RENOVATION OF
CABOT APARTMENTS

DETROIT MICHIGAN

LIST OF DRAWINGS

CIVIL
- C.100 ALTA SURVEY
- C.101 TOPOGRAPHIC SURVEY
- C.200 UTILITY PLAN
- C.201 CONSTRUCTION NOTES AND DETAILS
- C.300 DWSD SANITARY SEWER DETAILS
- C.301 DWSD WATER MAIN DETAILS
- C.302 DWSD WATER MAIN DETAILS

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- A.S.101 ARCHITECTURAL SITE PLAN
- A.C.001 LIFE SAFETY PLANS
- A.C.002 PERFORMANCE COMPLIANCE
- A.C.003 FIXTURES AND ACCESSORY MOUNTING HEIGHTS
- A.D.001 GENERAL DEMOLITION NOTES
- A.D.101 BASEMENT FLOOR DEMOLITION PLAN
- A.D.102 FIRST FLOOR DEMOLITION PLAN
- A.D.103 SECOND FLOOR DEMOLITION
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- A.102 FIRST FLOOR PLAN
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- A.105 FOURTH FLOOR PLAN
- A.109 ROOF PLAN
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- A.203 EXTERIOR ELEVATIONS
- A.204 EXTERIOR ELEVATIONS
- A.301 BUILDING SECTIONS
- A.321 STAIR PLANS AND SECTIONS
- A.322 STAIR PLANS AND SECTIONS
- A.323 STAIR PLANS AND SECTIONS
- A.324 ELEVATOR ENLARGED PLANS AND SECTIONS
- A.325 SECONDARY STAIR SECTIONS
- A.326 SECONDARY STAIR SECTIONS
- A.401 WALL SECTIONS
- A.421 INTERIOR WALL SECTIONS
- A.422 WALL SECTIONS
- A.501 ENLARGED PLANS - COMMON AREA
- A.502 ENLARGED PLANS - COMMON AREA
- A.511 ENLARGED UNIT PLANS
- A.512 ENLARGED UNIT PLANS
- A.513 ENLARGED UNIT PLANS
- A.514 ENLARGED UNIT PLANS
- A.515 ENLARGED UNIT PLANS
- A.516 ENLARGED UNIT PLANS
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- A.611 INTERIOR ELEVATIONS - UNITS
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- A.614 INTERIOR ELEVATIONS - UNITS
- A.615 INTERIOR ELEVATIONS - UNITS
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- A.712 DOOR DETAILS
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- A.722 WALL TYPES
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- S.001 STRUCTURAL GENERAL NOTES
- S.002 STRUCTURAL GENERAL NOTES
- S.003 SPECIAL INSPECTIONS & TESTING
- S.004 SPECIAL INSPECTIONS & TESTING
- S.005 STRUCTURAL SPECIFICATIONS
- S.006 STRUCTURAL SPECIFICATIONS
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- S.D.102 FIRST FLOOR DEMOLITION PLAN
- S.D.103 SECOND FLOOR DEMOLITION PLAN
- S.D.104 THIRD FLOOR DEMOLITION PLAN
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- S.404 TYPICAL DETAILS
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- S.D.504 ENLARGED STAIR DEMOLITION PLANS
- S.501 ENLARGED PLANS
- S.502 ENLARGED FRAMING PLANS

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- M.101 BASEMENT FLOOR MECHANICAL PLAN
- M.102 FIRST FLOOR MECHANICAL PLAN
- M.103 SECOND FLOOR MECHANICAL PLAN
- M.104 THIRD FLOOR MECHANICAL PLAN
- M.105 FOURTH FLOOR MECHANICAL PLAN
- M.106 ROOF MECHANICAL PLAN
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- P.100 UNDERGROUND PLUMBING PLAN
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- P.102 FIRST FLOOR PLUMBING PLAN
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- M.P.504 ENLARGED M&P FLOOR PLANS
- M.P.511 ENLARGED M&P UNIT PLANS
- M.P.512 ENLARGED M&P UNIT PLANS
- M.P.513 ENLARGED M&P UNIT PLANS
- M.P.514 ENLARGED M&P UNIT PLANS
- M.P.515 ENLARGED M&P UNIT PLANS
- M.P.516 ENLARGED M&P UNIT PLANS
- M.P.517 ENLARGED M&P UNIT PLANS
- M.P.518 ENLARGED M&P UNIT PLANS
- M.P.519 ENLARGED M&P UNIT PLANS
- M.P.520 ENLARGED M&P UNIT PLANS
- M.P.521 ENLARGED M&P UNIT PLANS
- M.P.522 ENLARGED M&P UNIT PLANS
- M.P.523 ENLARGED M&P UNIT PLANS

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- E.D.101 BASEMENT FLOOR DEMOLITION PLAN
- E.D.102 FIRST FLOOR DEMOLITION PLAN
- E.D.103 SECOND FLOOR DEMOLITION PLAN
- E.D.104 THIRD FLOOR DEMOLITION PLAN
- E.D.105 FOURTH FLOOR DEMOLITION PLAN
- E.D.106 ROOF DEMOLITION PLAN
- E.100 ELECTRICAL SITE PLAN
- E.101 BASEMENT FLOOR POWER PLAN
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- E.302 FIRST FLOOR PHOTMETR PLAN
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- E.502 ELECTRICAL DETAILS
- E.503 ELECTRICAL DETAILS
- E.601 ELECTRICAL SCHEDULES
- E.602 ELECTRICAL SCHEDULES
- E.701 ONE LINE DIAGRAM
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- E.L.404 ENLARGED FLOOR PLANS
- E.L.411 ENLARGED UNIT PLANS
- E.L.412 ENLARGED UNIT PLANS
- E.L.413 ENLARGED UNIT PLANS
- E.L.414 ENLARGED UNIT PLANS
- E.L.415 ENLARGED UNIT PLANS
- E.L.416 ENLARGED UNIT PLANS
- E.L.417 ENLARGED UNIT PLANS
- E.L.418 ENLARGED UNIT PLANS
- E.L.419 ENLARGED UNIT PLANS
- E.L.420 ENLARGED UNIT PLANS
- E.L.421 ENLARGED UNIT PLANS
- E.L.422 ENLARGED UNIT PLANS
- E.L.423 ENLARGED UNIT PLANS

INTERIOR DESIGN
- L.101 BASEMENT FLOOR FINISH PLAN
- L.102 FIRST FLOOR FINISH PLAN
- L.103 SECOND FLOOR FINISH PLAN
- L.104 THIRD FLOOR FINISH PLAN
- L.105 FOURTH FLOOR FINISH PLAN

DEVELOPMENT TEAM

OWNER
TRICE DEVELOPMENT, LLC
13725 DEXTER AVENUE
DETROIT, MICHIGAN 48238

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

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

MECHANICAL / ELECTRICAL ENGINEER
KTS ENGINEERING GROUP
491 E. WRIGHT AVENUE
SHEPERD, MICHIGAN 48883
989.567.1100

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

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

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

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

MSHDA # N23004

DATE	ISSUE
01.29.2025	DD
05.09.2025	PERMITS
06.24.2025	BIDS
09.15.2026	OWNER REVISIONS

SIGNATURE BLOCK

	SIGNATURE	INITIALS	DATE
OWNER			
ARCHITECT			
GENERAL CONTRACTOR			
SURETY COMPANY			

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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

SUMMARY TABLE

SITE DATA

SITE AREA		24,379 SF/ .55 ACRES
ZONING		
EXISTING		R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)
PROPOSED		R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)
BUILDING SETBACKS	REQUIRED	EXISTING
FRONT	20'	23 FT
SIDES (NORTH/SOUTH)	20'	30 FT
REAR	30'	2 FT
SITE DENSITY (EXISTING)		152 UNITS/ACRE
MINIMUM LOT WIDTH	70 I.F.	210 FT
MINIMUM LOT SIZE		24,379 SF

BUILDING DATA

GROSS BUILDING AREA	
BASEMENT FLOOR	14,645 S.F.
1ST FLOOR	14,645 S.F.
2ND FLOOR	14,645 S.F.
3RD FLOOR	14,645 S.F.
4TH FLOOR	14,645 S.F.
TOTAL GROSS AREA	73, 225 S.F.

CODE DATA

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

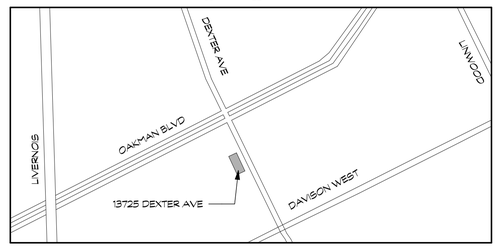
UNIT DATA

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

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

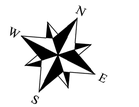
UNIT MIX

	S	1B	2B
BASEMENT FLOOR	1	7	4
FIRST FLOOR	1	10	5
SECOND FLOOR	1	12	5
THIRD FLOOR	3	12	4
FOURTH FLOOR	3	12	4
	9	53	22



SITE LOCATION MAP
NOT TO SCALE
NORTH

ALTA/NSPS LAND TITLE SURVEY



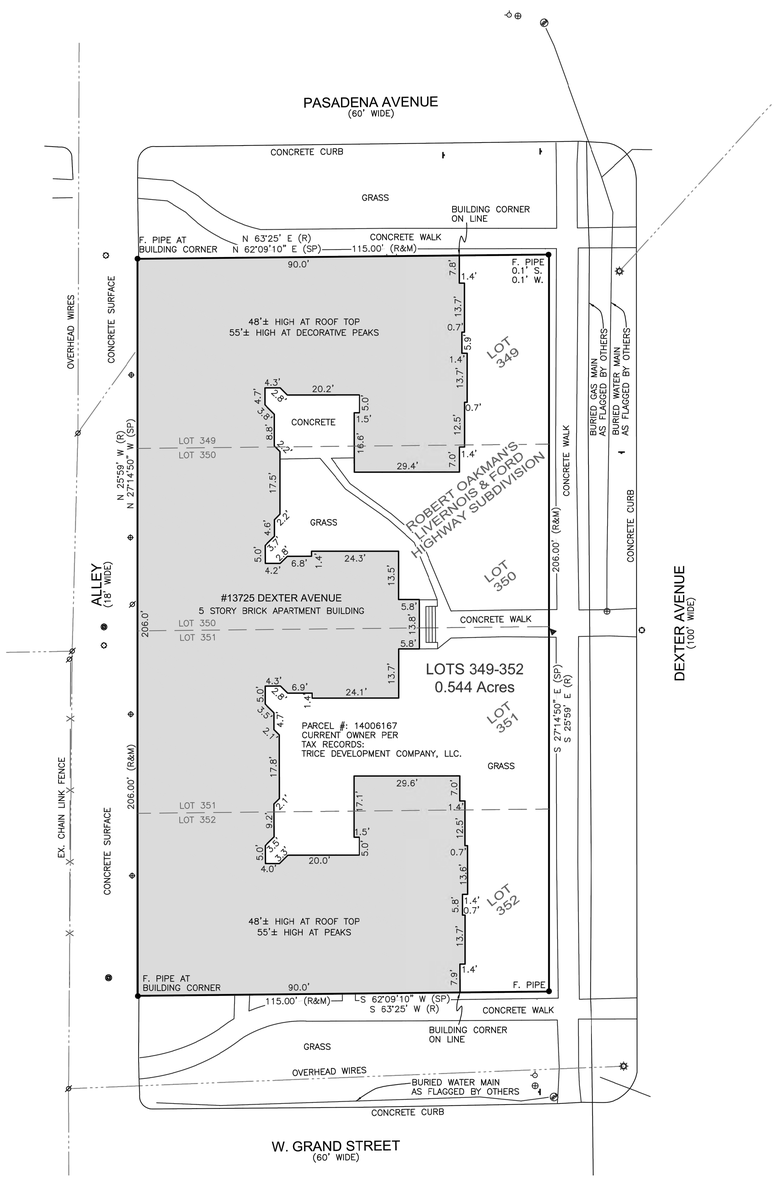
SCALE: 1" = 20'

0 20 40

LEGEND

These standard symbols will be found in the drawing.

- GAS STOP
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- SEWER MANHOLE
- FOUND IRON PIPE
- LIGHT POLE
- SIGN
- CATCH BASIN
- DOWN SPOUT
- POWER POLE



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

CONTRACTOR NOTE:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

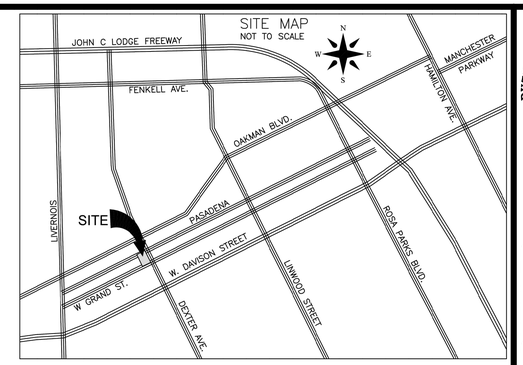
PROJECT COORDINATE SYSTEM

MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (MI GEOID 18) (GRS80), SOUTH ZONE, INTERNATIONAL FEET, GRID.

SURVEY NOTES

1. THE SURVEYED PROPERTY IS IN A FEDERALLY DESIGNATED FLOOD ZONE X, FIRM MAP NUMBER: 26163C0100E, EFFECTIVE DATE: FEBRUARY 2, 2012. THE ABOVE FLOOD PLAIN DESIGNATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LISTED ABOVE AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
2. LOTS 349–352 CONTAINS = 0.544 ACRES GROSS LAND AREA.
3. AT TIME OF INSPECTION THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES LOCATED ON SUBJECT PROPERTY.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
5. THE SITE IS ZONED (R–5), MEDIUM DENSITY RESIDENTIAL DISTRICT.
   SETBACKS: FRONT = 20', SIDE = FORMULA A', REAR = 30'.

   SETBACKS ARE LISTED ACCORDING TO THE ZONING ORDINANCE. SETBACKS ARE SUBJECT TO INTERPRETATION OF FRONT, SIDE AND REAR, VARIANCES AND VARIOUS PLANNING AND SITE PLAN APPROVALS. ONLY THE APPROPRIATE MUNICIPAL AUTHORITY CAN DETERMINE IF THE SURVEYED PROPERTY CONFORMS TO SETBACK REQUIREMENTS. THE SURVEYOR CAN SHOW THE SETBACK LINES ON THE DRAWING ONLY IF A ZONING REPORT IS PROVIDED THAT ILLUSTRATES THE SETBACK LINES. NO ZONING REPORT WAS PROVIDED.
6. THERE ARE NO CHANGES IN STREET RIGHT–OF–WAY KNOWN TO THIS SURVEYOR.
7. THERE WAS NO OBSERVED EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS ON DATE OF FIELD SURVEY.
8. 'BLANKET' IS USED TO MEAN THAT AN EASEMENT IS GRANTED FOR THE UTILITY IN A LOCATION NOT SPECIFIED ON THE SURVEYED PROPERTY.
9. THE PROPERTY HAS DIRECT ACCESS TO PASADENA AVE., W. GRAND STREET AND DEXTER AVE., DEDICATED PUBLIC ROADS UNDER THE JURISDICTION OF THE CITY OF DETROIT.
10. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
11. THE BEARINGS ARE BASED ON MICHIGAN STATE PLANE, SOUTH ZONE.



ALTA Commitment **SCHEDULE B-II (EXCEPTIONS)** **Commitment No. 703557**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

(A). Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met

(B). Any facts, right, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in the possession of the Land.

(C). Easements, liens, or encumbrances, or claims thereof not shown by the Public Record.

(D). Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

(E). Any liens or right to lien for services, labor, or material imposed by law and not shown by the Public Records.

(F). Rights and claims of parties in possession, and anyone claiming by, through or under them.

(G). Homestead rights, if any, of the spouse of any individual insured or of any individual shown herein to be a party in interest.

(H). Taxes and assessments that become a lien against the property after date of closing. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.

2. Terms and conditions of Grant of Easement in favor of Comcast Cablevision of Detroit, dated June 8, 1998 and recorded on July 29, 1998 in Liber 29916, Page 4041, Wayne County Records.
(BLANKET – SEE NOTE 8)

3. Terms and conditions of Notice of Administrative Action, dated October 22, 2018 and recorded on November 20, 2018 in Liber 54742, Page 360, Wayne County Records.
(COVERS ENTIRE PARCEL)

4. Tax Information
14006167.
2024 Delinquent Winter Tax - DUE in the amount of $2,163.68
2024 Summer Tax - PAID in the amount of $14,345.63

This commitment is invalid unless the insuring Provisions and Schedules A and B-I are attached.
SCHEDULE B-II of this commitment--Page 1

PRELIMINARY

CERTIFICATION

TO CABOT APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP; TRICE DEVELOPMENT COMPANY, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 6(B), 7(A), 7(C), 8, 9, 13, 14, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 14, 2025.

AARON JOSEPH HOFFMAN DATE
PROFESSIONAL SURVEYOR No. 70295

C.100

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 703557, EFFECTIVE: MARCH 25, 2025

DUTHLER LAND SURVEYOR
810.724.6532 IMLAY CITY, MI
DUTHLERLANDSURVEYOR.COM

R.A. DUTHLER
LAND SURVEYOR
158 E. THIRD STREET
IMLAY CITY, MICHIGAN 48444
PH. (810) 724-6532
FAX. (810) 724-1551

AARON JOSEPH HOFFMAN
No. 70295

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:
LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN:
LOTS 349, 350, 351 AND 352, ROBERT OAKMAN'S LIVERNOIS & FORD HIGHWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 36, PAGE 2 OF PLATS, WAYNE COUNTY RECORDS.

SITE ADDRESS:
13725 DEXTER AVE.
DETROIT, MI 48238

CLIENT:
CABOT APARTMENTS

PREPARED FOR:
ZEIMET WOZNIAK & ASSOC.
55800 GRAND RIVER AVE.
SUITE 100
NEW HUDSON, MI 48165

JOB No. 250412_ALTA

DRAWN BY: AARON HOFFMAN/ R.D.
DATE: APRIL 16, 2025
SCALE: 1" = 20'
SHEET 1 OF 1
REVISION DATES:
1.

UTILITY CONTACTS
(PER MISS DIG DESIGN TICKET #2025040904418) DATED 4-23-25:

IN COMPLIANCE WITH PUBLIC ACT 53 OF THE STATE OF MICHIGAN (EFFECTIVE AUGUST 1, 1974), THE CONTRACTOR SHALL NOTIFY IN ADVANCE OF CONSTRUCTION ALL PUBLIC AND PRIVATE OWNERS HAVING EXISTING FACILITIES IN OR NEAR THE IMMEDIATE WORKING AREA. FOR CONVENIENCE, THE KNOWN UTILITY OWNERS ARE LISTED ON THIS DRAWING. THIS LISTING DOES NOT, HOWEVER, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF VERIFYING UTILITY LOCATIONS AND NOTIFYING ALL UTILITY OWNERS AND MISS-DIG (PHONE 1-800-482-7171).

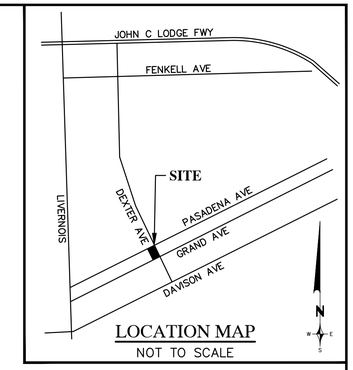
123.NET FIBER	248-431-4584
ATT TELEPHONE	616-881-2268
CITY OF DETROIT POTABLE WATER	313-663-0354
CITY OF DETROIT SAN/STM	313-663-0354
DETROIT LIGHTING ELECTRIC	313-367-5130
DTE ENERGY ELECTRIC	313-407-5364
DTE ENERGY GAS	248-318-7839
WAYNE CO. DPS LAND USE	734-595-6504

NOTE:

THE ABOVE LISTING IS PROVIDED FOR CONVENIENCE ONLY. IT DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF VERIFYING UTILITY LOCATIONS AND NOTIFYING ALL UTILITY OWNERS AND MISSDIG.

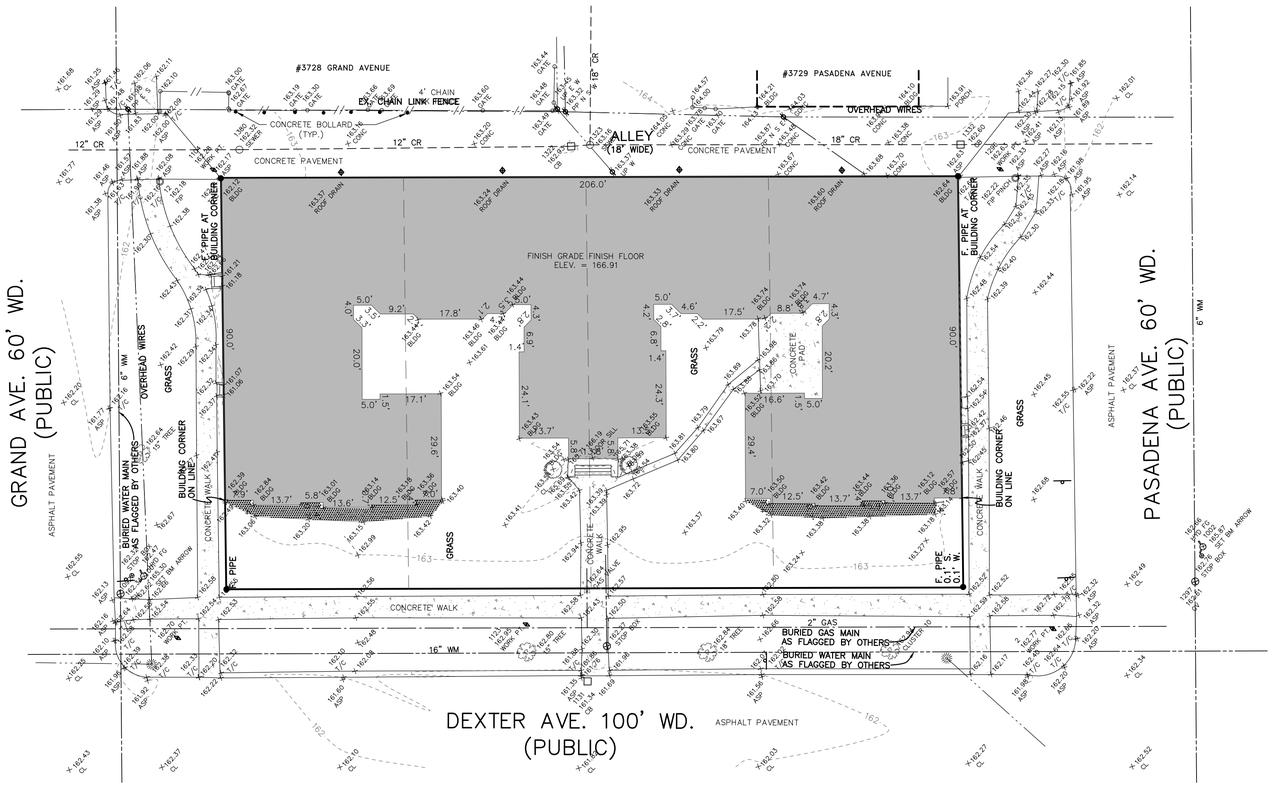
LEGEND

	BOUNDARY LINE	R.O.W.	RIGHT OF WAY
	PARCEL LINE	◯	MANHOLE
	EASEMENTS	□	CATCH BASIN
//——//	FENCE LINE	◊	ROOF DRAIN
	SANITARY SEWER	⊗	GATE VALVE
	STORM SEWER		HYDRANT
	WATER MAIN		WATER SHUT-OFF
	GAS MAIN		UTILITY POLE
	ELECTRIC CABLE		LIGHT POLE
000	CONTOUR MAJOR		SIGN
000	CONTOUR MINOR		TREE
○	FIP, SCI	ASP	TOP OF ASPHALT
◈	WORK POINT	T/C	TOP OF CURB
SCI	SET CAPPED IRON	CL	CENTERLINE
FIP	FOUND IRON PIPE	+100.00	SPOT ELEVATION
M.	MEASURED		
R.	RECORDED		



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 20'
0 10 20 40



CONTROL POINTS:

NO.	NORTHING	EASTING	ELEV.	DESC.
1	327291.1290	13456841.1020	162.70	WP SCI
2	327507.8000	13456727.3510	162.77	WP SCI
1104	327240.4600	13456720.0290	162.28	WP PK
1123	327376.2260	13456793.3140	162.95	WP HUB
1296	327436.0790	13456619.6920	162.63	WP X IN ASPH

BENCHMARKS: (CITY OF DETROIT DATUM)

NO.	NORTHING	EASTING	ELEV.	DESC.
1001	327275.0360	13456829.9840	165.30	ARROW ON HYDRANT
1002	327534.6710	13456687.6330	165.87	ARROW ON HYDRANT

STRUCTURE TABLE:

POINT	DESCRIPTION	RIM	PIPE SIZE	DIRECTION	INVERT
1092	GATE VALVE	162.34	FULL OF WATER		
1131	CATCH BASIN	161.34	T/WATER		157.86
1297	GATE VALVE	162.61	FULL OF WATER		
1322	CATCH BASIN	162.93	T/WATER		159.27
1323	SEWER MH	163.16	12"	S	159.96
			18"	W	151.44
			12"	S	151.53
			18"	N	151.29
1332	CATCH BASIN	162.60	T/WATER		159.07
1380	SEWER MH	162.32	12"	S	153.57
			12"	N	152.12
			12"	S	157.73

NOTE:

DWSD HAS NO AVAILABLE RECORDS FOR THE SEWER IN THE ALLEY WEST OF DEXTER AVE. BETWEEN GRAND AVE. AND PASADENA AVE.

UTILITY NOTES:

1. SOME EXISTING CATCH BASINS (SHOWN WITHOUT CONNECTIONS TO EXISTING SEWERS) ARE OLD STRUCTURES WITH TRAPS – THE LOCATIONS OF WHERE THEY ARE CONNECTING TO THE EXISTING SEWERS ARE NOT KNOWN.

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

STATE OF MICHIGAN
JULIAN JAY WARGO, JR.
ENGINEER
No. 6201039177
LICENSED PROFESSIONAL ENGINEER

Julian J. Wargo, Jr.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PERMIT	5-9-25								
BIDS	6-24-25								
OWNER REVISIONS	9-15-26								

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TOPOGRAPHIC SURVEY
CABOT APARTMENTS
DETROIT WAYNE COUNTY MICHIGAN

FIELD BOOK 1297
DATE 5-9-25
DESIGNED BY JJW
DRAWN BY PTG
SCALE HOR: 1" = 20' VER: 1" = N/A
JOB NO. 25114
SHEET C.101

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WATER MAIN QUANTITIES:

3" DIP CL52 DOMESTIC WATER SERVICE	52 LF
CONNECT TO EX. 4" WATER SERVICE	1 EA
ABANDON EX. 4" WATER SERVICE	52 LF
8" DIP CL52 FIRE SUPPRESSION SERVICE	41 LF
16"x16"x8" TAPPING SLEEVE VALVE IN WELL	1 EA

SANITARY SEWER QUANTITIES:

8" PVC SDR 23.5/PVC SCH 40 PIPE SAN. SERVICE	9 LF
8" CLEANOUT	1 EA
CONNECT TO EX. 12" SEWER (DROP CONNECTION)	1 EA

NOTE:
QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE ACTUAL SCOPE OF WORK IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.

UTILITY NOTES:

1. REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL BUILDING LEADS
2. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557. COMPACTED SAND BACKFILL SHALL ALSO BE PROVIDED FOR ALL SEWER TRENCHES LOCATED UNDER, OR WITHIN, THREE FEET OF PAVEMENT.
3. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES IS REQUIRED AT UTILITY CROSSINGS (MEASURED FROM THE OUTSIDE OF PIPE TO THE OUTSIDE OF PIPE). POSITIVE PROVISIONS SHALL BE MADE TO ENSURE THAT ALL UTILITY TRENCHES ARE FREE DRAINING DURING ALL PHASES OF CONSTRUCTION.
4. ROADWAY, DRIVEWAY AND PARKING AREA CROSSINGS SHALL BE TEMPORARILY CONDITIONED IMMEDIATELY AFTER CROSSING BY PLACING 8" OF MDOT 22A GRAVEL OR SLAG AGGREGATE, AND SHALL BE MAINTAINED IN GOOD, DUST-FREE CONDITION UNTIL PAVEMENT RESTORATION IS MADE.
5. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL UTILITY LINES AND STRUCTURES. AS OUTLINED ON THE SITE PREPARATION PLAN, WITH THE INSTALLATION OF UTILITY IMPROVEMENTS.
6. NO CONNECTION MAY BE MADE TO ANY EXISTING WATER MAIN UNTIL THE NEW MAIN HAS PASSED ALL PRESSURE AND BACTERIOLOGICAL TESTING.
7. WATERMAIN SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER.
8. ALL SANITARY AND STORM DRAINAGE AND WATER SERVICES WITHIN PRIVATE PROPERTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MICHIGAN PLUMBING CODE (2015).
9. ALL SANITARY AND STORM DRAINAGE AND WATER INSTALLED WITHIN THE ROW SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETROIT WATER AND SEWERAGE DEPARTMENT (DWSD) STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITIES. ANY DAMAGE SHALL BE REPAIRED AT NO COST TO THE OWNER OR THE CITY OF DETROIT.
11. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE CITY OF DETROIT PRIOR TO CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PAY ALL FEES ASSOCIATED WITH THE WORK TO BE PERFORMED FOR STORM SEWER, SANITARY SEWER, WATER AND GAS CONNECTIONS, STREET CUT PERMIT, ETC AS REQUIRED BY GOVERNING AGENCIES.
13. THE CONTRACTOR SHALL INSPECT AND CLEAN ALL NEW MANHOLES, CATCH BASINS, DRAIN INLETS. DRAIN LINES AND CLEANOUTS SHALL BE INSPECTED AND CLEANED IMMEDIATELY PRIOR TO THE SUBSTANTIAL COMPLETION OF THE PROJECT.
14. ELECTRIC, GAS, CABLE AND TELEPHONE SERVICES TO THE BUILDINGS WILL BE COORDINATED WITH UTILITY OWNERS.
15. PROPOSED TAP OF EXISTING WATERMAIN FOR NEW CONNECTION WILL BE PER DWSD STANDARDS AND SPECIFICATIONS.
16. PROPOSED CONNECTION TO DWSD PUBLIC SEWER MANHOLE WITH EXTERIOR DROP CONNECTION PER DWSD STANDARDS AND SPECIFICATIONS.
17. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS.
18. PROPOSED CONNECTION TO DWSD PUBLIC SEWER MANHOLE FOR STORM OUTLET PER DWSD STANDARDS AND SPECIFICATIONS.
19. WATER LEAD CROSSING PER DWSD STANDARDS AND SPECIFICATIONS.
20. REFER TO ARCHITECT'S PLANS FOR EXACT LOCATION OF ALL BUILDING SERVICES (SANITARY, WATER, GAS, ELECTRICAL, CTV, FIBER) AND ROOF DOWNSPOUTS.
21. NEW ROOF DOWNSPOUTS SHALL EXTEND A MIN. OF 4-FEET AWAY FROM THE BUILDING TO DISCHARGE ONTO GRADE AND SHALL NOT BE CONNECTED TO THE SEWER. PLACE A SPLASH BLOCK AT THE BOTTOM OF THE DOWNSPOUT/ELBOW FOR EROSION CONTROL.
22. RESTORE ALL DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITION.

CONNECTION NOTE:

CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS AND CROSSINGS AND SUPPLY ELEVATIONS AND LOCATIONS TO THE DESIGN ENGINEER TO CONFIRM OR ADJUST DESIGN.

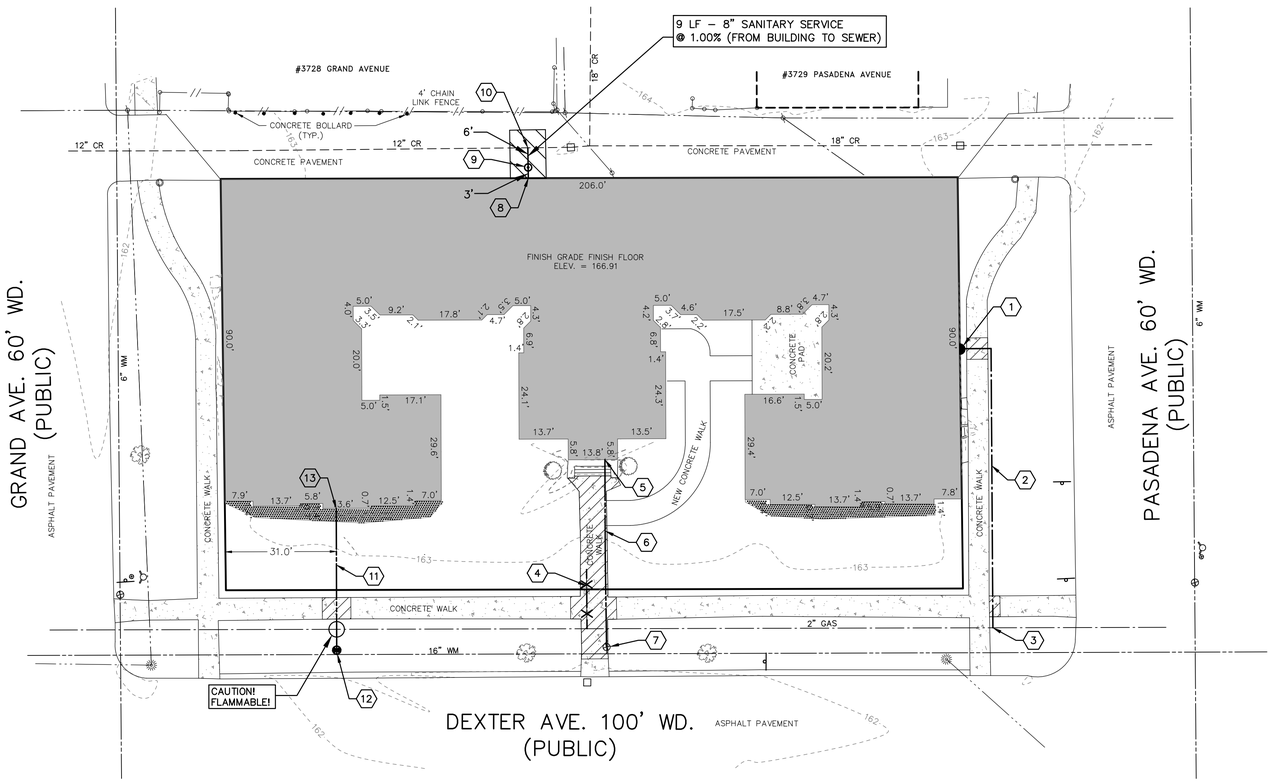
DWSD NOTE:

BEFORE TAPPING ANY DWSD-OWNED ASSET, THE CONTRACTOR SHALL OBTAIN A TAP PERMIT FROM DWSD.

CAUTIONARY NOTES:

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SCALE: 1" = 20'
0 10 20 40



UTILITY LEGEND

EXISTING	PROPOSED
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
CLEANOUT	CLEANOUT
ROOF DRAIN	TREE REMOVAL
GATE VALVE	SANITARY SEWER
HYDRANT	GAS MAIN
WATER SHUT-OFF	WATER MAIN
UTILITY POLE	
GUY ANCHOR	
LIGHT POLE	
SIGN	
TREE	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
GAS MAIN	
ELECTRIC CABLE	

NOTES:

1. REFER TO MEP PLANS FOR EXACT LOCATION AND SIZES OF ALL BUILDING SERVICES.
2. ALL PROPOSED STORM SEWER AND SANITARY SEWER WILL BE PRIVATE.
3. ALL PROPOSED DOMESTIC WATER AND FIRE SUPPRESSION WILL BE PRIVATE LINES.
4. REFER TO ARCHITECTURAL SITE PLAN SHEET A.S.101 FOR ALL DIMENSIONS.

STANDARD DETAIL NOTE:

THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS.

UTILITY PIPE MATERIALS:

- SANITARY LEAD – 8" PVC SDR 23.5 OR PVC SCH 40 OR APPROVED EQUAL.
- WATER LEAD (3" AND LARGER) – DIP, CL52, POLYETHYLENE WRAPPED.

REPAIRS LEGEND:

- REMOVE AND REPLACE CONCRETE WALK JOINT-TO-JOINT FOR INSTALLATION OF NEW UTILITY – EXACT LIMITS TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- –X–X–X– ABANDON EXISTING UTILITY LINE.
- REMOVE AND REPLACE CONCRETE PAVEMENT FOR INSTALLATION OF NEW UTILITY – EXACT LIMITS TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR – SEE C.E.D DETAIL.

REPAIRS KEY:

1. GAS METER – SEE SHEET M.101 FOR DETAIL.
2. APPROXIMATE ROUTE OF NEW GAS SERVICE (EXACT ROUTE TO BE DETERMINED BY UTILITY PROVIDER).
3. CONNECT TO EXISTING 2" GAS MAIN – COORDINATE WITH UTILITY PROVIDER.
4. ABANDON EXISTING GAS SERVICE – COORDINATE WITH UTILITY PROVIDER.
5. 3" DOMESTIC WATER SERVICE IE = 160.91 – SEE SHEET P.100 FOR DETAIL.
6. REMOVE EXISTING 4" WATER SERVICE AND REPLACE WITH 52 LF – 3" DI CL52 WATER MAIN PIPE WITH POLYETHYLENE WRAP FROM BUILDING TO VALVE. (PRIVATE DOMESTIC SERVICE).
7. EXISTING 4" GATE VALVE AND BOX TO REMAIN. CONNECT TO EXISTING 4" WATER SERVICE WITH 4"x3" REDUCER.
8. 8" SANITARY SEWER SERVICE IE = 158.33 – SEE SHEET P.100 FOR DETAIL.
9. 8" CEANOUT RIM = 163.10 (MATCH EXISTING GROUND), IE = 158.30.
10. CONNECT TO EXISTING 12" SEWER, 8" IE = 158.24, 12" IE = 151.55± (V.F.) – DROP CONNECTION REQUIRED.
11. INSTALL 41 LF – 8" DI CL52 WATERMAIN PIPE WITH POLYETHYLENE WRAP FROM BUILDING TO EXISTING 16" WATERMAIN (PRIVATE PIPE SUPPRESSION SERVICE).
12. CONNECT TO EXISTING WATERMAIN WITH 16"x16"x8" TAPPING SLEEVE VALVE IN WELL. SET RIM AT ELEV. 162.25 (MATCH EXISTING GROUND).
13. 8" FIRE SUPPRESSION SERVICE – SEE MEP FOR DETAIL.

STATE OF MICHIGAN
JULIAN JAY WARGO, JR.
ENGINEER
No. 6201036177
LICENSED PROFESSIONAL ENGINEER

Julian J. Wargo, Jr.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
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UTILITY PLAN
CABOT APARTMENTS
DETROIT WAYNE COUNTY MICHIGAN

FIELD BOOK 1297

DATE 5-9-25	SCALE HOR: 1" = 20' VER: 1" = N/A
DESIGNED BY JJW	JOB NO. 25114
DRAWN BY PTG	SHEET C.200

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GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4'' CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY PRIOR TO INSTALLATION.
6. REFER TO CITY OF DETROIT STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

CONTRACTOR'S RESPONSIBILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE CITY'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. ALL EXISTING CONDITIONS DESIGNATED TO REMAIN WITHIN THE NEW CONSTRUCTION AREA (INCLUDING MAILBOXES) SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING DEMOLITION OPERATIONS AND THROUGHOUT CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
4. CONTRACTOR SHALL LIMIT ALL WORK AND DISTURBANCE TO WITHIN DESIGNATED PROJECT AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY DAMAGE OR DISTURBANCE OUTSIDE THESE LIMITS.
5. STREETS, SIDEWALKS AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE CITY.
6. ALL MATERIAL SPECIFIED TO BE REMOVED BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE PER APPLICABLE CODES AND REGULATIONS EXCEPT THAT PRIOR TO DISPOSAL OF ANY CASTINGS, SIGNS, OR POSTS THEY SHALL BE MADE AVAILABLE TO THE CITY OF DEARBORN FOR THE CITY'S SALVAGE YARD.
7. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
8. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE WATCHMEN AND FLAGMEN AS MAY BE REQUIRED FOR THE SAFETY AND CONVENIENCE OF THE PUBLIC AND SHALL FURNISH ALL BARRICADES, SIGNS, AND LIGHTS NECESSARY TO PROTECT THE PUBLIC. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AUTHORIZED BY THE CITY OF DEARBORN. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

DAMAGE TO PRIVATE PROPERTY:

ALL SIDEWALKS, DRIVEWAYS, LAWNS, FENCING, TREES, SHRUBS, SPRINKLERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL STREET SIGNS, MAIL BOXES, ETC., REMOVED SHALL BE REPLACED IN KIND OR BETTER, BY THE CONTRACTOR. ALL THE REPAIRS OR REPLACEMENTS DUE TO THE CONTRACTOR'S WORK ARE TO BE INCLUDED IN THE CONTRACT PRICE(S) AND SHALL NOT BE AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON ANY ADJOINING PROPERTIES, UNLESS OFFSITE PERMITS HAVE ALREADY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

DEWATERING OF TRENCH AND EXCAVATIONS:

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER DEWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING CONDITIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE WORK OF CONSTRUCTING THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE.

BY-PASS PUMPING:

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY-PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY-PASS PUMPING, THE METHODS, EQUIPMENT AND MEANS OF PROVIDING THAT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

PAVEMENT REMOVAL:

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAVEMENT CORE SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTY THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

STRUCTURE BACKFILL:

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

PUBLIC SIDEWALK REPAIR NOTES:

1. ANY SIDEWALK THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED PER ADA GUIDELINES.
2. SIDEWALK REMOVAL ADJACENT TO CURB RAMPS WILL NECESSITATE REPLACEMENT OF THE CURB RAMPS IF EXISTING RAMPS DO NOT MEET ADA GUIDELINES.
3. ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.
4. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS MUST BE REPAIRED TO CONFORM WITH CITY STANDARDS.
5. ALL AREAS AND DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN MEASUREMENTS AND VERIFICATION OF ALL CONDITIONS.
6. CONTRACTOR SHALL CHECK FIELD LAYOUT AND VERIFY ALL GRADES PRIOR TO INSTALLING SIDEWALKS. IF ANY ADJUSTMENT IS REQUIRED DUE TO DIFFERENT EXISTING GRADES FOUND IN THE FIELD, THE CONTRACTOR SHALL NOTIFY AND OBTAIN THE APPROVAL OF THE ENGINEER PRIOR TO PERFORMING THE WORK.
7. THE AREAS ADJACENT TO THE SIDEWALK (BUFFER ZONE) SHALL BE BACKFILLED AND GRADED TO A MAXIMUM SLOPE OF 1V:4H (25%) TO BLEND TO EXISTING GROUND. WHERE GRADING IS NOT FEASIBLE DUE TO LIMITED R-O-W OR PHYSICAL CONSTRAINT, A BACK CURB SHALL BE INSTALLED. THE BUFFER ZONE SHALL BE RESTORED WITH 4" TOPSOIL, SEED, AND MULCH TO REPAIR ANY DAMAGE TO THE GROUND CAUSED BY THE CONTRACTOR'S OPERATIONS.
8. WHERE EXISTING ROADWAYS ARE SAWCUT TO INSTALL CURBING AND/OR SIDEWALK, THE ROADWAY SHOULD BE SAWCUT AT LEAST 2'-0" FROM THE PROPOSED CURB LINE TO ALLOW FOR ADEQUATE COMPACTION OF ASPHALT. IF SAWCUT IS LESS THAN2'-0" FROM PROPOSED CURB LINE, THEN THE ROADWAY SHALL BE REBUILT USING 4000 PSI CONCRETE.
9. CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL, BARRICADES, AND SIGNAGE TO MAINTAIN ACCESS TO AND WITHIN THE PROPERTY AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE BARRICADES AROUND WORK AREAS FOR PEDESTRIAN SAFETY AND SHALL COORDINATE A SIDEWALK CLOSURE PLAN WITH THE CITY.

STANDARD CONSTRUCTION NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF DETROIT.
2. CALL MISS DIG (1-800-647-7344 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UNDERGROUND UTILITIES CAUSED BY HIS OPERATIONS.
4. TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH MDOT CLASS II SAND.
5. WHERE UTILITIES CROSS, PROVIDE POROUS BACKFILL TAMPED IN 12" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. A 6" MIN. SAND CUSHION SHALL BE PROVIDED BETWEEN UTILITIES.
6. ALL SEWER CONSTRUCTION SHALL HAVE MDOT CLASS II BEDDING UNLESS OTHERWISE SPECIFIED ON THE PROFILES.
7. ALL ELEVATIONS SHOWN ARE BASED ON CITY OF DETROIT DATUM.
8. ALL DISTURBED AREAS BE PROMPTLY RESTORED BY THE CONTRACTOR.
9. ALL DRIVEWAYS, DRAIN TILE, CULVERTS AND OTHER FACILITIES REMOVED, DESTROYED, DAMAGED OR OTHERWISE DISTURBED BY THE WORK SHALL BE REPLACED AND/OR RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
10. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
11. THE CONSTRUCTION MUST MAINTAIN ALL TRAFFIC AT ALL TIMES AS REQUIRED BY THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTC), OAKLAND COUNTY, AND/OR MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
12. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE EMERGENCY ACCESS TO PROPERTY FOR THE POLICE, FIRE DEPARTMENT, AMBULANCES OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
13. PAVED STREET AND DRIVEWAYS MUST BE MAINTAINED IN A REASONABLE STATE OF CLEANLINESS AND THE CONTRACTOR SHALL REMOVE ACCUMULATIONS OF DEBRIS CAUSED BY CONSTRUCTION OPERATIONS.
14. THE CONTRACTOR SHALL HAVE AN OPERATING SWEEPER BROOM AND CLEAN THE EXISTING PAVEMENT AT THE CLOSE OF EACH DAYS OPERATION AND AS OFTEN AS NECESSARY. FAILURE TO COMPLY SHALL CAUSE TO STOP CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH THE STATE AIR POLLUTION CONTROL REGULATIONS AND OAKLAND COUNTY SOIL EROSION AND SEDIMENTATION CONTROL (SESC).
15. CONTRACTOR MUST PROVIDE ALL NECESSARY SHEETING, SHORING, DEWATERING, BRACING, TRENCH BOXES, ETC. TO PERFORM WORK SAFELY AND PROTECT EXISTING UTILITIES AND IMPROVEMENTS IN ACCORDANCE TO MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (MIOSHA).

RESTORATION REQUIREMENTS:

ALL DISTURBED LAWN AREAS SHALL BE RESTORED AS FOLLOWS IF NOT LANDSCAPED WITHIN 10 DAYS OF FINAL GRADING:

1. FINISH SUBGRADE.
2. PLACE 3" THICKNESS CLEAN TOPSOIL TO ATTAIN THE FINISHED GRADE. TOPSOIL MUST NOT BE CONTAMINATED AND MAY NOT BE A MIXTURE OF NATURAL UNDERLYING SOILS, SUBBASE MATERIALS, OR OTHER MANDFILL. IT MUST CONSIST OF NATURAL LOAM, SANDY LOAM, SILTY LOAM, OR CLAY LOAM HUMUS-BEARING SOIL ADAPTED TO THE SUSTENANCE OF PLANT LIFE. TOPSOIL MUST NEITHER BE EXCESSIVELY ACIDIC OR EXCESSIVELY ALKALINE. IT MUST BE OF MINERAL ORIGIN, EXCLUSIVE OF ANY PEAT OR MUCK.
3. APPLY SEED AND FERTILIZER. FERTILIZER TO CONFORM TO M.DOT REQUIREMENTS FOR SEEDING AND SODDING FERTILIZERS, CLASS A AND SHALL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS.
4. APPLY FRESH STRAW OR MARSH HAY MULCH IN AN AIR-DRY CONDITION TO ALL SEEDED AREAS OVER THE SURFACE TO A UNIFORM THICKNESS AT 2 TONS PER ACRE.
5. MULCH SHALL BE ANCHORED IN PLACE WITH A BIO-DEGRADABLE NETTING NOT LARGER THAN 1.5" BY 2" OR SMALLER THAN 0.5" BY 0.5".
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THE GROWTH OF ALL SEEDED AREAS - INCLUDING WATERING - AND SHALL RE-SEED AS NECESSARY TO ACCOMPLISH THIS.

TRAFFIC CONTROL AND BARRICADING NOTES:

CONTRACTOR TO INSTALL AND MAINTAIN ALL TEMPORARY ROAD AND SIDEWALK CLOSURE, TRAFFIC CONTROL, AND PEDESTRIAN ACCESS SIGNAGE AND BARRICADES IN ACCORDANCE WITH CURRENT M.M.U.T.C.D. STANDARDS.

