

LOCATION MAP

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AFFORDABLE HOUSING

INNOVO SELDEN ST

439 SELDEN ST, DETROIT, MI, 48201

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SHEET INDEX

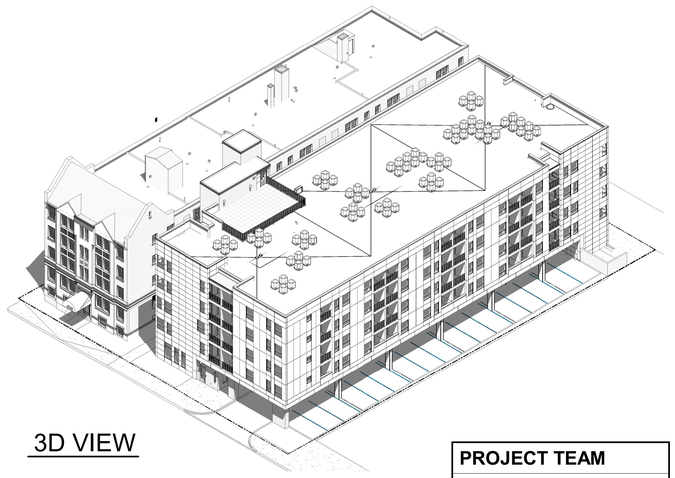
SHEET #	SHEET NAME	DESIGN REVIEW	CURRENT ISSUANCE DATE	CURRENT ISSUANCE DESCRIPTION
COVERSHEET				
CS0.1	COVERSHEET	X	2025.03.27	CD PROGRESS SET
CS0.2	UNIT MATRIX	X	2025.03.27	CD PROGRESS SET
CIVIL				
C0.0	COVERSHEET	X	2025.03.27	CD PROGRESS SET
C1.0	TOPOGRAPHIC SURVEY	X	2025.03.27	CD PROGRESS SET
C3.0	PRELIMINARY SITE PLAN	X	2025.03.27	CD PROGRESS SET
C4.0	PRELIMINARY GRADING PLAN	X	2025.03.27	CD PROGRESS SET
C6.0	PRELIMINARY UTILITY PLAN	X	2025.03.27	CD PROGRESS SET
C9.0	NOTES AND DETAILS	X	2025.03.27	CD PROGRESS SET
C9.1	CITY OF DETROIT STREET AND ALLEY DETAILS	X	2025.03.27	CD PROGRESS SET
C9.2	DWSD DETAILS	X	2025.03.27	CD PROGRESS SET
LANDSCAPE				
L1.0	PRELIMINARY LANDSCAPE PLAN	X	2025.03.27	CD PROGRESS SET
ARCHITECTURAL				
AC0.0	CODE REVIEW	X	2025.03.27	CD PROGRESS SET
AC0.1	SYMBOLS AND ABBREVIATIONS	X	2025.03.27	CD PROGRESS SET
AC0.2	BASEMENT CODE COMPLIANCE PLAN	X	2025.03.27	CD PROGRESS SET
AC0.3	FIRST FLOOR CODE COMPLIANCE PLAN	X	2025.03.27	CD PROGRESS SET
AC0.4	SECOND FLOOR CODE COMPLIANCE PLAN	X	2025.03.27	CD PROGRESS SET
AC0.5	THIRD FLOOR CODE COMPLIANCE PLAN	X	2025.03.27	CD PROGRESS SET
AC0.6	FOURTH FLOOR CODE COMPLIANCE PLAN	X	2025.03.27	CD PROGRESS SET
AC0.7	FIFTH FLOOR CODE COMPLIANCE PLAN	X	2025.03.27	CD PROGRESS SET
AC0.8	ROOF CODE COMPLIANCE PLAN	X	2025.03.27	CD PROGRESS SET
AC0.9	ACCESSIBILITY REQUIREMENTS - ANSI 2009 COMMON AREA	X	2025.03.27	CD PROGRESS SET
AC0.10	ACCESSIBILITY REQUIREMENTS - ANSI 2009 TYPE A	X	2025.03.27	CD PROGRESS SET
AC0.11	ACCESSIBILITY REQUIREMENTS - ANSI 2009 TYPE B	X	2025.03.27	CD PROGRESS SET
AC0.12	ACCESSIBILITY REQUIREMENTS - UFAS	X	2025.03.27	CD PROGRESS SET
AS1.0	ARCHITECTURAL SITE PLAN	X	2025.03.27	CD PROGRESS SET
AS1.1	SITE DETAILS	X	2025.03.27	CD PROGRESS SET
AD0.1	SITE DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
AD0.2	BASEMENT DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
A1.1	OVERALL BASEMENT PLAN	X	2025.03.27	CD PROGRESS SET
A1.2	OVERALL FIRST FLOOR PLAN	X	2025.03.27	CD PROGRESS SET
A1.3	OVERALL SECOND FLOOR PLAN	X	2025.03.27	CD PROGRESS SET
A1.4	OVERALL THIRD FLOOR PLAN	X	2025.03.27	CD PROGRESS SET
A1.5	OVERALL FOURTH FLOOR PLAN	X	2025.03.27	CD PROGRESS SET
A1.6	OVERALL FIFTH FLOOR PLAN	X	2025.03.27	CD PROGRESS SET
A1.7	OVERALL ROOF PLAN	X	2025.03.27	CD PROGRESS SET
A2.1	ENLARGED EXISTING UNIT PLAN 0BR-1	X	2025.03.27	CD PROGRESS SET
A2.2	ENLARGED EXISTING UNIT PLAN 0BR-2	X	2025.03.27	CD PROGRESS SET
A2.3	ENLARGED EXISTING UNIT PLAN 0BR-3	X	2025.03.27	CD PROGRESS SET
A2.4	ENLARGED EXISTING UNIT PLAN 1BR-1	X	2025.03.27	CD PROGRESS SET
A2.5	ENLARGED EXISTING UNIT PLAN 1BR-2	X	2025.03.27	CD PROGRESS SET
A2.6	ENLARGED EXISTING UNIT PLAN 1BR-3	X	2025.03.27	CD PROGRESS SET
A2.7	ENLARGED EXISTING UNIT PLAN 1BR-4	X	2025.03.27	CD PROGRESS SET
A2.8	ENLARGED EXISTING UNIT PLAN 1BR-5	X	2025.03.27	CD PROGRESS SET
A2.9	ENLARGED UNIT PLAN 0BR-4 TYPE B	X	2025.03.27	CD PROGRESS SET
A2.10	ENLARGED UNIT PLAN 0BR-5 TYPE A / UFAS	X	2025.03.27	CD PROGRESS SET
A2.11	ENLARGED UNIT PLAN 1BR-6 TYPE B	X	2025.03.27	CD PROGRESS SET
A2.12	ENLARGED UNIT PLAN 1BR-7 TYPE B	X	2025.03.27	CD PROGRESS SET
A2.13	ENLARGED UNIT PLAN 1BR-8 TYPE B	X	2025.03.27	CD PROGRESS SET
A2.14	ENLARGED UNIT PLAN 1BR-9 TYPE B	X	2025.03.27	CD PROGRESS SET
A2.15	ENLARGED UNIT PLAN 1BR-10 TYPE A / UFAS	X	2025.03.27	CD PROGRESS SET
A2.16	ENLARGED UNIT PLAN 2BR-1 TYPE B	X	2025.03.27	CD PROGRESS SET
A2.17	ENLARGED UNIT PLAN 2BR-2 TYPE B	X	2025.03.27	CD PROGRESS SET
A2.18	ENLARGED UNIT PLAN 2BR-3 TYPE A / UFAS	X	2025.03.27	CD PROGRESS SET
A2.19	ENLARGED COMMON AREA PLANS	X	2025.03.27	CD PROGRESS SET
A3.1	DOOR SCHEDULE, TYPES AND DETAILS	X	2025.03.27	CD PROGRESS SET
A3.2	DOOR DETAILS	X	2025.03.27	CD PROGRESS SET
A3.3	TYPICAL REPLICA WINDOW DETAILS	X	2025.03.27	CD PROGRESS SET
A3.4	WALL TYPES	X	2025.03.27	CD PROGRESS SET
A3.5	FLOOR / CEILING TYPES	X	2025.03.27	CD PROGRESS SET
A3.6	ROOF / CEILING TYPES	X	2025.03.27	CD PROGRESS SET
A4.1	EXTERIOR ELEVATIONS - EXISTING	X	2025.03.27	CD PROGRESS SET
A4.2	EXTERIOR ELEVATIONS - EXISTING	X	2025.03.27	CD PROGRESS SET
A4.3	EXTERIOR ELEVATIONS - NEW CONSTRUCTION	X	2025.03.27	CD PROGRESS SET
A4.4	EXTERIOR ELEVATIONS - NEW CONSTRUCTION	X	2025.03.27	CD PROGRESS SET
A5.1	BUILDING SECTIONS	X	2025.03.27	CD PROGRESS SET
A5.2	BUILDING SECTIONS	X	2025.03.27	CD PROGRESS SET
A5.3	BUILDING SECTIONS	X	2025.03.27	CD PROGRESS SET
A6.1	WALL SECTIONS AND DETAILS	X	2025.03.27	CD PROGRESS SET
A6.2	WALL SECTIONS AND DETAILS	X	2025.03.27	CD PROGRESS SET
A6.3	CONSTRUCTION DETAILS	X	2025.03.27	CD PROGRESS SET
A8.1	BASEMENT REFLECTED CEILING PLAN	X	2025.03.27	CD PROGRESS SET
A8.2	FIRST FLOOR REFLECTED CEILING PLAN	X	2025.03.27	CD PROGRESS SET
A8.3	SECOND FLOOR REFLECTED CEILING PLAN	X	2025.03.27	CD PROGRESS SET
A8.4	THIRD FLOOR REFLECTED CEILING PLAN	X	2025.03.27	CD PROGRESS SET
A8.5	FOURTH FLOOR REFLECTED CEILING PLAN	X	2025.03.27	CD PROGRESS SET
A8.6	FIFTH FLOOR REFLECTED CEILING PLAN	X	2025.03.27	CD PROGRESS SET
A9.1	ENLARGED STAIR 1 PLANS AND SECTIONS	X	2025.03.27	CD PROGRESS SET
A9.2	ENLARGED STAIR 2 PLANS AND SECTIONS	X	2025.03.27	CD PROGRESS SET
A9.3	ENLARGED ELEVATOR PLANS AND SECTIONS	X	2025.03.27	CD PROGRESS SET
A9.4	ENLARGED TRASH ROOM PLANS AND SECTIONS	X	2025.03.27	CD PROGRESS SET
A9.5	ELEVATOR DETAILS	X	2025.03.27	CD PROGRESS SET
INTERIORS				
I1.1	OVERALL BASEMENT FINISH PLAN	X	2025.03.27	CD PROGRESS SET
I1.2	OVERALL FIRST FLOOR FINISH PLAN	X	2025.03.27	CD PROGRESS SET
I1.3	OVERALL SECOND FLOOR FINISH PLAN	X	2025.03.27	CD PROGRESS SET
I1.4	OVERALL THIRD FLOOR FINISH PLAN	X	2025.03.27	CD PROGRESS SET
I1.5	OVERALL FOURTH FLOOR FINISH PLAN	X	2025.03.27	CD PROGRESS SET
I1.6	OVERALL FIFTH FLOOR FINISH PLAN	X	2025.03.27	CD PROGRESS SET
I2.0	INTERIOR FINISH SELECTIONS	X	2025.03.27	CD PROGRESS SET
I2.1	EXISTING BUILDING UNIT FINISH SCHEDULE	X	2025.03.27	CD PROGRESS SET
I2.2	NEW BUILDING UNIT FINISH SCHEDULE	X	2025.03.27	CD PROGRESS SET
I2.3	EXISTING BUILDING COMMON AREA FINISH SCHEDULE	X	2025.03.27	CD PROGRESS SET
I2.4	NEW BUILDING COMMON AREA FINISH SCHEDULE	X	2025.03.27	CD PROGRESS SET
STRUCTURAL				
S0.00	COVER	X	2025.03.27	CD PROGRESS SET
S0.01	GENERAL STRUCTURAL NOTES	X	2025.03.27	CD PROGRESS SET
S0.02	GENERAL STRUCTURAL NOTES & SSI TABLES	X	2025.03.27	CD PROGRESS SET
S1.10	GROUND FLOOR PLAN	X	2025.03.27	CD PROGRESS SET

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SHEET #	SHEET NAME	DESIGN REVIEW	CURRENT ISSUANCE DATE	CURRENT ISSUANCE DESCRIPTION
S1.20	2ND FLOOR FRAMING PLAN - BEAMS	X	2025.03.27	CD PROGRESS SET
S1.21	2ND FLOOR MILD STEEL REINFORCING PLAN	X	2025.03.27	CD PROGRESS SET
S1.22	2ND FLOOR POST TENSIONING PLAN	X	2025.03.27	CD PROGRESS SET
S1.23	SHEAR WALL PLAN	X	2025.03.27	CD PROGRESS SET
S1.30	3RD FLOOR FRAMING PLAN	X	2025.03.27	CD PROGRESS SET
S1.40	4TH FLOOR FRAMING PLAN	X	2025.03.27	CD PROGRESS SET
S1.50	5TH FLOOR FRAMING PLAN	X	2025.03.27	CD PROGRESS SET
S1.60	ROOF FRAMING PLAN	X	2025.03.27	CD PROGRESS SET
S2.01	TYPICAL CONCRETE DETAILS	X	2025.03.27	CD PROGRESS SET
S2.02	TYPICAL CONCRETE DETAILS	X	2025.03.27	CD PROGRESS SET
S2.05	CONCRETE SCHEDULES	X	2025.03.27	CD PROGRESS SET
S2.11	TYPICAL MASONRY DETAILS	X	2025.03.27	CD PROGRESS SET
S2.21	TYPICAL POST TENSION DETAILS	X	2025.03.27	CD PROGRESS SET
S2.22	TYPICAL POST TENSION DETAILS	X	2025.03.27	CD PROGRESS SET
S2.23	TYPICAL POST TENSION DETAILS	X	2025.03.27	CD PROGRESS SET
S2.24	TYPICAL POST TENSION DETAILS	X	2025.03.27	CD PROGRESS SET
S2.25	TYPICAL POST TENSION DETAILS	X	2025.03.27	CD PROGRESS SET
S2.26	TYPICAL STUDRAIL DETAILS	X	2025.03.27	CD PROGRESS SET
S2.31	TYPICAL CFS DETAILS	X	2025.03.27	CD PROGRESS SET
S2.32	TYPICAL CFS DETAILS	X	2025.03.27	CD PROGRESS SET
S2.33	TYPICAL CFS DETAILS	X	2025.03.27	CD PROGRESS SET
S2.34	CFS SHEAR WALL SCHED & DETAILS	X	2025.03.27	CD PROGRESS SET
S2.36	CFS FRAMING SCHEDULES	X	2025.03.27	CD PROGRESS SET
S3.01	FOUNDATION DETAILS	X	2025.03.27	CD PROGRESS SET
S3.11	FLOOR DETAILS	X	2025.03.27	CD PROGRESS SET
S3.12	FLOOR DETAILS	X	2025.03.27	CD PROGRESS SET
S3.21	ROOF DETAILS	X	2025.03.27	CD PROGRESS SET
FIRE PROTECTION				
FP1.0	BASEMENT FIRE PROTECTION PLAN	X	2025.03.27	CD PROGRESS SET
FP1.1	FIRST FLOOR FIRE PROTECTION PLAN	X	2025.03.27	CD PROGRESS SET
FP1.2	SECOND FLOOR FIRE PROTECTION PLAN	X	2025.03.27	CD PROGRESS SET
FP1.3	THIRD FLOOR FIRE PROTECTION PLAN	X	2025.03.27	CD PROGRESS SET
FP1.4	FOURTH FLOOR FIRE PROTECTION PLAN	X	2025.03.27	CD PROGRESS SET
FP1.5	FIFTH FLOOR FIRE PROTECTION PLAN	X	2025.03.27	CD PROGRESS SET
FP1.6	ROOF FIRE PROTECTION PLAN	X	2025.03.27	CD PROGRESS SET
PLUMBING				
P0.0	BASEMENT PLUMBING DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
P0.1	FIRST FLOOR PLUMBING DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
P0.2	SECOND FLOOR PLUMBING DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
P0.3	THIRD FLOOR PLUMBING DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
P0.4	FOURTH FLOOR PLUMBING DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
P0.5	ROOF PLUMBING DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
PD1.0	BASEMENT DOMESTIC PLUMBING PLAN	X	2025.03.27	CD PROGRESS SET
PD1.1	FIRST FLOOR DOMESTIC PLUMBING PLAN	X	2025.03.27	CD PROGRESS SET
PD1.2	SECOND FLOOR DOMESTIC PLUMBING PLAN	X	2025.03.27	CD PROGRESS SET
PD1.3	THIRD FLOOR DOMESTIC PLUMBING PLAN	X	2025.03.27	CD PROGRESS SET
PD1.4	FOURTH FLOOR DOMESTIC PLUMBING PLAN	X	2025.03.27	CD PROGRESS SET
PD1.5	FIFTH FLOOR DOMESTIC PLUMBING PLAN	X	2025.03.27	CD PROGRESS SET
PD1.6	ROOF DOMESTIC PLUMBING PLAN	X	2025.03.27	CD PROGRESS SET
PD2.1	ENLARGED PLUMBING DOMESTIC PLANS	X	2025.03.27	CD PROGRESS SET
PD2.2	ENLARGED PLUMBING DOMESTIC PLANS	X	2025.03.27	CD PROGRESS SET
PD2.3	ENLARGED PLUMBING DOMESTIC PLANS	X	2025.03.27	CD PROGRESS SET
PD2.4	ENLARGED PLUMBING DOMESTIC PLANS	X	2025.03.27	CD PROGRESS SET
PD2.5	ENLARGED PLUMBING DOMESTIC PLANS	X	2025.03.27	CD PROGRESS SET
PG1.0	BASEMENT GAS PIPING PLAN	X	2025.03.27	CD PROGRESS SET
PG1.1	FIRST FLOOR GAS PIPING PLAN	X	2025.03.27	CD PROGRESS SET
PG1.2	SECOND FLOOR GAS PIPING PLAN	X	2025.03.27	CD PROGRESS SET
PG1.3	THIRD FLOOR GAS PIPING PLAN	X	2025.03.27	CD PROGRESS SET
PG1.4	FOURTH FLOOR GAS PIPING PLAN	X	2025.03.27	CD PROGRESS SET
PG1.5	FIFTH FLOOR GAS PIPING PLAN	X	2025.03.27	CD PROGRESS SET
PS1.0	BASEMENT SANITARY/STORM PLAN	X	2025.03.27	CD PROGRESS SET
PS1.1	FIRST FLOOR SANITARY/STORM PLAN	X	2025.03.27	CD PROGRESS SET
PS1.2	SECOND FLOOR SANITARY/STORM PLAN	X	2025.03.27	CD PROGRESS SET
PS1.3	THIRD FLOOR SANITARY/STORM PLAN	X	2025.03.27	CD PROGRESS SET
PS1.4	FOURTH SANITARY/STORM PLAN	X	2025.03.27	CD PROGRESS SET
PS1.5	FIFTH FLOOR SANITARY/STORM PLAN	X	2025.03.27	CD PROGRESS SET
PS1.6	ROOF SANITARY/STORM PLAN	X	2025.03.27	CD PROGRESS SET
P3.1	PLUMBING SCHEDULES	X	2025.03.27	CD PROGRESS SET
P5.1	PLUMBING DETAILS	X	2025.03.27	CD PROGRESS SET
P5.2	PLUMBING DETAILS	X	2025.03.27	CD PROGRESS SET
MECHANICAL				
M0.0	BASEMENT MECHANICAL DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
M0.1	FIRST FLOOR MECHANICAL DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
M0.2	SECOND FLOOR MECHANICAL DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
M0.3	THRID FLOOR MECHANICAL DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
M0.4	FOURTH FLOOR MECHANICAL DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
M0.5	ROOF MECHANICAL DEMOLITION PLAN	X	2025.03.27	CD PROGRESS SET
M1.0	BASEMENT HVAC PLAN	X	2025.03.27	CD PROGRESS SET
M1.1	FIRST FLOOR HVAC PLAN	X	2025.03.27	CD PROGRESS SET
M1.2	SECOND FLOOR HVAC PLAN	X	2025.03.27	CD PROGRESS SET
M1.3	THIRD FLOOR HVAC PLAN	X	2025.03.27	CD PROGRESS SET
M1.4	FOURTH FLOOR HVAC PLAN	X	2025.03.27	CD PROGRESS SET
M1.5	FIFTH FLOOR HVAC PLAN	X	2025.03.27	CD PROGRESS SET
M1.6	ROOF HVAC PLAN	X	2025.03.27	CD PROGRESS SET
M2.1	ENLARGED HVAC PLANS	X	2025.03.27	CD PROGRESS SET
M2.2	ENLARGED HVAC PLANS	X	2025.03.27	CD PROGRESS SET
M2.3	ENLARGED HVAC PLANS	X	2025.03.27	CD PROGRESS SET
M2.4	ENLARGED HVAC PLANS	X	2025.03.27	CD PROGRESS SET
M2.5	ENLARGED HVAC PLANS	X	2025.03.27	CD PROGRESS SET
M3.1	MECHANICAL SCHEDULES	X	2025.03.27	CD PROGRESS SET
M3.2	MECHANICAL SCHEDULES	X	2025.03.27	CD PROGRESS SET
M5.1	MECHANICAL DETAILS	X	2025.03.27	CD PROGRESS SET
M5.2	MECHANICAL DETAILS	X	2025.03.27	CD PROGRESS SET
ELECTRICAL				
EL1.0	OVERALL BASEMENT LIGHTING PLAN	X	2025.03.27	CD PROGRESS SET
EL1.1	OVERALL 1ST FLOOR LIGHTING PLAN	X	2025.03.27	CD PROGRESS SET
EL1.2	OVERALL 2ND FLOOR LIGHTING PLAN	X	2025.03.27	CD PROGRESS SET
EL1.3	OVERALL 3RD FLOOR LIGHTING PLAN	X	2025.03.27	CD PROGRESS SET
EL1.4	OVERALL 4TH FLOOR LIGHTING PLAN	X	2025.03.27	CD PROGRESS SET
EL1.5	OVERALL 5TH FLOOR LIGHTING PLAN	X	2025.03.27	CD PROGRESS SET
EP1.0	OVERALL BASEMENT POWER & SYSTEMS PLAN	X	2025.03.27	CD PROGRESS SET
EP1.1	OVERALL 1ST FLOOR POWER & SYSTEMS PLAN	X	2025.03.27	CD PROGRESS SET
EP1.2	OVERALL 2ND FLOOR POWER & SYSTEMS PLAN	X	2025.03.27	CD PROGRESS SET

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SHEET #	SHEET NAME	DESIGN REVIEW	CURRENT ISSUANCE DATE	CURRENT ISSUANCE DESCRIPTION
EP1.3	OVERALL 3RD FLOOR POWER & SYSTEMS PLAN	X	2025.03.27	CD PROGRESS SET
EP1.4	OVERALL 4TH FLOOR POWER & SYSTEMS PLAN	X	2025.03.27	CD PROGRESS SET
EP1.5	OVERALL 5TH FLOOR POWER & SYSTEMS PLAN	X	2025.03.27	CD PROGRESS SET
EP1.6	OVERALL ROOF POWER & SYSTEMS PLAN	X	2025.03.27	CD PROGRESS SET
E2.1	ELECTRICAL ENLARGED PLANS	X	2025.03.27	CD PROGRESS SET
E2.2	ELECTRICAL ENLARGED PLANS	X	2025.03.27	CD PROGRESS SET
E2.3	ELECTRICAL ENLARGED PLANS	X	2025.03.27	CD PROGRESS SET
E2.4	ELECTRICAL ENLARGED PLANS	X	2025.03.27	CD PROGRESS SET
E2.5	ELECTRICAL ENLARGED PLANS	X	2025.03.27	CD PROGRESS SET
E3.1	ELECTRICAL SCHEDULES AND CALCULATIONS	X	2025.03.27	CD PROGRESS SET
E3.2	UNIT ELECTRICAL SCHEDULES - EXISTING BUILDING	X	2025.03.27	CD PROGRESS SET
E3.3	ELECTRICAL SCHEDULES & CALCULATIONS - EXISTING BUILDING	X	2025.03.27	CD PROGRESS SET
E3.4	UNIT ELECTRICAL SCHEDULES - NEW CONSTRUCTION	X	2025.03.27	CD PROGRESS SET
E3.5	UNIT ELECTRICAL SCHEDULES - NEW CONSTRUCTION	X	2025.03.27	CD PROGRESS SET
E3.6	ELECTRICAL SCHEDULES AND CALCULATIONS - NEW CONSTRUCTION	X	2025.03.27	CD PROGRESS SET
E4.1	ELECTRICAL ONE-LINE DIAGRAMS	X	2025.03.27	CD PROGRESS SET
E5.1	SYMBOLS LEGEND, ABBREVIATIONS, & NOTES	X	2025.03.27	CD PROGRESS SET
E5.2	DETAILS	X	2025.03.27	CD PROGRESS SET
SHEET TOTAL 213				



3D VIEW

RECREATIONAL SPACE BREAKDOWN:

TOTAL BUILDING SF = 52,063
REQUIRED RECREATIONAL SPACE RATIO = 0.07
52,063 SF x 0.07 RSR = 3,644 SF REQUIRED
HALF ACCESSIBLE TO ALL OCCUPANTS 3,644 / 2 = 1,822 SF REQUIRED (2,133 SF PROVIDED)
ROOFTOP UNCOVERED RECREATIONAL SPACE = 714 SF
GROUND FLOOR RECREATIONAL SPACE = 1,419 SF
COVERED = 435 SF
UNCOVERED = 984 SF
HALF FOR PRIVATE BALCONIES 3,644 / 2 = 1,822 SF REQUIRED (2,736 SF PROVIDED)
72 UNITS x 34 SF = 2,448 SF

EXISTING REHABILITATION AREA	
B	8,420 SF
1	8,420 SF
2	8,420 SF
3	8,420 SF
4	8,420 SF
TOTAL	42,100 SF

EXISTING REHABILITATION UNITS	0-BR	1-BR	TOTAL
B	0	2	2
1	6	6	12
2	6	6	12
3	6	6	12
4	6	6	12
TOTAL	24	26	50

NEW CONSTRUCTION AREA	
1	2,277 SF
2	12,360 SF
3	12,360 SF
4	12,360 SF
5	12,360 SF
ROOF	346 SF
TOTAL	52,063 SF

NEW CONSTRUCTION UNITS	0-BR	1-BR	1-BR	TOTAL
1	0	0	0	0
2	9	7	2	18
3	9	7	2	18
4	9	7	2	18
5	9	7	2	18
TOTAL	36	28	8	72

NEW CONSTRUCTION SF BREAKDOWN	COMMON	RESIDENTIAL
1	2,277 SF	0 SF
2	2,074 SF	10,286 SF
3	2,074 SF	10,286 SF
4	2,074 SF	10,286 SF
5	2,074 SF	10,286 SF
ROOF	346 SF	0 SF
TOTAL	10,919 SF	41,144 SF

LOCATION	LAND SF	PROPOSED USE	ZONING DESIGNATION	SETBACKS	LOT COVERAGE	BUILDING HEIGHT	PARKING SUMMARY
453 SELDEN ST	20,000 SF	MULTI-FAMILY / MIXED USE	SD2	10' FRONT UTILITY 10' REAR ALLEY	12,994 SF / 20,000 SF = 0.65	62'-8"	27 STANDARD 2 HANDICAP
439 SELDEN ST	10,000 SF	MULTI-FAMILY	SD2	10' FRONT UTILITY 10' REAR ALLEY	8,580 SF / 10,000 SF = 0.86	63'-6"	N/A

PROJECT TEAM

DEVELOPER:
INNOVO DEVELOPMENT GROUP
439 SELDEN ST.
DETROIT, MI 48201
P. 269-830-9124

ARCHITECT:
HOOKER DEJONG, INC
316 MORRIS AVE., SUITE 410
MUSKEGON, MI 49440
P. 231-722-3407

STRUCTURAL ENGINEER:
A. V. SCHWAN & ASSOC. STRUCTURAL ENGINEERS
6000 EAST THOMAS RD., SUITE 1
SCOTTSDALE, AZ, 85251
P. 602-265-4331

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER, AND FIRE PROTECTION AND FIRE ALARM SCOPE DEVELOPER:
HOOKER DEJONG, INC
316 MORRIS AVE., SUITE 410
MUSKEGON, MI 49440
P. 231-722-3407

CIVIL ENGINEER:
PEA GROUP
45 W GRAND RIVER AVE., SUITE 501
DETROIT, MI 48226
P. 844-813-2949

GENERAL CONTRACTOR:
-
-
-
-

EXISTING BUILDING
ID 02000804
439 SELDEN ST.
INNOVO DETROIT RAINER

NEW BUILDING
ID 02000805
453 SELDEN ST.
INNOVO DETROIT RAINER

LEGAL DESCRIPTION:

PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 962523
PROPERTY ADDRESS: 439 & 453 SELDEN, DETROIT, MI 48201
COMMITMENT DATE: FEBRUARY 25, 2022
(REFERENCE PEA PROJECT NO.: 2022-0521)

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

LOT(S) 9 AND THE EAST 5 FEET OF LOT 10, ALSO THE WEST 45 FEET OF LOT 10 AND ALL OF LOT 11, BLOCK 91 OF SUBDIVISION OF PART OF CASS FARM ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGES 175 OF WAYNE COUNTY RECORDS. TOGETHER WITH THAT PORTION OF VACATED SELDEN AVENUE, ADJACENT THERETO AS DISCLOSED IN RESOLUTION RECORDED IN LIBER 52415, PAGE 1024, WAYNE COUNTY RECORDS.

ARCHITECT (PRINT NAME) DATE:
BY (SIGNATURE):

SPONSOR / DEVELOPER (PRINT NAME) DATE:
BY (SIGNATURE AND TITLE):

CONTRACTOR (PRINT NAME) DATE:
BY (SIGNATURE AND TITLE):

MORTGAGEE / SURETY (PRINT NAME) DATE:
BY (SIGNATURE AND TITLE):

CONTRACTOR'S BONDING COMPANY (PRINT NAME) DATE:
BY (SIGNATURE AND TITLE):

INNOVO SELDEN ST
CD PROGRESS SET - 03/27/2025
2024.0139

UNIT MATRIX - 439 SELDEN ST

ARCH UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOMS 0BR	1BR	NUMBER OF BATHS 1BA	AREA (SF) NET	GROSS
EU001	1BR-3		X	X	604	703
EU002	1BR-3		X	X	604	707
EU101	1BR-4		X	X	525	716
EU102	1BR-4		X	X	525	721
EU103	1BR-1		X	X	591	676
EU104	0BR-1	X		X	301	353
EU105	1BR-1		X	X	591	691
EU106	0BR-2	X		X	420	481
EU107	1BR-1		X	X	591	676
EU108	0BR-2	X		X	420	481
EU109	1BR-2		X	X	536	634
EU110	0BR-2	X		X	420	465
EU111	0BR-3	X		X	433	526
EU112	0BR-2	X		X	420	481
EU201	1BR-5		X	X	617	716
EU202	1BR-5		X	X	617	721
EU203	1BR-1		X	X	591	676
EU204	0BR-1	X		X	301	353
EU205	1BR-1		X	X	591	691
EU206	0BR-2	X		X	420	481
EU207	1BR-1		X	X	591	676
EU208	0BR-2	X		X	420	481
EU209	1BR-2		X	X	536	634
EU210	0BR-2	X		X	420	465
EU211	0BR-3	X		X	433	526
EU212	0BR-2	X		X	420	481
EU301	1BR-5		X	X	617	716
EU302	1BR-5		X	X	617	721
EU303	1BR-1		X	X	591	676
EU304	0BR-1	X		X	301	353
EU305	1BR-1		X	X	591	691
EU306	0BR-2	X		X	420	481
EU307	1BR-1		X	X	591	676
EU308	0BR-2	X		X	420	481
EU309	1BR-2		X	X	536	634
EU310	0BR-2	X		X	420	465
EU311	0BR-3	X		X	433	526
EU312	0BR-2	X		X	420	481
EU401	1BR-5		X	X	617	716
EU402	1BR-5		X	X	617	721
EU403	1BR-1		X	X	591	676
EU404	0BR-1	X		X	301	353
EU405	1BR-1		X	X	591	691
EU406	0BR-2	X		X	420	481
EU407	1BR-1		X	X	591	676
EU408	0BR-2	X		X	420	481
EU409	1BR-2		X	X	536	634
EU410	0BR-2	X		X	420	465
EU411	0BR-3	X		X	433	526
EU412	0BR-2	X		X	420	481
UNIT TOTAL: 50		24	26	50		

UNIT MATRIX - 453 SELDEN ST

ARCH UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOMS 0BR	1BR	2BR	NUMBER OF BATHS 1BA	ACCESSIBILITY UFAS	TYPE A	TYPE B	RIS	A / V	AREA (SF) NET	GROSS
U201	1BR-7		X		X			X			567	622
U202	1BR-7		X		X			X			567	622
U203	1BR-8		X		X			X			612	658
U204	1BR-8		X		X			X			612	658
U205	0BR-5 TYPE A / UFAS	X			X	X	X				404	443
U206	2BR-3 TYPE A / UFAS			X	X	X	X		X		823	874
U207	0BR-4	X			X			X			404	443
U208	0BR-4	X			X			X			404	443
U209	1BR-6		X		X			X			631	677
U210	0BR-4	X			X			X			404	443
U211	1BR-6		X		X			X			631	677
U212	0BR-4	X			X			X			404	443
U213	0BR-4	X			X			X			404	443
U214	0BR-4	X			X			X			404	443
U215	0BR-4	X			X			X			404	443
U216	0BR-4	X			X			X			404	443
U217	2BR-1			X	X			X			792	854
U218	1BR-10 TYPE A / UFAS		X		X	X	X		X		595	649
U301	1BR-7		X		X			X			567	622
U302	1BR-8		X		X			X			612	658
U303	2BR-2			X	X			X			823	874
U304	0BR-4	X			X			X			404	443
U305	0BR-4	X			X			X			404	443
U306	0BR-4	X			X			X			404	443
U307	0BR-4	X			X			X			404	443
U308	0BR-4	X			X			X			404	443
U309	1BR-9		X		X			X			595	649
U311	2BR-1			X	X			X			792	854
U312	0BR-4	X			X			X			404	443
U313	0BR-4	X			X			X			404	443
U314	1BR-6		X		X			X			631	677
U315	1BR-6		X		X			X			631	677
U316	0BR-4	X			X			X			404	443
U317	0BR-5 TYPE A / UFAS	X			X	X	X		X		404	443
U318	1BR-8		X		X			X			612	658
U319	1BR-7		X		X			X			567	622
U401	1BR-7		X		X			X			567	622
U402	1BR-8		X		X			X			612	658
U403	2BR-3 TYPE A / UFAS			X	X	X	X		X		823	874
U404	0BR-4	X			X			X			404	443
U405	0BR-4	X			X			X			404	443
U406	0BR-4	X			X			X			404	443
U407	0BR-4	X			X			X			404	443
U408	0BR-4	X			X			X			404	443
U409	1BR-10 TYPE A / UFAS		X		X	X	X		X		595	649
U411	2BR-1			X	X			X			792	854
U412	0BR-4	X			X			X			404	443
U413	0BR-4	X			X			X			404	443
U414	1BR-6		X		X			X			631	677
U415	1BR-6		X		X			X			631	677
U416	0BR-4	X			X			X			404	443
U417	0BR-4	X			X			X			404	443
U418	1BR-8		X		X			X			612	658
U419	1BR-7		X		X			X			567	622
U501	1BR-7		X		X			X			567	622
U502	1BR-8		X		X			X			612	658
U503	2BR-2			X	X			X	X		823	874
U504	0BR-4	X			X			X			404	443
U505	0BR-4	X			X			X			404	443
U506	0BR-4	X			X			X			404	443
U507	0BR-4	X			X			X			404	443
U508	0BR-4	X			X			X			404	443
U509	1BR-9		X		X			X			595	649
U511	2BR-1			X	X			X			792	854
U512	0BR-4	X			X			X			404	443
U513	0BR-4	X			X			X			404	443
U514	1BR-6		X		X			X			631	677
U515	1BR-6		X		X			X			631	677
U516	0BR-4	X			X			X			404	443
U517	0BR-5 TYPE A / UFAS	X			X	X	X		X		404	443
U518	1BR-8		X		X			X			612	658
U519	1BR-7		X		X			X			567	622
UNIT TOTAL: 72		36	28	8	72	7	7	65	7			

LEGEND
RIS ROLL-IN SHOWER
A/V ACCESSIBLE COMMUNICATION FEATURES (MAY ALSO BE INDICATED AS HVI)

HDJ Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS

Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

AFFORDABLE HOUSING
INNOVO SELDEN ST
439 SELDEN ST, DETROIT, MI, 48201

PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

NOT FOR CONSTRUCTION

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UNIT MATRIX

CS0.2

3/27/2025 4:29:25 PM
Autodesk Docs://Innovo Development Selden Street Detroit MI 2024.0139/2024.0139_ARCH.rvt

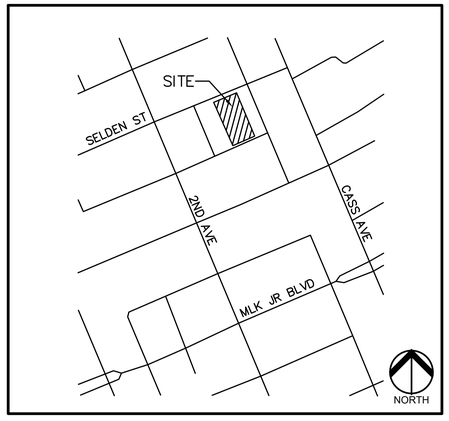
PRELIMINARY SITE PLANS

DEVENIR DISTRICT

439 SELDEN STREET

DETROIT, MI 48201

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
C-9.1	CITY OF DETROIT STREET AND ALLEY DETAILS
C-9.2	DWSD DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

INNOVO DETROIT RAINER /
SELDEN APARTMENTS, LLC.
155 GARLAND STREET, SUITE 103
TRAVERSE CITY, MI 49684
CONTACT: TRAE ALLMAN
EMAIL: TRAE@INNOVODEV.COM

CIVIL ENGINEER

PEA GROUP
45 W. GRAND RIVER AVE., STE 501
DETROIT, MI 48226
CONTACT: EMIL S. BUNEK III, PE
PHONE: 844.813.2949
EMAIL: EBUNEK@PEAGROUP.COM

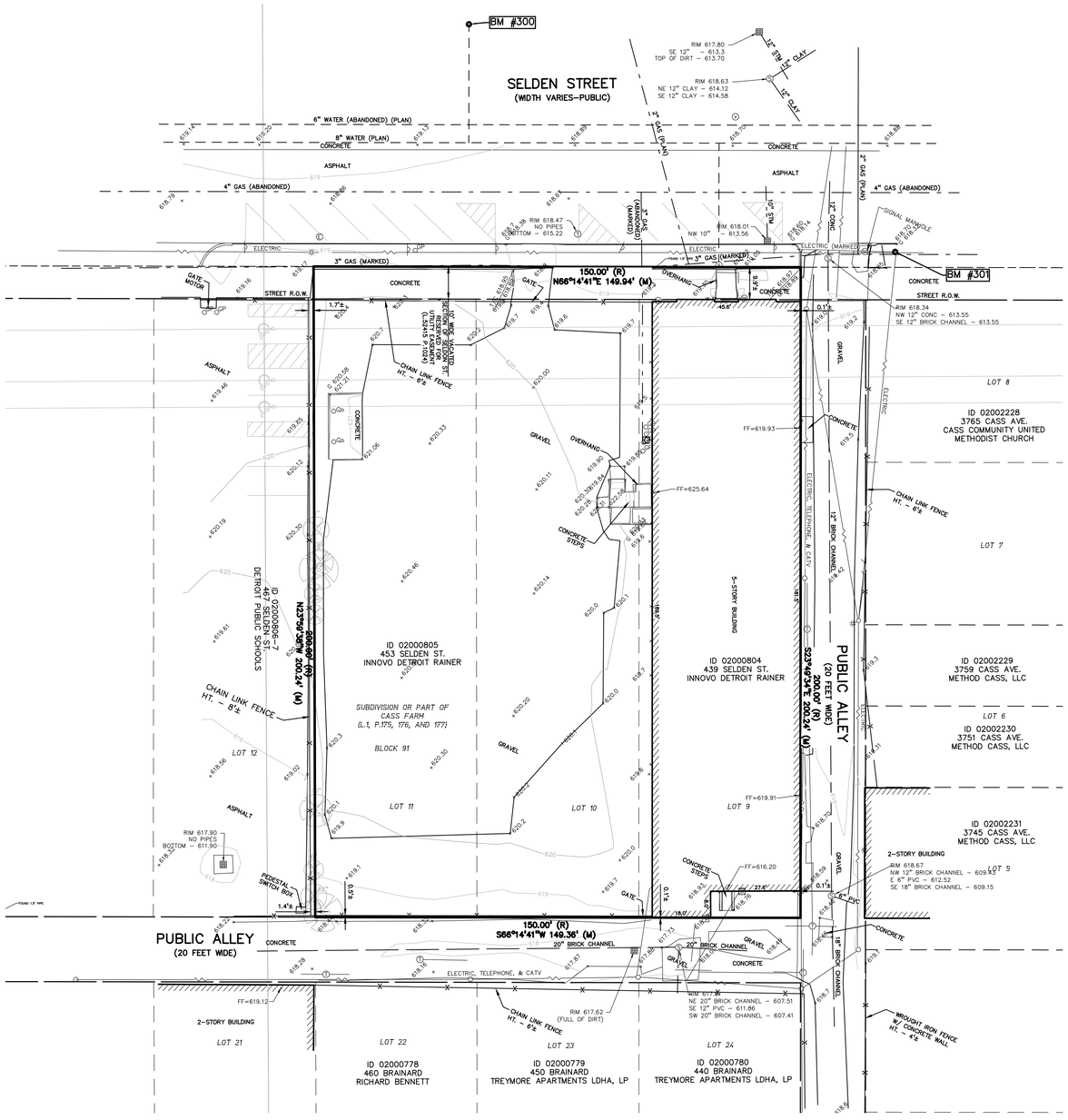
LANDSCAPE ARCHITECT

PEA GROUP
45 W. GRAND RIVER AVE., STE. 501
DETROIT, MI 48226
CONTACT: NOAH BIRMELIN, PLA, ASLA
PHONE: 844.813.2949
EMAIL: NBIRMELIN@PEAGROUP.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	12/20/2024
COORDINATION SET	3/28/2025

NOT FOR CONSTRUCTION



LEGAL DESCRIPTION:
Per ALTA commitment for title insurance issued by: First American Title Insurance Company, Commitment No.: 962523
Property Address: 439 & 453 Selden, Detroit, MI 48201
Commitment Date: February 25, 2022
(Reference PEA Project No.: 2022-0521)

Land in the City of Detroit, Wayne County, MI, described as follows:

Lot(s) 9 and the East 5 feet of Lot 10, ALSO the West 45 feet of Lot 10 and all of Lot 11, Block 91 of SUBDIVISION OF PART OF CASS FARM according to the plat thereof recorded in Liber 1 of Plats, Pages 175 of Wayne County Records. Together with that portion of Vacated Selden Avenue, adjacent thereto as disclosed in Resolution recorded in Liber 52415, Page 1024, Wayne County Records.

BENCHMARKS
(NAVD 88, GPS DERIVED)

BM 300
Arrow on fire hydrant located across Selden Street from subject property.
Elevation: 621.58

BM 301
Dimple on the light pole bolt located across alley from the Northeast corner of subject property.
Elevation: 619.67

LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED
- GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

REFERENCE DRAWINGS:
MISS DIG DESIGN TICKET: 2024111400134, DATED: 11/14/2024

CABLE	COMCAST	11/17/2024
COMBINED SEWER	DETROIT CITY WATER & SEWERAGE SEWER	11/14/2024
ELECTRIC	DETROIT PUBLIC LIGHTING ELECTRIC	
ELECTRIC	DTE ENERGY	
ELECTRIC	INTERNATIONAL TRANSMISSION COMPANY	
FIBER OPTIC	CROWN CASTLE	11/15/2024
FIBER OPTIC	EVERSTREAM	11/14/2024
FIBER OPTIC	INTERNATIONAL TRANSMISSION COMPANY	
FIBER OPTIC	MCIVERIZON BUSINESS	
FIBER OPTIC	NEXTEL COMMUNICATIONS	
FIBER OPTIC	VERIZON WIRELESS	11/14/2024
GAS	DTE ENERGY	11/18/2024
STEAM	DETROIT THERMAL, LLC	
TELEPHONE	AT&T TELEPHONE	11/14/2024
WATER	DETROIT CITY WATER & SEWERAGE POTABLE WATER	11/14/2024

SURVEYOR'S NOTES:
A) Bearings were established via GPS Observations and linked to Continuously Operating Reference Stations (CORS) within the Michigan Spatial Reference Network (MSRN).

FLOODPLAIN:
By graphic platting, the subject parcel is in "Zone X" per FEMA Flood Insurance Rate Map Number 26163C0280E, Effective Date of 2/2/2012.

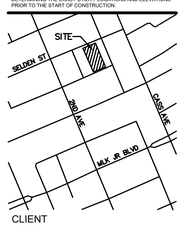
PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT NECESSARILY ACCURATE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
INNOVO DETROIT RAINER / SELDEN APARTMENTS, LLC
155 GARLAND STREET, SUITE 103
TRAVERSE CITY, MICHIGAN 49684

PROJECT TITLE
DEVENIR DISTRICT
439 SELDEN STREET
DETROIT, MICHIGAN 48201

REVISIONS	
S.P.A. REVISION	02/12/25
COORDINATION SET	03/28/25

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

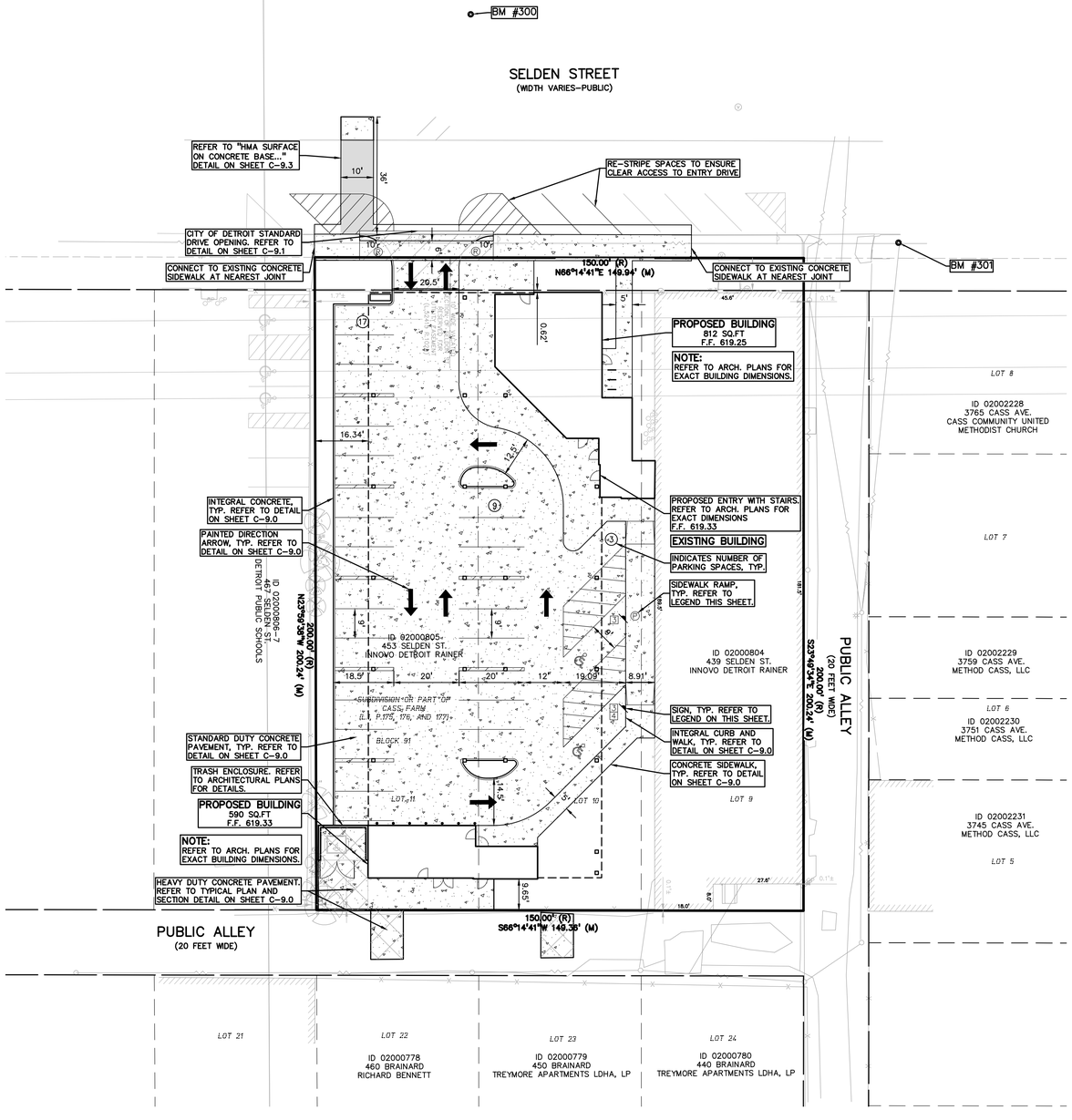
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	24-2036
P.M.	ESB
DN.	CNR
DES.	CNR

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION

\\peainc\pea\PROJECTS\2024\24-2036 INNOVO - DEVENIR DISTRICT - 439 SELDEN\DWG\3_CONSTRUCTION\C-1.0 TOPO - 24-2036.dwg PLOT DATE: 3/28/2025 BY: Emil Burak



LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	Ⓡ
SIDEWALK RAMP 'TYPE F'	Ⓕ
SIDEWALK RAMP 'TYPE P'	Ⓟ
SIDEWALK RAMP 'TYPE C'	Ⓒ
SIDEWALK RAMP 'TYPE D'	Ⓓ
CURB DROP ONLY	Ⓧ

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	[1]
'STOP' SIGN	[2]
'BARRIER FREE PARKING' SIGN	[3]
'VAN ACCESSIBLE' SIGN	[4]
'CROSSWALK' SIGN	[5]
'DO NOT ENTER' SIGN	[6]
'SIDEWALK ENDS' SIGN	[7]
'NO PARKING LOADING ZONE' SIGN	[8]

REFER TO DETAIL SHEET FOR SIGN DETAILS

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

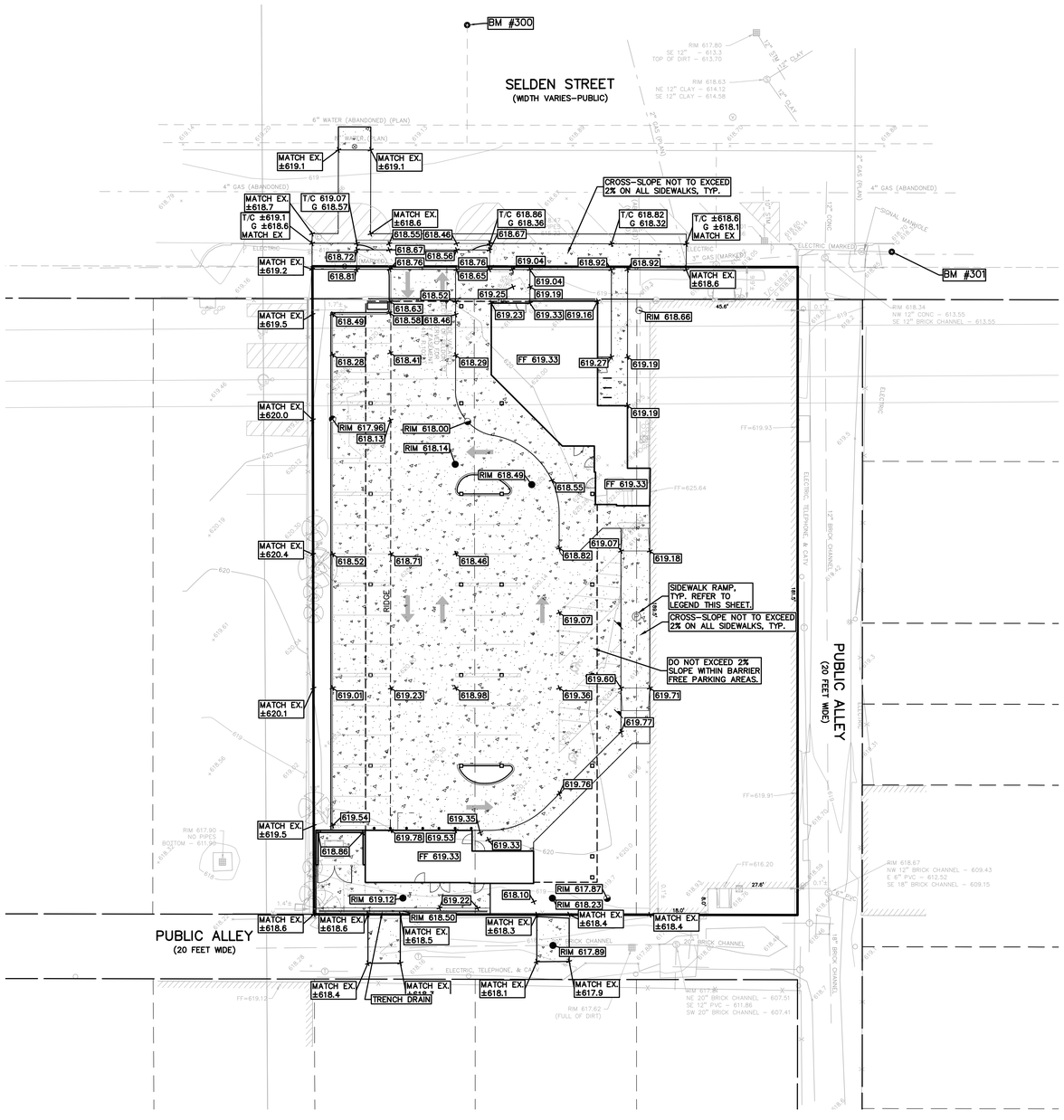
0 10 20 40

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.


SITE
SELDEN ST
CASS AVE
WOODWARD AVE
WOODWARD AVE
WOODWARD



GRADING LEGEND:

+618.81	EXISTING SPOT ELEVATION
622.50	PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
670	EXISTING CONTOUR
922	PROPOSED CONTOUR
	PROPOSED REVERSE GUTTER PAN
	PROPOSED RIDGE LINE
	PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
T/S = TOP OF SIDEWALK	FF = FINISH FLOOR
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARKS

(NAVD 88, GPS DERIVED)

BM 300
Arrow on fire hydrant located across Selden Street from subject property.
Elevation: 621.58

BM 301
Dimple on the light pole bolt located across alley from the Northeast corner of subject property.
Elevation: 619.67

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE F'	(F)
SIDEWALK RAMP 'TYPE P'	(P)
SIDEWALK RAMP 'TYPE C'	(C)
SIDEWALK RAMP 'TYPE D'	(D)
CURB DROP ONLY	(X)

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

NOT FOR CONSTRUCTION

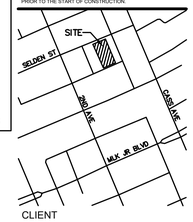
PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
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CLIENT

INNOVO DETROIT RAINER / SELDEN APARTMENTS, LLC
155 GARLAND STREET, SUITE 103
TRAVERSE CITY, MICHIGAN 49684

PROJECT TITLE

DEVENIR DISTRICT
439 SELDEN STREET
DETROIT, MICHIGAN 48201

REVISIONS	
S.P.A. REVISION	02/12/25
COORDINATION SET	03/28/25

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE

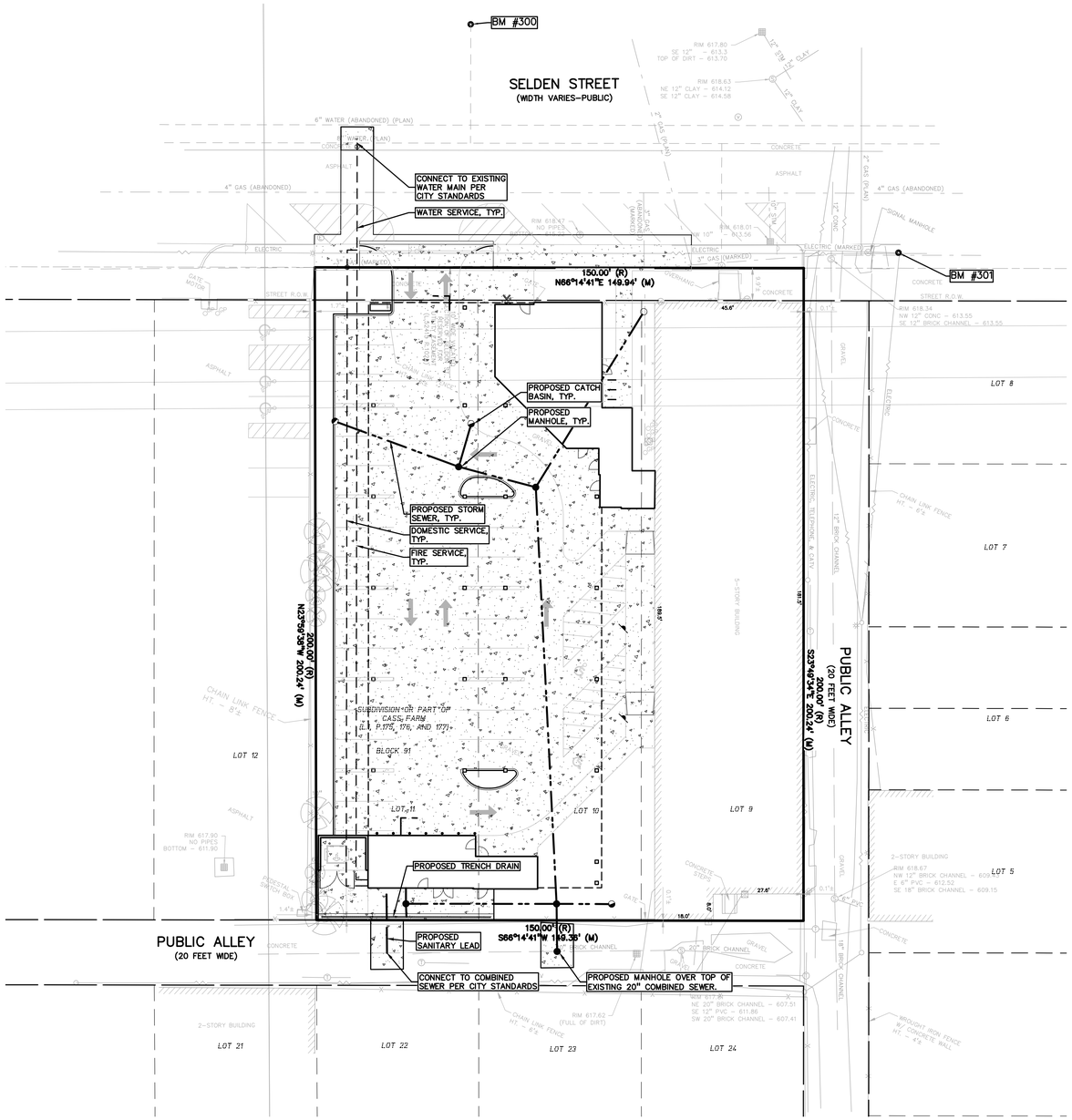
PRELIMINARY GRADING PLAN

PEA JOB NO.	24-2036
P.M.	ESB
DN.	CNR
DES.	CNR

DRAWING NUMBER:

C-4.0

\\peainc\proj\PROJECTS\2024\24-2036 INNOVO - DEVENIR DISTRICT - 439 SELDEN\DWG\3_CONSTRUCTION\(C-4.0)GRADE-24-2036.dwg PLOT DATE: 3/28/2025 BY: Emil Burek



UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

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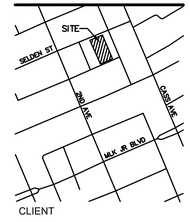
NORTH

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DEVENIR DISTRICT
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DETROIT, MICHIGAN 48201

REVISIONS	
S.P.A. REVISION	02/12/25
COORDINATION SET	03/28/25

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE

PRELIMINARY UTILITY PLAN

PEA JOB NO.	24-2036
P.M.	ESB
DN.	CNR
DES.	CNR

DRAWING NUMBER:

NOT FOR CONSTRUCTION C-6.0

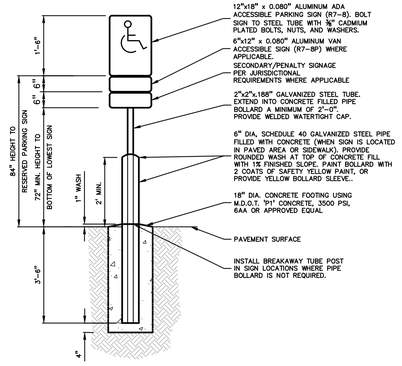
\\peainc\jobs\PROJECTS\2024\24-2036 INNOVO – DEVENIR DISTRICT – 439 SELDEN\CIVIL\3_CONSTRUCTION\C-6.0UTIL-24-2036.dwg PLOT DATE: 3/28/2025 BY: Emil Bunek



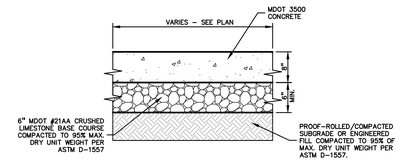
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

ADA ACCESSIBLE SIGN NOTES:

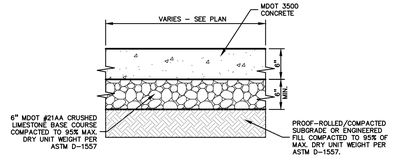
1. ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.



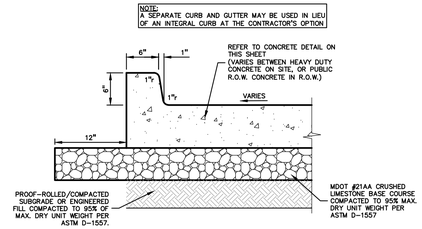
ADA ACCESSIBLE SIGN AND POST DETAIL
NOT TO SCALE



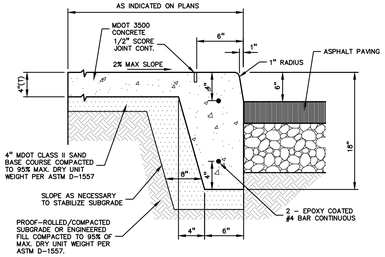
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



STANDARD DUTY CONCRETE DETAIL
NOT TO SCALE

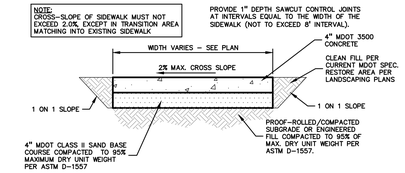


CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



CONTRACTION JOINTS TO BE T/4 DEEP, SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2-INCH PRE-MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

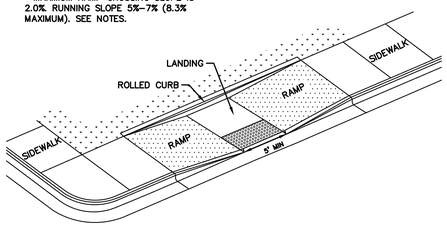
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

*MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.

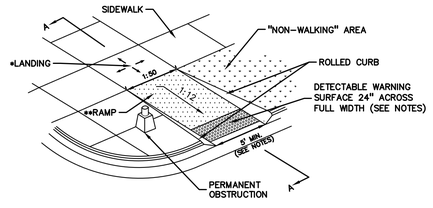
**MAXIMUM RAMP CROSSING SLOPE IS 2.0% RUNNING SLOPE 5%–7% (8.3% MAXIMUM). SEE NOTES.



SIDEWALK RAMP TYPE P1
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR
NOT TO SCALE

*MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.

**MAXIMUM RAMP CROSSING SLOPE IS 2.0% RUNNING SLOPE 5%–7% (8.3% MAXIMUM). SEE NOTES.

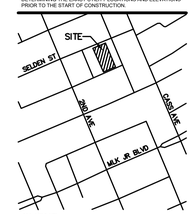


SIDEWALK RAMP TYPE R
(ROLLED SIDES)
NOT TO SCALE

PEA GROUP
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www.peagroup.com

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PROJECT TITLE
DEVENIR DISTRICT
439 SELDEN STREET
DETROIT, MICHIGAN 48201

REVISIONS	
S.P.A. REVISION	02/12/25
COORDINATION SET	03/28/25

ORIGINAL ISSUE DATE:
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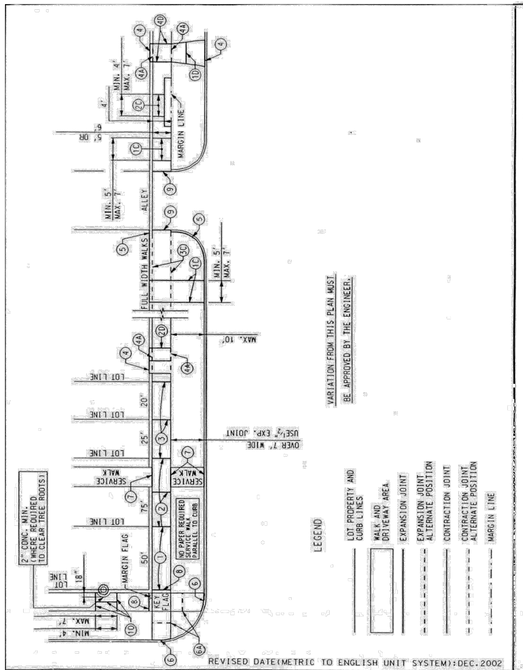
DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	24-2036
P.M.	ESB
DN.	CNR
DES.	CNR

DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION

\\peainc\pea\PROJECTS\2024\24-2036 INNOVO - DEVENIR DISTRICT - 439 SELDEN\DWG\3_CONSTRUCTION\(C-9.0)DETAIL-24-2036.dwg PLOT DATE: 3/28/2025 BY: Emil Burak



REVISED DATE(METRIC TO ENGLISH UNIT SYSTEM):DEC.2002

PREPARED BY BUREAU OF STREETS AND HIGHWAYS

rev. K.S.M. DRAWN BY: | M.F.S. CHECKED BY:

APPROVED Dadvin Haider ENGINEER OF STREETS; Wm Talley HEAD ENGINEER; CITY ENGINEER

CITY OF DETROIT
CITY ENGINEERING DIVISION. D.P.W.
STANDARD PLAN FOR
SIDEWALK JOINTING STANDARD

03/07/98 PLAN DATE	DRAWING NO. 9	DETAIL STANDARD NO. C-4462	SHEET 1 OF 2

EXPANSION JOINTS

ALL EXPANSION JOINT PAPER SHALL EXTEND 1" BELOW THE BOTTOM OF THE THINNER OF ADJOINING PAVEMENT SECTIONS.

1. PLACE ½" PAPER EXPANSION JOINTS AT LOT LINES WHEN LOT LINES ARE BETWEEN 25' AND 50' APART.
2. PLACE ADDITIONAL ½" PAPER EXPANSION JOINTS SO THAT THE DISTANCE BETWEEN JOINTS DOES NOT EXCEED 15.2 m WHEN LOT LINES ARE OVER 15.240 m APART.
3. PLACE ½" PAPER EXPANSION JOINTS AT EVERY SECOND LOT LINE AND CONTRACTION JOINT AT INTERVENING LOT LINE WHEN LOT LINES ARE LESS THAN 25' APART.
4. PLACE 1" PAPER EXPANSION JOINTS AT CURB AND BUILDING OR PROPERTY LINE OR AT ALTERNATE POSITION (4A) AS SHOWN FOR DRIVEWAY.
5. PLACE 1" PAPER EXPANSION JOINTS AT CURB AND BUILDING OR PROPERTY LINE FOR FULL WIDTH SIDEWALK EXCEEDING 7' IN WIDTH.
6. PLACE 1" PAPER EXPANSION JOINTS AT CURB CIRCLES OR AT ALTERNATE POSITION (6A) AS SHOWN.
7. PLACE 1" PAPER EXPANSION JOINTS AT INTERSECTIONS OF SERVICE WALKS AND SIDEWALKS AND SERVICE WALKS AND CURBS.
8. PLACE 1" PAPER EXPANSION JOINTS AT MARGIN FLAGS AT CROSSWALKS.
9. PLACE 1" PAPER EXPANSION JOINTS AT ALLEY APRONS.
10. PLACE ½" PAPER EXPANSION JOINT BOTH SIDES OF SIDEWALK FLAG ABUTTING TREE AND ON CENTERLINE JOINT.

CONTRACTION JOINTS

1C. PLACE CONTRACTION JOINTS AT INTERVALS OF NOT LESS THAN 5' NOR MORE THAN 7' ON WALKS 5' WIDE OR WIDER, INCLUDING FULL WIDTH WALKS.

2C. PLACE CONTRACTION JOINTS AT INTERVALS OF NOT LESS THAN 4' NOR MORE THAN 7' ON WALKS 4' WIDE.

3C. PLACE CONTRACTION JOINTS AT THE MARGIN LINE ON FULL WIDTH WALKS (OPTIONAL).

DRIVEWAYS

1D. PLACE CONTRACTION JOINTS IN DRIVEWAYS SO THAT NO SLAB WILL EXCEED THE DIMENSIONS OF 15' BY 15'.

2D. PLACE 1" PAPER EXPANSION JOINTS ON ALL SIDES OF COMMERCIAL DRIVES.

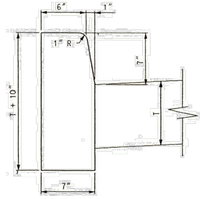
3D. PLACE CONSTRUCTION OR CONTRACTION JOINT ON CENTERLINE WHEN WIDTH OF DRIVEWAY EXCEEDS 15'

4D. PLACE ½" PAPER EXPANSION JOINTS ON BOTH SIDES OF RESIDENTIAL DRIVEWAYS. IF DRIVEWAY EDGE IS WITHIN 2' OF LOT LINE, PLACE THIS EXPANSION PAPER AT PROPERTY LINE.

REVISED DATE(METRIC TO ENGLISH UNIT SYSTEM):DEC.2002

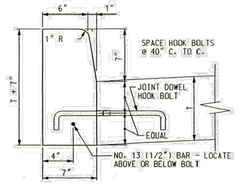
CITY OF DETROIT
CITY ENGINEERING DIVISION. D.P.W.
STANDARD PLAN FOR
SIDEWALK JOINTING STANDARD

03/07/98 PLAN DATE	DRAWING NO. 9	DETAIL STANDARD NO. C-4462	SHEET 2 OF 2



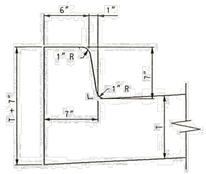
SEPARATE CURB

TYPE II



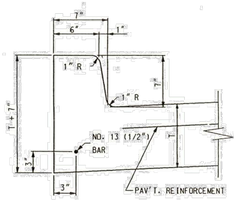
SEPARATE CURB - REINFORCED

TYPE II R



INTEGRAL CURB

TYPE III



INTEGRAL CURB - REINFORCED

TYPE III R

REVISED DATE(METRIC TO ENGLISH UNIT SYSTEM):DEC.2002

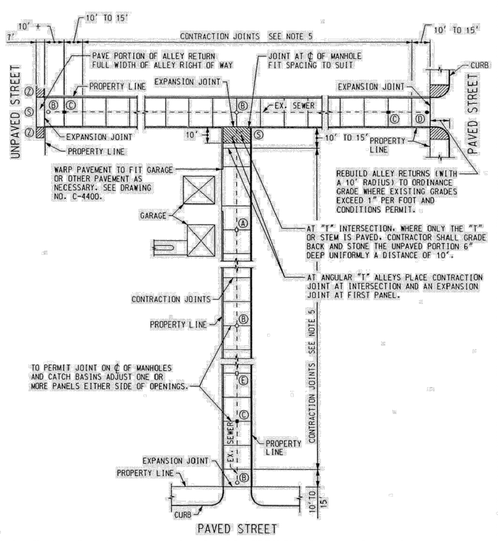
PREPARED BY BUREAU OF STREETS AND HIGHWAYS

rev. K.S.M. DRAWN BY: | M.F.S. CHECKED BY:

APPROVED Dadvin Haider ENGINEER OF STREETS; Wm Talley HEAD ENGINEER; CITY ENGINEER

CITY OF DETROIT
CITY ENGINEERING DIVISION. D.P.W.
STANDARD PLAN FOR
STANDARD CURB DETAILS

03/07/98 PLAN DATE	DRAWING NO. 3	DETAIL STANDARD NO. C-4380	SHEET 1 OF 4



TYPICAL PLAN

REVISED DATE(METRIC TO ENGLISH UNIT SYSTEM):DEC.2002

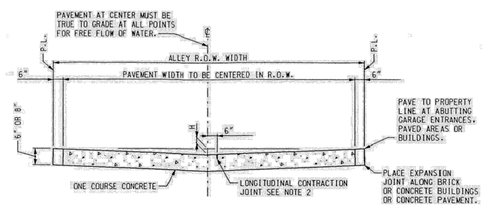
PREPARED BY BUREAU OF STREETS AND HIGHWAYS

rev. K.S.M. DRAWN BY: | M.F.S. CHECKED BY:

APPROVED Dadvin Haider ENGINEER OF STREETS; Wm Talley HEAD ENGINEER; CITY ENGINEER

CITY OF DETROIT
CITY ENGINEERING DIVISION. D.P.W.
TYPICAL PLAN AND SECTION FOR CONCRETE ALLEY PAVEMENT

PLAN DATE	DRAWING NO. 1	DETAIL STANDARD NO. C-4396	SHEET 1 OF 2



TYPICAL SECTION

ELEMENTS		
ALLEY WIDTH PAV'T	R.O.W.	H
19'	20'	5"
17'	18'	4"
15'	16'	3"

NOTES:

1. PLACE EXPANSION JOINTS AT ALL STREET PROPERTY LINES AND ALLEY INTERSECTIONS.
2. LONGITUDINAL CONTRACTION JOINT TO BE CONSTRUCTED IN PAVEMENTS 17' AND OVER IN WIDTH UNLESS OTHERWISE NOTED ON PAVING PLAN.
3. MAXIMUM SPACING BETWEEN EXPANSION JOINTS SHOULD NOT EXCEED 600 FEET.
4. IF STREET IS ECONOMY PAVED THE AREA BETWEEN THE WALK AND EDGE OF PAVEMENT SHALL BE PAVED WITH 6" STONE BASE PLUS 2" OF COLD PATCH. MATERIAL. THE WALK FLAG SHALL BE 6" THICK
5. CONTRACTION JOINTS SHALL BE SPACED AT 15' C. TO C. FOR SLAG AGGREGATE AND 6.0 m C. TO C. FOR NATURAL AGGREGATE.

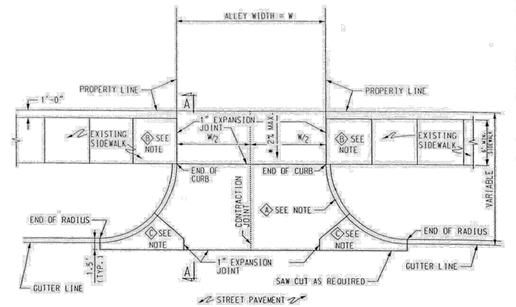
CONSTRUCTION SYMBOLS LEGEND

- ○ EXISTING SEWER MANHOLE
- ● PROPOSED SEWER MANHOLE
- □ EXISTING CATCH BASIN
- ■ PROPOSED CATCH BASIN
- (A) ADJUST EXISTING CATCH BASIN
- (B) ADJUST EXISTING MANHOLE
- (C) CONSTRUCT CATCH BASIN
- (D) CONSTRUCT MANHOLE
- (E) ABANDON EXISTING CATCH BASIN
- (S) STONING AND GRADING
- (Z) CONSTRUCT STANDARD 6" CONCRETE SIDEWALK

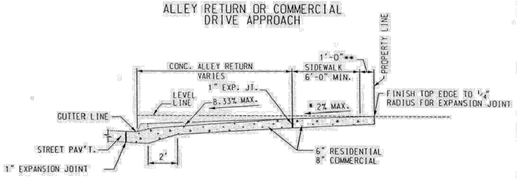
REVISED DATE(METRIC TO ENGLISH UNIT SYSTEM):DEC.2002

CITY OF DETROIT
CITY ENGINEERING DIVISION. D.P.W.
TYPICAL PLAN AND SECTION FOR CONCRETE ALLEY PAVEMENT

03/07/98 PLAN DATE	DRAWING NO. 1	DETAIL STANDARD NO. C-4396	SHEET 2 OF 2



ALLEY RETURN OR COMMERCIAL DRIVE APPROACH



SECTION A-A

C				
B	* SIDEWALK CROSS SLOPE	KSM	J.J.	2/1/01
A	METRIC TO ENGLISH UNIT SYSTEM	KSM	W.S.	N.H. 12/02
	DESCRIPTION	Drwn	Chkd	Apprd Date

REVISED DATE(METRIC TO ENGLISH UNIT SYSTEM):DEC.2002

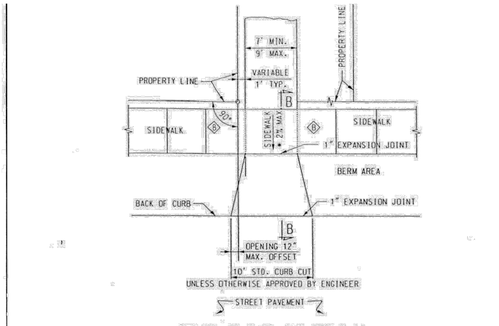
PREPARED BY BUREAU OF STREETS AND HIGHWAYS

K.S.M. DRAWN BY: | J.J. CHECKED BY:

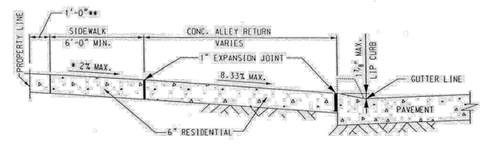
APPROVED Sam Patel ENGINEER OF STREETS; Jeffry Jacob HEAD ENGINEER; CITY ENGINEER

CITY OF DETROIT
CITY ENGINEERING DIVISION. D.P.W.
STANDARD PLAN FOR
DETAIL OF ALLEY RETURN AND DRIVE APPROACH

03/07/98 PLAN DATE	DRAWING NO. 7	DETAIL STANDARD NO. C-4384	SHEET 1 OF 2



DETAIL OF CURB CUT OPENINGS FOR RESIDENTIAL DRIVEWAY



SECTION B-B

NOTES:

IF ALLEY IS PAVED, CONSTRUCT RETURN WITH 1" EXPANSION JOINT ON PROPERTY LINE.

(A) RADIUS TO BE 10' UNLESS OTHERWISE SHOWN ON PAVING PLAN.

(B) SIDEWALK FLAGS ABUTTING ALLEY SHALL BE 6" THICK. SIDEWALK SHALL BE REPLACED FOR A SMOOTH TRANSITION AND TO ATTAIN A CROSS SLOPE OF 2% MAX. OR AS DIRECTED BY THE ENGINEER.

(C) KEY JOINT OR "B" JOINT IF REINFORCED PAVEMENT.

ALL DIMENSIONS ARE IN INCHES(") UNLESS OTHERWISE NOTED.

* SIDEWALK CROSS SLOPE SHALL BE 2% MAX. OR AS DIRECTED BY THE ENGINEER.

** THE SLOPE OF THE DRIVEWAY IN THE 1 FT. SPACE ADJACENT TO THE PROPERTY LINE MAY BE ALTERED UP TO 10% TO MEET EXISTING CONDITIONS.

C				
B	* SIDEWALK CROSS SLOPE	KSM	J.J.	2/1/01
A	Chgd. THICKNESS NOTE	KSM	N.H.	W.T. 10/06
	DESCRIPTION	Drwn	Chkd	Apprd Date

REVISED DATE(METRIC TO ENGLISH UNIT SYSTEM):DEC.2002

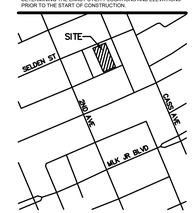
CITY OF DETROIT
CITY ENGINEERING DIVISION. D.P.W.
STANDARD PLAN FOR
DETAIL OF ALLEY RETURN AND DRIVE APPROACH

03/07/98 PLAN DATE	DRAWING NO. 7	DETAIL STANDARD NO. C-4384	SHEET 2 OF 2

PEA GROUP
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811 Know what's below. Call before you dig.

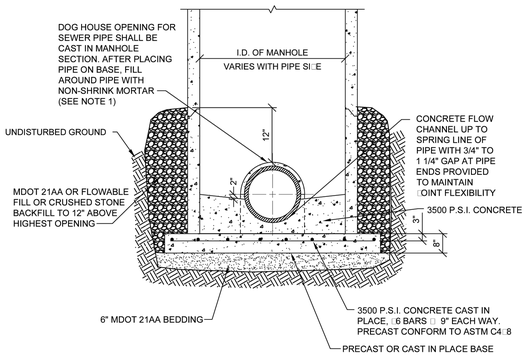
CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.


SITE
SELDEN ST
CASLAKE
PKWY
WOODWARD AVE
WOODWARD AVE
WOODWARD AVE

DOG HOUSE OPENING SI□ES	
SEWER SI□E	MAX OPENING
8" - 10"	1□:5"
12" - 15"	20"
18" - 24"	30"

FOR OTHER DETAILS OF MANHOLE, SEE STANDARD MANHOLE DETAIL 330561-02

MANHOLE SI□ING	
SEWER PIPE SI□E	MANHOLE DIAMETER
24"	4□:0"
30"	5□:0"
42"	6□:0"



NOTE:

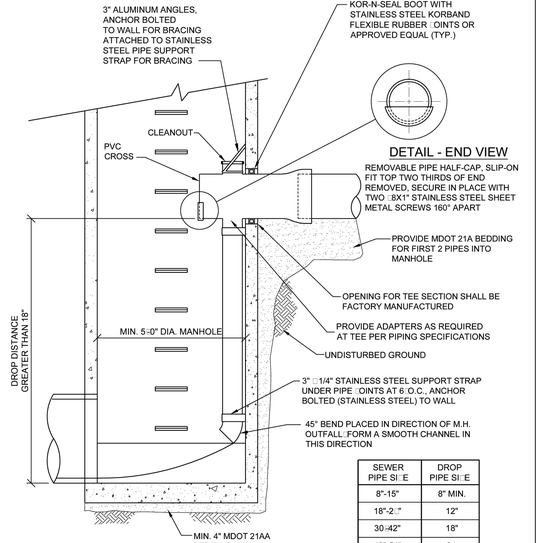
1. DOG HOUSE MAY BE USED OVER EXISTING SEWER PIPE. NEW PIPE OPENINGS SHALL BE MANUFACTURED WITH KOR-N-SEAL BOOT AND STAINLESS STEEL KORBAND FLEXIBLE RUBBER □OINTS OR APPROVED EQUAL.

-	-	-
1	UPDATED	06/2020
REV	DESCRIPTION	DATE
REVISIONS		

MANHOLE, OVER EXISTING SEWER

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 9/2018	DWG. No. 330561-08



SEWER PIPE SI□E	DROP PIPE SI□E
8"-15"	8" MIN.
18"-2□"	12"
30□42"	18"
48"-54"	24□

NOTES:

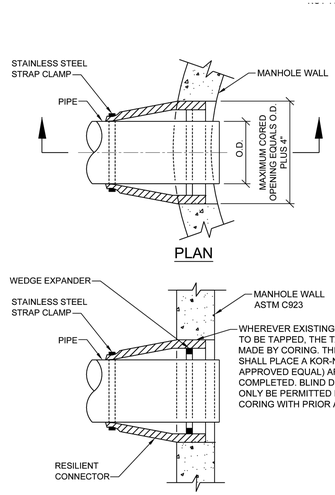
1. SI□E OF DROP PIPE WILL BE LIMITED BY SI□E OF MANHOLE AND AVAILABLE PVC CROSSES.
2. SEE STANDARD MANHOLE DRAWING FOR OTHER MANHOLE REQUIREMENTS.

1	UPDATED	06/2020
REV	DESCRIPTION	DATE
REVISIONS		

MANHOLE, INTERIOR DROP

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 09/2018	DWG. No. 330561-0□



NOTE:

1. ALL NEW PIPE OPENINGS FOR PROPOSED MANHOLES SHALL BE MADE BY MANHOLE MANUFACTURER.

WATERTIGHT RESILIENT CONNECTOR FOR CONNECTING PROPOSED PIPES TO EXISTING MANHOLES AND EXISTING PIPES TO PROPOSED MANHOLES

1	UPDATED	06/2020
REV	DESCRIPTION	DATE
REVISIONS		

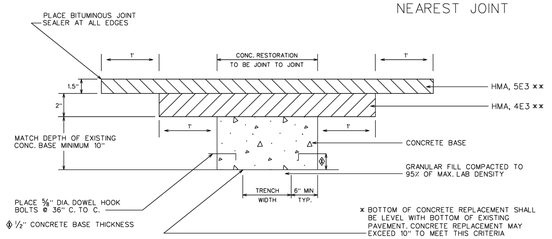
SEWER PIPE CONNECTION WITH MANHOLE

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1

MAJOR STREETS:

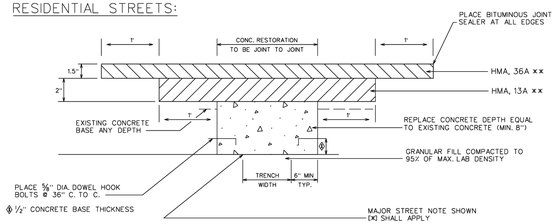
NOTE: PAVEMENT CUTS MUST EXTEND TO NEAREST JOINT



EXCEPTION:

TO ABOVE 3" HMA REPLACEMENT, WHEN PAVEMENT REPLACEMENT IS 100 FEET FROM EITHER SIDE OF UNDERPASS REPLACE 10" MIN CONCRETE BASE WITH TOP OF CONCRETE LEVEL WITH TOP OF EXISTING CONCRETE AND REPLACE HMA SECTION AS EXISTING

RESIDENTIAL STREETS:



ISOLATED CUT:

TRIM JOINT TO OBTAIN VERTICAL CUT

B					
A					
DESCRIPTION		DRWN	CHED	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	08/29/18	APPROVED	SRB		

HMA SURFACE ON CONCRETE BASE UTILITY TRENCH CONSTRUCTION PAVEMENT RESTORATION

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO.

DRWG. NO. 1 OF 2

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811 Know what's below. Call before you dig.

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CLIENT

INNOVO DETROIT RAINER / SELDEN APARTMENTS, LLC
155 GARLAND STREET, SUITE 103
TRAVERSE CITY, MICHIGAN 49684

PROJECT TITLE

DEVENIR DISTRICT
439 SELDEN STREET
DETROIT, MICHIGAN 48201

REVISIONS	
S.P.A. REVISION	02/12/25
COORDINATION SET	03/28/25

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

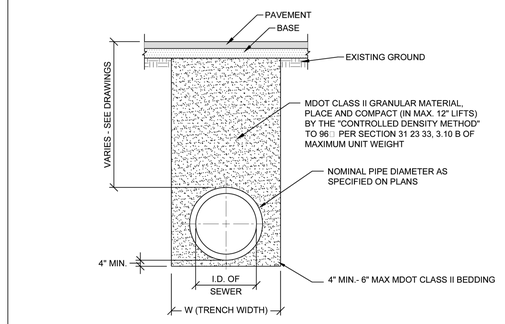
DRAWING TITLE

DWSD DETAILS

PEA JOB NO.	24-2036
P.M.	ESB
DN.	CNR
DES.	CNR

DRAWING NUMBER:

C-9.2



I.D. PIPE SI□E (INCHES)	18 OR LESS	21	24	30	36	42	48	54	60	66	□2
MAXIMUM TRENCH WIDTH (FEET)	5.00	5.□5	6.00	6.50	□.00	□.50	8.00	8.50	9.00	9.50	10.00

W (TRENCH WIDTH) □ 5 FEET, WHEN PIPE I.D. IS 18" OR LESS
W (TRENCH WIDTH) □ I.D. □4 FEET, WHEN PIPE I.D. IS GREATER THAN 18"

NOTES:

1. NO EXTRA PAYMENT WILL BE MADE FOR BASE AND PAVEMENT RESTORATION ITEMS DUE TO ADDITIONAL EXCAVATION BEYOND THE MAXIMUM TRENCH WIDTH LISTED ABOVE.
2. REFER TO PAVEMENT RESTORATION DETAILS FOR BASE AND PAVEMENT WIDTH.
3. TRENCHING SHALL BE PER OSHA 29 CFR, SUBPART P AND SHALL BE PERFORMED TO MINIMI□E THE SURFACE DISRUPTION.

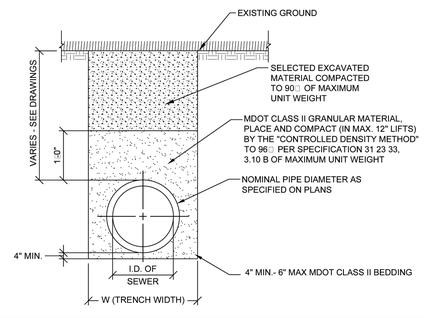
STANDARD TRENCH DETAIL FOR SEWER UNDER ROAD BED, PARKING LOTS, SIDEWALKS, DRIVEWAYS, CURBS, GRAVEL ROADS AND ALLEYS

1	UPDATED	06/2020
REV	DESCRIPTION	DATE
REVISIONS		

SANITARY SEWER TRENCH DETAIL

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 3
DATE 09/2018	DWG. No. 312333-01



I.D. PIPE SI□E (INCHES)	18 OR LESS	21	24	30	36	42	48	54	60	66	□2
MAXIMUM TRENCH WIDTH (FEET)	5.00	5.□5	6.00	6.50	□.00	□.50	8.00	8.50	9.00	9.50	10.00

W (TRENCH WIDTH) □ 5 FEET, WHEN PIPE I.D. IS 18" OR LESS
W (TRENCH WIDTH) □ I.D. □4 FEET, WHEN PIPE I.D. IS GREATER THAN 18"

NOTES:

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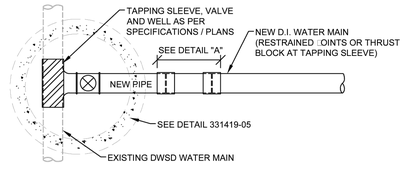
STANDARD TRENCH DETAIL FOR SEWER UNDER BERMS, LAWNS, GRASSY AREAS, (OUTSIDE PAVEMENT INFLUENCE)

1	UPDATED	06/2020
REV	DESCRIPTION	DATE
REVISIONS		

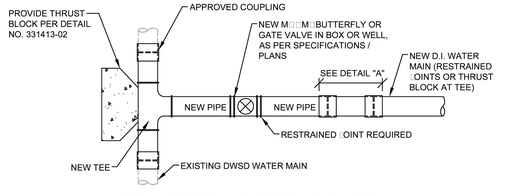
SANITARY SEWER TRENCH DETAIL

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

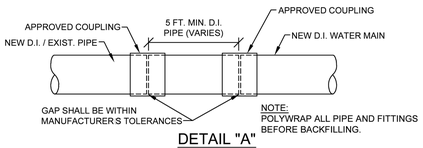
SCALE NONE	SHEET 2 OF 3
DATE 09/2018	DWG. No. 312333-02



CONNECTION WITH EXISTING DWSD MAIN WITH TAPPING SLEEVE AND VALVE



CONNECTION AT EXISTING DWSD MAIN WITH TEE / VALVE



DETAIL "A"

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	UPDATED	5/2020
REV	DESCRIPTION	DATE
REVISIONS		

CONNECTION WITH EXISTING WATER MAIN

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 10/2018	DWG. No. 331413-08

CITY OF DETROIT NOTES

1. MILL (REMOVE) HMA PAVEMENT WITHIN AND BEYOND THE AREA OF TRENCH PAVEMENT REMOVAL IN ORDER TO DETERMINE LOCATION OF UNDERLYING CONCRETE BASE PAVEMENT JOINTS. MILL MINIMUM TO 1' BEYOND NEAREST CONCRETE JOINTS.
2. EXTEND UTILITY TRENCH CONCRETE PAVEMENT REMOVAL TO ALL CONCRETE PAVEMENT JOINTS AND / OR CURBS ADJACENT TO THE TRENCH AREA. REMOVAL SHALL BE "JOINT TO JOINT".
3. CONCRETE PAVEMENT CUTS SHALL BE MINIMUM 3' WIDE.
4. ALL PAVEMENT CUTS SHALL BE MINIMUM 1' WIDER THAN TRENCH WIDTH.
5. ALL REMOVALS SHALL BE SAWCUT STRAIGHT AND SQUARE (90 DEGREES).
6. CONCRETE RESTORATION PAVEMENT SHALL BE MDOT P1 MIX (3,500 PSI).
7. RESTORED CONCRETE PAVEMENT SHALL MATCH THICKNESS OF EXISTING CONCRETE PAVEMENT IN CONFORMANCE WITH MDOT STANDARDS DETAIL R-44-F.
8. RESTORED CONCRETE SHALL BE ANCHORED TO EXISTING CONCRETE PAVEMENT IN CONFORMANCE WITH MDOT STANDARD DETAIL R-44-F
9. APPLY HMA TACK COAT PER MDOT STANDARD SPECIFICATIONS SECTION 904.
10. RESTORE HMA PAVEMENT 3½" TO MATCH EXISTING, IN 2 LIFTS:
    1ST LIFT - 2" MDOT HMA 4E3 (13A RESIDENTIAL), COMPACTED, EXTENDED 1' BEYOND BASE CONCRETE REPAIR.
    2ND LIFT - 1½" MDOT HMA 5E3 (36A RESIDENTIAL), COMPACTED, EXTENDED 1' BEYOND 1ST LIFT..
11. BITUMINOUS JOINT SEALER SHALL BE PLACED AT ALL FINISHED HMA JOINTS.
12. ALL DISTRUBED PAVEMENT MARKINGS AND OTHER ASSETS, INCLUDING BIKE LANE DELINEATORS, WILL HAVE TO BE REPLACED AT THE COST OF THE PERMIT HOLDER, AND SHALL CONFORM TO THE LATEST CED / TED STANDARDS.
13. FOR OTHER RELATED SPECIFICATIONS (BACKFILL COMPACTION, MATERIALS, ETC...), REFER TO DIVISION 15 OF THE STANDARD SPECIFICATIONS FOR PAVING AND RELATED CONSTRUCTION.
14. NOTIFY THE CITY OF DETROIT ENGINEERING DEPARTMENT 24 HOURS PRIOR TO STARTING CONSTRUCTION.
15. ANY OPEN EXCAVATIONS ARE TO BE STEEL PLATED. IF EXCAVATIONS ARE IN THE PAVEMENT, THE PLATES ARE TO BE SPIKED AND RAMPED WITH COLD PATCH. CONTACT THE CITY WITH LOCATION OF THE STEEL PLATE.
16. THE CITY OF DETROIT REQUIRES ALL CONCRETE WORK TO BE STAMPED WITH A CONTRACTORS IDENTIFICATION STAMP.

B					
A					
DESCRIPTION		DRWN	CHED	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	08/29/18	APPROVED	SRB		

HMA SURFACE ON CONCRETE BASE UTILITY TRENCH CONSTRUCTION PAVEMENT RESTORATION

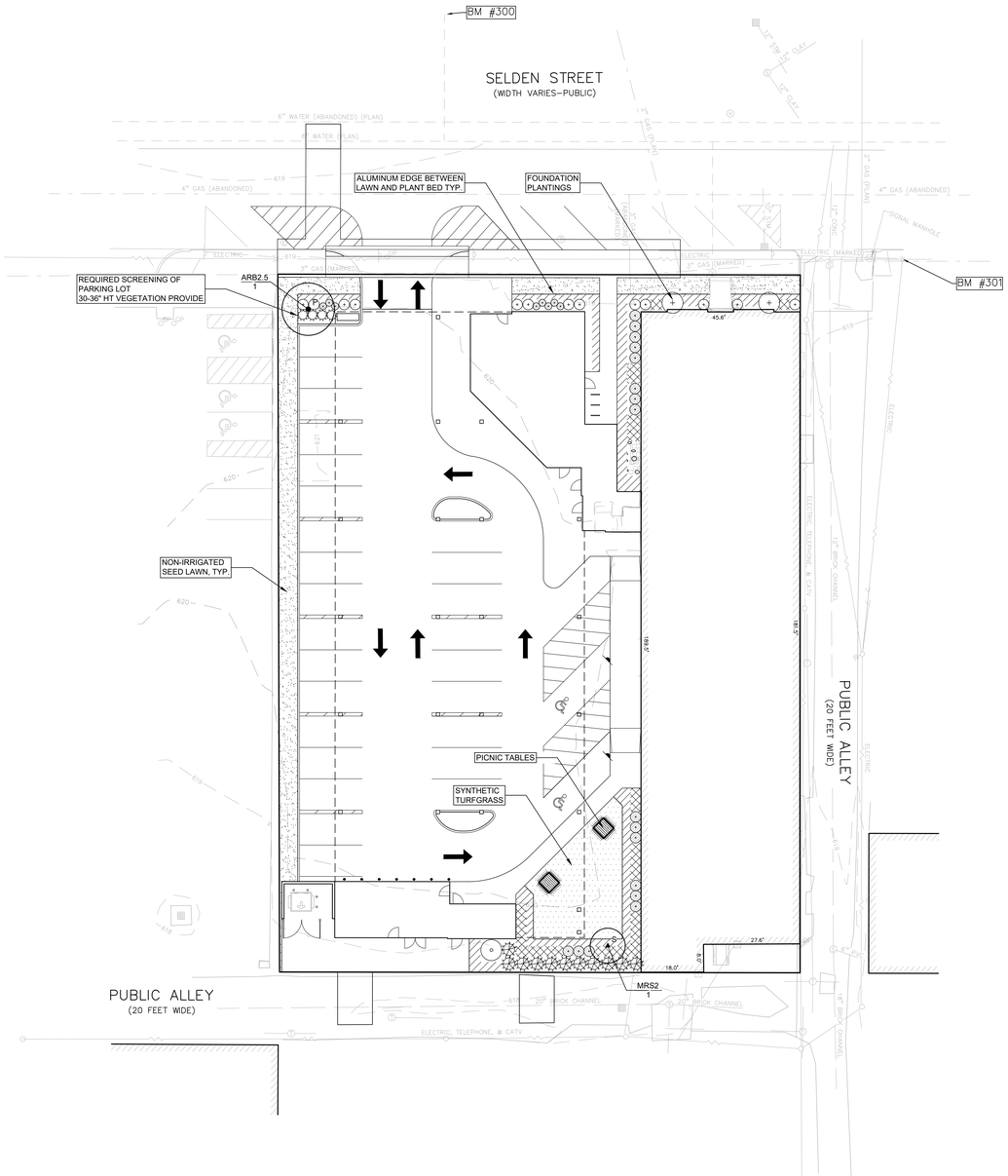
CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO.

DRWG. NO. 2 OF 2

NOT FOR CONSTRUCTION

\\pdetroit\pea\PROJECTS\2024\24-2036 INNOVO - DEVENIR DISTRICT - 439 SELDEN\DWG_CONSTRUCTION\C-9.02ETAL-24-2036.dwg PLOT DATE: 3/28/2025 BY: Emil Burek



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARB2.5	1	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
	1	SUBTOTAL:						
ORNAMENTAL TREES								
MRS2	1	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2" CAL.	B&B	PER PLAN	NON-NATIVE	
	1	SUBTOTAL:						

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. ALL PLANT MATERIAL TO BE INSTALLED AT THE SIZE INDICATED IN THE PLANT SCHEDULE (CALIPER, HEIGHT, OR WIDTH).
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
6. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
7. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
8. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
9. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
10. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
11. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
12. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
13. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
14. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
15. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
16. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
17. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
18. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
19. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.

19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

KEY:

= PROPOSED DECIDUOUS TREES

= PROPOSED EVERGREEN TREES

= SHRUBS

= PERENNIALS

= NON- IRRIGATED (SEED/SOD) LAWN

= SYNTHETIC TURF LAWN

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL

S = GENERAL SITE TREES

P = PARKING LOT TREES

LANDSCAPE CALCULATIONS:

PER CITY OF DETROIT ZONING ORDINANCE

SEC. 50-14-341. RIGHT OF WAY SCREENING

OFF STREET PARKING VISIBLE FROM PUBLIC STREET SHALL HAVE A LANDSCAPE BUFFER.
PROVIDING 1 DEC TREE PER 30 LF.
AS WELL AS A 30-36" HT. VEGETATION, BERM, OR WALL

REQUIRED:
SELDEN STREET: 15 LF / 30 = 1 TREE

PROVIDED:
SELDEN STREET: 1 TREE

SEC. 50-14-343. INTERIOR LANDSCAPE
OFF STREET PARKING WITH 25 OR MORE PARKING SPACES SHALL HAVE 18 SF LANDSCAPE AREA PER SPACE, WITH 1 SHADE TREE PER 250 SF INTERIOR LANDSCAPED AREA.

REQUIRED:
NONE, ALL PARKING IS PROVIDED UNDER BUILDING.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
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CLIENT

INNOVO DETROIT RAINER / SELDEN APARTMENTS, LLC
155 GARLAND STREET, SUITE 103
TRAVERSE CITY, MICHIGAN 49684

PROJECT TITLE

DEVENIR DISTRICT
439 SELDEN STREET
DETROIT, MICHIGAN 48201

REVISIONS

S.P.A. REVISION	02/12/25
COORDINATION SET	03/28/25

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	24-2036
P.M.	ESB
DN.	NB
DES.	NB

DRAWING NUMBER:
L-1.0

\\peainc\pea\PROJECTS\2024\24-2036 INNOVO - DEVENIR DISTRICT - 439 SELDEN\DWG\3_CONSTRUCTION\L-1.0_LANDSCAPE- 24-2036.dwg PLOT DATE: 3/28/2025 BY: Emil Burek

CODE SUMMARY - EXISTING

PROJECT DESCRIPTION:	BUILDING USE: RESIDENTIAL NUMBER OF BUILDINGS AND NUMBER OF STORIES: 1 BUILDING, 5 STORIES OVERALL BUILDING AREA: 42,900 SF NUMBER OF UNITS: 50 CONSTRUCTION MATERIALS FLOORS/WALLS/ROOF FRAMING: EXISTING WOOD FLOOR AND WALL CONSTRUCTION, NEW LIGHT FRAME WOOD WALL CONSTRUCTION. EXTERIOR WALL MATERIALS: EXISTING MASONRY / STONE ROOFING MATERIALS: AUTOMATIC SPRINKLER SYSTEM TYPE: N/A SUSTAINABILITY GOALS: HISTORIC STATUS/GOALS:
APPLICABLE CODES:	2019 DETROIT CITY BUILDING CODE 2019 DETROIT CITY REHABILITATION CODE 2019 DETROIT CITY MECHANICAL CODE 2019 DETROIT CITY PLUMBING CODE 2014 MICHIGAN ELECTRICAL CODE 2015 MICHIGAN ENERGY CODE 2009 DETROIT ACCESSIBILITY CODE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
USE GROUP:	RESIDENTIAL GROUP R-2. STORAGE GROUP S-1 (SECTION 304)
CLASSIFICATION OF WORK (DRC 503, 504):	ALTERATION - LEVEL 1: TYPICAL UNLESS NOTED OTHERWISE LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FICTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE. ALTERATION - LEVEL 2: DWELLING UNIT AND CORRIDOR ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.
CONSTRUCTION TYPE:	TYPE VA CONSTRUCTION (TABLE 504.4)
MINIMUM CORRIDOR WIDTH (TABLE 1020.2):	REQUIRED: 44 INCHES , 36 INCHES WHERE OCCUPANCY IS LESS THAN 50 PROVIDED: VARIES BUILDING IS WITHIN LIMITS
DEAD END CORRIDORS (DRC 805.6):	REQUIRED: 35 FEET MAX PROVIDED: 21 FEET, PROVIDED IS WITHIN LIMITS
EXISTING VERTICAL OPENINGS (DRC 803.2):	EXISITING OPENINGS TO BE ENCLOSED WITH 1HR RATED ASSEMBLY
AUTOMATIC SPRINKLER SYSTEM:	BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1
SEPARATION OF OCCUPANCIES (508.3.3):	BETWEEN R-2 AND S-1: X HOUR
INCIDENTAL USES (TABLE 509):	BOILER ROOMS: 0 HOUR (WALL TO RESIST PASSAGE OF SMOKE)
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):	PRIMARY STRUCTURAL FRAME: 0 HOUR BEARING WALLS EXTERIOR: 0 HOUR INTERIOR: 0 HOUR ROOF CONSTRUCTION: 0 HOUR
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCES (TABLE 602):	N/A
FIRE WALLS (TABLE 706.4):	N/A
FIRE BARRIERS (SECTION 707):	SHAFT ENCLOSURES (707.3.1/713.4): INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION (707.3.2/1023): N/A EXIT ACCESS STAIRWAY ENCLOSURE (707.3.3/1023): N/A EXIT PASSAGEWAY (707.3.4/1024.3): N/A HORIZONTAL EXIT (707.3.5): N/A ATRIUMS (707.3.6): N/A INCIDENTAL USES (707.3.7/TABLE 509): SEE ABOVE CONTROL AREAS (707.3.8/414.2.4): N/A SEPARATED OCCUPANCIES (707.3.9/TABLE 508.4): SEE ABOVE FIRE AREAS (707.3.10/TABLE 707.3.10):
FIRE PARTITIONS (708):	SEPARATION WALLS REQUIRED BY 420.2: N/A WALLS SEPARATING TENANT SPACES REQUIRED BY 402.4.2.1: N/A CORRIDOR WALLS (TABLE 1020.1): 0 HOUR WITH SPRINKLER ELEVATOR LOBBY SEPARATIONS REQUIRED BY 3006.2: N/A EGRESS BALCONIES REQUIRED BY 1019.2: N/A
SMOKE BARRIERS (709.3):	N/A
SMOKE PARTITIONS (710.3):	N/A
HORIZONTAL ASSEMBLIES (711):	SEPARATING MIXED OCCUPANCIES (711.2.4.1): N/A SEPARATING FIRE AREAS (711.2.4.2): N/A DWELLING UNITS AND SLEEPING UNITS (711.2.4.3): N/A SEPARATING SMOKE COMPARTMENTS (711.2.4.4/709): N/A
FIRE-RESISTIVE JOINT SYSTEMS (715.1):	JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTIVE JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED. FIRE-RESISTIVE JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER ASTM E1966 OR UL 2079.
FIRE-RESISTIVE JOINT SYSTEMS IN SMOKE BARRIERS (715.6):	N/A

INTERIOR FINISHES (TABLE 803.11):

	FLAME SPREAD: B BUSINESS	FLAME SPREAD: *(MAINT BLDG)*
VERTICAL EXITS AND EXIT PASSAGEWAYS	CLASS B	CLASS
EXIT ACCESS CORRIDORS	CLASS C	CLASS
ROOMS & ENCLOSED SPACES	CLASS C	CLASS

AUTOMATIC SPRINKLER SYSTEM (903.3.1.1):	AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 (EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1) SHALL BE INSTALLED. AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGN/BUILD BY A LICENSED FIRE PROTECTION CONTRACTOR, AND SHOP DRAWINGS, CALCULATIONS, AND ANY ADDITIONAL DATA SHALL BE SUBMITTED TO ALL APPLICABLE AGENCIES FOR REVIEW AFTER SAID CONTRACTOR HAS BEEN SELECTED.
FIRE ALARM AND DETECTION SYSTEMS (907):	N/A
OCCUPANT LOAD (TABLE 1004.1.2):	MAIN BUILDING: B BUSINESS: 31,350 /100 = 31.4 OCCUPANTS MAINTENANCE BUILDING: X TYPE: XX /100 = XX OCCUPANTS
MINIMUM WIDTH AT STAIRWAYS (1005.3.1):	REQUIRED: N/A PROVIDED: N/A
MINIMUM WIDTH AT OTHER EGRESS COMPONENTS (1005.3.2):	REQUIRED: .15 X (314) = 47.1 INCHES PROVIDED:
MINIMUM NUMBER OF EXITS (1006):	REQUIRED: 2 PROVIDED: 6
COMMON PATH OF TRAVEL (TABLE 1006.2.1):	REQUIRED: B: 100 FEET PROVIDED: XX FEET, PROPOSED IS WITHIN LIMITS
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):	REQUIRED: B: 300 FEET PROVIDED: XXX FEET, PROPOSED IS WITHIN LIMITS

CODE SUMMARY - NEW RESIDENTIAL

PROJECT DESCRIPTION:	BUILDING USE: RESIDENTIAL NUMBER OF BUILDINGS AND NUMBER OF STORIES: 1 BUILDING, 4 STORIES OVERALL BUILDING AREA: SEE BELOW NUMBER OF UNITS: 72 CONSTRUCTION MATERIALS FLOORS/WALLS/ROOF FRAMING: METAL FRAMING EXTERIOR WALL MATERIALS: METAL PANEL, BRICK MASONRY ROOFING MATERIALS: TPO AUTOMATIC SPRINKLER SYSTEM TYPE: NFPA 13 SUSTAINABILITY GOALS: TBD HISTORIC STATUS/GOALS: N/A
APPLICABLE CODES:	2019 DETROIT CITY BUILDING CODE 2019 DETROIT CITY MECHANICAL CODE 2019 DETROIT CITY PLUMBING CODE 2014 DETROIT CITY ELECTRICAL CODE 2015 MICHIGAN ENERGY CODE 2009 DETROIT ACCESSIBILITY CODE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) 2012 DETROIT LIFE SAFETY CODE 2015 DETROIT FIRE CODE 2013 DETROIT FIRE SPRINKLER CODE 2013 DETROIT FIRE ALARM CODE 2010 ADA STANDARDS FAIR HOUSING ACT DESIGN MANUAL 2013 MICHIGAN COMMERCIAL ENERGY CODE
USE GROUP:	RESIDENTIAL GROUP R-2. (SECTION 310.4)
CONSTRUCTION TYPE:	TYPE VA CONSTRUCTION
AUTOMATIC SPRINKLER SYSTEM:	BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1
ALLOWABLE BUILDING HEIGHT:	R-2: 70' ABOVE HORIZONTAL BUILDING SEPARATION (TABLE 504.3, 510.2) R-2: 4 STORIES ABOVE HORIZONTAL BUILDING SEPARATION (TABLE 504.4, 510.2)
ACTUAL BUILDING HEIGHT:	49' - 8" ABOVE HORIZONTAL BUILDING SEPARATION 4 STORIES ABOVE HORIZONTAL BUILDING SEPARATION
FLOOR AREA TOTALS:	TYPICAL FLOOR: 13,218 SF. ROOF: 1,085 SF
ALLOWABLE AREA FACTOR:	R-2: 36,000 SF (TABLE 506.2) ALLOWABLE AREA (506.2.3, SINGLE-OCCUPANCY, MULTISTORY BUILDINGS) Aa = [At + (NS x Lf)] x Sa Aa = [36,000 + (36,000 x 0.0337)] x 4 Aa = 148,852 S.F. $W = (L_1 \times w_1 + L_2 \times w_2 \ldots L_3 \times w_3 \ldots)/F$ W = (71.58 x 30 + 51.34 x 30 + 20.24 x 20)/143 W = 28.61 $I_F = [F/P - 0.25]W/30$ $I_F = [143/501 - 0.25]28.61/30$ $I_F = 0.0337$
ACTUAL BUILDING AREA:	53,957 SF PROPOSED BUILDINGS ARE WITHIN LIMITS
SEPARATION OF OCCUPANCIES (508.4):	NONE
INCIDENTAL USES (TABLE 509):	N/A
HORIZONTAL BUILDING SEPARATION (510.2):	3 HOUR RATED HORIZONTAL SEPARATION BETWEEN TYPE IA COMMERCIAL PODIUM AND TYPE VA RESIDENTIAL. 2 HOUR RATED SHAFTS REQUIRED THROUGH HORIZONTAL ASSEMBLY.
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):	PRIMARY STRUCTURAL FRAME: 1 HOUR BEARING WALLS EXTERIOR: 1 HOUR INTERIOR: 1 HOUR FLOOR CONSTRUCTION: 1 HOUR ROOF CONSTRUCTION: 1 HOUR
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCES (TABLE 602):	X < 5 : 1 HOUR 5 ≤ X < 10 : 1 HOUR 10 ≤ X < 30 : 1 HOUR
FIRE WALLS (TABLE 706.4):	2 HOURS BETWEEN TYPE V (EXISTING) AND TYPE V (NEW) CONSTRUCTION
FIRE BARRIERS (SECTION 707):	SHAFT ENCLOSURES (707.3.1/713.4): 2 HOURS INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION (707.3.2/1023): 2 HOURS EXIT ACCESS STAIRWAY ENCLOSURE (707.3.3/1023): N/A EXIT PASSAGEWAY (707.3.4/1024.3): N/A HORIZONTAL EXIT (707.3.5): N/A ATRIUMS (707.3.6): N/A INCIDENTAL USES (707.3.7/TABLE 509): SEE ABOVE CONTROL AREAS (707.3.8/414.2.4): N/A SEPARATED OCCUPANCIES (707.3.9/TABLE 508.4): SEE ABOVE FIRE AREAS (707.3.10/TABLE 707.3.10): N/A
FIRE PARTITIONS (708):	SEPARATION WALLS REQUIRED BY 420.2: 1 HOUR WALLS SEPARATING TENANT SPACES REQUIRED BY 402.4.2.1: N/A CORRIDOR WALLS (TABLE 1020.1): 1/2 HOUR WITH SPRINKLER ELEVATOR LOBBY SEPARATIONS REQUIRED BY 3006.2: N/A EGRESS BALCONIES REQUIRED BY 1019.2: N/A
SMOKE BARRIERS (709.3):	N/A
SMOKE PARTITIONS (710.3):	N/A
HORIZONTAL ASSEMBLIES (711):	SEPARATING MIXED OCCUPANCIES (711.2.4.1): N/A SEPARATING FIRE AREAS (711.2.4.2): N/A DWELLING UNITS AND SLEEPING UNITS (711.2.4.3): 1 HOUR SEPARATING SMOKE COMPARTMENTS (711.2.4.4/709): N/A
FIRE-RESISTIVE JOINT SYSTEMS (715.1):	JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTIVE JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED. FIRE-RESISTIVE JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER ASTM E1966 OR UL 2079.
FIRE-RESISTIVE JOINT SYSTEMS IN SMOKE BARRIERS (715.6):	N/A

INTERIOR FINISHES (TABLE 803.11):

	FLAME SPREAD: R RESIDENTIAL
VERTICAL EXITS AND EXIT PASSAGEWAYS	CLASS C
EXIT ACCESS CORRIDORS	CLASS C
ROOMS & ENCLOSED SPACES	CLASS C

AUTOMATIC SPRINKLER SYSTEM (903.3.1.2):	AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13R SHALL BE INSTALLED. AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGN/BUILD BY A LICENSED FIRE PROTECTION CONTRACTOR, AND SHOP DRAWINGS, CALCULATIONS, AND ANY ADDITIONAL DATA SHALL BE SUBMITTED TO ALL APPLICABLE AGENCIES FOR REVIEW AFTER SAID CONTRACTOR HAS BEEN SELECTED.
FIRE ALARM AND DETECTION SYSTEMS (907):	A MANUAL FIRE ALARM SYSTEM NOT REQUIRED PER DBC SECTION 907.2.9.1, EXCEPTION 2
OCCUPANT LOAD (TABLE 1004.1.2):	TYP. FLOOR (X4) RESIDENTIAL: 13,042 / 200 GROSS = 66 OCCUPANTS ACCESSORY STOR. / MECH.: 176 / 300 GROSS = 1 OCCUPANT ROOF ASSEMBLY UNCONCENTRATED: 714 / 15 NET = 48 OCCUPANTS BUILDING TOTAL: = 317 OCCUPANTS
MINIMUM WIDTH AT STAIRWAYS (1005.3.1, 1011.2):	REQUIRED: 0.3 X (66 OCCUPANTS) = 20 INCHES (44 INCHES MINIMUM) PROVIDED: 45 INCHES
MINIMUM WIDTH AT OTHER EGRESS COMPONENTS (1005.3.2):	REQUIRED: 0.2 X (66 OCCUPANTS) = 13.4 INCHES PROVIDED: 32 INCHES, PROPOSED IS WITHIN LIMITS
MINIMUM NUMBER OF EXITS (1006):	REQUIRED: 2, 1 AT ROOF EGRESS PROVIDED: 2 ON RESIDENTIAL FLOORS, 1 AT ROOF EGRESS
COMMON PATH OF TRAVEL (TABLE 1006.2.1):	REQUIRED: R-2: 125 FEET PROVIDED: R-2: 74 FEET, PROPOSED IS WITHIN LIMITS
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):	REQUIRED: R-2: 250 FEET PROVIDED: R-2: 132 FEET, PROPOSED IS WITHIN LIMITS
MINIMUM CORRIDOR WIDTH (TABLE 1020.2):	REQUIRED: 44 INCHES , 36 INCHES WHERE OCCUPANCY IS LESS THAN 50 PROVIDED: 69 INCHES, BUILDING IS WITHIN LIMITS
DEAD END CORRIDORS (1020.4):	REQUIRED: 50 FEET MAX PROVIDED: 23 FEET, PROPOSED IS WITHIN LIMITS
SOUND TRANSMISSION (1207):	AIR-BORNE SOUND: WALL AND CEILINGS SEPARATING DWELLING UNITS - STC RATING OF 50 MIN. STRUCTURE-BORNE SOUND: FLOOR / CEILING ASSEMBLIES - IIC RATING OF 50MIN.
TOILET FIXTURE COUNT: (PER DPC -TABLE 403.1) COUNTS ARE BASED FOR WATER CLOSETS- ALL RESTROOMS WILL BE SINGLE STALL)	WATERCLOSETS: REQUIRED 1 PER DWELLING UNIT, PROVIDED 1 PER DWELLING UNIT LAVATORY: REQUIRED 1 PER DWELLING UNIT, PROVIDED 1 PER DWELLING UNIT BATHTUB / SHOWER: REQUIRED 1 PER DWELLING UNIT, PROVIDED 1 PER DWELLING UNIT KITCHEN SINK: REQUIRED 1 PER DWELLING UNIT, PROVIDED 1 PER DWELLING UNIT CLOTHES WASHER CONNECTION: REQUIRED 1 PER 20 DWELLING UNITS, PROVIDED 1 PER DWELLING UNIT
ENERGY REQUIREMENTS (MCEC 2013, TABLE 5.5-5, ZONE 5A RESIDENTIAL)	ROOFS INSULATION ENTIRELY ABOVE DECK = R-30 C.I. WALLS, ABOVE GRADE STEEL FRAMED = R-13 + R-10 CI FLOORS WOOD FRAMED AND OTHER = R-30 OPAQUE DOORS SWINING = U-0.5000 FENESTRATION NON-METAL FRAMING = U-0.32 METAL FRAMING, FIXED = U-0.42 METAL FRAMING, ENTRANCE DOOR = U-0.77

CODE SUMMARY - NEW COMMERCIAL PODIUM

PROJECT DESCRIPTION:	BUILDING USE: PARKING GARAGE, COMMERCIAL NUMBER OF BUILDINGS AND NUMBER OF STORIES: 1 BUILDING, 1 STORIES OVERALL BUILDING AREA: SEE BELOW CONSTRUCTION MATERIALS FLOORS/WALLS/ROOF FRAMING: CONCRETE EXTERIOR WALL MATERIALS: METAL PANEL, CMU & BRICK MASONRY ROOFING MATERIALS: N/A AUTOMATIC SPRINKLER SYSTEM TYPE: NFPA 13 SUSTAINABILITY GOALS: TBD HISTORIC STATUS/GOALS: N/A
APPLICABLE CODES:	2019 DETROIT CITY BUILDING CODE 2019 DETROIT CITY MECHANICAL CODE 2019 DETROIT CITY PLUMBING CODE 2014 DETROIT CITY ELECTRICAL CODE 2015 MICHIGAN ENERGY CODE 2009 DETROIT ACCESSIBILITY CODE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) 2012 DETROIT LIFE SAFETY CODE 2015 DETROIT FIRE CODE 2013 DETROIT FIRE SPRINKLER CODE 2013 DETROIT FIRE ALARM CODE 2010 ADA STANDARDS FAIR HOUSING ACT DESIGN MANUAL 2013 MICHIGAN COMMERCIAL ENERGY CODE
USE GROUP:	BUSINESS GROUP B (SECTION 304) LOW HAZARD STORAGE GROUP S-2 (SECTION 311.3)
CONSTRUCTION TYPE:	TYPE IA CONSTRUCTION
AUTOMATIC SPRINKLER SYSTEM:	BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1
ALLOWABLE BUILDING HEIGHT:	B/S: NO LIMIT IN BUILDING HEIGHT (TABLE 504.3) B/S: NO LIMIT IN NUMBER OF STORIES (TABLE 504.4)
ACTUAL BUILDING HEIGHT:	12' - 0" ABOVE GRADE 1 STORY ABOVE GRADE
FLOOR AREA TOTALS:	12,994 SF
ALLOWABLE AREA FACTOR:	B/S: NO LIMIT IN BUILDING AREA (TABLE 506.2)
ACTUAL BUILDING AREA:	12,994 SF PROPOSED IS WITHIN LIMITS
SEPARATION OF OCCUPANCIES (TABLE 508.4):	BETWEEN S-2 AND B: 1 HOUR
INCIDENTAL USES (TABLE 509):	TRASH ROOM: 1-HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM (TABLE 509)
HORIZONTAL BUILDING SEPARATION (510.2):	3 HOUR RATED HORIZONTAL SEPARATION BETWEEN TYPE IA COMMERCIAL PODIUM AND TYPE VA RESIDENTIAL. 2 HOUR RATED SHAFTS REQUIRED THROUGH HORIZONTAL ASSEMBLY.
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):	PRIMARY STRUCTURAL FRAME: 3 HOURS BEARING WALLS EXTERIOR: 3 HOURS INTERIOR: 3 HOURS FLOOR CONSTRUCTION: 2 HOURS ROOF CONSTRUCTION: N/A
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCES (TABLE 602):	X < 5 : 1 HOUR 5 ≤ X < 10 : 1 HOUR 10 ≤ X < 30 : 1 HOUR
FIRE WALLS (TABLE 706.4):	2 HOURS BETWEEN TYPE V (EXISTING) AND TYPE I (NEW) CONSTRUCTION
FIRE BARRIERS (SECTION 707):	SHAFT ENCLOSURES (707.3.1/713.4): 2 HOURS INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION (707.3.2/1023): 2 HOURS EXIT ACCESS STAIRWAY ENCLOSURE (707.3.3/713.4): N/A EXIT PASSAGEWAY (707.3.4/1024.3): N/A HORIZONTAL EXIT (707.3.5): N/A ATRIUMS (707.3.6): N/A INCIDENTAL USES (707.3.7/TABLE 509): SEE ABOVE CONTROL AREAS (707.3.8/414.2.4): N/A SEPARATED OCCUPANCIES (707.3.9/TABLE 508.4): SEE ABOVE FIRE AREAS (707.3.10/TABLE 707.3.10): N/A
FIRE PARTITIONS (708):	SEPARATION WALLS REQUIRED BY 420.2: N/A WALLS SEPARATING TENANT SPACES REQUIRED BY 402.4.2.1: N/A CORRIDOR WALLS (TABLE 1020.1): N/A ELEVATOR LOBBY SEPARATIONS REQUIRED BY 3006.2: N/A EGRESS BALCONIES REQUIRED BY 1019.2: N/A
SMOKE BARRIERS (709.3):	N/A
SMOKE PARTITIONS (710.3):	N/A
HORIZONTAL ASSEMBLIES (711):	SEPARATING MIXED OCCUPANCIES (711.2.4.1): N/A SEPARATING FIRE AREAS (711.2.4.2): N/A DWELLING UNITS AND SLEEPING UNITS (711.2.4.3): N/A SEPARATING SMOKE COMPARTMENTS (711.2.4.4/709): N/A
FIRE-RESISTIVE JOINT SYSTEMS (715.1):	JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTIVE JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED. FIRE-RESISTIVE JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER ASTM E1966 OR UL 2079.
FIRE-RESISTIVE JOINT SYSTEMS IN SMOKE BARRIERS (715.6):	N/A

INTERIOR FINISHES (TABLE 803.11):

	FLAME SPREAD: B BUSINESS	FLAME SPREAD: S STORAGE
VERTICAL EXITS AND EXIT PASSAGEWAYS	CLASS B	CLASS C
EXIT ACCESS CORRIDORS	CLASS C	CLASS C
ROOMS & ENCLOSED SPACES	CLASS C	CLASS C

AUTOMATIC SPRINKLER SYSTEM (903.3.1.1):	AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 (EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1) SHALL BE INSTALLED. AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGN/BUILD BY A LICENSED FIRE PROTECTION CONTRACTOR, AND SHOP DRAWINGS, CALCULATIONS, AND ANY ADDITIONAL DATA SHALL BE SUBMITTED TO ALL APPLICABLE AGENCIES FOR REVIEW AFTER SAID CONTRACTOR HAS BEEN SELECTED.
FIRE ALARM AND DETECTION SYSTEMS (907):	FIRE ALARM AND DETECTION SYSTEM IN ACCORDANCE WITH THE 2019 DBC AND NFPA 72 SHALL BE INSTALLED SYSTEM SHALL BE DESIGN / BUILD BY A LICENSED FIRE PROTECTION CONTRACTOR, AND SHOP DRAWINGS, CALCULATIONS, AND ANY ADDITIONAL DATA SHALL BE SUBMITTED TO ALL APPLICABLE AGENCIES FOR REVIEWA FTER SAID CONTRACTOR HAS BEEN SELECTED.
OCCUPANT LOAD (TABLE 1004.1.2):	BUSINESS AREA: 884 / 100 GROSS = 9 OCCUPANTS ACCESSORY STOR. / MECH.: 540 / 300 GROSS = 2 OCCUPANTS PARKING GARAGES: 11610 / 200 GROSS = 59 OCCUPANTS BUILDING TOTAL: = 70 OCCUPANTS
MINIMUM WIDTH AT OTHER EGRESS COMPONENTS (1005.3.2):	REQUIRED: 0.2 X (9) = 2 INCHES PROVIDED: 32 INCHES, PROPOSED IS WITHIN LIMITS
MINIMUM NUMBER OF EXITS (1006):	REQUIRED: 2 AT PARKING GARAGE, 1 AT BUSINESS AND MECHANICAL SPACES PROVIDED: 2 AT PARKING GARAGE, 1 MINIMUM AT BUSINESS AND MECHANICAL SPACES
COMMON PATH OF TRAVEL (TABLE 1006.2.1):	REQUIRED: B: 100 FEET S: 100 FEET PROVIDED: 44 FEET
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):	REQUIRED: B: 300 FEET S-2: 400 FEET PROVIDED: 44 FEET
MINIMUM CORRIDOR WIDTH (TABLE 1020.2):	REQUIRED: 44 INCHES , 36 INCHES WHERE OCCUPANCY IS LESS THAN 50 PROVIDED: **TBD**
DEAD END CORRIDORS (1020.4):	REQUIRED: 50 FEET MAX PROVIDED: NONE
SOUND TRANSMISSION (1207):	AIR-BORNE SOUND: WALL AND CEILINGS SEPARATING DWELLING UNITS - STC RATING OF 50 MIN. STRUCTURE-BORNE SOUND: FLOOR / CEILING ASSEMBLIES - IIC RATING OF 50MIN.
TOILET FIXTURE COUNT: (PER DPC -TABLE 403.1) COUNTS ARE BASED FOR WATER CLOSETS- ALL RESTROOMS WILL BE SINGLE STALL)	BUSINESS: (9 OCCUPANTS) REQUIREMENTS: WC: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER = 1 REQUIRED, 2 PROVIDED LAVATORIES: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER = 1 REQUIRED, 2 PROVIDED DRINKING FOUNTAINS: 0 REQUIRED (O.L < 15) SERVICE SINK: 0 REQUIRED (O.L. < 15)
ENERGY REQUIREMENTS (MCEC 2013, TABLE 5.5-5, ZONE 5A NONRESIDENTIAL)	WALLS, ABOVE GRADE MASS = R-11.4 CI STEEL FRAMED = R-13 + R-10 CI WALLS, BELOW GRADE BELOW GRADE WALLS = R-7.5 CI SLAB-ON-GRADE UNHEATED = R-15 FOR 2'-0" OPAQUE DOORS SWINING = U-0.5000 FENESTRATION NON-METAL FRAMING = U-0.32 METAL FRAMING, FIXED = U-0.42 METAL FRAMING, ENTRANCE DOOR = U-0.77

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PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.01.06	SITE PLAN REVIEW
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

NOT FOR CONSTRUCTION

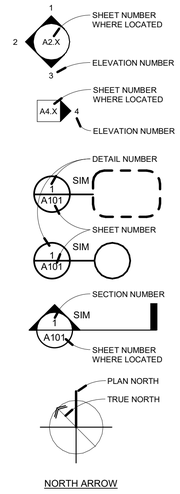
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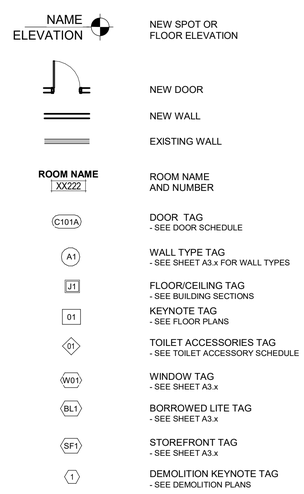
CODE REVIEW

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SYMBOLS





ARCHITECTURAL / INTERIORS ABBREVIATIONS

ACP	ACOUSTICAL CEILING PANELS
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BF	BARRIER FREE
BO	BOTTOM OF
BOS	BOTTOM OF STEEL
BRG	BEARING
BSMT	BASEMENT
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMB	COMBUSTIBLE
CONC	CONCRETE
CPT	CARPET
D	DRYER
DF	DRINKING FOUNTAIN
DIV	DIVISION
DS	DOWNSPOUT
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EM	ENTRANCE MAT
EP	ELECTRICAL PANEL
EPT	EPOXY PAINT
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FHC	FIRE HOSE CABINET
FND	FOUNDATION
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GMU	GLAZED MASONRY UNIT
GWB	GYPSUM WALLBOARD
HC	HOLLOW CORE
HDCP	HANDICAP, HANDICAPPED
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HTG	HEATING
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INSUL	INSULATING, INSULATION
JC	JANITOR CLOSET
LIN	LINOLEUM
LLV	LONG LEG VERTICAL
LP	LOW POINT
MB	MARKER BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MO	MASONRY OPENING
MTD	MOUNTED
PCT	PORCELAIN CERAMIC TILE
PLAM	PLASTIC LAMINATE
PNT	PAINT
PR	PAIR
PRE-ENG	PRE-ENGINEERED
PRE-FIN	PRE-FINISHED
PT	PRESSURE TREATED
QT	QUARRY TILE
R	RISER
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED, REINFORCING, REINFORCEMENT
RF	RUBBER FLOORING
RFT	RUBBER FLOOR TILE
RO	ROUGH OPENING
SB	SMART BOARD
SC	SOLID CORE
SCONC	SEALED CONCRETE
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STAIN
SUSP	SUSPENDED
SV	SHEET VINYL
T	TREAD
T&G	TONGUE AND GROOVE
TB	TACKBOARD
TC	TRAFFIC COATING
TEMP	TEMPERED
TERR	TERRAZZO
TOB	TOP OF BEAM
TOF	TOP OF FOUNDATION, TOP OF FOOTING
TOJ	TOP OF JOIST
TOS	TOP OF STEEL
TOW	TOP OF WALL
UL	UNDERWRITER'S LABORATORY
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VTR	VENT THRU ROOF
VWC	VINYL WALLCOVERING
W	WASHER
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

GENERAL ABBREVIATIONS

ALT	ALTERNATE
APPROX	APPROXIMATELY
BLDG	BUILDING
CF	CUBIC FEET
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CONT	CONTINUOUS
D	DEEP, DEPTH
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
EGC	ENTERPRISE GREEN COMMUNITIES
EQ	EQUAL
FT	FOOT, FEET
GC	GENERAL CONTRACTOR
GSF	GROSS SQUARE FEET
H	HIGH
HT	HEIGHT
INFO	INFORMATION
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
R	RADIUS
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SF	SQUARE FEET
TFCI	TENANT FURNISHED, CONTRACTOR INSTALLED
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W	WIDE, WIDTH

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PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

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SYMBOLS AND ABBREVIATIONS

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CODE COMPLIANCE PLAN LEGEND

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1 HOUR FIRE PARTITION WITH 45 MINUTE FIRE RATED DOORS WITH CLOSERS. WALLS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK/ MEMBRANE ABOVE.

2 HOUR FIRE BARRIER WITH 90 MIN. FIRE RATED DOORS WITH CLOSERS.
(@ ELEVATOR EQUIPMENT ROOM)

2 HOUR FIRE WALL WITH 90 MIN. FIRE RATED DOORS WITH CLOSERS.
(@ ELEVATOR EQUIPMENT ROOM)

POINT OF EGRESS

TRAVEL DISTANCE TO EXIT

X — FUNCTIONAL USE OCCUPANT LOAD

X — EGRESS WIDTH (0.2 / OCCUPANT)

FEC — FIRE EXTINGUISHER AND CABINET (CONTINUE FIRE RATING BEHIND WALL WHERE INSTALLED IN A RATED WALL.)

FE — FIRE EXTINGUISHER MOUNTED TO WALL

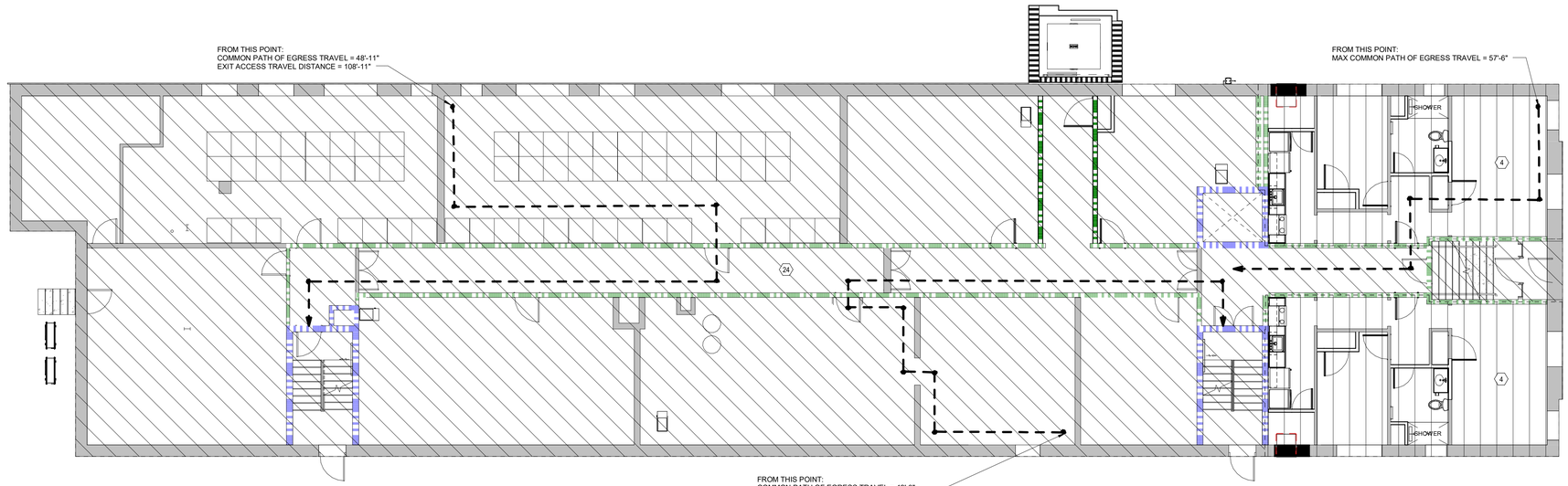
EXIT — EXIT SIGN WITH DIRECTIONAL ARROW

FUNCTION OF SPACE:
ASSEMBLY UNCONCENTRATED:
OCCUPANT LOAD FACTOR: 15 NET

FUNCTION OF SPACE:
MECHANICAL / STORAGE
OCCUPANT LOAD FACTOR: 300 GROSS

FUNCTION OF SPACE:
BUSINESS
OCCUPANT LOAD FACTOR: 100 GROSS

FUNCTION OF SPACE:
RESIDENTIAL
OCCUPANT LOAD FACTOR: 200 GROSS



1 / AC0.2 BASEMENT CODE COMPLIANCE PLAN
1/8" = 1'-0"

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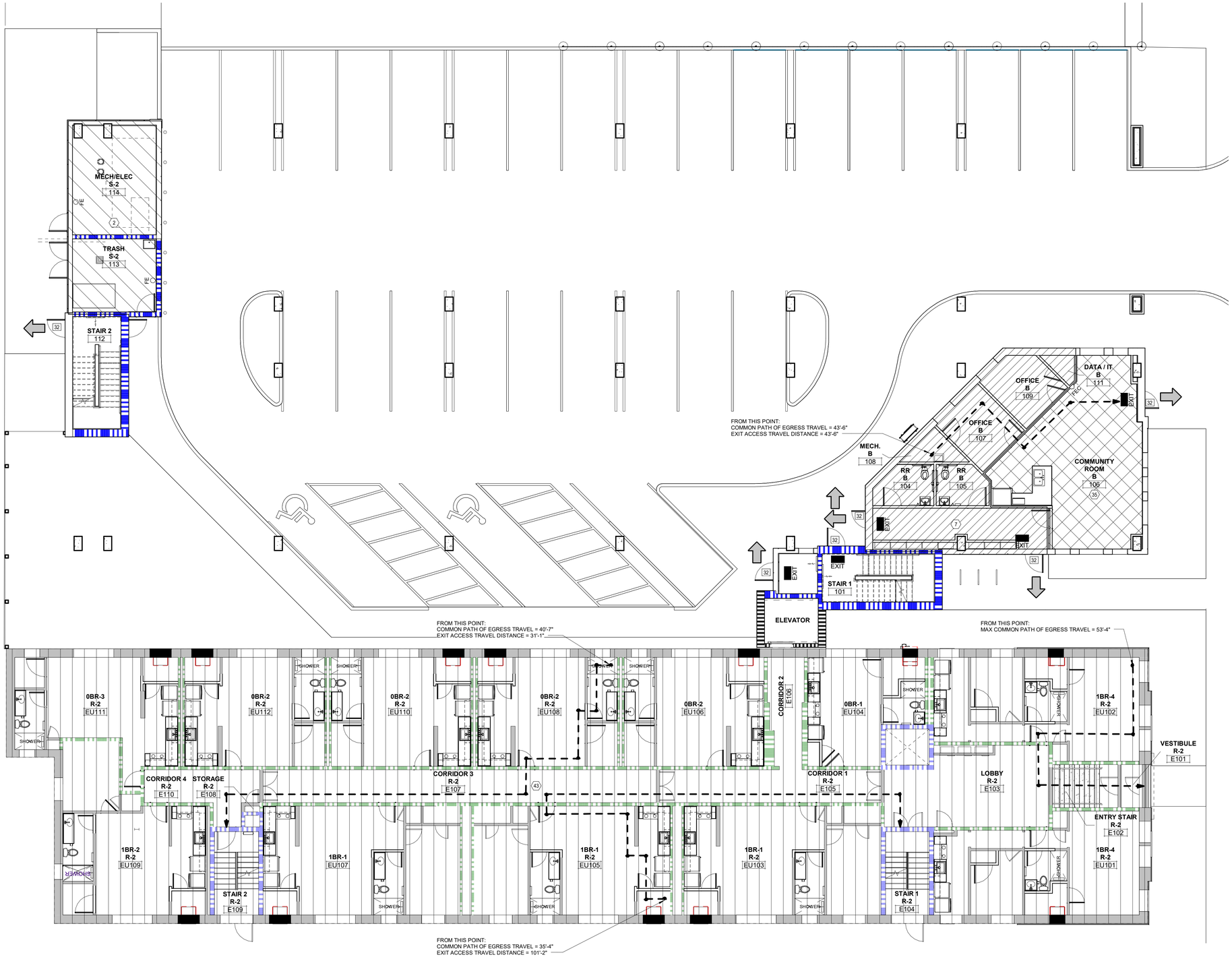
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BASEMENT CODE COMPLIANCE PLAN

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1 AC0.3 FIRST FLOOR CODE COMPLIANCE PLAN

1/8" = 1'-0"

CODE COMPLIANCE PLAN LEGEND

- 30 MINUTE FIRE PARTITION WITH 20 MINUTE FIRE RATED DOORS WITH CLOSERS. WALLS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR, TRUSS, OR ROOF DECK/ MEMBRANE ABOVE.
- 1 HOUR FIRE PARTITION WITH 45 MINUTE FIRE RATED DOORS WITH CLOSERS. WALLS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK/ MEMBRANE ABOVE.
- 2 HOUR FIRE BARRIER WITH 90 MIN. FIRE RATED DOORS WITH CLOSERS. (@ ELEVATOR EQUIPMENT ROOM)
- 2 HOUR FIRE WALL WITH 90 MIN. FIRE RATED DOORS WITH CLOSERS. (@ ELEVATOR EQUIPMENT ROOM)
- POINT OF EGRESS
- TRAVEL DISTANCE TO EXIT
- FUNCTIONAL USE OCCUPANT LOAD
- EGRESS WIDTH (0.2 / OCCUPANT)
- FEC — FIRE EXTINGUISHER AND CABINET (CONTINUE FIRE RATING BEHIND WALL WHERE INSTALLED IN A RATED WALL.)
- FE — FIRE EXTINGUISHER MOUNTED TO WALL
- EXIT — EXIT SIGN WITH DIRECTIONAL ARROW
- FUNCTION OF SPACE: ASSEMBLY UNCONCENTRATED: OCCUPANT LOAD FACTOR: 15 NET
- FUNCTION OF SPACE: MECHANICAL / STORAGE OCCUPANT LOAD FACTOR: 300 GROSS
- FUNCTION OF SPACE: BUSINESS OCCUPANT LOAD FACTOR: 100 GROSS
- FUNCTION OF SPACE: RESIDENTIAL OCCUPANT LOAD FACTOR: 200 GROSS

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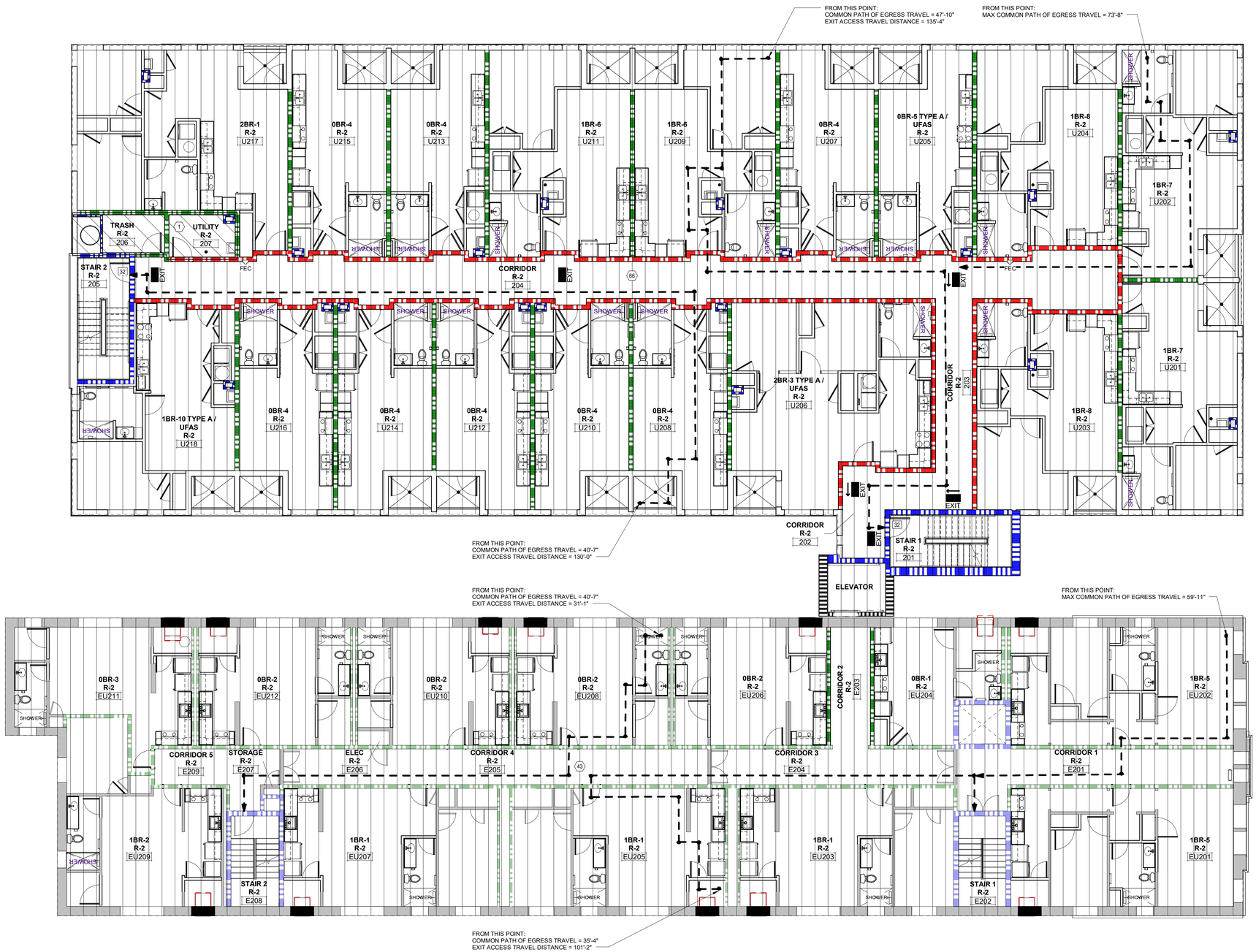
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FIRST FLOOR CODE COMPLIANCE PLAN

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1 AC0.4 SECOND FLOOR CODE COMPLIANCE PLAN

1/8" = 1'-0"

CODE COMPLIANCE PLAN LEGEND

- 30 MINUTE FIRE PARTITION WITH 20 MINUTE FIRE RATED DOORS WITH CLOSERS. WALLS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR, TRUSS, OR ROOF DECK/ MEMBRANE ABOVE.
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- POINT OF EGRESS
- TRAVEL DISTANCE TO EXIT
- FUNCTIONAL USE OCCUPANT LOAD
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- FUNCTION OF SPACE: BUSINESS OCCUPANT LOAD FACTOR: 100 GROSS
- FUNCTION OF SPACE: RESIDENTIAL OCCUPANT LOAD FACTOR: 200 GROSS

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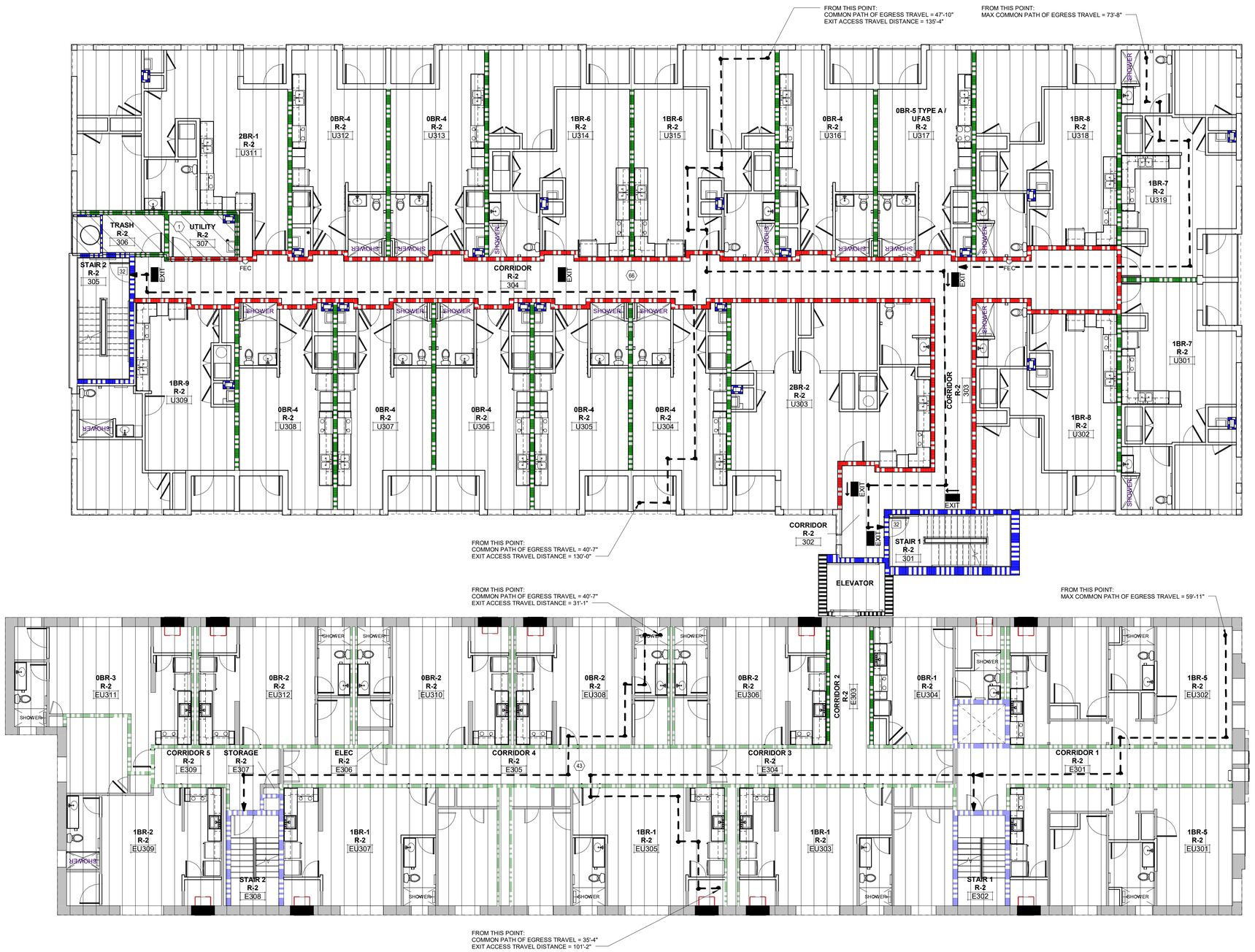
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SECOND FLOOR CODE COMPLIANCE PLAN

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1 AC0.5 THIRD FLOOR CODE COMPLIANCE PLAN

1/8" = 1'-0"

CODE COMPLIANCE PLAN LEGEND

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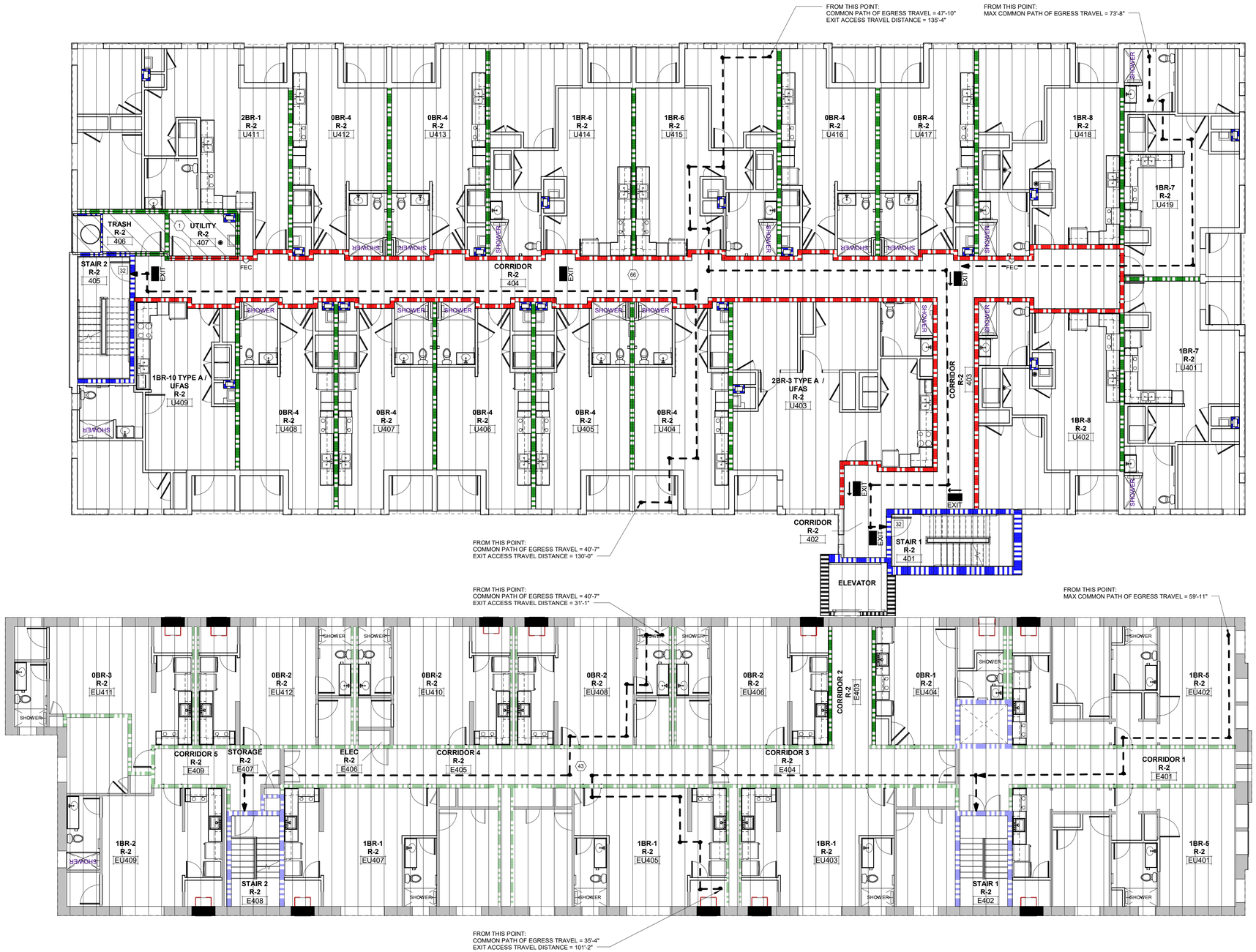
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THIRD FLOOR CODE COMPLIANCE PLAN

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1 AC0.6 FOURTH FLOOR CODE COMPLIANCE PLAN

1/8" = 1'-0"

CODE COMPLIANCE PLAN LEGEND

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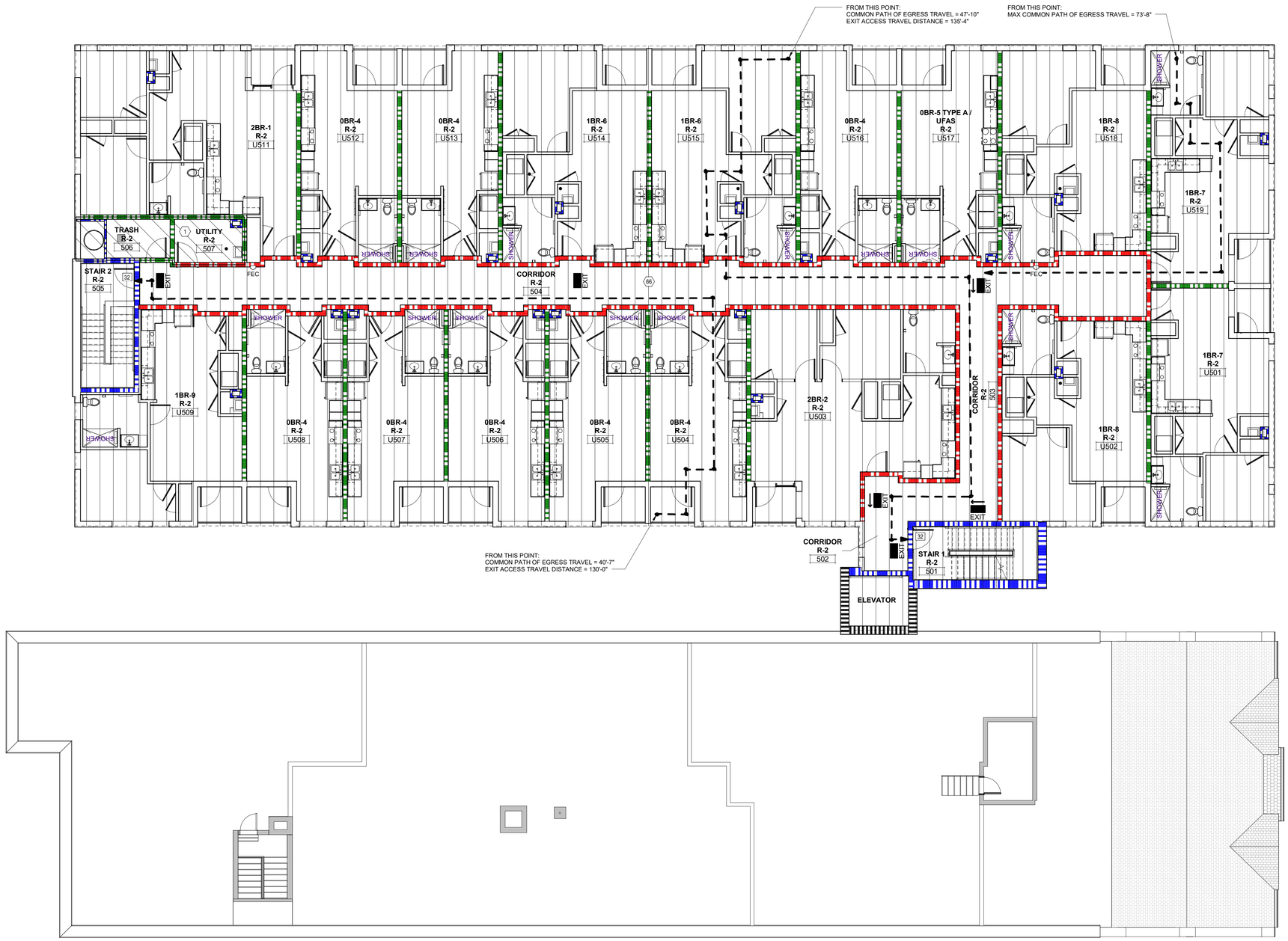
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FOURTH FLOOR CODE COMPLIANCE PLAN

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1 AC0.7 FIFTH FLOOR CODE COMPLIANCE PLAN

1/8" = 1'-0"

CODE COMPLIANCE PLAN LEGEND

- 30 MINUTE FIRE PARTITION WITH 20 MINUTE FIRE RATED DOORS WITH CLOSERS. WALLS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR, TRUSS, OR ROOF DECK/ MEMBRANE ABOVE.
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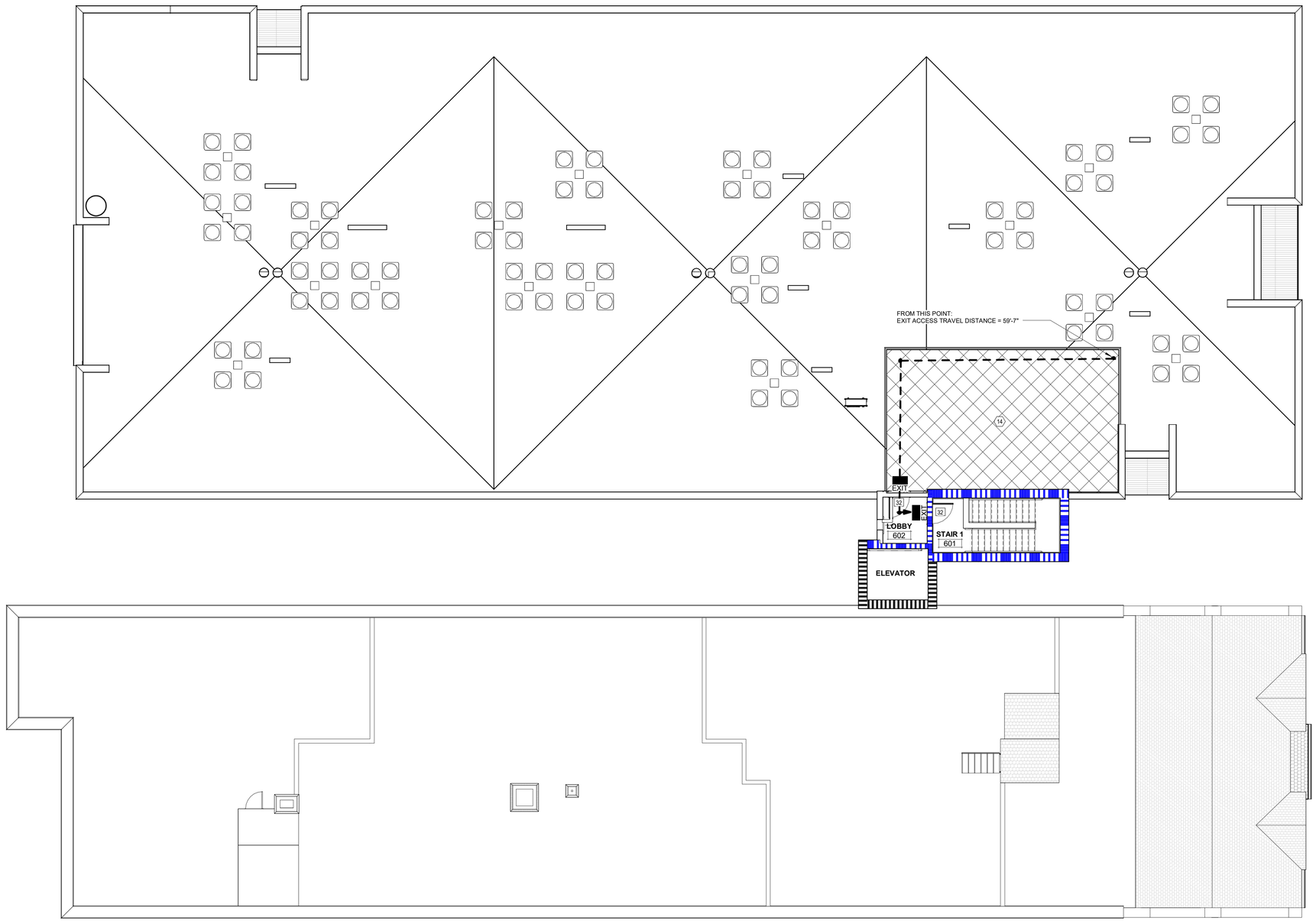
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FIFTH FLOOR CODE COMPLIANCE PLAN

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1 AC0.8 ROOF CODE COMPLIANCE PLAN

1/8" = 1'-0"

CODE COMPLIANCE PLAN LEGEND

- 30 MINUTE FIRE PARTITION WITH 20 MINUTE FIRE RATED DOORS WITH CLOSERS. WALLS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR, TRUSS, OR ROOF DECK/ MEMBRANE ABOVE.
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- 2 HOUR FIRE WALL WITH 90 MIN. FIRE RATED DOORS WITH CLOSERS. (@ ELEVATOR EQUIPMENT ROOM)
- POINT OF EGRESS
- TRAVEL DISTANCE TO EXIT
- X — FUNCTIONAL USE OCCUPANT LOAD
- X — EGRESS WIDTH (0.2 / OCCUPANT)
- FEC — FIRE EXTINGUISHER AND CABINET (CONTINUE FIRE RATING BEHIND WALL WHERE INSTALLED IN A RATED WALL.)
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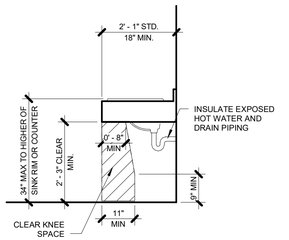
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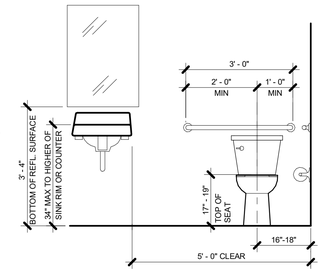
ROOF CODE COMPLIANCE PLAN

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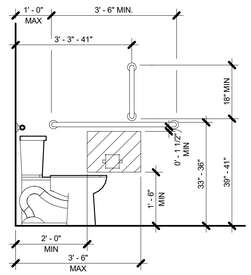


SINK ELEVATION

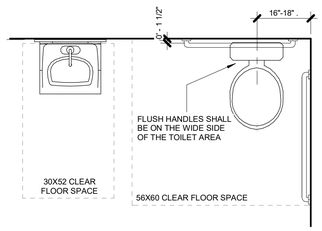


SINK ELEVATION

WATER CLOSET ELEVATION



WATER CLOSET ELEVATION



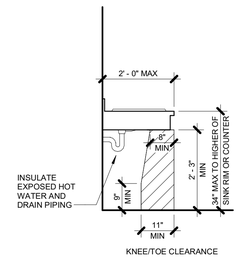
WATER CLOSET CLEARANCES

ANSI 2009 LAVATORIES

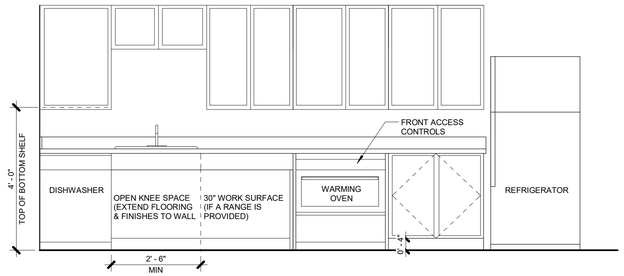
ACCESSIBLE LAVATORIES AND SINKS TO MEET ICC/ANSI A117.1-2009 SECTION 606.

