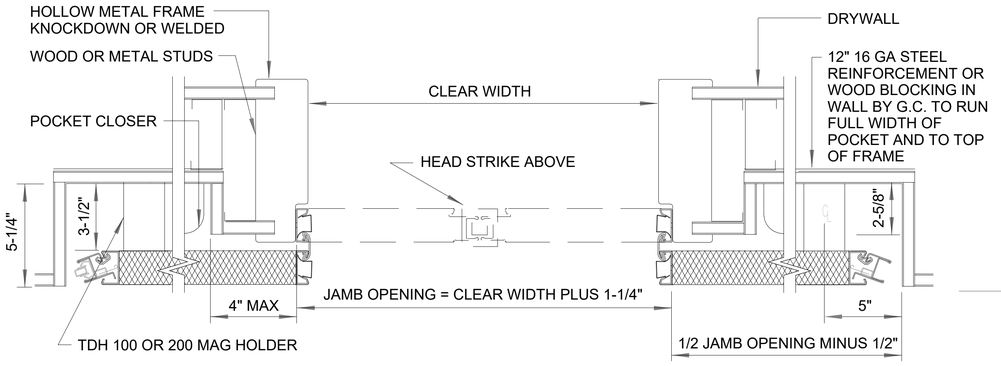
VERTICAL SECTION



HEAD PROFILE

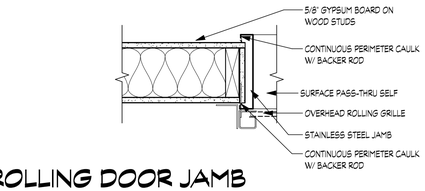


JAMB PROFILE



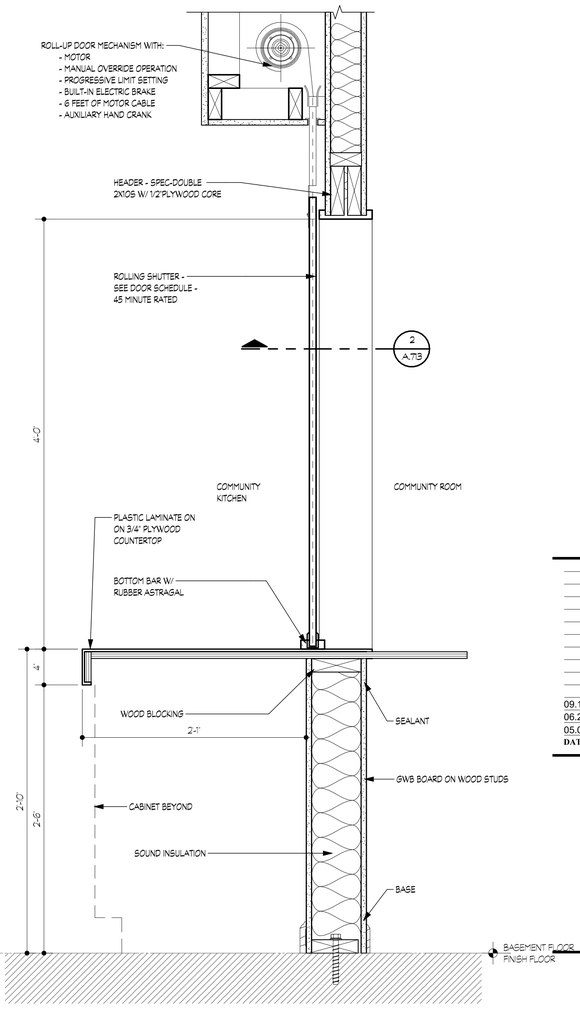
INTEGRATED METAL DOOR ASSEMBLY AT ELEVATORS

3 / A.713 — SCALE: 1 1/2" = 1'-0"



ROLLING DOOR JAMB

2 / A.713 — SCALE: 1 1/2" = 1'-0"



SECTION THRU OVERHEAD ROLLING DOOR AT COMMUNITY ROOM

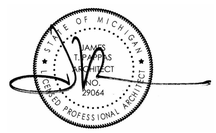
1 / A.713 — SCALE: 1 1/2" = 1'-0"

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.

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

MICHIGAN

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

DOOR DETAILS

DRAWING NUMBER

A.713

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.

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STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
LICENSE NO. 29064
REGISTERED PROFESSIONAL ARCHITECT

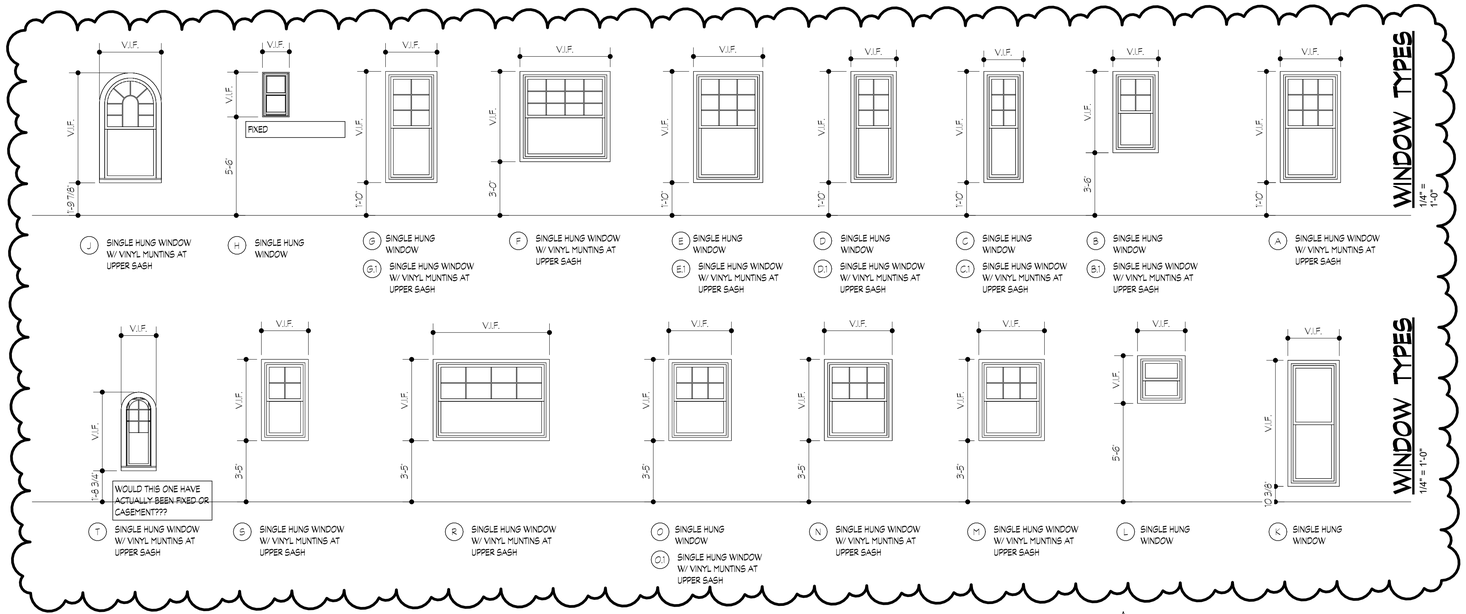
WINDOW SCHEDULE NOTES

1. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 MICHIGAN BUILDING CODE, CHAPTER 24 GLASS AND GLAZING
2. REFER TO A.713 FOR WINDOW HEAD, JAMB AND SILL DETAILS
3. WINDOWS CONSISTING OF MULTIPLE UNITS SHALL BE FACTORY MULLED
4. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS
5. INSTALL WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 ON OPERABLE WINDOWS WHERE THE TOP OF THE SILL IS LESS THAN 36" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW
6. LOCATE OPERABLE WINDOW HARDWARE WITHIN THE REACH RANGE OF 15" MIN AND 48" MAX IN ACCESSIBLE UNITS (DESIGNATED BY 'PH' ON DRAWINGS).
7. SEE DOOR SCHEDULE FOR INTERIOR AND EXTERIOR SIDELITES WHICH ARE INTEGRAL TO DOOR FRAMES.
8. ALL WINDOWS TO HAVE BLINDS, SEE SPECS.