MAINTENANCE OF TRAFFIC:

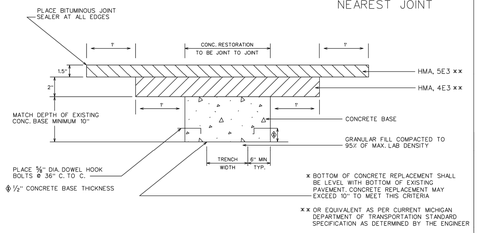
DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN THE ROAD RIGHTS OF WAY. THE CONTRACT'S EQUIPMENT AND OPERATIONS ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDOT, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

MAJOR STREETS:

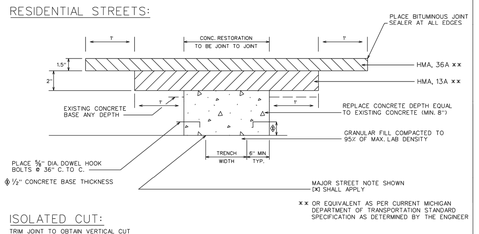
NOTE: PAVEMENT CUTS MUST EXTEND TO NEAREST JOINT



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	REVISIONS	BRVW	CHKD	APPD	DATE	
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

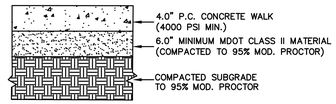
CITY OF DETROIT NOTES

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	REVISIONS	BRVW	CHKD	APPD	DATE	
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



ONSITE SIDEWALK DETAIL /CROSS-SECTION
NOT TO SCALE

SIDEWALK NOTES:

1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MDOT CLASS II MATERIAL.
2. BROOM FINISH SURFACE.
3. IF NOT INDICATED ON THE PLAN THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
4. JOINTS SHALL BE SAWCUT AS SOON AS PAVEMENT CAN SUPPORT MACHINE.
5. AN EXPANSION JOINT SHALL BE PLACED BETWEEN NEW WALKS AND EXISTING PAVEMENT AND/OR BUILDINGS.
6. APPLY SILENCURE SRT (OR APPROVED EQUIVALENT) ACRYLIC CURING COMPOUND AND SILOXANE SEALER ON ALL CONCRETE PAVING, CURBS, AND WALKS (APPLY PER MANUFACTURER RECOMMENDATIONS).
7. CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR ALL SIDEWALK SCORING AND JOINTING.

STRUCTURE COVER NOTES:

STRUCTURE COVERS FOR PRIVATE UTILITIES SHALL NOT CONTAIN THE CITY OF DETROIT LOGO OR NAME; ONLY PUBLIC UTILITY STRUCTURE COVERS SHALL.

DETROIT WATER & SEWERAGE DEPARTMENT (DWSD) NOTES:

1. DWSD RECORDS INDICATE THAT THERE ARE WATER MAINS AND SEWERS WHICH ARE LOCATED IN THE VICINITY OF THE PROPOSED PROJECT LIMITS, THE LOCATIONS MUST BE FIELD VERIFIED TO MAINTAIN OUR REQUIRED CLEARANCES.
2. USUALLY WATER MAINS HAVE 5' TO 6' COVER AND SEWERS HAVE 8' TO 30' COVER AS APPROVED BY DWSD, DEPENDING ON THE LOCATION.
3. NO UTILITIES ARE ALLOWED TO BE INSTALLED ALONG THE LENGTH OF THE WATER MAIN OR SEWER.
4. IT IS DWSD'S REQUIREMENT THAT ANY PROPOSED UTILITY CROSSING DWSD WATER MAINS OR SEWERS PERPENDICULARLY MUST MAINTAIN A MINIMUM OF 1.5 FEET VERTICAL CLEARANCE BELOW DWSD ASSETS. ALSO, ANY PROPOSED UTILITY RUNNING ADJACENT TO DWSD WATER MAINS AND SEWERS MUST MAINTAIN A MINIMUM OF 3.5 FEET HORIZONTAL CLEARANCE FROM ANY CONDUIT AND/OR MANHOLE OUTSIDE WALL. NO UTILITY IS ALLOWED TO RUN ALONG THE TOP OF THE WATER MAIN OR SEWER.
5. THERE ARE POSSIBILITIES OF SEVERAL WATER AND SEWER SERVICE LINES CROSSING IN THE VICINITY OF PROPOSED WORK, FIELD VERIFY THEIR LOCATION AND DEPTH TO MAINTAIN OUR REQUIRED CLEARANCE.
6. DETROIT WATER AND SEWERAGE DEPARTMENT (DWSD) PROHIBITS THE USE OF HEAVY CONSTRUCTION EQUIPMENT (BULLDOZERS, BACKHOES, EXTREMELY LARGE ROLLERS, ETC.) AND OR STORAGE OF BUILDING MATERIAL DIRECTLY OVER OR NEAR OUR MAINS OR SEWERS. DWSD ALSO PROHIBITS THE USE OF CRANES AND BALLS OR HYDRAULIC RAMS FOR PAVEMENT REMOVAL WHERE THE DWSD FACILITIES ARE INVOLVED. IF THE WATER MAIN OR SEWER FACILITIES ARE BROKEN OR DAMAGED AS A RESULT OF ANY ACTION ON THE PART OF THE CONTRACTOR, THEN THE CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCIDENTAL TO THE REPAIR OF SUCH BROKEN OR DAMAGED WATER MAIN/SEWER FACILITIES AND APPURTENANCES. THE CONTRACTOR SHALL WAIVE ALL CLAIMS FOR DAMAGES UNDER SUCH CIRCUMSTANCES.
7. FOR ANY PROPOSED WORK THAT INVOLVES DWSD UTILITY ASSETS (WATER MAINS AND/OR SEWERS), AN APPROVAL AND A PERMIT IS REQUIRED FROM DWSD BEFORE THE COMMENCEMENT OF WORK.
8. ONLY DWSD PERSONNEL/CONTRACTORS ARE ALLOWED TO OPERATE DWSD GATE VALVES UNLESS PERMISSION IS GRANTED.
9. ONLY DWSD PERSONNEL/CONTRACTORS ARE ALLOWED TO OPERATE HYDRANTS UNLESS A PERMIT IS OBTAINED.
10. PRESSURE TESTING OF THE PIPING SYSTEM IS REQUIRED BEFORE CONSTRUCTING TO THE DWSD SYSTEM.
11. BACTERIALOGING TESTING BY DWSD IS REQUIRED BEFORE INSTALLING A METER AND CONNECTING THE PIPE TO THE DWSD SYSTEM.
12. WINTER WORK ON WATER MAINS/SERVICES DEPENDS ON PROVIDING PROPER CONDITIONS SUCH AS WARM GASKETS, HEATED WATER, HEATED SAND/CONCRETE MATERIAL, ETC AND IS SUBJECT TO DWSD'S REPRESENTATIVE'S APPROVAL.

STATE OF MICHIGAN
JULIAN JAY WARGO, JR.
ENGINEER
No. 6201039177
LICENSED PROFESSIONAL ENGINEER

Julian J. Wargo, Jr.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PERMIT	5-9-25								
BIDS	6-24-25								
OWNER REVISIONS	9-15-26								

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

MISS DIG SYSTEM, INC. 1-800-482-7171 — THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

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TRICE DEVELOPMENT CO., LLC
4714 E. OUTER DRIVE
DETROIT, MI 48234

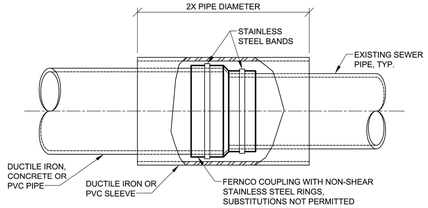
CONSTRUCTION NOTES AND DETAILS
CABOT APARTMENTS

DETROIT WAYNE COUNTY MICHIGAN

FIELD BOOK 1297

DATE 5-9-25 | SCALE HOR: 1" = 20' VER: 1" = N/A
DESIGNED BY JJW | JOB NO. 25114
DRAWN BY PTG | SHEET C.201

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DISSIMILAR SEWER PIPE JOINT DETAIL

1. DUCTILE IRON OR CAST IRON PIPE
   PLAIN END PIPES CAN BE CONNECTED USING M.J. SLEEVE, M.J. TRANSITION SLEEVE OR M.J. SPLIT SLEEVE. BELL AND SPIGOT PIPES CAN BE CONNECTED IN A NORMAL WAY USING PUSH ON JOINT, METHOD. IF EXISTING BELL OR SPIGOT IS COMPATIBLE WITH NEW BELL OR SPIGOT, OTHERWISE M.J. SPLIT BELL SLEEVE MAY BE USED.
2. PVC PIPE
   PLAIN END PVC PIPES CAN BE CONNECTED USING ELASTOMERIC-GASKET PVC COUPLINGS. WHERE PVC COUPLINGS ARE NOT SUITABLE DUCTILE IRON M.J. SLEEVES MAY BE USED. IF MISSION BAND SEAL COUPLING IS USED UNDER AN ABNORMAL SITUATION, A DUCTILE IRON OR PVC SLEEVE PROTECTION MUST BE USED.
3. CONCRETE PIPE
   WHERE NORMAL BELL AND SPIGOT GASKETED JOINT IS NOT PRACTICABLE, MISSION BAND SEAL COUPLING WITH DUCTILE IRON OR PVC SLEEVE PROTECTION SHALL BE USED TO COMPLETE THE JOINT.

SIMILAR SEWER PIPE JOINT DETAIL NOTES

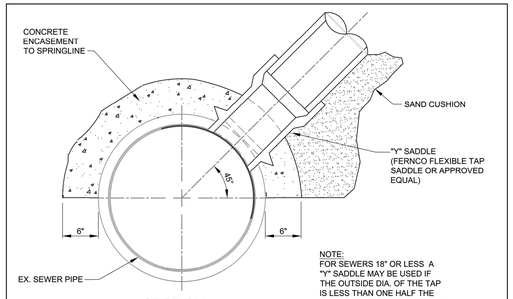
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REVISIONS

SEWER PIPE JOINT DETAIL

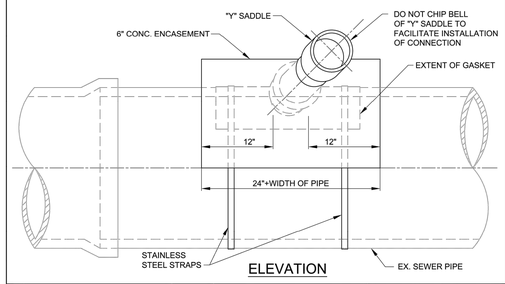
CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 9/2018	DWG. No. 333111-06



NOTE:
FOR SEWERS 18" OR LESS A "Y" SADDLE MAY BE USED IF THE OUTSIDE DIA. OF THE TAP IS LESS THAN ONE HALF THE DIA. OF THE SEWER BEING TAPPED.

SECTION



ELEVATION

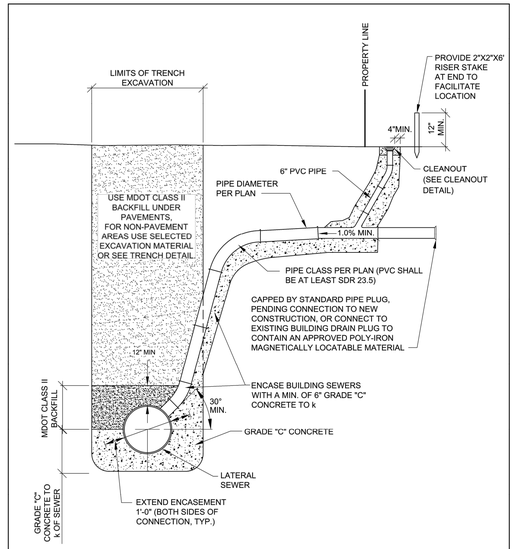
REV	DESCRIPTION	DATE

REVISIONS

CONNECTION, SADDLE TO LATERAL SEWER

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 09/2018	DWG. No. 333111-01



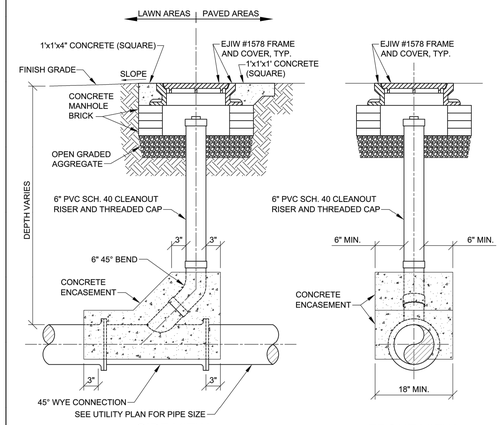
REV	DESCRIPTION	DATE

REVISIONS

WYE, CONNECTION AND EXTENSION

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 09/2018	DWG. No. 333111-02



SIDE VIEW

FRONT VIEW

REV	DESCRIPTION	DATE
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REVISIONS

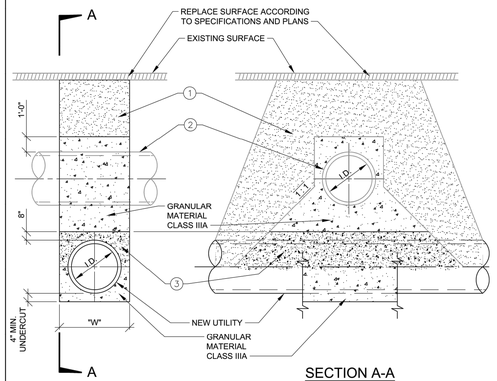
CLEANOUT

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 9/2018	DWG. No. 333111-03

NOTES:

1. BACKFILL ACCORDING TO SPECIFICATIONS AND TYPICAL TRENCH SECTION.
2. EXISTING CATCH BASIN DRAIN. SEWER OR OTHER UNDERGROUND UTILITY CROSSING NEW OPEN CUT CONSTRUCTION.
3. BACKFILL WITH A DRY MIX OF ONE BAG CEMENT PER ONE BAG OF GRANULAR MATERIAL CLASS II.



SECTION A-A

NOTES:

1. ALL GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT.
2. WATERMAINS CROSSING UNDER SEWERS - WHEN IT IS IMPOSSIBLE TO OBTAIN THE MINIMUM 18-INCH CLEARANCE. REPLACE THE SEWER PIPE (MINIMUM OF 10 FT. ON BOTH SIDES OF WATERMAIN) WITH WATER WORKS GRADE 150PSI PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
3. "W" - SEE TRENCH DETAILS FOR TRENCH WIDTH.

TYPICAL DETAIL AT CROSSING UNDER EXISTING UTILITIES

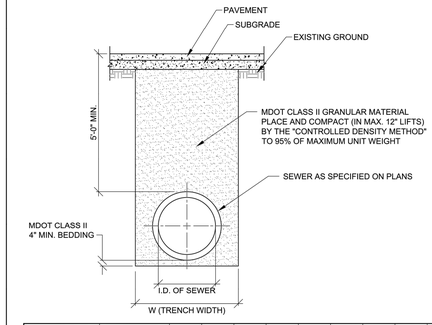
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REVISIONS

UTILITY CROSSING

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 09/2018	DWG. No. 312333-07



I.D. PIPE SIZE (INCHES)	LESS THAN 18	21	21	30	36	42	48	54	60	66	72
MINIMUM TRENCH WIDTH (FEET)	3.00	3.50	4.00	5.00	6.00	7.00	8.00	9.50	10.00	10.50	11.00

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

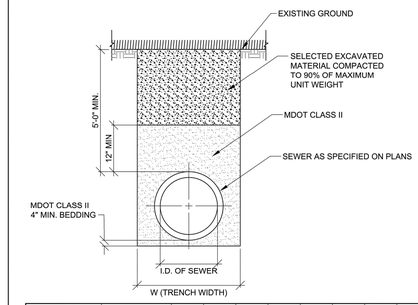
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REVISIONS

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 SIZE (INCHES)	LESS THAN 18	21	21	30	36	42	48	54	60	66	72
MINIMUM TRENCH WIDTH (FEET)	3.00	3.50	4.00	5.00	6.00	7.00	8.00	9.50	10.00	10.50	11.00

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

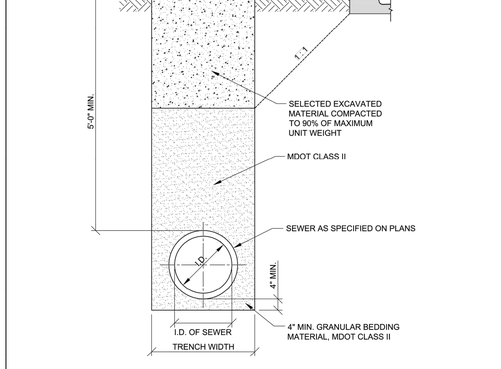
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REVISIONS

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



I.D. PIPE SIZE (INCHES)	LESS THAN 18	21	24	30	36	42	48	54	60	66	72
MINIMUM TRENCH WIDTH (FEET)	3.0	3.5	4.0	5.0	6.0	7.0	8.0	9.5	10.0	10.5	11.0

TRENCH WIDTH FROM MDOT

STANDARD TRENCH DETAIL FOR SEWER WITHIN INFLUENCE OF ROAD BED

REV	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

REVISIONS

TRENCH DETAIL, SANITARY SEWER

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 3 OF 3
DATE 9/2018	DWG. No. 312333-03

STATE OF MICHIGAN
JULIAN JAY WARGO, JR.
ENGINEER
No. 6201039177
LICENSED PROFESSIONAL ENGINEER

Julian J. Wargo, Jr.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PERMIT	5-9-25								
BIDS	6-24-25								
OWNER REVISIONS	9-15-26								

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

MISS DIG SYSTEM, INC. 1-800-482-7171
THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

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DETROIT, MI 48234

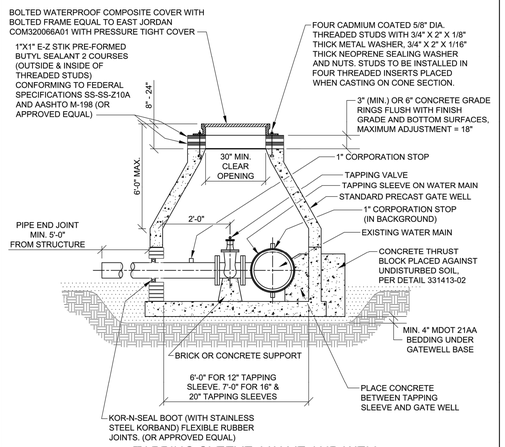
DWSD SANITARY SEWER DETAILS
CABOT APARTMENTS

DETROIT WAYNE COUNTY MICHIGAN

FIELD BOOK 1297

DATE 5-9-25	SCALE HOR: 1" = 20' VER: 1" = N/A
DESIGNED BY JJW	JOB NO. 25114
DRAWN BY PTG	SHEET C.300

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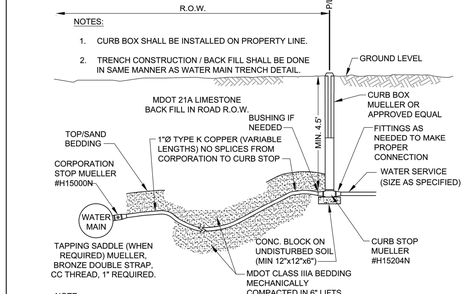
TAPPING SLEEVE, VALVE AND WELL

REV	DESCRIPTION	DATE
	REVISIONS	

CONNECTION, NEW MAIN TO EXISTING MAIN USING TAPPING VALVE AND WELL

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 09/2018	DWG. No. 333111-04



NOTE:

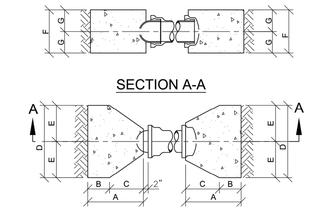
IF EXISTING SERVICE RUN IS LEAD PIPE (Pb), THEN REPLACE PER SPECIFICATIONS SECTION 331417-81.

REV	DESCRIPTION	DATE
	REVISIONS	

CONNECTION, RESIDENTIAL SERVICE

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 09/2018	DWG. No. 333111-05



SIZE OF PIPE (IN)	A MIN. (FT)	B MIN. (FT)	C (FT)	D (FT)	E (FT)	F (FT)	G (FT)
6	1.92	0.75	1.17	2.50	1.25	1.50	0.75
8	1.92	0.75	1.17	3.00	1.50	2.00	1.00
12	2.08	0.75	1.33	4.00	2.00	3.00	1.50
16	2.67	1.00	1.67	5.00	2.50	4.00	2.00

NOTE:

1. THE THRUST BLOCK FACE SHALL BE POURED AGAINST UNDISTURBED EARTH.

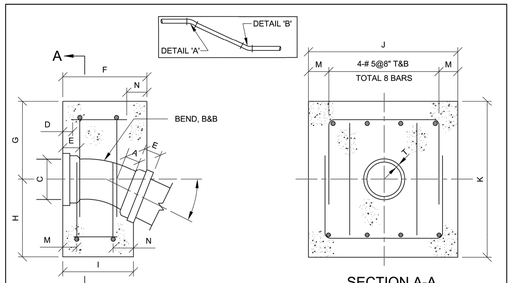
CONCRETE THRUST BLOCK FOR PLUGS AND CAPS

REV	DESCRIPTION	DATE
	REVISIONS	

THRUST BLOCK, PLUGS AND CAPS (TRADITIONAL DWSD SIZING)

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 9/2018	DWG. No. 331413-03



SCHEDULE OF THRUST BLOCK DIMENSIONS												DIMENSIONS - INCHES					
SIZE OF PIPE (IN)	BEND IN DEGREE	F (FT)	G (FT)	H (FT)	I (FT)	J (FT)	K (FT)	L (FT)	M (FT)	N (FT)	**	A	C	E	R	D	T
6	22i	1.583	1.33	1.67	1.33	2.67	3.00	0.00	0.33	0.25	3@8"	5.0	10.6	4.0	15.06	1.50	0.55
6	45	1.583	1.33	1.67	1.00	2.67	3.00	0.00	0.33	0.25	3@8"	5.0	10.6	4.0	07.25	1.50	0.55
8	22i	1.583	1.33	1.67	1.33	2.67	3.00	0.33	0.33	0.25	4@8"	5.5	13.0	4.0	17.62	1.50	0.60
8	45	1.67	1.50	2.50	1.00	4.00	4.00	0.50	0.50	0.25	4@12"	5.5	13.0	4.0	08.44	1.50	0.60
10	22i	1.83	1.50	2.50	1.42	3.50	4.00	0.50	0.50	0.25	4@10"	6.5	15.3	4.0	22.62	1.50	0.68
10	45	1.92	1.67	2.83	1.00	4.00	4.50	0.67	0.67	0.25	4@12"	6.5	15.3	4.0	10.88	1.50	0.68
12	22i	2.00	1.50	2.50	1.583	4.00	4.00	0.67	0.50	0.33	4@12"	7.5	17.6	4.0	27.62	1.50	0.75
12	45	2.08	1.50	3.00	1.17	5.00	4.50	0.92	0.75	0.25	4@14"	7.5	17.6	4.0	13.25	1.50	0.75
16	22i	2.17	1.67	2.83	1.583	5.00	4.50	0.83	0.75	0.33	4@14"	8.0	22.2	4.0	27.62	1.75	0.89

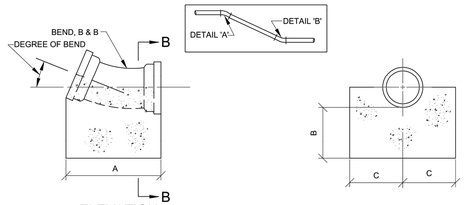
DETAIL "A"

REV	DESCRIPTION	DATE
	REVISIONS	

THRUST BLOCK, VERTICAL BEND (TRADITIONAL DWSD SIZING)

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 2
DATE 9/2018	DWG. No. 331413-04



SIZE OF PIPE (IN)	BEND IN DEGREE	A (FT)	B (FT)	C (FT)
6	22.5	1.67	1.00	1.00
6	45	1.67	1.00	1.00
8	22.5	1.75	1.00	1.00
8	45	1.75	1.00	1.00
10	22.5	1.92	1.00	1.00
10	45	1.92	1.00	1.00
12	22.5	2.17	1.00	1.00
12	45	2.17	1.00	1.00
16	22.5	2.25	1.00	1.25
16	45	2.25	1.00	1.25

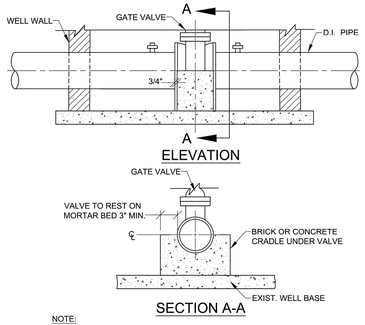
DETAIL "B"

REV	DESCRIPTION	DATE
	REVISIONS	

THRUST BLOCK, VERTICAL BEND (TRADITIONAL DWSD SIZING)

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 2 OF 2
DATE 9/2018	DWG. No. 331413-05



NOTE:

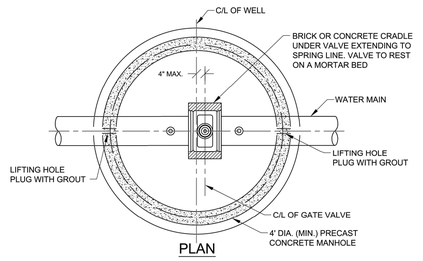
DESIGNER SHALL DETERMINE SIZE AND REINFORCEMENT REQUIREMENTS.

REV	DESCRIPTION	DATE
	REVISIONS	

VALVE, GATE, CRADLE SUPPORT, CONCRETE

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 9/2018	DWG. No. 331419-01



NOTES:

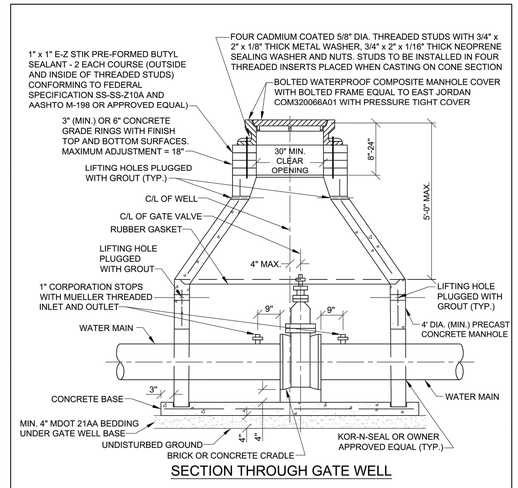
1. MANHOLE STEPS SHALL BE INSTALLED IN WELL WALL WHERE HEIGHT FROM TOP OF PIPE TO TOP OF WELL EXCEEDS 5'-0".
2. PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ALL THE REQUIREMENTS OF "SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE RISERS AND TOPS" ASTM C-478 WITH SINGLE OFF-SET JOINT CONFORMS TO ASTM C-443.
3. EACH SECTION SHALL HAVE NOT MORE THAN TWO HOLES FOR HANDLING PURPOSES. THESE HOLES SHALL BE SATISFACTORILY PLUGGED WITH GROUT AFTER INSTALLATION.

REV	DESCRIPTION	DATE
	REVISIONS	

GATE WELL, PRECAST

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 2
DATE 9/2018	DWG. No. 330561-09



NOTES:

1. MANHOLE STEPS SHALL BE INSTALLED IN WELL WALL WHERE HEIGHT FROM TOP OF PIPE TO TOP OF WELL EXCEEDS 5'- 0".
2. STEPS TO BE INSTALLED DURING MANHOLE MANUFACTURE. PLACE 16" CEN. ON CEN. 45° FROM CENTERLINE OF WATER MAIN.

GATE WELL SIZING CHART	
MINIMUM GATE WELL INSIDE DIAMETER	WATER MAIN DIAMETER
5'	6" - 8"
6'	12" - 16"

REV	DESCRIPTION	DATE
	REVISIONS	

GATE WELL, PRECAST

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 2 OF 2
DATE 9/2018	DWG. No. 330561-10

STATE OF MICHIGAN
JULIAN JAY WARGO, JR.
ENGINEER
No. 6201036177
LICENSED PROFESSIONAL ENGINEER

Julian J. Wargo, Jr.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PERMIT	5-9-25								
BIDS	6-24-25								
OWNER REVISIONS	9-15-26								

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
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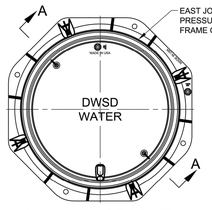
DWSD WATER MAIN DETAILS
CABOT APARTMENTS

DETROIT WAYNE COUNTY MICHIGAN

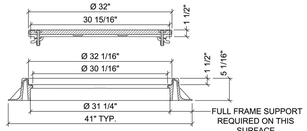
FIELD BOOK 1297

DATE 5-9-25	SCALE HOR: 1" = 20' VER: 1" = N/A
DESIGNED BY JJW	JOB NO. 25114
DRAWN BY PTG	SHEET C.301

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PLAN VIEW OF COVER



SECTION A-A

NOTES:
1. FIBER REINFORCED POLYMER (FRP) COMPOSITE MANHOLE FRAME AND COVER, AS NOTED IN SECTION 7.1.1 AND 7.1.3 OF AASHTO M306 HIGHWAY LOADING.

   THE SEATING FACE OF THE COVER & SEAT FOR SAME ON THE FRAME SHALL BE MACHINE FINISHED, OR THE EQUIVALENT THERE OF, SO THAT THE COVER SHALL HAVE AN EVEN BEARING ON ITS SEAT AT ALL POINTS WITHOUT ROCKING OR TILTING.

2. EAST JORDAN COM320066A01 PRESSURE TIGHT COVER AND FRAME OR APPROVED EQUAL.

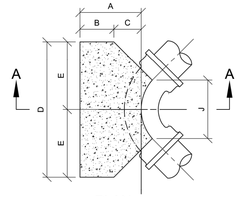
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REVISIONS

GATE WELL FRAME AND COVER WITH LOGO - WATERMAIN

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 1
DATE 9/2018	DWG. No. 330561-11



PLAN SECTION A-A

HORIZONTAL BENDS, 22.5, 45 & 90 DEGREE TURNS										
SIZE OF PIPE (IN)	DEGREE OF BEND	A (FT)	B MIN. (FT)	C (FT)	D (FT)	E (FT)	F (FT)	G (FT)	H MIN. (FT)	J (FT)
6	45	1.75	0.75	1.00	2.00	1.00	1.50	0.75	1.92	1.33
6	90	1.75	0.75	1.00	2.50	1.25	1.50	0.75	1.92	1.17
8	45	1.75	0.75	1.00	2.33	1.17	2.00	1.00	1.92	1.33
8	90	1.75	0.75	1.00	3.33	1.67	2.50	1.25	1.92	1.08
12	22½	1.75	0.75	1.00	2.50	1.25	2.00	1.00	2.00	1.33
12	45	2.08	0.75	1.33	3.50	1.75	2.50	1.25	2.33	1.33
12	90	2.08	0.75	1.33	5.50	2.75	3.00	1.50	2.33	1.67
16	22½	2.67	1.00	1.67	3.33	1.67	2.50	1.25	3.00	1.17
16	45	2.67	1.00	1.67	5.33	2.67	3.00	1.50	3.00	2.50
16	90	2.67	1.00	1.67	6.00	3.00	5.00	2.50	3.00	2.67

NOTE:
1. THE THRUST BLOCK FACE SHALL BE POURED AGAINST UNDISTURBED EARTH.

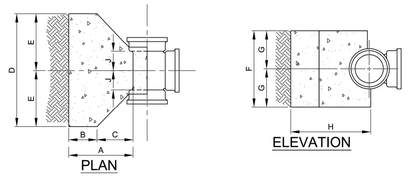
REV	DESCRIPTION	DATE
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REVISIONS

THRUST BLOCK, HORIZONTAL BEND (TRADITIONAL DWSD SIZING)

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 2
DATE 9/2018	DWG. No. 331413-01



PLAN ELEVATION

SIZE OF PIPE (IN)	A (FT)	B MIN. (FT)	C (FT)	D (FT)	E (FT)	F (FT)	G (FT)	H MIN. (FT)	J (FT)
6X6	1.75	0.75	1.00	2.50	1.25	1.50	0.75	2.25	0.50
8X8	1.75	0.75	1.00	3.00	1.50	2.00	1.00	2.25	0.50
12X8	1.75	0.75	1.00	3.00	1.50	2.00	1.00	2.42	0.50
12X12	2.08	0.75	1.33	4.00	2.00	3.00	1.50	2.75	0.67
16X8	1.75	0.75	1.00	3.00	1.50	2.00	1.00	2.75	0.50
16X12	2.08	0.75	1.33	4.00	2.00	3.00	1.50	3.08	0.67
16X16	2.67	1.00	1.67	5.00	2.50	4.00	2.00	3.67	0.92

NOTE:
1. THE THRUST BLOCK FACE SHALL BE POURED AGAINST UNDISTURBED EARTH.

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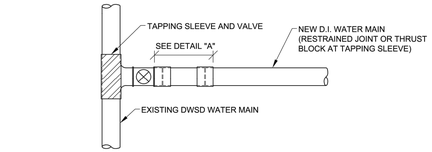
REVISIONS

CONCRETE THRUST BLOCK FOR TEES

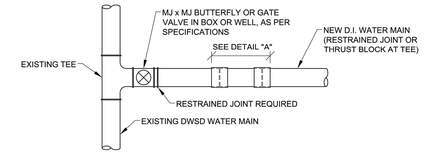
THRUST BLOCK, TEES (TRADITIONAL DWSD SIZING)

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

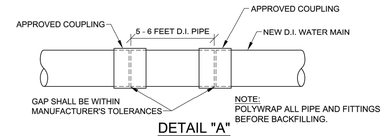
SCALE NONE	SHEET 2 OF 2
DATE 9/2018	DWG. No. 331413-02



CONNECTION WITH EXISTING DWSD MAIN WITH TAPPING SLEEVE AND VALVE



CONNECTION AT EXISTING DWSD MAIN WITH TEE / VALVE



DETAIL "A"

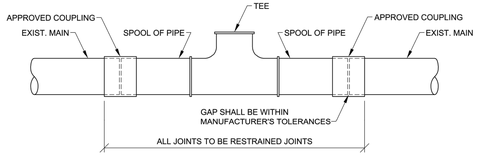
REV	DESCRIPTION	DATE
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REVISIONS

CONNECTION WITH EXISTING WATERMAIN

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 2
DATE 10/2018	DWG. No. 331413-08



NOTE:
POLYWRAP ALL PIPE AND FITTINGS BEFORE BACKFILLING.

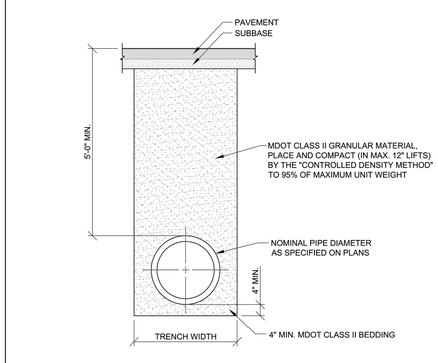
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REVISIONS

CONNECTION WITH EXISTING WATERMAIN

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 2 OF 2
DATE 10/2018	DWG. No. 331413-09



NOTE:
REFER TO RESTORATION DETAILS FOR PAVEMENT WIDTH.

NOMINAL PIPE DIAMETER	MAXIMUM TRENCH WIDTH UP TO 12" ABOVE CROWN OF PIPE
LESS THAN 18"	30"
18" TO 24"	PIPE DIAMETER PLUS 18"
GREATER THAN 24"	PIPE DIAMETER PLUS 24"

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

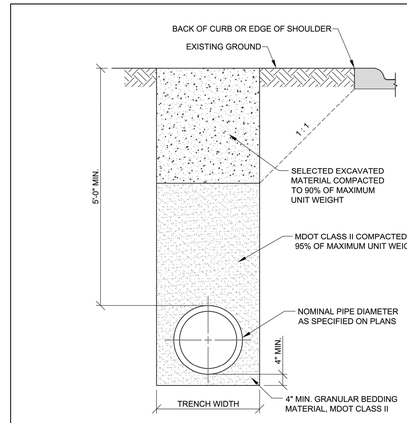
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REVISIONS

UTILITY TRENCH, WATERMAIN

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 1 OF 3
DATE 9/2018	DWG. No. 312333-04



NOMINAL PIPE DIAMETER	MAXIMUM TRENCH WIDTH UP TO 12" ABOVE CROWN OF PIPE
LESS THAN 18"	30"
18" TO 24"	PIPE DIAMETER PLUS 18"
GREATER THAN 24"	PIPE DIAMETER PLUS 24"

STANDARD TRENCH DETAIL FOR WATERMAIN WITHIN INFLUENCE OF ROAD BED

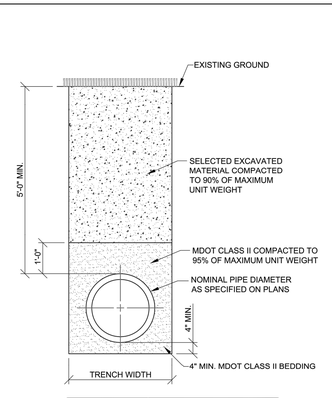
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REVISIONS

UTILITY TRENCH, WATERMAIN

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 2 OF 3
DATE 9/2018	DWG. No. 312333-05



NOMINAL PIPE DIAMETER	MAXIMUM TRENCH WIDTH UP TO 12" ABOVE CROWN OF PIPE
LESS THAN 18"	30"
18" TO 24"	PIPE DIAMETER PLUS 18"
GREATER THAN 24"	PIPE DIAMETER PLUS 24"

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

REV	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

REVISIONS

UTILITY TRENCH, WATERMAIN

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE NONE	SHEET 3 OF 3
DATE 9/2018	DWG. No. 312333-06

STATE OF MICHIGAN
JULIAN JAY WARGO, JR.
ENGINEER
No. 6201036177
LICENSED PROFESSIONAL ENGINEER

Julian J. Wargo, Jr.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PERMIT	5-9-25								
BIDS	6-24-25								
OWNER REVISIONS	9-15-26								

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

MISS DIG SYSTEM, INC. 1-800-482-7171
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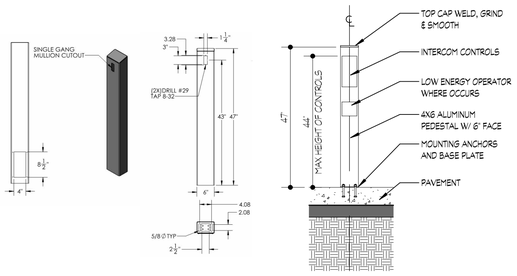
PROJECT SPONSOR:
TRICE DEVELOPMENT CO., LLC
4714 E. OUTER DRIVE
DETROIT, MI 48234

DWSD WATER MAIN DETAILS
CABOT APARTMENTS

DETROIT WAYNE COUNTY MICHIGAN

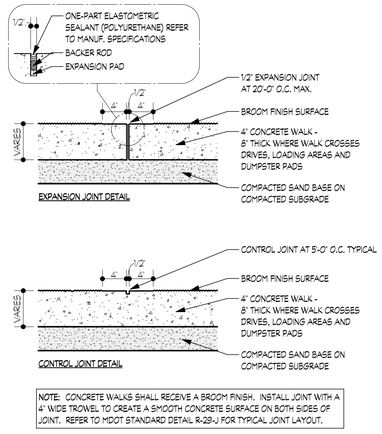
FIELD BOOK 1297	
DATE 5-9-25	SCALE HOR: 1" = 20' VER: 1" = N/A
DESIGNED BY JJW	JOB NO. 25114
DRAWN BY PTG	SHEET C.302

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5 A.S.101 INTERCOM ENTRY STATION

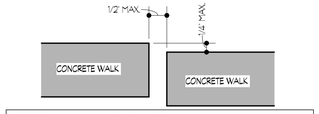
SCALE: 1/2" = 1'-0"



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

4 A.S.101 CONCRETE WALK DETAIL

SCALE: 1" = 1'-0"

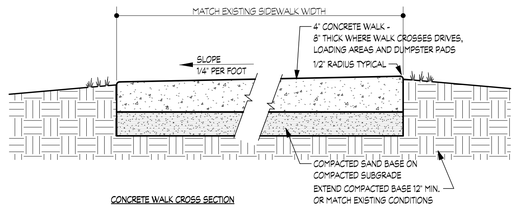


CONCRETE WALK MAXIMUM SPACING NOTES:

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

3 A.S.101 CONCRETE MAX. SPACE DETAIL

SCALE: 3" = 1'-0"

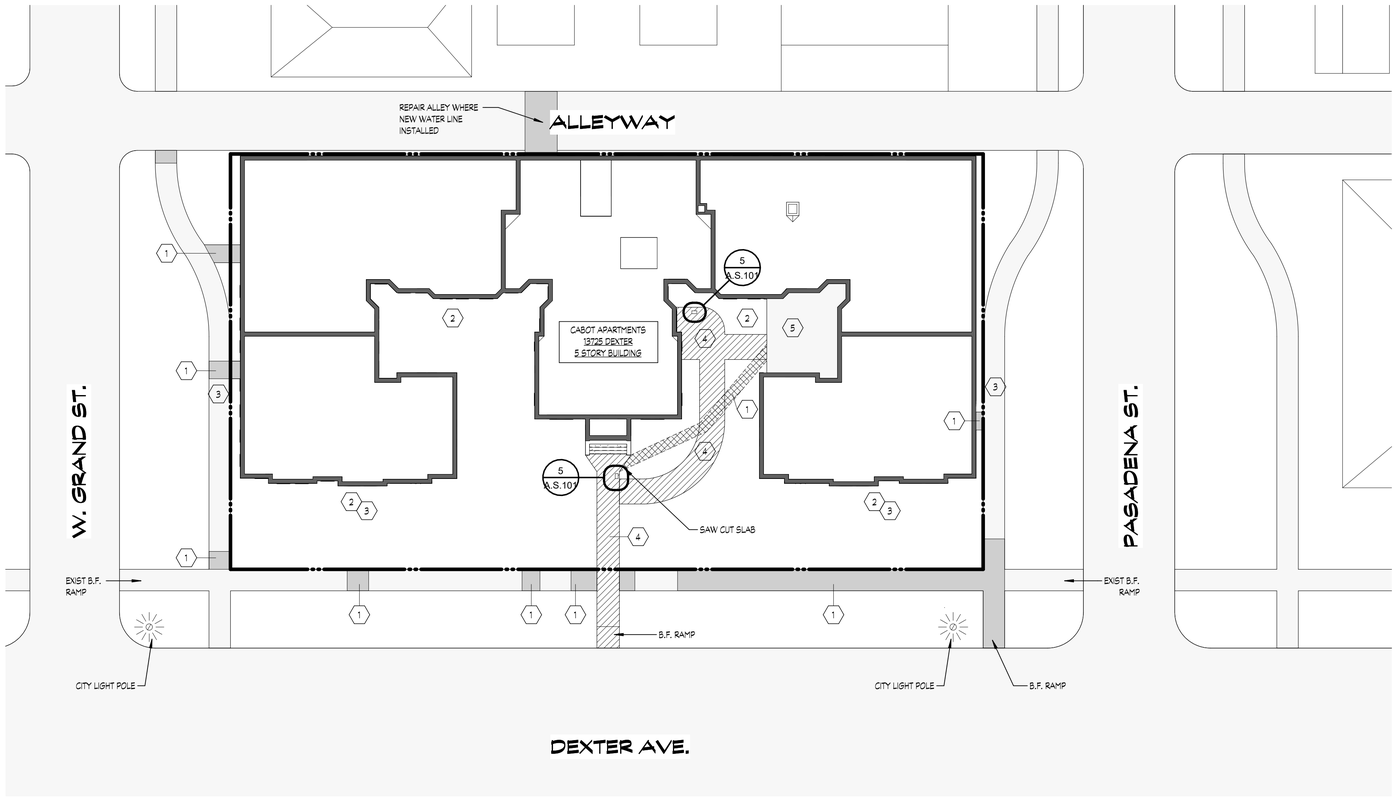


CONCRETE WALK CROSS SECTION

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

2 A.S.101 CONCRETE CROSSWALK DETAIL

SCALE: 1" = 1'-0"



1 A.S.101 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

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

GENERAL SITE PLAN NOTES:

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

GENERAL LAYOUT NOTES:

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

(#) SITE DEMOLITION PLAN NOTES:

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

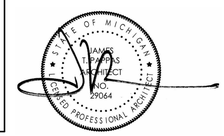
SITE PLAN LEGEND:

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

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

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

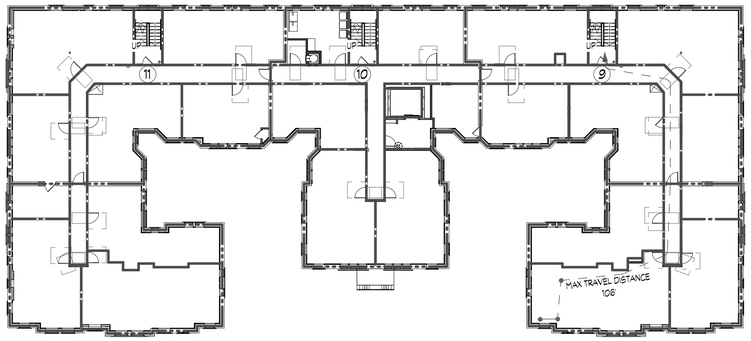
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ARCHITECTURAL SITE PLAN

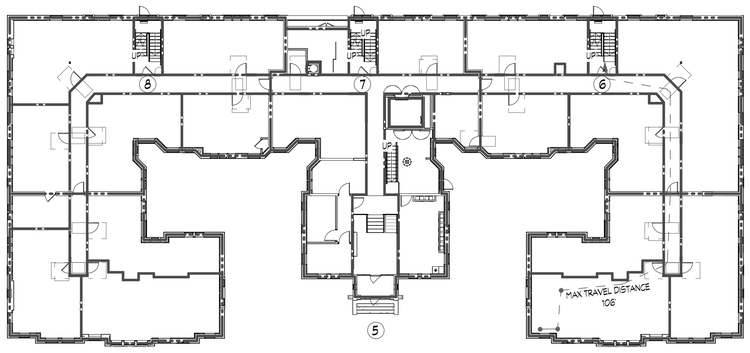
DRAWING NUMBER

A.S.101



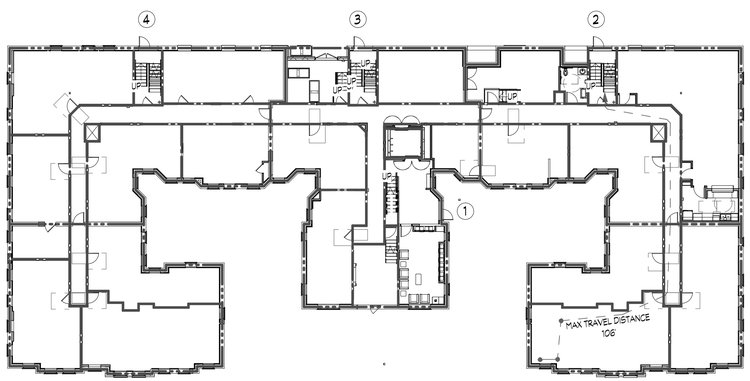
3 A.C.001 SECOND FLOOR THROUGH FIFTH FLOOR - LIFE SAFETY

SCALE: 1" = 20'-0"



2 A.C.001 FIRST FLOOR - LIFE SAFETY

SCALE: 1" = 20'-0"



1 A.C.001 BASEMENT FLOOR - LIFE SAFETY

SCALE: 1" = 20'-0"

OCCUPANT LOAD CALCULATIONS

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

EGRESS WIDTH CALCULATIONS

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

OCCUPANT LOAD CALCULATIONS

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

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

CODE DATA

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

FIRE RESISTANCE RATING REQUIREMENTS

MBC CONSTRUCTION TYPE - III B

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

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

* AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED.

BUILDING "A" HEIGHT & AREA

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

MBC CODE ANALYSIS LEGEND

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

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ARCHITECTS AND PLANNERS

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

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

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

LIFE SAFETY PLANS

DRAWING NUMBER

A.C.001

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1019810447

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SEAL



PERFORMANCE COMPLIANCE PATH

SECTION 1301.61.1 - HEIGHT FORMULA

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

AH = 75
EBH = 44'
CF = 1

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

AS = 5
EBS = 5
CF = 1

SECTION 1301.6.2.1 - ALLOWABLE AREA FORMULA

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

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

SECTION 1301.6.2.2 - AREA FORMULA

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

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

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

SECTION 1301.6.6. - VERTICAL OPENING FORMULA

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

LIMIT (MAX) OF 2 PER SECTION 1301.6.6.