ANSI 2009 WATER CLOSETS

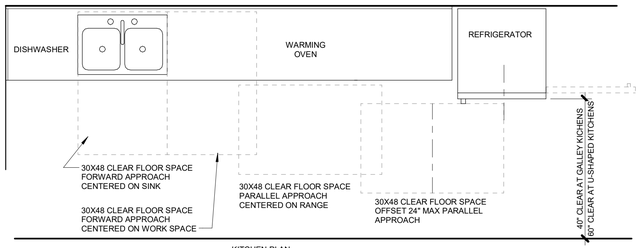
ACCESSIBLE WATER CLOSETS AND TOILET COMPARTMENTS TO MEET ICC/ANSI A117.1-2009 SECTION 604.



KNEE/TOE CLEARANCE



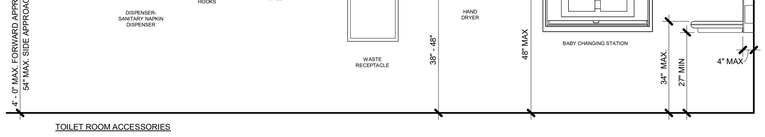
KITCHEN ELEVATION



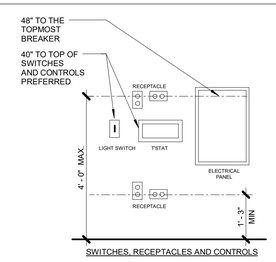
KITCHEN PLAN

ANSI 2009 KITCHENS

ACCESSIBLE KITCHENS AND KITCHENETTES TO MEET ICC/ANSI A117.1-2009 SECTION 804.



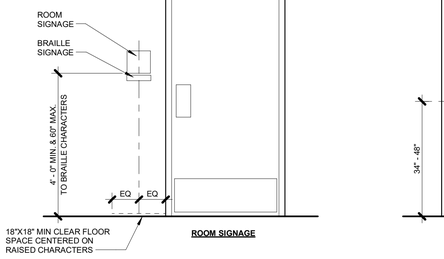
TOILET ROOM ACCESSORIES



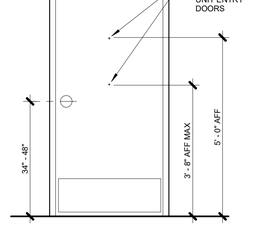
SWITCHES, RECEPTACLES AND CONTROLS

ANSI 2009 MOUNTING HEIGHTS

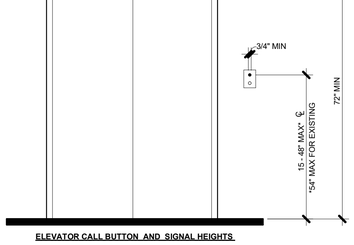
MOUNTING HEIGHTS ARE BASED ON OBSTRUCTED AND UNOBSTRUCTED REACH REQUIREMENTS AS OUTLINED IN ICC/ANSI117.1-2009 IN SECTIONS 308 AND 309.



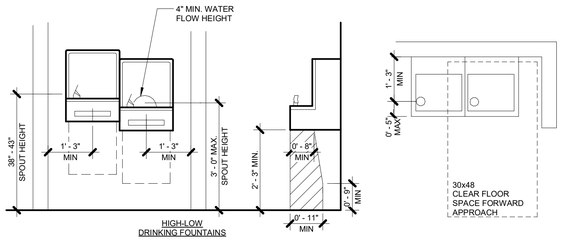
ROOM SIGNAGE



UNIT ENTRY DOOR



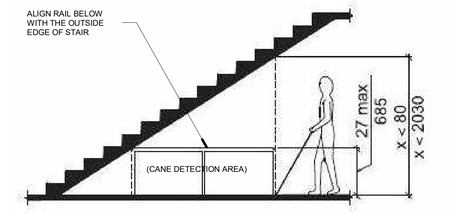
ELEVATOR CALL BUTTON AND SIGNAL HEIGHTS



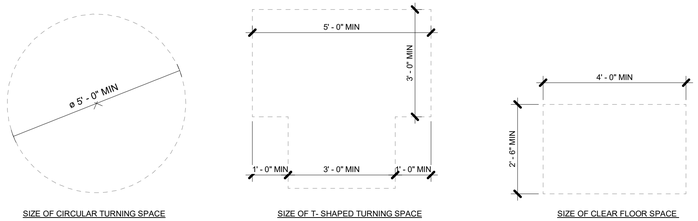
HIGH-LOW DRINKING FOUNTAINS

ANSI 2009 DRINKING FOUNTAIN

ALL ACCESSIBLE DRINKING FOUNTAINS TO MEET ICC/ANSI A117.1-2009 SECTION 602 AND 307.



REDUCED VERTICAL CLEARANCE
IMAGE FROM 307.4 ANSI A117.1-2009
AND UFAS 4.4.2



SIZE OF CIRCULAR TURNING SPACE

SIZE OF T- SHAPED TURNING SPACE

SIZE OF CLEAR FLOOR SPACE

CLEAR FLOOR SPACE AND TURNING SPACES

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439 SELDEN ST, DETROIT, MI, 48201

PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

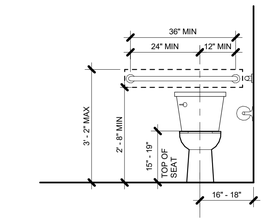
NOT FOR CONSTRUCTION

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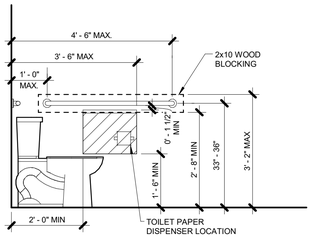
ACCESSIBILITY REQUIREMENTS - ANSI 2009 COMMON AREA

AC0.9

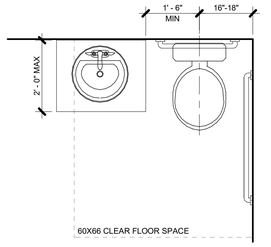
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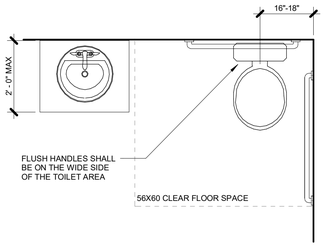
WATER CLOSET ELEVATION



WATER CLOSET ELEVATION



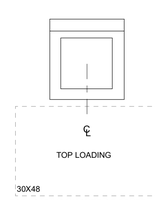
CLEARANCE WITH LAVATORY (OVERLAP EXCEPTION)



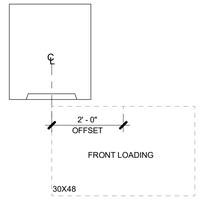
WATER CLOSET CLEARANCE

2009 TYPE A WATER CLOSET

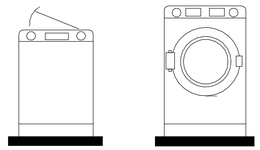
TYPE "A" ACCESSIBLE WATER CLOSETS TO MEET ICC/ANSI A117.1-2009 SECTION 1003.11.2.4 AND 604.5.



TOP LOADING WASHER OR DRYER. CLEAR FLOOR SPACE IS CENTERED.



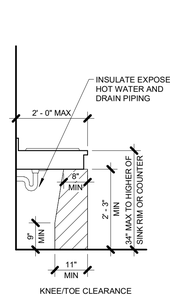
FRONT LOADING WASHER OR DRYER. CLEAR FLOOR SPACE CAN BE OFFSET 24".



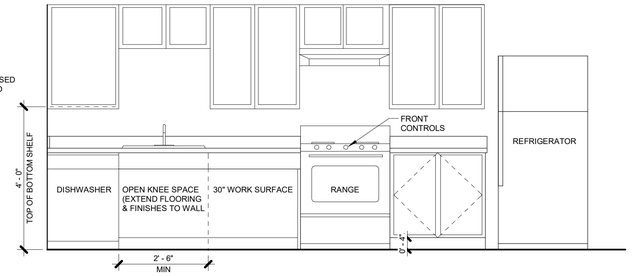
HEIGHT OF LAUNDRY EQUIPMENT

2009 TYPE A LAUNDRY EQUIPMENT

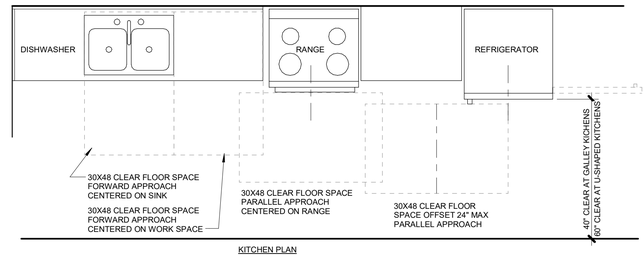
TYPE "A" ACCESSIBLE LAUNDRY EQUIPMENT TO MEET ICC/ANSIA117.1- 2009 SECTION 1003.10 AND 611.



KNEE/TOE CLEARANCE



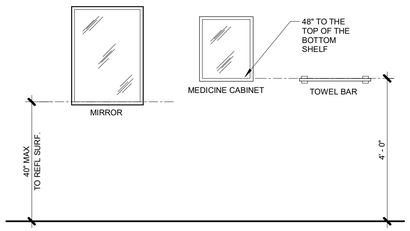
KITCHEN ELEVATION



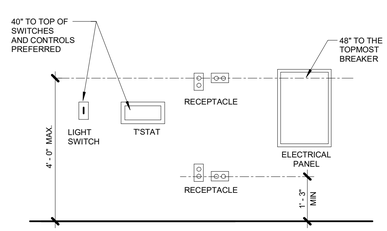
KITCHEN PLAN

2009 TYPE A KITCHENS

TYPE "A" ACCESSIBLE KITCHENS TO MEET ICC/ANSI A117.1-2009 SECTIONS 1003.12 AND 804.



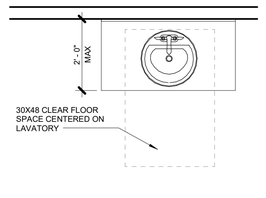
TOILET ACCESSORIES



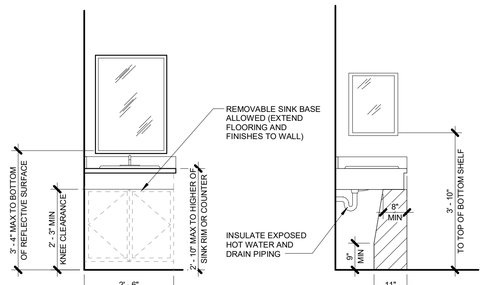
SWITCHES, OUTLETS AND CONTROLS

2009 TYPE A MOUNTING HEIGHTS

TYPE "A" ACCESSIBLE MOUNTING HEIGHTS ARE BASED ON OBSTRUCTED AND UNOBSTRUCTED REACH REQUIREMENTS AS OUTLINED IN ICC/ANSI117.1-2009 IN SECTIONS 308 AND 309.



LAVATORY PLAN

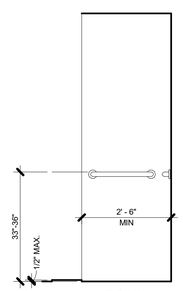


LAVATORY ELEVATION

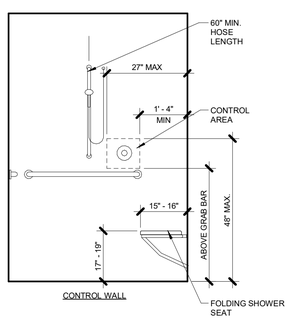
KNEE/TOE CLEARANCE

2009 TYPE A LAVATORY

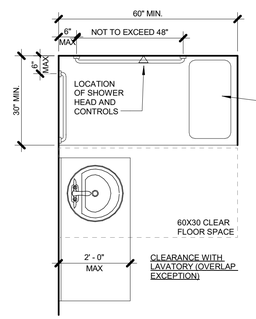
TYPE "A" LAVATORY TO MEET ICC/ANSI A117.1-2009 SECTION 1003.11.2.2 AND 606.



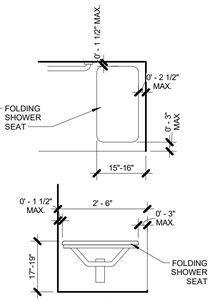
END WALL



CONTROL WALL



ROLL-IN SHOWER PLAN



ELEVATION

RECTANGULAR SHOWER SEAT PLAN

2009 TYPE A ROLL-IN SHOWER

TYPE "A" ROLL-IN SHOWERS TO MEET ICC/ANSI A117.1-2009 SECTION 1003.11.2.5.2 AND 608.

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PROJECT NUMBER	2024.0139	
ISSUANCE		
NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

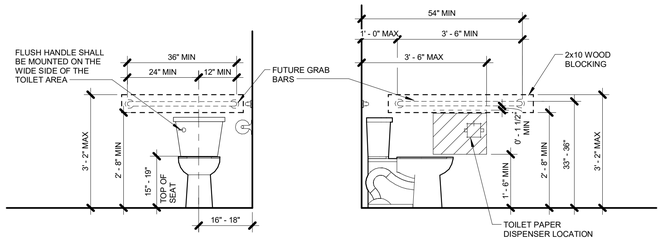
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ACCESSIBILITY REQUIREMENTS - ANSI 2009 TYPE A

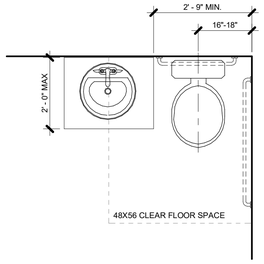
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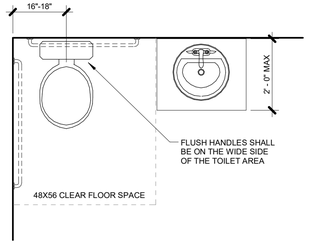


WATER CLOSET ELEVATION

WATER CLOSET ELEVATION



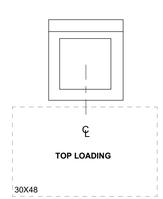
CLEARANCE WITH LAVATORY (OVERLAP EXCEPTION)



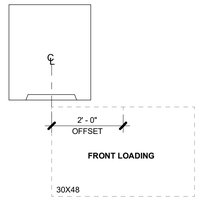
WATER CLOSET PLAN

2009 TYPE B WATER CLOSET

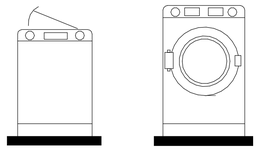
TYPE "B" ACCESSIBLE WATER CLOSETS TO MEET ICC/ANSI A117.1-2009 SECTIONS 1004.11.3.1.2 AND 603



TOP LOADING WASHER OR DRYER. CLEAR FLOOR SPACE IS CENTERED.



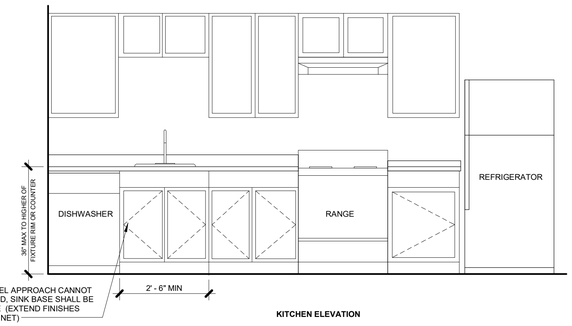
FRONT LOADING WASHER OR DRYER. CLEAR FLOOR SPACE CAN BE OFFSET 24".



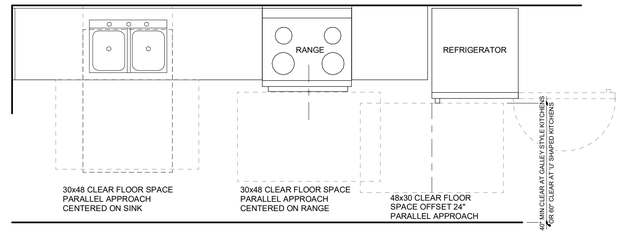
HEIGHT OF LAUNDRY EQUIPMENT

ACCESSIBLE LAUNDRY EQUIPMENT

TYPE B ACCESSIBLE LAUNDRY EQUIPMENT TO MEET ICC/ANSIA117.1- 2009 SECTION 1004.10.



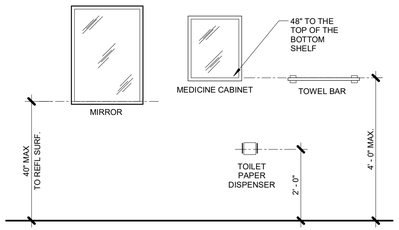
KITCHEN ELEVATION



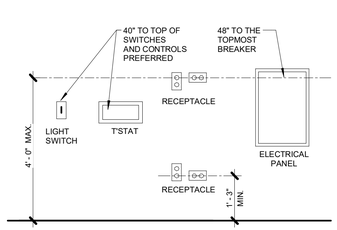
KITCHEN PLAN

2009 TYPE B KITCHENS

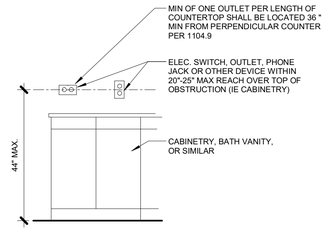
TYPE "B" ACCESSIBLE KITCHENS TO MEET ICC/ANSI A117.1-2009 SECTIONS 1004.12 AND 804.



TOILET ACCESSORIES



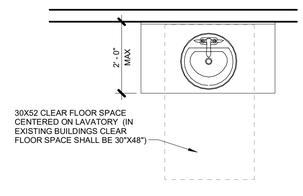
SWITCHES, OUTLETS AND CONTROLS



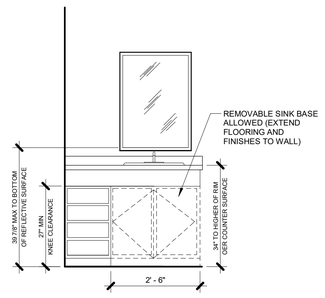
MOUNTING OVER CABINETS

ANSI 2009 MOUNTING HEIGHTS

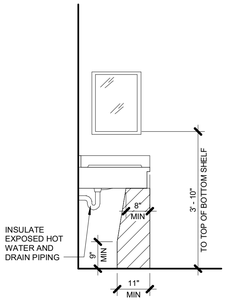
MOUNTING HEIGHTS ARE BASED ON OBSTRUCTED AND UNOBSTRUCTED REACH REQUIREMENTS AS OUTLINED IN ICC/ANSI17.1-2009 IN SECTIONS 308 AND 309.



LAVATORY PLAN



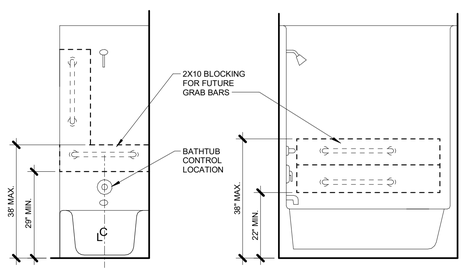
LAVATORY ELEVATION



KNEE/TOE CLEARANCE

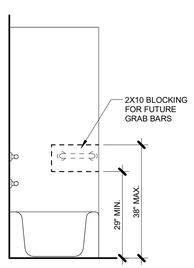
2009 TYPE B LAVATORY

TYPE "B" LAVATORY TO MEET ICC/ANSI A117.1-2009 SECTION 1004.11.3.1.1 AND 606.

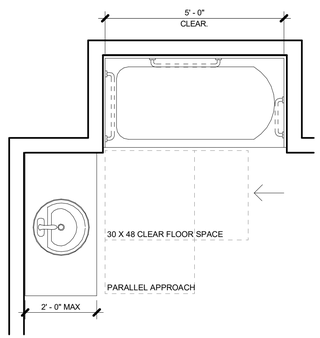


CONTROL WALL

BACK WALL



HEAD END WALL



BATH TUB PLAN VIEW

2009 TYPE B BATHTUB

TYPE "B" ACCESSIBLE BATHTUBS TO MEET ICC/ANSI A117.1-2009 SECTION 1004.11.1, 1004.11.3.1.3 AND 607.

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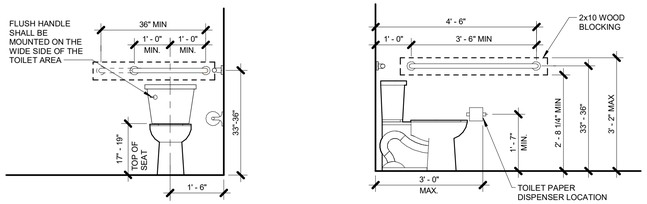
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ACCESSIBILITY REQUIREMENTS - ANSI 2009 TYPE B

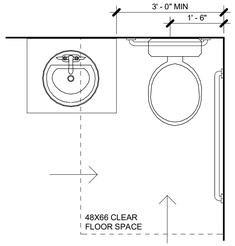
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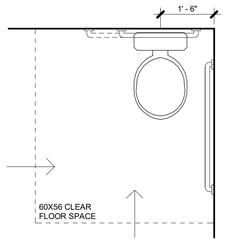


WATER CLOSET ELEVATION

WATER CLOSET ELEVATION



FORWARD AND SIDE APPROACH

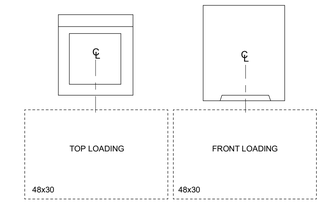


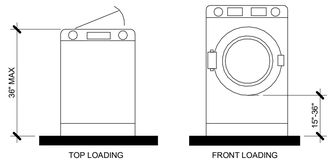
FORWARD AND SIDE APPROACH

WATER CLOSET PLAN VIEWS

UFAS WATER CLOSET

WATER CLOSETS TO MEET UFAS SECTIONS 4.16 AND 4.34.5.2.

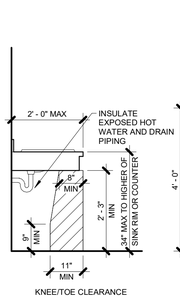




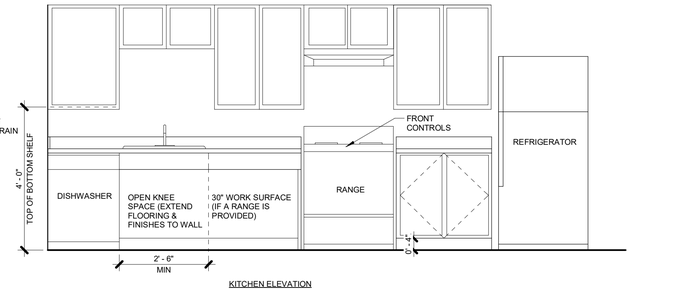
HEIGHT OF LAUNDRY EQUIPMENT

UFAS LAUNDRY EQUIPMENT

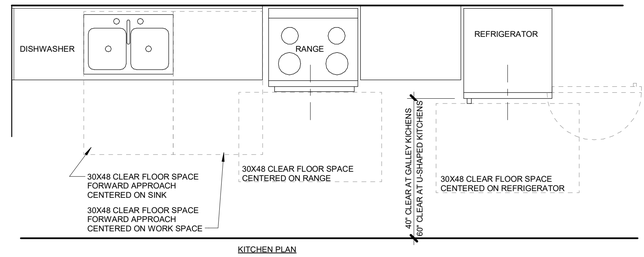
ACCESSIBLE LAUNDRY EQUIPMENT TO MEET UFAS SECTION 4.34.7



KNEE/TOE CLEARANCE



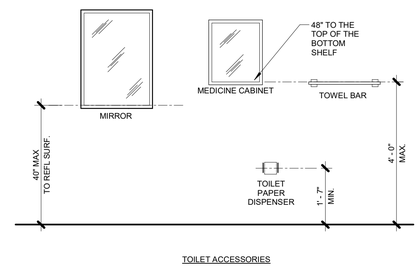
KITCHEN ELEVATION



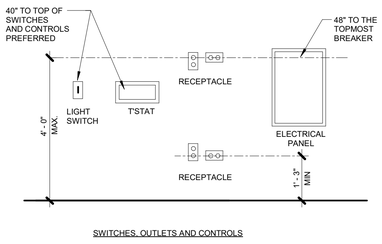
KITCHEN PLAN

UFAS KITCHENS

ACCESSIBLE KITCHENS AND KITCHENETTES TO MEET UFAS SECTIONS 4.24 AND 4.34.6



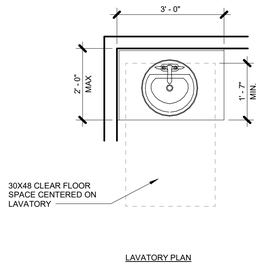
TOILET ACCESSORIES



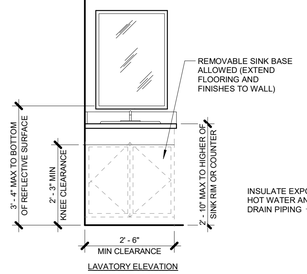
SWITCHES, OUTLETS AND CONTROLS

UFAS MOUNTING HEIGHTS

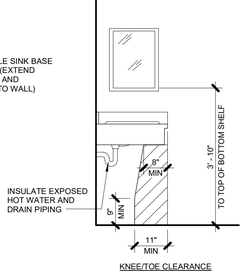
MOUNTING HEIGHTS ARE BASED ON OBSTRUCTED AND UNOBSTRUCTED REACH REQUIREMENTS AS OUTLINED IN UFAS SECTIONS 4.2.5, 4.2.6 AND 4.27.



LAVATORY PLAN



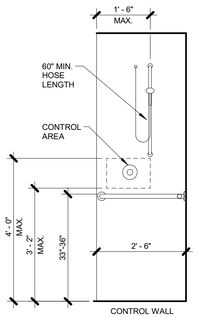
LAVATORY ELEVATION



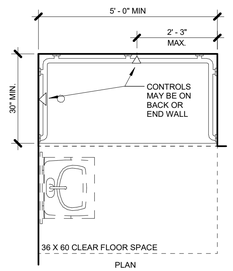
KNEE/TOE CLEARANCE

UFAS LAVATORY

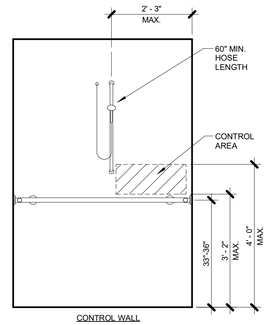
LAVATORY TO MEET UFAS SECTION 4.19 AND 4.34.5.3



CONTROL WALL



PLAN



CONTROL WALL

UFAS ACCESSIBLE SHOWER

SHOWERS TO MEET UFAS SECTIONS 4.21 AND 4.34.5.5

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ACCESSIBILITY REQUIREMENTS - UFAS

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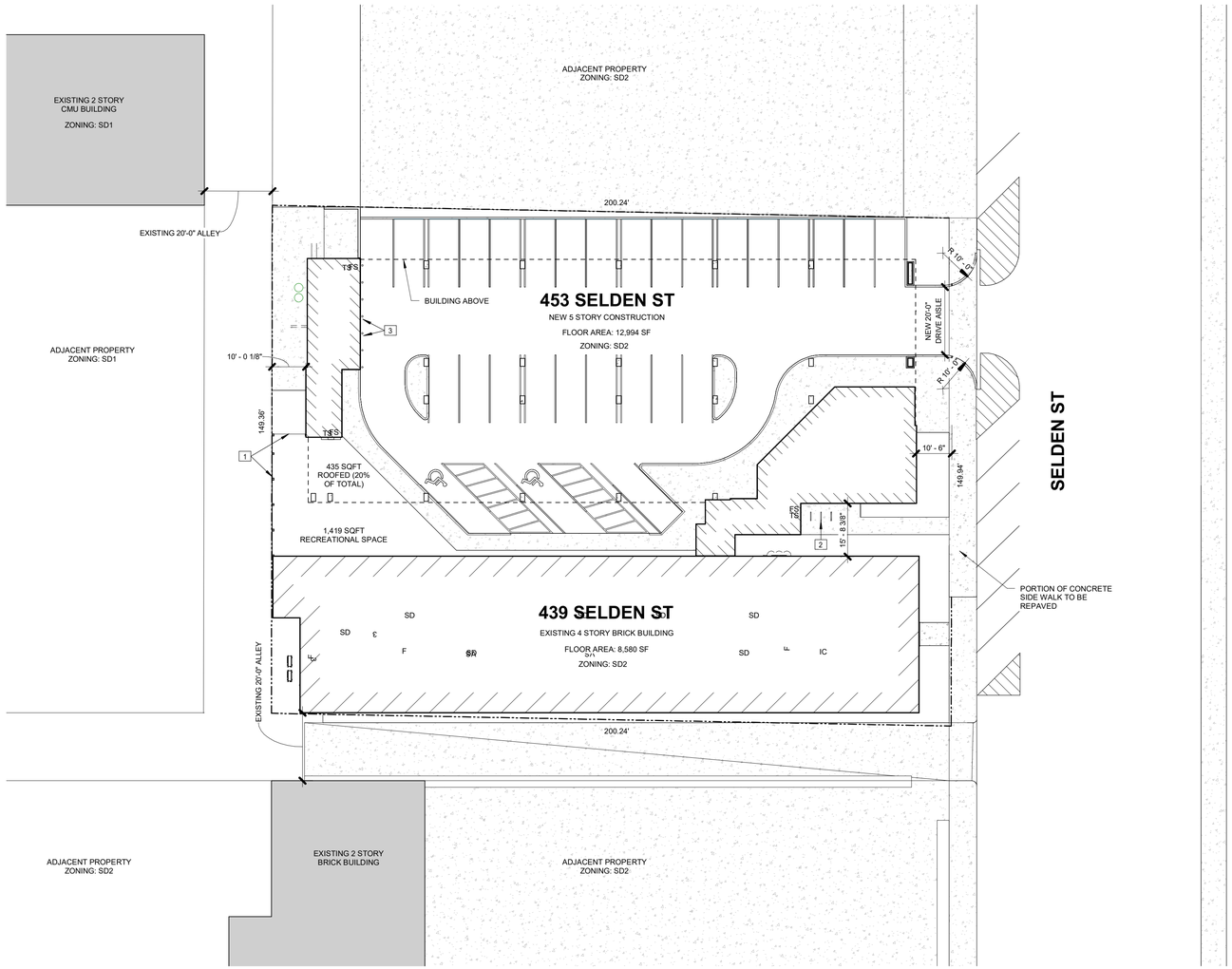
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GENERAL ARCHITECTURAL SITE PLAN NOTES

1. PROTECT SITE FROM DAMAGE DURING CONSTRUCTION AND RESTORE DAMAGE TO ORIGINAL CONDITION ACCEPTABLE TO OWNER.
2. PREPARE PLANS AND COORDINATE WITH OWNER FOR STAGING AREAS AND SITE SECURITY.

SITE PLAN KEYNOTES

1. COMPOSITE FENCE
2. BIKE RACKS
3. BOLLARDS
4. -
5. -
6. -
7. -
8. -
9. -
10. -
11. -
12. -
13. -
14. -



1 AS1.0 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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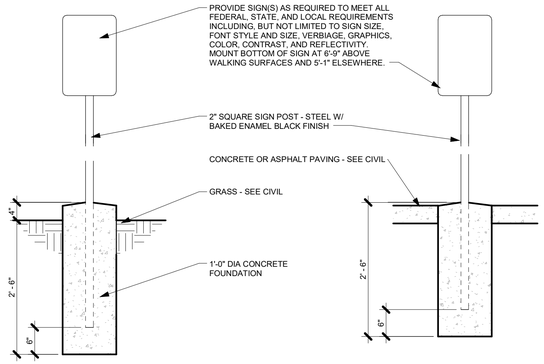
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ARCHITECTURAL SITE PLAN

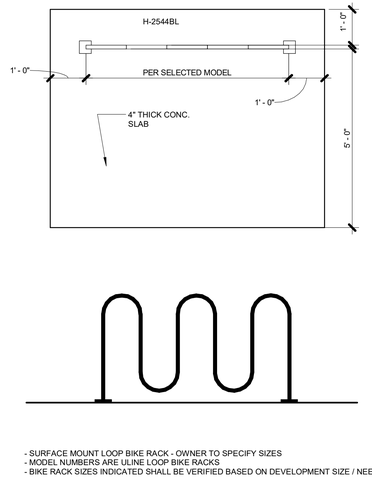
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6 AS1.1 ACCESSIBLE PARKING SIGN DETAIL

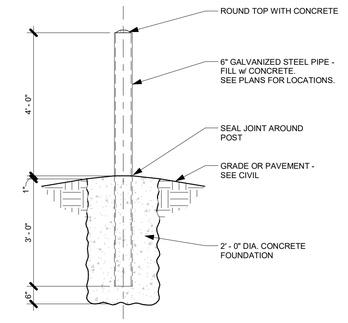
3/4" = 1'-0"



- SURFACE MOUNT LOOP BIKE RACK - OWNER TO SPECIFY SIZES
- MODEL NUMBERS ARE ULINE LOOP BIKE RACKS
- BIKE RACK SIZES INDICATED SHALL BE VERIFIED BASED ON DEVELOPMENT SIZE / NEED.

5 AS1.1 BIKE RACK DETAIL

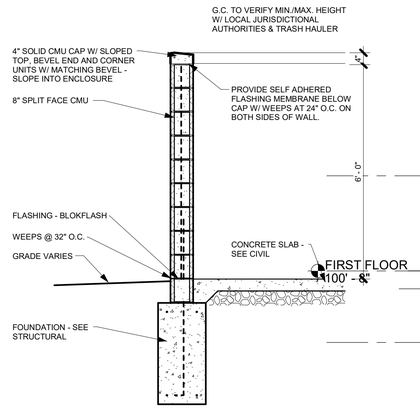
1/2" = 1'-0"



NOTE: WHERE DRAWING DETAILS CONFLICT, CIVIL DRAWINGS TO TAKE PRECEDENCE.

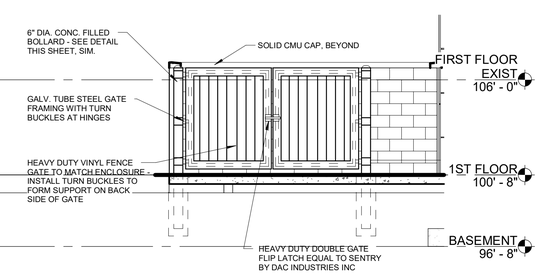
4 AS1.1 STEEL BOLLARD DETAIL

1/2" = 1'-0"



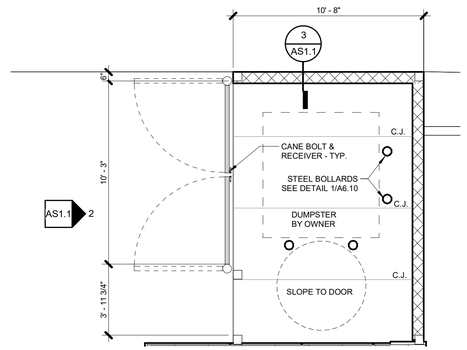
3 AS1.1 DUMPSTER WALL SECTION

1/2" = 1'-0"



2 AS1.1 TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"



1 AS1.1 TRASH ENCLOSURE PLAN

1/4" = 1'-0"

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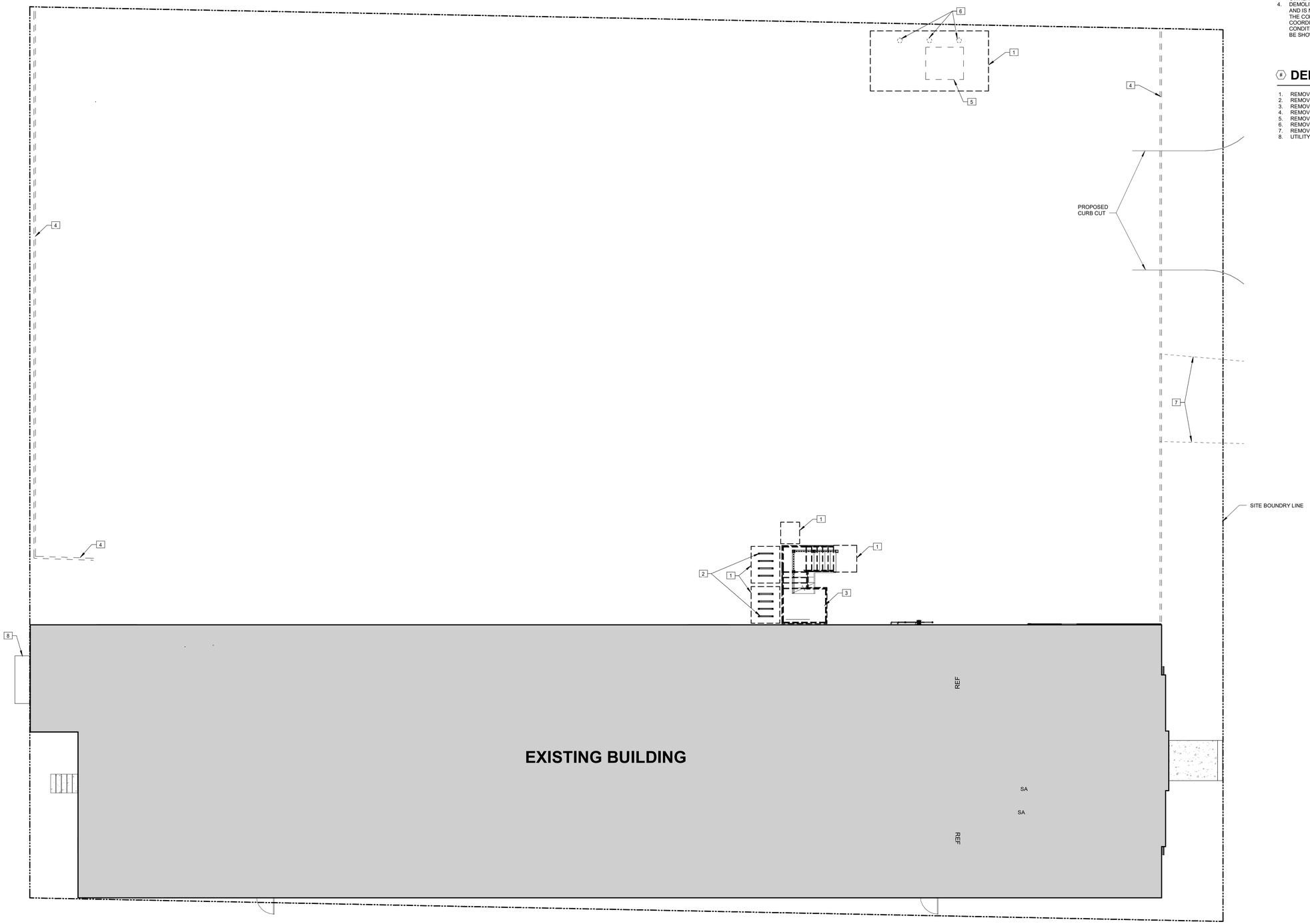
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SITE DETAILS

AS1.1

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1 AD0.1 DEMOLITION SITE PLAN

1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. ESTABLISH TEMPORARY PARTITIONS TO PREVENT THE SPREAD OF DUST AND ODORS IN AREAS MAINTAINING OWNER OCCUPANCY. VERIFY ACCEPTANCE OF LOCATIONS.
2. VERIFY AND MAINTAIN INTEGRITY FOR LOCATIONS OF FIRE RATED CONSTRUCTION AND PENETRATION PROTECTION METHODS.
3. CONFIRM ITEMS TO BE SALVAGED AND RETURNED TO THE OWNER.
4. DEMOLITION PLANS INDICATE AREAS OF EXTENSIVE REMOVALS AND IS NOT NECESSARILY INCLUSIVE OF ALL DEMOLITION FOR THE COMPLETED WORK RESULT. REVIEW FOR ADDITIONAL COORDINATION WITH DRAWINGS OF DISCIPLINES, FIELD VERIFY CONDITIONS, AND PERFORM WORK REQUIRED WHICH MAY NOT BE SHOWN.

(#) DEMOLITION KEYNOTES

1. REMOVE CONCRETE PAD
2. REMOVE BIKE RACK
3. REMOVE WOODEN STAIR/PORCH ASSEMBLY
4. REMOVE METAL GATE
5. REMOVE DUMPSTER
6. REMOVE BOLLARDS
7. REMOVE CURB CUT
8. UTILITY OWNED EQUIPMENT TO REMAIN

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SITE DEMOLITION PLAN

AD0.1

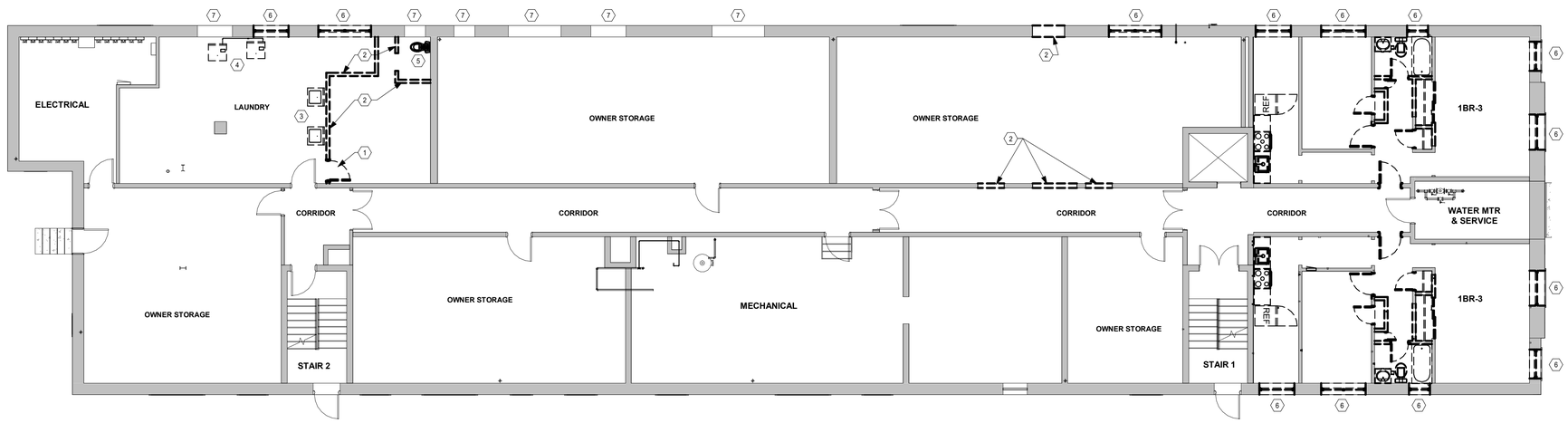
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GENERAL DEMOLITION NOTES

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2. VERIFY AND MAINTAIN INTEGRITY FOR LOCATIONS OF FIRE RATED CONSTRUCTION AND PENETRATION PROTECTION METHODS.
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(#) DEMOLITION KEYNOTES

1. REMOVE DOOR
2. REMOVE WALL
3. REMOVE WASHER
4. REMOVE DRYER
5. REMOVE WATER CLOSET
6. REMOVE WINDOW
7. REMOVE BOARDING UP OPENING. PREPARE OPENING FOR WINDOW



1 AD0.2 BASEMENT DEMOLITION PLAN

1/8" = 1'-0"

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BASEMENT DEMOLITION PLAN

AD0.2

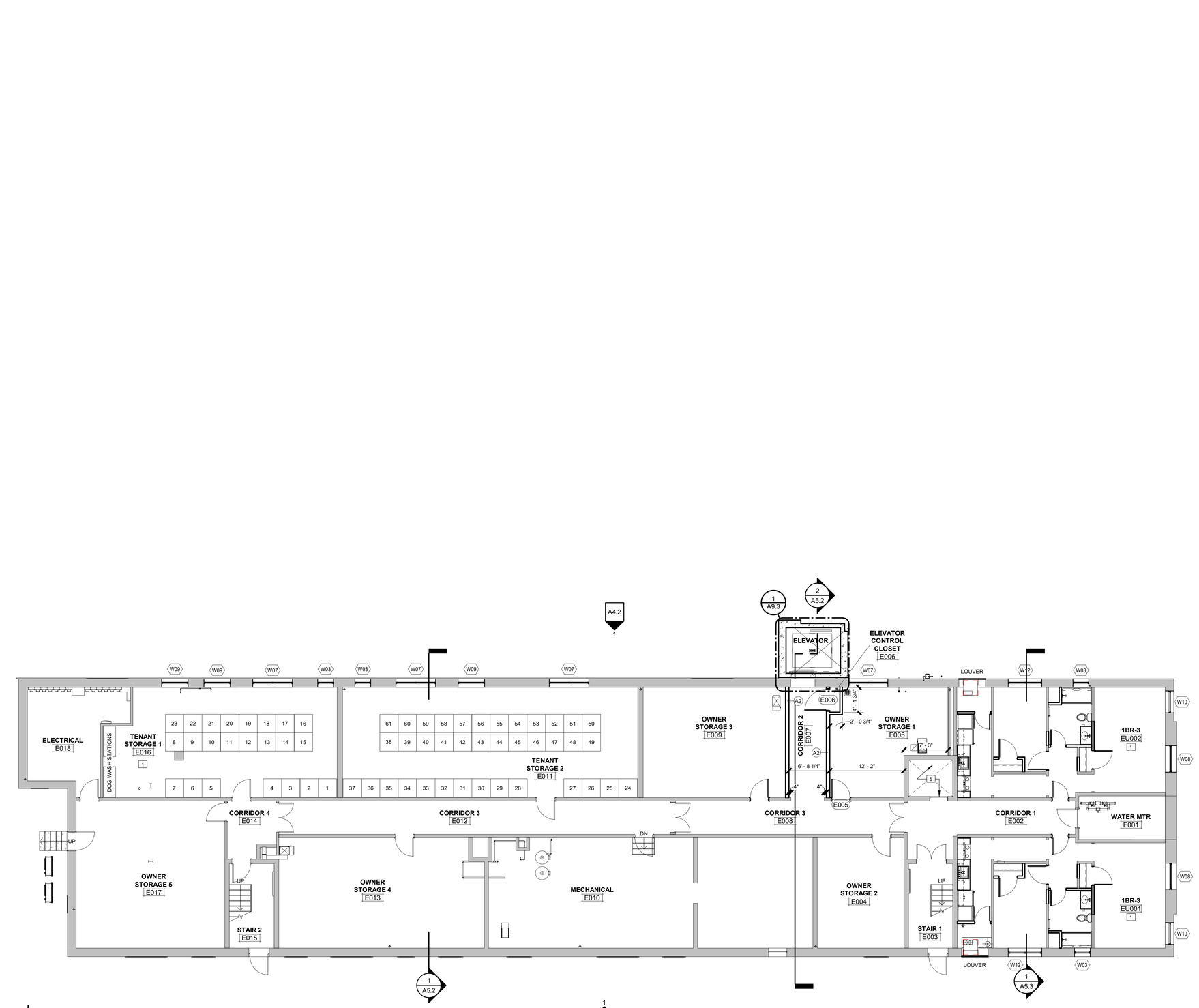
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GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
8. EXTERIOR WALLS ARE WALL TYPE G1 UNLESS OTHERWISE INDICATED.
9. INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
10. SEE OVERALL BUILDING FLOOR PLANS FOR ORIENTATION OF UNITS.

FLOOR PLAN KEYNOTES (EXST BLDG)

1. TRENCH AND PATCH CONCRETE SLAB AT BASEMENT LEVEL WHERE PLUMBING IS MODIFIED
2. FLOORING (TILE, RESILIENT) AND WALL BASE (WOOD) - SEE INTERIORS
3. INTERIOR SIGNAGE - SEE INTERIORS
4. PAINT ALL, TYPICAL - SEE INTERIORS
5. REMOVE ELEVATOR CAB, EQUIPMENT, AND SIGNAGE. ELEVATOR DOORS TO REMAIN - SEAL CLOSED, FIRESTOP, AND APPLY PRIVACY FILM TO SHAFT SIDE OF GLAZING
6. DEMO PORTION OF UNIT TO CREATE NEW CORRIDOR. SEE UNIT DEMO PLAN SHEET 3/A2.1



1 A1.1 OVERALL BASEMENT PLAN

1/8" = 1'-0"

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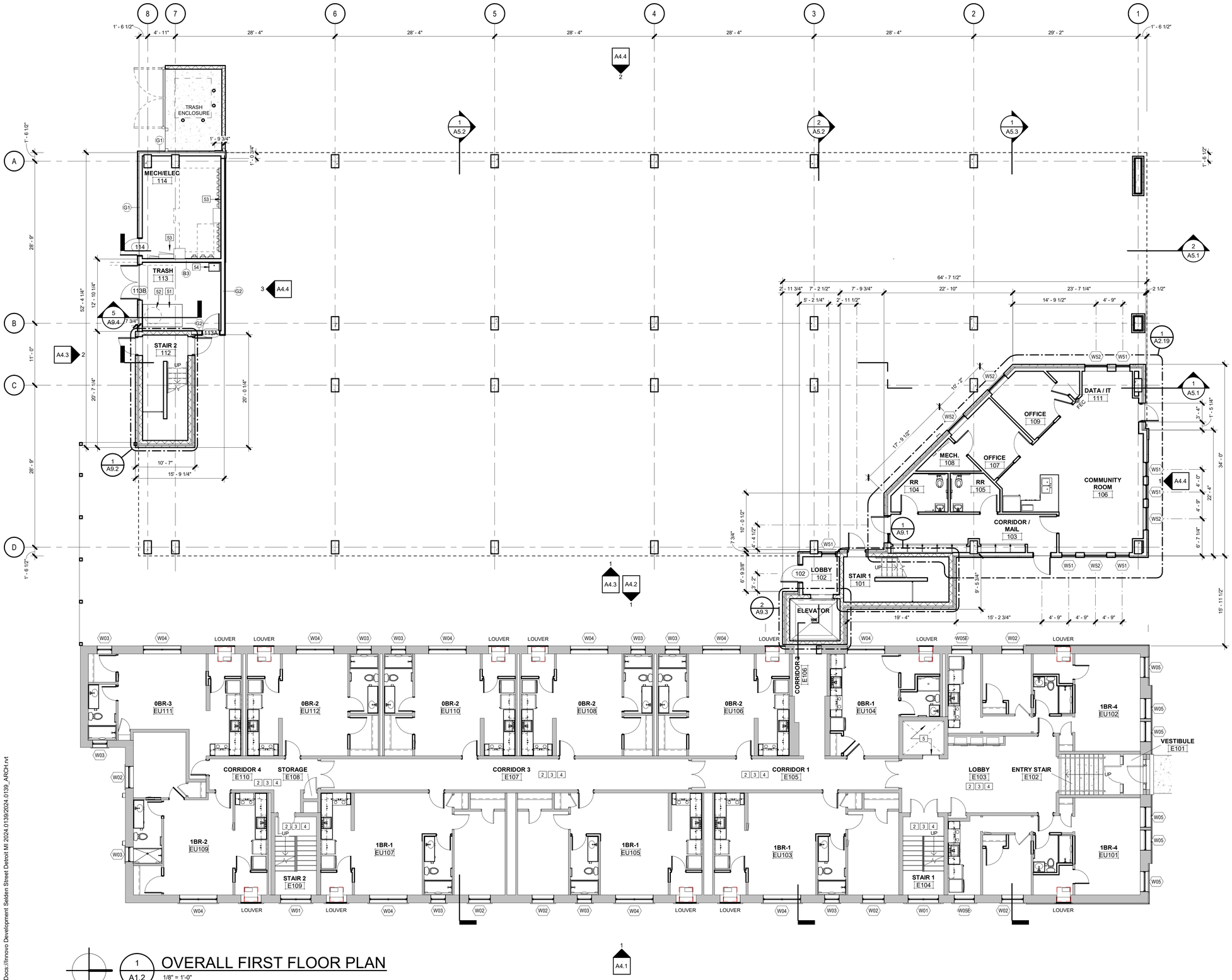
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OVERALL BASEMENT PLAN

A1.1

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1 A1.2 OVERALL FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN KEYNOTES (EXST BLDG)

1. TRENCH AND PATCH CONCRETE SLAB AT BASEMENT LEVEL WHERE PLUMBING IS MODIFIED
2. FLOORING (TILE, RESILIENT) AND WALL BASE (WOOD) - SEE INTERIORS
3. INTERIOR SIGNAGE - SEE INTERIORS
4. PAINT ALL, TYPICAL - SEE INTERIORS
5. REMOVE ELEVATOR CAB, EQUIPMENT, AND SIGNAGE. ELEVATOR DOORS TO REMAIN - SEAL CLOSED, FIRESTOP, AND APPLY PRIVACY FILM TO SHAFT SIDE OF GLAZING
6. DEMO PORTION OF UNIT TO CREATE NEW CORRIDOR. SEE UNIT DEMO PLAN SHEET 3/A2.1

FLOOR PLAN KEYNOTES (NEW BLDG)

51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK

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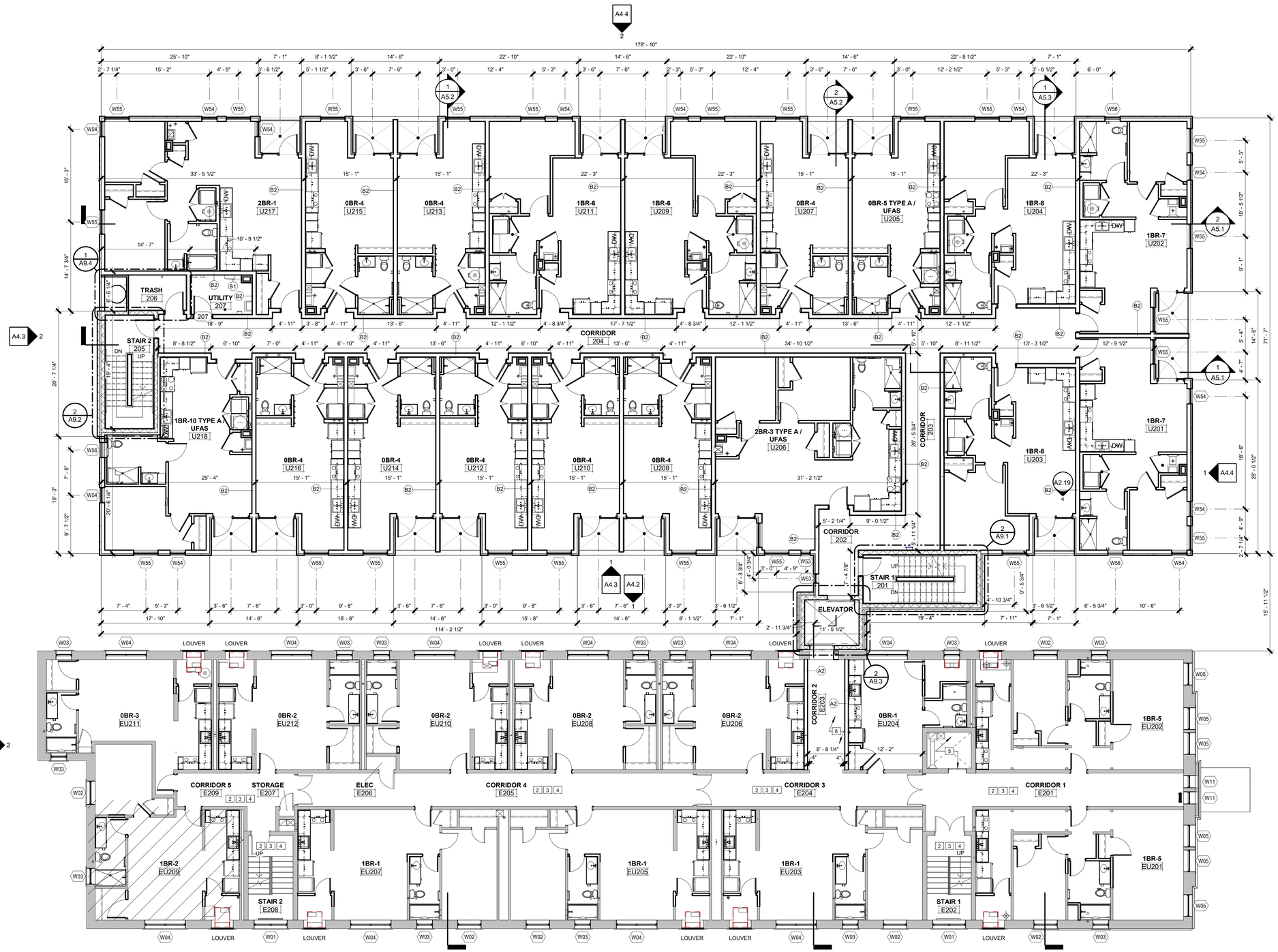
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OVERALL FIRST FLOOR PLAN

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1 A1.3 OVERALL SECOND FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN KEYNOTES (EXST BLDG)

1. TRENCH AND PATCH CONCRETE SLAB AT BASEMENT LEVEL WHERE PLUMBING IS MODIFIED
2. FLOORING (TILE, RESILIENT) AND WALL BASE (WOOD) - SEE INTERIORS
3. INTERIOR SIGNAGE - SEE INTERIORS
4. PAINT ALL, TYPICAL - SEE INTERIORS
5. REMOVE ELEVATOR CAB, EQUIPMENT, AND SIGNAGE. ELEVATOR DOORS TO REMAIN - SEAL CLOSED, FIRESTOP, AND APPLY PRIVACY FILM TO SHAFT SIDE OF GLAZING
6. DEMO PORTION OF UNIT TO CREATE NEW CORRIDOR. SEE UNIT DEMO PLAN SHEET 3/A2.1

FLOOR PLAN KEYNOTES (NEW BLDG)

51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK

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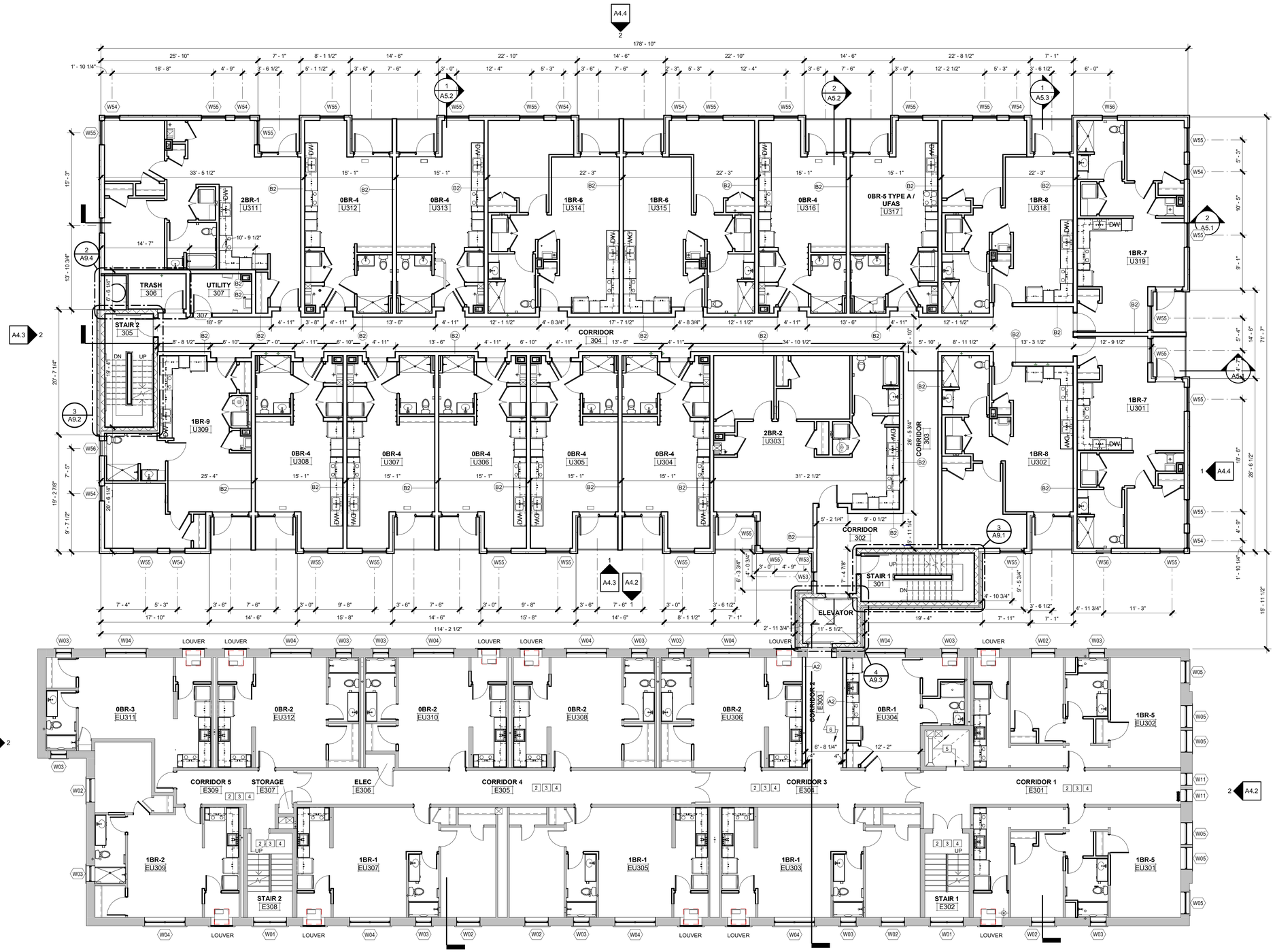
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OVERALL SECOND FLOOR PLAN

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1 A1.4 OVERALL THIRD FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN KEYNOTES (EXST BLDG)

1. TRENCH AND PATCH CONCRETE SLAB AT BASEMENT LEVEL WHERE PLUMBING IS MODIFIED
2. FLOORING (TILE, RESILIENT) AND WALL BASE (WOOD) - SEE INTERIORS
3. INTERIOR SIGNAGE - SEE INTERIORS
4. PAINT ALL, TYPICAL - SEE INTERIORS
5. REMOVE ELEVATOR CAB, EQUIPMENT, AND SIGNAGE. ELEVATOR DOORS TO REMAIN - SEAL CLOSED, FIRESTOP, AND APPLY PRIVACY FILM TO SHAFT SIDE OF GLAZING
6. DEMO PORTION OF UNIT TO CREATE NEW CORRIDOR. SEE UNIT DEMO PLAN SHEET 3/A2.1

FLOOR PLAN KEYNOTES (NEW BLDG)

51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK

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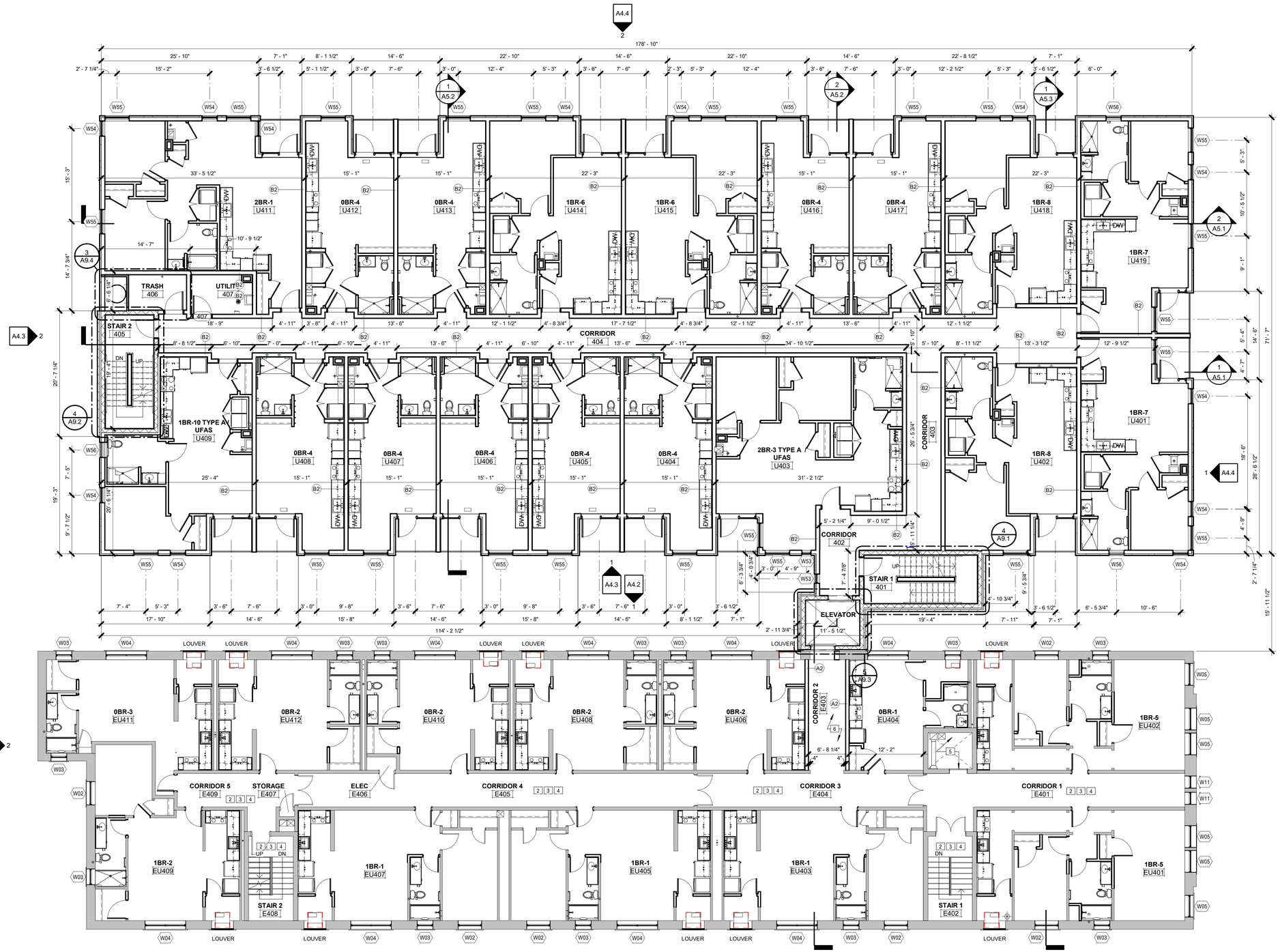
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OVERALL THIRD FLOOR PLAN

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FLOOR PLAN KEYNOTES (EXST BLDG)

1. TRENCH AND PATCH CONCRETE SLAB AT BASEMENT LEVEL WHERE PLUMBING IS MODIFIED
2. FLOORING (TILE, RESILIENT) AND WALL BASE (WOOD) - SEE INTERIORS
3. INTERIOR SIGNAGE - SEE INTERIORS
4. PAINT ALL, TYPICAL - SEE INTERIORS
5. REMOVE ELEVATOR CAB, EQUIPMENT, AND SIGNAGE. ELEVATOR DOORS TO REMAIN - SEAL CLOSED, FIRESTOP, AND APPLY PRIVACY FILM TO SHAFT SIDE OF GLAZING
6. DEMO PORTION OF UNIT TO CREATE NEW CORRIDOR. SEE UNIT DEMO PLAN SHEET 3/A2.1

FLOOR PLAN KEYNOTES (NEW BLDG)

51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK

1 A1.5 OVERALL FOURTH FLOOR PLAN
1/8" = 1'-0"

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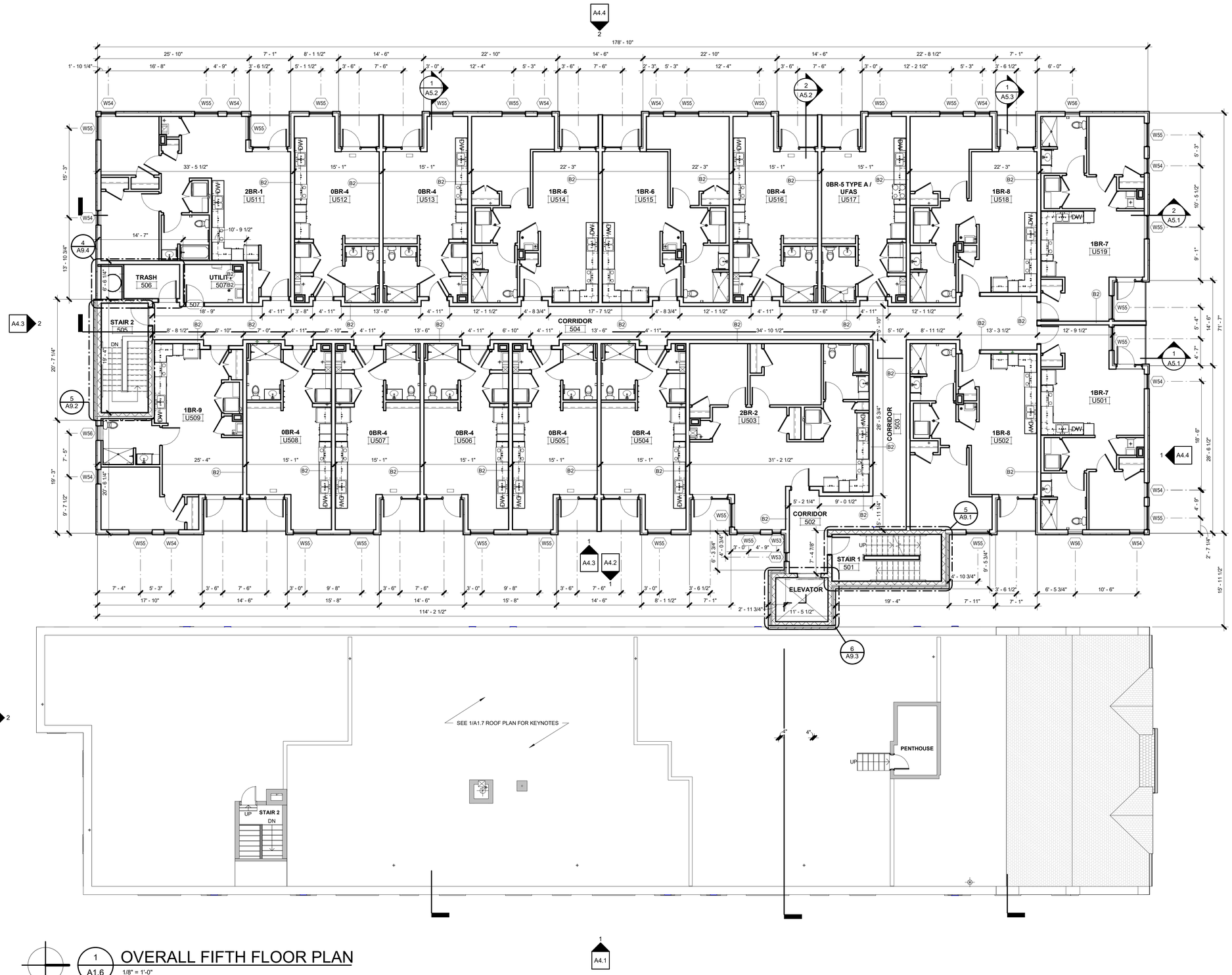
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OVERALL FOURTH FLOOR PLAN

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FLOOR PLAN KEYNOTES (EXST BLDG)

1. TRENCH AND PATCH CONCRETE SLAB AT BASEMENT LEVEL WHERE PLUMBING IS MODIFIED
2. FLOORING (TILE, RESILIENT) AND WALL BASE (WOOD) - SEE INTERIORS
3. INTERIOR SIGNAGE - SEE INTERIORS
4. PAINT ALL, TYPICAL - SEE INTERIORS
5. REMOVE ELEVATOR CAB, EQUIPMENT, AND SIGNAGE. ELEVATOR DOORS TO REMAIN - SEAL CLOSED, FIRESTOP, AND APPLY PRIVACY FILM TO SHAFT SIDE OF GLAZING
6. DEMO PORTION OF UNIT TO CREATE NEW CORRIDOR. SEE UNIT DEMO PLAN SHEET 3/A2.1

FLOOR PLAN KEYNOTES (NEW BLDG)

51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK

1 A1.6 OVERALL FIFTH FLOOR PLAN

1/8" = 1'-0"

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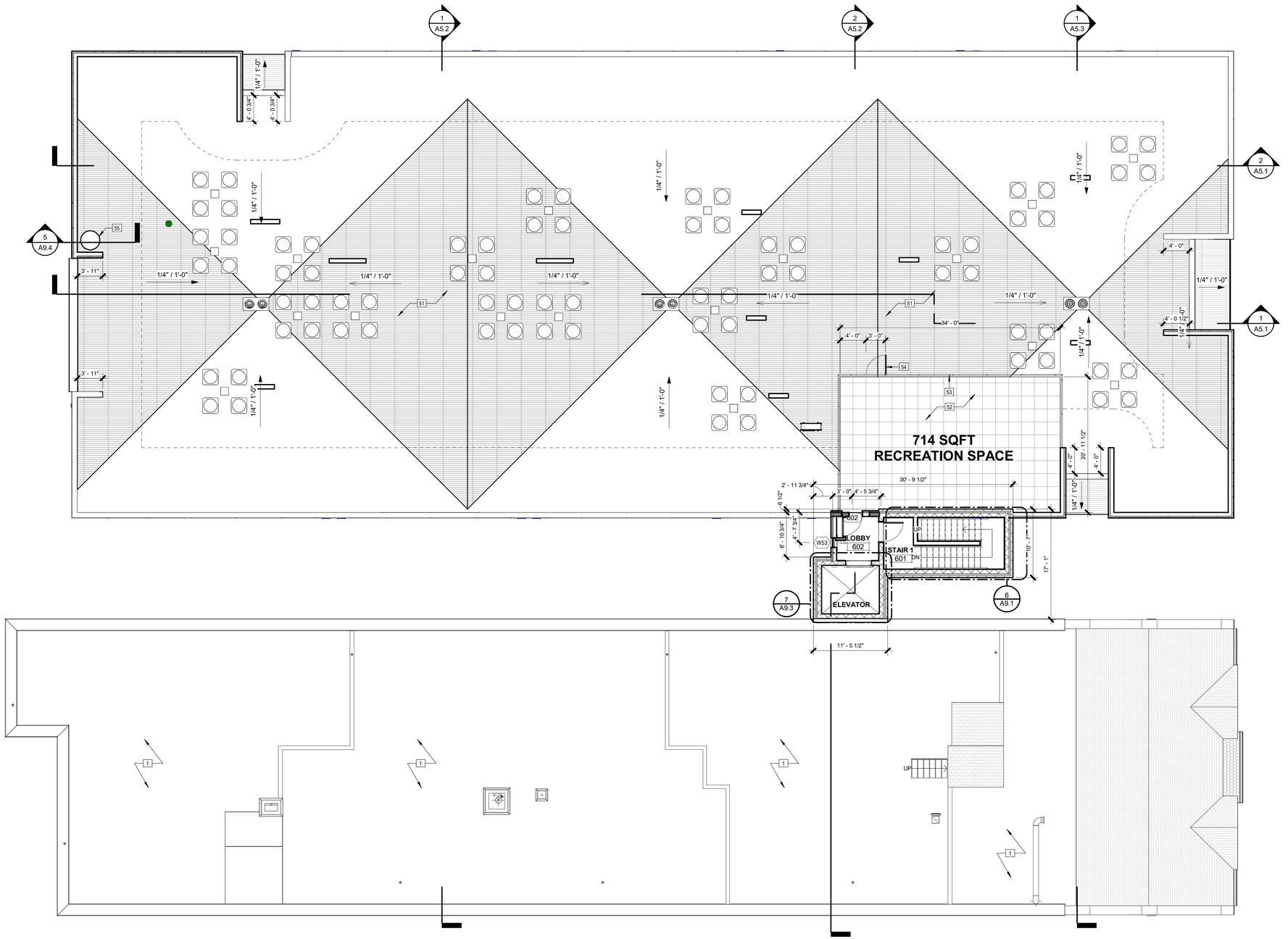
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OVERALL FIFTH FLOOR PLAN

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1 A1.7 OVERALL ROOF PLAN
1/8" = 1'-0"

GENERAL ROOF PLAN NOTES

1. ALL ROOF-MOUNTED EQUIPMENT AND PENETRATIONS ARE NOT SHOWN. COORDINATE QUANTITIES AND LOCATIONS WITH OTHER DISCIPLINES.
2. PROVIDE SADDLES AT OBSTRUCTIONS THAT RESTRICT THE FLOW OF WATER TO DRAINAGE SYSTEM.
3. MATCH THICKNESS OF BLOCKING WITH ADJACENT ROOF INSULATION.

ROOF PLAN LEGEND

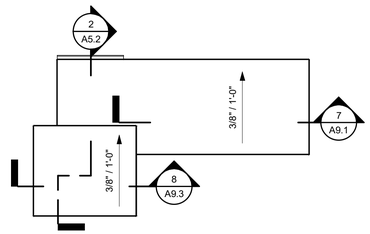
- MEMBRANE ROOFING WITH NON-TAPERED INSULATION
- MEMBRANE ROOF WITH TAPERED INSULATION
- SLOPE IN STRUCTURE
- SLOPE IN TAPERED INSULATION
- COMBINATION ROOF DRAIN / OVERFLOW DRAIN - SEE PLUMBING
- ROOF WALKWAY PAD
- DRAFTSTOPPING - SEE DETAIL X/AX PROVIDE SELF-CLOSING DOORS WITH AUTOMATIC LATCHES WHERE NECESSARY TO MAINTAIN ACCESS TO ALL ATTIC AREAS
- FALL PROTECTION ZONE BOUNDARY - LOCATED 10' AWAY FROM PARAPET WALL

ROOF PLAN KEYNOTES (EXST BLDG)

1. REMOVE ROOFING SYSTEM AND REPLACE WITH TPO MEMBRANE ROOFING SYSTEM

ROOF PLAN KEYNOTES (NEW BLDG)

51. TPO MEMBRANE ROOFING SYSTEM
52. ROOF PAVER SYSTEM
53. ALUMINUM GUARDRAIL
54. ALUMINUM ROOF ACCESS GATE
55. TRASH CHUTE VENT TOP



2 A1.7 NEW ELEVATOR / STAIR ROOF PLAN
1/8" = 1'-0"

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OVERALL ROOF PLAN

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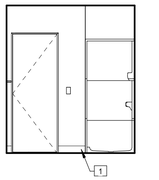
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GENERAL FLOOR PLAN NOTES

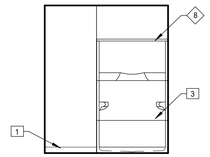
1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
8. EXTERIOR WALLS ARE WALL TYPE G1 UNLESS OTHERWISE INDICATED.
9. INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
10. SEE OVERALL BUILDING FLOOR PLANS FOR ORIENTATION OF UNITS.

UNIT KEYNOTES

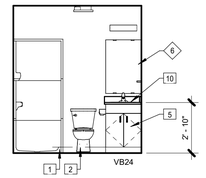
1. FLOORING AND WALL BASE - SEE INTERIORS
2. WATER CLOSET - SEE PLUMBING
3. SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER
4. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
5. CASEWORK - SEE INTERIORS
6. REFRIGERATOR
7. RANGE
8. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH - VENTED
9. SINK - SEE PLUMBING
10. VANITY TOP WITH SINK BOWL, FAUCET, AND SUPPLY LINES - SEE PLUMBING
11. CLOSET SHELVING
12. WINDOW
13. WINDOW TREATMENTS - SEE INTERIORS
14. PAINT ENTIRE UNIT, TYPICAL - SEE INTERIORS
15. LOUVER - SEE MECHANICAL
16. STACKABLE WASHER / DRYER
17. DISHWASHER
18. MODIFY PRE-FABRICATED SHOWER SURRROUND TO REVEAL WINDOW. REFER TO DETAIL 9/A2.2 FOR WINDOW SEALING
19. NEW SUBFLOOR IN GENERALIZED HIGHLIGHTED AREA FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING



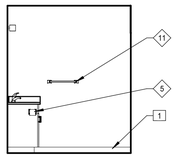
7 A2.1 0BR-1 BATH
1/4" = 1'-0"



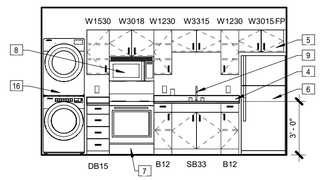
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1/4" = 1'-0"



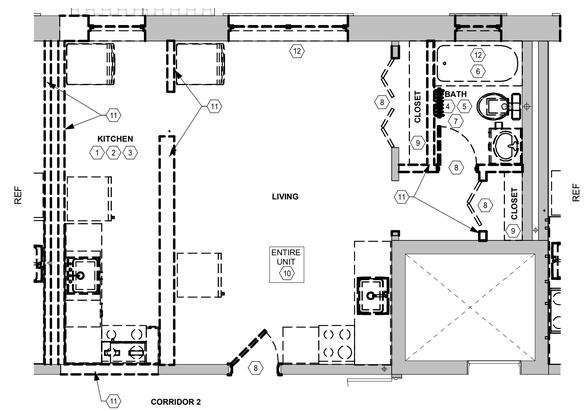
5 A2.1 0BR-1 BATH
1/4" = 1'-0"



4 A2.1 0BR-1 BATH
1/4" = 1'-0"



8 A2.1 0BR-1 KITCHEN
1/4" = 1'-0"



3 A2.1 UNIT 0BR-1 DEMO PLAN @ FLOORS 2-4
1/4" = 1'-0"
OCCURS AT UNITS EU204, EU304, EU404

GENERAL DEMOLITION NOTES

1. ESTABLISH TEMPORARY PARTITIONS TO PREVENT THE SPREAD OF DUST AND ODORS IN AREAS MAINTAINING OWNER OCCUPANCY. VERIFY ACCEPTANCE OF LOCATIONS.
2. VERIFY AND MAINTAIN INTEGRITY FOR LOCATIONS OF FIRE RATED CONSTRUCTION AND PENETRATION PROTECTION METHODS.
3. CONFIRM ITEMS TO BE SALVAGED AND RETURNED TO THE OWNER.
4. DEMOLITION PLANS INDICATE AREAS OF EXTENSIVE REMOVALS AND IS NOT NECESSARILY INCLUSIVE OF ALL DEMOLITION FOR THE COMPLETED WORK RESULT. REVIEW FOR ADDITIONAL COORDINATION WITH DRAWINGS OF DISCIPLINES. FIELD VERIFY CONDITIONS, AND PERFORM WORK REQUIRED WHICH MAY NOT BE SHOWN.

DEMOLITION KEYNOTES

1. REMOVE CASEWORK AND COUNTERTOP
2. REMOVE KITCHEN APPLIANCES
3. REMOVE KITCHEN SINK
4. REMOVE VANITY TOP, CABINET AND SINK
5. REMOVE WATER CLOSET
6. REMOVE SHOWER
7. REMOVE BATHROOM ACCESSORIES
8. REMOVE DOOR
9. REMOVE CLOSET SHELVING
10. REMOVE FLOORING AND WALL BASE
11. REMOVE WALL
12. REMOVE WINDOW AND WINDOW COVERINGS
13. REMOVE PORTION(S) IN GENERALIZED HIGHLIGHTED AREA OF SUBFLOOR FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

GENERAL REFLECTED CEILING PLAN NOTES

1. NOT ALL CEILING-MOUNTED EQUIPMENT AND PENETRATIONS ARE SHOWN. COORDINATE QUANTITIES AND LOCATIONS WITH OTHER DISCIPLINES. COORDINATE THE LOCATIONS OF ALL TRADES' COMPONENTS PRIOR TO INSTALLATION. LOCATIONS OF LIGHT FIXTURES TAKE PRECEDENCE OVER OTHER TRADES.
2. CEILING HEIGHTS VARY IN FIELD, UNLESS OTHERWISE INDICATED.
3. "CJ" INDICATES CONTROL JOINTS IN GYPSUM BOARD CEILINGS. SEE TYPICAL CEILING CONTROL JOINT DETAILS. GYPSUM BOARD CONTROL JOINTS IN FIRE RATED ASSEMBLIES SHALL MAINTAIN FIRE RATINGS.
4. LOCATE LIGHT FIXTURES, SPRINKLER HEADS, DIFFUSERS, ETC. IN ACOUSTICAL CEILING PANELS AS INDICATED IN THE TYPICAL ACP/FIXTURE DETAIL.
5. VERIFY DIMENSIONS OF GYPSUM BOARD BULKHEADS LOCATED ABOVE CABINETWORK WITH CABINETWORK SHOP DRAWINGS PRIOR TO CONSTRUCTION OF BULKHEAD.
6. LOCATE VALVES, DAMPERS, ETC. ABOVE ACOUSTICAL CEILING PANELS RATHER THAN IN GYPSUM BOARD BULKHEADS UNLESS OTHERWISE INDICATED.

C# REFLECTED CEILING PLAN KEYNOTES

1. PATCH AND REPAIR CEILING TO MATCH ADJACENT MATERIALS AND FINISH, PAINT. TYPICAL

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: B18R W2430

B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

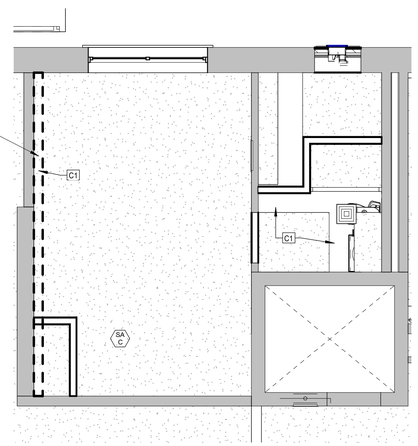
REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

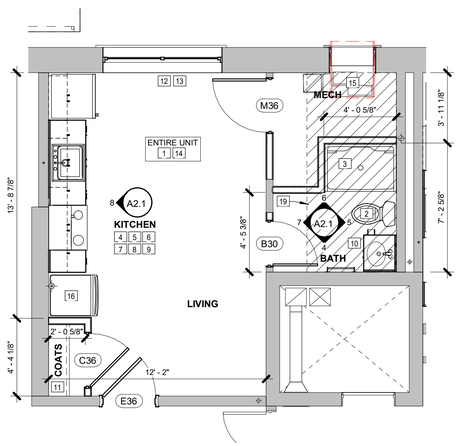
GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

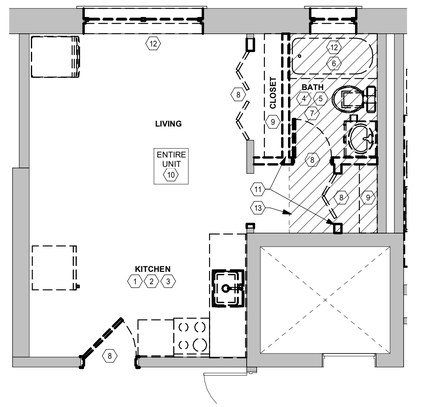
ADDITIONAL WORK MAYBE NECESSARY FOR UNITS EU204, EU304, EU404



9 A2.1 UNIT 0BR-1 RCP
1/4" = 1'-0"



2 A2.1 UNIT 0BR-1 FLOOR PLAN
1/4" = 1'-0"



1 A2.1 UNIT 0BR-1 DEMO PLAN
1/4" = 1'-0"

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439 SELDEN ST. DETROIT, MI. 48201

PROJECT NUMBER	2024.0139	
ISSUANCE		
NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

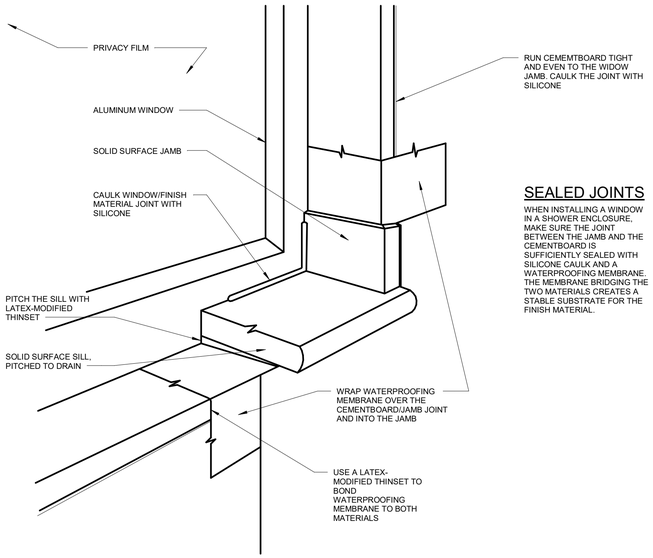
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ENLARGED EXISTING UNIT PLAN 0BR-1

A2.1

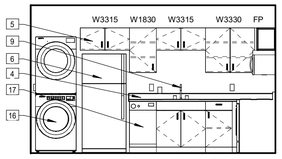
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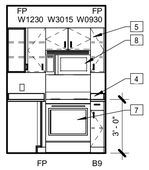
SEALED JOINTS

WHEN INSTALLING A WINDOW IN A SHOWER ENCLOSURE, MAKE SURE THE JOINT BETWEEN THE JAMB AND THE CEMENTBOARD IS SUFFICIENTLY SEALED WITH SILICONE CAULK AND A WATERPROOFING MEMBRANE. THE MEMBRANE BRIDGING THE TWO MATERIALS CREATES A STABLE SUBSTRATE FOR THE FINISH MATERIAL.

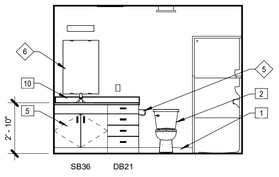
9 / A2.2 SEALED JOINT @ WINDOW
1 1/2" = 1'-0"



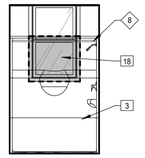
8 / A2.2 0BR-2 KITCHEN
1/4" = 1'-0"



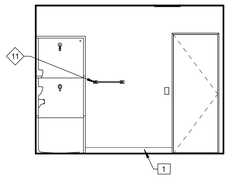
7 / A2.2 0BR-2 KITCHEN
1/4" = 1'-0"



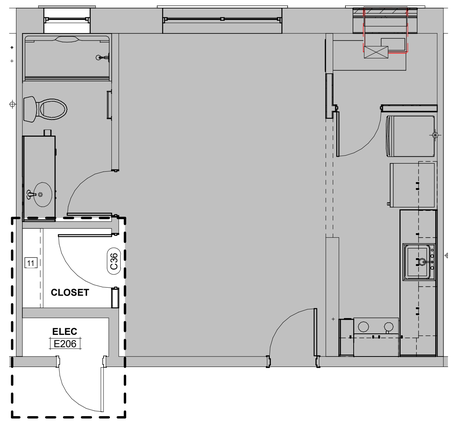
6 / A2.2 0BR-2 BATH
1/4" = 1'-0"



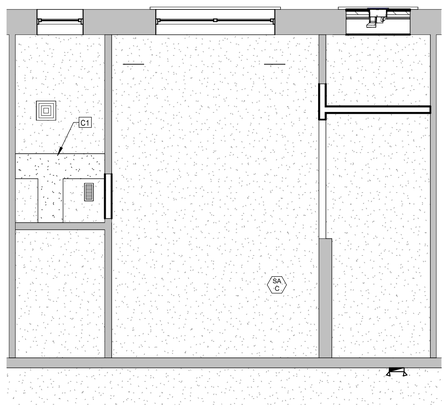
5 / A2.2 0BR-2 BATH
1/4" = 1'-0"



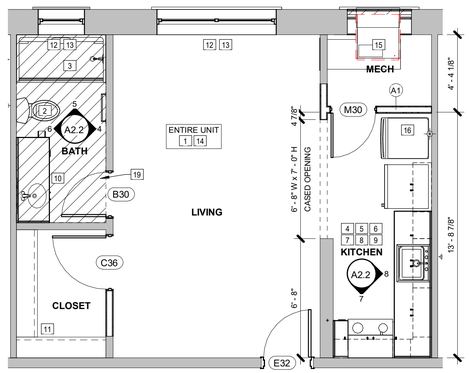
4 / A2.2 0BR-2 BATH
1/4" = 1'-0"



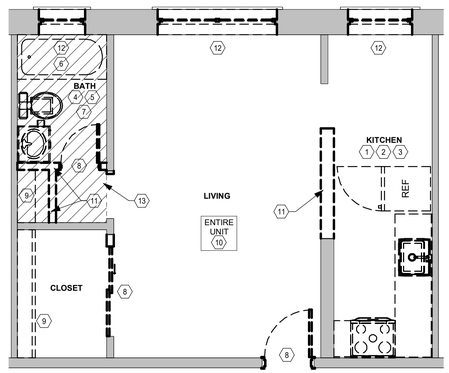
3 / A2.2 UNIT 0BR-2 FLOOR PLAN VARIATION
1/4" = 1'-0"
OCCURS AT UNITS EU210, EU310, EU410



10 / A2.2 UNIT 0BR-2 RCP
1/4" = 1'-0"



2 / A2.2 UNIT 0BR-2 FLOOR PLAN
1/4" = 1'-0"



1 / A2.2 UNIT 0BR-2 DEMO PLAN
1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE CASEWORK AND COUNTERTOP
2. REMOVE KITCHEN APPLIANCES
3. REMOVE KITCHEN SINK
4. REMOVE VANITY TOP, CABINET AND SINK
5. REMOVE WATER CLOSET
6. REMOVE SHOWER
7. REMOVE BATHROOM ACCESSORIES
8. REMOVE DOOR
9. REMOVE CLOSET SHELVING
10. REMOVE FLOORING AND WALL BASE
11. REMOVE WALL
12. REMOVE WINDOW AND WINDOW COVERINGS
13. REMOVE PORTION(S) IN GENERALIZED HIGHLIGHTED AREA OF SUBFLOOR FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

UNIT KEYNOTES

1. FLOORING AND WALL BASE - SEE INTERIORS
2. WATER CLOSET - SEE PLUMBING
3. SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER
4. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
5. CASEWORK - SEE INTERIORS
6. REFRIGERATOR
7. RANGE
8. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH - VENTED
9. SINK - SEE PLUMBING
10. VANITY TOP WITH SINK BOWL, FAUCET, AND SUPPLY LINES - SEE PLUMBING
11. CLOSET SHELVING
12. WINDOW
13. WINDOW TREATMENTS - SEE INTERIORS
14. PAINT ENTIRE UNIT, TYPICAL - SEE INTERIORS
15. LOUVER - SEE MECHANICAL
16. STACKABLE WASHER / DRYER
17. DISHWASHER
18. MODIFIY PRE-FABRICATED SHOWER SURRROUND TO REVEAL WINDOW. REFER TO DETAIL 9/A2.2 FOR WINDOW SEALING
19. NEW SUBFLOOR IN GENERALIZED HIGHLIGHTED AREA FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

C# REFLECTED CEILING PLAN KEYNOTES

1. PATCH AND REPAIR CEILING TO MATCH ADJACENT MATERIALS AND FINISH, PAINT. TYPICAL

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
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PROJECT NUMBER *2024.0139*

ISSUANCE

NO.	DATE	DESCRIPTION
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3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

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ENLARGED EXISTING UNIT PLAN 0BR-2

A2.2

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DEMOLITION KEYNOTES

1. REMOVE CASEWORK AND COUNTERTOP
2. REMOVE KITCHEN APPLIANCES
3. REMOVE KITCHEN SINK
4. REMOVE VANITY TOP, CABINET AND SINK
5. REMOVE WATER CLOSET
6. REMOVE SHOWER
7. REMOVE BATHROOM ACCESSORIES
8. REMOVE DOOR
9. REMOVE CLOSET SHELVING
10. REMOVE FLOORING AND WALL BASE
11. REMOVE WALL
12. REMOVE WINDOW AND WINDOW COVERINGS
13. REMOVE PORTION(S) IN GENERALIZED HIGHLIGHTED AREA OF SUBFLOOR FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

UNIT KEYNOTES

1. FLOORING AND WALL BASE - SEE INTERIORS
2. WATER CLOSET - SEE PLUMBING
3. SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER
4. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
5. CASEWORK - SEE INTERIORS
6. REFRIGERATOR
7. RANGE
8. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH - VENTED
9. SINK - SEE PLUMBING
10. VANITY TOP WITH SINK BOWL, FAUCET, AND SUPPLY LINES - SEE PLUMBING
11. CLOSET SHELVING
12. WINDOW
13. WINDOW TREATMENTS - SEE INTERIORS
14. PAINT ENTIRE UNIT, TYPICAL - SEE INTERIORS
15. LOUVER - SEE MECHANICAL
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17. DISHWASHER
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19. NEW SUBFLOOR IN GENERALIZED HIGHLIGHTED AREA FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

C# REFLECTED CEILING PLAN KEYNOTES

1. PATCH AND REPAIR CEILING TO MATCH ADJACENT MATERIALS AND FINISH, PAINT. TYPICAL

5 A2.3 0BR-3 BATH
1/4" = 1'-0"

4 A2.3 0BR-3 BATH
1/4" = 1'-0"

3 A2.3 0BR-3 BATH
1/4" = 1'-0"

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: B18R W2430

"TYPE" PER LEGEND BELOW
WIDTH
R INDICATES REMOVABLE CABINET
"TYPE" PER LEGEND BELOW
WIDTH
HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

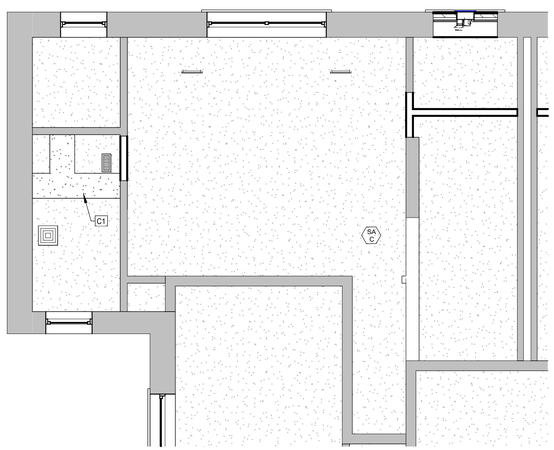
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6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
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REMARKS

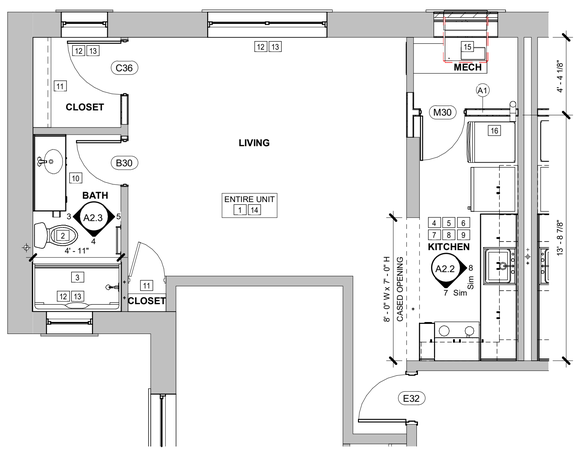
1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

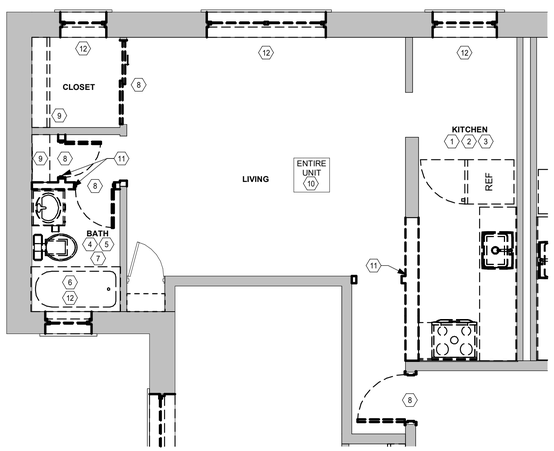
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2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.



6 A2.3 UNIT 0BR-3 RCP
1/4" = 1'-0"



2 A2.3 UNIT 0BR-3 FLOOR PLAN
1/4" = 1'-0"



1 A2.3 UNIT 0BR-3 DEMO PLAN
1/4" = 1'-0"

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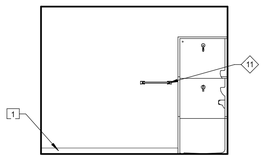
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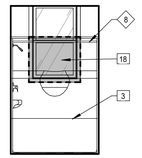
ENLARGED EXISTING UNIT PLAN 0BR-3

A2.3

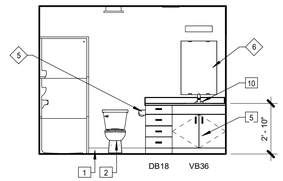
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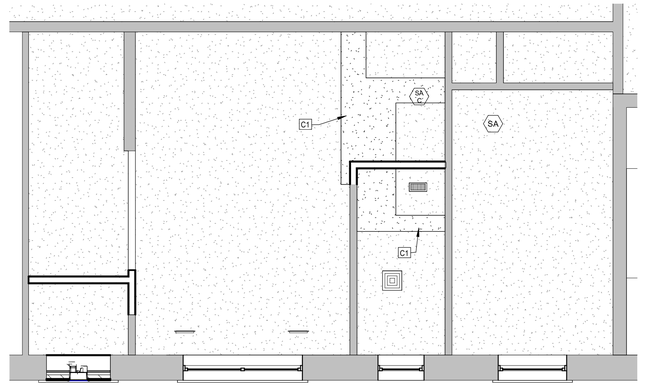
5 A2.4 1BR-1 BATH
1/4" = 1'-0"



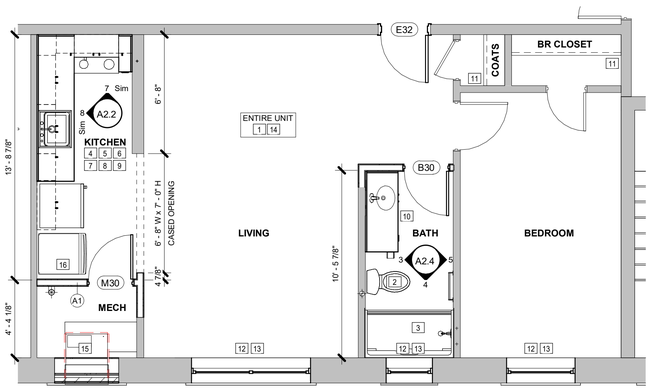
4 A2.4 1BR-1 BATH
1/4" = 1'-0"



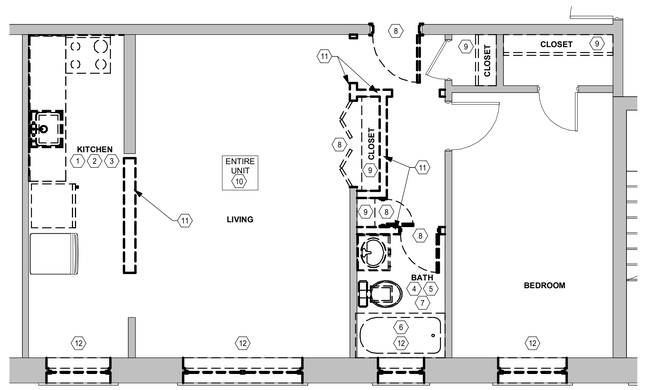
3 A2.4 1BR-1 BATH
1/4" = 1'-0"



6 A2.4 UNIT 1BR-1 RCP
1/4" = 1'-0"



2 A2.4 UNIT 1BR-1 FLOOR PLAN
1/4" = 1'-0"



1 A2.4 UNIT 1BR-1 DEMO PLAN
1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE CASEWORK AND COUNTERTOP
2. REMOVE KITCHEN APPLIANCES
3. REMOVE KITCHEN SINK
4. REMOVE VANITY TOP, CABINET AND SINK
5. REMOVE WATER CLOSET
6. REMOVE SHOWER
7. REMOVE BATHROOM ACCESSORIES
8. REMOVE DOOR
9. REMOVE CLOSET SHELVING
10. REMOVE FLOORING AND WALL BASE
11. REMOVE WALL
12. REMOVE WINDOW AND WINDOW COVERINGS
13. REMOVE PORTION(S) IN GENERALIZED HIGHLIGHTED AREA OF SUBFLOOR FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

UNIT KEYNOTES

1. FLOORING AND WALL BASE - SEE INTERIORS
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5. CASEWORK - SEE INTERIORS
6. REFRIGERATOR
7. RANGE
8. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH - VENTED
9. SINK - SEE PLUMBING
10. VANITY TOP WITH SINK BOWL, FAUCET, AND SUPPLY LINES - SEE PLUMBING
11. CLOSET SHELVING
12. WINDOW
13. WINDOW TREATMENTS - SEE INTERIORS
14. PAINT ENTIRE UNIT, TYPICAL - SEE INTERIORS
15. LOUVER - SEE MECHANICAL
16. STACKABLE WASHER / DRYER
17. DISHWASHER
18. MODIFIY PRE-FABRICATED SHOWER SURRROUND TO REVEAL WINDOW. REFER TO DETAIL 9/A2.2 FOR WINDOW SEALING
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C# REFLECTED CEILING PLAN KEYNOTES

1. PATCH AND REPAIR CEILING TO MATCH ADJACENT MATERIALS AND FINISH, PAINT. TYPICAL

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BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: B18R W2430

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W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
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7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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AFFORDABLE HOUSING
INNOVO SELDEN ST
439 SELDEN ST. DETROIT, MI. 48201

PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

NOT FOR CONSTRUCTION

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ENLARGED EXISTING UNIT PLAN 1BR-1

A2.4

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⟨#⟩ DEMOLITION KEYNOTES

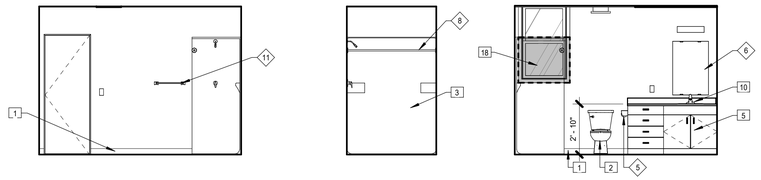
1. REMOVE CASEWORK AND COUNTERTOP
2. REMOVE KITCHEN APPLIANCES
3. REMOVE KITCHEN SINK
4. REMOVE VANITY TOP, CABINET AND SINK
5. REMOVE WATER CLOSET
6. REMOVE SHOWER
7. REMOVE BATHROOM ACCESSORIES
8. REMOVE DOOR
9. REMOVE CLOSET SHELVING
10. REMOVE FLOORING AND WALL BASE
11. REMOVE WALL
12. REMOVE WINDOW AND WINDOW COVERINGS
13. REMOVE PORTION(S) IN GENERALIZED HIGHLIGHTED AREA OF SUBFLOOR FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

[#] UNIT KEYNOTES

1. FLOORING AND WALL BASE - SEE INTERIORS
2. WATER CLOSET - SEE PLUMBING
3. SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER
4. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
5. CASEWORK - SEE INTERIORS
6. REFRIGERATOR
7. RANGE
8. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH - VENTED
9. SINK - SEE PLUMBING
10. VANITY TOP WITH SINK BOWL, FAUCET, AND SUPPLY LINES - SEE PLUMBING
11. CLOSET SHELVING
12. WINDOW
13. WINDOW TREATMENTS - SEE INTERIORS
14. PAINT ENTIRE UNIT, TYPICAL - SEE INTERIORS
15. LOUVER - SEE MECHANICAL
16. STACKABLE WASHER / DRYER
17. DISHWASHER
18. MODIFIY PRE-FABRICATED SHOWER SURRROUND TO REVEAL WINDOW. REFER TO DETAIL 9/A2.2 FOR WINDOW SEALING
19. NEW SUBFLOOR IN GENERALIZED HIGHLIGHTED AREA FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

C# REFLECTED CEILING PLAN KEYNOTES

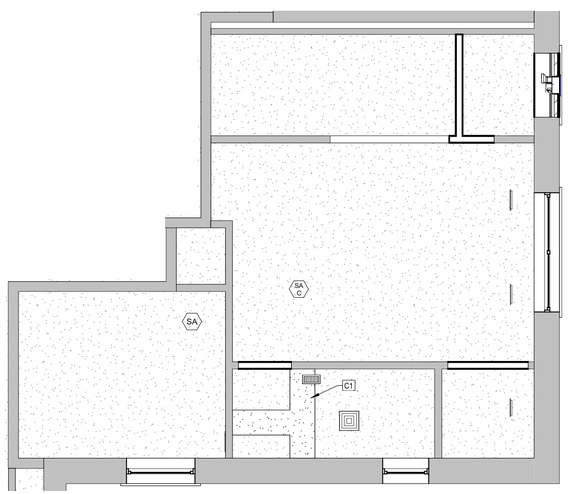
1. PATCH AND REPAIR CEILING TO MATCH ADJACENT MATERIALS AND FINISH, PAINT. TYPICAL



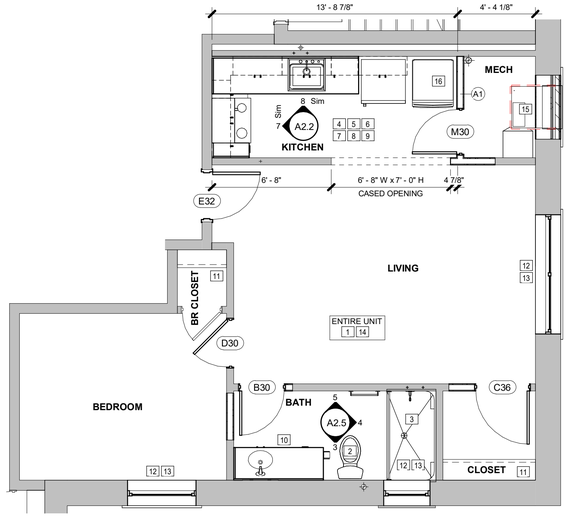
5 A2.5 1BR-2 BATH 1/4" = 1'-0"

4 A2.5 1BR-2 BATH 1/4" = 1'-0"

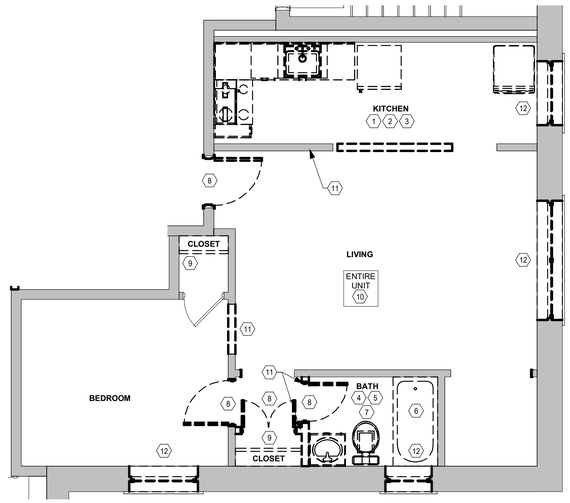
3 A2.5 1BR-2 BATH 1/4" = 1'-0"



6 A2.5 UNIT 1BR-2 RCP 1/4" = 1'-0"



2 A2.5 UNIT 1BR-2 FLOOR PLAN 1/4" = 1'-0"



1 A2.5 UNIT 1BR-2 DEMO PLAN 1/4" = 1'-0"

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

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ISSUANCE

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ENLARGED EXISTING UNIT PLAN 1BR-2

A2.5

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DEMOLITION KEYNOTES

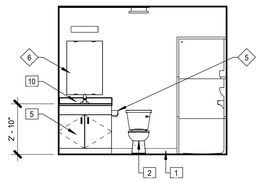
1. REMOVE CASEWORK AND COUNTERTOP
2. REMOVE KITCHEN APPLIANCES
3. REMOVE KITCHEN SINK
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5. REMOVE WATER CLOSET
6. REMOVE SHOWER
7. REMOVE BATHROOM ACCESSORIES
8. REMOVE DOOR
9. REMOVE CLOSET SHELVING
10. REMOVE FLOORING AND WALL BASE
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12. REMOVE WINDOW AND WINDOW COVERINGS
13. REMOVE PORTION(S) IN GENERALIZED HIGHLIGHTED AREA OF SUBFLOOR FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

UNIT KEYNOTES

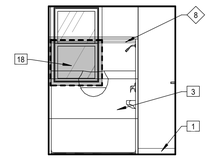
1. FLOORING AND WALL BASE - SEE INTERIORS
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REFLECTED CEILING PLAN KEYNOTES

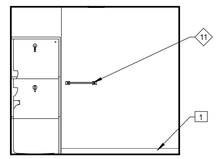
1. PATCH AND REPAIR CEILING TO MATCH ADJACENT MATERIALS AND FINISH, PAINT. TYPICAL



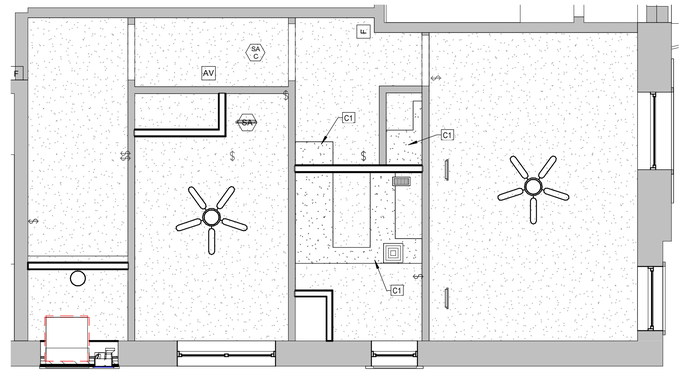
5 A2.6 1BR-3 BATH
1/4" = 1'-0"



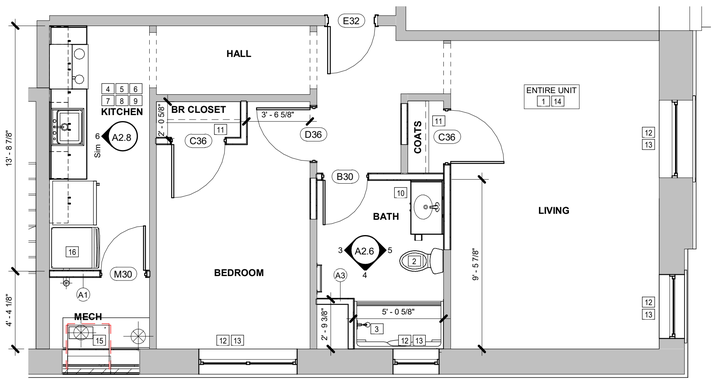
4 A2.6 1BR-3 BATH
1/4" = 1'-0"



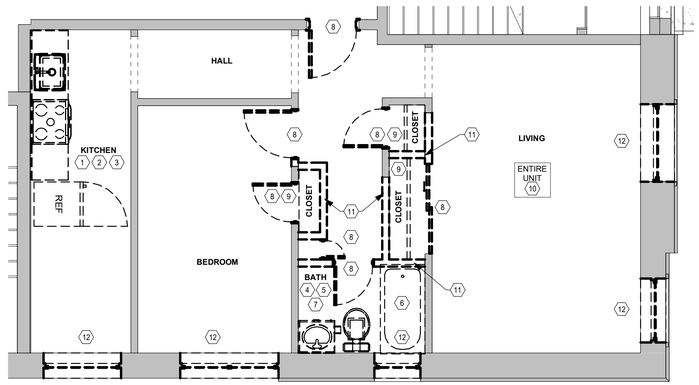
3 A2.6 1BR-3 BATH
1/4" = 1'-0"



6 A2.6 UNIT 1BR-3 RCP
1/4" = 1'-0"



2 A2.6 UNIT 1BR-3 FLOOR PLAN
1/4" = 1'-0"



1 A2.6 UNIT 1BR-3 DEMO PLAN
1/4" = 1'-0"

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: B18R W2430

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- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
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TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
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UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
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4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
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6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
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14	TOWEL RING	MOEN	YB8086CH	

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PROJECT NUMBER	2024.0139	
ISSUANCE		
NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

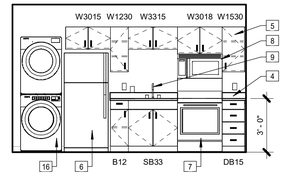
NOT FOR CONSTRUCTION

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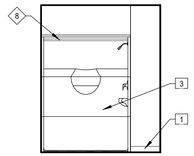
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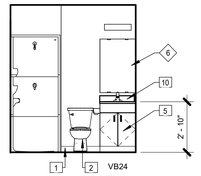
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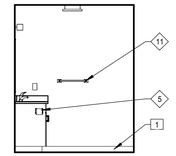
6 A2.7 1BR-4 KITCHEN
1/4" = 1'-0"



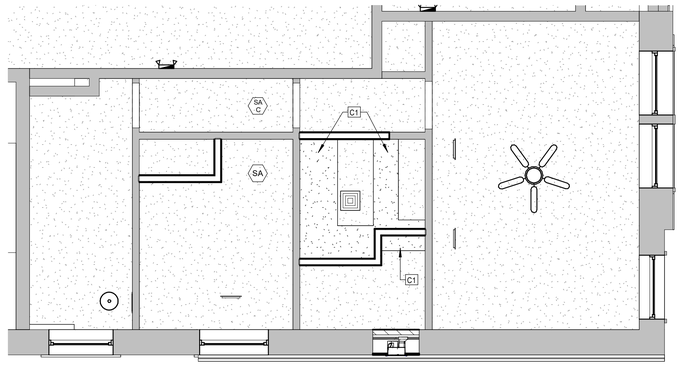
5 A2.7 1BR-4 BATH
1/4" = 1'-0"



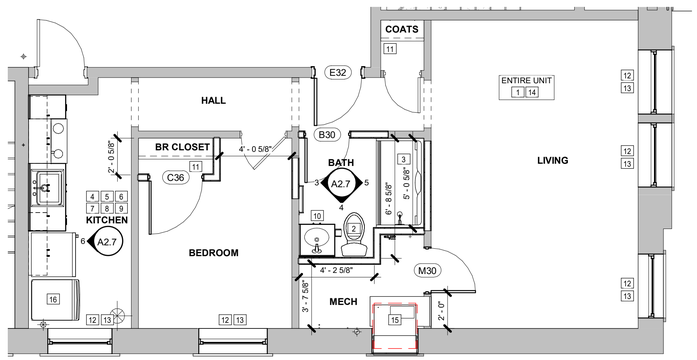
4 A2.7 1BR-4 BATH
1/4" = 1'-0"



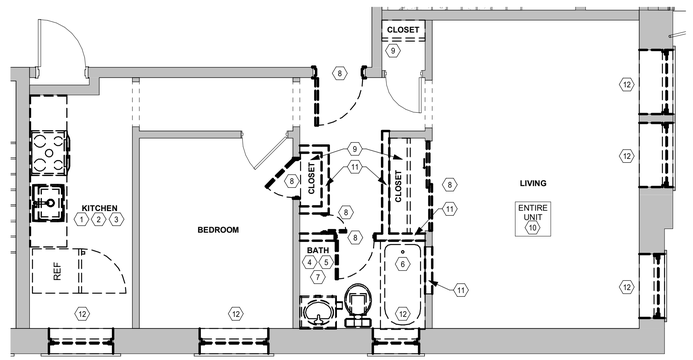
3 A2.7 1BR-4 BATH
1/4" = 1'-0"



7 A2.7 UNIT 1BR-4 RCP
1/4" = 1'-0"



2 A2.7 UNIT 1BR-4 FLOOR PLAN
1/4" = 1'-0"



1 A2.7 UNIT 1BR-4 DEMO PLAN
1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE CASEWORK AND COUNTERTOP
2. REMOVE KITCHEN APPLIANCES
3. REMOVE KITCHEN SINK
4. REMOVE VANITY TOP, CABINET AND SINK
5. REMOVE WATER CLOSET
6. REMOVE SHOWER
7. REMOVE BATHROOM ACCESSORIES
8. REMOVE DOOR
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LS	LAZY SUSAN		

NOTES:
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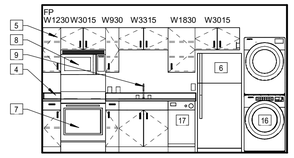
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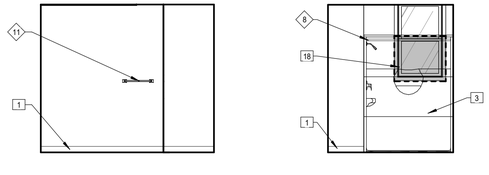
ENLARGED EXISTING UNIT PLAN 1BR-4

A2.7

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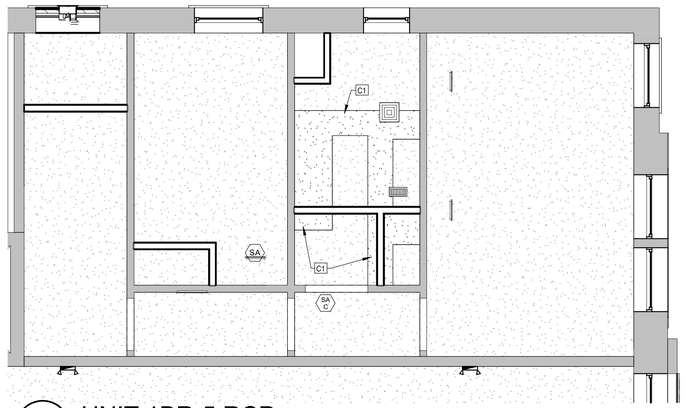
6 A2.8 1BR-5 KITCHEN
1/4" = 1'-0"



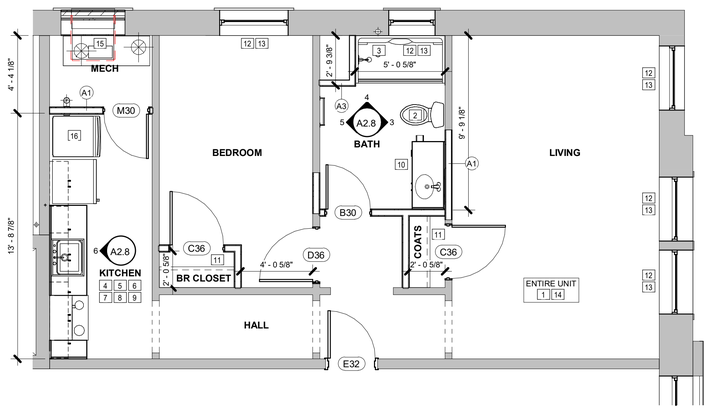
5 A2.8 1BR-5 BATH
1/4" = 1'-0"

4 A2.8 1BR-5 BATH
1/4" = 1'-0"

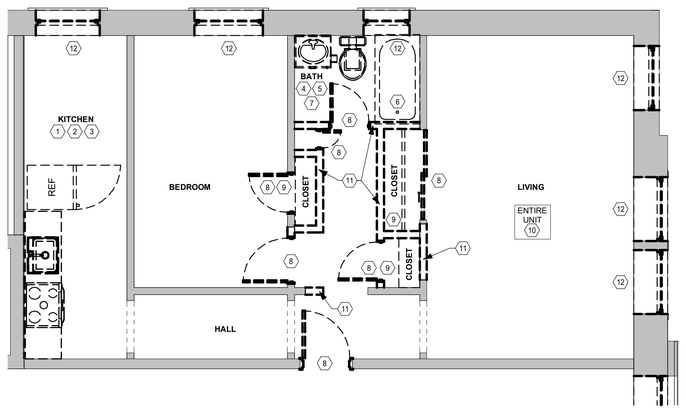
3 A2.8 1BR-5 BATH
1/4" = 1'-0"



8 A2.8 UNIT 1BR-5 RCP
1/4" = 1'-0"



2 A2.8 UNIT 1BR-5 FLOOR PLAN
1/4" = 1'-0"



1 A2.8 UNIT 1BR-5 DEMO PLAN
1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE CASEWORK AND COUNTERTOP
2. REMOVE KITCHEN APPLIANCES
3. REMOVE KITCHEN SINK
4. REMOVE VANITY TOP, CABINET AND SINK
5. REMOVE WATER CLOSET
6. REMOVE SHOWER
7. REMOVE BATHROOM ACCESSORIES
8. REMOVE DOOR
9. REMOVE CLOSET SHELVING
10. REMOVE FLOORING AND WALL BASE
11. REMOVE WALL
12. REMOVE WINDOW AND WINDOW COVERINGS
13. REMOVE PORTION(S) IN GENERALIZED HIGHLIGHTED AREA OF SUBFLOOR FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

UNIT KEYNOTES

1. FLOORING AND WALL BASE - SEE INTERIORS
2. WATER CLOSET - SEE PLUMBING
3. SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER
4. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
5. CASEWORK - SEE INTERIORS
6. REFRIGERATOR
7. RANGE
8. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH - VENTED
9. SINK - SEE PLUMBING
10. VANITY TOP WITH SINK BOWL, FAUCET, AND SUPPLY LINES - SEE PLUMBING
11. CLOSET SHELVING
12. WINDOW
13. WINDOW TREATMENTS - SEE INTERIORS
14. PAINT ENTIRE UNIT, TYPICAL - SEE INTERIORS
15. LOUVER - SEE MECHANICAL
16. STACKABLE WASHER / DRYER
17. DISHWASHER
18. MODIFIY PRE-FABRICATED SHOWER SURRROUND TO REVEAL WINDOW. REFER TO DETAIL 9/A2.2 FOR WINDOW SEALING
19. NEW SUBFLOOR IN GENERALIZED HIGHLIGHTED AREA FOR PLUMBING RECONFIGURATIONS - SEE PLUMBING

C# REFLECTED CEILING PLAN KEYNOTES

1. PATCH AND REPAIR CEILING TO MATCH ADJACENT MATERIALS AND FINISH, PAINT. TYPICAL

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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PROJECT NUMBER *2024.0139*

ISSUANCE

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2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

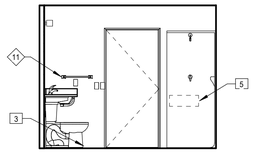
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ENLARGED EXISTING UNIT PLAN 1BR-5

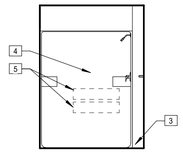
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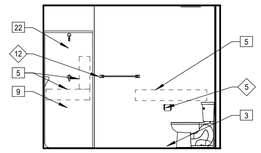
7 A2.9 0BR-4 BATH

1/4" = 1'-0"



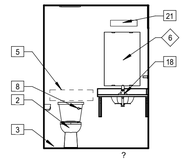
6 A2.9 0BR-14 BATH

1/4" = 1'-0"



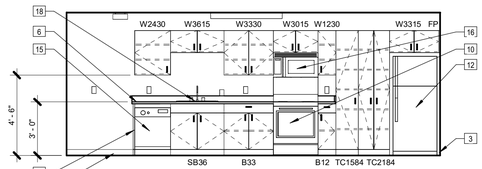
5 A2.9 0BR-4 BATH

1/4" = 1'-0"



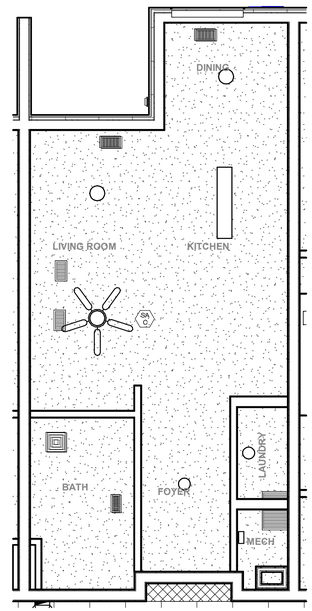
4 A2.9 0BR-4 BATH

1/4" = 1'-0"



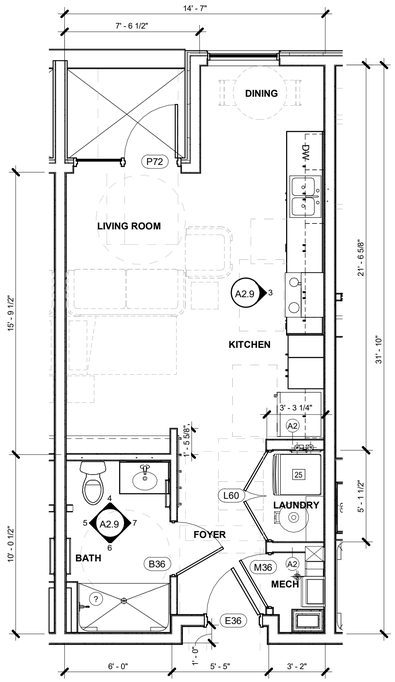
3 A2.9 0BR-4 KITCHEN

1/4" = 1'-0"



2 A2.9 0BR-4 REFLECTED CEILING PLAN

1/4" = 1'-0"



1 A2.9 0BR-4 PLAN

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
8. EXTERIOR WALLS ARE WALL TYPE G1 UNLESS OTHERWISE INDICATED.
9. INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
10. SEE OVERALL BUILDING FLOOR PLANS FOR ORIENTATION OF UNITS.

UNIT KEYNOTES

1. REMOVABLE BASE CABINET
2. WATER CLOSET - SEE PLUMBING
3. WALL BASE - SEE INTERIORS
4. BATH TUB/SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN TUB ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER.
5. BLOCKING (2X10) FOR FUTURE GRAB BARS. BLOCKING SHALL BE LENGTH OF GRAB BAR (OR FUTURE GRAB BAR) PLUS 2"-4" ADDITIONAL REINFORCING AT SIDES AND BOTTOM RECOMMENDED.
6. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
7. COUNTERTOP (WITH NO BACKSPLASH OR SIDE SPLASH - SEE INTERIORS
8. LOCATION OF FLUSH LEVER
9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
12. REFRIGERATOR - AT ACCESSIBLE UNITS 50% OF THE FREEZER SHALL BE LOCATED A MAXIMUM OF 54" AFF.
13. MICROWAVE
14. RANGE HOOD WITH STAINLESS STEEL BACKSPLASH WITH CONTROLS LOCATED IN REMOTE LOCATION (WITHIN REACH RANGE)
15. DISHWASHER
16. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH-VENTED
17. APRON (FINISH TO MATCH CABINETS)
18. SINK - SEE PLUMBING
19. FINISHED END PANEL
20. METAL SUPPORT BRACKET
21. LIGHT FIXTURE - SEE ELECTRICAL - LIGHT FIXTURE OVER VANITIES SHALL BE CENTERED OVER SINK AND LOCATED 3"-4" FROM THE TOP OF MIRROR TO BOTTOM OF FIXTURE.
22. SHOWER HEAD - SEE PLUMBING
23. VERIFY CABINET HANDLES AND APPLIANCES DO NOT INTERFERE WITH DRAWERS FULLY OPENING.
24. BULKHEAD - SEE REFLECTED CEILING PLAN
25. WASHER AND DRYER - SEE PLUMBING AND MECHANICAL
26. NOT USED
27. PIPE INSULATION ON EXPOSED PIPES
28. DIMENSION TO TOP OF BOTTOM SHELF
29. THE SINK SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

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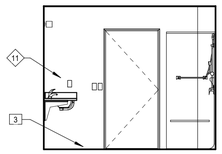
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ENLARGED UNIT PLAN 0BR-4 TYPE B

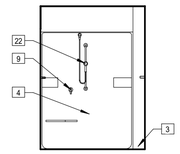
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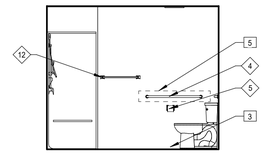
7 A2.10 **0BR-5 BATH**

1/4" = 1'-0"



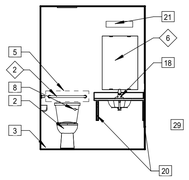
6 A2.10 **0BR-5 BATH**

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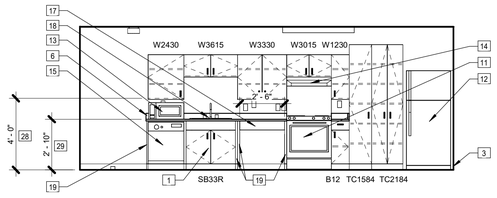
5 A2.10 **0BR-5 BATH**

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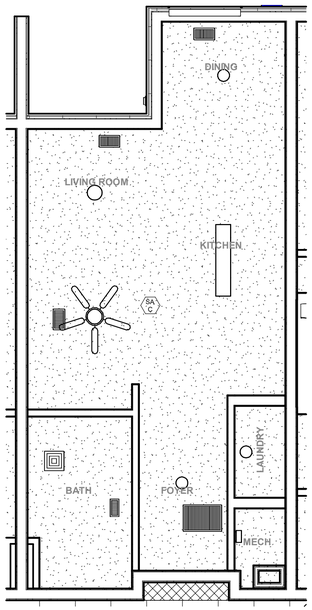
4 A2.10 **0BR-5 BATH**

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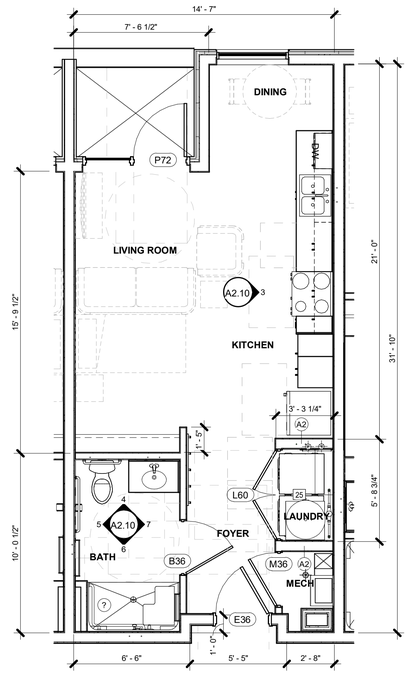
3 A2.10 **0BR-5 KITCHEN**

1/4" = 1'-0"



2 A2.10 **0BR-5 REFLECTED CEILING PLAN**

1/4" = 1'-0"



1 A2.10 **0BR-5 PLAN**

1/4" = 1'-0"

UNIT KEYNOTES

1. REMOVABLE BASE CABINET
2. WATER CLOSET - SEE PLUMBING
3. WALL BASE - SEE INTERIORS
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TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

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AFFORDABLE HOUSING
INNOVO SELDEN ST
439 SELDEN ST, DETROIT, MI, 48201

PROJECT NUMBER	2024.0139	
ISSUANCE		
NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

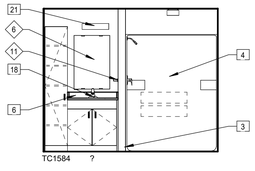
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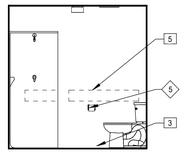
ENLARGED UNIT PLAN 0BR-5 TYPE A / UFAS

A2.10

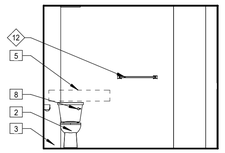
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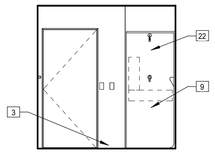
8 A2.11 1BR-6 BATH
1/4" = 1'-0"



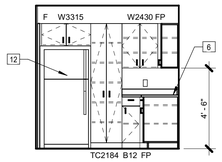
7 A2.11 1BR-6 BATH
1/4" = 1'-0"



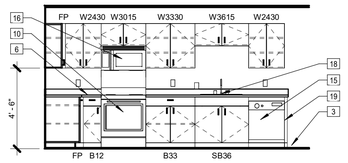
6 A2.11 1BR-6 BATH
1/4" = 1'-0"



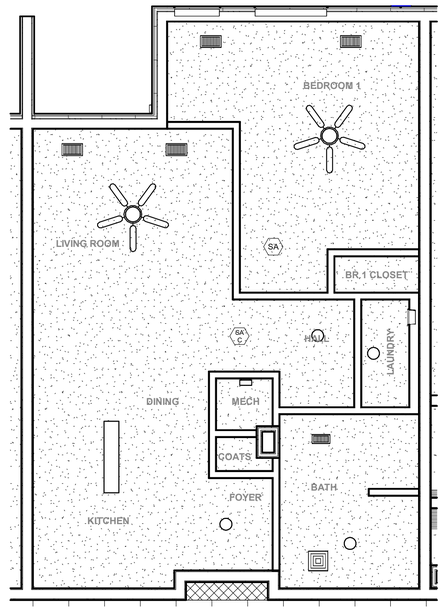
5 A2.11 1BR-6 BATH
1/4" = 1'-0"



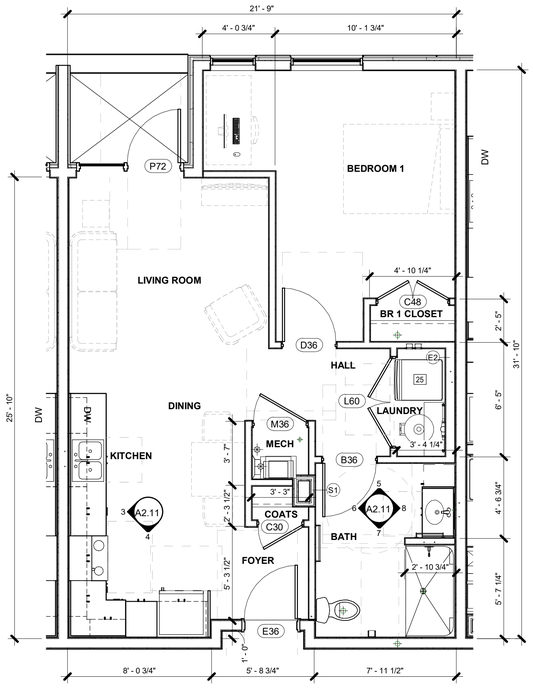
4 A2.11 1BR-6 KITCHEN
1/4" = 1'-0"



3 A2.11 1BR-6 KITCHEN
1/4" = 1'-0"



2 A2.11 1BR-6 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 A2.11 1BR-6 PLAN
1/4" = 1'-0"

UNIT KEYNOTES

1. REMOVABLE BASE CABINET
2. WATER CLOSET - SEE PLUMBING
3. WALL BASE - SEE INTERIORS
4. BATH TUB/SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN TUB ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER.
5. BLOCKING (2X10) FOR FUTURE GRAB BARS. BLOCKING SHALL BE LENGTH OF GRAB BAR (OR FUTURE GRAB BAR) PLUS 2"-4" ADDITIONAL REINFORCING AT SIDES AND BOTTOM RECOMMENDED
6. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
7. COUNTERTOP (WITH NO BACKSPLASH OR SIDE SPLASH - SEE INTERIORS
8. LOCATION OF FLUSH LEVER
9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
12. REFRIGERATOR - AT ACCESSIBLE UNITS 50% OF THE FREEZER SHALL BE LOCATED A MAXIMUM OF 54" AFF.
13. MICROWAVE
14. RANGE HOOD WITH STAINLESS STEEL BACKSPLASH WITH CONTROLS LOCATED IN REMOTE LOCATION (WITHIN REACH RANGE)
15. DISHWASHER
16. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH-VENTED
17. APRON (FINISH TO MATCH CABINETS)
18. SINK - SEE PLUMBING
19. FINISHED END PANEL
20. METAL SUPPORT BRACKET
21. LIGHT FIXTURE - SEE ELECTRICAL - LIGHT FIXTURE OVER VANITIES SHALL BE CENTERED OVER SINK AND LOCATED 3"-4" FROM THE TOP OF MIRROR TO BOTTOM OF FIXTURE.
22. SHOWER HEAD - SEE PLUMBING
23. VERIFY CABINET HANDLES AND APPLIANCES DO NOT INTERFERE WITH DRAWERS FULLY OPENING.
24. BULKHEAD - SEE REFLECTED CEILING PLAN
25. WASHER AND DRYER - SEE PLUMBING AND MECHANICAL
26. NOT USED
27. PIPE INSULATION ON EXPOSED PIPES
28. DIMENSION TO TOP OF BOTTOM SHELF
29. THE SINK SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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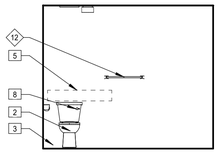
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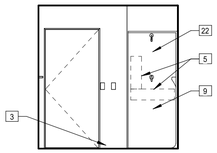
ENLARGED UNIT PLAN 1BR-6 TYPE B

A2.11

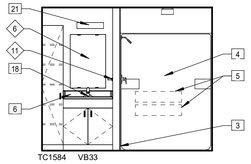
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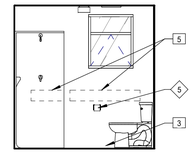
8 A2.12 1BR-7 BATH
1/4" = 1'-0"



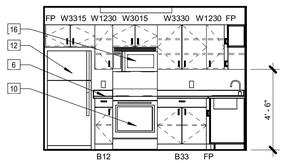
7 A2.12 1BR-7 BATH
1/4" = 1'-0"



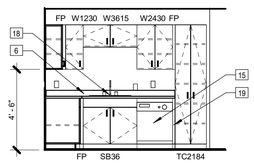
6 A2.12 1BR-7 BATH
1/4" = 1'-0"



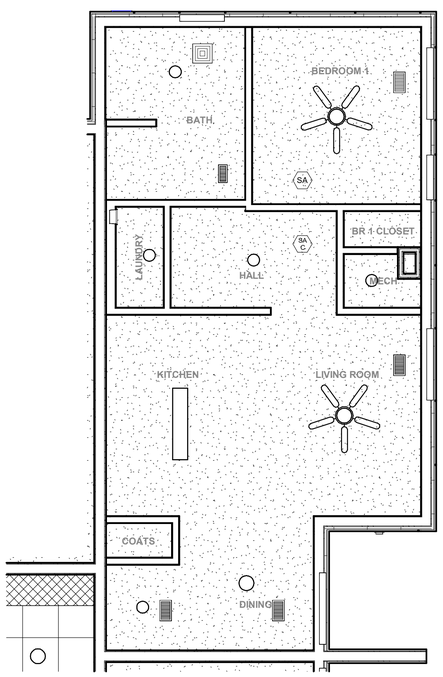
5 A2.12 1BR-7 BATH
1/4" = 1'-0"



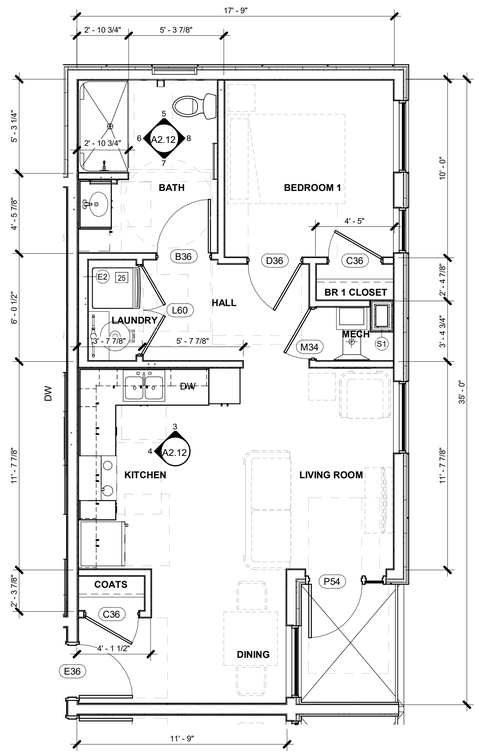
4 A2.12 1BR-7 KITCHEN
1/4" = 1'-0"



3 A2.12 1BR-7 KITCHEN
1/4" = 1'-0"



2 A2.12 1BR-7 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 A2.12 1BR-7 PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
8. EXTERIOR WALLS ARE WALL TYPE G1 UNLESS OTHERWISE INDICATED.
9. INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
10. SEE OVERALL BUILDING FLOOR PLANS FOR ORIENTATION OF UNITS.

UNIT KEYNOTES

1. REMOVABLE BASE CABINET
2. WATER CLOSET - SEE PLUMBING
3. WALL BASE - SEE INTERIORS
4. BATH TUB/SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN TUB ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER.
5. BLOCKING (2X10) FOR FUTURE GRAB BARS. BLOCKING SHALL BE LENGTH OF GRAB BAR (OR FUTURE GRAB BAR) PLUS 2"-4" ADDITIONAL REINFORCING AT SIDES AND BOTTOM RECOMMENDED.
6. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
7. COUNTERTOP (WITH NO BACKSPLASH OR SIDE SPLASH - SEE INTERIORS
8. LOCATION OF FLUSH LEVER
9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
12. REFRIGERATOR - AT ACCESSIBLE UNITS 50% OF THE FREEZER SHALL BE LOCATED A MAXIMUM OF 54" AFF.
13. MICROWAVE
14. RANGE HOOD WITH STAINLESS STEEL BACKSPLASH WITH CONTROLS LOCATED IN REMOTE LOCATION (WITHIN REACH RANGE)
15. DISHWASHER
16. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH-VENTED
17. APRON (FINISH TO MATCH CABINETS)
18. SINK - SEE PLUMBING
19. FINISHED END PANEL
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21. LIGHT FIXTURE - SEE ELECTRICAL - LIGHT FIXTURE OVER VANITIES SHALL BE CENTERED OVER SINK AND LOCATED 3"-4" FROM THE TOP OF MIRROR TO BOTTOM OF FIXTURE.
22. SHOWER HEAD - SEE PLUMBING
23. VERIFY CABINET HANDLES AND APPLIANCES DO NOT INTERFERE WITH DRAWERS FULLY OPENING.
24. BULKHEAD - SEE REFLECTED CEILING PLAN
25. WASHER AND DRYER - SEE PLUMBING AND MECHANICAL
26. NOT USED
27. PIPE INSULATION ON EXPOSED PIPES
28. DIMENSION TO TOP OF BOTTOM SHELF
29. THE SINK SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

"TYPE" PER LEGEND BELOW — WIDTH — R INDICATES REMOVABLE CABINET

"TYPE" PER LEGEND BELOW — WIDTH — HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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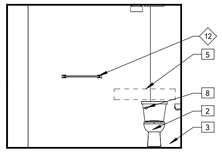
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ENLARGED UNIT PLAN 1BR-7 TYPE B

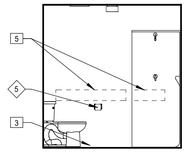
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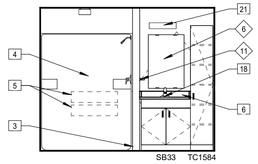
9 A2.13 1BR-8 BATH

1/4" = 1'-0"



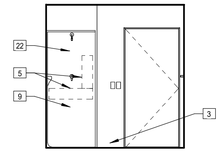
7 A2.13 1BR-8 BATH

1/4" = 1'-0"



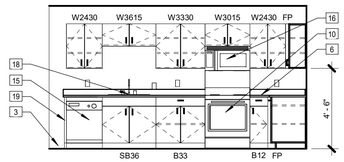
6 A2.13 1BR-8 BATH

1/4" = 1'-0"



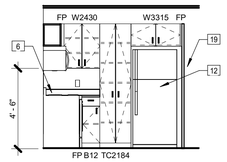
5 A2.13 1BR-8 BATH

1/4" = 1'-0"



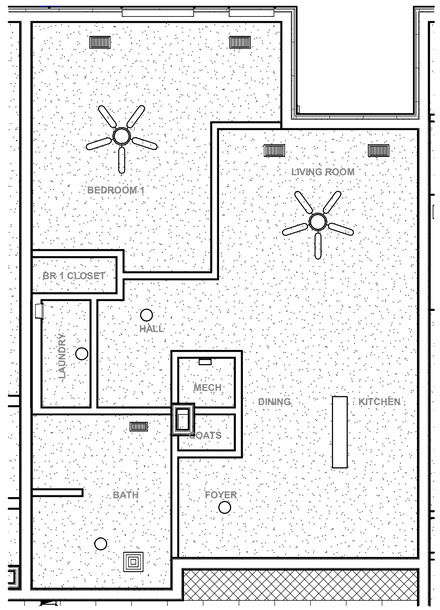
4 A2.13 1BR-8 KITCHEN

1/4" = 1'-0"



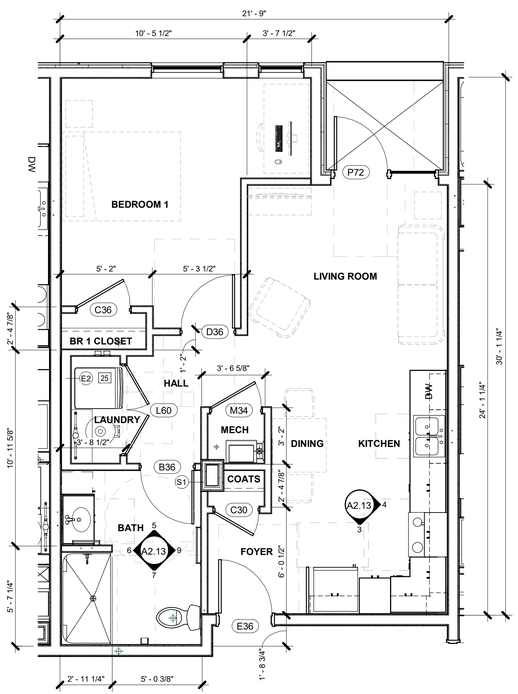
3 A2.13 1BR-8 KITCHEN

1/4" = 1'-0"



2 A2.13 1BR-8 REFLECTED CEILING PLAN

1/4" = 1'-0"



1 A2.13 1BR-8 PLAN

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
8. EXTERIOR WALLS ARE WALL TYPE G1 UNLESS OTHERWISE INDICATED.
9. INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
10. SEE OVERALL BUILDING FLOOR PLANS FOR ORIENTATION OF UNITS.