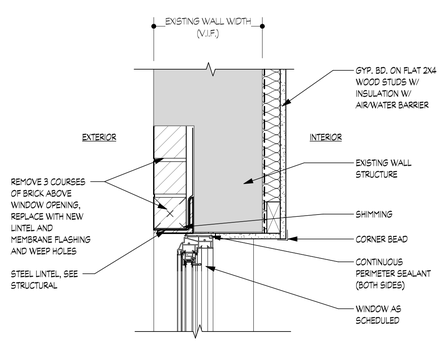
(5) INDICATED WINDOWS HAVE VINYL MUNTINS ON UPPER SASH AS SHOWN IN WINDOW TYPE ELEVATIONS.

WINDOW SCHEDULE

WINDOW	SIZE W	SIZE H	TYPE	MATERIAL	NOTES
A	3'-0"	5'-10"	SINGLE HUNG	VINYL	
B	2'-2"	4'-2"	SINGLE HUNG	VINYL	
B1	2'-2"	4'-2"	SINGLE HUNG	VINYL	(5)
C	1'-10"	5'-10"	SINGLE HUNG	VINYL	
C1	1'-10"	5'-10"	SINGLE HUNG	VINYL	(5)
D	2'-2"	5'-10"	SINGLE HUNG	VINYL	
D1	2'-2"	5'-10"	SINGLE HUNG	VINYL	(5)
E	3'-6"	5'-10"	SINGLE HUNG	VINYL	
E1	3'-6"	5'-10"	SINGLE HUNG	VINYL	(5)
F	4'-8"	4'-8"	SINGLE HUNG	VINYL	(5)
G	2'-6"	5'-10"	SINGLE HUNG	VINYL	
G1	2'-6"	5'-10"	SINGLE HUNG	VINYL	(5)
H	1'-6"	2'-6"	SINGLE HUNG	VINYL	
J	3'-0"	4'-0"	SINGLE HUNG	VINYL	
K	2'-6"	6'-0"	SINGLE HUNG	VINYL	
L	2'-3 1/2"	2'-3 1/2"	SINGLE HUNG	VINYL	
M	3'-3 1/2"	4'-2"	SINGLE HUNG	VINYL	(5)
N	3'-5"	4'-2"	SINGLE HUNG	VINYL	(5)
O	3'-11/2"	4'-2"	SINGLE HUNG	VINYL	
O1	3'-11/2"	4'-2"	SINGLE HUNG	VINYL	(5)
R	6'-11/2"	4'-2"	SINGLE HUNG	VINYL	(5)
S	2'-3"	4'-2"	SINGLE HUNG	VINYL	(5)
T	1'-6"	3'-0"	SINGLE HUNG	VINYL	(5)

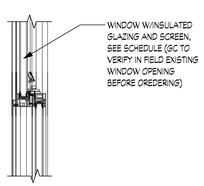


OTHER OPTIONS WE COULD EXPLORE FOR THIS ONE...



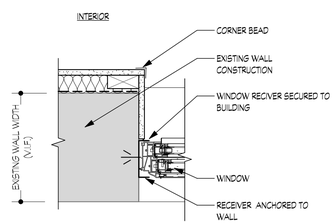
VINYL WINDOW HEAD - EXISTING EXTERIOR

4 / A.714 SCALE: 1 1/2" = 1'-0"



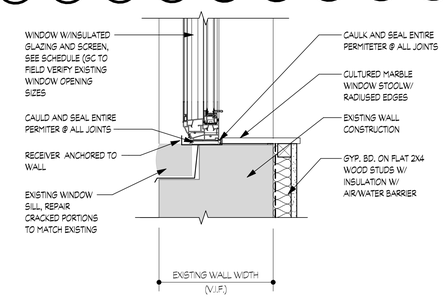
VINYL WINDOW MEETING RAIL - EXISTING EXTERIOR

3 / A.714 SCALE: 1 1/2" = 1'-0"



VINYL WINDOW JAMB - EXISTING EXTERIOR

2 / A.714 SCALE: 1 1/2" = 1'-0"



VINYL WINDOW SILL - EXISTING EXTERIOR

1 / A.714 SCALE: 1 1/2" = 1'-0"

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
01.15.2026	ASI #1
06.24.2025	BIDS

KEY PLAN

FSP PROJECT NO.
TRC22.066

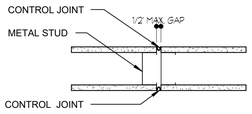
DRAWING TITLE

WINDOW SCHEDULE, TYPES AND DETAILS

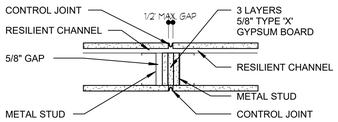
DRAWING NUMBER

A.714

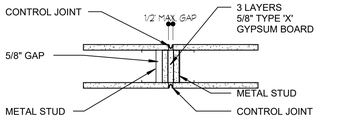
TYPICAL CONTROL JOINT



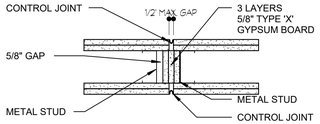
CONTROL JOINT-
1 HOUR FIRE RATED ASSEMBLY



CONTROL JOINT-
1 HOUR FIRE RATED ASSEMBLY



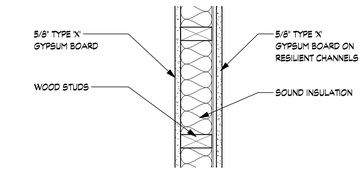
TYPICAL CONTROL JOINT-
2 HOUR FIRE RATED ASSEMBLY



CONTROL JOINTS IN GYPSUM BOARD MUST BE INSTALLED WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR AS SPECIFIED IN GA-216 "APPLICATION AND FINISHING OF GYPSUM PANEL PRODUCTS OR GA-234 "CONTROL JOINTS FOR FIRE-RESISTANCE RATED SYSTEMS" BY THE GYPSUM ASSOCIATION:

1. A CONTROL JOINT MUST BE INSTALLED WHERE A PARTITION, WALL OR CEILING TRAVERSES A CONSTRUCTION JOINT (EXPANSION, SEISMIC, OR BUILDING CONTROL ELEMENT) IN THE BASE BUILDING STRUCTURE.
2. CONTROL JOINTS MUST BE INSTALLED WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAR FEET.
3. CONTROL JOINTS IN INTERIOR CEILINGS WITH PERIMETER RELIEF MUST BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 50 FEET.
4. CONTROL JOINTS IN INTERIOR CEILINGS WITHOUT PERIMETER RELIEF MUST BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET.
5. CONTROL JOINTS IN EXTERIOR CEILINGS AND SOFFITS MUST BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET.
6. A CONTROL JOINT OR INTERMEDIATE BLOCKING MUST BE INSTALLED WHERE CEILING FRAMING MEMBERS CHANGE DIRECTION.
7. CONTROL JOINT LOCATIONS ARE INDICATED ON THE INTERIOR ELEVATIONS AND/OR REFLECTED CEILING PLANS. IF A SITUATION ARISES WHERE IT IS UNKNOWN WHETHER A CONTROL JOINT IS REQUIRED, PLEASE CONTACT THE ARCHITECT.