SECTION 1301.6.13 - EXIT TRAVEL DISTANCE

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

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

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

TABLE 1301.7
SUMMARY SHEET—BUILDING CODE

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

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

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

INTERNATIONAL CODE COUNCIL

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TABLE 1301.9
EVALUATION FORMULAS[a]

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

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

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

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

KEY PLAN

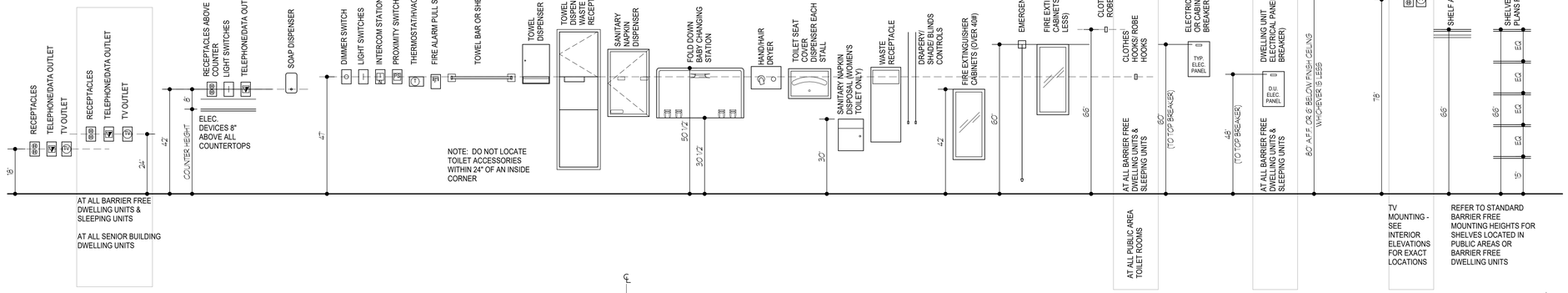
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

PERFORMANCE COMPLIANCE

DRAWING NUMBER

A.C.002

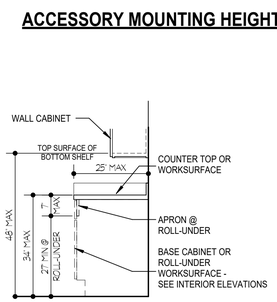


NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE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

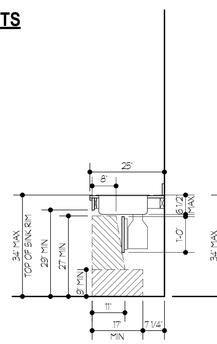
GENERAL NOTES FOR LOCATION OF DEVICES:

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

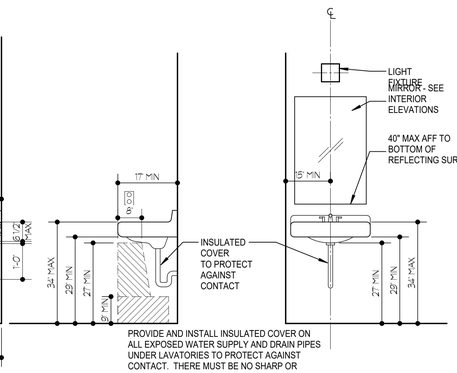
ACCESSORY MOUNTING HEIGHTS



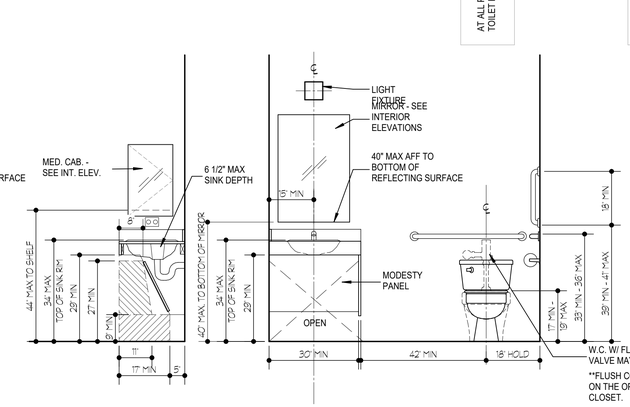
KITCHEN CABINETS



KITCHEN SINK

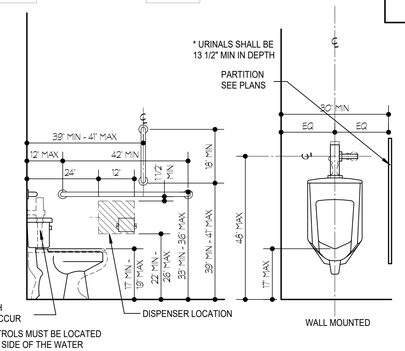


WALL MOUNTED LAVATORY

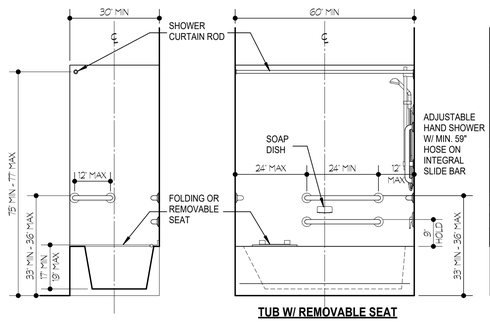


COUNTERTOP MOUNTED LAVATORY

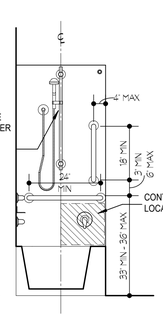
WATER CLOSETS

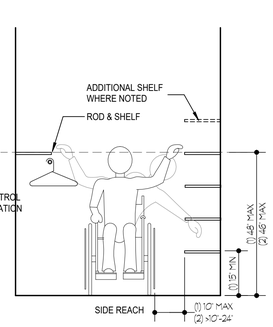


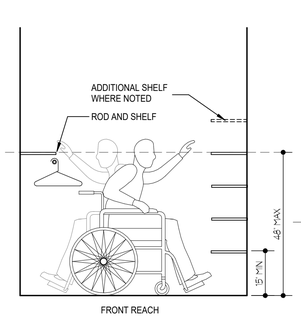
URINAL



TUB W/ REMOVABLE SEAT

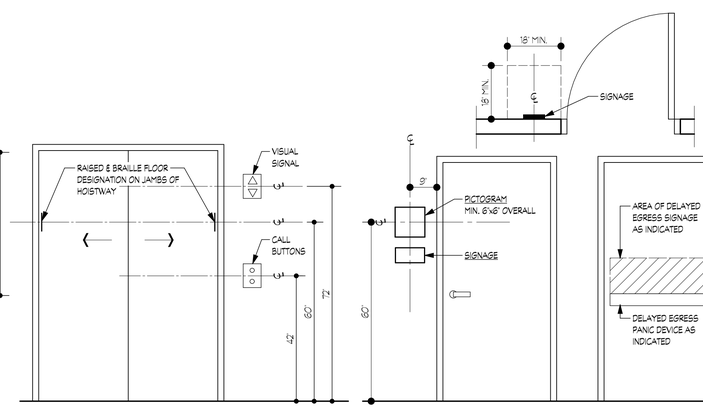






STORAGE SHELVES & CLOSETS

STANDARD BARRIER FREE MOUNTING HEIGHTS



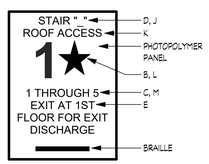
ELEVATOR CONTROLS

SIGNAGE

SIGNAGE GRAPHICS

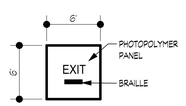
STAIRWAY IDENTIFICATION SIGNAGE

PER 7.2.2.5.4

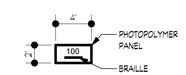


FLOOR EXIT SIGNS

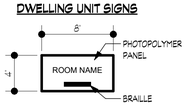
- PROVIDE FOR EACH FLOOR
- PROVIDE FOR EACH STAIR



EXIT SIGN

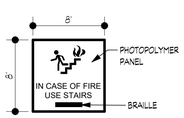


DWELLING UNIT SIGNS



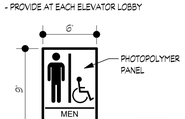
TYPICAL ROOM SIGNS

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

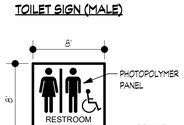


IN CASE OF FIRE SIGN

- PROVIDE AT EACH ELEVATOR LOBBY

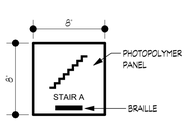


TOILET SIGN (MALE)



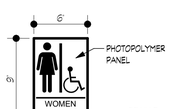
TOILET SIGN (FAMILY)

- PROVIDE AT EACH SINGLE OCCUPANT AND FAMILY TOILET ROOMS



STAIR SIGN

- PROVIDE FOR EACH STAIR AT CORRIDOR



TOILET SIGN (FEMALE)

SIGNAGE AND CONTROLS

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

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

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

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

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

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

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

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

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

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

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

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

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

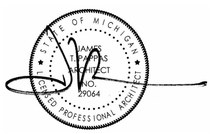
STAIRWAY SIGNAGE

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

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIXTURES AND ACCESSORY MOUNTING HEIGHTS

DRAWING NUMBER

A.C.003

NOTES REGARDING MOLD AND MILDEW:

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

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

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

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

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

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

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

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

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

EXISTING CONSTRUCTION NOTES:

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

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

3. CONTINUOUSLY MAINTAIN TEMPORARY MEANS OF EGRESS.

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

5. PROTECT EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION.

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL DEMOLITION NOTES:

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

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

3. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DEMOLITION INFORMATION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

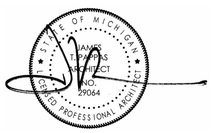
22. DEMOLITION ACTIVITIES SHALL INCLUDE THE ABATEMENT OF LEAD BASED PAINT AND ASBESTOS CONTAINING MATERIALS. THE LEAD BASED PAINT ABATEMENT ACTIVITIES ARE TO BE DONE IN ACCORDANCE WITH FEDERAL (PART 35) REGULATIONS AND WORKER SAFETY REQUIREMENTS UNDER PART 603 OF PUBLIC ACT 154 AND THE ASBESTOS ABATEMENT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

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

GENERAL DEMOLITION NOTES

DRAWING NUMBER

A.D.001

DEMOLITION WALL LEGEND:

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

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

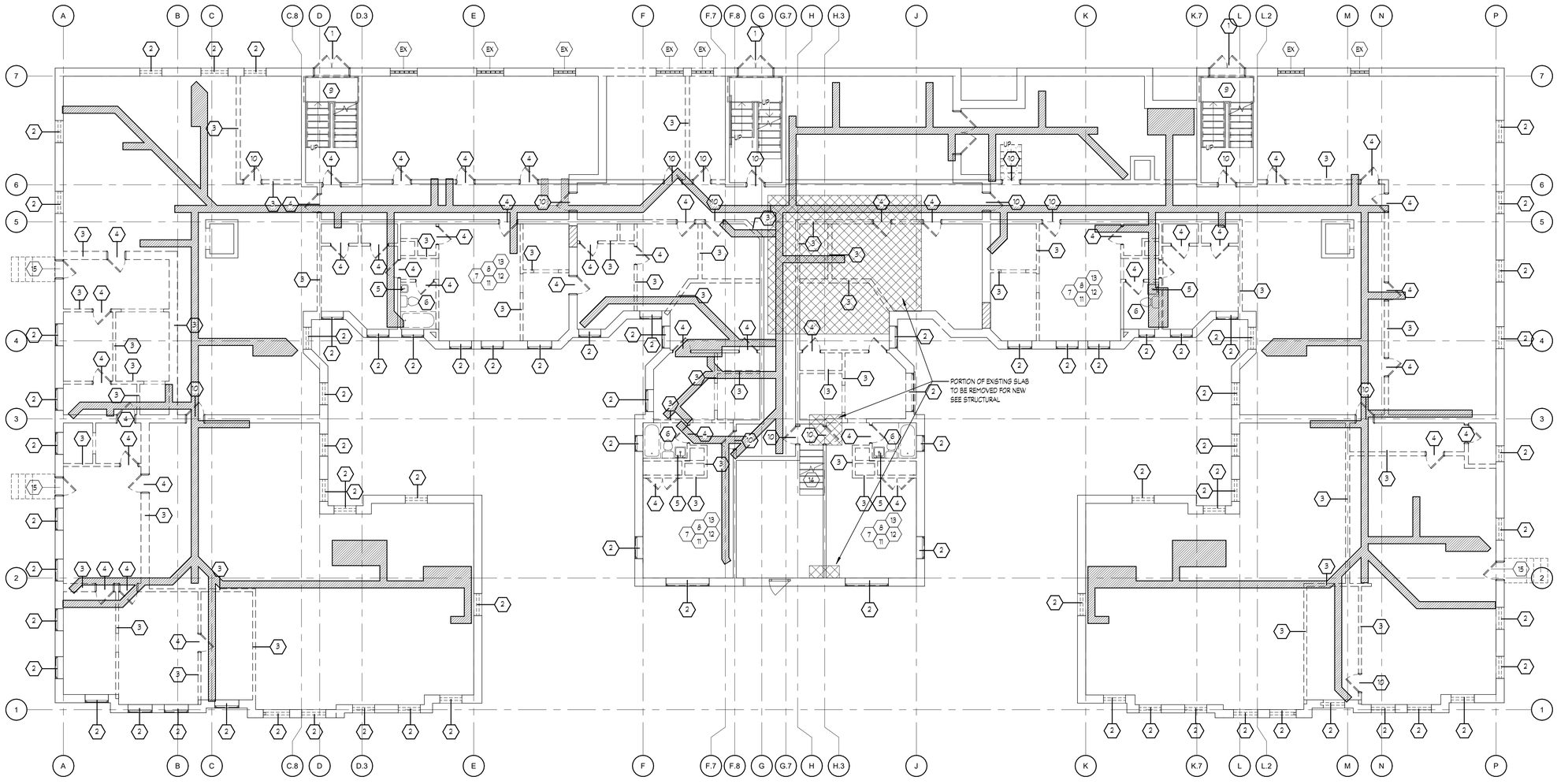
REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

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

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

DEMOLITION PLAN NOTES: (#)

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



BASEMENT FLOOR DEMO PLAN

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

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STATE OF MICHIGAN
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REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

BASEMENT FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.101

DEMOLITION WALL LEGEND:

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

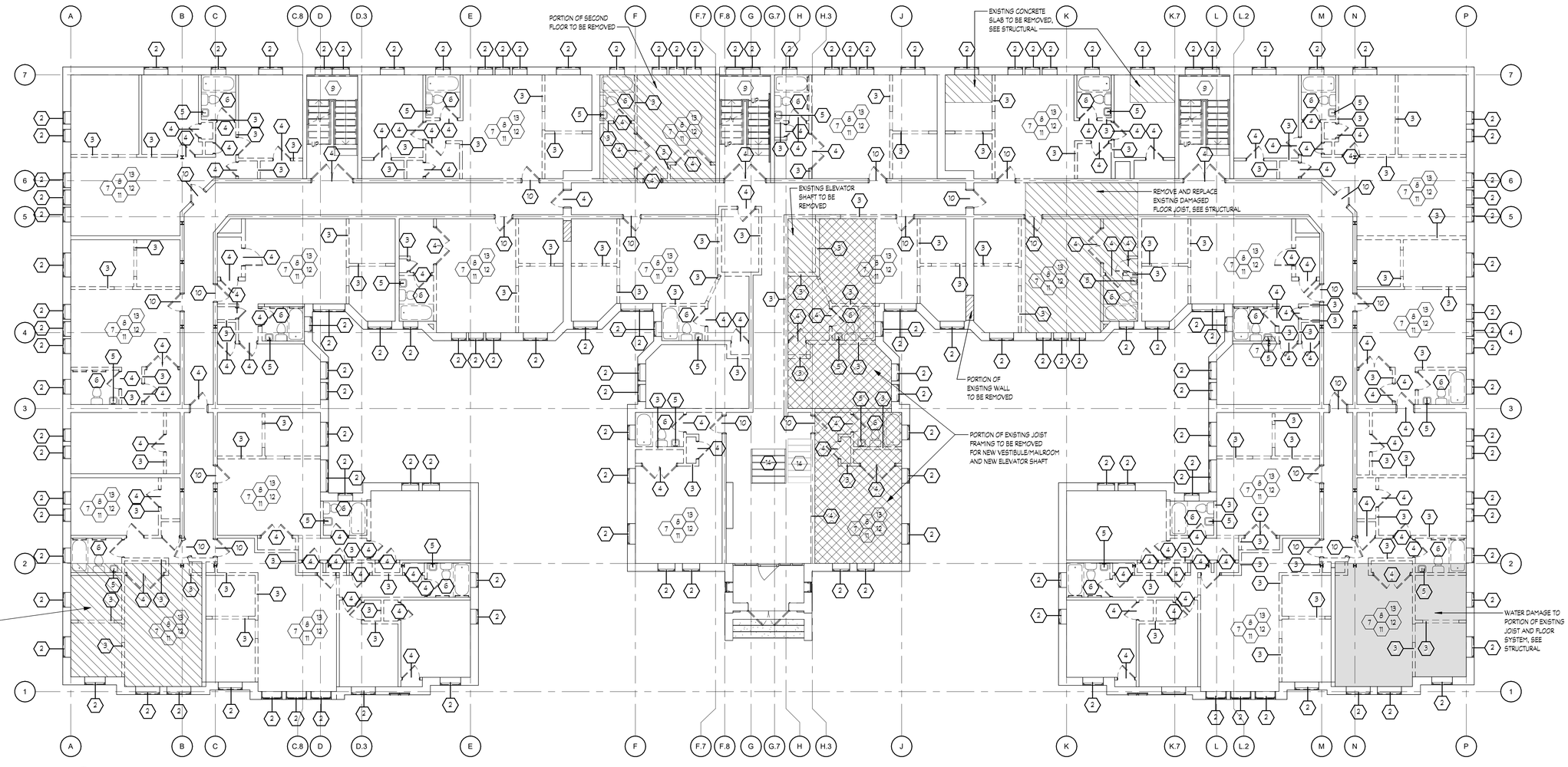
REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL. SAW CUT FLOOR @ SANITARY LINE, SEE MECHANICAL DRAWINGS

REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

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

DEMOLITION PLAN NOTES: (#)

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



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

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

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LICENSE NO. 29064
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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE
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TRC22.066

DRAWING TITLE

FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.102

DEMOLITION WALL LEGEND:

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

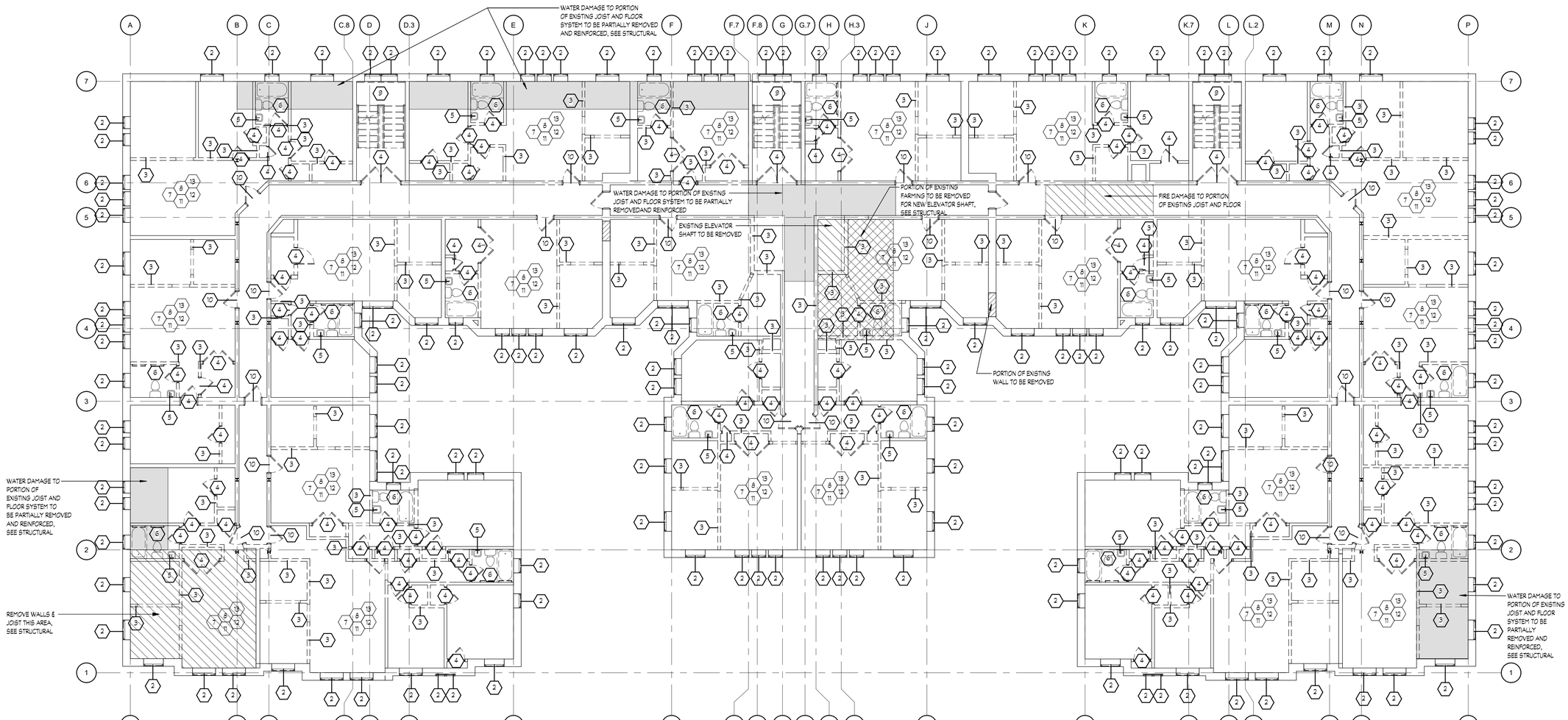
REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL. SAW CUT FLOOR @ SANITARY LINE, SEE MECHANICAL DRAWINGS

REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

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

DEMOLITION PLAN NOTES: (#)

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



1 A.D.103 SECOND FLOOR DEMOLITION PLAN

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

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SECOND FLOOR DEMOLITION

DRAWING NUMBER

A.D.103

DEMOLITION WALL LEGEND:

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

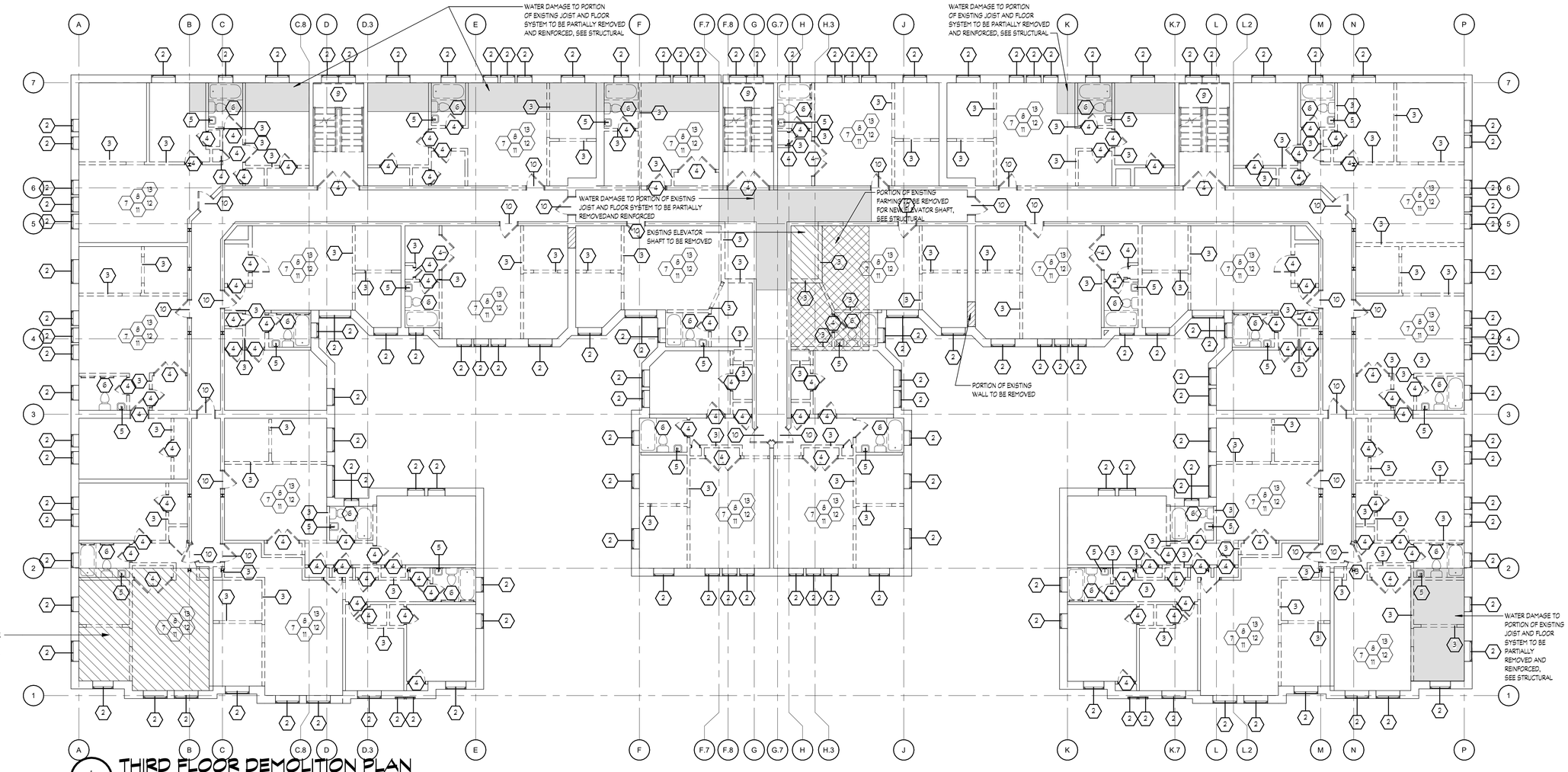
REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL. SAW CUT FLOOR @ SANITARY LINE, SEE MECHANICAL DRAWINGS

REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

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

DEMOLITION PLAN NOTES: (#)

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



1 A.D.104

THIRD FLOOR DEMOLITION PLAN

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

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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SEAL

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

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT

MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

THIRD FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.104

DEMOLITION WALL LEGEND:

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

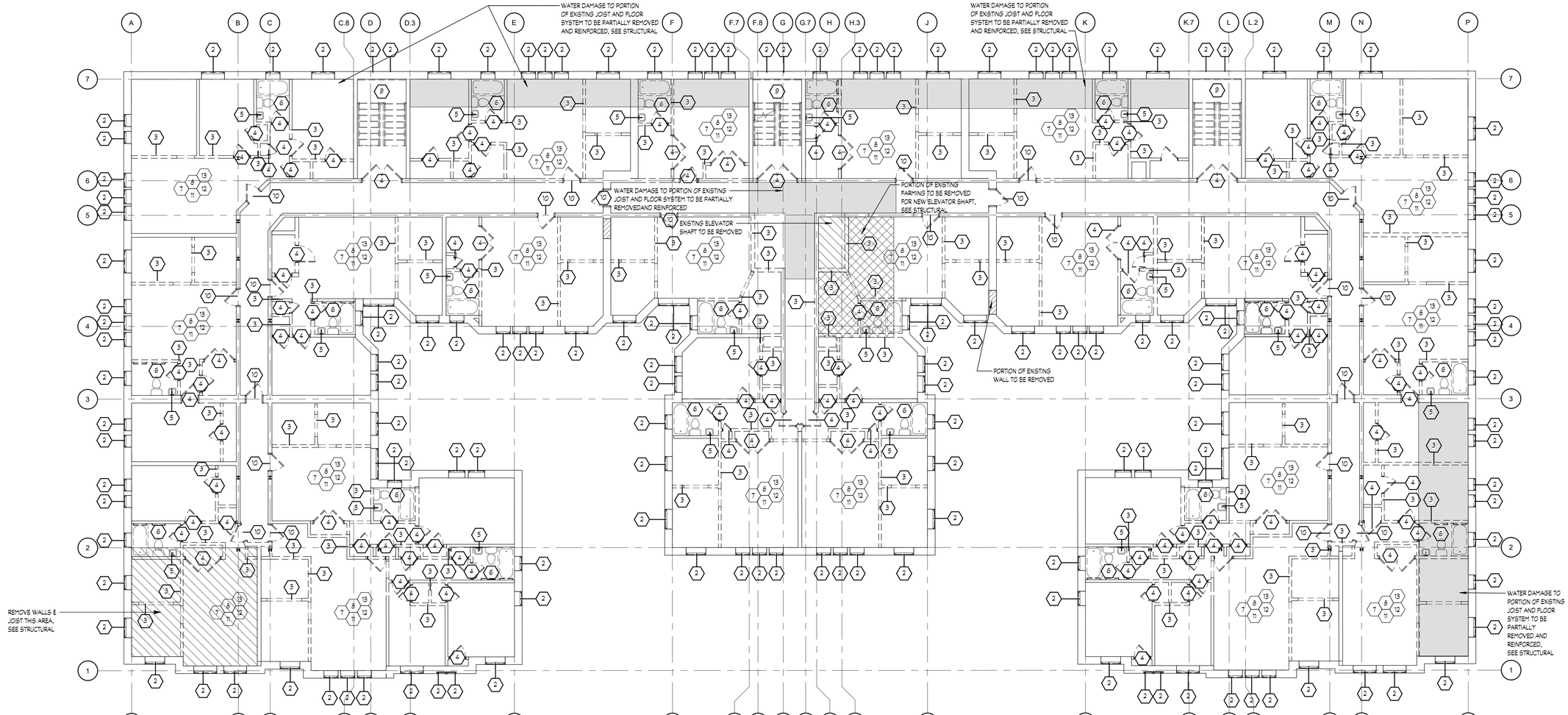
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DEMOLITION PLAN NOTES: (#)

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4. REMOVE EXISTING INTERIOR DOOR AND FRAME.
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14. REMOVE AND REPLACE VESTIBULE STAIRS, INSTALL NEW GUARD RAILS.
15. DEMO WORK AT EXISTING DOORS, CONCRETE STAIRS TO BE REMOVED. REPAIR AREA AFTER DEMOLITION AS NEEDED



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

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

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ARCHITECTS AND PLANNERS

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13725 DEXTER AVENUE DETROIT MICHIGAN

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FOURTH FLOOR FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.105

GENERAL PLAN NOTES:

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

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

BASEMENT FLOOR PLAN

DRAWING NUMBER

A.101

BASEMENT FLOOR PLAN

NORTH

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

GENERAL PLAN NOTES:

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE EXISTING AND MUST BE FIELD VERIFIED. IF VARIATIONS AND/OR DISCREPANCIES OCCUR, CONTACT ARCHITECT FOR CLARIFICATIONS.
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8. SLOPE CONCRETE FLOORS TO DRAINS AT 1/8" PER FOOT MINIMUM WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
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10. COORDINATE ALL METER LOCATIONS WITH CIVIL, PLUMBING AND ELECTRICAL DRAWINGS.
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MICHIGAN

RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NUMBER

A.102

NORTH

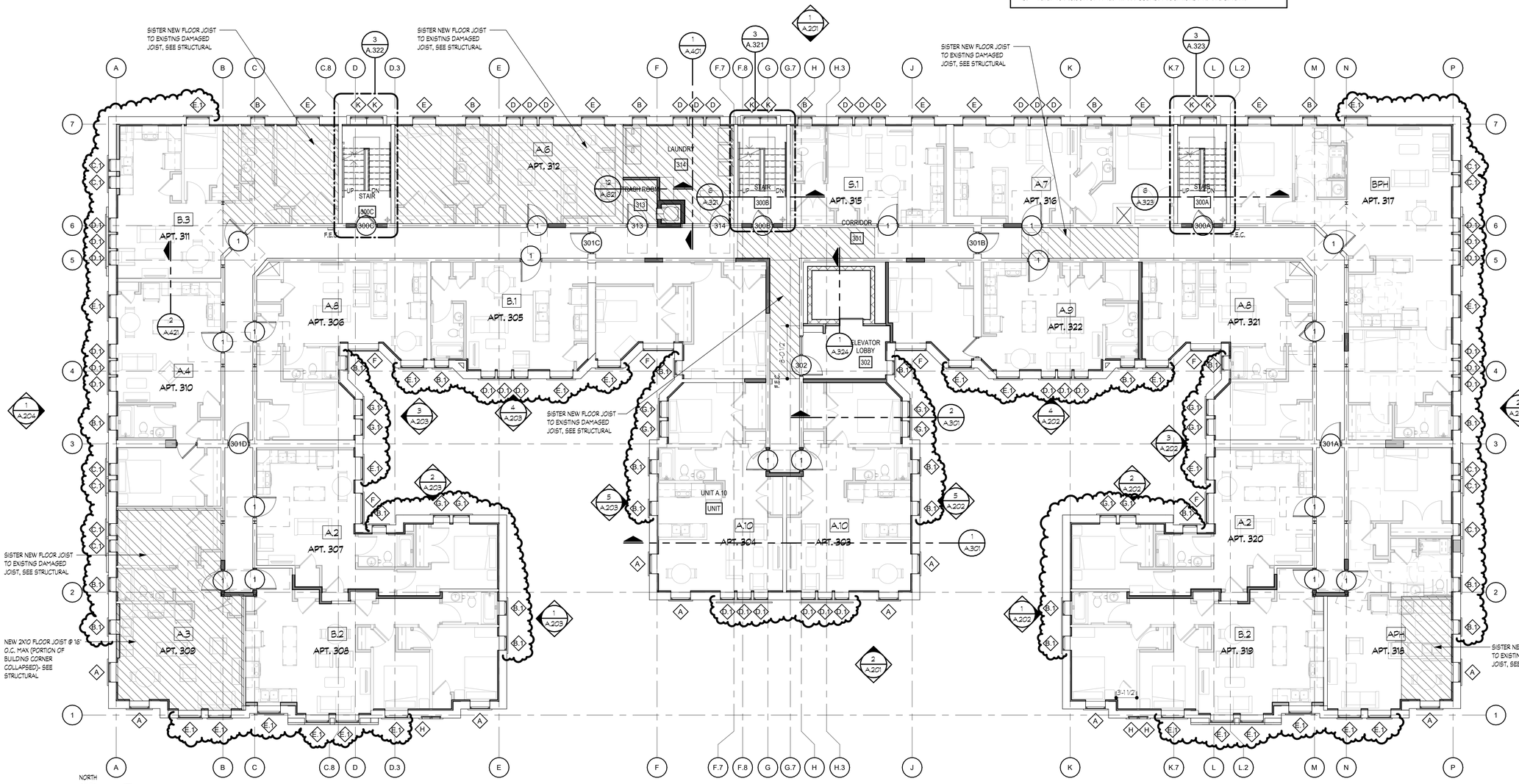
FIRST FLOOR PLAN

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

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NORTH

1 A.103

SECOND FLOOR PLAN

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

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

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JAMES T. PAPPAS
ARCHITECT
No. 29064
REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SECOND FLOOR PLAN

DRAWING NUMBER

A.103

GENERAL PLAN NOTES:

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ARCHITECT
LIC. NO. 29064
REGISTERED PROFESSIONAL ARCHITECT

MICHIGAN

RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT

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KEY PLAN

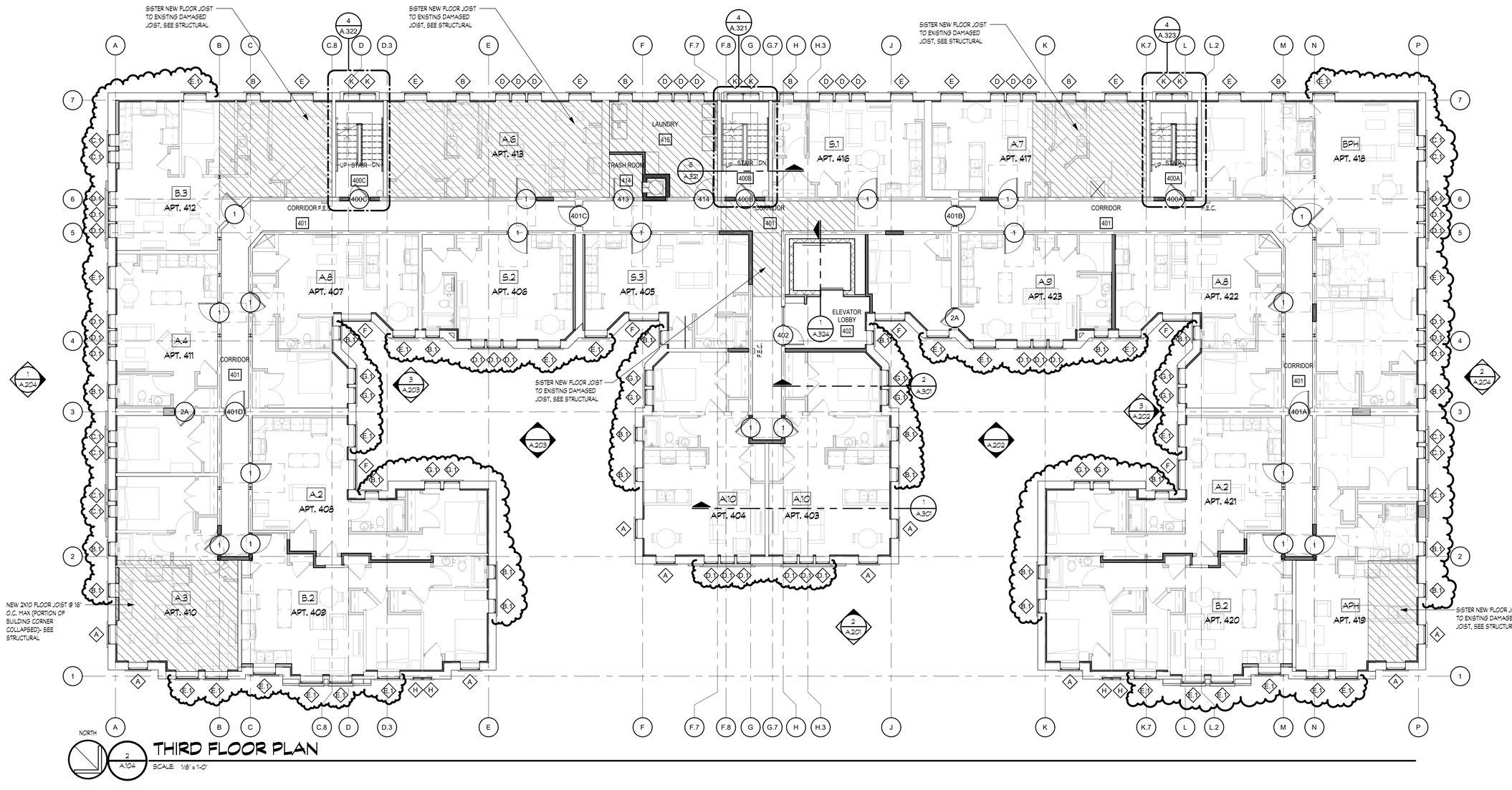
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

THIRD FLOOR PLAN

DRAWING NUMBER

A.104



NORTH

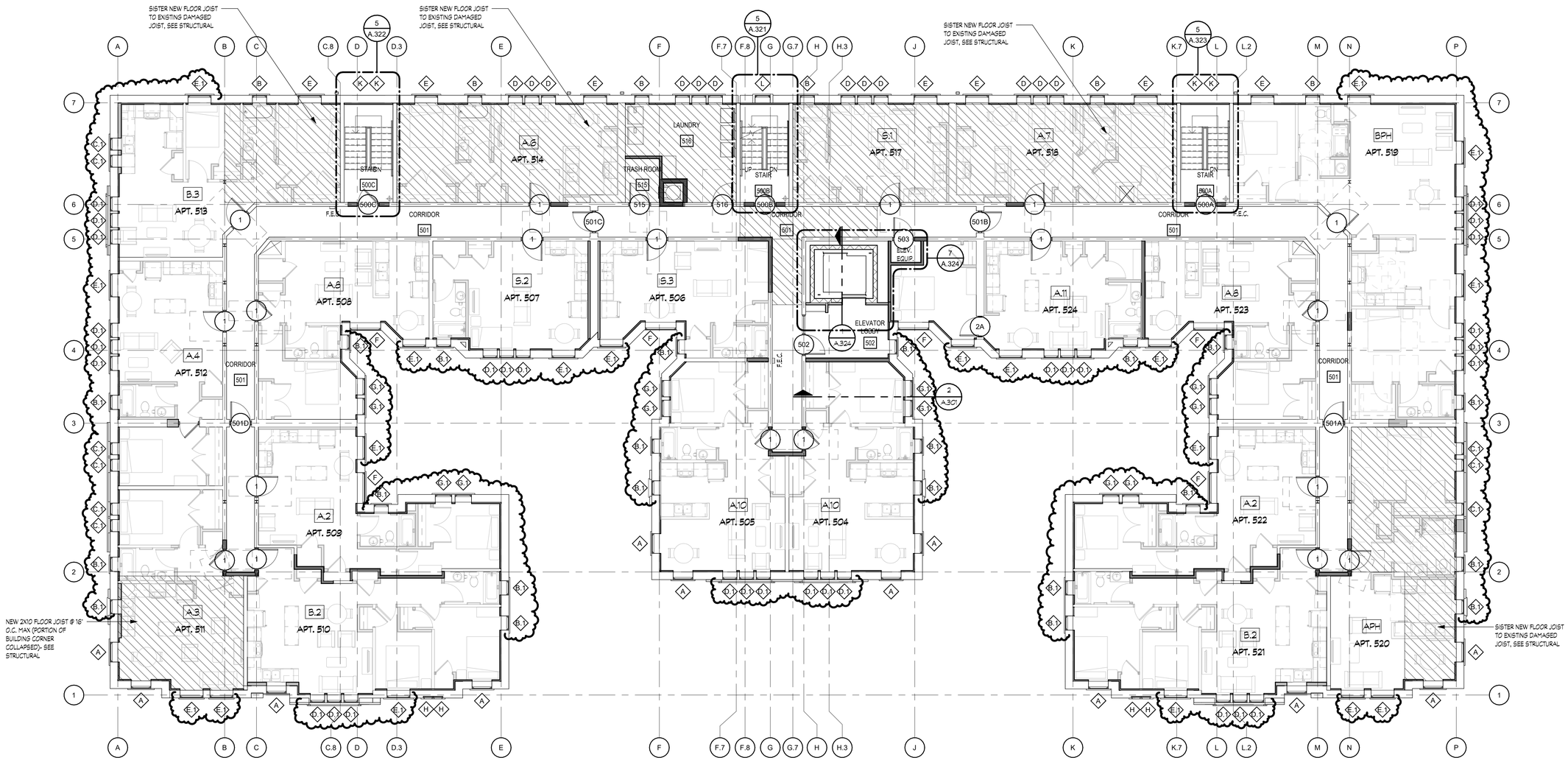
2 A.104 THIRD FLOOR PLAN

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

GENERAL PLAN NOTES:

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7. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
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NORTH

FOURTH FLOOR PLAN

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

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

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

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FOURTH FLOOR PLAN

DRAWING NUMBER

A.105

ROOF DEMOLITION NOTES

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

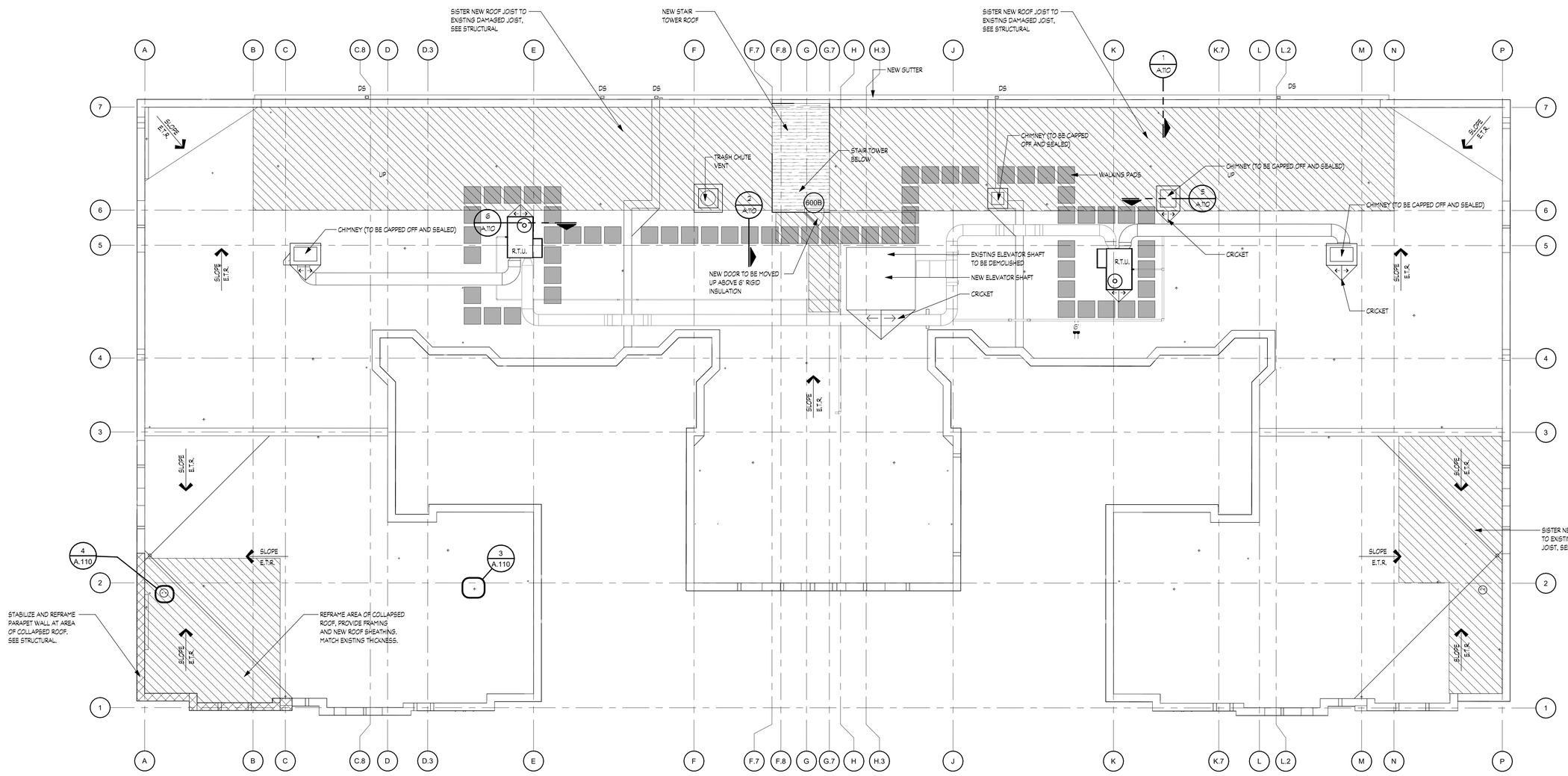
GENERAL ROOF NOTES

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

ROOF PLAN LEGEND

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

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



NORTH

1 / A.109 — ROOF PLAN

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

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

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SEAL

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

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

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ROOF PLAN

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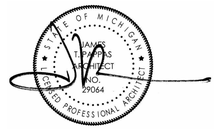
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MICHIGAN

RENOVATION OF ABOT APARTMENTS

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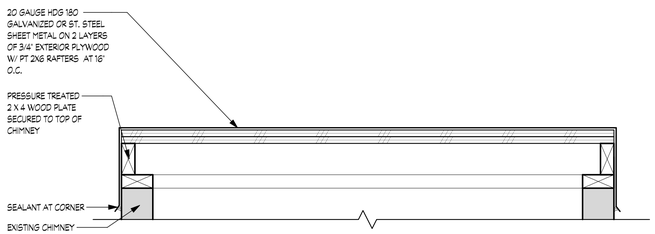
FSP PROJECT NO.
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DRAWING TITLE