UNIT KEYNOTES

1. REMOVABLE BASE CABINET
2. WATER CLOSET - SEE PLUMBING
3. WALL BASE - SEE INTERIORS
4. BATH TUB/SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN TUB ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER.
5. BLOCKING (2X10) FOR FUTURE GRAB BARS. BLOCKING SHALL BE LENGTH OF GRAB BAR (OR FUTURE GRAB BAR) PLUS 2"-4" ADDITIONAL REINFORCING AT SIDES AND BOTTOM RECOMMENDED.
6. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
7. COUNTERTOP (WITH NO BACKSPLASH OR SIDE SPLASH - SEE INTERIORS
8. LOCATION OF FLUSH LEVER
9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
12. REFRIGERATOR - AT ACCESSIBLE UNITS 50% OF THE FREEZER SHALL BE LOCATED A MAXIMUM OF 54" AFF.
13. MICROWAVE
14. RANGE HOOD WITH STAINLESS STEEL BACKSPLASH WITH CONTROLS LOCATED IN REMOTE LOCATION (WITHIN REACH RANGE)
15. DISHWASHER
16. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH-VENTED
17. APRON (FINISH TO MATCH CABINETS)
18. SINK - SEE PLUMBING
19. FINISHED END PANEL
20. METAL SUPPORT BRACKET
21. LIGHT FIXTURE - SEE ELECTRICAL - LIGHT FIXTURE OVER VANITIES SHALL BE CENTERED OVER SINK AND LOCATED 3'-4" FROM THE TOP OF MIRROR TO BOTTOM OF FIXTURE.
22. SHOWER HEAD - SEE PLUMBING
23. VERIFY CABINET HANDLES AND APPLIANCES DO NOT INTERFERE WITH DRAWERS FULLY OPENING.
24. BULKHEAD - SEE REFLECTED CEILING PLAN
25. WASHER AND DRYER - SEE PLUMBING AND MECHANICAL
26. NOT USED
27. PIPE INSULATION ON EXPOSED PIPES
28. DIMENSION TO TOP OF BOTTOM SHELF
29. THE SINK SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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AFFORDABLE HOUSING
INNOVO SELDEN ST
439 SELDEN ST. DETROIT, MI. 48201

PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

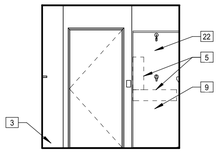
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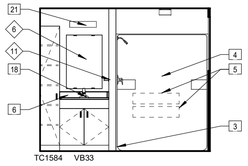
ENLARGED UNIT PLAN 1BR-8 TYPE B

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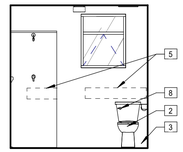
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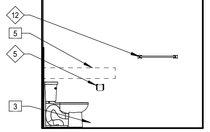
8 A2.14 1BR-9 BATH
1/4" = 1'-0"



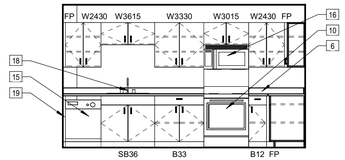
7 A2.14 1BR-9 BATH
1/4" = 1'-0"



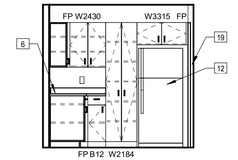
6 A2.14 1BR-9 BATH
1/4" = 1'-0"



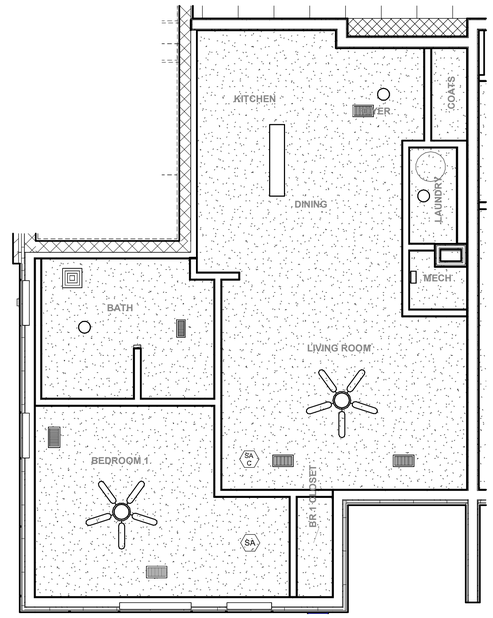
5 A2.14 1BR-9 BATH
1/4" = 1'-0"



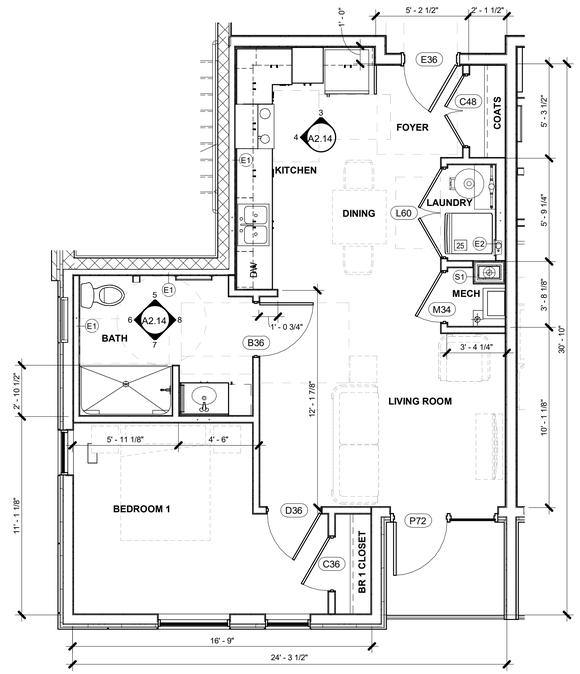
4 A2.14 1BR-9 KITCHEN
1/4" = 1'-0"



3 A2.14 1BR-9 KITCHEN
1/4" = 1'-0"



2 A2.14 1BR-9 - REFLECTED CEILING PLAN
1/4" = 1'-0"



1 A2.14 1BR-9 - PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
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UNIT KEYNOTES

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6. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
7. COUNTERTOP (WITH NO BACKSPLASH OR SIDE SPLASH - SEE INTERIORS
8. LOCATION OF FLUSH LEVER
9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
12. REFRIGERATOR - AT ACCESSIBLE UNITS 50% OF THE FREEZER SHALL BE LOCATED A MAXIMUM OF 54" AFF.
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22. SHOWER HEAD - SEE PLUMBING
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CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET — **W2430** "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

UNIT TOILET ACCESSORY SCHEDULE

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3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

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2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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439 SELDEN ST, DETROIT, MI, 48201

PROJECT NUMBER	2024.0139	
ISSUANCE		
NO.	DATE	DESCRIPTION
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3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

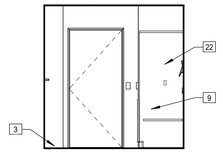
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ENLARGED UNIT PLAN 1BR-9 TYPE B

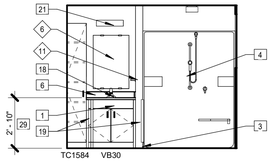
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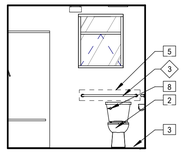
8 A2.15 1BR-10 BATH

1/4" = 1'-0"



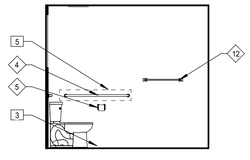
7 A2.15 1BR-10 BATH

1/4" = 1'-0"



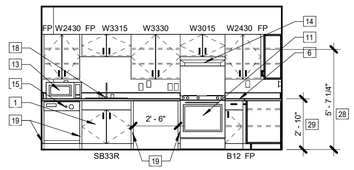
6 A2.15 1BR-10 BATH

1/4" = 1'-0"



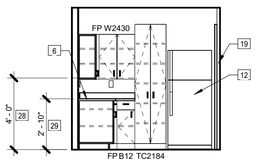
5 A2.15 1BR-10 BATH

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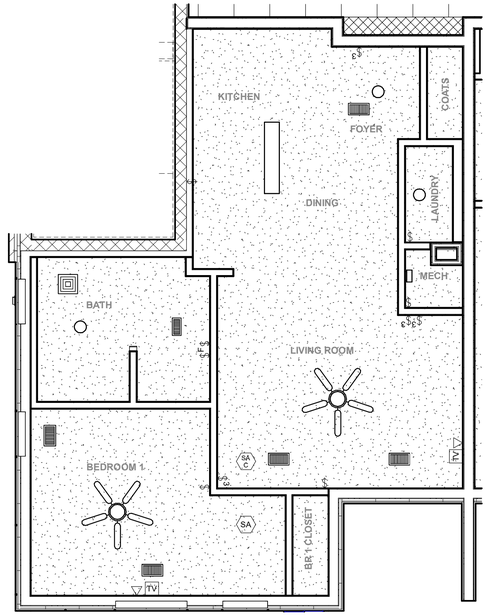
4 A2.15 1BR-10 KITCHEN

1/4" = 1'-0"



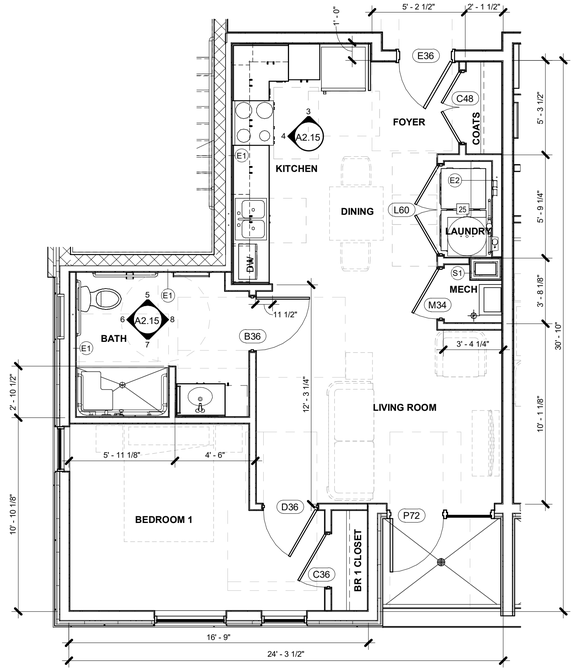
3 A2.15 1BR-10 KITCHEN

1/4" = 1'-0"



2 A2.15 1BR-10 REFLECTED CEILING PLAN

1/4" = 1'-0"



1 A2.15 1BR-10 PLAN

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
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9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
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27. PIPE INSULATION ON EXPOSED PIPES
28. DIMENSION TO TOP OF BOTTOM SHELF
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CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
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3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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AFFORDABLE HOUSING
INNOVO SELDEN ST
439 SELDEN ST, DETROIT, MI, 48201

PROJECT NUMBER 2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

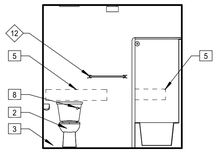
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ENLARGED UNIT PLAN 1BR-10 TYPE A / UFAS

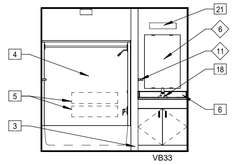
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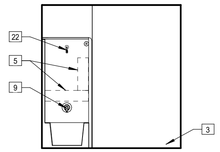
8 A2.16 2BR-1 BATH

1/4" = 1'-0"



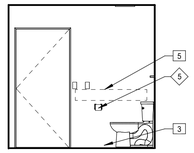
7 A2.16 2BR-1 BATH

1/4" = 1'-0"



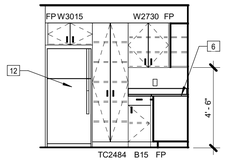
6 A2.16 2BR-1 BATH

1/4" = 1'-0"



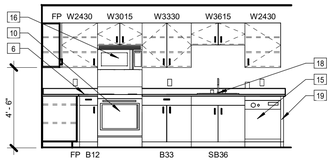
5 A2.16 2BR-1 BATH

1/4" = 1'-0"



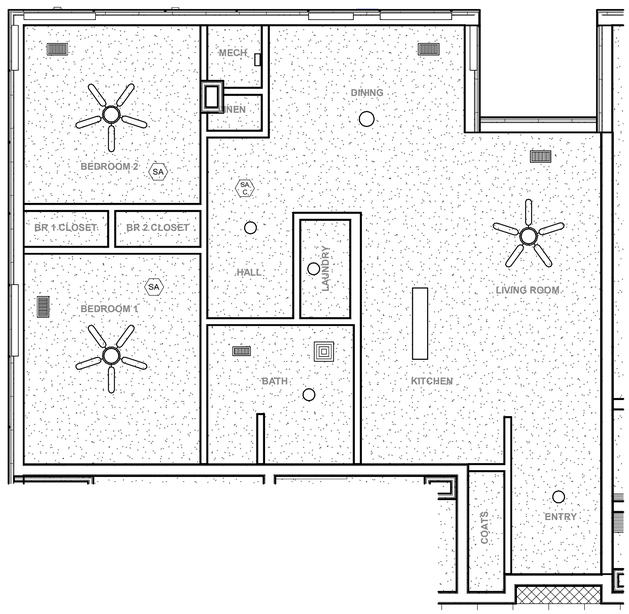
4 A2.16 2BR-1 KITCHEN

1/4" = 1'-0"



3 A2.16 2BR-1 KITCHEN

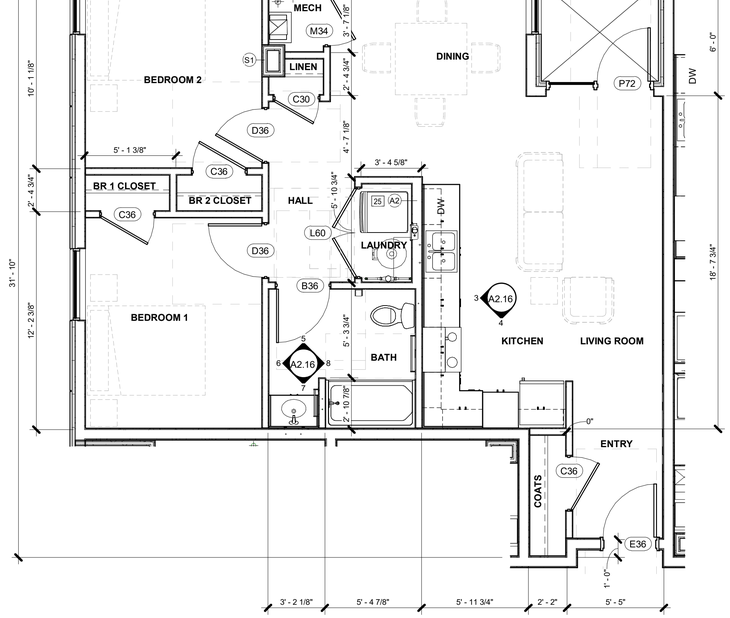
1/4" = 1'-0"



KITCHEN
U-5

2 A2.16 2BR-1 REFLECTED CEILING PLAN

1/4" = 1'-0"



1 A2.16 2BR-1 PLAN

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
8. EXTERIOR WALLS ARE WALL TYPE G1 UNLESS OTHERWISE INDICATED.
9. INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
10. SEE OVERALL BUILDING FLOOR PLANS FOR ORIENTATION OF UNITS.

UNIT KEYNOTES

1. REMOVABLE BASE CABINET
2. WATER CLOSET - SEE PLUMBING
3. WALL BASE - SEE INTERIORS
4. BATH TUB/SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN TUB ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER.
5. BLOCKING (2X10) FOR FUTURE GRAB BARS. BLOCKING SHALL BE LENGTH OF GRAB BAR (OR FUTURE GRAB BAR) PLUS 2"-4" ADDITIONAL REINFORCING AT SIDES AND BOTTOM RECOMMENDED.
6. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
7. COUNTERTOP (WITH NO BACKSPLASH OR SIDE SPLASH - SEE INTERIORS
8. LOCATION OF FLUSH LEVER
9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
12. REFRIGERATOR - AT ACCESSIBLE UNITS 50% OF THE FREEZER SHALL BE LOCATED A MAXIMUM OF 54" AFF.
13. MICROWAVE
14. RANGE HOOD WITH STAINLESS STEEL BACKSPLASH WITH CONTROLS LOCATED IN REMOTE LOCATION (WITHIN REACH RANGE)
15. DISHWASHER
16. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH-VENTED
17. APRON (FINISH TO MATCH CABINETS)
18. SINK - SEE PLUMBING
19. FINISHED END PANEL
20. METAL SUPPORT BRACKET
21. LIGHT FIXTURE - SEE ELECTRICAL - LIGHT FIXTURE OVER VANITIES SHALL BE CENTERED OVER SINK AND LOCATED 3"-4" FROM THE TOP OF MIRROR TO BOTTOM OF FIXTURE.
22. SHOWER HEAD - SEE PLUMBING
23. VERIFY CABINET HANDLES AND APPLIANCES DO NOT INTERFERE WITH DRAWERS FULLY OPENING.
24. BULKHEAD - SEE REFLECTED CEILING PLAN
25. WASHER AND DRYER - SEE PLUMBING AND MECHANICAL
26. NOT USED
27. PIPE INSULATION ON EXPOSED PIPES
28. DIMENSION TO TOP OF BOTTOM SHELF
29. THE SINK SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

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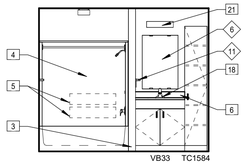
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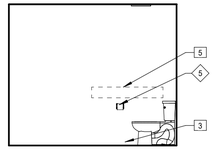
ENLARGED UNIT PLAN 2BR-1 TYPE B

A2.16

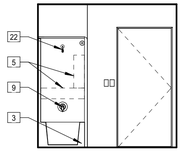
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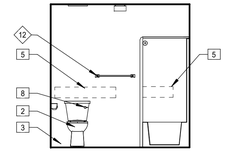
8 A2.17 2BR-2 BATH
1/4" = 1'-0"



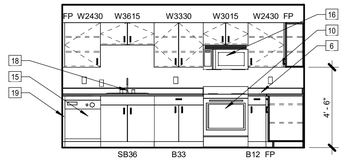
7 A2.17 2BR-2 BATH
1/4" = 1'-0"



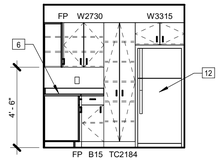
6 A2.17 2BR-2 BATH
1/4" = 1'-0"



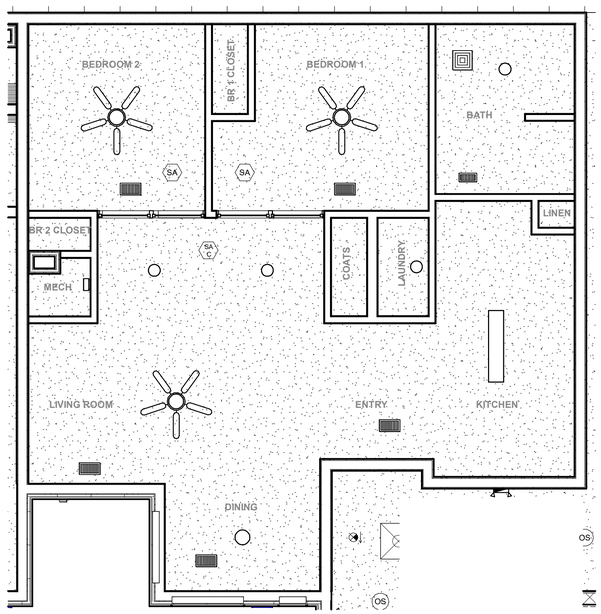
5 A2.17 2BR-2 BATH
1/4" = 1'-0"



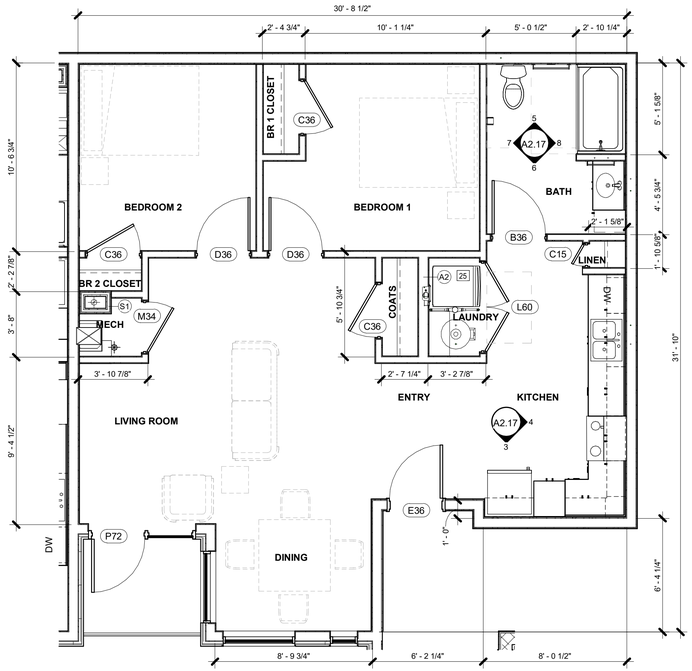
4 A2.17 2BR-2 KITCHEN
1/4" = 1'-0"



3 A2.17 2BR-2 KITCHEN
1/4" = 1'-0"



2 A2.17 2BR-2 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 A2.17 2BR-2 PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
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   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
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6. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
7. COUNTERTOP (WITH NO BACKSPLASH OR SIDE SPLASH - SEE INTERIORS
8. LOCATION OF FLUSH LEVER
9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
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14. RANGE HOOD WITH STAINLESS STEEL BACKSPLASH WITH CONTROLS LOCATED IN REMOTE LOCATION (WITHIN REACH RANGE)
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EXAMPLE: **B18R** "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET — **W2430** "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
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UNIT TOILET ACCESSORY SCHEDULE

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4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

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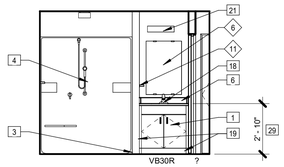
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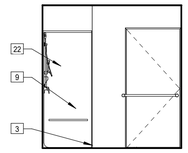
ENLARGED UNIT PLAN 2BR-2 TYPE B

A2.17

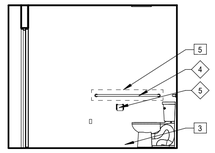
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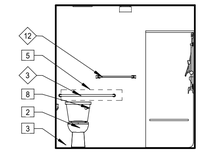
8 A2.18 2BR-3 BATH
1/4" = 1'-0"



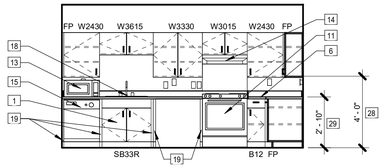
7 A2.18 2BR-3 BATH
1/4" = 1'-0"



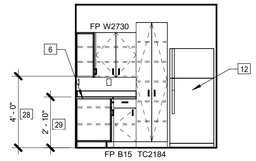
6 A2.18 2BR-3 BATH
1/4" = 1'-0"



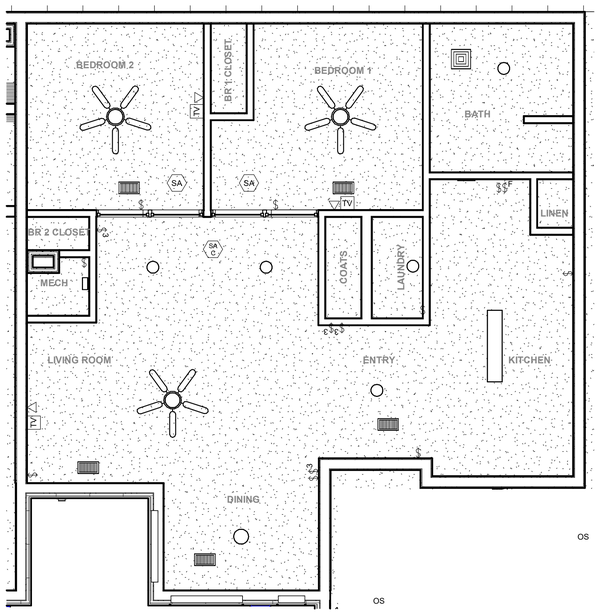
5 A2.18 2BR-3 BATH
1/4" = 1'-0"



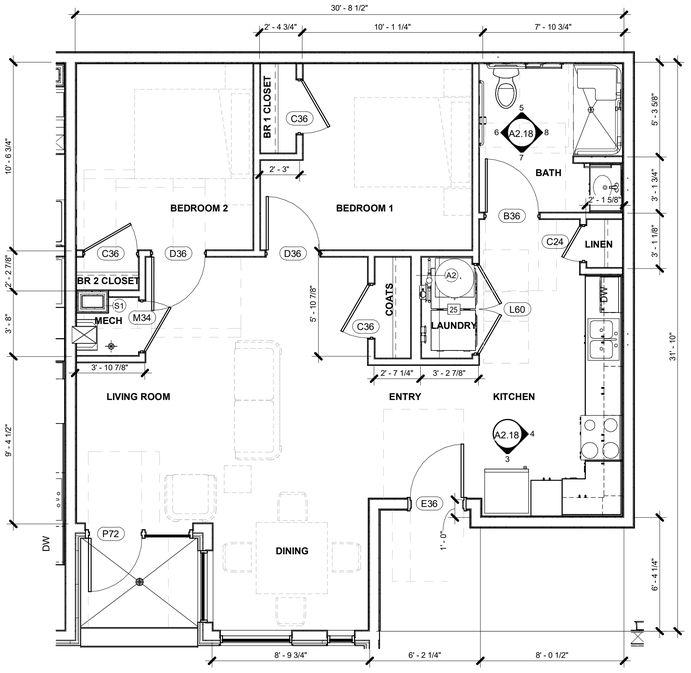
4 A2.18 2BR-3 KITCHEN
1/4" = 1'-0"



3 A2.18 2BR-3 KITCHEN
1/4" = 1'-0"



2 A2.18 2BR-3 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 A2.18 2BR-3 PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
8. EXTERIOR WALLS ARE WALL TYPE G1 UNLESS OTHERWISE INDICATED.
9. INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
10. SEE OVERALL BUILDING FLOOR PLANS FOR ORIENTATION OF UNITS.

UNIT KEYNOTES

1. REMOVABLE BASE CABINET
2. WATER CLOSET - SEE PLUMBING
3. WALL BASE - SEE INTERIORS
4. BATH TUB/SHOWER - SEE PLUMBING. TOILET ACCESSORIES WITHIN TUB ENCLOSURE SHALL BE PROVIDED BY ENCLOSURE MANUFACTURER.
5. BLOCKING (2X10) FOR FUTURE GRAB BARS. BLOCKING SHALL BE LENGTH OF GRAB BAR (OR FUTURE GRAB BAR) PLUS 2"-4" ADDITIONAL REINFORCING AT SIDES AND BOTTOM RECOMMENDED.
6. COUNTERTOP WITH 4" BACKSPLASH AND SIDE SPLASH - SEE INTERIORS
7. COUNTERTOP (WITH NO BACKSPLASH OR SIDE SPLASH - SEE INTERIORS
8. LOCATION OF FLUSH LEVER
9. LOCATION OF SHOWER CONTROLS
10. RANGE
11. RANGE WITH FRONT CONTROLS (ADA) AND SELF CLEANING
12. REFRIGERATOR - AT ACCESSIBLE UNITS 50% OF THE FREEZER SHALL BE LOCATED A MAXIMUM OF 54" AFF.
13. MICROWAVE
14. RANGE HOOD WITH STAINLESS STEEL BACKSPLASH WITH CONTROLS LOCATED IN REMOTE LOCATION (WITHIN REACH RANGE)
15. DISHWASHER
16. ABOVE RANGE MICROWAVE WITH STAINLESS STEEL BACKSPLASH-VENTED
17. APRON (FINISH TO MATCH CABINETS)
18. SINK - SEE PLUMBING
19. FINISHED END PANEL
20. METAL SUPPORT BRACKET
21. LIGHT FIXTURE - SEE ELECTRICAL - LIGHT FIXTURE OVER VANITIES SHALL BE CENTERED OVER SINK AND LOCATED 3"-4" FROM THE TOP OF MIRROR TO BOTTOM OF FIXTURE.
22. SHOWER HEAD - SEE PLUMBING
23. VERIFY CABINET HANDLES AND APPLIANCES DO NOT INTERFERE WITH DRAWERS FULLY OPENING.
24. BULKHEAD - SEE REFLECTED CEILING PLAN
25. WASHER AND DRYER - SEE PLUMBING AND MECHANICAL
26. NOT USED
27. PIPE INSULATION ON EXPOSED PIPES
28. DIMENSION TO TOP OF BOTTOM SHELF
29. THE SINK SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

UNIT TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
0	12" GRAB BAR	CREATIVE SPECIALTIES	8712	
1	18" GRAB BAR	CREATIVE SPECIALTIES	8718	
2	24" GRAB BAR	CREATIVE SPECIALTIES	8724	
3	36" GRAB BAR	CREATIVE SPECIALTIES	8736	
4	42" GRAB BAR	CREATIVE SPECIALTIES	8742	
5	TOILET PAPER HOLDER	CREATIVE SPECIALTIES	908	
6	FRAMED MIRROR	BOBRICK	B165 2436	
7	MEDICINE CABINET	BOBRICK	398	
8	SHOWER ROD	CREATIVE SPECIALTIES	TR1000CH	
9	ROBE HOOK	MOEN	YB8003CH	
10	SHOWER SEAT			
11	18" TOWEL BAR	CREATIVE SPECIALTIES	910A18	
12	24" TOWEL BAR	CREATIVE SPECIALTIES	910A24	
13	30" TOWEL BAR	MOEN	2230	
14	TOWEL RING	MOEN	YB8086CH	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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PROJECT NUMBER	2024.0139	
ISSUANCE		
NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

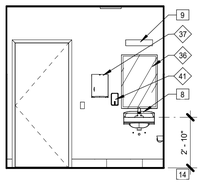
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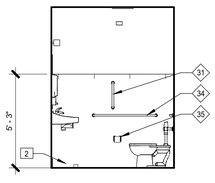
ENLARGED UNIT PLAN 2BR-3 TYPE A / UFAS

A2.18

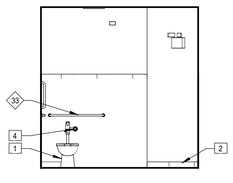
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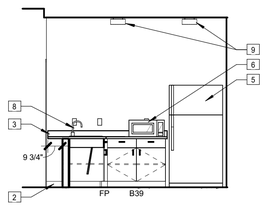
7 A2.19 RESTROOM
1/4" = 1'-0"



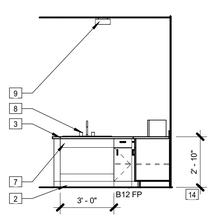
6 A2.19 RESTROOM
1/4" = 1'-0"



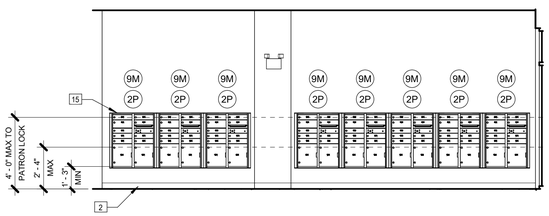
5 A2.19 RESTROOM
1/4" = 1'-0"



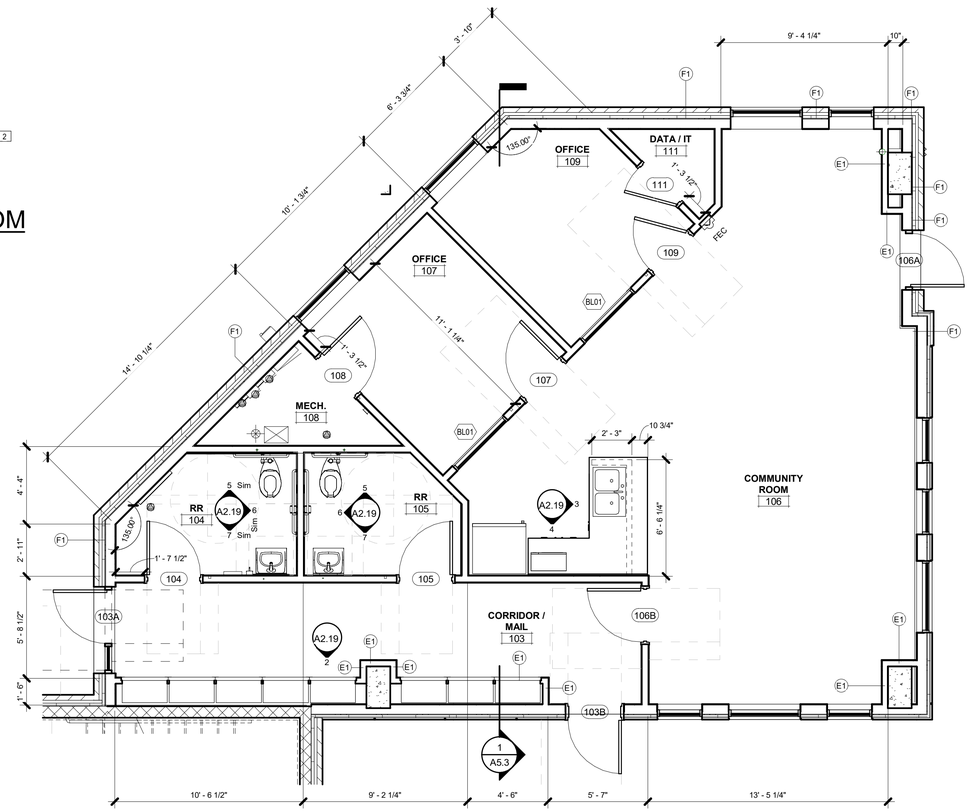
4 A2.19 KITCHENETTE
1/4" = 1'-0"



3 A2.19 KITCHENETTE
1/4" = 1'-0"



2 A2.19 MAIL
1/4" = 1'-0"



1 A2.19 COMMERCIAL SPACE PLAN FLOOR PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.
   - INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
   - EXISTING WALLS: FACE OF FINISH
   - RESIDENTIAL WINDOWS AND DOORS: CENTERLINE OF WINDOWS AND DOORS, UNLESS OTHERWISE INDICATED.
   - ALUMINUM STOREFRONT: FACE OF FRAMES UNLESS OTHERWISE INDICATED.
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES TO ALIGN BOTH SIDES.
4. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. PROVIDE BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
6. PROVIDE WIRE STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, WALK IN CLOSETS (WIC), COATS, AND LAUNDRY: SHELF AND ROD. SHELF AND RODS ARE ADJUSTABLE AT TYPE A AND UFAS UNITS.
   - PANTRY AND LINEN: (5) STORAGE SHELVES.
   - RENT DROP CLOSET: (3) STORAGE SHELVES.
7. SEAL BUILDING ENVELOPE PENETRATIONS TO PREVENT AIR LEAKAGE. SEAL WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND OTHER SPACES FOR ACOUSTICAL AND AIR LEAKAGE.
8. EXTERIOR WALLS ARE WALL TYPE G1 UNLESS OTHERWISE INDICATED.
9. INTERIOR WALLS ARE WALL TYPE A1 UNLESS OTHERWISE INDICATED.
10. SEE OVERALL BUILDING FLOOR PLANS FOR ORIENTATION OF UNITS.

FLOOR PLAN KEYNOTES (NEW BLDG)

51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK

INTERIOR ELEVATION KEYNOTES

1. WATER CLOSET - SEE PLUMBING
2. WALL BASE - SEE INTERIORS
3. COUNTERTOP - SEE INTERIORS
4. LOCATION OF FLUSH CONTROL
5. REFRIGERATOR - 50% OF THE FREEZER SHALL BE LOCATED A MAXIMUM OF 54" AFF.
6. MICROWAVE
7. APRON (FINISH TO MATCH CABINETS)
8. SINK-SEE PLUMBING
9. LIGHT FIXTURE - SEE ELECTRICAL - LIGHT FIXTURE OVER VANITIES SHALL BE CENTERED OVER SINK AND LOCATED 3"-4" FROM THE TOP OF MIRROR TO BOTTOM OF FIXTURE.
10. VERIFY CABINET HANDLES AND APPLIANCES DO NOT INTERFERE WITH DRAWERS FULLY OPENING.
11. BULKHEAD - SEE REFLECTED CEILING PLAN
12. PIPE INSULATION ON EXPOSED PIPES
13. DIMENSION TO TOP OF BOTTOM SHELF
14. THE SINK SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
15. MAILBOX

CASEWORK DESIGNATION LEGEND

BASE CABINETS ARE NOTED IN INCHES - WIDTH
WALL CABINETS ARE NOTED IN INCHES - WIDTH X HEIGHT

EXAMPLE: **B18R** **W2430**

- B18R: "TYPE" PER LEGEND BELOW; WIDTH; R INDICATES REMOVABLE CABINET
- W2430: "TYPE" PER LEGEND BELOW; WIDTH; HEIGHT

B	BASE CABINET	CB	CORNER BASE
SB	SINK BASE	W	WALL CABINET
TC	TALL CABINET	CW	CORNER WALL CABINET
LS	LAZY SUSAN		

NOTES:
1. SEE INTERIOR ELEVATIONS FOR TOP OF COUNTER HEIGHT.
2. COUNTERS ARE 1-1/4" THICK, U.N.O.

◇ COMMON TOILET ACCESSORY SCHEDULE

#	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS
30	12" GRAB BAR	BOBRICK	B-6806.99 X 12	
31	18" GRAB BAR	BOBRICK	B-6806.99 X 18	
32	24" GRAB BAR	BOBRICK	B-6806.99 X 24	
33	36" GRAB BAR	BOBRICK	B-6806.99 X 36	
34	42" GRAB BAR	BOBRICK	B-6806.99 X 42	
35	TOILET PAPER DISPENSER	BOBRICK	B-2740	
36	FRAMED MIRROR	BOBRICK	B-165 2436	
37	PAPER TOWEL DISPENSER	BOBRICK	B-2620	
38	PAPER TOWEL DISPNSER/ WASTE RECEPTACLE	BOBRICK	B-3944	
39	BABY CHANGING STATIONS	KOALA CARE	KB200	
40	SANITARY NAPKIN DISPOSAL	BOBRICK	B-254	
41	SOAP DISPENSER	BOBRICK	B-2111	
42	HAND DRYER	DYSON	AIRBLADE V	
43	SANITARY NAPKIN DISPOSAL	BOBRICK	B-354	
45	BAG HOOK	KOALA CARE	310-54	

REMARKS

1. COLOR SHALL BE SELECTED AT A LATER DATE.

GENERAL TOILET ACCESSORY SCHEDULE NOTES

1. MOUNTING HEIGHTS ARE AS INDICATED ON AC SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS OR ON SCHEDULE.
2. PROVIDE SOLID BLOCKING FOR MOUNTING ALL TOILET ACCESSORIES.

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4	2025.03.27	CD PROGRESS SET

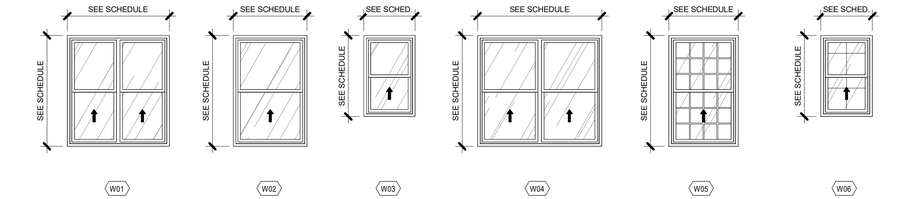
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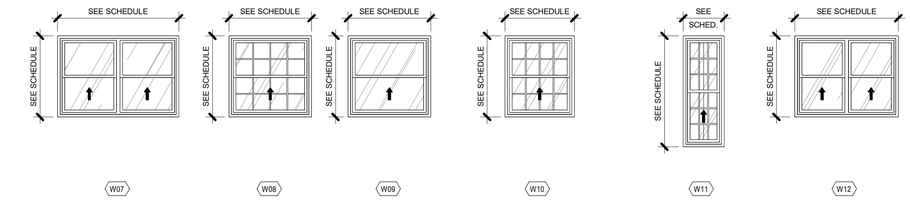
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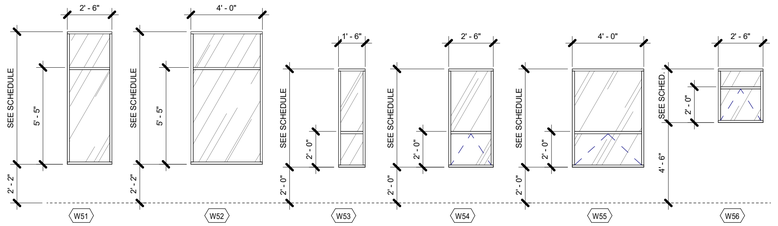
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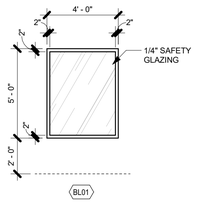






WINDOW TYPES

NOT TO SCALE



BORROWED LITE TYPES

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	MATERIAL	GLAZING	REMARKS
W01		5' - 5"	5' - 11"			
W02		3' - 10"	5' - 11"			
W03		2' - 7"	4' - 3"			
W04		6' - 8"	5' - 11"			
W05		3' - 7"	5' - 11"			
W05E		3' - 7"	5' - 11"			
W07		6' - 6"	4' - 3"			
W08		4' - 4"	4' - 3"			
W09		4' - 4"	4' - 3"			
W10		3' - 7"	4' - 3"			
W11		2' - 0"	5' - 11"			
W12		5' - 6"	4' - 3"			
W51	FIXED	2' - 6"	7' - 5"	VINYL	INSULATED	1
W52	FIXED	4' - 0"	7' - 5"	VINYL	INSULATED	1
W53	FIXED	1' - 6"	5' - 6"	VINYL	INSULATED	1
W54	OPERABLE	2' - 6"	5' - 6"	VINYL	INSULATED	1
W55	OPERABLE	4' - 0"	5' - 6"	VINYL	INSULATED	1
W56	OPERABLE	2' - 6"	3' - 0"	VINYL	INSULATED	1

WINDOW SCHEDULE REMARKS:
1. SEE EXTERIOR ELEVATION, WINDOW HEAD & SILL DETAILS FOR TRIM.
x. PROVIDE WINDOW MUNTINS AS SHOWN.

GENERAL WINDOW NOTES:
x. SEE TYPICAL WINDOW HEAD & SILL DETAILS, SHEET _/__.
x. ALL WINDOWS TO BE OUTFITTED WITH SCREENS.
x ALL DWELLING UNIT WINDOWS SHALL BE PROVIDED WITH WINDOW BLINDS.
x. AT FLOORS LOCATED A MIN. OF 4'-0" ABOVE GRADE, WINDOWS WITH OPERABLE SECTION AND HAVING A SILL HEIGHT OF 36" OR LESS FROM INTERIOR FINISH FLOOR SHALL NOT PERMIT OPENING THAT ALLOWS THE PASSAGE OF A 4" SPHERE.
THESE WINDOWS SHALL BE OUTFITTED WITH OPENING CONTROL DEVICES COMPLIANT WITH ASTM F2090.

GENERAL DOOR SCHEDULE NOTES

1. UNDERCUT DOORS AS REQUIRED FOR FLOOR FINISHES.
2. REFER TO ARCHITECTURAL FINISHES FOR ALL EXTERIOR DOOR FINISHES.

DOOR SCHEDULE REMARKS

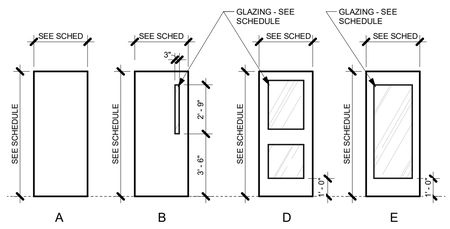
1. UNIT SIDE OF DOOR SHALL BE PNT-3. CORRIDOR SIDE OF DOOR SHALL BE PNT-3.
2. DOOR WIDTH INDICATED IS TOTAL WIDTH OF DOOR OPENING. DIVIDE TOTAL WIDTH BY THE NUMBER OF LEAFS TO DETERMINE APPROXIMATE DOOR PANEL WIDTHS.
3. PROVIDE ELECTRIC STRIKE. SEE ELECTRICAL.
4. PROVIDE CARD READER ON SECURE SIDE OF DOOR. SEE ELECTRICAL.
5. PROVIDE MAGNETIC HOLD OPEN CONNECTED TO FIRE ALARM
6. PROVIDE AUTOMATIC DOOR OPERATOR.
7. PROVIDE GASKETING AT MECHANICAL ROOM DOOR.
8. PROVIDE 100 SQUARE INCH MINIMUM, METAL LOUVER 12" MAX FROM BOTTOM.
9. PROVIDE PACKAGE ROOM CONTROLLED ACCESS SYSTEM

DOOR SCHEDULE - UNITS

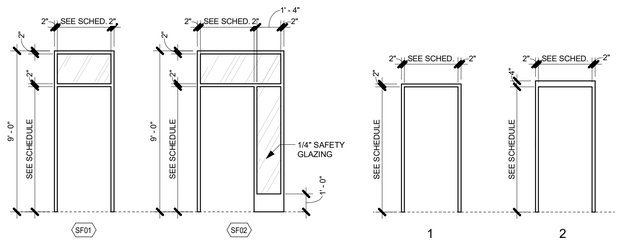
DOOR NO.	LOCATION	DOOR TYPE	NO. OF LEAVES	WIDTH	HEIGHT	THICKNESS	DOOR			LABEL	FRAME			DETAILS			HDWR. SET	REMARKS	DOOR NO.
							MATERIAL	FINISH	GLASS		TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL			
13		A	1	2' - 10"	7' - 0"	1 3/4"	WD	PNT-3	---		1	WD	PNT-3						13
B30	BATHROOM	A	1	2' - 6"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						B30
B36	BALINENOM	A	1	3' - 0"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						B36
C15		A	1	1' - 3"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						C15
C24	CICLOSET	A	1	2' - 0"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						C24
C30	CLOSET	A	1	2' - 6"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						C30
C36	<varies>	A	1	3' - 0"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						C36
C48	CLOSET	A	2	4' - 0"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						C48
D30	BEDROOM	A	1	2' - 8"	6' - 8"	1 3/8"			---		1								D30
D36	BEDROOM	A	1	3' - 0"	6' - 8"	1 3/8"			---		1								D36
E32	UNIT ENTRY	A	1	2' - 8"	7' - 0"	1 3/4"	WD	PNT-3	---		1	WD	PNT-3						E32
E36	UMECHTRY	A	1	3' - 0"	7' - 0"	1 3/4"	WD	PNT-3	---		1	WD	PNT-3						E36
L60	LAUNDRY	A	2	5' - 0"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						L60
M30		A	1	2' - 6"	6' - 8"	1 3/8"	WD	PNT-3	---		1	WD	PNT-3						M30
M34	MECH	A	1	2' - 10"	6' - 8"	1 3/8"			---		1								M34
M36	MECH	A	1	3' - 0"	6' - 8"	1 3/8"			---		1								M36
P54	BALCONY	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-3	TEMP / INSUL		4	HM	PNT-3						P54
P72	BALCONY	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-3	TEMP / INSUL		3	HM	PNT-3						P72
P74		A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	45 MIN	1	HM	PNT-5						P74
Grand total: 705																			

DOOR SCHEDULE - COMMON AREAS

DOOR NO.	LOCATION	DOOR TYPE	NO. OF LEAVES	WIDTH	HEIGHT	THICKNESS	DOOR			LABEL	FRAME			DETAILS			HDWR. SET	REMARKS	DOOR NO.
							MATERIAL	FINISH	GLAZING		TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL			
101	STAIR 1	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP / INSUL		2	HM	PNT-5						101
102	LOBBY	D	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP / INSUL		1	HM	PNT-5						102
103A	CORRIDOR / MAIL	D	1	3' - 0"	6' - 11"	1 3/4"	ALUM	ANOD	TEMP / INSUL		SF02	AL	ANOD						103A
103B	CORRIDOR / MAIL	D	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP / INSUL		1	HM	PNT-5						103B
104	RR	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---		1	HM	PNT-5						104
105	RR	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---		1	HM	PNT-5						105
106A	COMMUNITY ROOM	D	1	3' - 0"	6' - 11"	1 3/4"	ALUM	ANOD	TEMP / INSUL		SF01	AL	ANOD						106A
106B	COMMUNITY ROOM	D	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP / INSUL		1	HM	PNT-5						106B
107	OFFICE	E	1	3' - 0"	7' - 0"	1 3/4"	WD	PNT-5	TEMP		1	HM	PNT-5						107
108	MECH.	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---		1	HM	PNT-5						108
109	OFFICE	E	1	3' - 0"	7' - 0"	1 3/4"	WD	PNT-5	TEMP		1	HM	PT						109
111	DATA / IT	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---		1	HM	PNT-5						111
112A	STAIR 2	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP / INSUL		2	HM	PT						112A
112B	STAIR 2	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP / INSUL	90 MIN		HM	PT						112B
113A	TRASH	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP / INSUL	90 MIN	1	HM	PT						113A
113B	TRASH	A	2	6' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---		1	HM	PT						113B
114	MECH/ELEC	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---		1	HM	PNT-5						114
201	STAIR 1	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						201
205	STAIR 2	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						205
206	TRASH	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	45 MIN	1	HM	PNT-5						206
207	UTILITY	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	20 MIN	1	HM	PNT-5						207
301	STAIR 1	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						301
305	STAIR 2	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						305
306	TRASH	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	45 MIN	1	HM	PNT-5						306
307	UTILITY	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	20 MIN	1	HM	PNT-5						307
401	STAIR 1	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						401
405	STAIR 2	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						405
406	TRASH	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	45 MIN	1	HM	PNT-5						406
407	UTILITY	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	20 MIN	1	HM	PNT-5						407
501	STAIR 1	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						501
505	STAIR 2	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						505
506	TRASH	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	45 MIN	1	HM	PNT-5						506
507	UTILITY	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---	20 MIN	1	HM	PNT-5						507
601	STAIR 1	B	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP	90 MIN	1	HM	PNT-5						601
602	LOBBY	D	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	TEMP / INSUL		1	HM	PNT-5						602
E005	OWNER STORAGE 1	A	1	3' - 0"	7' - 0"	1 3/4"	HM	PNT-5	---		1	HM	PNT-5						E005
E006	CORRIDOR 2	A	1	3' - 6"	7' - 0"	1 3/4"	HM	PNT-5	---		1	HM	PNT-5						E006
Grand total: 37																			



DOOR TYPES



STOREFRONT TYPES

FRAME TYPES

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PROJECT NUMBER *2024.0139*

ISSUANCE

NO.	DATE	DESCRIPTION
2	2025.01.28	DD QC
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

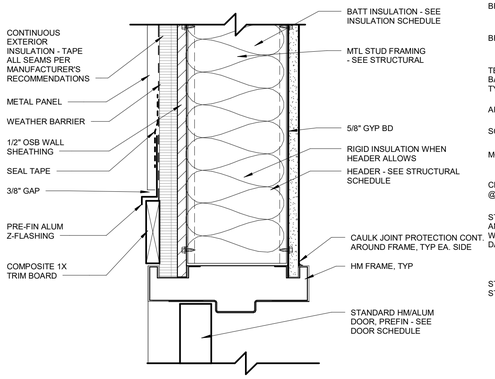
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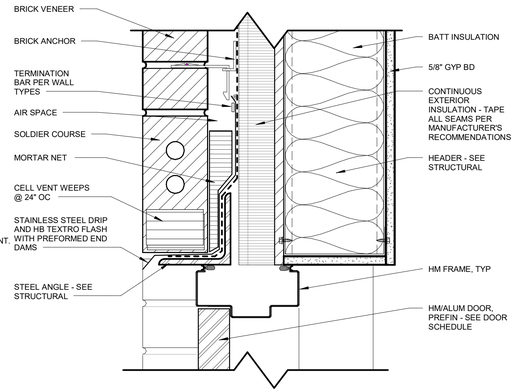
DOOR SCHEDULE, TYPES AND DETAILS

A3.1

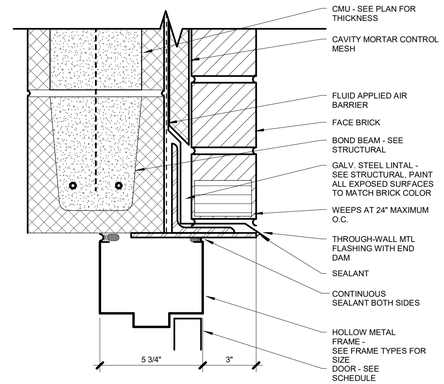
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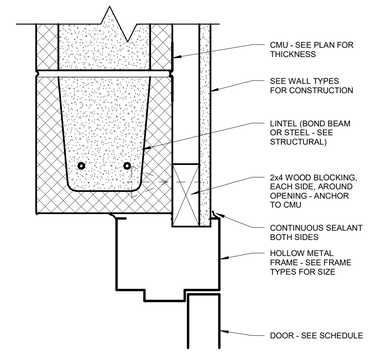
15 A3.2 **H7 - HEAD DETAIL**
3" = 1'-0"



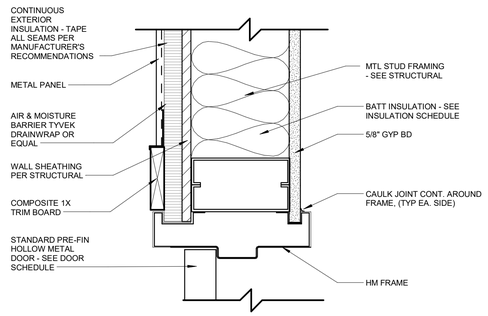
13 A3.2 **H6 - HEAD TYPE**
3" = 1'-0"



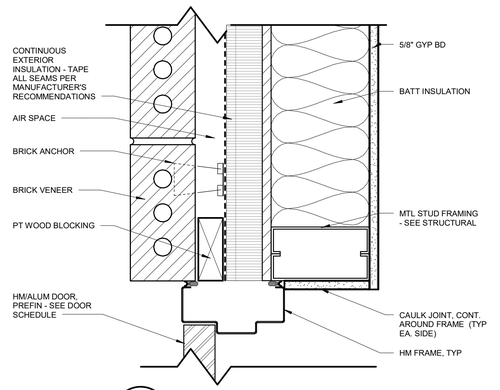
11 A3.2 **H5 - HEAD DETAIL**
3" = 1'-0"



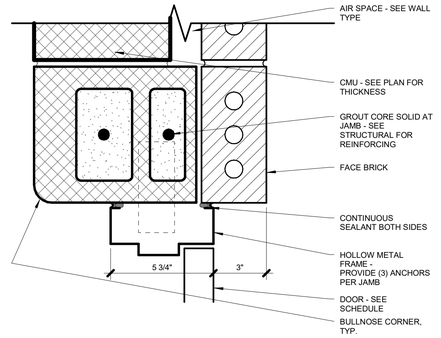
9 A3.2 **H4 - HEAD DETAIL**
3" = 1'-0"



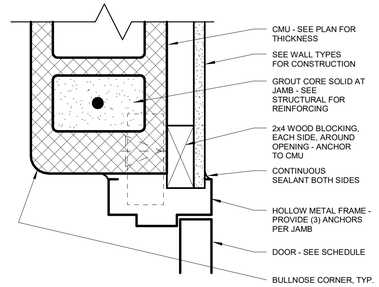
14 A3.2 **J7 - JAMB DETAIL**
3" = 1'-0"



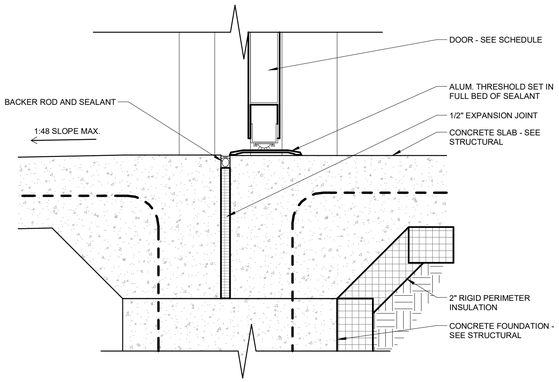
12 A3.2 **J6 - JAMB TYPE**
3" = 1'-0"



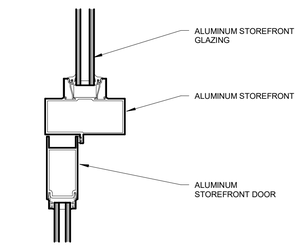
10 A3.2 **J5 - JAMB DETAIL**
3" = 1'-0"



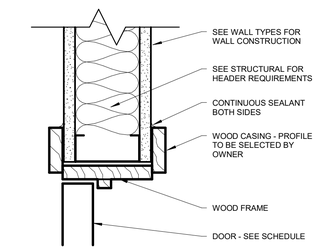
8 A3.2 **J4 - JAMB DETAIL**
3" = 1'-0"



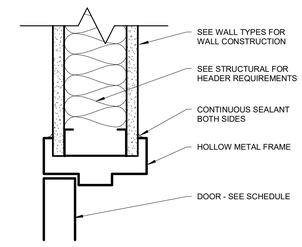
7 A3.2 **S1 SILL TYPE**
3" = 1'-0"



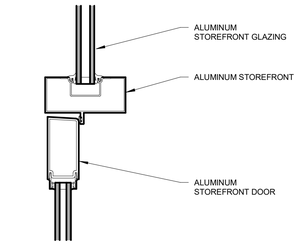
6 A3.2 **H3 - HEAD TYPE**
3" = 1'-0"



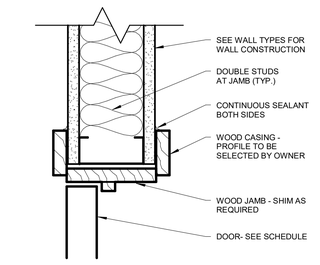
4 A3.2 **H2 - HEAD DETAIL**
3" = 1'-0"



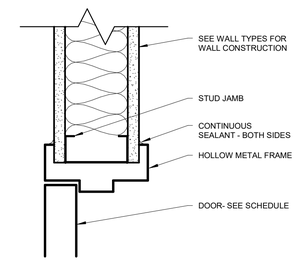
2 A3.2 **H1 - HEAD DETAIL**
3" = 1'-0"



5 A3.2 **J3 - JAMB TYPE**
3" = 1'-0"



3 A3.2 **J2 - JAMB DETAIL**
3" = 1'-0"



1 A3.2 **J1 - JAMB DETAIL**
3" = 1'-0"

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AFFORDABLE HOUSING
INNOVO SELDEN ST
439 SELDEN ST. DETROIT, MI. 48201

PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
4	2025.03.27	CD PROGRESS SET

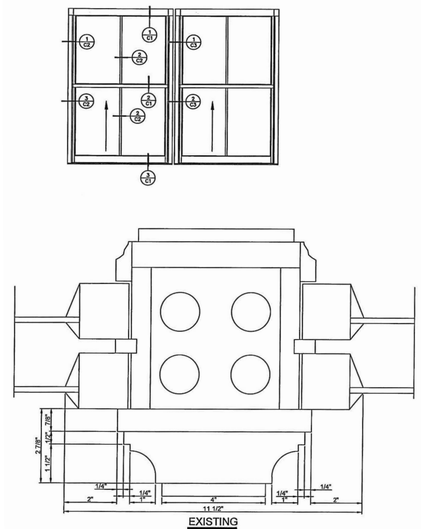
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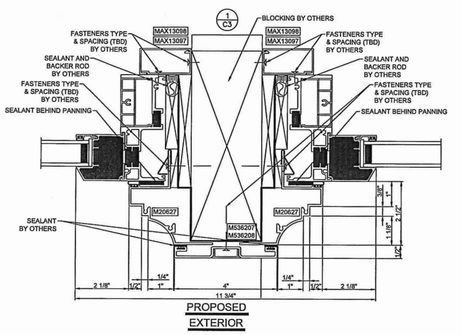
DOOR DETAILS

A3.2

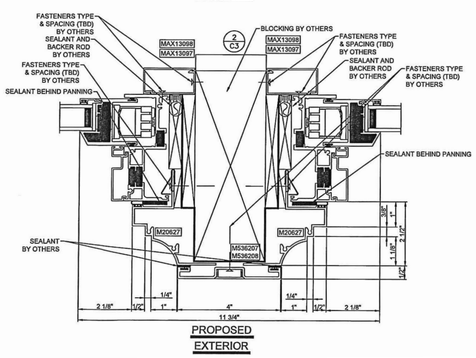
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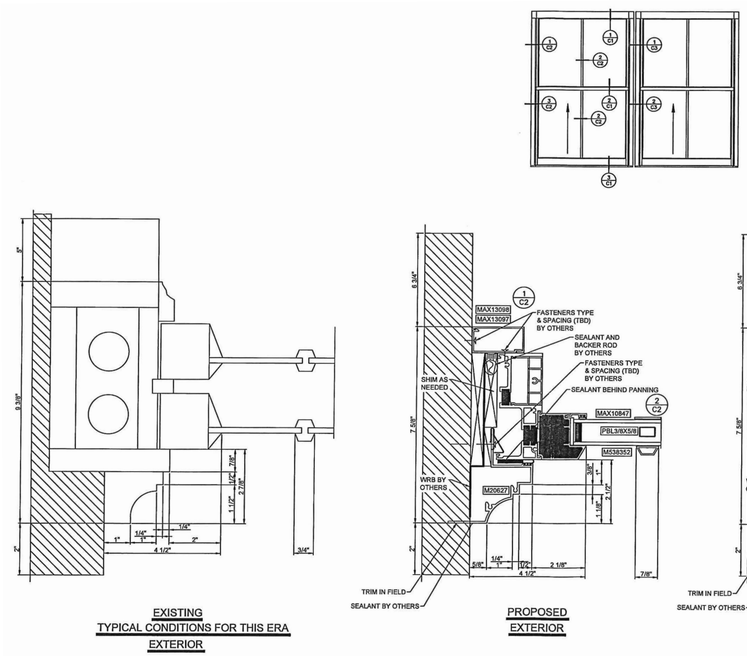
EXISTING
EXTERIOR



PROPOSED
EXTERIOR



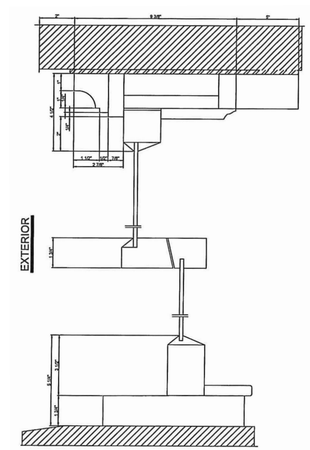
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EXTERIOR



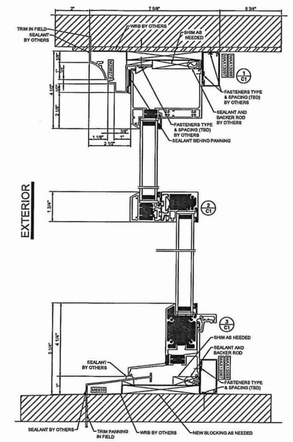
EXISTING
TYPICAL CONDITIONS FOR THIS ERA
EXTERIOR

PROPOSED
EXTERIOR

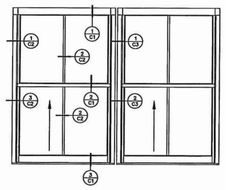
PROPOSED
EXTERIOR



EXISTING
TYPICAL CONDITIONS FOR THIS ERA



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439 SELDEN ST. DETROIT, MI. 48201

PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
3	2025.02.10	DESIGN DEVELOPMENT
4	2025.03.27	CD PROGRESS SET

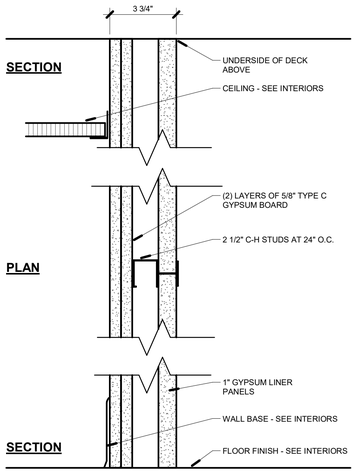
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TYPICAL REPLICA WINDOW DETAILS

A3.3

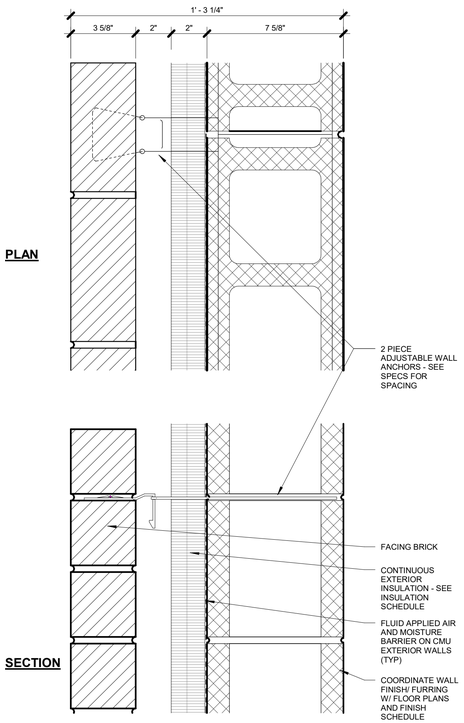
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S1 AS SHOWN, 2 HOUR RATED PER UL DES NO U415 SYSTEM B

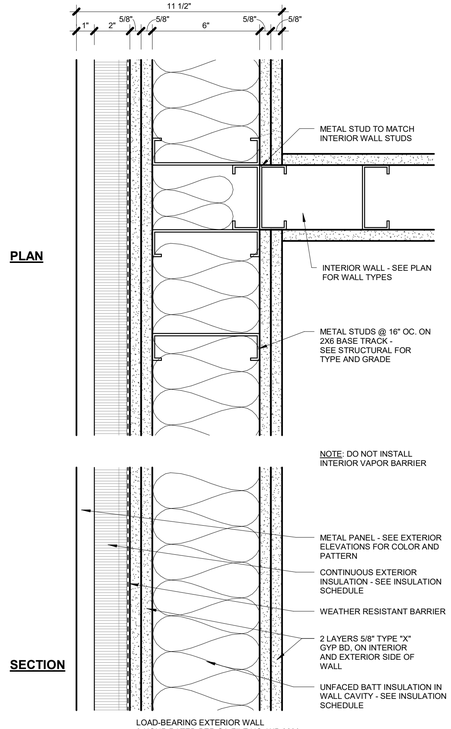
NOTES:
1. TERMINATE TOP OF WALL AT UNDERSIDE OF FLOOR OR ROOF DECK ABOVE

10 A3.4 WALL TYPE S1
3" = 1'-0"



LOAD-BEARING EXTERIOR WALL, CMU 2- HOUR RATED WALL PER UL DESIGN NO. U905:

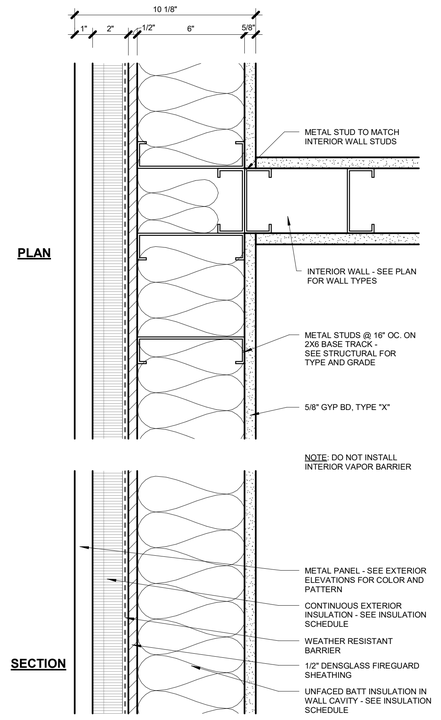
9 A3.4 WALL TYPE M1
3" = 1'-0"



LOAD-BEARING EXTERIOR WALL
2-HOUR RATED PER GA FILE NO. WP 8203

G2 AS SHOWN

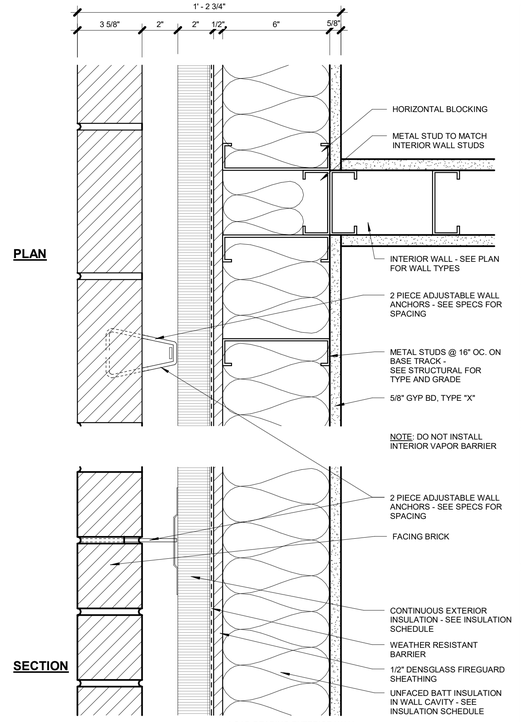
8 A3.4 WALL TYPE G2
3" = 1'-0"



LOAD-BEARING EXTERIOR WALL
1 HR RATED PER UL DESIGN NO. U465

G1 AS SHOWN

7 A3.4 WALL TYPE G1
3" = 1'-0"

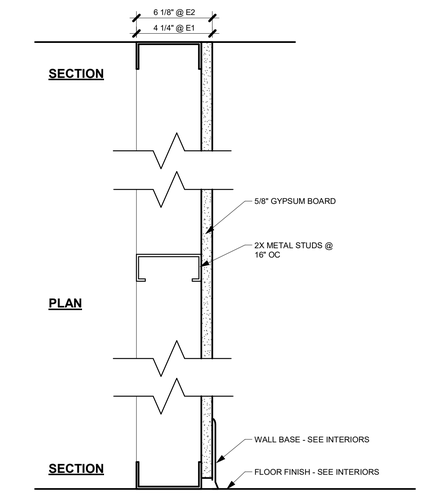


LOAD-BEARING EXTERIOR WALL
1 HR RATED PER UL DESIGN NO. U465

F1 AS SHOWN

F2 AS SHOWN - EXCEPT NO INTERIOR GYPSUM BOARD

6 A3.4 WALL TYPE F1
3" = 1'-0"

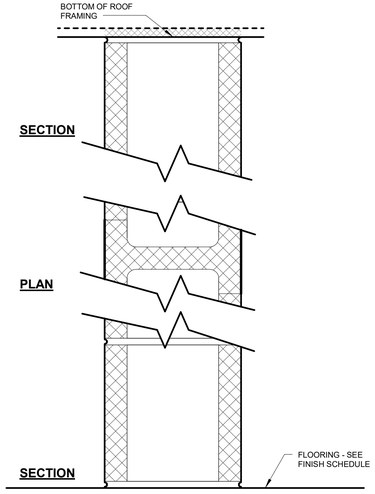


E1 AS SHOWN

E2 AS SHOWN, EXCEPT WITH 6" METAL STUDS

NOTES:
1. TERMINATE TOP OF WALL AT UNDERSIDE OF FLOOR OR ROOF TRUSS ABOVE
2. USE PRESSURE TREATED WOOD IN CONTACT WITH CEMENT AND MASONRY

5 A3.4 WALL TYPE E
3" = 1'-0"

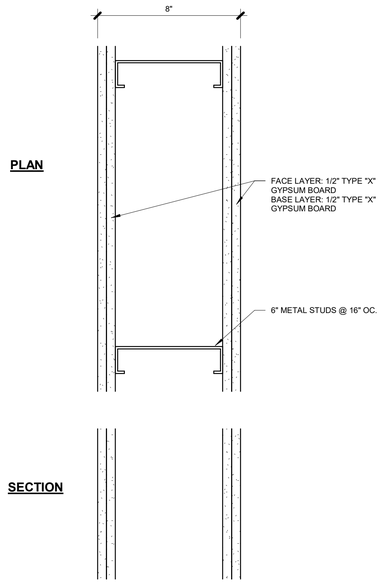


NOTE: SEE STRUCTRAL FOR REINFORCING
UL DESIGN NO. U905
2- HOUR

D1 AS SHOWN

D2 AS SHOWN, EXCEPT ADD LAYER OF 5/8" GYPSUM BOARD FASTEND TO 7/8" METAL HAT CHANNELS ON ONE SIDE

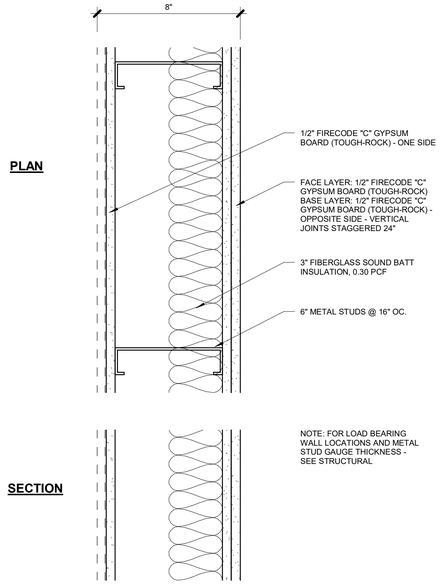
4 A3.4 WALL TYPE D
3" = 1'-0"



2-HOUR RATED SEPERATION WALL: (GA FILE NO. WP 1960)

B3 AS SHOWN

3 A3.4 WALL TYPE B3
3" = 1'-0"

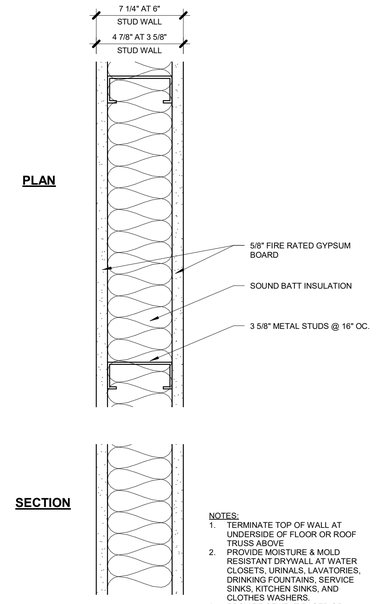


1-HOUR RATED SEPERATION WALL: (GA FILE NO. WP 1023) STC: 50-54 (LAB TESTED)

B1 AS SHOWN

B2 AS SHOWN, EXCEPT ADD ADDITIONAL LAYER OF 1/2" FIRECODE "C" GYPSUM BOARD (TOUGH-ROCK)

2 A3.4 WALL TYPE B
3" = 1'-0"



NOTES:
1. TERMINATE TOP OF WALL AT UNDERSIDE OF FLOOR OR ROOF TRUSS ABOVE
2. PROVIDE MOISTURE & MOLD RESISTANT DRYWALL AT WATER CLOSETS, URINALS, LAVATORIES, DRINKING FOUNTAINS, SERVICE SINKS, KITCHEN SINKS, AND CLOTHES WASHERS.
3. PROVIDE CEMENT-BASED OR GLASS MAT FACED BOARD AT BATHTUBS AND SHOWERS.
4. PROVIDE IMPACT RESISTANT GYPSUM BOARD AT STAIRWAYS.

A1 AS SHOWN, EXCEPT WITH SOUND BATT INSULATION AT BATHS ONLY

A2 SAME AS A1, EXCEPT WITH 6" METAL STUD

A3 AS SHOWN, EXCEPT GYP BOARD ONE SIDE ONLY WITH SOUND BATT INSULATION AT BATHS ONLY

1 A3.4 WALL TYPE A
3" = 1'-0"

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4	2025.03.27	CD PROGRESS SET

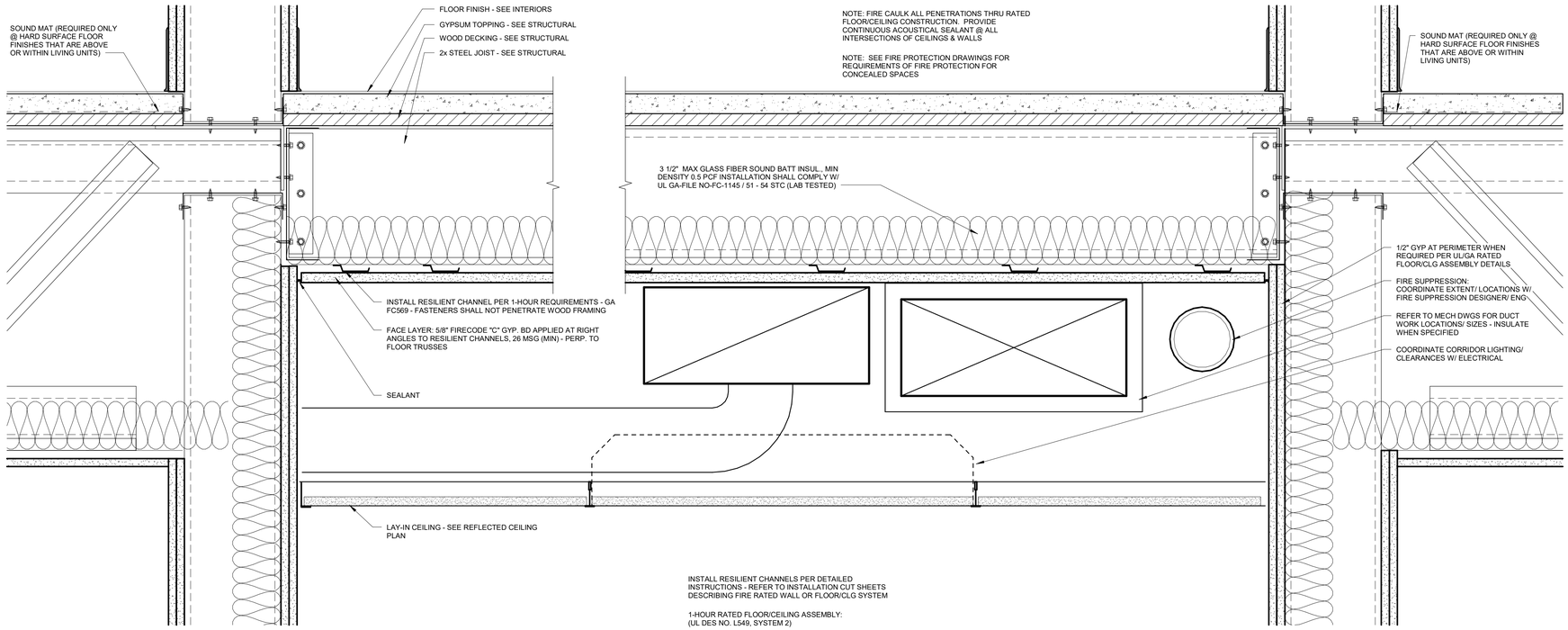
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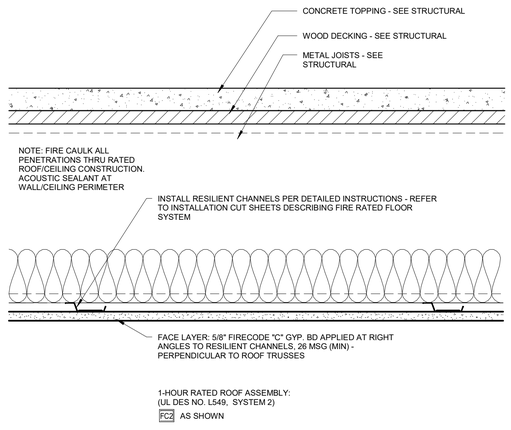
WALL TYPES

A3.4

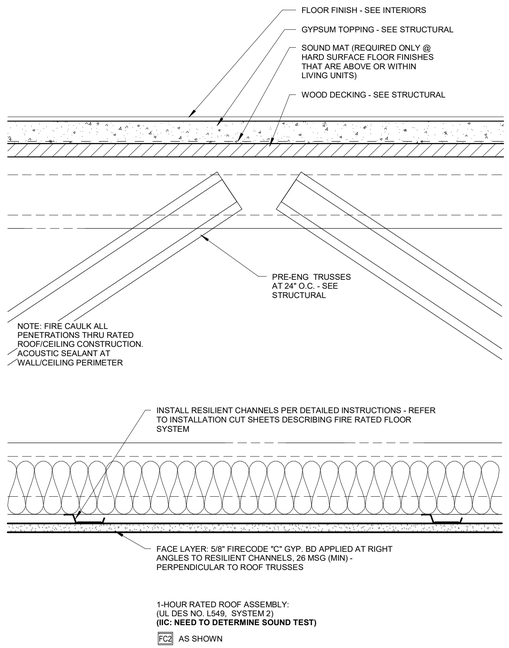
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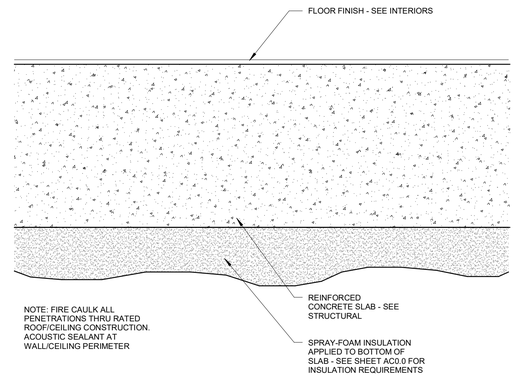
5 A3.5 FLOOR TYPE FC4
3" = 1'-0"



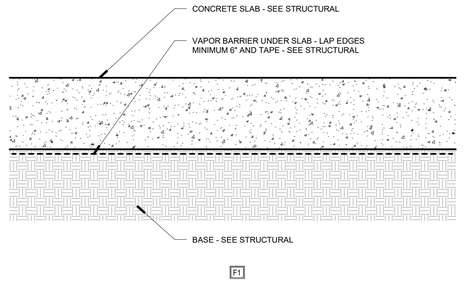
4 A3.5 FLOOR TYPE FC3
3" = 1'-0"



3 A3.5 FLOOR TYPE FC2
3" = 1'-0"



2 A3.5 FLOOR TYPE FC1
3" = 1'-0"



1 A3.5 FLOOR TYPE F1
3" = 1'-0"

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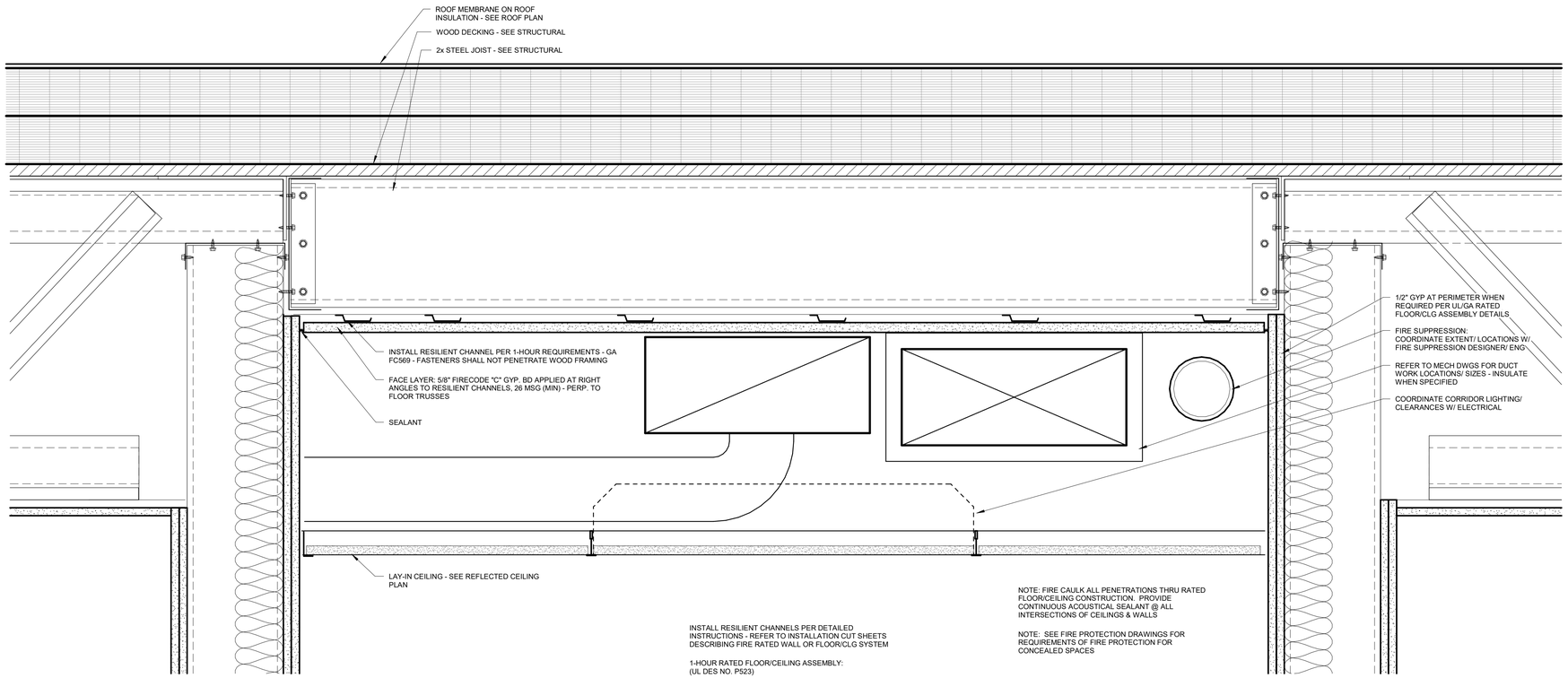
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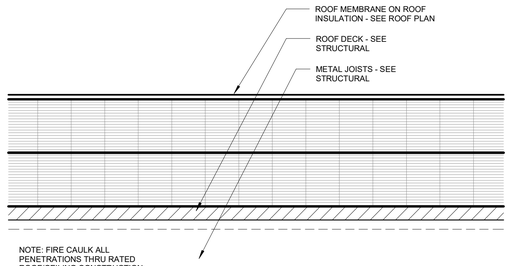
FLOOR / CEILING TYPES

A3.5

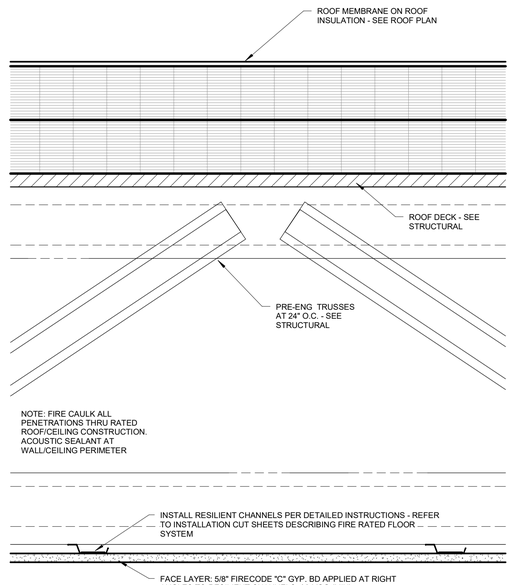
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3 A3.6 ROOF TYPE RC3
3" = 1'-0"



2 A3.6 ROOF TYPE RC2
3" = 1'-0"



1 A3.6 ROOF TYPE RC1
3" = 1'-0"

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ROOF / CEILING TYPES

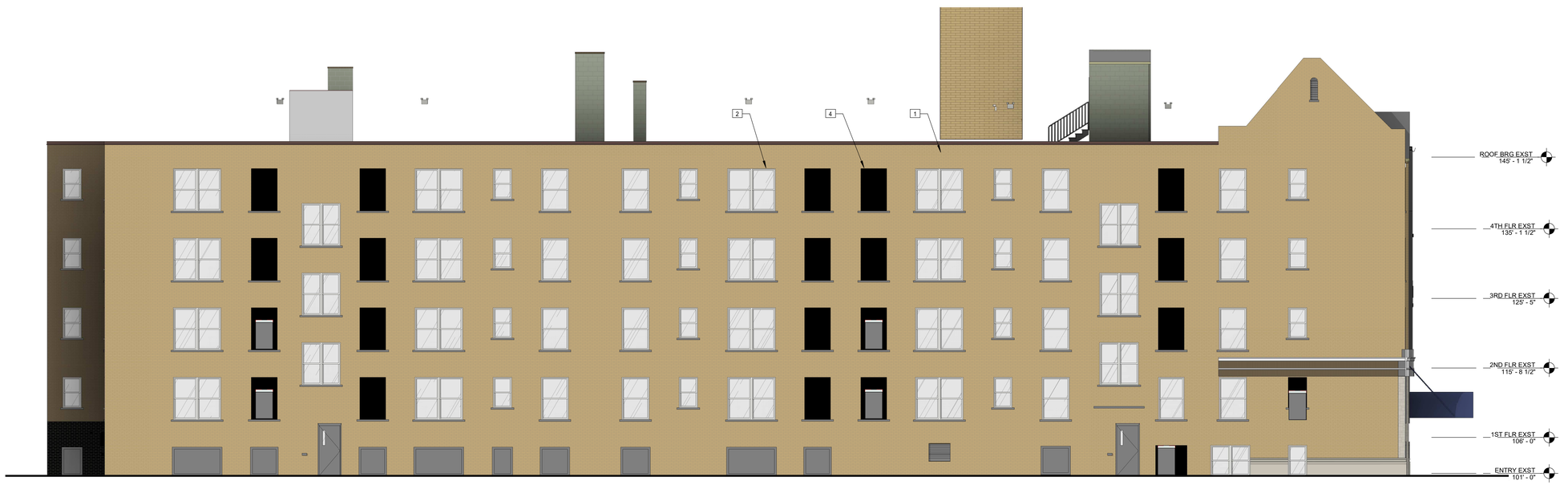
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2 / A4.1 SOUTH ELEVATION

1/8" = 1'-0"



1 / A4.1 EAST ELEVATION

1/8" = 1'-0"

GENERAL ELEVATION NOTES

(APPLIES TO ALL ELEVATION DRAWINGS)

1. PROVIDE COMPOSITE TRIM BLOCKS AT ALL EXTERIOR PENETRATIONS, MOUNTING LOCATIONS, SCUPPERS, LOUVERS, ETC. ON SIDING.
2. PAINT ALL EXTERIOR PENETRATIONS, LOUVERS, VENTS, PIPES, COVERS, ETC TO MATCH EXISTING WALL COLOR/FINISH.

EXTERIOR ELEVATION KEYNOTES (EXST BLDG)

1. CLEAN EXISTING MASONY. REPAIR DAMAGED UNITS AND REPOINT DETERIORATED MORTAR JOINTS, TYPICAL
2. HISTORIC REPLICA ALUMINUM WINDOWS, TYPICAL
3. ELECTRICAL COMPONENTS/SYSTEM TO BE REMOVED
4. WINDOW LOUVER - SEE MECHANICAL

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EXTERIOR ELEVATIONS - EXISTING

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EXTERIOR ELEVATION KEYNOTES (EXST BLDG)

1. CLEAN EXISTING MASONY. REPAIR DAMAGED UNITS AND REPOINT DETERIORATED MORTAR JOINTS, TYPICAL
2. HISTORIC REPLICA ALUMINUM WINDOWS, TYPICAL
3. ELECTRICAL COMPONENTS/SYSTEM TO BE REMOVED
4. WINDOW LOUVER - SEE MECHANICAL



2 / A4.2 NORTH ELEVATION
1/8" = 1'-0"



1 / A4.2 WEST ELEVATION
1/8" = 1'-0"

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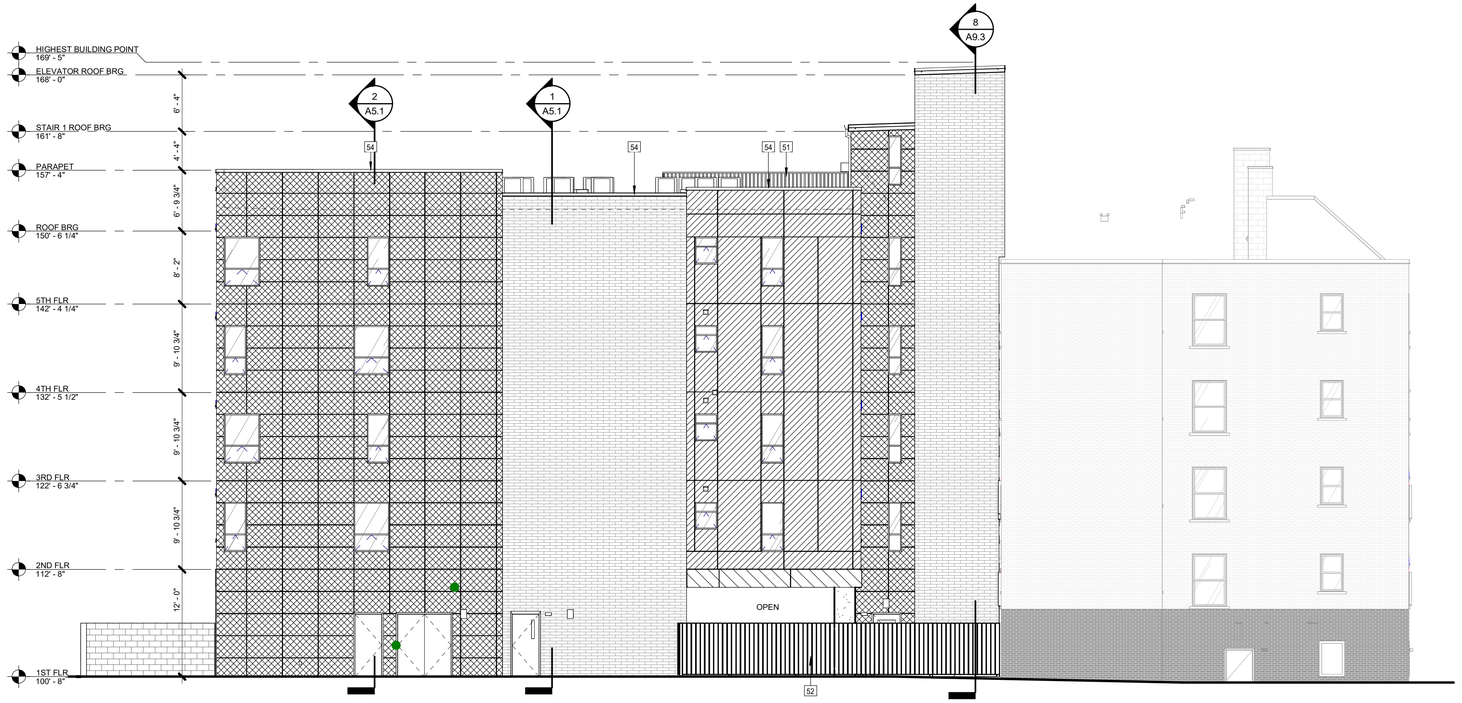
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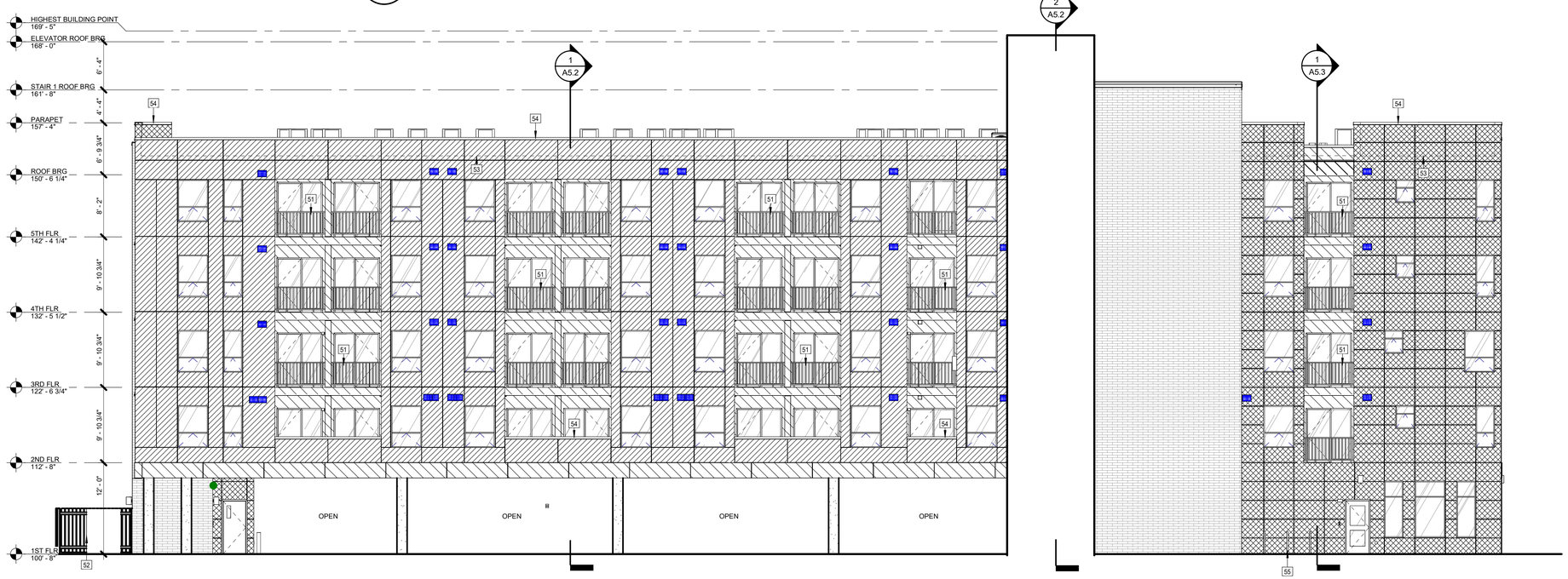
EXTERIOR ELEVATIONS - EXISTING

A4.2

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2 A4.3 SOUTH ELEVATION
1/8" = 1'-0"



1 A4.3 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- METAL PANEL - WHITE
- METAL PANEL - RED
- METAL PANEL - GRAY
- UTILITY BRICK VENEER - BEIGE
- 16 X 8 CMU - BEIGE, SPLIT FACE
- CONCRETE
- GLAZING

EXTERIOR ELEVATION KEYNOTES (NEW BLDG)

51. ALUMINUM RAILING SYSTEM
52. 6' - 0" TALL WHITE COMPOSITE PRIVACY FENCE
53. ROOF LINE BEHIND PARAPET
54. METAL PARAPET COPING
55. BIKE RACK - SEE DETAIL 5/AS1.1
56. BUILDING ADDRESS SIGNAGE
57. BOLLARD - SEE SITE PLAN

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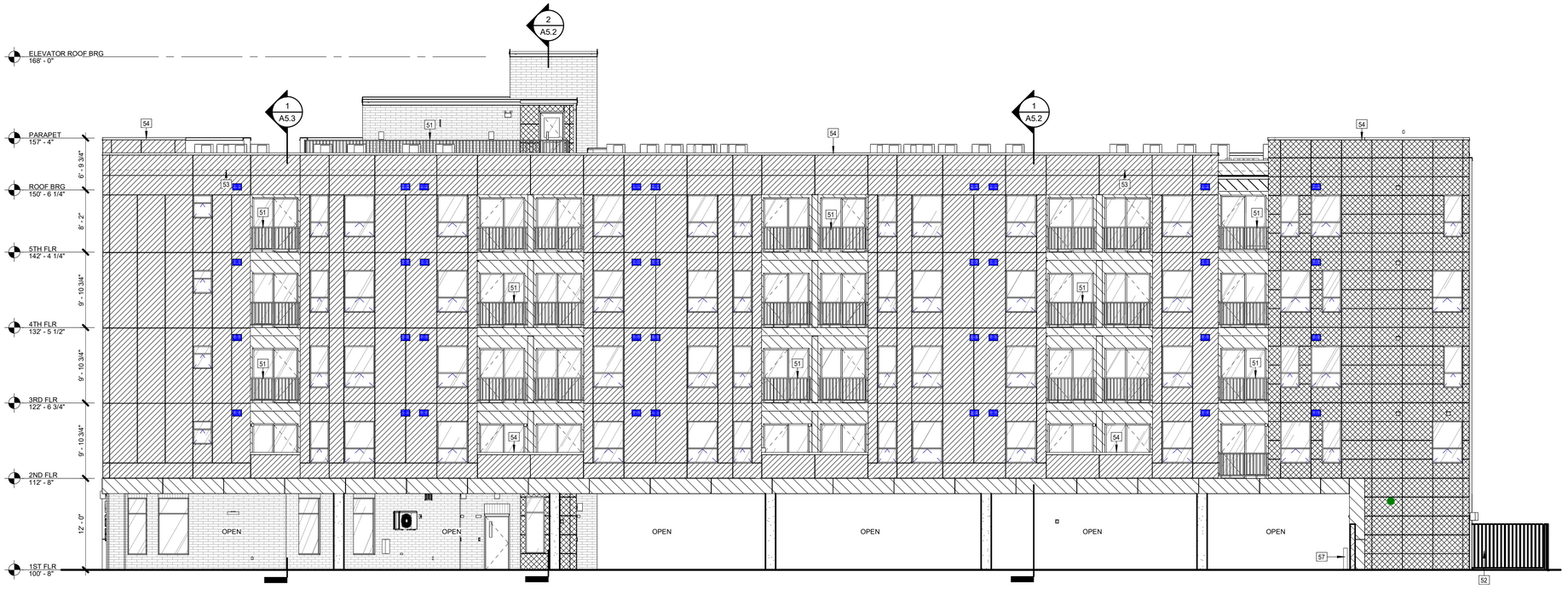
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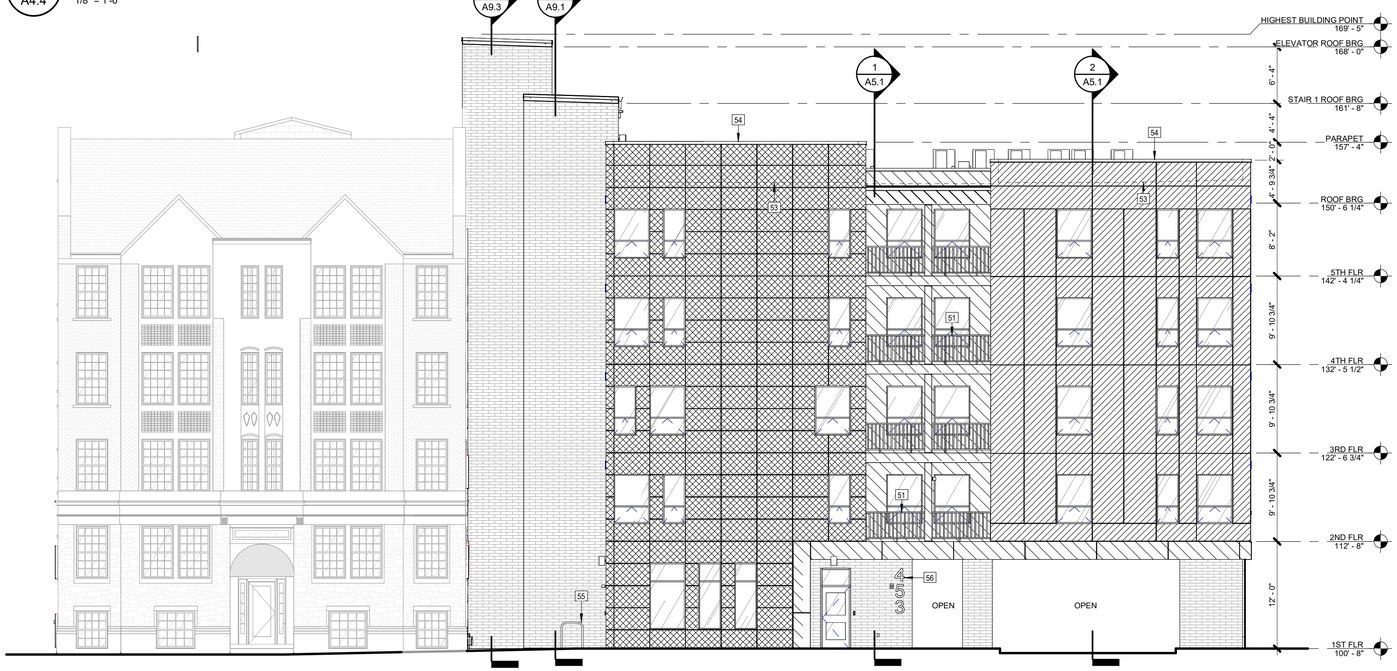
EXTERIOR ELEVATIONS - NEW CONSTRUCTION

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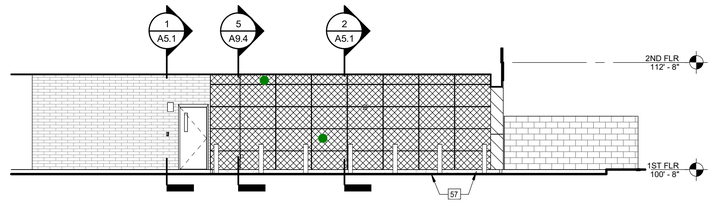
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2 / A4.4 WEST ELEVATION
1/8" = 1'-0"



1 / A4.4 NORTH ELEVATION
1/8" = 1'-0"



3 / A4.4 NORTH ELEVATION - MECHANICAL / STAIR 2
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- METAL PANEL - WHITE
- METAL PANEL - RED
- METAL PANEL - GRAY
- UTILITY BRICK VENEER - BEIGE
- 16 X 8 CMU - BEIGE, SPLIT FACE
- CONCRETE
- GLAZING

EXTERIOR ELEVATION KEYNOTES (NEW BLDG)

51. ALUMINUM RAILING SYSTEM
52. 6' - 0" TALL WHITE COMPOSITE PRIVACY FENCE
53. ROOF LINE BEHIND PARAPET
54. METAL PARAPET COPING
55. BIKE RACK - SEE DETAIL 5/AS1.1
56. BUILDING ADDRESS SIGNAGE
57. BOLLARD - SEE SITE PLAN

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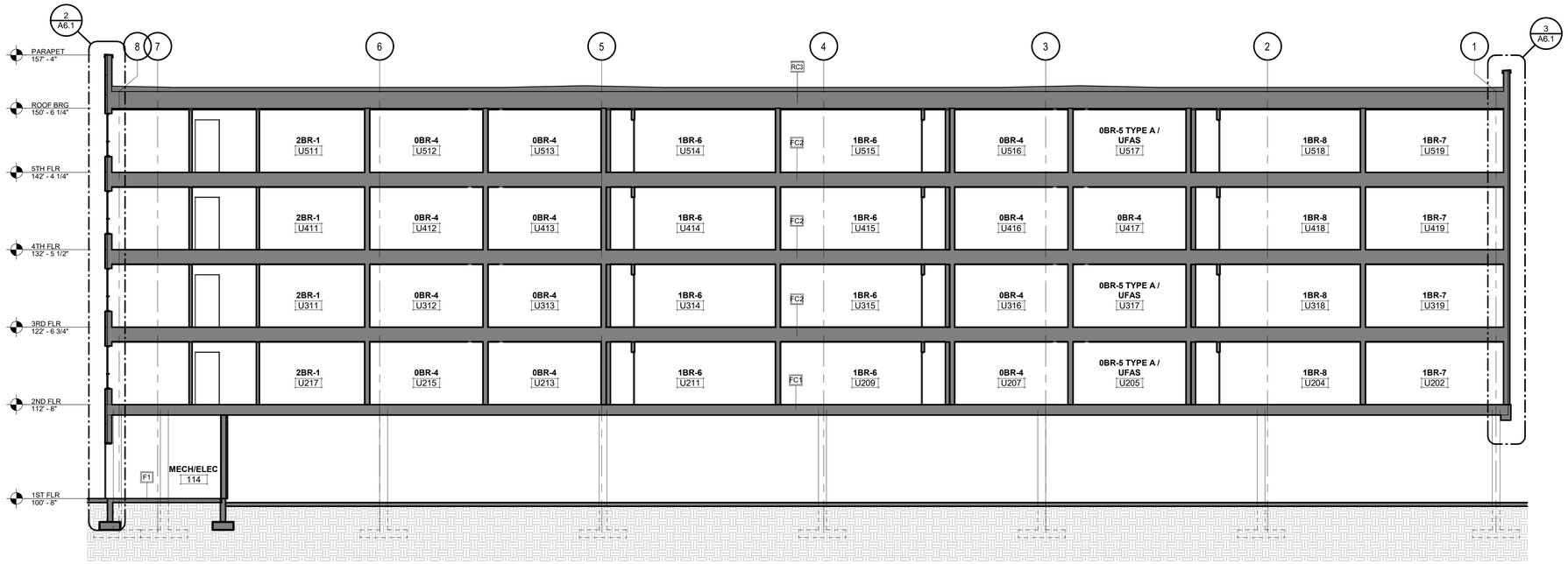
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EXTERIOR ELEVATIONS - NEW CONSTRUCTION

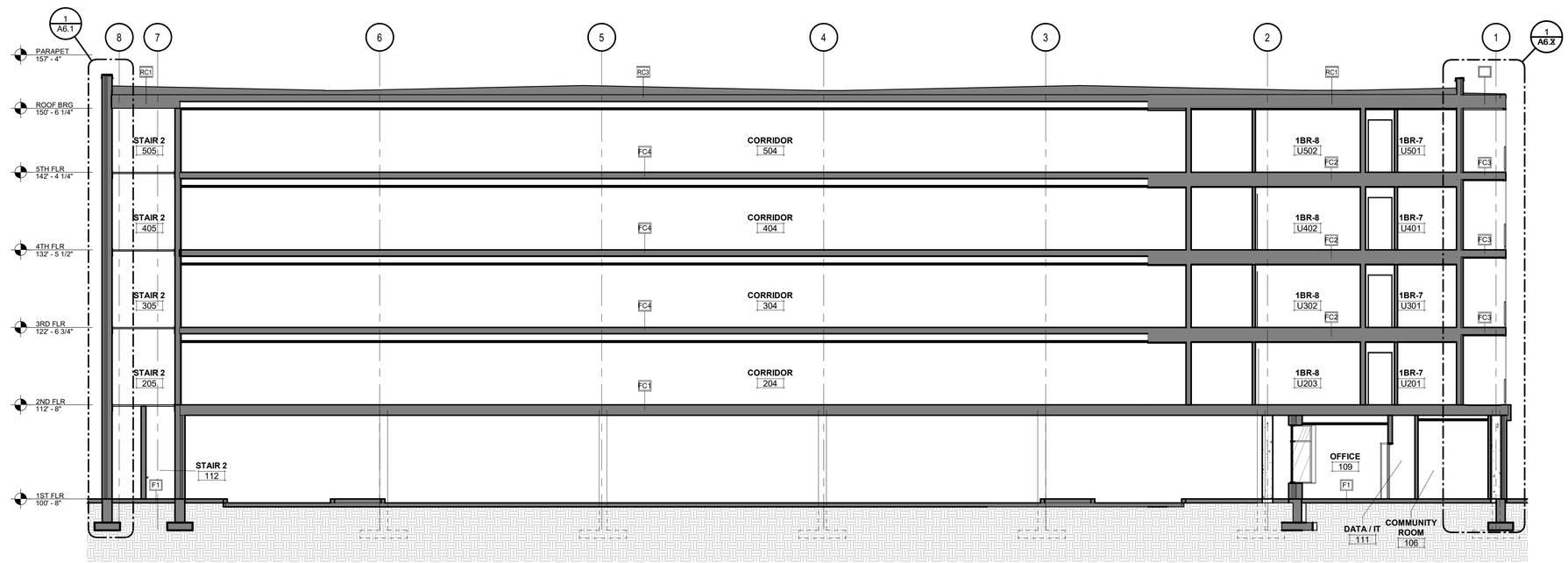
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2 A5.1 SECTION 2 - NEW BUILDING

1/8" = 1'-0"



1 A5.1 SECTION 1 - NEW BUILDING

1/8" = 1'-0"

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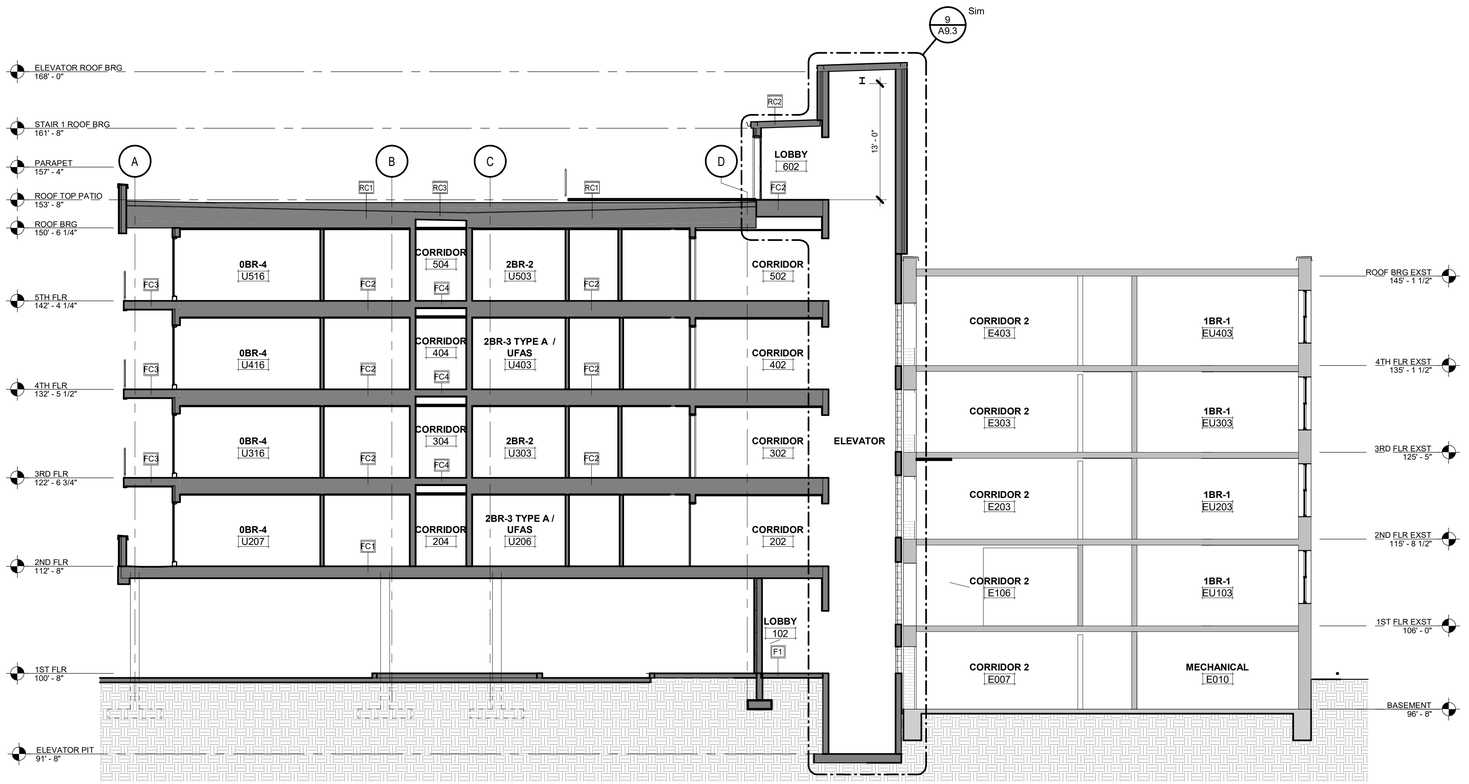
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BUILDING SECTIONS

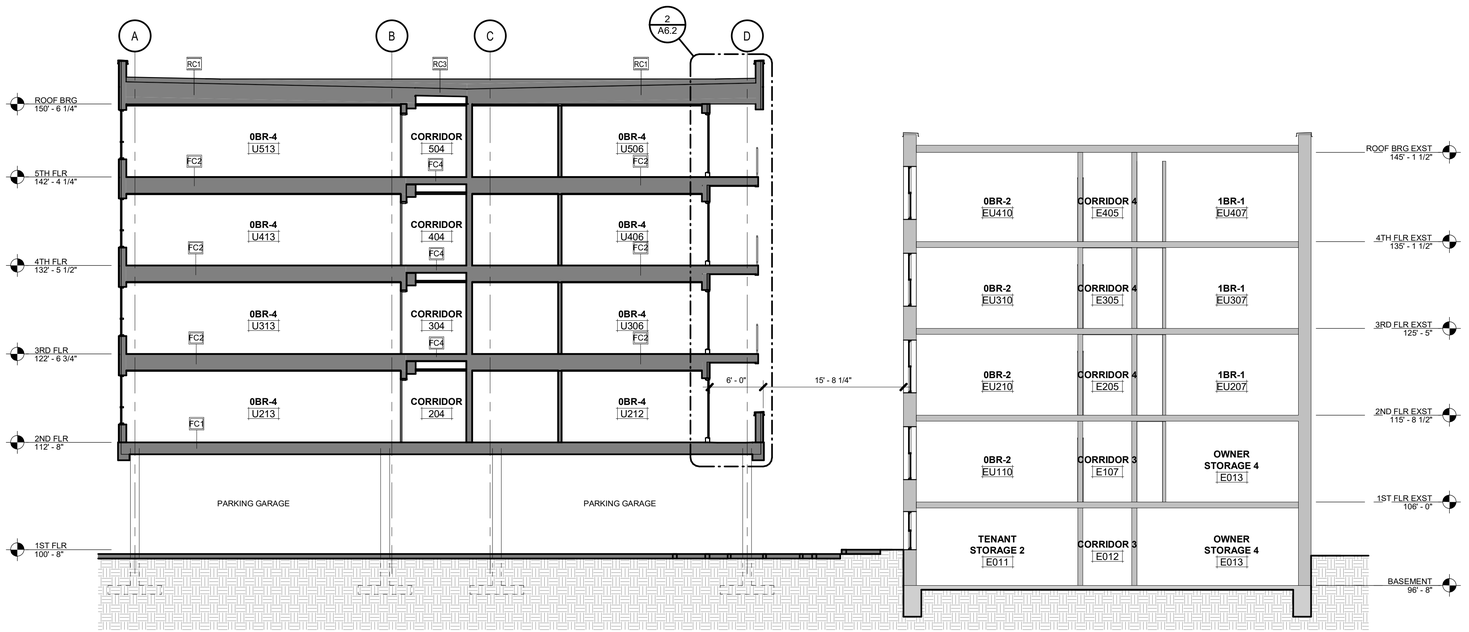
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2 / A5.2 SECTION 4 - NEW / EXISTING BUILDING

1/8" = 1'-0"



1 / A5.2 SECTION 3 - NEW / EXISTING BUILDING

1/8" = 1'-0"

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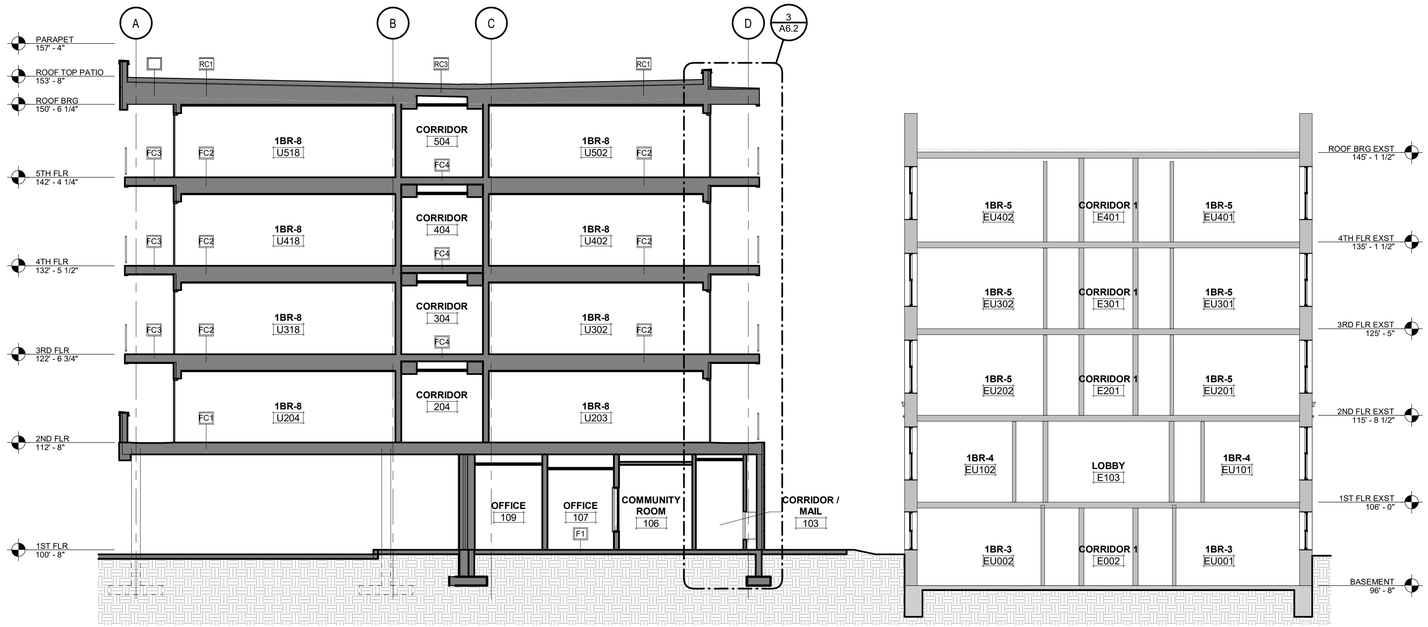
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BUILDING SECTIONS

A5.2

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1 / A5.3 SECTION 5 - NEW / EXISTING BUILDING

1/8" = 1'-0"

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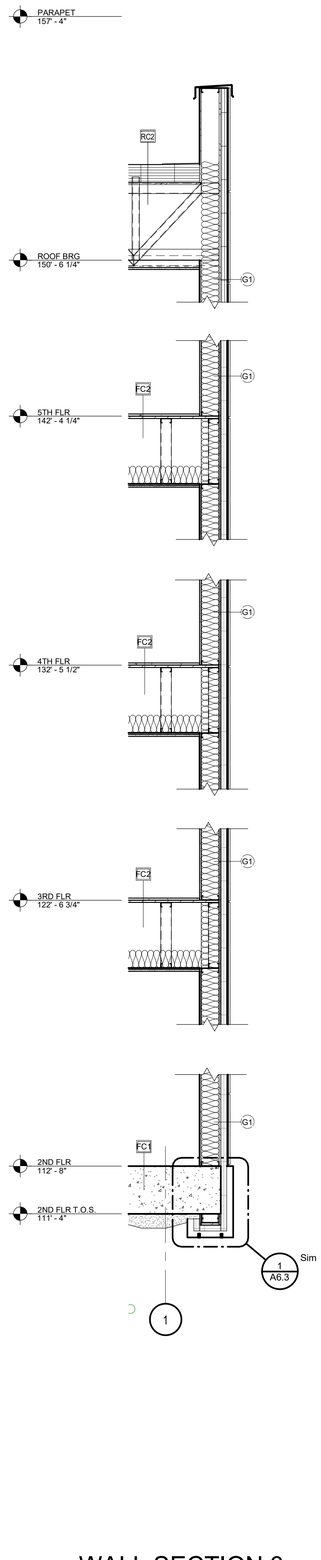
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BUILDING SECTIONS

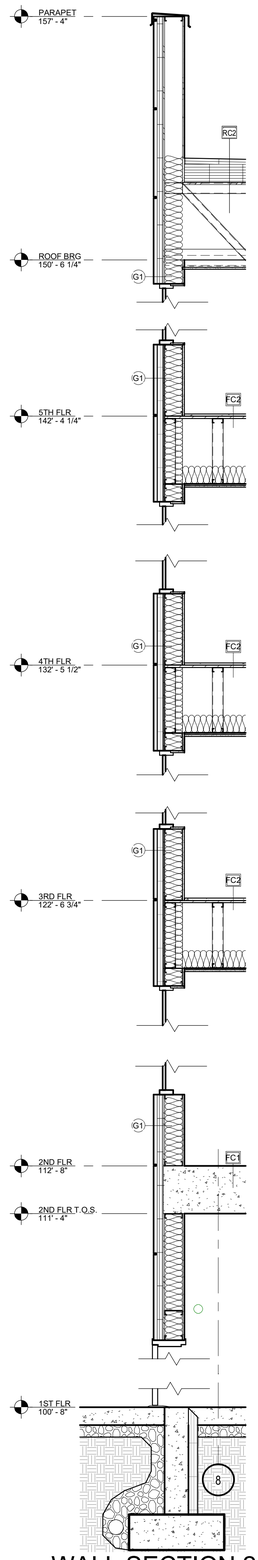
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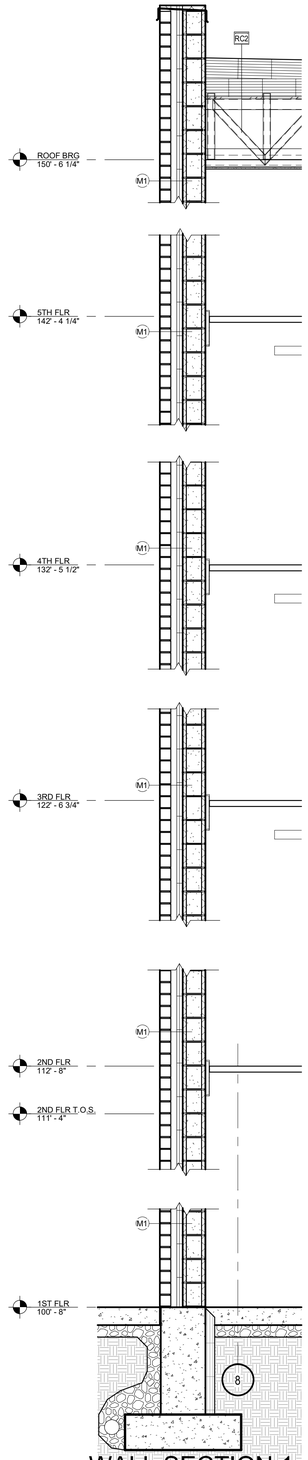
WALL SECTION 3 - NEW BUILDING

3 / A6.1 — 1/2" = 1'-0"



WALL SECTION 2 - NEW BUILDING

2 / A6.1 — 1/2" = 1'-0"



WALL SECTION 1 - NEW BUILDING

1 / A6.1 — 1/2" = 1'-0"

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4	2025.03.27	CD PROGRESS SET

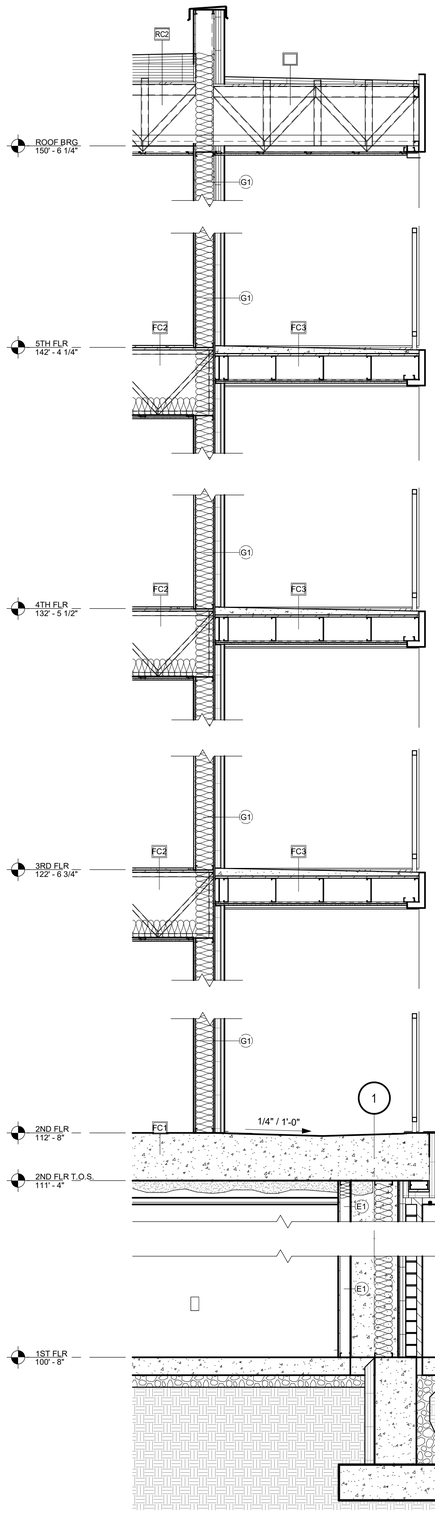
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WALL SECTIONS AND DETAILS

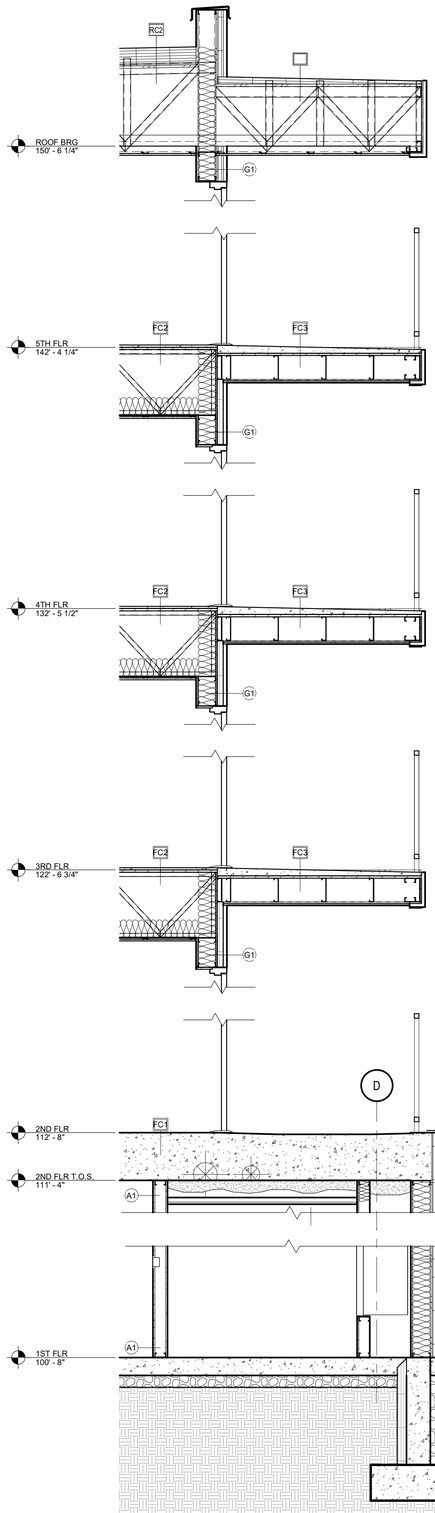
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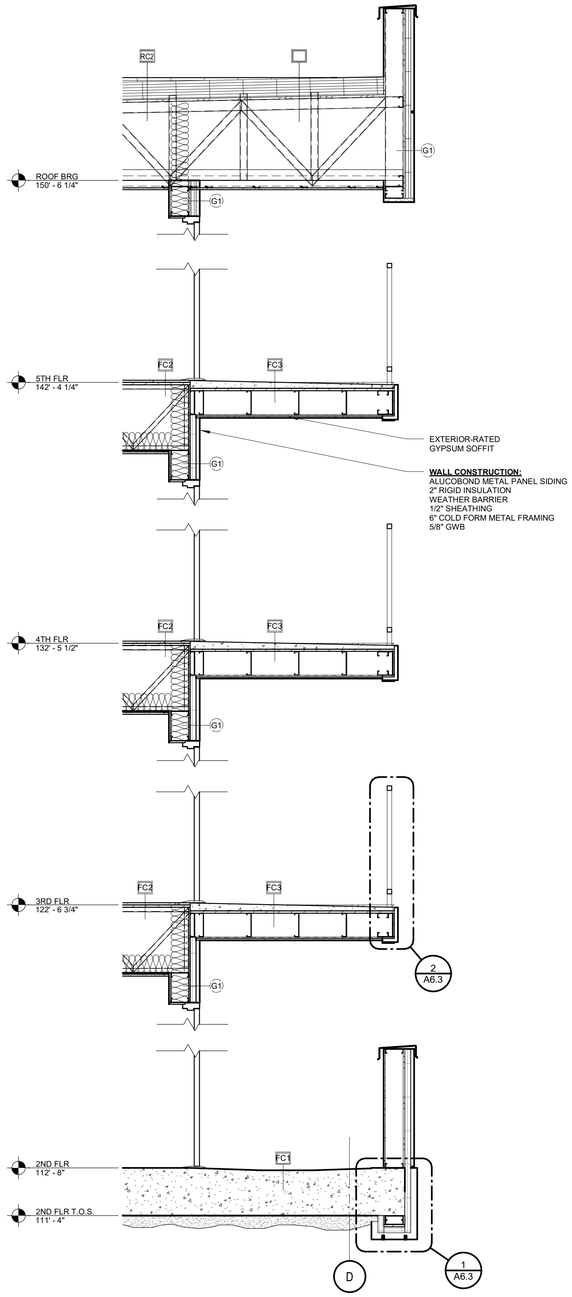
WALL SECTION 6 - NEW BUILDING

1 / A6.2 — 1/2" = 1'-0"



WALL SECTION 5 - NEW BUILDING

3 / A6.2 — 1/2" = 1'-0"



WALL SECTION 4 - NEW BUILDING

2 / A6.2 — 1/2" = 1'-0"

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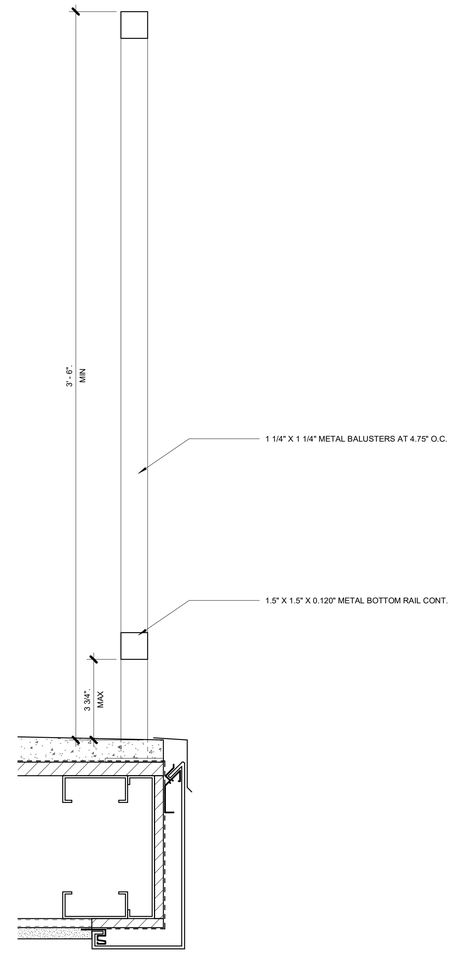
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WALL SECTIONS AND DETAILS

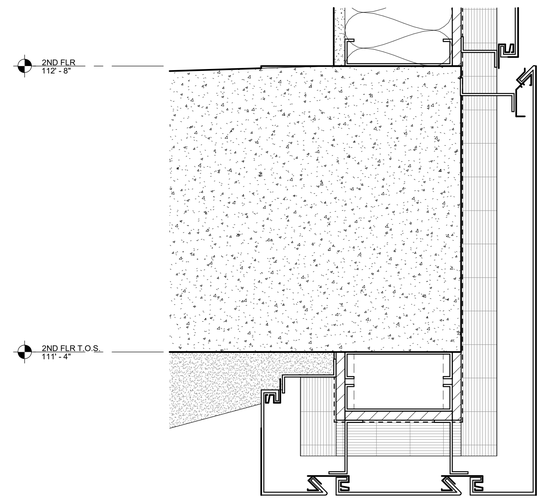
A6.2

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2 A6.3 BALCONY DETAIL 1

3" = 1'-0"



1 A6.3 SOFFIT DETAIL 1

3" = 1'-0"

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CONSTRUCTION DETAILS

A6.3

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GENERAL REFLECTED CEILING PLAN NOTES

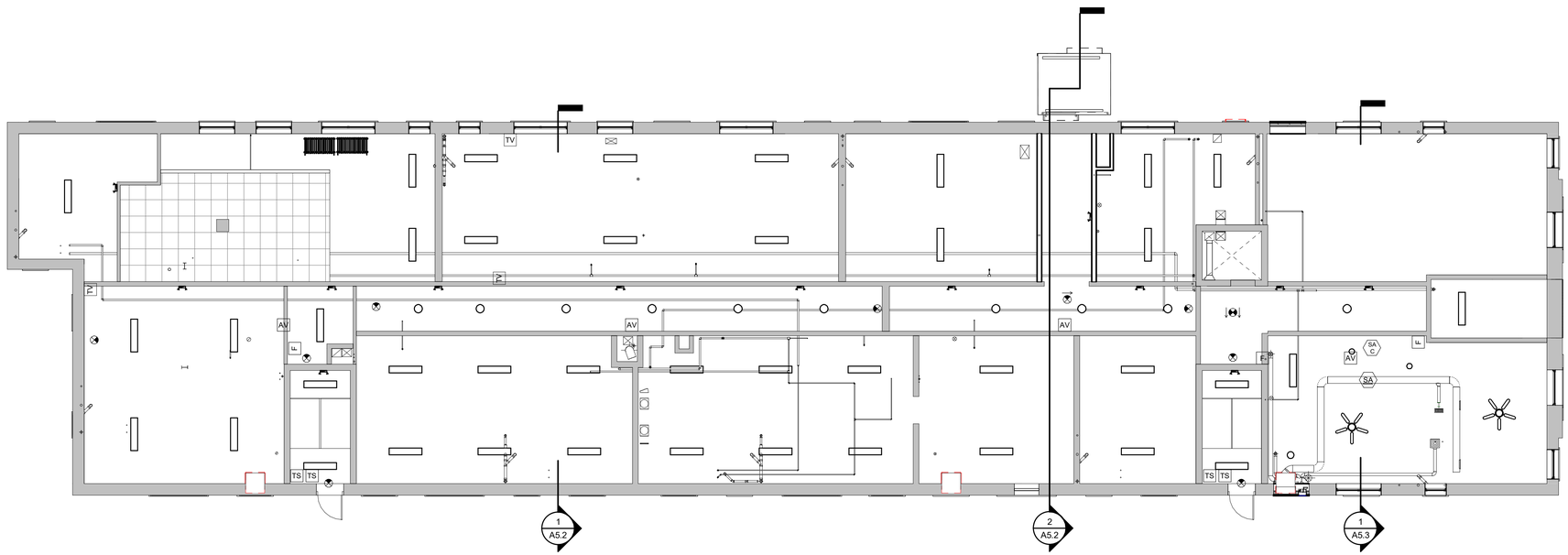
1. NOT ALL CEILING-MOUNTED EQUIPMENT AND PENETRATIONS ARE SHOWN. COORDINATE QUANTITIES AND LOCATIONS WITH OTHER DISCIPLINES. COORDINATE THE LOCATIONS OF ALL TRADES' COMPONENTS PRIOR TO INSTALLATION. LOCATIONS OF LIGHT FIXTURES TAKE PRECEDENCE OVER OTHER TRADES.
2. CEILING HEIGHTS VARY IN FIELD, UNLESS OTHERWISE INDICATED.
3. 'CJ' INDICATES CONTROL JOINTS IN GYPSUM BOARD CEILINGS. SEE TYPICAL CEILING CONTROL JOINT DETAILS. GYPSUM BOARD CONTROL JOINTS IN FIRE RATED ASSEMBLIES SHALL MAINTAIN FIRE RATINGS.
4. LOCATE LIGHT FIXTURES, SPRINKLER HEADS, DIFFUSERS, ETC. IN ACOUSTICAL CEILING PANELS AS INDICATED IN THE TYPICAL ACP/FIXTURE DETAIL.
5. VERIFY DIMENSIONS OF GYPSUM BOARD BULKHEADS LOCATED ABOVE CABINETWORK WITH CABINETWORK SHOP DRAWINGS PRIOR TO CONSTRUCTION OF BULKHEAD.
6. LOCATE VALVES, DAMPERS, ETC. ABOVE ACOUSTICAL CEILING PANELS RATHER THAN IN GYPSUM BOARD BULKHEADS UNLESS OTHERWISE INDICATED.