4 / A.721 TYPICAL CONTROL JOINT
SCALE: 1 1/2" = 1'-0"



ONE HOUR ASSEMBLY
GYPSUM ASSOCIATION #WP3230
UL DESIGN #U311
FIRE TEST PER OSU T-3127
SOUND TEST PER RAL TL77-138
STC RATING = 50 TO 54

WOOD STUDS - NOM 2x4 SPACED 16" OR 24" OC, EFFECTIVELY CROSS BRACED.

RESILIENT CHANNELS - 25 MSG GALV STEEL. RESILIENT CHANNELS ATTACHED AT RIGHT ANGELS SPACED VERTICALLY 24" OC. FLANGE PORTION SCREW ATTACHED TO ONE SIDE OF STUDS WITH 6D COATED NAILS, 1 7/8" LONG, 0.086" SHANK, 1/4" HEADS. 1/2" x 3" GYPSUM WALLBOARD FILLER STRIPS ATTACHED TO PLATE AT FLOOR LINE WITH 6D NAILS.

GYPSUM BOARD - ONE LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO RESILIENT CHANNELS WITH 1" TYPE S DRYWALL SCREWS 6" O.C. AT HORIZONTAL JOINTS AND 12" O.C. AT INTERMEDIATE CHANNELS. OPPOSITE SIDE: ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 6D NAILS 8" O.C. END JOINTS STAGGERED 48" ON OPPOSITE SIDES.

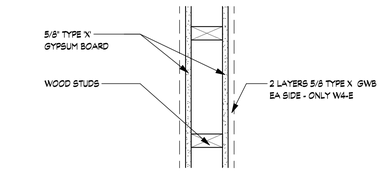
BATTS AND BLANKETS - 3" THICK MINERAL WOOL BATTS, PLACED TO FILL INTERIOR OF WALL, ATTACHED TO THE 4" FACE OF THE STUDS WITH STAPLES PLACED 24" OC. OR GLASS FIBER INSULATION - 3" THICK GLASS FIBER BATTS BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING AND/OR FIRE RESISTANCE, PLACED TO FILL THE INTERIOR OF THE WALL, ATTACHED TO THE 4" FACE OF THE STUDS WITH STAPLES PLACED 24" OC.

JOINTS AND SCREW HEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, SCREW HEADS COVERED WITH JOINT COMPOUND.

SOUND TESTED WITH 3 1/2" GLASS FIBER INSULATION IN STUD SPACE

- W1 A — AS ABOVE WITH 2x4 WOOD STUDS @ 16" O.C.
- W1 B — AS ABOVE WITH 2x6 WOOD STUDS @ 16" O.C.
- W1 C — AS 2A WITHOUT SOUND INSULATION
- W1 D — AS 2B WITHOUT SOUND INSULATION

UNIT/CORRIDOR SEPARATION WALL



ONE / TWO HOUR ASSEMBLY
GYPSUM ASSOCIATION #WP3605
FIRE TEST PER UL DESIGN #U305
SOUND TEST PER OR 64-8
STC RATING = 30 TO 34
STC RATING = 35 TO 39 W/ SOUND INSULATION (EST.)

WOODS STUDS - NOMINAL 2x4 WOOD STUDS SPACED 16" O.C. MAX, EFFECTIVELY FIRESTOPPED.

GYPSUM BOARD - ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER RESISTANT BACKER BOARD OR VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. WITH 6s COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 15/64" HEADS 7" O.C. JOINTS OF SQUARE EDGE, BEVEL EDGE OR PREDECORATED WALLBOARD MAY BE LEFT EXPOSED OR COVERED. STAGGER JOINTS EACH SIDE.

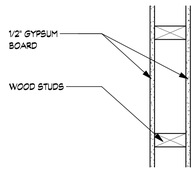
JOINTS AND SCREW HEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, SCREW HEADS COVERED WITH JOINT COMPOUND.

- W1A A — AS ABOVE WITH 2x4 WOOD STUDS @ 16" O.C.
- W1A B — AS ABOVE WITH 2x6 WOOD STUDS @ 16" O.C.
- W1A C — AS 4A WITH SOUND INSULATION
- W1A D — AS 4B WITH SOUND INSULATION
- W1A E — AS 4D WITH 2 LAYER OF 5/8" GWB EA SIDE - 2 HOUR RATED

INTERIOR RATED WALLS

- SB A — AS ABOVE WITH 2 1/2" C-H STUDS
- SB B — AS ABOVE WITH 4" C-H STUDS
- SB C — AS ABOVE WITH 6" C-H STUDS

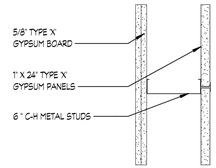
SHAFT WALL- ONE HOUR RATED



NON RATED
STC RATING = 30 TO 34
STC RATING = 35 TO 39 W/ SOUND INSULATION (EST.)

- W5 A — AS ABOVE WITH 2x4 WOOD STUDS @ 16" O.C.
- W5 B — AS ABOVE WITH 2x6 WOOD STUDS @ 16" O.C.
- W5 C — AS 5A WITH SOUND INSULATION
- W5 D — AS 5B WITH SOUND INSULATION
- W5 E — AS 5A WITH GYPSUM BOARD ONE SIDE
- W5 F — AS 5B WITH GYPSUM BOARD ONE SIDE
- W5 G — AS 5E WITH SOUND INSULATION
- W5 H — AS 5F WITH SOUND INSULATION

INTERIOR NON-RATED WALL



TWO HOUR ASSEMBLY
GYPSUM ASSOCIATION #WP7008
USG TEST NUMBER USG-040901
FIRE TEST PER UL DESIGN #U469
STC RATING = 35 TO 39 (EST.)

NON-BEARING

FLOOR AND CEILING RUNNERS — "J" - SHAPED, 6 IN. WIDE WITH UNEQUAL LEGS OF 1 IN. AND 2 IN., FABRICATED FROM 24 MSG GALV STEEL (MIN 20 MSG STEEL REQUIRED WHEN ITEM 4A IS USED). RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTENERS LOCATED NOT GREATER THAN 2 IN. FROM ENDS AND NOT GREATER THAN 24 IN. OC.

STEEL STUDS — "C-H" SHAPED STUDS, 6 IN. WIDE BY 1-1/2 IN. DEEP, FABRICATED FROM MIN 25 MSG GALV STEEL (MIN 20 MSG STEEL REQUIRED WHEN ITEM 4A IS USED), SPACED 24 IN. OR 600 MM OC. VERTICALLY RESTRAINED WALLS REQUIRE STUDS TO BE CUT 3/8 IN. LESS THAN FLOOR TO CEILING HEIGHT.

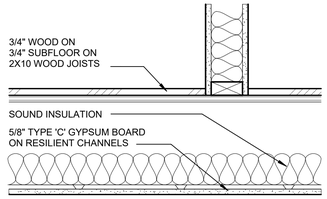
GYPSUM BOARD" — 1 IN. THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOMINAL 24 IN. OR 600 MM WIDTHS. VERTICAL EDGES INSERTED IN "H" SHAPED SECTION OF "C-H" STUDS. FREE EDGE OF END PANELS ATTACHED TO LONG LEG OF "J" RUNNERS WITH 1-5/8 IN. LONG TYPE S HEAD STEEL SCREWS SPACED NOT GREATER THAN 12 IN. OC.

GYPSUM BOARD" — 5/8 IN. THICK, 4 FT. WIDE, APPLIED VERTICALLY AND ATTACHED TO STUDS WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 12 IN. OC ALONG THE EDGES AND IN THE FIELD OF THE BOARDS.

BATTS AND BLANKETS — (OPTIONAL) – MINERAL WOOL BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY.