ROOF DETAILS

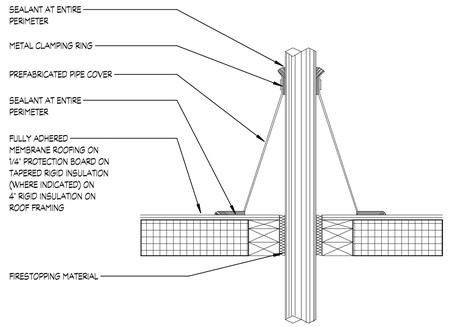
DRAWING NUMBER

A.110



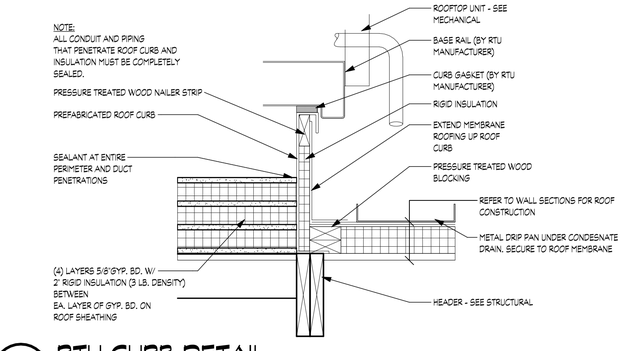
5 A.110 TYPICAL CAP DETAIL

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



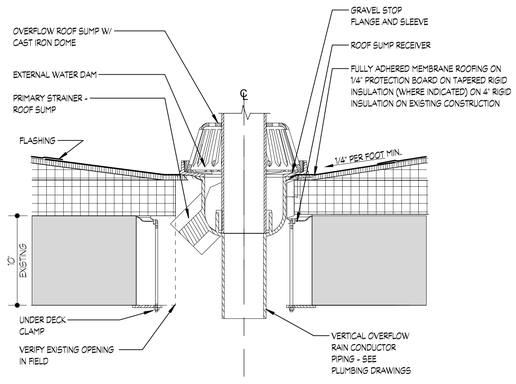
3 A.110 ROOF PENETRATION DETAIL

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



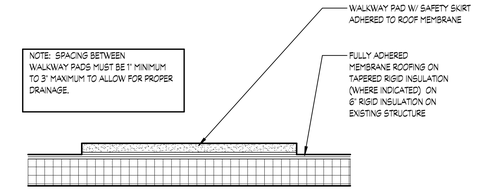
6 A.110 RTU CURB DETAIL

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



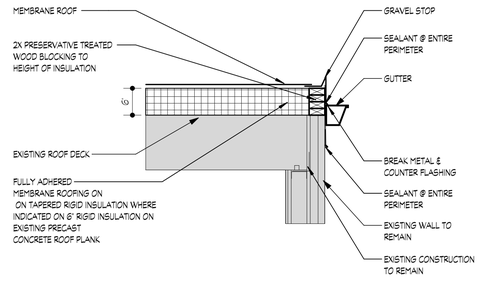
4 A.110 COMBINATION ROOF SUMP/ OVERFLOW SECTION

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



2 A.110 WALKWAY PAD

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



1 A.110 ROOF EDGE SECTION

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

NOTE: SEE STRUCTURAL FOR FACADE REPAIR/RESTORATION NOTES

GENERAL ELEVATION NOTES:

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

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ELEVATION KEY NOTES:

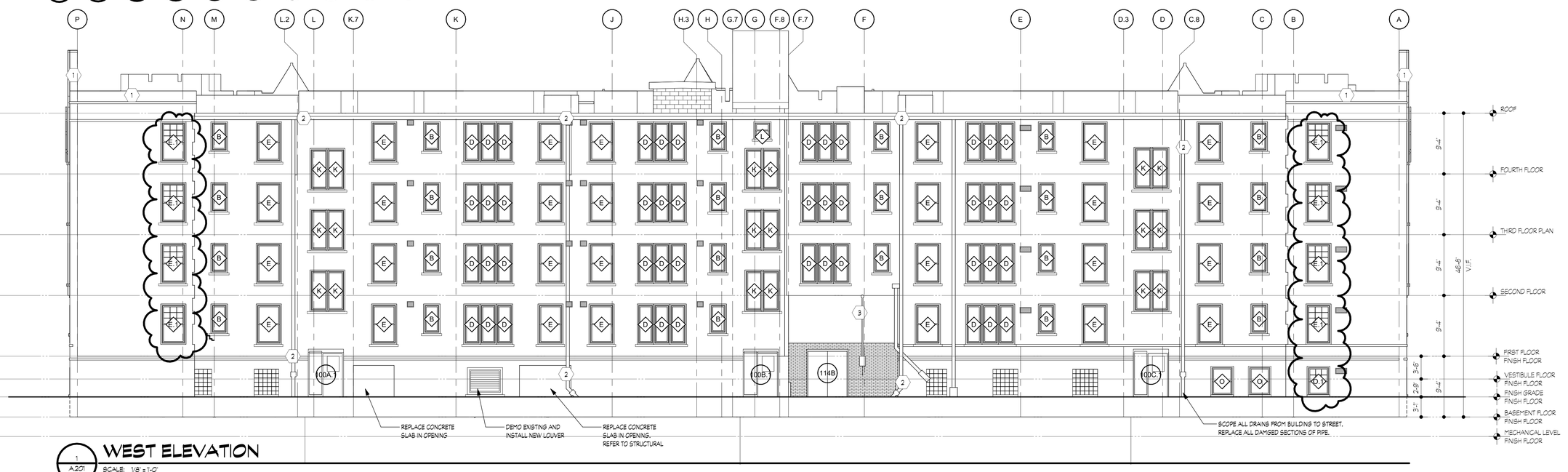
1	COPING AND PARAPET REPAIR AREA.
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3	REMOVE ELECTRICAL WORK FROM BUILDING FACADE
4	REPAIR + PAINT PANELS

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



2 A.201 **EAST ELEVATION**

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



1 A.201 **WEST ELEVATION**

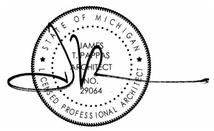
SCALE: 1/8" = 1'-0"

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

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FSP PROJECT NO.
TRC22.066

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.201

NOTE: SEE STRUCTURAL FOR FACADE REPAIR/RESTORATION NOTES

GENERAL ELEVATION NOTES:

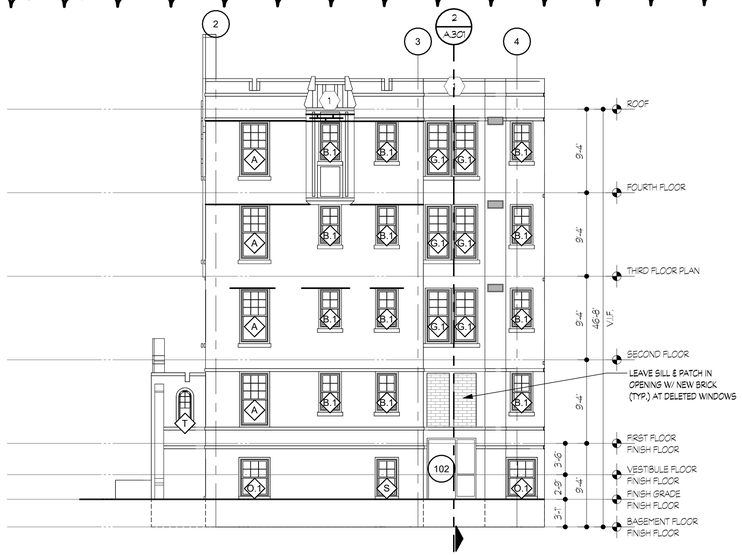
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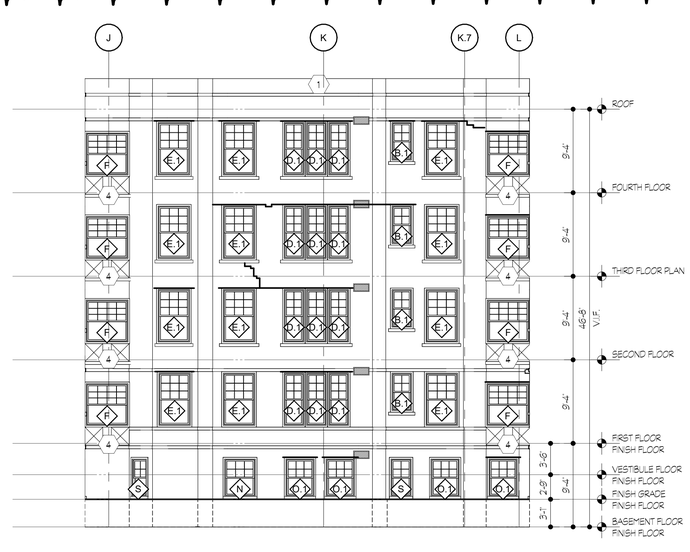
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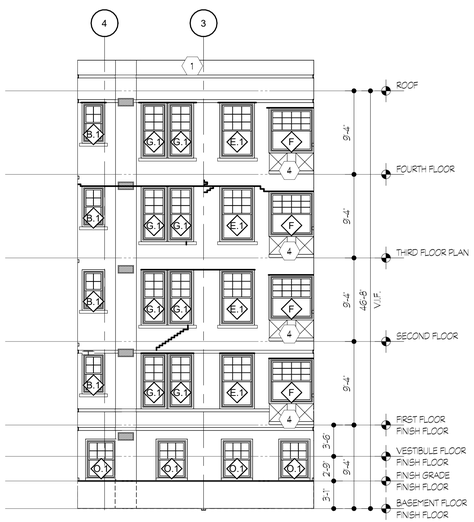
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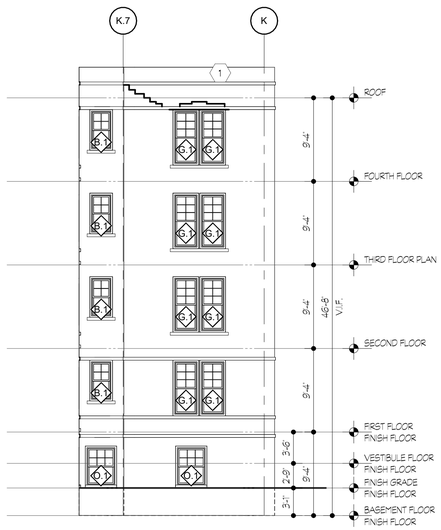
5 / A.202 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



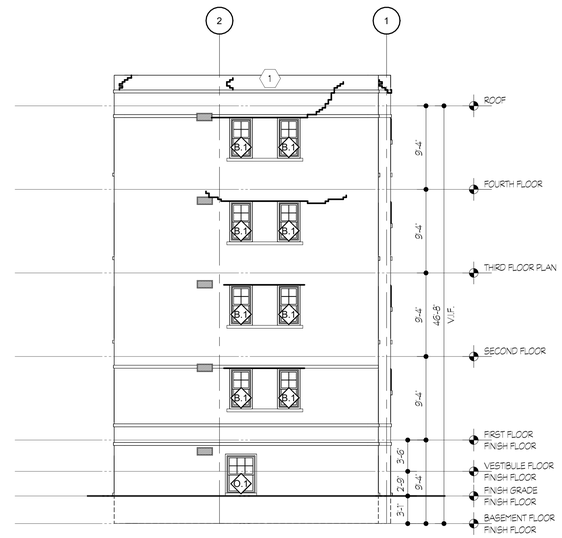
4 / A.202 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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

RENOVATION OF CABOT APARTMENTS

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.202

NOTE: SEE STRUCTURAL FOR FACADE REPAIR/RESTORATION NOTES

GENERAL ELEVATION NOTES:

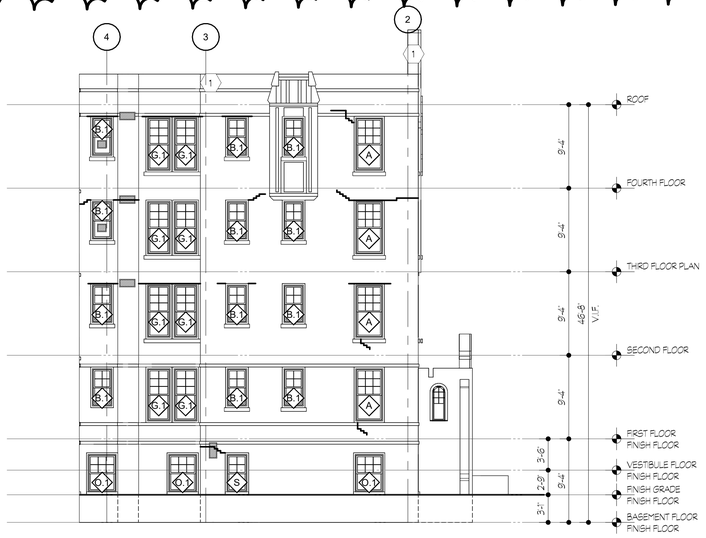
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6. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED MASONRY COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE DRAWINGS.
7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCK POINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.
8. TUCK POINTING TO MATCH THE EXISTING MORTAR TYPE, STRENGTH, COLOR AND HARDNESS IS TO BE PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED. REMOVE DETERIORATED MORTAR BY CAREFULLY 'HAND RAKING' THE JOINTS TO AVOID DAMAGING THE MASONRY. HAVE EXISTING MORTAR ANALYZED FOR COMPOSITION AND STRENGTH.
9. ALL INFILL MASONRY FOR THE EXISTING BUILDINGS MUST MATCH EXISTING BRICK SIZE, SHAPE AND COURSING.
10. REMOVE AND REPLACE ALL EXISTING DAMAGED OR DETERIORATED STEEL LINTELS OR SHELF ANGLES. COORDINATE REMOVAL AND REPLACEMENT OF DAMAGED STEEL LINTELS WITH THE STRUCTURAL ENGINEER AND ARCHITECT. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED STEEL COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS. SCRAPE AND PAINT ALL EXISTING STEEL LINTELS TO REMAIN. GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE TO COVER THE COST OF REPLACING 5% OF ADDITIONAL LINTELS, ABOVE AND BEYOND THE LINTELS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS.
11. REMOVE AND REPLACE ALL EXISTING DOORS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENINGS.
12. REMOVE AND REPLACE EXISTING BACKER ROD AND SEALANT FROM ALL VERTICAL CONTROL JOINTS, EXPANSION JOINTS, WINDOWS, DOORS, COPINGS, ETC.
13. REMOVE ALL EXISTING ELECTRICAL FIXTURES, FASTENERS, ANCHORS, ETC. PATCH AND REPAIR ALL DAMAGED CONSTRUCTION TO MATCH EXISTING.
14. CAULK AND SEAL ALL PENETRATIONS, GAPS, SPACES, JOINTS, ETC. ON ENTIRE EXTERIOR OF BUILDING.
15. THE EXTERIOR MUST BE THOROUGHLY DOCUMENTED, MEASURED AND PHOTOGRAPHED BY THE GENERAL CONTRACTOR PRIOR TO ANY DEMOLITION , PROVIDE LOCATION, TYPE AND PROFILE OF ANY REMOVED DECORATIVE ITEMS, BANDS, COPINGS, AND DECORATIVE HEADERS. ALL REPLACEMENT DECORATIVE ITEMS SHALL BE REPLICATED TO MATCH HISTORIC PROFILE. CONTRACTOR MUST SUBMIT SAMPLE REPLICATION PIECES AND EXISTING PHOTOGRAPHS FOR AREAS OF REPLACEMENT. ALL REPLACEMENT PIECES AND CORRESPONDING PHOTOS MUST BE SUBMITTED TO THE ARCHITECT, HISTORIC CONSULTANT AND OWNER FOR REVIEW. DEMOLITION OF EXTERIOR MUST NOT PROCEED UNTIL APPROVAL FROM THE ARCHITECT AND OWNER.

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

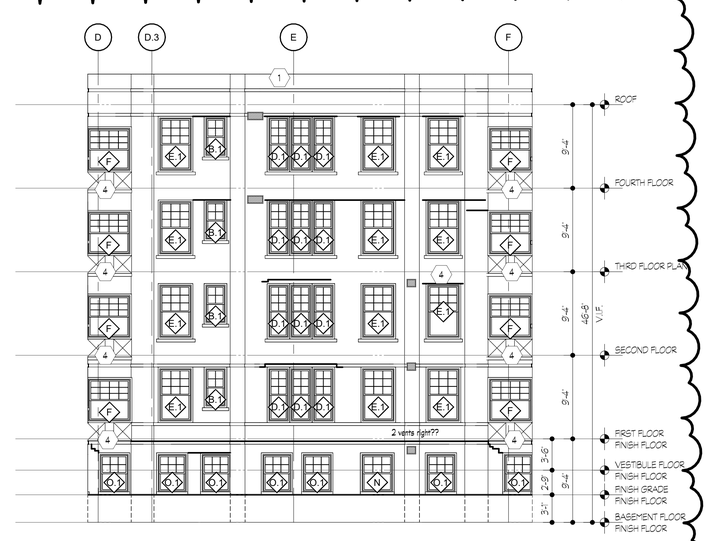
ELEVATION KEY NOTES:

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

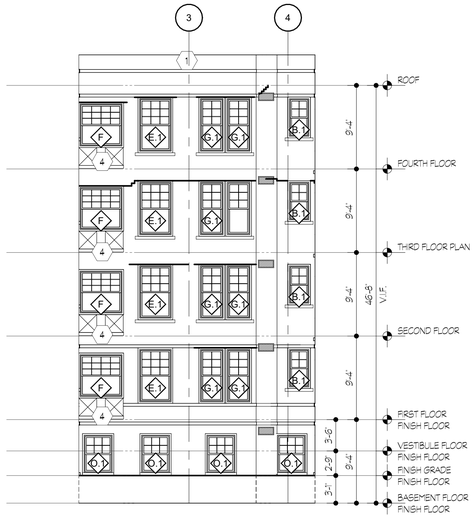
FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.203 THRU S.208



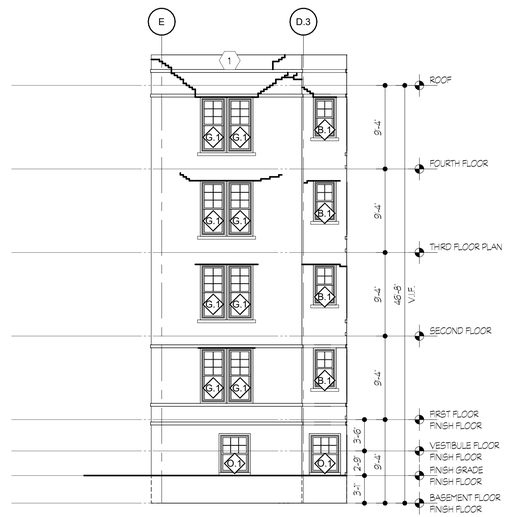
5 A.203 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



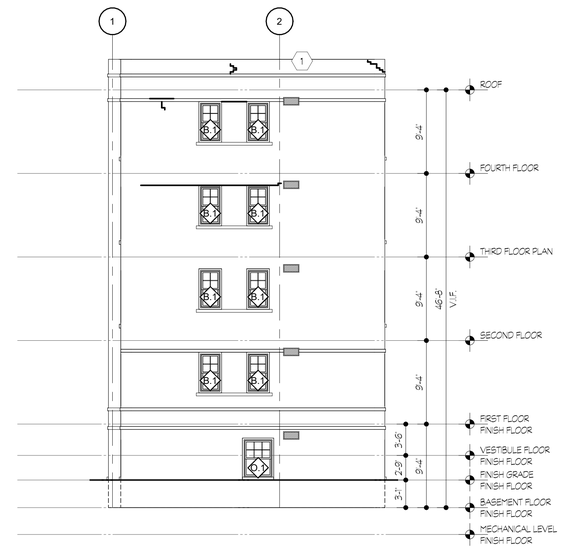
4 A.203 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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ARCHITECT
No. 29064
REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE
DETROIT MICHIGAN

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

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.203

NOTE: SEE STRUCTURAL FOR FACADE REPAIR/RESTORATION NOTES

GENERAL ELEVATION NOTES:

1. EXTERIOR MASONRY RESTORATION WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REPORT PREPARED BY THE STRUCTURAL ENGINEER. THIS REPORT DESCRIBES THE CONDITIONS OF ALL EXTERIOR WALLS AND EXTERIOR COMPONENTS (WINDOW SILLS, STONEWORK, LINTELS, ETC.) AS WELL AS RESTORATIVE MEASURES REQUIRED TO ALLEVIATE OR CORRECT DEFICIENCIES.
2. THE ENTIRE EXTERIOR OF THE BUILDING, INCLUDING ALL EXISTING EXTERIOR MATERIALS (BRICK, STONE, METAL, PRECAST CONCRETE, ETC.) SHALL BE CLEANED USING A NON-IONIC DETERGENT, NATURAL OR SYNTHETIC BRISTLE BRUSHES, AND A LOW PRESSURE (UNDER 100 PSI) WATER WASH.
3. REMOVE GRAFFITI, PAINT AND EXISTING COATINGS FROM ALL PORTIONS OF THE EXISTING BUILDINGS.
4. WALL SURFACES SHALL BE INSPECTED TO DETERMINE WHERE LIMESTONE, BRICK OR PRECAST REPAIRS OR REPLACEMENT ARE REQUIRED. REPAIRS AND REPLACEMENT ARE TO MATCH EXISTING.
5. ALL DAMAGED STONE AND PRECAST WORK MUST BE REPAIRED AND/OR REPLACED TO MATCH EXISTING. RESET AND SECURE ALL LOOSE STONE.
6. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED MASONRY COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE DRAWINGS.
7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCK POINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.
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11. REMOVE AND REPLACE ALL EXISTING DOORS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENINGS.
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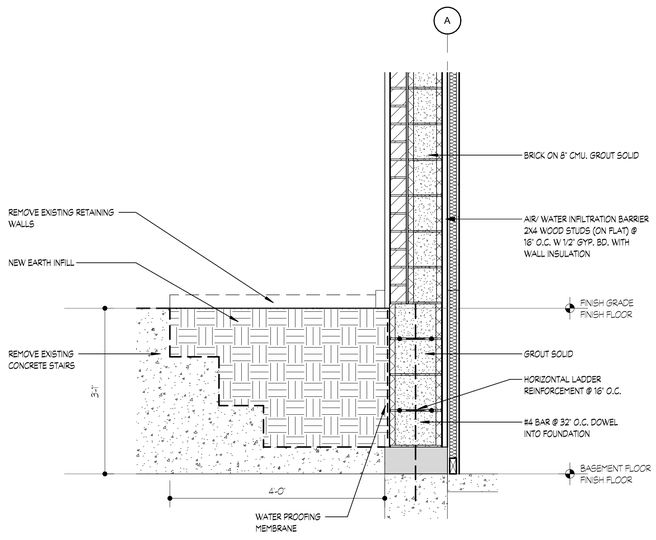
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4	REPAIR + PAINT PANELS

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



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



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



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

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

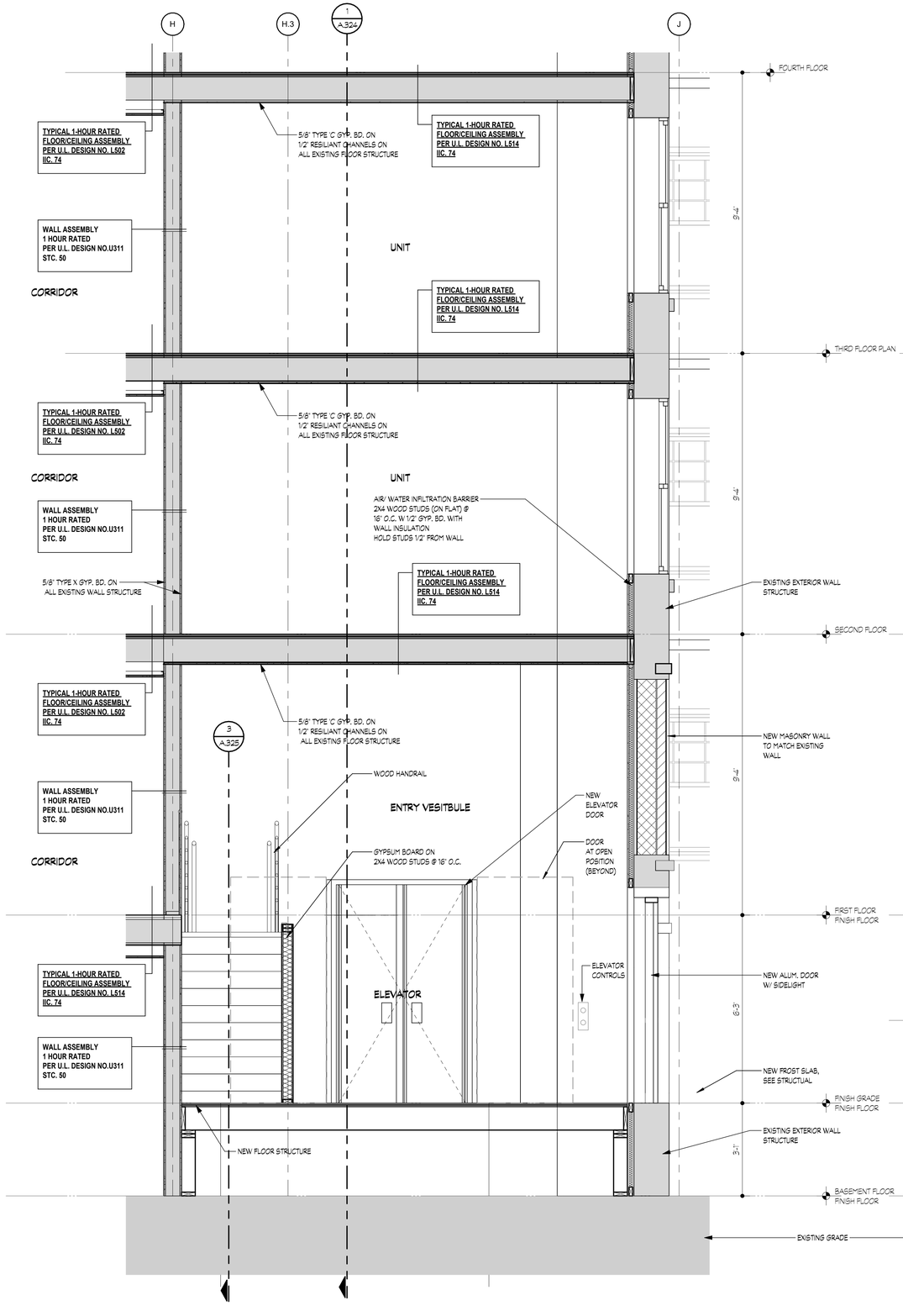
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KEY PLAN

FSP PROJECT NO.
TRC22.066

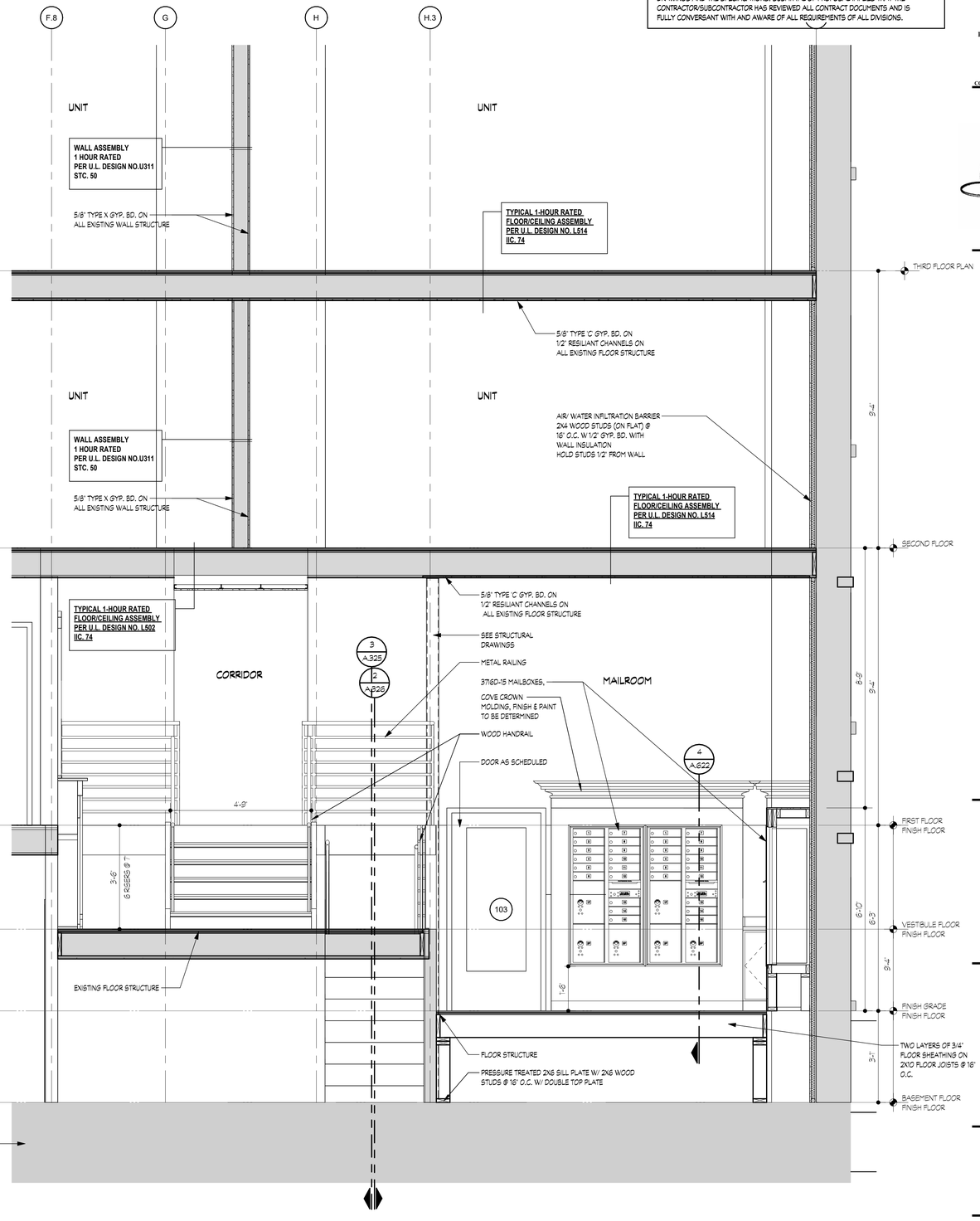
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A.204



2 / A.301 BUILDING SECTION @ NEW SIDE ENTRY

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



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

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

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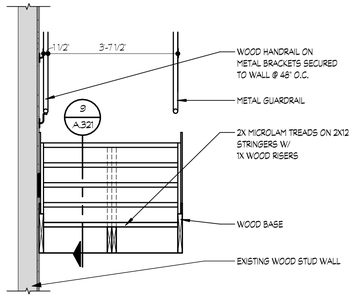
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

BUILDING SECTIONS

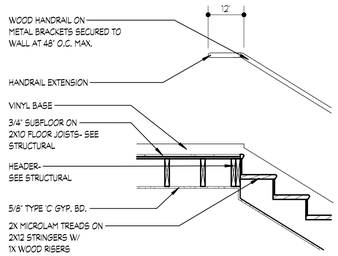
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A.301



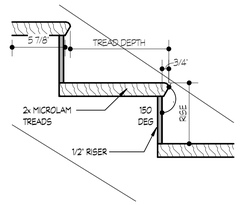
10 A.321 **STAIR SECTION**

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



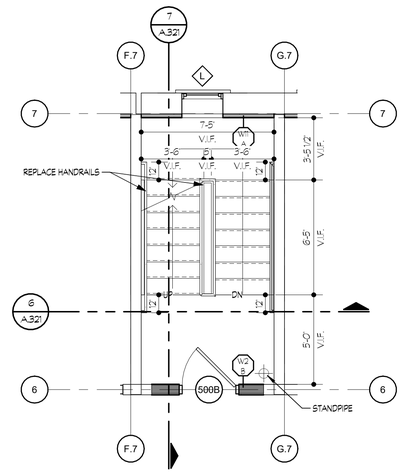
9 A.321 **STAIR SECTION**

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



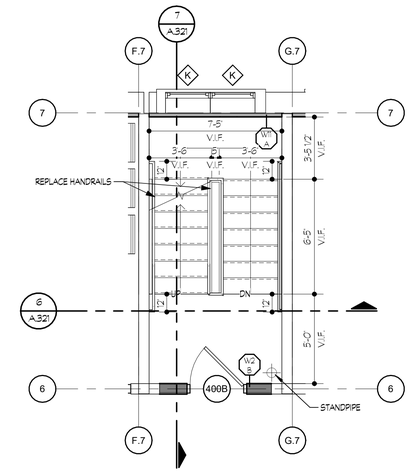
8 A.321 **STAIR TREAD SECTION**

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



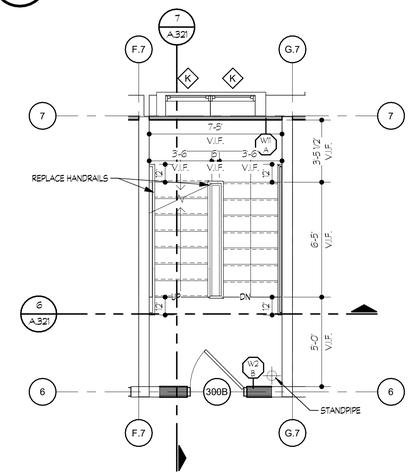
5 A.321 **STAIR PLAN 500B**

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



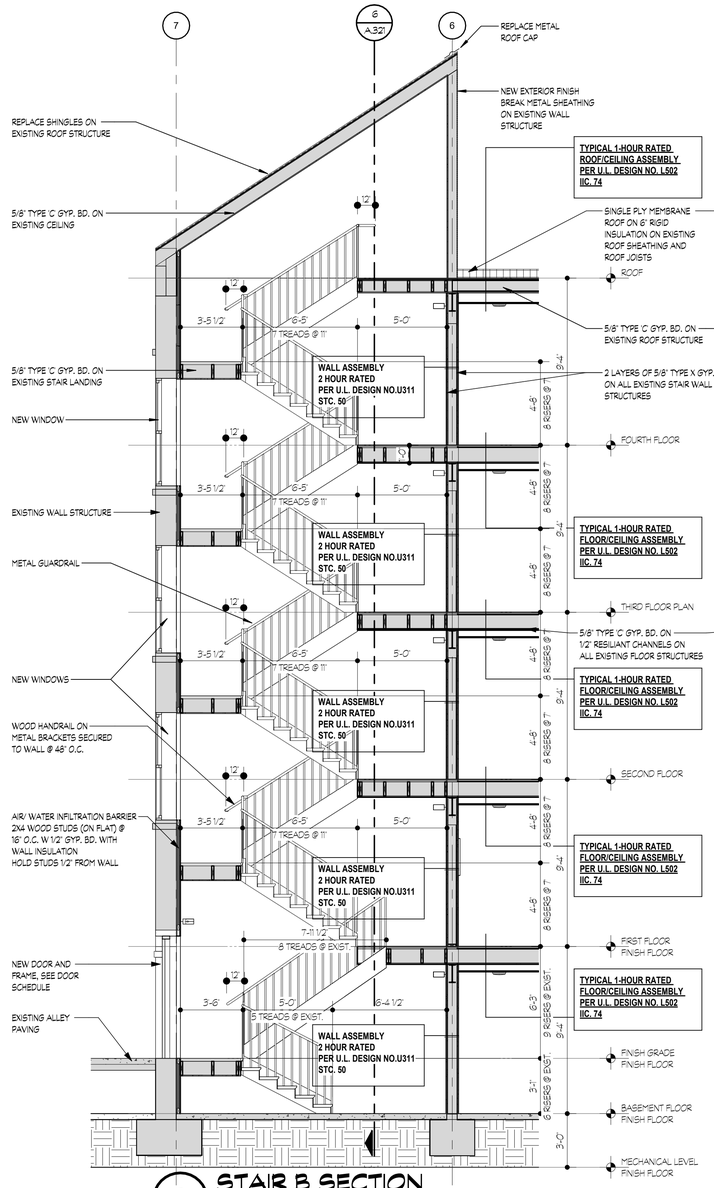
4 A.321 **STAIR PLAN 400B**

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



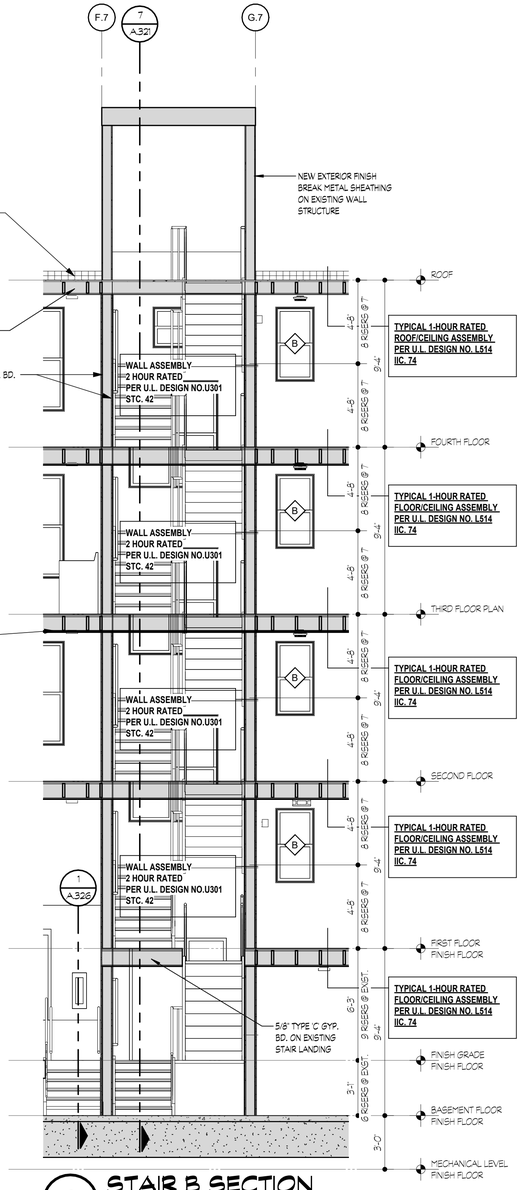
3 A.321 **STAIR PLAN 300B**

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



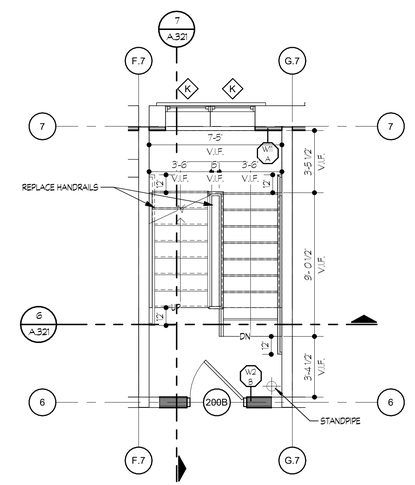
7 A.321 **STAIR B SECTION**

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



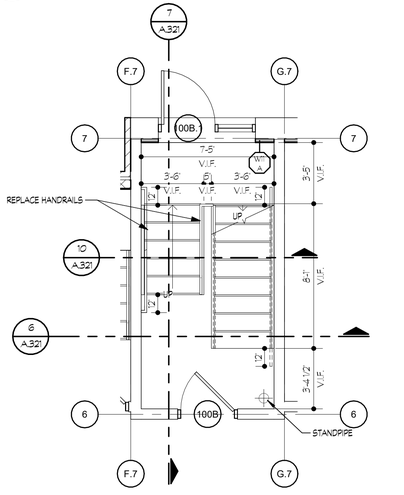
6 A.321 **STAIR B SECTION**

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



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

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



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

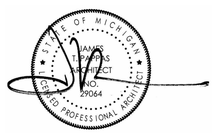
SCALE: 1/4" = 1'-0"

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13725 DEXTER AVENUE
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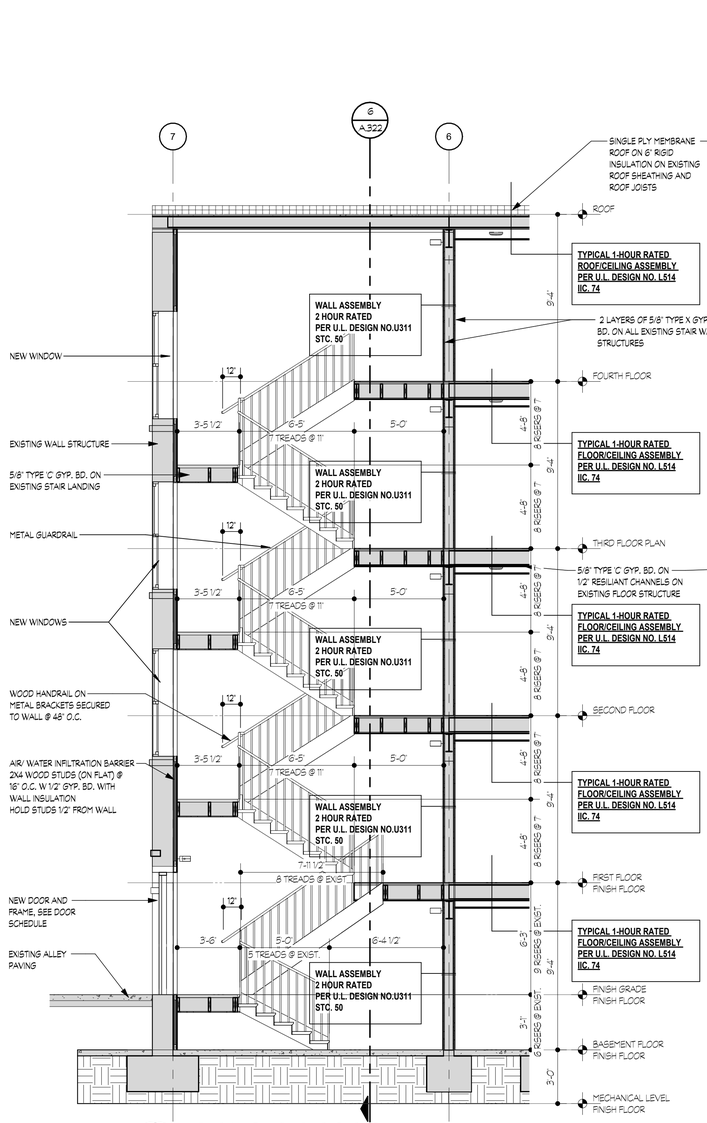
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DRAWING TITLE

STAIR PLANS AND SECTIONS

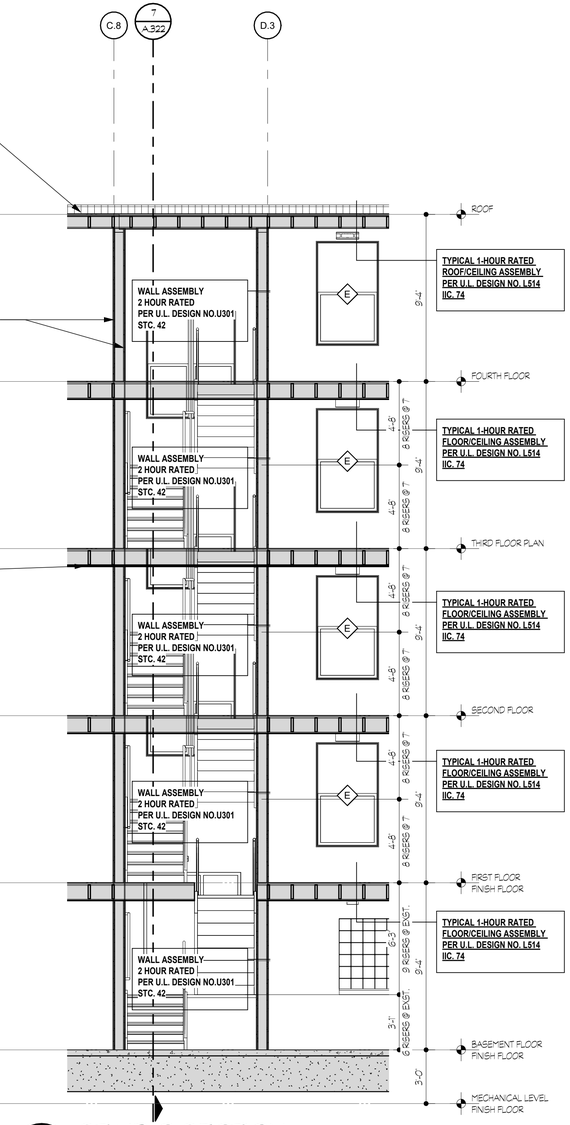
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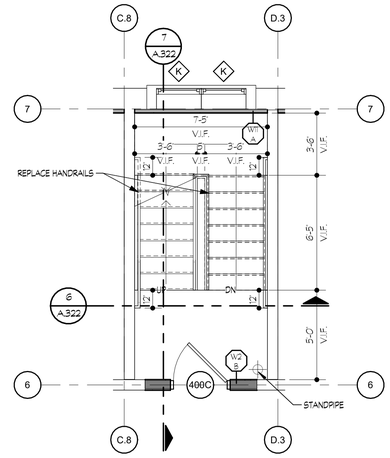
7 A.322 STAIR C SECTION

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



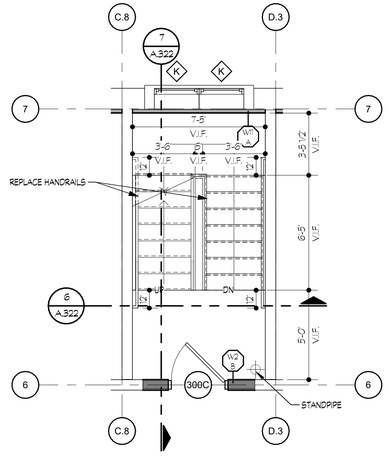
6 A.322 STAIR C SECTION

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



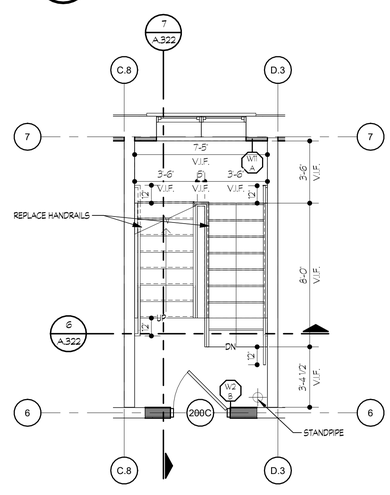
4 A.322 STAIR PLAN 400C

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



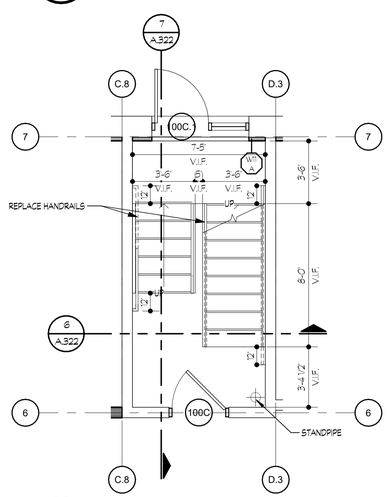
3 A.322 STAIR PLAN 300C

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



2 A.322 STAIR PLAN 200C

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



1 A.322 STAIR PLAN 100C

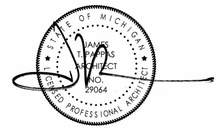
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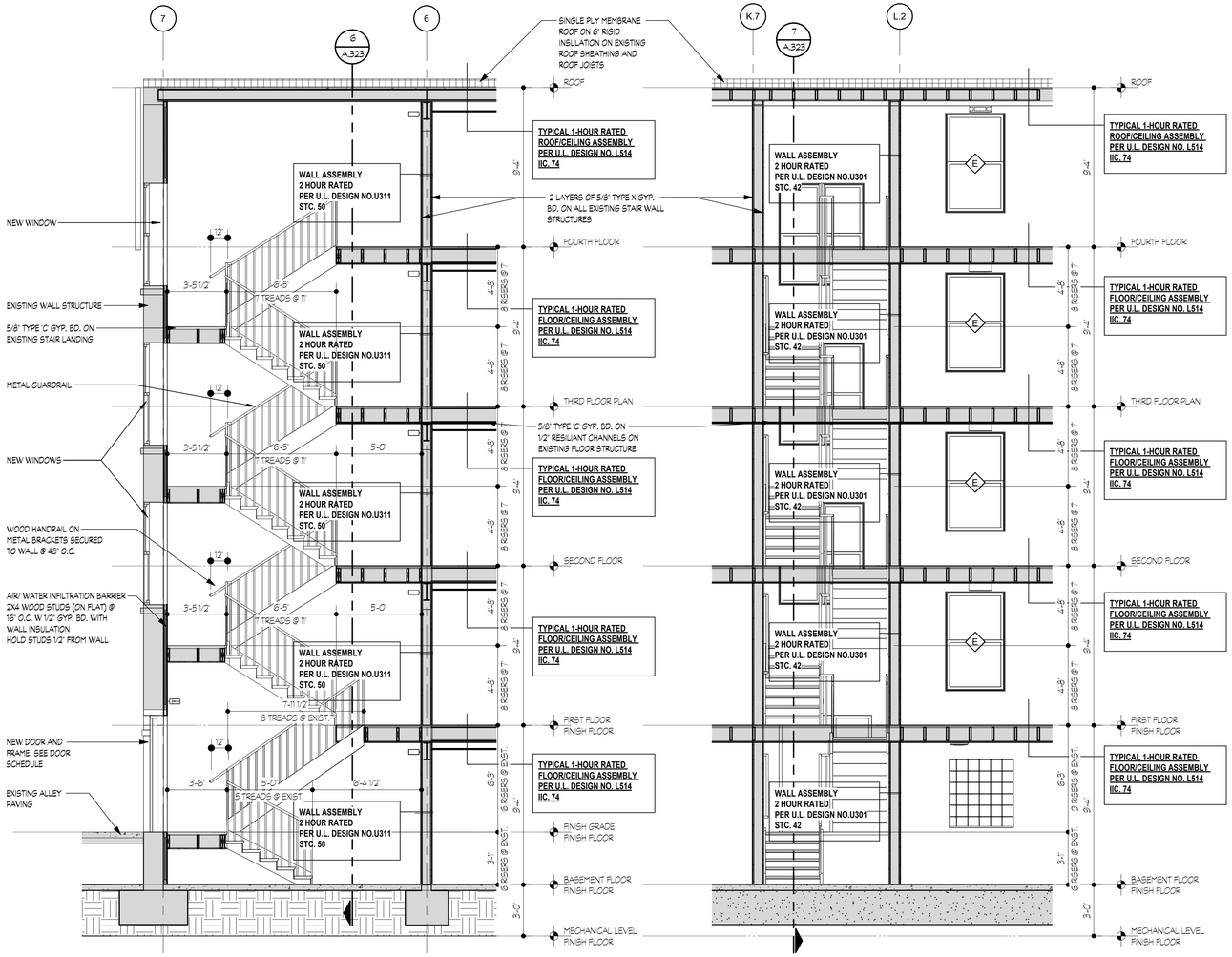
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DRAWING TITLE