CEILING LEGEND

- ACOUSTIC CEILING PANEL- 10' AFF
- BULKHEAD - 7' 8" AFF U.N.O
- GYPSUM BOARD CEILING
- RECESSED/SURFACE MOUNTED FIXTURE
- SUSPENDED LIGHTING
- SUSPENDED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- OCCUPANCY SENSOR
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED EXIT SIGN
- SPEAKER
- SUPPLY GRILLE / DIFFUSER
- RETURN GRILLE / DIFFUSER
- RETURN SLOT GRILLE
- SUPPLY SLOT GRILLE
- CEILING FAN WITH LIGHT - SEE ELEC
- EXIT SIGN - SEE ELEC
- RETURN GRILLE - SEE MECHANICAL
- CEILING / BULKHEAD HEIGHT

REFLECTED CEILING PLAN KEYNOTES

1. -
2. -
3. -
4. -
5. -
6. -
7. -
8. -



1 / A8.1 BASEMENT REFLECTED CEILING PLAN

1/8" = 1'-0"

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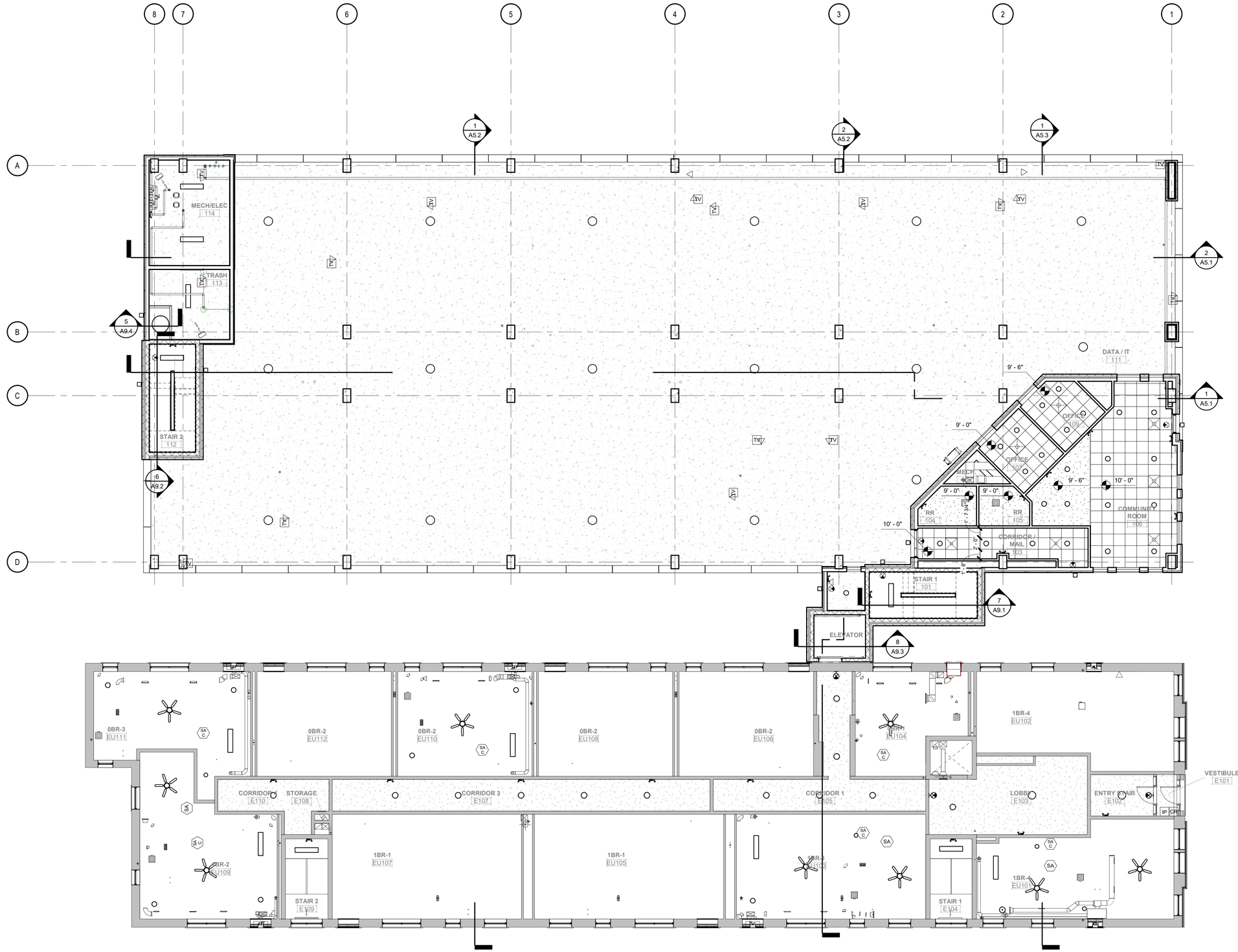
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BASEMENT REFLECTED CEILING PLAN

A8.1

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1 A8.2 FIRST FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

CEILING LEGEND

- ACOUSTIC CEILING PANEL- 10' AFF
- BULKHEAD - 7' 8" AFF U.N.O
- GYPSUM BOARD CEILING
- RECESSED/SURFACE MOUNTED FIXTURE
- SUSPENDED LIGHTING
- SUSPENDED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- OCCUPANCY SENSOR
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED EXIT SIGN
- SPEAKER
- SUPPLY GRILLE / DIFFUSER
- RETURN GRILLE / DIFFUSER
- RETURN SLOT GRILLE
- SUPPLY SLOT GRILLE
- CEILING FAN WITH LIGHT - SEE ELEC
- EXIT SIGN - SEE ELEC
- RETURN GRILLE - SEE MECHANICAL
- CEILING / BULKHEAD HEIGHT

REFLECTED CEILING PLAN KEYNOTES

1. -
2. -
3. -
4. -
5. -
6. -
7. -
8. -

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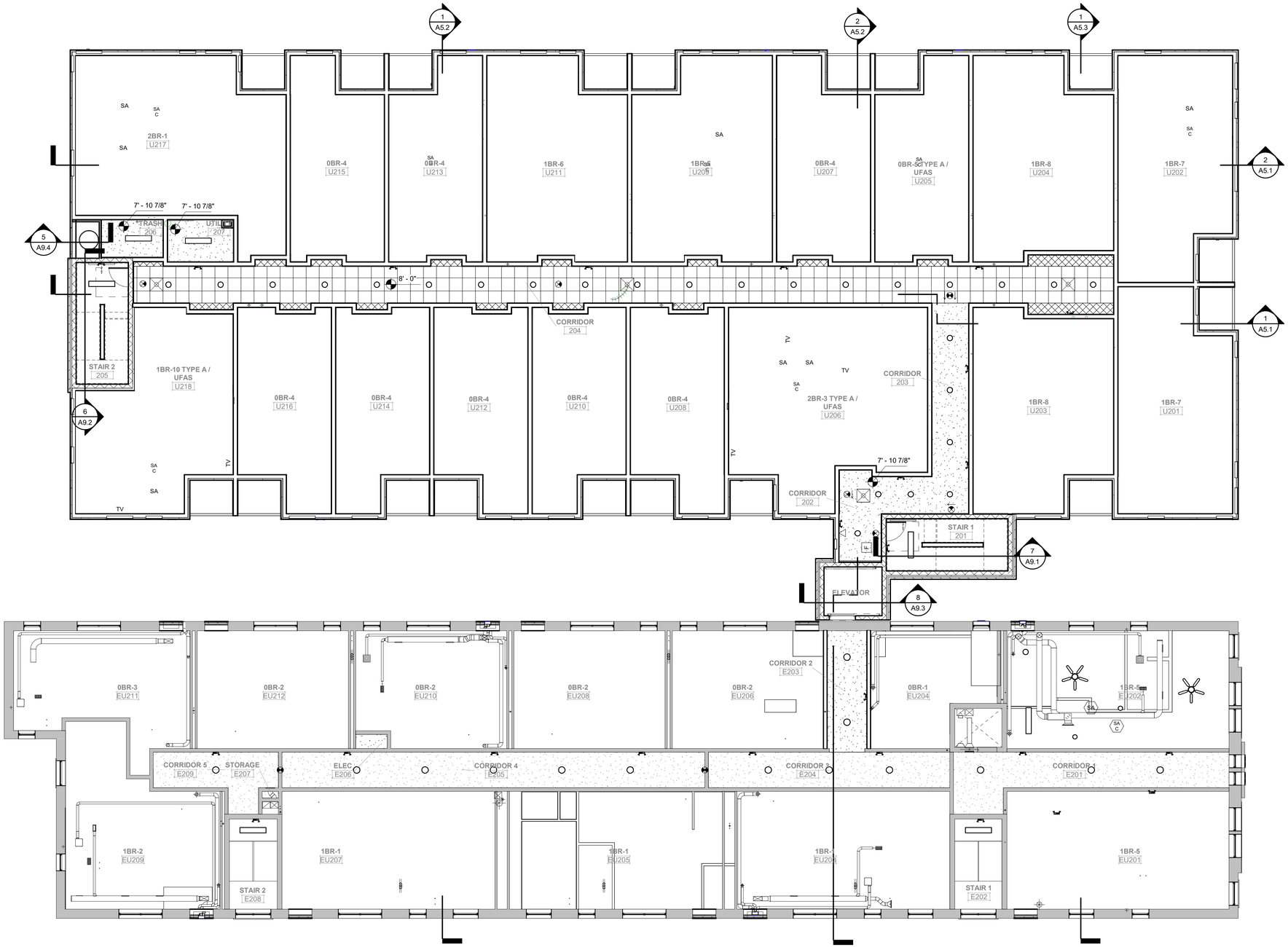
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FIRST FLOOR REFLECTED CEILING PLAN

A8.2

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1 A8.3 SECOND FLOOR CEILING PLAN

1/8" = 1'-0"

CEILING LEGEND

- ACOUSTIC CEILING PANEL- 10' AFF
- BULKHEAD - 7' 8" AFF U.N.O
- GYPSUM BOARD CEILING
- RECESSED/SURFACE MOUNTED FIXTURE
- SUSPENDED LIGHTING
- SUSPENDED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- OCCUPANCY SENSOR
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED EXIT SIGN
- SPEAKER
- SUPPLY GRILLE / DIFFUSER
- RETURN GRILLE / DIFFUSER
- RETURN SLOT GRILLE
- SUPPLY SLOT GRILLE
- CEILING FAN WITH LIGHT - SEE ELEC
- EXIT SIGN - SEE ELEC
- RETURN GRILLE - SEE MECHANICAL
- CEILING / BULKHEAD HEIGHT

REFLECTED CEILING PLAN KEYNOTES

1. -
2. -
3. -
4. -
5. -
6. -
7. -
8. -

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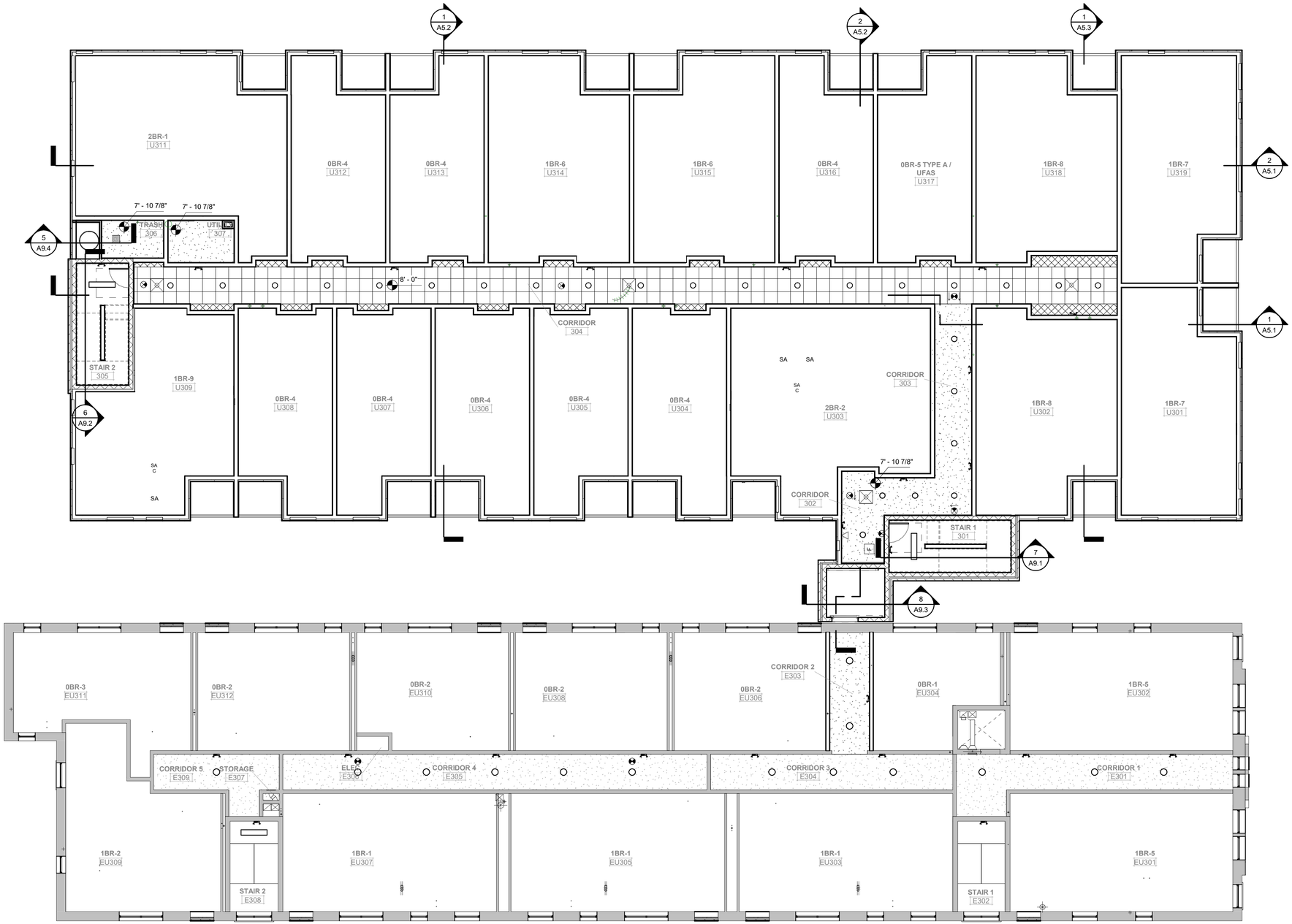
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SECOND FLOOR REFLECTED CEILING PLAN

A8.3

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1 A8.4 THIRD FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

CEILING LEGEND

- ACOUSTIC CEILING PANEL- 10' AFF
- BULKHEAD - 7' 8" AFF U.N.O
- GYPSUM BOARD CEILING
- RECESSED/SURFACE MOUNTED FIXTURE
- SUSPENDED LIGHTING
- SUSPENDED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- OCCUPANCY SENSOR
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED EXIT SIGN
- SPEAKER
- SUPPLY GRILLE / DIFFUSER
- RETURN GRILLE / DIFFUSER
- RETURN SLOT GRILLE
- SUPPLY SLOT GRILLE
- CEILING FAN WITH LIGHT - SEE ELEC
- EXIT SIGN - SEE ELEC
- RETURN GRILLE - SEE MECHANICAL
- CEILING / BULKHEAD HEIGHT

REFLECTED CEILING PLAN KEYNOTES

1. -
2. -
3. -
4. -
5. -
6. -
7. -
8. -

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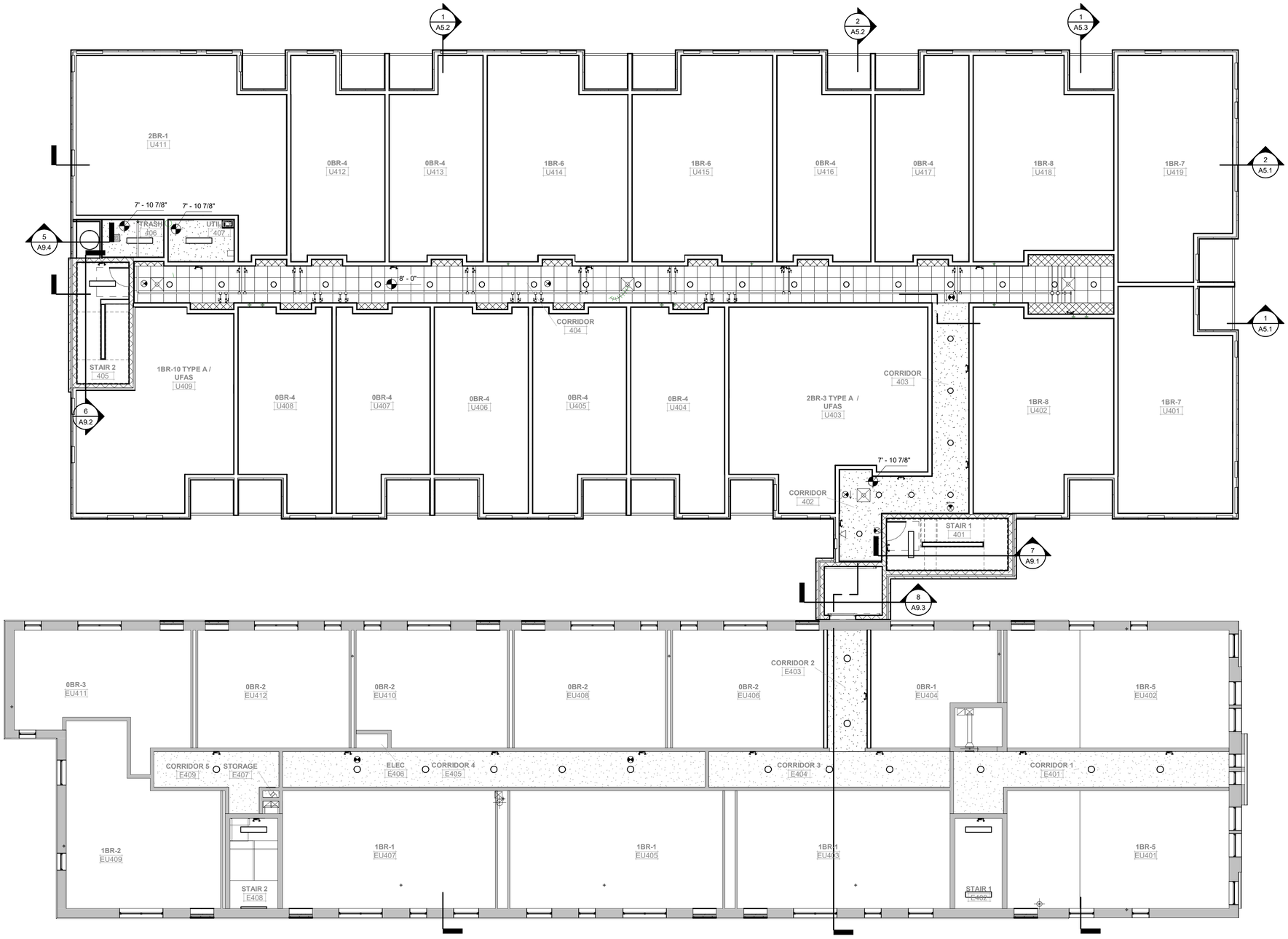
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THIRD FLOOR REFLECTED CEILING PLAN

A8.4

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1 A8.5 FOURTH FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

CEILING LEGEND

- ACOUSTIC CEILING PANEL- 10' AFF
- BULKHEAD - 7' 8" AFF U.N.O
- GYPSUM BOARD CEILING
- RECESSED/SURFACE MOUNTED FIXTURE
- SUSPENDED LIGHTING
- SUSPENDED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- OCCUPANCY SENSOR
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED EXIT SIGN
- SPEAKER
- SUPPLY GRILLE / DIFFUSER
- RETURN GRILLE / DIFFUSER
- RETURN SLOT GRILLE
- SUPPLY SLOT GRILLE
- CEILING FAN WITH LIGHT - SEE ELEC
- EXIT SIGN - SEE ELEC
- RETURN GRILLE - SEE MECHANICAL
- CEILING / BULKHEAD HEIGHT

REFLECTED CEILING PLAN KEYNOTES

1. -
2. -
3. -
4. -
5. -
6. -
7. -
8. -

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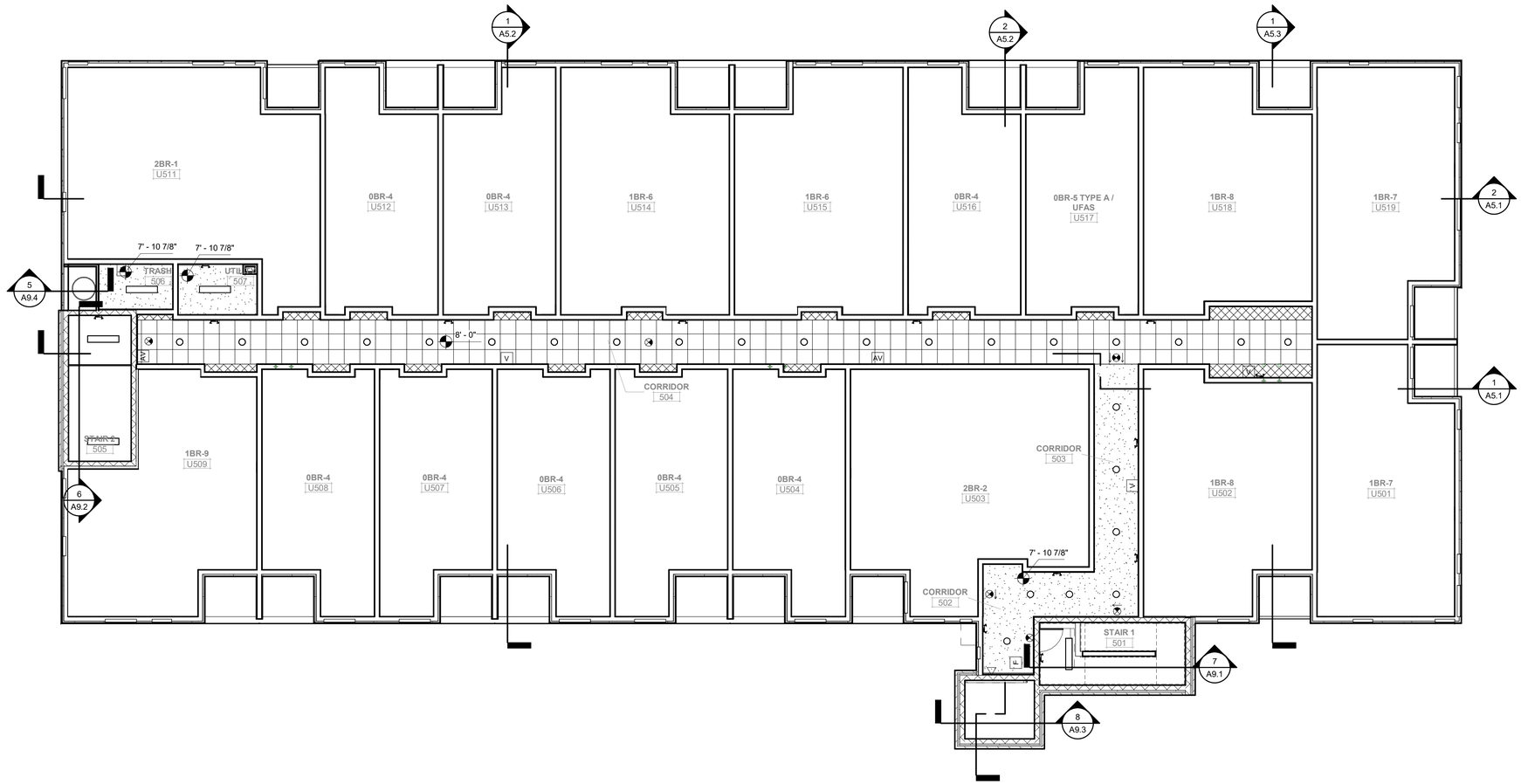
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FOURTH FLOOR REFLECTED CEILING PLAN

A8.5

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CEILING LEGEND

- ACOUSTIC CEILING PANEL- 10' AFF
- BULKHEAD - 7' 8" AFF U.N.O
- GYPSUM BOARD CEILING
- RECESSED/SURFACE MOUNTED FIXTURE
- SUSPENDED LIGHTING
- SUSPENDED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- OCCUPANCY SENSOR
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED EXIT SIGN
- SPEAKER
- SUPPLY GRILLE / DIFFUSER
- RETURN GRILLE / DIFFUSER
- RETURN SLOT GRILLE
- SUPPLY SLOT GRILLE
- CEILING FAN WITH LIGHT - SEE ELEC
- EXIT SIGN - SEE ELEC
- RETURN GRILLE - SEE MECHANICAL
- CEILING / BULKHEAD HEIGHT

REFLECTED CEILING PLAN KEYNOTES

1. -
2. -
3. -
4. -
5. -
6. -
7. -
8. -

1 A8.6 FIFTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

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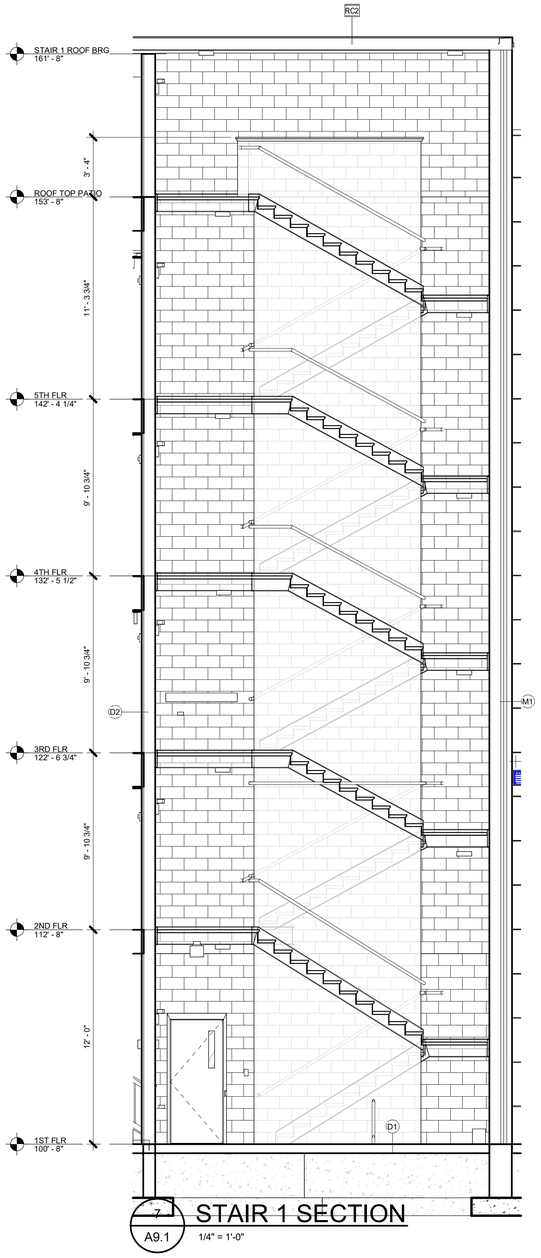
FIFTH FLOOR REFLECTED CEILING PLAN

A8.6

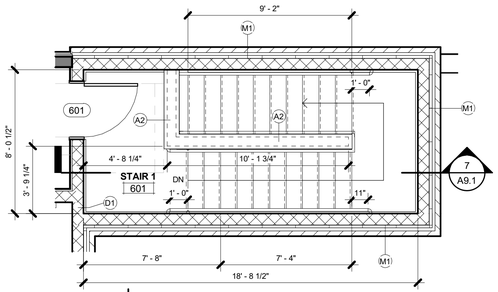
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FLOOR PLAN KEYNOTES (NEW BLDG)

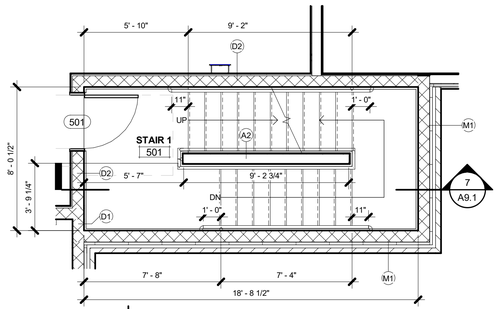
51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK



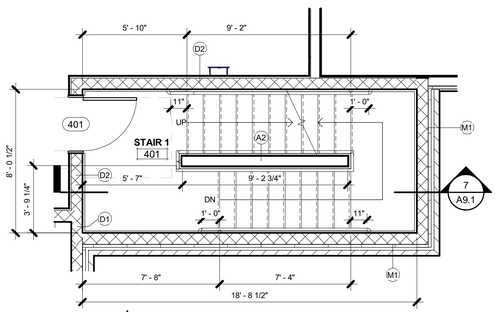
7 A9.1 STAIR 1 SECTION
1/4" = 1'-0"



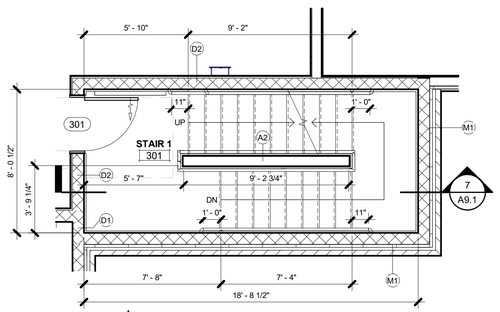
6 A9.1 STAIR 1 - ROOF
1/4" = 1'-0"



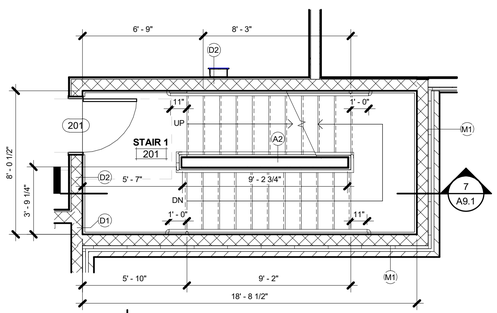
5 A9.1 STAIR 1 - FIFTH FLOOR
1/4" = 1'-0"



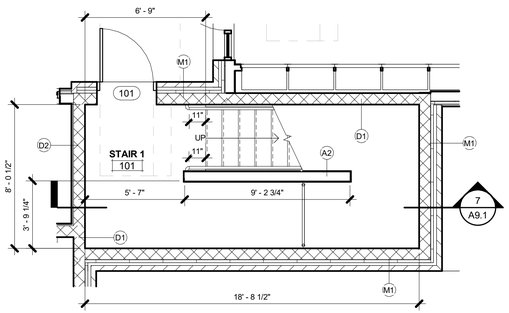
4 A9.1 STAIR 1 - FOURTH FLOOR
1/4" = 1'-0"



3 A9.1 STAIR 1 - THIRD FLOOR
1/4" = 1'-0"



2 A9.1 STAIR 1 - SECOND FLOOR
1/4" = 1'-0"



1 A9.1 STAIR 1 - FIRST FLOOR
1/4" = 1'-0"

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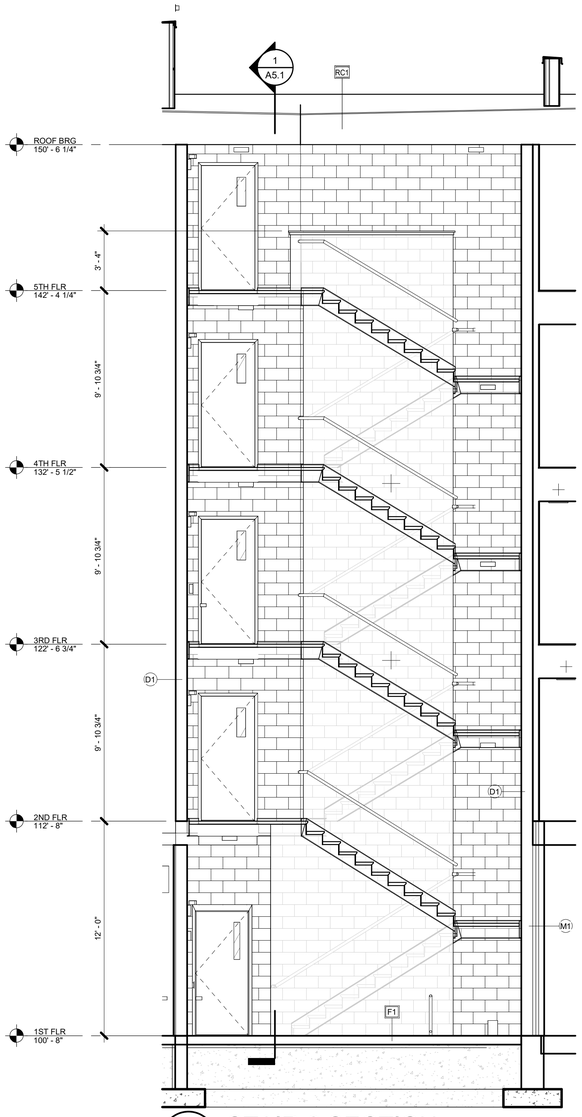
ENLARGED STAIR 1 PLANS AND SECTIONS

A9.1

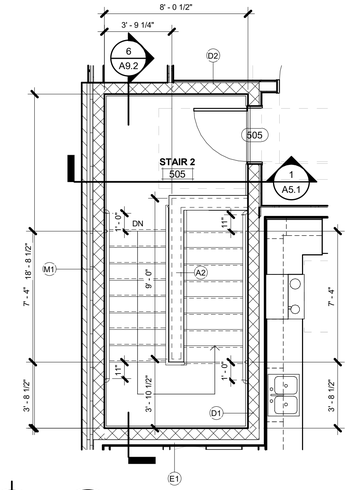
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FLOOR PLAN KEYNOTES (NEW BLDG)

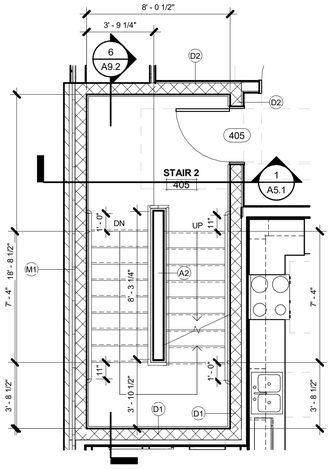
51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK



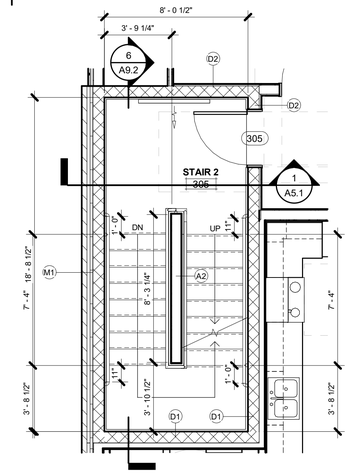
6 A9.2 STAIR 2 SECTION
1/4" = 1'-0"



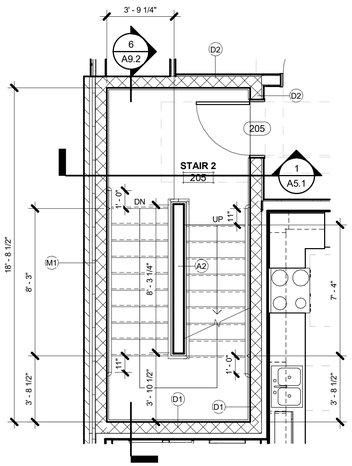
5 A9.2 STAIR 2 - FIFTH FLOOR
1/4" = 1'-0"



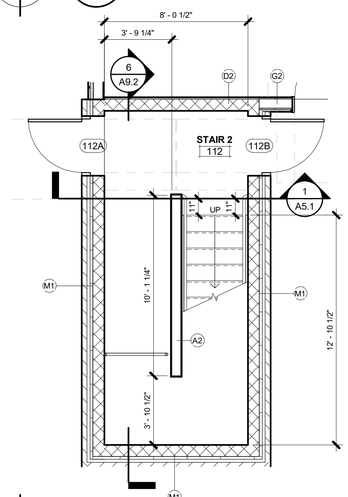
4 A9.2 STAIR 2 - FOURTH FLOOR
1/4" = 1'-0"



3 A9.2 STAIR 2 - THIRD FLOOR
1/4" = 1'-0"



2 A9.2 STAIR 2 - SECOND FLOOR
1/4" = 1'-0"



1 A9.2 STAIR 2 - FIRST FLOOR
1/4" = 1'-0"

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4	2025.03.27	CD PROGRESS SET

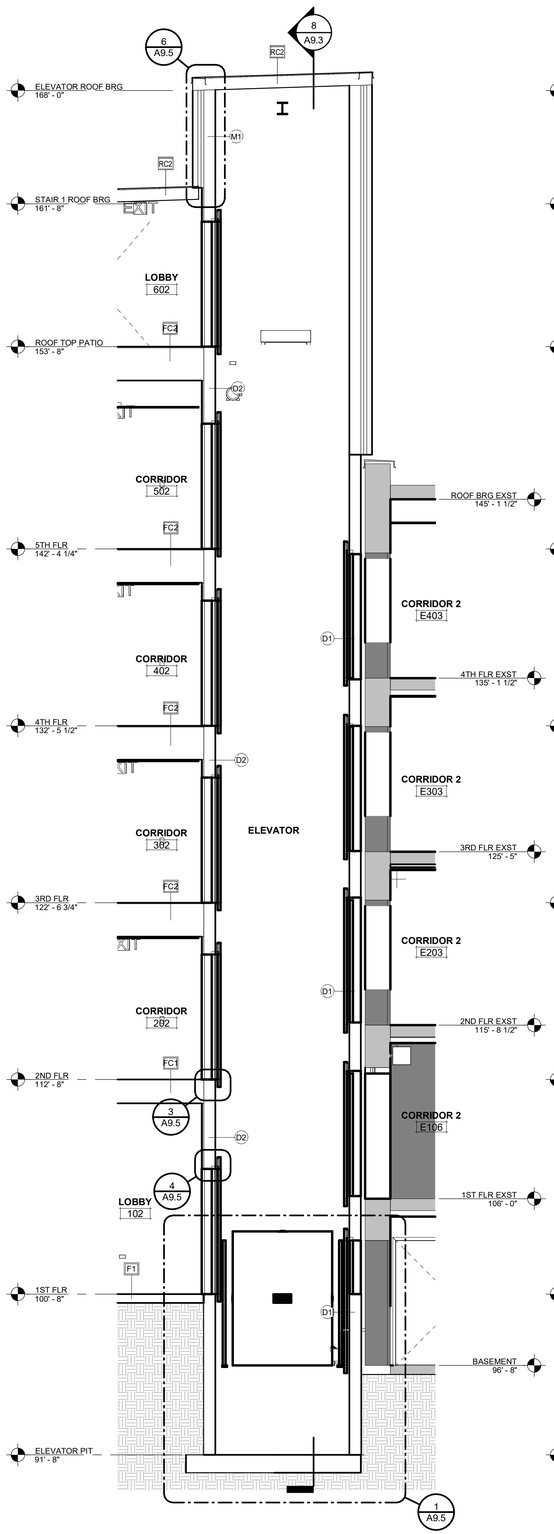
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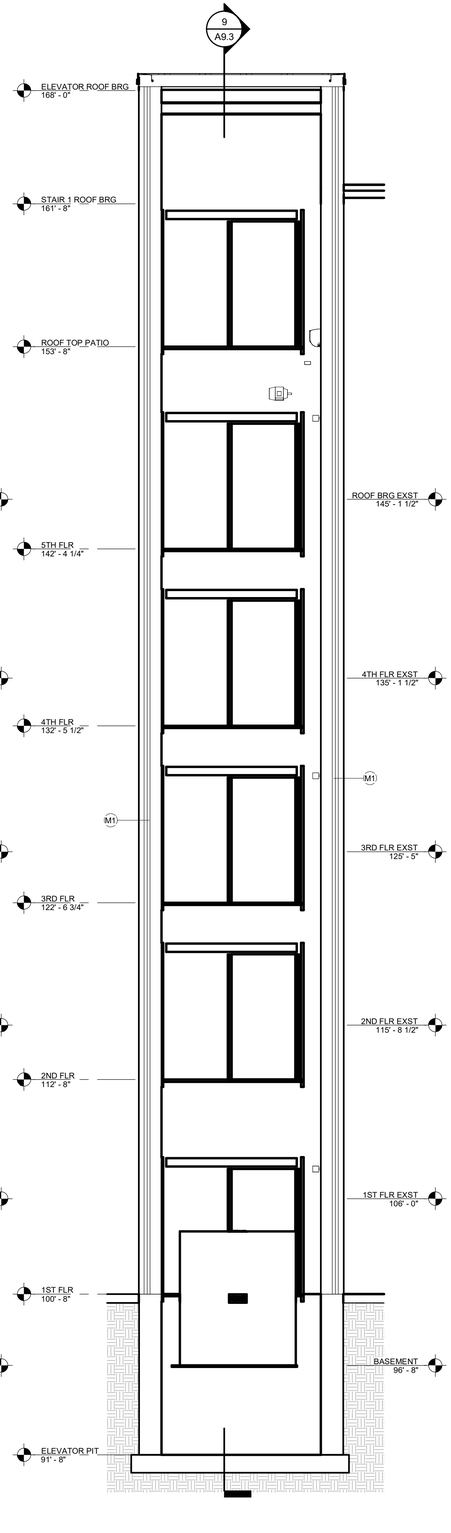
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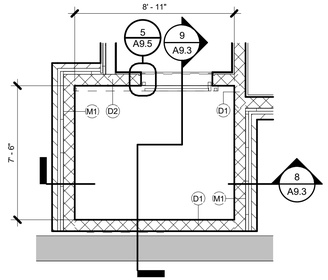
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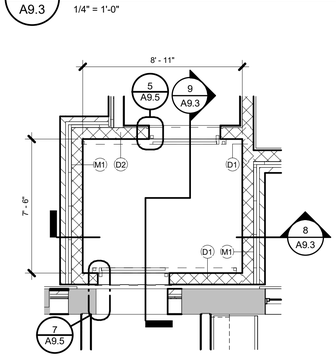
9 A9.3 ELEVATOR SECTION 2
1/4" = 1'-0"



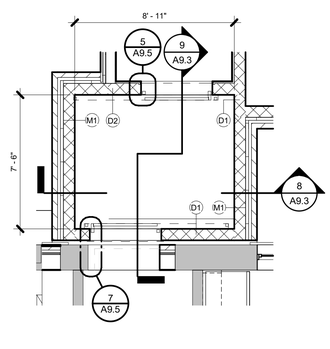
8 A9.3 ELEVATOR SECTION 1
1/4" = 1'-0"



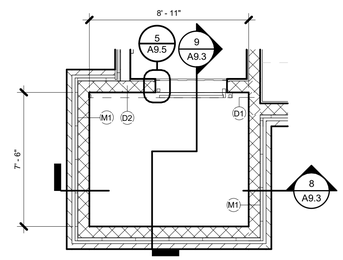
6 A9.3 ELEVATOR - FIFTH FLOOR
1/4" = 1'-0"



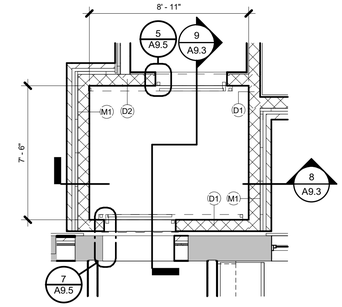
4 A9.3 ELEVATOR - THIRD FLOOR
1/4" = 1'-0"



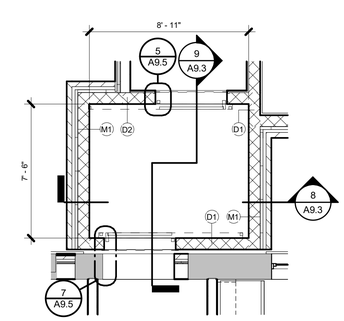
2 A9.3 ELEVATOR - FIRST FLOOR
1/4" = 1'-0"



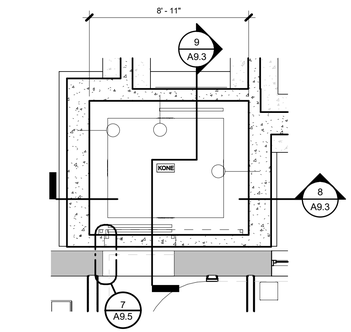
7 A9.3 ELEVATOR - ROOF
1/4" = 1'-0"



5 A9.3 ELEVATOR - FOURTH FLOOR
1/4" = 1'-0"



3 A9.3 ELEVATOR - SECOND FLOOR
1/4" = 1'-0"



1 A9.3 ELEVATOR - BASEMENT
1/4" = 1'-0"

FLOOR PLAN KEYNOTES (NEW BLDG)

51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK

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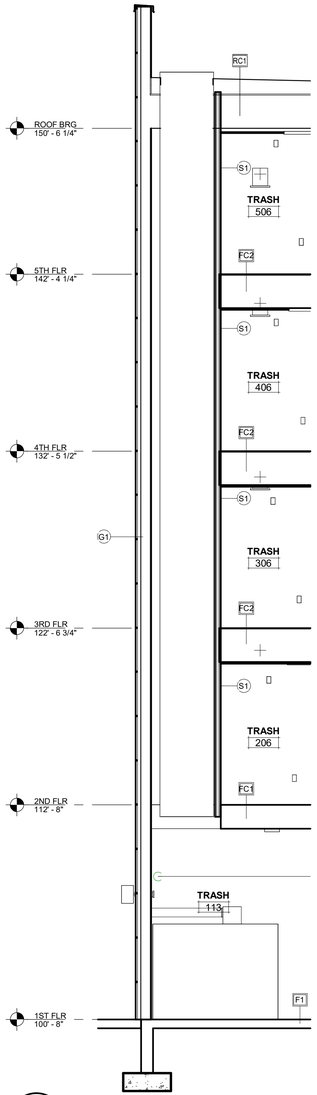
ENLARGED ELEVATOR PLANS AND SECTIONS

A9.3

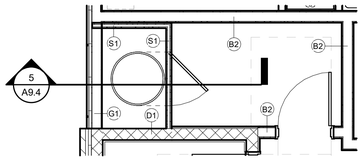
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FLOOR PLAN KEYNOTES (NEW BLDG)

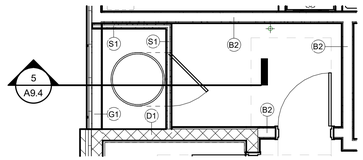
51. TRASH COMPACTOR
52. TRASH CHUTE ABOVE
53. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
54. SERVICE SINK



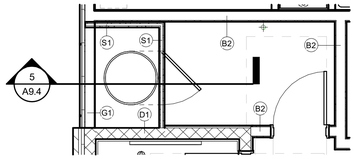
5 A9.4 TRASH CHUTE SECTION
1/4" = 1'-0"



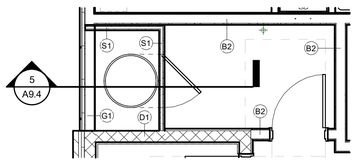
4 A9.4 TRASH ROOM - 5TH FLR
1/4" = 1'-0"



3 A9.4 TRASH ROOM - 4TH FLR
1/4" = 1'-0"



2 A9.4 TRASH ROOM - 3RD FLR
1/4" = 1'-0"



1 A9.4 TRASH ROOM - 2ND FLR
1/4" = 1'-0"

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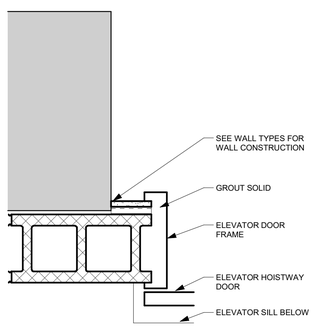
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ENLARGED TRASH ROOM PLANS AND SECTIONS

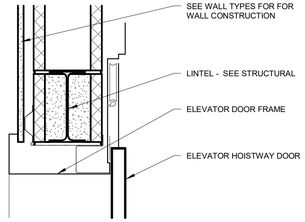
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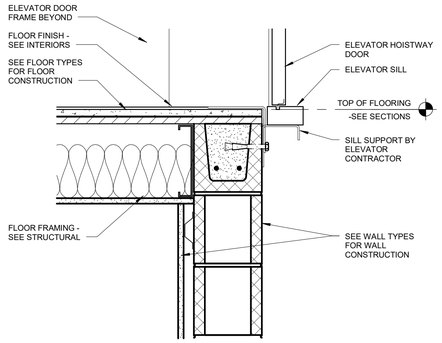
ELEVATOR DOOR JAMB AT EXISTING BUILDING

7 A9.5 — 1 1/2" = 1'-0"



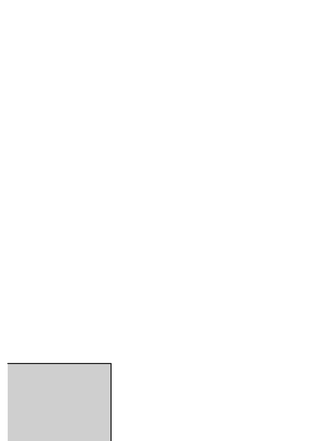
ELEVATOR DOOR HEAD

4 A9.5 — 1 1/2" = 1'-0"



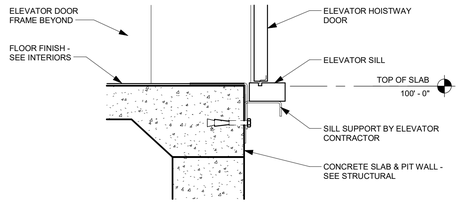
ELEVATOR SILL

3 A9.5 — 1 1/2" = 1'-0"



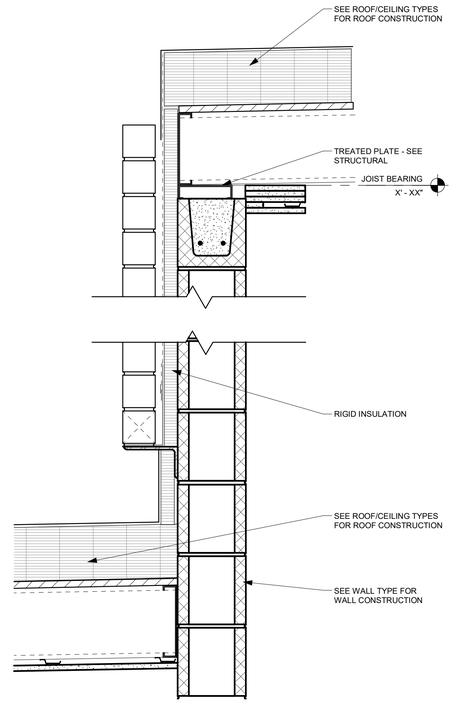
ELEVATOR DOOR JAMB

5 A9.5 — 1 1/2" = 1'-0"



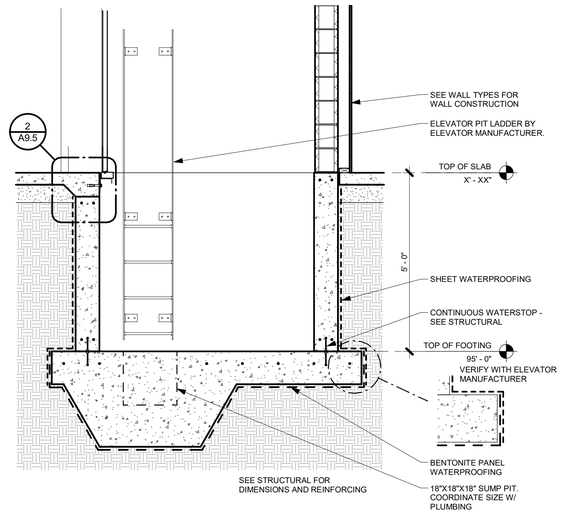
ELEVATOR SILL

2 A9.5 — 1 1/2" = 1'-0"



ELEVATOR ROOF

6 A9.5 — 1 1/2" = 1'-0"



ELEVATOR PIT DETAIL

1 A9.5 — 1/2" = 1'-0"

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ELEVATOR DETAILS

A9.5

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GENERAL FINISH PLAN NOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. FLOORING ORIENTATION SHALL BE AS SHOWN ON FINISH PLAN, UNLESS NOTED OTHERWISE IN THE FINISH SELECTIONS.
2. FLOORING AND WALL FINISH SHALL EXTEND UNDER COUNTERTOPS WITHOUT BASE CABINETS AND WITH REMOVABLE BASE CABINETS.

☐ FINISH PLAN KEYNOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. SEE DETAIL 1 ON THE I2.4 SHEET FOR UNIT ENTRY DOOR ACCENTS.

FLOORING LEGEND

(APPLIES TO ALL FINISH PLAN DRAWINGS)

CPT-1



CPT-2



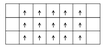
LVT-1



LVT-2



LVT-3



PCT -1



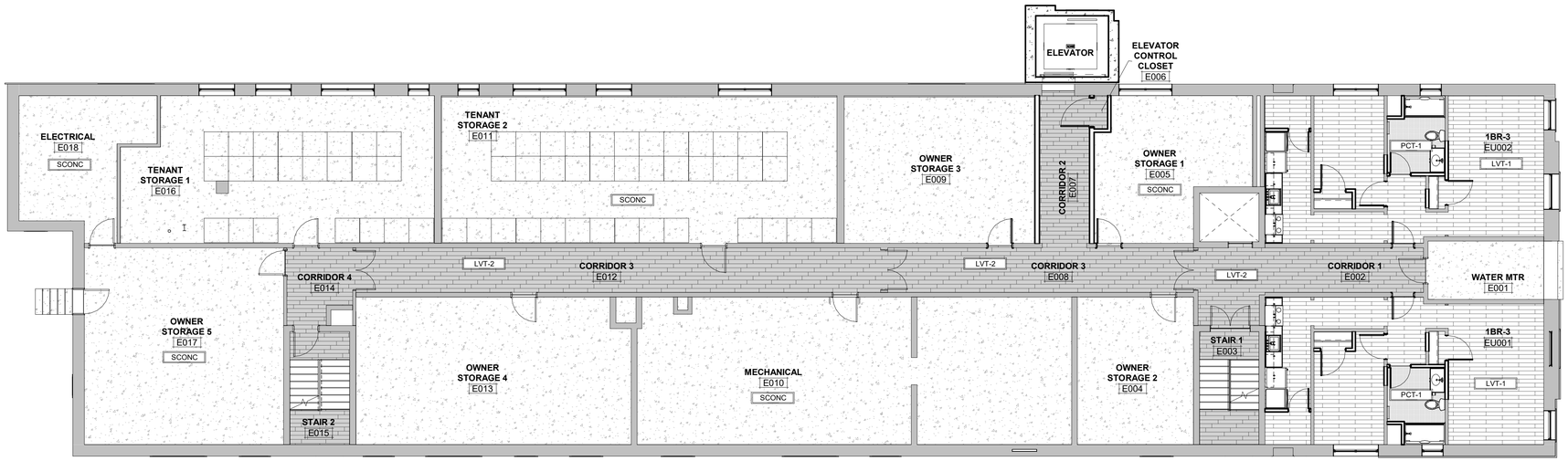
PCT -2



SCONC



VCT-1



1 / I1.1 OVERALL BASEMENT FINISH PLAN

1/8" = 1'-0"

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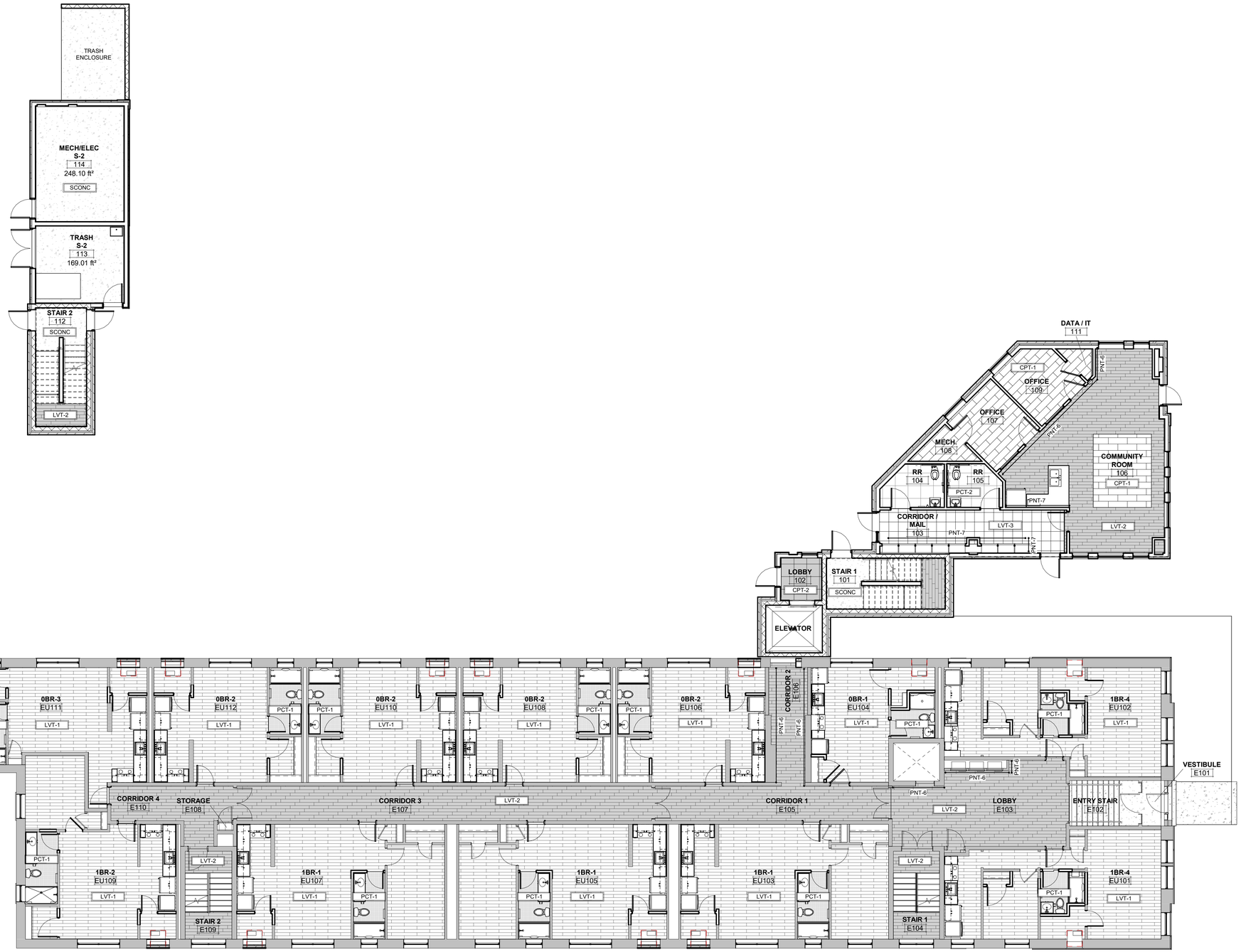
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OVERALL BASEMENT FINISH PLAN

I1.1

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1 I1.2 OVERALL FIRST FLOOR FINISH PLAN

1/8" = 1'-0"

GENERAL FINISH PLAN NOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. FLOORING ORIENTATION SHALL BE AS SHOWN ON FINISH PLAN, UNLESS NOTED OTHERWISE IN THE FINISH SELECTIONS.
2. FLOORING AND WALL FINISH SHALL EXTEND UNDER COUNTERTOPS WITHOUT BASE CABINETS AND WITH REMOVABLE BASE CABINETS.

FINISH PLAN KEYNOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. SEE DETAIL 1 ON THE I2.4 SHEET FOR UNIT ENTRY DOOR ACCENTS.

FLOORING LEGEND

(APPLIES TO ALL FINISH PLAN DRAWINGS)

CPT-1

CPT-2

LVT-1

LVT-2

LVT-3

PCT -1

PCT -2

SCONC

VCT-1

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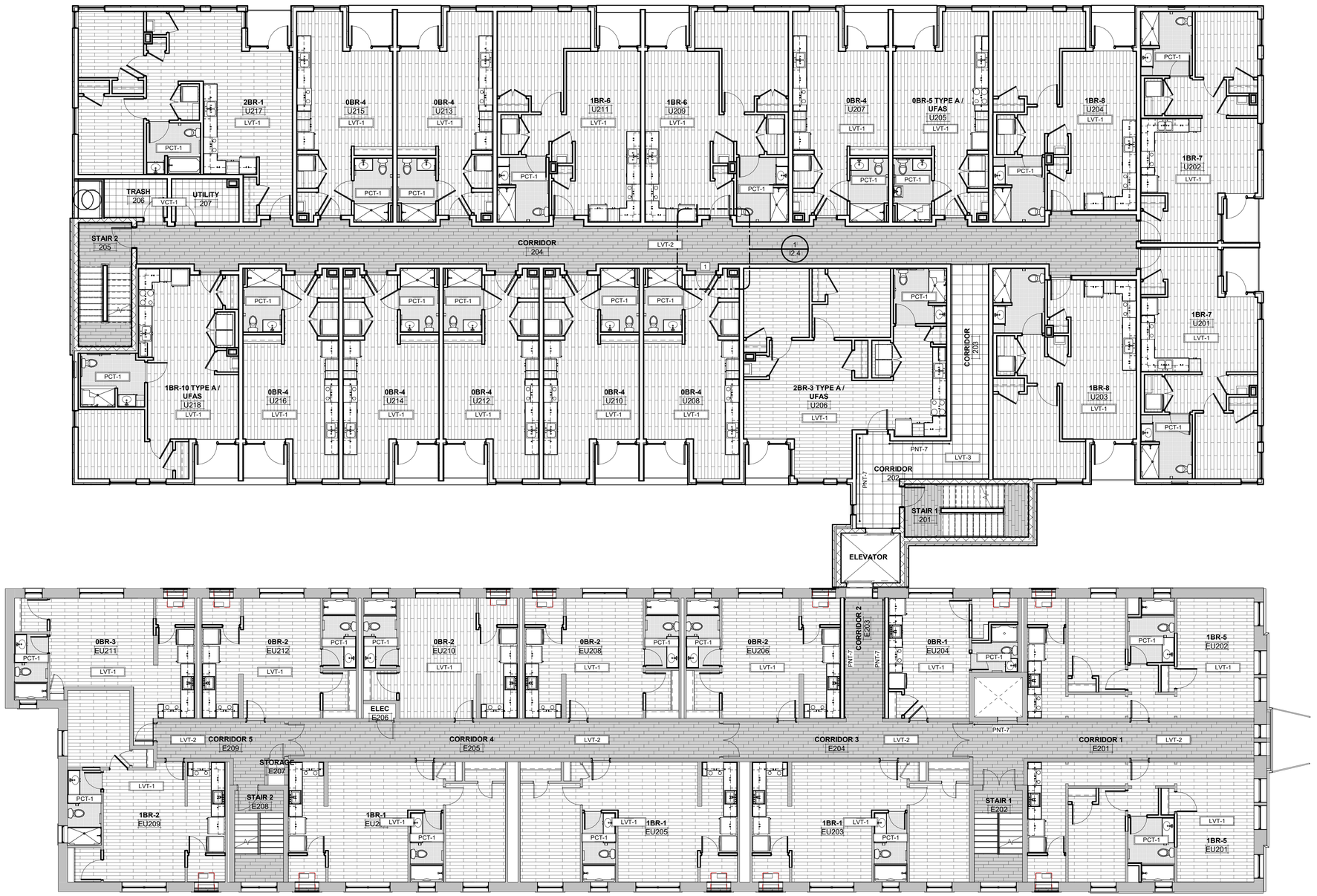
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OVERALL FIRST FLOOR FINISH PLAN

I1.2

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1 I1.3 OVERALL SECOND FLOOR FINISH PLAN

1/8" = 1'-0"

GENERAL FINISH PLAN NOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. FLOORING ORIENTATION SHALL BE AS SHOWN ON FINISH PLAN, UNLESS NOTED OTHERWISE IN THE FINISH SELECTIONS.
2. FLOORING AND WALL FINISH SHALL EXTEND UNDER COUNTERTOPS WITHOUT BASE CABINETS AND WITH REMOVABLE BASE CABINETS.

FINISH PLAN KEYNOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. SEE DETAIL 1 ON THE I2.4 SHEET FOR UNIT ENTRY DOOR ACCENTS.

FLOORING LEGEND

(APPLIES TO ALL FINISH PLAN DRAWINGS)

CPT-1

CPT-2

LVT-1

LVT-2

LVT-3

PCT -1

PCT -2

SCONC

VCT-1

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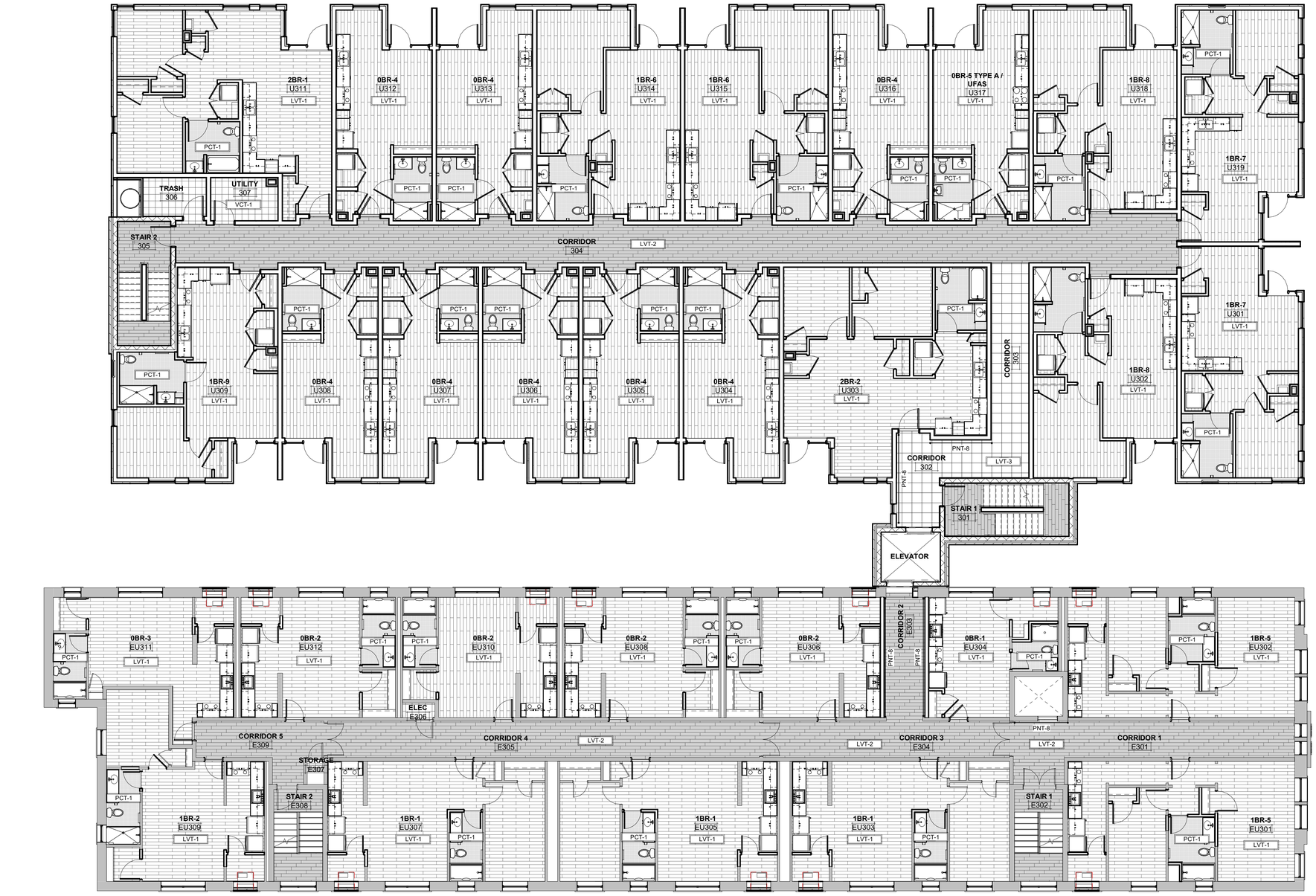
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OVERALL SECOND FLOOR FINISH PLAN

I1.3

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1 I1.4 OVERALL THIRD FLOOR FINISH PLAN

1/8" = 1'-0"

GENERAL FINISH PLAN NOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. FLOORING ORIENTATION SHALL BE AS SHOWN ON FINISH PLAN, UNLESS NOTED OTHERWISE IN THE FINISH SELECTIONS.
2. FLOORING AND WALL FINISH SHALL EXTEND UNDER COUNTERTOPS WITHOUT BASE CABINETS AND WITH REMOVABLE BASE CABINETS.

FINISH PLAN KEYNOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. SEE DETAIL 1 ON THE I2.4 SHEET FOR UNIT ENTRY DOOR ACCENTS.

FLOORING LEGEND

(APPLIES TO ALL FINISH PLAN DRAWINGS)

CPT-1

CPT-2

LVT-1

LVT-2

LVT-3

PCT -1

PCT -2

SCONC

VCT-1

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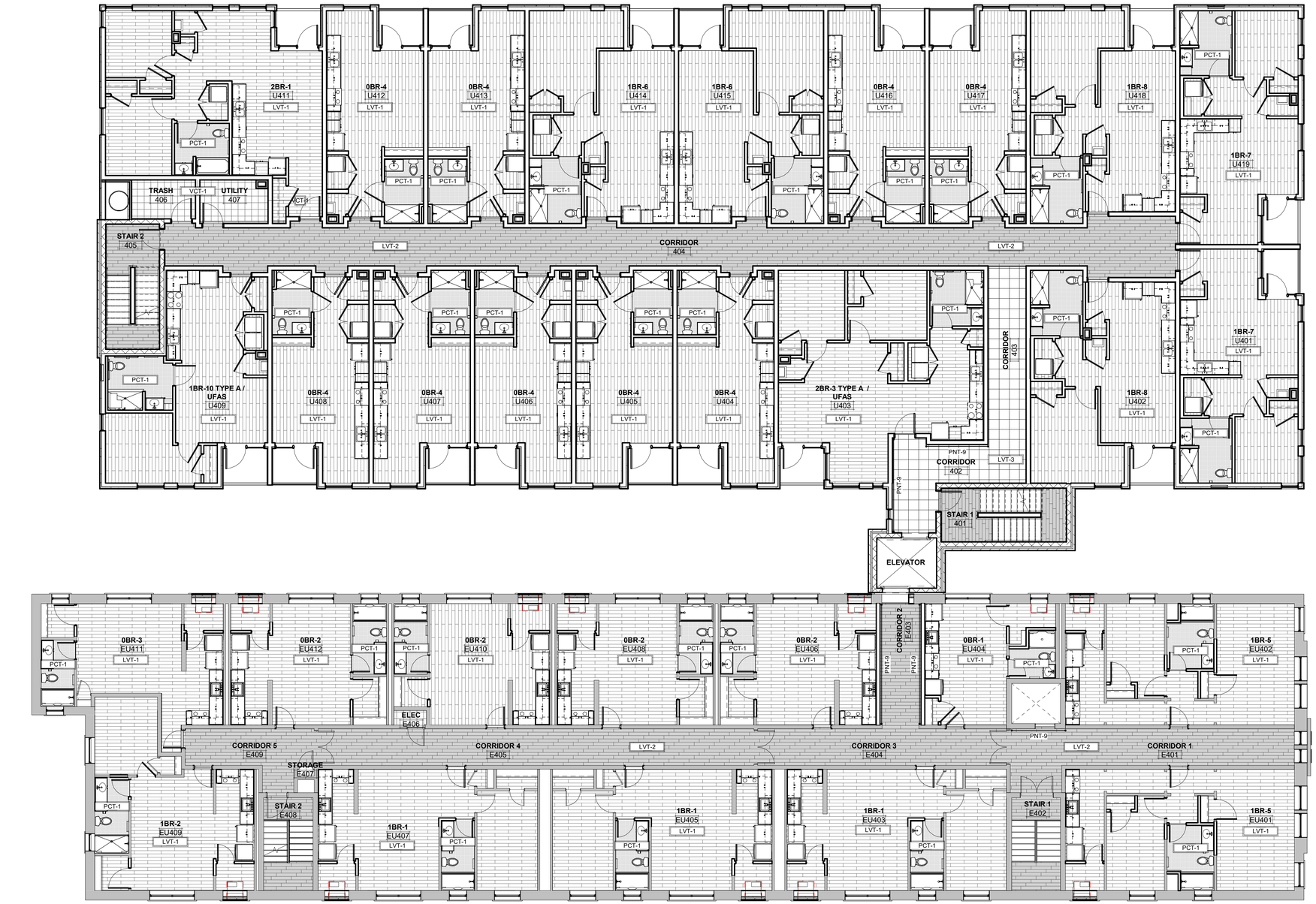
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OVERALL THIRD FLOOR FINISH PLAN

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1 / I1.5 OVERALL FOURTH FLOOR FINISH PLAN

1/8" = 1'-0"

GENERAL FINISH PLAN NOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. FLOORING ORIENTATION SHALL BE AS SHOWN ON FINISH PLAN, UNLESS NOTED OTHERWISE IN THE FINISH SELECTIONS.
2. FLOORING AND WALL FINISH SHALL EXTEND UNDER COUNTERTOPS WITHOUT BASE CABINETS AND WITH REMOVABLE BASE CABINETS.

FINISH PLAN KEYNOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. SEE DETAIL 1 ON THE I2.4 SHEET FOR UNIT ENTRY DOOR ACCENTS.

FLOORING LEGEND

(APPLIES TO ALL FINISH PLAN DRAWINGS)

CPT-1

CPT-2

LVT-1

LVT-2

LVT-3

PCT -1

PCT -2

SCONC

VCT-1

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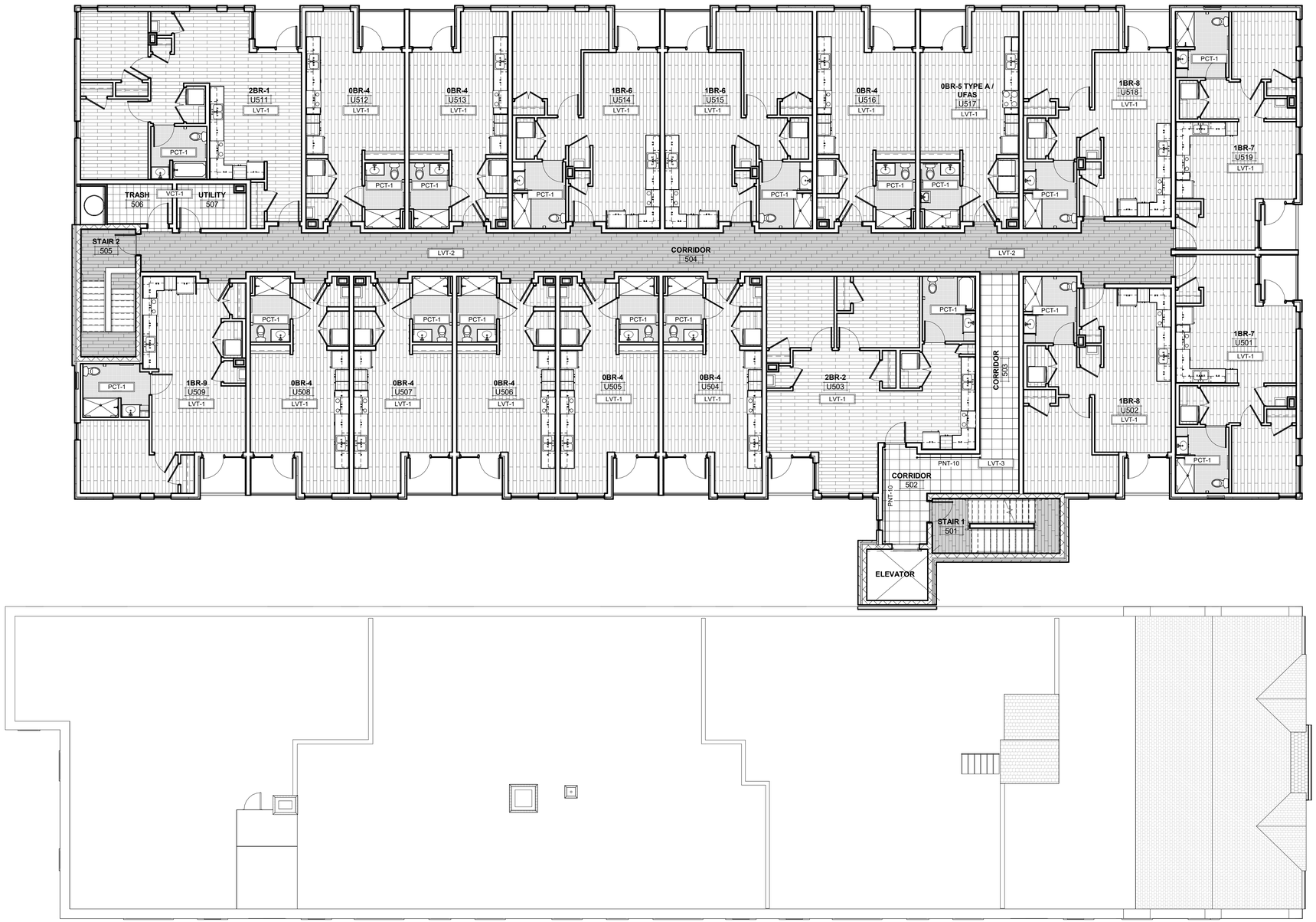
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OVERALL FOURTH FLOOR FINISH PLAN

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1 I1.6 OVERALL FIFTH FLOOR FINISH PLAN

1/8" = 1'-0"

GENERAL FINISH PLAN NOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. FLOORING ORIENTATION SHALL BE AS SHOWN ON FINISH PLAN, UNLESS NOTED OTHERWISE IN THE FINISH SELECTIONS.
2. FLOORING AND WALL FINISH SHALL EXTEND UNDER COUNTERTOPS WITHOUT BASE CABINETS AND WITH REMOVABLE BASE CABINETS.

☐ FINISH PLAN KEYNOTES

(APPLIES TO ALL FINISH PLAN DRAWINGS)

1. SEE DETAIL 1 ON THE I2.4 SHEET FOR UNIT ENTRY DOOR ACCENTS.

FLOORING LEGEND

(APPLIES TO ALL FINISH PLAN DRAWINGS)

CPT-1

CPT-2

LVT-1

LVT-2

LVT-3

PCT -1

PCT -2

SCONC

VCT-1

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OVERALL FIFTH FLOOR FINISH PLAN

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INTERIOR FINISH SELECTIONS

OPTION 3

ACT-1
PRODUCT: ACOUSTIC CEILING TILES
MFR: ARMSONG
STYLE: TEGULAR
SIZE: 24X24 TEGULAR
COLOR: WHITE
GRID: 9/15 OR 15/16

CAB-1
PRODUCT: CABINETRY
MFR: KOUNTRY WOOD PRODUCTS
STYLE: GEORGE TOWN
COLOR: WHITE

CG-1
PRODUCT: CORNER GUARD
MFR: INPRO
STYLE: TAPE ON CORNER GAURD
SIZE: 4'
COLOR: TBD

CR-1
PRODUCT: CHAIR RAIL
MFR: EL & EL WOOD PRODUCTS
STYLE: 570 SPF
COLOR: PNT-5

CM-1
PRODUCT: CULTURED MARBLE
MFR: SEE SPECS
COLOR: SOLID COLOR SELECTION
GLOSSY WHITE

CPT-1
PRODUCT: CARPET TILE
MFR: MANNINGTON COMMERCIAL
STYLE: TAILORD MENDS
SIZE: 12X36
COLOR: TAILORS TOUCH 95613
ORIENT: ASHLAR
REP: CARSON COOPER
E: CARSON.COOPER@MANNINGTONCOMMERCIAL
P:414-335-9448

CPT-2
PRODUCT: CARPET TILE
MFR: MANNINGTON COMMERCIAL
STYLE: RUFFIAN II
SIZE: 24X24
COLOR: EBONY EARTH
ORIENT: QUARTER TURNED
REP: CARSON COOPER

LVT-1
PRODUCT: LUXURY VINYL TILE
MFR: MANNINGTON COMMERCIAL
STYLE: ONWARD 12
SIZE: 6X36
COLOR: NORTHERN SILKY OAK ONW12 1190
ORIENT: RANDOM STAGGER
REP: CARSON COOPER
NOTE: CUT LVT PLANKS TO 3" WIDE AT EXISTING SIDE UNIT AND COMMON AREAS

LVT-2
PRODUCT: LUXURY VINYL TILE
MFR: MANNINGTON COMMERCIAL
STYLE: UPWARD 20
SIZE: 6X36
COLOR: NORTHER SILKY OAK UP20 1190
ORIENT: RANDOM STAGGER
REP: CARSON COOPER
NOTE: CUT LVT PLANKS TO 3" WIDE AT EXISTING SIDE UNIT AND COMMON AREAS

LVT-3
PRODUCT: LUXURY VINYL TILE
MFR: MANNINGTON COMMERCIAL
STYLE: UPWARD 20
SIZE: 18X18
COLOR: MEZZO UP20 1231
ORIENT: STAGGERED
REP: CARSON COOPER

PCT-1
PRODUCT: PORCELAIN TILE
MFR: VITL TILE
STYLE: STUDIO
SIZE: 1" HEXEGON MOSAIC
COLOR: ANTHRACITE VTLSDANHEX1DOTM
GROUT:
ORIENT: -
REP: LISA MCLEAN
CELL: 616-262-1102
E: LISA.MCLEAN@VIRGINIATILE.COM

PCT-2
PRODUCT: PORCELAIN TILE
MFR: VITL TILE
STYLE: PICADILLY
SIZE: 24X24
COLOR: SLATE VTLPISL2424T
GROUT: TBD
ORIENT: MONOLITHIC
REP: LISA MCLEAN

PCT-3
PRODUCT: PORCELAIN TILE
MFR: VITL TILE
STYLE: PICADILLY PIWH
SIZE: 12X24
COLOR: SLATE VTLPISL1224R
GROUT: TBD
ORIENT: 1/3 OFFSET
REP: LISA MCLEAN

PCTB-1
PRODUCT: PORCELAIN TILE
MFR: VITL TILE
STYLE: STUDIO
SIZE: 2X8 BULLNOSE
COLOR: ANTHRACITE

PCTB-2
PRODUCT: PORCELAIN TILE
MFR: VITL TILE
STYLE: PICADILLY CUT TILE BASE
SIZE: 6X24"
COLOR: SLATE

PCTB-2
PRODUCT: PORCELAIN TILE
MFR: VITL TILE
STYLE: PICADILLY BULLNOSE
SIZE: 3X24
COLOR: SLATE

PNT-1
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW6252 ICE CUBE
FINISH: EG-SHEL

PNT-2
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW7005 PURE WHITE
FINISH: FLAT

PNT-3
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW7005 PURE WHITE
FINISH: SEMI-GLOSS

PNT-4
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW9166 DRIFT OF MIST
FINISH: EG-SHEL

PNT-5
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW7017 DORIAN GRAY
FINISH: SEMI-GLOSS

PNT-6
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW9138 STARDEW
FINISH: EG-SHEL

PNT-7
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW9129 JADE DRAGON
FINISH: EG-SHEL

PNT-8
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW9140 BLUSTERY SKY
FINISH: EG-SHEL

PNT-9
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW6195 ROCK GARDEN
FINISH: EG-SHEL

PNT-10
PRODUCT: PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW9092 ICED MOCHA
FINISH: EG-SHEL

QRTZ-1
PRODUCT: QUARTZ
MFR: DWYER MARBLE AND STONE
COLOR: ENVI QUARTZ
REP: VIKING

ST-1
PRODUCT: STAIR TREAD/RISER
MFR: MANNINGTON COMMERCIAL
STYLE: CONNECT STEP
COLOR: ASH 603

ST-2
PRODUCT: STAIR TREAD/RISER PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW7017 DORIAN GRAY
FINISH: SEMI-GLOSS

VB-1
PRODUCT: WALL BASE
MFR: MANNINGTON COMMERCIAL
STYLE: BURKEBASE
SIZE: 4" COVE BASE
COLOR: 401 WHITE

VB-2
PRODUCT: WALL BASE
MFR: MANNINGTON BURKE
STYLE: BURKE BASE
SIZE: 4" COVE BASE
COLOR: ASH 603

VCT-1
PRODUCT: VINYL COMPOSITE TILE
MFR: ARMSTRONG
STYLE: STANDARD EXCELON
SIZE: 12X12
COLOR: STERLING 51904

WB-1
PRODUCT: WOOD BASE
MFR: EL & EL WOOD PRODUCTS
PROFILE: 387 MUL
SIZE: 4 1/2"
COLOR: PNT-3

FRP-1
PRODUCT: FIBER REINFORCED PANEL
MFR: INPRO
STYLE: PALLADIUM RIGID SHEET
SIZE: 4X8'
COLOR: TBD

T-1
PRODUCT: FLOORING TRANSITION STRIP
MFR: SCHLUTER SYSTEM
STYLE: RENO-U (PCT TO LVT)
COLOR: TBD

T-2
PRODUCT: FLOORING TRANSITION STRIP
MFR: MANNINGTON
STYLE: FUSION TRANSITION (CPT-LVT)
COLOR: TBD

T-3
PRODUCT: FLOORING TRANSITION STRIP
MFR: MANNINGTON
STYLE: TBD (LVT-CONC)
COLOR: TBD

T-4
PRODUCT: FLOORING TRANSITION STRIP
MFR: MANNINGTON
STYLE: TBD (LVT-VCT)
COLOR: TBD

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INTERIOR FINISH SELECTIONS

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EXISTING BUILDING UNIT ROOM FINISH SCHEDULE

ROOMS	FLOORS			WALLS		CEILING		CASEWORK			
				ALL WALLS							
NAME	FINISH	BASE	FLOORING TRANSITION	MATERIAL	FINISH	MATERIAL	FINISH	CASE FINISH	COUNTERTOP FINISH	CORNER GUARDS	REMARKS
UNIT 0BR-1											
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 0BR-2											
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
LIVING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
UNIT 0BR-3											
MECH	LVT-1	VB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	VB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
LIVING	LVT-1	VB-1		GWB	PNT-1	GWB	PNT-2				
CLOSET	LVT-1	VB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
CLOSET	LVT-1	VB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 1BR-1											
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
BEDROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 1BR-2											
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
LIVING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
BEDROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 1BR-3											
LIVING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
HALL	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BEDROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 1BR-4											
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
HALL	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
BEDROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 1BR-5											
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
HALL	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
LIVING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BEDROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				

INTERIOR FINISH SCHEDULE GENERAL NOTES

1. ALL FLOOR FINISH TRANSITION SHALL BE CENTERED UNDER THE DOOR IN A CLOSED POSITION.
2. SEE FINISH PLAN FOR EXTENT OF FINISHES WHERE MORE THAN ONE FLOOR OR BASE FINISH IS INDICATED IN A ROOM.
3. SEE FINISH PLAN WHERE MORE THAN ONE WALL FINISH IS INDICATED IN A ROOM.
4. PROVIDE ALL APPLICABLE TRIM PIECES TO FINISH CERAMIC OR PORCELAIN FLOOR TILE AND WAINSCOTS. THIS INCLUDES INSIDE AND OUTSIDE CORNER PIECES, BULLNOSE, ETC.
5. PROVIDE ALUMINUM SCHLUTER STRIPS AS NEEDED TO FINISH PORCELAIN TILE FLOOR TRANSITIONS AND EXPOSED EDGES. SEE FINISH SCHEDULE FOR STYLES.
6. PROVIDE VINYL TRANSITION STRIP AS NEEDED TO FINISH FLOORING TRANSITIONS.
7. SEE FINISH FLOOR PLANS FOR FLOORING PATTERNS.
8. PROVIDE WATERPROOFING MEMBRANE IN UNIT BATHROOMS WITH ROLL IN SHOWERS.
9. SEE DOOR SCHEDULE FOR ALL DOOR AND FRAME FINISHES.
10. ENSURE THE SUBFLOOR MEETS MANUFACTURERS REQUIREMENTS AND IS SUITABLE FOR FLOORING PRIOR TO INSTALLING NEW FLOORING.

DOOR AND WINDOW FINISHES

1. UNITS SHALL RECEIVE CORDLESS MINI BLINDS.
2. COMMON AREAS SHALL RECEIVE ROLLER SHADES.
3. CASING FOR DOORS AND WINDOWS
4. WINDOW SILLS SHALL BE CULTURED MARBLE).
5. UNIT ENTRY DOOR FRAMES SHALL BE PNT-5.
6. UNIT ENTRY DOOR FINISH SHALL BE PNT-5.
7. INTERIOR UNIT DOOR FRAMES SHALL BE PNT-3.
8. INTERIOR DOOR FINISH SHALL BE PNT-3.
9. COMMON AREA DOOR FRAMES AND BORROWED LIGHT FRAMES SHALL BE PNT-5.
10. COMMON AREA DOOR FINISH SHALL BE PNT-5.
11. SEE ARCHITECTURE FOR EXTERIOR DOORS AND FRAME SELECTIONS.
12. INTERIOR DOOR TOP AND BOTTOM EDGES SHALL BE PAINTED OR SEALED. PAINT / SEALER COLOR SHALL MATCH THE DOOR FACING. FACTORY FINISHED DOOR EDGES THAT ARE TRIMMED SHALL BE REPAINTED / RESEALED.

ELEVATOR FINISHES

1. FLOORING: LVT-2
2. WALLS: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
3. CEILING: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES

INTERIOR SIGNAGE FINISHES

1. MANUFACTURER: INPRO CORPORATION OR EQUAL
2. STYLE: ASPEN BACKGROUND COLOR: *SELECT A COLOR OR ADD NOTE: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
3. TEXT COLOR: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
4. SEE ARCHITECTURE FOR LOCATIONS AND SIGN TYPES.

INTERIOR FINISH SCHEDULE REMARKS

1. PROVIDE ST-1 ON STAIR TREAD/RISERS, LVT-2 ON INTERMEDIATE LANDING AND SCONC ON GRADE FLOOR LANDINGS.
2. PROVIDE ST-1 ON STAIR TREAD/RISERS, LVT-2 ON INTERMEDIATE LANDING AND LVT-2 ON BASEMENT, FIRST, AND UPPER FLOOR LANDINGS.
3. PROVIDE PCTB-1 ON ALL WALLS. PROVIDE PCTB-2 AT THE TOP OF THE WAINSCOT.
4. EXISTING BUILDING STAIR TREADS AND RISERS ARE TO BE RE PAINTED PNT-5.
5. SEE UNIT ENTRY DOOR INSET ACCENT COLOR SCHEDULE* FOR ACCENT PAINT LOCATIONS AND COLOR.

INTERIORS ABBREVIATIONS

ACT	ACOUSTICAL TILE/PANEL
CG	CORNER GUARD
CM	CULTURED MARBLE
CPT	CARPET
CPTB	CARPET BASE
CR	CHAIR RAIL
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
EBRK	EXISTING BRICK
ECT	EXISTING CERAMIC TILE
ECMU	EXISTING CMU
ECT	EXISTING CERAMIC TILE
ETR	EXISTING TO REMAIN
FRP	FIBER REINFORCED PANEL
GRNT	GRANITE
GWB	GYPSUM BOARD
HR	HANDRAIL
LVT	LUXURY VINYL TILE
PCT	PORCELAIN CERAMIC TILE
PCTB	PORCELAIN CERAMIC TILE BASE
PLAM	PLASTIC LAMINATE
PNT	PAINT
QRTZ	QUARTZ
RB	RUBBER BASE
RT	RUBBER TILE
SCONC	SEALED CONCRETE
SS	SOLID SURFACE
ST	STAIR TREAD
SDT	STATIC DISSIPATIVE TILE
SV	SHEET VINYL
T	TRANSITION
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VWC	VINYL WALL COVERING
WB	WOOD BASE
WD	WOOD FLOOR
WP	WALL PROTECTION

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EXISTING BUILDING UNIT FINISH SCHEDULE

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NEW BUILDING UNIT ROOM FINISH SCHEDULE

ROOMS	FLOORS			WALLS		CEILING		CASEWORK			
				ALL WALLS							
NAME	FINISH	BASE	FLOORING TRANSITION	MATERIAL	FINISH	MATERIAL	FINISH	CASE FINISH	COUNTERTOP FINISH	CORNER GUARDS	REMARKS
UNIT1BR-9											
FOYER	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
BEDROOM 1	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 1 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 0BR-4											
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
FOYER	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 0BR-5 TYPE A / UFAS											
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
FOYER	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1	CG-1	
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	
UNIT 1BR-6											
FOYER	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
HALL	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BEDROOM 1	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 1 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 1BR-7											
FOYER	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
HALL	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BEDROOM 1	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 1 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 1BR-8											
FOYER	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
HALL	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BEDROOM 1	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 1 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 1BR-10 TYPE A/UFAS											
FOYER	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1	CG-1	
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
BEDROOM 1	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 1 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 2BR-1											
ENTRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LINEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
HALL	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
BEDROOM 1	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 1 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BEDROOM 2	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 2 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 2BR-2											
ENTRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1		
LINEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1	T-1	GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
BEDROOM 1	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 1 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BEDROOM 2	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 2 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
UNIT 2BR-3 TYPE A											
ENTRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	
COATS	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LAUNDRY	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
KITCHEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	QRTZ-1	CG-1	
LINEN	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BATH	PCT-1	PCTB-1		GWB	PNT-1	GWB	PNT-2	CAB-1	CM-1		
BEDROOM 1	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 1 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BEDROOM 2	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
BR 2 CLOSET	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
MECH	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2				
LIVING ROOM	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	
DINING	LVT-1	WB-1		GWB	PNT-1	GWB	PNT-2			CG-1	

INTERIOR FINISH SCHEDULE GENERAL NOTES

1. ALL FLOOR FINISH TRANSITION SHALL BE CENTERED UNDER THE DOOR IN A CLOSED POSITION.
2. SEE FINISH PLAN FOR EXTENT OF FINISHES WHERE MORE THAN ONE FLOOR OR BASE FINISH IS INDICATED IN A ROOM.
3. SEE FINISH PLAN WHERE MORE THAN ONE WALL FINISH IS INDICATED IN A ROOM.
4. PROVIDE ALL APPLICABLE TRIM PIECES TO FINISH CERAMIC OR PORCELAIN FLOOR TILE AND WAINSCOTS. THIS INCLUDES INSIDE AND OUTSIDE CORNER PIECES, BULLNOSE, ETC.
5. PROVIDE ALUMINUM SCHLUTER STRIPS AS NEEDED TO FINISH PORCELAIN TILE FLOOR TRANSITIONS AND EXPOSED EDGES. SEE FINISH SCHEDULE FOR STYLES.
6. PROVIDE VINYL TRANSITION STRIP AS NEEDED TO FINISH FLOORING TRANSITIONS.
7. SEE FINISH FLOOR PLANS FOR FLOORING PATTERNS.
8. PROVIDE WATERPROOFING MEMBRANE IN UNIT BATHROOMS WITH ROLL IN SHOWERS.
9. SEE DOOR SCHEDULE FOR ALL DOOR AND FRAME FINISHES.
10. ENSURE THE SUBFLOOR MEETS MANUFACTURERS REQUIREMENTS AND IS SUITABLE FOR FLOORING PRIOR TO INSTALLING NEW FLOORING.

DOOR AND WINDOW FINISHES

1. UNITS SHALL RECEIVE CORDLESS MINI BLINDS.
2. COMMON AREAS SHALL RECEIVE ROLLER SHADES.
3. CASING FOR DOORS AND WINDOWS
4. WINDOW SILLS SHALL BE CULTURED MARBLE).
5. UNIT ENTRY DOOR FRAMES SHALL BE PNT-5.
6. UNIT ENTRY DOOR FINISH SHALL BE PNT-5.
7. INTERIOR UNIT DOOR FRAMES SHALL BE PNT-3.
8. INTERIOR DOOR FINISH SHALL BE PNT-3.
9. COMMON AREA DOOR FRAMES AND BORROWED LIGHT FRAMES SHALL BE PNT-5.
10. COMMON AREA DOOR FINISH SHALL BE PNT-5.
11. SEE ARCHITECTURE FOR EXTERIOR DOORS AND FRAME SELECTIONS.
12. INTERIOR DOOR TOP AND BOTTOM EDGES SHALL BE PAINTED OR SEALED. PAINT / SEALER COLOR SHALL MATCH THE DOOR FACING. FACTORY FINISHED DOOR EDGES THAT ARE TRIMMED SHALL BE REPAINTED / RESEALED.

ELEVATOR FINISHES

1. FLOORING: LVT-2
2. WALLS: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
3. CEILING: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES

INTERIOR SIGNAGE FINISHES

1. MANUFACTURER: INPRO CORPORATION OR EQUAL
2. STYLE: ASPEN BACKGROUND COLOR: "SELECT A COLOR OR ADD NOTE: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
3. TEXT COLOR: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
4. SEE ARCHITECTURE FOR LOCATIONS AND SIGN TYPES.

INTERIOR FINISH SCHEDULE REMARKS

1. PROVIDE ST-1 ON STAIR TREAD/RISERS, LVT-2 ON INTERMEDIATE LANDING AND SCONC ON GRADE FLOOR LANDINGS.
2. PROVIDE ST-1 ON STAIR TREAD/RISERS, LVT-2 ON INTERMEDIATE LANDING AND LVT-2 ON BASEMENT, FIRST, AND UPPER FLOOR LANDINGS.
3. PROVIDE PCTB-1 ON ALL WALLS. PROVIDE PCTB-2 AT THE TOP OF THE WAINSCOT.
4. EXISTING BUILDING STAIR TREADS AND RISERS ARE TO BE RE PAINTED PNT-5.
5. SEE UNIT ENTRY DOOR INSET ACCENT COLOR SCHEDULE" FOR ACCENT PAINT LOCATIONS AND COLOR.

INTERIORS ABBREVIATIONS

ACT	ACOUSTICAL TILE/PANEL
CG	CORNER GUARD
CM	CULTURED MARBLE
CPT	CARPET
CPTB	CARPET BASE
CR	CHAIR RAIL
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
EBRK	EXISTING BRICK
ECT	EXISTING CERAMIC TILE
ECMU	EXISTING CMU
ECT	EXISTING CERAMIC TILE
ETR	EXISTING TO REMAIN
FRP	FIBER REINFORCED PANEL
GRNT	GRANITE
GWB	GYPSUM BOARD
HR	HANDRAIL
LVT	LUXURY VINYL TILE
PCT	PORCELAIN CERAMIC TILE
PCTB	PORCELAIN CERAMIC TILE BASE
PLAM	PLASTIC LAMINATE
PNT	PAINT
QRTZ	QUARTZ
RB	RUBBER BASE
RT	RUBBER TILE
SCONC	SEALED CONCRETE
SS	SOLID SURFACE
ST	STAIR TREAD
SDT	STATIC DISSIPATIVE TILE
SV	SHEET VINYL
T	TRANSITION
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VWC	VINYL WALL COVERING
WB	WOOD BASE
WD	WOOD FLOOR
WP	WALL PROTECTION

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PROJECT NUMBER *2024.0139*

ISSUANCE

NO.	DATE	DESCRIPTION
4	2025.03.27	CD PROGRESS SET

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NEW BUILDING UNIT FINISH SCHEDULE

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EXISTING BUILDING COMMON AREA ROOM FINISH SCHEDULE

ROOMS		FLOORS			WALLS								CEILING		STAIRS			CHAIR RAIL	REMARKS	ROOM #
					NORTH		EAST		SOUTH		WEST									
#	NAME	FLOOR FINISH	WALL BASE	FLOORING TRANSITION	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	STAIR STRINGER	STAIR HANDRAIL	STAIR BALUSTER/CAP			
0- BASEMENT E																				
E001	WATER MTR	SCONC	VB-2	T-3	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E001
E002	CORRIDOR 1	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E002
E003	STAIR 1	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E003
E004	OWNER STORAGE 2	SCONC	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E004
E005	OWNER STORAGE 1	SCONC	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E005
E007	CORRIDOR 2	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E007
E008	CORRIDOR 3	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E008
E009	OWNER STORAGE 3	SCONC	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E009
E010	MECHANICAL	SCONC	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E010
E011	TENANT STORAGE 2	SCONC	VB-2	T-3	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E011
E012	CORRIDOR 3	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E012
E013	OWNER STORAGE 4	SCONC	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E013
E014	CORRIDOR 4	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E014
E015	STAIR 2	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E015
E016	TENANT STORAGE 1	SCONC	VB-2	T-3	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E016
E017	OWNER STORAGE 5	SCONC	VB-2	T-3	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E017
E018	ELECTRICAL	SCONC	VB-2	T-3	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E018
1- FIRST FLOOR E																				
E101	VESTIBULE	EPCT	EPCTB		GWB	EPCTB/ESTONE/PNT-4	GWB	EPCTB/ESTONE/PNT-4	GWB	EPCTB/ESTONE/PNT-4	GWB	EPCTB/ESTONE/PNT-4	GWB	PNT-2						E101
E102	ENTRY STAIR	EPCT	EPCTB	T-1	GWB	EPCTB/ESTONE/PNT-4	GWB	EPCTB/ESTONE/PNT-4	GWB	EPCTB/ESTONE/PNT-4	GWB	EPCTB/ESTONE/PNT-4	GWB	PNT-2						E102
E103	LOBBY	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4/PNT-6	GWB	PNT-2						E103
E104	STAIR 1	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E104
E105	CORRIDOR 1	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E105
E106	CORRIDOR 2	LVT-2	WB-2		GWB	PNT-6	GWB	PNT-4	GWB	PNT-6	GWB	PNT-4	GWB	PNT-2						E106
E107	CORRIDOR 3	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E107
E108	STORAGE	VCT-1	WB-2		GWB		GWB		GWB		GWB		GWB	PNT-2						E108
E109	STAIR 2	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E109
E110	CORRIDOR 4	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E110
2 - SECOND FLOOR E																				
E201	CORRIDOR 1	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4/PNT-7	GWB	PNT-2				CR-1		E201
E202	STAIR 1	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E202
E203	CORRIDOR 2	LVT-2	WB-2		GWB	PNT-7	GWB	PNT-4	GWB	PNT-7	GWB	PNT-4	GWB	PNT-2						E203
E204	CORRIDOR 3	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E204
E205	CORRIDOR 4	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E205
E206	ELEC	VCT-1	WB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E206
E207	STORAGE	VCT-1	WB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E207
E208	STAIR 2	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E208
E209	CORRIDOR 5	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E209
3- THIRD FLOOR E																				
E301	CORRIDOR 1	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4/PNT-8	GWB	PNT-4	GWB	PNT-2				CR-1		E301
E302	STAIR 1	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E302
E303	CORRIDOR 2	LVT-2	WB-2		GWB	PNT-8	GWB	PNT-4	GWB	PNT-8	GWB	PNT-4	GWB	PNT-2				CR-1		E303
E304	CORRIDOR 3	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E304
E305	CORRIDOR 4	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E305
E306	ELEC	VCT-1	WB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E306
E307	STORAGE	VCT-1	WB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E307
E308	STAIR 2	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E308
E309	CORRIDOR 5	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E309
4- FOURTH FLOOR E																				
E401	CORRIDOR 1	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4/PNT-9	GWB	PNT-4	GWB	PNT-2				CR-1		E401
E402	STAIR 1	LVT-2/ST-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2	PNT-5	PNT-5	PNT-5		2	E402
E403	CORRIDOR 2	LVT-3	WB-2		GWB	PNT-9	GWB	PNT-4	GWB	PNT-9	GWB	PNT-4	ACT	ACT-1						E403
E404	CORRIDOR 3	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E404
E405	CORRIDOR 4	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E405
E406	ELEC	VCT-1	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E406
E407	STORAGE	VCT-1	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2						E407
E408	STAIR 2	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E408
E409	CORRIDOR 5	LVT-2	WB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2				CR-1		E409

INTERIOR FINISH SCHEDULE GENERAL NOTES

1. ALL FLOOR FINISH TRANSITION SHALL BE CENTERED UNDER THE DOOR IN A CLOSED POSITION.
2. SEE FINISH PLAN FOR EXTENT OF FINISHES WHERE MORE THAN ONE FLOOR OR BASE FINISH IS INDICATED IN A ROOM.
3. SEE FINISH PLAN WHERE MORE THAN ONE WALL FINISH IS INDICATED IN A ROOM.
4. PROVIDE ALL APPLICABLE TRIM PIECES TO FINISH CERAMIC OR PORCELAIN FLOOR TILE AND WAINSCOTS. THIS INCLUDES INSIDE AND OUTSIDE CORNER PIECES, BULLNOSE, ETC.
5. PROVIDE ALUMINUM SCHLUTER STRIPS AS NEEDED TO FINISH PORCELAIN TILE FLOOR TRANSITIONS AND EXPOSED EDGES. SEE FINISH SCHEDULE FOR STYLES.
6. PROVIDE VINYL TRANSITION STRIP AS NEEDED TO FINISH FLOORING TRANSITIONS.
7. SEE FINISH FLOOR PLANS FOR FLOORING PATTERNS.
8. PROVIDE WATERPROOFING MEMBRANE IN UNIT BATHROOMS WITH ROLL IN SHOWERS.
9. SEE DOOR SCHEDULE FOR ALL DOOR AND FRAME FINISHES.
10. ENSURE THE SUBFLOOR MEETS MANUFACTURERS REQUIREMENTS AND IS SUITABLE FOR FLOORING PRIOR TO INSTALLING NEW FLOORING.

DOOR AND WINDOW FINISHES

1. UNITS SHALL RECEIVE CORDLESS MINI BLINDS.
2. COMMON AREAS SHALL RECEIVE ROLLER SHADES.
3. CASING FOR DOORS AND WINDOWS
4. WINDOW SILLS SHALL BE CULTURED MARBLE).
5. UNIT ENTRY DOOR FRAMES SHALL BE PNT-5.
6. UNIT ENTRY DOOR FINISH SHALL BE PNT-5.
7. INTERIOR UNIT DOOR FRAMES SHALL BE PNT-3.
8. INTERIOR DOOR FINISH SHALL BE PNT-3
9. COMMON AREA DOOR FRAMES AND BORROWED LIGHT FRAMES SHALL BE PNT-5.
10. COMMON AREA DOOR FINISH SHALL BE PNT-5.
11. SEE ARCHITECTURE FOR EXTERIOR DOORS AND FRAME SELECTIONS.
12. INTERIOR DOOR TOP AND BOTTOM EDGES SHALL BE PAINTED OR SEALED. PAINT / SEALER COLOR SHALL MATCH THE DOOR FACING. FACTORY FINISHED DOOR EDGES THAT ARE TRIMMED SHALL BE REPAINTED / RESEALED.

ELEVATOR FINISHES

1. FLOORING: LVT-2
2. WALLS: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
3. CEILING: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES

INTERIOR SIGNAGE FINISHES

1. MANUFACTURER: INPRO CORPORATION OR EQUAL
2. STYLE: ASPEN BACKGROUND COLOR: *SELECT A COLOR OR ADD NOTE: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
3. TEXT COLOR: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
4. SEE ARCHITECTURE FOR LOCATIONS AND SIGN TYPES.

INTERIOR FINISH SCHEDULE REMARKS

1. PROVIDE ST-1 ON STAIR TREAD/RISERS, LVT-2 ON INTERMEDIATE LANDING AND SCONC ON GRADE FLOOR LANDINGS.
2. PROVIDE ST-1 ON STAIR TREAD/RISERS, LVT-2 ON INTERMEDIATE LANDING AND LVT-2 ON BASEMENT, FIRST, AND UPPER FLOOR LANDINGS.
3. PROVIDE PCTB-1 ON ALL WALLS. PROVIDE PCTB-2 AT THE TOP OF THE WAINSCOT.
4. EXISTING BUILDING STAIR TREADS AND RISERS ARE TO BE RE PAINTED PNT-5.
5. SEE UNIT ENTRY DOOR INSET ACCENT COLOR SCHEDULE" FOR ACCENT PAINT LOCATIONS AND COLOR.

INTERIORS ABBREVIATIONS

ACT	ACOUSTICAL TILE/PANEL
CG	CORNER GUARD
CM	CULTURED MARBLE
CPT	CARPET
CPTB	CARPET BASE
CR	CHAIR RAIL
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
EBRK	EXISTING BRICK
ECT	EXISTING CERAMIC TILE
ECMU	EXISTING CMU
ECT	EXISTING CERAMIC TILE
ETR	EXISTING TO REMAIN
FRP	FIBER REINFORCED PANEL
GRNT	GRANITE
GWB	GYPSUM BOARD
HR	HANDRAIL
LVT	LUXURY VINYL TILE
PCT	PORCELAIN CERAMIC TILE
PCTB	PORCELAIN CERAMIC TILE BASE
PLAM	PLASTIC LAMINATE
PNT	PAINT
QRTZ	QUARTZ
RB	RUBBER BASE
RT	RUBBER TILE
SCONC	SEALED CONCRETE
SS	SOLID SURFACE
ST	STAIR TREAD
SDT	STATIC DISSIPATIVE TILE
SV	SHEET VINYL
T	TRANSITION
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VWC	VINYL WALL COVERING
WB	WOOD BASE
WD	WOOD FLOOR
WP	WALL PROTECTION

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PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
4	2025.03.27	CD PROGRESS SET

NOT FOR CONSTRUCTION

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EXISTING BUILDING COMMON AREA FINISH SCHEDULE

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NEW BUILDING COMMON AREA ROOM FINISH SCHEDULE

ROOMS		FLOORS			WALLS								CEILING		CASEWORK		STAIRS					
					NORTH		EAST		SOUTH		WEST											
#	NAME	FLOOR FINISH	WALL BASE	FLOORING TRANSITION	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	CABINET FINISH	COUNTERTOP FINISH	STAIR STRINGER	STAIR HANDRAIL	STAIR BALUSTER/CAP	REMARKS	ROOM #
0- GRADE N																					
101	STAIR 1	SCONC/ST-1/LVT-2	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	1	101
102	LOBBY	CPT-2	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							102
103	CORRIDOR / MAIL	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4/PNT-7	GWB	PNT-4	GWB	PNT-4	ACT	ACT-1							103
104	RR	PCT-2	PCTB-2	T-1	GWB	PCT-2/PCTB-3/PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PCT-2/PCTB-3/PNT-4	GWB	PNT-2							104
105	RR	PCT-2	PCTB-2	T-1	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4/PCTB-3	GWB	PCT-2/PCTB-3/PNT-4	GWB	PNT-2							105
106	COMMUNITY ROOM	CPT-1/LVT-2	VB-2		GWB	PNT-4	GWB	PNT-4/PNT-7	GWB	PNT-4/PNT-6	GWB	PNT-4/PNT-7	ACT/GWB	ACT-1/PNT-2	CAB-1	QRTZ-1					106
107	OFFICE	CPT-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB		GWB	PNT-4	ACT	ACT-1							107
108	MECH.	CPT-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	ACT	ACT-1							108
109	OFFICE	CPT-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB		GWB		ACT	ACT-1							109
111	DATA / IT	CPT-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	ACT	ACT-1							111
112	STAIR 2	SCONC/ST-1/LVT-2	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	1	112
113	TRASH	SCONC	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							113
114	MECH/ELEC	SCONC	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							114
2- SECOND FLOOR N																					
201	STAIR 1	LVT-2/ST-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	2	201
202	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-7	GWB	PNT-7	ACT	ACT-1							202
203	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	ACT	ACT-1							203
204	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4/PNT-7	GWB	PNT-4	GWB	PNT-4/PNT-7	GWB	PNT-2						5	204
205	STAIR 2	LVT-2/ST-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	2	205
206	TRASH	VCT-1	VB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							206
207	UTILITY	VCT-1	VB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							207
3- THIRD FLOOR N																					
301	STAIR 1	LVT-2/ST-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	2	301
302	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-8	GWB	PNT-8	GWB	PNT-4	ACT	ACT-1							302
303	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	ACT	ACT-1							303
304	CORRIDOR	LVT-2	VB-2		GWB	PNT-4	GWB	PNT-4/PNT-8	GWB	PNT-4	GWB	PNT-4/PNT-8	GWB	PNT-2						5	304
305	STAIR 2	LVT-2/ST-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	2	305
306	TRASH	VCT-1	VB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							306
307	UTILITY	VCT-1	VB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							307
4- FOURTH FLOOR N																					
401	STAIR 1	LVT-2/ST-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	2	401
402	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-9	GWB	PNT-9	ACT	ACT-1							402
403	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	ACT	ACT-1							403
404	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4/PNT-9	GWB	PNT-4	GWB	PNT-4/PNT-9								5	404
405	STAIR 2	LVT-2/ST-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	2	405
406	TRASH	VCT-1	VB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							406
407	UTILITY	VCT-1	VB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							407
5- FIFTH FLOOR N																					
501	STAIR 1	LVT-2/ST-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	2	501
502	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-10	GWB	PNT-10	ACT	ACT-1							502
503	CORRIDOR	LVT-3	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	ACT	ACT-1							503
504	CORRIDOR	LVT-2	VB-2		GWB	PNT-4	GWB	PNT-4/PNT-10	GWB	PNT-4	GWB	PNT-4/PNT-10	GWB	PNT-2						5	504
505	STAIR 2	LVT-2/ST-1	VB-2		GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2			PNT-5	PNT-5	PNT-5	2	505
506	TRASH	VCT-1	VB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							506
507	UTILITY	VCT-1	VB-2	T-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-4	GWB	PNT-2							507

INTERIOR FINISH SCHEDULE GENERAL NOTES

1. ALL FLOOR FINISH TRANSITION SHALL BE CENTERED UNDER THE DOOR IN A CLOSED POSITION.
2. SEE FINISH PLAN FOR EXTENT OF FINISHES WHERE MORE THAN ONE FLOOR OR BASE FINISH IS INDICATED IN A ROOM.
3. SEE FINISH PLAN WHERE MORE THAN ONE WALL FINISH IS INDICATED IN A ROOM.
4. PROVIDE ALL APPLICABLE TRIM PIECES TO FINISH CERAMIC OR PORCELAIN FLOOR TILE AND WAINSCOTS. THIS INCLUDES INSIDE AND OUTSIDE CORNER PIECES, BULLNOSE, ETC.
5. PROVIDE ALUMINUM SCHLUTER STRIPS AS NEEDED TO FINISH PORCELAIN TILE FLOOR TRANSITIONS AND EXPOSED EDGES. SEE FINISH SCHEDULE FOR STYLES.
6. PROVIDE VINYL TRANSITION STRIP AS NEEDED TO FINISH FLOORING TRANSITIONS.
7. SEE FINISH FLOOR PLANS FOR FLOORING PATTERNS.
8. PROVIDE WATERPROOFING MEMBRANE IN UNIT BATHROOMS WITH ROLL IN SHOWERS.
9. SEE DOOR SCHEDULE FOR ALL DOOR AND FRAME FINISHES.
10. ENSURE THE SUBFLOOR MEETS MANUFACTURERS REQUIREMENTS AND IS SUITABLE FOR FLOORING PRIOR TO INSTALLING NEW FLOORING.

DOOR AND WINDOW FINISHES

1. UNITS SHALL RECEIVE CORDLESS MINI BLINDS.
2. COMMON AREAS SHALL RECEIVE ROLLER SHADES.
3. CASING FOR DOORS AND WINDOWS
4. WINDOW SILLS SHALL BE CULTURED MARBLE).
5. UNIT ENTRY DOOR FRAMES SHALL BE PNT-5.
6. UNIT ENTRY DOOR FINISH SHALL BE PNT-5.
7. INTERIOR UNIT DOOR FRAMES SHALL BE PNT-3.
8. INTERIOR DOOR FINISH SHALL BE PNT-3.
9. COMMON AREA DOOR FRAMES AND BORROWED LIGHT FRAMES SHALL BE PNT-5.
10. COMMON AREA DOOR FINISH SHALL BE PNT-5.
11. SEE ARCHITECTURE FOR EXTERIOR DOORS AND FRAME SELECTIONS.
12. INTERIOR DOOR TOP AND BOTTOM EDGES SHALL BE PAINTED OR SEALED. PAINT / SEALER COLOR SHALL MATCH THE DOOR FACING. FACTORY FINISHED DOOR EDGES THAT ARE TRIMMED SHALL BE REPAINTED / RESEALED.

ELEVATOR FINISHES

1. FLOORING: LVT-2
2. WALLS: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
3. CEILING: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES

INTERIOR SIGNAGE FINISHES

1. MANUFACTURER: INPRO CORPORATION OR EQUAL
2. STYLE: ASPEN BACKGROUND COLOR: *SELECT A COLOR OR ADD NOTE: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
3. TEXT COLOR: TO BE SELECTED IN SUBMITTALS FROM MANUFACTURERS STANDARD FINISHES
4. SEE ARCHITECTURE FOR LOCATIONS AND SIGN TYPES.

INTERIOR FINISH SCHEDULE REMARKS

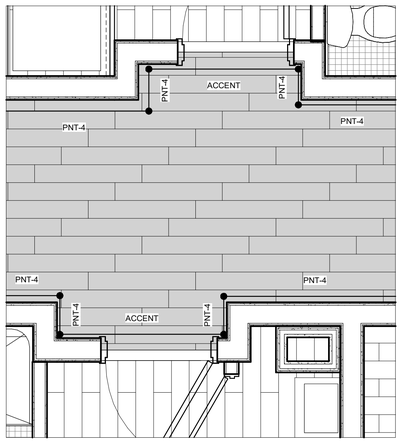
1. PROVIDE ST-1 ON STAIR TREAD/RISERS, LVT-2 ON INTERMEDIATE LANDING AND SCONC ON GRADE FLOOR LANDINGS.
2. PROVIDE ST-1 ON STAIR TREAD/RISERS, LVT-2 ON INTERMEDIATE LANDING AND LVT-2 ON BASEMENT, FIRST, AND UPPER FLOOR LANDINGS.
3. PROVIDE PCTB-1 ON ALL WALLS. PROVIDE PCTB-2 AT THE TOP OF THE WAINSCOT.
4. EXISTING BUILDING STAIR TREADS AND RISERS ARE TO BE RE PAINTED PNT-5.
5. SEE UNIT ENTRY DOOR INSET ACCENT COLOR SCHEDULE* FOR ACCENT PAINT LOCATIONS AND COLOR.

INTERIORS ABBREVIATIONS

ACT	ACOUSTICAL TILE/PANEL
CG	CORNER GUARD
CM	CULTURED MARBLE
CPT	CARPET
CPTB	CARPET BASE
CR	CHAIR RAIL
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
EBRK	EXISTING BRICK
ECT	EXISTING CERAMIC TILE
ECMU	EXISTING CMU
ECT	EXISTING CERAMIC TILE
ETR	EXISTING TO REMAIN
FRP	FIBER REINFORCED PANEL
GRNT	GRANITE
GWB	GYPSUM BOARD
HR	HANDRAIL
LVT	LUXURY VINYL TILE
PCT	PORCELAIN CERAMIC TILE
PCTB	PORCELAIN CERAMIC TILE BASE
PLAM	PLASTIC LAMINATE
PNT	PAINT
QRTZ	QUARTZ
RB	RUBBER BASE
RT	RUBBER TILE
SCONC	SEALED CONCRETE
SS	SOLID SURFACE
ST	STAIR TREAD
SDT	STATIC DISSIPATIVE TILE
SV	SHEET VINYL
T	TRANSITION
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VWC	VINYL WALL COVERING
WB	WOOD BASE
WD	WOOD FLOOR
WP	WALL PROTECTION

UNIT ENTRY DOOR ACCENT PAINT

Number	Name	Inset Accent Color
U201	1BR-7	-
U202	1BR-7	-
U203	1BR-8	-
U204	1BR-8	-
U205	0BR-5 TYPE A / UFAS	PNT-7
U206	2BR-3 TYPE A / UFAS	-
U207	0BR-4	PNT-7
U208	0BR-4	PNT-7
U209	1BR-6	PNT-7
U210	0BR-4	PNT-7
U211	1BR-6	PNT-7
U212	0BR-4	PNT-7
U213	0BR-4	PNT-7
U214	0BR-4	PNT-7
U215	0BR-4	PNT-7
U216	0BR-4	PNT-7
U217	2BR-1	PNT-7
U218	1BR-10 TYPE A / UFAS	PNT-7
U301	1BR-7	-
U302	1BR-8	-
U303	2BR-2	-
U304	0BR-4	PNT-8
U305	0BR-4	PNT-8
U306	0BR-4	PNT-8
U307	0BR-4	PNT-8
U308	0BR-4	PNT-8
U309	1BR-9	PNT-8
U311	2BR-1	PNT-8
U312	0BR-4	PNT-8
U313	0BR-4	PNT-8
U314	1BR-6	PNT-8
U315	1BR-6	PNT-8
U316	0BR-4	PNT-8
U317	0BR-5 TYPE A / UFAS	PNT-8
U318	1BR-8	-
U319	1BR-7	-
U401	1BR-7	-
U402	1BR-8	-
U403	2BR-3 TYPE A / UFAS	-
U404	0BR-4	PNT-9
U405	0BR-4	PNT-9
U406	0BR-4	PNT-9
U407	0BR-4	PNT-9
U408	0BR-4	PNT-9
U409	1BR-10 TYPE A / UFAS	PNT-9
U411	2BR-1	PNT-9
U412	0BR-4	PNT-9
U413	0BR-4	PNT-9
U414	1BR-6	PNT-9
U415	1BR-6	PNT-9
U416	0BR-4	PNT-9
U417	0BR-4	PNT-9
U418	1BR-8	-
U419	1BR-7	-
U501	1BR-7	-
U502	1BR-8	-
U503	2BR-2	-
U504	0BR-4	PNT-10
U505	0BR-4	PNT-10
U506	0BR-4	PNT-10
U507	0BR-4	PNT-10
U508	0BR-4	PNT-10
U509	1BR-9	PNT-10
U511	2BR-1	PNT-10
U512	0BR-4	PNT-10
U513	0BR-4	PNT-10
U514	1BR-6	PNT-10
U515	1BR-6	PNT-10
U516	0BR-4	PNT-10
U517	0BR-5 TYPE A / UFAS	PNT-10
U518	1BR-8	-
U519	1BR-7	-



1 / I2.4 UNIT ENTRY DOOR ACCENT PAINT DETAIL

1/2" = 1'-0"

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AFFORDABLE HOUSING
INNOVO SELDEN ST
439 SELDEN ST. DETROIT, MI. 48201

PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
4	2025.03.27	CD PROGRESS SET

NOT FOR CONSTRUCTION

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NEW BUILDING COMMON AREA FINISH SCHEDULE

I2.4

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INNOVO SELDEN ST

Issue Date/ Description:

Project No: 2024.0139



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PROJECT NUMBER	*2024.0139*

ISSUANCE

NO.	DATE	DESCRIPTION

Project No.: 9446

A. V. SCHWAN & ASSOC.
STRUCTURAL ENGINEERS
6000 E. Thomas Rd. Suite 1
Scottsdale, Arizona 85251

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Cover

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GENERAL STRUCTURAL NOTES

A. BUILDING CODE:

1. 2019 DETROIT CITY BUILDING CODE

B. DESIGN LOADS:

1. ROOF DEAD LOAD = 20 PSF
2. RESIDENTIAL FLOOR DEAD LOAD = 30 PSF
3. ROOF LIVE LOAD = 20 PSF (ON HORIZONTAL PROJECTION, REDUCIBLE) OR 300 LBS. CONCENTRATED, WHICHEVER PRODUCES THE GREATER LOAD EFFECTS
4. OCCUPIED ROOF DECK/ASSEMBLY = 100 PSF
5. TYPICAL FLOOR LIVE LOAD (APARTMENTS)= 40 PSF
6. BALCONY LIVE LOAD (APARTMENTS) = 1.5 X TYPICAL = 60 PSF
7. CORRIDOR & STAIR LIVE LOAD = 100 PSF
8. LIGHT STORAGE LIVE LOAD = 125 PSF
9. HANDRAILS AND GUARDRAILS = 50 PLF OR 200 LBS POINT LOAD
10. IBC ROOF SNOW LOAD DATA
    a. GROUND SNOW LOAD PG = 20 PSF
    b. FLAT-ROOF SNOW LOAD PF = 20 PSF (CODE MINIMUM)
    c. SNOW EXPOSURE FACTOR CE = 1.0
    d. SNOW LOAD IMPORTANCE FACTOR IS = 1.0
    e. THERMAL FACTOR CT = 1.0
    f. SLOPE FACTOR(S) CS = 1.0
    g. DRIFT SURCHARGE LOAD(S) PD AND WIDTHS: PD = 19.2 PSF OVER 14.0 PSF BALANCED SNOW LOAD. WIDTH = 10'-0".
11. IBC WIND DESIGN DATA
    a. BASIC DESIGN WIND SPEED V= 115 MPH
    b. RISK CATEGORY II
    c. EXPOSURE 'C'
    d. INTERNAL PRESSURE COEF. = +/- 0.18
    e. COMPONENT AND CLADDING DESIGN; SEE WIND LOAD DIAGRAM AND TABLE
12. IBC EARTHQUAKE DESIGN DATA
    a. S_S=0.096; S_1=0.075; S_{DS}= 0.102; S_{D1}=0.120
    b. IMPORTANCE FACTOR IE =1.0
    c. RISK CATEGORY II
    d. SEISMIC DESIGN CATEGORY 'B'
    e. SITE CLASS 'D'
    f. SEISMIC FORCE RESISTING SYSTEM; STEEL PLATE SHEATHED SHEAR WALLS, ORDINARY CONCRETE SHEAR WALLS, ORDINARY CONCRETE MOMENT FRAMES R=3.0
    g. DESIGN BASE SHEAR = GOVERNED BY WIND
    h. SEISMIC RESPONSE COEFFICIENT, CS=.034
    i. EQUIVALENT LATERAL FORCE PROCEDURE

C. FOUNDATIONS:

1. PER SOILS INVESTIGATION REPORT BY "----------------", JOB NO. ----------------, DATED= ----------.
2. MINIMUM BEARING CAPACITY OF ------- PSF.
3. ALL FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 4'-0" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE WITHIN 5'-0" OF THE PERIMETER OF THE BUILDING, (LOWER DEPTH GOVERNS), ONTO PREPARED SUBGRADE PER THE ABOVE REFERENCED REPORT.
4. WHERE FOOTINGS ARE FOUNDED ON ENGINEERED FILL; THE DEPTH OF FILL, LIMITS OF COMPACTION, AND THE PERCENT OF COMPACTION ARE TO BE PER THE ABOVE REFERENCED SOIL REPORT.
5. MAXIMUM TOLERANCE FOR CAISSON SHAFT TO BE 1/15 DIAMETER.
6. WALLS THAT ARE SHOWN RESTRAINED AT THE TOP SHALL NOT BE BACKFILLED UNTIL THE STRUCTURE PROVIDING RESTRAINT IS IN PLACE AND HAS ATTAINED DESIGN STRENGTH. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF WALL BRACING FOR WALLS THAT ARE BACKFILLED PRIOR TO CONSTRUCTION OF TOP RESTRAINT.

D. GENERAL:

1. STRUCTURAL NOTES SHALL BE USED ALONG WITH THE PROJECT/SPECIFICATION MANUAL. WHERE THE STRUCTURAL NOTES, DRAWINGS OR SPECIFICATIONS DISAGREE, THE CONTRACTOR MAY REQUEST A CLARIFICATION DURING THE BIDDING PERIOD. OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
2. PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. VERIFY/COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. DO NOT USE SCALED DIMENSIONS.
4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. DO NOT PENETRATE ANY STRUCTURAL ELEMENTS (BEAMS, COLUMNS, WALLS, FOUNDATIONS, SLABS, STEEL DECKS, ETC.) WITHOUT PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER THROUGH ARCHITECT.
5. NOTES AND STRUCTURAL DETAILS ON THE DRAWINGS ARE APPLICABLE WHERE INDICATED BY SECTION CUT, BY NOTE OR BY DETAIL TITLE AND SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. PROVIDE SIMILAR DETAILS AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY REQUEST A CLARIFICATION DURING THE BIDDING PERIOD OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
6. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND HE SHALL COORDINATE ALL DETAILS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
8. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK THAT CONFORMS WITH THE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY.
9. EXISTING CONDITIONS: CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO BEGINNING ANY PERTINENT WORK. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
10. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE PERMITTED DRAWINGS REQUIRES A DESIGN ANALYSIS AND DRAWING REVISION BY THE STRUCTURAL ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR PERMIT REVISION APPROVAL.
11. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOADS LISTED ABOVE.
12. DEMOLITION:
    a. CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO CONTINUING ANY WORK.
    b. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING DEMOLITION TO AVOID DAMAGING THOSE PORTIONS OF THE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DAMAGE TO THE STRUCTURE TO REMAIN.
    c. ALL METHODS USED SHALL BE CAREFULLY PLANNED AND SHALL BE APPROPRIATE TO THE WORK TO BE DONE. THE EXISTING STRUCTURE TO REMAIN SHALL NOT BE SUBJECTED TO ANY SUDDEN OR EXCESSIVE FORCES WHICH MIGHT ADVERSELY AFFECT THE INTEGRITY OF THE STRUCTURE.
    d. WHERE EXISTING CONCRETE OR MASONRY IS TO BE REMOVED SAW CUT BETWEEN THE STRUCTURE TO REMAIN AND THAT TO BE REMOVED UNLESS NOTED OTHERWISE. WHERE NEW DOORS OR OTHER OPENINGS ARE TO BE CUT INTO EXISTING WALLS OR SLABS A MINIMUM 6" DIAMETER CORE HOLE SHALL BE DRILLED INTO EACH CORNER. THE SAW CUT SHALL BE BETWEEN THE CORE HOLES. NO OVER CUTTING INTO THE STRUCTURE TO REMAIN SHALL BE PERMITTED.
    e. ALL SHORING AND BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL SUBMIT SHORING PLANS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE JURISDICTION HAVING AUTHORITY FOR REVIEW PRIOR TO IMPLEMENTATION OF THE SHORING. THE SHORING SHALL BE INSPECTED BY THE SHORING ENGINEER. THE SHORING SYSTEM SHALL HAVE PROVISIONS TO MONITOR THE AMOUNT OF APPLIED LOAD.
13. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION HAVING AUTHORITY THAT THE PROJECT IS LOCATED.

E. CONCRETE:

1. CONCRETE MATERIAL PROPERTIES:
    a. ALL STRUCTURAL FOUNDATIONS, WALLS, BEAMS, SLABS & COLUMNS TO BE 5000 PSI AT 28 DAYS.
    b. SLABS ON GRADE:
        (1) SLABS ON GRADE TO BE 3500 PSI AT 28 DAYS.
        (2) NO HIGH RANGE WATER REDUCERS ALLOWED. DO NOT USE TYPE "F" WATER REDUCING ADMIXTURE, OR 'ALL RANGE' WATER REDUCING ADMIXTURES AT TYPE F DOSAGE RATE. USE ONLY ONE WATER REDUCING ADMIXTURE IN ANY GIVEN MIX
        (3) WATER CONTENT SHALL PRODUCE A MINIMUM 3 INCH SLUMP WITHOUT ADMIXTURE.
        (4) MAX WATER/CEMENT RATIO SHALL BE 0.53.
        (5) AGGREGATE SIZE SHALL BE 3/4" PER ASTM C33. CEMENT TO BE ASTM C 150
        (6) TYPE I OR II CEMENT. MINIMUM REQUIRED CEMENT CONTENT IS 540 POUNDS PER CUBIC YARD.
        (7) NO FLY ASH ALLOWED. IF REQUIRED FOR REACTIVE OR CORROSIVE MITIGATION FROM ADEQUATE TEST DATA PROVIDED, THE WEIGHT OF THE SUPPLEMENTARY CEMENTITIOUS MATERIALS DIVIDED BY THE WEIGHT OF TOTAL CEMENT MATERIALS SHALL NOT EXCEED THE FOLLOWING: FLY ASH: 20%. SLAG: 30%.
        (8) NO CONCRETE BLOCKS OR DOBIES ALLOWED FOR REINFORCMENT CHAIRS. CHAIRS TO BE PLASTIC OR STEEL.
        (9) IF SUPPLEMENTARY CEMENTITIOUS MATERIALS IS ALLOWED, MAINTAIN SPECIFIED MINIMUM PORTLAND CEMENT CONTENT.
        (10) MAXIMUM ALLOWED SHRINKAGE (28 DAY) TO BE 0.04% WHEN TESTED ACCORDING TO ASTM C157 OR MODIFIED.
        (11) SLUMP AT PLACEMENT: 5±1 INCH (USE MIDRANGE PLASTICIZERS AS NEEDED
    c. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", USE LATEST ADOPTION OF ACI
    d. AGGREGATE SIZE: 1" MAXIMUM FOR FOOTINGS, CAISSONS, AND OTHER MASS CONCRETE; 3/4" MAXIMUM FOR OTHER CONCRETE.
2. MAXIMUM SLUMP TO BE 4 1/2" UNLESS NOTED OTHERWISE.
3. CONCRETE CONTAINING SUPERPLATICIZING ADMIXTURE SHALL HAVE A SLUMP NOT EXCEEDING 3", TO BE FIELD VERIFIED, PRIOR TO ADDING ADMIXTURE, AND NOT EXCEEDING 8" AT PLACEMENT.
4. ADMIXTURES ARE NOT PERMITTED IN THE CONCRETE MIX WITHOUT PRIOR WRITTEN APPROVAL.
5. ADDITION OF WATER TO THE BATCH FOR MATERIAL WITH INSUFFICIENT SLUMP WILL NOT BE PERMITTED. UNLESS THE SUPPLIER HAS SPECIFICALLY WITHHELD WATER FROM THE BATCH AT THE PLANT. IN SUCH CASE THE MIX DESIGN AND TRUCK TICKET MUST CLEARLY STATE THE MAXIMUM AMOUNT OF WATER THAT CAN BE ADDED TO THE BATCH ON SITE. IN NO CASE SHALL THE DESIGN WATER TO CEMENTITIOUS MATERIAL RATIO BE EXCEEDED.
6. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND UNDER-FLOOR DUCTS, SLAB EDGES, REINFORCING, KEYS, ETC.
7. CAST SLABS ON GROUND WITH CONSTRUCTION AND CONTROL JOINTS IN ACCORDNCE WITH STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND AS SHOWN ON THE PLANS. THE ENCLOSED AREA OF THE JOINTS SHALL NOT EXCEED 100 SQUARE FEET.
8. SUBMIT CONCRETE MIX DESIGNS FOR REVIEW.
9. MAXIMUM SLOPE OF ANY CONCRETE IS 6'-0".
10. SPACING OF CONSTRUCTION JOINTS OR CONTROL JOINTS IN WALLS EXPOSED TO VIEW SHALL NOT EXCEED 40 FEET UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
11. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS EXCEEDING 24 INCHES SQUARE OR ROUND IN ALL SLABS AND WALLS EQUAL TO TWO #5 BARS ON FOUR SIDES AND EXTEND TWO FEET BEYOND THE OPENING.
12. STEEL REINFORCEMENT IN CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A CLEAR COVER OF 3 INCHES. STEEL REINFORCEMENT IN FORMED CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A CLEAR COVER OF 2 INCHES FOR #6 AND LARGER BARS AND A CLEAR COVER OF 1 1/2 INCHES FOR #5 BARS AND SMALLER. ALL OTHER CLEAR COVER CASES PER THE LATEST EDITION OF ACI 318.
13. PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
14. PROVIDE CLASS B LAP SPLICES FOR ALL REINFORCING UNLESS NOTED OTHERWISE.
15. PROVIDE BENT CORNER BARS TO MATCH LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS.
16. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SO THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2" OR A MINIMUM OF 6".
17. PROVIDE ISOLATION JOINTS AROUND ALL COLUMNS AT ALL EXPOSED SLAB ON GRADE AREAS.

F. POST-TENSIONED CONCRETE:

1. RECOMMENDATIONS FOR CONCRETE MEMBERS PRESTRESSED WITH UNBONDED TENDONS (ACI 423.3R).
2. TENTATIVE RECOMMENDATIONS FOR PRESTRESSED CONCRETE FLAT PLATES (ACI-423.2R)
3. SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS.
4. ALL FORCES SHOWN ARE EFFECTIVE AFTER ALL LOSSES CALCULATED AS THE AVERAGE FORCE IN THE SPAN FURTHEST FROM A JACKING END.
5. PROFILES OF TENDONS ARE TO BE PARABOLIC AND SHALL CONFORM TO THE CONTROL POINTS AS SHOWN ON THE PLANS. DIMENSIONS LOCATING THE PROFILE APPLY TO THE CENTER OF GRAVITY OF THE TENDON. LOW POINTS OF THE TENDON ARE AT THE MIDSPAN UNLESS NOTED OTHERWISE.
6. THE POST-TENSION SUPPLIER SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS, BLACKOUTS, SLEEVES, ETC. RELATING TO THE POST-TENSION WORK.
7. TENDONS SHALL BE STRESSED AND ANCHORED WHEN THE CONCRETE REACHES 3000 PSI AS VERIFIED BY CONCRETE TESTS. IF THE CONCRETE STRENGTHS ARE NOT REACHED WITHIN 96 HOURS TO PERMIT FULL STRESSING, NOTIFY THE ENGINEER.
8. STRESSING SEQUENCE SHALL BE DETERMINED BY THE POST-TENSION SUPPLIER SUBJECT TO CONSTRUCTION SEQUENCING AND THE APPROVAL OF THE ENGINEER.
9. EMBEDDED ITEMS:
    a. SLIGHT DEVIATION IN SPACING OF THE TENDONS IS PERMITTED WHERE REQUIRED TO AVOID EMBEDDED ITEMS AND INSERTS SPECIFICALLY LOCATED.
    b. CURVATURE FOR HORIZONTAL DEVIATION SHALL NOT BE LESS THAN A RADIUS OF 21 FEET. TENDONS TO CLEAR ALL EMBEDDED ITEMS OR SLEEVES A MINIMUM OF 3" AND ARE NOT TO BE TIED DIRECTLY TO EMBEDDED ITEMS.
    c. MAXIMUM SIZE OF CONDUIT SHALL BE 1 1/4" O.D. AND SPACED A MINIMUM OF 4" ON CENTER UNLESS OTHERWISE APPROVED BY THE ENGINEER.
    d. ALL CONDUIT IS TO BE PLACED WITHIN THE MIDDLE ONE THIRD OF THE SLAB THICKNESS.
    e. CONDUIT IS NOT TO BE PLACED WITHIN A DISTANCE OF 5 FEET OF ANY COLUMN OR WITHIN 2 FEET OF ANY STRESSING ANCHOR UNLESS OTHERWISE APPROVED BY THE ENGINEER.
    f. IN AREAS OF HIGH CONDUIT CONCENTRATION WHERE IT IS NOT POSSIBLE TO MEET THE ABOVE REQUIREMENTS, CONSULT THE STRUCTURAL ENGINEER PRIOR TO PLACING.

G. REINFORCING STEEL:

1. ALL BARS #4 AND LARGER TO BE ASTM A 615, GRADE 60. ALL #2 AND #3 BARS TO BE ASTM A 615, GRADE 40. DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI-318, LATEST ADOPTION. ALL MASONRY BARS TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI-530.
2. WELDED WIRE FABRIC TO BE IN ACCORDANCE WITH ASTM A 185.
3. ALL BARS INDICATED ON THE PLANS TO BE WELDED SHALL CONFORM TO ASTM A 706 (GRADE 60).
4. MASONRY WIRE JOINT REINFORCING TO BE ASTM A 82.
5. POST-TENSIONING TENDONS SHALL BE 1/2" DIAMETER SEVEN WIRE STRAND CONFORMING TO ASTM A 416, GRADE 270, LOW RELAXATION.
6. ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION BY USE OF A PLASTIC OR CONCRETE CHAIR. DUCT-TAPED COVERED REINFORCING IS NOT AN ACCEPTABLE CHAIR.
7. WELDING OF STIRRUPS, TIES, INSERTS OR OTHER SIMILAR ELEMENTS TO LONGITUDINAL REINFORCEMENT IS NOT PERMITTED.
8. REINFORCEMENT SHALL NOT BE TACK WELDED.
9. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO THE SCHEDULED CONCRETE PLACEMENT.

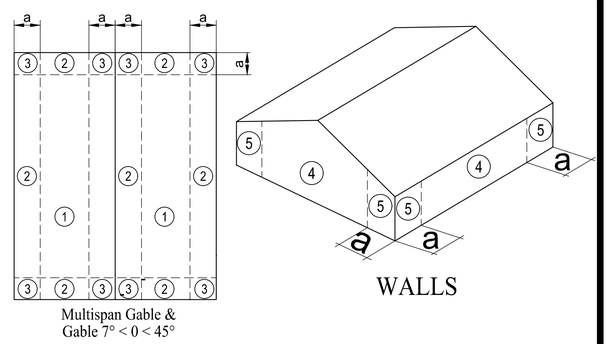
H. MASONRY:

1. MASONRY UNIT PROPERTIES
    a. f'm = 2000 PSI AT 28 DAYS.
    b. MEDIUM WEIGHT (115 PCF MAX.) HOLLOW C.M.U. TO BE ASTM C 90. THE BLOCK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI. AND THE MORTAR SHALL BE TYPE "S". GROUT FILL TO BE A MINIMUM OF 2000 PSI AT 28 DAYS PER ASTM C 476.
    c. ALL MASONRY CONSTRUCTION SHALL COMPLY WITH TMS 602 "SPECIFICATIONS FOR MASONRY STRUCTURES". USE LATEST ADOPTION OF TMS.
2. MASONRY REINFORCING:
    a. 8" C.M.U. WALLS ARE TO HAVE #5 VERTICALS CENTERED IN WALL AT 48" O.C. WITH #5 VERTICALS CENTERED IN WALL AT ALL CORNERS, ENDS, JAMBS, INTERSECTIONS AND BOTH SIDES OF CONTROL JOINTS, TYPICAL UNLESS NOTED OTHERWISE.
    b. HORIZONTAL JOINT REINFORCING IS TO BE STANDARD JOINT REINFORCING AT 16" O.C. (MINIMUM 2-#9 GAGE WIRES).
    c. HORIZONTAL REINFORCING IN STACKED BOND MASONRY CONSTRUCTION TO BE #5 HORIZONTAL IN 8" CONTINUOUS BOND BEAM AT 48" O.C. VERTICAL SPACING U.N.O.
    d. ADDITIONAL VERTICAL REINFORCING SHOWN ON PLAN IS IN LIEU OF TYPICAL REINFORCING. PLACE ONE BAR PER CELL IN SOLID GROUT. EXTEND BARS A MINIMUM OF 31" BEYOND THE FLOOR OR ROOF LEVEL ABOVE.
    e. BUILDING WALLS ARE TO HAVE 2 #5 BARS CONTINUOUS IN A MINIMUM 8" DEEP BOND BEAM AT ALL ROOF AND FLOOR LEVELS UNLESS NOTED OTHERWISE. WRAP BAR WITH MASTIC TAPE FOR 1'-6" ON EACH SIDE OF MASONRY CONTROL JOINT.
    f. BUILDING WALLS ARE TO HAVE 1 #5 BAR CONTINUOUS IN A MINIMUM 8" DEEP BOND BEAM AT THE TOP OF ALL PARAPETS UNLESS NOTED OTHERWISE.
    g. PROVIDE A MINIMUM OF 2 #4 BARS X (THE WIDTH OF THE OPENING PLUS 4'-0") IN A MINIMUM 8" DEEP BOND BEAM BELOW ALL WINDOW AND MECHANICAL OPENINGS UNLESS NOTED OTHERWISE.
    h. BOND BEAM REINFORCING IS TO BE CONTINUOUS THROUGH CONTROL JOINTS. DISCONTINUE TYPICAL JOINT REINFORCING.
    i. HORIZONTAL AND VERTICAL REINFORCEMENT LAPS SHALL BE AS SHOWN IN THE LAP SPLICE LENGTH TYPICAL DETAIL. MASONRY COVER AND ADJACENT REINFORCEMENT CLEAR SPACING SHALL BE 2 INCHES MINIMUM. WHERE BARS ARE OFFSET THE MINIMUM LAP SHALL BE AS SHOWN PLUS THE DISTANCE OFFSET.
3. MASONRY LINTELS:
    a. ALL REINFORCING IS TO EXTEND A MINIMUM OF 2'-0" BEYOND THE JAMB AND TO BE GROUTED SOLID FOR THE ENTIRE DEPTH INDICATED.
    b. ALL CONCRETE MASONRY UNITS USED IN THE LENGTH ARE TO BE "OPEN-END" TYPE, TO INSURE FULLY GROUTED HEAD JOINTS.
    c. ALL LINTELS ARE TO BE PROPERLY SHORED FOR THEIR WEIGHT PLUS ANY CONSTRUCTION LOADS AND LATERALLY BRACED TO PREVENT ANY LATERAL MOVEMENT FOR A MINIMUM OF 7 DAYS AFTER GROUTING, UNLESS NOTED OTHERWISE.
4. MASONRY GROUTING PROCEDURES:
    a. GROUTED MASONRY SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ALL ELEMENTS OF THE MASONRY ACT TOGETHER AS A STRUCTURAL ELEMENT. ALL GROUTING PROCEDURES SHALL CONFORM TO ACI 530.
    b. PRIOR TO GROUTING, THE GROUT SPACE SHALL BE CLEANED SO THAT ALL SPACES TO BE FILLED WITH GROUT DO NOT CONTAIN MORTAR PROJECTIONS GREATER THAN 1/2", MORTAR DROPPINGS OR OTHER FOREIGN MATERIAL.
    c. GROUT MATERIALS AND WATER CONTENT SHALL BE CONTROLLED TO PROVIDE ADEQUATE FLUIDITY FOR PLACEMENT, WITHOUT SEGREGATION OF THE CONSTITUENTS AND SHALL BE MIXED THOROUGHLY. SEGREGATION OF THE GROUT MATERIALS AND DAMAGE TO THE MASONRY SHALL BE AVOIDED DURING THE GROUTING PROCESS.
    d. THE GROUTING OF ANY SECTION OF WALL SHALL BE COMPLETED IN ONE DAY WITH NO INTERRUPTIONS GREATER THAN ONE HOUR.
    e. BETWEEN GROUT POURS, A HORIZONTAL CONSTRUCTION JOINT SHALL BE FORMED BY STOPPING ALL WYTHES AT THE SAME ELEVATION AND WITH THE GROUT STOPPING A MINIMUM OF 1 1/2 INCHES BELOW A MORTAR JOINT, EXCEPT AT THE TOP OF THE WALL. WHERE BOND BEAMS OCCUR, STOP GROUT POUR A MINIMUM OF 1/2 INCH BELOW THE TOP OF THE MASONRY.
    f. ALL CELLS AND SPACES CONTAINING REINFORCING BARS SHALL BE FILLED WITH GROUT. GROUT SHALL BE PLACED SO THAT ALL SPACES TO BE GROUTED DO NOT CONTAIN VOIDS.
    g. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACING BEFORE LOSS OF PLASTICITY IN A MANNER TO FILL THE GROUT SPACE AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED, BUT BEFORE WORKABILITY LOST. GROUT POURS GREATER THAN 12 INCHES SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION TO MINIMIZE VOIDS DUE TO WATER LOSS. GROUT POURS 12 INCHES OR LESS IN HEIGHT SHALL BE MECHANICALLY VIBRATED, OR PUDDLED.
    h. WHERE GROUT POUR HEIGHT EXCEEDS 5'-4", CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE AT EVERY VERTICAL BAR LOCATION BUT SHALL NOT BE SPACED MORE THAN 32 INCHES ON CENTER FOR SOLID GROUTED MASONRY. GROUT SHALL BE PLACED IN GROUT LIFTS NOT TO EXCEED 5 FEET, FOLLOWING WATER LOSS ABSORBED BY MASONRY UNITS, A SUBSEQUENT LIFT MAY BE PLACED. GROUT POUR HEIGHTS SHALL NOT EXCEED 16 FEET IN HEIGHT.
    i. REINFORCING SHALL BE CONTINUOUS THE FULL HEIGHT OF THE GROUT POUR PLUS ANY REQUIRED LAP. REINFORCEMENT SHALL BE SECURED AGAINST DISPLACEMENT PRIOR TO GROUTING BY WIRE POSITIONERS OR OTHER SUITABLE DEVICES AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS NOR 10 FEET.
    j. TOLERANCE FOR THE PLACEMENT OF STEEL IN WALLS AND FLEXURAL ELEMENTS SHALL BE PLUS OR MINUS 1/2 INCH FOR "D" EQUAL TO 8 INCHES OR LESS, PLUS OR MINUS ONE INCH FOR "D" EQUAL TO 24 INCHES OR LESS BUT GREATER THAN 8 INCHES, AND PLUS OR MINUS 1 1/4 INCH FOR "D" GREATER THAN 24 INCHES.
5. BRICK MASONRY NOTES:
    a. JOINT REINFORCING: ALL BRICK PIERS AND BRICK VENEER TO HAVE STANDARD 2 #9 GAGE WIRE (W1.7) HORIZONTAL JOINT REINFORCING AT 16" ON CENTER. ALL HORIZONTAL JOINT REINFORCING TO BE TRUSS TYPE WITH 6" MINIMUM LAP AT SPLICES. REINFORCING AT CORNERS TO BE PRE-FABRICATED CORNER SECTIONS. FIRST AND SECOND JOINTS ABOVE AND BELOW OPENINGS ARE TO BE REINFORCED - FIRST JOINT TO HAVE CONTINUOUS REINFORCING AND SECOND JOINT TO HAVE REINFORCING EXTENDING 2'-0" MINIMUM BEYOND EDGES OF OPENING. ALL JOINT REINFORCING TO BE DISCONTINUOUS ACROSS CONTROL JOINTS.
    b. WALL TIES AT CMU BACKING. ALL BRICK VENEER TO BE ANCHORED TO BACK-UP SYSTEM WITH TIES AT 16" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY. BRICK VENEER ON C.M.U. BACK-UP TO BE ANCHORED WITH MINIMUM 7/8" WIDE STANDARD 22 GAGE GALVANIZED ADJUSTABLE CORRUGATED METAL TIES. TIES ARE TO BE EMBEDDED A MINIMUM OF 1-1/2" INTO THE BED JOINTS OF THE BRICK VENEER WITH AT LEAST 5/8" MORTAR OR GROUT COVER TO THE OUTSIDE FACE. MAINTAIN A 4 1/2" MAX. DISTANCE BETWEEN THE OUTSIDE FACE OF CMU AND INSIDE FACE OF THE VENEER. MAINTAIN A MINIMUM 1" AIR SPACE.
    c. WALL TIES AT METAL STUD BACKING: EXTERIOR SHEATHING SHALL BE COVERED WITH A WATER-RESISTANT MEMBRANE. ALL BRICK VENEER TO BE ANCHORED TO BACK-UP SYSTEM WITH TIES AT 16" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY. BRICK VENEER ON METAL STUD BACK-UP TO BE ANCHORED WITH MINIMUM 7/8" WIDE STANDARD 22 GAGE GALVANIZED ADJUSTABLE CORRUGATED METAL TIES, TIES ARE TO BE EMBEDDED A MINIMUM OF 1 1/2" INTO THE BED JOINTS OF THE BRICK VENEER WITH AT LEAST 5/8" MORTAR OR GROUT COVER TO THE OUTSIDE FACE & ARE TO BE SECURELY ATTACHED TO THE METAL STUDS THROUGH THE SHEATHING WITH CORROSION-RESISTANT #10 X 1 1/4" SELF-TAPPING SCREWS. MAINTAIN A MAX. DISTANCE BETWEEN THE OUTSIDE FACE OF SOLID SHEATHING AND INSIDE FACE OF THE VENEER OF 4 1/2". MAINTAIN A MINIMUM 1" AIR SPACE. METAL STUDS SHALL BE 18 GA. MINIMUM.

I. POST INSTALLED ANCHORS

1. DO NOT SUBSTITUTE POST INSTALLED ANCHORS FOR CAST IN PLACE ANCHORS WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD AND THE BUILDING OFFICIAL.
2. POST INSTALLED ANCHORS ARE TO BE USED ONLY AS EXPLICITLY SHOWN ON PLANS AND DETAILS
3. MANUFACTURER'S INSTALLATION TRAINING AND CERTIFICATION IS REQUIRED ON ALL POST-INSTALLED ANCHORS FOR ANCHOR INSTALLER.
4. INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH ACI 318.
5. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION IN ACCORDANCE WITH ACI 318.
6. CONCRETE:
    a. EXPANSION ANCHORS ARE TO BE ONE OF THE FOLLOWING:
        (1) SIMPSON "STRONG BOLT 2 WEDGE ANCHOR" INSTALLED IN ACCORDANCE WITH ICC ESR-3037.
        (2) DEWALT "POWER- STUD+SD2" INSTALLED IN ACCORDANCE WITH ICC ESR-2502
        (3) HILTI "KWIK BOLT TZ2" INSTALLED IN ACCORDANCE WITH ICC ESR-4266
    b. SCREW ANCHORS ARE TO BE ONE OF THE FOLLOWING:
        (1) SIMPSON "TITEN HD" ANCHORS INSTALLED IN ACCORDANCE WITH ICC ESR-2713 INTERIOR APPLICATIONS ONLY.
        (2) DEWALT "SCREW- BOLT+" INSTALLED IN ACCORDANCE WITH ICC ESR-3889 INTERIOR APPLICATIONS ONLY.
        (3) HILTI "KWIK HUS EZ" INSTALLED IN ACCORDANCE WITH ICC ESR-3027 INTERIOR APPLICATIONS ONLY
    c. EPOXY ANCHORS ARE TO BE ASTM F 1554 GRADE 36 THREADED ROD OR REBAR WITH ONE OF THE FOLLOWING:
        (1) SIMPSON "SET-3G" ADHESIVE ANCHOR SYSTEM" EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH ICC ESR-4057.
        (2) SIMPSON "AT-XP FAST CURING ADHESIVE ANCHOR SYSTEM" EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH IAPMO UES ER-263
        (3) DEWALT "PURE220+ ADHESIVE ANCHOR SYSTEM" EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH ICC ESR-5144.
        (4) DEWALT "AC200+ ADHESIVE ANCHOR SYSTEM" FOR FAST CURE APPLICATIONS IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH ICC ESR-4027
        (5) HILTI "HIT RE 100" ADHESIVE ANCHORING SYSTEM EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH

LOCATION of C&C WIND PRESSURE ZONES - ASCE 7-16



Multispan Gable &
Gable 7° < 0 < 45°

WALLS

Wind Loads - Components & Cladding

a= 5.4 ft

Roof	Gross Surface Pressure (psf)			
Area	10.0	20.0	50.0	100.0
Negative Zone 1	-31.1	-30.3	-29.1	-28.3
Negative Zone 2	-54.2	-49.9	-44.1	-39.8
Negative Zone 3	-80.2	-75.0	-68.1	-62.9
Positive All Zones	19.6	17.9	16.0	16.0
Overhang Zone 2	-63.4	-63.4	-63.4	-63.4
Overhang Zone 3	-106.7	-96.3	-82.5	-72.1

Walls	Gross Surface Pressure at h (psf)			
Area	10 sf	100 sf	200 sf	500 sf
Negative Zone 4	-36.9	-31.8	-30.3	-28.3
Negative Zone 5	-45.6	-35.4	-32.3	-28.3
Positive Zone 4 & 5	34.0	28.9	27.4	25.4

TABLE 4 (TMS 602)
LEVEL 2 QUALITY ASSURANCE PROGRAM AND INSPECTION OF MASONRY CONSTRUCTION

INSPECTION TASK	FREQUENCY [a]	REFERENCE FOR CRITERIA	
	Level 2	TMS 402	TMS 602
1. As masonry construction begins, verify that the following are in compliance			
a. Proportions of site-prepared mortar.	P		Art. 2.1, 2.6 A, & 2.6 C
b. Grade and size of prestressing tendons and anchorages	P		Art. 2.4 B & 2.4 H
c. Grade, type and size of reinforcement, connectors, anchor bolts and prestressing tendons and anchorages.	P		Art. 3.4 & 3.6 A
d. Prestressing technique.	P		Art. 3.6 B
e. Properties of thin-bed mortar for AAC masonry.	C[b] / P[c]		Art. 2.1 C.1
f. Sample panel construction.	P		Art. 1.6 D
2. Prior to grouting, verify that the following are in compliance.			
a. Grout space.	P		Art. 3.2 D & 3.2 F
b. Placement of prestressing tendons and anchorages.	P	Sec. 10.8 & 10.9	Art. 2.4 & 3.6
c. Placement of reinforcement, connectors and anchor bolts.	P	Sec. 6.1, 6.3.1, 6.3,6 & 6.3,7	Art, 3.2 E & 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons.	P		Art. 2.6 B & 2.4 G.1.b
3. Verify compliance of the following during construction.			
a. Materials and procedures with the approved submittals.	P		Art. 1.5
b. Placement of masonry units and mortar joint construction.	P		Art. 3.3 B
c. Size and location of structural members.	P		Art. 3.3 F
d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames and other construction.	P	Sec. 1.2.1 (e), 6.2.1, & 6.3.1	
e. Welding of reinforcement	C	Sec.6.1,6.1.2	
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40° F (4.4° C)) or hot weather (temperature above 90° F (32.2° C))	P		Art. 1.8 C & 1.8 D
g. Application and measurement of prestressing force.	C		Art. 3.6 B
h. Placement of grout and prestressing grout for bonded tendons is in compliance	C		Art. 3.5 & 3.6 C
i. Placement of AAC masonry units and construction of thin-bed mortar joints.	C[b] / P[c]		Art. 3.3 B.9 & 3.3 F.1.b
4. Observe preparation of grout specimens, mortar specimens, and/ or prisms.	P		Art. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, & 1.4 B.4

a. Frequency refers to the frequency of instection, which may be continuous during the listed task or periodically during the listed tasak, as defined in the table. NR=Not Required, P=periodic, C=Continuous.
b. Required for the first 5000 square feet (465 square meters) of AAC masonry.
c. Required for the first 5000 square feet (465 square meters) of AAC masonry.

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSTECTION	REFERENCED STANDARD a	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	--	X	ACI 318: CH.20, 25.2, 25.3, 26.6.1 - 26.6.3	1908.4
2. REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16", AND c. INSPECT ALL OTHER WELDS.	-- X X	 X X	 AWS D1.4 ACI 318: 26.6.4	--
3. INSPECT ANCHORS CAST IN CONCRETE	--	X	ACI 318: 17.8.2	--
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. b a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X	 X	 ACI 318: 17.8.2.4 ACI 318: 17.8.2	--
5. VERIFY USE OF REQUIRED DESIGN MIX	--	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	--	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	--	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPURATURE AND TECHNIQUES.	--	X	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES; AND b. GROUTING OF BONDED PRESTRESSING TENDONS.	X X	-- --	ACI 318: 26,10	--
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	--	X	ACI 318: CH. 26.8	--
11. VERIFY OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENTIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM THE BEAMS AND STRUCTURAL SLABS.	--	X	ACI 318: 26.11.2	--
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	--	X	ACI 318: 26.11.1.2 (b)	--

For SI: 1 inch = 25.4 mm.

a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.

b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

GENERAL STRUCTURAL NOTES

M. WOOD:

1. PLYWOOD:
   a. ROOF SHEATHING TO BE STD 19/32" C-D EXPOSURE 1 WITH EXTERIOR GLUE, IDENTIFICATION INDEX 32/16 CONFORMING TO U.S. PS-1. NAIL WITH #8 SCREWS AT 6" O.C. AT ALL EDGE AND BOUNDARY SUPPORTS AND WITH #8 SCREWS AT 12" O.C. AT ALL INTERMEDIATE FIELD SUPPORTS UNLESS NOTED OTHERWISE. PANELS SHALL BE INSTALLED WITH 1/4" SPACING AT END JOINTS AND 1/8" SPACING AT EDGE JOINTS MINIMUM. PROVIDE PANEL EDGE CLIPS (H-CLIPS) AT MIDSPAN OF UNSUPPORTED SHEATHING EDGES.
   b. FLOOR SHEATHING TO BE STD 23/32" CDX T&G EXPOSURE 1 WITH EXTERIOR GLUE, IDENTIFICATION INDEX 48/24 CONFORMING TO U.S. PS-1. NAIL WITH #8 SCREWS AT 6" O.C. AT ALL EDGE AND BOUNDARY SUPPORTS AND WITH #8 SCREWS AT 12" O.C. AT ALL INTERMEDIATE FIELD SUPPORTS UNLESS NOTED OTHERWISE.

N. MISCELLANEOUS:

1. SURE-BOARD WALL BOARD FOR SHEAR WALLS TO MATCH THICKNESS AND SHEATHING TYPE SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE FASTENERS AND INSTALL PER UES ER-126 REQUIREMENTS

O. SHOP DRAWINGS:

1. SHOP DRAWINGS ARE TO BE SUBMITTED FOR ALL STRUCTURAL ITEMS AND AS REQUIRED BY THE SPECIFICATIONS. CONTRACT DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.
3. CONTRACTOR SHALL REVIEW ALL AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. ALL ITEMS NOT IN ACCORDANCE WITH THE CONTRACT DRAWINGS SHALL BE SO NOTED UPON THE CONTRACTOR'S REVIEW. ANY SHOP DRAWINGS OR PRODUCT DATA NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW.
4. ANY SHOP DRAWING NOT CHECKED AND INITIALED BY THE SUPPLIER/DETAILER PRIOR TO SUBMITTING FOR ARCHITECTURAL AND ENGINEERING REVIEW, WILL BE RETURNED WITHOUT REVIEW.
5. ANY CHANGE FROM THE ORIGINAL DRAWINGS SHALL BE NOTED BY THE SUBMITTING PARTY. ANY CHANGES NOT CALLED OUT SHALL BE CONSIDERED NOT APPROVED UNLESS SPECIFICALLY NOTED OTHERWISE. THE SHOP DRAWING STAMP SHALL NOT BE CONSIDERED IMPLIED APPROVAL OF ANY CHANGES.
6. SHOP DRAWINGS SHALL NOT REPLACE THE CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND NOT NOTED BY THE REVIEWER ARE NOT TO BE CONSIDERED CHANGES TO THE CONTRACT DRAWINGS. REVIEW IS INTENDED AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ITEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
7. ANY ENGINEERING DESIGN PERFORMED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE APPROPRIATE JURISDICTION AND DISCIPLINE. COMPLETE DESIGN CALCULATIONS FOR EACH MEMBER SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE ENGINEER. THE ADEQUACY OF DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PARTY.

P. SPECIAL STRUCTURAL INSPECTION:

1. SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1705 FOR THE FOLLOWING ITEMS BY A SPECIAL INSPECTOR:
2. STEEL (IBC 1705.2.1, 1705.2.2, 1705.2.3, 1705.12.1, 1705.13.1):
   a. WELDING AND BOLTING
3. CONCRETE: (IBC 1705.3)
   a. SEE TABLE 1705.3
4. MASONRY: (IBC 1705.4)
   a. SEE TABLE 4 (TMS 602)
5. EPOXY/EXPANSION ANCHORS:
   a. PERIODIC OR CONTINUOUS PER MANUFACTURER SPECIFICATIONS
6. SOILS/FOUNDATION (IBC 1705.6):
   a. PERIODIC INSPECTION DURING TASK LISTED:
      (1) VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.
      (2) VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
      (3) PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.
      (4) PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY.
   b. CONTINUOUS INSPECTION DURING TASK LISTED:
      (1) DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.
   c. INSPECTIONS TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER OF RECORD.
7. SPECIAL INSPECTION OF FABRICATED ITEMS (IBC 1705.10, 1704.2.5)
   a. WHERE FABRICATION OF STRUCTURAL, LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES IS BEING CONDUCTED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTIONS OF THE FABRICATED ITEMS SHALL BE PERFORMED DURING FABRICATION, EXCEPT WHERE THE FABRICATOR HAS BEEN APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.2.5.1.
   b. 1704.2.5.1 FABRICATOR APPROVAL.
      SPECIAL INSPECTIONS DURING FABRICATION ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED ON REVIEW OF THE FABRICATOR'S WRITTEN FABRICATION PROCEDURES AND QUALITY CONTROL MANUALS THAT PROVIDE A BASIS FOR CONTROL OF MATERIALS AND WORKMANSHIP, WITH PERIODIC AUDITING OF FABRICATION AND QUALITY CONTROL PRACTICES BY AN APPROVED AGENCY OR THE BUILDING OFFICIAL. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE OWNER OR THE OWNER'S AUTHORIZED AGENT FOR SUBMITTAL TO THE BUILDING OFFICIAL AS SPECIFIED IN SECTION 1704.5 STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
8. ALL SPECIAL INSPECTORS SHALL BE UNDER THE SUPERVISION OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER.
9. THE QUALIFICATIONS OF ALL SPECIAL INSPECTORS SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
10. THE MINIMUM QUALIFICATIONS FOR THE SPECIAL INSPECTORS ARE AS FOLLOWS:
    a. CONCRETE AND PRESTRESSED CONCRETE INSPECTION- ICC CERTIFICATION IN REINFORCED CONCRETE AND PRESTRESSED CONCRETE OR E.I.T. CERTIFICATION.
    b. STRUCTURAL WELDING INSPECTION
       (1) VISUAL TESTING- ICC CERTIFICATION IN STRUCTURAL STEEL AND WELDING OR AWS CERTIFIED WELDING INSPECTOR (CWI)
       (2) NON-DESTRUCTIVE TESTING- AWS CWI
    c. HIGH STRENGTH BOLTING INSPECTION- ICC CERTIFICATION IN STRUCTURAL STEEL AND WELDING
    d. EXPANSION/ADHESIVE ANCHOR INSPECTION- ICC CERTIFICATION IN REINFORCED CONCRETE AND MASONRY OR EIT CERTIFICATION.
    e. STRUCTURAL MASONRY INSPECTION- ICC CERTIFICATION IN MASONRY OR EIT CERTIFICATION.
    f. SPECIAL CASES- EXPERIENCE ACCEPTABLE TO THE STRUCTURAL ENGINEER OF RECORD.
11. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
    a. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK REQUIRING SPECIAL INSPECTION FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
    b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO BE KEPT AT THE SITE FOR USE BY THE BUILDING OFFICIAL, THE CONTRACTOR, THE STRUCTURAL ENGINEER OF RECORD, AND THE ARCHITECT OF RECORD. IF SPECIAL INSPECTION IS PROVIDED BY ANYONE OTHER THAN THE STRUCTURAL ENGINEER OF RECORD, INSPECTION REPORTS SHALL BE SUBMITTED TO THE OFFICE OF THE STRUCTURAL ENGINEER ON A WEEKLY BASIS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
    c. UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
12. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:
    a. NOTIFY THE RESPONSIBLE INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
    b. ALL WORK REQUIRING SPECIAL STRUCTURAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT IS OBSERVED BY THE SPECIAL STRUCTURAL INSPECTOR.
13. REPORT REQUIREMENT:
    a. PER IBC 1704.2.4 SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS BEING BUILT, DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE APPLICANT AND THE BUILDING OFFICIAL.

Q. DEFERRED SUBMITTAL:

1. THE FOLLOWING ITEMS ARE CONSIDERED DEFERRED SUBMITTAL ITEMS;
   a. PREFABRICATED COLD FORMED STEEL TRUSSES
   b. STAIRS
   c. HANDRAILS, GUARDRAILS, AND BALCONY RAILS
2. DEFERRED SUBMITTALS ARE THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF PERMIT APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD. DEFERRED SUBMITTAL DOCUMENTS, SHOP DRAWINGS AND CALCULATIONS, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL BY THE CONTRACTOR AFTER IT HAS BEEN REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD, AND HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DOCUMENTS ARE TO BE SUBMITTED BY THE CONTRACTOR TO THE CITY FIELD INSPECTOR PRIOR TO INSTALLATION. PLEASE SUBMIT AS SOON AS POSSIBLE TO ALLOW ADEQUATE TIME FOR REVIEW.