FIBER, SPRAYED — AS AN ALTERNATE TO BATTS AND BLANKETS – SPRAY APPLIED CELLULOSE MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/FT3. ALTERNATE APPLICATION METHOD: THE FIBER IS APPLIED WITH U.S. GREENFIBER LLC TYPE AD100 HOT MELT ADHESIVE AT A NOMINAL RATIO OF ONE PART ADHESIVE TO 6.6 PARTS FIBER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 2.5 LB/FT3.

FIBER, SPRAYED — AS AN ALTERNATE TO BATTS AND BLANKETS - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO INTERIOR SURFACES IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. APPLIED TO COMPLETELY FILL THE ENCLOSED CAVITY. MINIMUM DRY DENSITY OF 4.3 POUNDS PER CUBIC FT



FLOOR/CEILING ONE HOUR ASSEMBLY
GYPSUM ASSOCIATION #FC5107
FIRE TEST PER UL DESIGN #L514
SOUND TEST PER INTEST 5-761-3
STC RATING = 55 TO 59 W/OUT SOUND INSULATION
IIC RATING = 74

SUBFLOORING - MIN 3/4" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH JOINTS STAGGERED 4 FT., PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 8D RING SHANK NAILS SPACED 12" OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 8D NAILS.

FINISH FLOORING - FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

WOOD JOISTS - MIN 2X10, SPACED 16" OC AND EFFECTIVELY FIREBLOCKED.

CROSS BRIDGING - MIN 1X3 OR MIN 2X10 SOLID BLOCKING.

CEILING DAMPER* - MAX NOM AREA SHALL BE 198 SQ IN. MAX RECTANGULAR SIZE SHALL BE 12 IN. WIDE BY 16-1/2 IN. LONG. MAX HEIGHT OF DAMPER SHALL BE 8-3/4 IN. AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 198 SQ IN. PER 100 SQ FT OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. A STEEL GRILLE SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

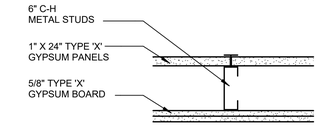
RESILIENT CHANNELS - FORMED OF 25 MSG GALV STEEL, SPACED 24" OC PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPLICES 4" AND FASTENED TO EACH JOIST WITH 1-1/4" LONG NO. 7 TYPE S BUGLE HEAD SCREWS. ADDITIONAL RESILIENT CHANNELS POSITIONED SO AS TO COINCIDE WITH END JOINTS OF GYPSUM BOARD. ADDITIONAL CHANNELS SHALL EXTEND MIN 3" BEYOND EACH SIDE EDGE OF BOARD.

GYPSUM BOARD - ONE LAYER 5/8" TYPE 'C' GYPSUM BOARD, 4 FT WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND THE SIDE EDGES OF THE BOARD LOCATED BETWEEN JOISTS. GYPSUM BOARD FASTENED TO RESILIENT CHANNELS WITH 1" LONG NO. 7 TYPE S BUGLE HEAD SCREWS SPACED 12" OC. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO ADDITIONAL RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS. SCREW LOCATED 3/4" MIN DISTANCE FROM SIDES AND 1/2" MIN FROM ENDS OF GYPSUM BOARD SHEETS.

FINISHING SYSTEM - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

- AS ABOVE

FLOOR/CEILING ONE HOUR RATED ASSEMBLY



TWO HOUR HORIZONTAL ASSEMBLY
USG NUMBER AER-09038
FIRE TEST PER UL DESIGN #U415

NON-BEARING

CEILING RUNNERS — "J" - SHAPED, MIN. 2-1/2" WIDE WITH UNEQUAL LEGS OF 1 IN. AND 2 IN., FABRICATED FROM 24 MSG GALV STEEL. RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTENERS LOCATED NOT GREATER THAN 2 IN. FROM ENDS AND NOT GREATER THAN 24 IN. OC.

STEEL STUDS — "C-H" SHAPED STUDS, 6" WIDE BY 5 IN. DEEP, FABRICATED FROM MIN 25 MSG GALV STEEL, SPACED 24 IN. OR 600 MM OC.

GYPSUM BOARD — GYPSUM LINER PANEL, NOM 1" THICK, SUPPLIED IN NOMINAL 24 IN. OR 600 MM WIDTHS. EDGES INSERTED IN "H" SHAPED SECTION OF "C-H" STUDS. FREE EDGE OF END PANELS ATTACHED TO LONG LEG OF "J" RUNNERS WITH 1-5/8 IN. LONG TYPE S HEAD STEEL SCREWS SPACED NOT GREATER THAN 12 IN. OC.

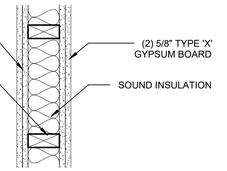
GYPSUM BOARD — GYPSUM PANELS, WITH BEVELED, SQUARE OR TAPERED EDGES, 5/8 IN. THICK, 4 FT. WIDE, APPLIED VERTICALLY AND HORIZONTALLY IN 2 LAYERS. BASE LAYER ATTACHED TO STUDS WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 24 WHEN INSTALLED VERTICALLY OR 16" O.C. WHEN INSTALLED HORIZONTALLY.FACE LAYER ATTACHED TO STUDS WITH 1-5/8" LONG TYPE "S" STEEL SCREWS SPACED 12" O.C. WHEN INSTALLED VERTICALLY AND STAGGERED 12" FROM BASE LAYER SCREWS OR 8" O.C. WHEN INSTALLED HORIZONTALLY AND STAGGERED 8" FROM BASE LAYER SCREWS.HORIZONTAL JOINTS STAGGERED A MIN OF 12"

HORIZONTAL ASSEMBLY - TWO HOUR RATED

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.

WALL TYPE DESIGNATION NOTES:

1. PARTITIONS ARE INDICATED ON THE FLOOR PLANS BY A WALL TYPE SYMBOL DESIGNATION.
2. WHERE PARTITION WALL TYPES ARE INDICATED, THE PARTITION SYSTEM IS CONTINUOUS UNTIL THE PARTITION CHANGES DIRECTION OR A DIFFERENT PARTITION SYSTEM IS INDICATED.
3. 3. ALL PENETRATIONS INTO AND/OR THROUGH A FIRE RATED ASSEMBLY MUST BE PROTECTED WITH AN APPROVED FIRE-STOP OR MEMBRANE PENETRATION SYSTEM. THE GENERAL CONTRACTOR WILL SUBMIT ALL FIRE-STOP ASSEMBLIES, TO INCLUDE TYPE OF PRODUCT, ASSEMBLY AND INSTALLATION DETAILS, TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. ALL NON RATED PARTITIONS MUST USE ACOUSTICAL SEALANT AT TOP AND BOTTOM TRACKS.
5. FIRE RESISTANCE RATING SIGNAGE: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO AVE PROTECTED OPENINGS OR ENETRATIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING.
   a. SUCH IDENTIFICATION MUST INCLUDE LETTERING NOT LESS THAN 0.5" IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS' OR SIMILAR WORDING.
   b. SIGNS MUST BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING OR ATTIC SPACES.
   c. SIGNS MUST BE REPEATED AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
6. FOR ALL PARTITION TYPES: WHERE WALL TILE IS THE SCHEDULED FINISH, PROVIDE AND INSTALL 5/8" CEMENTITIOUS TILE BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD.
7. FOR PARTITIONS INDICATED TO RECEIVE SOUND ATTENUATION BLANKETS, EXTEND SOUND ATTENUATION BLANKETS TO FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. FLOOR TRACK TO BE SET IN A CONTINUOUS BED OF ACOUSTICAL SEALANT.
8. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SMOKE BARRIERS MUST EXTEND AND SEAL TO THE INSIDE FACE OF THE EXTERIOR SHEATHING, INCLUDING EXTENSIONS THROUGH SOFFITS.