STAIR PLANS AND SECTIONS

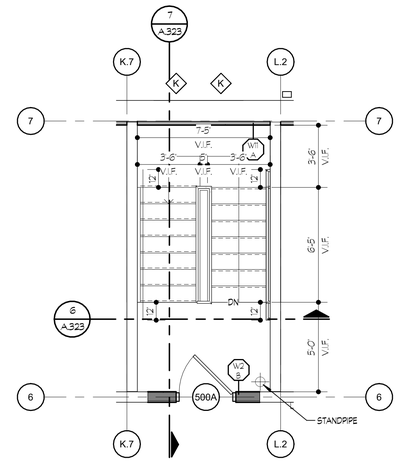
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A.322

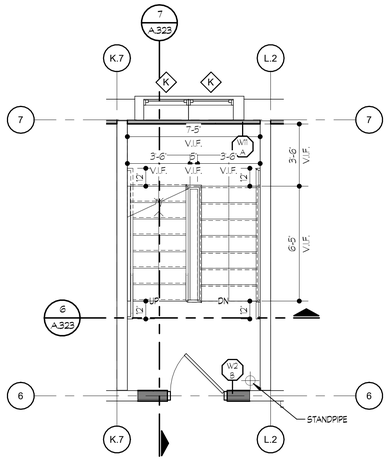


7 A.323 **STAIR A SECTION**
SCALE: 1/4" = 1'-0"

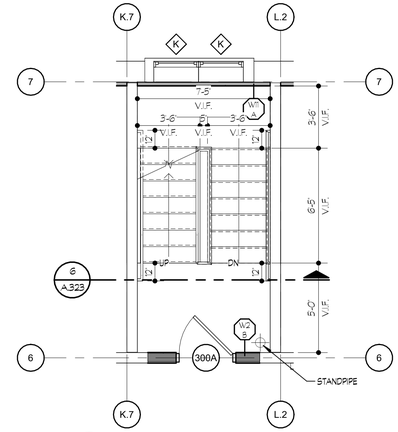
6 A.323 **STAIR A SECTION**
SCALE: 1/4" = 1'-0"



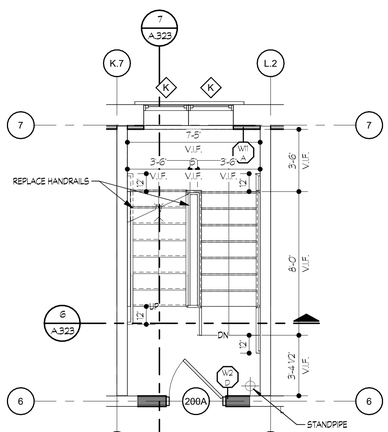
5 A.323 **STAIR PLAN 500A**
SCALE: 1/4" = 1'-0"



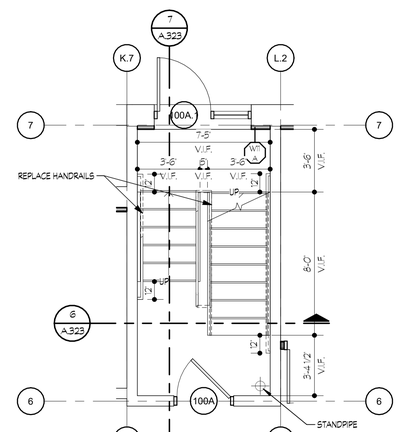
4 A.323 **STAIR PLAN 400A**
SCALE: 1/4" = 1'-0"



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



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



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

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

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

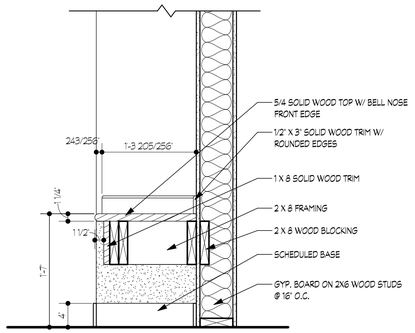
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

STAIR PLANS AND SECTIONS

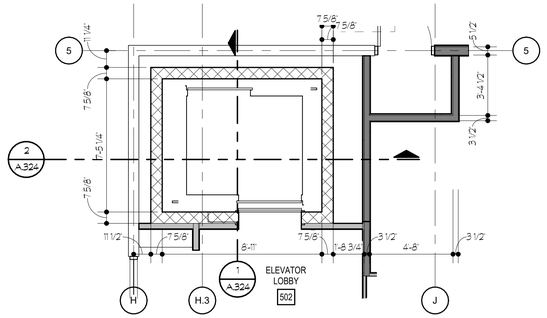
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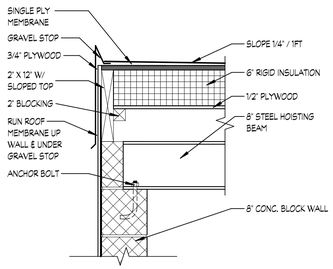
11 / A.324 ELEVATOR LOBBY BENCH

SCALE: 1" = 1'-0"



7 / A.324 FOURTH FLOOR PLAN

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



3 / A.324 ELEV. ROOF SECTION

SCALE: 1" = 1'-0"

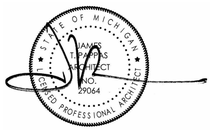
NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE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

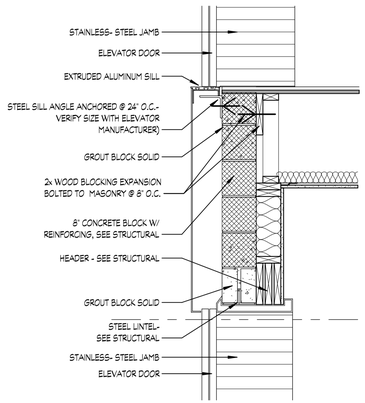
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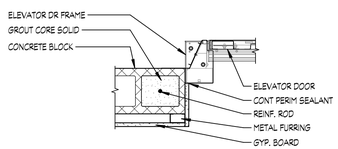
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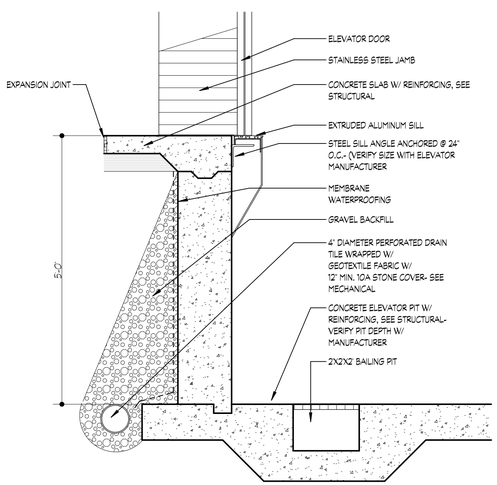
10 / A.324 ELEVATOR HEAD SECTION

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



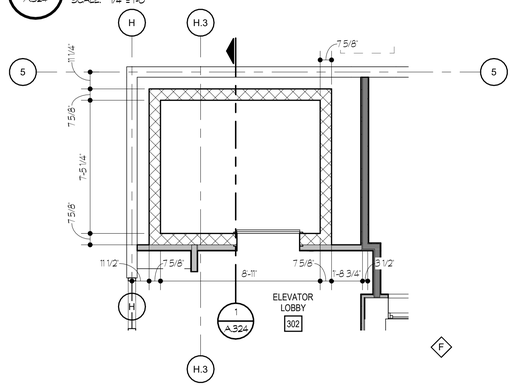
9 / A.324 ELEVATOR JAMB SECTION

SCALE: 1" = 1'-0"



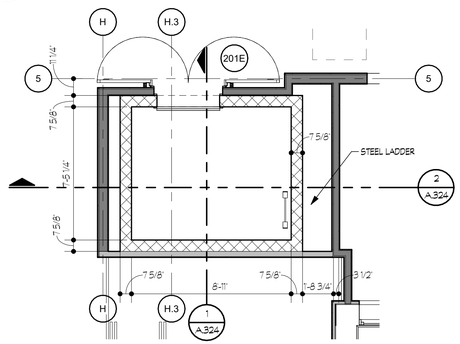
8 / A.324 ELEVATOR SILL SECTION

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



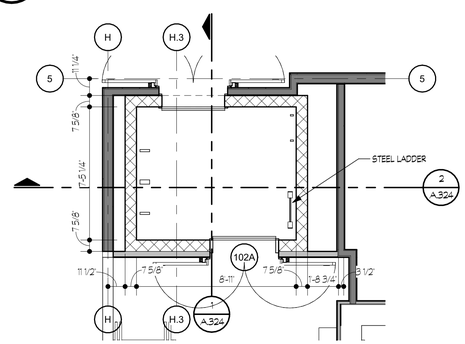
6 / A.324 SECOND THROUGH THIRD FLOOR PLAN

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



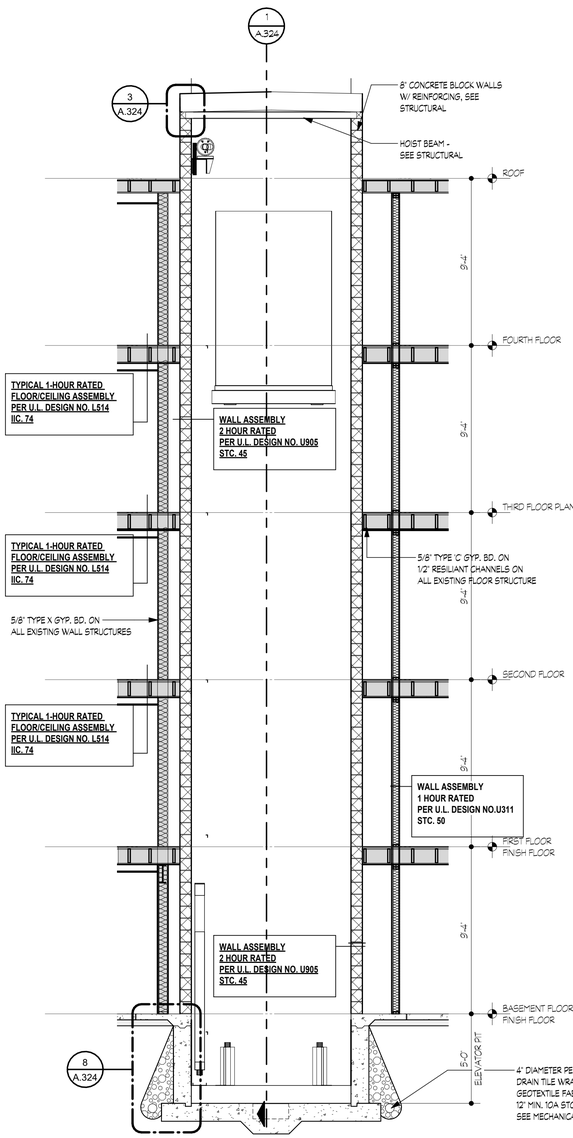
5 / A.102 FIRST FLOOR PLAN

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



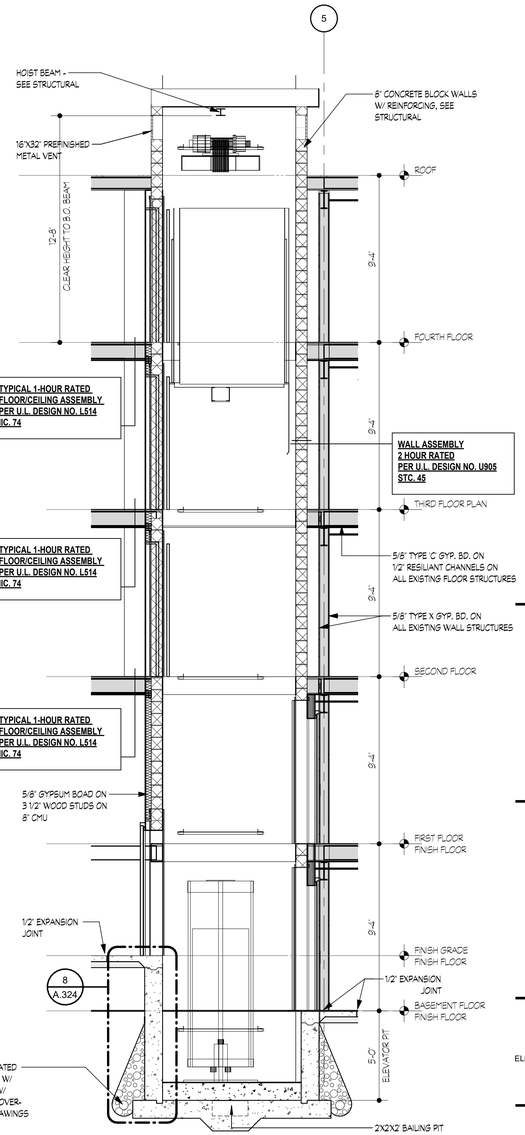
4 / A.101 ENLARGED ELEVATOR PIT PLAN

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



2 / A.324 ELEVATOR SECTION

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



1 / A.102 ELEVATOR SECTION

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

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ELEVATOR ENLARGED PLANS AND SECTIONS

DRAWING NUMBER

A.324

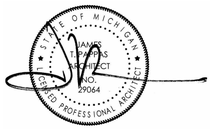
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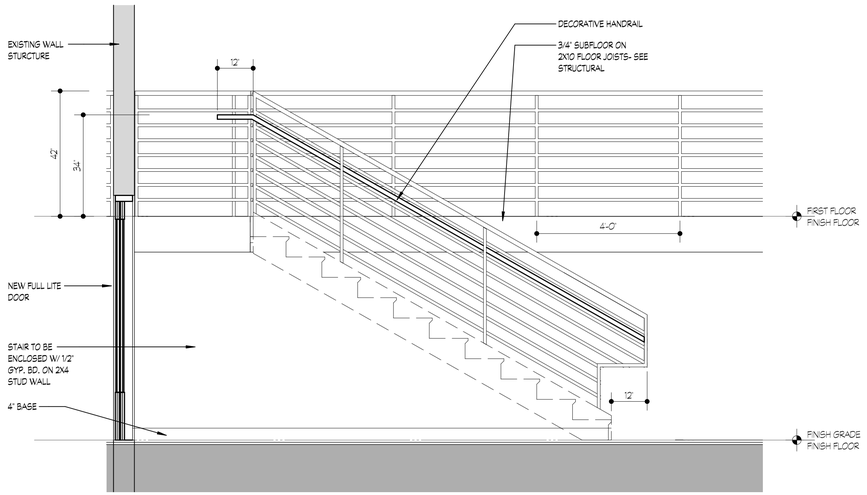
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ARCHITECTS AND PLANNERS

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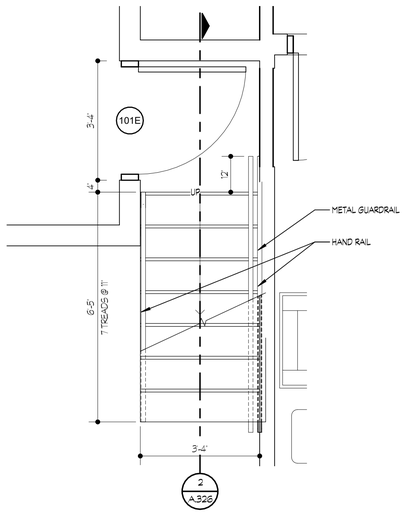
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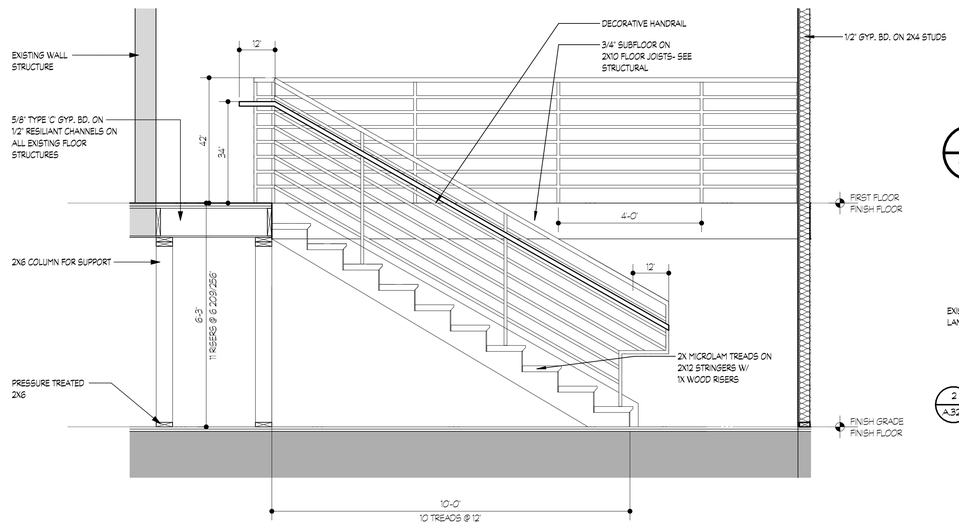
4 A.325 ELEVATION @ SIDE ENTRY VESTIBULE STAIR

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



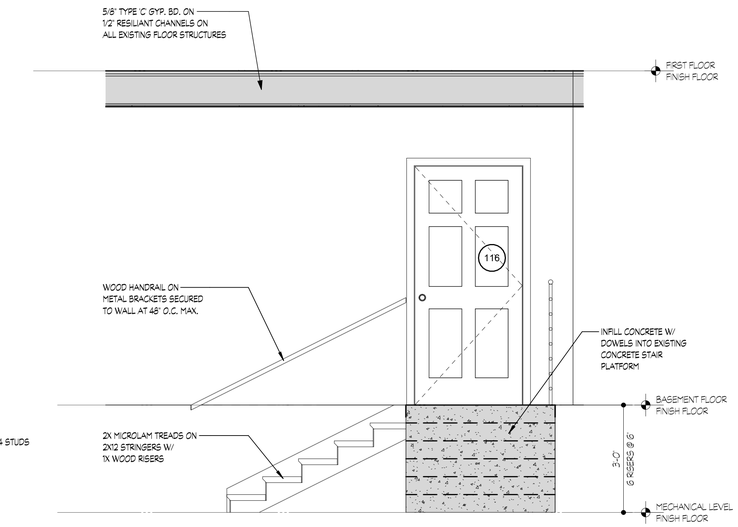
5 A.325 FRONT ENTRY VESTIBULE STAIR TO BASEMENT

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



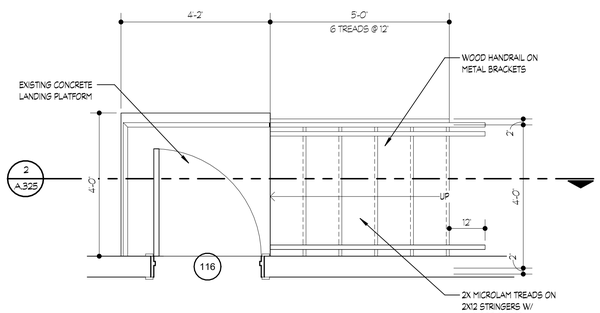
3 A.325 SECTION @ SIDE ENTRY VESTIBULE STAIR

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



2 A.325 MECHANICAL ROOM STAIR SECTION

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



1 A.325 MECHANICAL ROOM STAIR PLAN

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

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT

MICHIGAN

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05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SECONDARY STAIR SECTIONS

DRAWING NUMBER

A.325

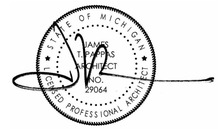
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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT

MICHIGAN

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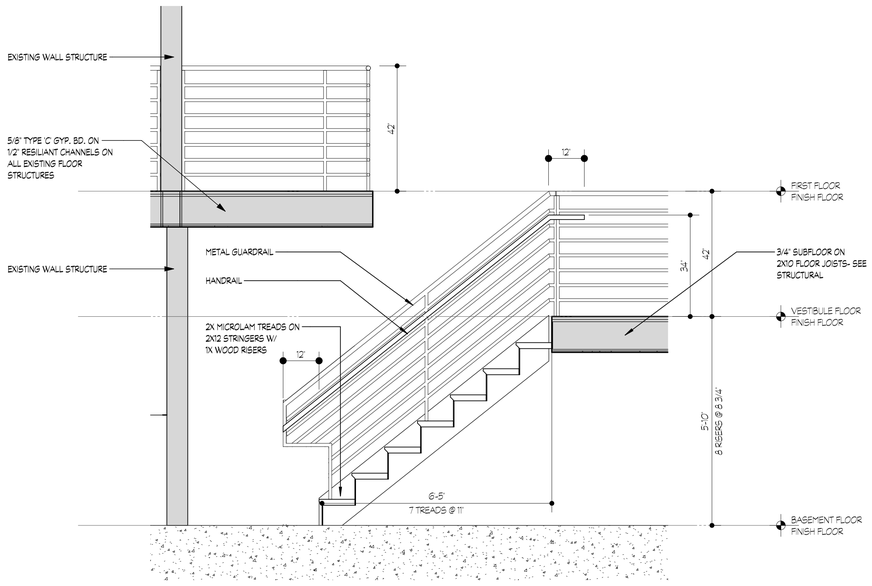
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SECONDARY STAIR SECTIONS

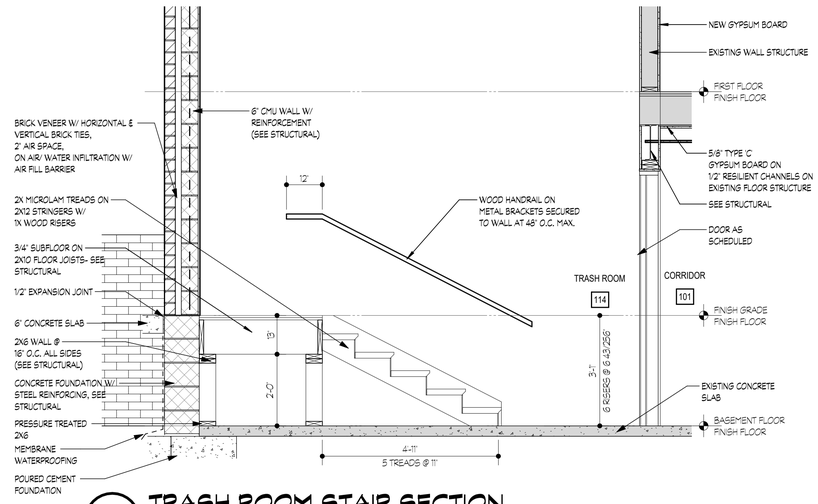
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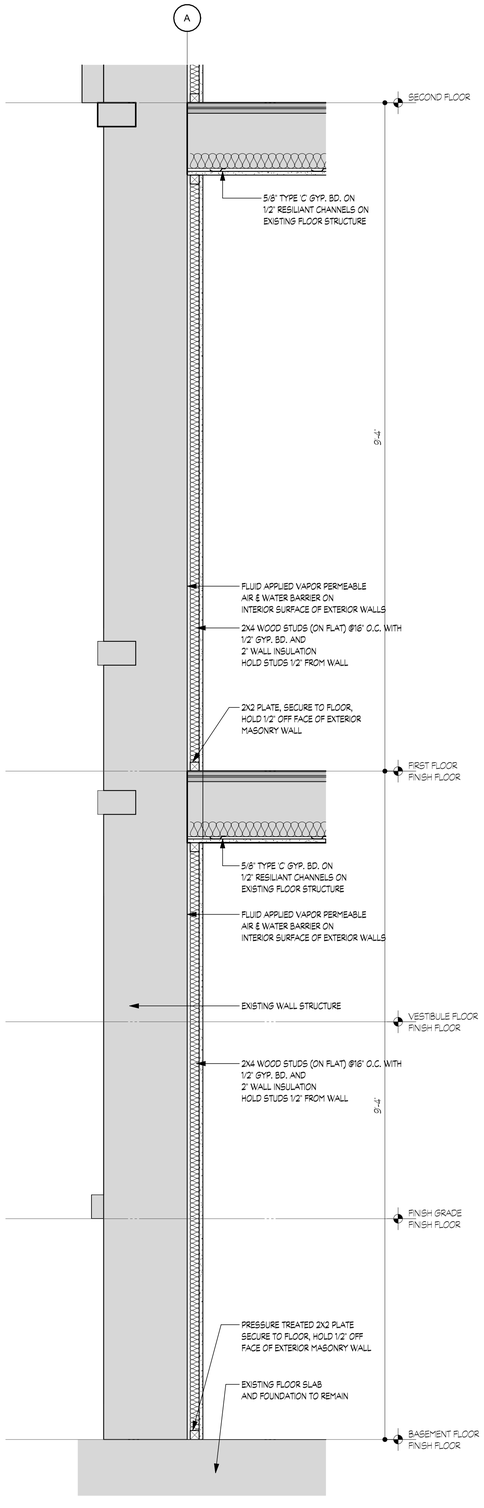
2 / A.326 SECTION @ FRONT ENTRY VESTIBULE

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



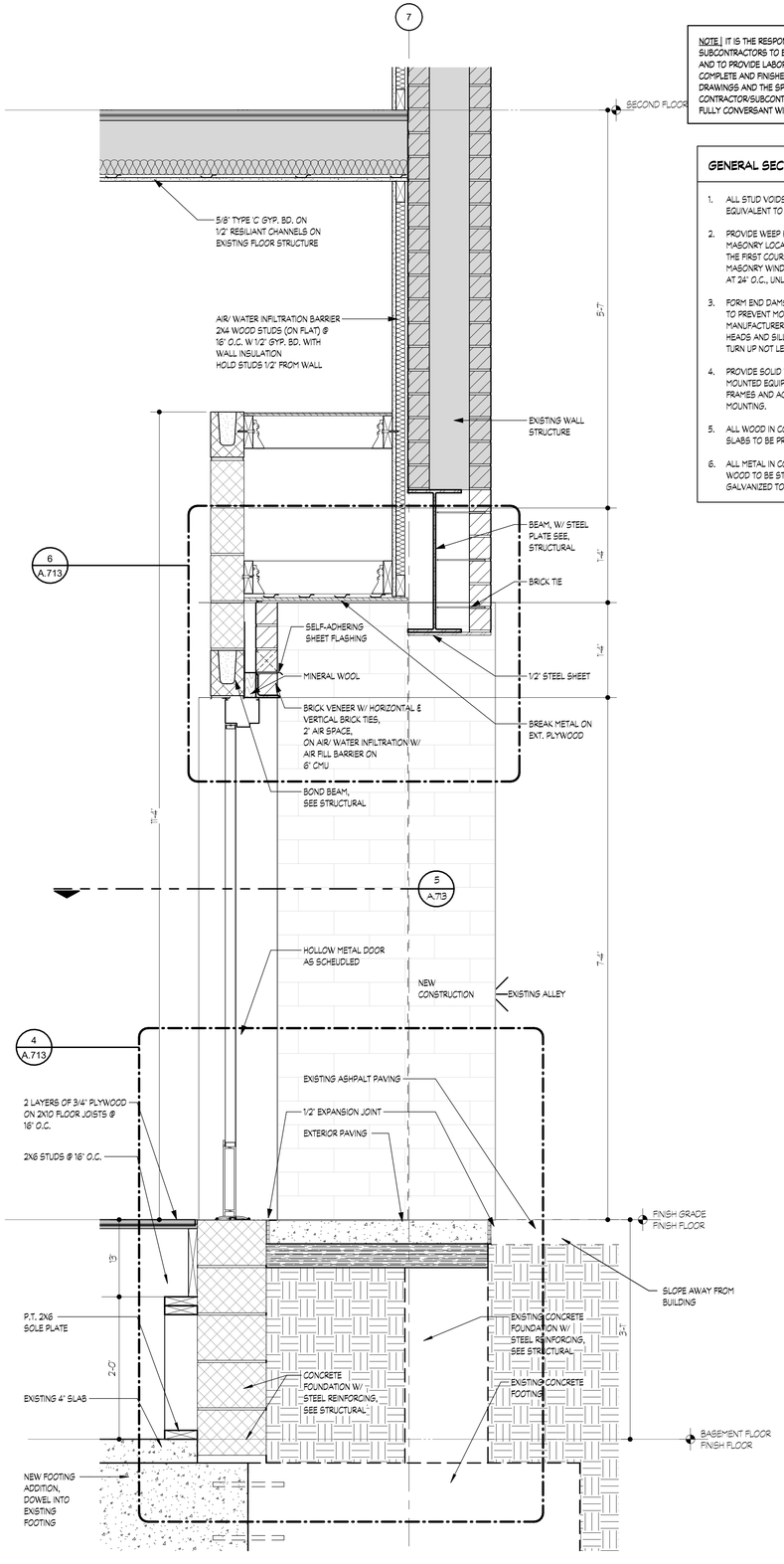
1 / A.326 TRASH ROOM STAIR SECTION

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



TYPICAL EXTERIOR WALL SECTION WITH INSULATION

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



WALL SECTION THRU TRASH ROOM

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

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GENERAL SECTION NOTES

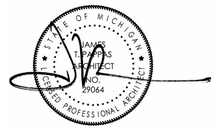
1. ALL STUD VOIDS TO BE FILLED WITH INSULATION EQUIVALENT TO THE WALL R VALUE RATING.
2. PROVIDE WEEP HOLES WITH MEMBRANE FLASHING AT ALL MASONRY LOCATED AT GRADE AT 32' O.C., LOCATED IN THE FIRST COURSE BELOW FLOOR LEVEL AND ALL MASONRY WINDOW AND DOOR HEAD AND SILL LOCATIONS AT 24' O.C., UNLESS NOTED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

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

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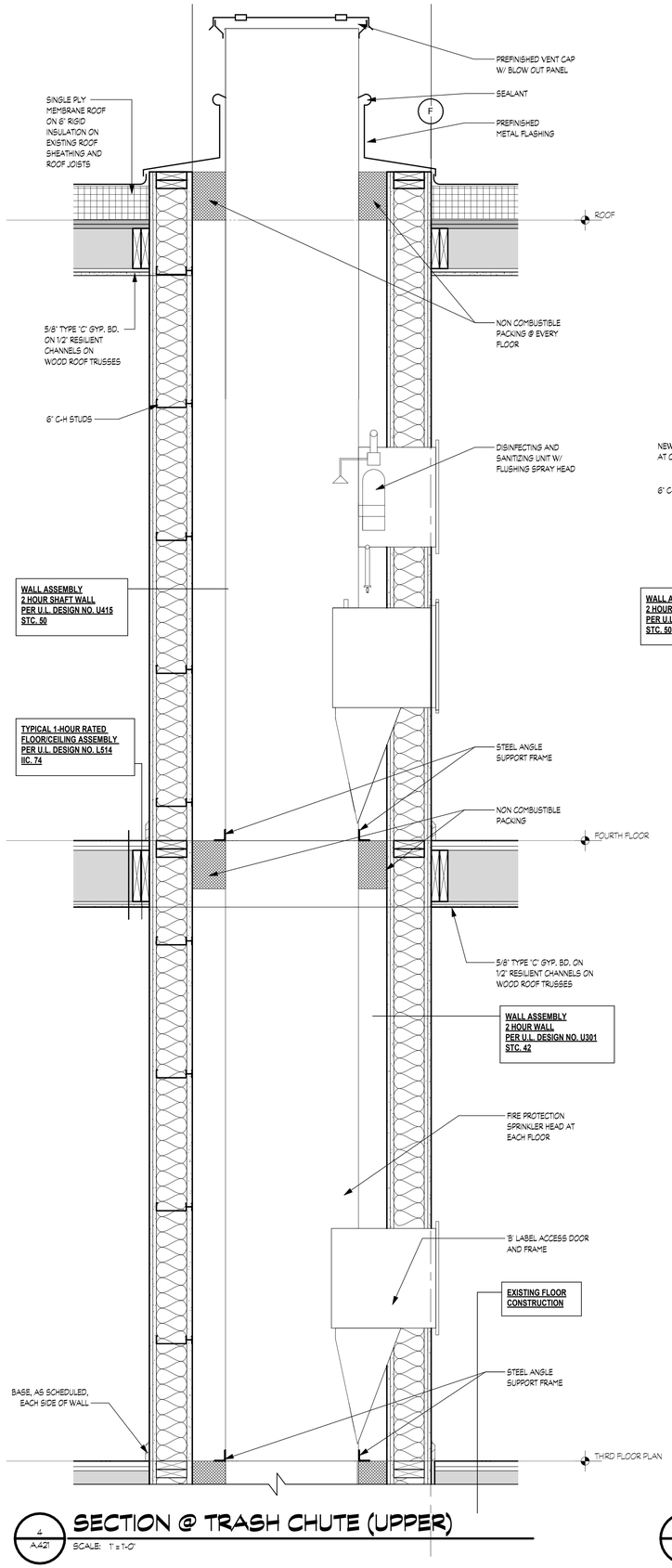
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

WALL SECTIONS

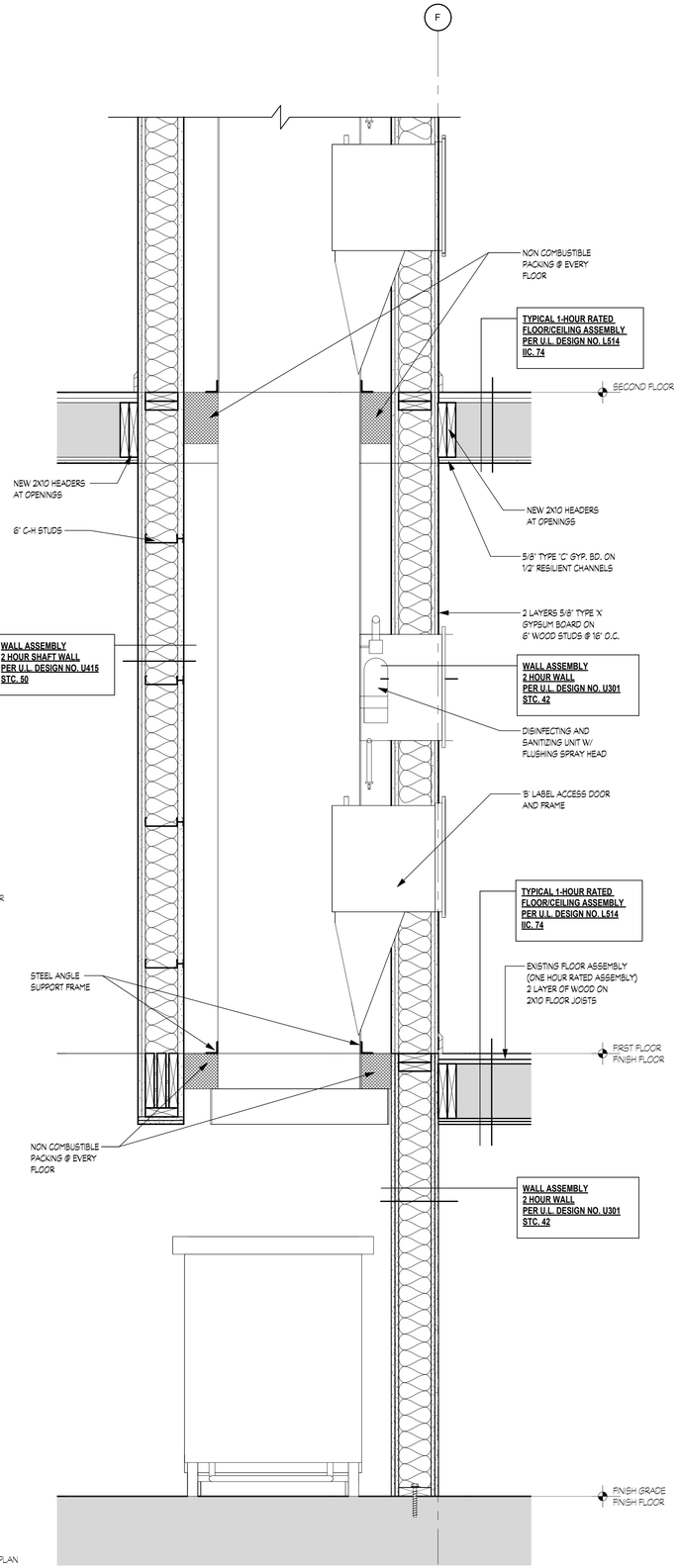
DRAWING NUMBER

A.401



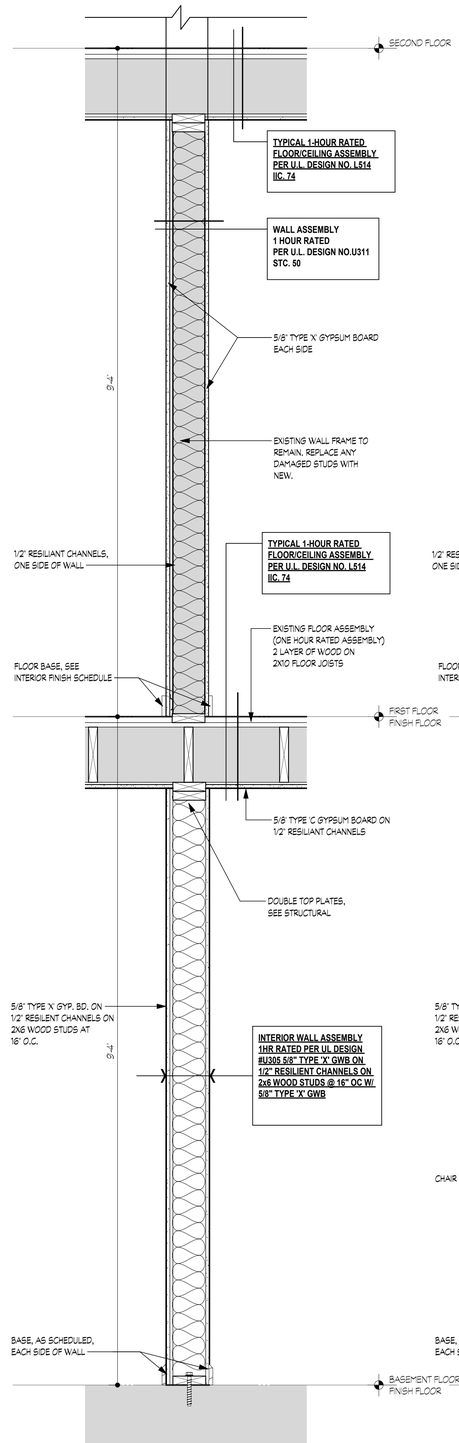
4 A.421 SECTION @ TRASH CHUTE (UPPER)

SCALE: 1" = 1'-0"



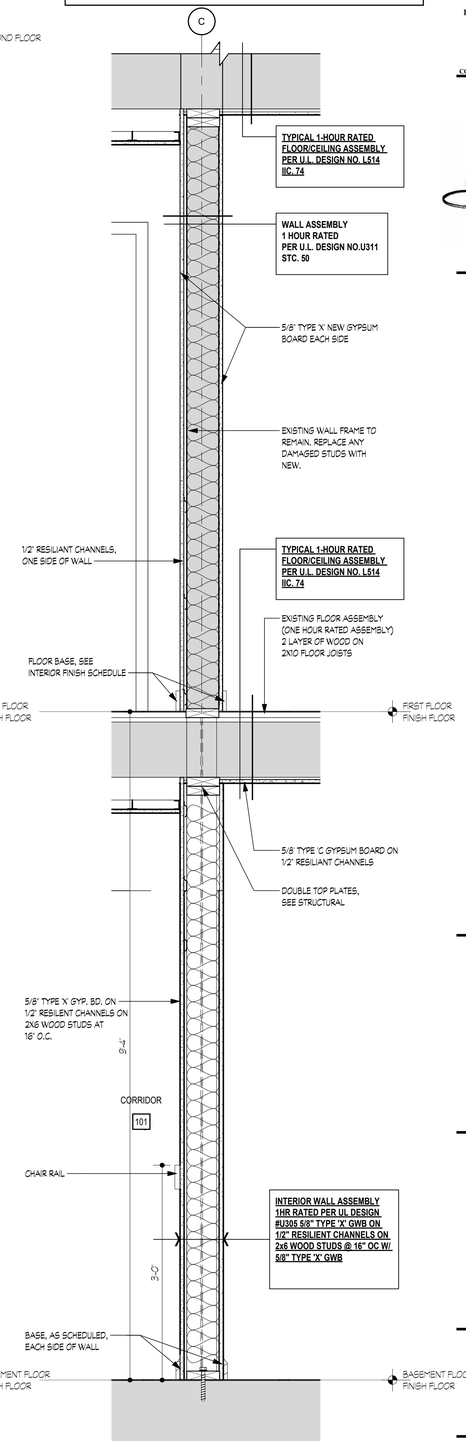
3 A.421 SECTION @ TRASH CHUTE (LOWER)

SCALE: 1" = 1'-0"



2 A.421 UNIT SEPARATION WALL

SCALE: 1" = 1'-0"



1 A.421 UNIT-CORRIDOR SEPARATION WALL SECTION

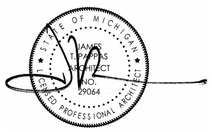
SCALE: 1" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR WALL SECTIONS

DRAWING NUMBER

A.421

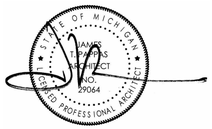
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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT

MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
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KEY PLAN

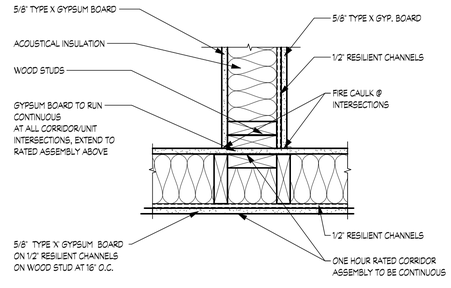
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

WALL SECTIONS

DRAWING NUMBER

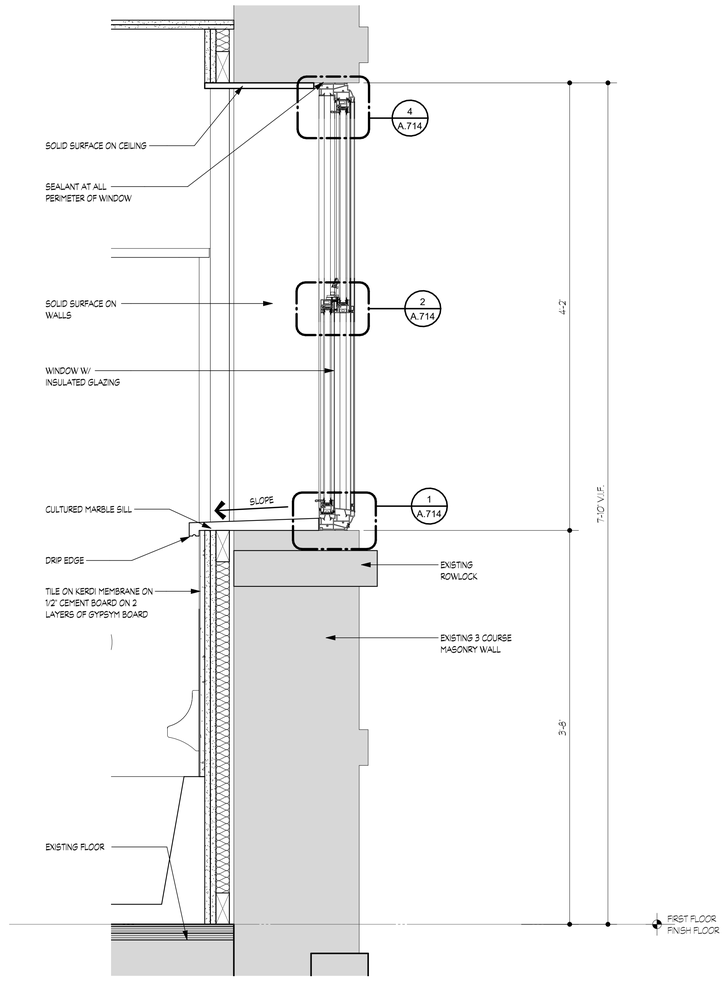
A.422



CORRIDOR/UNIT SEPARATION WALL INTERSECTION DETAIL (TYPICAL)

3 / A.422

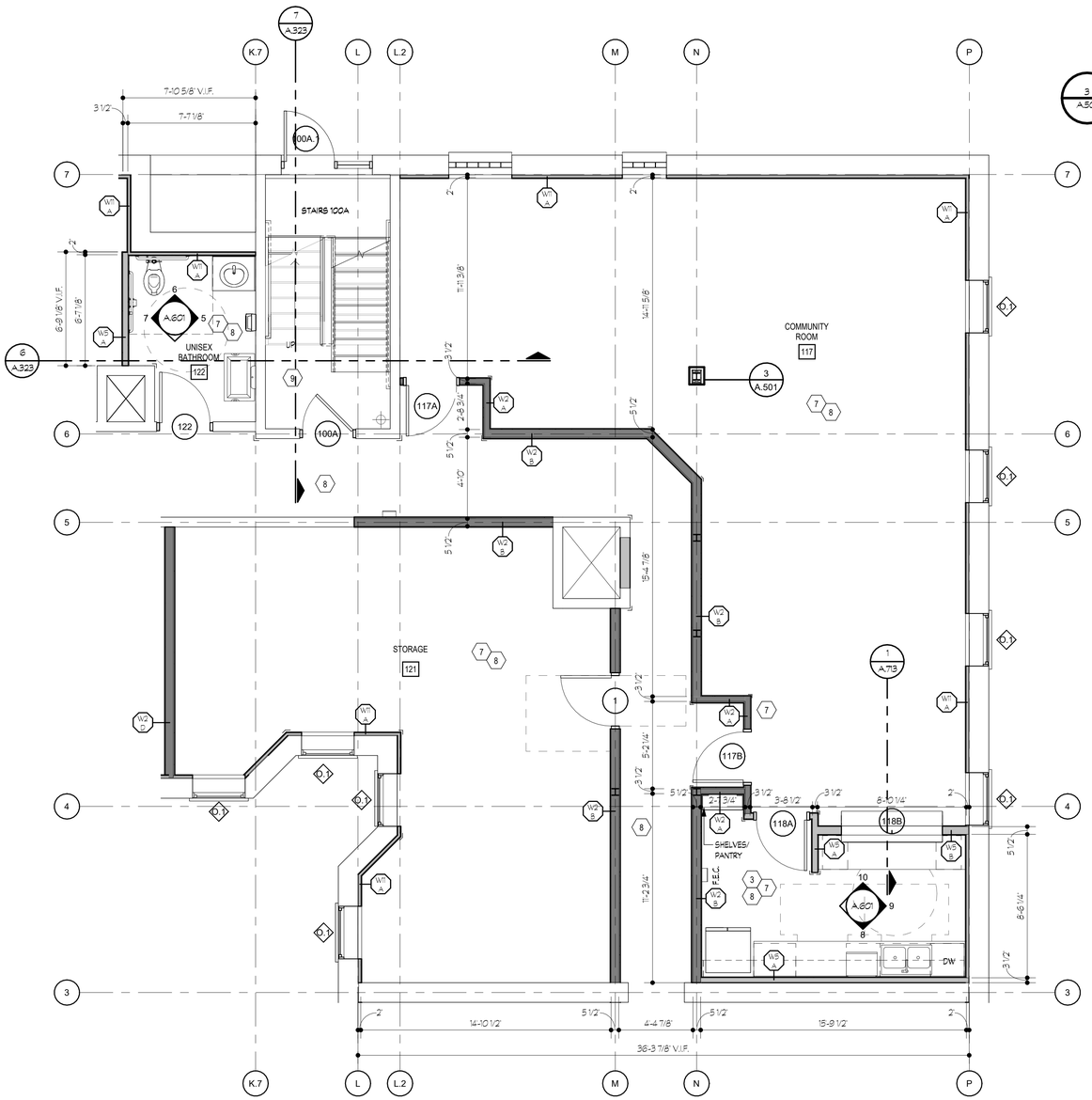
SCALE: 1 1/2" = 1'-0"



SHOWER WINDOW DETAIL

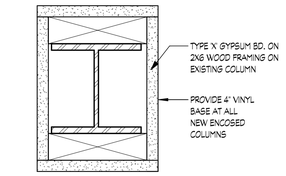
2 / A.422

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



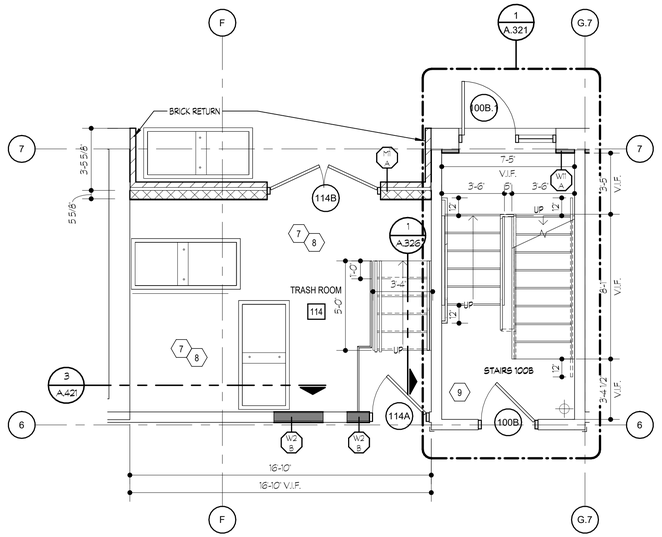
ENLARGED BASEMENT FLOOR PLAN

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



ENLARGED COLUMN ENCLOSURE PLAN (TYP.)