HDJ Hooker DeJong inc
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PRELIMINARY
NOT FOR
CONSTRUCTION

AFFORDABLE HOUSING
INNOVO SELDON ST
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Project Number *2024-0139*

ISSUANCE

No.	Date	Description

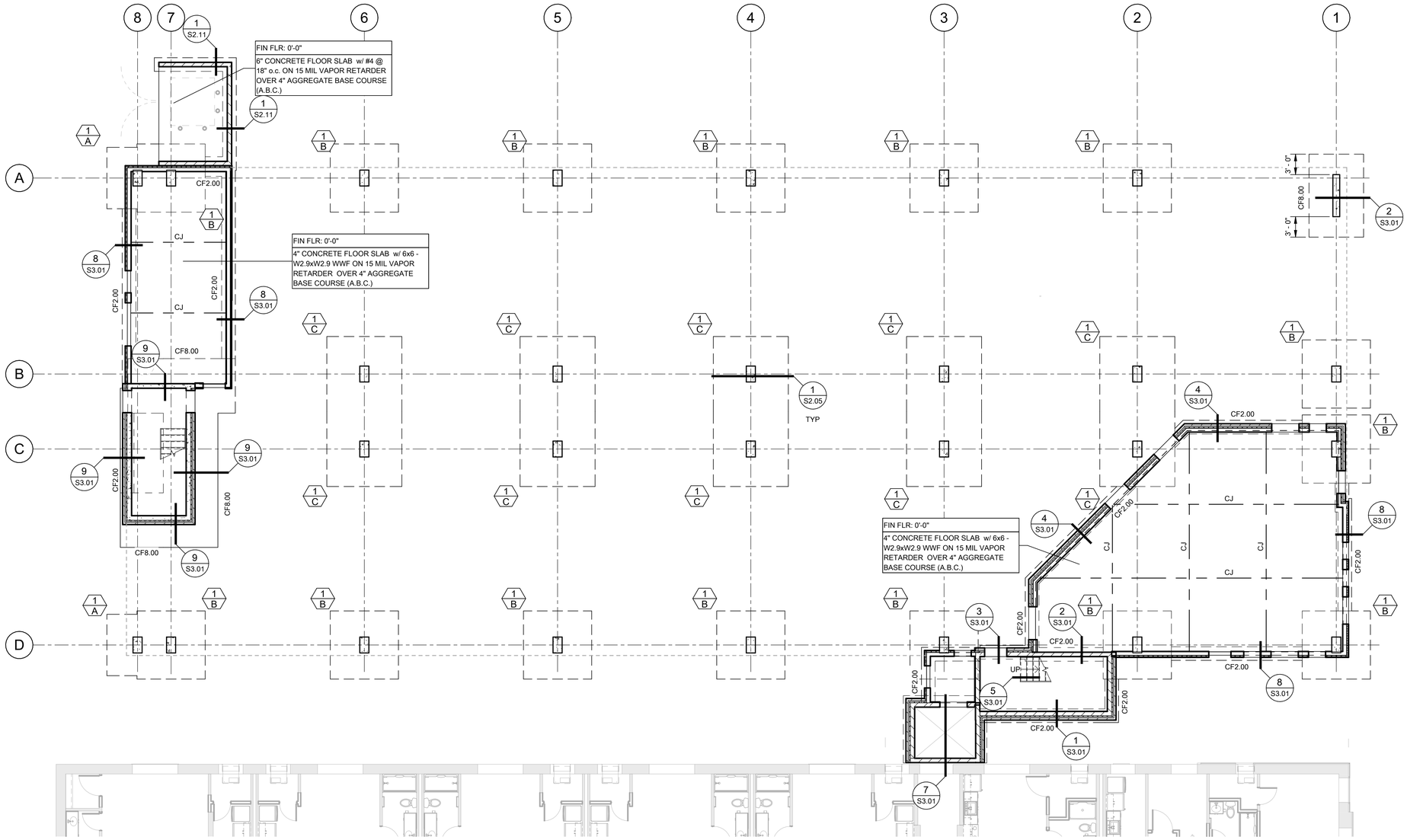
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GENERAL STRUCTURAL NOTES (CONTINUED)

S0.02



Foundation Plan

1/8" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE SHEET S0.01 T0 S0.02, S2.01, S2.02, S2.05 FOR:
   - A. GENERAL STRUCTURAL NOTES.
   - B. TYPICAL EXCAVATION ADJACENT TO FOOTING.
   - C. TYPICAL STEPPED FOOTING.
   - D. TYPICAL MASONRY CONTROL JOINT.
   - E. TYPICAL SLAB JOINT DETAIL.
   - F. TYPICAL DETAILS.
2. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
3. DIMENSION AND ELEVATIONS PROVIDED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. SEE ARCHITECTURAL FOR ALL DIMENSIONS, SLAB SLOPES AND DEPRESSIONS NOT NOTED.
4. ALL SLABS ON GRADE ARE TO BE JOINTED AT NO MORE THEN 12'-0" EACH WAY USING JOINTS AS PER TYPICAL DETAIL. IN ADDITION NO SECTION OF CONCRETE SHALL HAVE AN ASPECT RATIO OF GREATER THEN 1 1/2 : 1. PROVIDE (2) #4 x 4'-0" MID-HEIGHT SLAB BARS ADJACENT TO ALL DISCONTINUOUS JOINT LOCATIONS. ALL COLUMN ISOLATION JOINT CORNERS ARE TO BE INTERSECTED BY A SLAB JOINT OR REINFORCED WITH SLAB BARS PER ABOVE. SUBMIT COMPLETE JOINT LAYOUT PLAN TO THE ARCHITECT FOR PRIOR REVIEW.
5. K.C.J. — DENOTES KEYED CONSTRUCTION JOINT.
6. C.J. — DENOTES CONTROL JOINT.
7. 1 / A — DENOTES COLUMN SIZE - SEE SCHEDULE . DENOTES FOOTING SIZE - SEE SCHEDULE.
8. DENOTES SUGGESTED LOCATION OF STEPPED FOOTING, SEE TYPICAL DETAIL. COORDINATE LOCATIONS WITH CIVIL DRAWINGS. DO NOT SCALE DRAWINGS.
9. X'-X" T/ FTG — DENOTES SUGGESTED TOP OF CONCRETE FOOTING ELEVATION. CONTRACTOR TO REVIEW CIVIL DRAWINGS AND VERIFY BOTTOM OF FOOTING ELEVATIONS ARE AT MINIMUM DEPTHS PER SOILS REPORT.
10. M.C.J. — DENOTES MASONRY WALL FULL HEIGHT CONTROL JOINT.
11. DENOTES 8" CMU WALLS.
12. W-1 — DENOTES MASONRY WALL REINFORCING - SEE SCHEDULE.
13. 'CF1.33' — DENOTES CONTINUOUS WALL FOOTING - SEE SCHEDULE.

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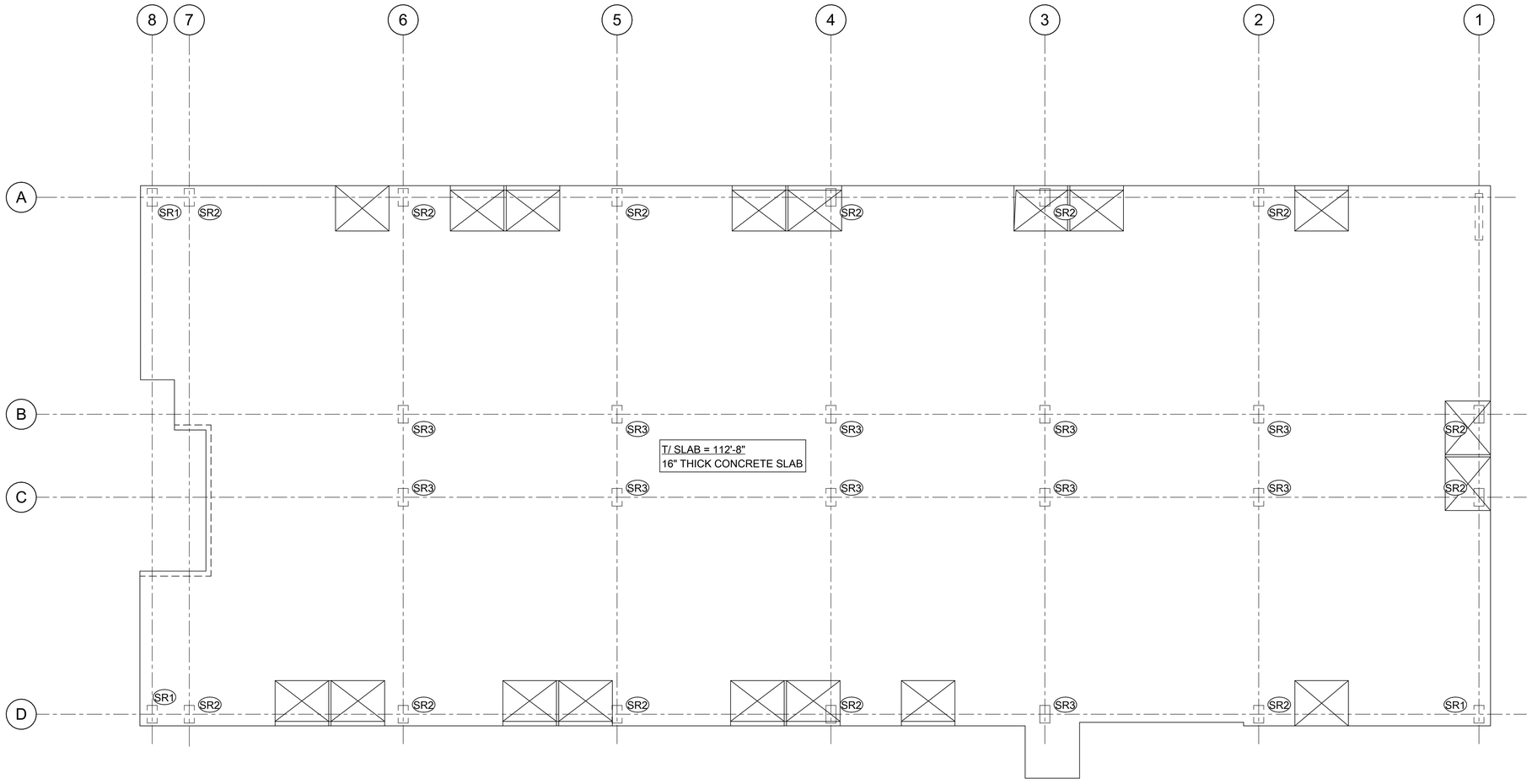
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Ground Floor Plan

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2nd Floor Framing Plan - Beams

1/8" = 1'-0"

BEAM/MILD REINFORCING PLAN NOTES:

1. SEE SHEET S0.01 T0 S0.02, S2.11, AND S2.31 TO S2.36 FOR:
   - A. GENERAL STRUCTURAL NOTES.
   - B. TYPICAL CONCRETE DETAILS.
   - C. TYPICAL FLOOR OPENING DETAIL.
   - D. SCHEDULES.
   - E. TYPICAL DETAILS.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. POST-TENSIONED TENDON LAYOUT SHALL BE PER POST-TENSIONED FRAMING PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
5. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
6. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
7. IT IS NOT PERMITTED TO INSTALL DRILL-IN ADHESIVE OR MECHANICAL ANCHORS, CUT OPENINGS IN OR CORE THROUGH POST-TENSIONED SLAB WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO PLACING CONCRETE.
8. REINFORCING SHALL BE SUPPORTED TO MAINTAIN PROPER POSITION IN THE SLAB.
9. PROVIDE TYPICAL BOTTOM MAT REINFORCING EACH WAY OVER ENTIRE SLAB PER PLAN.
10. PODIUM SLAB SHALL BE FIRE RATED FOR 3-HOUR PROTECTION. PROVIDE 1" CLEAR COVER FOR ALL TOP AND BOTTOM REINFORCING AND PT TENDONS. FOR TENDONS WITH 1" TOP COVER, USE 1" TO ALIGN REINFORCING WITH TENDONS.
11. AT DROP BANDS, SPLICE BOTTOM STEEL AT COLUMNS AND TOP STEEL MID-SPAN PER LAP SPLICE SCHEDULE. PROVIDE STANDARD HOOKS AT DISCONTINUOUS ENDS.
12. CONTRACTOR TO COORDINATE EMBED PLATES REQUIRED FOR STAIRS, GUARDRAILS, INTERIOR AND EXTERIOR WALLS, WINDOW WASHING ANCHORS, ETC.
13. CFS STUD, SHEAR WALL AND HOLD-DOWN REQUIREMENTS PER STUD AND SHEAR WALL PLAN. CONTRACTOR TO COORDINATE ALL EMBED REQUIREMENTS FOR INSTALLATION OF HOLD-DOWNS AND BRACED WALL ANCHORS OR EMBEDS.

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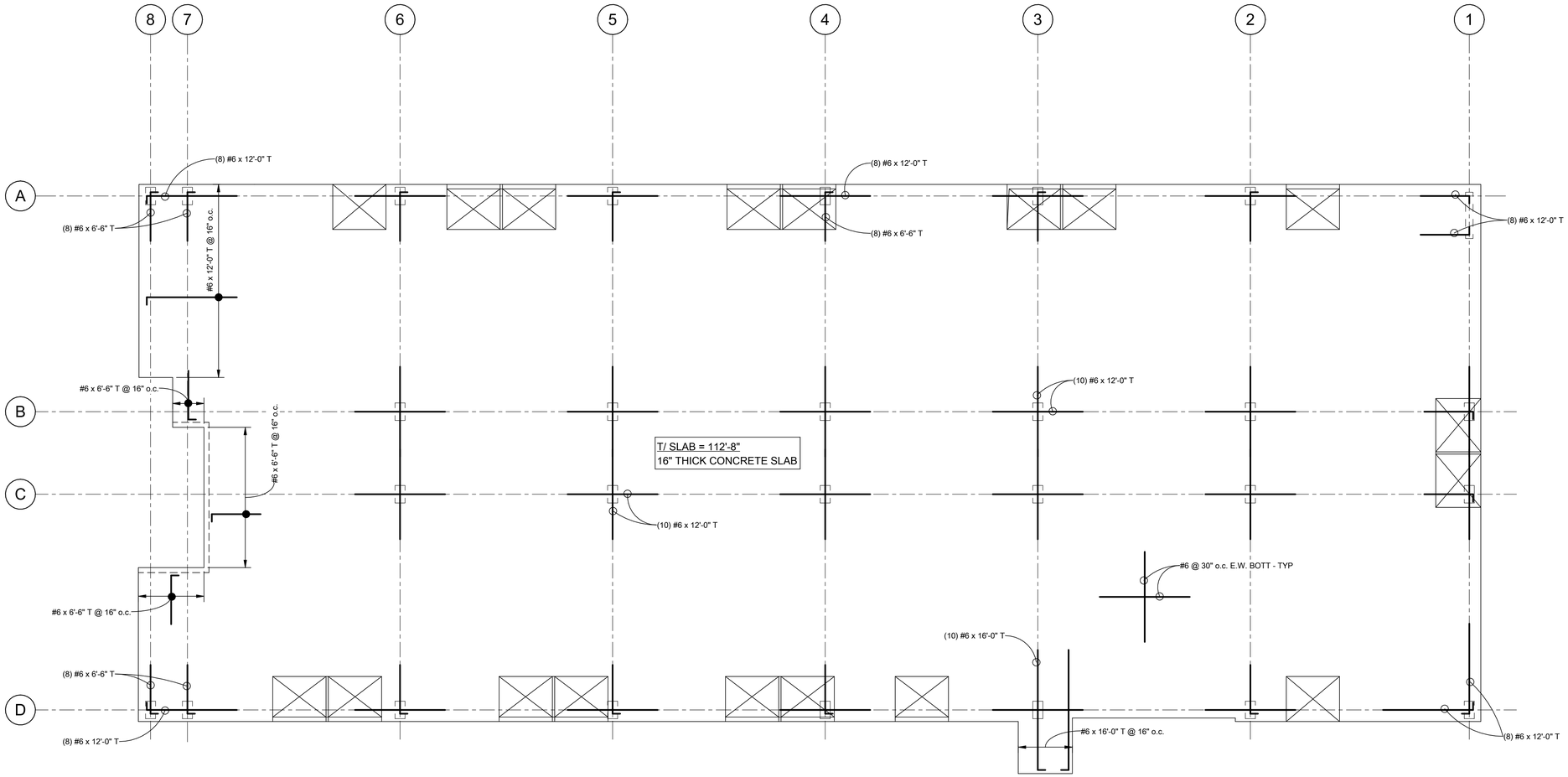
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2nd Floor Framing Plan - Beams

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2nd Floor Mild Steel Reinforcing Plan

1/8" = 1'-0"

BEAM/MILD REINFORCING PLAN NOTES:

1. SEE SHEET S0.01 TO S0.02, S2.11, AND S2.31 TO S2.36 FOR:
   - A. GENERAL STRUCTURAL NOTES.
   - B. TYPICAL CONCRETE DETAILS.
   - C. TYPICAL FLOOR OPENING DETAIL.
   - D. SCHEDULES.
   - E. TYPICAL DETAILS.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. POST-TENSIONED TENDON LAYOUT SHALL BE PER POST-TENSIONED FRAMING PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
5. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
6. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
7. IT IS NOT PERMITTED TO INSTALL DRILL-IN ADHESIVE OR MECHANICAL ANCHORS, CUT OPENINGS IN OR CORE THROUGH POST-TENSIONED SLAB WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO PLACING CONCRETE.
8. REINFORCING SHALL BE SUPPORTED TO MAINTAIN PROPER POSITION IN THE SLAB.
9. PROVIDE TYPICAL BOTTOM MAT REINFORCING EACH WAY OVER ENTIRE SLAB PER PLAN.
10. PODIUM SLAB SHALL BE FIRE RATED FOR 3-HOUR PROTECTION. PROVIDE 1" CLEAR COVER FOR ALL TOP AND BOTTOM REINFORCING AND PT TENDONS. FOR TENDONS WITH 1" TOP COVER, USE 1" TO ALIGN REINFORCING WITH TENDONS.
11. AT DROP BANDS, SPLICE BOTTOM STEEL AT COLUMNS AND TOP STEEL MID-SPAN PER LAP SPLICE SCHEDULE. PROVIDE STANDARD HOOKS AT DISCONTINUOUS ENDS.
12. CONTRACTOR TO COORDINATE EMBED PLATES REQUIRED FOR STAIRS, GUARDRAILS, INTERIOR AND EXTERIOR WALLS, WINDOW WASHING ANCHORS, ETC.
13. CFS STUD, SHEAR WALL AND HOLD-DOWN REQUIREMENTS PER STUD AND SHEAR WALL PLAN. CONTRACTOR TO COORDINATE ALL EMBED REQUIREMENTS FOR INSTALLATION OF HOLD-DOWNS AND BRACED WALL ANCHORS OR EMBEDS.

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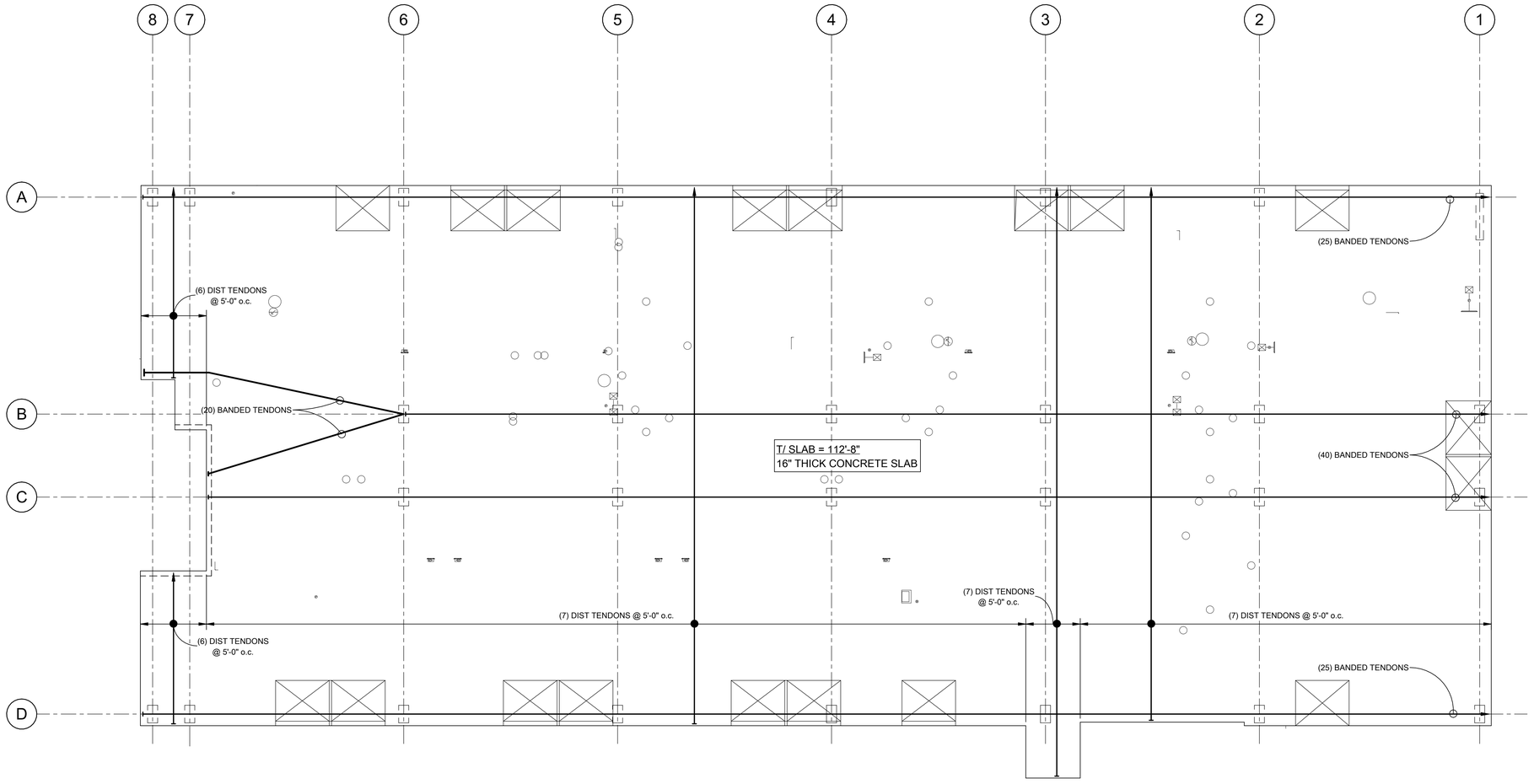
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2nd Floor Mild Steel Reinforcing Plan

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2nd Floor Post Tensioning Plan

1/8" = 1'-0"

POST-TENSIONED FRAMING PLAN NOTES:

1. SEE SHEET S0.01 T0 S0.02, S2.11, AND S2.31 TO S2.36 FOR:
   - A. GENERAL STRUCTURAL NOTES.
   - B. TYPICAL CONCRETE DETAILS.
   - C. TYPICAL FLOOR OPENING DETAIL.
   - D. SCHEDULES.
   - E. TYPICAL DETAILS.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. MILD REINFORCING BAR LAYOUT SHALL BE PER MILD REINFORCING PLAN.
4. WALL DIMENSIONS, SLAB OPENING DIMENSIONS AND SECTION CUTS SHALL BE PER MILD REINFORCING PLAN.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
6. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
7. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
8. IT IS NOT PERMITTED TO INSTALL DRILL-IN ADHESIVE OR MECHANICAL ANCHORS, CUT OPENINGS IN OR CORE THROUGH POST-TENSIONED SLAB WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO POST-TENSIONED SLAB PRIOR TO PLACING CONCRETE.
9. TENDONS STRESSING SEQUENCE PER GENERAL NOTES. STRESS A MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO THE BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
10. HORIZONTAL SWEEP OF THE TENDONS SHALL NOT BE GREATER THEN 1:6. TENDONS WITH HORIZONTAL SWEEP GREATER THAN 1:6 SHALL BE REVIEWED BY THE ENGINEER-OF-RECORD FOR TENDON SPACING AND ADDITIONAL REINFORCING REQUIREMENTS PRIOR TO PLACING CONCRETE.

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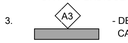
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2nd Floor Post Tensioning Plan

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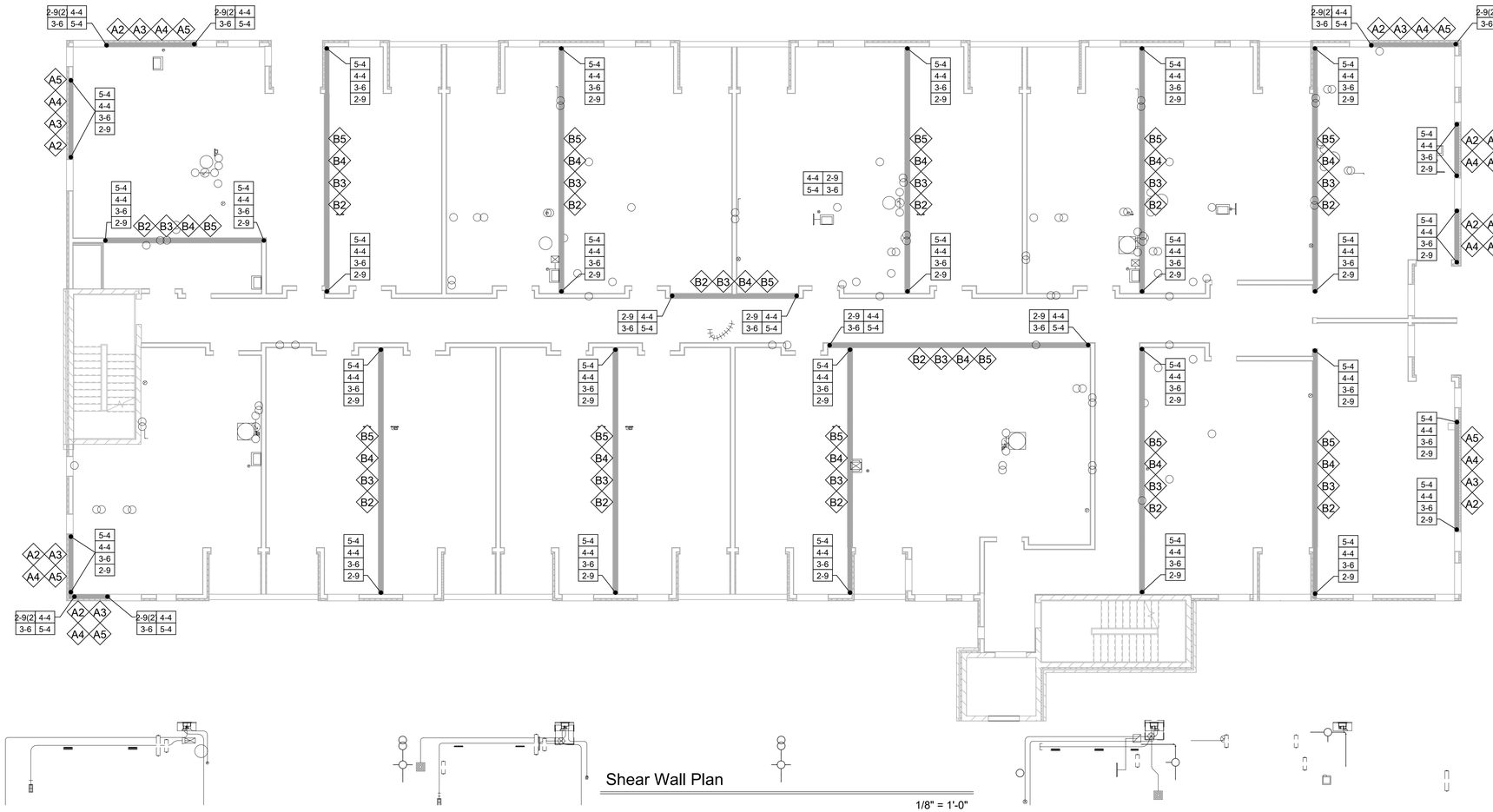
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SHEARWALL PLAN NOTES:

1. SEE SHEET S0.01, S0.02, AND S2.31 TO S2.36:
   - A. GENERAL STRUCTURAL NOTES
   - B. SHEARWALL DETAILS
   - C. TYPICAL DETAILS
2. FRAME AND SHEATH SHEARWALL CONTINUOUS BEHIND WALL BUMPOUT OR PERPENDICULAR WALLS.
3. 

- DENOTES SHEAR WALL TYPE AND LEVEL w/ SHEATHING ON CALLOUT SIDE OF WALL, SEE SHEAR WALL SCHEDULE.
4. 

- DENOTES LEVEL AND HARDWARE TYPE, SEE HOLDOWN SCHEDULE.
5. SHEAR WALL SHEATHING SHALL EXTEND FROM BOTTOM PLATE TO TOP PLATE.



Shear Wall Plan

1/8" = 1'-0"

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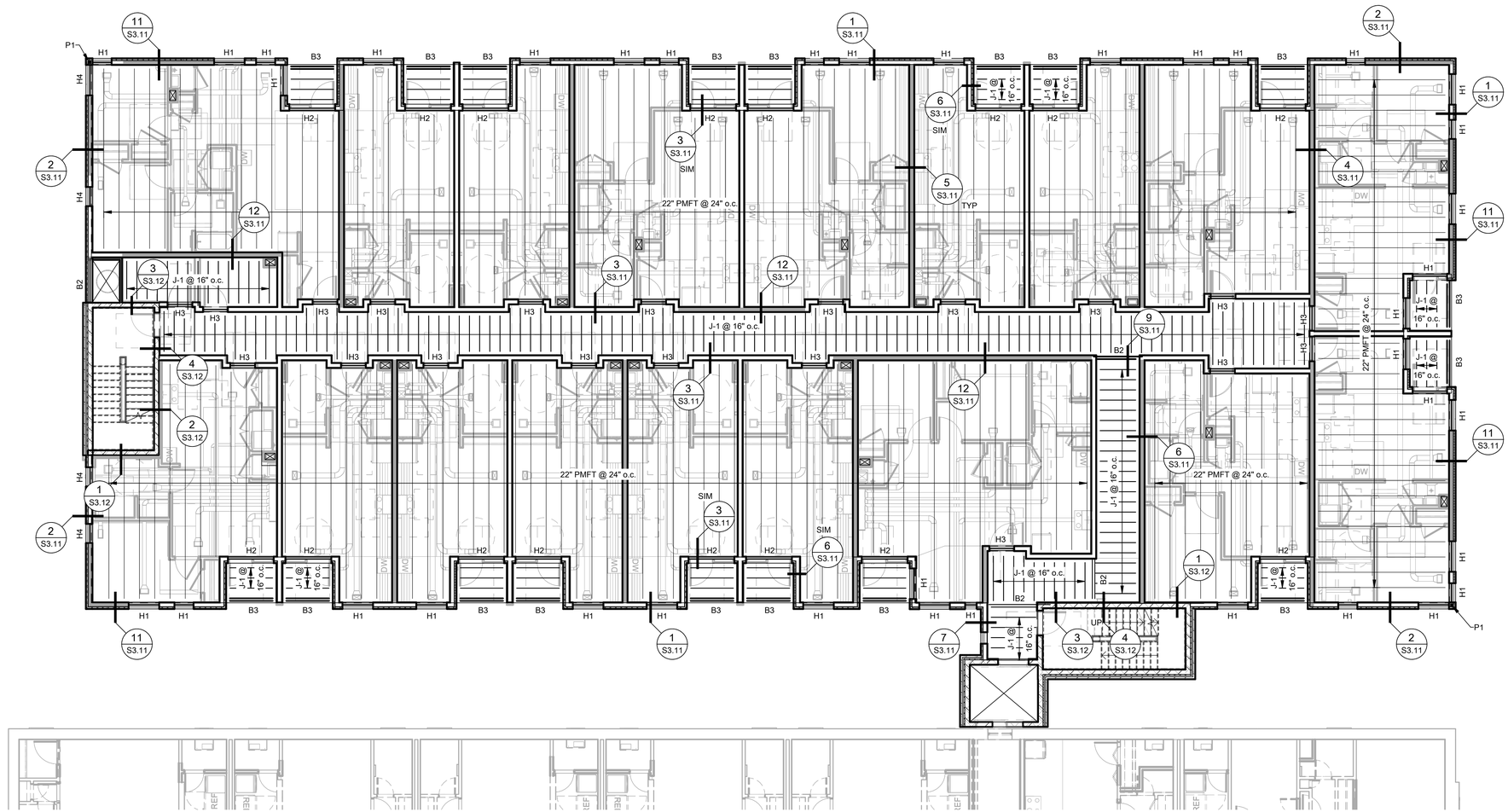
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Shear Wall Plan

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3rd Floor Framing Plan

1/8" = 1'-0"

FLOOR FRAMING PLAN NOTES:

1. SEE SHEET S0.01 T0 S0.02, S2.11, AND S2.31 TO S2.36 FOR:
   - A. GENERAL STRUCTURAL NOTES
   - B. TYPICAL DETAILS.
   - C. SCHEDULES
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL FOR ALL DIMENSIONS, SLAB SLOPES AND DEPRESSIONS NOT NOTED.
3. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
4. SECTION CUTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS U.N.O.
5. TYPICAL FLOOR @ UNITS CONSTRUCTION SHALL BE 3/4" GYPCRETE ON 3/4" SHEATHING, U.N.O. - SEE G.S.N.
6. 'B1' DENOTES BEAM. SEE SCHEDULE.
7. 'H1' DENOTES HEADER - SEE SHEDULE.
8. 'J-1' DENOTES JOIST - SEE SCHEDULE.
9. 'PMFT' DENOTES PREMANUFACTURED FLOOR TRUSS - SEE SCHEDULE.
10. ' P1 ' DENOTES POST - SEE SCHEDULE

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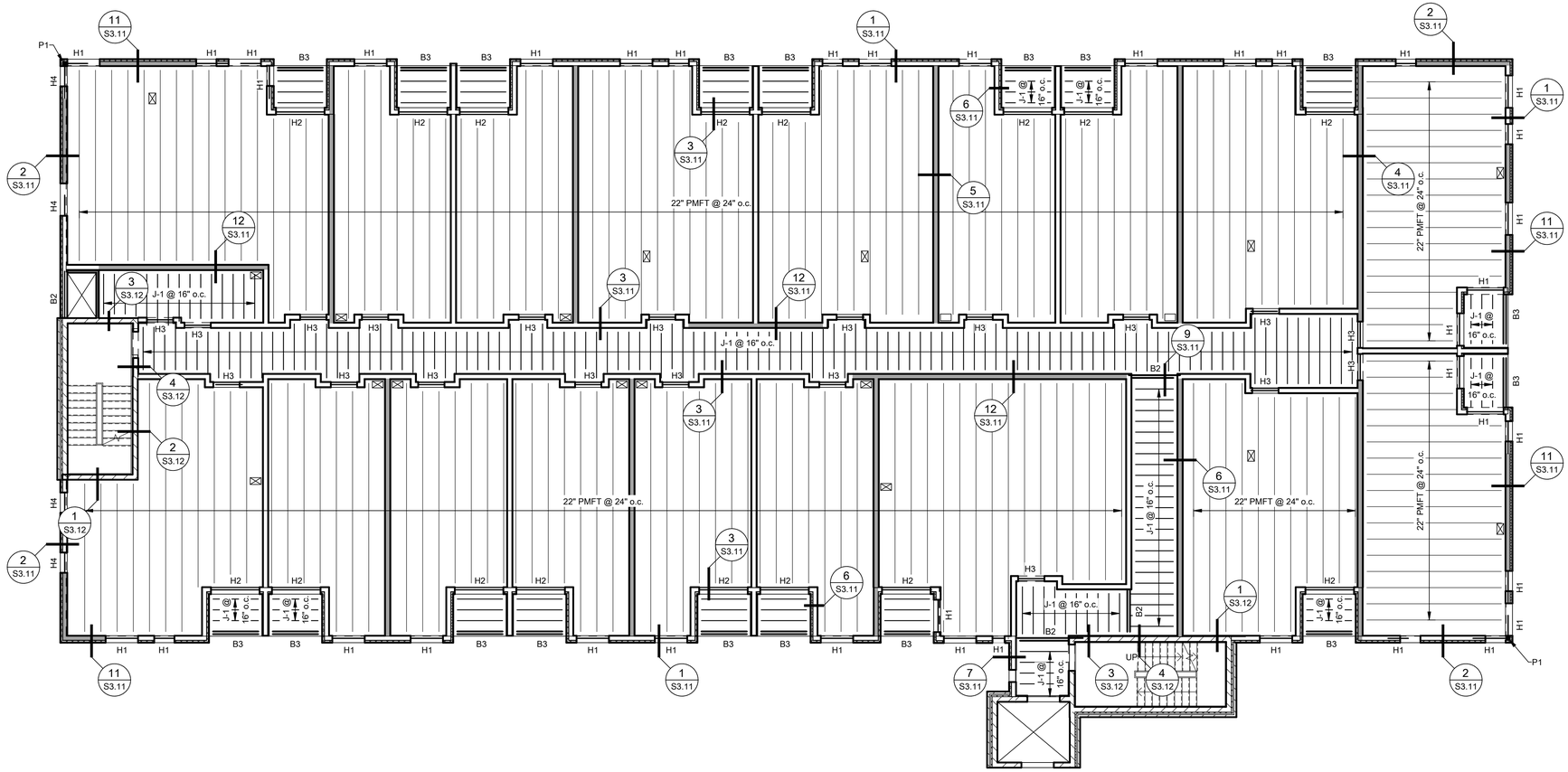
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3rd Floor Framing Plan

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4th Floor Framing Plan

1/8" = 1'-0"

FLOOR FRAMING PLAN NOTES:

1. SEE SHEET S0.01 T0 S0.02, S2.11, AND S2.31 TO S2.36 FOR:
   - A. GENERAL STRUCTURAL NOTES
   - B. TYPICAL DETAILS.
   - C. SCHEDULES
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL FOR ALL DIMENSIONS, SLAB SLOPES AND DEPRESSIONS NOT NOTED.
3. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
4. SECTION CUTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS U.N.O.
5. TYPICAL FLOOR @ UNITS CONSTRUCTION SHALL BE 3/4" GYPCRETE ON 3/4" SHEATHING, U.N.O. - SEE G.S.N.
6. 'B1' DENOTES BEAM. SEE SCHEDULE.
7. 'H1' DENOTES HEADER - SEE SHEDULE.
8. 'J-1' DENOTES JOIST - SEE SCHEDULE.
9. 'PMFT' DENOTES PREMANUFACTURED FLOOR TRUSS - SEE SCHEDULE.
10. ' P1 ' DENOTES POST - SEE SCHEDULE

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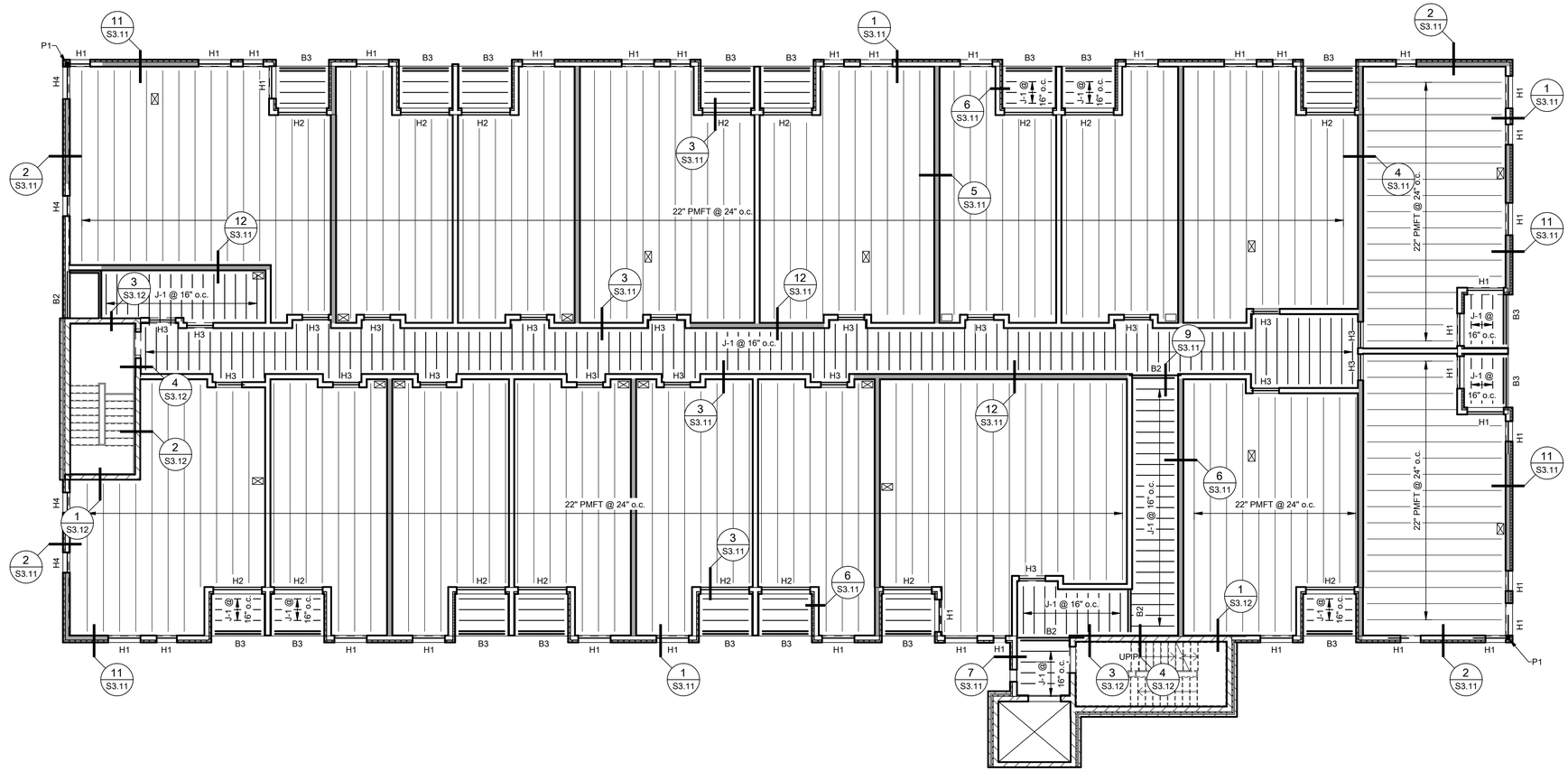
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4th Floor Framing Plan

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5th Floor Framing Plan

1/8" = 1'-0"

FLOOR FRAMING PLAN NOTES:

1. SEE SHEET S0.01 T0 S0.02, S2.11, AND S2.31 TO S2.36 FOR:
   - A. GENERAL STRUCTURAL NOTES
   - B. TYPICAL DETAILS.
   - C. SCHEDULES
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL FOR ALL DIMENSIONS, SLAB SLOPES AND DEPRESSIONS NOT NOTED.
3. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
4. SECTION CUTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS U.N.O.
5. TYPICAL FLOOR @ UNITS CONSTRUCTION SHALL BE 3/4" GYPCRETE ON 3/4" SHEATHING, U.N.O. - SEE G.S.N.
6. 'B1' DENOTES BEAM. SEE SCHEDULE.
7. 'H1' DENOTES HEADER - SEE SHEDULE.
8. 'J-1' DENOTES JOIST - SEE SCHEDULE.
9. 'PMFT' DENOTES PREMANUFACTURED FLOOR TRUSS - SEE SCHEDULE.
10. ' P1 ' DENOTES POST - SEE SCHEDULE

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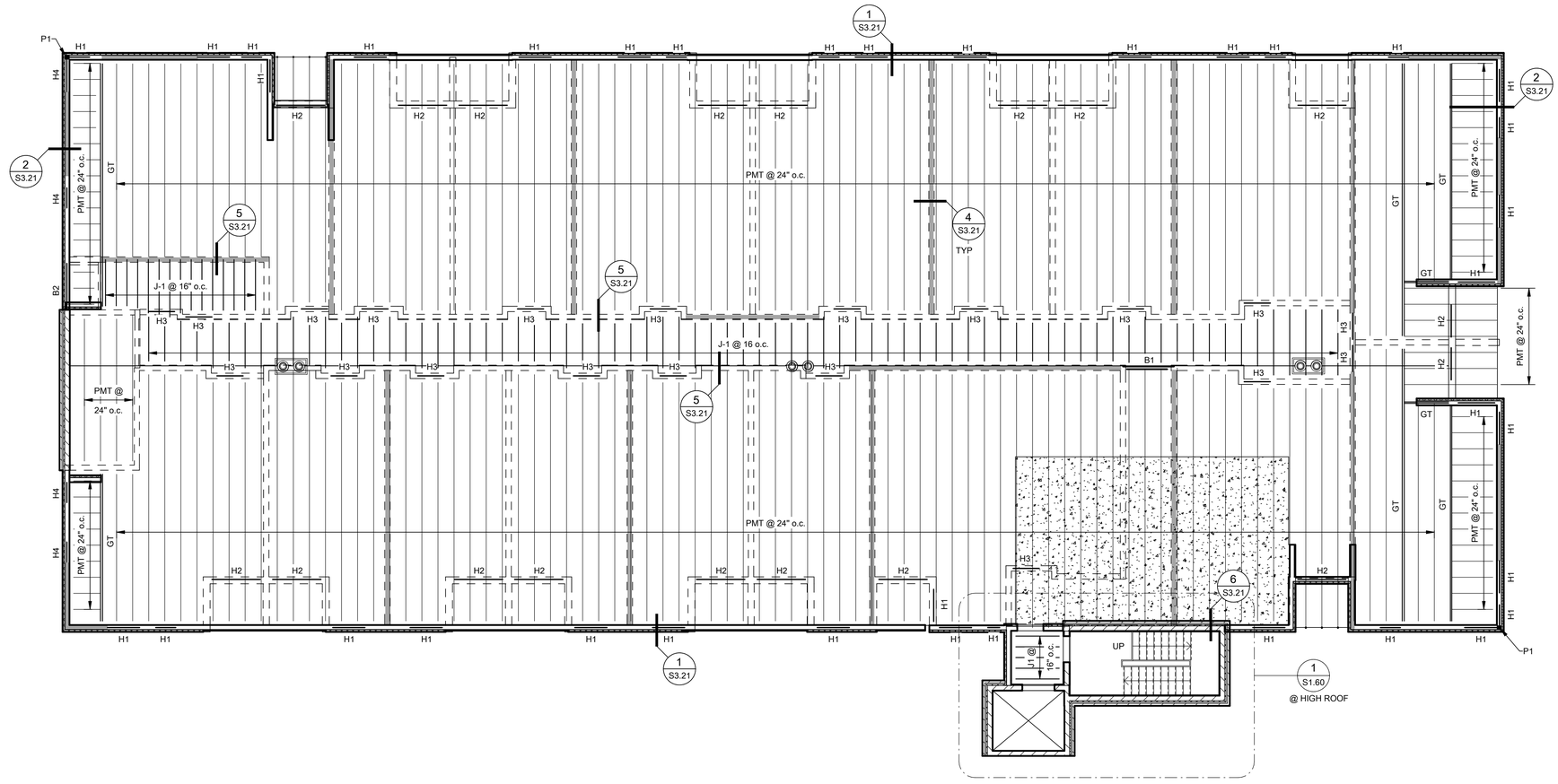
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STRUCTURAL ENGINEERS
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5th Floor Framing Plan

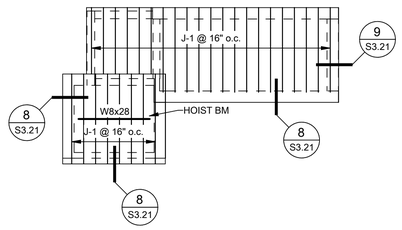
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Roof Framing Plan

1/8" = 1'-0"



1 High Roof Framing

1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. SEE SHEET S0.01 T0 S0.02, S2.11, AND S2.31 TO S2.36 FOR:
   - A. GENERAL STRUCTURAL NOTES
   - B. TYPICAL DETAILS.
   - C. SCHEDULES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL FOR ALL DIMENSIONS, SLAB SLOPES AND DEPRESSIONS NOT NOTED. ALL DIMENSIONS ARE FOR REFERENCE ONLY AND NOT FOR CONSTRUCTION.
3. CONTRACTOR TO ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
4. SECTION CUTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS (U.N.O.).
5. TYPICAL ROOF SHEATING SHALL BE 5/8 SHEATHING - SEE G.S.N.
6. CONCTRACTOR TO COORDINATE WITH TRUSS MANUFACTURER FOR ADD LOADS TO TOP OR BOTTOM CHORDS DUE TO MECHANICAL INITS.
7. ROOF TRUSSES TO BE AT 24" o.c. MAX.
8. PMT DENOTES PREMANUFACTURED ROOF TRUSS - SEE SCHEDULE.
9. 'B1' DENOTES BEAM. SEE SCHEDULE.
10. 'H1' DENOTES HEADER - SEE SHEDULE.
11. 'J-1' DENOTES JOIST - SEE SCHEDULE.
12. DENOTES RECREATION SPACE. DESIGN TRUSSES FOR 100 PSF LL AND ADDITIONAL 15 PSF DL.

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AFFORDABLE HOUSING
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439 SELDEN ST. DETROIT, MI. 48201

PROJECT NUMBER ***2024.0139***

ISSUANCE

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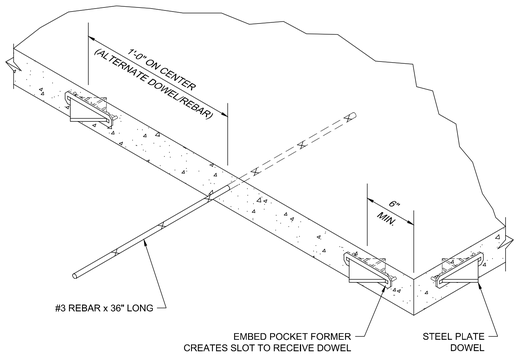
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Roof Framing Plan

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8 HYBRID DOWEL CONSTRUCTION JOINT

CONCRETE STRENGTH = 3000 PSI

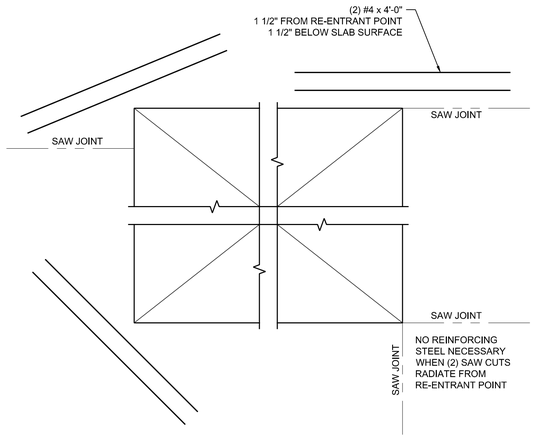
BAR SIZE	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	28	42	22	32
#4	37	56	29	43
#5	47	70	36	54
#6	56	84	43	64
#7	81	122	63	94
#8	93	139	72	107
#9	105	157	81	121
#10	118	177	91	136
#11	131	196	101	151

CONCRETE STRENGTH = 4000 PSI

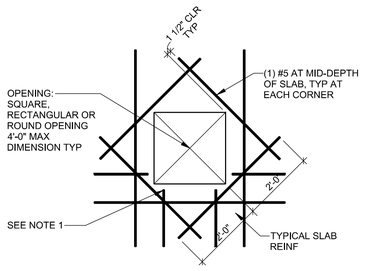
BAR SIZE	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	24	36	19	28
#4	32	48	25	37
#5	40	60	31	47
#6	48	72	37	56
#7	70	106	54	81
#8	80	121	62	93
#9	91	136	70	105
#10	102	153	79	118
#11	113	170	87	131

NOTES:
1. TABLE FOR USE WITH NORMAL WEIGHT CONCRETE AND GRADE 60 UNCOATED REINF. BARS. FOR LIGHTWEIGHT AGGREGATE USE 1.3. LENGTHS ARE IN INCHES.
2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST IN THE MEMBER BELOW THE BAR.
3. FOR LAP SPLICES OF INDIVIDUAL BARS WITHIN A 3 BAR BUNDLE MULTIPLY TABULATED VALUE BY 1.2. FOR A 4 BAR BUNDLE MULTIPLY TABULATED VALUE BY 1.3 . ENTIRE BUNDLES SHALL NOT BE LAP SPLICED AT THE SAME LOCATION. SPLICES FOR INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE STAGGERED SUCH THAT THEY DO NOT OVERLAP.
4. COMPRESSION LAP SPLICE (ONLY WHERE INDICATED ON DRAWINGS) FOR GRADE 60 BARS USE 30 BAR DIA.
5. CASES 1 AND 2 ARE DEFINED AS FOLLOWS:
   BEAMS OR COLUMNS;
   CASE 1: COVER AT LEAST 1.0 BAR DIA. AND CENTER TO CENTER SPACING AT LEAST 2.0 BAR DIA.
   CASE 2: COVER LESS THAN 1.0 BAR DIA. OR CENTER TO CENTER SPACING LESS THAN 2.0 BAR DIA.
   ALL OTHER MEMBERS;
   CASE 1: COVER AT LEAST 1.0 BAR DIA. AND CENTER TO CENTER SPACING AT LEAST 3.0 BAR DIA.
   CASE 2: COVER LESS THAN 1.0 BAR DIA. OR CENTER TO CENTER SPACING LESS THAN 3.0 BAR DIA.

5 CLASS 'B' LAP SPLICE IN CONCRETE



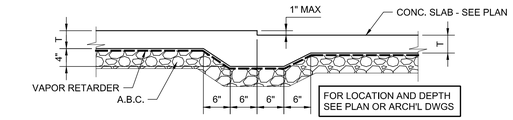
8 RE-ENTRANT CORNER REINFORCING



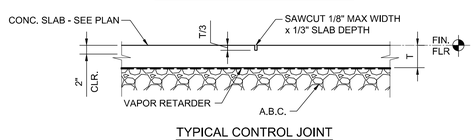
PLAN VIEW

NOTES:
1. BOXED-OUT OPENINGS, BOXED RECESSES AND PIPE SLEEVE CLUSTERS SHALL BE TREATED AS FRAMED SLAB OPENINGS.

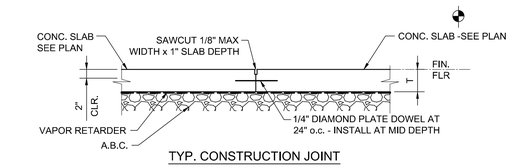
9 REINFORCING AT OPENINGS IN SLAB ON GRADE



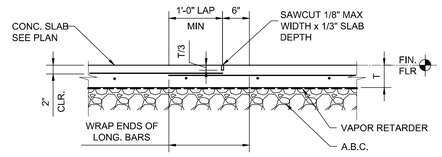
SMALL STEP IN SLAB ON GRADE



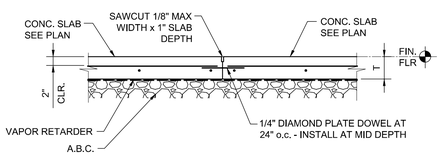
TYPICAL CONTROL JOINT



TYP. CONSTRUCTION JOINT

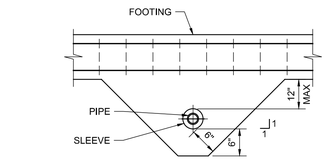


TYPICAL CONTROL JOINT

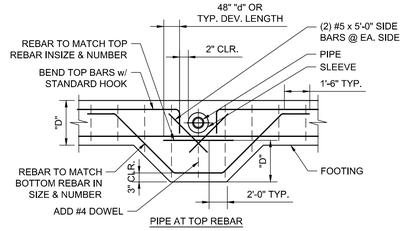


TYP. CONSTRUCTION JOINT

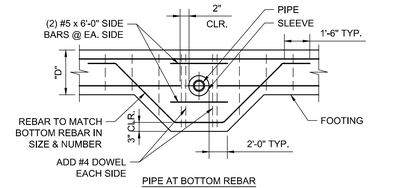
6 TYPICAL SLAB JOINTS



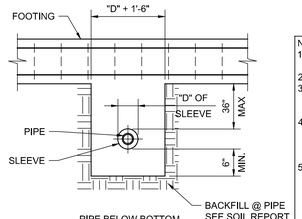
PIPE BELOW FOOTING



PIPE AT TOP REBAR

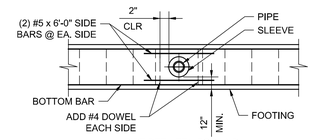


PIPE AT BOTTOM REBAR

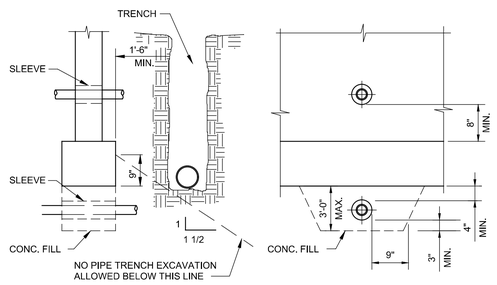


PIPE BELOW BOTTOM

NOTES:
1. "D" - DENOTES DEPTH OF FOOTING OR GRADE BEAM
2. "d" - DENOTES DIA. OF BAR.
3. SLEEVE INSIDE DIAMETER 2" LARGER THAN PIPE OUTSIDE DIAMETER.
4. SEAL VOID BETWEEN PIPE AND SLEVE WITH ELASTIC WATERPROOF MATERIAL, TYPICAL.
5. FOR PIPES 3'-0" OR LESS BELOW FOOTING PROVIDE SLEEVE AND CONCRETE AS SHOWN. MORE THAN 3'-0" COMPACT BACKFILL OVER PIPE TO 90% AS APPROVED BY SOILS ENGINEER OR USE STEPPED FOOTING BELOW PIPE.

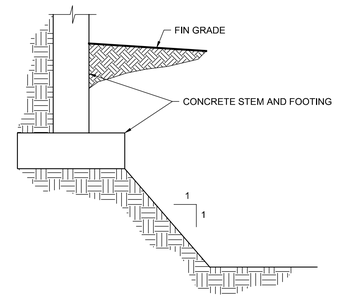


PIPE BETWEEN TOP AND BOTTOM REBAR



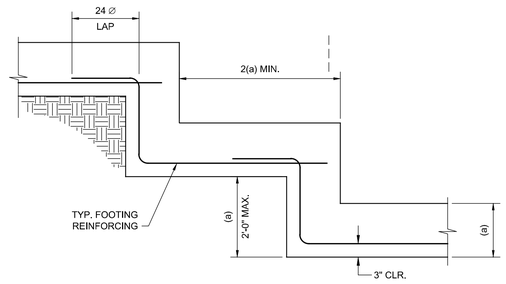
NOTE: CONCRETE FILL TO BE THE SAME WIDTH AS FOOTING & FULL WIDTH OF PIPE TRENCH. PIPE TO CLEAR SLEEVE BY 1/2" ALL AROUND

4 PIPES @ CONCRETE FOOTING



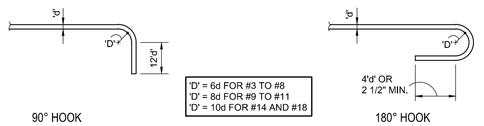
TYPICAL FOR ALL EXCAVATION ADJACENT TO ALL WALL OR COLUMN FOOTINGS

1 TEMPORARY EXCAVATION ADJACENT TO FOOTING DURING CONSTRUCTION



NOTE: REINFORCING MAY BE CONTINUOUS

2 TYPICAL STEPPED FOOTING



NOTE:
ALL BENDS SHALL BE MADE COLD.

3 REINFORCING BAR BENDS

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Project Number	2024-0139

ISSUANCE

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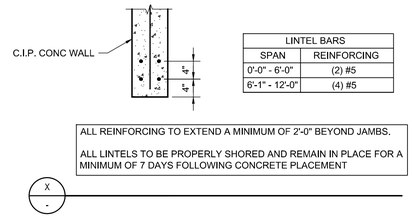
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TYPICAL CONCRETE DETAILS

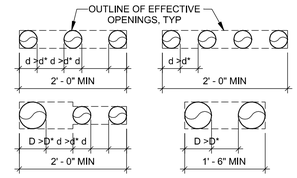
S2.01



LINTEL BARS	
SPAN	REINFORCING
0'-0" - 6'-0"	(2) #5
6'-1" - 12'-0"	(4) #5

ALL REINFORCING TO EXTEND A MINIMUM OF 2'-0" BEYOND JAMBS.

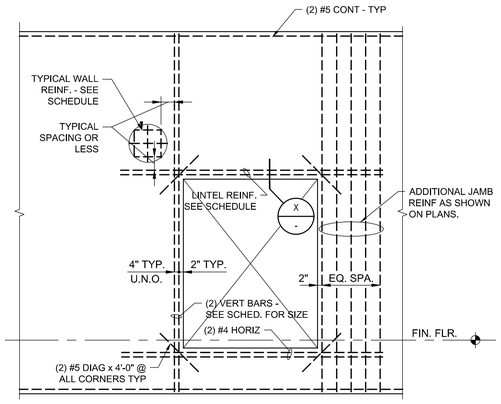
ALL LINTELS TO BE PROPERLY SHORED AND REMAIN IN PLACE FOR A MINIMUM OF 7 DAYS FOLLOWING CONCRETE PLACEMENT



D (OR d) = OPENING DIAMETER

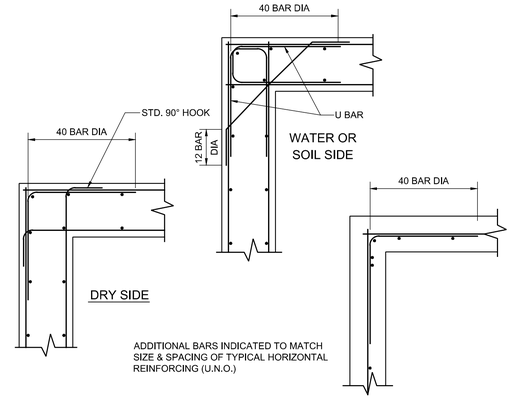
WHERE SPACING OF OPENINGS IS < 3D

NOTES:
1. ALL ABOVE CONDITIONS REQUIRE (1) #5 TOP AND BOTTOM ADDED TRIM BARS ALL AROUND THE EFFECTIVE OPENING EXTENDING 1'-6" BEYOND THE EFFECTIVE OPENING EACH SIDE TYP (DIAGONAL BARS ARE NOT REQUIRED)
2. * CLEAR DISTANCE BETWEEN OPENINGS MIN 4" CLEAR.
3. OPENINGS IN WALL OR SLAB MUST BE A MINIMUM OF 6" OR 2D EDGE DISTANCE, WHICHEVER IS GREATER.

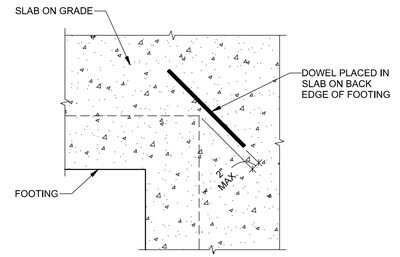


4 SCHEMATIC C.I.P. CONC WALL ELEVATION
TYPICAL REINFORCEMENT PLACEMENT

1 MULTIPLE OPENINGS PERPENDICULAR
TO SLAB AND/OR WALL



2 TYPICAL CORNER REINFORCING
CONCRETE



PLAN VIEW

3 DOWEL SLAB AT RE-ENTRANT CORNERS

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TYPICAL CONCRETE DETAILS

S2.02

HOOKED DOWEL EMBEDMENT LENGTH					
	Fc				
BAR SIZE	Fc' = 3000 psi	Fc' = 4000 psi	Fc' = 5000 psi	Fc' = 6000 psi	Fc' = 7000 psi
#4	0'-11"	0'-10"	0'-9"	0'-8"	0'-8"
#5	1'-2"	1'-0"	0'-11"	0'-10"	0'-9"
#6	1'-5"	1'-3"	1'-1"	1'-0"	0'-11"
#7	1'-8"	1'-5"	1'-3"	1'-2"	1'-1"
#8	1'-10"	1'-7"	1'-5"	1'-4"	1'-3"
#9	2'-1"	1'-10"	1'-8"	1'-6"	1'-5"
#10	2'-4"	2'-1"	1'-10"	1'-8"	1'-7"
#11	2'-7"	2'-3"	2'-0"	1'-10"	1'-9"

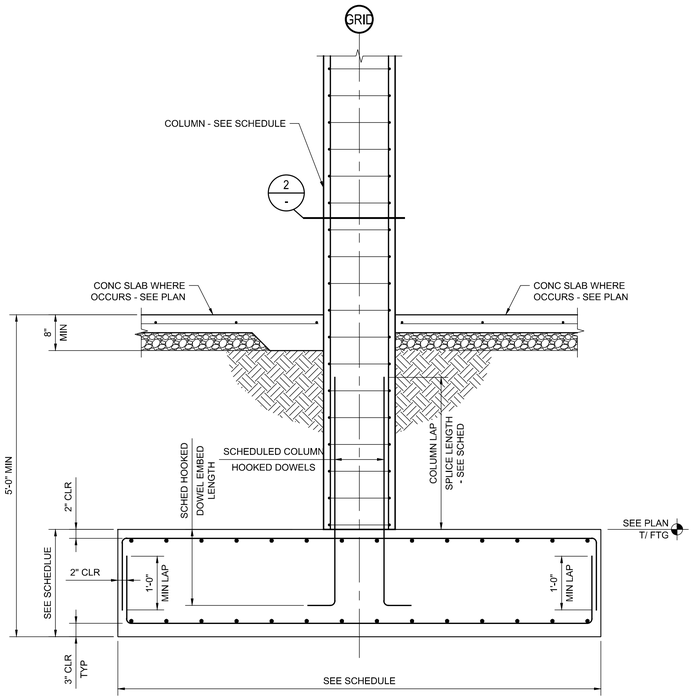
PIER & DOWEL LAP SPLICE LENGTH					
	LAP SPLICE LENGTH				
BAR SIZE	Fc' = 3000 psi	Fc' = 4000 psi	Fc' = 5000 psi	Fc' = 6000 psi	Fc' = 7000 psi
#4	1'-6"	1'-3"	1'-2"	1'-1"	1'-0"
#5	1'-10"	1'-7"	1'-5"	1'-4"	1'-2"
#6	2'-2"	1'-11"	1'-8"	1'-7"	1'-5"
#7	3'-2"	2'-9"	2'-5"	2'-3"	2'-1"
#8	3'-7"	3'-1"	2'-10"	2'-7"	2'-4"
#9	4'-6"	3'-10"	3'-6"	3'-2"	2'-11"
#10	5'-6"	4'-9"	4'-3"	3'-11"	3'-7"
#11	6'-7"	5'-8"	5'-1"	4'-8"	4'-4"
NOTE: TENSION LAP SPLICE					

DOWEL EMBEDMENT LENGTH					
BAR SIZE	Fc' = 3000 psi	Fc' = 4000 psi	Fc' = 5000 psi	Fc' = 6000 psi	Fc' = 7000 psi
#4	1'-2"	1'-0"	1'-0"	1'-0"	1'-0"
#5	1'-5"	1'-3"	1'-1"	1'-0"	1'-0"
#6	1'-8"	1'-6"	1'-4"	1'-2"	1'-1"
#7	2'-5"	2'-1"	1'-11"	1'-9"	1'-7"
#8	2'-9"	2'-5"	2'-2"	2'-0"	1'-10"
#9	3'-5"	3'-0"	2'-8"	2'-5"	2'-3"
#10	4'-3"	3'-8	3'-3	3'-0"	2'-9"
#11	5'-1"	4'-5"	3'-11"	3'-7"	3'-4"

COLUMN LAP SPLICE					
BAR SIZE	LAP SPLICE LENGTH				
	Fc'= 3000 psi	Fc'= 4000 psi	Fc'= 5000 psi	Fc'= 6000 psi	Fc'= 7000 psi
#5	1'-6"	1'-4"	1'-2"	1'-1"	1'-0"
#6	2'-1"	1'-11"	1'-8"	1'-7"	1'-5"
#7	3'-6"	2'-9"	2'-5"	2'-3"	2'-1"
#8	4'-6"	3'-1"	2'-9"	2'-6"	2'-4"
#9	5'-0"	4'-0"	3'-7"	3'-3"	3'-0"
#10	5'-8"	4'-10"	4'-4"	4'-0"	3'-8"

NOTE: TENSION LAP SPLICE

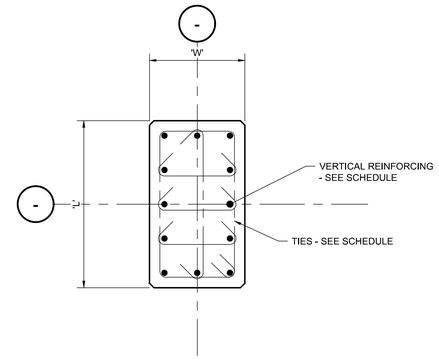
3 CONCRETE COLUMN REINFORCING
LAP SPLICE & EMBEDMENT LENGTH



1 TYPICAL CONCRETE COLUMN TO FOOTING

CONCRETE COLUMN SCHEDULE				
MARK	SIZE (WxL)	REINFORCING	TIES	REMARKS
1	1'-4" x 2'-4"	(12) #8 VERT	#3 TIES @ 6" o.c. (5 TIE SET)	--

FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	REMARKS
A	9'-0" SQ. x 2'-0" THK	#5 @ 12" o.c. E.W. TOP #7 @ 8" E.W. BOTT	
B	10'-0" SQ. x 2'-0" THK	#5 @ 12" o.c. E.W. TOP #7 @ 8" E.W. BOTT	
C	11'-0" SQ. x 2'-0" THK	#5 @ 12" o.c. E.W. TOP #7 @ 8" E.W. BOTT	
CF1.33	1'-4" WIDE x 1'-0" THK.	(2) #5 CONT.	
CF2.00	2'-0" WIDE x 1'-0" THK.	(2) #5 CONT.	
CF8.00	8'-0" WIDE x 2'-0" THK.	(9) #9 CONT TOP & BOTT & #6 @ 12" o.c. TRANS - TOP & BOTT	



2 CONCRETE COLUMN

Hooker DeJong Inc
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PRELIMINARY NOT FOR CONSTRUCTION

AFFORDABLE HOUSING
INNOVO SELDON ST
439 SELDON ST, DETROIT, MI, 48201

Project Number *2024-0139*

ISSUANCE

No.	Date	Description

Project No.: 9446

A. V. SCHWAN & ASSOC.
STRUCTURAL ENGINEERS
6000 E. Thomas Rd, Suite 1
Scottsdale, Arizona 85251

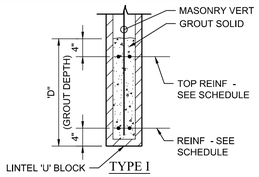
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CONCRETE SCHEDULES

S2.05

OPENING SIZE	8" C.M.U.		TYPE
	TYP. REINFORCING	GROUT "D"	
1'-0" THRU 3'-4"	(2) #5	8"	I
3'-5" THRU 5'-4"	(2) #5	16"	I
5'-5" THRU 7'-4"	(2) #5	24"	I
7'-5" THRU 9'-4"	(2) #5	32"	I
9'-5" THRU 11'-4"	(2) #5	40"	I
11'-5" THRU 14'-0"	(2) #5 TOP & BOTT	48"	I

1. ALL REINFORCING TO EXTEND A MINIMUM OF 24" BEYOND JAMBS AND BE GROUTED SOLID FOR DEPTH "D".
2. ALL CONC MASONRY UNITS USED IN LENGTH OF LINTEL TO BE "OPEN-END" TYPE, TO INSURE FULLY GROUTED HEAD JOINTS.
3. ALL LINTELS TO BE PROPERLY SHORED DURING GROUTING & REMAIN IN PLACE FOR A MIN OF 7 DAYS
4. FOLLOWING GROUTING ALL GROUT TO BE MINIMUM OF 2000 PSI @ 28 DAYS.



7 MASONRY LINTEL SCHEDULE

STEEL LINTEL SCHEDULE FOR BRICK MASONRY OPENINGS

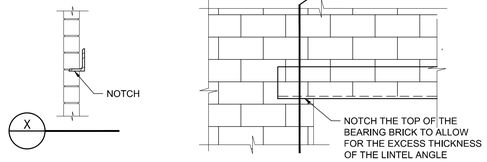
MAXIMUM SPAN:	SIZE:
3'-0"	L3 1/2"x3 1/2"x1/4"
4'-0"	L5"x3 1/2"x1/4" (LLV)
5'-0"	L5"x3 1/2"x5/16" (LLV)
8'-0"	L5"x3 1/2"x3/8" (LLV)
9'-0"	L6"x4"x3/8" (LLV)

BRICK SHALL BE SEATED AT A MINIMUM OF 2/3 THE THICKNESS OF THE BRICK WYTHE ONTO THE STEEL LINTEL. RE: ARCH.

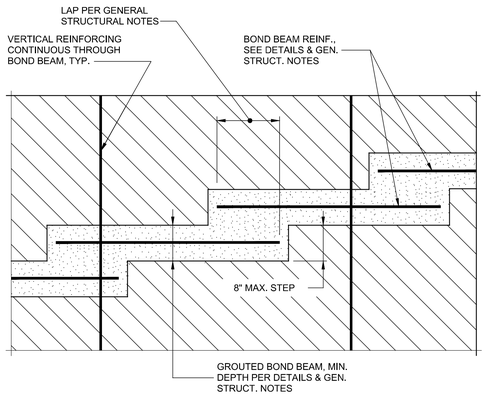
BRICK ARCHES SHALL BE CONSTRUCTED TO BE SELF SUPPORTING PER BIA RECOMMENDATIONS OR PROVIDE HIDDEN ROLLED STEEL ANGLE LINTELS AT ALL ARCHES

ALL LINTELS TO EXTEND 8" (MIN) ONTO MASONRY.

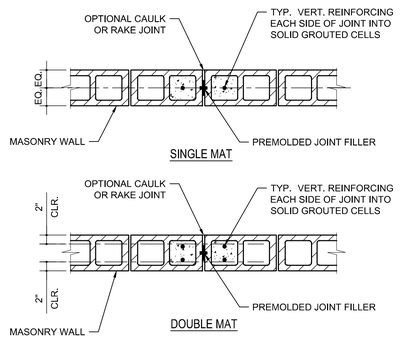
WHEN LINTEL THICKNESS EXCEEDS THE THICKNESS OF THE MORTAR JOINT THEN NOTCH THE TOP OF THE BEARING BRICK ON EACH END OF THE LINTEL TO ALLOW FOR THE DIFFERENCE IN THE THICKNESS. SEE BELOW FOR MORE INFORMATION.



8 STEEL LINTEL SCHEDULE FOR BRICK MASONRY OPENINGS



4 TYPICAL STEPPED BOND BEAM



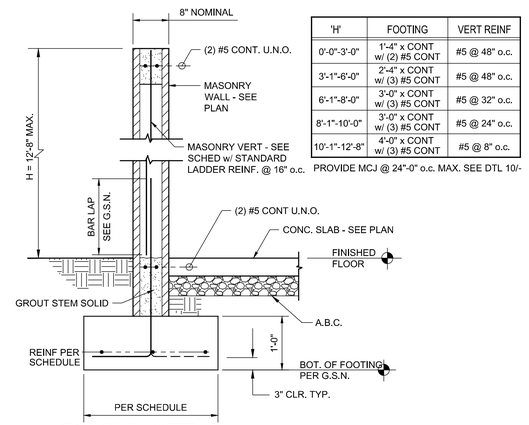
NOTES:

1. ALL HORIZONTAL JOINT REINFORCING DISCONTINUES AT JOINT. ALL BOND BEAM REINFORCING CONTINUES THRU JOINT.
2. SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINTS. LOCATE AT 24'-0" MAXIMUM BUT NOT LESS THAN 2'-0" FROM BEARING PLATE OR JAMB OF AN OPENING. SUBMIT FOR REVIEW PRIOR TO CONSTRUCTION.

5 TYPICAL CMU WALL CONTROL JOINT

BAR SIZE	(1) BAR PER CELL	(2) BARS PER CELL
#4	20"	24"
#5	24"	33"
#6	38"	54"
#7	52"	63"

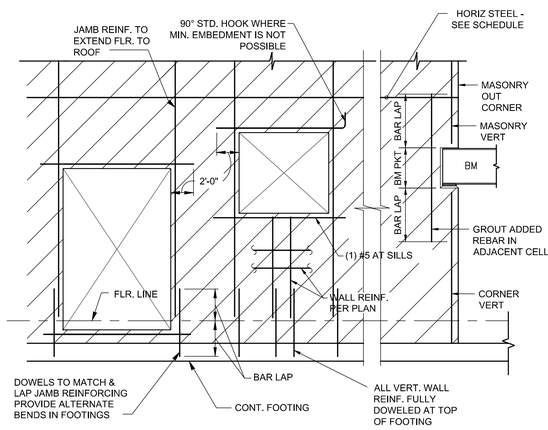
6 LAP SPLICE LENGTH IN MASONRY
(f'm = 2000 PSI)



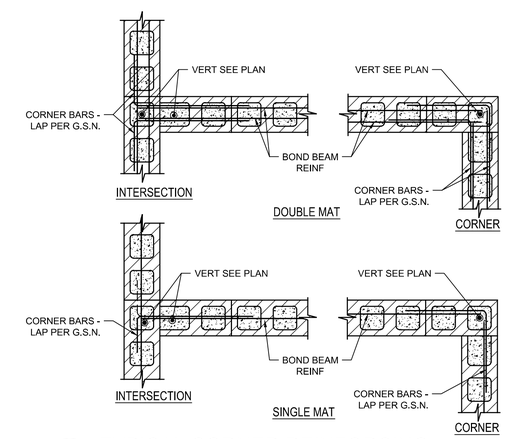
'H'	FOOTING	VERT REINF
0'-0"-3'-0"	1'-4" x CONT w/ (2) #5 CONT	#5 @ 48" o.c.
3'-1"-6'-0"	2'-4" x CONT w/ (3) #5 CONT	#5 @ 48" o.c.
6'-1"-8'-0"	3'-0" x CONT w/ (3) #5 CONT	#5 @ 32" o.c.
8'-1"-10'-0"	3'-0" x CONT w/ (3) #5 CONT	#5 @ 24" o.c.
10'-1"-12'-8"	4'-0" x CONT w/ (3) #5 CONT	#5 @ 8" o.c.

PROVIDE MCJ @ 24"-0" o.c. MAX. SEE DTL 10/-

1 CMU SITE WALL



2 MASONRY WALL CONSTRUCTION



3 TYPICAL CORNER REINFORCING

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TYPICAL MASONRY DETAILS

S2.11

f'c = 3000 PSI

BAR SIZE	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	22	32	17	25
#4	29	43	22	33
#5	36	54	28	41
#6	43	64	33	50
#7	63	94	48	72
#8	72	107	55	82
#9	81	121	62	93
#10	91	136	70	105
#11	101	151	78	116
#14	121	181	93	139
#18	161	241	124	186

f'c = 4000 PSI

BAR SIZE	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	19	28	15	22
#4	25	37	19	29
#5	31	47	24	36
#6	37	56	29	43
#7	54	81	42	63
#8	62	93	48	71
#9	70	105	54	81
#10	79	118	61	91
#11	87	131	67	101
#14	105	157	81	121
#18	139	209	107	161

f'c = 5000 PSI

BAR SIZE	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	17	25	13	19
#4	22	33	17	26
#5	28	42	22	32
#6	33	50	26	38
#7	49	73	37	56
#8	55	83	43	64
#9	63	94	48	72
#10	70	105	54	81
#11	78	117	60	90
#14	94	140	72	108
#18	125	187	96	144

f'c = 6000 PSI

BAR SIZE	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	15	23	12	18
#4	20	31	16	24
#5	25	38	20	29
#6	31	46	24	35
#7	44	66	34	51
#8	51	76	39	58
#9	57	85	44	66
#10	64	96	49	74
#11	71	107	55	82
#14	86	128	66	99
#18	114	171	88	131

f'c = 7000 PSI

BAR SIZE	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	14	21	12	16
#4	19	28	15	22
#5	24	35	18	27
#6	28	42	22	33
#7	41	61	32	47
#8	47	70	36	54
#9	53	79	41	61
#10	59	89	46	69
#11	66	99	51	76
#14	79	119	61	91
#18	106	158	81	122

NOTES

1 THIS TABLE FOR USE WITH NORMAL WEIGHT HARDROCK CONCRETE AND GRADE 60 UNCOATED REINFORCING BARS. FOR LIGHTWEIGHT AGGREGATE USE 1.3ℓd. ℓd=TENSION DEVELOPMENT LENGTH SHOWN AT THIS TABLE.

2 TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST IN THE MEMBER BELOW THE BAR.

3 FOR BARS ENCLOSED IN STANDARD COLUMN SPIRALS, USE 0.75 ℓd OR 12" MIN.

4 TENSION DEVELOPMENT LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE 1.2ℓd FOR THAT BAR IN A 3-BAR BUNDLE AND 1.33ℓd FOR A 4-BAR BUNDLE.

5 COMPRESSION DEVELOPMENT LENGTH (ONLY WHERE INDICATED ON DRAWINGS) FOR GRADE 60 BARS USE 22 BAR DIAMETERS.

6 CASES 1 AND 2 ARE DEFINED AS FOLLOWS:

BEAMS OR COLUMNS
CASE 1: COVER AT LEAST 1.0 db AND CENTER TO CENTER SPACING AT LEAST 2.0 db
CASE 2: COVER LESS THAN 1.0 db OR CENTER TO CENTER SPACING LESS THAN 2.0 db

ALL OTHER MEMBERS
CASE 1: COVER AT LEAST 1.0 db AND CENTER TO CENTER SPACING AT LEAST 3.0 db
CASE 2: COVER LESS THAN 1.0 dB OR CENTER TO CENTER SPACING LESS THAN 3.0 db

1 TENSION DEVELOPMENT LENGTH (IN INCHES)

f'c = 3000 PSI

BAR SIZE	LAP CLASS	TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2
#3	A	22	32	17	25
	B	28	42	22	32
#4	A	29	43	22	33
	B	37	56	29	43
#5	A	36	54	28	41
	B	47	70	36	54
#6	A	43	64	33	50
	B	56	84	43	64
#7	A	63	94	48	72
	B	81	122	63	94
#8	A	72	107	55	82
	B	93	139	72	107
#9	A	81	121	62	93
	B	105	157	81	121
#10	A	91	136	70	105
	B	118	177	91	136
#11	A	101	151	78	116
	B	131	196	101	151

f'c = 4000 PSI

BAR SIZE	LAP CLASS	TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2
#3	A	19	28	15	22
	B	24	36	19	28
#4	A	25	37	19	29
	B	32	48	25	37
#5	A	31	47	24	36
	B	40	60	31	47
#6	A	37	56	29	43
	B	48	72	37	56
#7	A	54	81	42	63
	B	70	106	54	81
#8	A	62	93	48	71
	B	80	121	62	93
#9	A	70	105	54	81
	B	91	136	70	105
#10	A	79	118	61	91
	B	102	153	79	118
#11	A	87	131	67	101
	B	113	170	87	131

f'c = 5000 PSI

BAR SIZE	LAP CLASS	TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2
#3	A	17	25	13	19
	B	22	33	17	25
#4	A	22	33	17	26
	B	29	43	22	33
#5	A	28	42	22	32
	B	36	54	28	42
#6	A	33	50	26	38
	B	43	65	33	50
#7	A	49	73	37	56
	B	63	94	49	73
#8	A	55	83	43	64
	B	72	108	55	83
#9	A	63	94	48	72
	B	81	122	63	94
#10	A	70	105	54	81
	B	91	137	70	105
#11	A	78	117	60	90
	B	101	152	78	117

f'c = 6000 PSI

BAR SIZE	LAP CLASS	TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2
#3	A	15	23	12	18
	B	20	30	16	23
#4	A	20	31	16	24
	B	26	40	20	31
#5	A	25	38	20	29
	B	33	49	25	38
#6	A	31	46	24	35
	B	40	59	31	46
#7	A	44	66	34	51
	B	58	86	44	66
#8	A	51	76	39	58
	B	66	98	51	76
#9	A	57	85	44	66
	B	74	111	57	85
#10	A	64	96	49	74
	B	83	125	64	96
#11	A	71	107	55	82
	B	93	139	71	107

f'c = 7000 PSI

BAR SIZE	LAP CLASS	TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2
#3	A	14	21	12	16
	B	18	28	16	21
#4	A	19	28	15	22
	B	25	37	19	28
#5	A	24	35	18	27
	B	31	46	24	35
#6	A	28	42	22	33
	B	37	55	28	42
#7	A	41	61	32	47
	B	53	80	41	61
#8	A	47	70	36	54
	B	61	91	47	70
#9	A	53	79	41	61
	B	69	103	53	79
#10	A	59	89	46	69
	B	77	116	59	89
#11	A	66	99	51	76
	B	86	128	66	99

NOTES

1 TABLE FOR USE WITH NORMAL WEIGHT HARDROCK CONCRETE AND GRADE 60 UNCOATED REINF. BARS. FOR LIGHTWEIGHT AGGREGATE USE 1.3ℓ . ℓ =BASIC LAP LENGTH SHOWN AT THIS TABLE.

2 CLASS A - HALF OR LESS OF THE BARS ARE SPLICED WITHIN A REQUIRED LAP LENGTH. CLASS B - MORE THAN HALF OF THE BARS ARE SPLICED WITHIN A REQUIRED LAP LENGTH.

3 TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST IN THE MEMBER BELOW THE BAR.

4 FOR BARS ENCLOSED IN STANDARD COL. SPIRALS, USE 0.75 ℓ OR 12" MIN.

5 LAP SPLICES OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE 1.2 R FOR THAT BAR IN A 3-BAR BUNDLE AND 1.3 ℓ FOR A 4-BAR BUNDLE. ENTIRE BUNDLES SHALL NOT BE LAP SPLICED AT THE SAME LOCATION. SPLICES FOR INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE STAGGERED SUCH THAT THEY DO NOT OVERLAP.

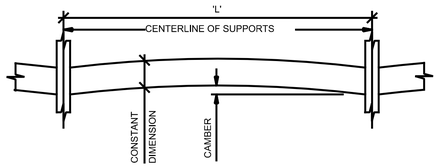
6 COMPRESSION LAP SPLICE (ONLY WHERE INDICATED ON DRAWINGS) FOR GRADE 60 BARS USE 30 BAR DIA.

7 CASES 1 AND 2 ARE DEFINED AS FOLLOWS:

BEAMS OR COLUMNS
CASE 1: COVER AT LEAST 1.0 db AND CENTER TO CENTER SPACING AT LEAST 2.0 db
CASE 2: COVER LESS THAN 1.0 db OR CENTER TO CENTER SPACING LESS THAN 2.0 db

ALL OTHER MEMBERS
CASE 1: COVER AT LEAST 1.0 db AND CENTER TO CENTER SPACING AT LEAST 3.0 db
CASE 2: COVER LESS THAN 1.0 dB OR CENTER TO CENTER SPACING LESS THAN 3.0 db

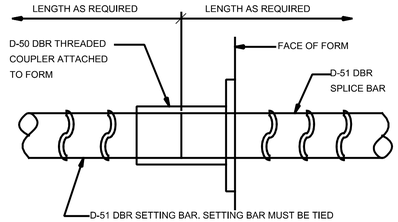
2 TENSION LAP SPLICE LENGTH (IN INCHES)



SPAN	BEAM	SLAB
0' TO 5'	0"	0"
5' TO 10'	0"	1/8"
10' TO 15'	1/8"	1/4"
15' TO 20'	3/8"	1/2"
20' TO 30'	1/2"	5/8"
30' TO 35'	5/8"	3/4"

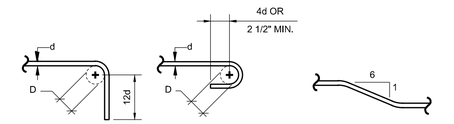
NOTE
1 WHERE ADJACENT SPAN IS 20% OR MORE LARGER THAN SPAN UNDER CONSIDERATION THE CAMBER SHALL BE REDUCED PROPORTIONATELY.

6 BEAM AND SLAB CAMBER SCHEDULE



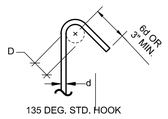
NOTES
1 DAYTON SUPERIOR'S DOWEL BAR PLACEMENT OR APPROVED EQUAL MAY BE USED IN PLACE OF #4 AND #5 DOWELS ONLY. REFER TO DAYTON SUPERIOR'S DOWEL BAR REPLACEMENT FOR SIZES, INSTALLATION PROCEDURES ETC.
2 D-51 DBR SETTING AND SPLICE BARS SHALL BE FABRICATED FROM ASTM-A615 GRADE 60 REINFORING STEEL.

5 DOWEL BAR REPLACEMENT DETAIL



D= 6d FOR #3 TO #8
D= 8d FOR #9 TO #11
D=10d FOR #14 AND #18

PRINCIPAL REINFORCING

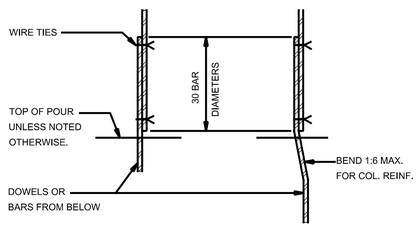


MIN. D=1 1/2" FOR #3
MIN. D= 2" FOR #4
MIN. D=2 1/2" FOR #5
MIN. D=4 1/2" FOR #6
MIN. D=5 1/4" FOR #7
MIN. D= 6" FOR #8

STIRRUPS AND TIES

NOTE
1 ALL BENDS SHALL BE MADE COLD.
2 #14 AND #18 BARS SHALL BE BEND TESTED AND LAB APPROVED PRIOR TO BENDING.

4 BAR BENDS



NOTES
1 WHERE COMPRESSION IS NOTED ON THE DRAWINGS, VERTICAL REINFORCING STEEL SHALL BE SPLICED AS SHOWN; OTHERWISE, USE TENSION LAP SPLICES.
2 SPECIFIC DATA ON THE DRAWINGS SHALL GOVERN IN CASES OF CONFLICT.

3 VERTICAL REINFORCING COMPRESSION LAP SPLICE

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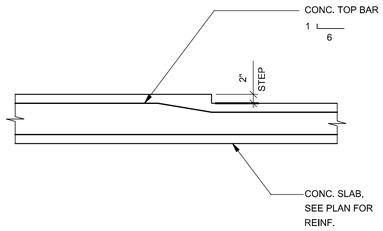
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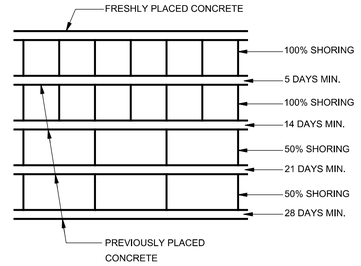
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TYPICAL POST TENSION DETAILS

S2.21



6 SECTION

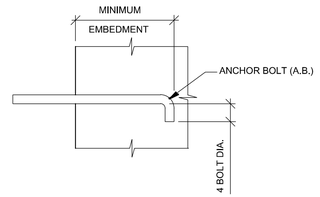


NOTES

1 ALL SHORING AND RESHORING MUST BE DONE IN ACCORDANCE WITH ACI STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORM WORK (ACI 347-LATEST)

2 SHORES SHALL NOT BE REMOVED UNTIL CONCRETE HAS REACHED FULL DESIGN STRENGTH.

1 MINIMUM SHORING BELOW FRESHLY PLACED CONCRETE



BOLT SIZE	EMBEDMENT
1/2"	4"
5/8"	4"
3/4"	5"
7/8"	6"

NOTE

1 MINIMUM BOLT SPACING SHALL BE 12 BOLT DIAMETERS, WITH A MINIMUM EDGE DISTANCE OF 6 BOLT DIAMETERS.

2 ANCHOR BOLT EMBEDMENT

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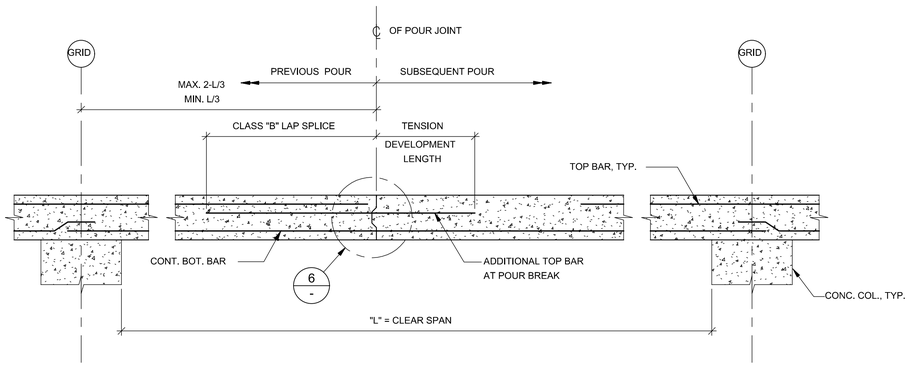
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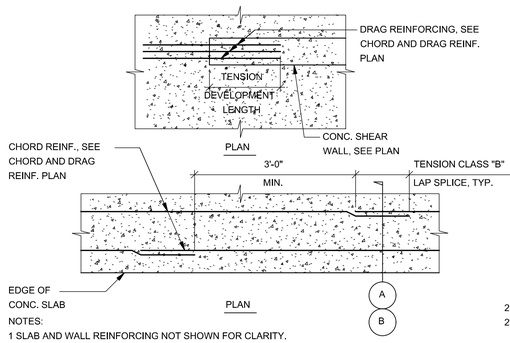
TYPICAL POST TENSION DETAILS

S2.22

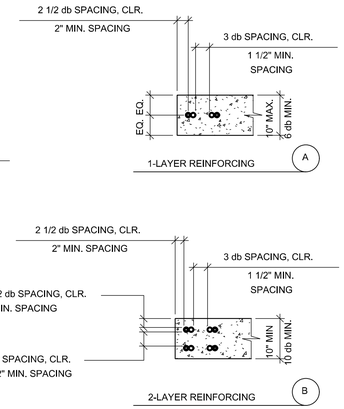


NOTES
1 COLUMNS REINFORCING NOT SHOWN FOR CLARITY.
2 WHEN POURING ADJACENT SLAB, THE POUR MUST START AT THE CONSTRUCTION JOINT.

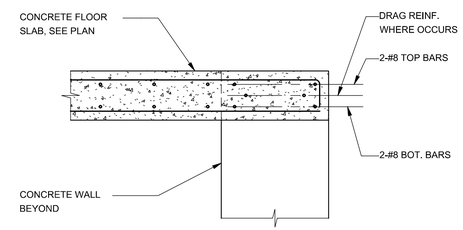
7 MILD STEEL SLAB CONSTRUCTION JOINT



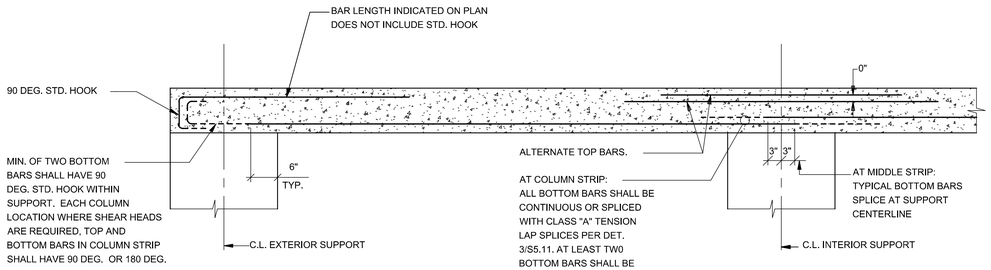
NOTES:
1 SLAB AND WALL REINFORCING NOT SHOWN FOR CLARITY.
2 "db" EQUALS BAR DIAMETER.
3 STAGGER LAP SPLICE LOCATIONS.
4 ALL DRAG REINFORCING END SUPPORT SHALL BE PLACED INSIDE WALL.
5 CHORD REINFORCING NOT TO BE CONTINUOUS AT POUR STRIP, SEE DET. C
6 PLACE COUPLERS AFTER STRESSING FIRST POUR.
7 TIGHTEN COUPLERS RIGHT BEFORE POURING THE POUR STRIP.



1 TYPICAL CHORD AND DRAG REINFORCING PLACEMENT

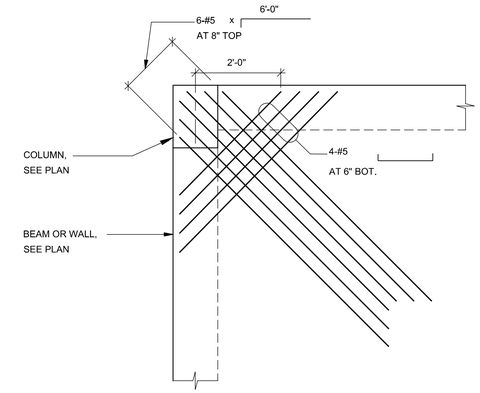


6 SECTION

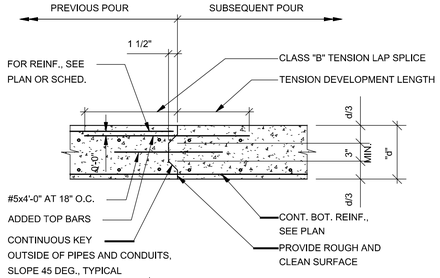


NOTES
1 SEE PLAN FOR REINF. SIZE, LENGTH AND QUANTITY.
2 REINF. SHALL BE EQUALLY SPACED WITHIN DISTANCE SHOWN ON PLANS.
3 AT INTERIOR SUPPORTS, TOP REINFORCING SHALL BE CENTERED ON SUPPORT CENTERLINE.
4 REINFORCING IN OTHER DIRECTION NOT SHOWN FOR CLARITY.

9 TYPICAL TWO-WAY SLAB SECTION

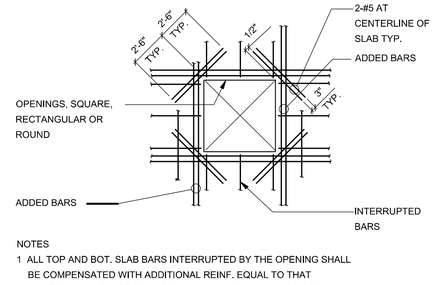


4 TYP CORNER REINFORCING FOR MILD STEEL SLABS



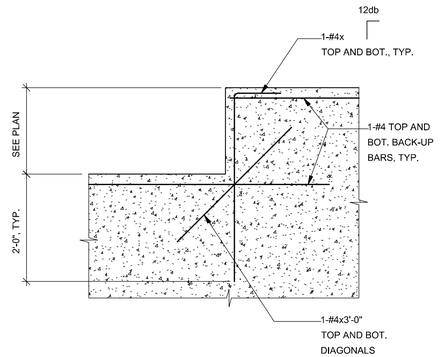
NOTES
1 SLAB CONSTRUCTION JOINTS SHALL BE LOCATED IN THE MIDDLE STRIPS ONLY.
2 FINAL JOINT LOCATION SHALL BE APPROVED BY STRUCTURAL ENGINEER.
3 APPLY BONDING COMPOUND PRIOR TO SUBSEQUENT POUR.

5 SLAB CONSTRUCTION JOINT



NOTES
1 ALL TOP AND BOT. SLAB BARS INTERRUPTED BY THE OPENING SHALL BE COMPENSATED WITH ADDITIONAL REINF. EQUAL TO THAT INTERRUPTED. PLACE THE ADDITIONAL REINF. EQUALLY ON EACH SIDE OF OPENING, EXTENDED SAME LENGTH AS REQ'D. FOR THE UNINTERRUPTED REINFORCING.
2 WHERE THE NUMBER OF BARS INTERRUPTED IS UNEVEN, THE NUMBER OF BARS ADDED SHALL BE THE NEXT HIGHEST EVEN NUMBER.
3 BOXED OUT OPENINGS, RECESSED BOXES AND PIPE SLEEVE CLUSTERS SHALL BE TREATED AS FRAMED SLAB OPENINGS.

2 REINFORCING AROUND STRUCTURAL SLAB OPENING



3 SLAB REENTRANT CORNER DETAIL

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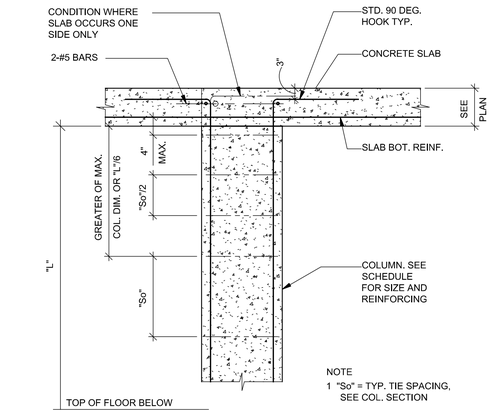
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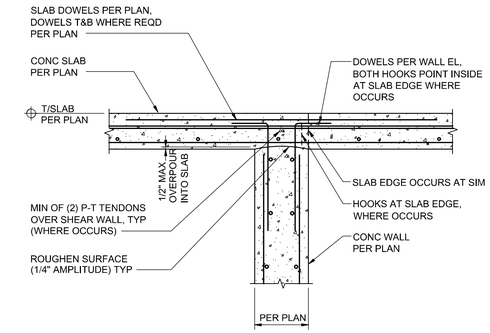
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TYPICAL POST TENSION DETAILS

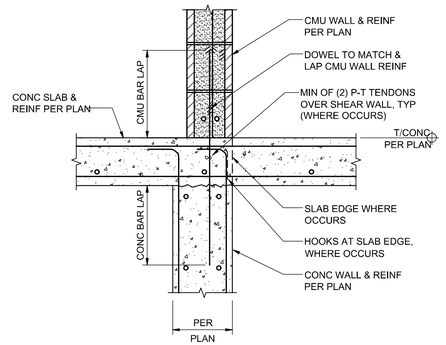
S2.23



1 TYPICAL COLUMN AT SLAB



2 SLAB CONNECTION
@ TOP OF CONC WALL



3 LOAD BEARING CMU WALL
OVER CONCRETE

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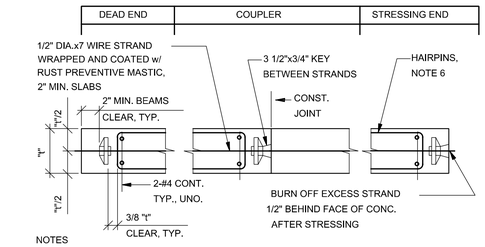
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TYPICAL POST TENSION DETAILS

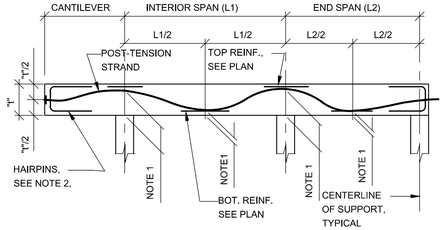
S2.24



NOTES

1. STRESSING POCKET OR CONTINUOUS POUR STRIP AT STRESSING END TO BE DETERMINED BY CONTRACTOR.
2. AFTER STRESSING, STRAND HARDWARE SHALL BE COATED WITH RUST PREVENTIVE MASTIC BEFORE CONCRETING OR DRYPACKING.
3. ANCHORAGE HARDWARE MUST BE OF A TYPE THAT IS APPROVED BY THE LOCAL GOVERNING AGENCIES.
4. ALL ANCHORS SHALL BE INSTALLED IN THE CENTER OF THE SLAB, UNO.
5. FOR TENDON PROFILE, SEE PLANS AND " POST-TENSIONED SLAB PROFILE " TYPICAL DETAIL. TENDONS SHALL BE ADEQUATELY SUPPORTED TO MAINTAIN DESIGN PROFILE.
6. PROVIDE #3 x $\frac{18}{\square}$ HAIRPINS EQUAL TO NUMBER OF ANCHORS+1 AT UNIFORM TENDON.

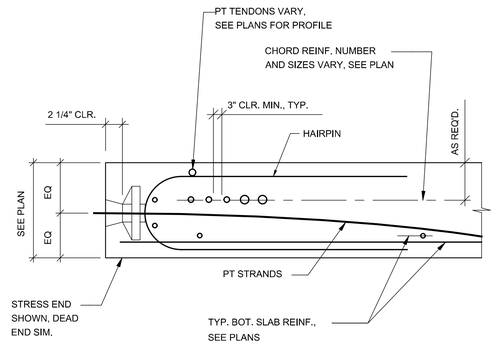
1 TENDON ANCHOR DETAIL



NOTES

1 SEE PLAN FOR THE DIMENSION TO THE CENTER OF GRAVITY OF THE STRAND, MEASURED IN INCHES FROM BOT. OF SLAB, SHOWN THUS $\frac{1\ 1/4}{}$ ON PLAN
2 PROVIDE HAIRPINS ONLY AT FREE EDGE OF SLAB, OMIT AT WALL SUPPORTS.
3 ALL TENDONS SHALL BE 1/2" DIA. WITH PLASTIC SHEATHS.
4 TENDONS SHALL FORM A SMOOTH PARABOLIC CURVE BETWEEN CONTROL POINTS INDICATED, AFTER PLACING HIGH AND LOW POINTS. SUPPORTS AND CHAIRS SHALL BE ADEQUATE TO MAINTAIN TENDON PROFILE.
5 ADDED TENDONS SHALL MAINTAIN THE SAME PROFILE AS THRU TENDONS, UNLESS NOTED OTHERWISE.
6 FOR ANCHOR DETAIL, SEE " POST-TENSIONED SLAB EDGE " TYPICAL DETAIL.

2 POST-TENSIONED SLAB PROFILE



3 POST-TENSIONED SLAB EDGE SECTION

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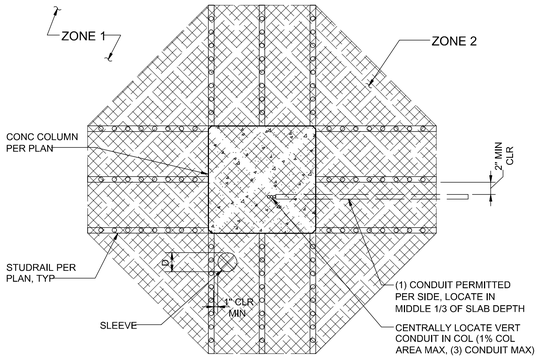
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TYPICAL POST TENSION DETAILS

S2.25



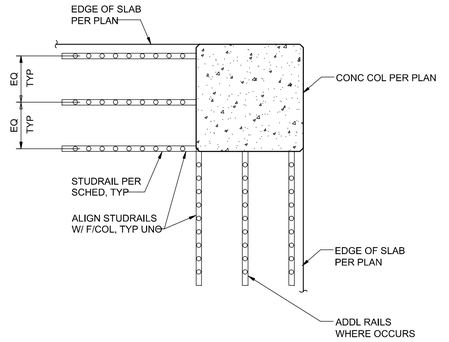
NOTES:

1. SLEEVES LOCATED IN ZONE 1 PER "SLEEVES THRU CONCRETE SLASB' TYPICAL DETAIL.

2. (1) SLEEVE WITH A 'D' <6" IS ALLOWED IN ZONE 2. (1) SLEEVE TOTAL AT COLUMN.

3. SLEEVES NOT MEETING THE ABOVE CRITERIA SHALL BE SUBMITTED TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL. STUDRAIL CONFIGURATIONS MAY REQUIRE REVISION WHERE SLEEVES DO NOT MEET ABOVE CRITERIA.

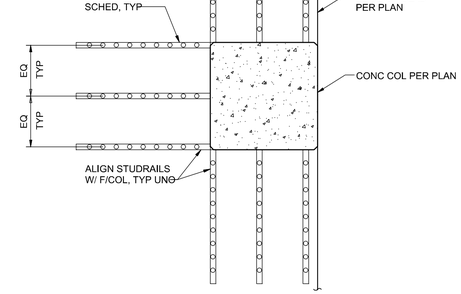
6 PLAN -SLEEVES THRU CONCRETE SLAB AT COLUMN



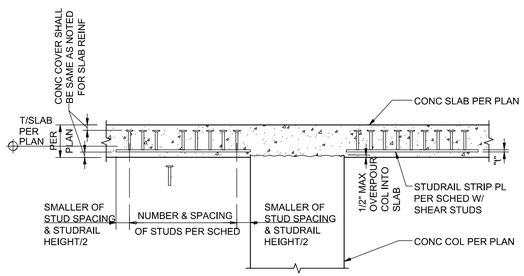
3 STUDRAIL LAYOUT @ CORNER COLUMN

STUDRAIL SCHEDULE (SRX)					
MARK	NUMBER OF RAILS	STUDS PER RAIL	STUD Ø	STUD SPACING	DETAIL REFERENCE
SR1	8	6	3/4"	7 1/2"	11/S-413
SR2	8	10	3/4"	6"	11/S-413
SR3	8	13	3/4"	5"	11/S-413
SR4	8	19	3/4"	4"	11/S-413
SR5	6	7	3/4"	8 1/2"	7/S-413
SR6	6	11	3/4"	7 1/2"	7/S-413
SR7	9	16	3/4"	5"	7/S-413
SR8	4	10	3/4"	8 1/2"	3/S-413
SR9	6	8	3/4"	6"	3/S-413
SR10	6	11	3/4"	6"	3/S-413

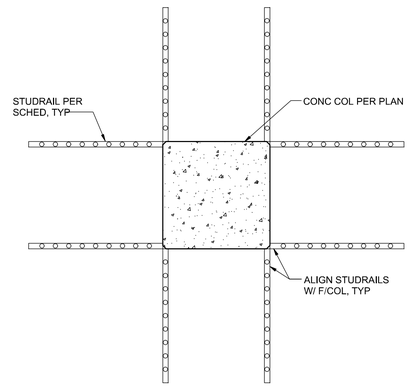
1 STUDRAIL SCHEDULE



4 STUDRAIL LAYOUT @ EDGE COLUMN



AT TYPICAL FLAT SLAB



5 STUDRAIL LAYOUT @ INTERIOR COLUMN

STUDRAIL STRIP PLATE SIZE SCHEDULE		
STUD DIA	"t"	WIDTH
1/2"	1/4"	1 1/4"
5/8"	5/16"	1 3/4 "
3/4"	3/8"	2"

STUDRAIL NOTES:

1. STUDRAIL HEIGHT IS DETERMINED BY THE THICKNESS OF THE SLAB. HEIGHT MAY NEED TO BE ADJUSTED WHERE SLABS STEP OF SLOPE.

2. STUDRAIL AT COLUMN CORNERS SHALL BE ALIGNED WITH THE FACE OF COLUMN. INTERMEDIATE STUDRAILS SHALL BE EQUALLY SPACED.

3. STUDRAIL SHEAR REINFORCEMENT SHOWN IN THESE DETAILS SHALL BE STUDRAILS AS MANUFACTURED BY "DECON".

4. WHERE SOFFIT STEP EXCEEDS 3" PROVIDE FULL DEPTH STUD RAILS AT LOWER SOFFIT.

2 TYPICAL STUDRAIL SECTIONS

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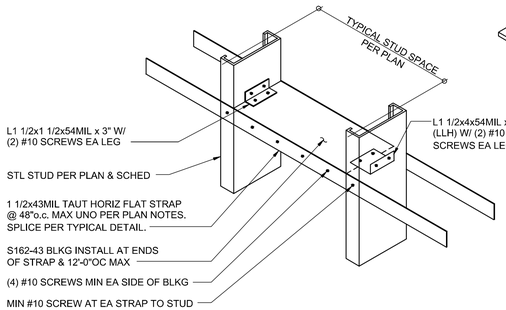
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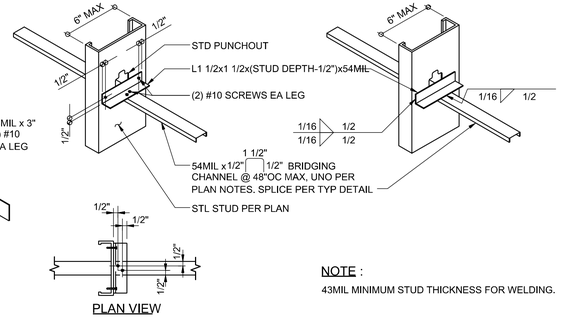
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TYPICAL STUDRAIL DETAILS

S2.26



DOUBLE FLAT STRAP BRIDGING WITH BLOCKING (A)



SCREW ATTACHED BRIDGING CHANNEL WITH ANGLE (B)

NOTE :

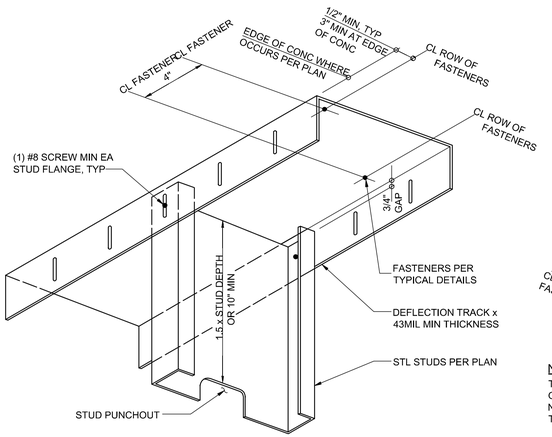
43MIL MINIMUM STUD THICKNESS FOR WELDING.

WELD ATTACHED BRIDGING CHANNEL WITH ANGLE (C)

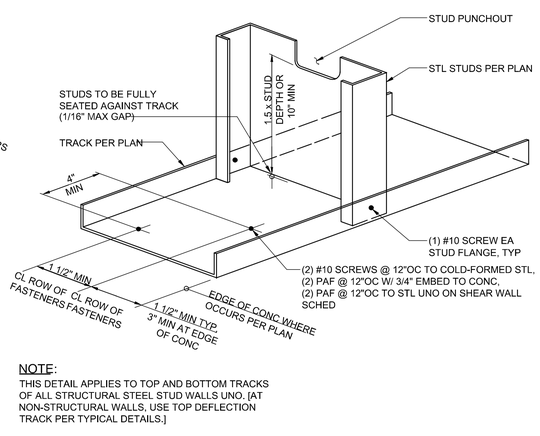
NOTES:

1. PROVIDE BRIDGING THRU OPTIONS A, B, OR C FOR STUD DEPTHS 6" OR LESS. FOR STUD DEPTHS GREATER THAN 6" USE OPTION A.
2. BRIDGING SHALL BE INSTALLED AND ADEQUATELY ANCHORED PRIOR TO APPLYING AXIAL LOADING TO STUDS.
3. FLAT STRAP MAY BE OMITTED ON SIDE OF SHEAR WALLS WITH SHEET STEEL OR SUREBOARD SHEATHING. BLOCKING IS STILL REQUIRED AS SHOWN.
4. RESILIENT CHANNEL MAY BE SUBSTITUTED FOR FLAT STRAP IF INSTALLED PER THIS DETAIL.

7 TYPICAL STEEL STUD WALL BRIDGING



4 TYP NON-BEARING WALL TOP TRACK ATTACHMENT TO CONC SLAB OR METAL DECK



NOTE:

THIS DETAIL APPLIES TO TOP AND BOTTOM TRACKS OF ALL STRUCTURAL STEEL STUD WALLS UNO. [AT NON-STRUCTURAL WALLS, USE TOP DEFLECTION TRACK PER TYPICAL DETAILS.]

1 TYPICAL TOP AND BOTTOM TRACK DETAIL



DOUBLE FLAT STRAP BRIDGING SPLICE (A)

BRIDGING CHANNEL SPLICE (B)

NOTE:

ATTACH BLOCKING/BRIDGING TO STEEL STUDS PER TYPICAL DETAILS.

8 TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL

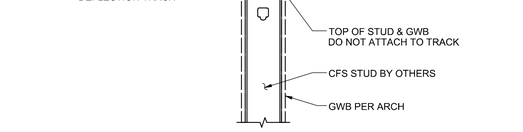
5 TYPICAL TRACK SPLICE

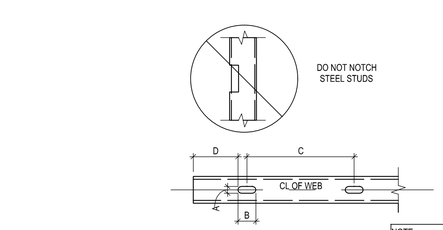


NOTE:

TOP AND BOTTOM TRACK SPLICES SHALL BE STAGGERED 48" MINIMUM.

2 TYP INTERIOR NON-BEARING WALL TO CONC SLAB CONNECTION



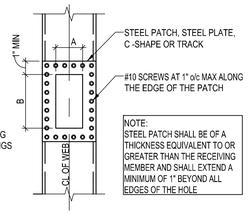


MAXIMUM HOLE SIZE w/o REINFORCING — WALL FRAMING

STUD SIZE	MAXIMUM HOLE DEPTH (A)	MAXIMUM HOLE LENGTH (B)	MAXIMUM HOLE SPACING (C)	MAXIMUM HOLE EDGE DISTANCE (D)
3 5/8" STUD	1 1/2"	4"	24"	10"
6" STUD	1 1/2"	4"	24"	10"
8" STUD	1 1/2"	4"	24"	10"
10" STUD	1 1/2"	4"	24"	10"
12" STUD	1 1/2"	4"	24"	10"

MAXIMUM HOLE SIZE w/o REINFORCING — ROOF / FLOOR FRAMING

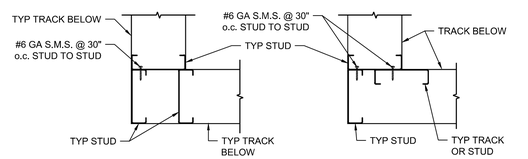
STUD SIZE	MAXIMUM HOLE DEPTH (A)	MAXIMUM HOLE LENGTH (B)	MAXIMUM HOLE SPACING (C)	MAXIMUM HOLE EDGE DISTANCE (D)
6" STUD (20, 18, 16, 14, 12 GA)	2"	4 1/2"	18"	10"
8" STUD (18, 16, 14, 12 GA)	2 1/2"	4 1/2"	24"	10"
10" STUD (16, 14, 12 GA)	2 1/2"	4 1/2"	24"	10"
12" STUD (16 GA)	2 1/2"	4 1/2"	24"	10"
12" STUD (14, 12 GA)	2 1/2"	4 1/2"	24"	10"



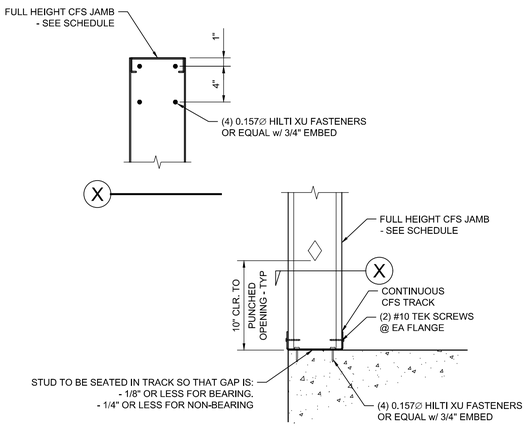
MAXIMUM HOLE SIZE w/ REINFORCING

STUD SIZE	MAXIMUM HOLE DEPTH (A)	MAXIMUM HOLE LENGTH (B)	MAXIMUM HOLE SPACING (C)	MAXIMUM HOLE EDGE DISTANCE (D)
3 5/8" STUD	1 3/4"	6"	16"	10"
6" STUD	3"	6"	16"	10"
8" STUD	4"	8"	24"	10"
10" STUD	5"	10"	24"	10"
12" STUD	6"	12"	24"	10"

9 HOLE REINFORCING



6 METAL STUD WALL INTERSECTIONS



3 JAMB TO BASE CONNECTION

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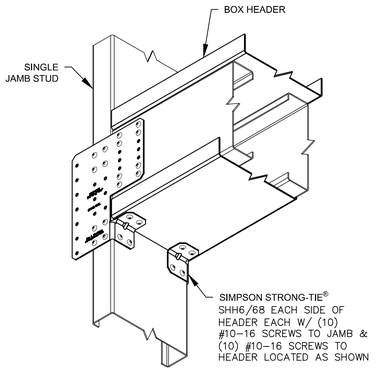
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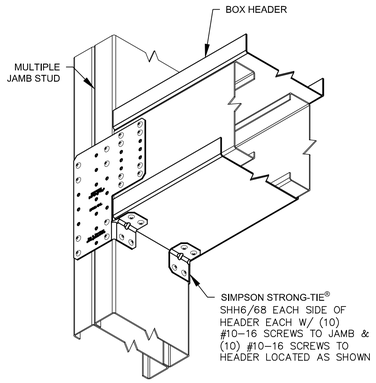
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TYPICAL CFS DETAILS

S2.31

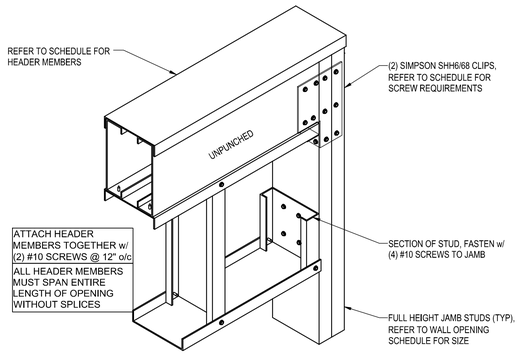


PATTERN E1

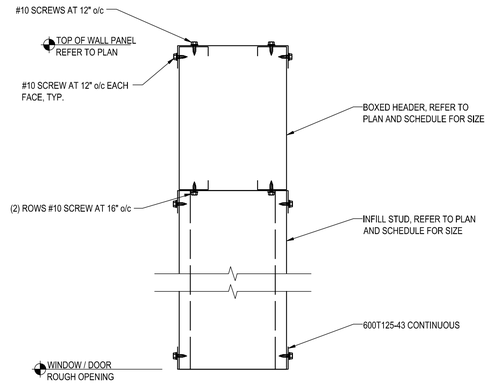


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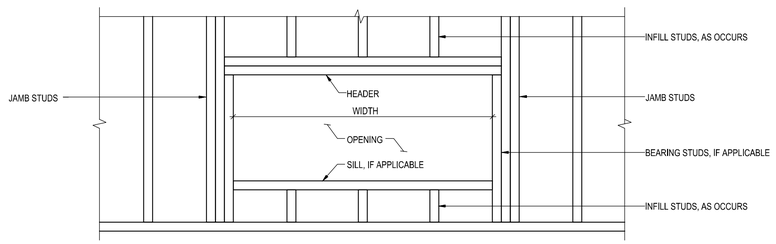
6 SIMPSON SHH6/68 HEADER CONNECTION



1 COLD-FORMED HEADER DETAIL



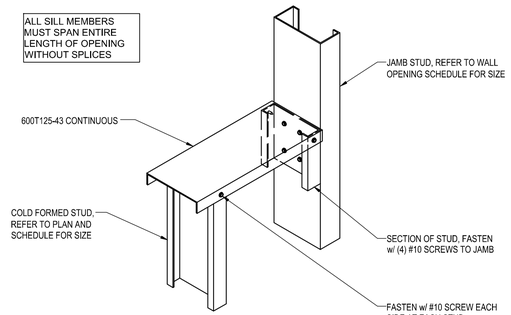
COLD FORMED FRAMING HEADER / WALL OPENING SCHEDULE



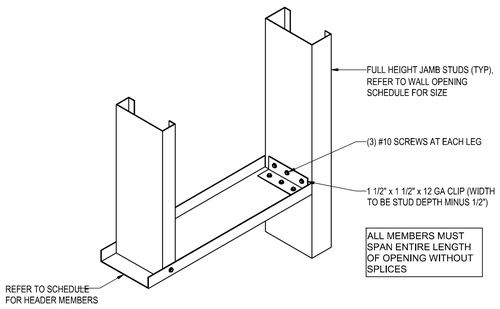
MARK	HEADER SIZE	TRACKS	BEARING STUDS	JAMB STUDS					BEARING HEADER DETAIL	NON-BEARING HEADER DETAIL	SILL DETAIL	SHH-CLIP FASTENER PATTERN	COMMENTS
				1st to 2nd	2nd to 3rd	3rd to 4th	4th to 5th	5th to ROOF					
H1	(2) 800S162-54 BOXED	600T125-43	--	--	600S250-97	600S250-68	600S250-54	600S250-54	1/-	--	2/-	E1 OR E2	--
H2	(2) 800S200-68 BOXED	600T125-43	--	--	(2) 600S250-97	600S350-97	600S300-97	600S250-97	1/-	--		E1 OR E2	--
H3	(2) 800S162-54 BOXED	600T125-43	--	--	600S300-97	600S250-97	600S250-68	600S250-54	1/-	--		E1 OR E2	--
H4	600T200-97 FLATWISE	--	--	--	600S250-54	600S250-54	600S250-54	600S250-54	3/-	--	2/-	E1 OR E2	--
H5	(2) 800S162-54 BOXED	600T125-43	--	600S250-54	--	--	--	--	--	7/S2.33	2/-	--	--
H6	(2) 800S162-54 BOXED	600T125-43	--	600S250-54	--	--	--	--	--	7/S2.33	--	--	--

COLD FORMED FRAMING HEADER / WALL OPENING SCHEDULE NOTES:

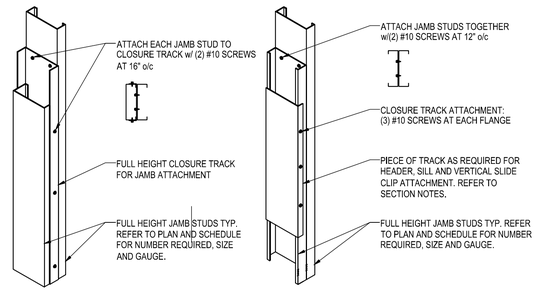
1. FOR MULTIPLE JAMB STUD CONNECTIONS, REFER TO TYPICAL DETAILS.
2. FOR INFILL STUDS ABOVE HEADERS, USE SCHEDULED WALL STUD SIZE AND SPACING, UNLESS NOTED OTHERWISE ON SECTIONS.
3. FOR INFILL STUDS BELOW SILLS, USE MINIMUM 600S162-43.
4. FOR JAMB STUD ANCHORAGE TO FOUNDATIONM ON TOP OF CONCRETE SLABS, OR TO THE UNDERSIDE OF CONCRETE SLABS, REFER TO TYPICAL DETAILS.
5. INSULATE ALL EXTERIOR CONCEALED BOXED HEADERS, JAMBS AND SILL CONDITIONS.



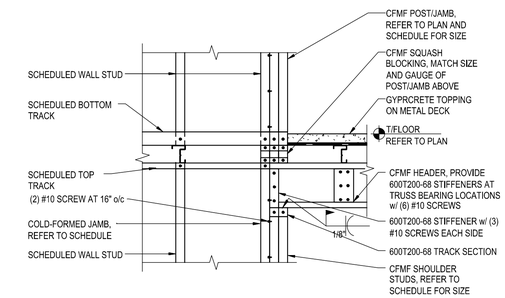
2 SILL - JAMB DETAIL



3 COLD-FORMED HEADER DETAIL



4 JAMB ATTACHMENTS



5 HEADER w/ SHOULDER STUDS

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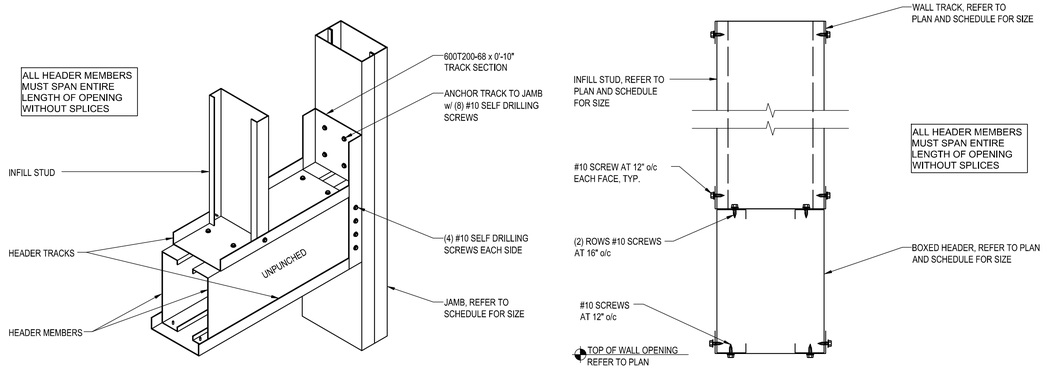
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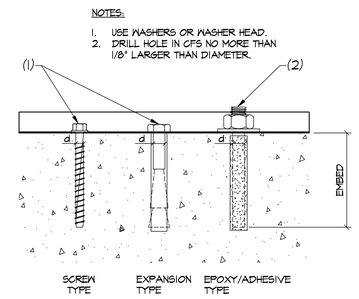
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TYPICAL CFS DETAILS

S2.32

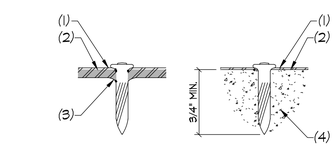


7 COLD-FORMED HEADER DETAIL
NON-BEARING



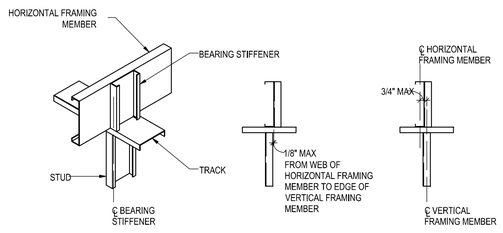
NOTES:
1. APPROVED SCREW - TYPE ANCHOR BOLTS INCLUDE: SIMPSON TITEN HD, HILTI KWIK-HUS-EZ.
2. APPROVED EXPANSION - TYPE ANCHORS INCLUDE: SIMPSON STRONG-BOLT 2.
3. APPROVED EPOXY/ADHESIVE - TYPE ANCHORS INCLUDE: HILTI HY-200.

4 ANCHOR BOLTS TO CONCRETE

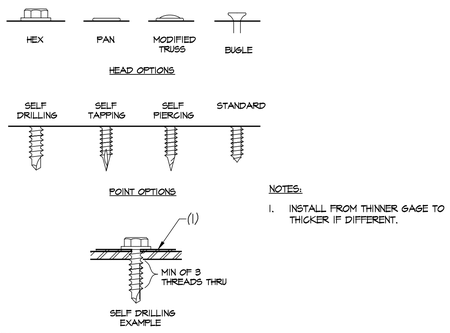


TYPICAL PAF NOTES:
1. PAF PENETRATION/PROTRUSION INTO STEEL VARIES. CONSULT MANUFACTURER FOR APPROPRIATE LENGTH AND CHARGE PER THICKNESS OF STEEL.
2. FOR PAF INTO CONCRETE, USE APPROPRIATE CHARGE FOR STRENGTH OF CONCRETE AND DESIRED EMBEDMENT.
3. FOLLOW MANUFACTURER'S GUIDELINES FOR EDGE DISTANCES AND SPACING.
4. APPROVED MANUFACTURERS INCLUDE HILTI, DEWALT, SIMPSON.

1 POWER ACTUATED FASTENERS (PAFs)

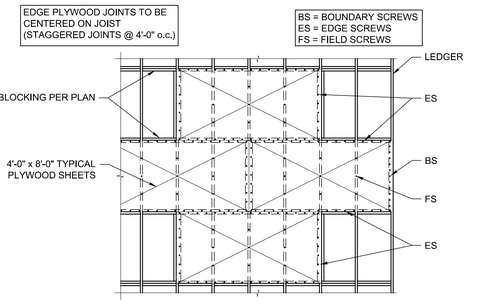


4 ALIGNMENT TOLERANCES

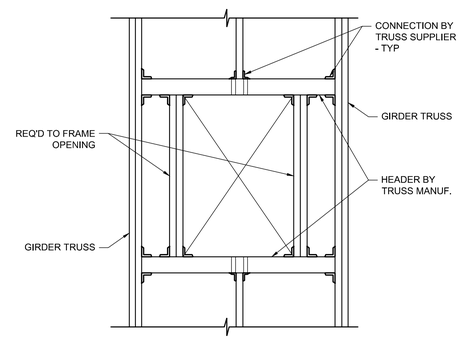


NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR USE OF PROPER HEAD AND POINT TYPES FOR VARYING MATERIALS, THICKNESS, AND ACCOMODATION OF SHEATHING.
2. DO NOT USE FLUTED OR BUGLE-TYPE HEAD FOR CFS-TO-CFS CONNECTIONS.
3. APPROVED MANUFACTURERS: ITW BUILDEX, ELCO/DEWALT, HILTI, SIMPSON.

5 SCREW FASTENER TYPES



2 TYPICAL PLYWOOD LAYOUT
FOR DIAPHRAGM



3 TYPICAL ROOF OPENING

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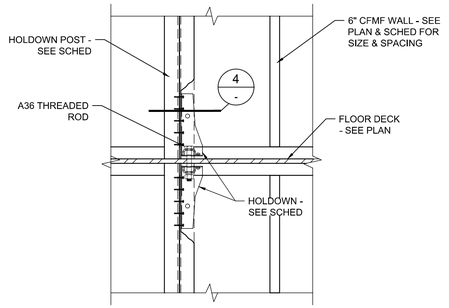
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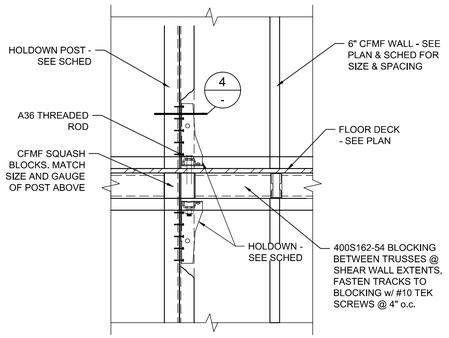
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TYPICAL CFS DETAILS

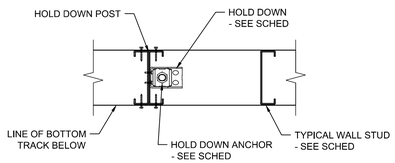
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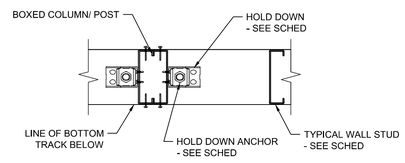
2 FLOOR TO FLOOR HOLDOWN CONNECTION



3 FLOOR TO FLOOR HOLDOWN CONNECTION



POST @ HOLD DOWN



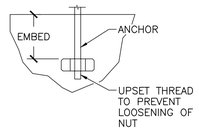
POST @ DOUBLE HOLD DOWN

4 POST @ HOLDOWN

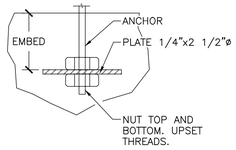
HOLDOWN SCHEDULE

MARK	HOLDOWN	ANCHOR BOLT ∅	EMBED DEPTH OF ANCHOR BOLT (MIN)	CONNECTION TO POST/ KING STUD	MIN SIZE OF POST/ KING STUD	HEX HEAD OPTION			COMMENTS
						CORNER	EXTERIOR WALL	INTERIOR WALL	
4	SIMPSON S/HDU4	5/8"	6" EMBED	(6) #14 SCREWS	(2) 600S200-54	6" w/ PLATE	6" w/ PLATE	4" w/ NUT	SEE DETAIL
6	SIMPSON S/HDU6	5/8"	6" EMBED	(12) #14 SCREWS	(2) 600S200-54	6" w/ PLATE	6" w/ PLATE	4" w/ NUT	SEE DETAIL
9	SIMPSON S/HDU9	7/8"	8" EMBED	(18) #14 SCREWS	(2) 600S200-54	6" w/ PLATE	6" w/ PLATE	4" w/ NUT	SEE DETAIL
9(2)	SIMPSON S/HDU9	7/8"	8" EMBED	(18) #14 SCREWS	(2) 600S200-68 BOXED COL/ POST	6" w/ PLATE	6" w/ PLATE	4" w/ NUT	SEE DETAIL

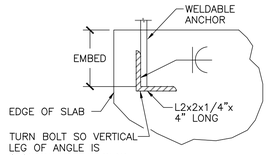
NOTES:
1. HOLDOWN SHALL BE SIMPSON OR EQUAL WITH ICC APPROVAL. ALL SUBSTITUTES SHALL BE REVIEWED BY THE ENGINEER OF RECORD BEFORE INSTALLATION.
2. POST/KING STUDS ARE TYP UNLESS LARGER SIZES ARE NOTED ON WALL SCHEDULE OR HEADER SCHEDULE - LARGER SIZE GOVERNS.



NUT



PLATE

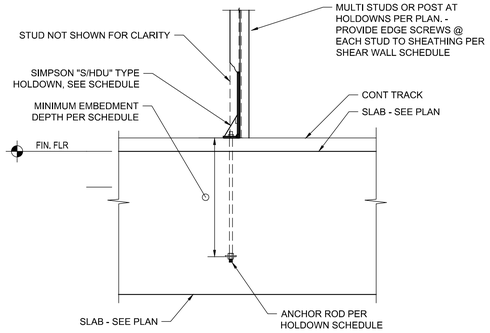


LARGE PLATE

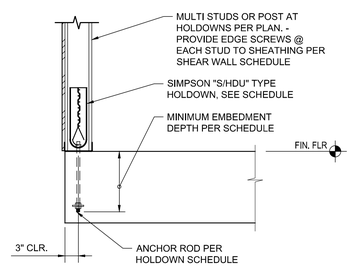
SHEAR WALL SCHEDULE

MARK	PANEL THICKNESS AND GRADE (SEE NOTE 12)	EDGE NAILING	FIELD NAILING	UPPER FLOOR SILL PLATE ATTACHMENT	SILL PLATE ATTACHEMENTS	COMMENTS
A	1/2" SURE-BOARD SERIES 200 (DENSGLASS PANEL)	#8 SCREWS @ 6" o.c.	#8 SCREWS @ 12" o.c.	(2) #12 SCREWS @ 8" o.c.	(2) PAF @ 6" o.c. w/ 3/4" EMBED INTO CONCRETE	SEE MANUFACTURER FOR SCREW REQUIREMENTS
B	1/2" SURE-BOARD SERIES 200 (FIRE CODE 'C' GYP BOARD PANEL)	#8 SCREWS @ 4" o.c.	#8 SCREWS @ 12" o.c.	(2) #12 SCREWS @ 8" o.c.	(2) PAF @ 6" o.c. w/ 3/4" EMBED INTO CONCRETE	SEE MANUFACTURER FOR SCREW REQUIREMENTS

NOTES:
1. ALL PANEL EDGES AT SHEAR WALLS SHALL BE BACKED w/ 1 5/8" x 16 GA BLOCKING MIN.
2. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHING FOR FULL HEIGHT OF THE WALL.
3. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE.
4. ALL STUDS SHALL BE DOUBLED AT END OF WALLS AND AT HOLDOWNS - TYPICAL U.N.O.
5. FOR ADDITIONAL INFORMATION SEE GENERAL STRUCTURAL NOTES.



ELEVATION



SECTION @ SLAB EDGE

1 TYP SIMPSON "HD" TYPE HOLDOWN ANCHORR WALL

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CFS LATERAL BRACING SCHEDULE & DETAILS

S2.34

COLD FORMED WALL SCHEDULE

LEVEL	CORRIDOR		EXTERIOR WALL		TENANT SEPARATION FLOOR TRUSS PERPENDICULAR	TENANT SEPARATION FLOOR TRUSS PARALLEL
	FLOOR TRUSS PERPENDICULAR	FLOOR TRUSS PARALLEL	FLOOR TRUSS PERPENDICULAR	FLOOR TRUSS PARALLEL		
LEVEL 5	600S200-43	600S200-43	600S162-54	600S162-43	600S200-43	600S162-43
LEVEL 4	600S200-68	600S200-68	600S200-68	600S162-54	600S200-68	600S162-43
LEVEL 3	600S200-97	600S200-97	600S200-97	600S250-54	600S200-97	600S162-54
LEVEL 2	600S300-97	600S300-97	600S250-97	600S250-54	600S300-97	600S162-54

NOTES:
1. REFER TO FRAMING PLANS FOR ADDITIONAL FRAMING NOT SHOWN HERE.
2. ALL STUDS TO BE SPACED @ 24" o.c. ALIGNED VERTICALLY FROM FLOOR TO FLOOR. STUDS TO LINE UP WITH FLOOR/ ROOF TRUSSES.
3. TOP TRACK TO BE 600T125-XX. MATCH STUD GAGE.
4. BOTTOM TRACK TO BE 600T125-XX. MATCH STUD GAGE.

COLD FORMED JOIST/ TRUSS SCHEDULE

MARK	DESCRIPTION	COMMENTS
22" PMFT	22" PRE-MANUFACTURED FLOOR TRUSSES	SEE NOTE 1
PMT	PRE-MANUF ROOF TRUSS	
J-1	800S200-68 @ 16" o.c.	SEE NOTE 2

NOTES:
1. FLOOR TRUSSES ARE TOP CHORD BEARING, UNO. SPACING OF FLOOR TRUSSES SHOWN ON PLANS IS PRELIMINARY, ACTUAL SPACING OF FLOOR TRUSSES IS TO BE DETERMINED BY TRUSS MANUFACTURER.
2. PROVIDE JOIST BRIDGING FOR JOIST SPANS GREATER THAN 8'-0", SEE TYPICAL DETAILS.

COLD FORMED BEAM SCHEDULE

MARK	DESCRIPTION	COMMENTS
B1	(2) 800S162-54 BOXED	
B2	(2) 800S200-68 BOXED	
B3	(2) 800S200-97 BOXED	
B4	(2) 1000S300-97 BOXED	

NOTES:
1. SEE TYPICAL DETAILS FOR BOX BEAM CONNECTIONS

COLD FORMED POST SCHEDULE

MARK	DESCRIPTION	COMMENTS
P1	(2) 600S200-54 BOXED	
P2	(2) 600S200-68 BOXED	
P3	(2) 600S200-97 BOXED	
P4	(2) 600S300-97 BOXED	

NOTES:
1. SEE TYPICAL DETAILS FOR BOX COLUMN CONNECTIONS
2. WALL BRIDGING TO TIE IN CONTINUOUSLY WITH POST

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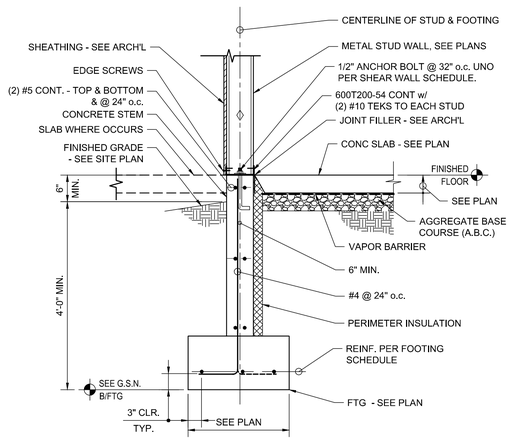
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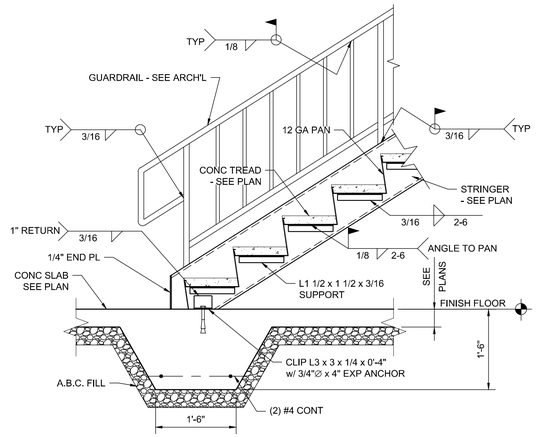
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CFS FRAMING SCHEDULES

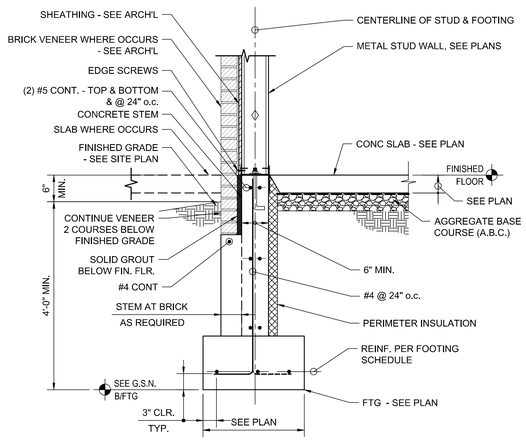
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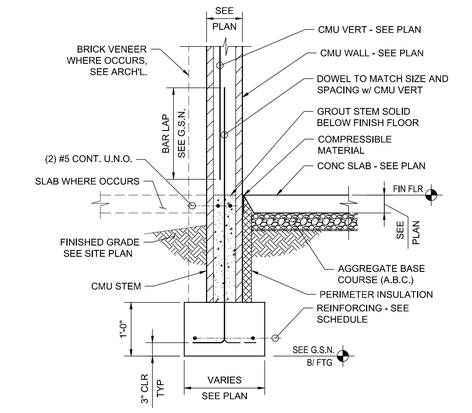
8 EXTERIOR WALL



5 THICKENED SLAB @ STRINGER LOCATION



4 EXTERIOR WALL

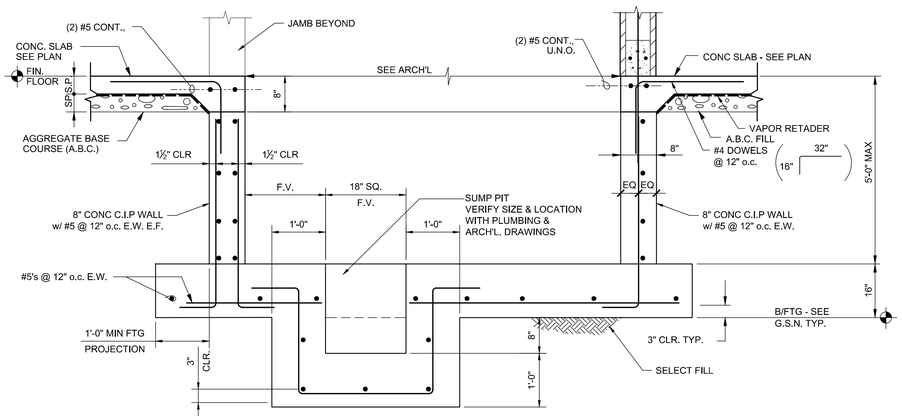


1 EXTERIOR CMU WALL FOOTING

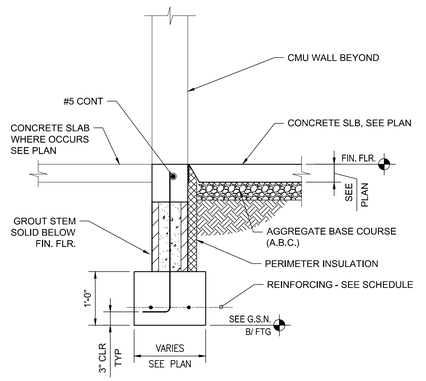
9 INTERIOR CMU WALL FOOTING

6 TYPICAL FOOTING @ OPENING

2 INTERIOR CMU WALL FOOTING



7 ELEVATIOR PIT SECTION



3 CMU WALL FOOTING @ OPENING

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Project Number	2024-0139

ISSUANCE

No.	Date	Description

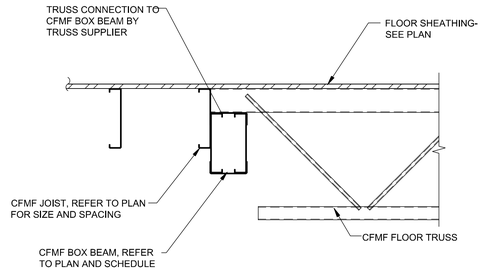
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6000 E. Thomas Rd, Suite 1
Scottsdale, Arizona 85251

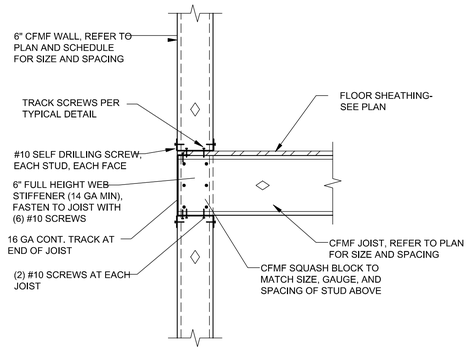
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FOUNDATION DETAILS

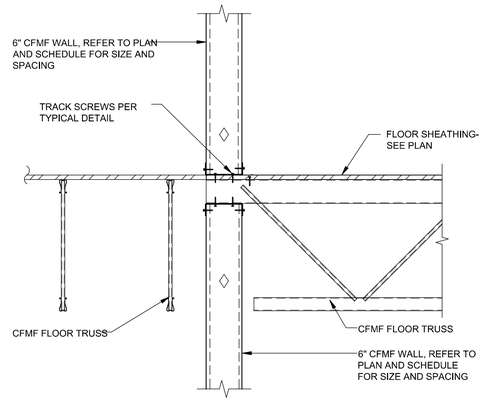
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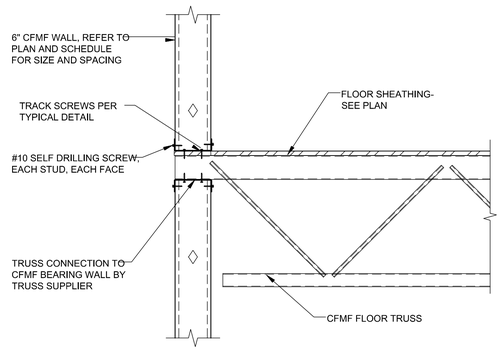
10 FLOOR TRUSS BEARING
AT BOX BEAM



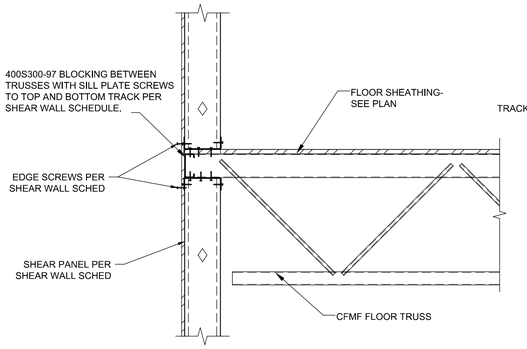
7 FLOOR JOIST BEARING
AT EXTERIOR WALL



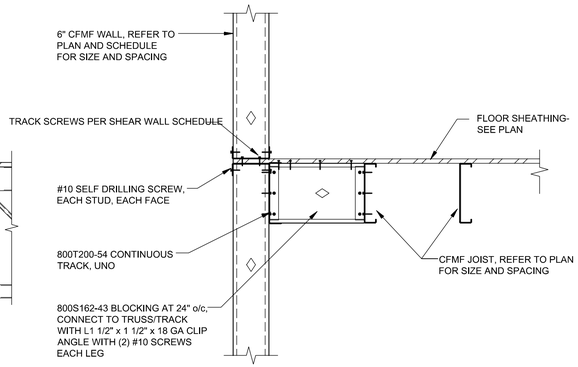
4 FLOOR TRUSS BEARING
AT INTERIOR WALL



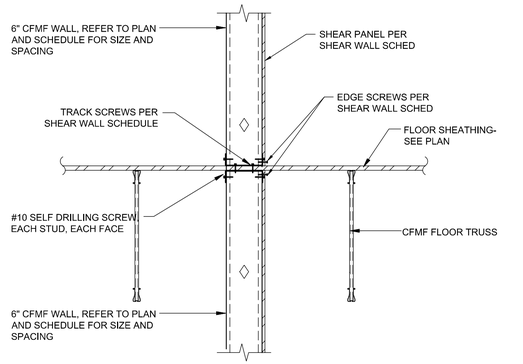
1 FLOOR TRUSS BEARING
AT EXTERIOR WALL



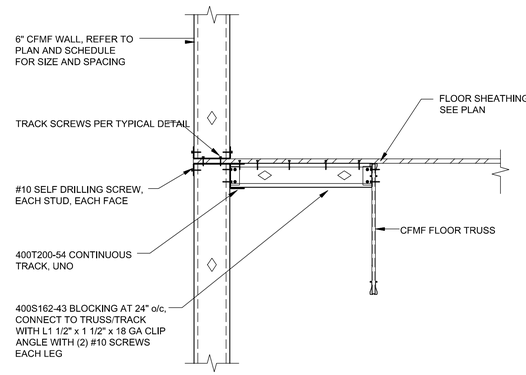
11 FLOOR TRUSS BEARING
AT EXTERIOR SHEAR WALL WITH BLOCKING



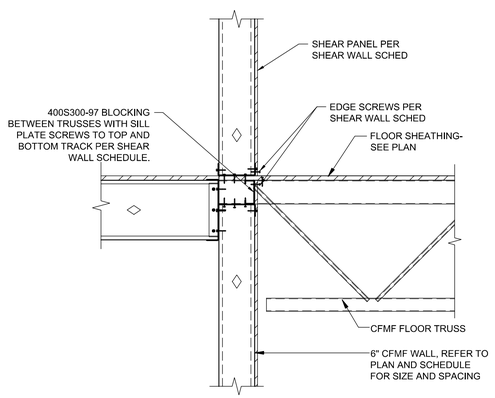
8 FLOOR JOIST PARALLEL
AT EXTERIOR WALL



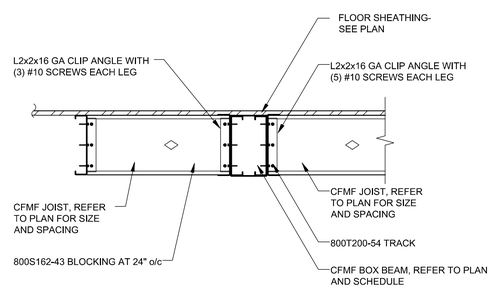
5 FLOOR TRUSS PARALLEL
AT INTERIOR SHEAR WALL



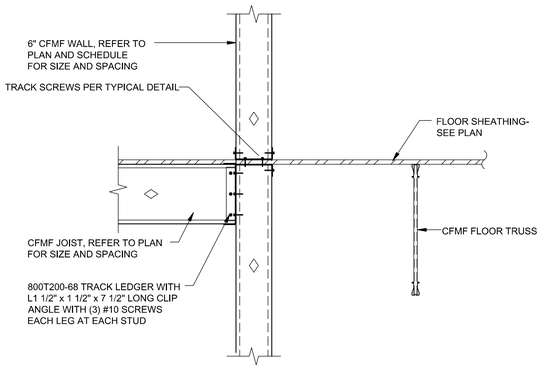
2 FLOOR TRUSS PARALLEL
AT EXTERIOR WALL



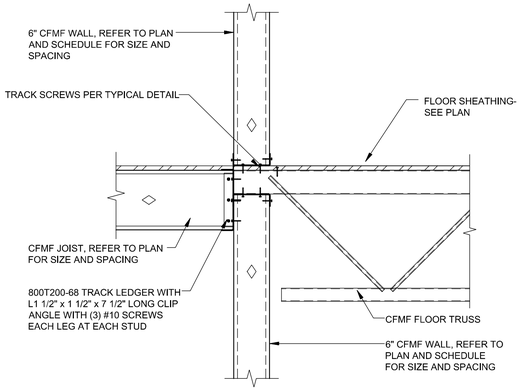
12 FLOOR TRUSS BEARING
AT CORRIDOR SHEAR WALL W/ BLOCKING



9 FLOOR JOIST BEARING
AT BOX BEAM



6 FLOOR TRUSS PARALLEL
AT CORRIDOR WALL



3 FLOOR TRUSS BEARING
AT CORRIDOR WALL

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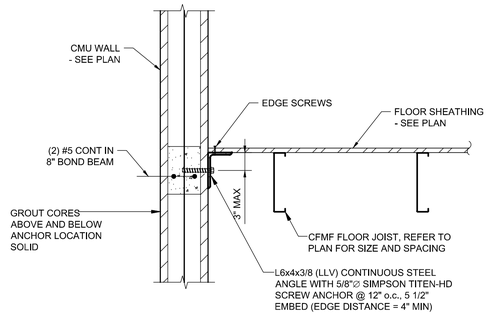
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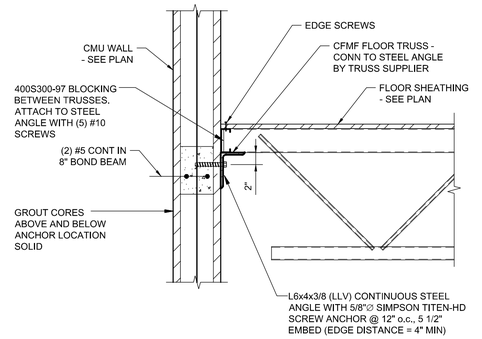
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FLOOR FRAMING DETAILS

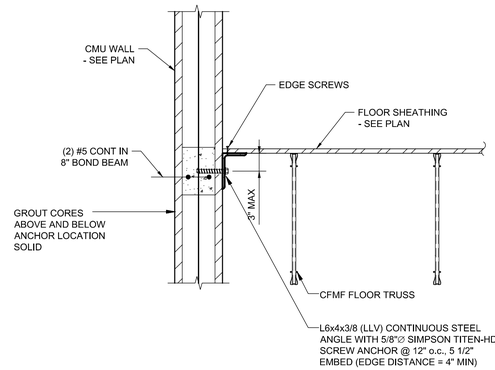
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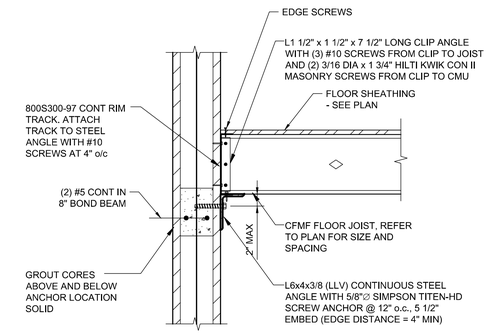
4 CFMF FLOOR JOIST PARALLEL AT CMU WALL



1 FLOOR TRUSS BEARING AT CMU WALL



2 FLOOR TRUSS FRAMING PARALLEL AT CMU WALL



3 CFMF FLOOR JOIST BEARING AT CMU WALL

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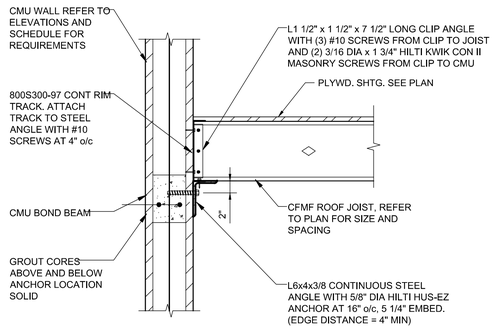
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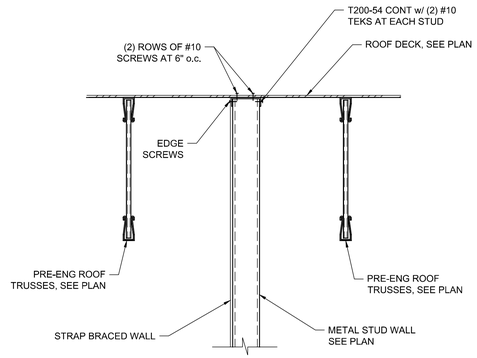
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FLOOR FRAMING DETAILS

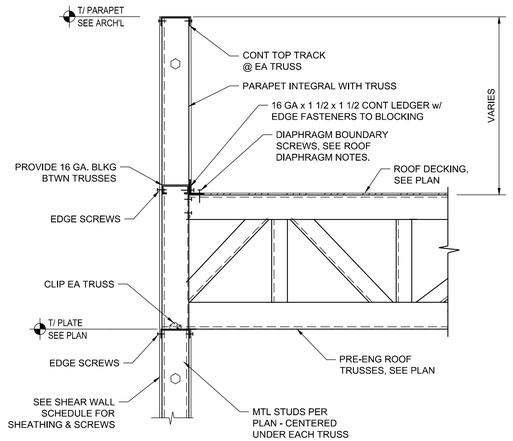
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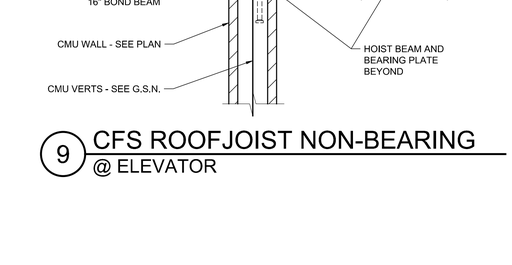
7 CFS ROOFJOIST BEARING
AT CMU WALL



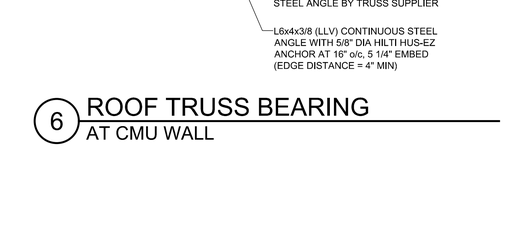
4 ROOF TRUSS PARALLEL
@ STRAPPED BRACED WALL



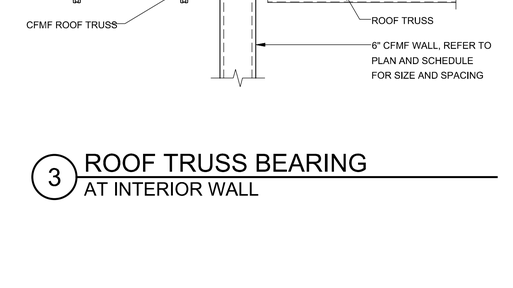
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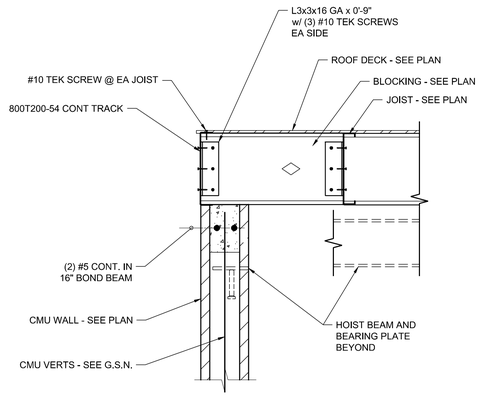
8 CFS ROOFJOIST BEARING
@ ELEVATOR



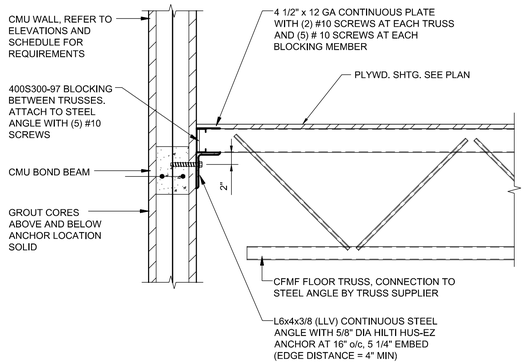
5 ROOF TRUSS BEARING L
AT CORRIDOR WAL



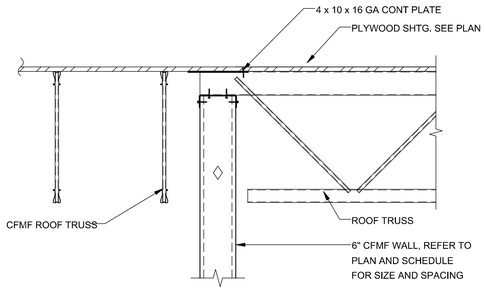
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9 CFS ROOFJOIST NON-BEARING
@ ELEVATOR



6 ROOF TRUSS BEARING
AT CMU WALL



3 ROOF TRUSS BEARING
AT INTERIOR WALL

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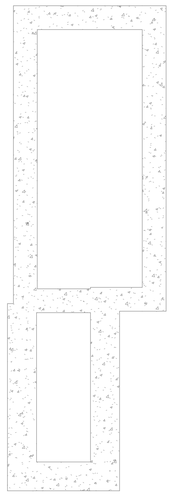
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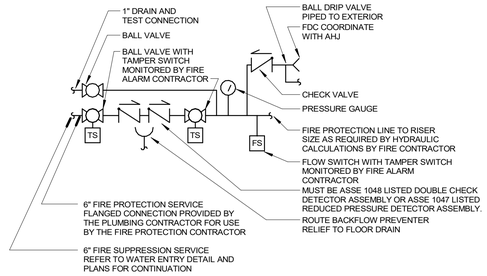
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ROOF FRAMING DETAILS

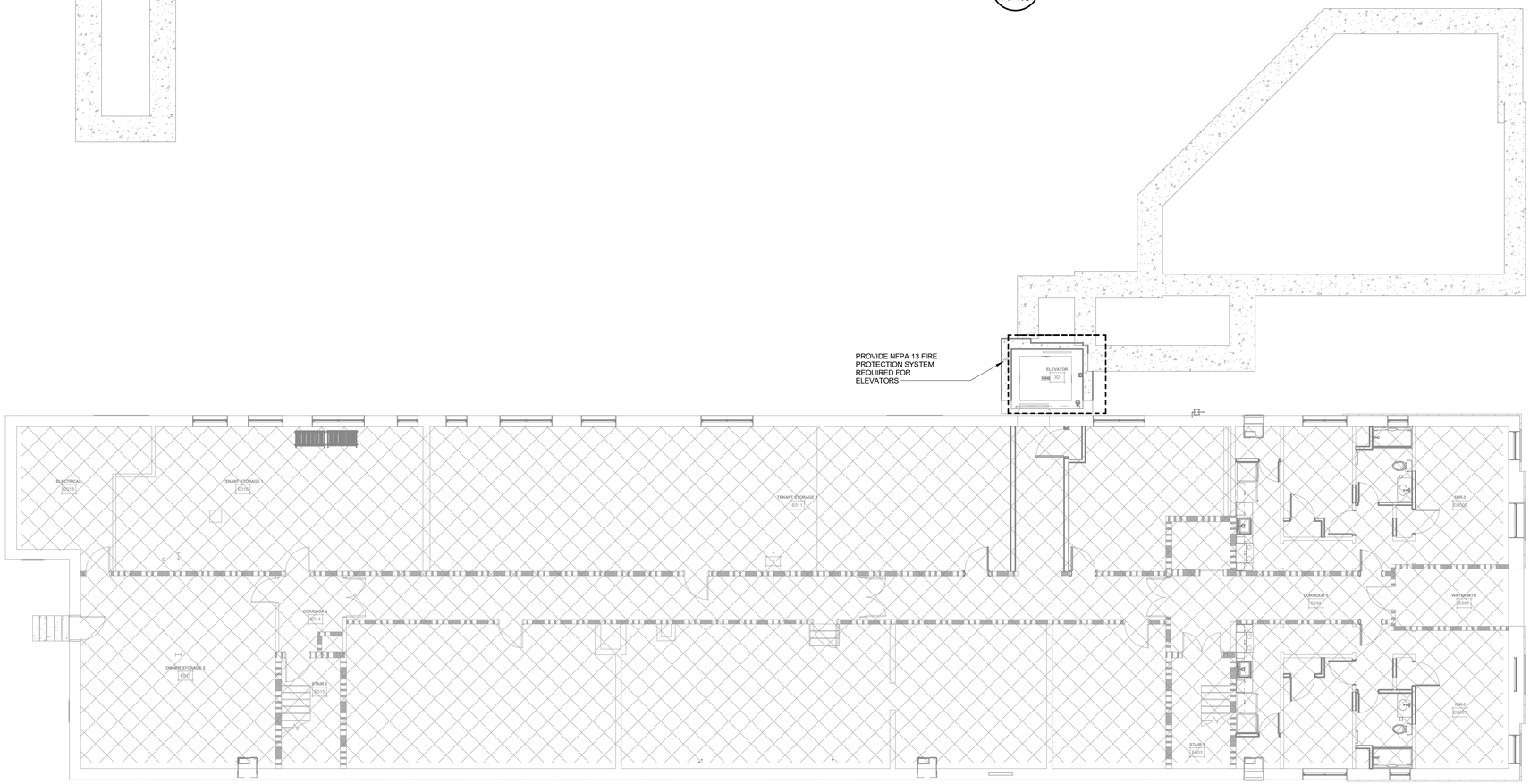
S3.21





2 FP1.0 FIRE PROTECTION SERVICE DETAIL

NOT TO SCALE



EXISTING FIRE PROTECTION SYSTEM IN EXISTING BUILDING IS EXISTING TO REMAIN

1 FP1.0 BASEMENT FLOOR PLAN

1/8" = 1'-0"

GENERAL FIRE PROTECTION NOTES:

(THESE NOTES APPLY TO ALL FIRE PROTECTION DRAWINGS)

1. PROVIDE NFPA - 13 COMPLIANT WET FIRE PROTECTION SYSTEM FOR THIS FACILITY AS INDICATED.
2. PROVIDE NFPA - 13R COMPLIANT WET FIRE PROTECTION SYSTEM FOR THIS FACILITY AS INDICATED.
3. PROVIDE NFPA - 14 COMPLIANT STANDPIPE FIRE PROTECTION SYSTEM IN STAIRWELLS FOR THIS FACILITY AS INDICATED.
4. COORDINATE SPRINKLER INSTALLATION WITH BUILDING ARCHITECTURAL FEATURES. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR CEILINGS, LIGHT FIXTURES, BUILDING STRUCTURE AND HVAC SYSTEM COMPONENTS.
5. PROVIDE A DRY TYPE SPRINKLER HEAD IN ANY AREA WHERE FREEZING MAY OCCUR.