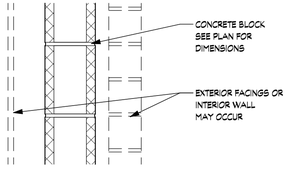


BEARING WALL RATING 2 HOUR
UL DESIGN #U301
SOUND TEST PER RAL USG-161216
STC RATING = 42

GYPSUM PANELS: TWO LAYERS 5/8" GYPSUM PANEL
WOOD STUDS: 2X6" WOOD STUDS, 16"
INSULATION: 5-1/2" FIBERGLASS INSULATION
GYPSUM PANELS: TWO LAYERS 5/8" GYPSUM PANEL

- W1A A — AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C.
- W1A B — AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C.

UNIT WALL SOUND



TWO HOUR ASSEMBLY
MICHIGAN MASONRY COUNCIL
FIRE TEST PER UL DESIGN #U905
STC RATING = 45

NOMINAL 8" 60% SOLID SINGLE WYTHE CONCRETE MASONRY PER ASTM C-90 OR C-145. SEE TECHNICAL BULLETIN 1.2 PUBLISHED MAY, 1977 VARIOUS DESIGNS. CLASSIFICATION D-2. (2HOUR).

MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOMINAL 3/8" THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT AND NOT MORE THAN 50% HYDRATED LIME. VERTICAL JOINTS STAGGERED.

- M1A A — AS ABOVE (6" MASONRY UNIT)
- M1A B — AS ABOVE (8" MASONRY UNIT)

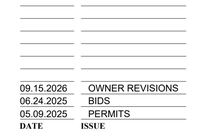
MASONRY WALL

FSP FUSCO, SHAFFER & PAPPAS, INC.
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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

MICHIGAN

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
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KEY PLAN

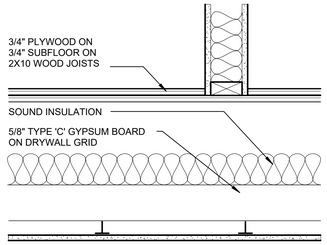
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

WALL TYPES

DRAWING NUMBER

A.721



FLOOR/CEILING ONE HOUR ASSEMBLY
GYPSUM ASSOCIATION #FC5107
FIRE TEST PER UL DESIGN #L502
SOUND TEST PER INTEST 5-761-3
STC RATING = 55 TO 59 W/OUT SOUND INSULATION
IIC RATING = 74

SUBFLOORING - MIN 3/4" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH JOINTS STAGGERED 4 FT. PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RING SHANK NAILS SPACED 12" OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOORING - FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

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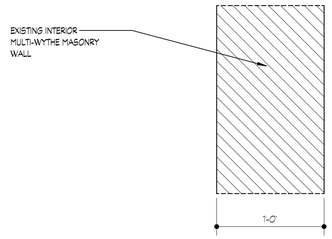
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GYPSUM BOARD - ONE LAYER 5/8" TYPE 'C' GYPSUM BOARD, 4 FT WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND THE SIDE EDGES OF THE BOARD LOCATED BETWEEN JOISTS. GYPSUM BOARD FASTENED TO RESILIENT CHANNELS WITH 1" LONG NO. 7 TYPE S BUGLE HEAD SCREWS SPACED 12" OC. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO ADDITIONAL RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS. SCREW LOCATED 3/4" MIN DISTANCE FROM SIDES AND 1/2" MIN FROM ENDS OF GYPSUM BOARD SHEETS.

FINISHING SYSTEM - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

AS ABOVE

FLOOR/CEILING ONE HOUR RATED ASSEMBLY



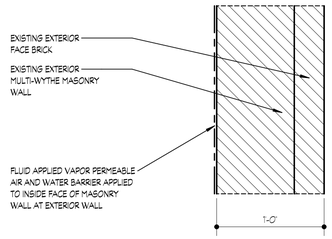
INTERIOR WALL ASSEMBLY
W-12-M2 (ARCHAIC ASSEMBLY) - 10 HOUR EQUIVALENT
W-8-M-13 (ARCHAIC ASSEMBLY) - 5 HOUR EQUIVALENT

FIRE RATING DERIVED FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS 'FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES'

EXISTING MULTI WYTHE MASONRY WALL (THICKNESS VARIES MINIMUM 12" THICK) CORE: SOLID CLAY OR SHALE BRICK, NO FACING

AS ABOVE

INTERIOR MASONRY WALL



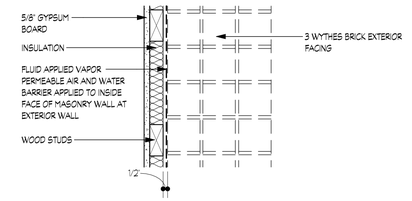
EXTERIOR MASONRY WALL ASSEMBLY
W-16-M7 (ARCHAIC ASSEMBLY) - 5 HOUR EQUIVALENT
W-12-M-13 (ARCHAIC ASSEMBLY) - 3 HOUR EQUIVALENT

FIRE RATING DERIVED FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS 'FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES'

EXISTING MULTI WYTHE MASONRY WALL (THICKNESS VARIES MINIMUM 12" THICK) CORE: SOLID CLAY OR SHALE BRICK, NO FACING

AS ABOVE

EXTERIOR MASONRY WALL



NON RATED

AS ABOVE WITH 2x4 WOOD STUDS ON FLAT @ 16" O.C.

INTERIOR NON-RATED WALL

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.

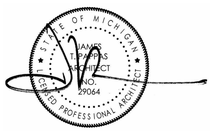
WALL TYPE DESIGNATION NOTES:

1. PARTITIONS ARE INDICATED ON THE FLOOR PLANS BY A WALL TYPE SYMBOL DESIGNATION.
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4. ALL NON RATED PARTITIONS MUST USE ACOUSTICAL SEALANT AT TOP AND BOTTOM TRACKS.
5. FIRE RESISTANCE RATING SIGNAGE: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO AVE PROTECTED OPENINGS OR ENETRATIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING.
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   b. SIGNS MUST BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING OR ATTIC SPACES.
   c. SIGNS MUST BE REPEATED AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
6. FOR ALL PARTITION TYPES: WHERE WALL TILE IS THE SCHEDULED FINISH, PROVIDE AND INSTALL 5/8" CEMENTITIOUS TILE BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD.
7. FOR PARTITIONS INDICATED TO RECEIVE SOUND ATTENUATION BLANKETS, EXTEND SOUND ATTENUATION BLANKETS TO FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. FLOOR TRACK TO BE SET IN A CONTINUOUS BED OF ACOUSTICAL SEALANT.
8. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SMOKE BARRIERS MUST EXTEND AND SEAL TO THE INSIDE FACE OF THE EXTERIOR SHEATHING, INCLUDING EXTENSIONS THROUGH SOFFITS.

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SEAL



RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
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KEY PLAN

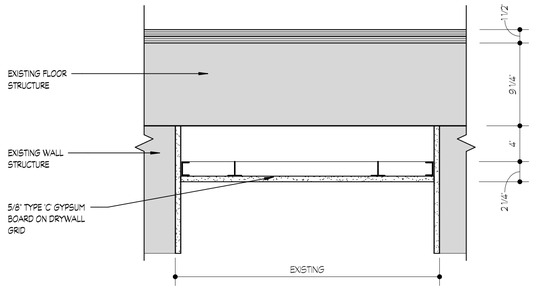
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

WALL TYPES

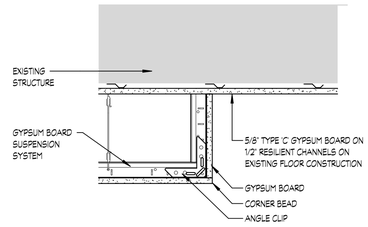
DRAWING NUMBER

A.722



3 / A.801 **DROPPED CEILING SECTION**

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



2 / A.801 **CEILING SECTION**

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

REFLECTED CEILING PLAN NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
2. ALL CEILING HEIGHTS ARE FINISH DIMENSIONS AND ARE EXISTING TO REAMIN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL CEILING PENETRATIONS OF FIRE PROTECTION HEADS, FIRE ALARM DEVICES, LIGHT FIXTURES, SPEAKERS, ETC. MUST BE CENTERED IN THE CEILING TILE.
4. PROVIDE AND INSTALL A FIRE RATED ENCLOSURE ABOVE ALL RECESSED LIGHT FIXTURES WHICH PENETRATE A RATED CEILING MEMBRANE.
5. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
6. COORDINATE CEILING SUSPENSION SYSTEM WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
7. PROVIDE AND INSTALL FIRE DAMPERS AT DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES. CEILING RADIATION DAMPERS ARE REQUIRED AT ALL DUCT/FAN PENETRATIONS OF THE FIRE RATED CEILINGS.