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



TRASH ROOM (BASEMENT FLOOR)

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

GENERAL PLAN NOTES:

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

WALL LEGEND:

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

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

COMMON AREA PLAN KEYNOTES: (#)

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

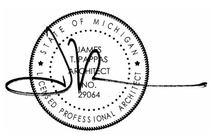
UNIT PLAN KEYNOTES:

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    A. PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
    B. PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
11. KITCHENS:
    A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
    B. PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
    C. PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
    D. PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUT-OFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
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    E. PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
13. INTERIOR FINISHES:
    A. FLOORS : PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT. FINISH.
    B. BASE : PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
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    D. CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
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    A. BEDROOM / COAT CLOSET(S): PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
    B. LINEN CLOSET(S): PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
16. GFCI RECEPTACLES: PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
17. LIGHT SWITCHES, OUTLETS, AND COVER PLATES: PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.

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ARCHITECTS AND PLANNERS
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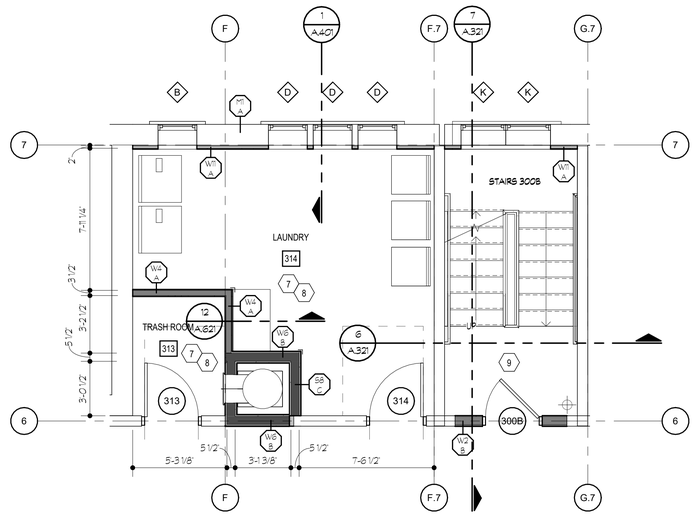
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED PLANS - COMMON AREA

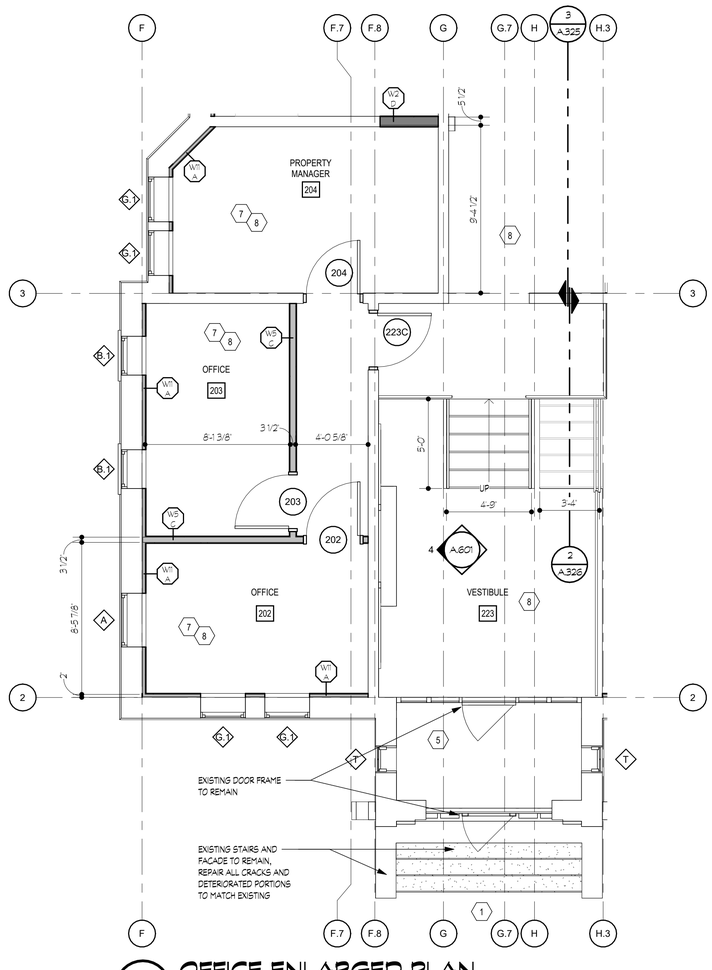
DRAWING NUMBER

A.501



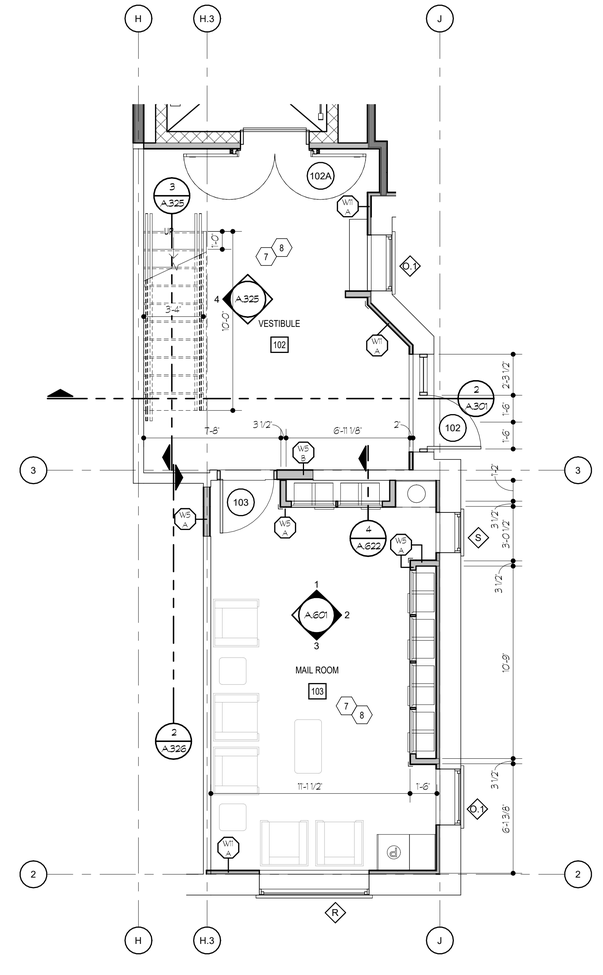
ENLARGED PLAN - LAUNDRY (1ST-4TH FLOOR)

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



OFFICE ENLARGED PLAN

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



ENLARGED PLAN - MAILROOM + VESTIBULE

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

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7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

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

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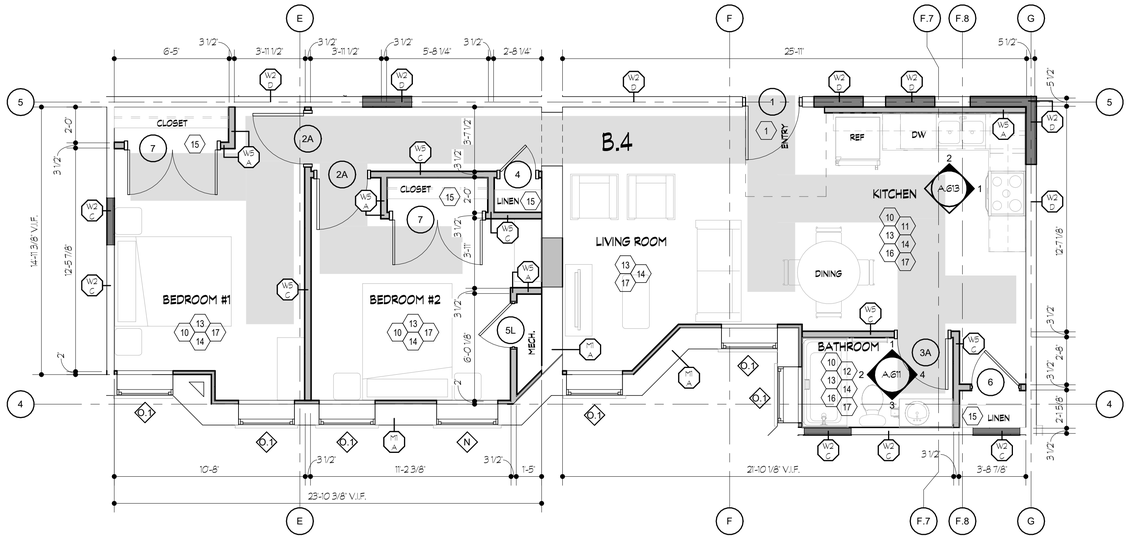
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DRAWING TITLE

ENLARGED PLANS - COMMON AREA

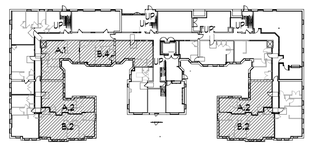
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A.502



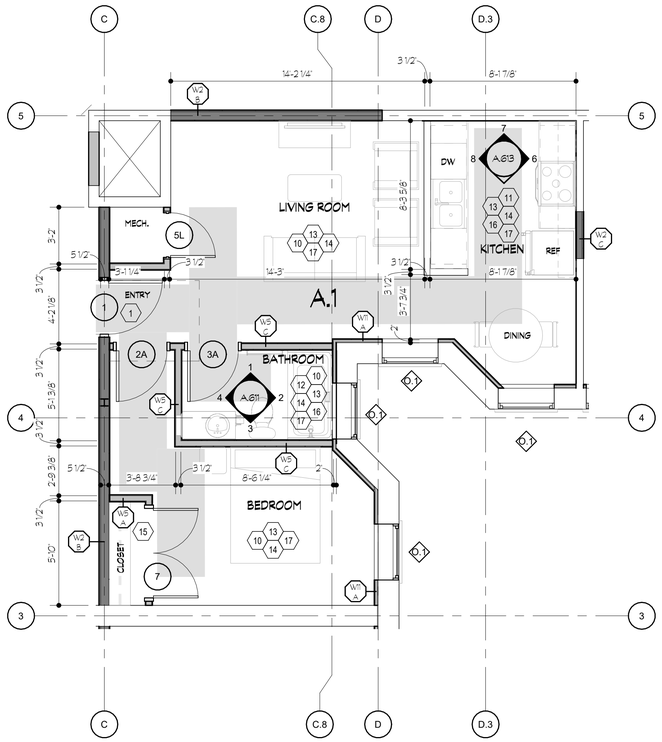
UNIT B.4 (BASEMENT FLOOR)

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



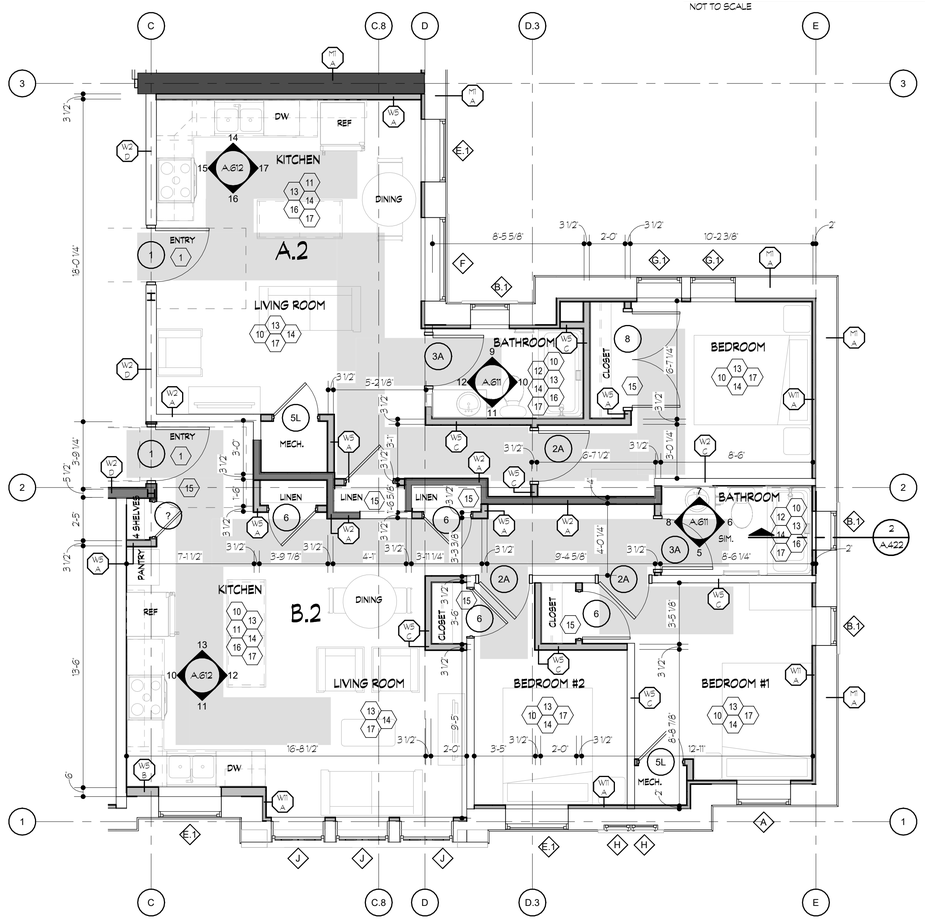
KEY PLAN - A.1, B.2, B.4

NOT TO SCALE



UNIT A.1 (BASEMENT FLOOR)

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



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

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

GENERAL PLAN NOTES:

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

UNIT PLAN KEYNOTES:

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

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SEAL

STATE OF MICHIGAN
JAMES TAYLOR
ARCHITECT
INC 29064
REGISTERED PROFESSIONAL ARCHITECT

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

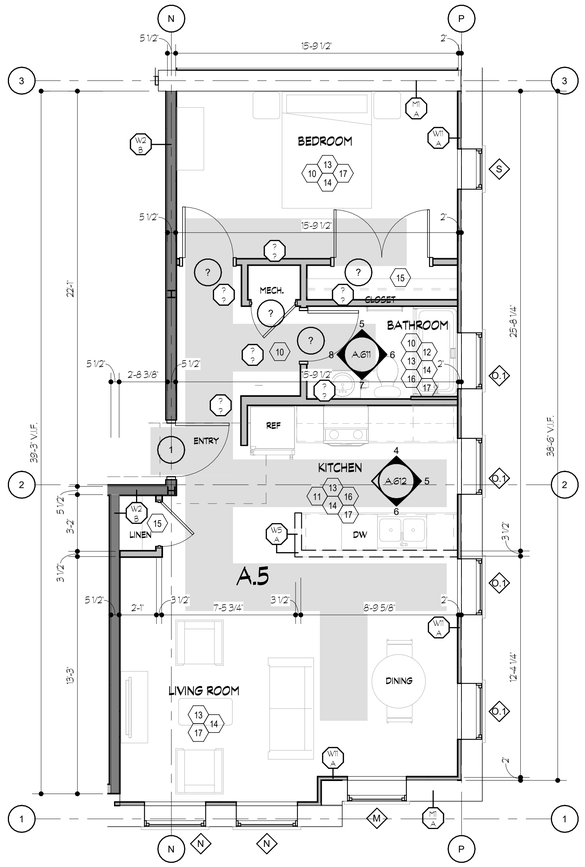
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

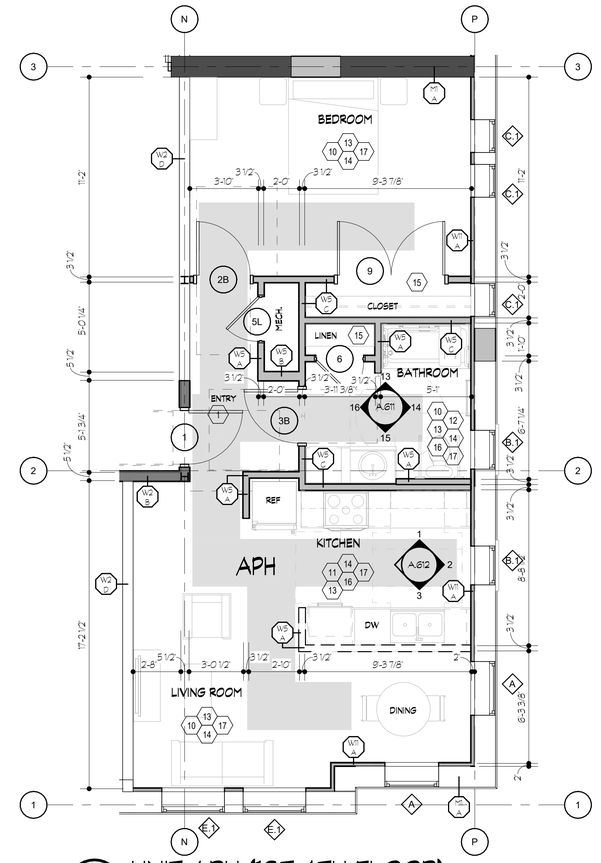
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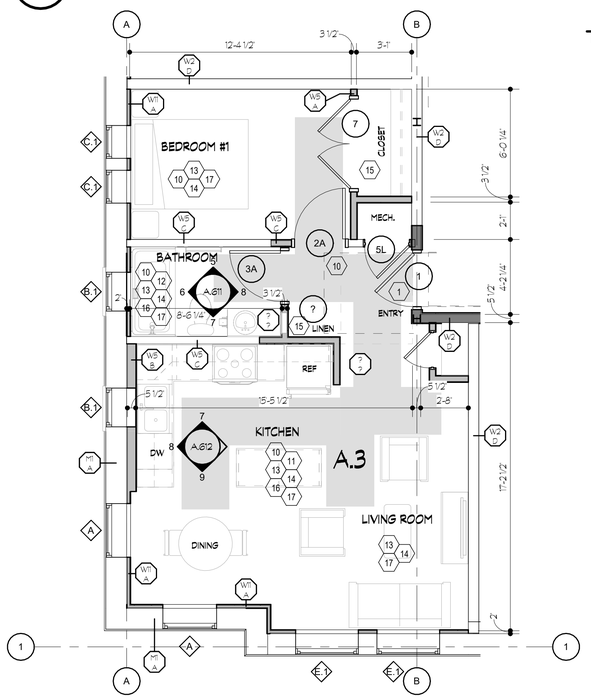
3 / A.512 — **UNIT A.5 (BASEMENT FLOOR)**

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



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

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



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

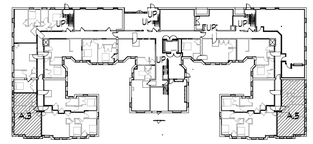
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES:

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4. COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
5. SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
6. ALL EXIT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

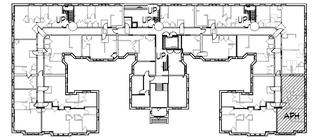
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NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



FLOOR BASEMENT

KEY PLAN - A.3, A.5

NOT TO SCALE



FLOOR 1

KEY PLAN - APH

NOT TO SCALE

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

COMMON AREA PLAN KEYNOTES: (#)

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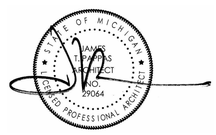
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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

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KEY PLAN

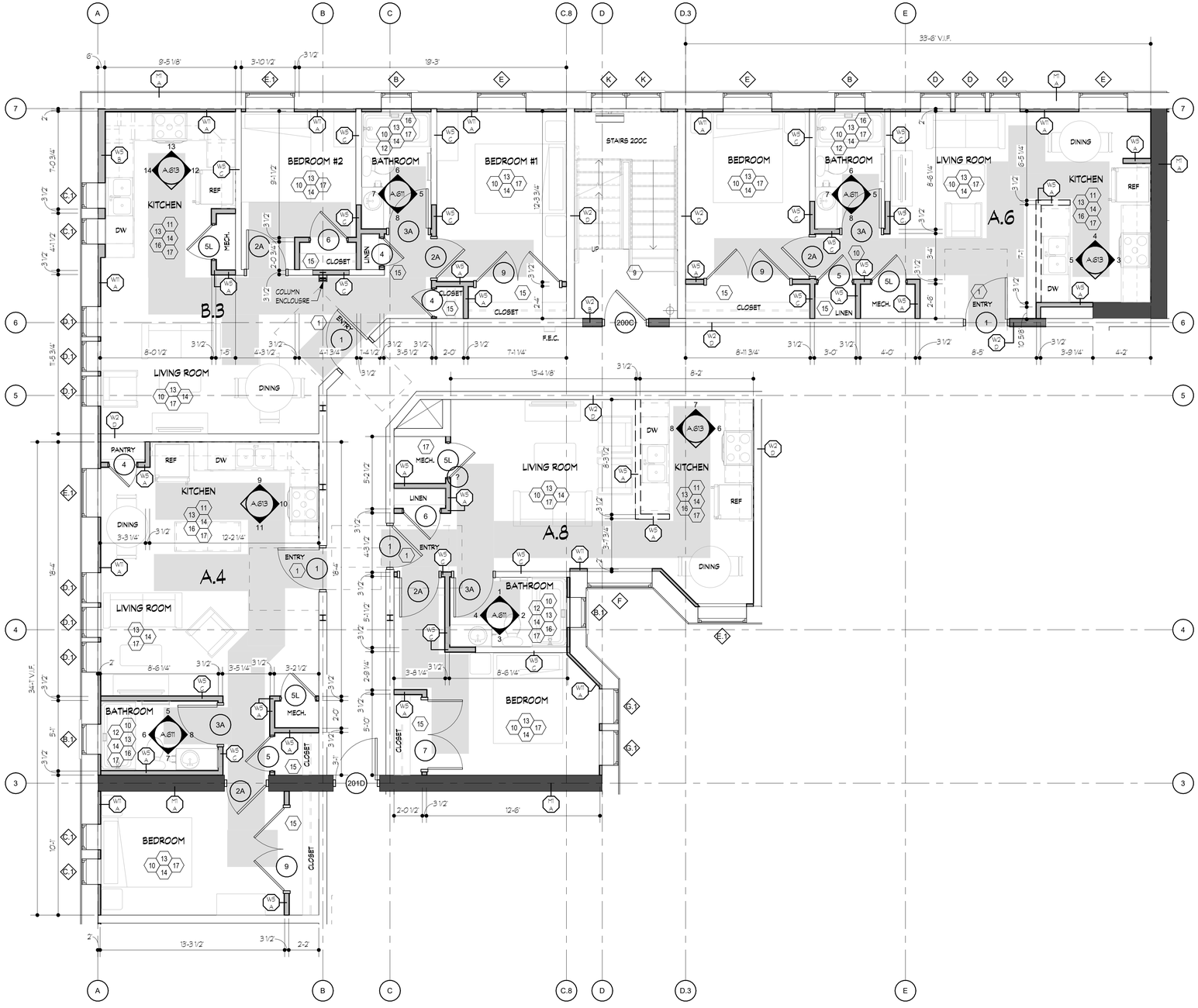
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

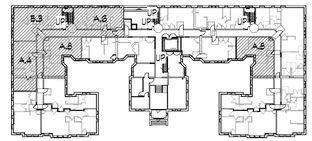
A.512



1 A.513

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

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



FLOOR 1

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

NOT TO SCALE

GENERAL PLAN NOTES:

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7. FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
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550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL

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

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

KEY PLAN

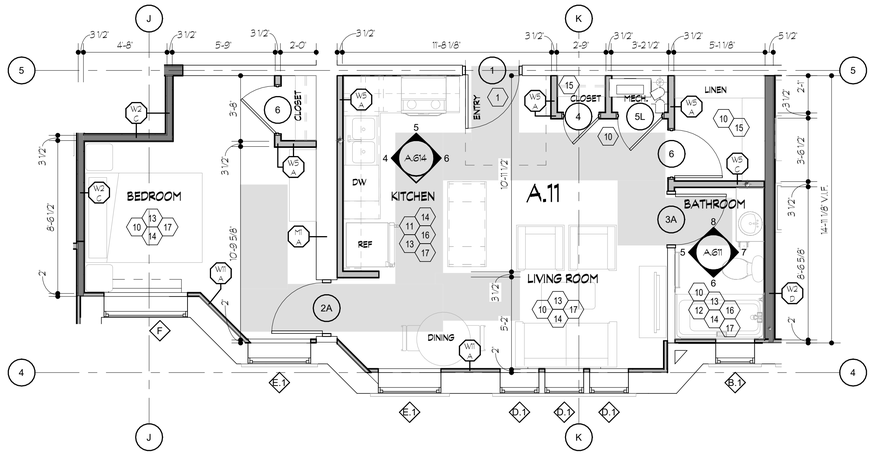
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

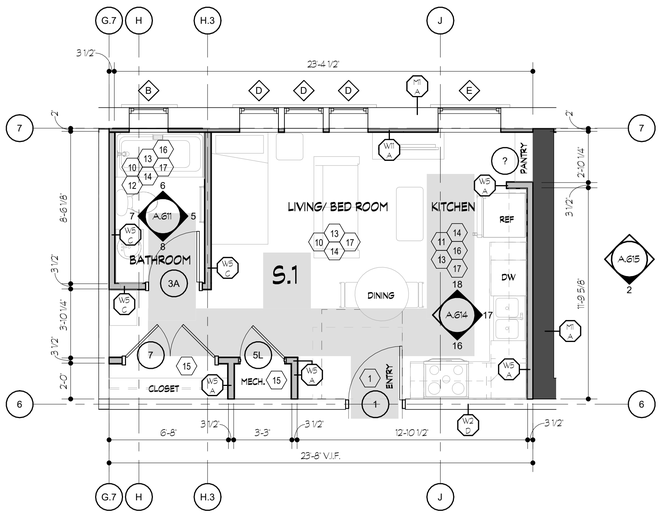
DRAWING NUMBER

A.513



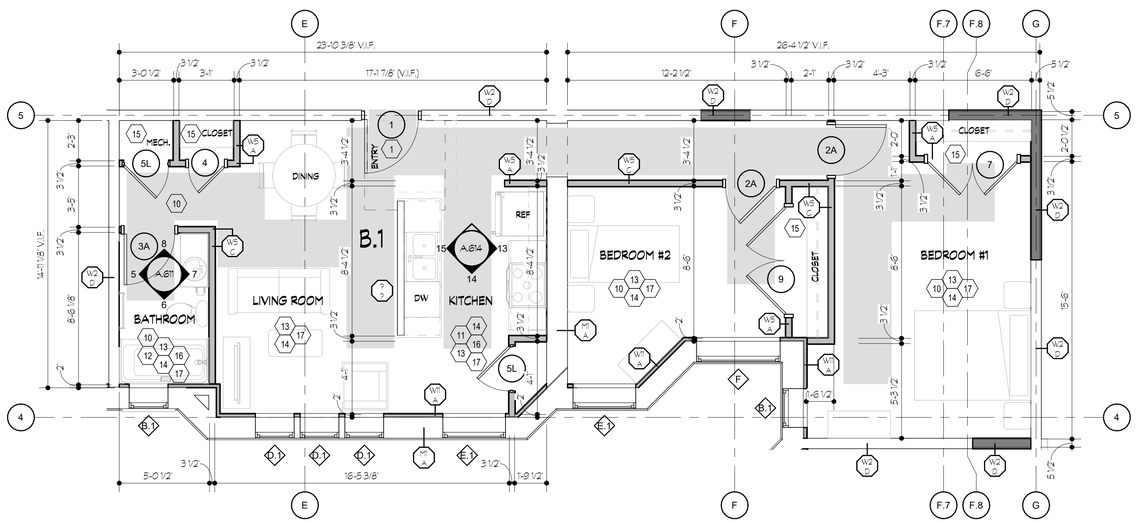
UNIT A.11 (4TH FLOOR)

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



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

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



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

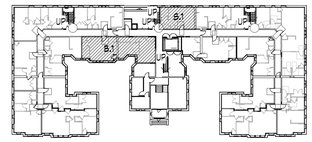
1 / A.514 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES:

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

WALL LEGEND:

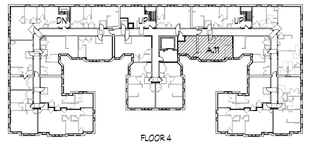
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



FLOOR 1

KEY PLAN - B.1, S.1

NOT TO SCALE



FLOOR 4

KEY PLAN - A.11

NOT TO SCALE

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

COMMON AREA PLAN KEYNOTES: (#)

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

UNIT PLAN KEYNOTES:

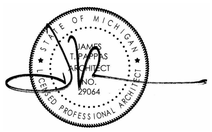
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    B. PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
11. KITCHENS:
    A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
    B. PROVIDE AND INSTALL PLASTIC LAMINATED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

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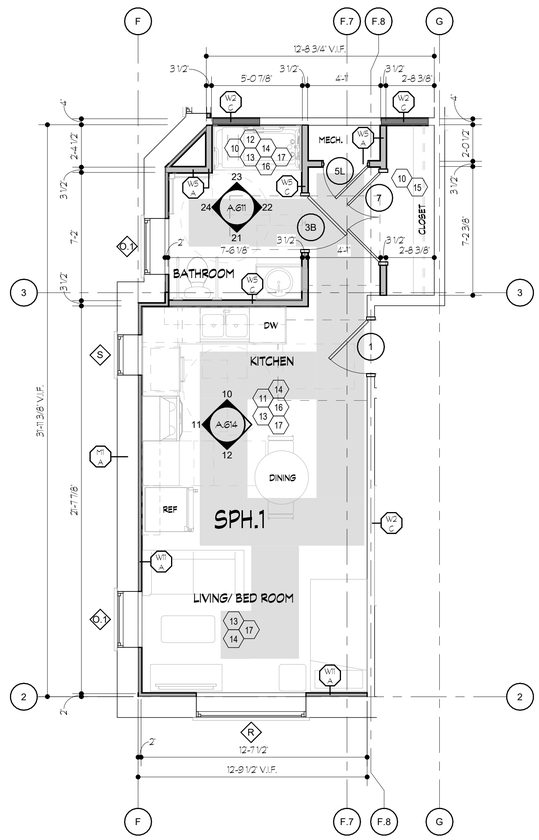
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

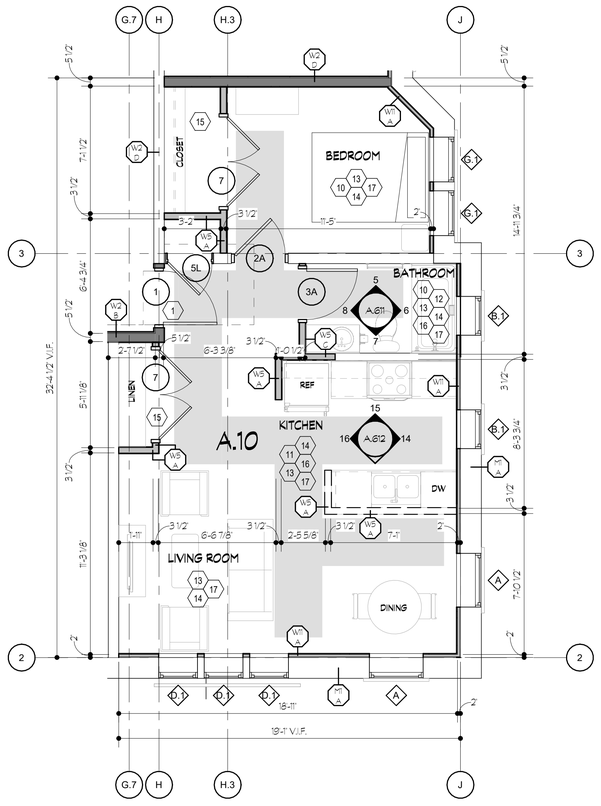
DRAWING NUMBER

A.514



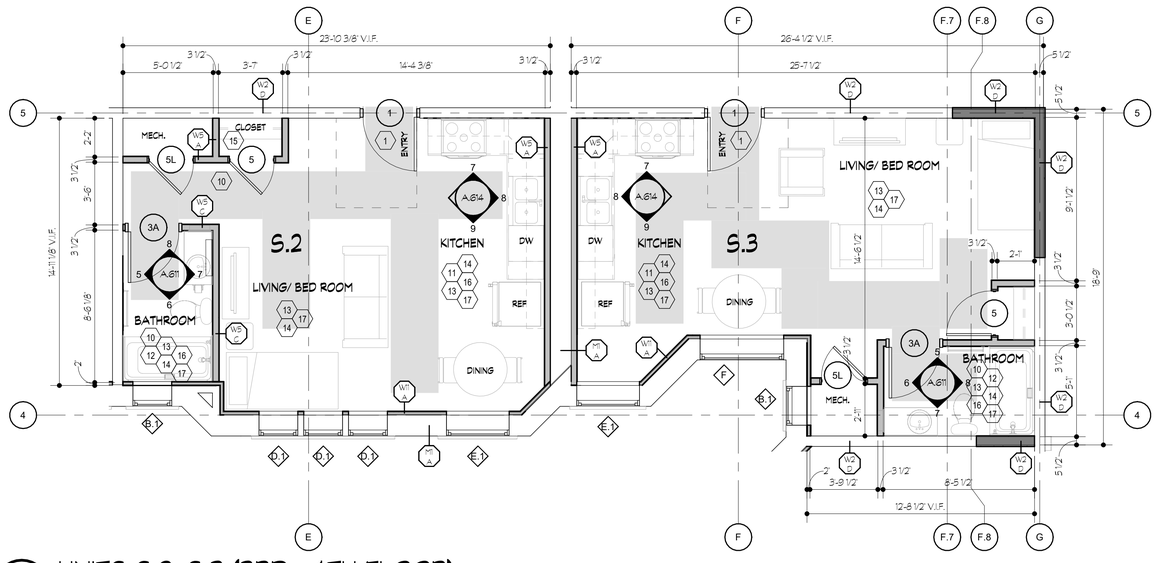
3 A.515 UNIT SPH.1 (BASEMENT FLOOR)

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



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

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



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

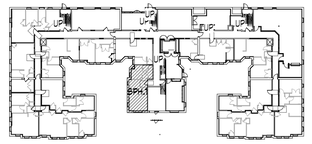
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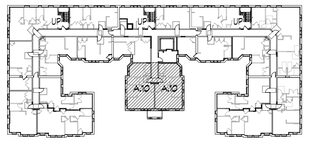
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



FLOOR BASEMENT

KEY PLAN - SPH.1

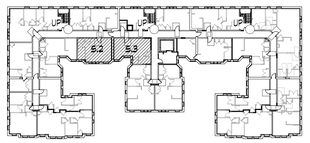
NOT TO SCALE



FLOOR 2

KEY PLAN - A.10

NOT TO SCALE



FLOOR 3

KEY PLAN S.2 +S.3

NOT TO SCALE

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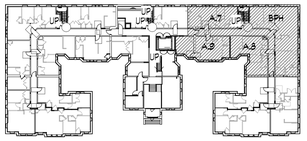
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

A.515



FLOOR 1

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

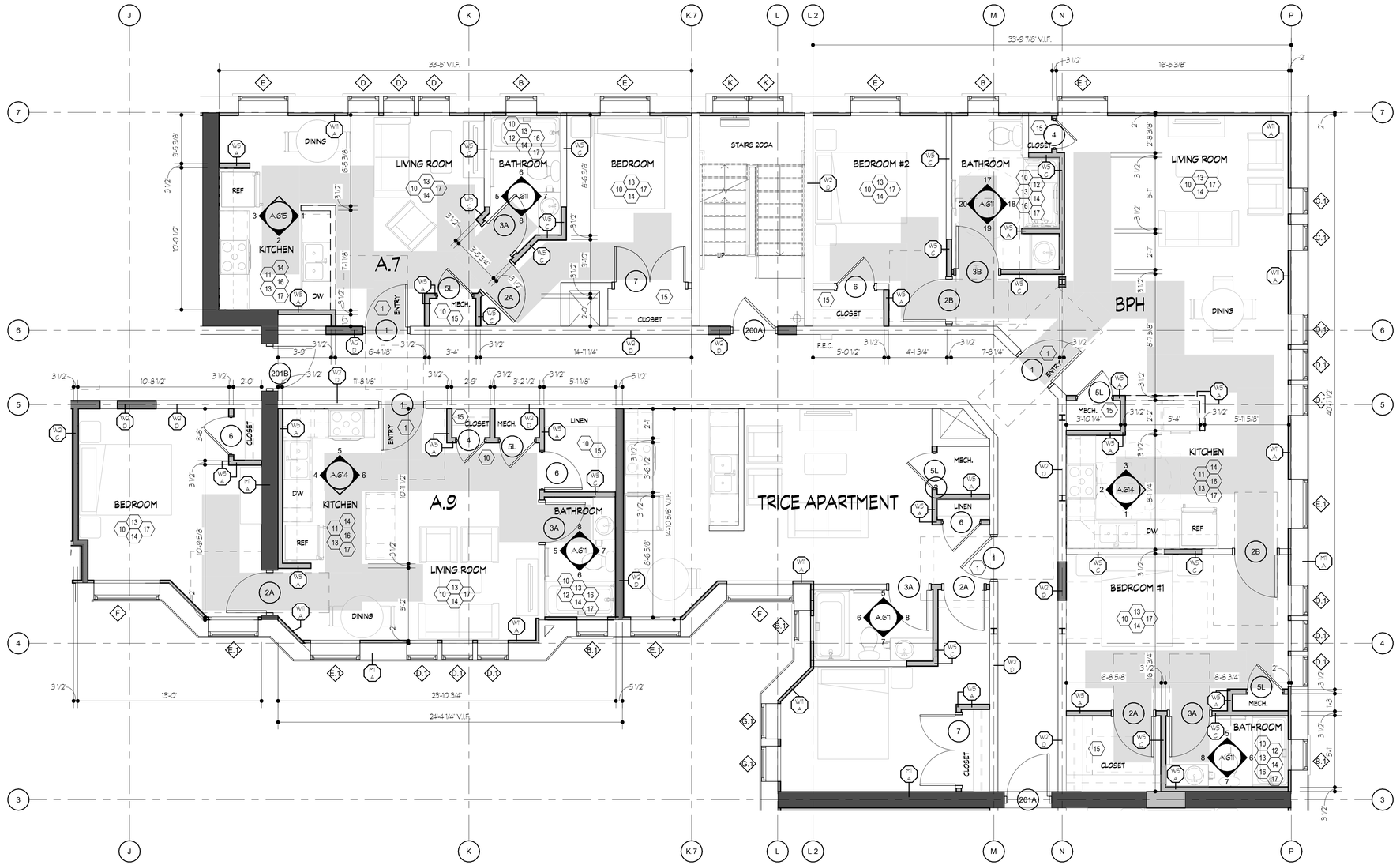
NOT TO SCALE

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

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

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

UNIT PLAN KEYNOTES:

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

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SEAL

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
01.29.2025	DD

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

A.516

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

CASEWORK NOTES:

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

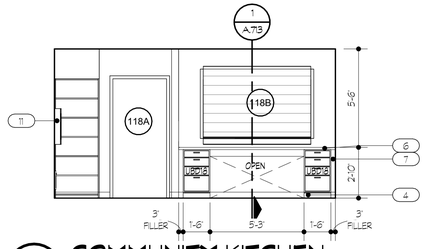
UNIT KEYNOTES: (X)

COMMON AREAS:

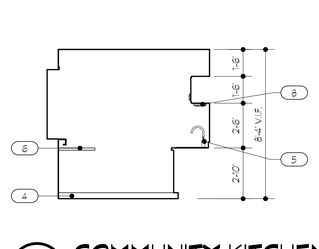
1. 37160-15 MAILBOXES (FINISH TO BE SELECTED BY ARHITECT - BRONZE OR DARK BRASS)
2. DISHWASHER
3. REFRIGERATOR
4. 4" BASE
5. SINK AND FAUCET WITH DISPOSAL
6. PLASTIC LAMINATE COUNTERTOP WITH BACK AND SIDE SPLASH
7. FILLER
8. UNDERMOUNT CABINET LIGHTING FIXTURE
9. PLASTIC LAM. CABINET W/LOCK, PROVIDE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

RESTROOM:

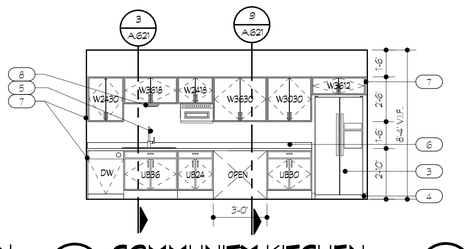
12. MIRROR (SEE ELEVATIONS FOR SIZE)
13. PAPER TOWEL HOLDER
14. TOILET PAPER DISPENSER
15. VANITY WITH LAVATORY + FAUCET
16. CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
17. VANITY LIGHT FIXTURE
18. 18" GRAB BAR
19. 36" GRAB BAR
20. 42" GRAB BAR
21. WATER CLOSET
22. BABY-CHANGING STATION



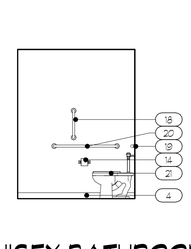
10 A.601 COMMUNITY KITCHEN
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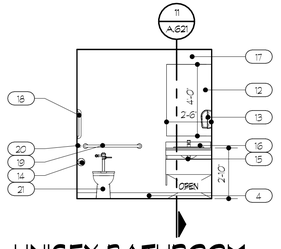
9 A.601 COMMUNITY KITCHEN
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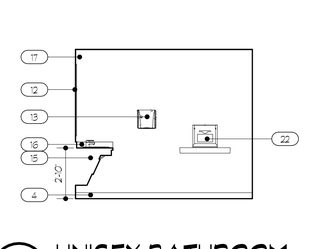
8 A.601 COMMUNITY KITCHEN
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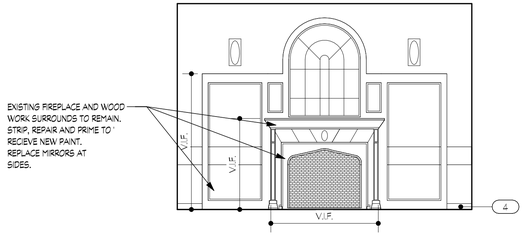
7 A.601 UNISEX BATHROOM
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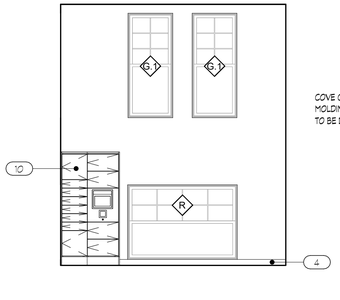
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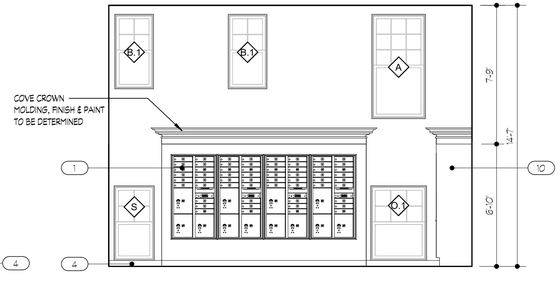
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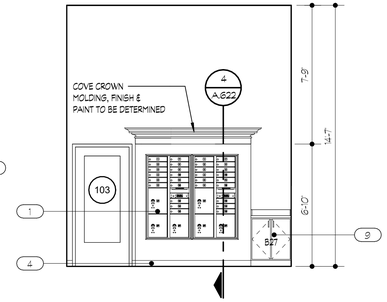
4 A.601 VESTIBULE FIRE PLACE
SCALE: 1/4" = 1'-0"



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



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



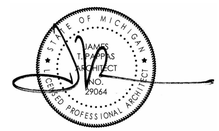
1 A.601 MAILROOM
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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

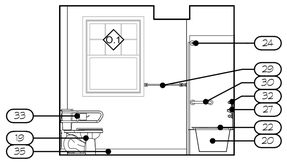
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

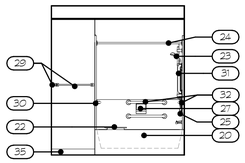
INTERIOR ELEVATIONS - COMMON AREA

DRAWING NUMBER

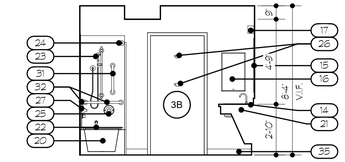
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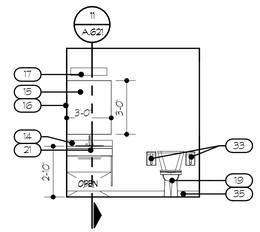
24 A.611 **BATHROOM SPH**
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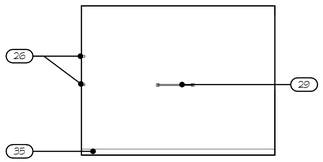
23 A.611 **BATHROOM SPH**
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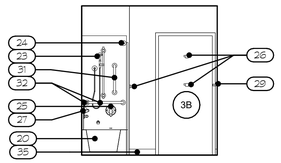
22 A.611 **BATHROOM SPH**
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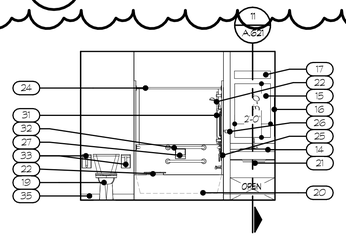
21 A.611 **BATHROOM SPH**
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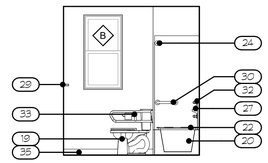
20 A.611 **BATHROOM BPH**
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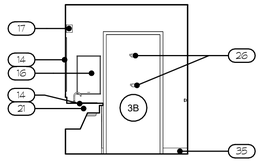
19 A.611 **BATHROOM BPH**
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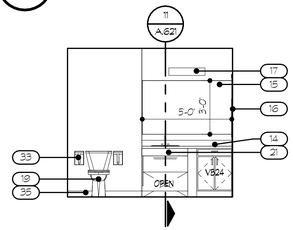
18 A.611 **BATHROOM BPH**
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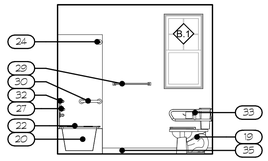
17 A.611 **BATHROOM BPH**
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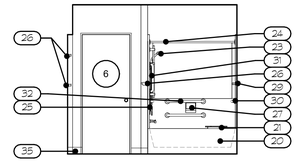
16 A.611 **BATHROOM APH**
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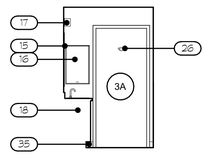
15 A.611 **BATHROOM APH**
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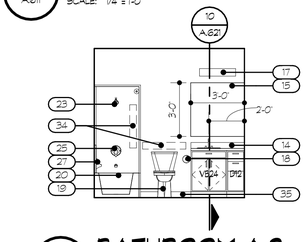
14 A.611 **BATHROOM APH**
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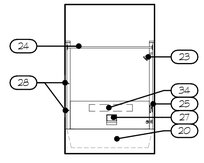
13 A.611 **BATHROOM APH**
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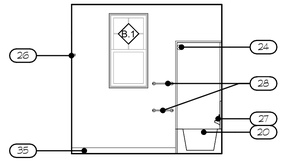
12 A.611 **BATHROOM A.2**
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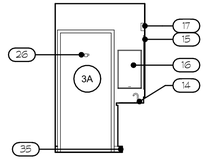
11 A.611 **BATHROOM A.2**
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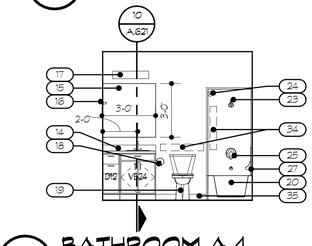
10 A.611 **BATHROOM A.2**
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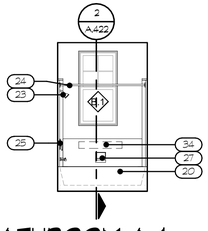
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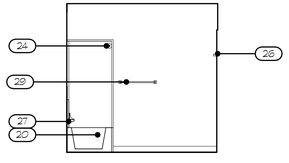
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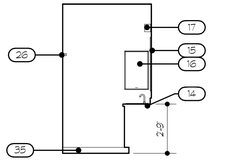
7 A.611 **BATHROOM A.4**
SCALE: 1/4" = 1'-0"