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PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
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2	2025.02.10	DESIGN DEVELOPMENT
3	2025.03.27	CD PROGRESS SET

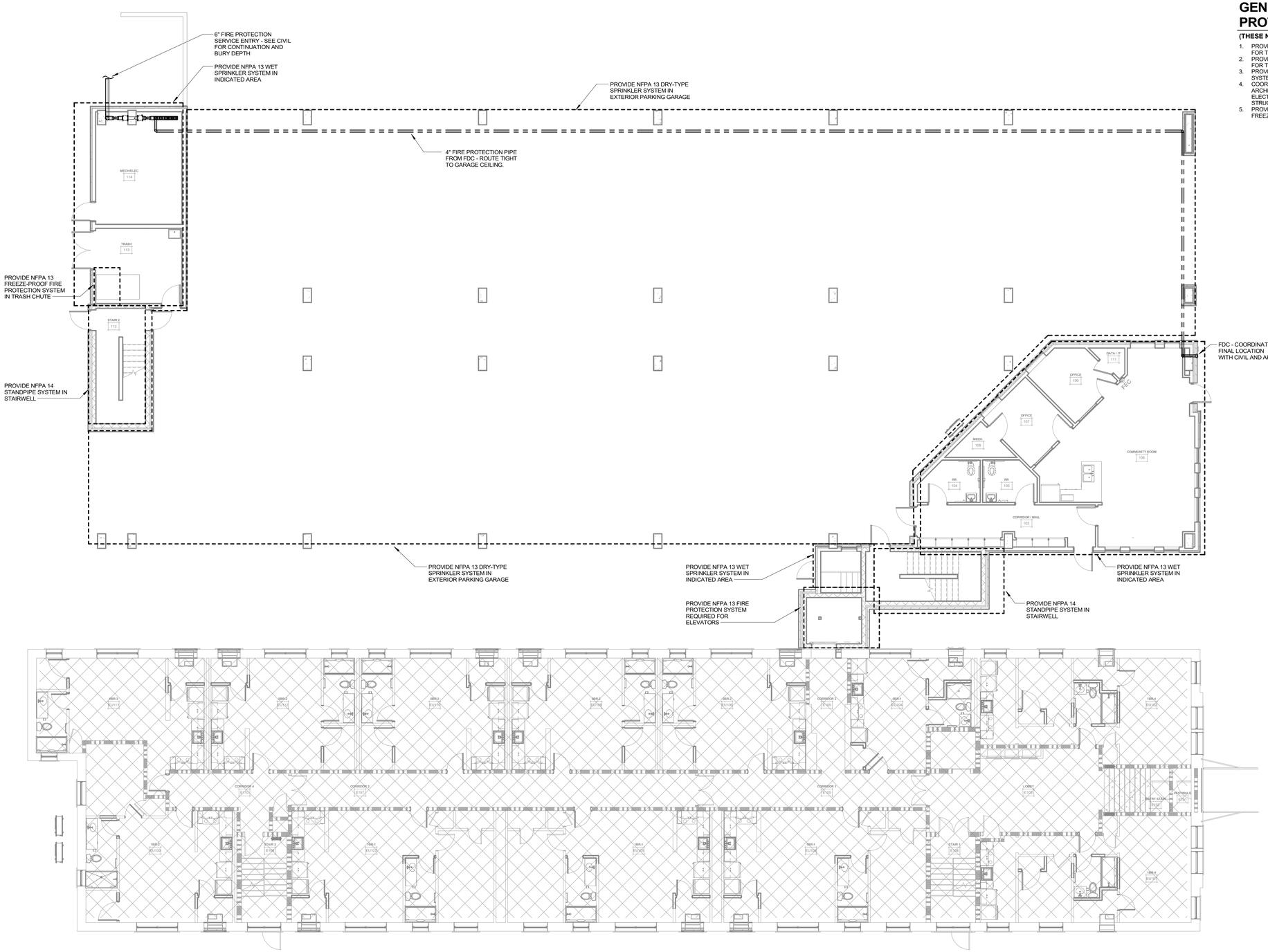
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BASEMENT FIRE PROTECTION PLAN

FP1.0

3/27/2025 2:16:00 PM
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GENERAL FIRE PROTECTION NOTES:

(THESE NOTES APPLY TO ALL FIRE PROTECTION DRAWINGS)

1. PROVIDE NFPA - 13 COMPLIANT WET FIRE PROTECTION SYSTEM FOR THIS FACILITY AS INDICATED.
2. PROVIDE NFPA - 13R COMPLIANT WET FIRE PROTECTION SYSTEM FOR THIS FACILITY AS INDICATED.
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5. PROVIDE A DRY TYPE SPRINKLER HEAD IN ANY AREA WHERE FREEZING MAY OCCUR.

EXISTING FIRE PROTECTION SYSTEM IN EXISTING BUILDING IS EXISTING TO REMAIN

1 FP1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

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3	2025.03.27	CD PROGRESS SET

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FIRST FLOOR FIRE PROTECTION PLAN

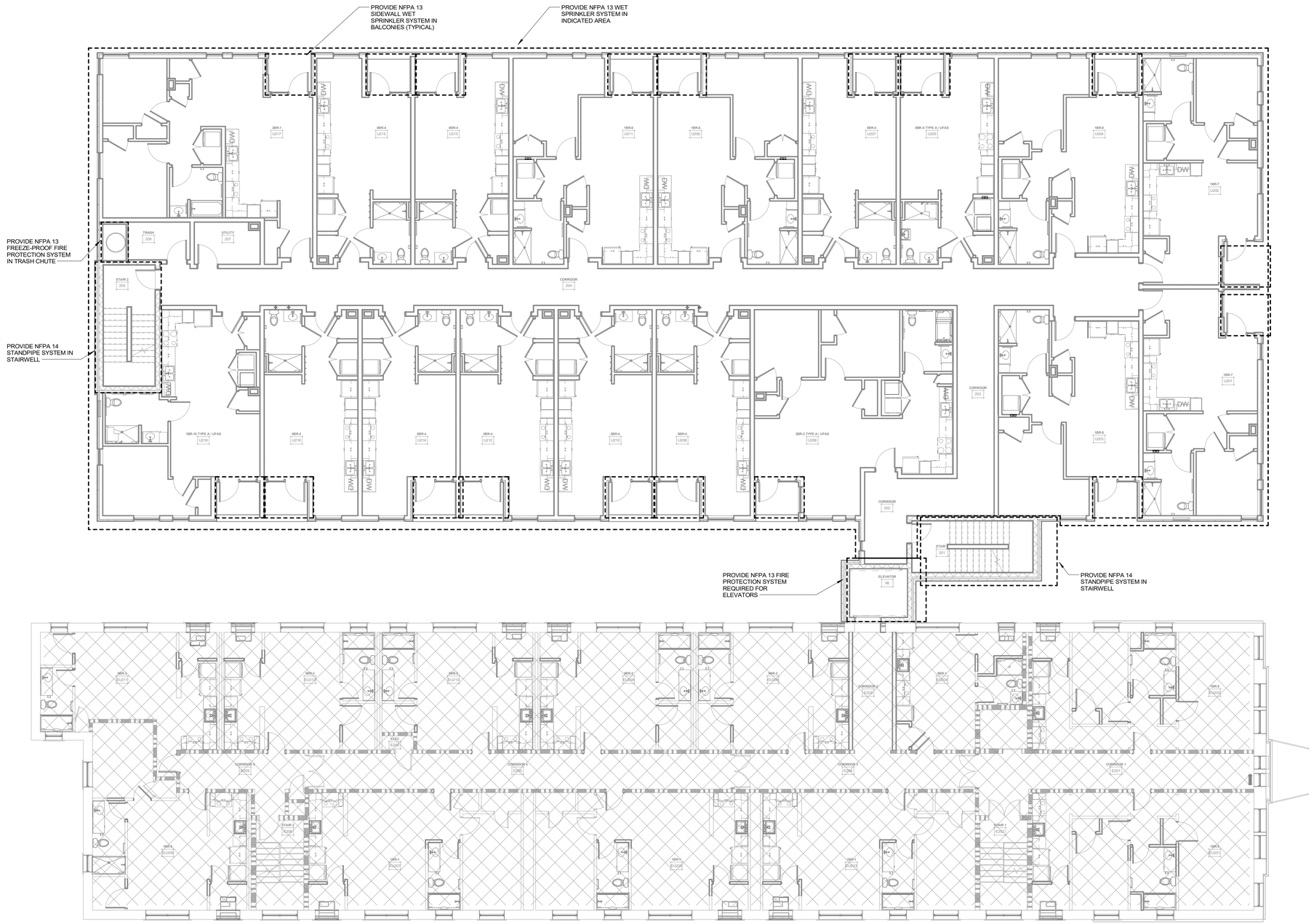
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GENERAL FIRE PROTECTION NOTES:

(THESE NOTES APPLY TO ALL FIRE PROTECTION DRAWINGS)

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5. PROVIDE A DRY TYPE SPRINKLER HEAD IN ANY AREA WHERE FREEZING MAY OCCUR.



EXISTING FIRE PROTECTION SYSTEM IN EXISTING BUILDING IS EXISTING TO REMAIN

1 FP1.2 SECOND FLOOR PLAN
1/8" = 1'-0"

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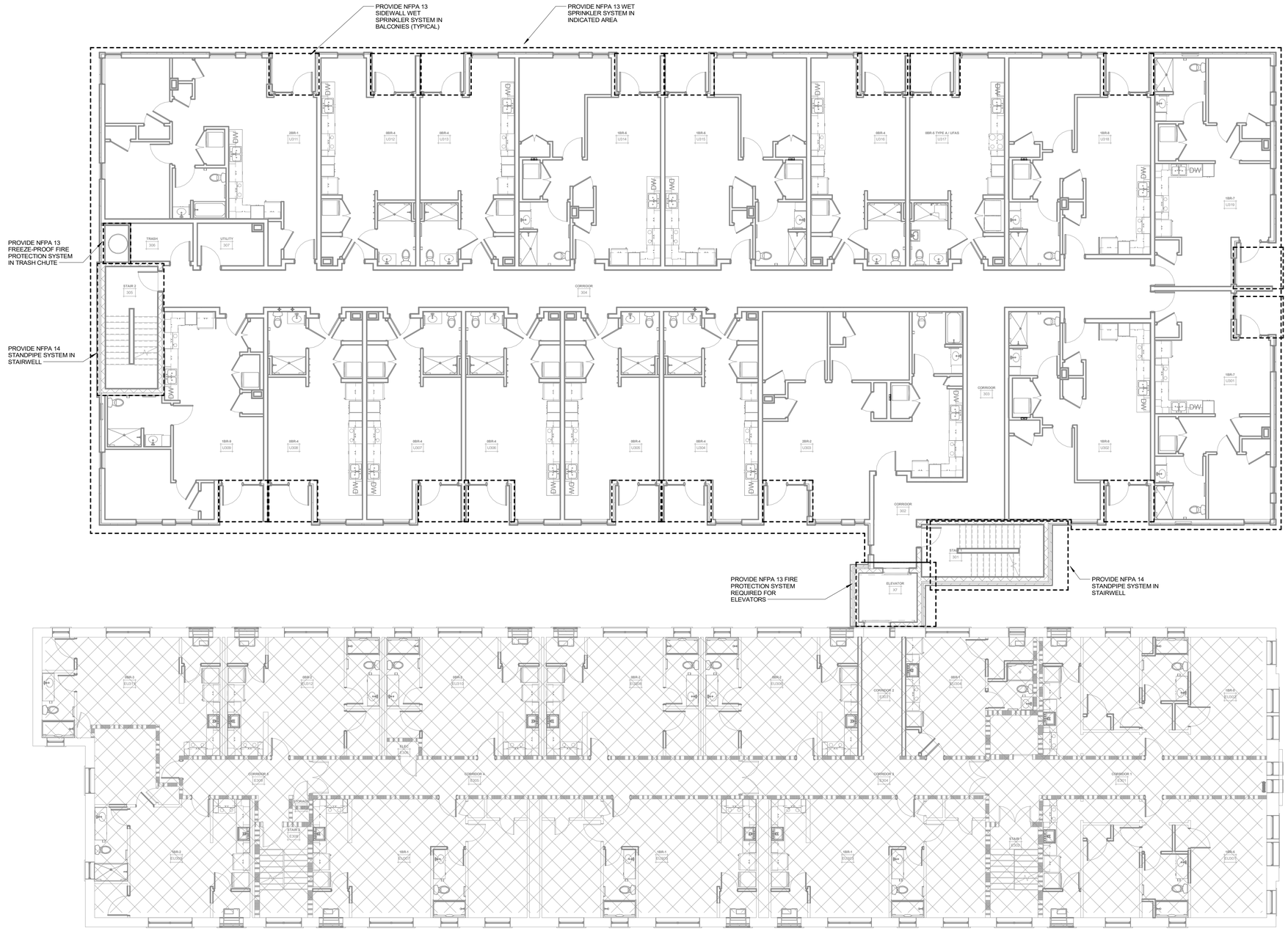
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SECOND FLOOR FIRE PROTECTION PLAN

FP1.2

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EXISTING FIRE PROTECTION SYSTEM IN EXISTING BUILDING IS EXISTING TO REMAIN

1 FP1.3 THIRD FLOOR PLAN
1/8" = 1'-0"

GENERAL FIRE PROTECTION NOTES:

(THESE NOTES APPLY TO ALL FIRE PROTECTION DRAWINGS)

1. PROVIDE NFPA - 13 COMPLIANT WET FIRE PROTECTION SYSTEM FOR THIS FACILITY AS INDICATED.
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5. PROVIDE A DRY TYPE SPRINKLER HEAD IN ANY AREA WHERE FREEZING MAY OCCUR.

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THIRD FLOOR FIRE PROTECTION PLAN

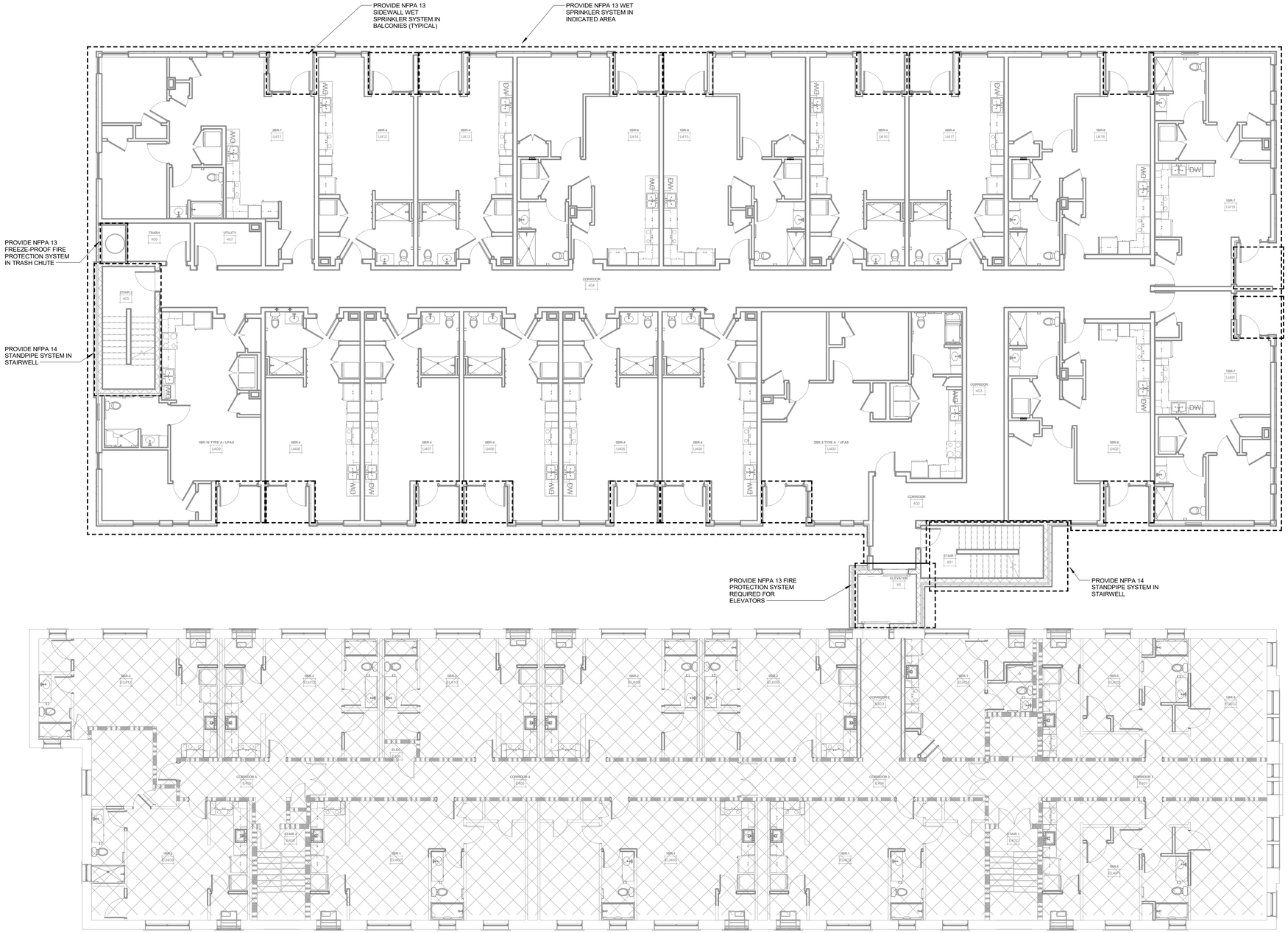
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GENERAL FIRE PROTECTION NOTES:

(THESE NOTES APPLY TO ALL FIRE PROTECTION DRAWINGS)

1. PROVIDE NFPA - 13 COMPLIANT WET FIRE PROTECTION SYSTEM FOR THIS FACILITY AS INDICATED.
2. PROVIDE NFPA - 13R COMPLIANT WET FIRE PROTECTION SYSTEM FOR THIS FACILITY AS INDICATED.
3. PROVIDE NFPA - 14 COMPLIANT STANDPIPE FIRE PROTECTION SYSTEM IN STAIRWELLS FOR THIS FACILITY AS INDICATED.
4. COORDINATE SPRINKLER INSTALLATION WITH BUILDING ARCHITECTURAL FEATURES. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR CEILINGS, LIGHT FIXTURES, BUILDING STRUCTURE AND HVAC SYSTEM COMPONENTS.
5. PROVIDE A DRY TYPE SPRINKLER HEAD IN ANY AREA WHERE FREEZING MAY OCCUR.



EXISTING FIRE PROTECTION SYSTEM IN EXISTING BUILDING IS EXISTING TO REMAIN

1 FP1.4 FOURTH FLOOR PLAN
1/8" = 1'-0"

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PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.01.28	DD QC
2	2025.02.10	DESIGN DEVELOPMENT
3	2025.03.27	CD PROGRESS SET

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FOURTH FLOOR FIRE PROTECTION PLAN

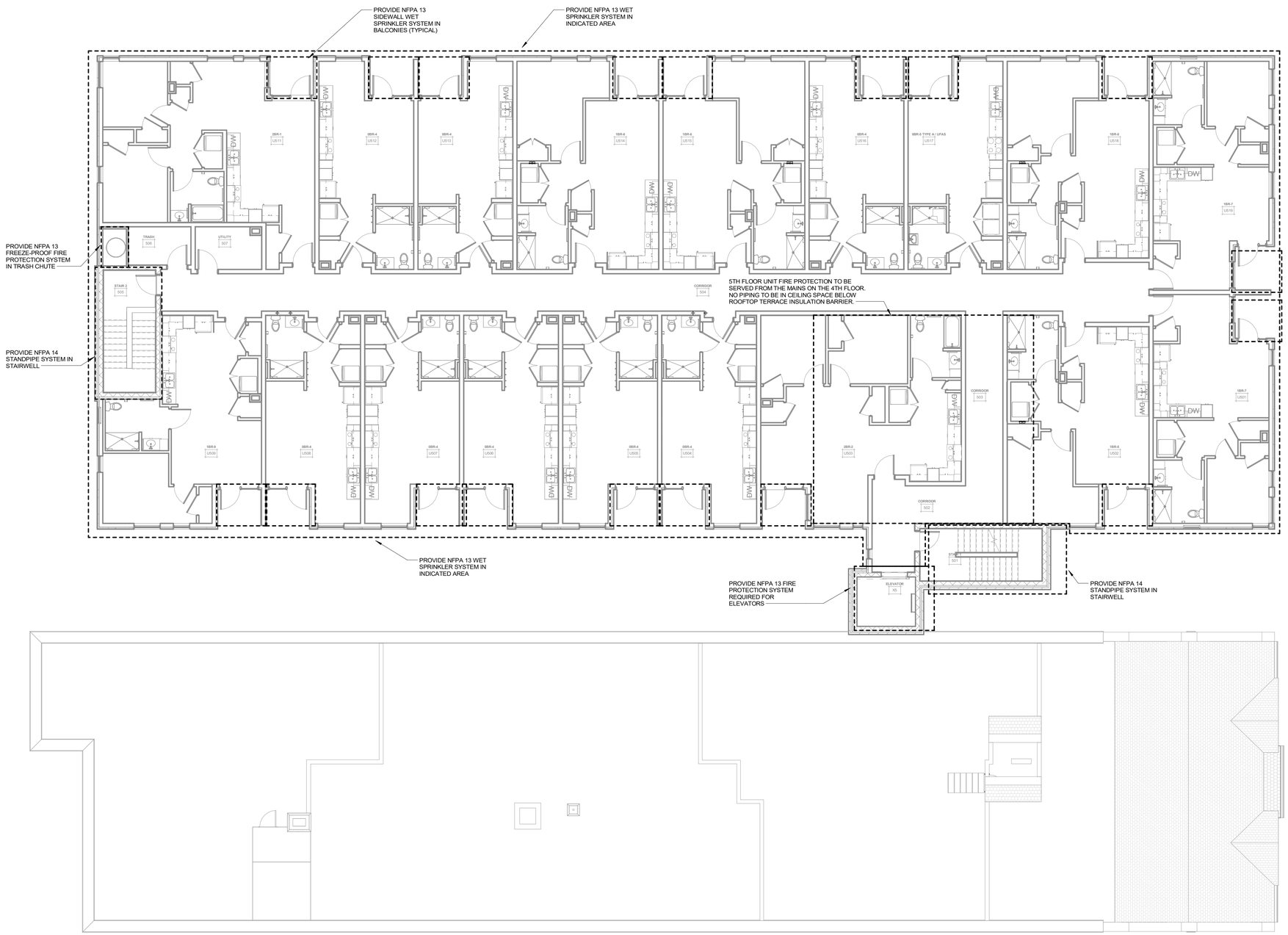
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1 FP1.5 FIFTH FLOOR PLAN
1/8" = 1'-0"

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FIFTH FLOOR FIRE PROTECTION PLAN

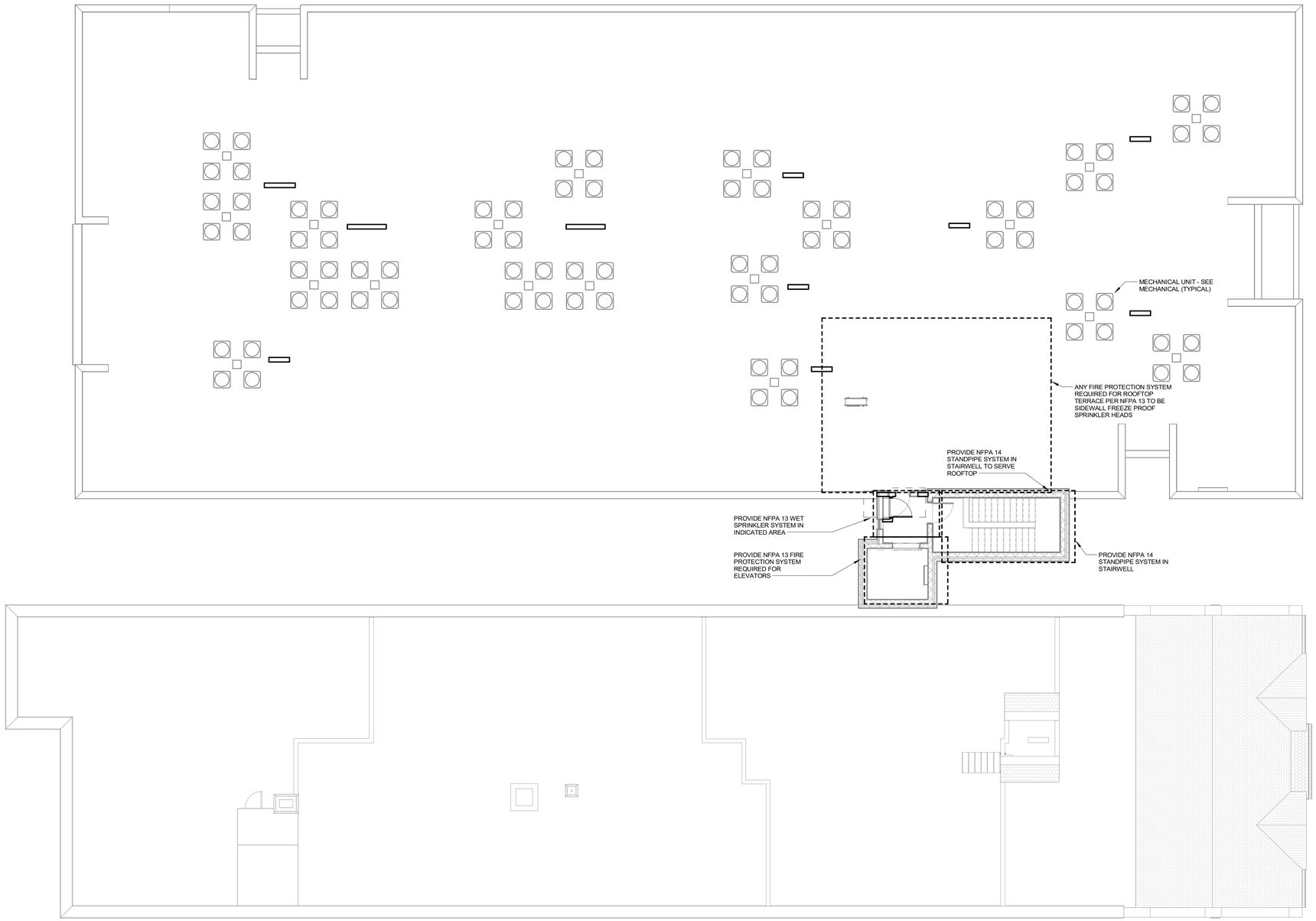
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1 FP1.6 ROOF PLAN
1/8" = 1'-0"

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ROOF FIRE PROTECTION PLAN

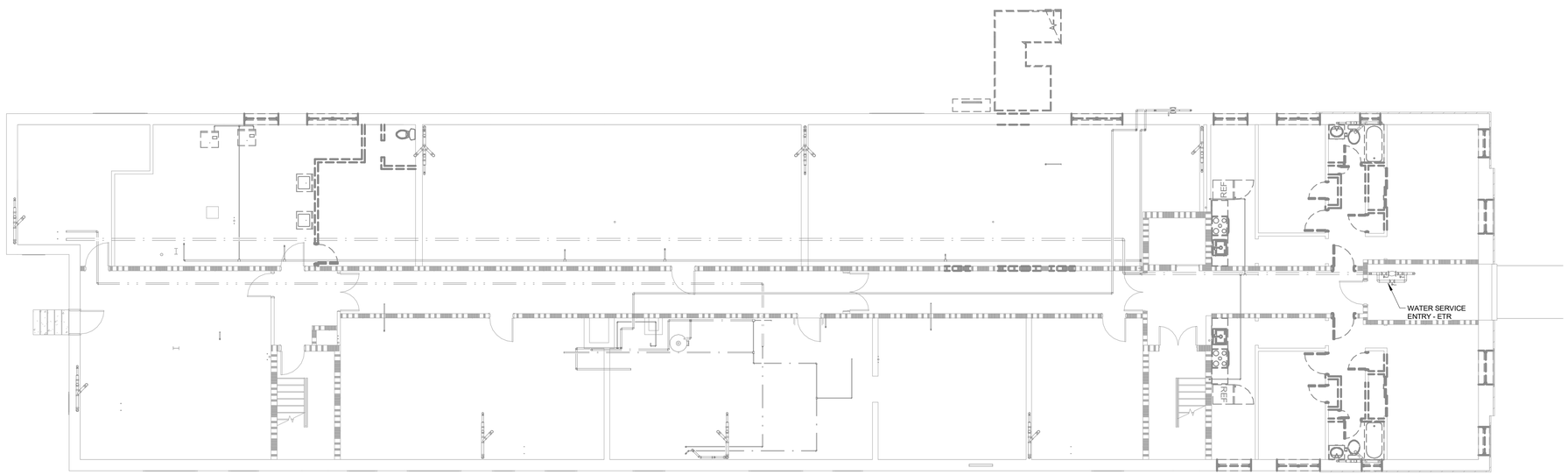
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GENERAL PLUMBING NOTES

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3. FIELD VERIFY ALL QUANTITIES OF EQUIPMENT.
4. VERIFY ALL PLUMBING WORK WITH ARCHITECTURAL SHEETS. COORDINATE WORK REQUIRED IN CONJUNCTION WITH ALL OTHER TRADES.
5. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. COORDINATE WITH ARCHITECTURAL SHEETS FOR ACCESSIBLE UNIT LOCATIONS.
7. AIR ADMITTANCE VALVES LOCATED AT FIXTURES NOT LOCATED IN CABINET UNDER SINK OR LAVATORY SHALL BE IN LOUVERED WALL BOX EQUAL TO STUDOR 'MULTI-PURPOSE RECESSED BOX'.
8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
12. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
16. ALL SANITARY DRAINAGE PIPING LOCATED BELOW GRADE TO BE A MINIMUM OF 3 INCHES IN DIAMETER.



1 P0.0 BASEMENT FLOOR PLAN
1/8" = 1'-0"

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BASEMENT PLUMBING DEMOLITION PLAN

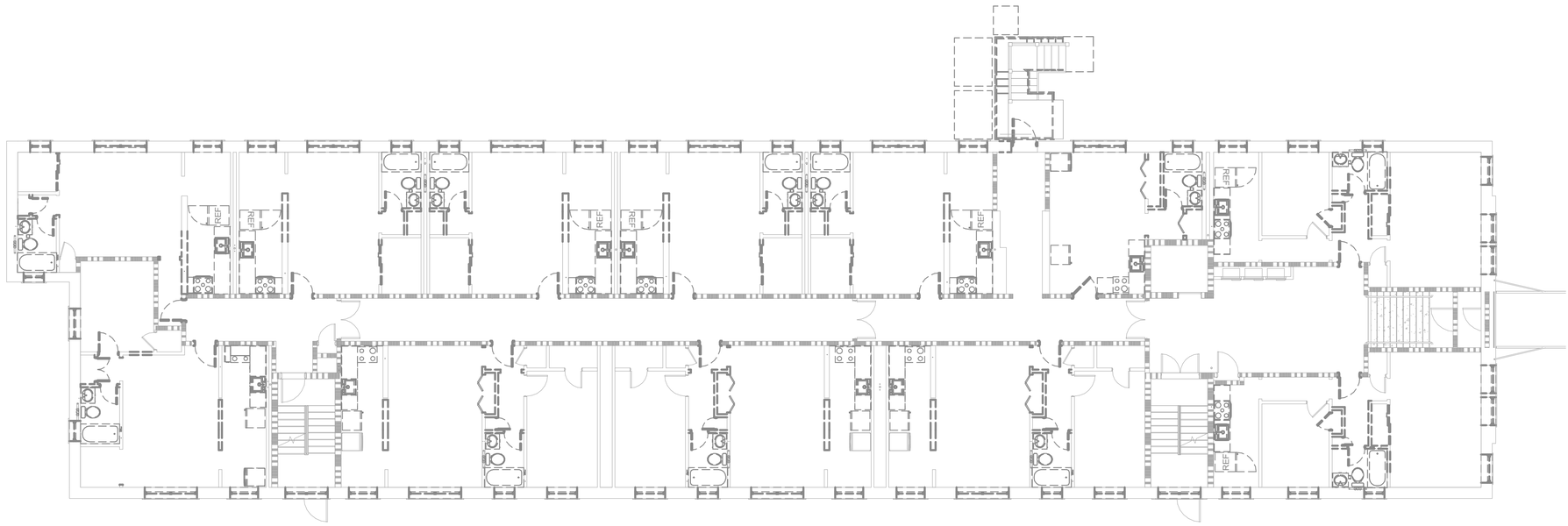
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1 P0.1 FIRST FLOOR PLAN
1/8" = 1'-0"

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FIRST FLOOR PLUMBING DEMOLITION PLAN

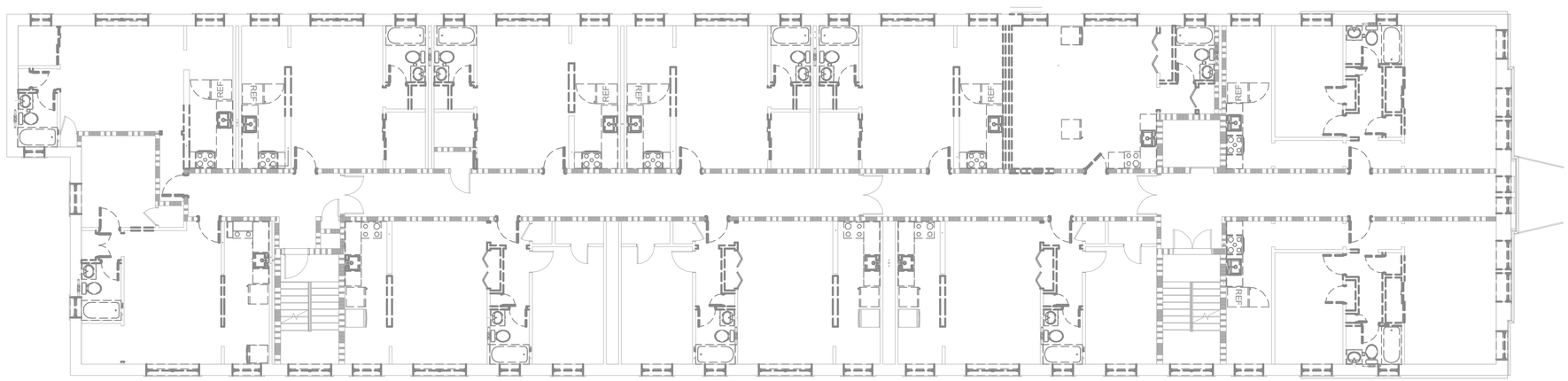
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1 P0.2 SECOND FLOOR PLAN
1/8" = 1'-0"

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SECOND FLOOR PLUMBING DEMOLITION PLAN

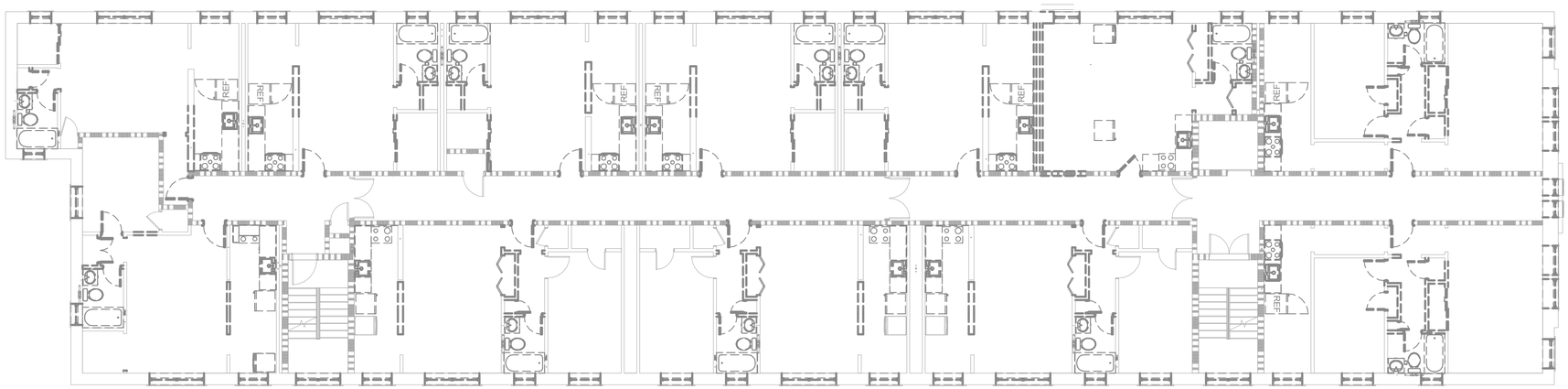
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1 / P0.3 THIRD FLOOR PLAN
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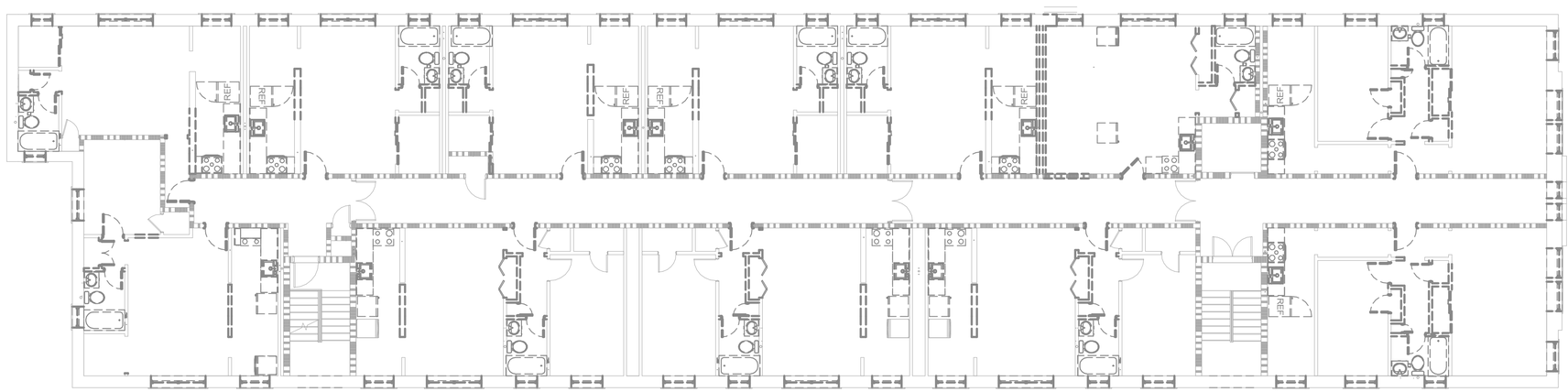
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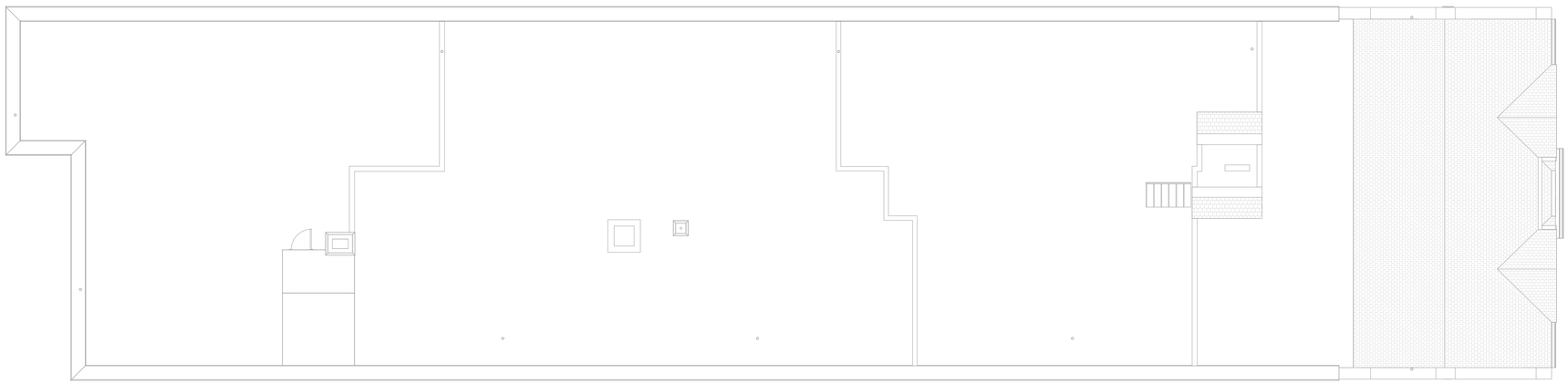
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GENERAL PLUMBING NOTES

(THESE NOTES APPLY TO ALL PLUMBING DRAWINGS)

1. SITE AND BUILDING DOCUMENTS ARE BASED ON THE BEST AVAILABLE RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THEY ARE A GRAPHIC REPRESENTATION OF THIS PROJECT AND MERELY TO ASSIST THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK.
2. FIELD VERIFY ALL DIMENSIONS BEFORE ANY DEMOLITION OR INSTALLATION OF MATERIALS.
3. FIELD VERIFY ALL QUANTITIES OF EQUIPMENT.
4. VERIFY ALL PLUMBING WORK WITH ARCHITECTURAL SHEETS. COORDINATE WORK REQUIRED IN CONJUNCTION WITH ALL OTHER TRADES.
5. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. COORDINATE WITH ARCHITECTURAL SHEETS FOR ACCESSIBLE UNIT LOCATIONS.
7. AIR ADMITTANCE VALVES LOCATED AT FIXTURES NOT LOCATED IN CABINET UNDER SINK OR LAVATORY SHALL BE IN LOUVERED WALL BOX EQUAL TO STUDOR 'MULTI-PURPOSE RECESSED BOX'.
8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
12. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
16. ALL SANITARY DRAINAGE PIPING LOCATED BELOW GRADE TO BE A MINIMUM OF 3 INCHES IN DIAMETER.



1 P0.5 ROOF PLAN
1/8" = 1'-0"

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PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.01.28	DD QC
2	2025.02.10	DESIGN DEVELOPMENT
3	2025.03.27	CD PROGRESS SET

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ROOF PLUMBING DEMOLITION PLAN

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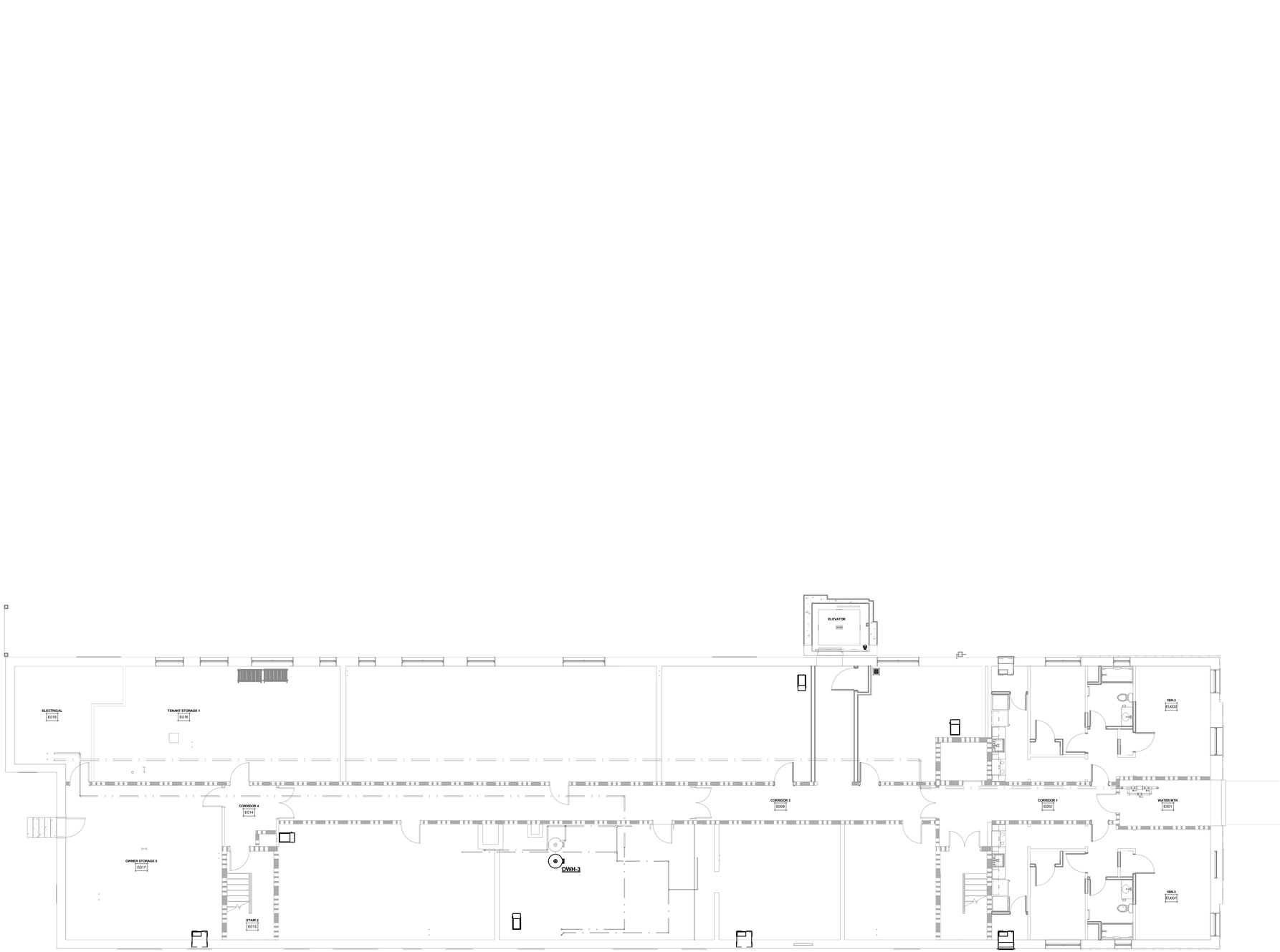
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DOMESTIC PLAN NOTES

A. SEE ENLARGED DOMESTIC PLANS FOR PIPE SIZES AND WORK WITHIN APARTMENTS.
B. PIPING MAINS IN 2ND FLOOR CEILING SPACE WILL SERVE APARTMENTS ON 2ND AND 3RD FLOOR.
C. PIPING MAINS IN 4TH FLOOR CEILING SPACE WILL SERVE APARTMENTS ON 4TH AND 5TH FLOOR.

[#] DOMESTIC KEYNOTES

1. FURNISH AND INSTALL KITCHEN SINK, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO KITCHEN SINK.
2. FURNISH AND INSTALL LAVATORY, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES DOWN WALL TO LAVATORY.
3. FURNISH AND INSTALL WATER CLOSET , CW SUPPLY LINE, AND 1/4 TURN SHUTOFF VALVE. ROUTE 1/2" CW SUPPLY LINE DOWN WALL TO WATER CLOSET.
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5. FURNISH AND INSTALL 1/2" HW SUPPLY LINE. ROUTE HW SUPPLY LINE FROM KITCHEN SINK FROM KITCHEN SINK TAP OFF TO DISH WASHER.
6. FURNISH AND INSTALL WASHING MACHINE BOX AND HCW SUPPLY LINES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO KITCHEN SINK.
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8. 3/4" COLD WATER WITH SHUTOFF VALVE FOR TRASH CHUTE SANITIZING WASHDOWN. FURNISH AND INSTALL RPZ BACKFLOW PREVENTER COMPLIANT WITH ASSE 1013. BASIS OF DESIGN: WATTS MODEL LF919QT.
9. FURNISH AND INSTALL MOP SINK, FAUCET, HCW SUPPLY LINES, AND SHUT OFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO MOP SINK.
10. FURNISH AND INSTALL HOSE BIBB, COLD WATER SUPPLY LINE, AND SHUTOFF VALVE ACCESSIBLE FROM CORRIDOR. ROUTE 3/4" CW SUPPLY LINE DOWN WALL TO HOSE BIBB.
11. ROUTE 1" COLD WATER LINE FROM MAIN ON 2ND FLOOR CORRIDOR TO SERVE APARTMENT ON THE 2ND FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 2ND FLOOR CORRIDOR.
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1 PD1.0 BASEMENT FLOOR PLAN
1/8" = 1'-0"

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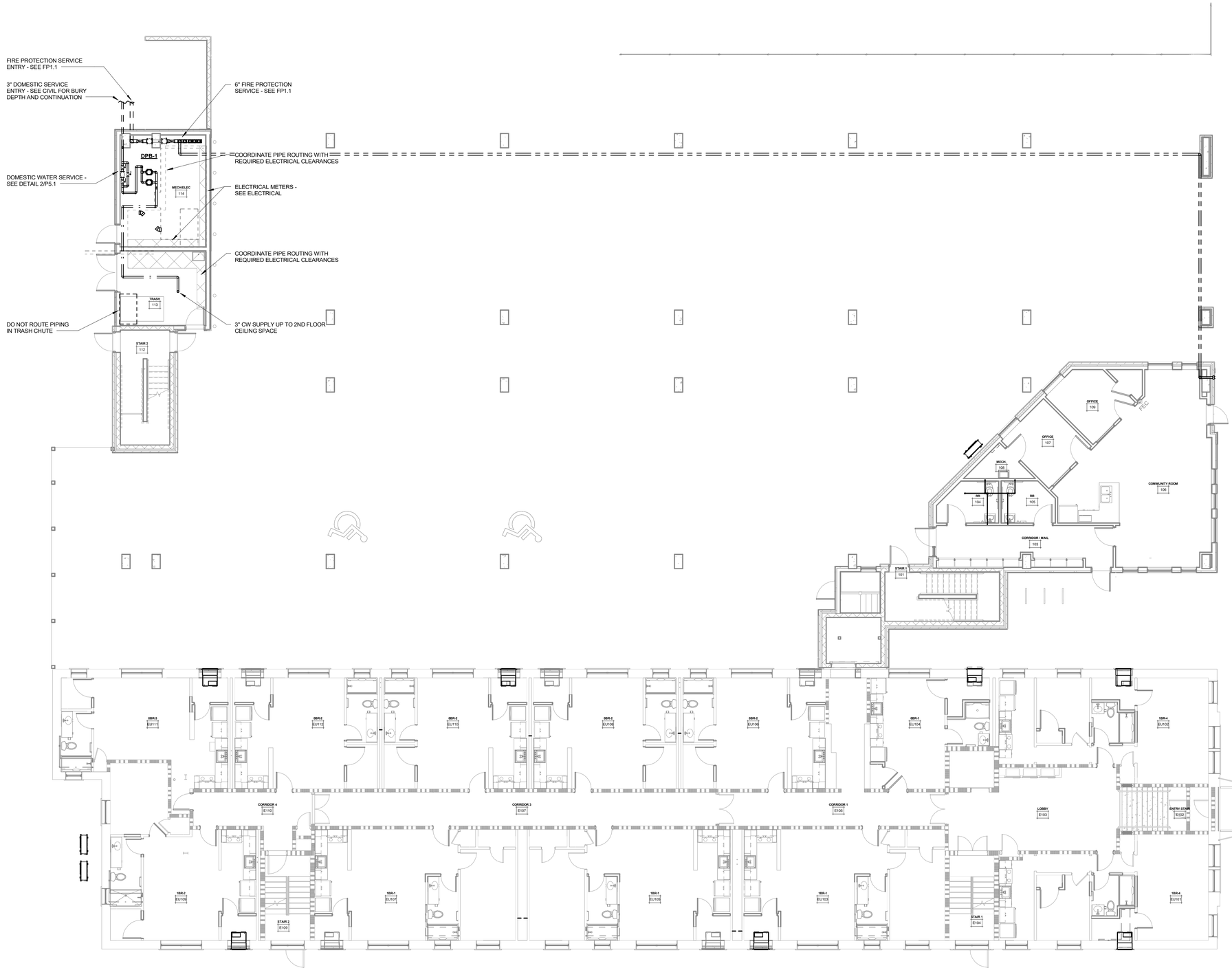
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BASEMENT DOMESTIC PLUMBING PLAN

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1 PD1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

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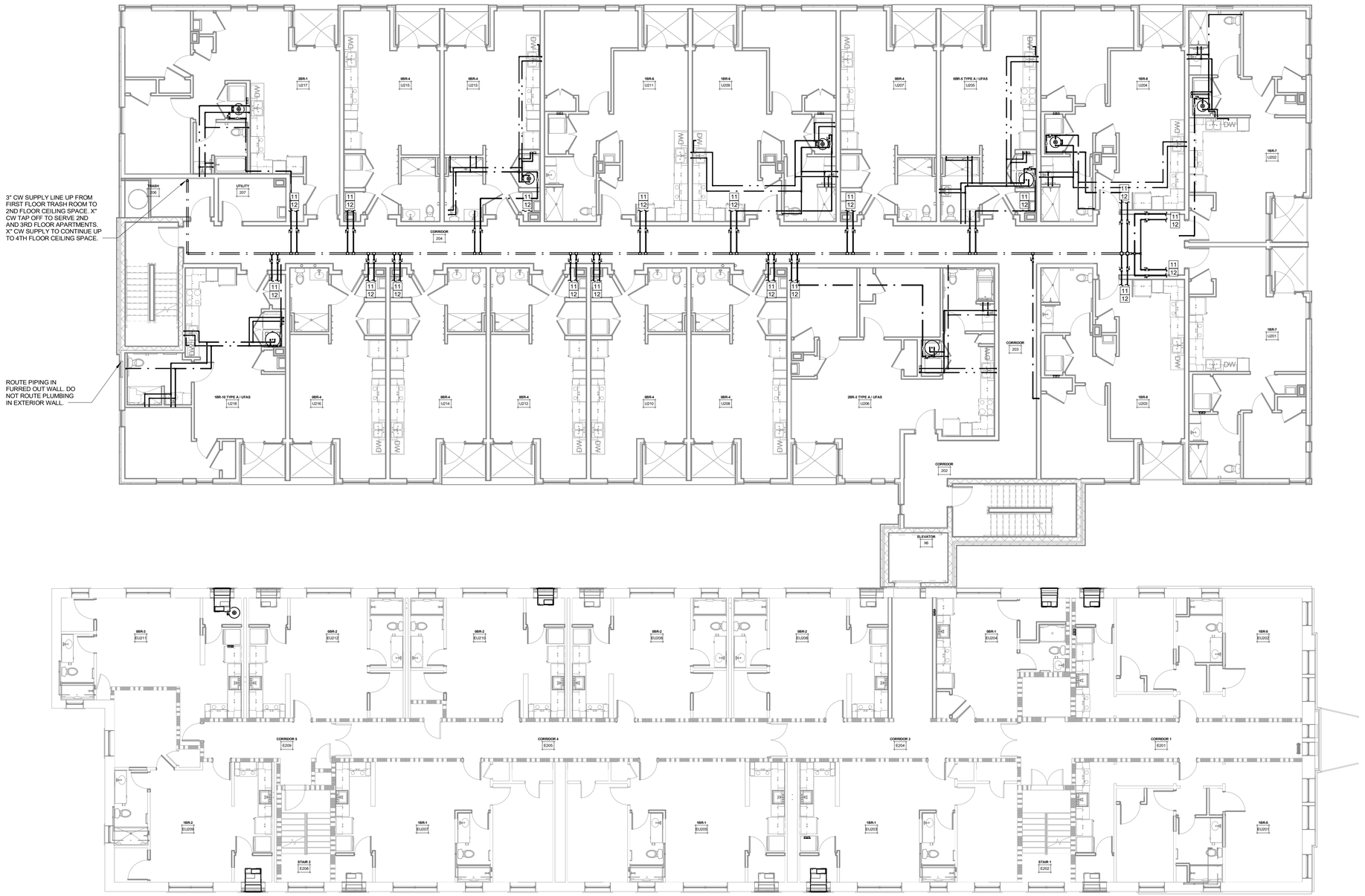
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FIRST FLOOR DOMESTIC PLUMBING PLAN

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1 PD1.2 SECOND FLOOR PLAN
1/8" = 1'-0"

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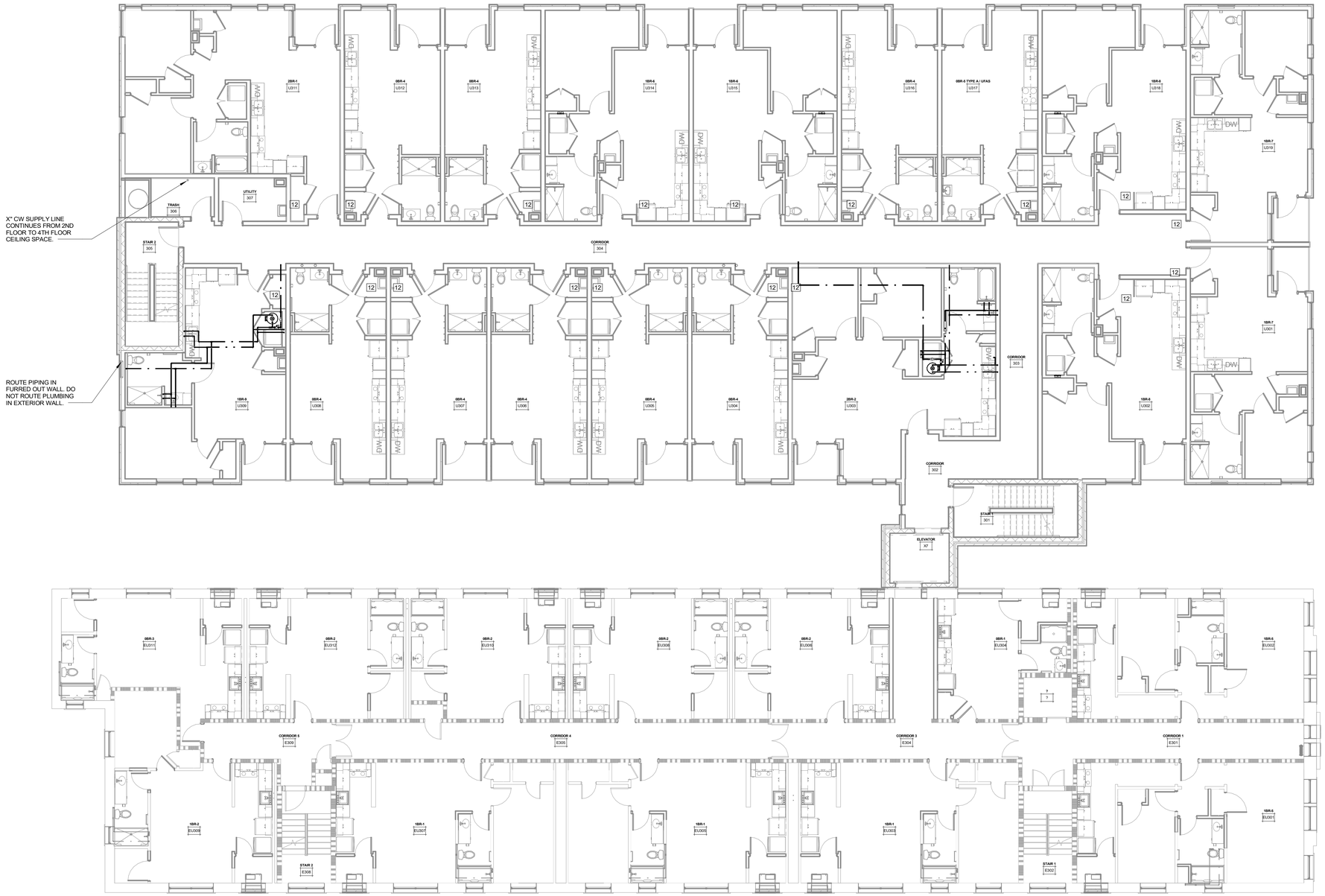
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SECOND FLOOR DOMESTIC PLUMBING PLAN

PD1.2

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1 PD1.3 THIRD FLOOR PLAN
1/8" = 1'-0"

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7. AIR ADMITTANCE VALVES LOCATED AT FIXTURES NOT LOCATED IN CABINET UNDER SINK OR LAVATORY SHALL BE IN LOUVERED WALL BOX EQUAL TO STUDOR 'MULTI-PURPOSE RECESSED BOX'.
8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
12. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
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DOMESTIC PLAN NOTES

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B. PIPING MAINS IN 2ND FLOOR CEILING SPACE WILL SERVE APARTMENTS ON 2ND AND 3RD FLOOR.
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3. FURNISH AND INSTALL WATER CLOSET , CW SUPPLY LINE, AND 1/4 TURN SHUTOFF VALVE. ROUTE 1/2" CW SUPPLY LINE DOWN WALL TO WATER CLOSET.
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5. FURNISH AND INSTALL 1/2" HW SUPPLY LINE. ROUTE HW SUPPLY LINE FROM KITCHEN SINK FROM KITCHEN SINK TAP OFF TO DISH WASHER.
6. FURNISH AND INSTALL WASHING MACHINE BOX AND HCW SUPPLY LINES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO KITCHEN SINK.
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8. 3/4" COLD WATER WITH SHUTOFF VALVE FOR TRASH CHUTE SANITIZING WASHDOWN, FURNISH AND INSTALL RPZ BACKFLOW PREVENTER COMPLIANT WITH ASSE 1013. BASIS OF DESIGN: WATTS MODEL LF919QT.
9. FURNISH AND INSTALL MOP SINK, FAUCET, HCW SUPPLY LINES, AND SHUT OFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO MOP SINK.
10. FURNISH AND INSTALL HOSE BIBB, COLD WATER SUPPLY LINE, AND SHUTOFF VALVE ACCESSIBLE FROM CORRIDOR. ROUTE 3/4" CW SUPPLY LINE DOWN WALL TO HOSE BIBB.
11. ROUTE 1" COLD WATER LINE FROM MAIN ON 2ND FLOOR CORRIDOR TO SERVE APARTMENT ON THE 2ND FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 2ND FLOOR CORRIDOR.
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PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.01.28	DD QC
2	2025.02.10	DESIGN DEVELOPMENT
3	2025.03.27	CD PROGRESS SET

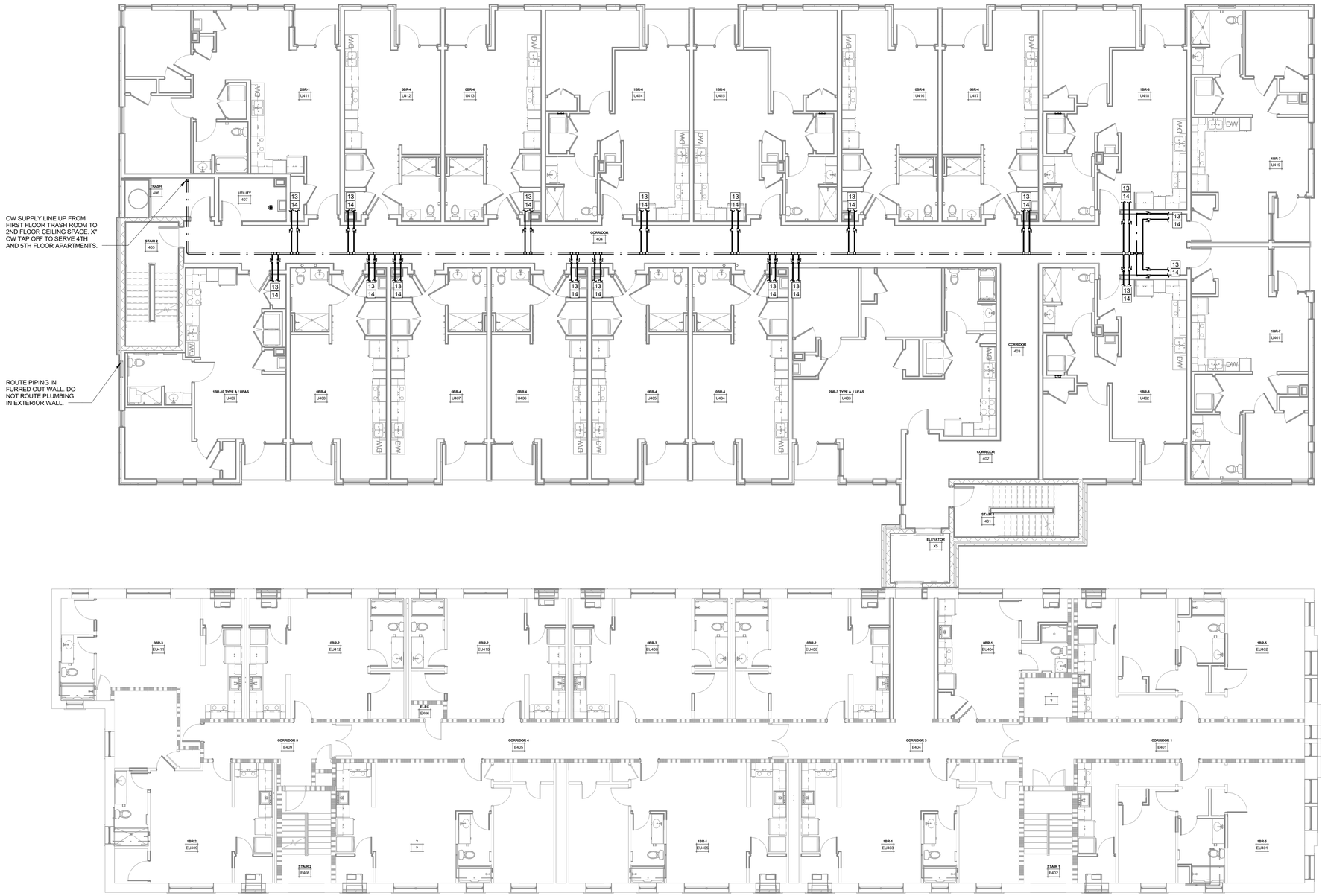
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THIRD FLOOR DOMESTIC PLUMBING PLAN

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1 PD1.4 FOURTH FLOOR PLAN
1/8" = 1'-0"

GENERAL PLUMBING NOTES

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10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
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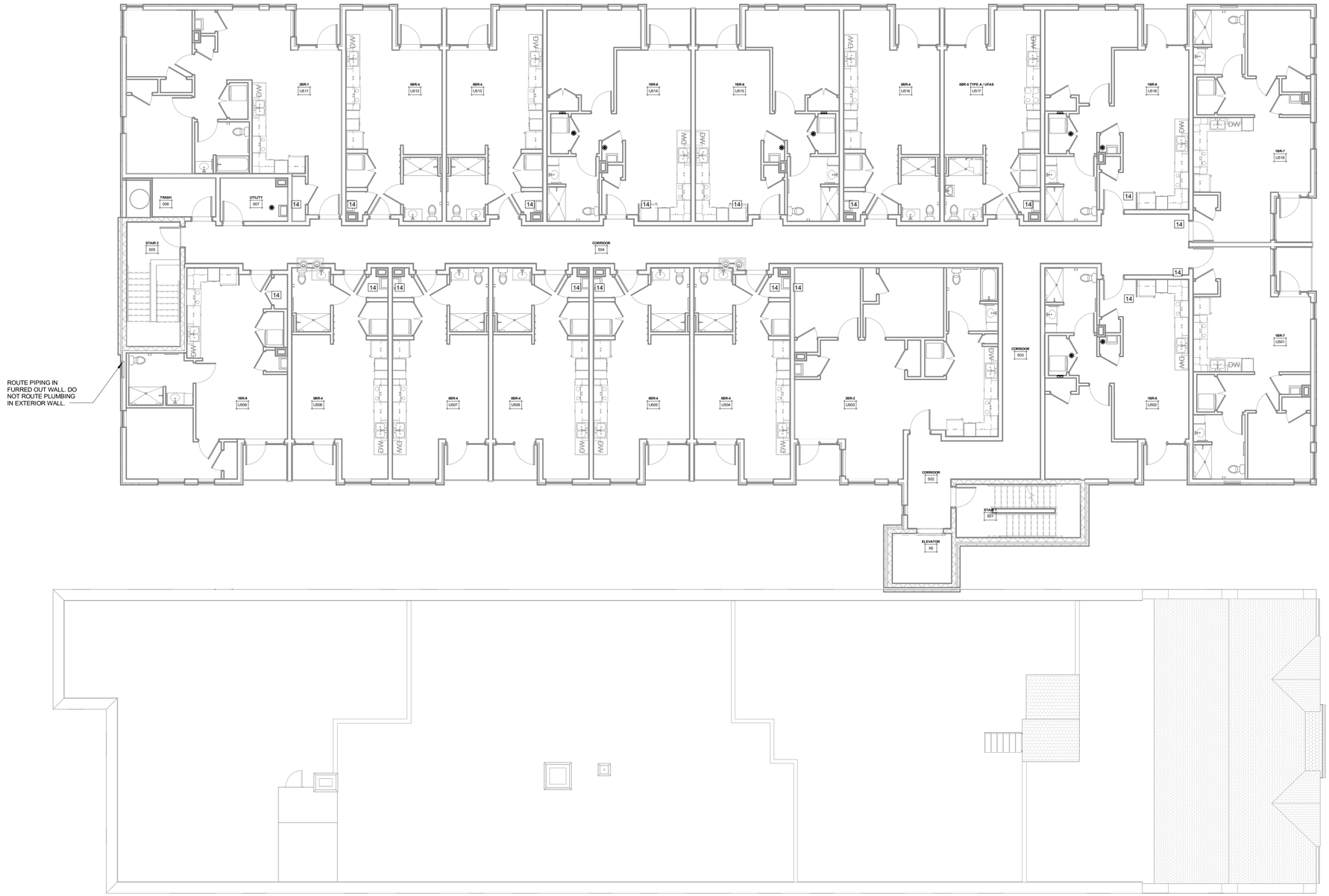
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FOURTH FLOOR DOMESTIC PLUMBING PLAN

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1 PD1.5 FIFTH FLOOR PLAN
1/8" = 1'-0"

GENERAL PLUMBING NOTES

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A. SEE ENLARGED DOMESTIC PLANS FOR PIPE SIZES AND WORK WITHIN APARTMENTS.
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[#] DOMESTIC KEYNOTES

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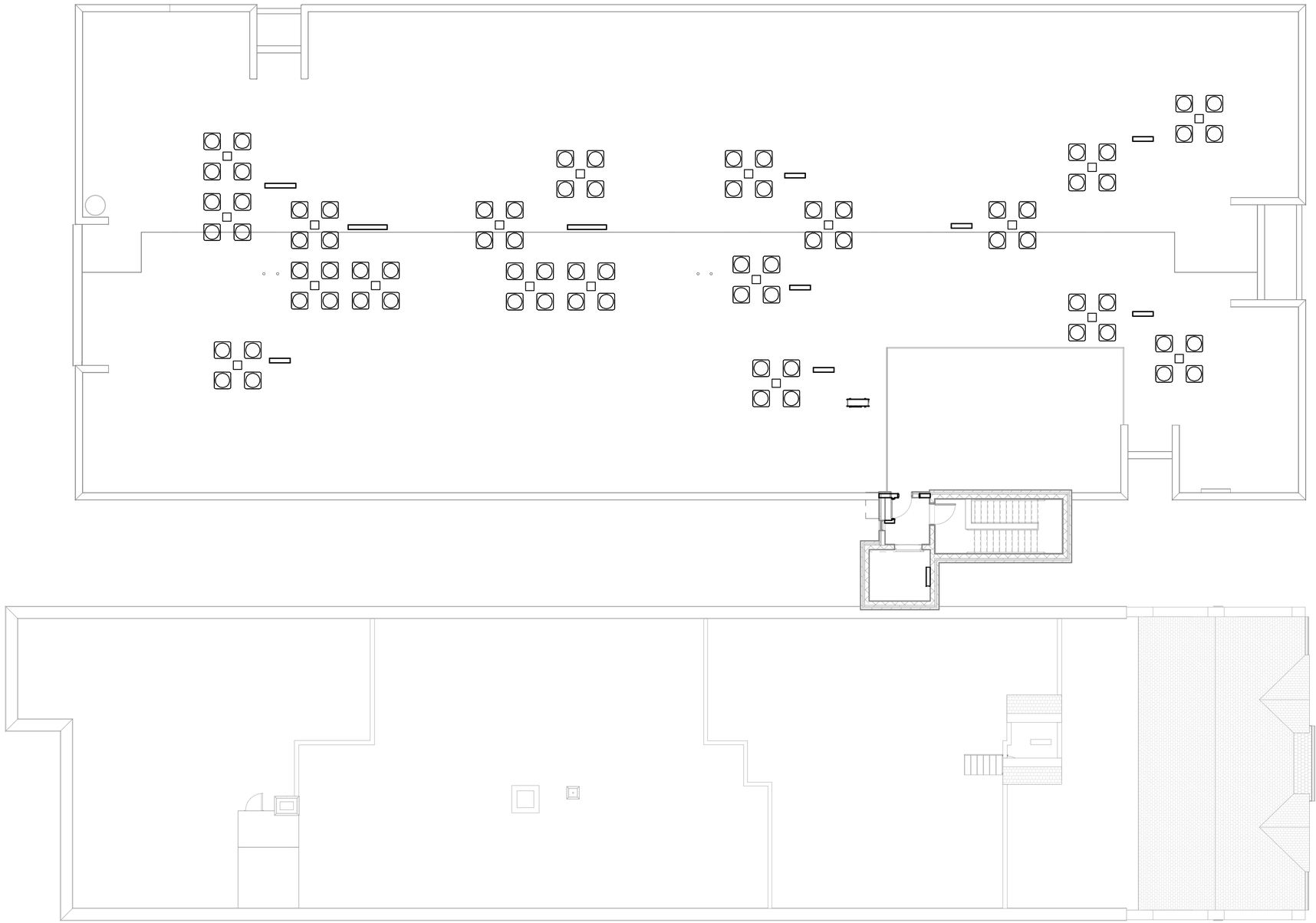
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FIFTH FLOOR DOMESTIC PLUMBING PLAN

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1 PD1.6 ROOF PLAN
1/8" = 1'-0"

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439 SELDEN ST, DETROIT, MI, 48201

PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.01.28	DD QC
2	2025.02.10	DESIGN DEVELOPMENT
3	2025.03.27	CD PROGRESS SET

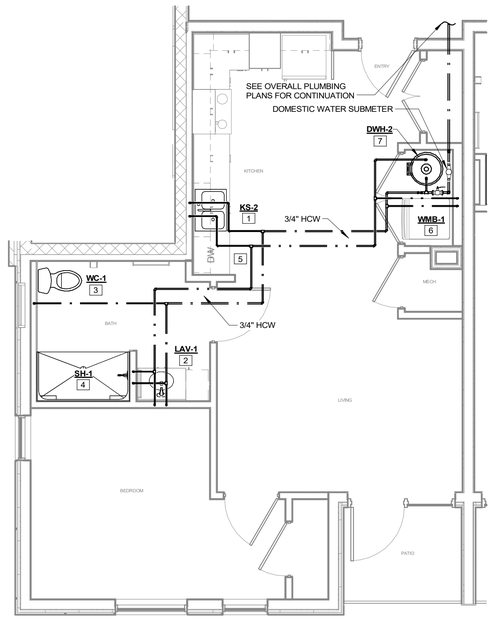
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ROOF DOMESTIC PLUMBING PLAN

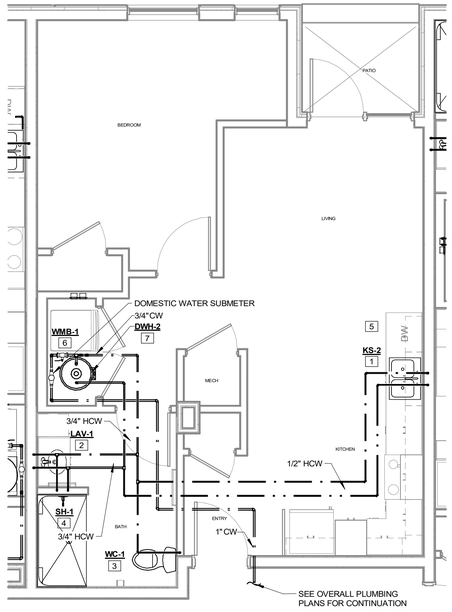
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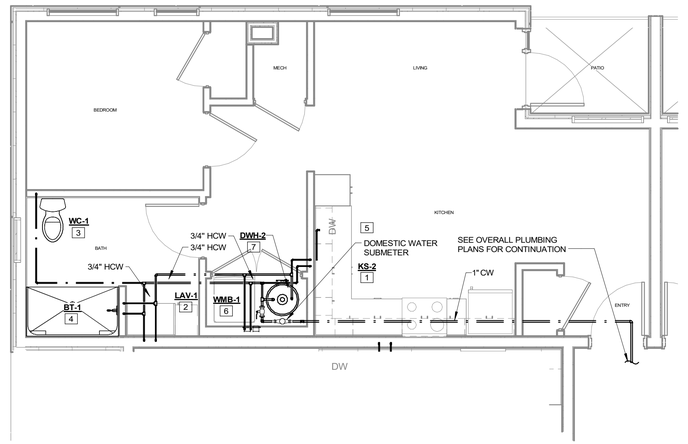
5 PD2.1 **UNIT 1BR-9 FLOOR PLAN**

1/4" = 1'-0"



4 PD2.1 **UNIT 1BR-8 FLOOR PLAN**

1/4" = 1'-0"



3 PD2.1 **UNIT 1BR-7 FLOOR PLAN**

1/4" = 1'-0"

GENERAL PLUMBING NOTES

(THESE NOTES APPLY TO ALL PLUMBING DRAWINGS)

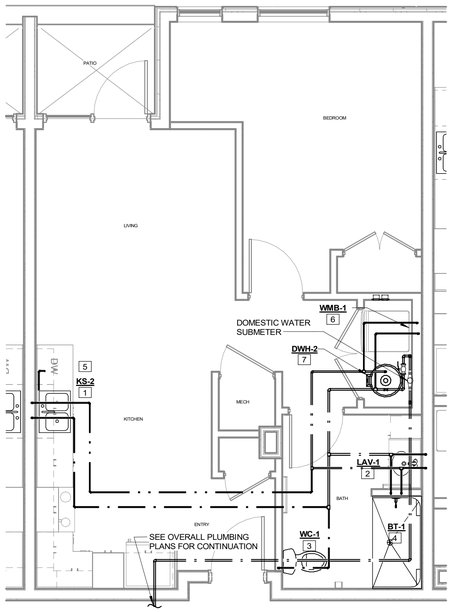
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6. COORDINATE WITH ARCHITECTURAL SHEETS FOR ACCESSIBLE UNIT LOCATIONS.
7. AIR ADMITTANCE VALVES LOCATED AT FIXTURES NOT LOCATED IN CABINET UNDER SINK OR LAVATORY SHALL BE IN LOUVERED WALL BOX EQUAL TO STUDOR 'MULTI-PURPOSE RECESSED BOX'.
8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
12. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
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DOMESTIC PLAN NOTES

A. SEE ENLARGED DOMESTIC PLANS FOR PIPE SIZES AND WORK WITHIN APARTMENTS.
B. PIPING MAINS IN 2ND FLOOR CEILING SPACE WILL SERVE APTMENTS ON 2ND AND 3RD FLOOR.
C. PIPING MAINS IN 4TH FLOOR CEILING SPACE WILL SERVE APARTMENTS ON 4TH AND 5TH FLOOR.

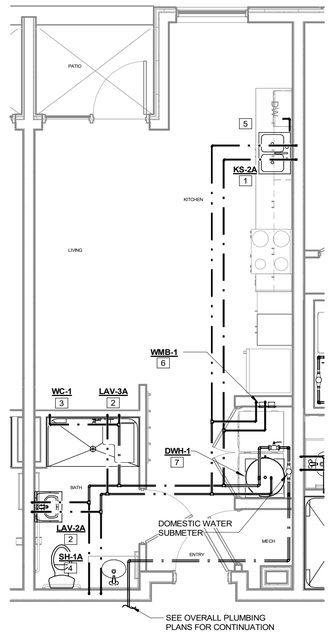
[#] DOMESTIC KEYNOTES

1. FURNISH AND INSTALL KITCHEN SINK, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO KITCHEN SINK.
2. FURNISH AND INSTALL LAVATORY, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES DOWN WALL TO LAVATORY.
3. FURNISH AND INSTALL WATER CLOSET , CW SUPPLY LINE, AND 1/4 TURN SHUTOFF VALVE. ROUTE 1/2" CW SUPPLY LINE DOWN WALL TO WATER CLOSET.
4. FURNISH AND INSTALL BATHTUB/SHOWER, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO BATHTUB/SHOWER.
5. FURNISH AND INSTALL 1/2" HW SUPPLY LINE. ROUTE HW SUPPLY LINE FROM KITCHEN SINK FROM KITCHEN SINK TAP OFF TO DISH WASHER.
6. FURNISH AND INSTALL WASHING MACHINE BOX AND HCW SUPPLY LINES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO KITCHEN SINK.
7. FURNISH AND INSTALL DOMESTIC WATER HEATER, HCW SUPPLY LINES, AND 1/4" SHUTOFF VALVES. SEE DETAILS 4/P5.1 AND 2/P5.2.
8. 3/4" COLD WATER WITH SHUTOFF VALVE FOR TRASH CHUTE SANITIZING WASHDOWN. FURNISH AND INSTALL RPZ BACKFLOW PREVENTER COMPLIANT WITH ASSE 1013. BASIS OF DESIGN: WATTS MODEL LF919QT.
9. FURNISH AND INSTALL MOP SINK, FAUCET, HCW SUPPLY LINES, AND SHUT OFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO MOP SINK.
10. FURNISH AND INSTALL HOSE BIBB, COLD WATER SUPPLY LINE, AND SHUTOFF VALVE ACCESSIBLE FROM CORRIDOR. ROUTE 3/4" CW SUPPLY LINE DOWN WALL TO HOSE BIBB.
11. ROUTE 1" COLD WATER LINE FROM MAIN ON 2ND FLOOR CORRIDOR TO SERVE APARTMENT ON THE 2ND FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 2ND FLOOR CORRIDOR.
12. ROUTE 1" COLD WATER LINE FROM MAIN ON 2ND FLOOR CORRIDOR TO SERVE APARTMENT ON THE 3RD FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 2ND FLOOR CORRIDOR.
13. ROUTE 1" COLD WATER LINE FROM MAIN ON 4TH FLOOR CORRIDOR TO SERVE APARTMENT ON THE 4TH FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 4TH FLOOR CORRIDOR.
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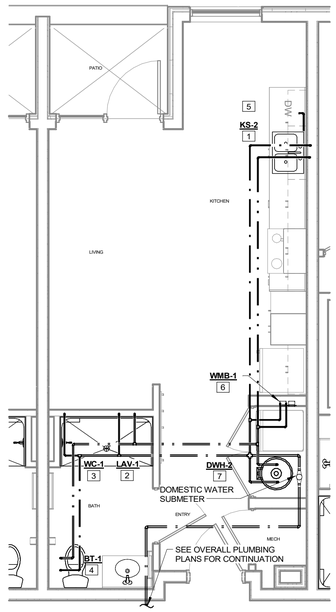
2 PD2.1 **UNIT 1BR-6 FLOOR PLAN**

1/4" = 1'-0"



6 PD2.1 **UNIT 0BR-5 TYPE A FLOOR PLAN**

1/4" = 1'-0"



1 PD2.1 **UNIT 0BR-4 FLOOR PLAN**

1/4" = 1'-0"

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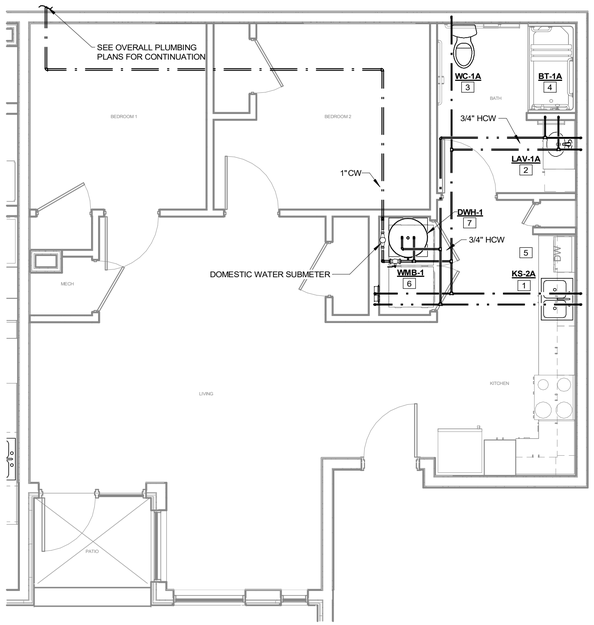
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ENLARGED PLUMBING DOMESTIC PLANS

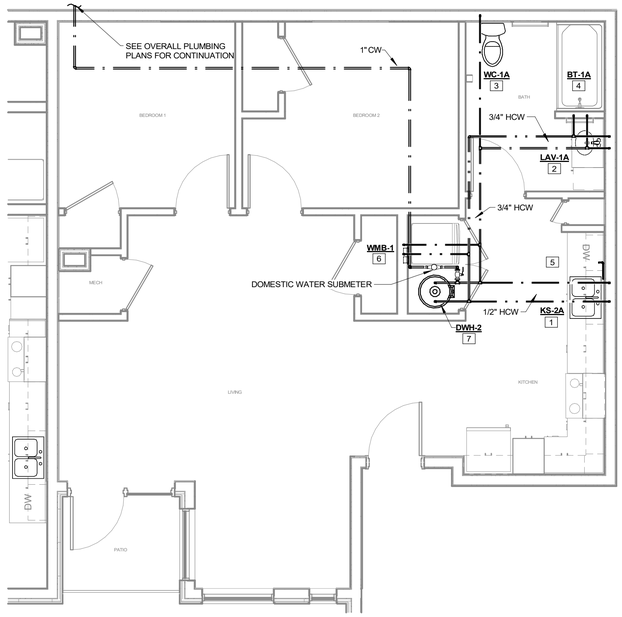
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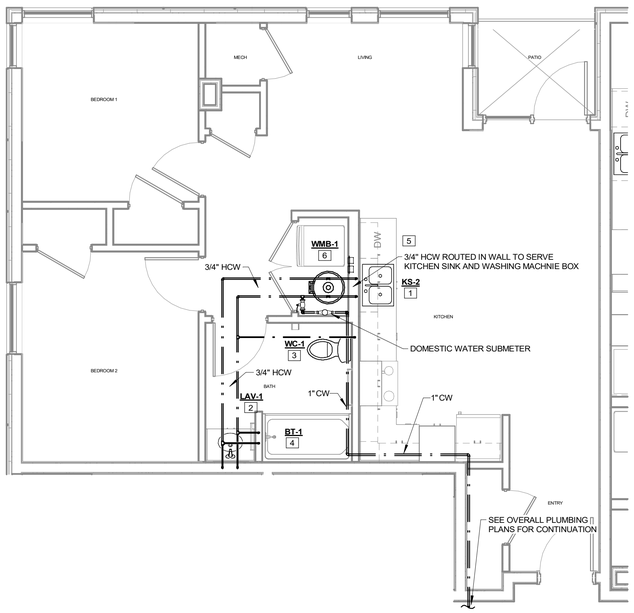
4 PD2.2 **2BR-3 TYPE A ENLARGED PLAN**

1/4" = 1'-0"



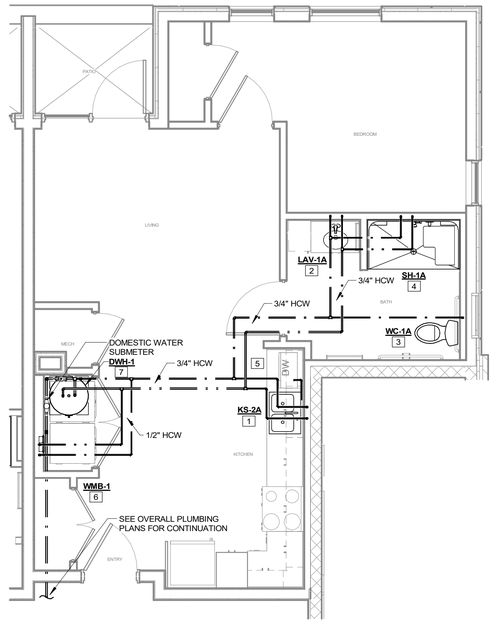
3 PD2.2 **2BR-2 ENLARGED PLAN**

1/4" = 1'-0"



2 PD2.2 **2BR-1 ENLARGED PLAN**

1/4" = 1'-0"



1 PD2.2 **1BR-10 TYPE A ENLARGED PLAN**

1/4" = 1'-0"

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3. FURNISH AND INSTALL WATER CLOSET , CW SUPPLY LINE, AND 1/4 TURN SHUTOFF VALVE. ROUTE 1/2" CW SUPPLY LINE DOWN WALL TO WATER CLOSET.
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13. ROUTE 1" COLD WATER LINE FROM MAIN ON 4TH FLOOR CORRIDOR TO SERVE APARTMENT ON THE 4TH FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 4TH FLOOR CORRIDOR.
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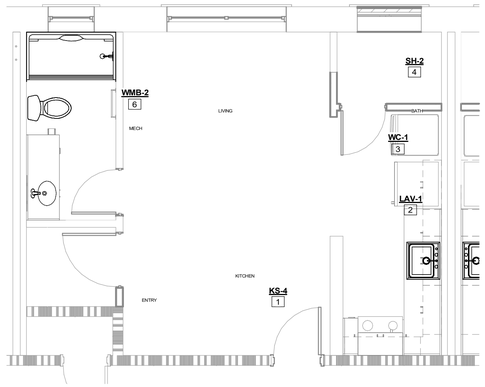
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ENLARGED PLUMBING DOMESTIC PLANS

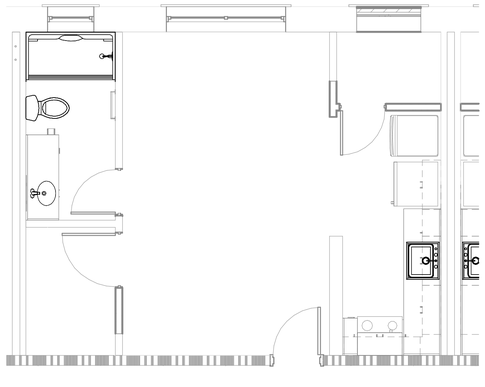
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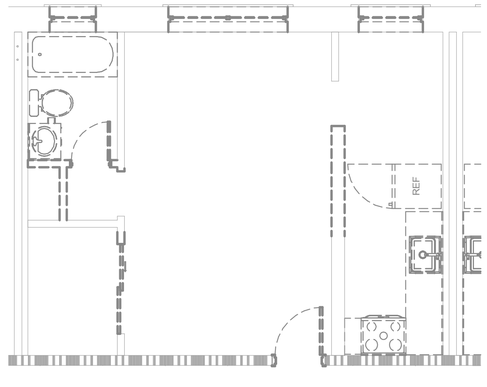
6 PD2.3 UNIT 0BR-2 FLOOR PLAN VARIATOIN

NOT TO SCALE



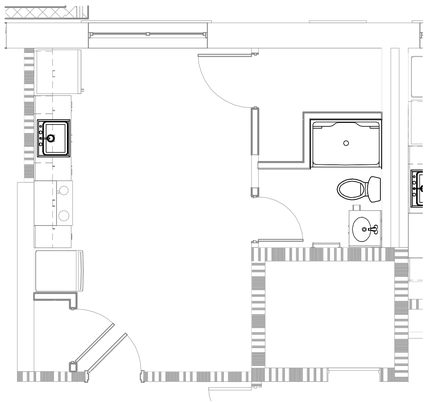
5 PD2.3 UNIT 0BR-2 FLOOR PLAN

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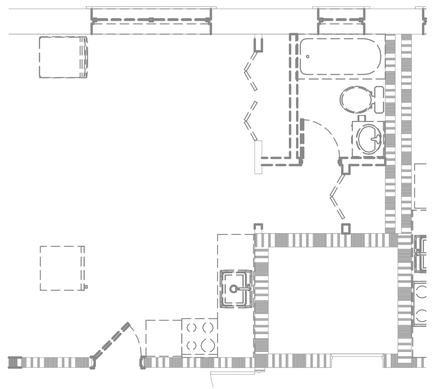
4 PD2.3 UNIT 0BR-2 DEMO PLAN

NOT TO SCALE



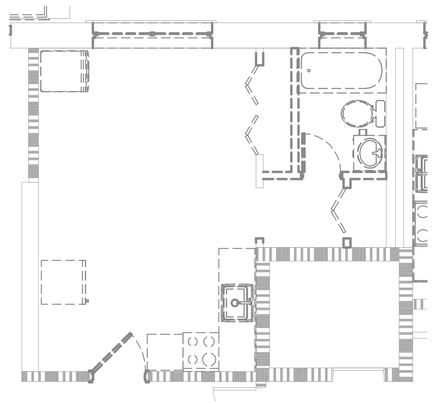
3 PD2.3 UNIT 0BR-1 FLOOR PLAN

1/4" = 1'-0"



2 PD2.3 0BR-1 DEMO PLAN @ FLOORS 2-4

NOT TO SCALE



1 PD2.3 UNIT 0BR-1 DEMO PLAN

1/4" = 1'-0"

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DOMESTIC PLAN NOTES

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B. PIPING MAINS IN 2ND FLOOR CEILING SPACE WILL SERVE APARTMENTS ON 2ND AND 3RD FLOOR.
C. PIPING MAINS IN 4TH FLOOR CEILING SPACE WILL SERVE APARTMENTS ON 4TH AND 5TH FLOOR.

[#] DOMESTIC KEYNOTES

1. FURNISH AND INSTALL KITCHEN SINK, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO KITCHEN SINK.
2. FURNISH AND INSTALL LAVATORY, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES DOWN WALL TO LAVATORY.
3. FURNISH AND INSTALL WATER CLOSET , CW SUPPLY LINE, AND 1/4 TURN SHUTOFF VALVE. ROUTE 1/2" CW SUPPLY LINE DOWN WALL TO WATER CLOSET.
4. FURNISH AND INSTALL BATHTUB/SHOWER, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO BATHTUB/SHOWER.
5. FURNISH AND INSTALL 1/2" HW SUPPLY LINE. ROUTE HW SUPPLY LINE FROM KITCHEN SINK FROM KITCHEN SINK TAP OFF TO DISH WASHER.
6. FURNISH AND INSTALL WASHING MACHINE BOX AND HCW SUPPLY LINES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO KITCHEN SINK.
7. FURNISH AND INSTALL DOMESTIC WATER HEATER, HCW SUPPLY LINES, AND 1/4" SHUTOFF VALVES. SEE DETAILS 4/P5.1 AND 2/P5.2.
8. 3/4" COLD WATER WITH SHUTOFF VALVE FOR TRASH CHUTE SANITIZING WASHDOWN. FURNISH AND INSTALL RPZ BACKFLOW PREVENTER COMPLIANT WITH ASSE 1013. BASIS OF DESIGN: WATTS MODEL LF919QT.
9. FURNISH AND INSTALL MOP SINK, FAUCET, HCW SUPPLY LINES, AND SHUT OFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO MOP SINK.
10. FURNISH AND INSTALL HOSE BIBB, COLD WATER SUPPLY LINE, AND SHUTOFF VALVE ACCESSIBLE FROM CORRIDOR. ROUTE 3/4" CW SUPPLY LINE DOWN WALL TO HOSE BIBB.
11. ROUTE 1" COLD WATER LINE FROM MAIN ON 2ND FLOOR CORRIDOR TO SERVE APARTMENT ON THE 2ND FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 2ND FLOOR CORRIDOR.
12. ROUTE 1" COLD WATER LINE FROM MAIN ON 2ND FLOOR CORRIDOR TO SERVE APARTMENT ON THE 3RD FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 2ND FLOOR CORRIDOR.
13. ROUTE 1" COLD WATER LINE FROM MAIN ON 4TH FLOOR CORRIDOR TO SERVE APARTMENT ON THE 4TH FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 4TH FLOOR CORRIDOR.
14. ROUTE 1" COLD WATER LINE FROM MAIN ON 4TH FLOOR CORRIDOR TO SERVE APARTMENT ON THE 5TH FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 4TH FLOOR CORRIDOR.

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PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.01.28	DD QC
2	2025.02.10	DESIGN DEVELOPMENT
3	2025.03.27	CD PROGRESS SET

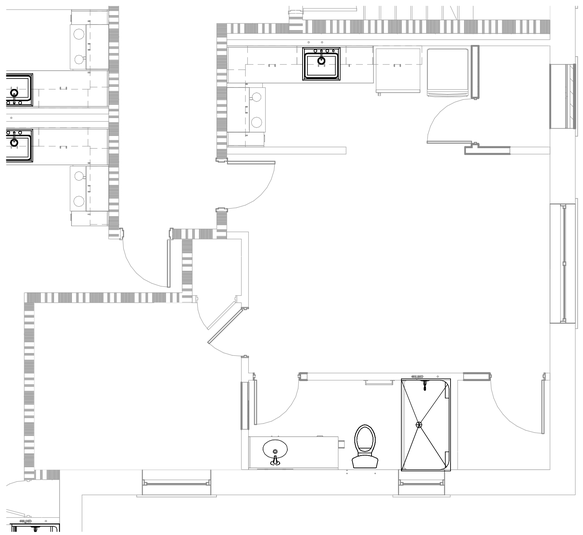
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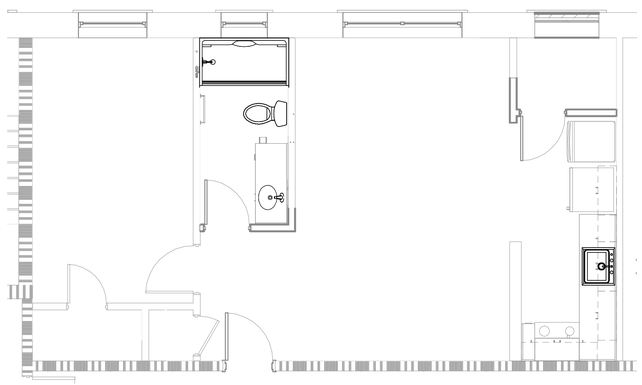
ENLARGED PLUMBING DOMESTIC PLANS

PD2.3

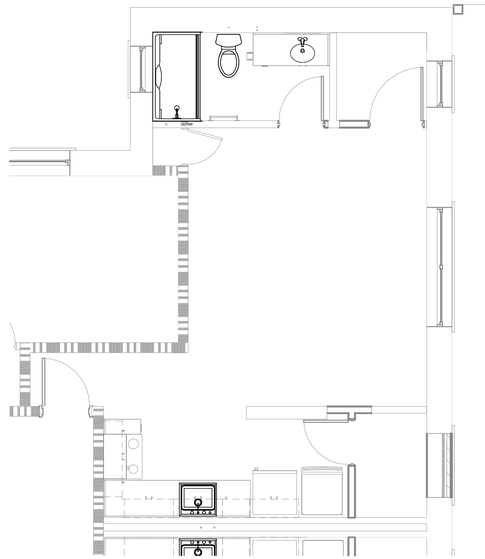
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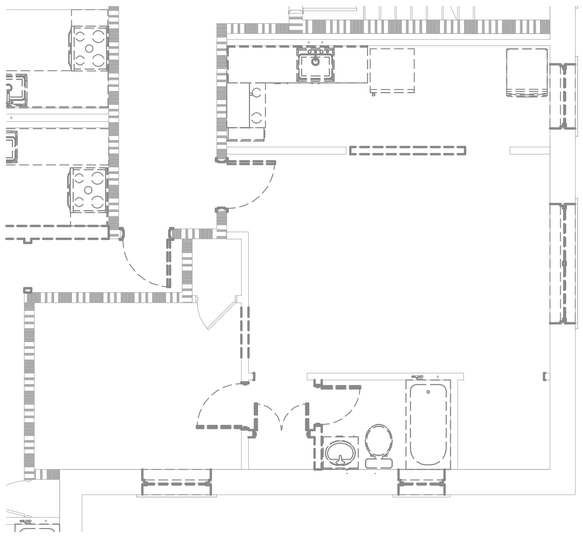
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1/4" = 1'-0"



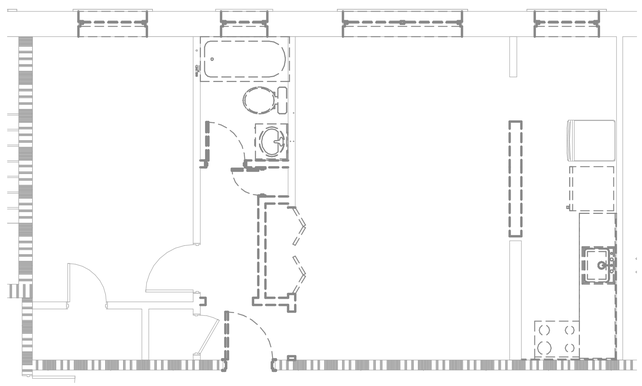
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1/4" = 1'-0"



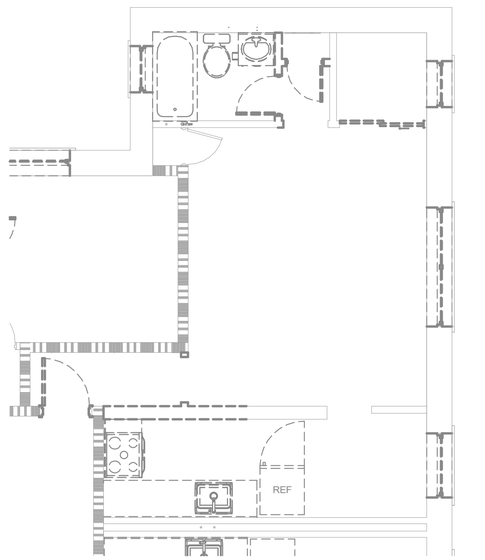
4 PD2.4 UNIT 0BR-3 FLOOR PLAN
1/4" = 1'-0"



3 PD2.4 UNIT 1BR-2 DEMO PLAN
1/4" = 1'-0"



2 PD2.4 UNIT 1BR-1 DEMO PLAN
1/4" = 1'-0"



1 PD2.4 UNIT 0BR-3 DEMO PLAN
1/4" = 1'-0"

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5. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. COORDINATE WITH ARCHITECTURAL SHEETS FOR ACCESSIBLE UNIT LOCATIONS.
7. AIR ADMITTANCE VALVES LOCATED AT FIXTURES NOT LOCATED IN CABINET UNDER SINK OR LAVATORY SHALL BE IN LOUVERED WALL BOX EQUAL TO STUDOR 'MULTI-PURPOSE RECESSED BOX'.
8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050, INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
12. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
16. ALL SANITARY DRAINAGE PIPING LOCATED BELOW GRADE TO BE A MINIMUM OF 3 INCHES IN DIAMETER.

DOMESTIC PLAN NOTES

A. SEE ENLARGED DOMESTIC PLANS FOR PIPE SIZES AND WORK WITHIN APARTMENTS.
B. PIPING MAINS IN 2ND FLOOR CEILING SPACE WILL SERVE APARTMENTS ON 2ND AND 3RD FLOOR.
C. PIPING MAINS IN 4TH FLOOR CEILING SPACE WILL SERVE APARTMENTS ON 4TH AND 5TH FLOOR.

[#] DOMESTIC KEYNOTES

1. FURNISH AND INSTALL KITCHEN SINK, FAUCET, HCW SUPPLY LINES, AND 1/4 TURN SHUTOFF VALVES. ROUTE 1/2" HCW SUPPLY LINES IN WALL TO KITCHEN SINK.
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8. 3/4" COLD WATER WITH SHUTOFF VALVE FOR TRASH CHUTE SANITIZING WASH-DOWN. FURNISH AND INSTALL RPZ BACKFLOW PREVENTER COMPLIANT WITH ASSE 1013. BASIS OF DESIGN: WATTS MODEL LF919QT.
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11. ROUTE 1" COLD WATER LINE FROM MAIN ON 2ND FLOOR CORRIDOR TO SERVE APARTMENT ON THE 2ND FLOOR. PROVIDE SHUTOFF VALVE ACCESSIBLE FROM 2ND FLOOR CORRIDOR.
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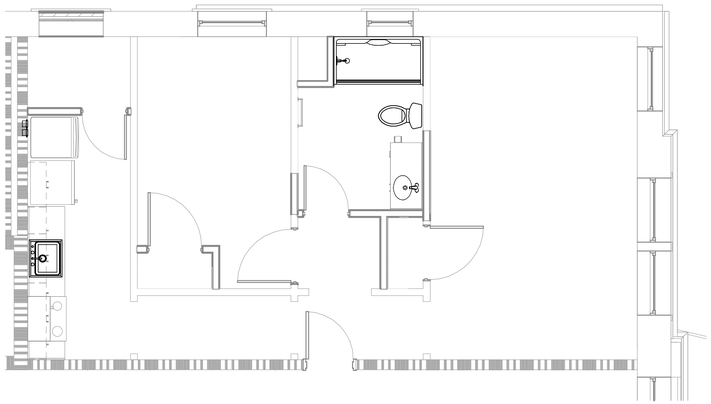
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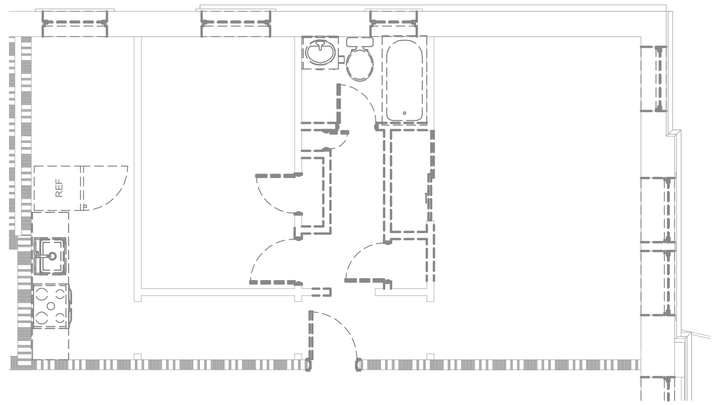
ENLARGED PLUMBING DOMESTIC PLANS

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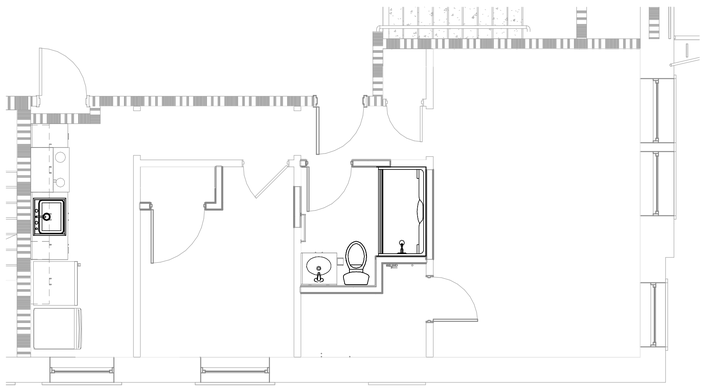
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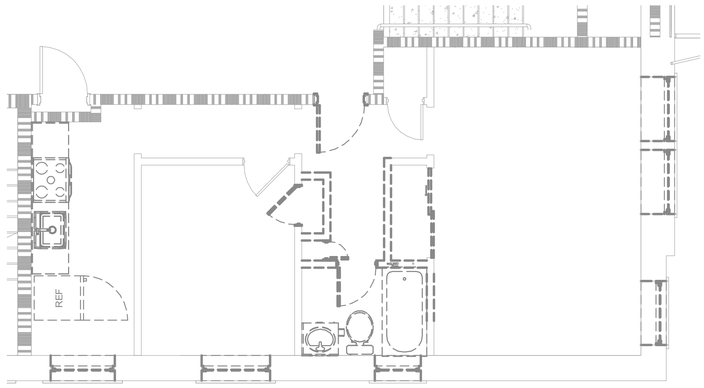
6 PD2.5 UNIT 1BR-5 FLOOR PLAN
1/4" = 1'-0"



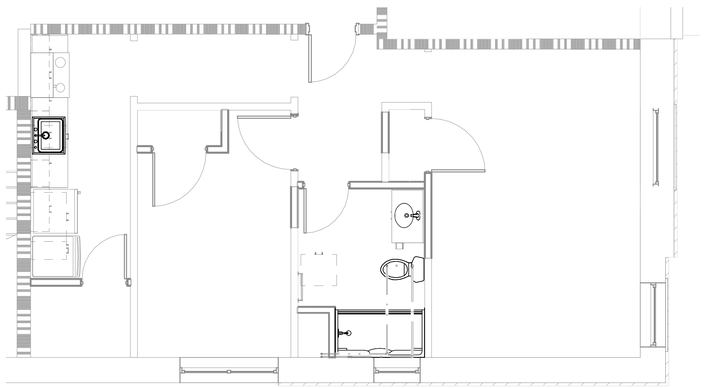
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1/4" = 1'-0"



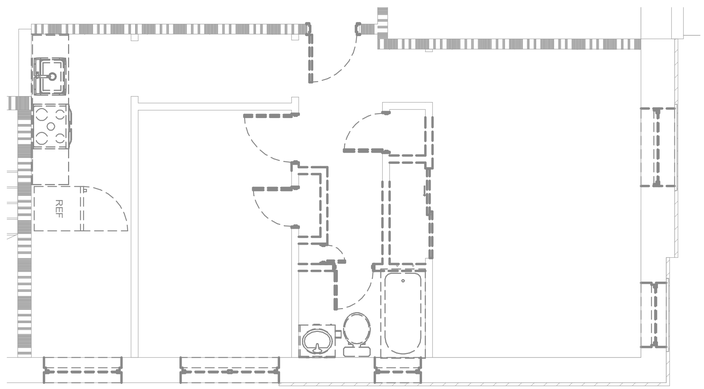
4 PD2.5 UNIT 1BR-4 FLOOR PLAN
1/4" = 1'-0"



3 PD2.5 UNIT 1BR-4 DEMO PLAN
1/4" = 1'-0"



2 PD2.5 UNIT 1BR-3 FLOOR PLAN
1/4" = 1'-0"



1 PD2.5 UNIT 1BR-3 DEMO PLAN
1/4" = 1'-0"

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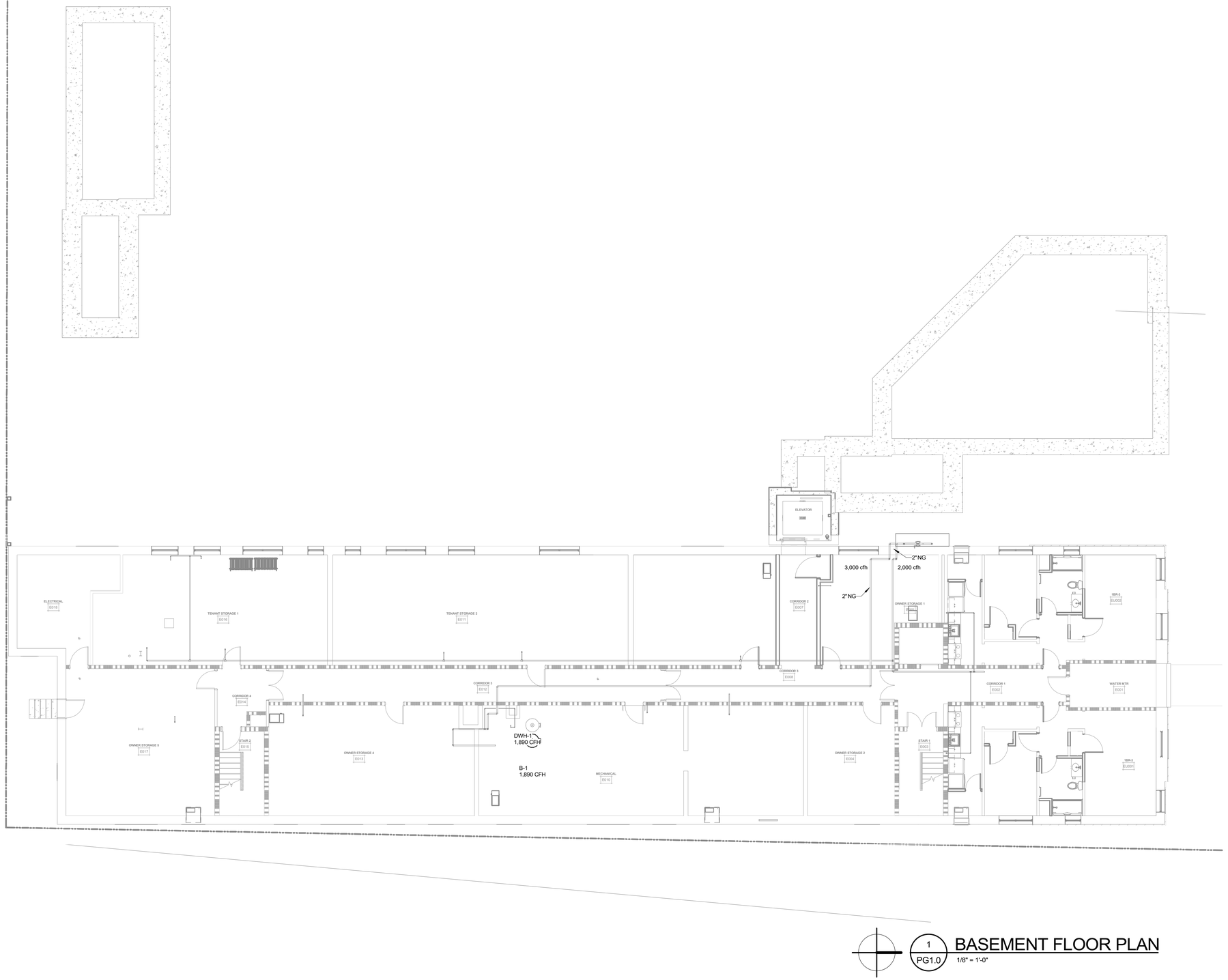
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ENLARGED PLUMBING DOMESTIC PLANS

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1 PG1.0 BASEMENT FLOOR PLAN

1/8" = 1'-0"

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PROJECT NUMBER		*2024.0139*
ISSUANCE		
NO.	DATE	DESCRIPTION
1	2025.01.28	DD QC
2	2025.02.10	DESIGN DEVELOPMENT
3	2025.03.27	CD PROGRESS SET

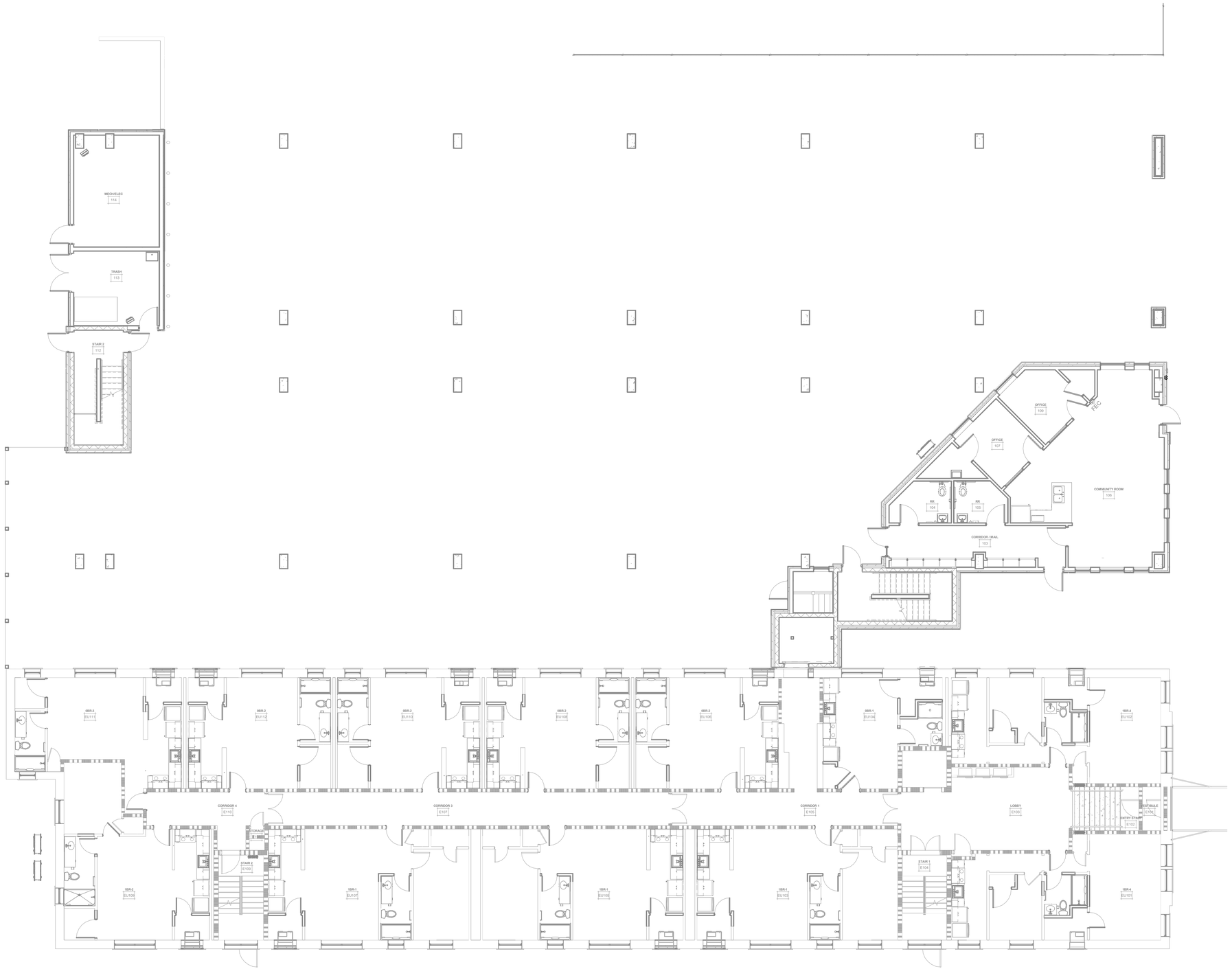
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BASEMENT GAS PIPING PLAN

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1 PG1.1 FIRST FLOOR PLAN

1/8" = 1'-0"

GENERAL PLUMBING NOTES

(THESE NOTES APPLY TO ALL PLUMBING DRAWINGS)

1. SITE AND BUILDING DOCUMENTS ARE BASED ON THE BEST AVAILABLE RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THEY ARE A GRAPHIC REPRESENTATION OF THIS PROJECT AND MERELY TO ASSIST THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK.
2. FIELD VERIFY ALL DIMENSIONS BEFORE ANY DEMOLITION OR INSTALLATION OF MATERIALS.
3. FIELD VERIFY ALL QUANTITIES OF EQUIPMENT.
4. VERIFY ALL PLUMBING WORK WITH ARCHITECTURAL SHEETS. COORDINATE WORK REQUIRED IN CONJUNCTION WITH ALL OTHER TRADES.
5. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. COORDINATE WITH ARCHITECTURAL SHEETS FOR ACCESSIBLE UNIT LOCATIONS.
7. AIR ADMITTANCE VALVES LOCATED AT FIXTURES NOT LOCATED IN CABINET UNDER SINK OR LAVATORY SHALL BE IN LOUVERED WALL BOX EQUAL TO STUDOR 'MULTI-PURPOSE RECESSED BOX'.
8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
12. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
16. ALL SANITARY DRAINAGE PIPING LOCATED BELOW GRADE TO BE A MINIMUM OF 3 INCHES IN DIAMETER.

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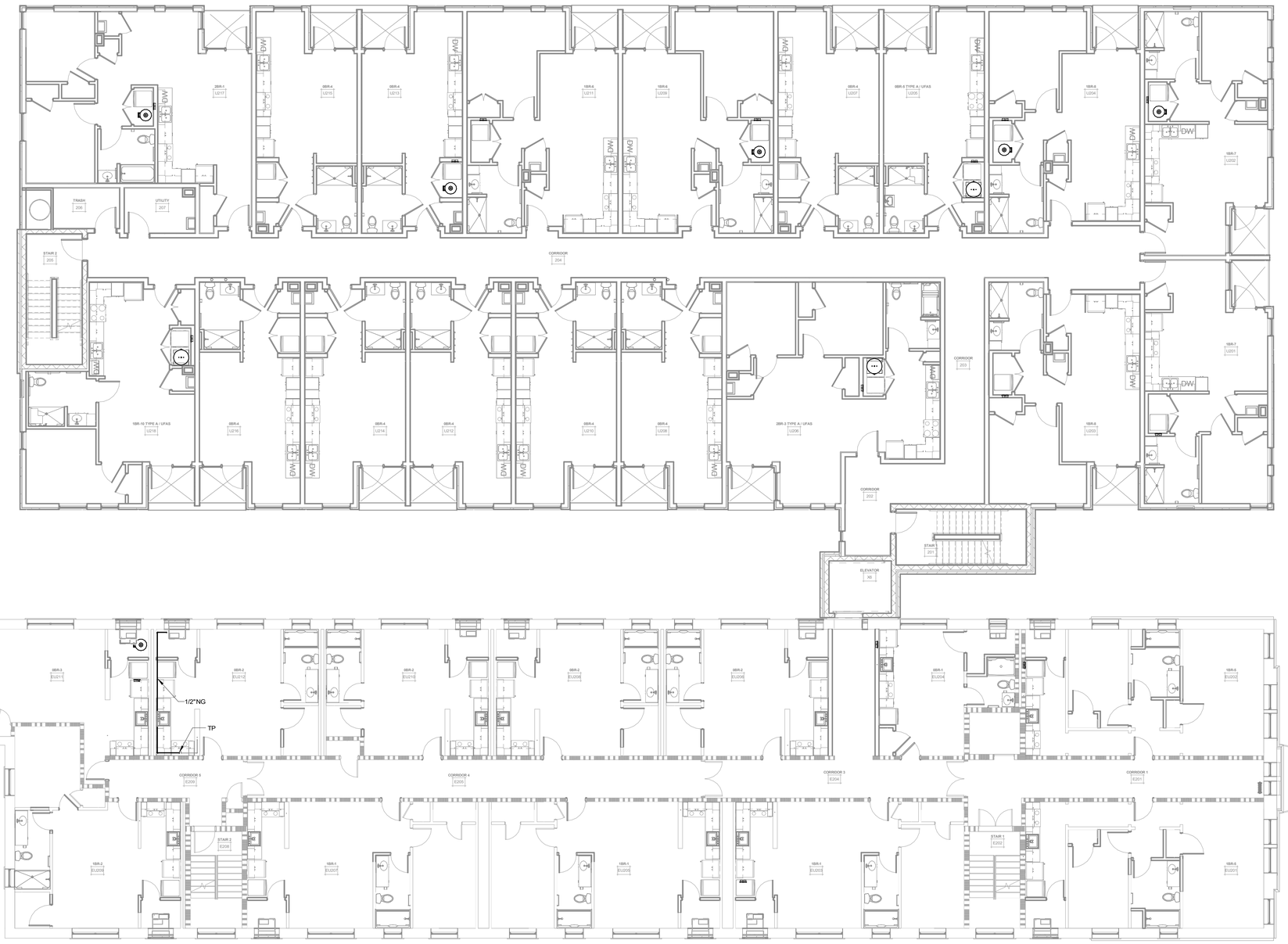
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FIRST FLOOR GAS PIPING PLAN

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1 PG1.2 SECOND FLOOR PLAN
1/8" = 1'-0"

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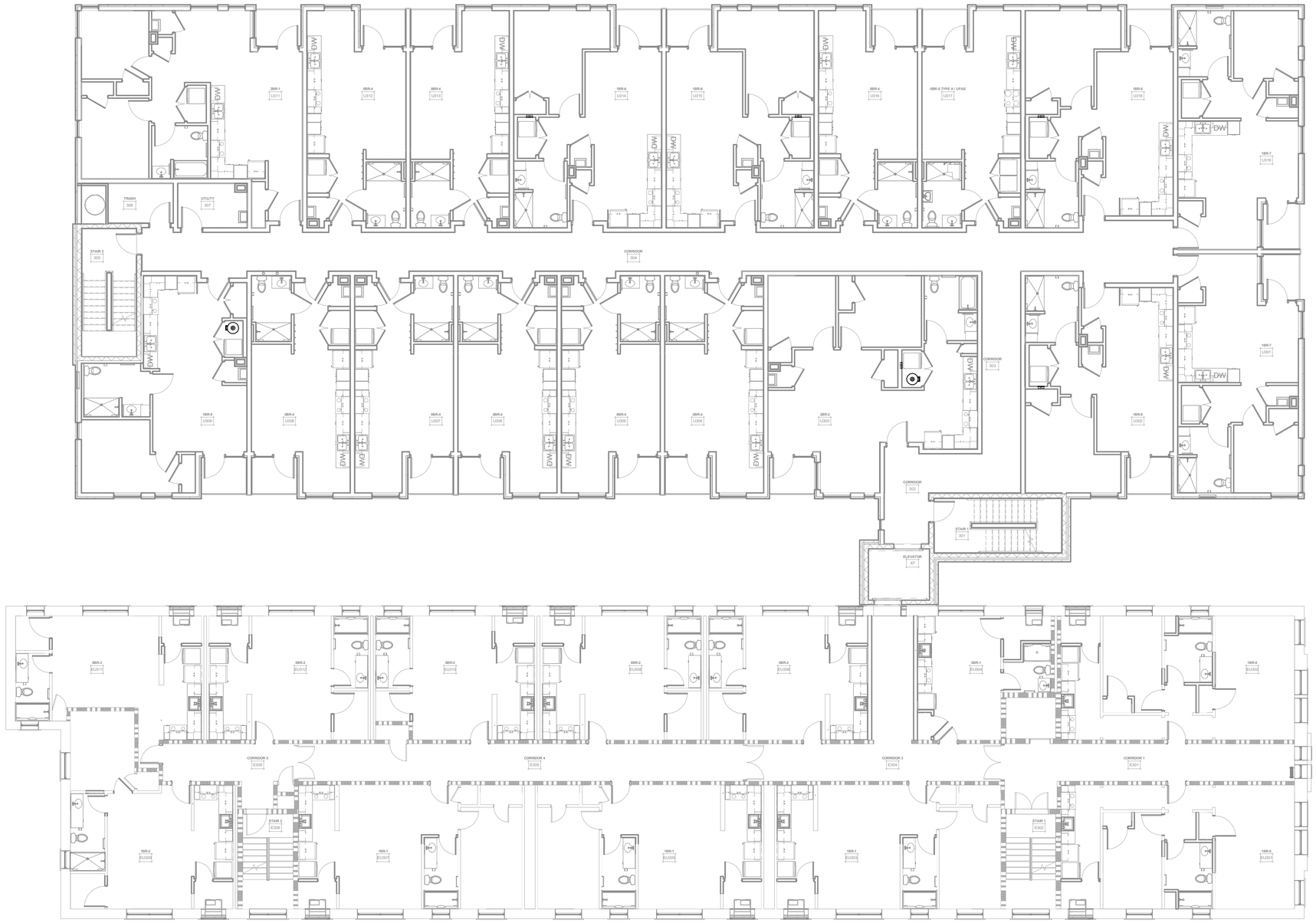
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SECOND FLOOR GAS PIPING PLAN

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1 PG1.3 THIRD FLOOR PLAN
1/8" = 1'-0"

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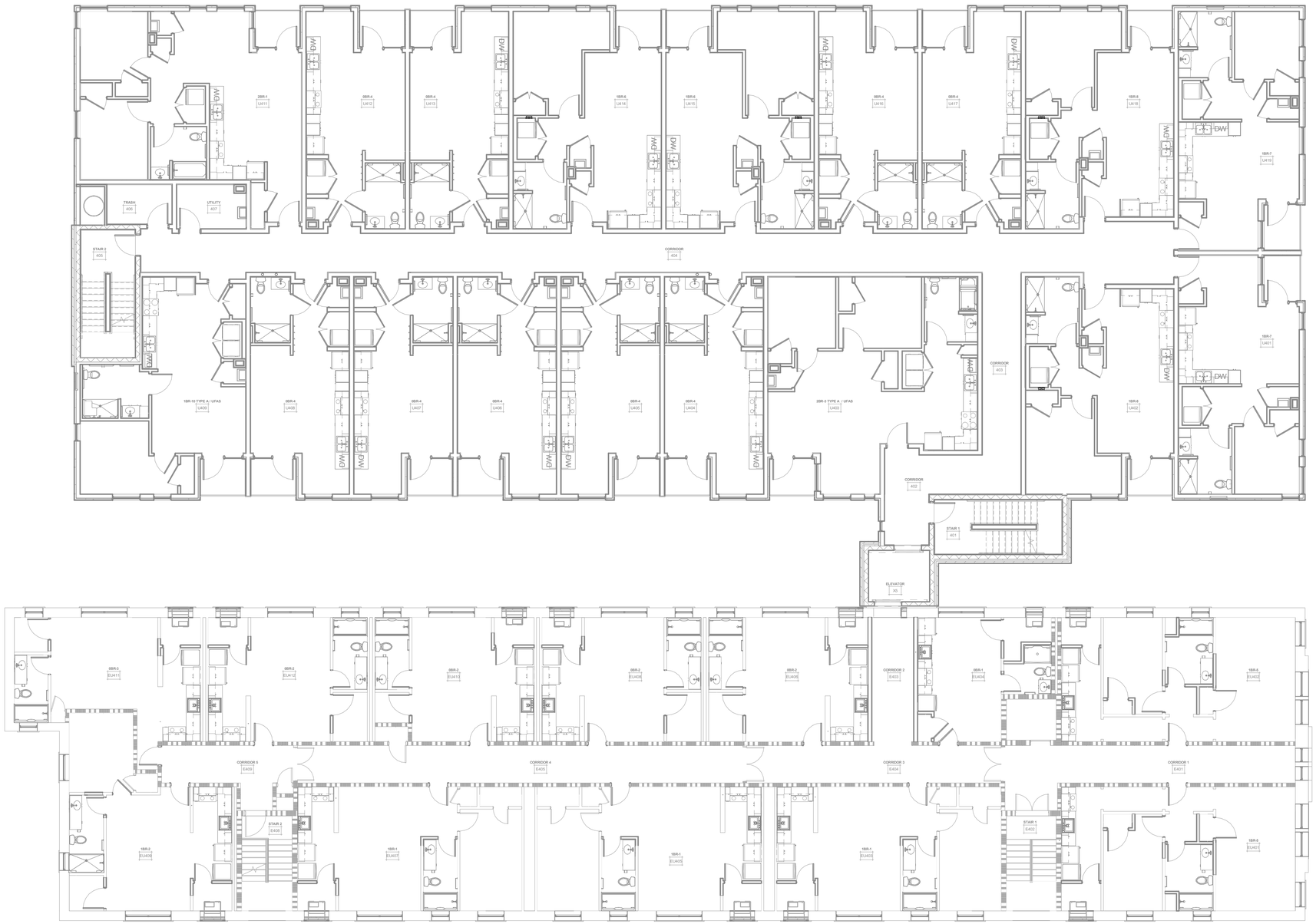
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THIRD FLOOR GAS PIPING PLAN

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1 PG1.4 FOURTH FLOOR PLAN

1/8" = 1'-0"

GENERAL PLUMBING NOTES

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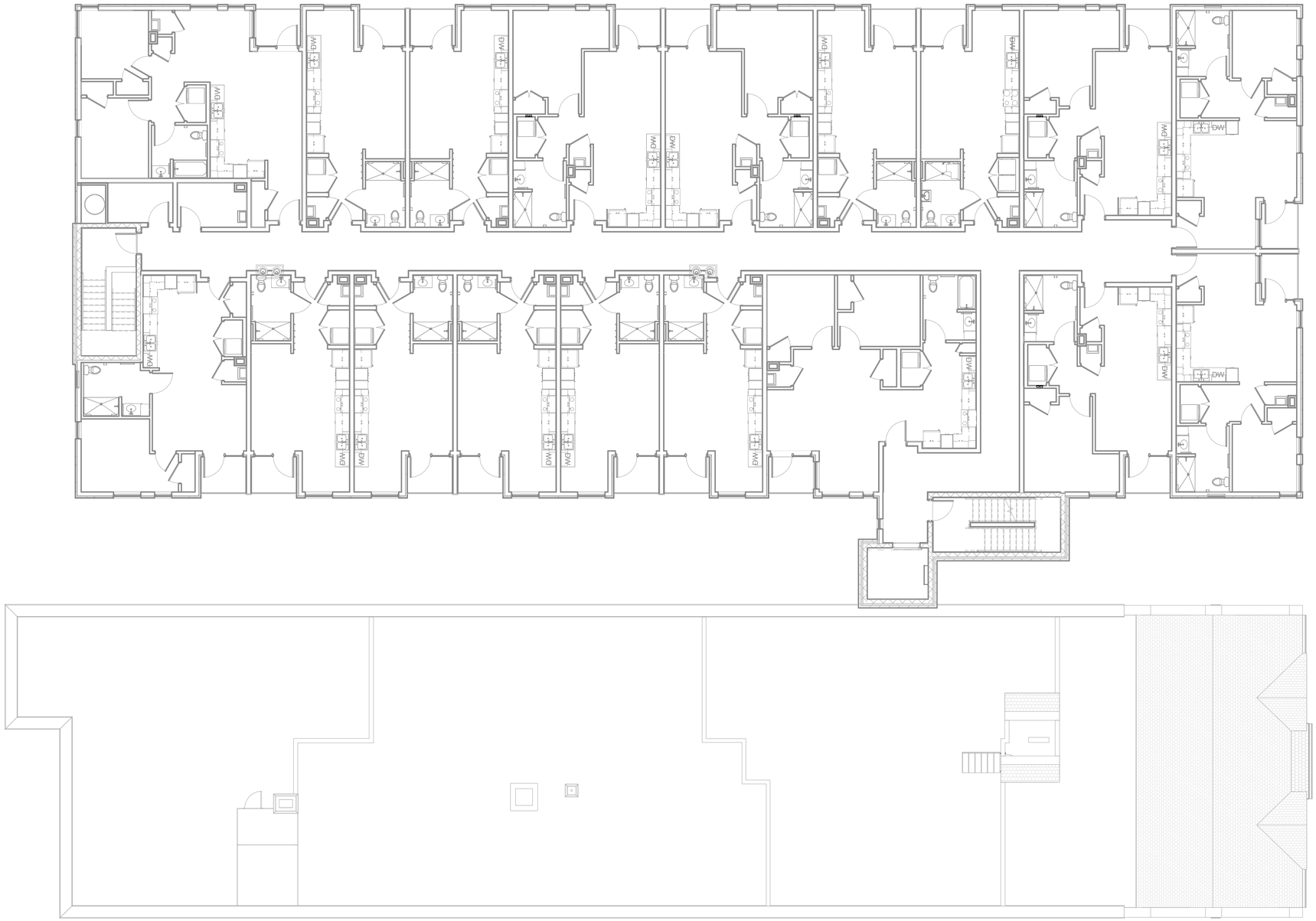
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FOURTH FLOOR GAS PIPING PLAN

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1 PG1.5 FIFTH FLOOR PLAN
1/8" = 1'-0"

GENERAL PLUMBING NOTES

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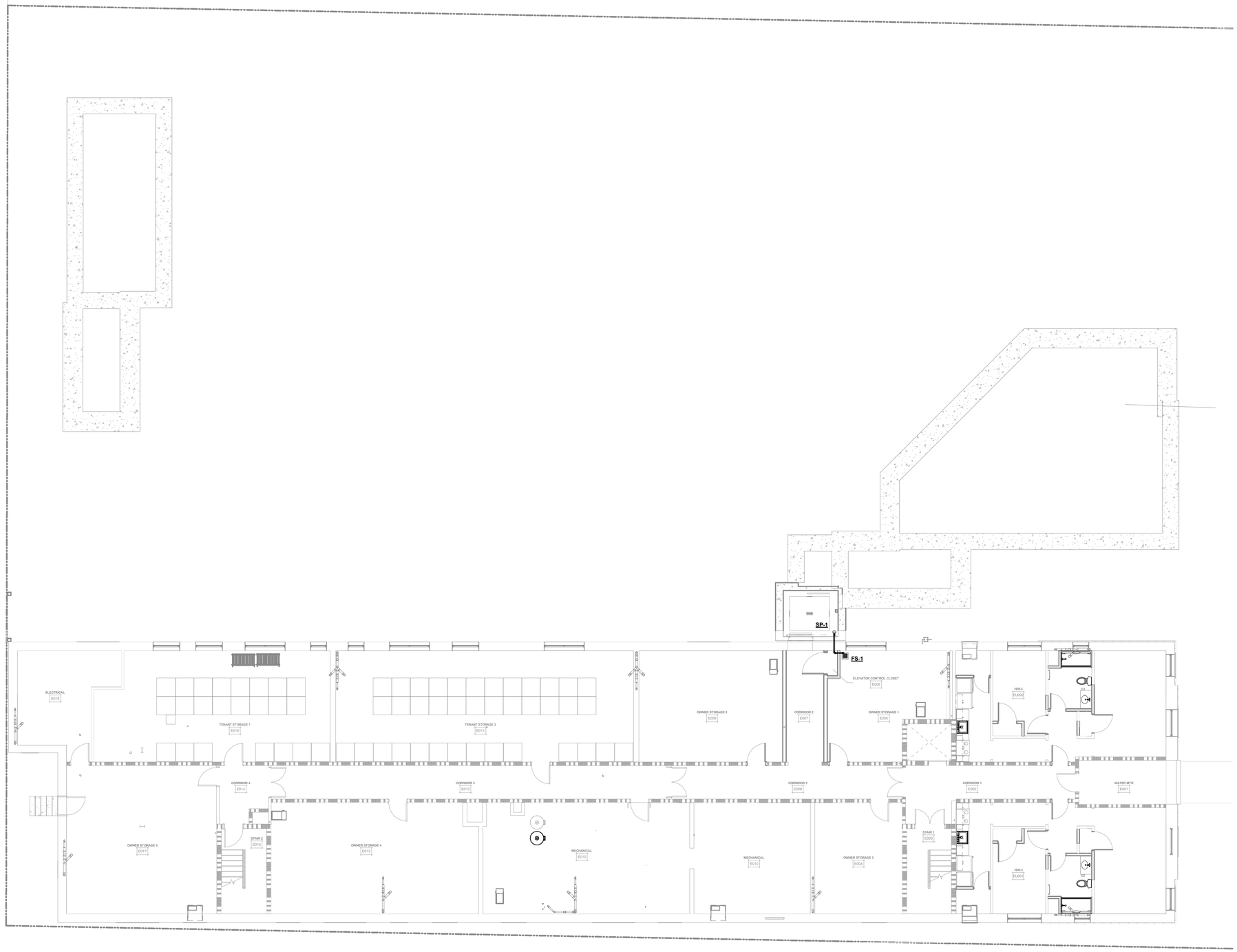
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FIFTH FLOOR GAS PIPING PLAN

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1 PS1.0 BASEMENT FLOOR PLAN
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SANITARY KEYNOTES

1. ROUTE 2" SAN AND 2" VENT FROM KITCHEN SINK TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG.
2. ROUTE 2" SAN AND 2" VENT FROM LAVATORY TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG.
3. ROUTE 3" SAN AND 2" VENT FROM WATER CLOSET TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG.
4. ROUTE 2" SAN AND 2" VENT FROM BATHTUB TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG
5. ROUTE 2" SAN AND 2" VENT FROM WASHING MACHINE BOX TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG
6. ROUTE 3" SAN FROM FLOOR DRAIN TO NEARBY SAN BRANCH.
7. ROUTE 3" SAN RISER DOWN.

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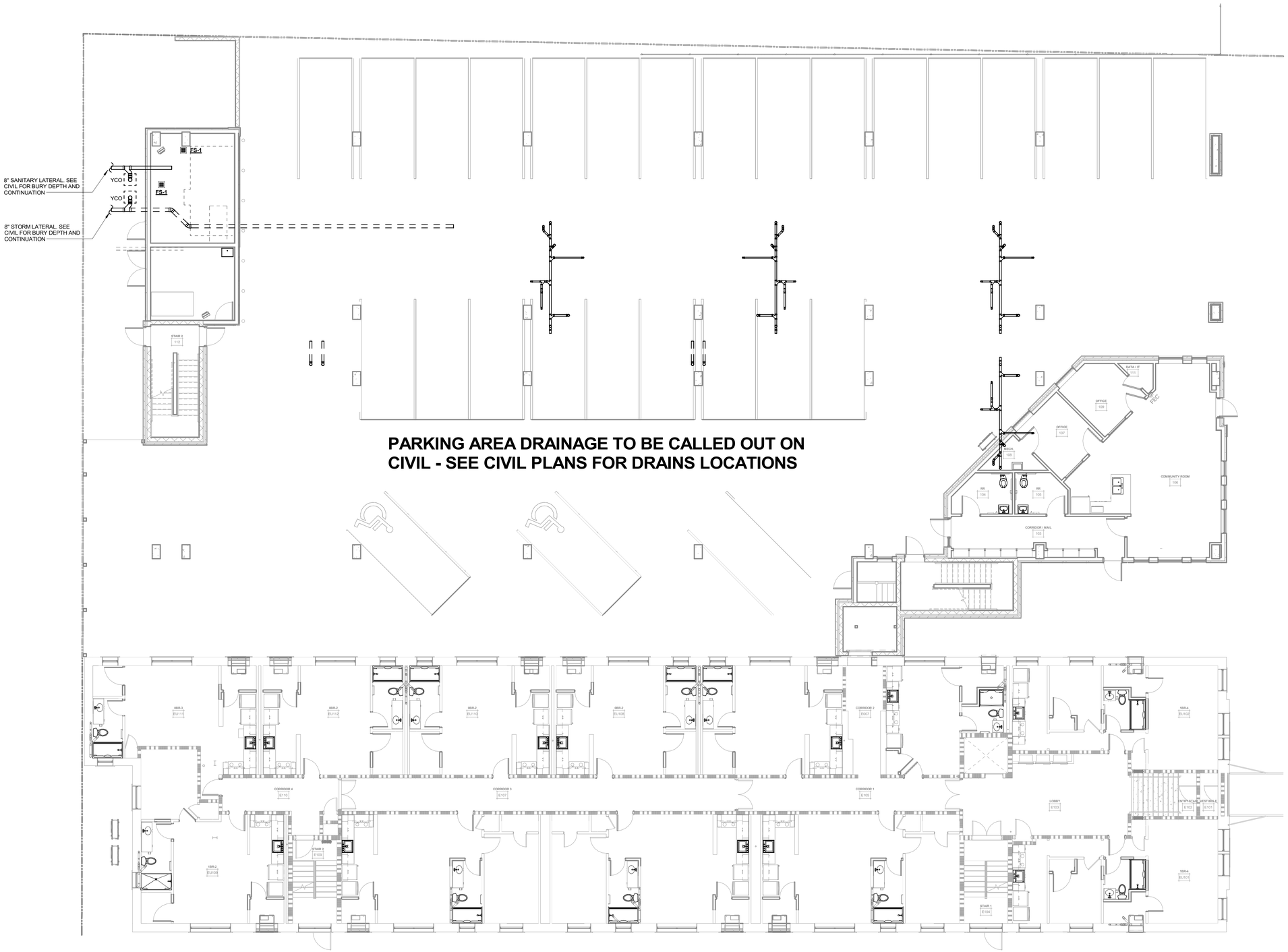
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BASEMENT SANITARY/STORM PLAN

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8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
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13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
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SANITARY KEYNOTES

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6. ROUTE 3" SAN FROM FLOOR DRAIN TO NEARBY SAN BRANCH.
7. ROUTE 3" SAN RISER DOWN.

1 PS1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

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FIRST FLOOR SANITARY/STORM PLAN

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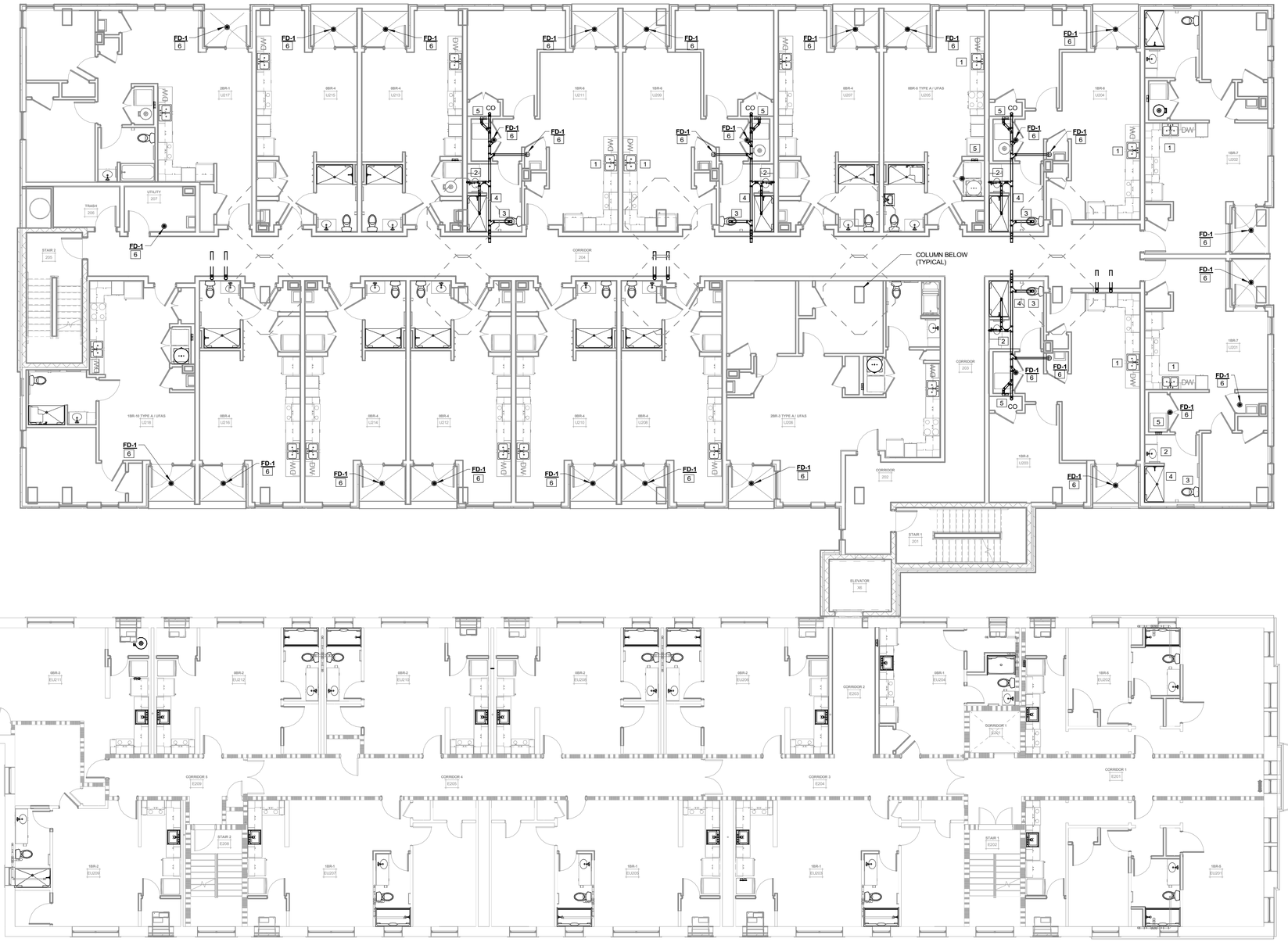
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7. ROUTE 3" SAN RISER DOWN.