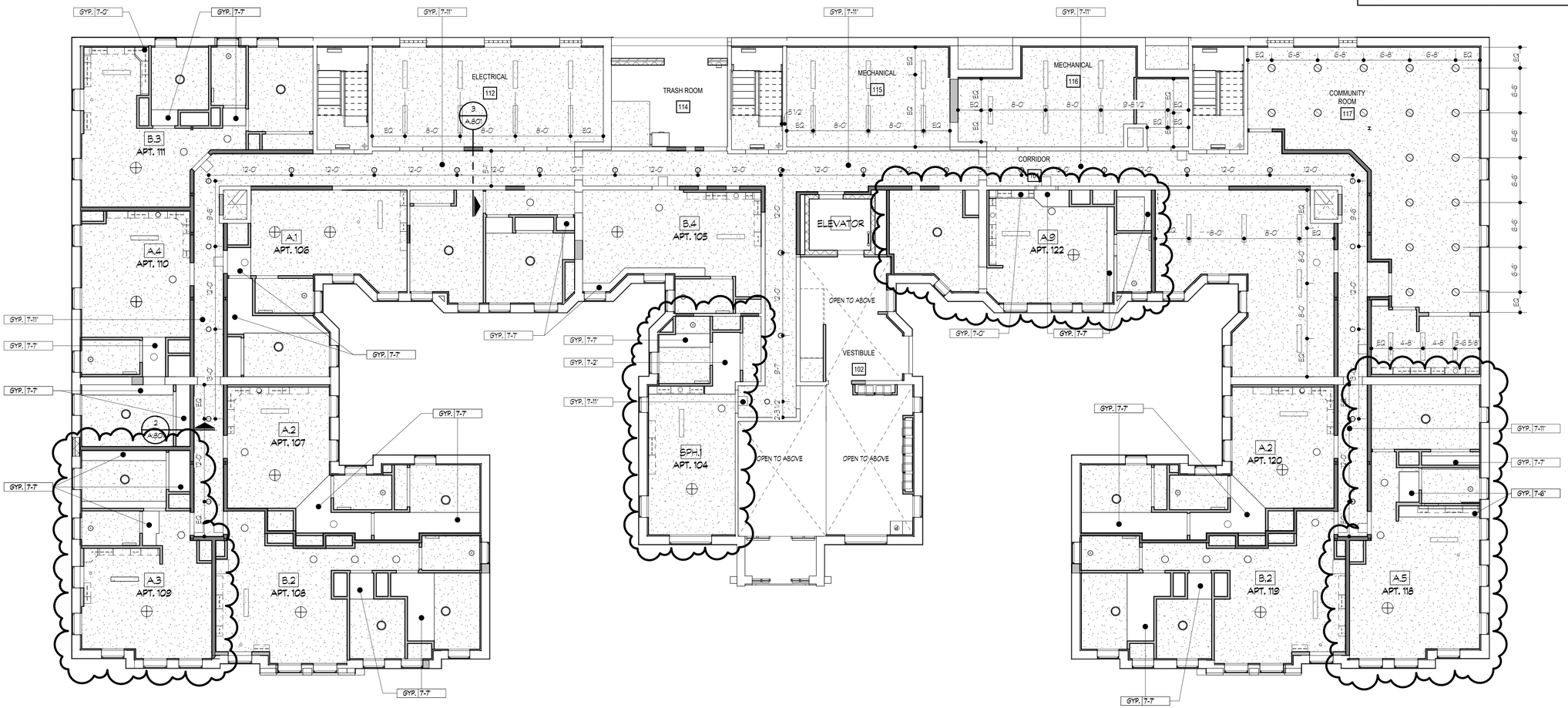
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REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	STRIP LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE IN BEDROOM
	SURFACE MOUNTED LIGHT FIXTURE IN CORRIDORS
	SURFACE MOUNTED LIGHT FIXTURE AT ENTRY AND HALLWAYS
	SURFACE MOUNTED LIGHT FIXTURE IN LIVING ROOM
	WALL MOUNTED LIGHT FIXTURE OVER VANITY IN BATHROOMS
	UNDER CABINET LIGHT FIXTURE (TYPICAL AT KITCHEN)
	CHANDELIER
	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
	16" X 16" 1 HR FIRE RATED ACCESS PANEL

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

ALL CEILINGS TO BE 5/8" TYPE 'C' GYPSUM BOARD ON RESILIANT CHANNELS ON EXISTING FLOOR CONSTRUCTION.
ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE



1 / A.801 **BASEMENT FLOOR REFLECTED CELING PLAN**

SCALE: 1/8" = 1'-0"

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
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STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
INC: 29064
LICENSED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

DATE	ISSUE
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08.13.2025	CITY COMMENTS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

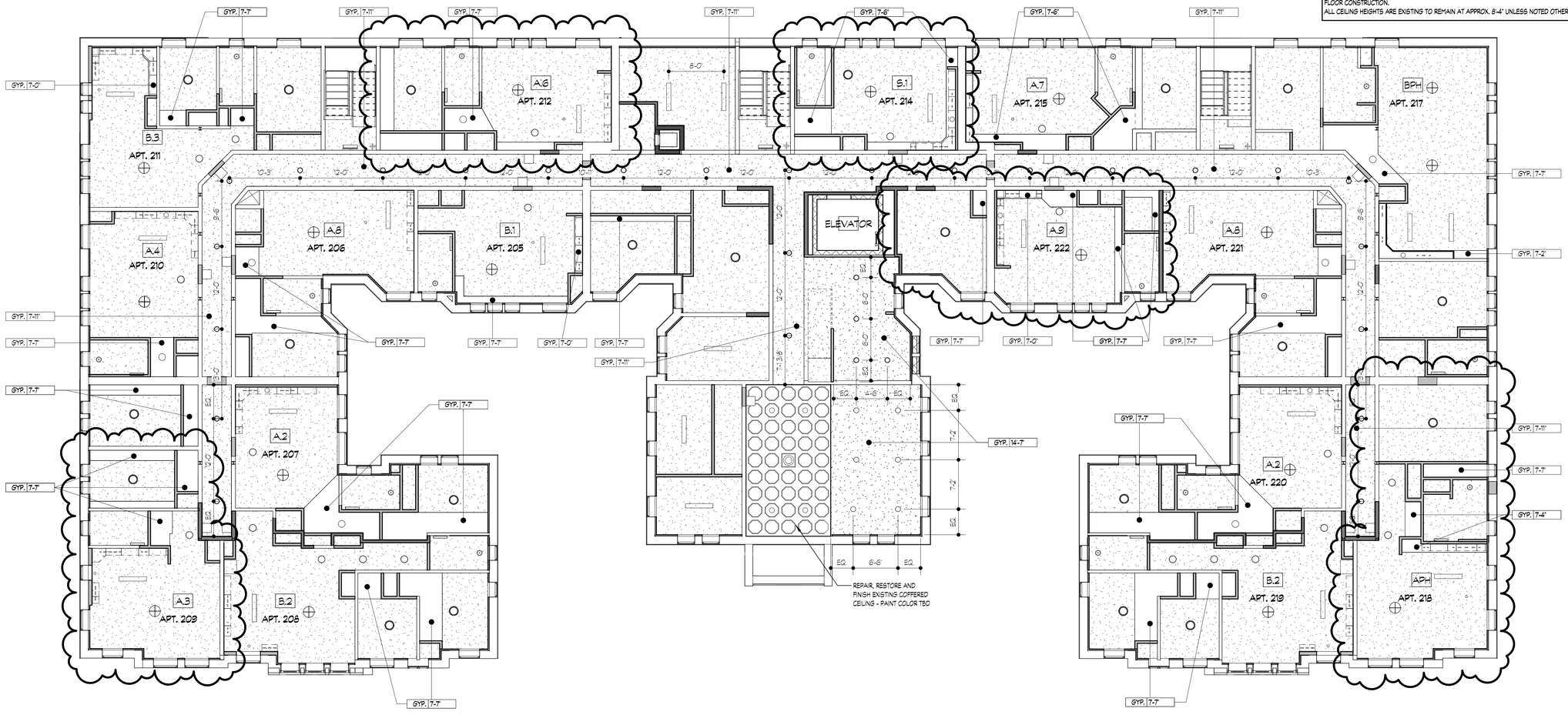
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