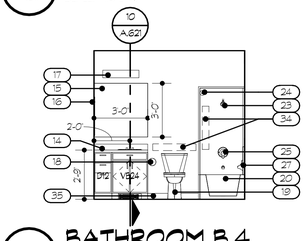
6 A.611 **BATHROOM A.4**
SCALE: 1/4" = 1'-0"



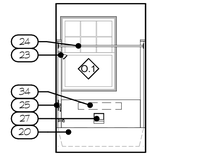
5 A.611 **BATHROOM A.4**
SCALE: 1/4" = 1'-0"



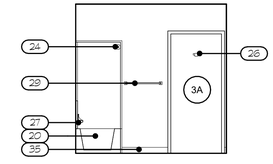
4 A.611 **BATHROOM B.4**
SCALE: 1/4" = 1'-0"



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



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



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

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

CASEWORK NOTES:

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

UNIT KEYNOTES: (X)

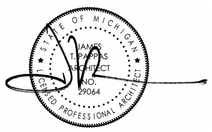
KITCHENS:
1. SINK AND FAUCET WITH DISPOSAL
2. PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
3. REFRIGERATOR
4. DISHWASHER
5. RANGE
6. RANGE HOOD
7. MICROWAVE WITH FAN AND FIRE CANISTERS
8. OVER THE COUNTER MICORWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
9. FILLER
10. 1 1/2" END PANEL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

BATHROOMS:
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15. MIRROR (SEE ELEVATIONS FOR SIZE)
16. RECESSED MEDICINE CABINET
17. VANITY LIGHT FIXTURE
18. TOILET PAPER HOLDER
19. WATER CLOSET
20. BATH TUB
21. MODESTY PANELS/SHOWER SEATS (AT PH UNITS ONLY)
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29. 24" TOWEL BAR
30. 12" GRAB BAR
31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE

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SEAL



RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
08.13.2025	CITY COMMENTS
06.24.2025	BIDS
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KEY PLAN

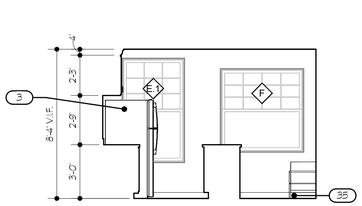
FSP PROJECT NO.
TRC22.066

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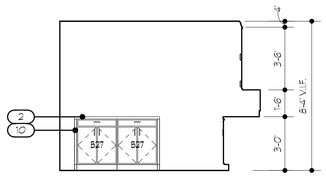
INTERIOR ELEVATIONS - UNITS

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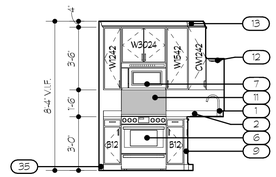
A.611



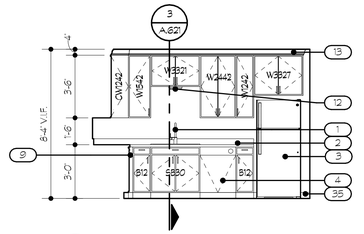
17 A.612 UNIT A.2 KITCHEN
SCALE: 1/4" = 1'-0"



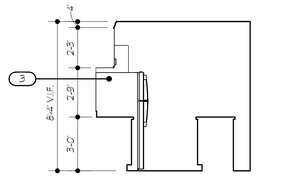
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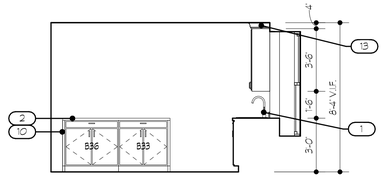
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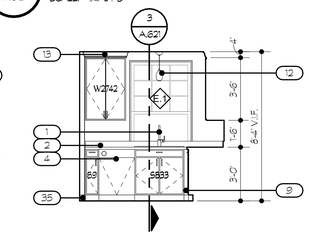
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SCALE: 1/4" = 1'-0"



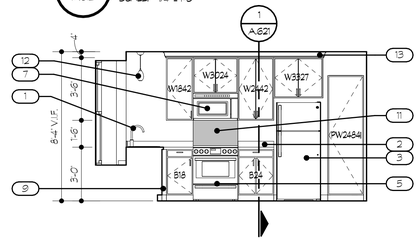
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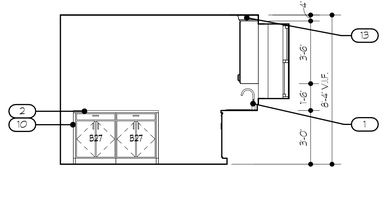
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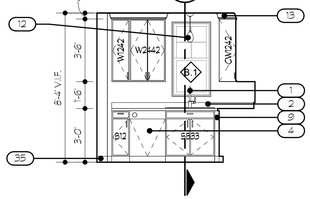
11 A.612 UNIT B.2 KITCHEN
SCALE: 1/4" = 1'-0"



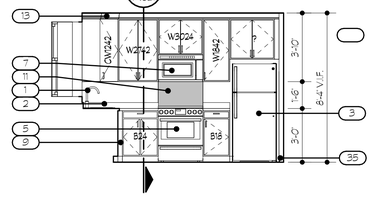
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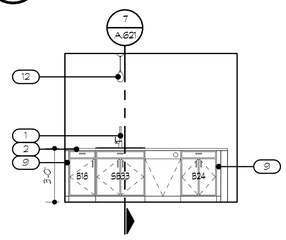
9 A.612 UNIT A.3 KITCHEN
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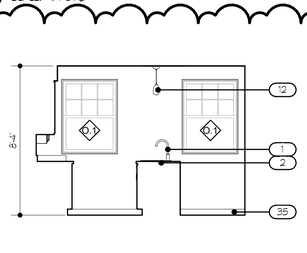
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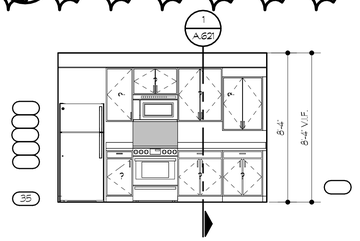
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SCALE: 1/4" = 1'-0"



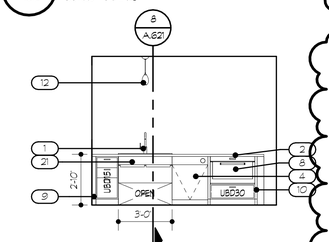
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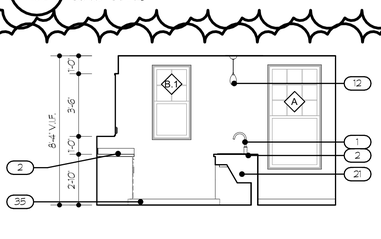
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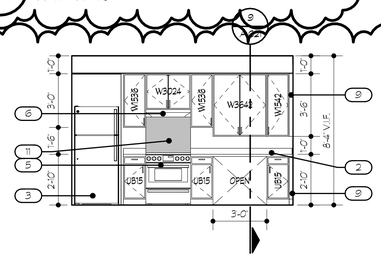
4 A.612 UNIT A.5 KITCHEN
SCALE: 1/4" = 1'-0"



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



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



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

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UNIT KEYNOTES: (X)

KITCHENS:
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31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE

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RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

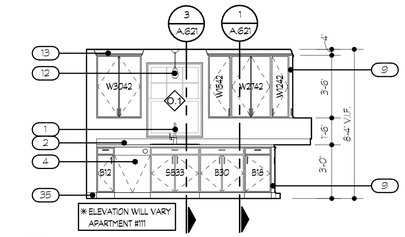
DATE	ISSUE
09.15.2026	OWNER REVISIONS
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05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

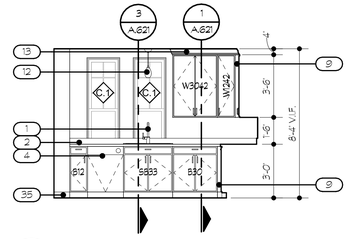
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INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER
A.612



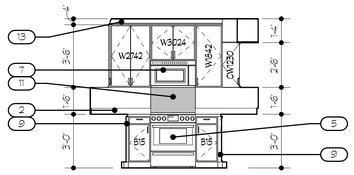
15 A.613 UNIT B.3 KITCHEN (APT. 111)

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



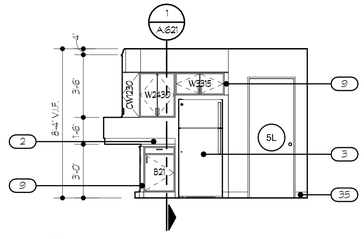
14 A.613 UNIT B.3 KITCHEN

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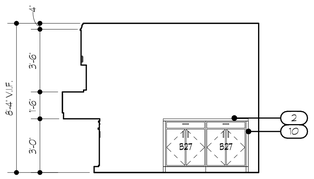
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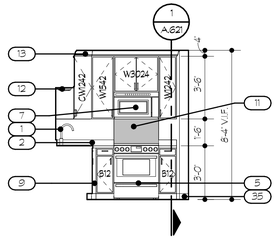
12 A.613 UNIT B.3 KITCHEN

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



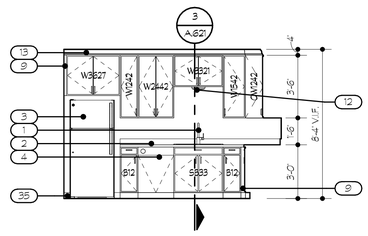
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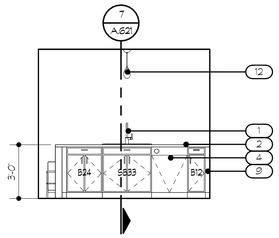
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SCALE: 1/4" = 1'-0"



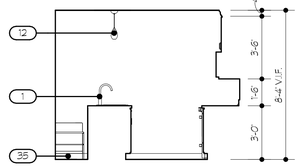
9 A.613 UNIT A.4 KITCHEN

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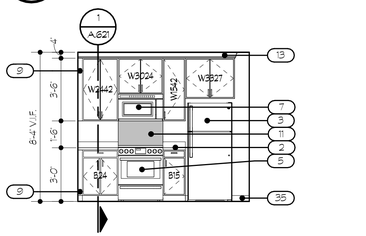
8 A.613 UNIT A.8 KITCHEN

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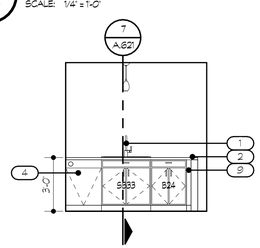
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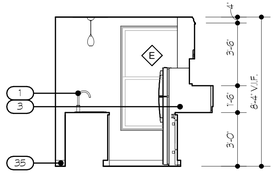
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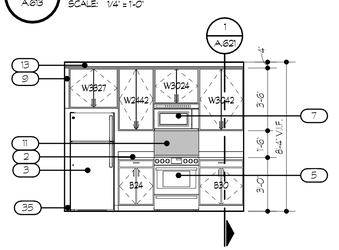
5 A.613 UNIT A.6 KITCHEN

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



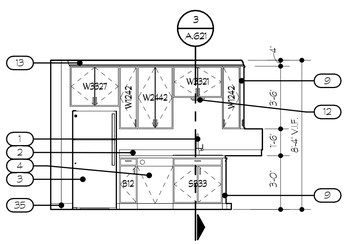
4 A.613 UNIT A.6 KITCHEN

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



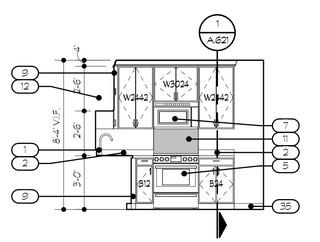
3 A.613 UNIT A.6 KITCHEN

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



2 A.613 UNIT B.4 KITCHEN

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



1 A.613 UNIT B.4 KITCHEN

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

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

CASEWORK NOTES:

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

UNIT KEYNOTES: (X)

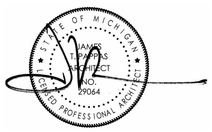
KITCHENS:
1. SINK AND FAUCET WITH DISPOSAL
2. PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
3. REFRIGERATOR
4. DISHWASHER
5. RANGE
6. RANGE HOOD
7. MICROWAVE WITH FAN AND FIRE CANISTERS
8. OVER THE COUNTER MICORWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
9. FILLER
10. 1 1/2" END PANEL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

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

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RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
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KEY PLAN

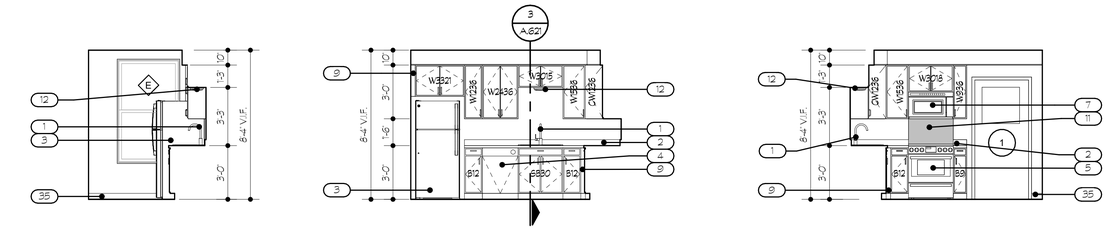
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

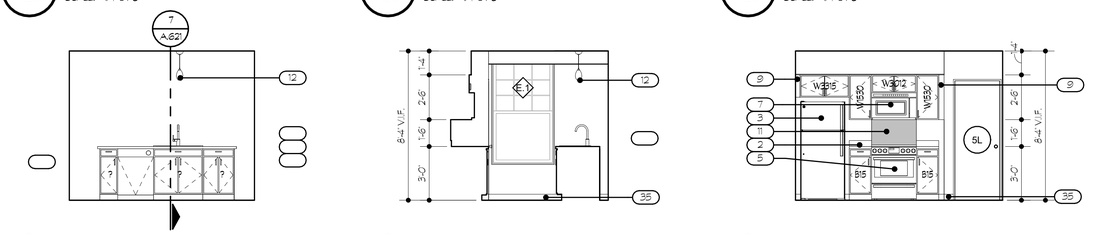
A.613



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

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

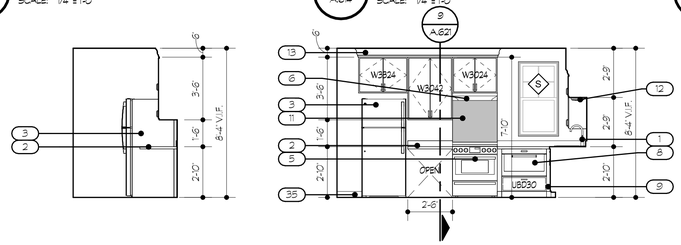
16 A.614 **UNIT S.1 KITCHEN** SCALE: 1/4" = 1'-0"

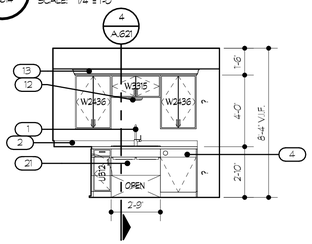


15 A.614 **UNIT B.1 KITCHEN** SCALE: 1/4" = 1'-0"

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

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

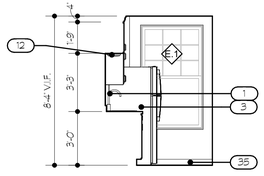


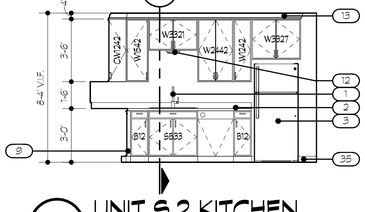


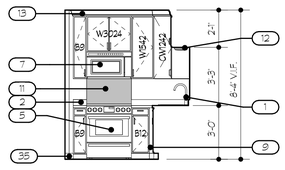
12 A.614 **UNIT SPH KITCHEN** SCALE: 1/4" = 1'-0"

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

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



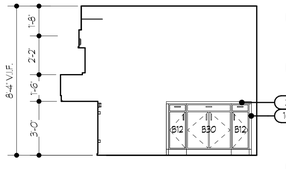


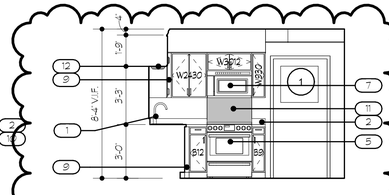


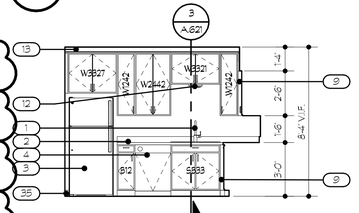
9 A.614 **UNIT S.2 KITCHEN** SCALE: 1/4" = 1'-0"

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

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



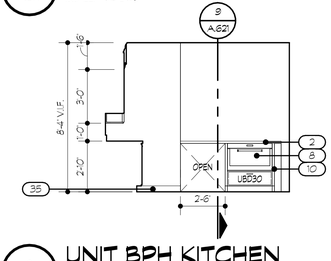


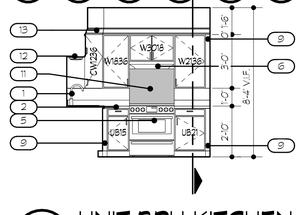


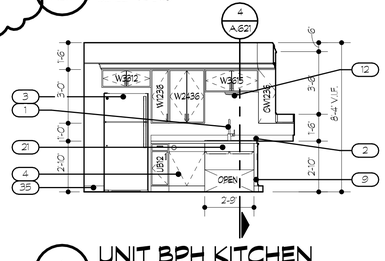
6 A.614 **UNIT A.9 KITCHEN** SCALE: 1/4" = 1'-0"

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

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







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

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

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

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CASEWORK NOTES:

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UNIT KEYNOTES: (X)

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10. 1 1/2" END PANEL
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18. TOILET PAPER HOLDER
19. WATER CLOSET
20. BATH TUB
21. MODESTY PANELS/SHOWER SEATS (AT PH UNITS ONLY)
22. SHOWER SEATS (AT PH UNITS ONLY)
23. SHOWER HEAD
24. SHOWER CURTAIN ROD
25. SHOWER CONTROLS
26. ROBE HOOKS
27. SOAP DISH
28. 12" TOWEL BAR
29. 24" TOWEL BAR
30. 12" GRAB BAR
31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE

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ARCHITECTS AND PLANNERS
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SEAL

RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

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

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

A.614

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

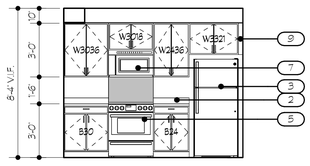
CASEWORK NOTES:

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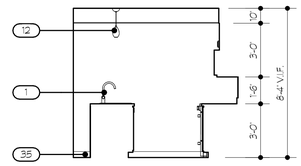
UNIT KEYNOTES: (X)

KITCHENS:
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2. PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
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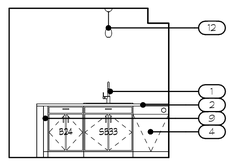
BATHROOMS:
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30. 12" GRAB BAR
31. 18" GRAB BAR
32. 24" GRAB BAR
33. 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
34. BLOCKING FOR FUTURE GRAB BARS
35. 4" BASE



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



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



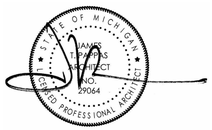
1 / A.615 UNIT A.7 KITCHEN
SCALE: 1/4" = 1'-0"

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

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SEAL



MICHIGAN

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
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KEY PLAN

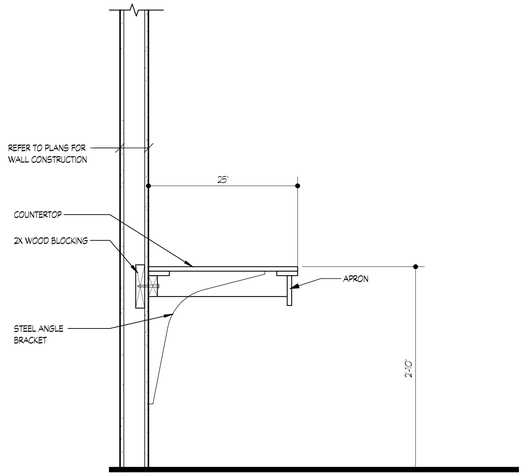
FSP PROJECT NO.
TRC22.066

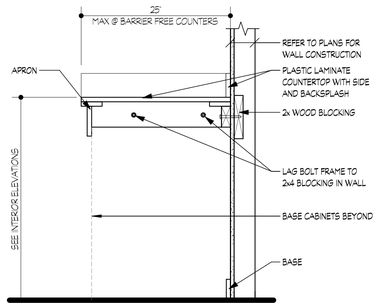
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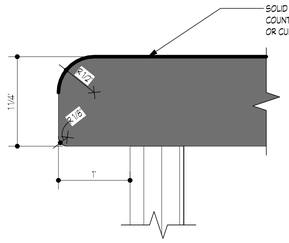
INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

A.615

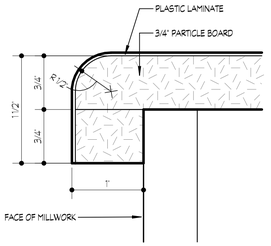






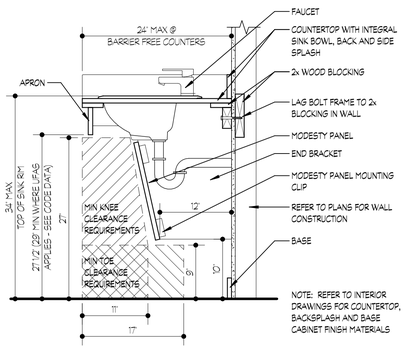
6 A.621 SOLID SURFACE NOSING

SCALE: 12" = 1'-0"



12 A.621 LAUNDRY ROOM COUNTERTOP

SCALE: 1" = 1'-0"

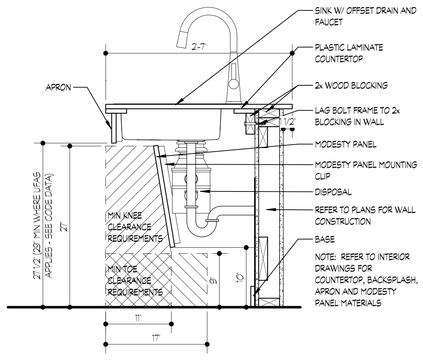


11 A.621 ACCESSIBLE LAVATORY SECTION

SCALE: 1" = 1'-0"

9 A.621 ACCESSIBLE COUNTERTOP SECTION

SCALE: 1" = 1'-0"



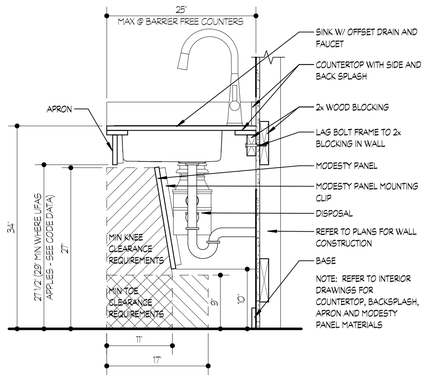
ACCESSIBLE KITCHEN SINK AT ISLAND

8 A.621

SCALE: 1" = 1'-0"

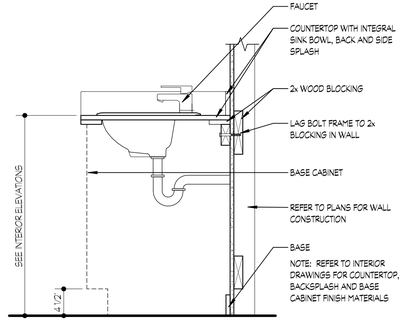
5 A.621 PLASTIC LAMINATE NOSING

SCALE: 12" = 1'-0"



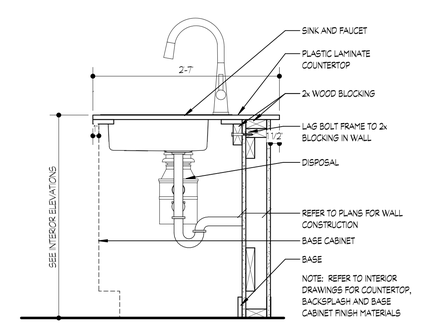
4 A.621 ACCESSIBLE KITCHEN SINK SECTION

SCALE: 1" = 1'-0"



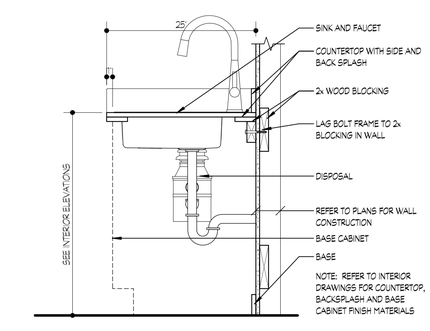
10 A.621 LAVATORY SECTION

SCALE: 1" = 1'-0"



7 A.621 KITCHEN SINK AT ISLAND

SCALE: 1" = 1'-0"



3 A.621 KITCHEN SINK SECTION

SCALE: 1" = 1'-0"

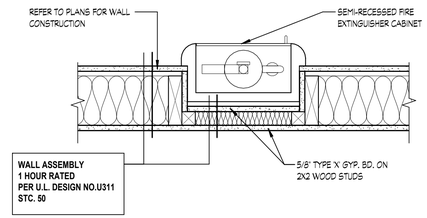
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CASEWORK NOTES:

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

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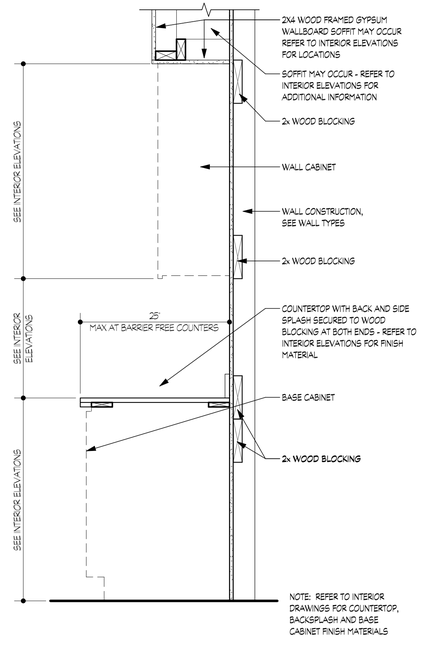
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10. SEE DETAIL 3/A.621 FOR TYPICAL NOSING AT PLASTIC LAMINATED COUNTERTOPS.



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

2 A.621 FIRE EXTINGUISHER CABINET

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



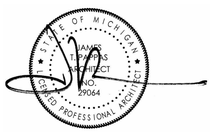
1 A.621 CABINET SECTION

SCALE: 1" = 1'-0"

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
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PHONE 248.543.4100 FAX 248.543.4141

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

MICHIGAN

DETROIT

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09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
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KEY PLAN

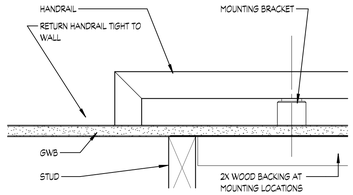
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR DETAILS

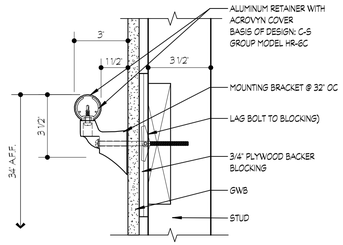
DRAWING NUMBER

A.621



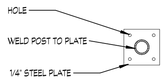
6 A.622 HANDRAIL DETAIL

SCALE: 3" = 1'-0"



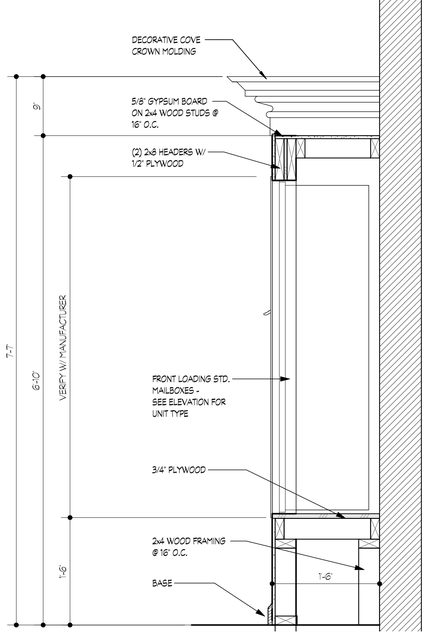
5 A.622 TYPICAL FLOOR HANDRAIL SECTION

SCALE: 3" = 1'-0"



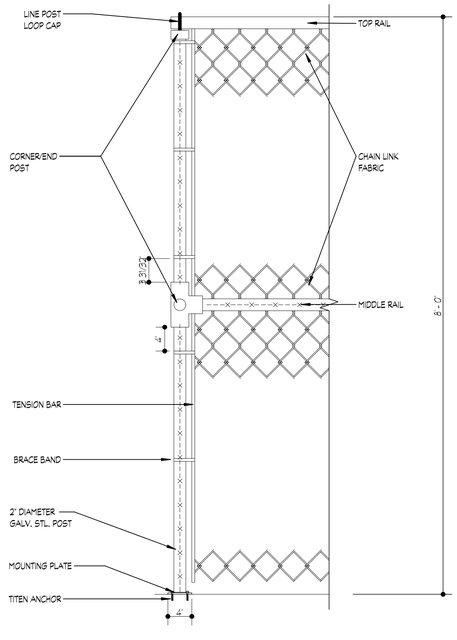
3 A.622 STORAGE LOCKER PLATE MOUNTING

SCALE: 1" = 1'-0"



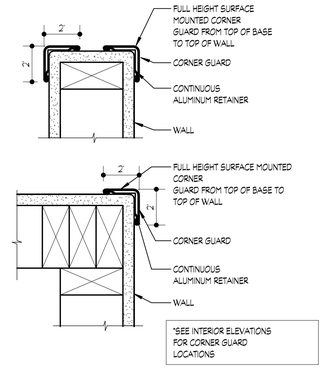
4 A.622 U.S.P.S. MAIL BOX SECTION

SCALE: 1" = 1'-0"



2 A.622 STORAGE LOCKER DETAIL

SCALE: 1" = 1'-0"



1 A.622 CORNER GUARD

SCALE: 3" = 1'-0"

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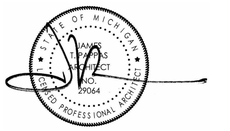
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KEY PLAN

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TRC22.066

DRAWING TITLE

INTERIOR DETAILS

DRAWING NUMBER

A.622

ABBREVIATIONS

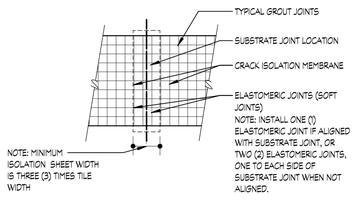
ABAN	ABANDON
ACC	ACCESSIBLE
@	AT
&	AND
AB	ANCHOR BOLT
ACT	ACOUSTIC CEILING TILE
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ACS PNL	ACCESS PANEL
APT	APARTMENT
ARCH	ARCHITECT/ARCHITECTURAL
ACST	ACOUSTIC
AVG	AVERAGE
A/C	AIR CONDITION
ADH	ADHESIVE
ADJ	ADJACENT
AESS	ARCHITECTURALLY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

ROOM FINISH SCHEDULE

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

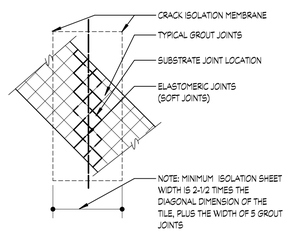
ROOM FINISH NOTES

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



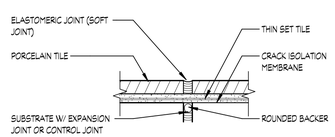
3 A.701 ISOLATION MEMBRANE @ CONTROL JOINT

SCALE: 6" = 1'-0"



2 A.701 ISOLATION MEMBRANE @ CONTROL JOINT

SCALE: 6" = 1'-0"



1 A.701 CONTROL JOINT

SCALE: 6" = 1'-0"

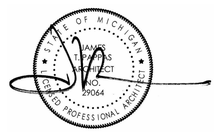
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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ROOM FINISH SCHEDULE AND DETAILS

DRAWING NUMBER

A.701

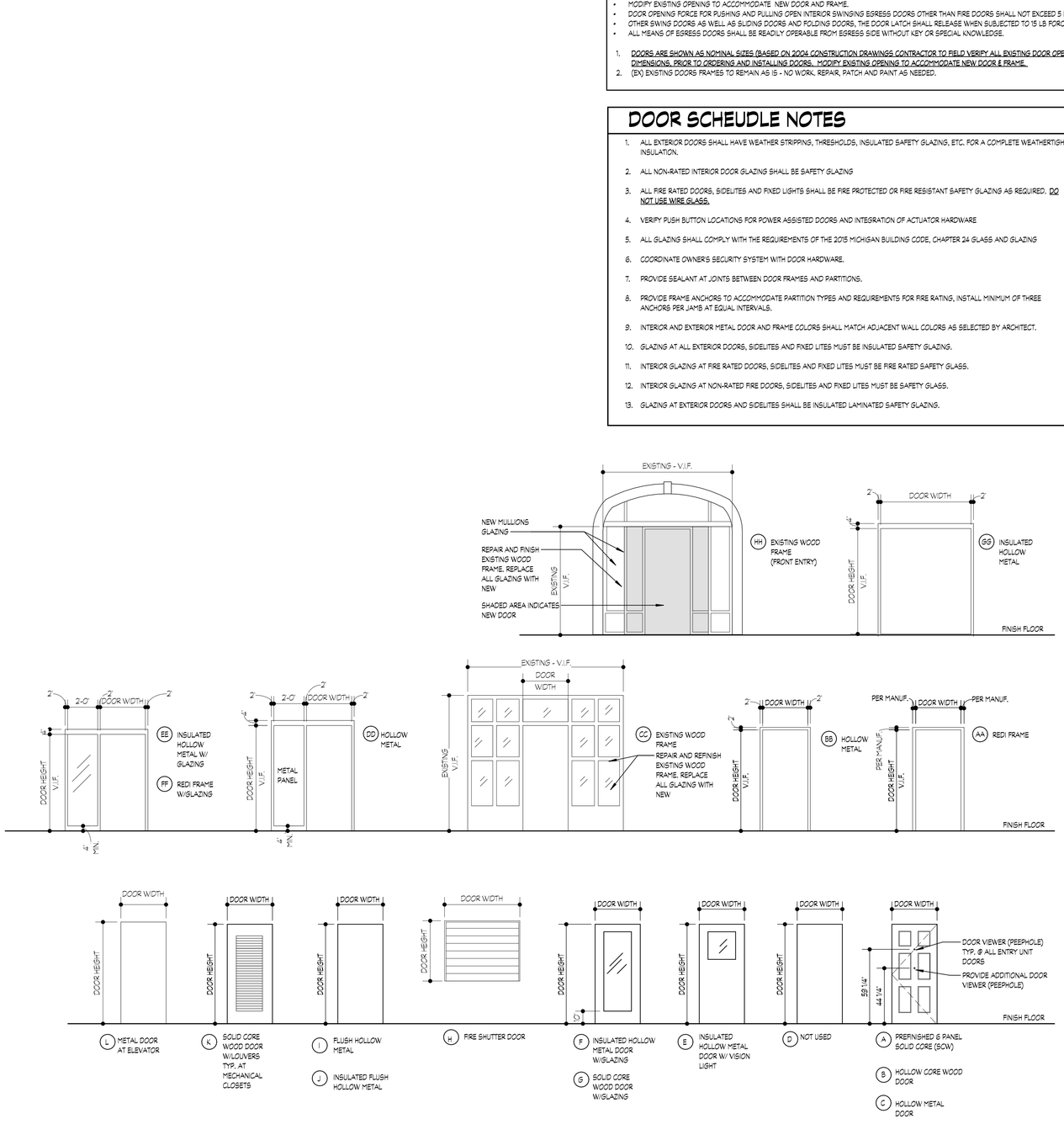
DOOR AND HARDWARE GENERAL NOTES

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

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

DOOR SCHEUDLE NOTES

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



DOOR SCHEDULE

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

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

DATE	ISSUE
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05.09.2025	PERMITS

KEY PLAN

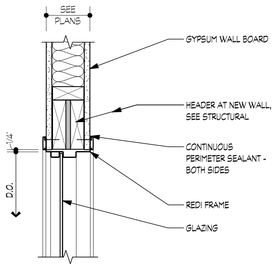
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

DOOR SCHEDULE, TYPES AND NOTES

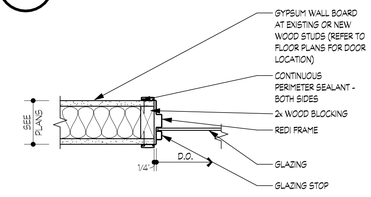
DRAWING NUMBER

A.711



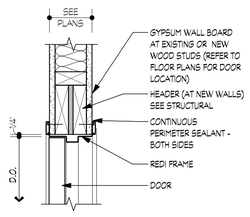
REDI FRAME GLAZING HEAD

14 / A.712 — SCALE: 1 1/2" = 1'-0"



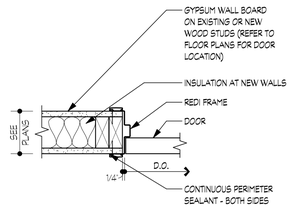
REDI FRAME GLAZING JAMB

13 / A.712 — SCALE: 1 1/2" = 1'-0"



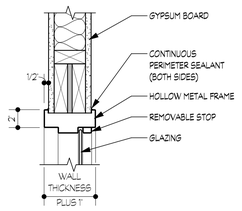
REDI FRAME - DOOR HEAD

12 / A.712 — SCALE: 1 1/2" = 1'-0"



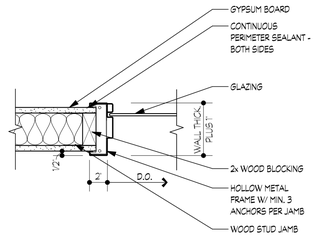
REDI FRAME - DOOR JAMB

11 / A.712 — SCALE: 1 1/2" = 1'-0"



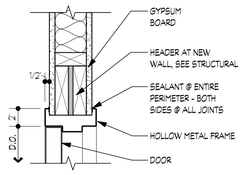
HOLLOW METAL HEAD SIDELIGHT

10 / A.712 — SCALE: 1 1/2" = 1'-0"



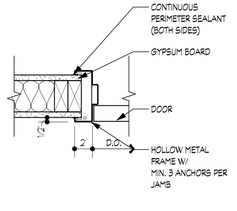
HOLLOW METAL JAMB GLAZING

9 / A.712 — SCALE: 1 1/2" = 1'-0"



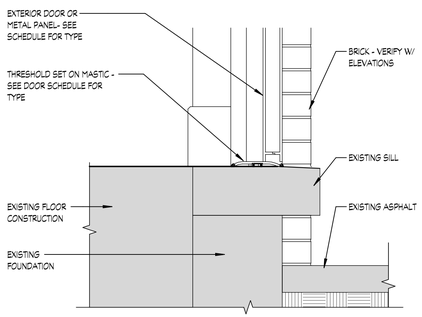
HOLLOW METAL HEAD

8 / A.712 — SCALE: 1 1/2" = 1'-0"



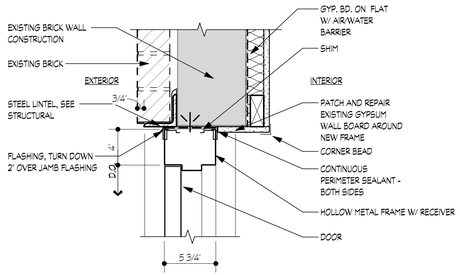
HOLLOW METAL FRAME - DOOR JAMB

7 / A.712 — SCALE: 1 1/2" = 1'-0"



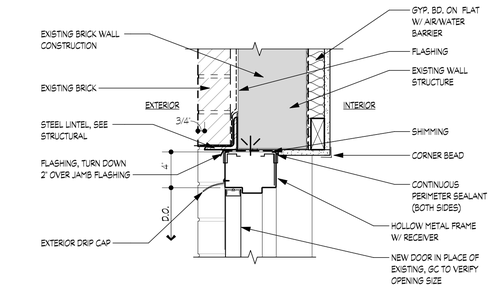
HOLLOW METAL FRAME - SILL - EXTERIOR BRICK @ STAIR DOORS

15 / A.712 — SCALE: 1 1/2" = 1'-0"



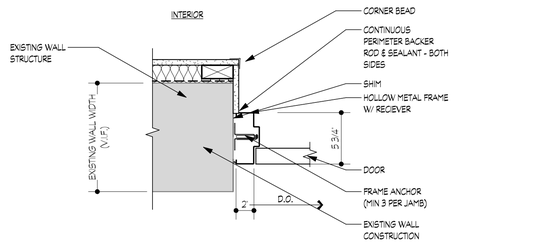
HOLLOW METAL GLAZING/METAL PANEL HEAD - EXISTING WALL

6 / A.712 — SCALE: 1 1/2" = 1'-0"



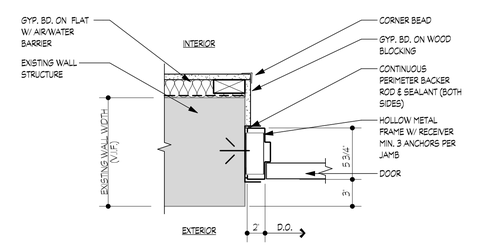
HOLLOW METAL FRAME - DOOR HEAD - EXTERIOR BRICK

3 / A.712 — SCALE: 1 1/2" = 1'-0"



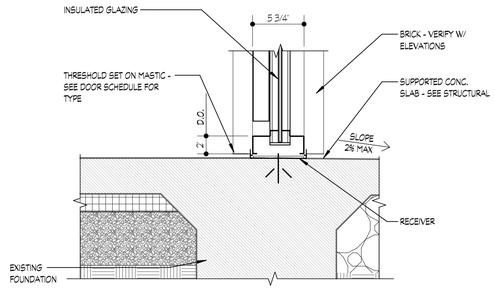
HOLLOW METAL JAMB AT METAL PANEL/GLAZING -EXISTING WALL

5 / A.712 — SCALE: 1 1/2" = 1'-0"



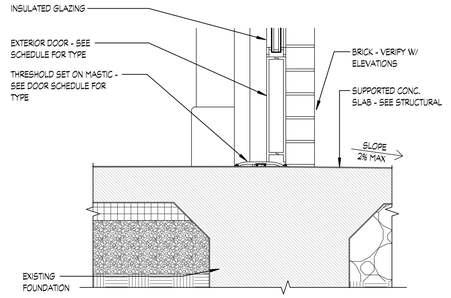
HOLLOW METAL FRAME - DOOR JAMB - EXTERIOR BRICK

2 / A.712 — SCALE: 1 1/2" = 1'-0"



HOLLOW METAL GLAZING/METAL PANEL SILL - EXISTING WALL

4 / A.712 — SCALE: 1 1/2" = 1'-0"



HOLLOW METAL FRAME - SILL - EXTERIOR BRICK

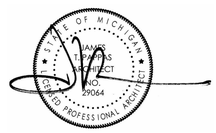
1 / A.712 — SCALE: 1 1/2" = 1'-0"

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

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

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

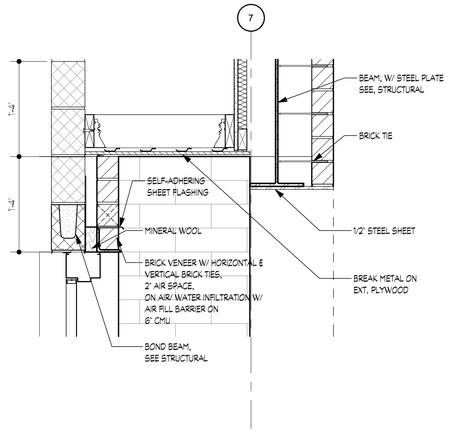
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

DOOR DETAILS

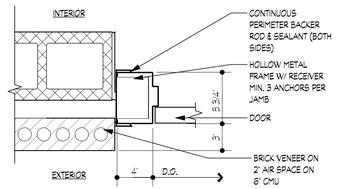
DRAWING NUMBER

A.712



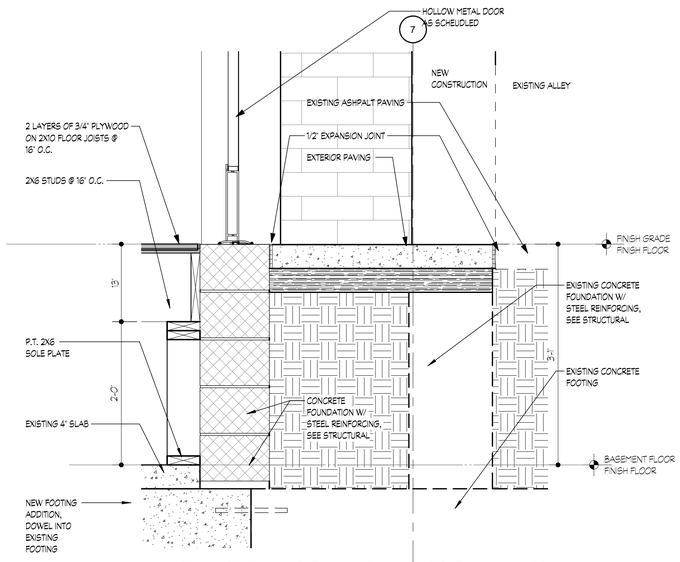
HOLLOW METAL HEAD DETAIL AT NEW WALL (TRASH ROOM)

6 / A.713 — SCALE: 1" = 1'-0"



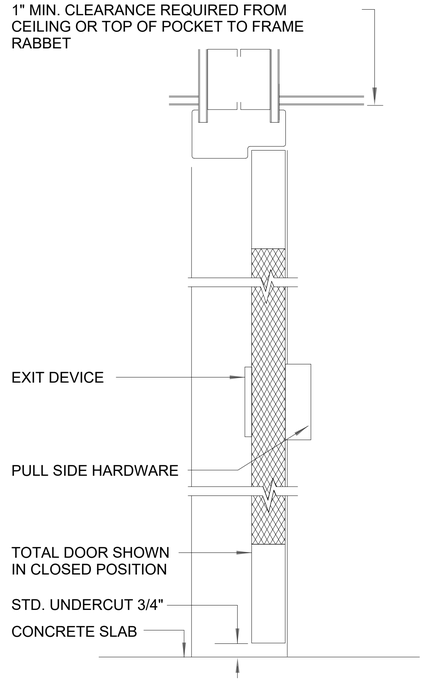
HOLLOW METAL JAMB DETAIL AT NEW WALL (TRASH ROOM)

5 / A.713 — SCALE: 1 1/2" = 1'-0"

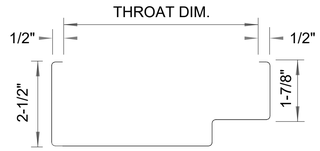


HOLLOW METAL SILL DETAIL AT NEW WALL (TRASH ROOM)

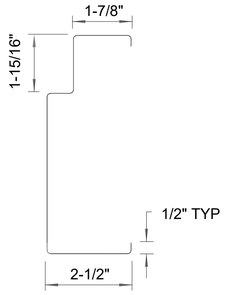
4 / A.713 — SCALE: 1" = 1'-0"



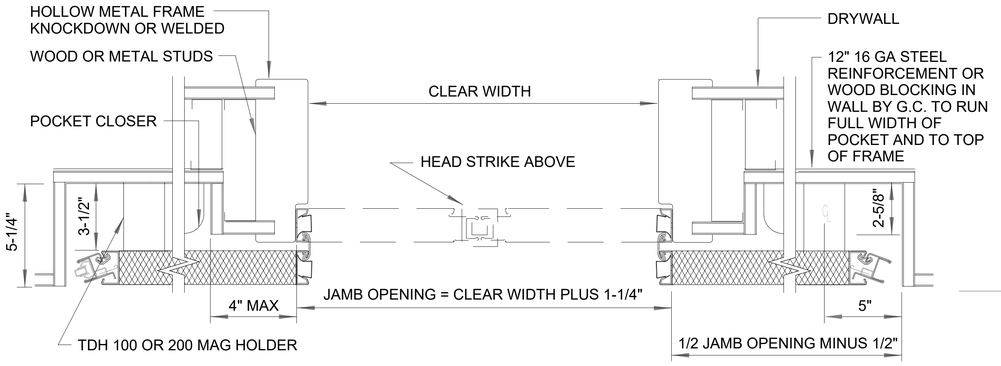
VERTICAL SECTION



HEAD PROFILE

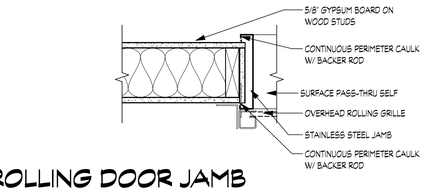


JAMB PROFILE



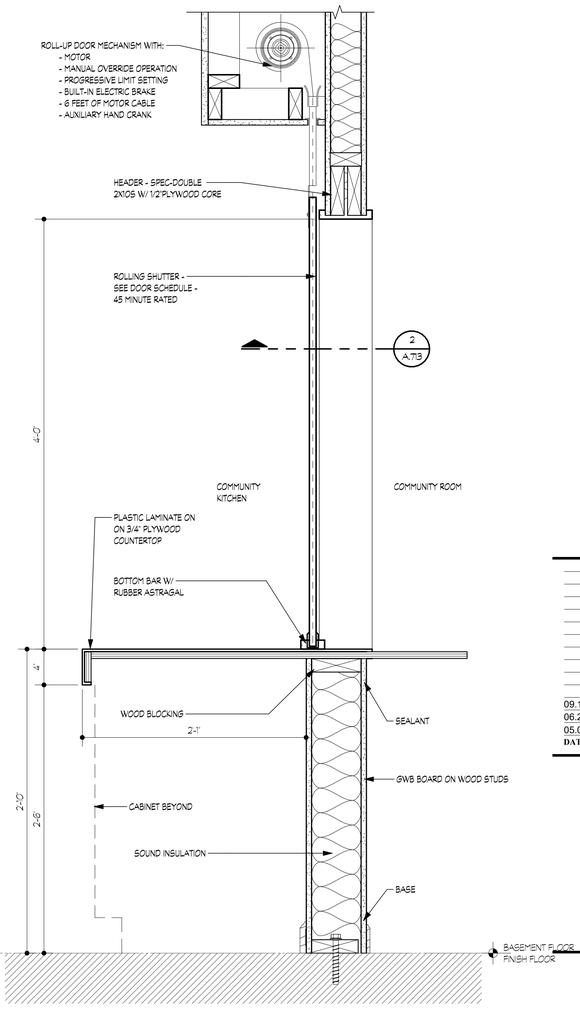
INTEGRATED METAL DOOR ASSEMBLY AT ELEVATORS

3 / A.713 — SCALE: 1 1/2" = 1'-0"



ROLLING DOOR JAMB

2 / A.713 — SCALE: 1 1/2" = 1'-0"



SECTION THRU OVERHEAD ROLLING DOOR AT COMMUNITY ROOM

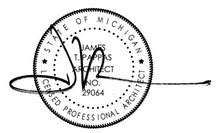
1 / A.713 — SCALE: 1 1/2" = 1'-0"

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RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

MICHIGAN

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

DOOR DETAILS

DRAWING NUMBER

A.713

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

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

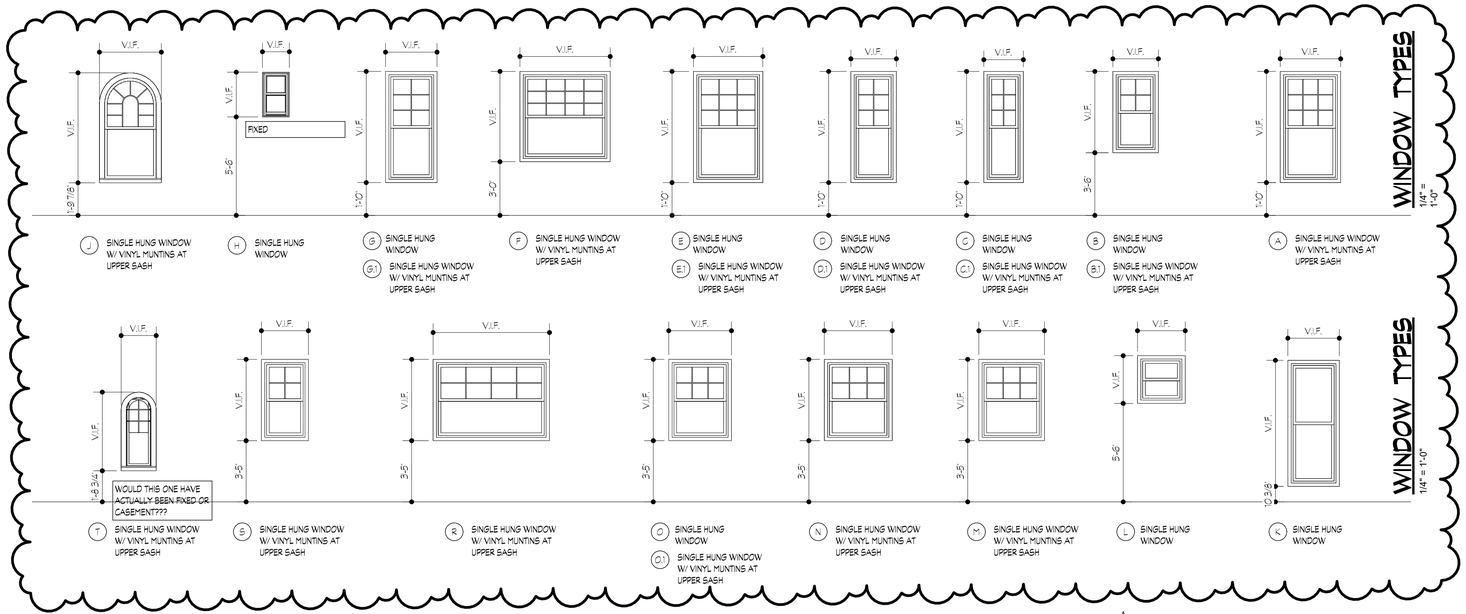
WINDOW SCHEDULE NOTES

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

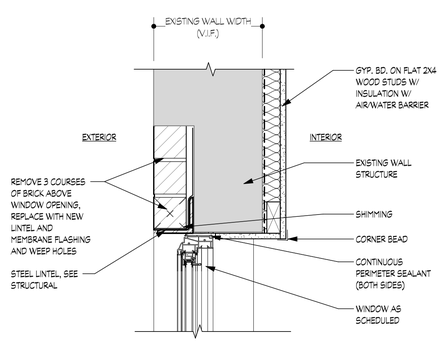
(5) INDICATED WINDOWS HAVE VINYL MUNTINS ON UPPER SASH AS SHOWN IN WINDOW TYPE ELEVATIONS.