1 PS1.2 SECOND FLOOR PLAN
1/8" = 1'-0"

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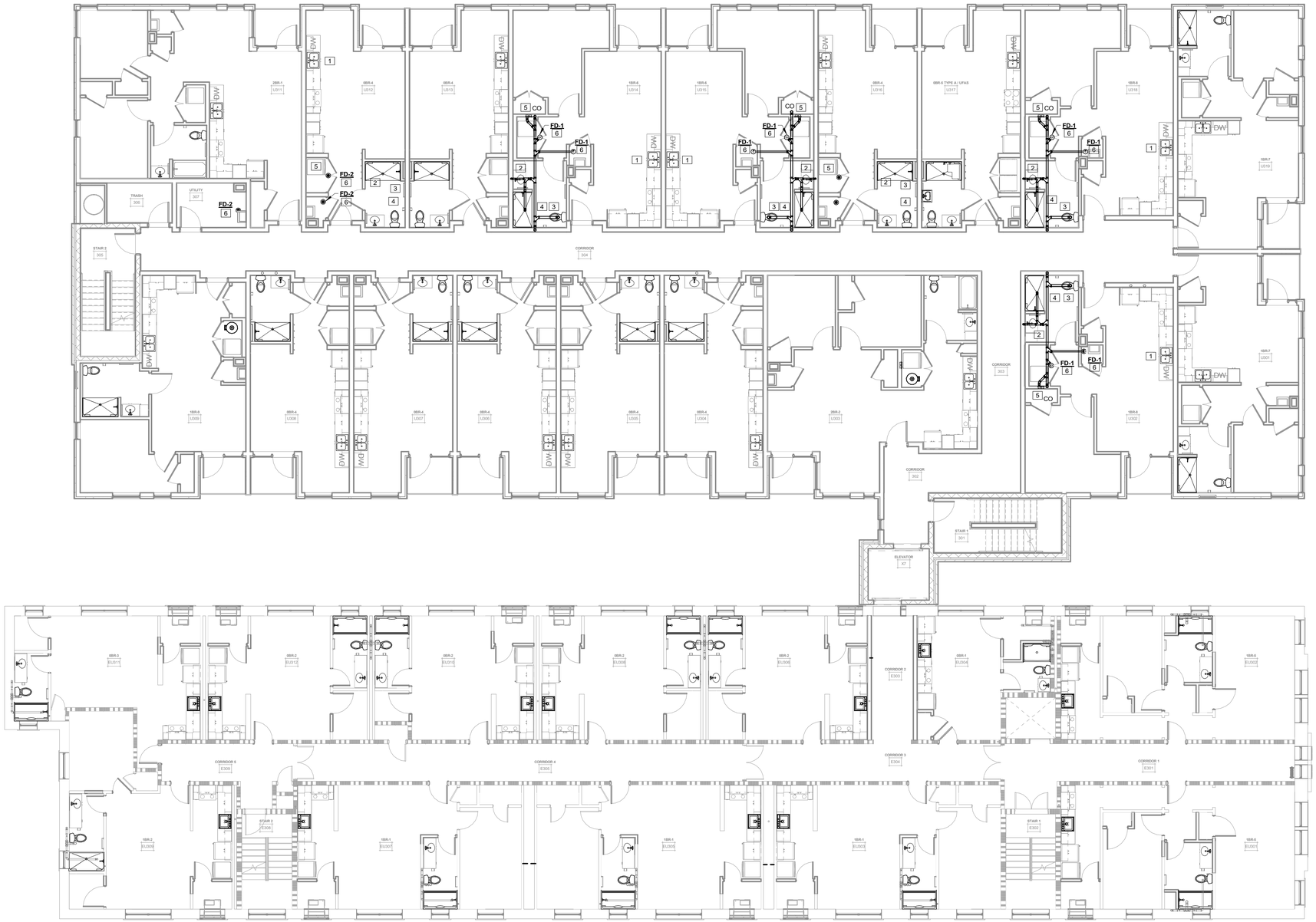
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SECOND FLOOR SANITARY/STORM PLAN

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1 PS1.3 THIRD FLOOR PLAN
1/8" = 1'-0"

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7. ROUTE 3" SAN RISER DOWN.

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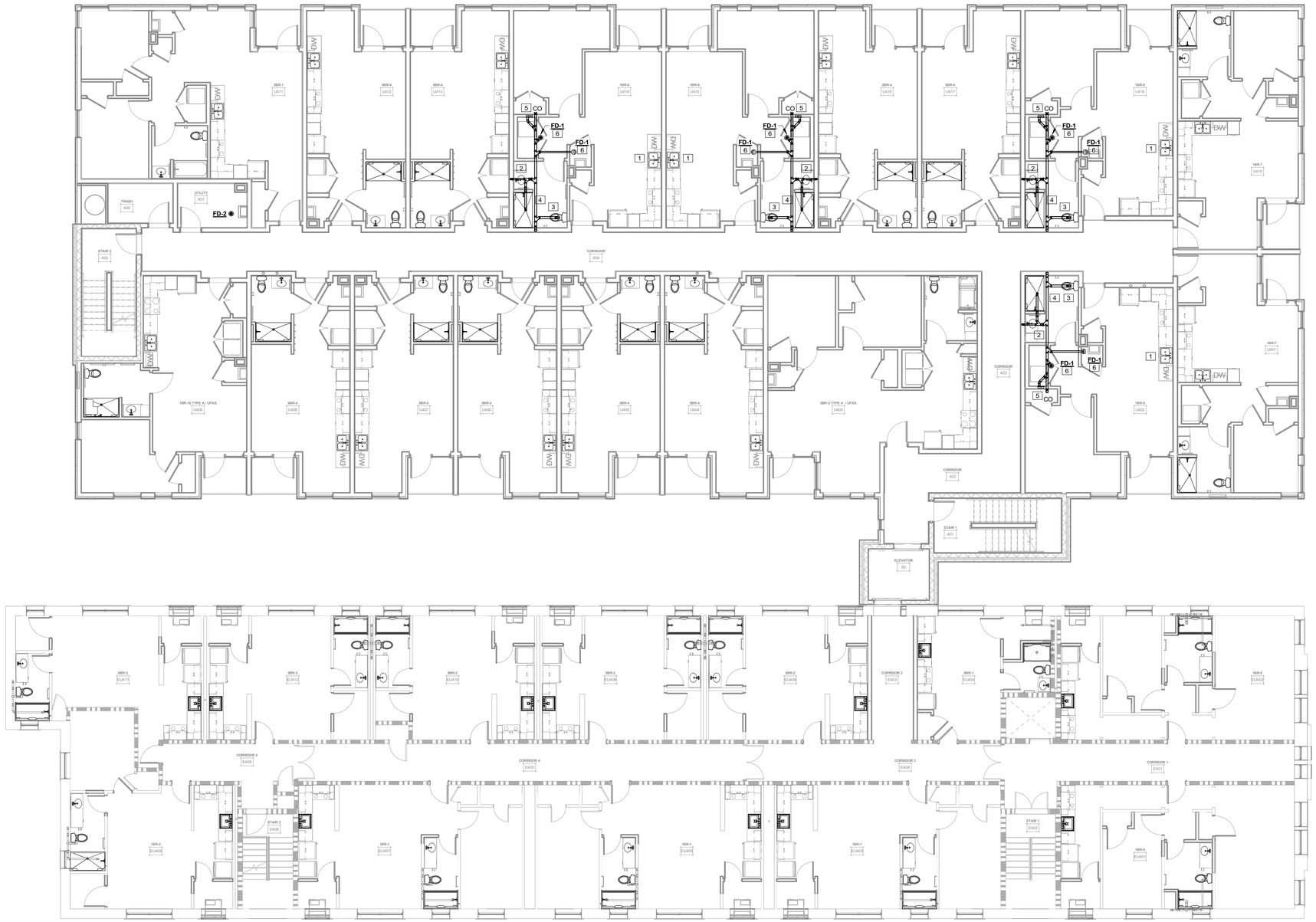
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THIRD FLOOR SANITARY/STORM PLAN

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1 PS1.4 FOURTH FLOOR PLAN
1/8" = 1'-0"

GENERAL PLUMBING NOTES

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7. ROUTE 3" SAN RISER DOWN.

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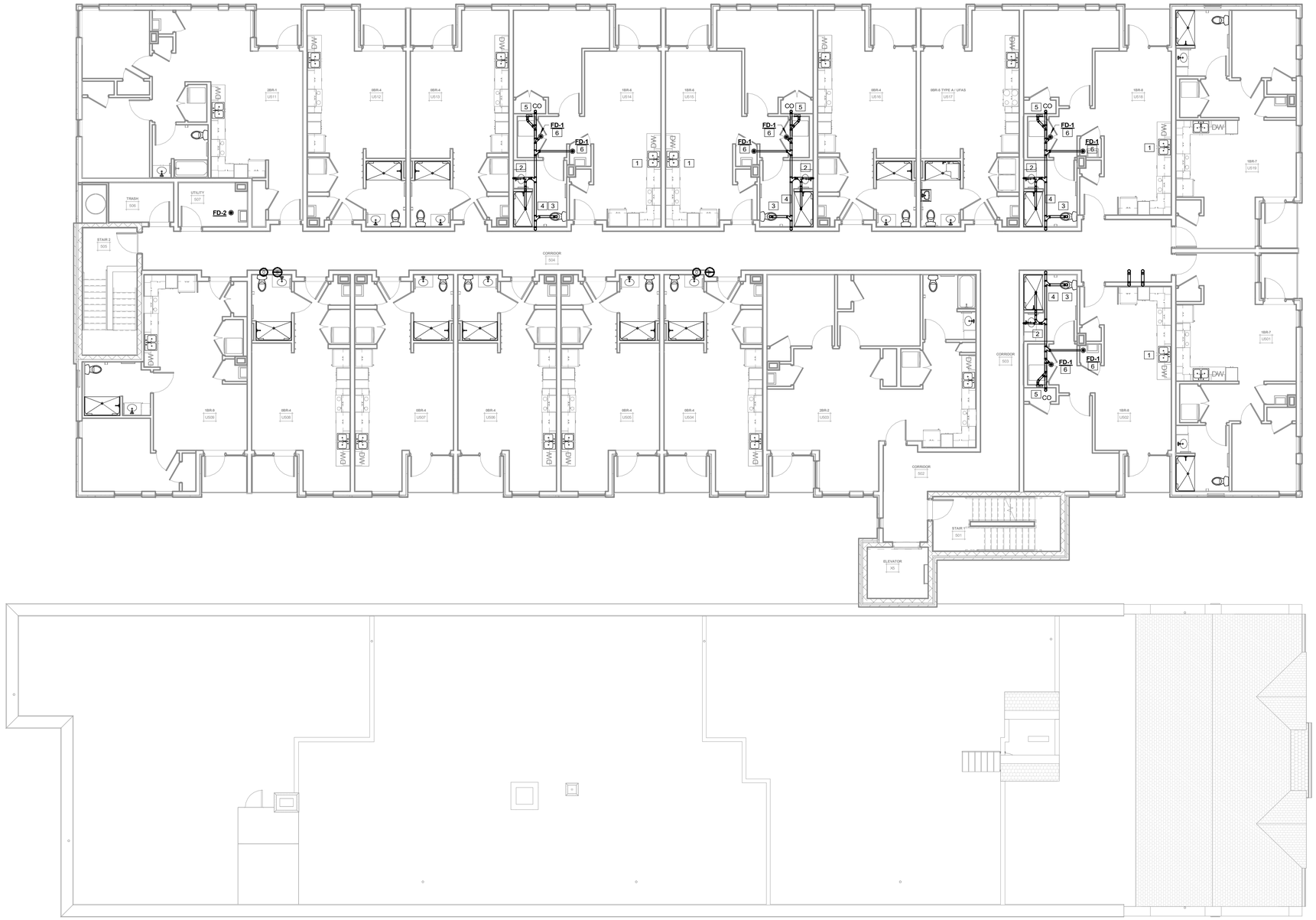
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FOURTH SANITARY/STORM PLAN

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1 PS1.5 FIFTH FLOOR PLAN
1/8" = 1'-0"

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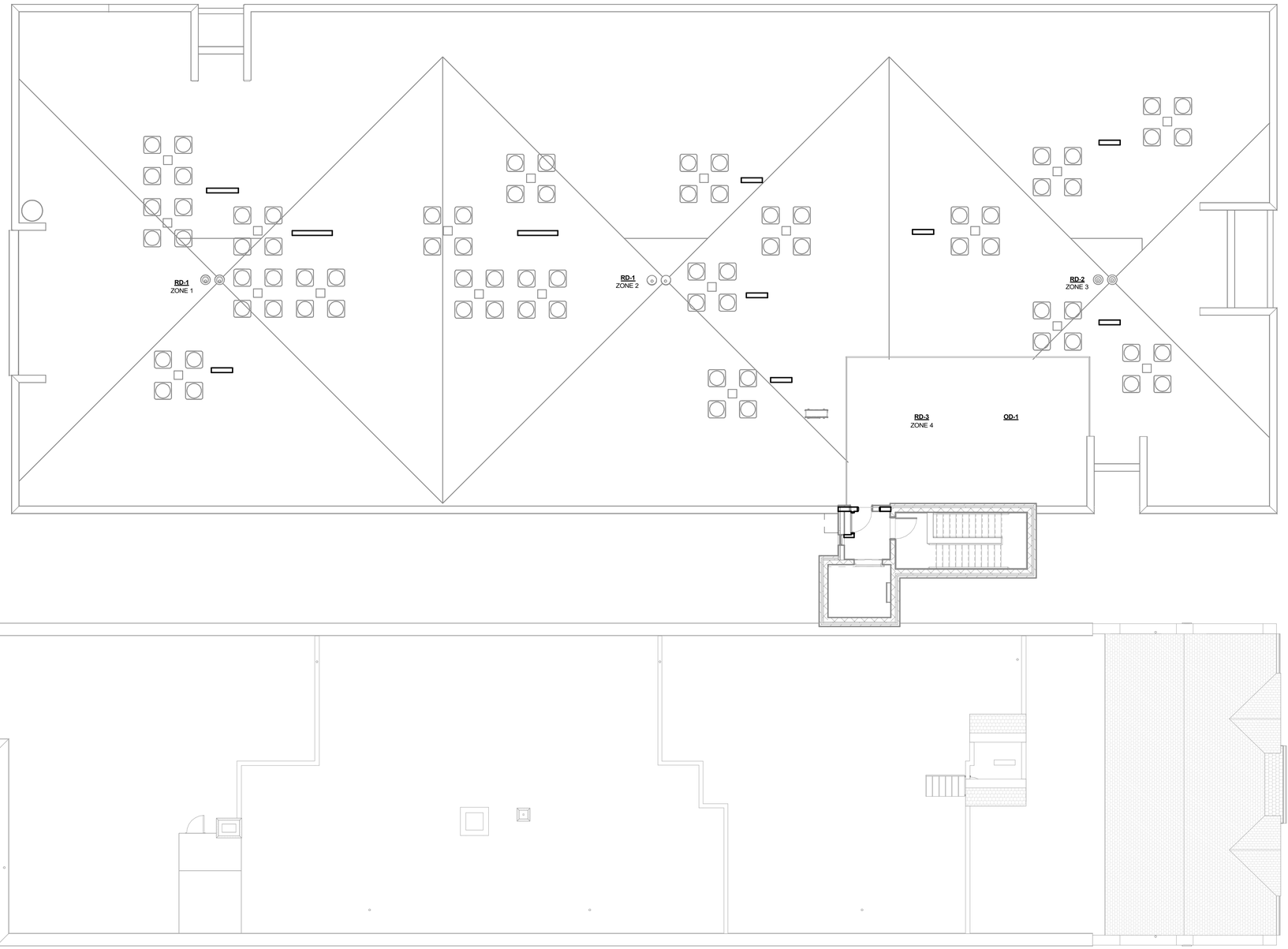
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FIFTH FLOOR SANITARY/STORM PLAN

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1 PS1.6 ROOF PLAN
1/8" = 1'-0"

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1. ROUTE 2" SAN AND 2" VENT FROM KITCHEN SINK TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG.
2. ROUTE 2" SAN AND 2" VENT FROM LAVATORY TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG.
3. ROUTE 3" SAN AND 2" VENT FROM WATER CLOSET TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG.
4. ROUTE 2" SAN AND 2" VENT FROM BATHTUB TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG
5. ROUTE 2" SAN AND 2" VENT FROM WASHING MACHINE BOX TO NEARBY SAN BRANCH PIPING AND VENT STACK. SEE DOMESTIC PLANS FOR FIXTURE TAG
6. ROUTE 3" SAN FROM FLOOR DRAIN TO NEARBY SAN BRANCH.
7. ROUTE 3" SAN RISER DOWN.

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ROOF SANITARY/STORM PLAN

PS1.6

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DOMESTIC PUMP SCHEDULE

SYMBOL	NUMBER OF PUMPS	FLOW RATE (GPM)	HEAD (FT)	IMPELLER DIAMETER (IN)	MOTOR POWER (HP)	PUMP POWER (BHP)	POWER SPEED (RPM)	EFFICIENCY (%)	REMARKS	BASIS OF DESIGN	ELECTRICAL	
											POWER (VOLTAGE)	POWER (PHASE)
DPB-1	2	150	65		5.0	3.24	3009	75.8	PROVIDE WITH PACKAGED VFD CONTOLLER. PUMPS TO TURN ON WHEN PRESSURE TRANSMITTER FALLS BELOW 35 PSI.	BELL & GOSSETT MODEL NPSH 33SV SERIES	208	3

ELECTRIC DOMESTIC WATER HEATER SCHEDULE

SYMBOL	INPUT (KW)	RECOVERY RATE (GPH @ 80° RISE)	ENERGY FACTOR	TANK SIZE (GALLON)	REMARKS	BASIS OF DESIGN	ELECTRICAL	
							POWER (VOLTAGE)	POWER (PHASE)
DWH-1	4.5	18	0.92	50	PROVIDE WITH MOUNTING BRACKET SEE DETAIL 2/P5.2 FOR MODEL NUMBER.	BRADFORD WHITE MODEL RE250LN6	208	1
DWH-2	4.5	18	0.92	40	PROVIDE WITH DRAIN PAN	BRADFORD WHITE MODEL RE340T6	208	1
DWH-3		194		100		RHEEM G100-200	115	1

ELECTRIC WATER COOLER SCHEDULE

SYMBOL	CONNECTION		GPH	POWER (VOLTAGE)	POWER (PHASE)	POWER (WATTS)	FLA	REMARKS	BASIS OF DESIGN
	SAN	CW							
EWC-4A	1-1/2"	3/8"	8.0	115	1	370	6	PROVIDE CANE DETECTION SKIRT	ELKAY MODEL EZSTL8WSLK

GAS FIRED - DOMESTIC WATER HEATER SCHEDULE

SYMBOL	INPUT (MBH)	RECOVERY RATE (GPH @ 100° RISE)	THERMAL EFFICIENCY (%)	TANK SIZE (GALLON)	REMARKS	BASIS OF DESIGN	ELECTRICAL	
							POWER (VOLTAGE)	POWER (PHASE)
DWH-3	199,900	194	80	100		RHEEM G100-200	115	1

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	CONNECTION SIZE			REMARKS	BASIS OF DESIGN
		SAN	CW	HW		
BT-1	BATHTUB	2"	1/2"	1/2"	1.5 GPM; WATERSENSE CERTIFIED; SINGLE PIECE; PROVIDE WITH FACTORY APPLIED REINFORCEMENTS FOR FUTURE GRAB BAR INSTALLATION; SLIP RESISTANT FINISH; ASSE 1016 COMPLIANT VALVE	OASIS MODEL TSF-6032 ABF WITH PEERLESS TRIM MODEL PTT188792
BT-1A	BATHTUB ACCESSIBLE	2"	1/2"	1/2"	1.5 GPM; WATERSENSE CERTIFIED; SINGLE PIECE; PROVIDE WITH FACTORY APPLIED REINFORCEMENTS AND ANSI A117.1 COMPLIANT BAR & SEAT PACKAGE; ICC ANSI A 117.1 COMPLIANT; SLIP RESISTANT FINISH; ASSE 1016 COMPLIANT VALVE	OASIS MODEL TSF-6032 ABF WITH PEERLESS TRIM MODEL PTT24447
BT-2	BATHTUB	2"	1/2"	1/2"	FACTORY INSTALLED BACKING FOR FUTURE GRAB BARS; 1.5 GPM, WATERSENSE CERTIFIED	OASIS MODEL TSFW-6030-3SM WITH DELTA MODEL T13420
BT-2A	BATHTUB ACCESSIBLE	2"	1/2"	1/2"	ANSI A117.1 COMPLIANT TUB, 1.5 GPM, WATERSENSE CERTIFIED	OASIS MODEL TSFW-6030-ANS09-REM WITH DELTA MODEL K-72415-H
FD-1	FLOOR DRAIN	3"	-	-	USED ON BOTTOM FLOORS ONLY; FURNISH IN-LINE DRAIN TRAP SEALER	SIOUX CHIEF MODEL 842-3PNR
FD-2	FLOOR DRAIN	3"	-	-	USED ON UPPER FLOORS; DECK-PLATE; FURNISH WITH IN-LINE DRAIN TRAP SEALER	SIOUX CHIEF MODEL 822-3PNR
HB-1	HOSE BIBB	-	1/2"	-	FREEZE-PROOF; LOCKABLE BOX	WOODFORD MODEL MB65
KS-1A	KITCHEN SINK ACCSIBLE	1 1/2"	1/2"	1/2"	DOUBLE BOWL; 1.5 GPM	DAYTON MODEL GE23322 WITH STERLING MODEL 24279
KS-2	KITCHEN SINK	1 1/2"	1/2"	1/2"	DOUBLE BOWL; PROVIDE WITH POWER CORD ON FOOD WASTE DISPOSER	DAYTON MODEL DD23322 WITH STERLING MODEL 24279 AND INSINKERATOR MODEL BADGER 5
KS-2A	KITCHEN SINK ACCESSIBLE	1 1/2"	1/2"	1/2"	DOUBLE BOWL; REAR CENTER DRAIN LOCATION; 1.5 GPM; PROVIDE WITH FACTORY INSTALLED POWER CORD	DAYTON MODEL GE23322 WITH STERLING MODEL 24279 AND INSINKERATOR MODEL BADGER 5
LAV-2A	LAVATORY ACCESSIBLE	1 1/4"	1/2"	1/2"	WALL MOUNTED; CONCEALED ARM CARRIER; WATERSENSE CERTIFIED; 1.5 GPM	KOHLER MODEL K-2054 WITH JAY R.SMITH MODEL 0700 AND STERLING MODEL 24819-4
LAV-3	LAVATORY	1 1/4"	1/2"	1/2"	COUNTER TOP; WATERSENSE CERTIFIED; 1.5 GPM	STERLING MODEL 24819-4
LAV-3A	LAVATORY ACCESSIBLE	1 1/4"	1/2"	1/2"	COUNTER TOP; WATERSENSE CERTIFIED; 1.5 GPM	STERLING MODEL 24819-4
SH-1	SHOWER	2"	1/2"	1/2"	1.5 GPM; WATERSENSE CERTIFIED; SINGLE PIECE; PROVIDE WITH FACTORY APPLIED REINFORCEMENTS FOR FUTURE GRAB BAR INSTALLATION; SLIP RESISTANT FINISH; ASSE 1016 COMPLIANT VALVE	OASIS MODEL SHMT-6232 WITH PEERLESS TRIM MODEL PTT24247
SH-1A	SHOWER ACCESSIBLE	2"	1/2"	1/2"	1.5 GPM; WATERSENSE CERTIFIED; SINGLE PIECE; PROVIDE WITH FACTORY APPLIED REINFORCEMENTS AND ANSI A117.1 COMPLIANT BAR & SEAT PACKAGE; ICC ANSI A 117.1 COMPLIANT; SLIP RESISTANT FINISH; ASSE 1016 COMPLIANT VALVE	OASIS MODEL SHMT-6232 WITH PEERLESS TRIM MODEL PTT188782
WC-1	WATER CLOSET	3"	1/2"	-	FLOOR MOUNTED FLUSH TANK; WATERSENSE CERTIFIED; 1.28 GPF	KOHLER MODEL K-3998
WC-1A	WATER CLOSET ACCESSIBLE	3"	1/2"	-	FLOOR MOUNTED FLUSH TANK; WATERSENSE CERTIFIED; 1.28 GPF	KOHLER MODEL K-3999
WMB-1	WASHING MACHINE BOX	2"	1/2"	1/2"	PROVIDE WITH WATER ARRESTORS AND FRAME BOX. SECONDARY DRAIN FUNNEL IS TO BE PROVIDED IN ACCESSIBLE UNITS : BASIS OF DESIGN 696-CF.	SIOUX CHIEF MODEL 696-G2313

SUMP PUMP SCHEDULE

SYMBOL	FLOW RATE (GPM)	HEAD (FT)	MOTOR POWER (HP)	BASIS OF DESIGN	ELECTRICAL	
					POWER (VOLTAGE)	POWER (PHASE)
SP-1	53	34.5	3/4	LIBERTY MODEL 297-VMF	115	1

GENERAL PLUMBING NOTES

(THESE NOTES APPLY TO ALL PLUMBING DRAWINGS)

1. SITE AND BUILDING DOCUMENTS ARE BASED ON THE BEST AVAILABLE RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THEY ARE A GRAPHIC REPRESENTATION OF THIS PROJECT AND MERELY TO ASSIST THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK.
2. FIELD VERIFY ALL DIMENSIONS BEFORE ANY DEMOLITION OR INSTALLATION OF MATERIALS.
3. FIELD VERIFY ALL QUANTITIES OF EQUIPMENT.
4. VERIFY ALL PLUMBING WORK WITH ARCHITECTURAL SHEETS. COORDINATE WORK REQUIRED IN CONJUNCTION WITH ALL OTHER TRADES.
5. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. COORDINATE WITH ARCHITECTURAL SHEETS FOR ACCESSIBLE UNIT LOCATIONS.
7. AIR ADMITTANCE VALVES LOCATED AT FIXTURES NOT LOCATED IN CABINET UNDER SINK OR LAVATORY SHALL BE IN LOUVERED WALL BOX EQUAL TO STUDOR 'MULTI-PURPOSE RECESSED BOX'.
8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
12. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
16. ALL SANITARY DRAINAGE PIPING LOCATED BELOW GRADE TO BE A MINIMUM OF 3 INCHES IN DIAMETER.

PLUMBING ABBREVIATIONS

(THESE NOTES APPLY TO ALL PLUMBING DRAWINGS)

AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
CO	CLEAN OUT
CW	DOMESTIC COLD WATER
EC	ELECTRICAL CONTRACTOR
FCO	FLOOR CLEAN OUT
FLA	FULL LOAD AMPS
FT	FOOT
GPF	GALLONS PER FLUSH
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HCW	DOMESTIC HOT AND COLD WATER
HP	HORSE POWER
HW	DOMESTIC HOT WATER
HWR	HOT WATER RETURN
HWRC	DOMESTIC HOT WATER RECIRCULATION
HWS	HOT WATER SUPPLY
KW	KILOWATT
LBS	POUNDS
MBH	THOUSAND BTU PER HOUR
MFR	MANUFACTURER
NG	NATURAL GAS
RD	ROOF DRAIN
RH	ROOF HYDRANT
SAN	SANITARY
VENT	SANITARY VENT
VFD	VARIABLE FREQUENCY (SPEED) DRIVE
VTR	VENT THRU ROOF
WCO	WALL CLEAN OUT
WH	WALL HYDRANT
YCO	YARD CLEAN OUT

PLUMBING PIPING LEGEND

(THESE APPLY TO ALL PLUMBING DRAWINGS)

- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- DOMESTIC COLD WATER (UNDER GROUND)
- DOMESTIC HOT WATER (UNDER GROUND)
- DOMESTIC HOT WATER RECIRC
- SANITARY (ABOVE GROUND)
- SANITARY (UNDER GROUND)
- STORM (ABOVE GROUND)
- STORM (UNDER GROUND)
- SANITARY VENT (ABOVE GROUND)
- SANITARY VENT (UNDER GROUND)
- RADON
- FOUNDATION DRAINAGE
- FIRE PROTECTION (ABOVE GROUND)
- FIRE PROTECTION (UNDER GROUND)

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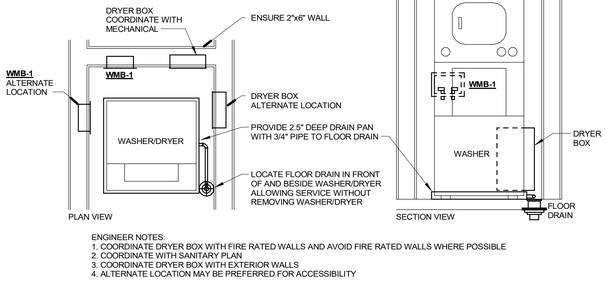
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PLUMBING SCHEDULES

P3.1

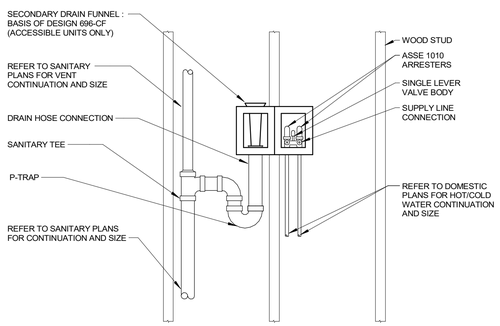
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ENGINEER NOTES:
1. COORDINATE DRYER BOX WITH FIRE RATED WALLS AND AVOID FIRE RATED WALLS WHERE POSSIBLE
2. COORDINATE WITH SANITARY PLAN
3. COORDINATE DRYER BOX WITH EXTERIOR WALLS
4. ALTERNATE LOCATION MAY BE PREFERRED FOR ACCESSIBILITY

9 P5.1 STACKED WASHER DETAIL

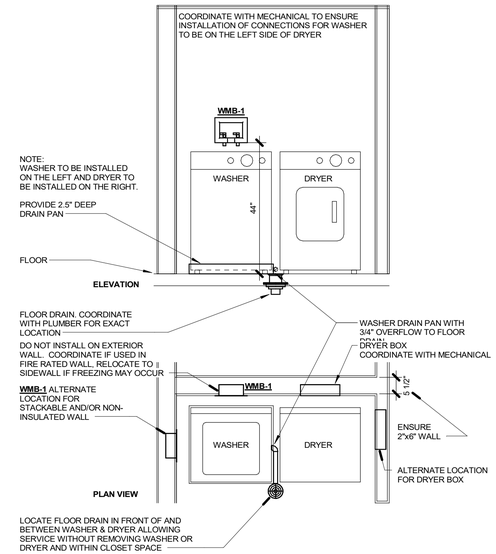
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NOTE:
1. INSTALL PER MANUFACTURER INSTRUCTIONS
2. REFER TO WASHING MACHINE DETAIL FOR INSTALLATION LOCATION

8 P5.1 WASHING MACHINE BOX DETAIL

NOT TO SCALE



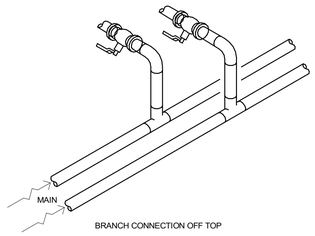
7 P5.1 WASHER DETAIL

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GENERAL PLUMBING NOTES

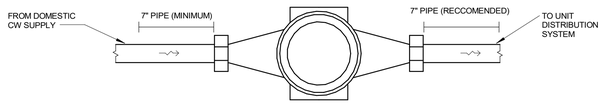
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16. ALL SANITARY DRAINAGE PIPING LOCATED BELOW GRADE TO BE A MINIMUM OF 3 INCHES IN DIAMETER.



6 P5.1 BRANCH TAKE-OFF CONNECTION PIPING DETAIL

12" = 1'-0"

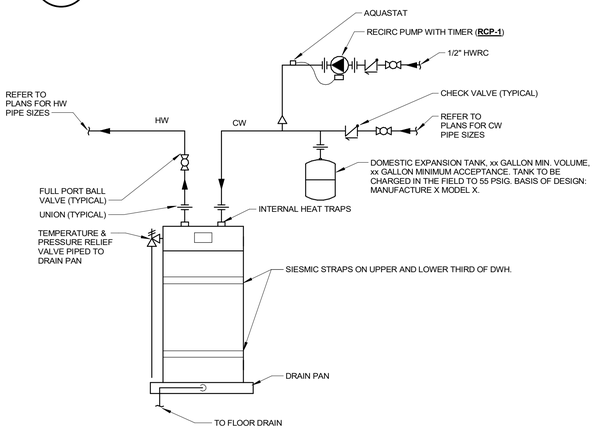


INSTALL METER CONNECTIONS USING SPACER KIT, INSERT METER LAST. ENSURE SHUTOFF VALVE IS PROVIDED BEFORE METER

BASIS OF DESIGN NEXT CENTURY MC201C SUB METER WITH COUPLING SET

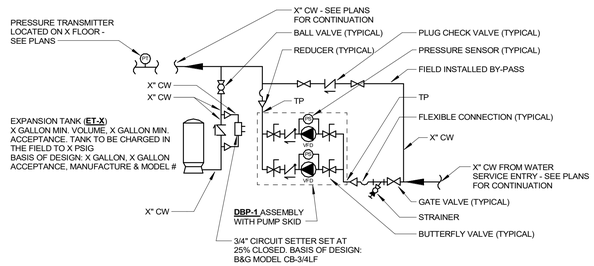
5 P5.1 WATER SUB METER DETAIL

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4 P5.1 ELECTRIC WATER HEATER DETAIL

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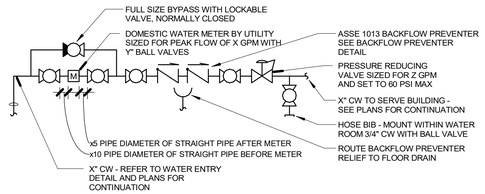
DOMESTIC BOOSTER PUMP SEQUENCE OF OPERTATION:

THE PUMP SYSTEM IS TO HAVE A FACTORY FURNISHED AND INSTALLED CONTROLLER.

THE PUMP SYSTEM CONTROLLER SHALL OPERATE CONTINOUSLY AND OPERATE THE PUMPS LEAD/LAG OR IN PARALLEL PUMPS TO OPTIMIZE ENERGY WHILE EQUALIZING EACH PUMPS RUNTIME. ALTERNATE LEAD PUMP WEEKLY. THE PUMP SYSTEM IS TO MAINTAIN SYSTEM PRESSURE AT PRESSURE TRANSMITTER AT 40 PSI (ADJUSTABLE). THE PUMP CONTROLLER SHALL ALARM ON A PUMP FAILURE.

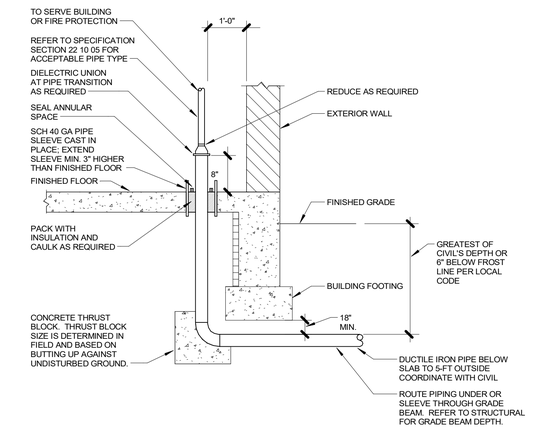
3 P5.1 DOMESTIC BOOSTER PUMP PIPING SCHEMATIC

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2 P5.1 DOMESTIC WATER SERVICE DETAIL

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1 P5.1 WATER ENTRY DETAIL

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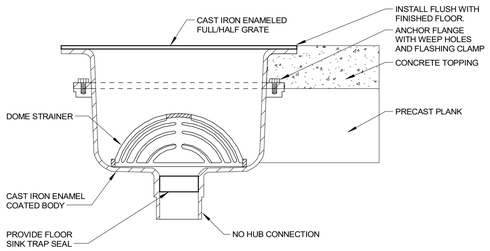
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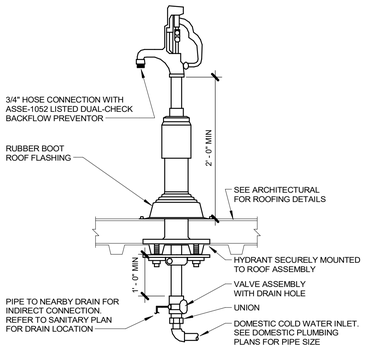
PLUMBING DETAILS

P5.1

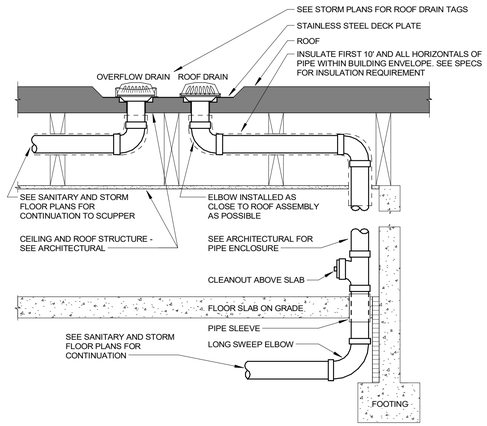
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9 P5.2 FLOOR SINK DETAIL
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8 P5.2 ROOF HYDRANT DETAIL
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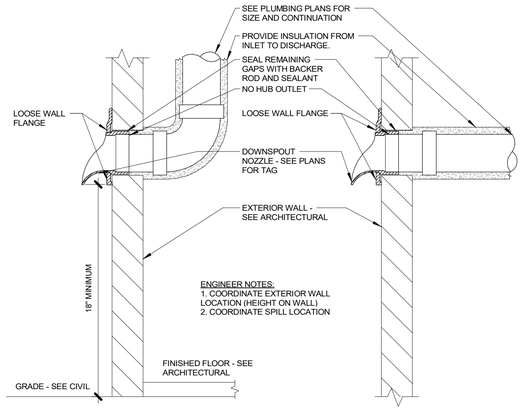


7 P5.2 COMBINATION ROOF DRAIN AND LEADER DETAIL
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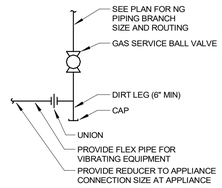
GENERAL PLUMBING NOTES

(THESE NOTES APPLY TO ALL PLUMBING DRAWINGS)

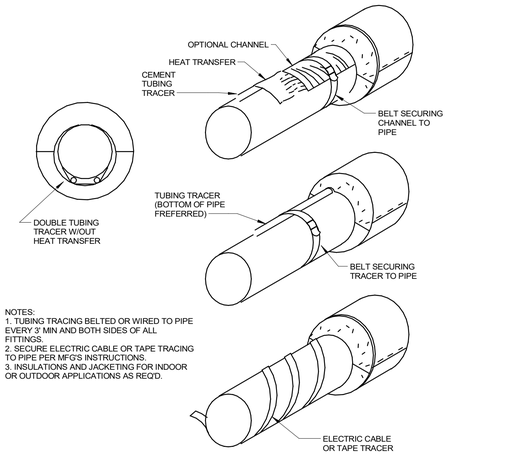
1. SITE AND BUILDING DOCUMENTS ARE BASED ON THE BEST AVAILABLE RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THEY ARE A GRAPHIC REPRESENTATION OF THIS PROJECT AND MERELY TO ASSIST THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK.
2. FIELD VERIFY ALL DIMENSIONS BEFORE ANY DEMOLITION OR INSTALLATION OF MATERIALS.
3. FIELD VERIFY ALL QUANTITIES OF EQUIPMENT.
4. VERIFY ALL PLUMBING WORK WITH ARCHITECTURAL SHEETS. COORDINATE WORK REQUIRED IN CONJUNCTION WITH ALL OTHER TRADES.
5. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. COORDINATE WITH ARCHITECTURAL SHEETS FOR ACCESSIBLE UNIT LOCATIONS.
7. AIR ADMITTANCE VALVES LOCATED AT FIXTURES NOT LOCATED IN CABINET UNDER SINK OR LAVATORY SHALL BE IN LOUVERED WALL BOX EQUAL TO STUDOR 'MULTI-PURPOSE RECESSED BOX'.
8. PROVIDE WALL CLEANOUTS (WCO) AT EACH SANITARY SEWER AT EACH KITCHEN SINK.
9. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
10. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
11. VENT SYSTEMS UTILIZING STACK-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL OR BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051.
12. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
13. PROVIDE DRAIN PANS FOR ALL UNIT WASH MACHINES AND PIPE TO LOCAL FLOOR DRAIN.
14. DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.
15. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.
16. ALL SANITARY DRAINAGE PIPING LOCATED BELOW GRADE TO BE A MINIMUM OF 3 INCHES IN DIAMETER.



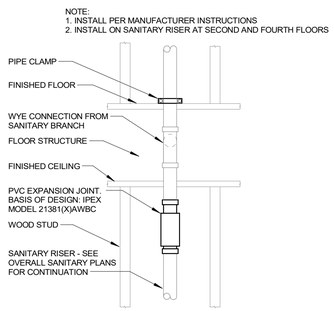
6 P5.2 OVERFLOW DOWNSPOUT NOZZLE DETAIL
NOT TO SCALE



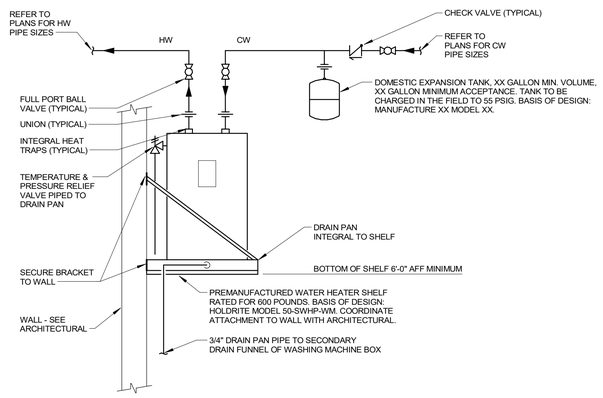
5 P5.2 GAS PIPING DETAIL
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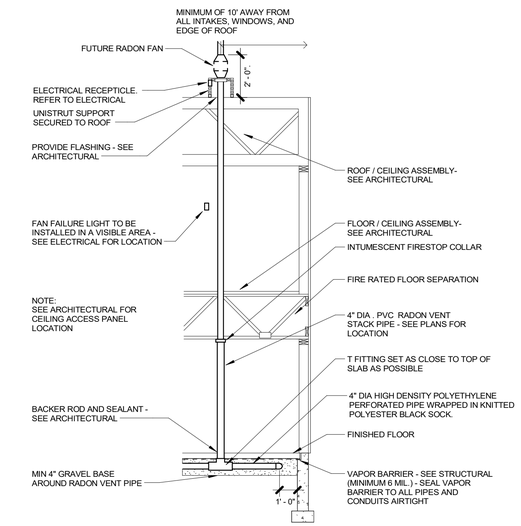
4 P5.2 ELECTRIC HEAT TRACE DETAIL
NOT TO SCALE



3 P5.2 EXPANSION JOINT DETAIL
NOT TO SCALE



2 P5.2 WATER HEATER ON SHELF DETAIL
NOT TO SCALE



1 P5.2 PASSIVE RADON SYSTEM
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PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
2	2025.02.10	DESIGN DEVELOPMENT
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PLUMBING DETAILS

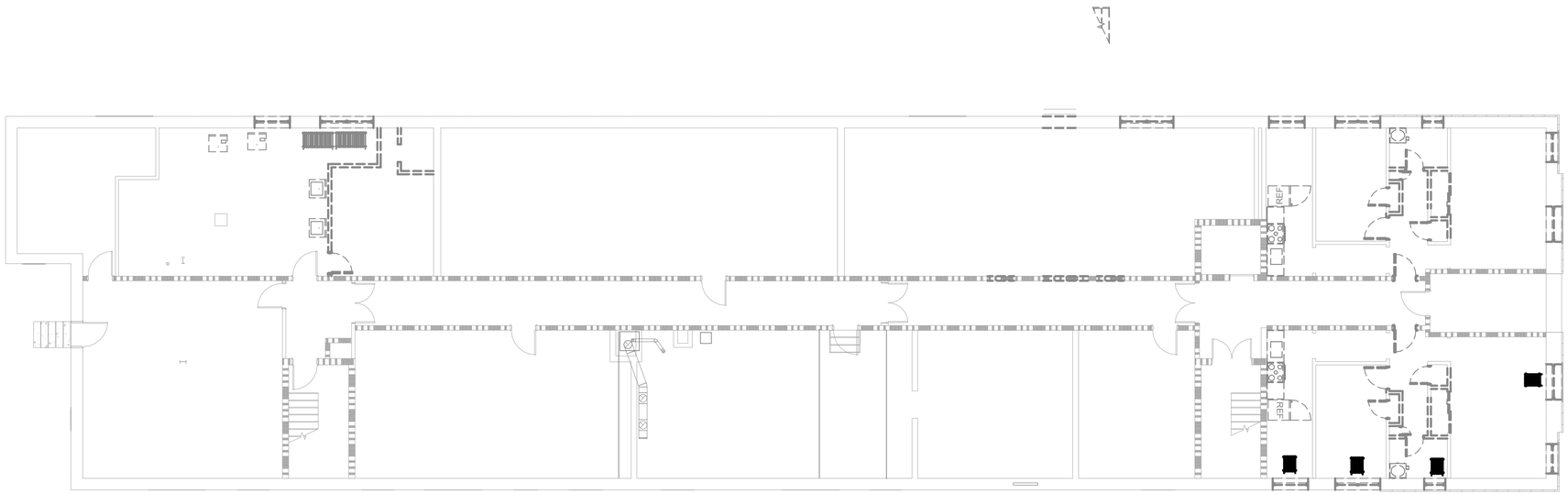
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1 M0.0 BASMENT FLOOR PLAN
1/8" = 1'-0"

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BASEMENT MECHANICAL DEMOLITION PLAN

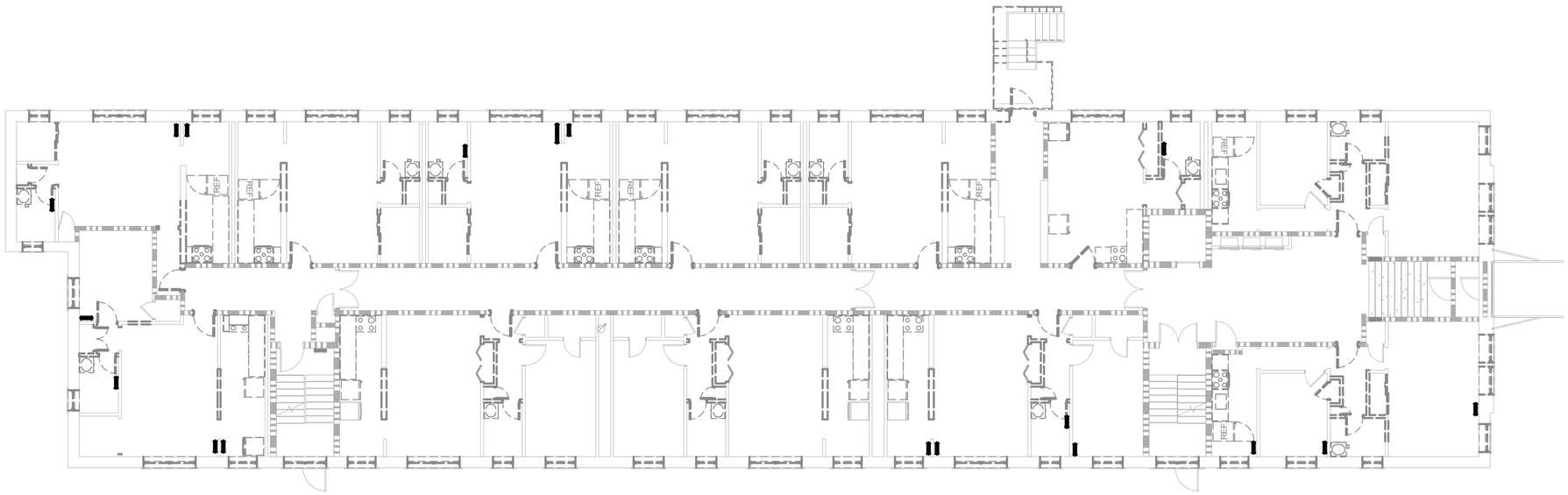
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1 / M0.1 FIRST FLOOR PLAN
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FIRST FLOOR MECHANICAL DEMOLITION PLAN

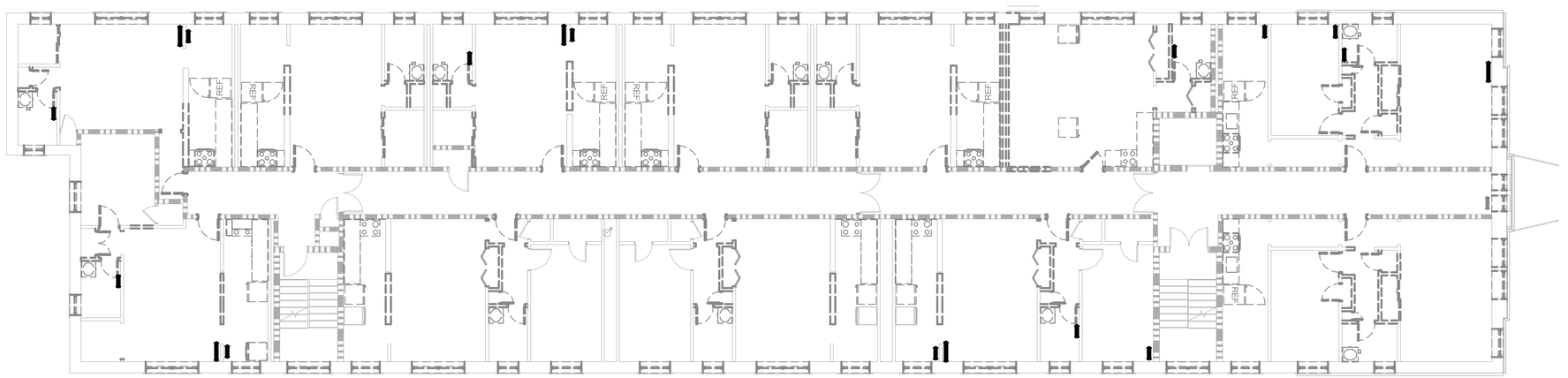
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1 / M0.2 SECOND FLOOR PLAN

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SECOND FLOOR MECHANICAL DEMOLITION PLAN

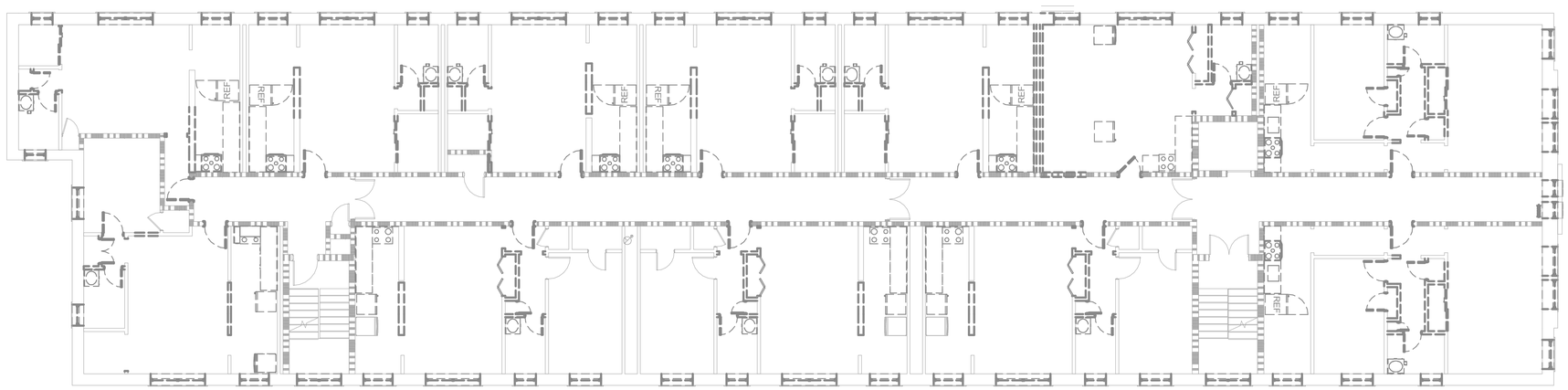
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THRID FLOOR MECHANICAL DEMOLITION PLAN

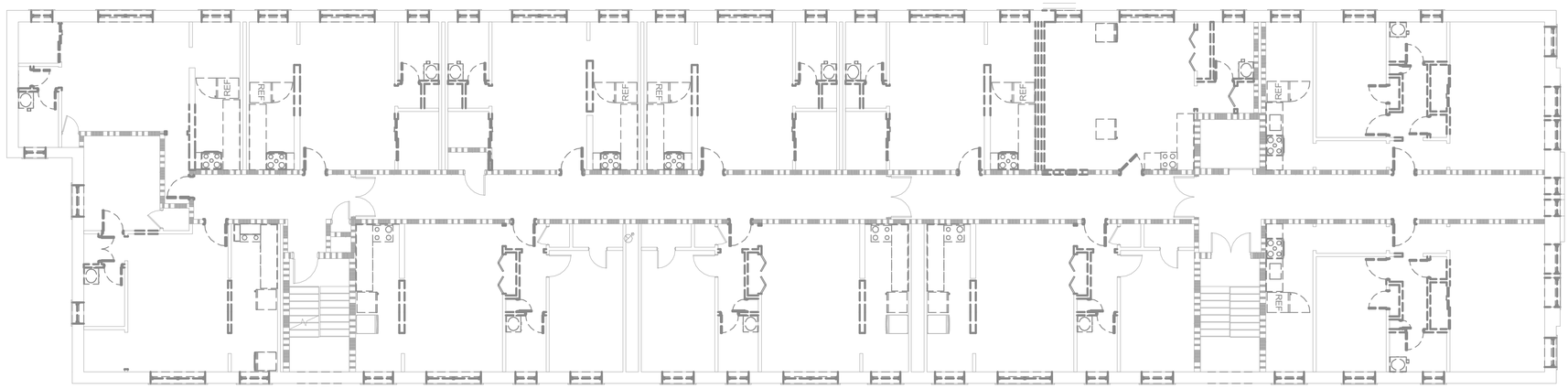
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GENERAL MECHANICAL NOTES

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1 M0.4 FOURTH FLOOR PLAN
1/8" = 1'-0"

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PROJECT NUMBER	*2024.0139*

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FOURTH FLOOR MECHANICAL DEMOLITION PLAN

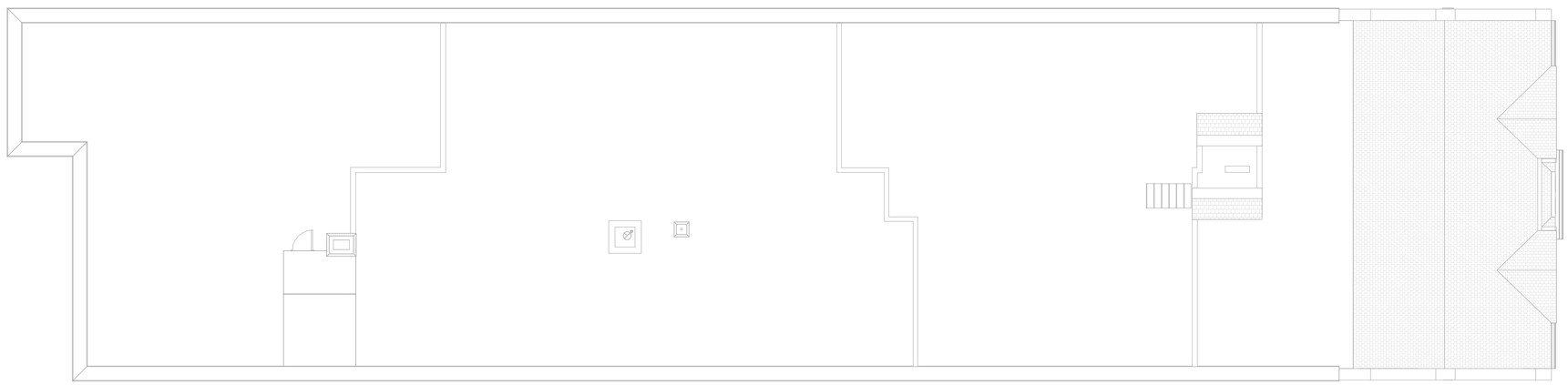
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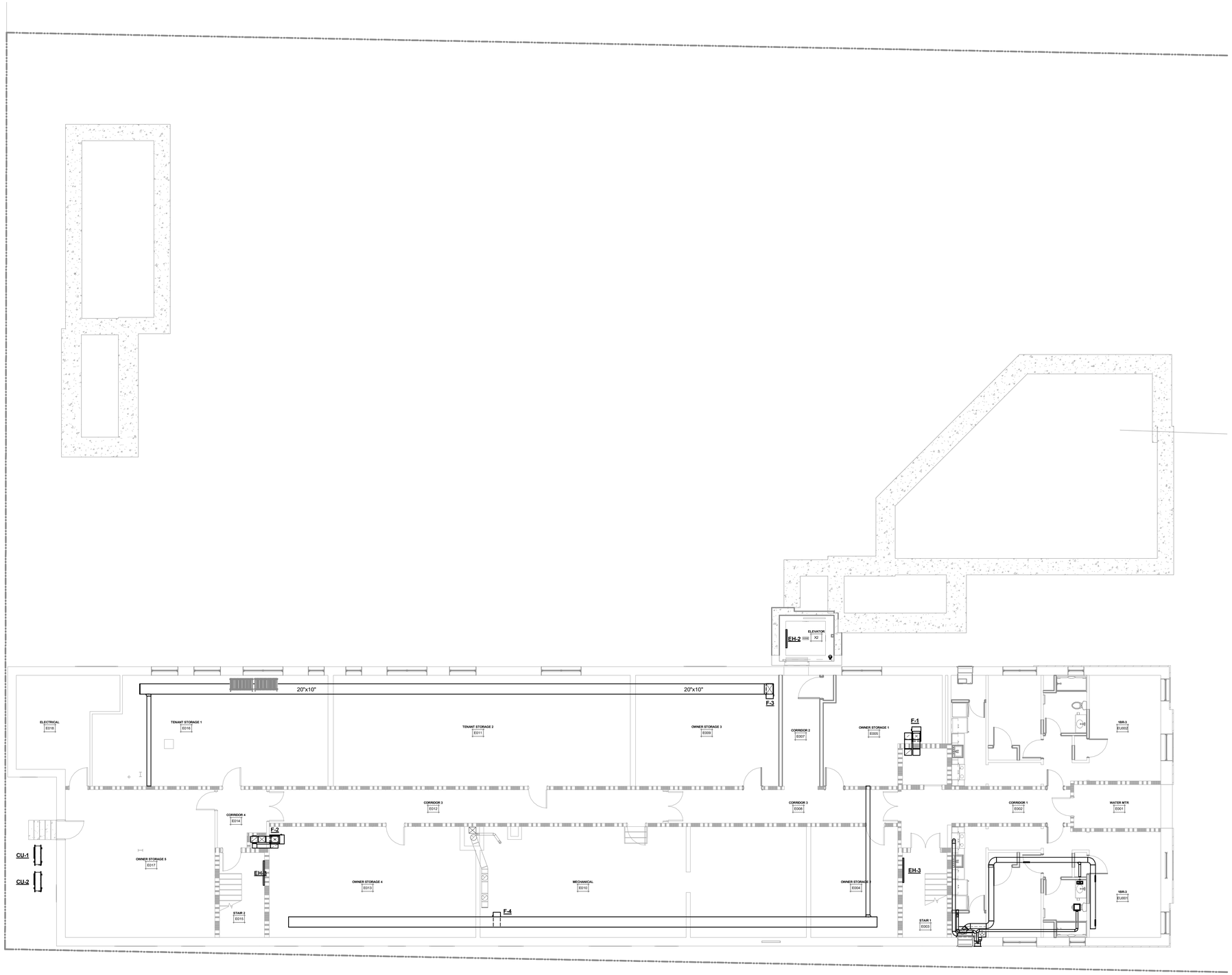
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ROOF MECHANICAL DEMOLITION PLAN

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1 M1.0 BASEMENT FLOOR PLAN
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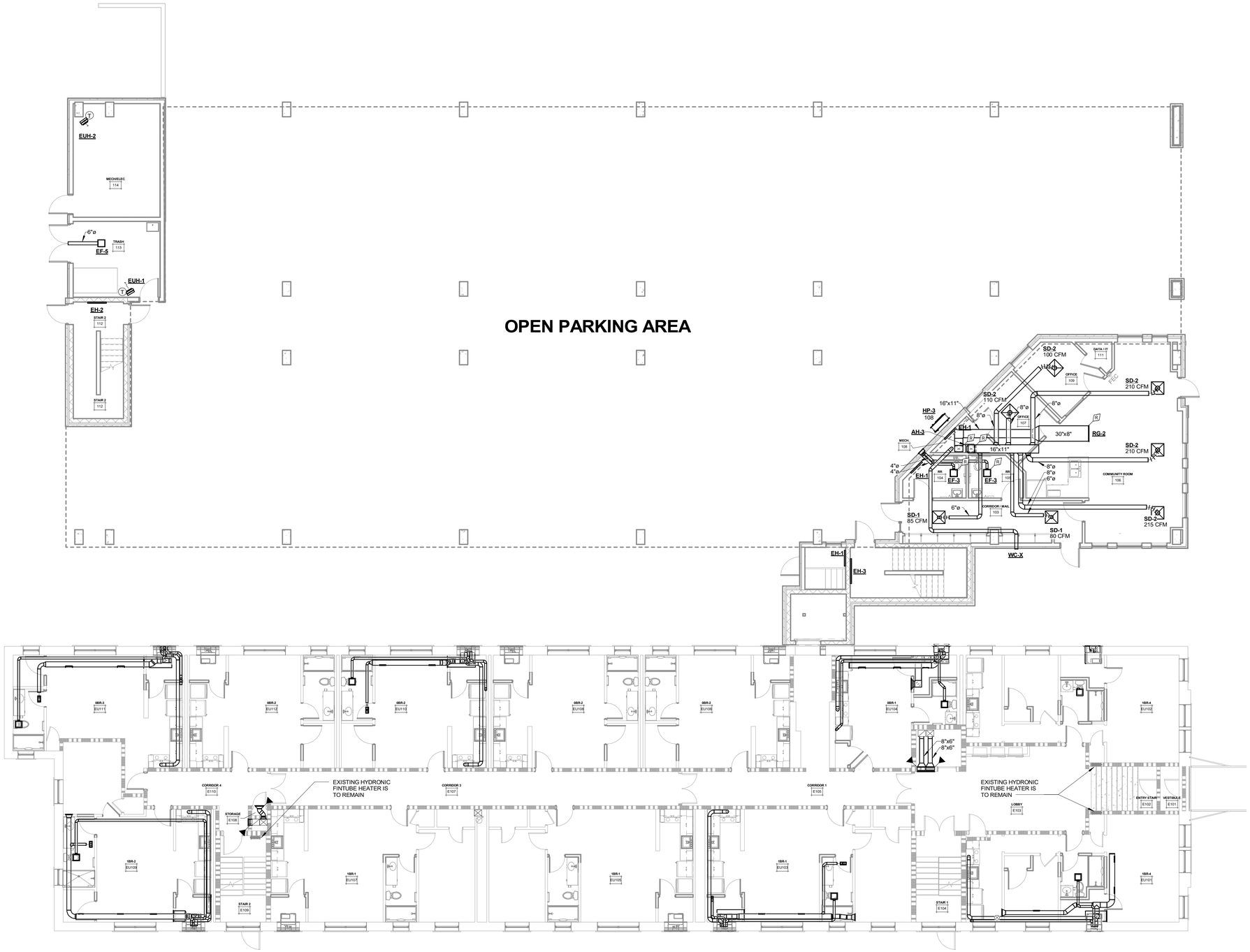
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BASEMENT HVAC PLAN

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1 M1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

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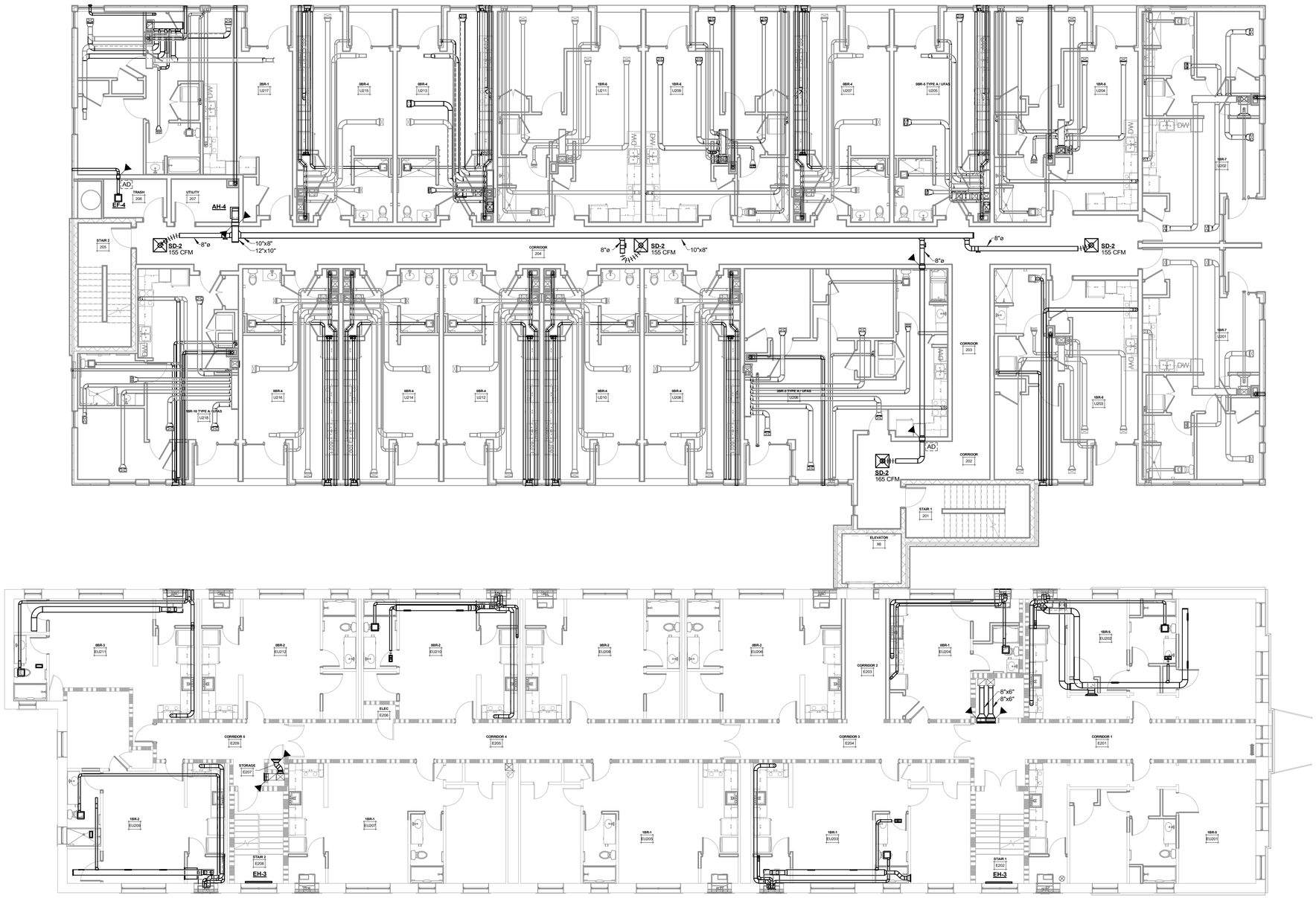
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FIRST FLOOR HVAC PLAN

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SECOND FLOOR PLAN

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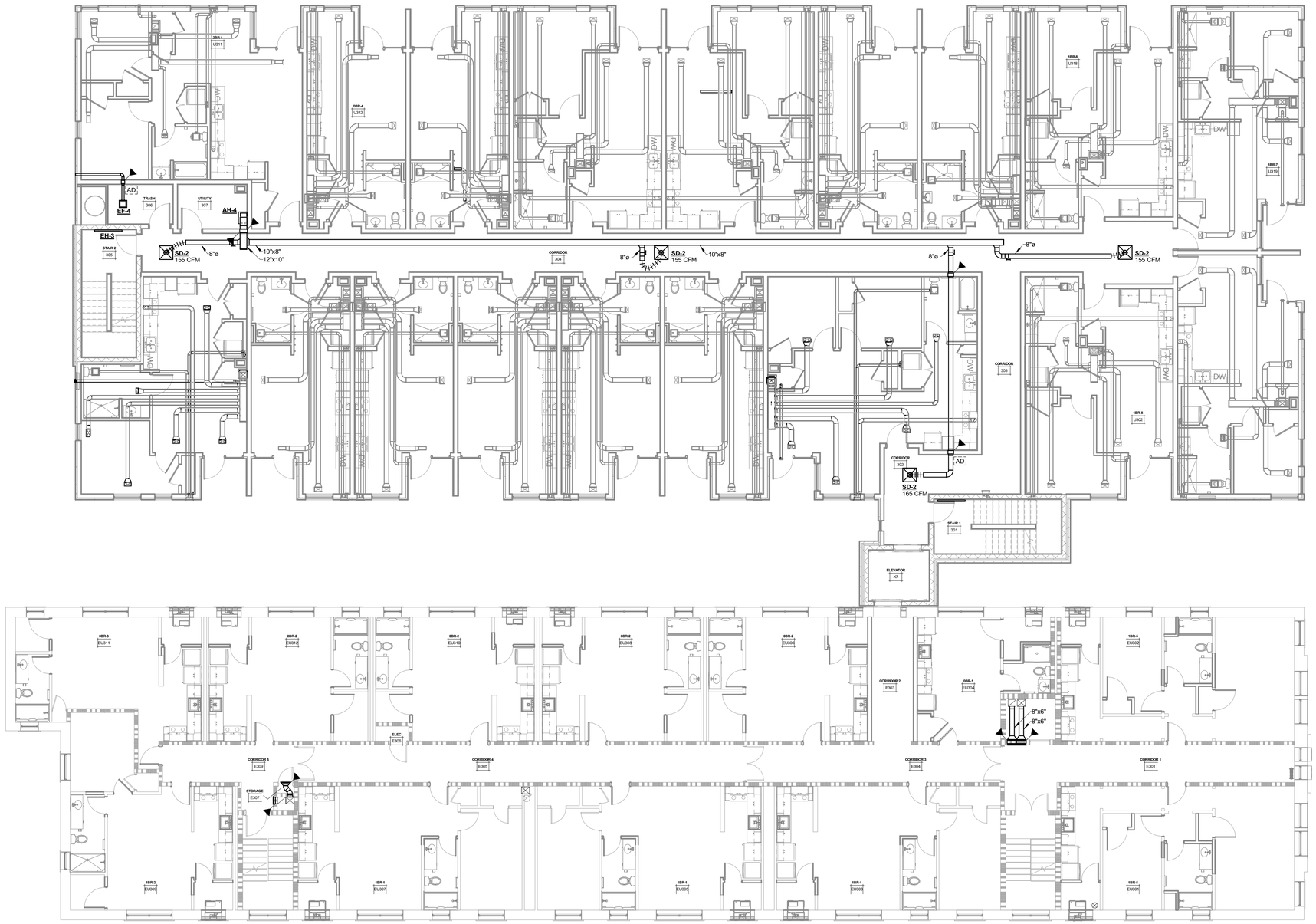
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SECOND FLOOR HVAC PLAN

M1.2

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1 M1.3 THIRD FLOOR PLAN
1/8" = 1'-0"

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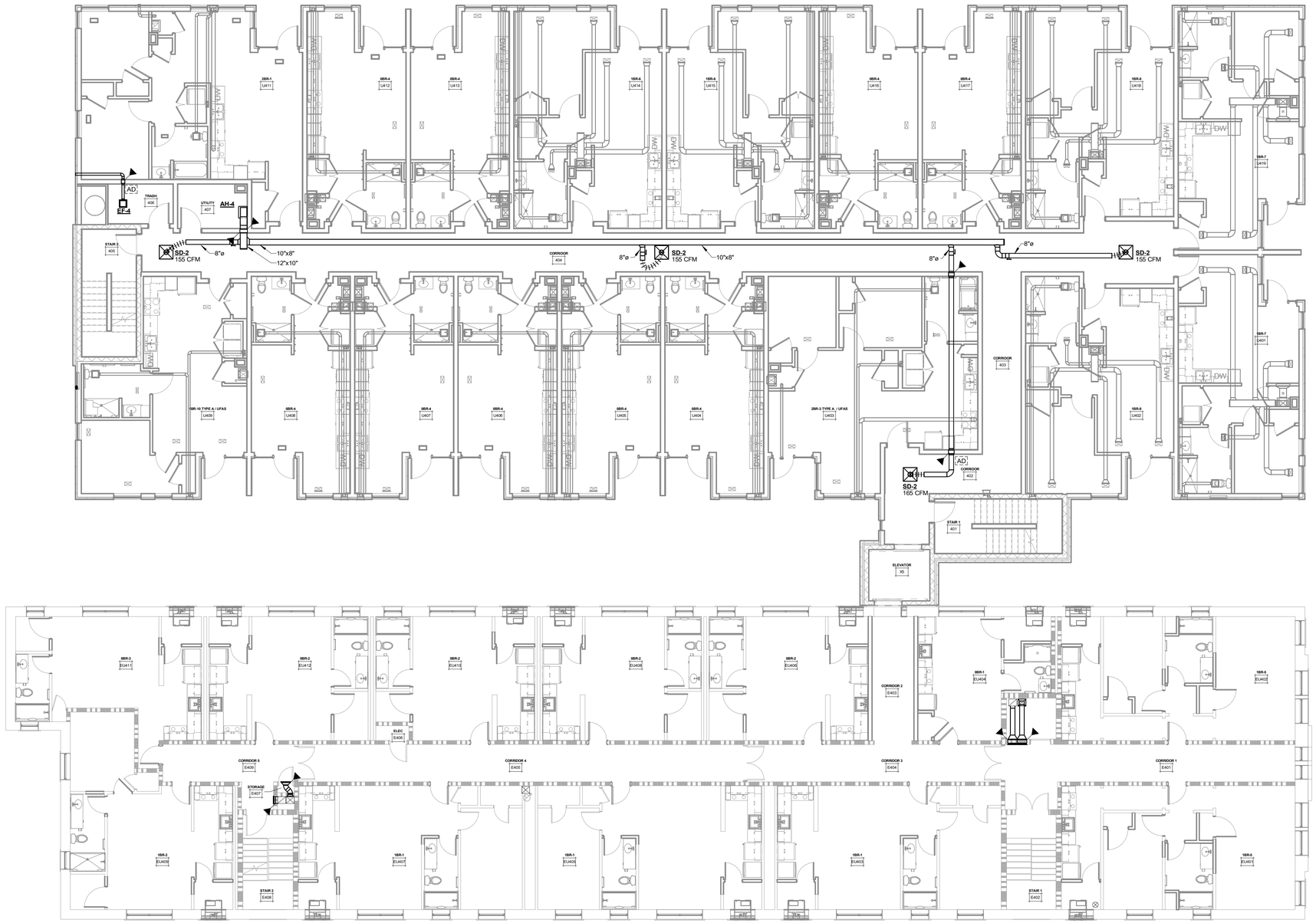
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THIRD FLOOR HVAC PLAN

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1 M1.4 FOURTH FLOOR PLAN
1/8" = 1'-0"

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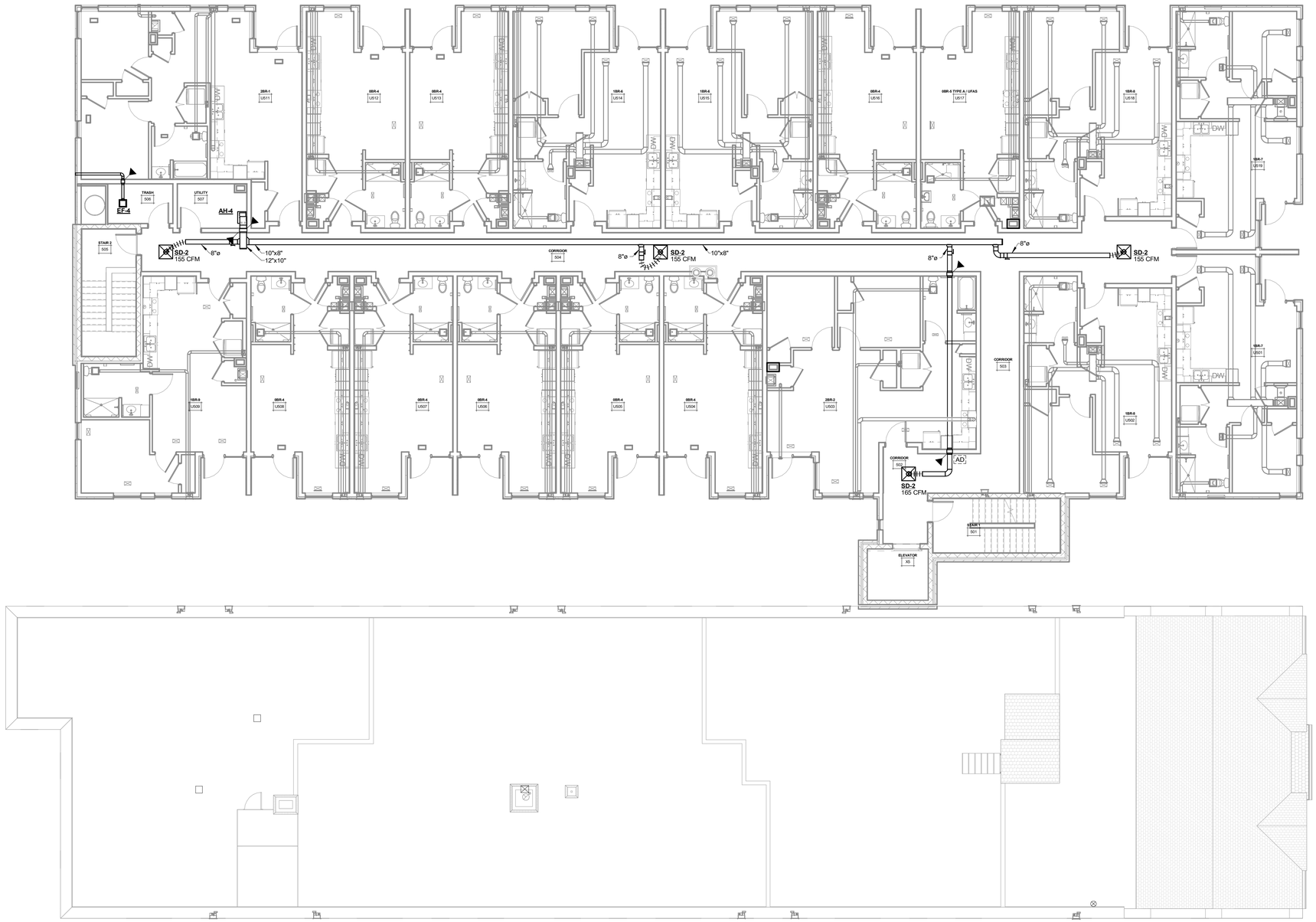
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FOURTH FLOOR HVAC PLAN

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1 M1.5 FIFTH FLOOR PLAN

1/8" = 1'-0"

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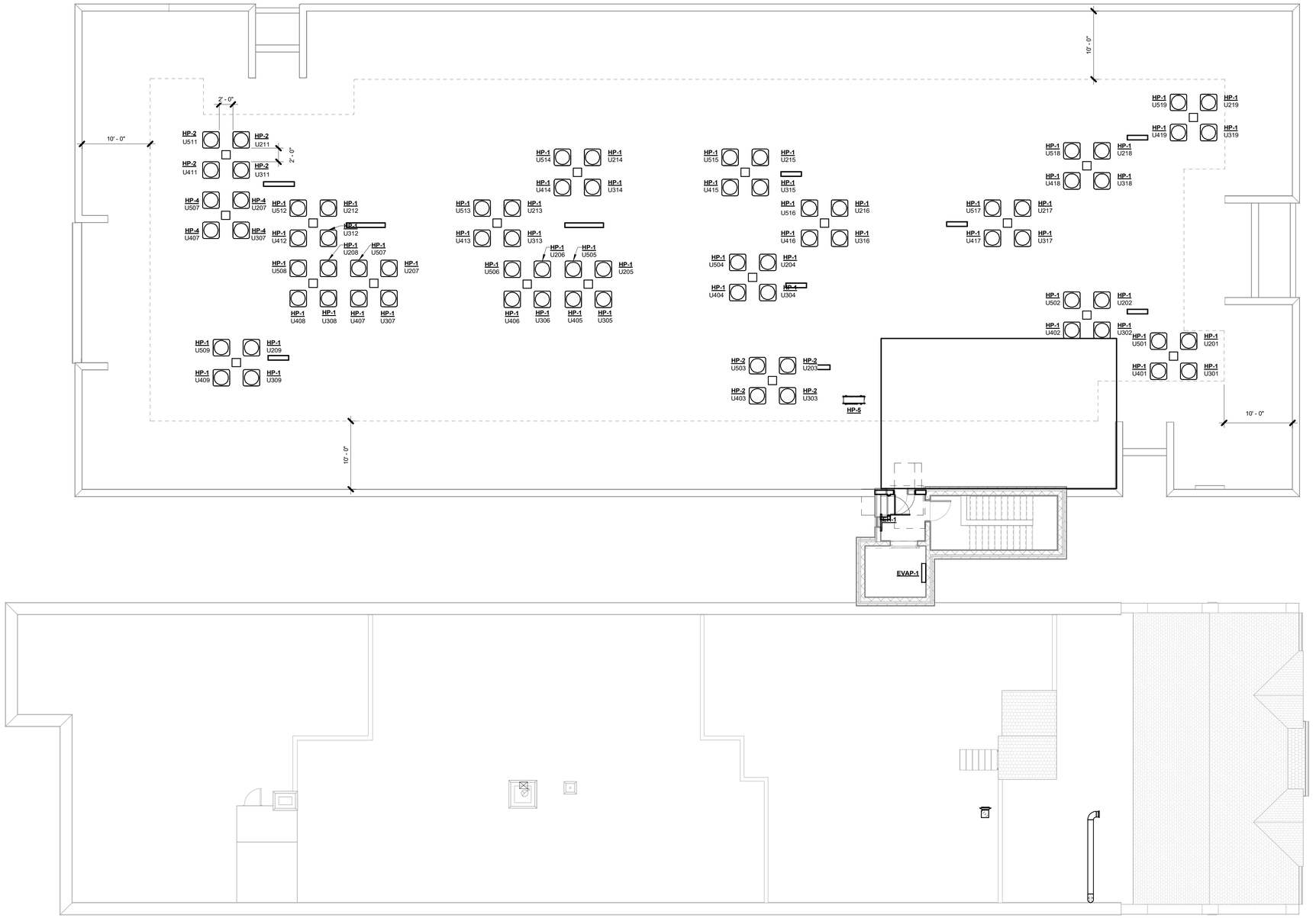
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FIFTH FLOOR HVAC PLAN

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1 M1.6 ROOF PLAN
1/8" = 1'-0"

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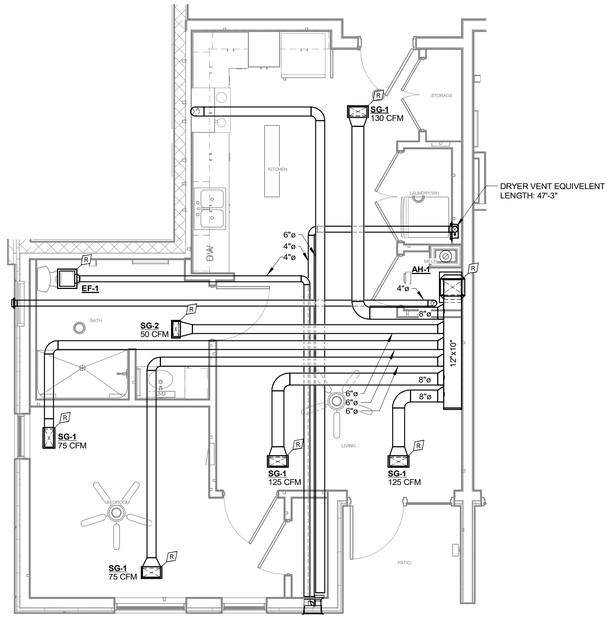
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ROOF HVAC PLAN

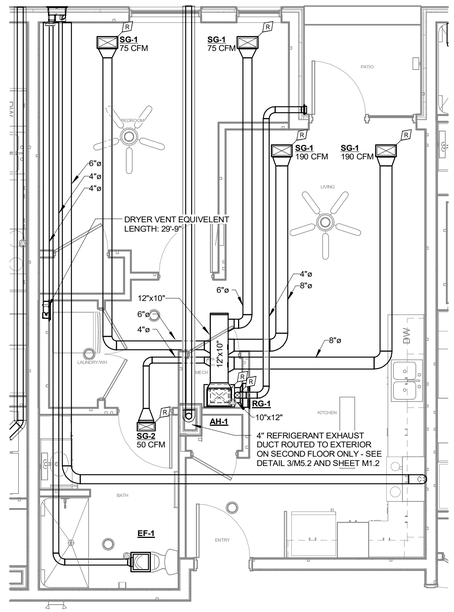
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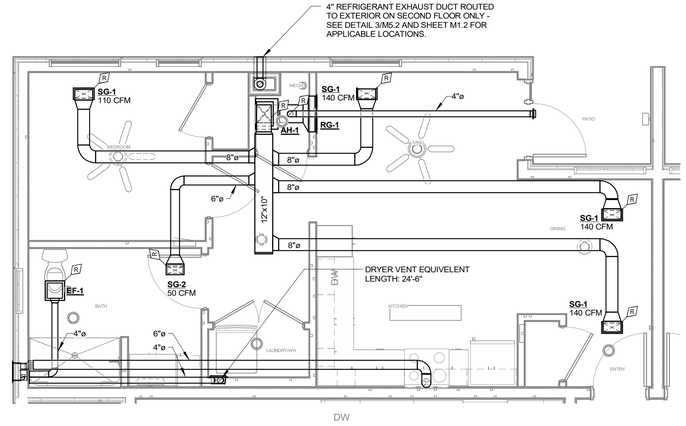
6 M2.1 **UNIT 1BR-9 FLOOR PLAN**

1/4" = 1'-0"



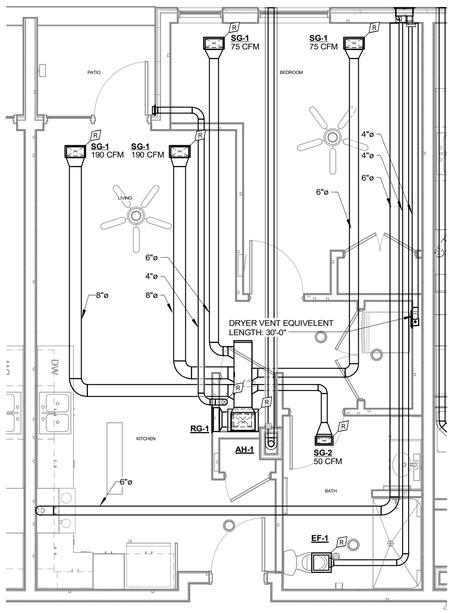
5 M2.1 **UNIT 1BR-8 FLOOR PLAN**

1/4" = 1'-0"



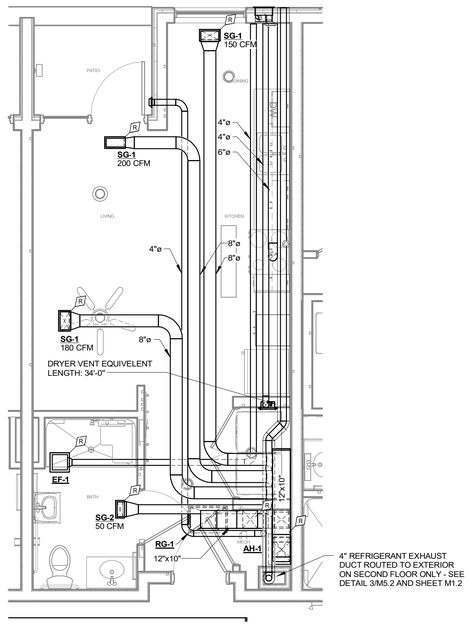
4 M2.1 **UNIT 1BR-7 FLOOR PLAN**

1/4" = 1'-0"



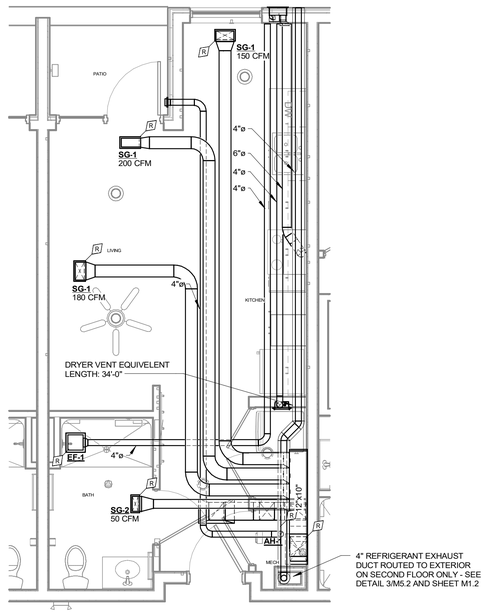
3 M2.1 **UNIT 1BR-6 FLOOR PLAN**

1/4" = 1'-0"



2 M2.1 **UNIT 0BR-5 TYPE A FLOOR PLAN**

1/4" = 1'-0"



1 M2.1 **UNIT 0BR-4 FLOOR PLAN**

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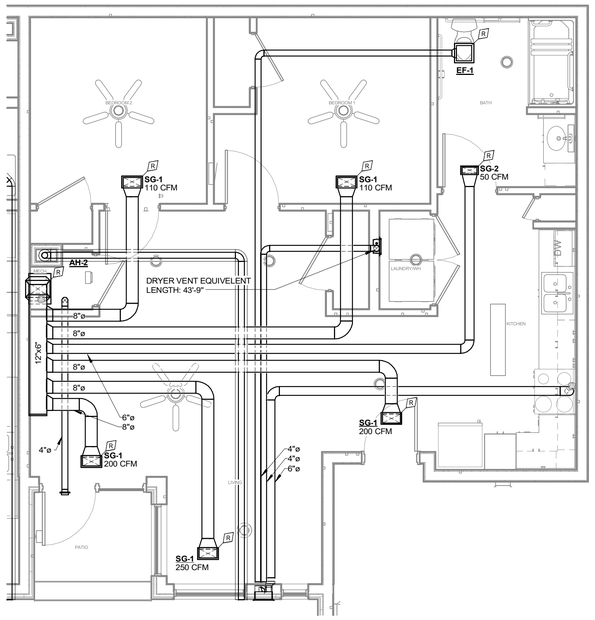
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ENLARGED HVAC PLANS

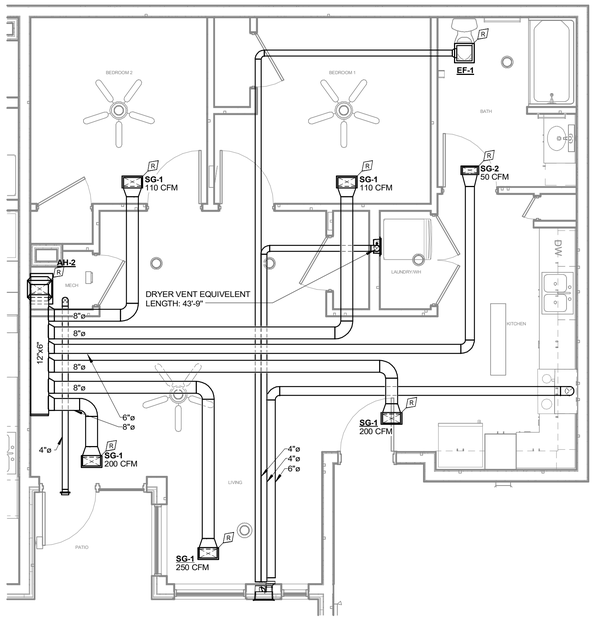
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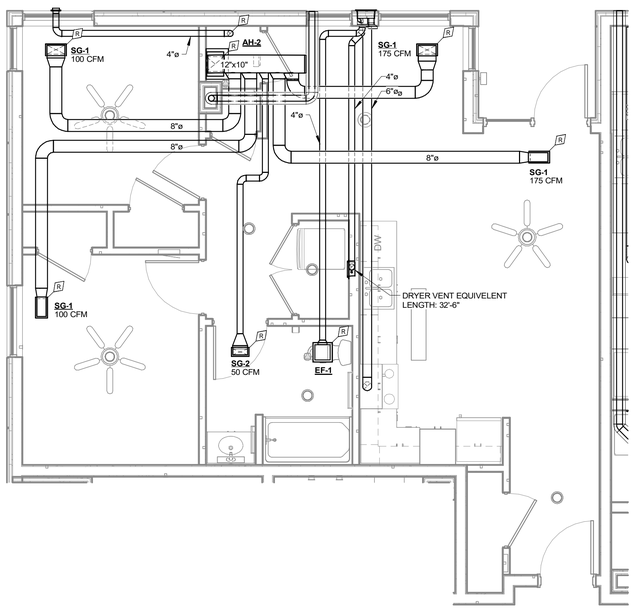
4 M2.2 **2BR-3 TYPE A ENLARGED PLAN**

1/4" = 1'-0"



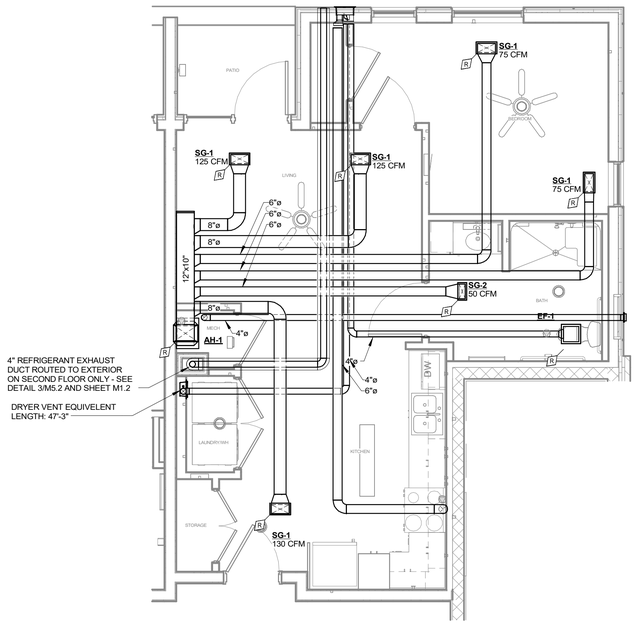
3 M2.2 **2BR-2 ENLARGED PLAN**

1/4" = 1'-0"



2 M2.2 **2BR-1 ENLARGED PLAN**

1/4" = 1'-0"



1 M2.2 **1BR-10 TYPE A ENLARGED PLAN**

1/4" = 1'-0"

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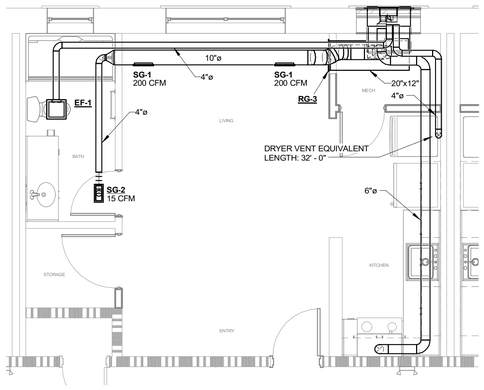
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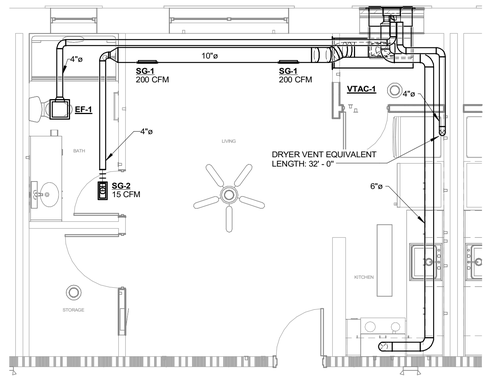
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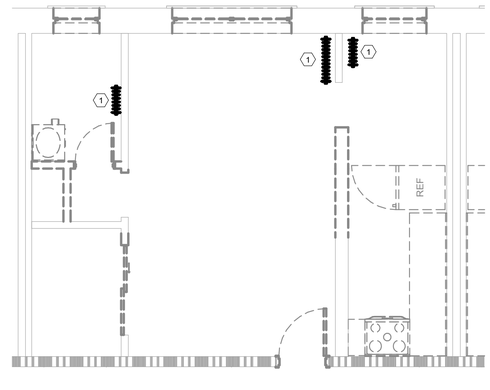
6 M2.3 UNIT 0BR-2 FLOOR PLAN VARIATION

1/4" = 1'-0"



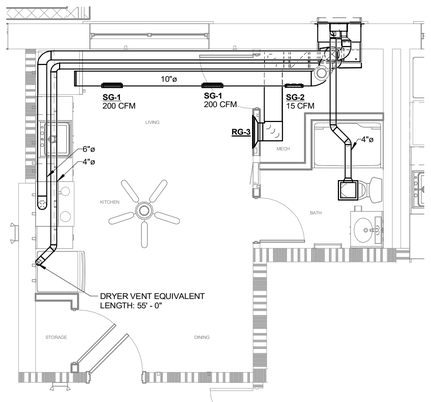
5 M2.3 UNIT 0BR-2 FLOOR PLAN

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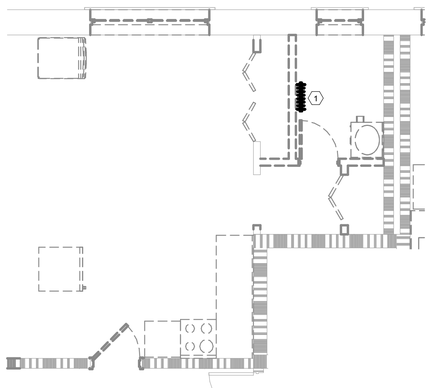
4 M2.3 UNIT 0BR-2 DEMO PLAN

1/4" = 1'-0"



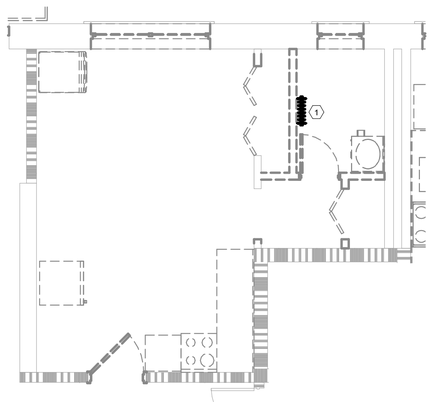
3 M2.3 UNIT 0BR-1 FLOOR PLAN

1/4" = 1'-0"



2 M2.3 0BR-1 DEMO PLAN @ FLOORS 2-4

1/4" = 1'-0"



1 M2.3 UNIT 0BR-1 DEMO PLAN

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MECHANICAL KEYNOTES

1. DEMO EXISTING HYDRONIC RADIATOR. CAP AND ABANDON HYDRONIC PIPING.
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MECHANICAL KEYNOTES

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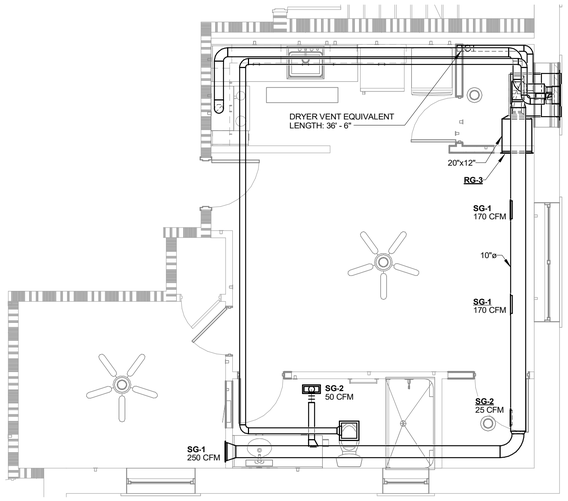
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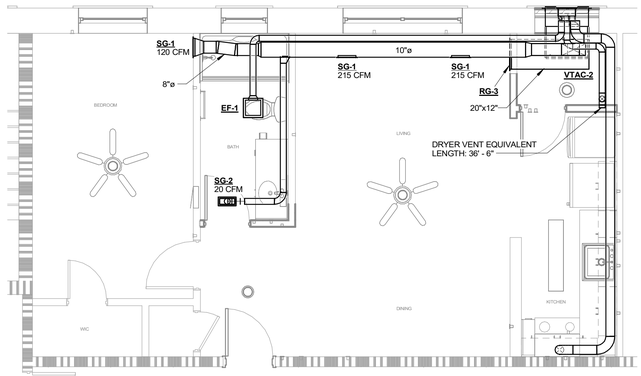
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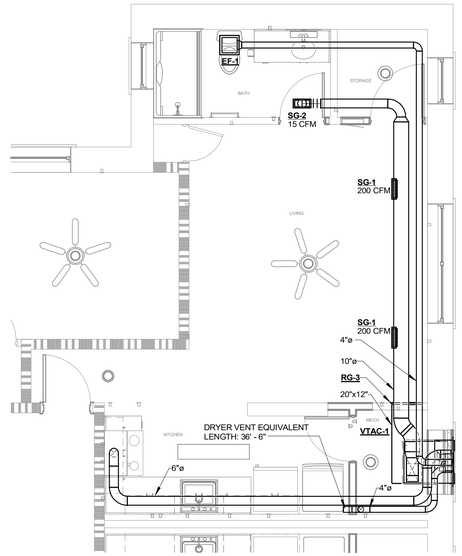
6 M2.4 UNIT 1BR-2 FLOOR PLAN

1/4" = 1'-0"



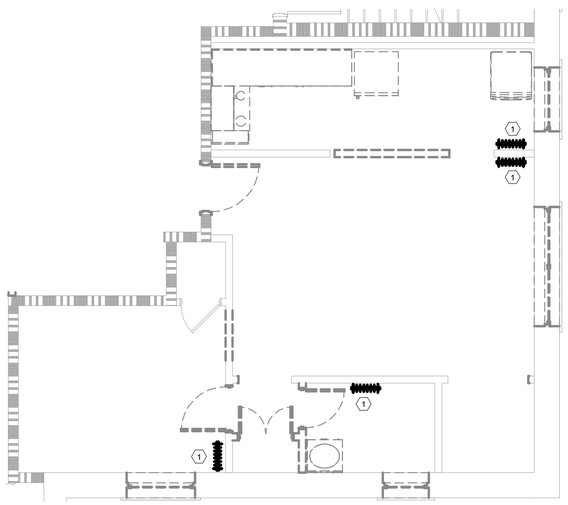
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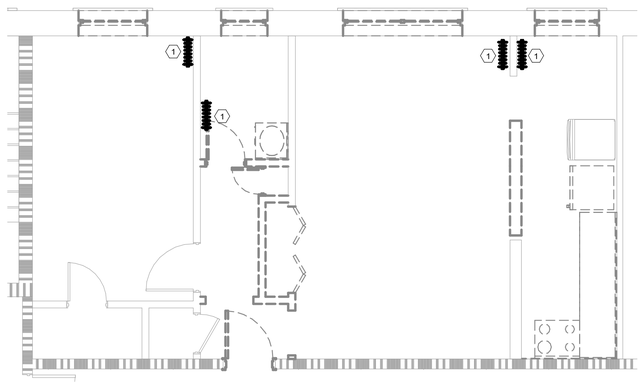
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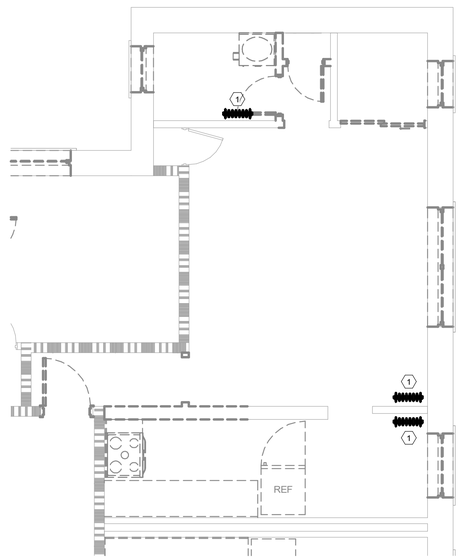
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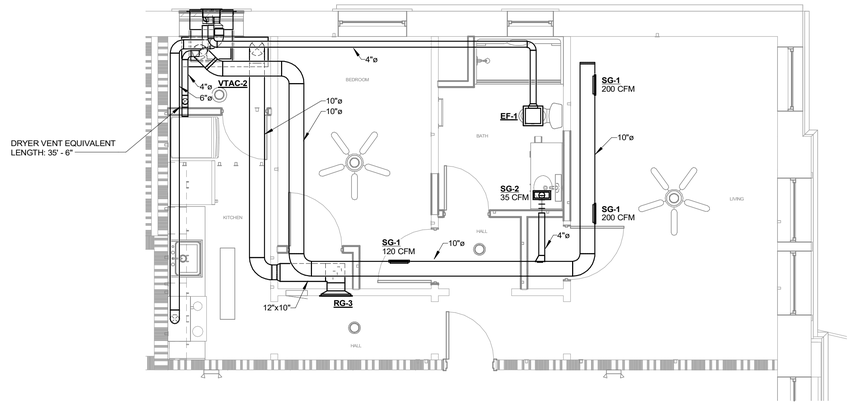
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ENLARGED HVAC PLANS

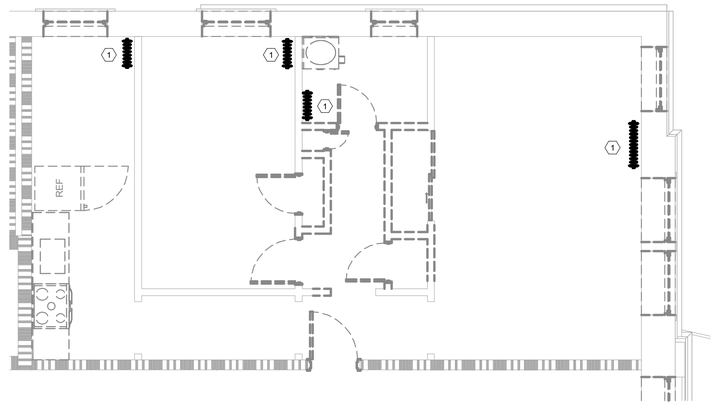
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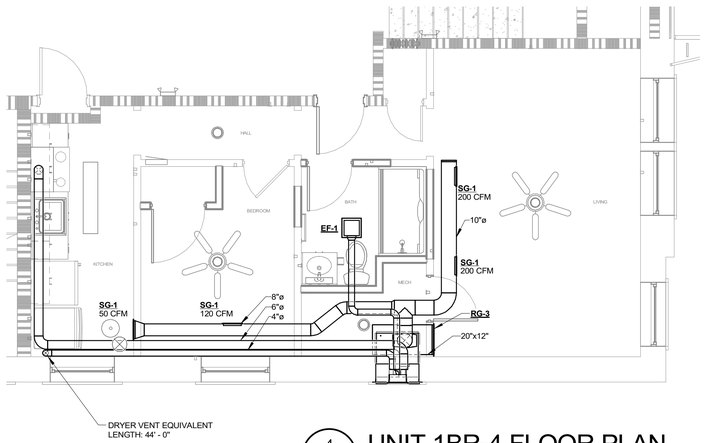
6 M2.5 UNIT 1BR-5 FLOOR PLAN

1/4" = 1'-0"



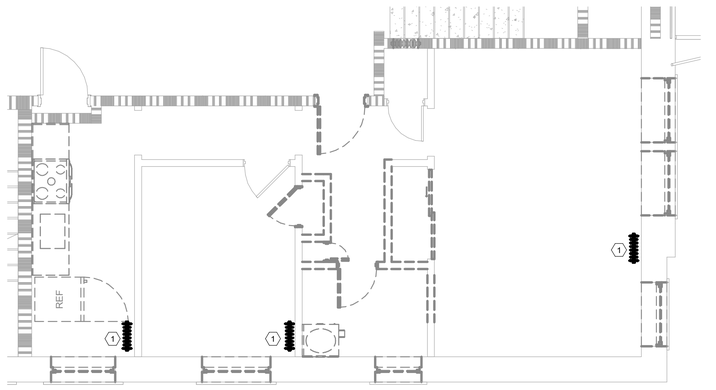
5 M2.5 UNIT 1BR-5 DEMO PLAN

1/4" = 1'-0"



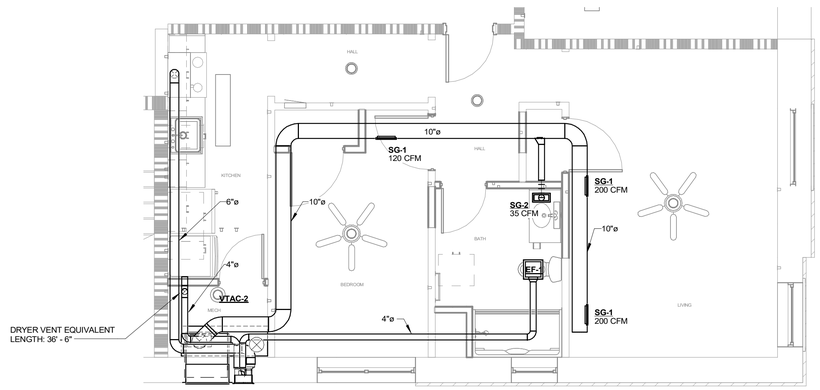
4 M2.5 UNIT 1BR-4 FLOOR PLAN

1/4" = 1'-0"



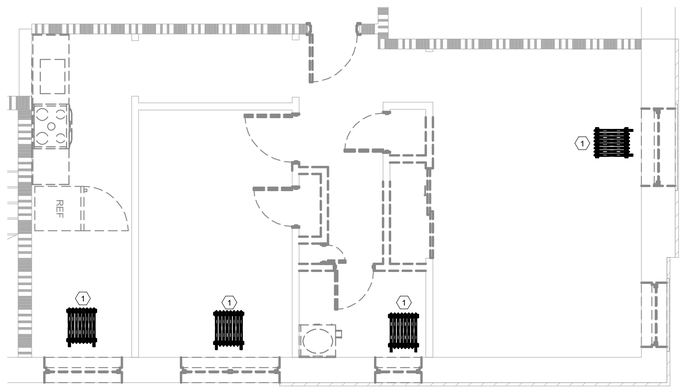
3 M2.5 UNIT 1BR-4 DEMO PLAN

1/4" = 1'-0"



2 M2.5 UNIT 1BR-3 FLOOR PLAN

1/4" = 1'-0"



1 M2.5 UNIT 1BR-3 FLOOR PLAN

1/4" = 1'-0"

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439 SELDEN ST. DETROIT, MI, 48201

PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.01.28	DD QC
2	2025.02.10	DESIGN DEVELOPMENT
3	2025.03.27	CD PROGRESS SET

NOT FOR CONSTRUCTION

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ENLARGED HVAC PLANS

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GAS FIRED FURNACE SCHEDULE

SYMBOL	INPUT LOW / HIGH (MBH)	OUTPUT LOW / HIGH (MBH)	AFUE (%)	AIRFLOW (CFM)	ESP (IN WG)	REMARKS	BASIS OF DESIGN	COMPANION CONDENSER	AHRI			ELECTRICAL			
									REFERENCE NUMBER	COOLING CAPACITY (MBH)	COOLING (SEER2)	POWER (VOLTAGE)	POWER (PHASE)	POWER (MCA)	POWER (MOP)
F-1	42.0 / 60.0	40.7 / 58.2	97	800	0.5	PROVIDE WITH CONDENSATE NEUTRALIZATION KIT	GOODMAN MODEL GDVT960603BN	CU-1	215490625	23.2	18	115	1	7.6	15
F-2	42.0 / 60.0	40.7 / 58.2	97	800	0.5	PROVIDE WITH CONDENSATE NEUTRALIZATION KIT	GOODMAN MODEL GDVT960603BN	CU-2	215490625	23.2	18	115	1	7.6	15
F-3	42.0 / 60.0	40.7 / 58.2	97	1400	0.5	PROVIDE WITH CONDENSATE NEUTRALIZATION KIT	GOODMAN MODEL GDVT960603BN	-	-	-	-	115	1	7.6	15
F-4	42.0 / 60.0	40.7 / 58.2	97	1400	0.5	PROVIDE WITH CONDENSATE NEUTRALIZATION KIT	GOODMAN MODEL GDVT960603BN	-	-	-	-	115	1	7.6	15

AIR HANDLER SCHEDULE

SYMBOL	ELECTRIC HEAT (KW)	AIRFLOW (CFM)	ESP (IN WG)	REMARKS	BASIS OF DESIGN	COMPANION HEAT PUMP	AHRI					ELECTRICAL			
							REFERENCE NUMBER	COOLING CAPACITY (MBH)	COOLING (SEER2)	HEATING CAPACITY (MBH)	HEATING (HSPF2)	POWER (VOLTAGE)	POWER (PHASE)	POWER (MCA)	POWER (MOP)
AH-1	5	580	0.5	PROVIDE WITH WALL MOUNT	GOODMAN MODEL AWUST18SU1305AA	HP-1	215217563	17.2	14.5	17.2	7.5	208	1	24.9	25
AH-2	8	920	0.5	PROVIDE WITH WALL MOUNT	GOODMAN MODEL AMST24BU13	HP-2	215213871	23.6	15.2	22.0	7.5	208	1	41.9	45
AH-3	10	1010	0.5		GOODMAN MODEL AHVE36CP13000A	HP-3	216611755	28.4	17.5	28.8	8.5	208	1	49.9	50
AH-4	8	630	0.5		GOODMAN MODEL AHVE24CP13000A	HP-4	215884099	18.6	15.2	18.0	7.5	208	1	41	45

PACKAGED VERTICAL AIR-CONDITIONER SCHEDULE

SYMBOL	OUTPUT / INPUT (MBH)	COOLING CAPACITY (MBH)	THERMAL EFFICIENCY (%)	AIRFLOW (CFM)	EER @ AHRI CONDITIONS	AHRI REFERENCE NUMBER	REMARKS	BASIS OF DESIGN	ELECTRICAL			
									POWER (VOLTAGE)	POWER (PHASE)	POWER (MCA)	POWER (MOP)
VTAC-1	20.5 / 22.0	12.0	95.0	415	11.7		PROVIDE WITH ARCHITECTURAL LOUVER PAINTED TO MATCH BUILDING EXTERIOR COLOR.	MAGICPAK MODEL HWC922-7-11-12P-01A	208	1	9.6	15
VTAC-2	31.0 / 33.0	17.0	95.0	570	11.7		PROVIDE WITH ARCHITECTURAL LOUVER PAINTED TO MATCH BUILDING EXTERIOR COLOR.	MAGICPAK MODEL HWC933-7-11-18P-01A	208	1	12	15

EXHAUST FAN SCHEDULE

SYMBOL	AIRFLOW (CFM)	ESP (IN WC)	SOUND (SONES)	BACK DRAFT DAMPER	EFFICIENCY (CFM/WATT)	ENERGY STAR	CONTROLS	REMARKS	BASIS OF DESIGN	ELECTRICAL		
										POWER (VOLTAGE)	POWER (PHASE)	POWER (WATTS)
EF-1	80	0.25	0.5	YES	8.3	YES	AIRCYCLER SMARTCYCLER EXHAUST FAN SWITCH : BASIS OF DESIGN SE1-W	SWITCH TO BE PROVIDED BY MC AND INSTALLED BY EC. PROVIDE WITH RADIATION DAMPER AT ALL RATED ASSEMBLY PENETRATIONS	PANASONIC MODEL FV-0511VK2	115	1	9.9
EF-2	80	0.25	0.5	YES	8.3	YES	CONTROLED BY WALL SWITCH		PANASONIC MODEL FV-0511VK2	115	1	9.9
EF-3	80	0.25	0.5	YES	8.3	YES	TIED INTO LIGHTING CIRCUIT.		PANASONIC MODEL FV-0511VK2	115	1	9.9
EF-4	50	0.25	0.4	YES	8.3	YES	CONTINUOUS OPPERATION.		PANASONIC MODEL FV-0511VK2	115	1	6.2
EF-5	150	0.25	0.7	YES	7.6	YES	CONTINUOUS OPPERATION.		PANASONIC MODEL FV-1115VQ1	115	1	20.2

HEAT PUMP UNIT SCHEDULE

SYMBOL	COOLING		HEATING			BASIS OF DESIGN	ELECTRICAL			
	CAPACITY (MBH)	EFFICIENCY (SEER)	CAPACITY (47°F)	CAPACITY (17°F)	EFFICIENCY (HSPF)		POWER (VOLTAGE)	POWER (PHASE)	POWER (MCA)	POWER (MOP)
HP-1	17.2	14.5	17.2	10.0	7.5	GOODMAN MODEL GLZS4M1810	208	1	11.4	15
HP-2	23.6	15.2	22.0	13.0	7.5	GOODMAN MODEL GLZS4BA2410	208	1	11.2	15
HP-3	28.4	17.5	28.8		8.5	GOODMAN MODEL GZV6SA3010A	208	1	22.4	25
HP-4	23.6	15.2	22.0	13.0	7.5	GOODMAN MODEL GLZS4BA2410	208	1	11.2	15
HP-5	6.0	35.0	9.0		13.0	MITSUBISHI MODEL MUZ-FX06NLHZ	208	1	12	20

CONDENSING UNIT SCHEDULE

SYMBOL	COOLING CAPACITY (MBH)	COOLING (SEER)	REMARKS	BASIS OF DESIGN	ELECTRICAL			
					POWER (VOLTAGE)	POWER (PHASE)	POWER (MCA)	POWER (MOP)
CU-1	23.3	18		GOODMAN MODEL GXV6SA2410A	208	1	16.8	20
CU-2	23.3	18		GOODMAN MODEL GXV6SA2410A	208	1	16.8	20

EVAPORATOR SCHEDULE

Type Mark	AHRI					BASIS OF DESIGN	ELECTRICAL
	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	SEER2	HEATING (HSPF2)	AHRI REFERENCE NUMBER		
EVAP-1	6.0	9.0	35.0	13.0	216798014	MITSUBISHI MODEL MSZ-FX06NL	POWER PROVIDED BY OUTDOOR UNIT

ELECTRIC BASEBOARD HEATER SCHEDULE

SYMBOL	HEATING CAPACITY (BTU/H)	LENGTH (IN)	REMARKS	BASIS OF DESIGN	ELECTRICAL		
					POWER (VOLTAGE)	POWER (PHASE)	POWER (WATTS)
EH-1	1,706	30	PROVIDE WITH TAMPERPROOF THERMOSTAT	QMARK MODEL QMKC25126W	115	1	500
EH-2	2,559	36	PROVIDE WITH TAMPERPROOF THERMOSTAT	QMARK MODEL QMKC2513W	115	1	750
EH-3	3,412	48	PROVIDE WITH TAMPERPROOF THERMOSTAT	QMARK MODEL QMKC2514W	115	1	1,000

WALL CAP SCHEDULE

SYMBOL	BASIS OF DESIGN	APPLICATION	REMARKS

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

SYMBOL	NECK SIZE	DESCRIPTION	BASIS OF DESIGN
	<varies>		
RG-1	24"x16"		HART AND COOLEY MODEL A672
RG-2	30"x8"		HART AND COOLEY MODEL R445
RG-3	20"x12"		
SD-1	6"ø	STEEL CONSTRUCTION; 4-WAY SUPPLY DIFFUSER; PROVIDE WITH SMF WHERE MOUNTED TO HARD CEILING	HART AND COOLEY MODEL DPD
SD-2	8"ø	STEEL CONSTRUCTION; 4-WAY SUPPLY DIFFUSER; PROVIDE WITH SMF WHERE MOUNTED TO HARD CEILING	HART AND COOLEY MODEL DPD
SG-1	12"x6"		HART AND COOLEY MODEL A683
SG-2	10"x4"		HART AND COOLEY MODEL A683

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MECHANICAL ABBREVIATIONS

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AFF	ABOVE FINISHED FLOOR
AH	AIR-HANDLING UNIT
AHJ	AUTHORITY HAVING JURISDICTION
AHRI	AIR-CONDITIONING, HEATING, AND REFRIGERATION INSTITUTE
AMPS	AMPERAGE
BTUS	BRITISH THERMAL UNITS
CFM	CUBIC FEET PER MINUTE
COND	CONDENSATE
COP	COEFFICIENT OF PERFORMANCE
EA	EXHAUST AIR
EC	ELECTRICAL CONTRACTOR
EER	ENERGY EFFICIENCY RATING
FT²	SQUARE FEET
HSPF	HEATING SEASONAL PERFORMANCE FACTOR
IN	INCHES
IN WG	INCHES OF WATER GAUGE
KW	KILOWATT
LBS	POUNDS
MBH	THOUSAND BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTURER
MMC	MICHIGAN MECHANICAL CODE
MOP	MAXIMUM OVERCURRENT PROTECTION
NFDS	NON-FUSED DISCONNECT SWITCH
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
RA	RETURN AIR
SA	SUPPLY AIR
SEER	SEASONAL ENERGY EFFICIENCY RATIO
TYP	TYPICAL
UH	UNIT HEATER
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY (SPEED) DRIVE

MECHANICAL SYMBOLS LEGEND

(THESE NOTES APPLY TO ALL MECHANICAL DRAWINGS)

- SUPPLY AIR
- RETURN AIR
- EXHAUST AIR
- FIRE DAMPER - VERTICAL
- FIRE DAMPER - HORIZONTAL
- R — RADIATION DAMPER
- T — THERMOSTAT
- M — MOTORIZED DAMPER
- AD — ACCESS DOOR

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PROJECT NUMBER *2024.0139*

ISSUANCE

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MECHANICAL SCHEDULES

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MECHANICAL MINIMUM VENTILATION RATES SCHEDULE EXISTING BUILDING

FLOOR	UNIT TAG	ROOM NAME	NUMBER	ROOM HEIGHT	AREA (FT2)	OCCUPANCY (PEOPLE)	REQUIRED OUTDOOR AIRFLOW (CFM)	SPECIFIED OUTDOOR AIRFLOW (CFM)	REQUIRED EXHAUST AIRFLOW (CFM)	SPECIFIED EXHAUST AIRFLOW (CFM)	COMMENTS
BASEMENT	-	WATER MTR	E001	9	101	0	0	0	0	0	NO VENTILATION REQUIRED
	-	CORRIDOR 1	E002	9	106	0	6	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-4	OWNER STORAGE 1	E005	9	292	1	20	25	0	0	NO VENTILATION REQUIRED
	-	CORRIDOR 2	E007	9	606	0	36	40	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	-	CORRIDOR 3	E008	9	205	0	12	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.2
	F-3	OWNER STORAGE 3	E009	9	422	1	30	30	0	0	OCCUPIABLE STORAGE, DRY MATERIALS - 2022 ASHRAE 62.1 TABLE 62.1
	F-4	MECHANICAL	E010	9	945	0	0	0	0	0	NO VENTILATION REQUIRED
	F-3	TENENT STORAGE 2	E011	9	876	2	61	65	0	0	NO VENTILATION REQUIRED
	F-4	OWNER STORAGE 2	E004	9	257	1	18	20	0	0	NO VENTILATION REQUIRED
	F-3	TENANT STORAGE 1	E016	9	662	1	46	50	0	0	NO VENTILATION REQUIRED
	-	CORRIDOR 3	E012	9	352	0	21	25	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-4	OWNER STORAGE 4	E013	9	600	1	42	45	0	0	NO VENTILATION REQUIRED
	-	CORRIDOR 4	E014	9	67	0	4	5	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-3	OWNER STORAGE 5	E017	9	588	1	41	45	0	0	NO VENTILATION REQUIRED
	-	ELECTRICAL	E018	9	225	0	0	0	0	0	NO VENTILATION REQUIRED
FIRST	-	VESTIBULE	E101	9	25	0	3	5	0	0	MAIN ENTRY LOBBIES - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-1	ENTRY STAIR	E102	9	81	1	9	10	0	0	MAIN ENTRY LOBBIES - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-1	LOBBY	E103	9	323	3	36	40	0	0	MAIN ENTRY LOBBIES - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-1	CORRIDOR 1	E105	9	201	0	12	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-2	CORRIDOR 3	E107	9	357	0	21	25	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-2	CORRIDOR 4	E110	9	124	0	7	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	-	STORAGE	E108	9	3	0	0	0	0	0	NO VENTILATION REQUIRED
SECOND	F-1	CORRIDOR 1	E201	9	308	0	18	20	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-1	CORRIDOR 2	E203	9	114	0	7	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.2
	F-1	CORRIDOR 3	E204	9	202	0	12	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-2	CORRIDOR 4	E205	9	355	0	21	25	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	-	ELEC	E206	9	10	0	0	0	0	0	NO VENTILATION REQUIRED
	-	STORAGE	E207	9	3	0	0	0	0	0	NO VENTILATION REQUIRED
	F-2	CORRIDOR 5	E209	9	124	0	7	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
THIRD	F-1	CORRIDOR 1	E301	9	263	0	16	20	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-1	CORRIDOR 2	E303	9	114	0	7	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.2
	F-1	CORRIDOR 3	E304	9	203	0	12	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-2	CORRIDOR 4	E305	9	355	0	21	25	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-2	CORRIDOR 5	E309	9	124	0	7	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.2
	-	ELEC	E306	9	10	0	0	0	0	0	NO VENTILATION REQUIRED
	-	STORAGE	E307	9	3	0	0	0	0	0	NO VENTILATION REQUIRED
FOURTH	F-1	CORRIDOR 1	E401	9	263	0	16	20	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-1	CORRIDOR 3	E404	9	202	0	12	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-2	CORRIDOR 4	E405	9	355	0	21	25	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
	F-1	CORRIDOR 2	E403	9	114	0	7	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.2
	-	ELEC	E406	9	10	0	0	0	0	0	NO VENTILATION REQUIRED
	-	STORAGE	E407	9	3	0	0	0	0	0	NO VENTILATION REQUIRED
	F-2	CORRIDOR 5	E409	9	124	0	7	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
TOTALS					10677	12	621	720	0	0	

MECHANICAL MINIMUM VENTILATION RATES SCHEDULE NEW BUILDING

FLOOR	UNIT TAG	ROOM NAME	NUMBER	AREA (FT2)	OCCUPANCY (PEOPLE)	PEOPLE OUTDOOR AIRFLOW	AREA OUTDOOR AIRFLOW	REQUIRED OUTDOOR AIRFLOW (CFM)	SPECIFIED OUTDOOR AIRFLOW (CFM)	REQUIRED EXHAUST AIRFLOW (CFM)	SPECIFIED EXHAUST AIRFLOW (CFM)	COMMENTS
FIRST	AH-3	CORRIDOR / MAIL	103	164	0	0	10	10	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		COMMUNITY ROOM	106	559	6	28	34	61	65	0	0	MAIN ENTRY LOBBIES - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		OFFICE	107	107	1	3	6	9	10	0	0	OFFICE SPACE - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		OFFICE	109	101	1	3	6	9	10	0	0	OFFICE SPACE - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.2
		DATA / IT	111	16	0	0	0	0	0	0	0	NO VENTILATION REQUIRED
		RR	104	61	0	0	0	0	0	50	80	BATHROOM/TOILET-PRIVATE - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		RR	105	56	0	0	0	0	0	50	80	BATHROOM/TOILET-PRIVATE - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.2
		MECH/ELEC	114	252	0	0	0	0	0	0	0	NO VENTILATION REQUIRED
		TRASH	113	169	0	0	0	0	0	0	170	NO VENTILATION REQUIRED
		MEC H.	108	34	0	0	0	0	0	0	0	NO VENTILATION REQUIRED
SECOND	AH-4	CORRIDOR	202	177	0	0	11	11	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		CORRIDOR	203	140	0	0	8	8	10	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		CORRIDOR	204	965	0	0	58	58	60	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		TRASH	206	55	0	0	0	0	0	0	55	NO VENTILATION REQUIRED
		UTILITY	207	66	0	0	0	0	0	0	0	NO VENTILATION REQUIRED
THIRD	AH-4	CORRIDOR	302	177	0	0	11	11	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		CORRIDOR	303	140	0	0	8	8	0	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		CORRIDOR	304	965	0	0	58	58	60	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		TRASH	306	55	0	0	0	0	0	0	55	NO VENTILATION REQUIRED
		UTILITY	307	66	0	0	0	0	0	0	0	NO VENTILATION REQUIRED
FOURTH	AH-4	CORRIDOR	402	177	0	0	11	11	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		CORRIDOR	403	140	0	0	8	8	0	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		CORRIDOR	404	965	0	0	58	58	60	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		TRASH	406	55	0	0	0	0	0	0	55	NO VENTILATION REQUIRED
		UTILITY	407	66	0	0	0	0	0	0	0	NO VENTILATION REQUIRED
FIFTH	AH-4	CORRIDOR	502	177	0	0	11	11	15	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		CORRIDOR	503	140	0	0	8	8	0	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		CORRIDOR	504	965	0	0	58	58	60	0	0	CORRIDORS - 2021 MICHIGAN MECHANICAL CODE TABLE 403.3.1.1
		TRASH	506	55	0	0	0	0	0	0	55	NO VENTILATION REQUIRED
		UTILITY	507	66	0	0	0	0	0	0	0	NO VENTILATION REQUIRED
TOTALS				7131	7	33	364	397	405	100	550	

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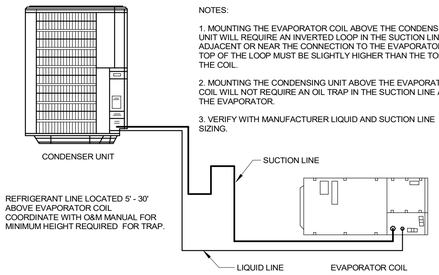
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MECHANICAL SCHEDULES

M3.2

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NOTES:

1. MOUNTING THE EVAPORATOR COIL ABOVE THE CONDENSING UNIT WILL REQUIRE AN INVERTED LOOP IN THE SUCTION LINE ADJACENT OR NEAR THE CONNECTION TO THE EVAPORATOR. THE TOP OF THE LOOP MUST BE SLIGHTLY HIGHER THAN THE TOP OF THE COIL.

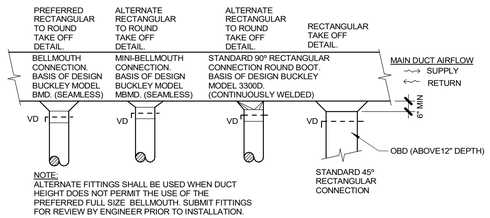
2. MOUNTING THE CONDENSING UNIT ABOVE THE EVAPORATOR COIL WILL NOT REQUIRE AN OIL TRAP IN THE SUCTION LINE AT THE EVAPORATOR.

3. VERIFY WITH MANUFACTURER LIQUID AND SUCTION LINE SIZING.

REFRIGERANT LINE LOCATED 5' - 30' ABOVE EVAPORATOR COIL. COORDINATE WITH O&M MANUAL FOR MINIMUM HEIGHT REQUIRED FOR TRAP.

8 M5.1 REFRIGERATION PIPING DIAGRAM

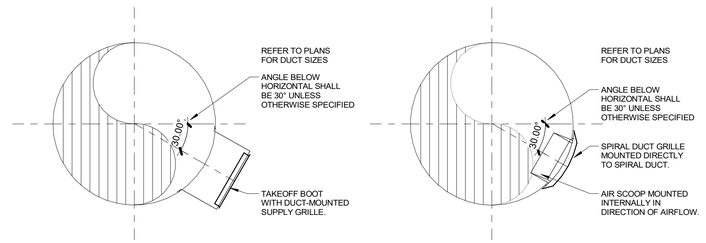
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NOTE:
ALTERNATE FITTINGS SHALL BE USED WHEN DUCT HEIGHT DOES NOT PERMIT THE USE OF THE PREFERRED FULL SIZE BELLMOUTH. SUBMIT FITTINGS FOR REVIEW BY ENGINEER PRIOR TO INSTALLATION.

7 M5.1 LOW VELOCITY BRANCH DUCT DETAIL

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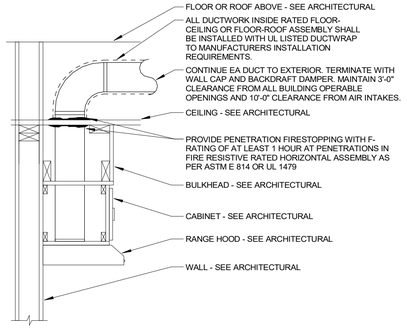
6 M5.1 EXPOSED SUPPLY DUCT TAKE-OFF

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GENERAL MECHANICAL NOTES

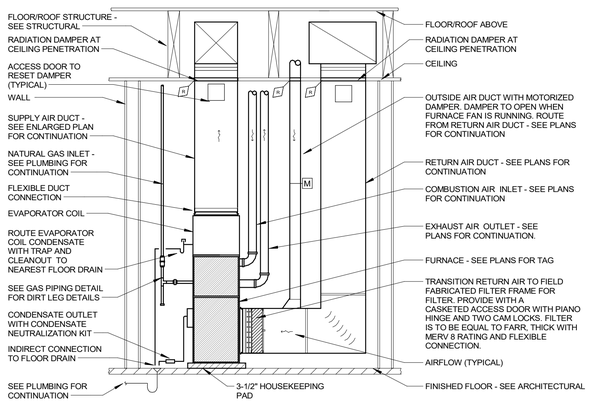
(THESE NOTES APPLY TO ALL MECHANICAL DRAWINGS)

1. CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
2. COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER.
3. PROVIDE DUCT RISES AND DROPS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.
4. DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, TRANSITIONS AND MATERIALS, NECESSARY FOR A COMPLETE SYSTEM.
5. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE, REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
6. USE OF COMBUSTIBLE MATERIALS IS NOT ALLOWED IN THE RETURN AIR PLENUM. MATERIALS USED IN THE PLENUM SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25, AND SMOKE DEVELOPED RATING NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. ALL EXPOSED WIRING IN THE PLENUM SHALL BE PLENUM RATED.
7. SEAL ALL UNDER FLOOR PENETRATIONS AIR TIGHT.
8. FIELD VERIFY ALL DIMENSIONS BEFORE INSTALLATION OF MATERIALS AND EQUIPMENT.
9. FIELD VERIFY ALL QUANTITIES OF EQUIPMENT.
10. VERIFY ALL MECHANICAL WORK WITH ARCHITECTURAL SHEETS. COORDINATE WORK REQUIRED IN CONJUNCTION WITH ALL OTHER TRADES.
11. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
12. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF DISCREPANCIES EXIST BETWEEN MANUFACTURER'S INFORMATION AND DRAWINGS.
13. PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
14. FURNISH AND INSTALL A TRAPPED CONDENSATE FROM ALL EVAPORATOR COIL CONNECTIONS TO A FLOOR DRAIN OR APPROVED DISCHARGE POINT.
15. PROPERLY SEAL AND INSULATE ALL SHEET METAL DUCTS/VENTS PER THE SPECIFICATIONS TO INCLUDE SUPPLY, RETURN AND EXHAUST DUCT. REFER TO SPECIFICATIONS.
16. SEE PLUMBING PLANS FOR GAS PIPE ROUTING
17. ACTUAL LOCATION OF GRILLES AND DIFFUSERS SHALL BE COORDINATED WITH REFLECTED CEILING PLAN. IF THERE ARE ANY DISCREPANCIES VERIFY FINAL LOCATION WITH ARCHITECT/ENGINEER.
18. PAINT INTERIOR OF DUCT AT SUPPLY / RETURN GRILLES FLAT BLACK.
19. INSTALL THERMOSTATS/SENSORS AT 48" AFF TO TOP OF THERMOSTAT/SENSORS, UNLESS NOTED OTHERWISE.
20. IN AREAS OF DOUBLE WALL DUCTWORK, THE DIMENSIONS LISTED ARE THE FREE AREA WITHIN THE DUCT LINER.
21. AT THE PVC COMBUSTION AIR INTAKE AND VENTING FURNISH AND INSTALL CODE COMPLIANT FIRE STOP COLLARS WHERE PIPES PENETRATE THE CEILING OR WALLS.
22. ALL DUCTWORK MUST BE A MINIMUM OF 26 GAUGE GALVANIZED STEEL.
23. REFER TO STRUCTURAL DRAWINGS FOR LIMITATIONS OF CUTTING, NOTCHING, AND BORING OF ALL STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO, WOOD STUDS (INTERIOR AND EXTERIOR), TOP AND BOTTOM PLATES, JOISTS, BEAMS, AND RIM BOARDS.



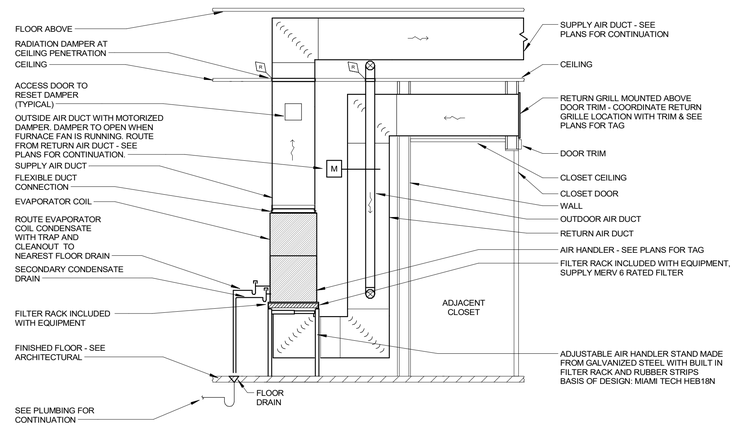
5 M5.1 KITCHEN EXHAUST DETAIL

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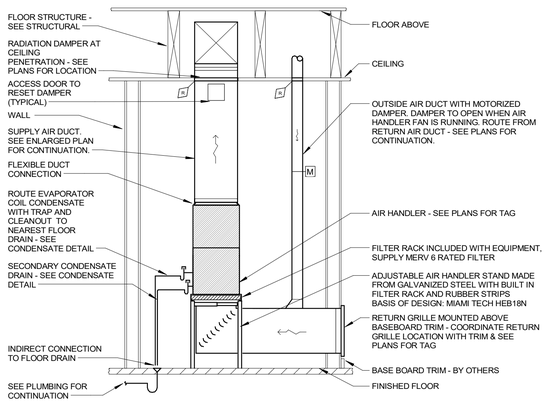
4 M5.1 FURNACE DETAIL

NOT TO SCALE



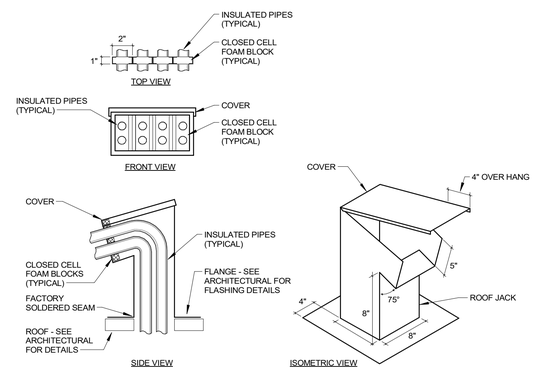
3 M5.1 AIR HANDLER - DOOR RETURN DETAIL

NOT TO SCALE



2 M5.1 AIR HANDLER - SIDEWALL RETURN DETAIL

NOT TO SCALE



NOTE: ROOF JACK SIZES MAY VARY DEPENDING ON NUMBER OF REFRIGERANT LINES GROUPED TOGETHER.

1 M5.1 REFRIGERANT ROOF JACK DETAIL

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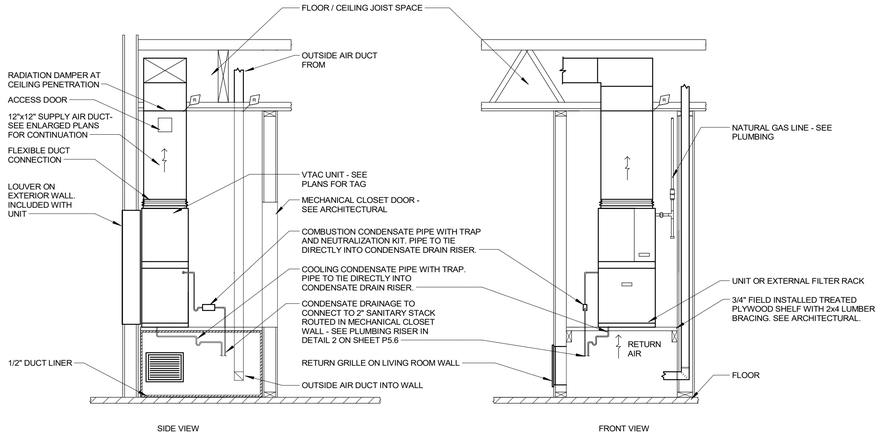
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MECHANICAL DETAILS

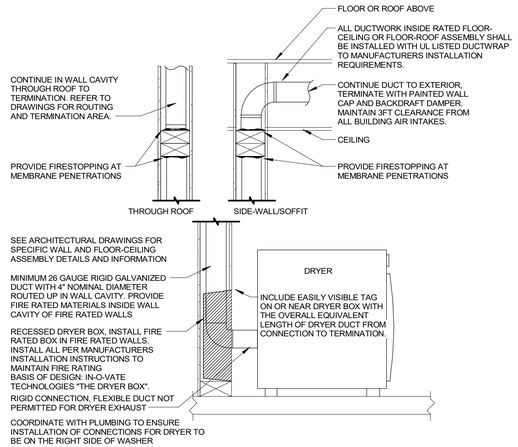
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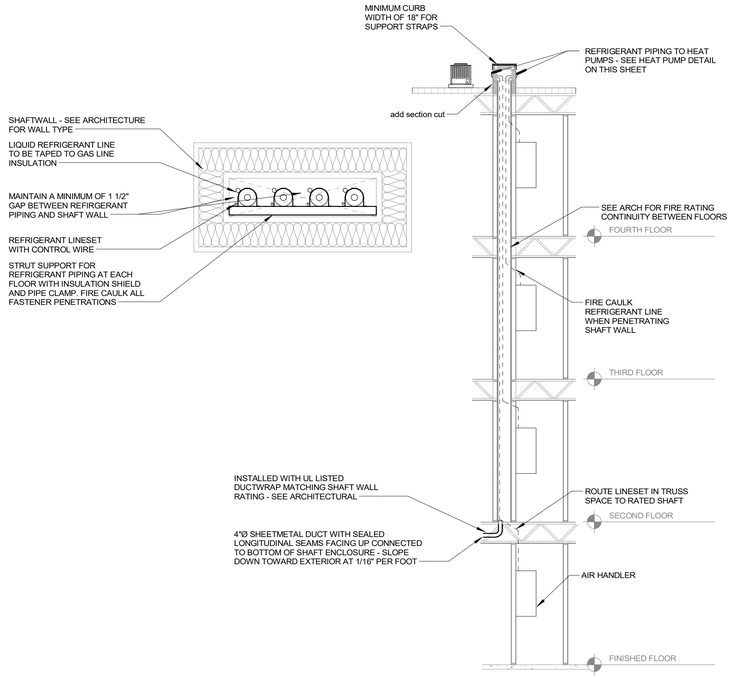
5 M5.2 VTAC UNIT DETAIL

NOT TO SCALE



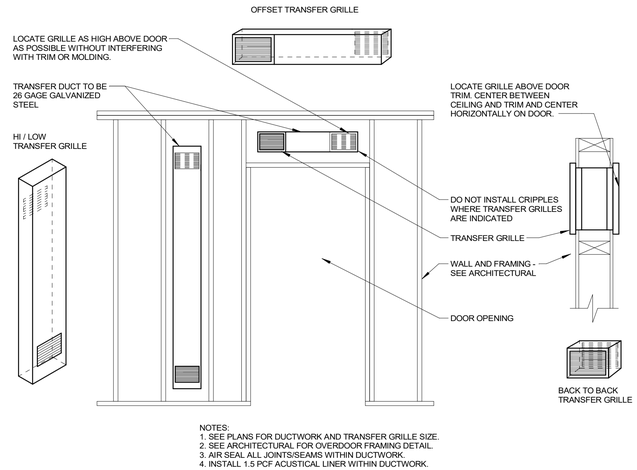
4 M5.2 DRYER VENT DETAIL - SIDEWALL/ROOF

NOT TO SCALE



3 M5.2 REFRIGERANT CHASE DETAIL - CONDENSER ON ROOF

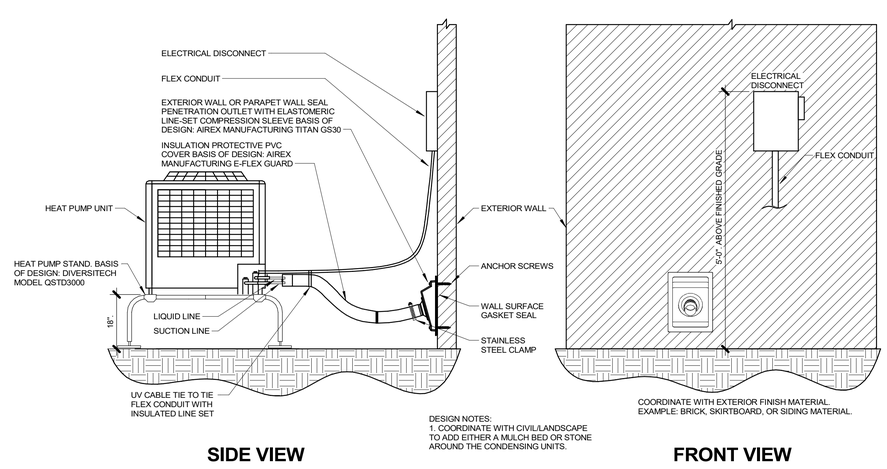
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NOTES:
1. SEE PLANS FOR DUCTWORK AND TRANSFER GRILLE SIZE.
2. SEE ARCHITECTURAL FOR OVERDOOR FRAMING DETAIL.
3. AIR SEAL ALL JOINTS/SEAMS WITHIN DUCTWORK.
4. INSTALL 1.5 PCF ACUSTICAL LINER WITHIN DUCTWORK.

2 M5.2 TRANSFER GRILLE DETAIL

NOT TO SCALE



DESIGN NOTES:
1. COORDINATE WITH CIVIL/LANDSCAPE TO ADD EITHER A MULCH BED OR STONE AROUND THE CONDENSING UNITS.

SIDE VIEW

COORDINATE WITH EXTERIOR FINISH MATERIAL. EXAMPLE: BRICK, SKIRTBOARD, OR SIDING MATERIAL.

FRONT VIEW

1 M5.2 HEAT PUMP UNIT DETAIL

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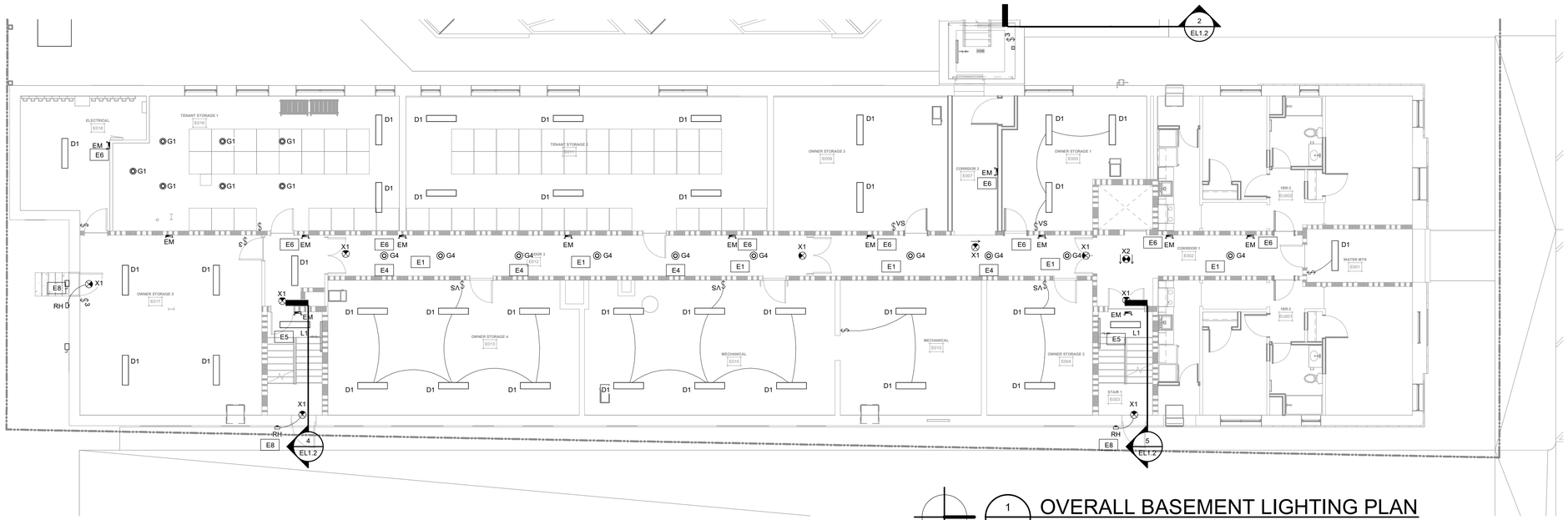
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M5.2

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E1	DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE(S). FURNISH AND INSTALL NEW LIGHTING FIXTURE IN THE SAME LOCATION. MAINTAIN EXISTING CONTROL AND CIRCUITING.
E4	FURNISH AND INSTALL NEW LIGHT CONNECTED TO ADJACENT LIGHT(S) AND CONTROLS.
E5	DISCONNECT EXISTING STAIRWELL LIGHTING IN EXISTING BUILDING FURNISH AND INSTALL NEW PER PLANS. UTILIZE EXISTING LIGHTING CIRCUIT.
E6	FURNISH AND INSTALL NEW EMERGENCY AND EXIT LIGHTING FROM ADJACENT EXISTING LIGHTING CIRCUIT.
E8	FURNISH EXIT SIGN WITH HIGH POWER BATTERY TO POWER REMOTE HEAD. FURNISH AND INSTALL 2 REMOTE HEADS ON EXTERIOR NEAR DOOR AT 8'-0" ABOVE FINISHED GRADE.



1 EL1.0 OVERALL BASEMENT LIGHTING PLAN

1/8" = 1'-0"

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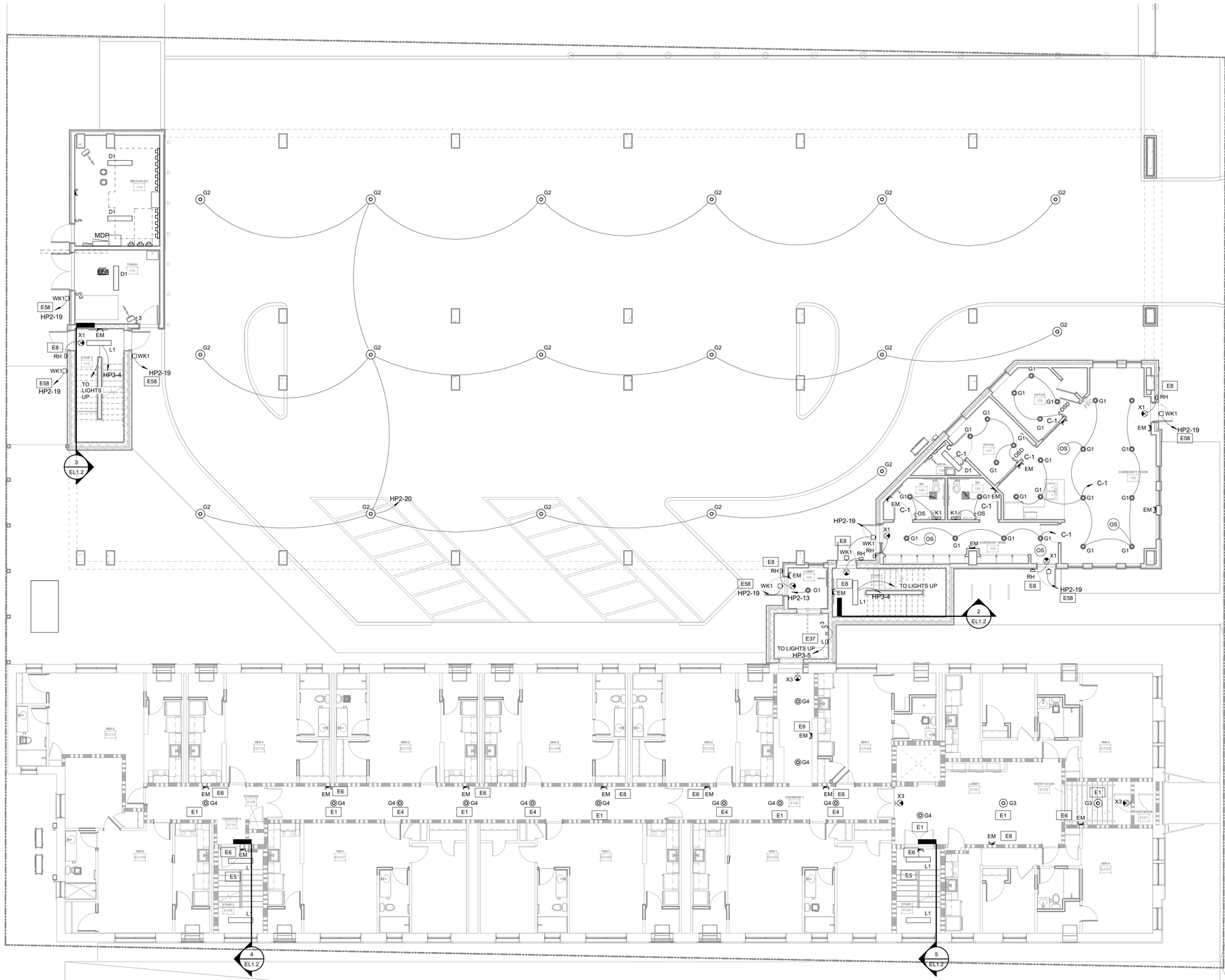
OVERALL BASEMENT LIGHTING PLAN

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E4	FURNISH AND INSTALL NEW LIGHT CONNECTED TO ADJACENT LIGHT(S) AND CONTROLS.
E5	DISCONNECT EXISTING STAIRWELL LIGHTING IN EXISTING BUILDING FURNISH AND INSTALL NEW PER PLANS. UTILIZE EXISTING LIGHTING CIRCUIT.
E6	FURNISH AND INSTALL NEW EMERGENCY AND EXIT LIGHTING FROM ADJACENT EXISTING LIGHTING CIRCUIT.
E8	FURNISH EXIT SIGN WITH HIGH POWER BATTERY TO POWER REMOTE HEAD. FURNISH AND INSTALL 2 REMOTE HEADS ON EXTERIOR NEAR DOOR AT 8'-0" ABOVE FINISHED GRADE.
E37	FURNISH AND INSTALL 3 TYPE "L" LIGHT FIXTURES, ONE AT THE LOWER LEVEL, ONE 1/2 WAY UP THE SHAFT AND 1 ABOVE THE 4TH FLOOR ELEVATOR DOOR. COORDINATE EXACT PLACEMENT WITH ELEVATOR CONTRACTOR.
E58	BUILDING MOUNTED LIGHTS CONTROLLED BY TIME CLOCK IN 207.INTERMATIC T104-50 BASIS OF DESIGN.



