

Bulletin

Project Name:	John Grace Arms	Issue:	Bulletin No. 3
SDG Project Number:	21026.00	issue Date:	21 May, 2025
Project Address:	21030 Indian St		
	Southfield MI 48033		

This is a Bulletin to the contract documents for the John Grace Arms project. The Bulletin forms a part of the above-described Contract Documents and supersedes, supplements, or clarifies parts thereof to the extent defined by the terms set forth in this Bulletin. This Bulletin consists of (2) typed pages and the following attachments:

The changes enumerated below and on the documents are in response to Plan Review Comments received from Angelo Bateast, City of Southfield Building Official on 04/29/205. See attached Narrative

Specifications:

1. No Change

Civil Drawings:

1. No Change

Architectural Drawings:

1. No Change

Structural Drawings:

1. No Change

Mechanical and Plumbing Drawings:

1. M101 (re-issued)
 - A. First floor mechanical HVAC exiting building plan revised ERV layout for units A & B. Routed ERV in unit A to feed connector lobby and ERV in unit B to serve both unit A & B.
2. M001 (reissued)
 - A. Added note 5 under general mechanical notes for testing the comcheck of the buildings mechanical design to meet IECC 2021.
3. M101(reissued)
 - A. Revised to show room 141 renamed as community space II.
 - B. Dryer venting modified to have individual vents as opposed to combined.
4. M103 (reissued)
 - A. Added missing fire smoke damper.
5. M105(reissued)
 - A. Called out existing roof hatch location.
 - B. Showed location of dryer venting through existing roof.

6. M106 (reissued)
 - A. Called out location of roof hatch for addition's roof access.
7. M401 (reissued)
 - A. On enlarged plan A6 gave cfm calculation needed for corridors to be compliant with a negative pressure.
8. M402 (reissued)
 - A. Modified dryer venting to a single vent for each dryer on enlarged plan A6.
9. M403 (reissued)
 - A. Added missing fire dampers for ducts passing through fire rated assemblies.
10. M405 (reissued)
 - A. Revised to show room 141 renamed as community space II on enlarged detail H8.
 - B. Modified cfm to corridor 102 to reflect negative balancing as requested.
11. M406 (reissued)
 - A. Modified cfm to corridor 201 to reflect negative balancing as requested.
12. M407 (reissued)
 - A. Modified cfm to corridor 201 to reflect negative balancing as requested on enlarged plans F9, A5, A9 and A1.
13. M504 (reissued)
 - A. Added more comprehensive detail to fireproofing on fire smoke damper detail G1.
14. M505 (reissued)
 - A. Added table and detail for condensate traps for fan coil units, for both blow by draw through style traps.
15. M602 (reissued)
 - A. Revised ventilation table to show changes made to total building ventilation balance. Changes made to corridors in both the existing and the addition altered to total building ventilation.
16. P101 (reissued)
 - A. Revised to show room 141 renamed as community space II.
17. P301 (reissued)
 - A. Added plumbing storm drainage calculations to roof plan for existing building.
18. P302 (reissued)
 - A. Added plumbing storm calculations to roof plan for the addition and connector lobby. Showed location and size of the gutter and downspouts.
19. P403 (reissued)
 - A. Added note 12 regarding access of existing building elevator pit and basement access. The existing sub-basement was not safely accessible during the design to confirm existing sump pump or drain tile system.
20. P411 (reissued)
 - A. Revised size of vertical sanitary from 2dn floor to 4inch.

- 21. P501 (reissued)
 - A. Revised detail A8 to show more information on fireproofing a pipe penetrating a fire rated assembly.
- 22. P601 (reissued)
 - A. Populated the information on backflow schedule.
- 23. P701
 - A. Revised venting riser diagram to remove wet vent system and only dry venting on A1 detail
 - B. On detail A7 changed domestic cold-water sizing for distribution to existing building.

Electrical Drawings:

- 1. E004 (re-issued)
 - A. Change made to Panel DP1B – 800A
- 2. E403 (re-issued):
 - A. Panel changes to SB1B and DP1B

End of Bulletin No. 2