BASEMENT FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.801



REFLECTED CEILING PLAN NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
2. ALL CEILING HEIGHTS ARE FINISH DIMENSIONS AND ARE EXISTING TO REAMIN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL CEILING PENETRATIONS OF FIRE PROTECTION HEADS, FIRE ALARM DEVICES, LIGHT FIXTURES, SPEAKERS, ETC. MUST BE CENTERED IN THE CEILING TILE.
4. PROVIDE AND INSTALL A FIRE RATED ENCLOSURE ABOVE ALL RECESSED LIGHT FIXTURES WHICH PENETRATE A RATED CEILING MEMBRANE.
5. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
6. COORDINATE CEILING SUSPENSION SYSTEM WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
7. PROVIDE AND INSTALL FIRE DAMPERS AT DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES. CEILING RADIATION DAMPERS ARE REQUIRED AT ALL DUCT/FAN PENETRATIONS OF THE FIRE RATED CEILINGS.

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.

REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	STRIP LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE IN BEDROOM
	SURFACE MOUNTED LIGHT FIXTURE IN CORRIDORS
	SURFACE MOUNTED LIGHT FIXTURE AT ENTRY AND HALLWAYS
	SURFACE MOUNTED LIGHT FIXTURE IN LIVING ROOM
	WALL MOUNTED LIGHT FIXTURE OVER VANITY IN BATHROOMS
	UNDER CABINET LIGHT FIXTURE (TYPICAL AT KITCHEN)
	CHANDELIER
	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
	16" X 16" 1 HR FIRE RATED ACCESS PANEL

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

ALL CEILINGS TO BE 5/8" TYPE 'C' GYPSUM BOARD ON RESILIANT CHANNELS ON EXISTING FLOOR CONSTRUCTION.
ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE

FIRST FLOOR REFLECTED CEILING PLAN

A.802 SCALE: 1/8" = 1'-0"

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DRAWING TITLE

FIRST FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.802

REFLECTED CEILING PLAN NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
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5. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
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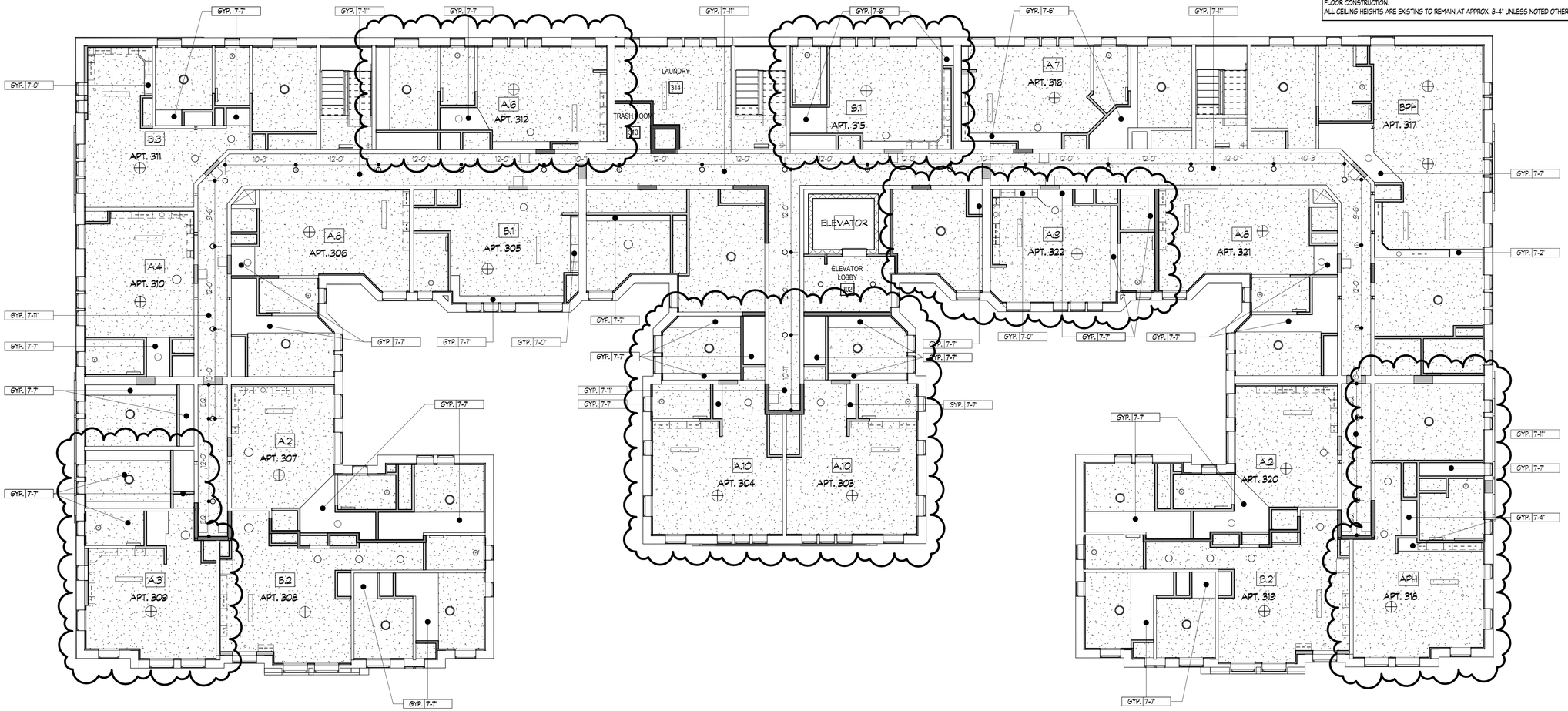
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REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	STRIP LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE IN BEDROOM
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	CHANDELIER
	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
	16" X 16" 1 HR FIRE RATED ACCESS PANEL

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

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ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE



SECOND FLOOR REFLECTED CEILING PLAN

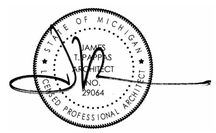
1 / A.803 SCALE: 1/8" = 1'-0"

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FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SECOND FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.803