1 EL1.1 OVERALL FIRST FLOOR LIGHTING PLAN

1/8" = 1'-0"

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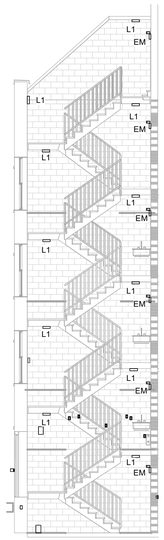
OVERALL 1ST FLOOR LIGHTING PLAN

EL1.1

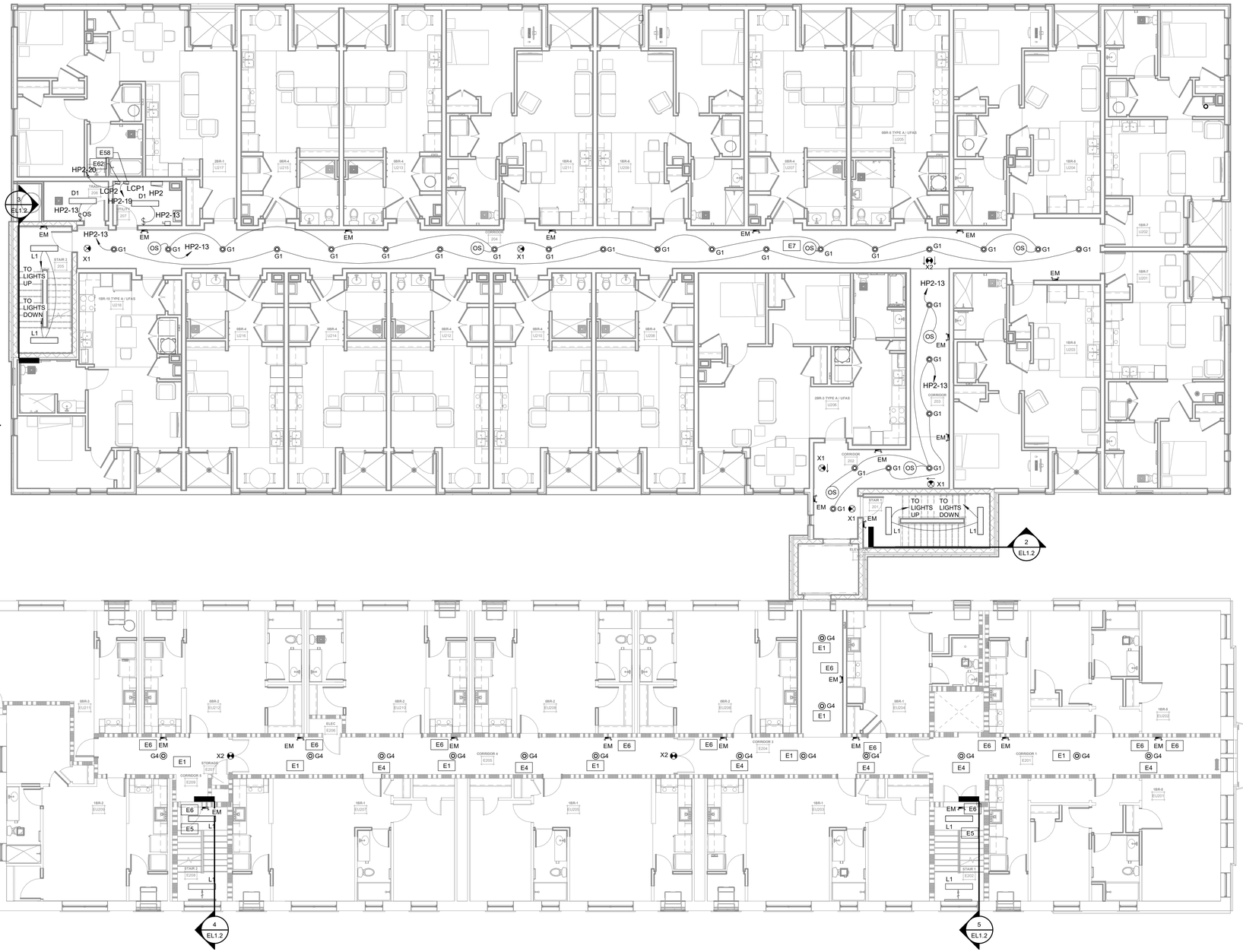
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ELECTRICAL KEYED NOTES

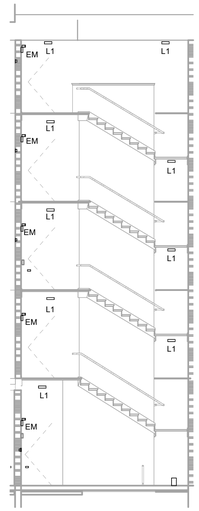
#	KEYED NOTE
E1	DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE(S). FURNISH AND INSTALL NEW LIGHTING FIXTURE IN THE SAME LOCATION. MAINTAIN EXISTING CONTROL AND CIRCUITING.
E4	FURNISH AND INSTALL NEW LIGHT CONNECTED TO ADJACENT LIGHT(S) AND CONTROLS.
E5	DISCONNECT EXISTING STAIRWELL LIGHTING IN EXISTING BUILDING FURNISH AND INSTALL NEW PER PLANS. UTILIZE EXISTING LIGHTING CIRCUIT.
E6	FURNISH AND INSTALL NEW EMERGENCY AND EXIT LIGHTING FROM ADJACENT EXISTING LIGHTING CIRCUIT.
E7	OCCUPANCY SENSOR TO CONTROL 2/3 OF CORRIDOR LIGHTS. 1/3 REMAINS ON AT ALL TIMES.
E58	BUILDING MOUNTED LIGHTS CONTROLLED BY TIME CLOCK IN 207.INTERMATIC T104-50 BASIS OF DESIGN.
E62	PARKING STRUCTURE LIGHTS CONTROLLED BY TIME CLOCK IN 207.INTERMATIC T104-50 BASIS OF DESIGN.

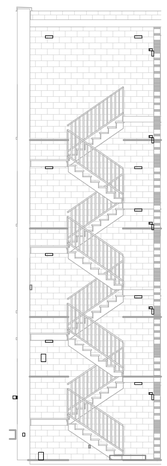


4 EL1.2 STAIR SECTION
1/8" = 1'-0"



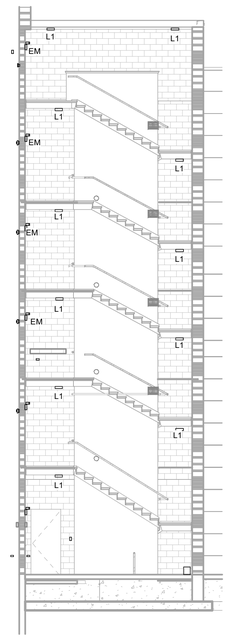
3 EL1.2 STAIR SECTION
1/8" = 1'-0"





5 EL1.2 STAIR SECTION
1/8" = 1'-0"

1 EL1.2 OVERALL SECOND FLOOR LIGHTING PLAN
1/8" = 1'-0"



2 EL1.2 STAIR SECTION
1/8" = 1'-0"

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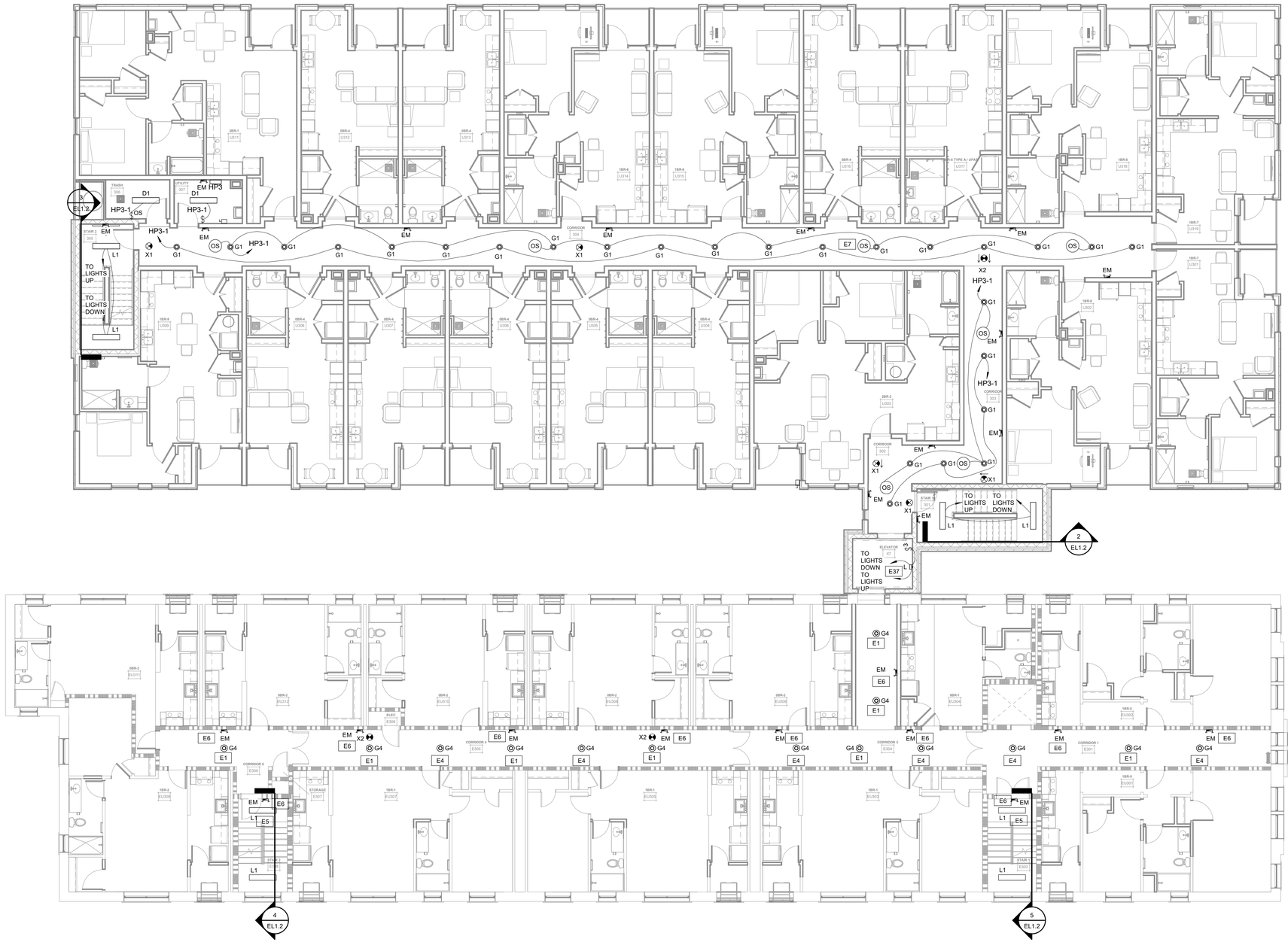
OVERALL 2ND FLOOR LIGHTING PLAN

EL1.2

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E1	DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE(S). FURNISH AND INSTALL NEW LIGHTING FIXTURE IN THE SAME LOCATION. MAINTAIN EXISTING CONTROL AND CIRCUITING.
E4	FURNISH AND INSTALL NEW LIGHT CONNECTED TO ADJACENT LIGHT(S) AND CONTROLS.
E5	DISCONNECT EXISTING STAIRWELL LIGHTING IN EXISTING BUILDING FURNISH AND INSTALL NEW PER PLANS. UTILIZE EXISTING LIGHTING CIRCUIT.
E6	FURNISH AND INSTALL NEW EMERGENCY AND EXIT LIGHTING FROM ADJACENT EXISTING LIGHTING CIRCUIT.
E7	OCCUPANCY SENSOR TO CONTROL 2/3 OF CORRIDOR LIGHTS. 1/3 REMAINS ON AT ALL TIMES.
E37	FURNISH AND INSTALL 3 TYPE "L" LIGHT FIXTURES, ONE AT THE LOWER LEVEL, ONE 1/2 WAY UP THE SHAFT AND 1 ABOVE THE 4TH FLOOR ELEVATOR DOOR. COORDINATE EXACT PLACEMENT WITH ELEVATOR CONTRACTOR.



1 EL1.3 OVERALL THIRD FLOOR LIGHTING PLAN

1/8" = 1'-0"

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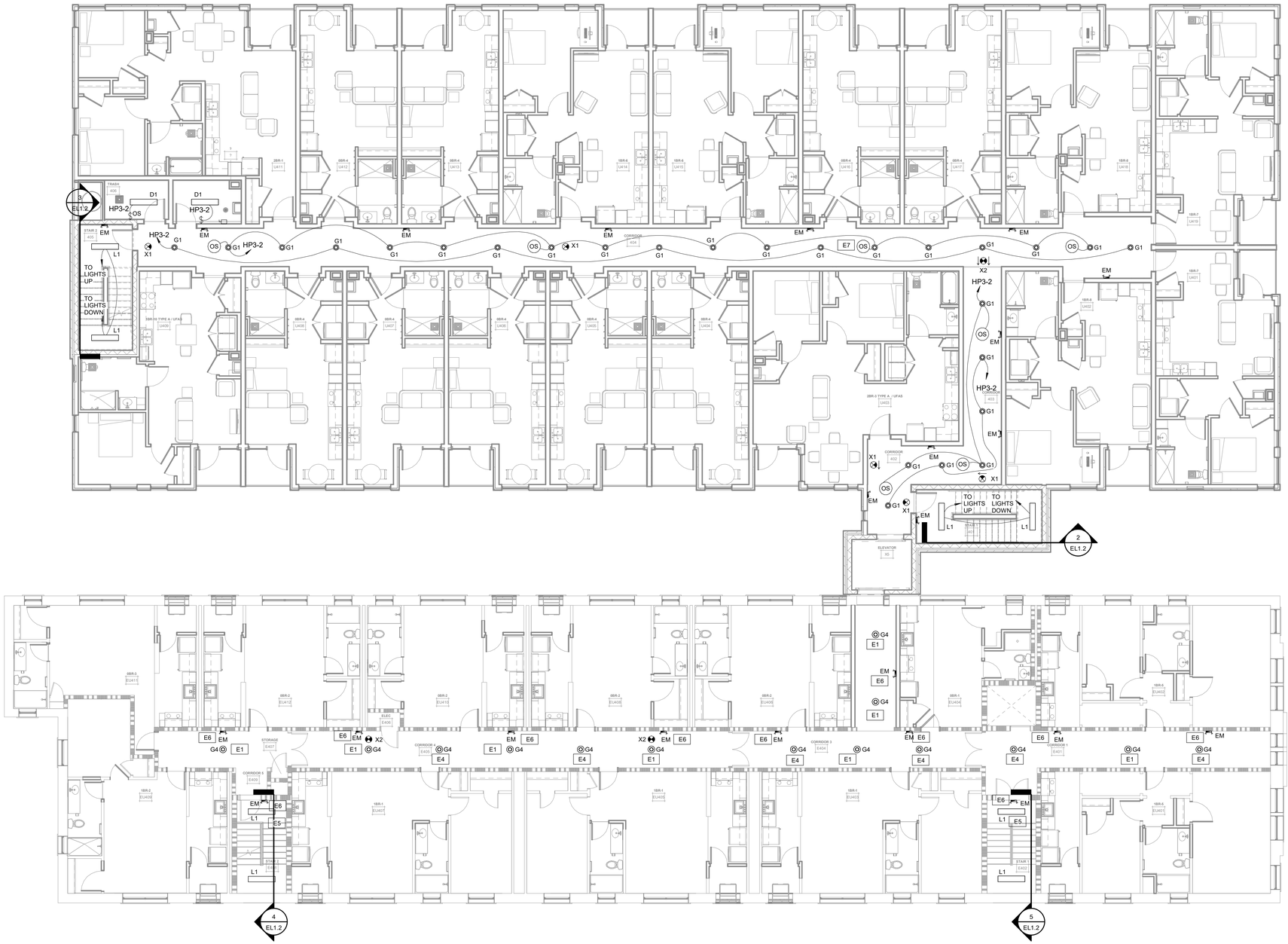
OVERALL 3RD FLOOR LIGHTING PLAN

EL1.3

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E1	DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE(S). FURNISH AND INSTALL NEW LIGHTING FIXTURE IN THE SAME LOCATION. MAINTAIN EXISTING CONTROL AND CIRCUITING.
E4	FURNISH AND INSTALL NEW LIGHT CONNECTED TO ADJACENT LIGHT(S) AND CONTROLS.
E5	DISCONNECT EXISTING STAIRWELL LIGHTING IN EXISTING BUILDING FURNISH AND INSTALL NEW PER PLANS. UTILIZE EXISTING LIGHTING CIRCUIT.
E6	FURNISH AND INSTALL NEW EMERGENCY AND EXIT LIGHTING FROM ADJACENT EXISTING LIGHTING CIRCUIT.
E7	OCCUPANCY SENSOR TO CONTROL 2/3 OF CORRIDOR LIGHTS. 1/3 REMAINS ON AT ALL TIMES.



1 EL1.4 OVERALL FOURTH FLOOR LIGHTING PLAN

1/8" = 1'-0"

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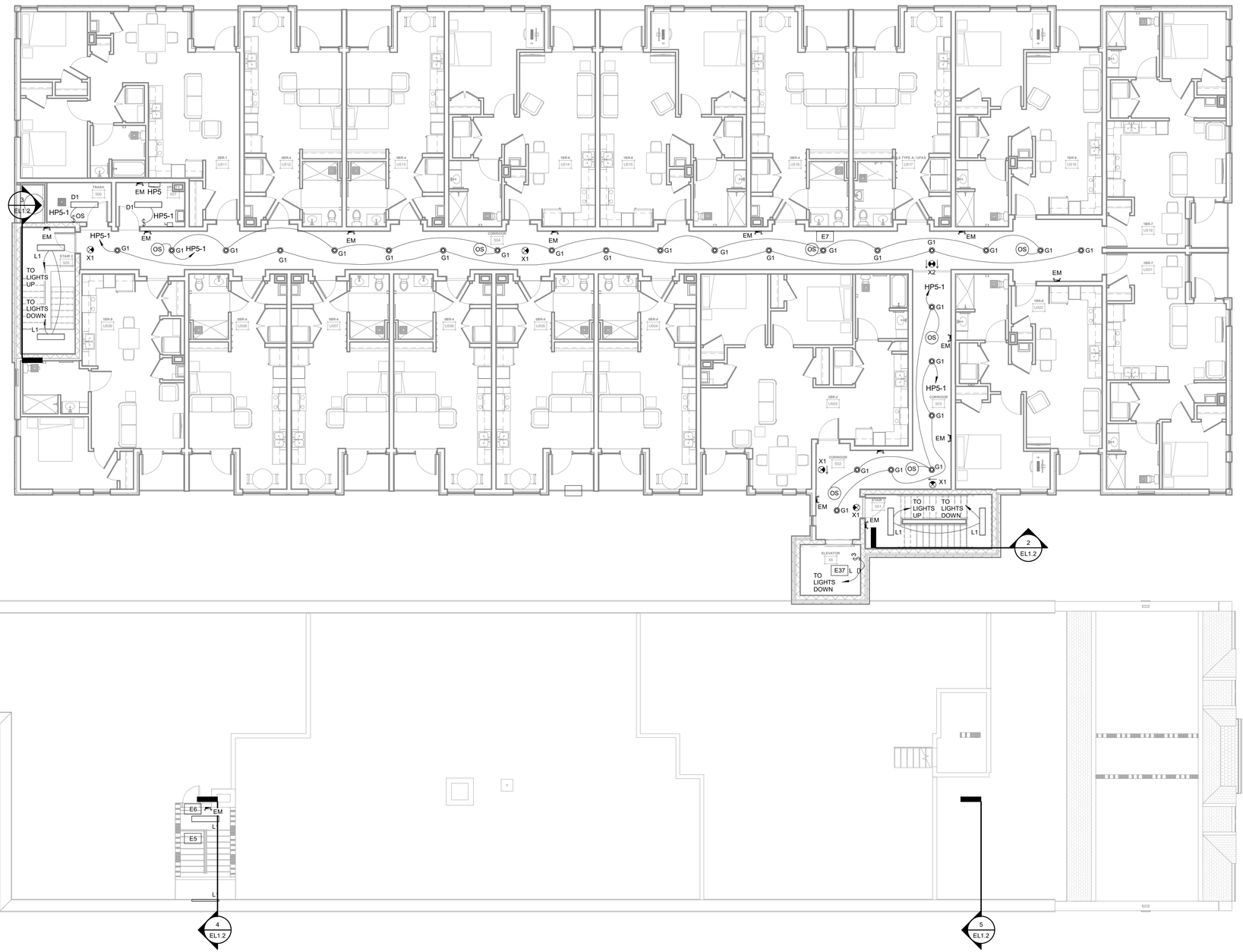
OVERALL 4TH FLOOR LIGHTING PLAN

EL1.4

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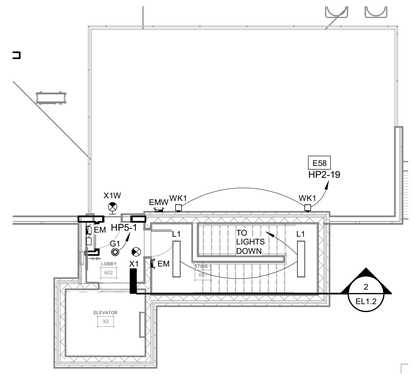
ELECTRICAL KEYED NOTES

#	KEYED NOTE
E5	DISCONNECT EXISTING STAIRWELL LIGHTING IN EXISTING BUILDING FURNISH AND INSTALL NEW PER PLANS. UTILIZE EXISTING LIGHTING CIRCUIT.
E6	FURNISH AND INSTALL NEW EMERGENCY AND EXIT LIGHTING FROM ADJACENT EXISTING LIGHTING CIRCUIT.
E7	OCCUPANCY SENSOR TO CONTROL 2/3 OF CORRIDOR LIGHTS. 1/3 REMAINS ON AT ALL TIMES.
E37	FURNISH AND INSTALL 3 TYPE "L" LIGHT FIXTURES, ONE AT THE LOWER LEVEL, ONE 1/2 WAY UP THE SHAFT AND 1 ABOVE THE 4TH FLOOR ELEVATOR DOOR. COORDINATE EXACT PLACEMENT WITH ELEVATOR CONTRACTOR.
E58	BUILDING MOUNTED LIGHTS CONTROLLED BY TIME CLOCK IN 207.INTERMATIC T104-50 BASIS OF DESIGN.



OVERALL FIFTH FLOOR LIGHTING PLAN

1 / EL1.5 — 1/8" = 1'-0"



PARTIAL ROOF LIGHTING PLAN

2 / EL1.5 — 1/8" = 1'-0"

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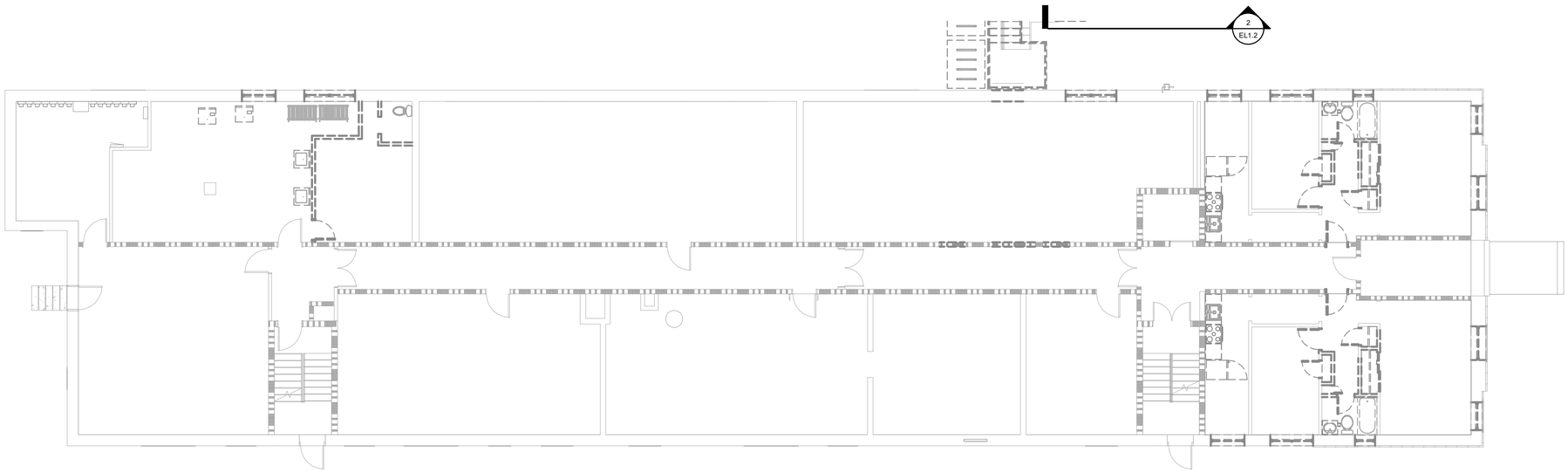
OVERALL 5TH FLOOR LIGHTING PLAN

EL1.5

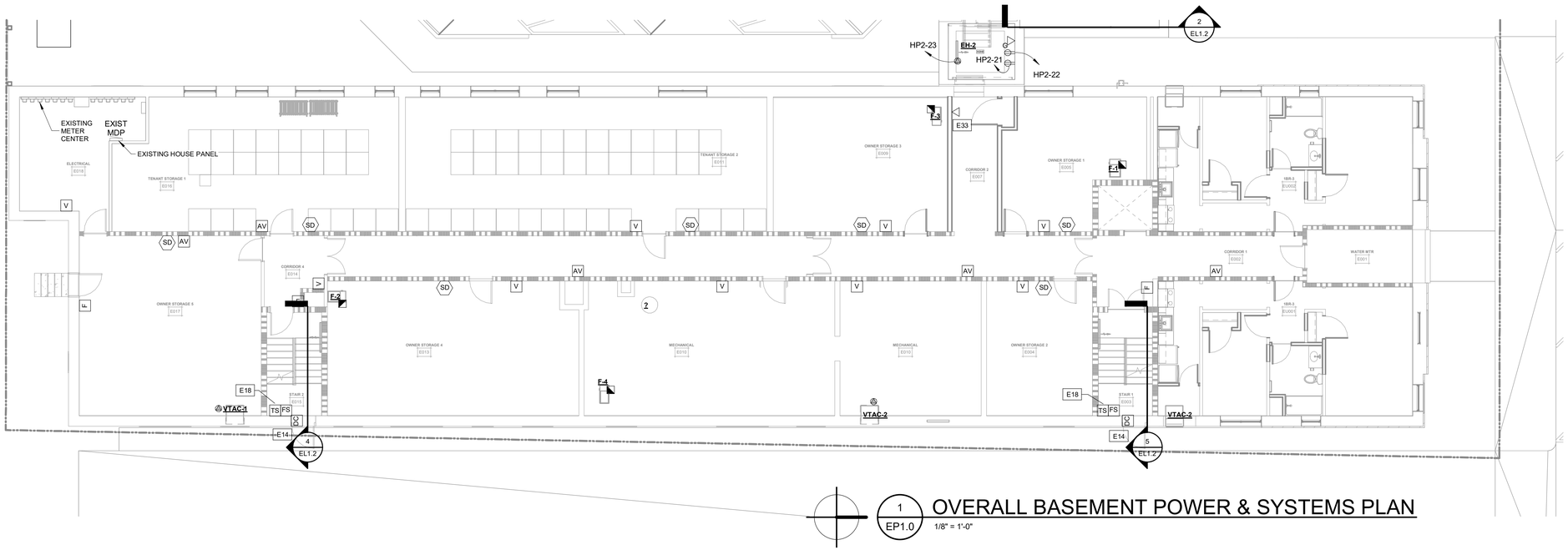
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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E14	AT STAIRWELL EXTERIOR DOOR PROVIDE A NOTIFIER DEVICE TO HAVE AN AUDIBLE ALARM GO OFF UPON DOOR BEING LEFT OPEN FOR A PREDETERMINED AMOUNT OF TIME. DEVICE IS TO HAVE AN ADJUSTABLE TIMER.
E18	FURNISH AND INSTALL FLOW AND TAMPER SWITCHES TIED TO THE FIRE ALARM SYSTEM. VERIFY LOCATION & QUANTITY WITH FIRE SUPPRESSION CONTRACTOR
E33	FURNISH AND INSTALL DATA DROP AT 42" AFF FOR ELEVATOR EMERGENCY PHONE.



2 EP1.0 OVERALL BASEMENT DEMO PLAN
1/8" = 1'-0"



1 EP1.0 OVERALL BASEMENT POWER & SYSTEMS PLAN
1/8" = 1'-0"

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OVERALL BASEMENT POWER & SYSTEMS PLAN

EP1.0

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E10	CARD READER BASIS OF DESIGN
E11	FURNISH AND INSTALL JUNCTION BOXES AT EACH LOCATION SHOWN FOR POWERED DOORS AND ENERGIZE BOTH DOORS WITH CIRCUIT SHOWN. EXTERIOR PUSH BUTTON SHALL BE LOCATED ON PEDESTAL. COORDINATE WITH ARCHITECTURAL PLANS. INTERCONNECT PUSHBUTTON AND CARD READER
E14	AT STAIRWELL EXTERIOR DOOR PROVIDE A NOTIFIER DEVICE TO HAVE AN AUDIBLE ALARM GO OFF UPON DOOR BEING LEFT OPEN FOR A PREDETERMINED AMOUNT OF TIME. DEVICE IS TO HAVE AN ADJUSTABLE TIMER.
E15	FOR BUILDING INTERCOM SYSTEM, FURNISH AND INSTALL TELEPHONE DEVICE IN OFFICE 107. CONNECTED TO INTERCOM MASTER STATION.
E16	4'x4' 3/4" FIRE TREATED PLYWOOD PAINTED BLACK TELEPHONE TERMINATION BOARD AND GROUND BAR. ROUTE ALL DATA DEVICES BACK TO BOARD.
E18	FURNISH AND INSTALL FLOW AND TAMPER SWITCHES TIED TO THE FIRE ALARM SYSTEM. VERIFY LOCATION & QUANTITY WITH FIRE SUPPRESSION CONTRACTOR
E22	COORDINATE WITH FIRE PROTECTION CONTRACTOR IF A PIV IS REQUIRED. IF SO PROVIDE A TAMPER SWITCH AS WELL UKUK.
E23	FURNISH AND INSTALL (2) 2" PVC CONDUIT ABOVE CEILING FOR ALL LOW VOLTAGE CABLING TO BE ROUTED ABOVE CEILING. TYPICAL OF ALL FLOORS. FIRE CAULK AND SLEEVE AS REQUIRED PER WALL RATING.
E33	FURNISH AND INSTALL DATA DROP AT 42" AFF FOR ELEVATOR EMERGENCY PHONE.
E35	FURNISH AND INSTALL 3 GFCI RECEPTACLES, ONE AT THE LOWER LEVEL AND TWO EVENLY SPACE ABOVE UP THE SHAFT.
E36	FURNISH AND INSTALL DATA DROP FOR ELEVATOR COMMUNICATION.
E57	TRASH CHUTE: FURNISH 1 CONNECTION FOR CONTROL PANEL. FURNISH AND INSTALL 1 SMOKE DETECTOR AT DISCHARGE ROOM WITH AUX CONTACT FOR INTERLOCK WITH TRASH CHUTE CONTROL PANELS. FURNISH AND INSTALL 1 HEAT DETECTOR AT EACH BOTTOM INTAKE. EC TO ROUTE ALL INTERLOCKING CONTROL WIRING. BASED ON COLUMBIA CHUTES, COORDINATE EXACT REQUIREMENTS WITH APPROVED SHOP DRAWINGS.

GENERATOR

3 EL1.2

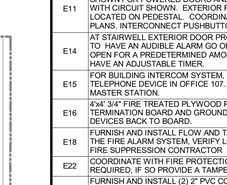
2 EP1.1

2 EL1.2

4 EL1.2

5 EL1.2

1 OVERALL FIRST FLOOR POWER & SYSTEMS PLAN
EP1.1 1/8" = 1'-0"



2 ENLARGED LOBBY PLAN
EP1.1 1/4" = 1'-0"

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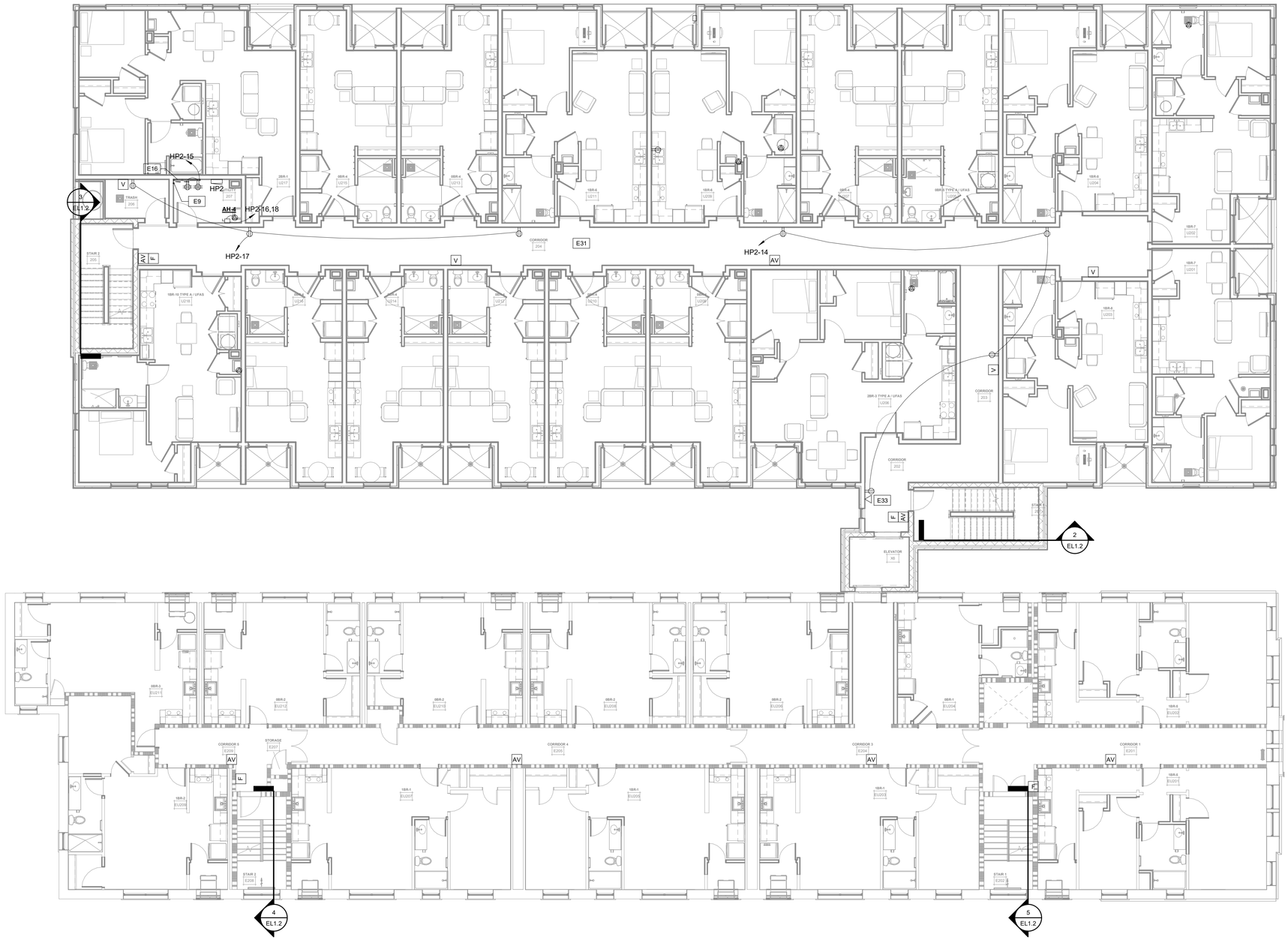
OVERALL 1ST FLOOR POWER & SYSTEMS PLAN

EP1.1

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E9	FURNISH AND INSTALL 4" PVC CONDUIT SLEEVE AT EACH FLOOR. ROUTE ALL LOW VOLTAGE WIRING TO THIS LOCATION AND DOWN TO LOWER FLOOR TECHNOLOGY BACKBOARD.
E16	4'x4' 3/4" FIRE TREATED PLYWOOD PAINTED BLACK TELEPHONE TERMINATION BOARD AND GROUND BAR, ROUTE ALL DATA DEVICES BACK TO BOARD.
E31	AT HALLWAYS FURNISH AND INSTALL J-HOOKS AT 30" O.C. FOR CABLING. COORDINATE EXACT LOCATION WITH PLUMBING, MECHANICAL AND FIRE PROTECTION
E33	FURNISH AND INSTALL DATA DROP AT 42" AFF FOR ELEVATOR EMERGENCY PHONE.



1 EP1.2 OVERALL SECOND FLOOR POWER & SYSTEMS PLAN

1/8" = 1'-0"

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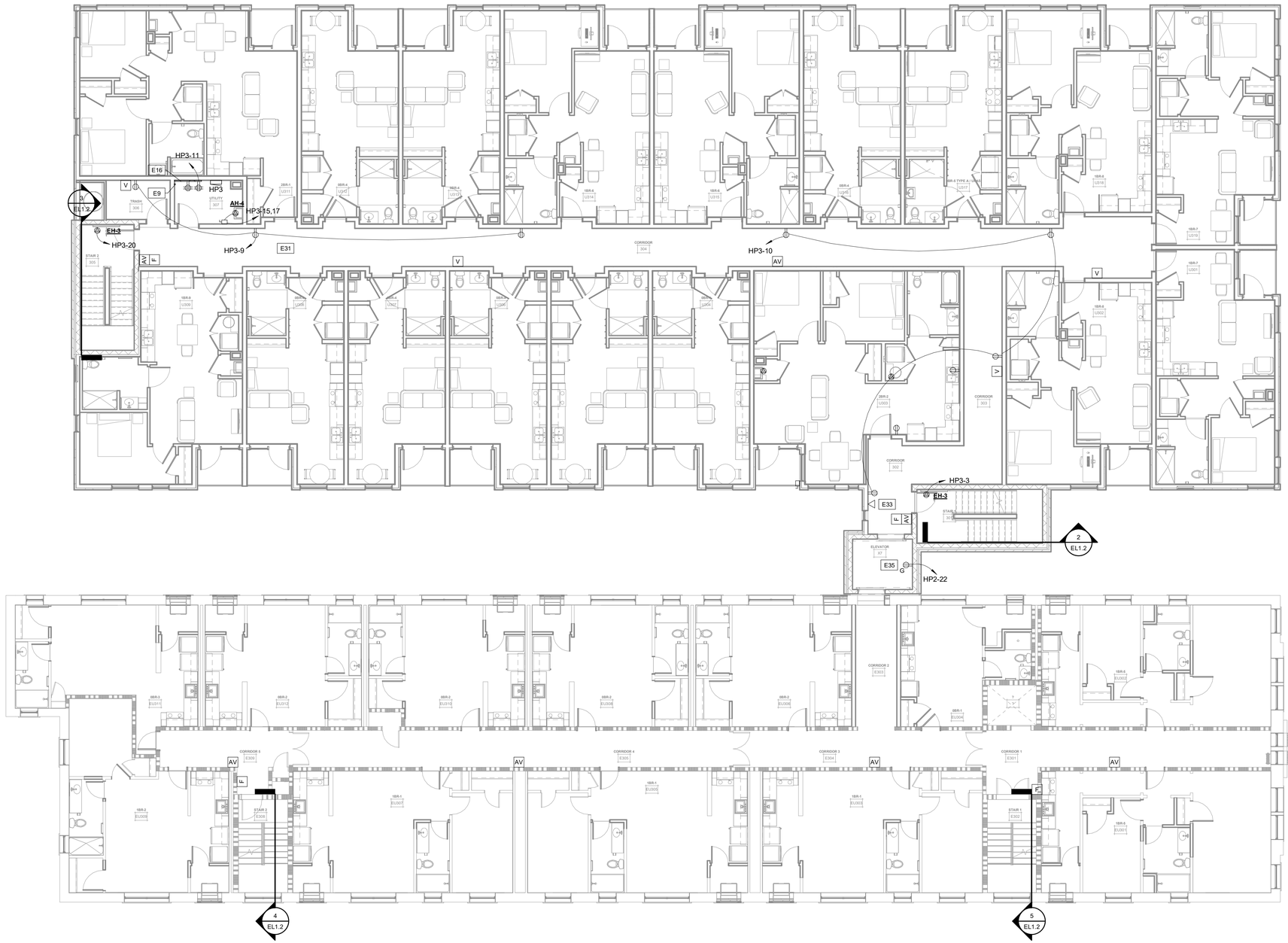
OVERALL 2ND FLOOR POWER & SYSTEMS PLAN

EP1.2

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E9	FURNISH AND INSTALL 4" PVC CONDUIT SLEEVE AT EACH FLOOR. ROUTE ALL LOW VOLTAGE WIRING TO THIS LOCATION AND DOWN TO LOWER FLOOR TECHNOLOGY BACKBOARD.
E16	4'x4' 3/4" FIRE TREATED PLYWOOD PAINTED BLACK TELEPHONE TERMINATION BOARD AND GROUND BAR, ROUTE ALL DATA DEVICES BACK TO BOARD.
E31	AT HALLWAYS FURNISH AND INSTALL J-HOOKS AT 30" O.C. FOR CABLING. COORDINATE EXACT LOCATION WITH PLUMBING, MECHANICAL AND FIRE PROTECTION
E33	FURNISH AND INSTALL DATA DROP AT 42" AFF FOR ELEVATOR EMERGENCY PHONE.
E35	FURNISH AND INSTALL 3 GFCI RECEPTACLES, ONE AT THE LOWER LEVEL AND TWO EVENLY SPACE ABOVE UP THE SHAFT.



1 EP1.3 OVERALL THIRD FLOOR POWER & SYSTEMS PLAN

1/8" = 1'-0"

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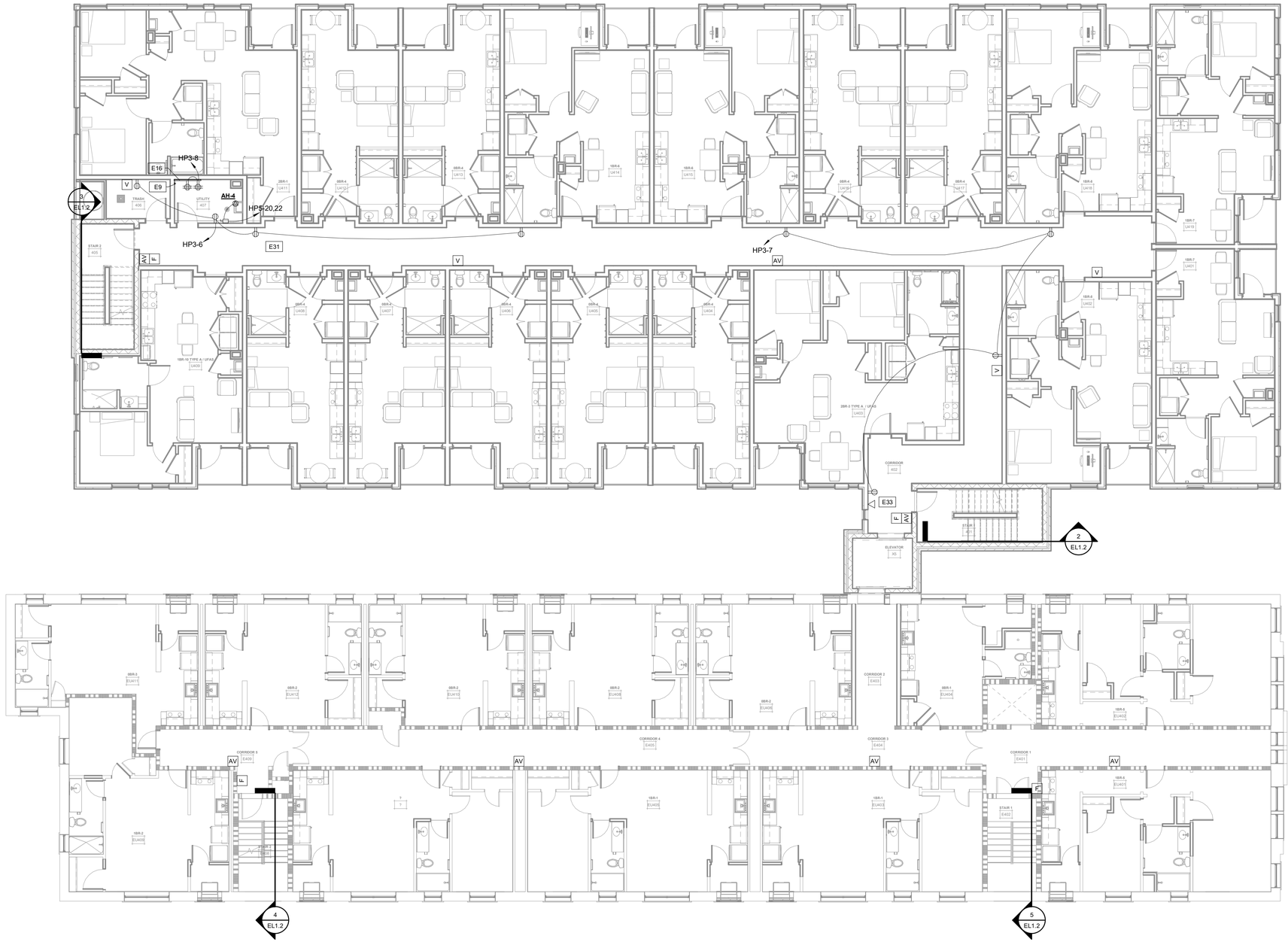
OVERALL 3RD FLOOR POWER & SYSTEMS PLAN

EP1.3

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E9	FURNISH AND INSTALL 4" PVC CONDUIT SLEEVE AT EACH FLOOR. ROUTE ALL LOW VOLTAGE WIRING TO THIS LOCATION AND DOWN TO LOWER FLOOR TECHNOLOGY BACKBOARD.
E16	4'x4' 3/4" FIRE TREATED PLYWOOD PAINTED BLACK TELEPHONE TERMINATION BOARD AND GROUND BAR, ROUTE ALL DATA DEVICES BACK TO BOARD.
E31	AT HALLWAYS FURNISH AND INSTALL J-HOOKS AT 30" O.C. FOR CABLING. COORDINATE EXACT LOCATION WITH PLUMBING, MECHANICAL AND FIRE PROTECTION
E33	FURNISH AND INSTALL DATA DROP AT 42" AFF FOR ELEVATOR EMERGENCY PHONE.



1 EP1.4 OVERALL FOURTH FLOOR POWER & SYSTEMS PLAN

1/8" = 1'-0"

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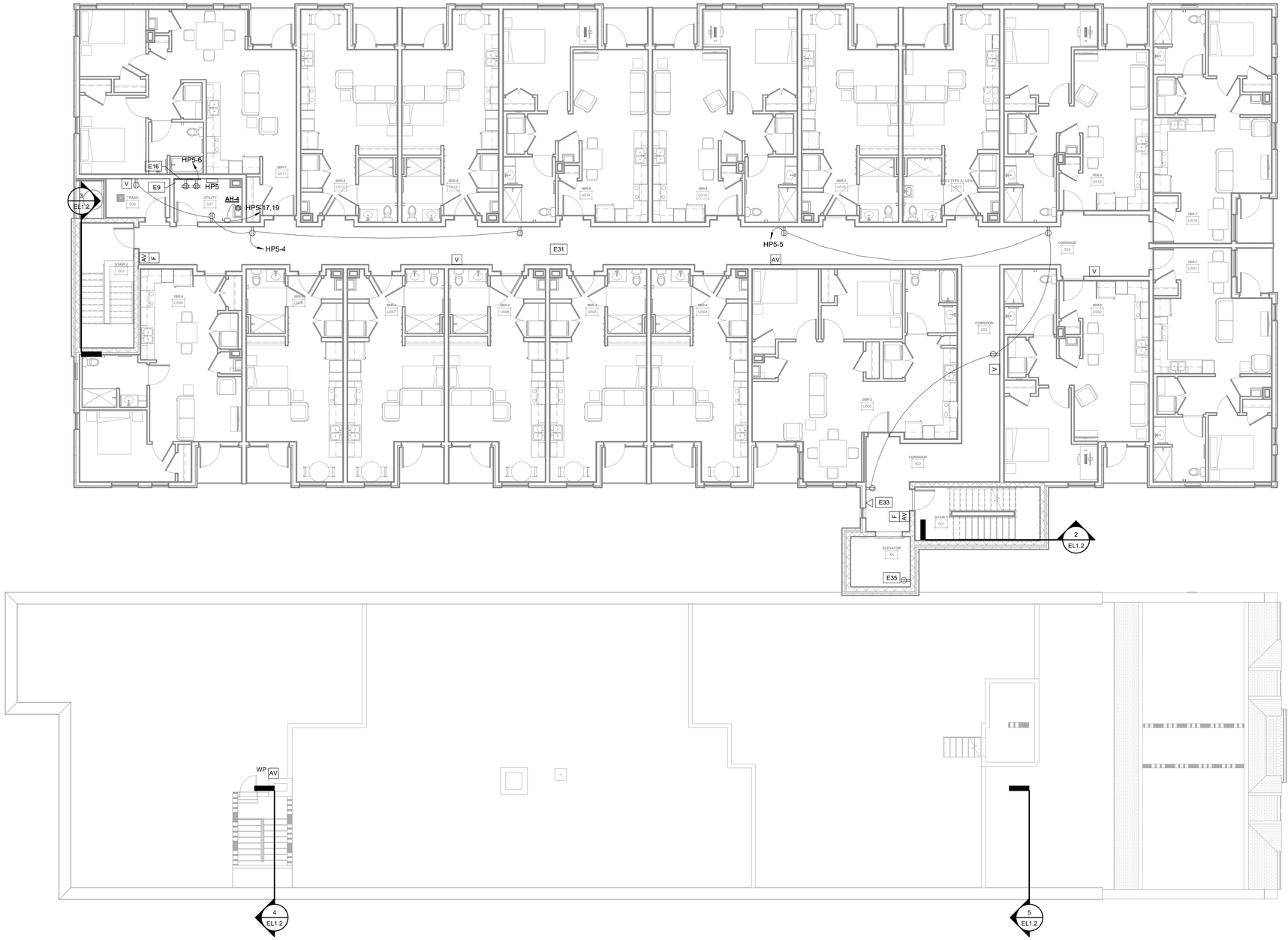
OVERALL 4TH FLOOR POWER & SYSTEMS PLAN

EP1.4

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E9	FURNISH AND INSTALL 4" PVC CONDUIT SLEEVE AT EACH FLOOR. ROUTE ALL LOW VOLTAGE WIRING TO THIS LOCATION AND DOWN TO LOWER FLOOR TECHNOLOGY BACKBOARD.
E16	4'x4' 3/4" FIRE TREATED PLYWOOD PAINTED BLACK TELEPHONE TERMINATION BOARD AND GROUND BAR, ROUTE ALL DATA DEVICES BACK TO BOARD.
E31	AT HALLWAYS FURNISH AND INSTALL J-HOOKS AT 30" O.C. FOR CABLING. COORDINATE EXACT LOCATION WITH PLUMBING, MECHANICAL AND FIRE PROTECTION
E33	FURNISH AND INSTALL DATA DROP AT 42" AFF FOR ELEVATOR EMERGENCY PHONE.
E35	FURNISH AND INSTALL 3 GFCI RECEPTACLES, ONE AT THE LOWER LEVEL AND TWO EVENLY SPACE ABOVE UP THE SHAFT.



1 EP1.5 OVERALL FIFTH FLOOR POWER & SYSTEMS PLAN

1/8" = 1'-0"

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PROJECT NUMBER	2024.0139

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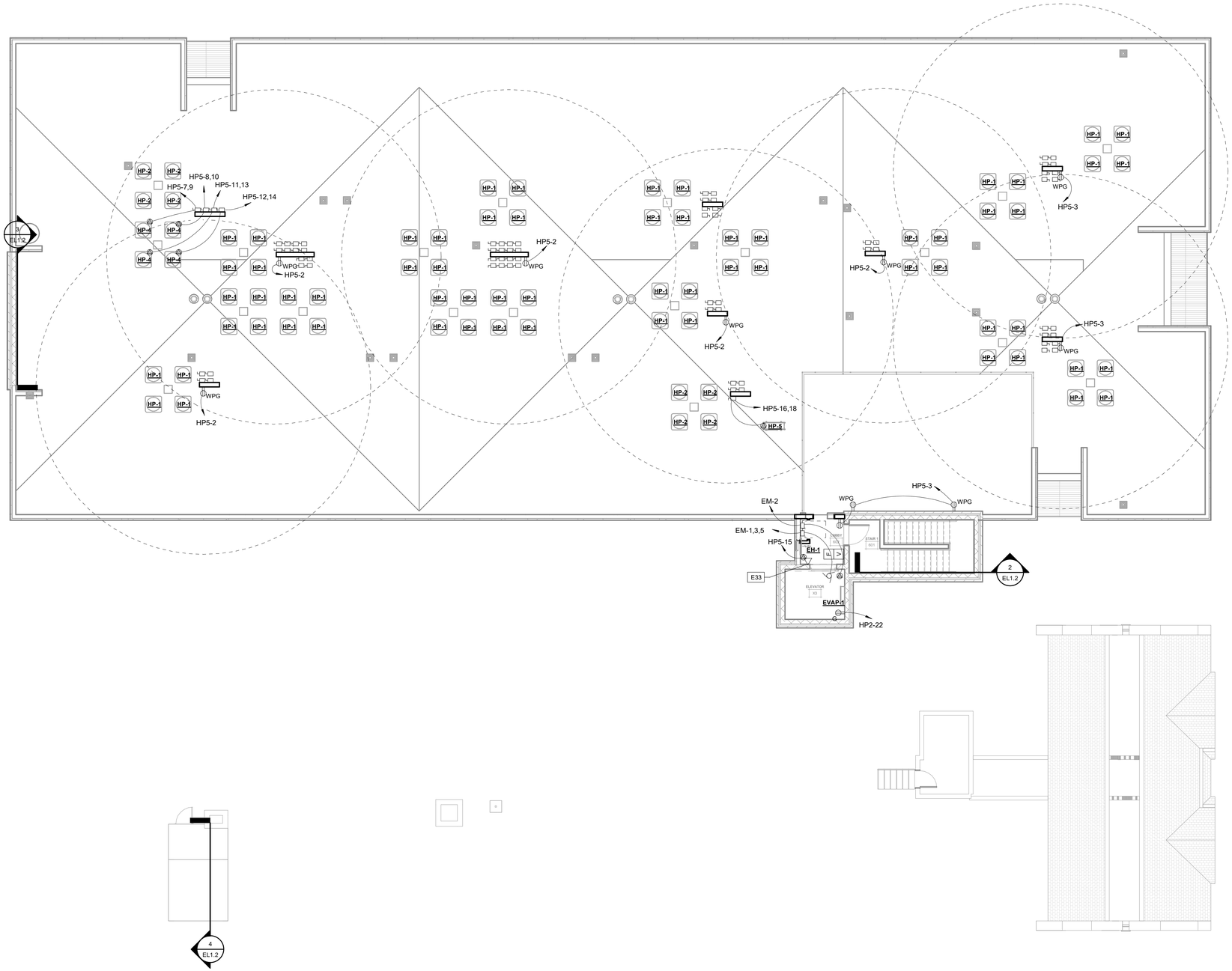
OVERALL 5TH FLOOR POWER & SYSTEMS PLAN

EP1.5

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ELECTRICAL KEYED NOTES

#	KEYED NOTE
E33	FURNISH AND INSTALL DATA DROP AT 42" AFF FOR ELEVATOR EMERGENCY PHONE.



1/EP1.6 OVERALL ROOF POWER & SYSTEMS PLAN

1/8" = 1'-0"

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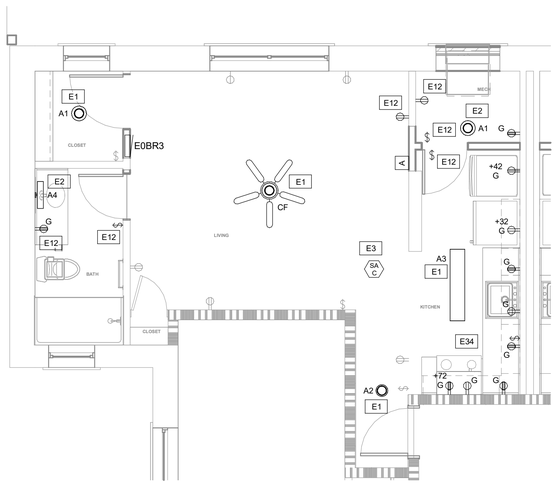
OVERALL ROOF POWER & SYSTEMS PLAN

EP1.6

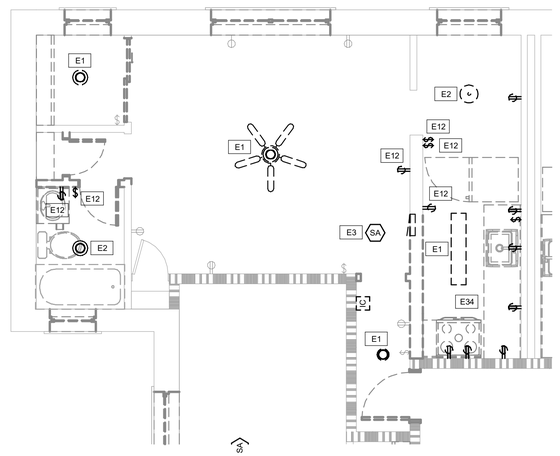
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ELECTRICAL KEYED NOTES

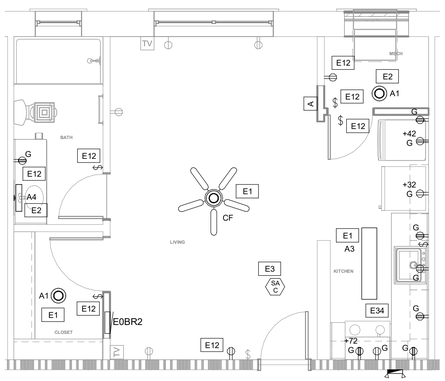
#	KEYED NOTE
E1	DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE(S). FURNISH AND INSTALL NEW LIGHTING FIXTURE IN THE SAME LOCATION. MAINTAIN EXISTING CONTROL AND CIRCUITING.
E2	DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE. FURNISH AND INSTALL NEW LIGHTING FIXTURE IN NEW LOCATION SHOWN.
E3	DISCONNECT AND REMOVE EXISTING SMOKE ALARMS FURNISH AND INSTALL NEW SMOKE ALARMS AS SHOWN ON THE DRAWING ENERGIZE WITH EXISTING 120V CIRCUIT. ALL ARE TO BE HARDWIRED AND INTERCONNECTED. SA C INDICATES COMBO SMOKE/CO. V INDICATES VISUAL SIGNALING DEVICE
E12	DISCONNECT EXISTING WIRING DEVICE. FURNISH AND INSTALL NEW DEVICE AT NEW LOCATION. EXTEND CIRCUIT TO NEW LOCATION.
E34	AT UNIT KITCHEN DISCONNECT EXISTING RECEPTACLES. FURNISH AND INSTALL RECEPTACLES PER PLAN UTILIZE (2) EXISTING KITCHEN CIRCUITS



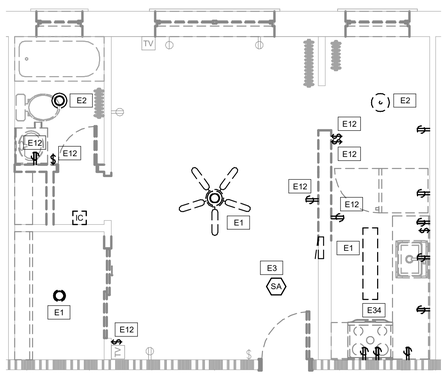
6 E2.1 UNIT 0BR-3 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"



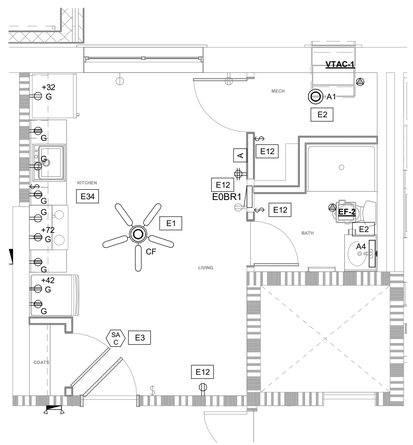
5 E2.1 UNIT 0BR-3 ELECTRICAL DEMO PLAN
1/4" = 1'-0"



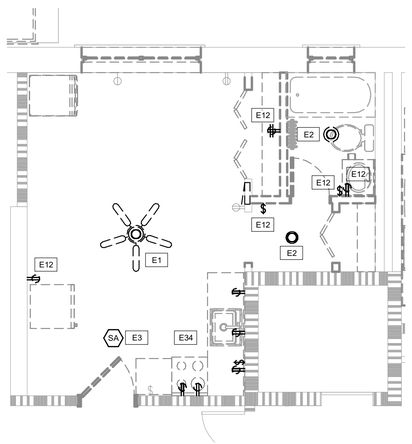
4 E2.1 UNIT 0BR-2 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"



3 E2.1 UNIT 0BR-2 ELECTRICAL DEMO PLAN
1/4" = 1'-0"



2 E2.1 UNIT 0BR-1 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"



1 E2.1 UNIT 0BR-1 ELECTRICAL DEMO PLAN
1/4" = 1'-0"

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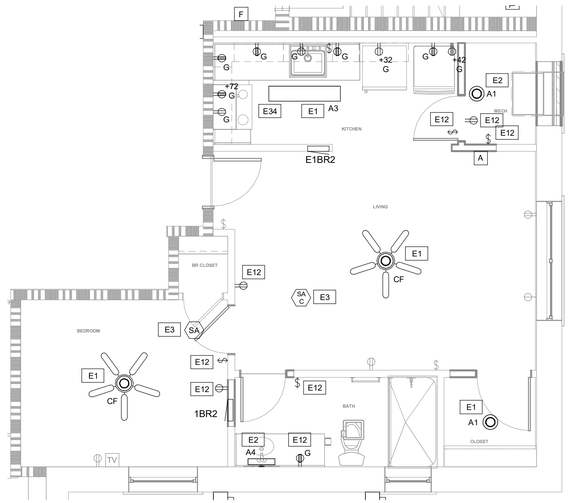
ELECTRICAL ENLARGED PLANS

E2.1

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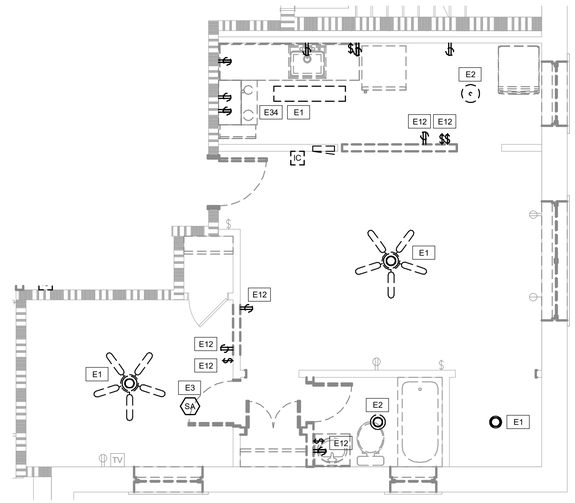
ELECTRICAL KEYED NOTES

#	KEYED NOTE
E1	DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE(S). FURNISH AND INSTALL NEW LIGHTING FIXTURE IN THE SAME LOCATION. MAINTAIN EXISTING CONTROL AND CIRCUITING.
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E12	DISCONNECT EXISTING WIRING DEVICE. FURNISH AND INSTALL NEW DEVICE AT NEW LOCATION. EXTEND CIRCUIT TO NEW LOCATION.
E34	AT UNIT KITCHEN DISCONNECT EXISTING RECEPTACLES. FURNISH AND INSTALL RECEPTACLES PER PLAN UTILIZE (2) EXISTING KITCHEN CIRCUITS



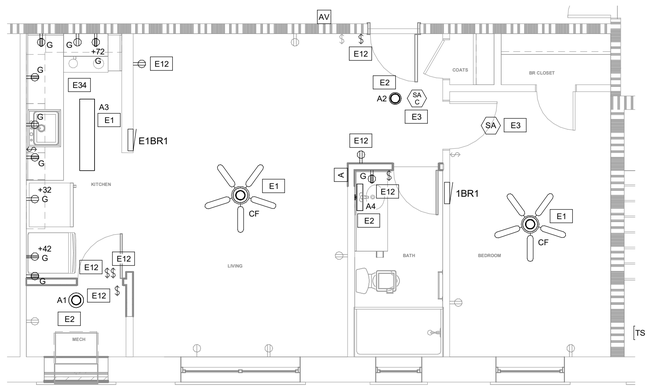
4 E2.2 UNIT 1BR-2 ELECTRICAL FLOOR PLAN

1/4" = 1'-0"



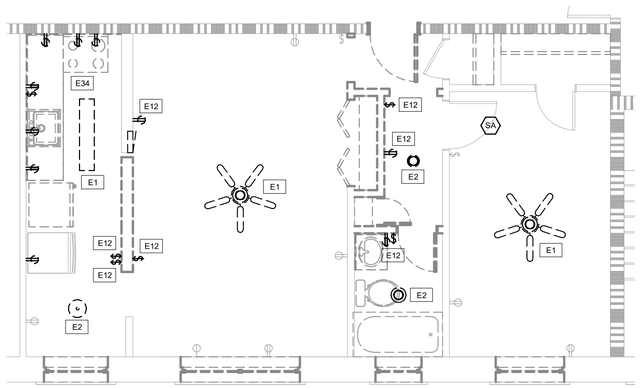
3 E2.2 UNIT 1BR-2 ELECTRICAL DEMO PLAN

1/4" = 1'-0"



2 E2.2 UNIT 1BR-1 ELECTRICAL FLOOR PLAN

1/4" = 1'-0"



1 E2.2 UNIT 1BR-1 ELECTRICAL DEMO PLAN

1/4" = 1'-0"

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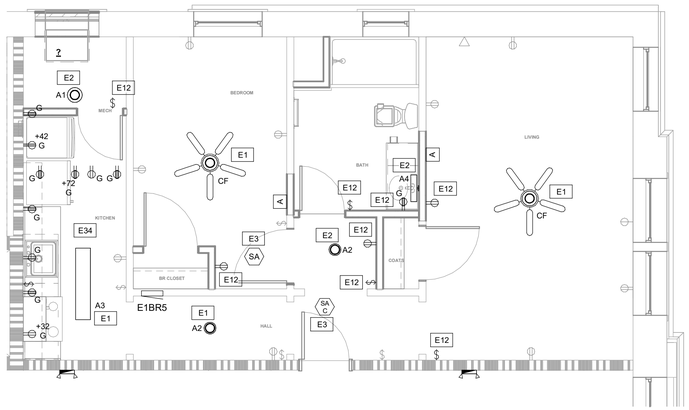
ELECTRICAL ENLARGED PLANS

E2.2

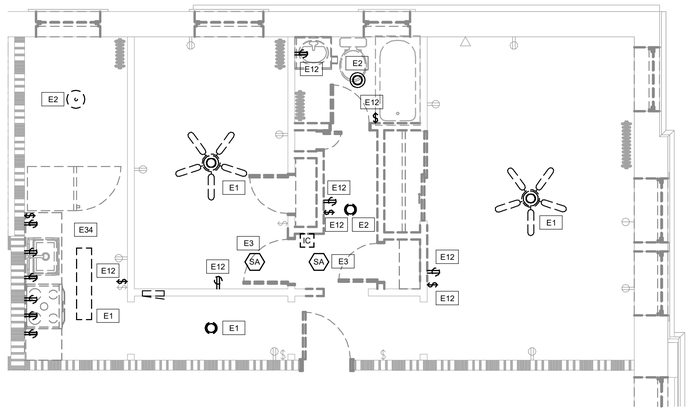
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ELECTRICAL KEYED NOTES

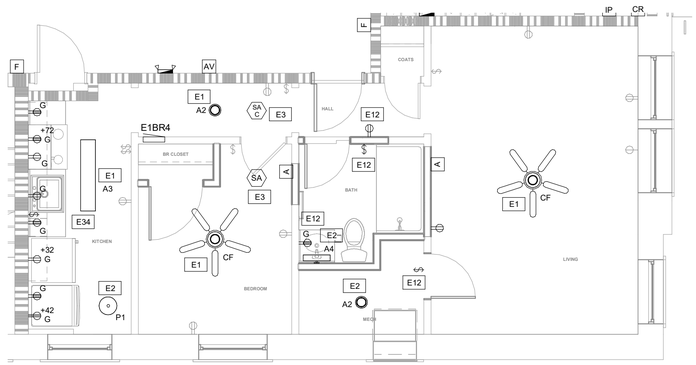
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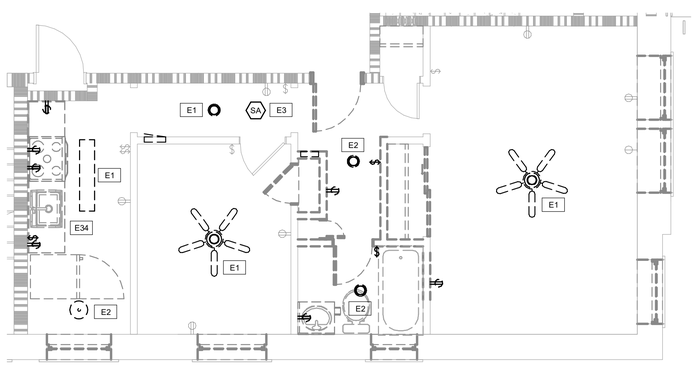
6 E2.3 UNIT 1BR-5 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"



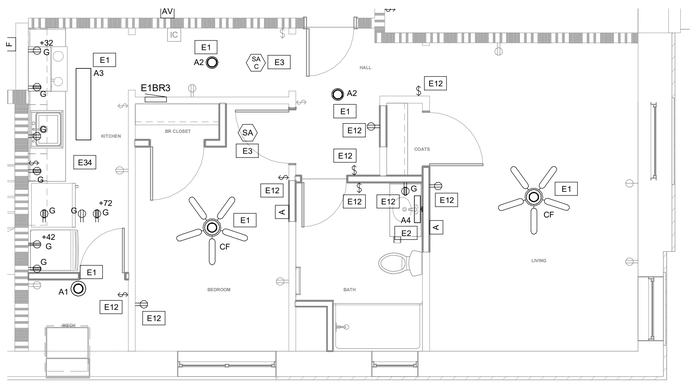
5 E2.3 UNIT 1BR-5 ELECTRICAL DEMO PLAN
1/4" = 1'-0"



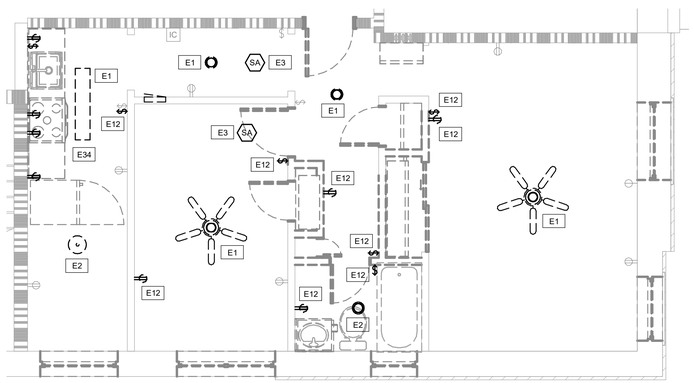
4 E2.3 UNIT 1BR-4 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"



3 E2.3 UNIT 1BR-4 ELECTRICAL DEMO PLAN
1/4" = 1'-0"



2 E2.3 UNIT 1BR-3 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"



1 E2.3 UNIT 1BR-3 ELECTRICAL DEMO PLAN
1/4" = 1'-0"

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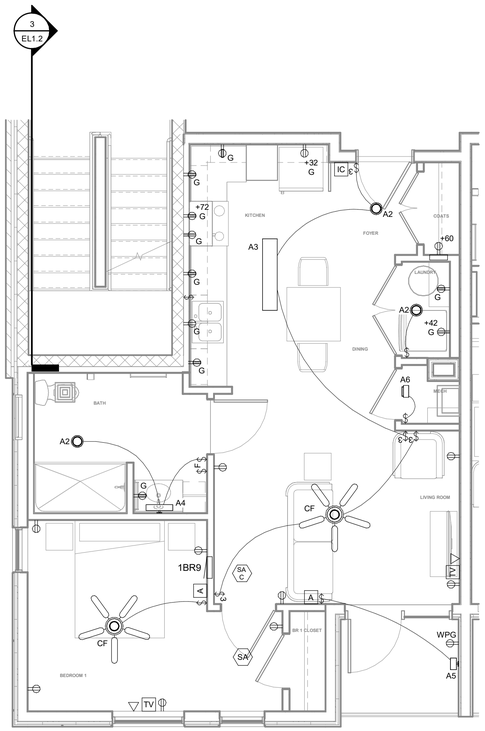
ELECTRICAL ENLARGED PLANS

E2.3

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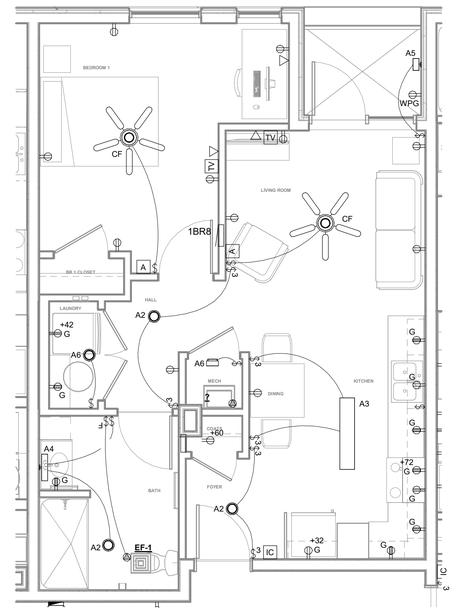
ELECTRICAL KEYED NOTES

#	KEYED NOTE
E52	DISCONNECT FOR CONDENSING UNIT IS SHOWN FOR CIRCUITING PURPOSES ONLY. REFER TO ROOF PLAN FOR EXACT LOCATION OF CONDENSING UNITS



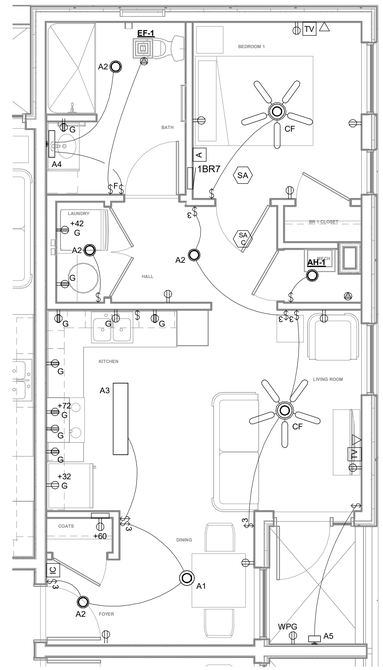
6 E2.4 UNIT 1BR-9 ELECTRICAL PLAN

1/4" = 1'-0"



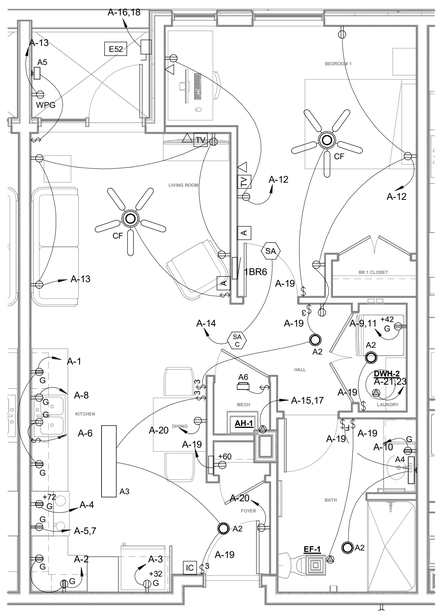
5 E2.4 UNIT 1BR-8 ELECTRICAL PLAN

1/4" = 1'-0"



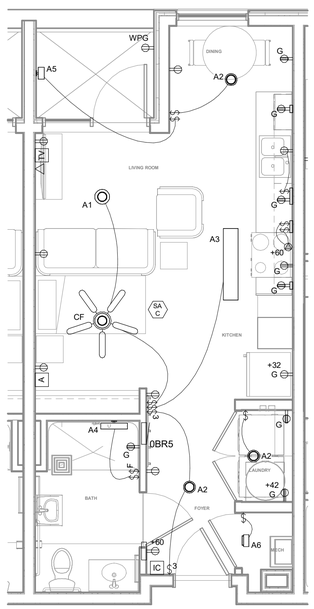
4 E2.4 UNIT 1BR-7 ELECTRICAL PLAN

1/4" = 1'-0"



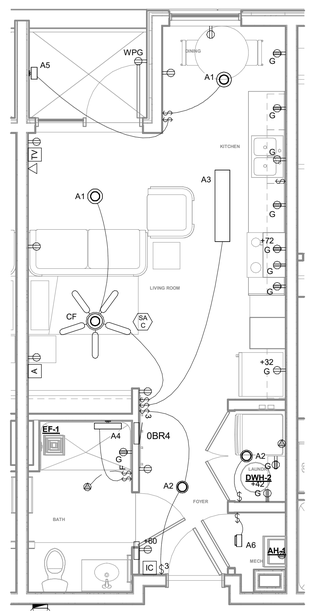
3 E2.4 UNIT 1BR-6 ELECTRICAL PLAN

1/4" = 1'-0"



2 E2.4 UNIT 0BR-5 TYPE A ELECTRICAL PLAN

1/4" = 1'-0"



1 E2.4 UNIT 0BR-4 ELECTRICAL PLAN

1/4" = 1'-0"

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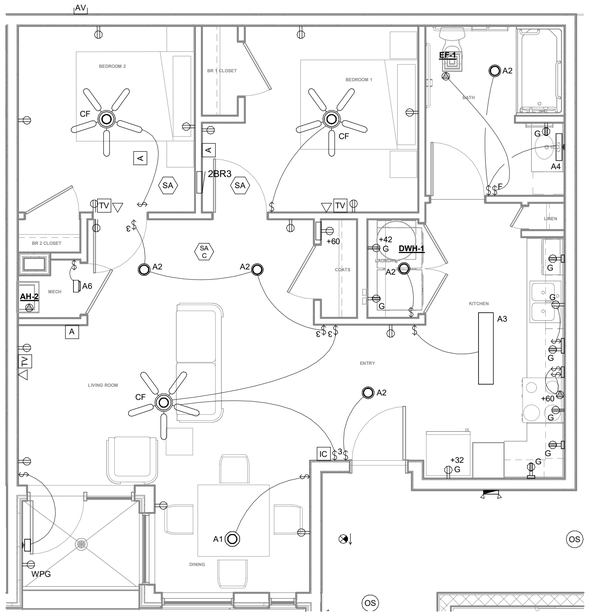
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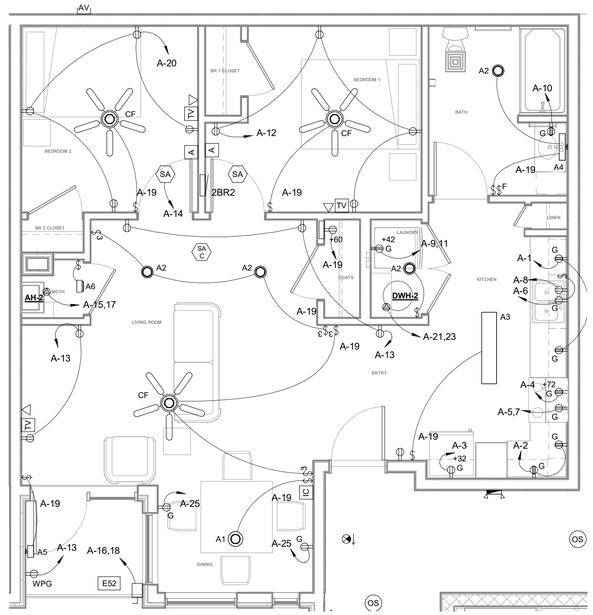
ELECTRICAL KEYED NOTES

#	KEYED NOTE
E13	UNIT DEMARCATION BOX @ 60", BASIS OF DESIGN LABELLE NS08X10. REFER TO DETAIL ON SHEET E5.2. SEAL PENETRATIONS WITHIN BOX PRIOR TO INSTALLATION.
E19	AT APARTMENT INTERCOMS BASIS OF DESIGN IS
E52	DISCONNECT FOR CONDENSING UNIT IS SHOWN FOR CIRCUITING PURPOSES ONLY. REFER TO ROOF PLAN FOR EXACT LOCATION OF CONDENSING UNITS



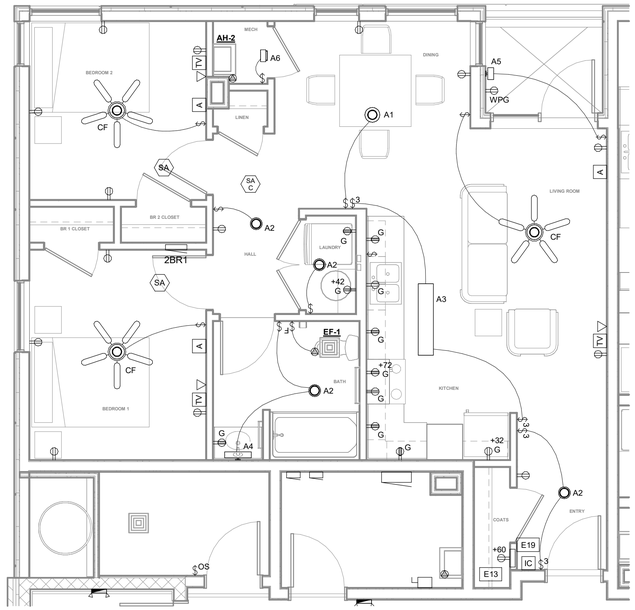
4 E2.5 UNIT 2BR-3 ELECTRICAL PLAN

1/4" = 1'-0"



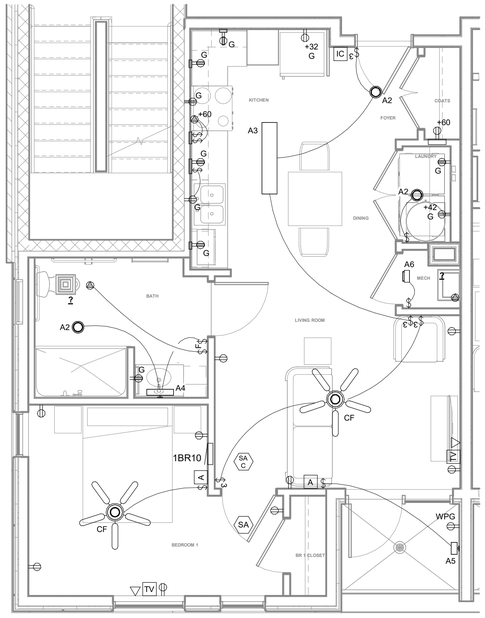
3 E2.5 UNIT 2BR-2 ELECTRICAL PLAN

1/4" = 1'-0"



2 E2.5 UNIT 2BR-1 ELECTRICAL PLAN

1/4" = 1'-0"



1 E2.5 UNIT 1BR-10 TYPE A ELECTRICAL PLAN

1/4" = 1'-0"

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ELECTRICAL ENLARGED PLANS

E2.5

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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LIGHTING FIXTURE		LAMP	FIXTURE	REMARKS
		MANUFACTURER	CATALOG NUMBER	LAMP TYPE	FINISH	
A1	UNIT LIGHT - 16" ROUND	ROYAL PACIFIC	4327D-2-30	LED		
A2	SURFACE CYLINDER	ROYAL PACIFIC	8556-HO-90	LED		
A3	OVAL SURFACE	ROYAL PACIFIC	4345-1-30	LED		
A4	BATH SCONCE	ROYAL PACIFIC	4917-18	LED		
A5	SCONCE	ROYAL PACIFIC	4406-30-BA	LED		
A6	SURFACE CYLINDER	LITHONIA	FMMCL-840	LED		
CF	CEILING FAN	ROYAL PACIFIC	1045LED-1BNWT	LED		MOUNT ON FAN-RATED JUNCTION BOX. WITH WC-8 IN ACCESSIBLE UNITS
D1	LINEAR LED	LITHONIA	CLXL48-3000LM-SEF-FDL	LED		
EM	2 HEAD EMERGENCY LIGHT	LITHONIA	ELM6L	LED		AIM FIXTURE HEADS AFTER INSTALLATION TO MAXIMIZE EMERGENCY COVERAGE.
EMW	2 HEAD EMERGENCY LIGHT	LITHONIA	WLTU LED	LED		AIM FIXTURE HEADS AFTER INSTALLATION TO MAXIMIZE EMERGENCY COVERAGE.
G1	COMMON AREA LIGHTING	ROYAL PACIFIC	8556-HO-90	LED		
G2	PARKING LOT LIGHTING	LITHONIA	VCPG-LED-P4-35K-T5W-MVOLT	LED		
G3				LED		
G4				LED		
K1	BATH SCONCE	ROYAL PACIFIC	4917BN-18	LED		
L	ELEVATOR SHAFT LIGHT	LITHONIA	OLVTWM	LED		
L1	STAIR LIGHT	LITHONIA	BLWP4 40L ADP EZ1 LP835 MSD7ADCX DIM50	LED		
P1	ROUND PENDANT			LED		
RH	REMOTE HEAD LIGHT	LITHONIA		LED		
WK1	EXTERIOR WALL PACK	LITHONIA	WDGE2 LED	LED		
X1	<varies>	<varies>		<varies>		<varies>
X1W	EXIT FIXTURE SINGLE FACE - WALL MOUNTED	LITHONIA				COORDINATE EXACT MOUNTING AND ARROW WITH LOCATION, EXTRA CAPACITY BATTERY WITH REMOTE HEAD IF NOTED.
X2	EXIT FIXTURE DOUBLE FACE - CEILING MOUNTED	LITHONIA		LED		COORDINATE EXACT MOUNTING AND ARROW WITH LOCATION, EXTRA CAPACITY BATTERY WITH REMOTE HEAD IF NOTED.
X3	EXIT FIXTURE SINGLE FACE - WALL MOUNTED	LITHONIA				COORDINATE EXACT MOUNTING AND ARROW WITH LOCATION, EXTRA CAPACITY BATTERY WITH REMOTE HEAD IF NOTED.

ELECTRICAL CONNECTION SCHEDULE

TYPE	CIRCUIT		ELECTRICAL DATA	WIRE	DISCONNECT			PROVIDED BY	COMMENTS
	PANEL	NUMBER			TYPE	SIZE	NEMA RATING		
AH-1	<varies>	<varies>	208 V/2-5180 VA						
AH-2	<varies>	<varies>	208 V/2-500 VA						
AH-3	C1	C-13,15	208 V/2-10380 VA						
AH-4	<varies>	<varies>	208 V/2-8528 VA						
CCU-1			208 V/2-3994 VA						
CCU-2			208 V/2-3994 VA						
DBP-1	MDP	MDP-10,12,14	208 V/3-6300 VA						
DWH-1	<varies>	<varies>	208 V/2-500 VA						
EF-1	<varies>	<varies>	120 V/1-10 VA						
EF-2			120 V/1-8 VA						
EH-1	<varies>	<varies>	120 V/1-500 VA						
EH-2	HP2	HP2-23	120 V/1-750 VA						
EH-3	<varies>	<varies>	120 V/1-1000 VA						
EUH-1	HP2	HP2-9,11	208 V/2-1750 VA						
EUH-2	HP2	HP2-8,10	208 V/2-2000 VA						
F-1			120 V/1-912 VA						
F-2			120 V/1-912 VA						
F-3			120 V/1-912 VA						
F-4			120 V/1-912 VA						
HP-1			208 V/2-2371 VA						
HP-2			208 V/2-2330 VA						
HP-3	C1	C-12,14	208 V/2-4660 VA						
HP-4	HP5	<varies>	208 V/2-2396 VA						
HP-5	HP5	HP5-16,18	208 V/2-2500 VA						
VTAC-1			120 V/1-1140 VA						
VTAC-2	HP2	HP2-24	120 V/1-1440 VA						

0 BEDROOM APARTMENTS - FEEDER OPTIONAL METHOD CALCULATIONS

NEC 220-82(B)(1)	DWELLING LIGHTING LOAD	3	va	X 521 sf		1563	va
NEC 220-82(B)(2)	SMALL APPLIANCE LOAD	2	ckts	X 1500 va		3000	va
NEC 220-82(B)(3)	REFRIG					1000	va
NEC 220-82(B)(3)	DISHWASHER					1000	va
NEC 220-82(B)(3)	ELECTRIC RANGE					8000	va
NEC 220-82(B)(3)	MIRCOWAVE					1200	va
NEC 220-82(B)(3)	DISPOSAL					700	va
NEC 220-82(B)(3)	WASHER					1500	va
	WATER HEATER					4500	va
NEC 220-82(B)(3)	DRYER					5000	va
	SUB-TOTAL					27463	va
DEMAND FACTOR PER NEC 220-82(B)		FIRST 10000va @ 100%				10000	va
		REMAINDER @ 40%		(17463 X 40%		6985.2	va
NEC 220-83(A)					**A/C OR HEAT LOAD:**	5179.2	**va**
DEMAND FACTOR PER NEC 220-83(A)						22164.4	
	TOTAL						va
	BASED ON NEC 2017						
22164.4	va @ 208V= 106.56 AMPS						
					Breaker Size:	125	**A**

ONE BEDROOM APARTMENTS - FEEDER OPTIONAL METHOD CALCULATIONS

NEC 220-82(B)(1)	DWELLING LIGHTING LOAD	3	va	X 773 sf		2319	va
NEC 220-82(B)(2)	SMALL APPLIANCE LOAD	2	ckts	X 1500 va		3000	va
NEC 220-82(B)(3)	REFRIG					1000	va
NEC 220-82(B)(3)	DISHWASHER					1000	va
NEC 220-82(B)(3)	ELECTRIC RANGE					8000	va
NEC 220-82(B)(3)	MIRCOWAVE					1200	va
NEC 220-82(B)(3)	DISPOSAL					700	va
NEC 220-82(B)(3)	WASHER					1500	va
	WATER HEATER					4500	va
NEC 220-82(B)(3)	DRYER					5000	va
	SUB-TOTAL					28219	va
DEMAND FACTOR PER NEC 220-82(B)		FIRST 10000va @ 100%				10000	va
		REMAINDER @ 40%		(18219 X 40%		7287.6	va
NEC 220-83(A)					**A/C OR HEAT LOAD:**	5179.2	**va**
DEMAND FACTOR PER NEC 220-83(A)						22466.8	
	TOTAL						va
	BASED ON NEC 2017						
22466.8	va @ 208V= 108.01 AMPS						
					Breaker Size:	125	**A**

TWO BEDROOM APARTMENTS - FEEDER OPTIONAL METHOD CALCULATIONS

NEC 220-82(B)(1)	DWELLING LIGHTING LOAD	3	va	X 874 sf		2622	va
NEC 220-82(B)(2)	SMALL APPLIANCE LOAD	2	ckts	X 1500 va		3000	va
NEC 220-82(B)(3)	REFRIG					1000	va
NEC 220-82(B)(3)	DISHWASHER					1000	va
NEC 220-82(B)(3)	ELECTRIC RANGE					8000	va
NEC 220-82(B)(3)	MIRCOWAVE					1200	va
NEC 220-82(B)(3)	DISPOSAL					700	va
NEC 220-82(B)(3)	WASHER					1500	va
	WATER HEATER					4500	va
NEC 220-82(B)(3)	DRYER					5000	va
	SUB-TOTAL					28522	va
DEMAND FACTOR PER NEC 220-82(B)		FIRST 10000va @ 100%				10000	va
		REMAINDER @ 40%		(18522 X 40%		7408.8	va
NEC 220-83(A)					**A/C OR HEAT LOAD:**	8715.2	**va**
DEMAND FACTOR PER NEC 220-83(A)							
	TOTAL					26124	va
	BASED ON NEC 2017						
26124	va @ 208V= 125.60 AMPS						
					Breaker Size:	125	**A**

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PROJECT NUMBER ***2024.0139***

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.03.27	CD PROGRESS SET

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ELECTRICAL SCHEDULES AND CALCULATIONS

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Branch Panel: E0BR1

Location: OWNER STORAGE 1 E005
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20

Load Per Phase: 0 VA | 0 VA
Amps Per Phase: 0 A | 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: E0BR2

Location: 0BR-2 EU110
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20

Load Per Phase: 0 VA | 0 VA
Amps Per Phase: 0 A | 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: E0BR3

Location: 0BR-3 EU111
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20

Load Per Phase: 0 VA | 0 VA
Amps Per Phase: 0 A | 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: E1BR1

Location: MECHANICAL E010
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20

Load Per Phase: 0 VA | 0 VA
Amps Per Phase: 0 A | 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: E1BR2

Location: 1BR-2 EU109
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20

Load Per Phase: 0 VA | 0 VA
Amps Per Phase: 0 A | 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: E1BR3

Location: 1BR-3 EU001
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 225 A
MCB Rating: 225 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12

Load Per Phase: 0 VA | 0 VA
Amps Per Phase: 0 A | 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: E1BR4

Location: 1BR-4 EU101
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20

Load Per Phase: 0 VA | 0 VA
Amps Per Phase: 0 A | 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: E1BR5

Location: 1BR-5 EU202
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20

Load Per Phase: 0 VA | 0 VA
Amps Per Phase: 0 A | 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

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PROJECT NUMBER ***2024.0139***

ISSUANCE

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UNIT ELECTRICAL SCHEDULES - EXISTING BUILDING

E3.2

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0BR RENOVATED APARTMENTS - FEEDER OPTIONAL METHOD CALCULATIONS

NEC 220-83(B)(1)	DWELLING LIGHTING LOAD	3	va	X	551	sf	1653	va
NEC 220-83(B)(2)	SMALL APPLIANCE LOAD	2	ckts	X	1500	va	3000	va
NEC 220-83(B)(3)	REFRIG						1000	va
NEC 220-83(B)(3)	RANGE						8000	va
NEC 220-83(B)(3)	MIRCOWAVE						1200	va
NEC 220-83(B)(3)	DISPOSAL						700	va
NEC 220-83(B)(3)	WASHER						1500	va
	WATER HEATER						4500	va
NEC 220-83(B)(3)	DRYER						5000	va
	SUB-TOTAL						26553	va
DEMAND FACTOR PER NEC 220-83(B)		FIRST 8000va @ 100%					8000	va
		REMAINDER @ 40%		(	18553	X 40%)	7421.2	va
						AIR OR HEAT LOAD:	1996.8	**va**
NEC 220-83(A)								
DEMAND FACTOR PER NEC 220-83(A)								
	TOTAL						17418	va
	BASED ON NEC 2023							
	17418 va @ 208V= 83.74 AMPS							
						Breaker Size:	**100**	**A**

1BR-3 RENOVATED APARTMENTS - FEEDER OPTIONAL METHOD CALCULATIONS

NEC 220-83(B)(1)	DWELLING LIGHTING LOAD	3	va	X	735	sf	2205	va
NEC 220-83(B)(2)	SMALL APPLIANCE LOAD	2	ckts	X	1500	va	3000	va
NEC 220-83(B)(3)	REFRIG						1000	va
NEC 220-83(B)(3)	RANGE						8000	va
NEC 220-83(B)(3)	MIRCOWAVE						1200	va
NEC 220-83(B)(3)	DISPOSAL						700	va
NEC 220-83(B)(3)	WASHER						1500	va
	WATER HEATER						4500	va
NEC 220-83(B)(3)	DRYER						5000	va
	SUB-TOTAL						27105	va
DEMAND FACTOR PER NEC 220-83(B)		FIRST 8000va @ 100%					8000	va
		REMAINDER @ 40%		(	19105	X 40%)	7642	va
						AIR OR HEAT LOAD:	2496	**va**
NEC 220-83(A)								
DEMAND FACTOR PER NEC 220-83(A)								
	TOTAL						18138	va
	BASED ON NEC 2023							
	18138 va @ 208V= 87.20 AMPS							
						Breaker Size:	**100**	**A**

Branch Panel: EXISTING MDP

Location: ELECTRICAL E018
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 THREE
Phases: 3
Wires: 4

A.I.C. Rating:
Mains Type:
Mains Rating: 400 A
MCB Rating: 400 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	EXISTING LOAD	--	1	--	--					1	--	EXISTING LOAD	2
3	EXISTING LOAD	--	1			--	--			1	--	EXISTING LOAD	4
5	EXISTING LOAD	--	1					--	--	1	--	EXISTING LOAD	6
7	EXISTING LOAD	--	1	--	--					1	--	EXISTING LOAD	8
9	EXISTING LOAD	--	1			--	--			1	--	EXISTING LOAD	10
11	EXISTING LOAD	--	1					--	--	1	--	EXISTING LOAD	12
13	EXISTING LOAD	--	1	--	--					1	--	EXISTING LOAD	14
15	EXISTING LOAD	--	1			--	--			1	--	EXISTING LOAD	16
17	EXISTING LOAD	--	1					--	--	1	--	EXISTING LOAD	18
19	EXISTING LOAD	--	1	--	--					1	--	EXISTING LOAD	20
21	EXISTING LOAD	--	1			--	--			1	--	EXISTING LOAD	22
23	EXISTING LOAD	--	1					--					24
25	EXISTING LOAD	--	1	--									26
27	EXISTING LOAD	--	1			--							28
29	EXISTING LOAD	--	1					--					30
31	EXISTING LOAD	--	1	--									32
33	EXISTING LOAD	--	1			--							34
35	EXISTING LOAD	--	1					--					36
37	EXISTING LOAD	--	1	--									38
39	EXISTING LOAD	--	1			--							40
41													42
		Load Per Phase:		0 VA		0 VA		0 VA					
		Amps Per Phase:		0 A		0 A		0 A		**Total Load: (KVA)**		0 VA	
										Total Amps:...		0 A	

Legend:

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ELECTRICAL SCHEDULES & CALCULATIONS - EXISTING BUILDING

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Branch Panel: 1BR7

Location: 1BR-7 U202
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17				--		2	--	SPD	18
19					--	--	--	--	20
21									22
23									24
25									26
27									28
29									30

Load Per Phase: A: 0 VA, B: 0 VA
Amps Per Phase: A: 0 A, B: 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: 0BR4

Location: 0BR-4 U213
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17				--		2	--	SPD	18
19					--	--	--	--	20
21									22
23									24

Load Per Phase: A: 0 VA, B: 0 VA
Amps Per Phase: A: 0 A, B: 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: 1BR8

Location: 1BR-8 U204
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17				--		2	--	SPD	18
19					--	--	--	--	20
21									22
23									24
25									26
27									28
29									30

Load Per Phase: A: 0 VA, B: 0 VA
Amps Per Phase: A: 0 A, B: 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: 0BR5

Location: 0BR-5 TYPE A / UFAS U205
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17				--		2	--	SPD	18
19					--	--	--	--	20
21									22
23									24

Load Per Phase: A: 0 VA, B: 0 VA
Amps Per Phase: A: 0 A, B: 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: 1BR9

Location: 1BR-9 U309
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17				--		2	--	SPD	18
19					--	--	--	--	20
21									22
23									24
25									26
27									28
29									30

Load Per Phase: A: 0 VA, B: 0 VA
Amps Per Phase: A: 0 A, B: 0 A
Total Load: (KVA) 0 VA
Total Amps: (Amps) 0 A

Legend:

Branch Panel: 1BR6

Location: 1BR-6 U209
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
A-1	KITCHEN RECEPTACLES	20 A	1	360 VA	360 VA			1	20 A	KITCHEN RECEPTACLES	A-2
A-3	REFRIGERATOR	20 A	1			180 VA	1300 VA	1	20 A	MICROWAVE	A-4
A-5	*RANGE	40 A	2	4400 VA	180 VA			1	20 A	*DISPOSAL	A-6
A-7	--	--	--			4400 VA	180 VA	1	20 A	*DISHWASHER	A-8
A-9	*WASHER/DRYER STACK	30 A	2	2500 VA	180 VA			1	20 A	BATHROOM	A-10
A-11	--	--	--			2500 VA	1080 VA	1	15 A	BEDROOM	A-12
A-13	LIVING ROOM	15 A	1	900 VA	200 VA			1	15 A	SMOKE	A-14
A-15	*AH-1	15 A	2			2590 VA	0 VA	2	15 A	*HP	A-16
A-17	--	--	--	2590 VA	0 VA			--	--	--	A-18
A-19	LIGHTING/DEMARCATION	15 A	1			360 VA	360 VA	1	20 A	DINING ROOM	A-20
A-21	*DWH	30 A	2	250 VA							A-22
A-23	--	--	--			250 VA					A-24
A-25											A-26
A-27							--	2	--	SPD	A-28
A-29								--	--	--	A-30

Load Per Phase: A: 11920 VA, B: 13199 VA
Amps Per Phase: A: 115 A, B: 125 A
Total Load: (KVA) 25119 VA
Total Amps: (Amps) 121 A

Legend:

Hooker DeJong Inc
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AFFORDABLE HOUSING
INNOVO SELDEN ST
439 SELDEN ST. DETROIT, MI. 48201

PROJECT NUMBER *2024.0139*

ISSUANCE

NO.	DATE	DESCRIPTION

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UNIT ELECTRICAL SCHEDULES - NEW CONSTRUCTION

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Branch Panel: 2BR3

Location: 2BR-3 TYPE A / UFAS U206
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 150 A
MCB Rating: 150 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1											2
3											4
5											6
7											8
9											10
11											12
13											14
15											16
17					--			2	--	SPD	18
19							--	--	--	--	20
21											22
23											24
25											26
27											28
29											30
		Load Per Phase:		0 VA		0 VA					
		Amps Per Phase:		0 A		0 A		**Total Load: (KVA)**		0 VA	
								Total Amps: (Amps)		0 A	

Legend:

Branch Panel: 1BR10

Location: 1BR-10 TYPE A / UFAS U218
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 125 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1											2
3											4
5											6
7											8
9											10
11											12
13											14
15											16
17					--			2	--	SPD	18
19							--	--	--	--	20
21											22
23											24
25											26
27											28
29											30
		Load Per Phase:		0 VA		0 VA					
		Amps Per Phase:		0 A		0 A		**Total Load: (KVA)**		0 VA	
								Total Amps: (Amps)		0 A	

Legend:

Branch Panel: 2BR1

Location: 2BR-1 U217
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 150 A
MCB Rating: 150 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1											2
3											4
5											6
7											8
9											10
11											12
13											14
15											16
17					--			2	--	SPD	18
19							--	--	--	--	20
21											22
23											24
25											26
27											28
29											30
		Load Per Phase:		0 VA		0 VA					
		Amps Per Phase:		0 A		0 A		**Total Load: (KVA)**		0 VA	
								Total Amps: (Amps)		0 A	

Legend:

Branch Panel: 2BR2

Location: 2BR-2 U303
Supply From:
Mounting: Recessed
Enclosure:

Volts: 120/208 SINGLE
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 150 A
MCB Rating: 150 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
A-1	KITCHEN RECEPTACLES	20 A	1	360 VA	360 VA			1	20 A	KITCHEN RECEPTACLES	A-2
A-3	REFRIGERATOR	20 A	1			180 VA	1300 VA	1	20 A	MICROWAVE	A-4
A-5	*RANGE	40 A	2	4400 VA	180 VA			1	20 A	*DISPOSAL	A-6
A-7	--	--	--			4400 VA	180 VA	1	20 A	*DISHWASHER	A-8
A-9	*WASHER/DRYER STACK	30 A	2	2500 VA	180 VA			1	20 A	BATHROOM	A-10
A-11	--	--	--			2500 VA	720 VA	1	15 A	BEDROOM	A-12
A-13	LIVING ROOM	15 A	1	1080 VA	300 VA			1	15 A	SMOKE	A-14
A-15	*AH-2	45 A	2			250 VA	0 VA	2	15 A	*HP	A-16
A-17	--	--	--	250 VA	0 VA			--	--	--	A-18
A-19	LIGHTING/DEMARCATION	15 A	1			395 VA	720 VA	1	15 A	BEDROOM	A-20
A-21	*DWH	30 A	2	250 VA							A-22
A-23	--	--	--			250 VA					A-24
A-25	DINING ROOM	20 A	1	360 VA							A-26
A-27							--	2	--	SPD	A-28
A-29								--	--	--	A-30
		Load Per Phase:		10220 VA		10892 VA					
		Amps Per Phase:		98 A		104 A		**Total Load: (KVA)**		21112 VA	
								Total Amps: (Amps)		102 A	

Legend:

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PROJECT NUMBER *2024.0139*

ISSUANCE

NO.	DATE	DESCRIPTION

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UNIT ELECTRICAL SCHEDULES - NEW CONSTRUCTION

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Branch Panel: HP3

Location: UTILITY 307 | **Volts:** 120/208 THREE | **A.I.C. Rating:**
Supply From: MDP | **Phases:** 3 | **Mains Type:**
Mounting: Recessed | **Wires:** 4 | **Mains Rating:** 225 A
Enclosure: | **MCB Rating:** 225 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
HP3-1	3RD FLOOR LIGHTING	20 A	1	440 VA	440 VA					1	20 A	4TH FLOOR LIGHTING	HP3-2
HP3-3	EH-3 STAIR #1	20 A	1			1000...	1002...			1	20 A	STAIRWELL LIGHTING	HP3-4
HP3-5	ELEVATOR SHAFT LIGHTS	20 A	1					108 VA	720 VA	1	20 A	4TH FLOOR RECEPTACLES	HP3-6
HP3-7	4TH FLOOR RECEPTACLES	20 A	1	720 VA	720 VA					1	20 A	COMM BOARD 4TH FLOOR	HP3-8
HP3-9	3RD FLOOR RECEPTACLES	20 A	1			540 VA	720 VA			1	20 A	3RD FLOOR RECEPTACLES	HP3-10
HP3-11	COMM BOARD 3RD FLOOR	20 A	1					720 VA					HP3-12
HP3-13	EH-3 STAIR #1	20 A	1	1000...	500 VA					1	20 A	DOOR OPERATORS	HP3-14
HP3-15	*AH-4 3RD FLOOR	45 A	2			4264...							HP3-16
HP3-17	--	--	--					4264...	230 VA	1	20 A	RECEPTACLE AND POWER SUPPLY	HP3-18
HP3-19					1000...					1	20 A	EH-3 STAIR #2	HP3-20
HP3-21							500 VA			1	20 A	EH-1 102	HP3-22
HP3-23													HP3-24
HP3-25													HP3-26
HP3-27													HP3-28
HP3-29													HP3-30
HP3-31													HP3-32
HP3-33													HP3-34
HP3-35													HP3-36
HP3-37													HP3-38
HP3-39													HP3-40
HP3-41													HP3-42
		Load Per Phase:		4791 VA		8026 VA		6042 VA					
		Amps Per Phase:		40 A		68 A		52 A		**Total Load: (KVA)**		18859 VA	
										Total Amps:...		52 A	

Legend:

Branch Panel: MDP

Location: MECH/ELEC 114 | **Volts:** 120/208 THREE | **A.I.C. Rating:**
Supply From: | **Phases:** 3 | **Mains Type:**
Mounting: Recessed | **Wires:** 4 | **Mains Rating:** 400 A
Enclosure: | **MCB Rating:** 400 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
MDP-1	HP2	225 A	3	1440...									MDP-2
MDP-3	--	--	--			1619...	4791...			3	225 A	HP3	MDP-4
MDP-5	--	--	--					1287...	8026...	--	--	--	MDP-6
MDP-7					6042...					--	--	--	MDP-8
MDP-9	HP5	225 A	3			1465...	2100...			3	35 A	*DPB-1	MDP-...
MDP-...	--	--	--					1003...	2100...	--	--	--	MDP-...
MDP-...	--	--	--	9350...	2100...					--	--	--	MDP-...
MDP-...	EM	225 A	3			6720...							MDP-...
MDP-...	--	--	--					5520...					MDP-...
MDP-...	--	--	--	5520...									MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
MDP-...													MDP-...
		Load Per Phase:		37416 VA		44462 VA		38555 VA					
		Amps Per Phase:		312 A		372 A		323 A		**Total Load: (KVA)**		120434 VA	
										Total Amps:...		334 A	

Legend:

Branch Panel: HP5

Location: UTILITY 507 | **Volts:** 120/208 THREE | **A.I.C. Rating:**
Supply From: MDP | **Phases:** 3 | **Mains Type:**
Mounting: Recessed | **Wires:** 4 | **Mains Rating:** 225 A
Enclosure: | **MCB Rating:** 225 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
HP5-1	5TH FLOOR & ROOF ACCESS LIGHTING	20 A	1	455 VA	900 VA					1	20 A	ROOF SERVICE RECEPTACLES	HP5-2
HP5-3	ROOF SERVICE RECEPTACLES & PATIO	20 A	1			900 VA	720 VA			1	20 A	5TH FLOOR RECEPTACLES	HP5-4
HP5-5	5TH FLOOR RECEPTACLES	20 A	1					720 VA	720 VA	1	20 A	COMM BOARD 5TH FLOOR	HP5-6
HP5-7	*HP-4	15 A	2	1198...	1198...					2	15 A	*HP-4	HP5-8
HP5-9	--	--	--			1198...	1198...			--	--	--	HP5-10
HP5-11	*HP-4	15 A	2					1198...	1198...	2	15 A	*HP-4	HP5-12
HP5-13	--	--	--	1198...	1198...					--	--	--	HP5-14
HP5-15	EH-1	15 A	1			500 VA	1250...			2	20 A	*HP-5	HP5-16
HP5-17	*AH-4 5TH FLOOR	45 A	2					4264...	1250...	--	--	--	HP5-18
HP5-19	--	--	--	4264...	4264...					2	45 A	*AH-4 4TH FLOOR	HP5-20
HP5-21							4264...			--	--	--	HP5-22
HP5-23													HP5-24
HP5-25													HP5-26
HP5-27													HP5-28
HP5-29													HP5-30
HP5-31													HP5-32
HP5-33													HP5-34
HP5-35													HP5-36
HP5-37													HP5-38
HP5-39													HP5-40
HP5-41													HP5-42
		Load Per Phase:		14657 VA		10030 VA		9350 VA					
		Amps Per Phase:		123 A		84 A		78 A		**Total Load: (KVA)**		34037 VA	
										Total Amps:...		94 A	

Legend:

Branch Panel: HP2

Location: UTILITY 207 | **Volts:** 120/208 THREE | **A.I.C. Rating:**
Supply From: MDP | **Phases:** 3 | **Mains Type:**
Mounting: Recessed | **Wires:** 4 | **Mains Rating:** 225 A
Enclosure: | **MCB Rating:** 225 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
HP2-1	COMM BOARD RECEPTACLES	20 A	1	720 VA	1023...					3	125 A	C1	HP2-2
HP2-3	TRASH CHUTE	20 A	1			180 VA	8440...			--	--	--	HP2-4
HP2-5	TRASH CHUTE	20 A	1					180 VA	3830...	--	--	--	HP2-6
HP2-7	RECEPTACLES 114 & OUTSIDE	20 A	1	590 VA	1000...					2	15 A	*EUH-2	HP2-8
HP2-9	*EUH-2	15 A	2			875 VA	1000...			--	--	--	HP2-10
HP2-11	--	--	--					875 VA	1000...	1	15 A	EH-3 STAIR #2	HP2-12
HP2-13	2ND FLOOR LIGHTING	20 A	1	365 VA	720 VA					1	20 A	2ND FLOOR RECEPTACLES	HP2-14
HP2-15	COMM BOARD 2ND FLOOR	20 A	1			720 VA	4264...			2	45 A	*AH-4 2ND FLOOR	HP2-16
HP2-17	2ND FLOOR RECEPTACLES	20 A	1					540 VA	4264...	--	--	--	HP2-18
HP2-19	EXTERIOR LIGHTING	20 A	1	301 VA	512 VA					1	20 A	PARKING LIGHTS	HP2-20
HP2-21	*SUMP PUMP	20 A	1			180 VA	540 VA			1	20 A	ELEVATOR SHAFT RECEPTACLES	HP2-22
HP2-23	EH-2	20 A	1					750 VA	1440...	1	20 A	Other	HP2-24
HP2-25													HP2-26
HP2-27													HP2-28
HP2-29													HP2-30
HP2-31													HP2-32
HP2-33													HP2-34
HP2-35													HP2-36
HP2-37													HP2-38
HP2-39													HP2-40
HP2-41													HP2-42
		Load Per Phase:		14408 VA		16199 VA		12879 VA					
		Amps Per Phase:		122 A		137 A		107 A		**Total Load: (KVA)**		43486 VA	
										Total Amps:...		121 A	

Legend:

Branch Panel: C1

Location: MECH. 108 | **Volts:** 120/208 THREE | **A.I.C. Rating:**
Supply From: HP2 | **Phases:** 3 | **Mains Type:**
Mounting: Recessed | **Wires:** 4 | **Mains Rating:** 125 A
Enclosure: | **MCB Rating:** 125 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
C-1	OFFICE LIGHTING	20 A	1	469 VA	900 VA					1	20 A	OFFICE RECEPTACLES	C-2
C-3	OFFICE RECEPTACLES	20 A	1			1130...	900 VA			1	20 A	OFFICE RECEPTACLES	C-4
C-5	REFRIGERATOR	20 A	1					180 VA	180 VA	1	20 A	MICROWAVE	C-6
C-7	KITCHEN RECEPTACLE	20 A	1	180 VA	180 VA					1	20 A	KITCHEN RECEPTACLE	C-8
C-9	BATHROOM RECEPTACLE	20 A	1			180 VA	180 VA			1	20 A	BATHROOM RECEPTACLE	C-10
C-11	OFFICE RECEPTACLES	20 A	1					460 VA	2330...	2	25 A	*HP-3	C-12
C-13	*AH-3	50 A	2	5190...	2330...					--	--	--	C-14
C-15	--	--	--			5190...	360 VA			1	20 A	COMM BOARD	C-16
C-17	OFFICE RECEPTACLE	20 A	1					180 VA	500 VA	1	20 A	EH-1	C-18
C-19	EH-1	20 A	1	500 VA	500 VA					1	20 A	INTERCOM	C-20
C-21	ACCESS CONTROL	20 A	1			500 VA							C-22
C-23													C-24
		Load Per Phase:		10235 VA		8440 VA		3830 VA					
		Amps Per Phase:		91 A		76 A		32 A		**Total Load: (KVA)**		22505 VA	
										Total Amps:...		62 A	

Legend:

Branch Panel: EM

Location: MECH/ELEC 114 | **Volts:** 120/208 THREE | **A.I.C. Rating:**
Supply From: MDP | **Phases:** 3 | **Mains Type:**
Mounting: Recessed | **Wires:** 4 | **Mains Rating:** 225 A
Enclosure: | **MCB Rating:** 225 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
EM-1	*ELEVATOR	60 A	3	5520...	1200...					1	20 A	*ELEVATOR CAB	EM-2
EM-3	--	--	--			5520...							EM-4
EM-5	--	--	--					5520...					EM-6
EM-7													EM-8
EM-9													EM-10
EM-11													EM-12
EM-13													EM-14
EM-15													EM-16
EM-17													EM-18
EM-19													EM-20
EM-21													EM-22
EM-23													EM-24
EM-25													EM-26
EM-27													EM-28
EM-29													EM-30
EM-31													EM-32
EM-33													EM-34
EM-35													EM-36
EM-37													EM-38
EM-39													EM-40
EM-41													EM-42
		Load Per Phase:		6720 VA		5520 VA		5520 VA					
		Amps Per Phase:		56 A		46 A		46 A		**Total Load: (KVA)**		17760 VA	
										Total Amps:...		49 A	

Legend:

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PROJECT NUMBER *2024.0139*

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.03.27	CD PROGRESS SET

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ELECTRICAL SCHEDULES AND CALCULATIONS - NEW CONSTRUCTION

E3.6

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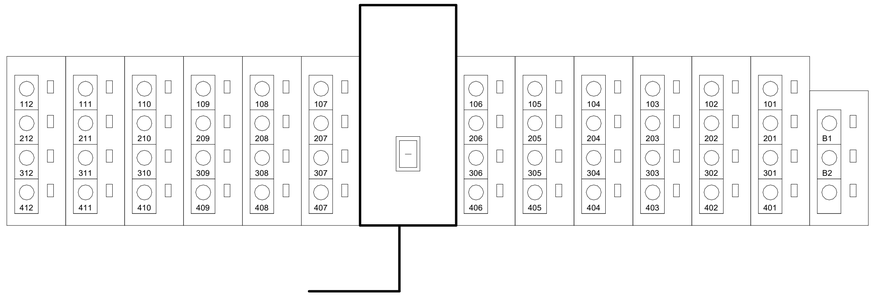
ELECTRICAL KEYED NOTES

#	KEYED NOTE

APARTMENT CALCS

(1) BEDRM UNITS	31	387	sf	(2) BEDRM UNITS	24	650	sf	=	32397	sf			
NEC 220-82(C)(1)			DWELLING LTG/RECPT. LOAD		3	va	X	32397	sf	5	=	97191.00	va
NEC 220-82(C)(2)			SMALL APPLIANCE LOAD		2	ckt	X	1500	va X	5	=	165000.00	va
NEC 220-82(C)(3)			REFRIG/FREEZER		1000	va	X	55			=	55000.00	va
NEC 220-82(C)(3)			DISHWASHER		1000	va	X	55			=	55000.00	va
NEC 220-82(C)(3)			ELECTRIC RANGE		8000	va	X	55			=	440000.00	va
NEC 220-82(C)(3)			WASHER		1500	va	X	55				82500.00	va
NEC 220-82(C)(3)			DRYER		5000	va	X	55			=	275000.00	va
NEC 220-82(C)(4)			DISPOSAL		700	va	X	55			=	38500.00	va
			WATER HEATER		4500	va	X	55			=	247500.00	va
NEC 220-82(C)(3)			FURNACE-A/C UNIT		2454	va	X	55			=	134970.00	va
SUB-TOTAL												1590661.00	va
DEMAND FACTOR PER TABLE NEC 220-84					25%		@	55					
(revise this percentage per the number of appartments and the chart in the code)											X	25%	
TOTAL												397665.25	va

397665.25 va @ 208V/3PH = 1105.12 AMPS (SERVICE SIZE 1200A)
BASED ON NEC 2017

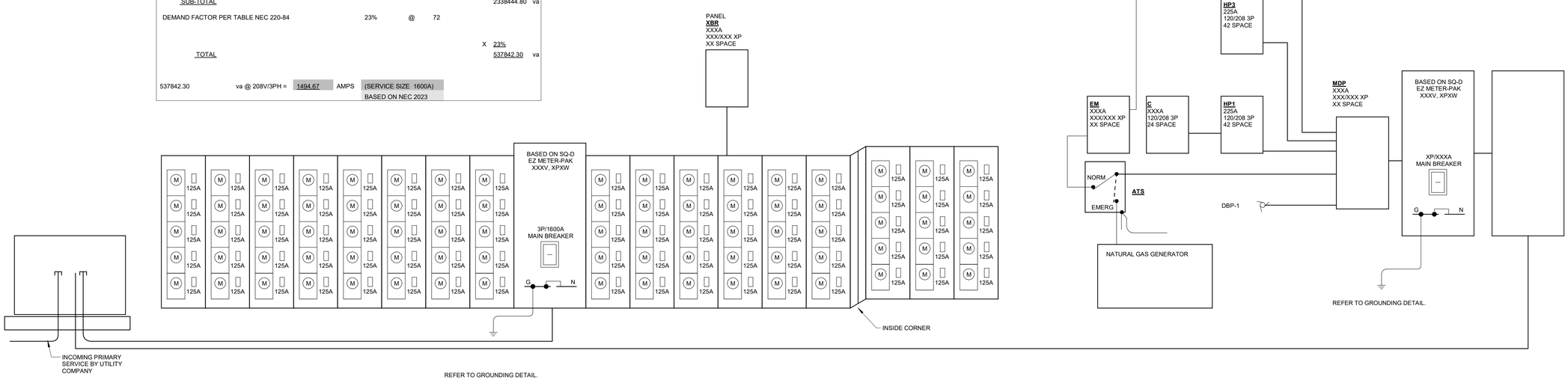


2 E4.1 ONE-LINE DIAGRAM - EXISTING BUILDING
NOT TO SCALE

APARTMENT CALCS

(0) BEDRM UNITS	36	521											
(1) BEDRM UNITS	28	773	sf	(2) BEDRM UNITS	8	874	sf	=	47392	sf			
NEC 220-82(C)(1)			DWELLING LTG/RECPT. LOAD		3	va	X	47392	sf	7		142176.00	va
NEC 220-82(C)(2)			SMALL APPLIANCE LOAD		2	ckt	X	1500	va X	2		216000.00	va
NEC 220-82(B)(3)			MIRCOWAVE		1200	va	X	72			=	86400.00	va
NEC 220-82(C)(3)			REFRIG/FREEZER		1000	va	X	72			=	72000.00	va
NEC 220-82(C)(3)			DISHWASHER		1000	va	X	72			=	72000.00	va
NEC 220-82(C)(3)			ELECTRIC RANGE		8000	va	X	72			=	576000.00	va
NEC 220-82(C)(3)			WASHER		1500	va	X	72				108000.00	va
NEC 220-82(C)(3)			DRYER		5000	va	X	72			=	360000.00	va
NEC 220-82(C)(4)			DISPOSAL		700	va	X	72			=	50400.00	va
			WATER HEATER		4500	va	X	72			=	324000.00	va
NEC 220-82(C)(3)			FURNACE-A/C UNIT 0/1BR		8716	va	X	64			=	331468.80	va
NEC 220-82(C)(3)			FURNACE-A/C UNIT 2BR		2	va	X	8			=	69721.60	va
SUB-TOTAL												2338444.80	va
DEMAND FACTOR PER TABLE NEC 220-84					23%		@	72					
TOTAL											X	23%	
												537842.30	va

537842.30 va @ 208V/3PH = 1494.67 AMPS (SERVICE SIZE 1600A)
BASED ON NEC 2023



1 E4.1 ONE-LINE DIAGRAM - NEW BUILDING
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PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.03.27	CD PROGRESS SET

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ELECTRICAL ONE-LINE DIAGRAMS

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ELECTRICAL SYMBOL LEGEND

*SOME SYMBOLS MAY NOT BE UTILIZED ON PLANS

$ $ XX	SWITCH: **TAG NOTES** 3 3-WAY 4 4-WAY D DIMMER, 1-POLE, 3-WAY OR 4-WAY AS INDICATED K KEYED T TIMER OS OCCUPANCY LV LOW VOLTAGE F FAN VS VACANCY	MTG. HT. 46" TO TOP OF BOX, U.N.O.
	RECEPTACLE TAGS: **TAG NOTES** G GFCI PROTECTED U USB WPG WEATHER RESISTANT GFCI PROTECTED RECEPTACLE WITH IN-USE METAL WEATHERPROOF ENCLOSURE +XX INCHES ABOVE FINISHED FLOOR OR GRADE H HORIZONTAL	
X	DUPLEX RECEPTACLE	MTG. HT. 18" TO TOP OF BOX, U.N.O.
X	DUPLEX RECEPTACLE MTD. ABOVE COUNTER HEIGHT:	MTG. HT. 46" TO TOP OF BOX, U.N.O. OR MTD. ABOVE BACK SPLASH, REFER TO ARCH. DETAILS.
X	HALF SWITCHED RECEPTACLE	MTG. HT. 18" TO TOP OF BOX, U.N.O.
X	DOUBLE DUPLEX RECEPTACLE OUTLET IN DOUBLE- GANG BOX, AND IN METAL OR PLASTIC DIVIDED RACEWAYS	MTG. HT. 18" TO TOP OF BOX, U.N.O.
X	DOUBLE DUPLEX RECEPTACLE OUTLET MTD. ABOVE COUNTER - VERIFY PER EACH LOCATION INDICATED ON THE FLOOR PLANS	MTG. HT. 46" TO TOP OF BOX, U.N.O. OR MTD. ABOVE BACK SPLASH, REFER TO ARCH. DETAILS.
X	240V OR 208V RECEPTACLE W/ NEMA CONFIGURATION AS NOTED	MTG. HT. 18" TO TOP OF BOX, U.N.O.
	DUPLEX RECEPTACLE - FLOOR MOUNTED	MOUNTED ON FLOOR
	DUPLEX RECEPTACLE - CEILING MOUNTED	MOUNTED ON CEILING
X	SIMPLEX RECEPTACLE	MTG. HT. 18" TO TOP OF BOX, U.N.O.
J	JUNCTION BOX	REFER TO DRAWING
	SPECIAL CONNECTION AS NOTED	REFER TO DRAWING
	SINGLE PHASE MOTOR VOLTAGE AND HP AS SCHEDULED	REFER TO DRAWING
	THREE PHASE MOTOR VOLTAGE AND HP AS SCHEDULED	REFER TO DRAWING
	HEAVY-DUTY NON-FUSED DISCONNECT SWITCH	REFER TO DRAWING
	HEAVY-DUTY FUSED DISCONNECT SWITCH	REFER TO DRAWING
	COMBINATION STARTER FUSED DISCONNECT SWITCH	REFER TO DRAWING
VFD	VFD WITH DISCONNECT - (EITHER INSTALLED ON EQUIPMENT OF FURNISHED LOOSE AND INSTALLED BY CONTRACTOR)	REFER TO DRAWING
	CONTROL STATION OR PUSHBUTTON AS NOTED	MTG. HT. 46" TO TOP OF BOX, U.N.O.
	EMERGENCY DISCONNECT DEVICE	MTG. HT. 46" TO TOP OF BOX, U.N.O.
	BUSSMANN FUSE HOLDER/SWITCH - SINGLE POLE 'SSU' OR DOUBLE POLE 'STY' WITH FUSETRON EDISON BASE FUSE(S).	INSTALL AT EQUIPMENT
	ELECTRIC PANELBOARD - SURFACE MOUNTED	MTG. HT. 72" TO TOP OF ENCLOSURE, U.N.O
	ELECTRIC PANELBOARD - RECESS MOUNTED	MTG. HT. 72" TO TOP OF ENCLOSURE, U.N.O
HH	HANDHOLE AS NOTED	REFER TO DRAWING
FB	FLOOR BOX - SIZE AND TYPE AS INDICATED (POWER / PHONE / DATA / AV AS NOTED)	REFER TO DRAWING
	ELECTRIC METER	REFER TO DRAWING
T T	DRY-TYPE TRANSFORMER - FLOOR MOUNTED AND SUSPENDED	REFER TO DRAWING
T	PAD MOUNTED UTILITY TRANSFORMER	REFER TO DRAWING
OS	OCCUPANCY SENSOR - CEILING MOUNTED	SURFACE CEILING MOUNTED WITH BACKBOX
VS	VACANCY SENSOR - CEILING MOUNTED	SURFACE CEILING MOUNTED WITH BACKBOX
PP	OCCUPANCY SENSOR - INTELLIGENT POWER PACK	REFER TO DRAWINGS
LS	DAYLIGHT SENSOR - CEILING MOUNTED	SURFACE CEILING MOUNTED WITH BACKBOX
BT	BALLAST TRANSFER DEVICE - CEILING MOUNTED	SURFACE CEILING MOUNTED WITH BACKBOX
TC	TIME CLOCK	REFER TO DRAWING
LC	LIGHTING CONTACTOR	REFER TO DRAWING
	ACCESS CONTROL & SECURITY SYSTEM	
AC#	ACCESS CONTROL SYSTEM TYPE TAG	REFER TO TYPICAL CARD ACCESS WIRING DETAIL
DC	DOOR CONTACT (CONCEALED IN DOOR FRAME)	REFER TO DRAWING
ES	ELECTRIC STRIKE - BY DOOR HARDWARE SUPPLIER (CONCEALED IN DOOR FRAME)	REFER TO DRAWING
EL	ELECTRIC LATCH - BY DOOR HARDWARE SUPPLIER	REFER TO DRAWING
CR	CARD OR KEY FOB READER	MTG. HT. 42" TO CENTER
PS	POWER SUPPLY - PROVIDE DEDICATED 120-VOLT POWER	REFER TO DRAWING
SSP	SECURITY SYSTEM PANEL - PROVIDE DEDICATED 120-VOLT POWER	REFER TO DRAWING
DR	DOOR RELEASE BUTTON	MTG. HT. 42" TO CENTER
PB	PANIC BUTTON	MTG. HT. 42" TO CENTER
KP	KEYPAD - FOR SECURITY ENTRY / EXIT	MTG. HT. 42" TO CENTER
MD	MOTION DETECTOR - WALL OR CEILING MOUNTED	REFER TO DRAWING
BG	BREAK GLASS DETECTOR	REFER TO DRAWING
A	PANIC ALARM	REFER TO DRAWING
IP	INTERCOM PANEL	REFER TO DRAWING
IC	INTERCOM STATION	REFER TO DRAWING
	CCTV SYSTEM	
CAM	CCTV CAMERA	REFER TO DRAWING
DVR	DIGITAL VIDEO RECORDER	REFER TO DRAWING
	FIRE ALARM - SYSTEM	
FAP	FIRE ALARM CONTROL PANEL - WALL MOUNTED - PROVIDE DEDICATED 120-VOLT POWER AND DATA/PHONE CONNECTION	REFER TO DRAWINGS
FAA	FIRE ALARM - ANNUNCIATOR - WALL MOUNTED	REFER TO DRAWING
F	FIRE ALARM - PULL STATION	MTG. HT. 42" TO CENTER OF BOX
AV	FIRE ALARM - AUDIO / VISUAL DEVICE - WALL AND CEILING MOUNTED	MTG. HT. 80" TO BOTTOM OF BOX (VERIFY BOTTOM OF STROBE LENS IS NOT LESS THAN 80" A.F.F.)
A	FIRE ALARM - AUDIO DEVICE - WALL AND CEILING MOUNTED	MTG. HT. 80" TO BOTTOM OF BOX
V	FIRE ALARM - VISUAL DEVICE - WALL AND CEILING MOUNTED	MTG. HT. 80" TO BOTTOM OF BOX (VERIFY BOTTOM OF STROBE LENS IS NOT LESS THAN 80" A.F.F.)
SD	FIRE ALARM - SMOKE DETECTOR	CEILING MTD.
SA / SA C	SMOKE ALARM, SINGLE STATION. C INDICATES CO, V INDICATES VISUAL	CEILING MTD.
SA / SA C	WALL MOUNTED SMOKE ALARM, SINGLE STATION. C INDICATES CO, V INDICATES VISUAL	XXXXX
CO	FIRE ALARM - CO DETECTOR	CEILING MTD.
HD	FIRE ALARM - HEAT DETECTOR	CEILING MTD.
DD	FIRE ALARM - DUCT DETECTOR - PHOTOELECTRIC	REFER TO DRAWING
RT	FIRE ALARM - DUCT DETECTOR REMOTE TEST STATION	REFER TO DRAWING
DH	FIRE ALARM - MAGNETIC DOOR HOLDER	REFER TO DRAWING
FS	FIRE PROTECTION FLOW SWITCH	REFER TO DRAWING
TS	FIRE PROTECTION TAMPER SWITCH	REFER TO DRAWING
PIV	FIRE PROTECTION SPRINKLER POST INDICATOR VALVE - FIELD VERIFY LOCATION	REFER TO DRAWING
	NURSE CALL	
SS	STAFF STATION	REFER TO DRAWING
M	MASTER STATION	REFER TO DRAWING
N	NURSE'S CALL PULL STATION	MTG. HT PER ADA AND HEALTHCARE REQUIREMENTS
N	NURSE'S CALL - DOME LIGHT	CEILING MOUNTED
	LOW VOLTAGE	
XX	DATA OUTLET. BASIS OF DESIGN IS 1 DATA DROP. FOR ADDITIONAL DATA xD. FOR ADDITIONAL TELEPHONE xT	MTG. HT. 18" TO TOP OF BOX, U.N.O.
WAP XX	DATA OUTLET FOR CEILING MOUNTED WIRELESS ACCESS POINT. BASIS OF DESIGN IS 1 DATA DROP. FOR ADDITIONAL DATA xD.	CEILING MOUNTED
TV2	TV OUTLET. PROVIDE COMBINATION 120V POWER, COAX & DATA, RECESSED MULTI-GANG DIVIDED OUTLET BOXES	MTG. HT. 18" TO TOP OF BOX, U.N.O.
	LIGHTING	
	TROFFER FIXTURE, DIAGIONAL LINE INDICATES RECESSED, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
	LINEAR FIXTURE, DIAGIONAL LINE INDICATES RECESSED, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
	RECESSED FIXTURE, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
	RECESSED DIRECTIONAL FIXTURE, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
	SURFACE MOUNTED FIXTURE, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
	PENDANT FIXTURE	CEILING MOUNTED
	WALL SCONCE	WALL MOUNTED, REFER TO SCHEDULES AND PLANS FOR MOUNTING HEIGHT
	EXTERIOR POLE MOUNTED	
	EXIT SIGN, CEILING MOUNTED AND WALL MOUNTED. SHADING INDICATE FACE, ARROWS INDICATE PATH OF EGRESS	
	EMERGENCY EGRESS LIGHT FIXTURE	WALL MOUNTED
	CEILING FAN	REFER TO LIGHTING FIXTURE SCHEDULE
	TRACK LIGHTING	
N	REMOTE INDICATOR LIGHT: **TAG NOTES** R RADON FAN FAILURE S SMOKE ALAM D DOORBELL	WALL MOUNTED, REFER TO SCHEDULES AND PLANS FOR MOUNTING HEIGHT

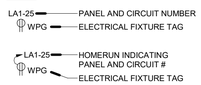
UNIT CIRCUIT LEGEND

CIRCUIT	WIRE
15A	2#12, 1#12G - NM CABLE
20A	2#12, 1#12G - NM CABLE
30A (3W)	2#10, 1#10G - NM CABLE
30A (4W)	3#10, 1#10G - NM CABLE
50A (3W)	2#6, 1#10G - NM CABLE
50A (4W)	3#6, 1#10G - NM CABLE

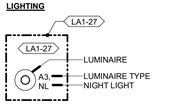
NOTES:
1. COORDINATE APPLIANCE WIRE QUANTITY (3W vs. 4W) WITH MANUFACTURER PRIOR TO INSTALLATION.

CIRCUITING LEGEND:

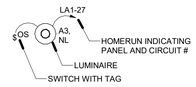
POWER



LIGHTING



LIGHTING CIRCUIT TAG DENOTES PANEL AND CIRCUIT SERVING LUMINAIRES WITHIN DASHED BOUNDARY. SHOWN WITH AND WITHOUT LEADER.



ELECTRICAL ABBREVIATIONS:

(THESE NOTES APPLY TO ALL DRAWINGS)
*SOME ABBREVIATIONS MAY NOT BE UTILIZED ON PLANS

A	AMPS
AFG	ABOVE FINISHED GRADE
AFF	ABOVE FINISHED FLOOR
A/V	AUDIO / VISUAL
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AWG	AMERICAN WIRE GAGE
ATS	AUTOMATIC TRANSFER SWITCH
BLDG	BUILDING
BF	BARRIER-FREE
BT	BALLAST TRANSFER DEVICE
C	CONDUIT
CCTV	CLOSED CIRCUIT TELEVISION
CU	COPPER
CAM	CAMERA
C/B	CIRCUIT BREAKER
CS	CHILD SAFE
DCP	DOOR CONTROL PANEL
DIA	DIAMETER
DD	DUCT DETECTOR
DISC	DISCONNECT
DISP	DISPOSAL
DW	DISHWASHER
DWH	DOMESTIC WATER HEATER
DWG	DRAWING
EF	EXHAUST FAN
XP	EXPLOSION-PROOF
EMI	ELECTROMAGNETIC INTERFERENCE
EWC	ELECTRIC WATER COOLER
EP	ELECTRIC PANEL
FA	FIRE ALARM
FO	FIBER OPTIC
FU	FUSE
FACP	FIRE ALARM CONTROL PANEL
FAA	FIRE ALARM ANNUNCIATOR
FTL	FEED-THRU LUGS
GAP	GENERATOR ANNUNCIATOR PANEL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HZ	HERTZ
HH	HAND HOLE
HD	HEAT DETECTOR
HP	HORSEPOWER
IDF	INTERMEDIATE DISTRIBUTION FRAME
KVA	KILOVOLT-AMPS
KW	KILOWATTS
LA	LIGHTING ARRESTOR
LTG	LIGHTING
LTS	LIGHTS
LDP	LIGHTNING DISTRIBUTION PANEL
MAX	MAXIMUM
MB	MAIN BREAKER
MDP	MAIN DISTRIBUTION PANEL
MON	MONITOR
MD	MOTION DETECTOR
MDF	MAIN DISTRIBUTION FRAME
MH	MOUNTING HEIGHT
MCA	MINIMUM CIRCUIT AMPS
MH	MAN HOLE
MFD	MANUFACTURED
MFG	MANUFACTURER
MLO	MAIN LUGS ONLY
MISC	MISCELLANEOUS
MIN	MINUTES
MW	MICROWAVE
N	NEUTRAL
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
OS	OCCUPANCY SENSOR
P	POLE
PP	POWER PANEL
PLYWD	PLYWOOD
PB	PUSHBUTTON
PEC	PHOTOELECTRIC CONTROL
PWR	POWER
PDP	POWER DISTRIBUTION PANEL
PH	PHASE
PVC	POLYVINYL CHLORIDE
REF	REFRIGERATOR
RT	RAIN-TIGHT
RF	RADIO FREQUENCY
RM	ROOM
SFL	SUB-FEED LUGS
SS	STAINLESS-STEEL
SD	SMOKE DETECTOR
STR	STARTER
SW	SWITCH
TV	TELEVISION
TSTAT	THERMOSTAT
TYP	TYPICAL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
ULSE	UL SERVICE ENTRANCE
UNO	UNLESS NOTED OTHERWISE
VS	VACANCY SENSOR
V	VOLTS
VA	VOLT-AMPS
VAC	VOLTS ALTERNATING CURRENT
VDC	VOLTS DIRECT CURRENT
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
W	WIRE
WP	WEATHERPROOF
WPG	WEATHERPROOF GFCI
XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES:

(THESE NOTES APPLY TO ALL DRAWINGS)

1. SITE AND BUILDING DOCUMENTS ARE BASED ON THE BEST AVAILABLE RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT, THEY ARE A GRAPHIC REPRESENTATION OF THIS PROJECT. FIELD VERIFY THE LOCATIONS OF ALL NEW AND EXISTING LIGHTING FIXTURES, OUTLETS, WIRING DEVICES, ETC. THE LOCATIONS INDICATED ON THE DRAWINGS ARE FOR REFERENCE ONLY AND INTENDED TO BE A GUIDE TO ESTABLISHING A SCOPE OF THE WORK REQUIRED BY THE OWNER AND ARE FOR BIDDING PURPOSES ONLY.
2. FIELD VERIFY THE EXACT ELECTRICAL REQUIREMENTS, ROUGH-IN LOCATIONS, BOX TYPES, CONDUIT, AND WIRING REQUIREMENTS FROM APPROVED EQUIPMENT INSTALLATION DRAWINGS FOR THIS PROJECT PRIOR TO ROUGH-IN OF AN ELECTRICAL ITEMS ASSOCIATED WITH THE EQUIPMENT. FAILURE TO DO SO DOES NOT CONSTITUTE AN EXTRA.
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ACCEPTED EDITION OF THE NATIONAL, STATE, AND LOCAL ELECTRICAL CODES.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. FIELD VERIFY EXACT FEEDER, FUSE OR CIRCUIT BREAKER SIZE FOR EACH ITEM OR EQUIPMENT FROM CERTIFIED MANUFACTURER SHOP DRAWINGS AND INSTALLATION DRAWINGS FOR THIS PROJECT.
6. NEW DEVICE BOXES INSTALLED IN SHARED RATED WALLS BETWEEN APARTMENTS AND ATTICS SHALL BE FIRE-RATED. "PUTTY-PACKS" ARE ACCEPTABLE.
7. WHERE AN ELECTRICAL DEVICE IS BEING ADDED OR REPLACED: REFER TO NEC ARTICLE 406.12 TAMPER-RESISTANT RECEPTACLES. (NOTE: THAT THIS WILL BE REQUIRED WHETHER INDICATED ON THE DRAWINGS OR NOT).
8. ALL NEW APARTMENT LIGHTING FIXTURES SHALL BE FULL ENERGY-STAR RATED AND SHALL NOT BE CAPABLE OF ACCEPTING INCANDESCENT LAMPS.
9. REFER TO NEC ARTICLE 210.12 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.
10. GFCI PROTECTION DEVICE SHALL BE READILY ACCESSIBLE.
11. NEW CIRCUITS SHALL NOT SHARE NEUTRALS. PROVIDE A SEPARATE NEUTRAL CONDUCTOR FOR EACH CIRCUIT.
12. CONTRACTOR SHALL BE AWARE OF CIRCUIT LENGTHS IN REGARD TO VOLTAGE DROP AND ADJUST WIRE SIZES ACCORDINGLY. REFER TO SPECIFICATIONS, FOR FURTHER INFORMATION CONTACT ENGINEER.
13. SELECTION OF DEVICES, QUANTITIES, LOCATION, AND POSITIONING OF ALL OCCUPANCY SENSORS SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
14. IN FINISHED AREAS, CONDUIT SHALL BE CONCEALED AND OUTLETS INSTALLED FLUSH UNLESS OTHERWISE NOTED.
15. PROVIDE PULL STRING IN ALL CONDUITS FURNISHED FOR WORK TO BE INSTALLED BY OTHERS FOR FUTURE USE. LABEL PULL STRINGS AND CONDUITS AND INDICATE START AND END POINTS.
16. DO NOT INSTALL OUTLET BOXES BACK-TO-BACK.
17. AREAS NOT IN UNITS, PROVIDE EMPTY BOX ROUGH-IN LOCATIONS FOR TELEPHONE / INTERNET / CABLE TV WHERE INDICATED ON THE PLANS. INSTALL 1" CONDUIT UP WALL TO ACCESSIBLE CEILING OR TO MDF. THE TELEPHONE / INTERNET / CABLE TV SERVICE ENTRANCES, WIRING DEVICES, PLATES, ETC. SHALL BE FURNISHED AND INSTALLED BY THE OWNER'S SERVICE PROVIDER DURING CONSTRUCTION AS COORDINATED BY THE OWNER. ALL TELEPHONE / INTERNET / CABLE TV WIRING SHALL BE INSTALLED PROPERLY CONCEALED INSIDE OF WALLS.
18. REFER TO ARCHITECTURAL UNIT MATRIX AND PLANS FOR QUANTITIES AND LOCATIONS OF ALL UNITS THAT ARE DESIGNATED AS A/V.
19. MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).
20. FIELD VERIFY ALL DIMENSIONS BEFORE ANY DEMOLITION OR INSTALLATION OF MATERIALS.
21. REUSE EXISTING CIRCUITS UNLESS OTHERWISE NOTED. EXISTING CIRCUITS AND CONDUITS MAY BE REUSED WHERE FEASIBLE.
22. ALL NEW REPLACEMENT ELECTRICAL PANELS SHALL BE BONDED AND GROUNDED IN ACCORDANCE WITH THE NEC AND STATE AND LOCAL ELECTRICAL CODES.
23. EXISTING CONDUITS, OUTLETS, ETC. MAY BE UTILIZED FROM EXISTING PANELS WHERE PRACTICAL. WHERE WALLS, CEILINGS, ETC. ARE DEMOLISHED, EXISTING CIRCUITS SHALL BE EXTENDED TO REMAIN CONTINUOUS AND OPERATIONAL.
24. TEMPORARILY REMOVE AND REINSTALL ANY CEILING MOUNTED DEVICES IN CEILINGS WHERE LAY-IN CEILINGS WILL BE REPLACED.
25. REFER TO NEC ARTICLE 406.4(D)(4) ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION WHEN RECEPTACLES ARE BEING REPLACED.
26. PROVIDE ARC-FLASH LABELING ON ALL ELECTRICAL GEAR AND EQUIPMENT AS REQUIRED BY NEC.

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AFFORDABLE HOUSING
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PROJECT NUMBER *2024.0139*

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.03.27	CD PROGRESS SET

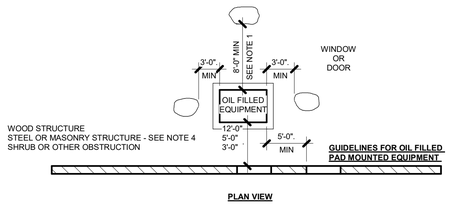
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SYMBOLS LEGEND, ABBREVIATIONS, & NOTES

E5.1

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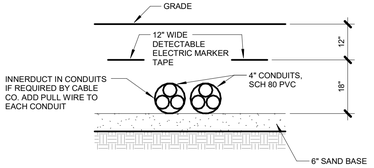


NOTES:

1. PROVIDE 8'-0" OF LEVEL CLEAR ARE IN FRONT OF THE DOOR TO ALLOW FOR SWITCH OPERATION.
2. INSTALL EQUIPMENT SO THAT THE FRONT OF THE UNIT DOES NOT FACE BUILDINGS OR OTHER PERMANENT STRUCTURES.
3. AVOID PLACEMENT OF EQUIPMENT UNDER ANY OVERHANG. LOCATION UNDER AN OVERHANG REQUIRES A VERTICAL CLEARANCE OF 12'-0" FROM THE TOP OF THE CABINET TO THE UNDERHANG.
4. WHERE A DOOR OR WINDOW IS LOCATED BEHIND EQUIPMENT AND IS LESS THAN 12'-0" ABOVE GROUND OR LESS THAN 5'-0" TO THE SIDE, LOCATE THE EQUIPMENT A HORIZONTAL DISTANCE OF AT LEAST 12'-0" FROM THE BUILDING
5. THIS GUIDELINE IS INTENDED TO MEET THE REQUIREMENTS OF NEC SECTION 450-27, BY SPACE SEPARATIONS

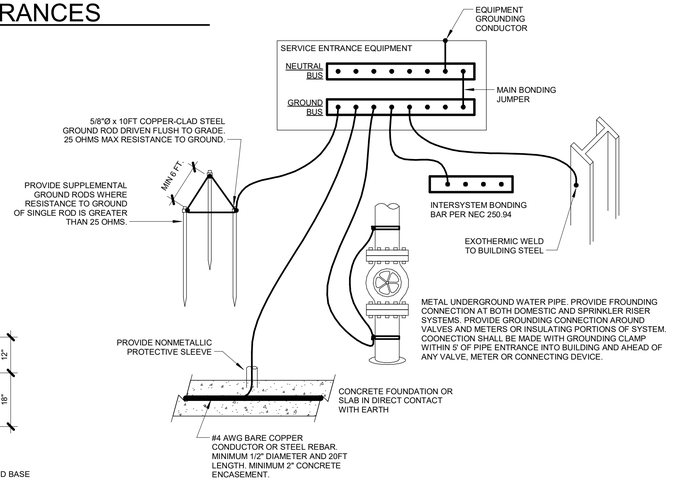
4 E5.2 TRANSFORMER CLEARANCES

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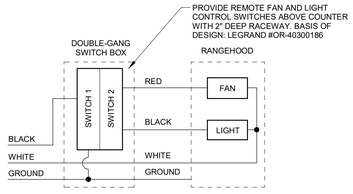
3 E5.2 COMMUNICATION CONDUITS

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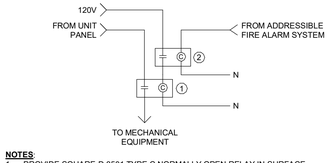
2 E5.2 GROUNDING DETAIL

NOT TO SCALE



7 E5.2 ACCESSIBLE RANGEHOOD SWITCHING

NOT TO SCALE

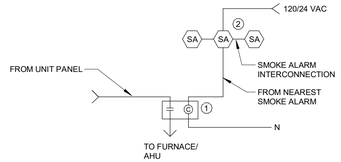


NOTES:

1. PROVIDE SQUARE-D 8501 TYPE C NORMALLY OPEN RELAY IN SURFACE MOUNTED METAL BOX. LOCATE IN ACCESSIBLE AREA WITHIN EQUIPMENT VICINITY.
   A. RELAY CONTACTS SHALL MATCH MECHANICAL EQUIPMENT CIRCUIT AMPACITY, VOLTAGE, AND NUMBER OF POLES.
   B. COIL SHALL BE RATED FOR 120V.
2. PROVIDE FIRE ALARM RELAY MODULE FOR CONTROL OF MECHANICAL EQUIPMENT CONTACTOR. PROVIDE SURFACE MOUNTED METAL BOX AND LOCATE IN ACCESSIBLE AREA WITHIN EQUIPMENT VICINITY. COIL SHALL BE RATED FOR, AND CONTROLLED BY, THE SPACE'S FIRE ALARM SYSTEM ANNUNCIATOR CIRCUIT.
3. SEQUENCE OF OPERATION: UPON IN UNIT SMOKE DETECTION PROVIDE SIGNAL TO POWER RELAY OF AIR HANDLER.

6 E5.2 AHU / RELAY SHUT DOWN

NOT TO SCALE

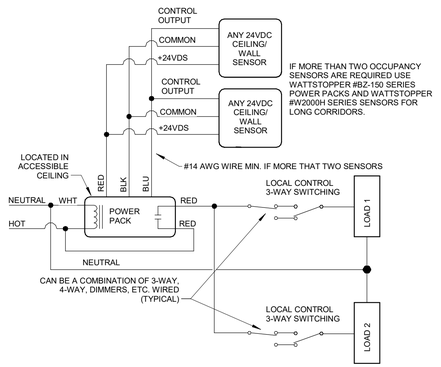


NOTES:

1. PROVIDE SQUARE-D 8501 TYPE C NORMALLY OPEN RELAY IN SURFACE MOUNTED METAL BOX. LOCATE INSIDE MECHANICAL CLOSET.
   A. RELAY CONTACTS SHALL MATCH FURNACE/AHU CIRCUIT AMPACITY, VOLTAGE, AND NUMBER OF POLES.
   B. COIL SHALL BE RATED FOR CONTROL CIRCUIT VOLTAGE, 120V OR 24VAC.
2. CONTROL CIRCUIT SHALL BE CONNECTED TO NORMALLY CLOSED, AUXILLARY CONTACT IN SMOKE ALARM.

5 E5.2 AHU / RELAY SHUT DOWN

NOT TO SCALE



8 E5.2 CEILING MOUNTED OCCUPANCY SENSOR

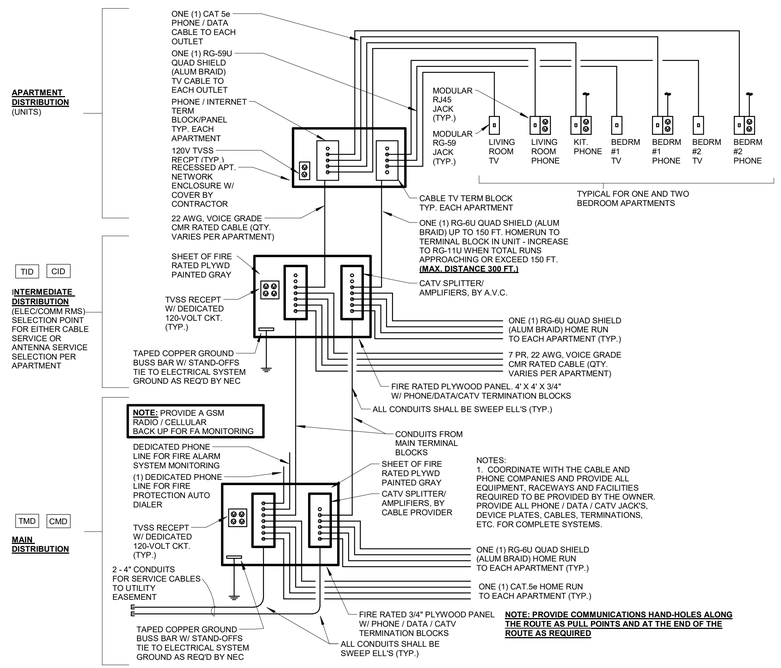
NOT TO SCALE

CATV SYSTEM NOTES:

1. ALL CABLING SHALL BE INSTALLED IN A NEAT AND PROFESSIONAL MANNER. CABLES WHEN NOT IN CONDUIT SHALL BE SUPPORTED BY AN APPROVED SUPPORT BRACKET OR STAPLE AT LEAST EVERY 5 FOOT.
2. IDENTIFY CABLES AS TO APARTMENT OR JACK SERVED.
3. EACH OUTLET FACEPLATE SHALL HAVE A MANUFACTURER'S LABEL FIELD WITH THE CABLE/OUTLET IDENTIFIER CLEARLY MACHINE PRINTED INTO THE LABEL FIELD.
4. IN THE ELECTRICAL UTILITY ROOM TERMINATIONS WILL BE CLEARLY LABELED IDENTIFYING THE APARTMENT UNIT SERVED BY THE CABLE. CABLE LABELS SHALL BE MACHINE PRINTED.
5. CONTRACTOR SHALL VERIFY WITH CABLE TV PROVIDER THAT EQUIPMENT PROVIDED MEETS THEIR BANDWIDTH AND SHIELDING REQUIREMENTS. PROVIDE MINIM SIGNAL LEVEL AT EACH OF THE APARTMENT OUTLETS AS REQUIRED BY THE CABLE PROVIDER.
6. CONTRACTOR SHALL COMPLETELY TEST ALL WIRING AND ALL CONNECTIONS. REPLACE AND/OR CORRECT ANY PROBLEM EQUIPMENT OR WIRING.
7. CATV CABLE TYPES SHALL BE RG6U QUAD SHIELD, WEST PENN #6300 (#25G300 IF PLENUM) OR APPROVED EQUAL BY THE ENGINEER. FOR RUNS TO APARTMENTS PANELS AND FROM PANELS TO ROOM OUTLETS. USE RG11U QUAD SHIELD, WEST PENN #QS21 (#25Q821 IF PLENUM). **FOR EXTENDED DISTANCES UP TO 300 FT.**
8. THIS CONTRACTOR SHALL PROVIDE ALL CABLE, ENCLOSURES, TERMINATION BLOCKS, JACKS, DEVICE PLACES, AMPLIFIER'S, ETC. FOR A COMPLETE SYSTEM.

PHONE SYSTEM NOTES:

1. IT SHALL BE THE PHONE CABLING CONTRACTORS RESPONSIBILITY TO ENSURE CONTINUITY IS PROVIDED FROM PINS 4 & 5 OF EACH RJ45 OUTLET JACK TO THE ELECTRICAL UTILITY ROOM.
2. ALL CABLING SHALL BE INSTALLED IN A NEAT AND PROFESSIONAL MANNER CABLES WHEN NOT IN CONDUIT SHALL BE SUPPORTED BY AN APPROVED SUPPORT BRACKET SUCH AS A J-HOOK AT LEAST EVERY 5 FEET.
3. EACH FEED CABLE AND OUTLET CABLE SHALL HAVE A MACHINE PRINTED SELF-LAMINATED "WIRE-WRAP" LABEL INSTALLED AT BOTH ENDS. THE LABEL SHALL HAVE AND IDENTIFIER CODE PRINTED ON IT TO CLEARLY INDIVIDUALIZE EACH CABLE.
4. EACH OUTLET FACEPLATE WILL HAVE A MANUFACTURER'S LABEL FIELD WITH THE CABLE/OUTLET IDENTIFIER CLEARLY MACHINE PRINTED INTO THE LABEL FIELD.
5. IN THE ELECTRICAL UTILITY ROOM ALL 110 TERMINATIONS SHALL BE CLEARLY LABELED USING THE PLASTIC INSERT LABELS THAT ARE SUPPLIED WITH THE 110 BLOCKS. CABLE LABELS SHALL BE MACHINE PRINTED ON THE 110 LABEL INSERTS INSTALLED INTO THE BLOCKS PROPERLY.
6. CONTRACTOR SHALL COMPLETELY TEST ALL WIRING AND ALL CONNECTIONS. REPLACE AND/OR CORRECT ANY PROBLEM EQUIPMENT OR WIRING.
7. THIS CONTRACTOR SHALL PROVIDE ALL CABLE, ENCLOSURES, TERMINATION BLOCKS, JACKS, DEVICE PLACES, AMPLIFIER'S, ETC. FOR A COMPLETE SYSTEM.



1 E5.2 TYPICAL TELEPHONE/CATV RISER DIAGRAM

NOT TO SCALE

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PROJECT NUMBER	2024.0139

ISSUANCE

NO.	DATE	DESCRIPTION
1	2025.03.27	CD PROGRESS SET

NOT FOR CONSTRUCTION

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DETAILS

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