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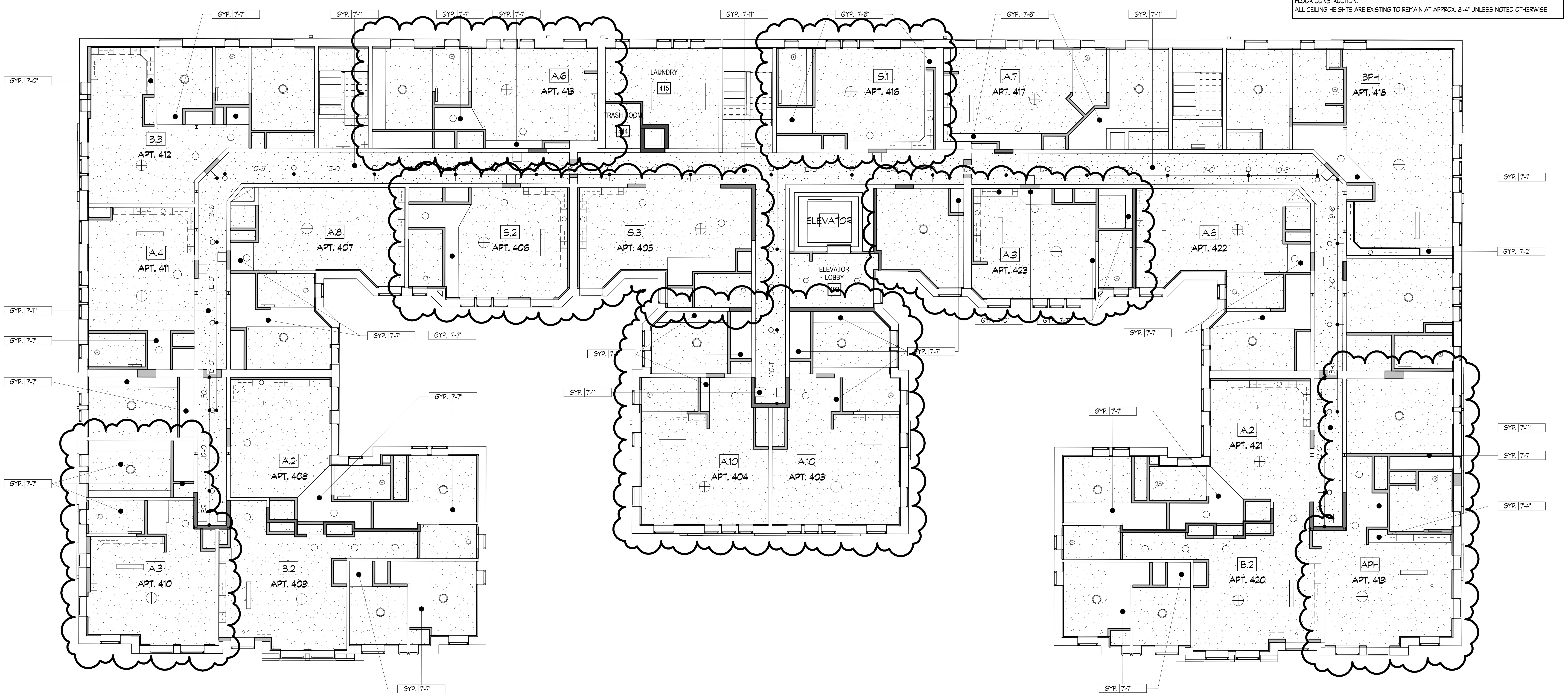
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REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	STRIP LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE IN BEDROOM
	SURFACE MOUNTED LIGHT FIXTURE IN CORRIDORS
	SURFACE MOUNTED LIGHT FIXTURE AT ENTRY AND HALLWAYS
	SURFACE MOUNTED LIGHT FIXTURE IN LIVING ROOM
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	CHANDELIER
	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
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THIRD FLOOR REFLECTED CEILING PLAN

1
A.804
SCALE: 1/8" = 1'-0"

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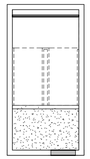
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

THIRD FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.804



2 A.805 ROOF REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN NOTES:

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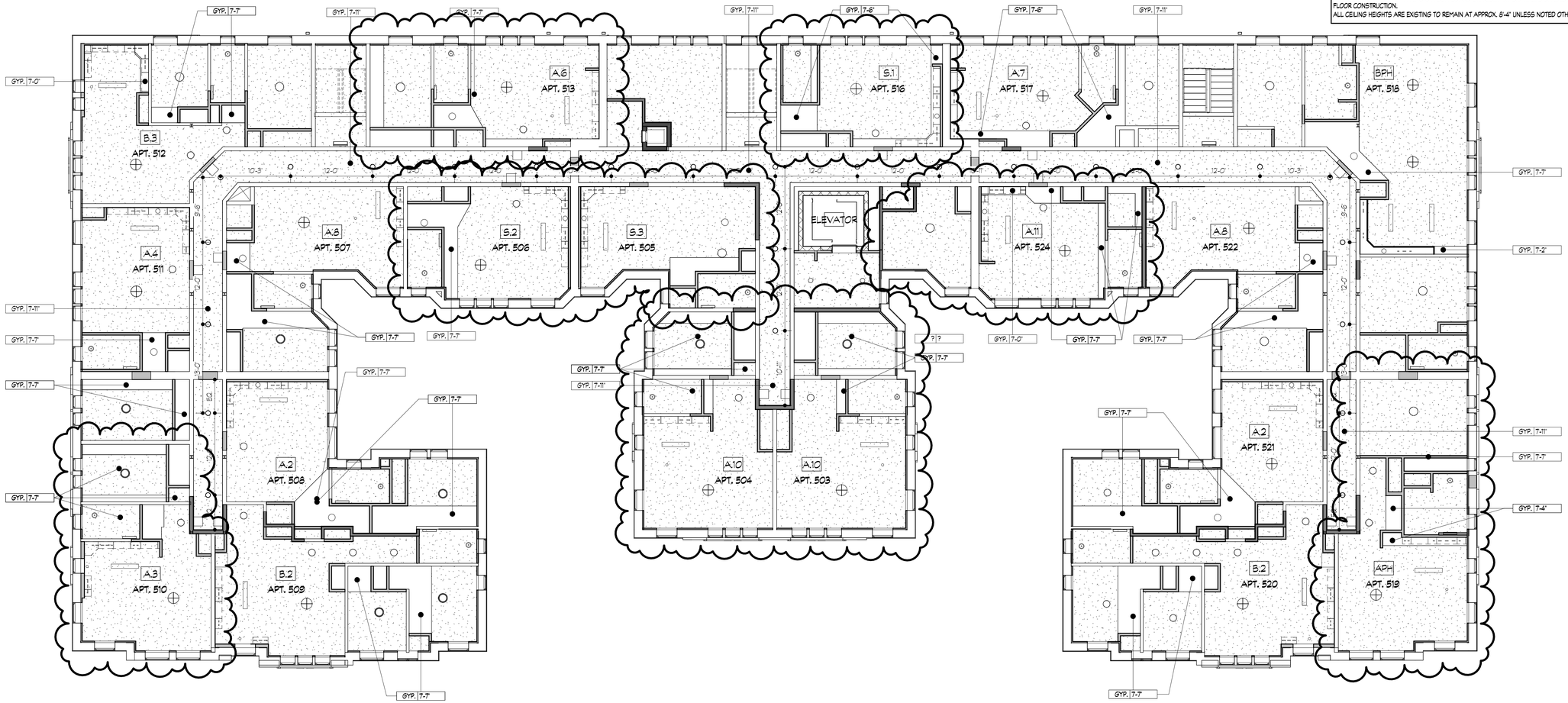
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REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
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1 A.805 FOURTH FLOOR REFLECTED CELING PLAN

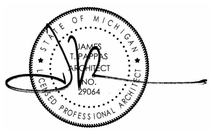
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FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FOURTH FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.805