WINDOW SCHEDULE

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

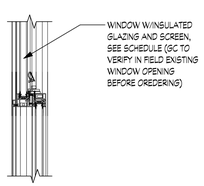


OTHER OPTIONS WE COULD EXPLORE FOR THIS ONE...



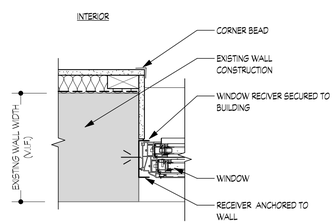
VINYL WINDOW HEAD - EXISTING EXTERIOR

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



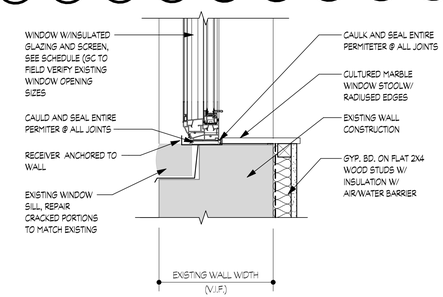
VINYL WINDOW MEETING RAIL - EXISTING EXTERIOR

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



VINYL WINDOW JAMB - EXISTING EXTERIOR

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



VINYL WINDOW SILL - EXISTING EXTERIOR

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

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
01.15.2026	ASI #1
06.24.2025	BIDS

KEY PLAN

FSP PROJECT NO.
TRC22.066

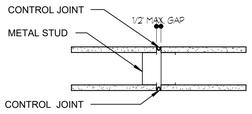
DRAWING TITLE

WINDOW SCHEDULE, TYPES AND DETAILS

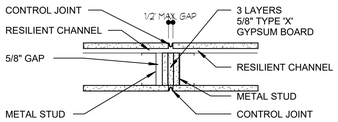
DRAWING NUMBER

A.714

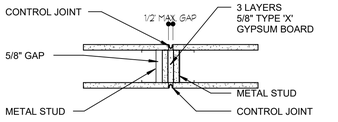
TYPICAL CONTROL JOINT



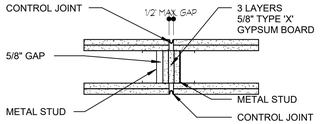
CONTROL JOINT-
1 HOUR FIRE RATED ASSEMBLY



CONTROL JOINT-
1 HOUR FIRE RATED ASSEMBLY



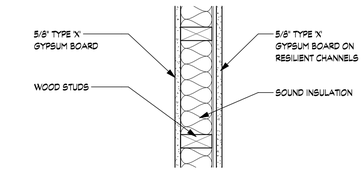
TYPICAL CONTROL JOINT-
2 HOUR FIRE RATED ASSEMBLY



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

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

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



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

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

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

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

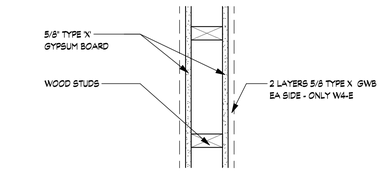
BATTS AND BLANKETS - 3" THICK MINERAL WOOL BATTS, PLACED TO FILL INTERIOR OF WALL, ATTACHED TO THE 4" FACE OF THE STUDS WITH STAPLES PLACED 24" OC. OR GLASS FIBER INSULATION - 3" THICK GLASS FIBER BATTS BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING AND/OR FIRE RESISTANCE, PLACED TO FILL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

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

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

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

UNIT/CORRIDOR SEPARATION WALL



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

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

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

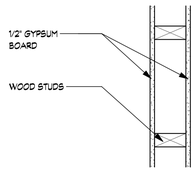
JOINTS AND SCREW HEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, SCREW HEADS COVERED WITH JOINT COMPOUND.

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

INTERIOR RATED WALLS

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

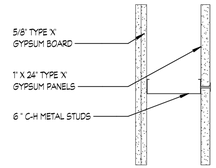
SHAFT WALL- ONE HOUR RATED



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

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

INTERIOR NON-RATED WALL



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

NON-BEARING

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

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

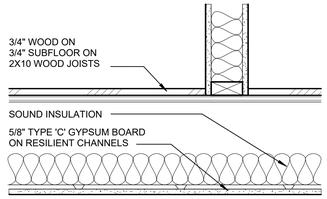
GYPSUM BOARD" — 1 IN. THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOMINAL 24 IN. OR 600 MM WIDTHS. VERTICAL EDGES INSERTED IN "H" SHAPED SECTION OF "C-H" STUDS. FREE EDGE OF END PANELS ATTACHED TO LONG LEG OF "J" RUNNERS WITH 1-5/8 IN. LONG TYPE S HEAD STEEL SCREWS SPACED NOT GREATER THAN 12 IN.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

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

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

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

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



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

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

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

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

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

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

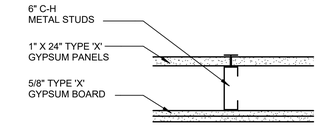
RESILIENT CHANNELS - FORMED OF 25 MSG GALV STEEL, SPACED 24" OC PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPLICES 4" AND FASTENED TO EACH JOIST WITH 1-1/4" LONG NO. 7 TYPE S BUGLE HEAD SCREWS. ADDITIONAL RESILIENT CHANNELS POSITIONED SO AS TO COINCIDE WITH END JOINTS OF GYPSUM BOARD. ADDITIONAL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

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

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

- AS ABOVE

FLOOR/CEILING ONE HOUR RATED ASSEMBLY



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

NON-BEARING

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

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

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

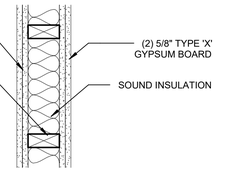
GYPSUM BOARD — GYPSUM PANELS, WITH BEVELED, SQUARE OR TAPERED EDGES, 5/8 IN. THICK, 4 FT. WIDE, APPLIED VERTICALLY AND HORIZONTALLY IN 2 LAYERS. BASE LAYER ATTACHED TO STUDS WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 24 WHEN INSTALLED VERTICALLY OR 16" O.C. WHEN INSTALLED HORIZONTALLY.FACE LAYER ATTACHED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

HORIZONTAL ASSEMBLY - TWO HOUR RATED

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

WALL TYPE DESIGNATION NOTES:

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

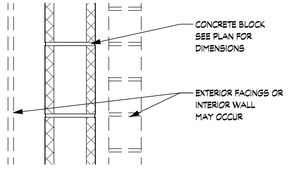


BEARING WALL RATING 2 HOUR
UL DESIGN #U301
SOUND TEST PER RAL USG-161216
STC RATING = 42

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

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

UNIT WALL SOUND



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

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

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

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

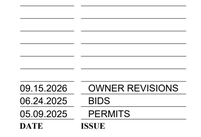
MASONRY WALL

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

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

MICHIGAN

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

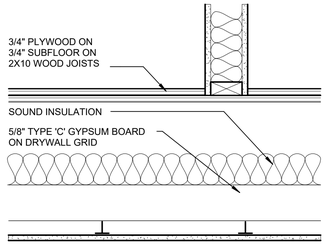
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

WALL TYPES

DRAWING NUMBER

A.721



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

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

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

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

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

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

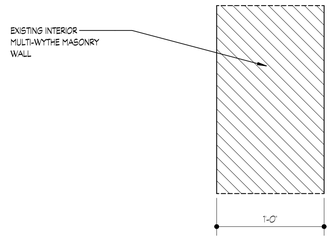
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GYPSUM BOARD - ONE LAYER 5/8" TYPE 'C' GYPSUM BOARD, 4 FT WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND THE SIDE EDGES OF THE BOARD LOCATED BETWEEN JOISTS. GYPSUM BOARD FASTENED TO RESILIENT CHANNELS WITH 1" LONG NO. 7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

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

AS ABOVE

FLOOR/CEILING ONE HOUR RATED ASSEMBLY



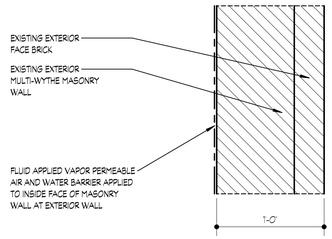
INTERIOR WALL ASSEMBLY
W-12-M2 (ARCHAIC ASSEMBLY) - 10 HOUR EQUIVALENT
W-8-M-13 (ARCHAIC ASSEMBLY) - 5 HOUR EQUIVALENT

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

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

AS ABOVE

INTERIOR MASONRY WALL



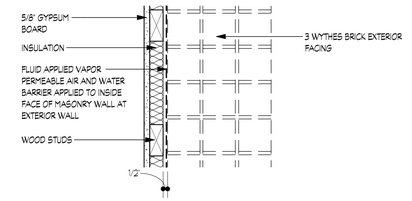
EXTERIOR MASONRY WALL ASSEMBLY
W-16-M7 (ARCHAIC ASSEMBLY) - 5 HOUR EQUIVALENT
W-12-M-13 (ARCHAIC ASSEMBLY) - 3 HOUR EQUIVALENT

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

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

AS ABOVE

EXTERIOR MASONRY WALL



NON RATED

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

INTERIOR NON-RATED WALL

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

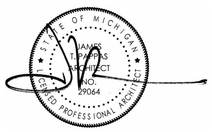
WALL TYPE DESIGNATION NOTES:

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

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

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RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

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05.09.2025	PERMITS

KEY PLAN

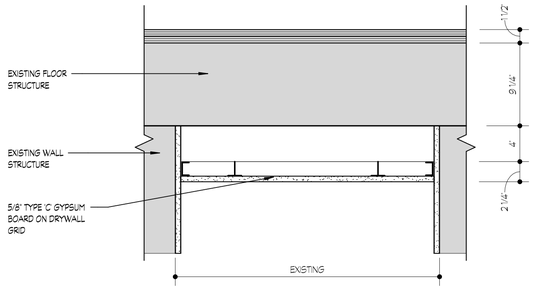
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

WALL TYPES

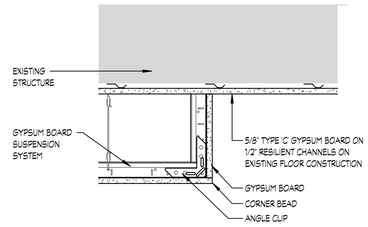
DRAWING NUMBER

A.722



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

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



2 / A.801 **CEILING SECTION**

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

REFLECTED CEILING PLAN NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
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3. ALL CEILING PENETRATIONS OF FIRE PROTECTION HEADS, FIRE ALARM DEVICES, LIGHT FIXTURES, SPEAKERS, ETC. MUST BE CENTERED IN THE CEILING TILE.
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5. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
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7. PROVIDE AND INSTALL FIRE DAMPERS AT DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES. CEILING RADIATION DAMPERS ARE REQUIRED AT ALL DUCT/FAN PENETRATIONS OF THE FIRE RATED CEILINGS.

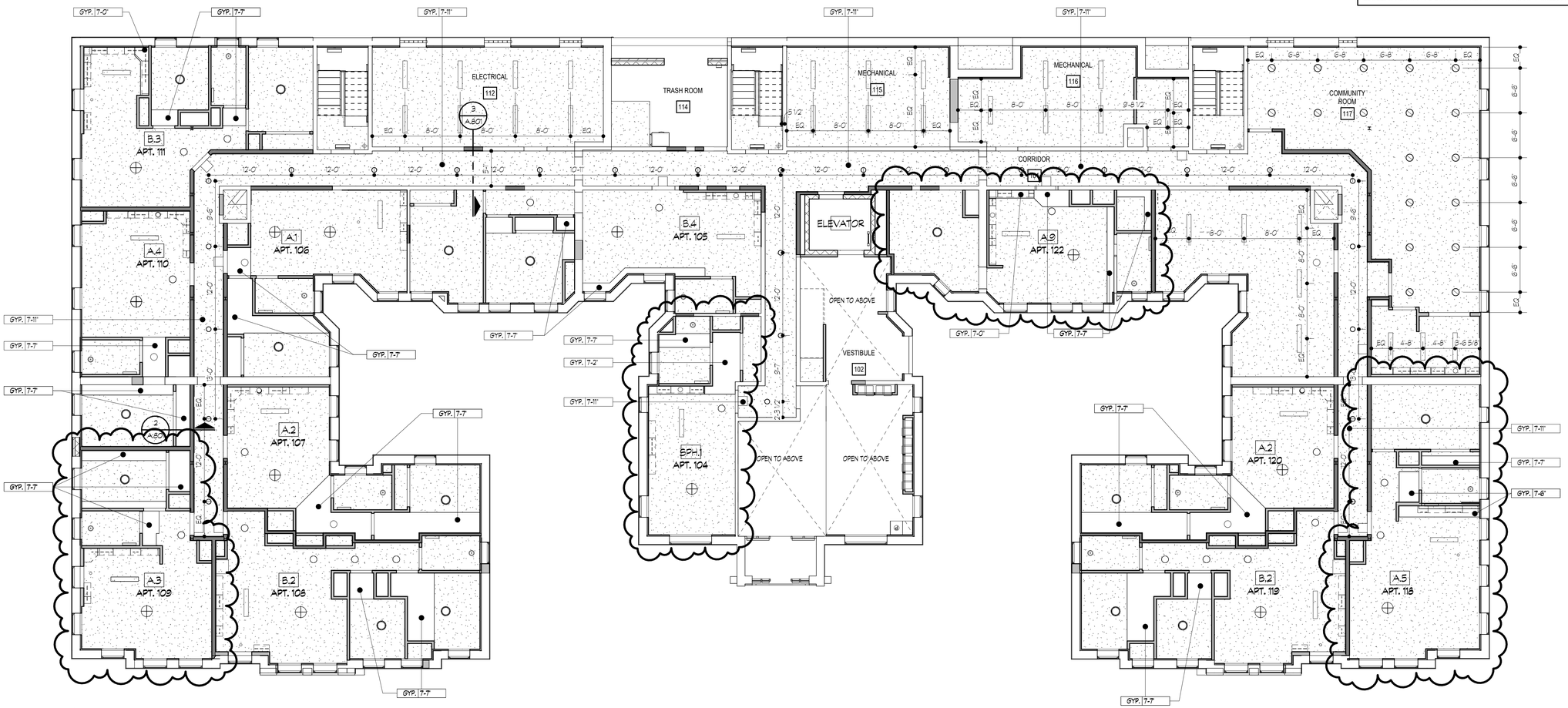
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REFLECTED CEILING PLAN SYMBOLS LEGEND

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

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

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



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

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

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

RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE DETROIT MICHIGAN

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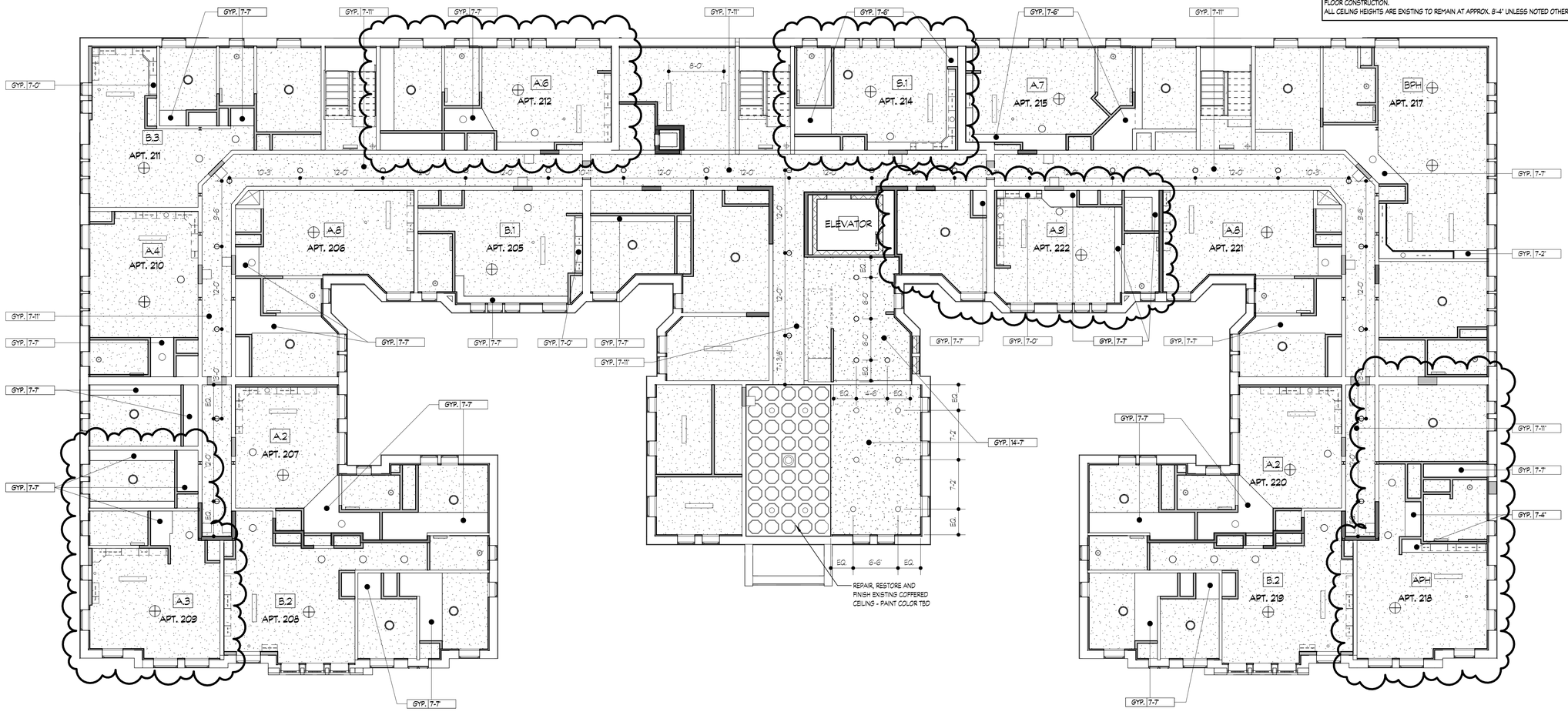
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

BASEMENT FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.801



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1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
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FIRST FLOOR REFLECTED CEILING PLAN

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

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ARCHITECTS AND PLANNERS

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FIRST FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.802

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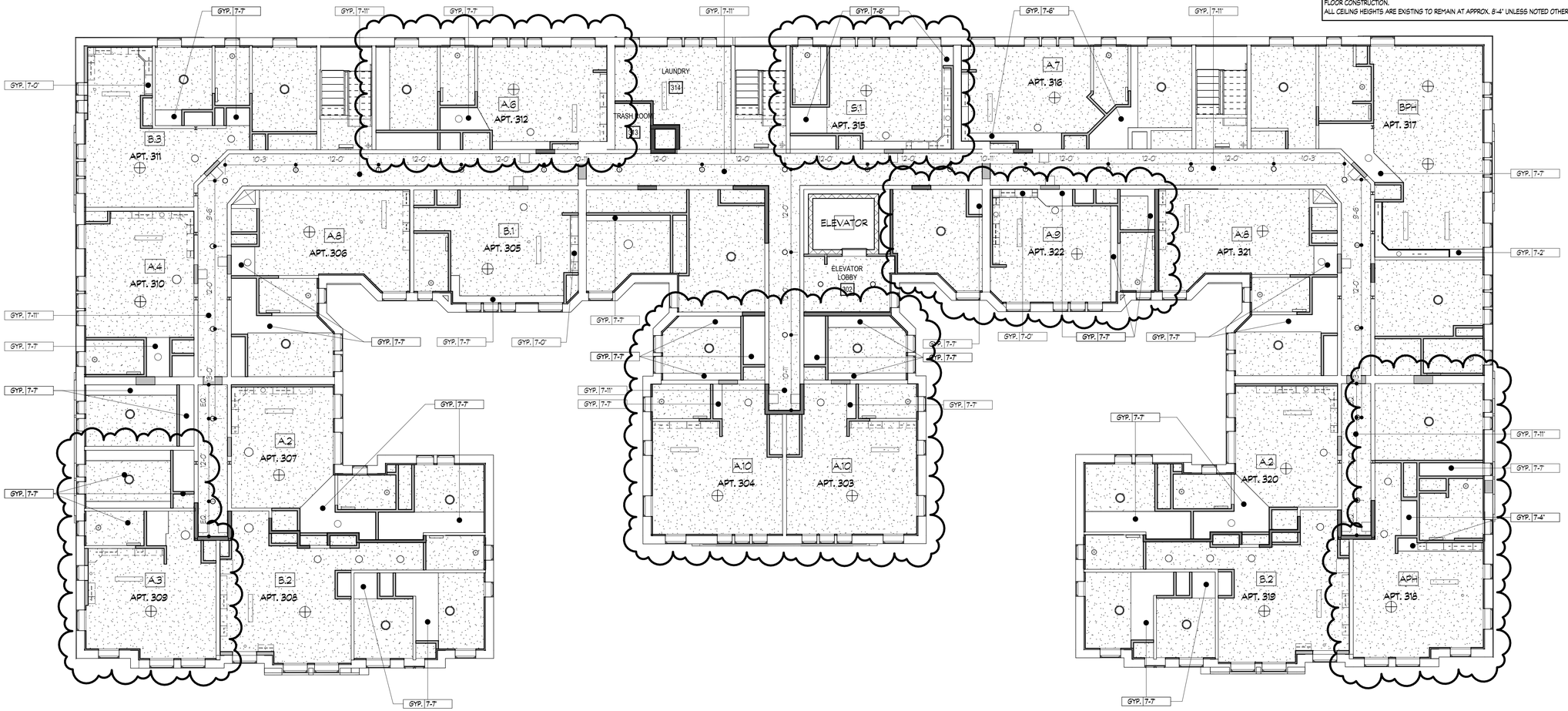
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SECOND FLOOR REFLECTED CEILING PLAN

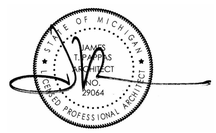
1 / A.803 SCALE: 1/8" = 1'-0"

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RENOVATION OF CABOT APARTMENTS

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DRAWING TITLE

SECOND FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.803

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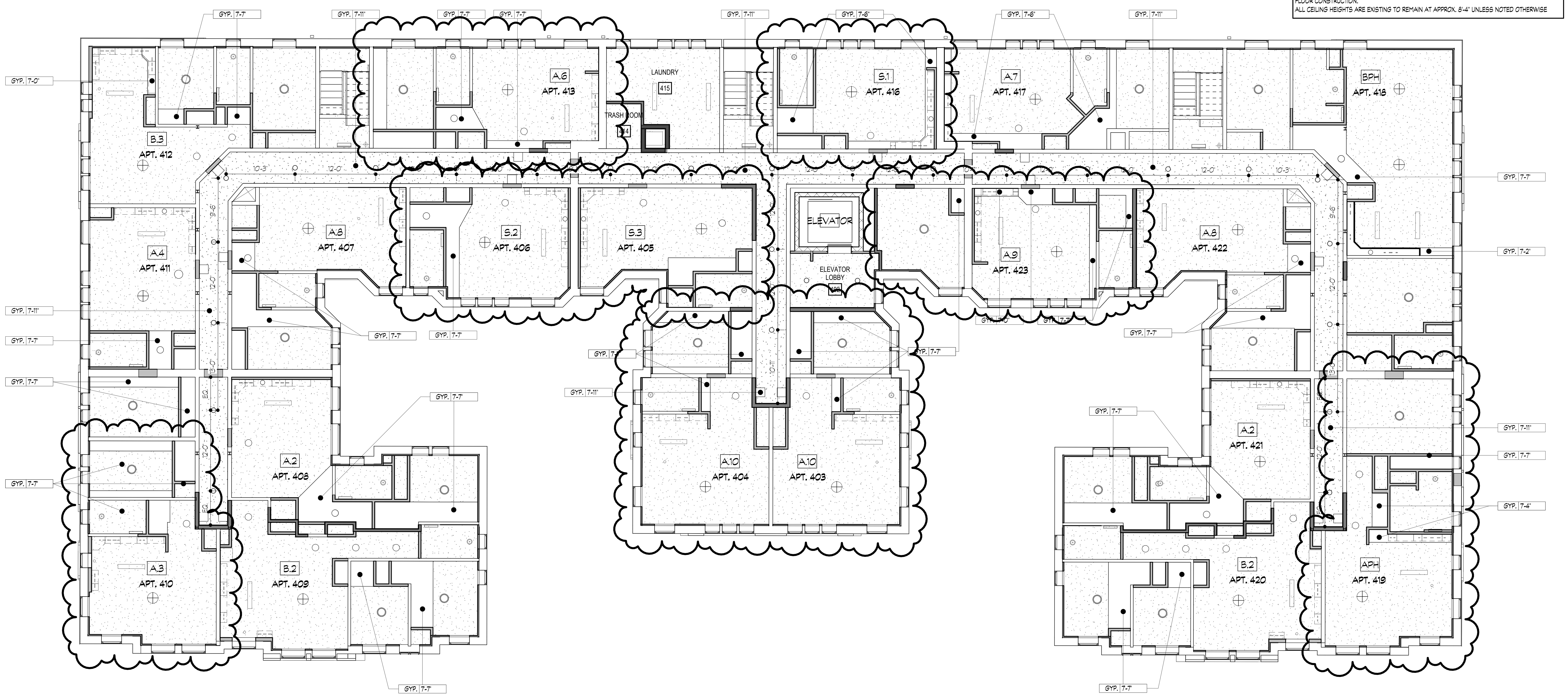
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STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
NO. 29064
LICENSED PROFESSIONAL ARCHITECT



THIRD FLOOR REFLECTED CEILING PLAN

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

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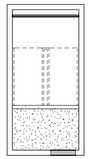
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

THIRD FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.804



2 A.805 ROOF REFLECTED CEILING PLAN

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

REFLECTED CEILING PLAN NOTES:

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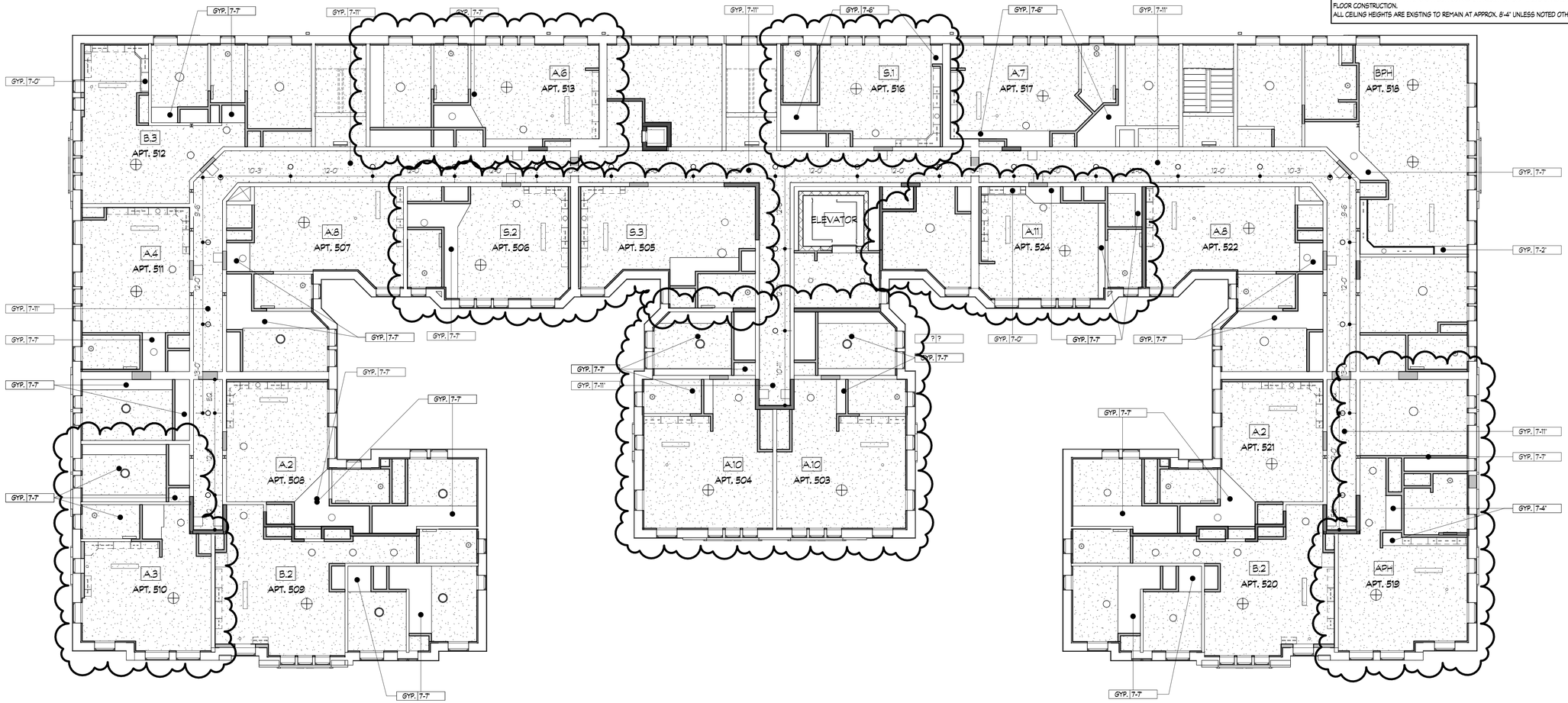
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ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE



1 A.805 FOURTH FLOOR REFLECTED CELING PLAN

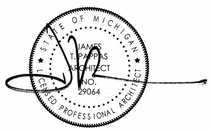
SCALE: 1/8" = 1'-0"

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

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SEAL



RENOVATION OF CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

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

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

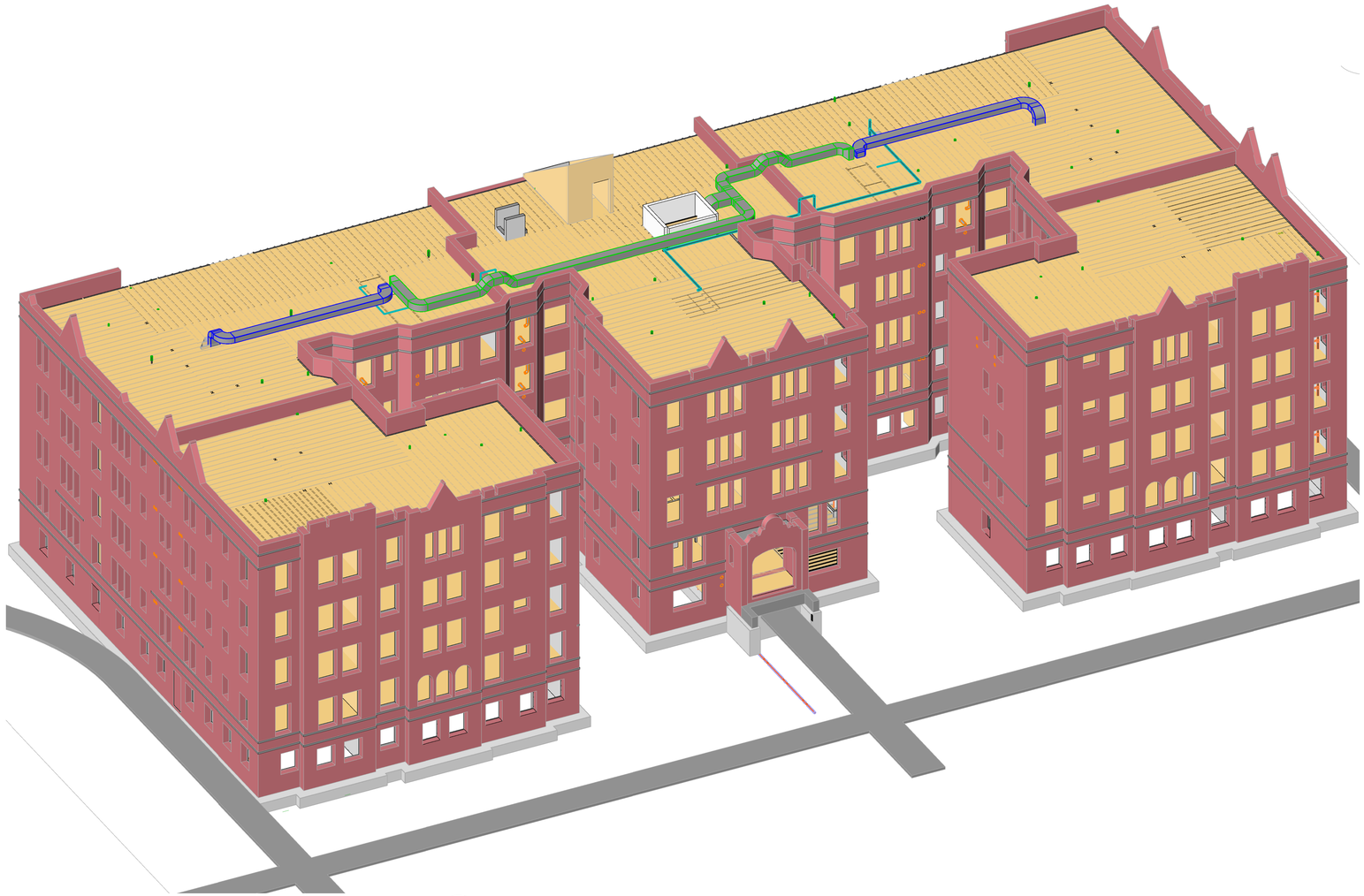
FOURTH FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.805

PROJECT NAME:CABOT APARTMENTS

CSC PROJECT #:25008



1 S.000 BUILDING ISOMETRIC

SCALE:

ABBREVIATIONS

ADDL	ADDITIONAL
ARCH	ARCHITECTURAL (DISCIPLINE)
BOTT	BOTTOM
B/...	BOTTOM OF ...
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DIA/⌀	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DTL	DETAIL
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL (DISCIPLINE)
EMBED	EMBEDMENT
EOR	ENGINEER OF RECORD
EQUIP	EQUIPMENT
EX OR EXIST	EXISTING
EXP	EXPANSION
F/...	FACE OF ...
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
HORIZ	HORIZONTAL
INFO	INFORMATION
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MANUF	MANUFACTURER
MECH	MECHANICAL (DISCIPLINE)
NTS	NOT TO SCALE
OC	ON CENTER
OH	OPPOSITE HAND
OPP	OPPOSITE
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
REINF	REINFORCING
REQD	REQUIRED
SEOR	STRUCTURAL ENGINEER OF RECORD
SIM	SIMILAR
STRU	STRUCTURAL (DISCIPLINE)
T&B	TOP & BOTTOM
T/...	TOP OF ...
T/STL	TOP OF STEEL
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WP	WORKING POINT

STRUCTURAL DRAWING INDEX & REVISIONS

Sheet Number	Sheet Name	Current Revision	Current Revision Date
S.000	Structural Cover Sheet	PRIORITY REPAIRS	03.27.2026
S.001	Structural General Notes	BIDS	06.24.2025
S.002	Structural General Notes	BIDS	06.24.2025
S.003	Special Inspections & Testing	BIDS	06.24.2025
S.004	Special Inspections & Testing	BIDS	06.24.2025
S.005	Structural Specifications	BIDS	06.24.2025
S.006	Structural Specifications	BIDS	06.24.2025
S.D.101	Foundation Demolition Plan	BIDS	06.24.2025
S.D.102	Second Floor Demolition Plan	BIDS	06.24.2025
S.D.103	Third Floor Demolition Plan	BIDS	06.24.2025
S.D.104	Fourth Floor Demolition Plan	BIDS	06.24.2025
S.D.105	Fifth Floor Demolition Plan	BIDS	06.24.2025
S.D.109	Roof Demolition Plan	BIDS	06.24.2025
S.101	Foundation Plan	PRIORITY REPAIRS	03.27.2026
S.102	Second Floor Framing Plan	PRIORITY REPAIRS	03.27.2026
S.103	Third Floor Framing Plan	PRIORITY REPAIRS	03.27.2026
S.104	Fourth Floor Framing Plan	PRIORITY REPAIRS	03.27.2026
S.105	Fifth Floor Framing Plan	PRIORITY REPAIRS	03.27.2026
S.109	Roof Framing Plan	PRIORITY REPAIRS	03.27.2026
S.201	Exterior Restoration Elevations	BIDS	06.24.2025
S.202	Exterior Restoration Elevations	BIDS	06.24.2025
S.203	Exterior Restoration Elevations	BIDS	06.24.2025
S.204	Exterior Restoration Elevations	BIDS	06.24.2025
S.205	Exterior High Priority Restoration Elevations	PRIORITY REPAIRS	03.27.2026
S.206	Exterior High Priority Restoration Elevations	PRIORITY REPAIRS	03.27.2026
S.207	Exterior High Priority Restoration Elevations	PRIORITY REPAIRS	03.27.2026
S.208	Exterior High Priority Restoration Elevations	PRIORITY REPAIRS	03.27.2026
S.401	Construction Tolerances	BIDS	06.24.2025
S.402	Typical Details	BIDS	06.24.2025
S.403	Typical Details	BIDS	06.24.2025
S.404	Typical Details	BIDS	06.24.2025
S.405	Typical Details	BIDS	06.24.2025
S.411	Sections & Details	BIDS	06.24.2025
S.421	Sections & Details	BIDS	06.24.2025
S.431	Sections & Details	BIDS	06.24.2025
S.D.501	Enlarged Stair Demolition Plans	BIDS	06.24.2025
S.D.502	Enlarged Stair Demolition Plans	BIDS	06.24.2025
S.D.503	Enlarged Stair Demolition Plans	BIDS	06.24.2025
S.D.504	Enlarged Stair Demolition Plans	BIDS	06.24.2025
S.501	Enlarged Plans	BIDS	06.24.2025
S.502	Enlarged Framing Plans	BIDS	06.24.2025

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040541
REGISTERED PROFESSIONAL ENGINEER

MICIGAN

PROJECT TITLE

CABOT APARTMENTS
RENOVATIONS
DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
03.27.2026	PRIORITY REPAIRS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Structural Cover Sheet

DRAWING NUMBER

S.000

SELECTIVE DEMOLITION - CONTINUED

14. PATCHING AND REPAIRS
    A. PROMPTLY REPAIR DAMAGE TO ADJACENT CONSTRUCTION CAUSED BY SELECTIVE DEMOLITION OPERATIONS.
    B. WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
    C. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND RESTORATION INTO ADJOINING CONSTRUCTION IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
    D. WHERE WALLS OR PARTITIONS THAT ARE DEMOLISHED EXTEND ONE FINISHED AREA INTO ANOTHER, PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE. PROVIDE AN EVEN SURFACE OF UNIFORM FINISH COLOR, TEXTURE, AND APPEARANCE. REMOVE EXISTING FLOOR AND WALL COVERINGS AND REPLACE WITH NEW MATERIALS, IF NECESSARY, TO ACHIEVE UNIFORM COLOR AND APPEARANCE.

15. DISPOSAL OF DEMOLISHED MATERIALS
    A. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE.
    B. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
    C. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
    D. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.
    E. DO NOT BURN DEMOLISHED MATERIALS.

16. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

FOUNDATION UNDERPINNING

1. THE FOLLOWING NOTES ARE GENERAL IN FORM AND CONCEPTUAL IN NATURE.
2. CONTRACTOR SHALL CHECK AND VERIFY THE GOVERNING DIMENSIONS AND ELEVATIONS, INCLUDING FIELD MEASUREMENTS OF EXISTING AND ADJOINING CONDITIONS ON WHICH THE WORK IS DEPENDENT. THIS IS TO ASSURE PROPER FIT AND CLEARANCES OF THE NEW WORK AND EXISTING CONDITIONS.
3. FOOTINGS UNDER COLUMNS TO BE UNDERPINNED AS SHOWN ON DOCUMENTS.
    A. SEQUENCE OF UNDERPINNING AS INDICATED.
    B. MATERIAL AND CONNECTIONS AS INDICATED.
    C. BUILDING SHORING AS INDICATED.
    D. EARTH RETENTION SHORING AS INDICATED.
4. WORK MUST CONFORM TO THE APPLICABLE BUILDING AND SAFETY CODES.
5. INSTALL SHORING, NEEDLE BEAMS AND DISTRIBUTION GRILLAGE. SEE PLAN FOR ESTIMATED SHORING LOADS.
6. INSTALL EARTH RETENTION SYSTEM. SEE PLANS FOR ESTIMATED LOCATIONS AND DEPTH.
7. CONTRACTOR IS PROHIBITED FROM USING VIBRATORY OR IMPACT EQUIPMENT.
8. EXISTING STRUCTURES AND ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES SERVICES AND STRUCTURES SHALL BE PROTECTED AT ALL TIMES.
9. ALL NEW WORK SHALL BE ENCASED IN CONCRETE U.O.N.
10. GRADUALLY TRANSFER LOAD TO NEW FOUNDATION AFTER CONCRETE HAS CURED FOR 7 DAYS MINIMUM AND CONCRETE HAS ACHIEVED MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI VERIFIED BY COMPRESSION TEST RESULTS.
11. REMOVE NEEDLE BEAMS AND DISTRIBUTION GRILLAGE.
12. ALLOWABLE DISPLACEMENT:
    A. HORIZONTAL DISPLACEMENT:
        a. COLUMN AND WALL UNDERPINNING SHALL BE CONSTRUCTED IN SUCH A WAY TO HAVE NEAR ZERO INCH (0.00") HORIZONTAL (INCH) DISPLACEMENT.
    B. VERTICAL DISPLACEMENT:
        a. COLUMN AND WALL UNDERPINNING SHALL BE CONSTRUCTED TO ACHIEVE A MAXIMUM 1/16" VERTICAL DISPLACEMENT.

CONCRETE

1. CONCRETE IS NORMAL WEIGHT AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
2. CONCRETE BAR REINFORCEMENT SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, 60,000 PSI YIELD.
3. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A-1064, AND SHALL BE FURNISHED AND PLACED IN FLAT SHEETS.
4. CONCRETE WORK SHALL CONFORM TO THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND THE ACI "DETAILING MANUAL" (SP-66).
5. WALLS, PIERS, AND COLUMNS SHALL BE DOWELED TO FOOTINGS. WALL, PIER, AND COLUMN DOWELS SHALL BE SAME SIZE AS WALL, PIER, AND COLUMN VERTICAL REINFORCING U.O.N.
6. MINIMUM ELAPSED TIME BETWEEN ADJACENT CONCRETE PLACEMENTS SHALL BE 48 HOURS.
7. BEAMS, SLABS AND COLUMNS SHALL BE PLACED MONOLITHICALLY. NO HORIZONTAL CONSTRUCTION JOINTS ARE TO BE MADE IN SLABS OR BEAMS.
8. DRILLED AND EPOXIED / GROUTED DOWELS ARE NOT AN ACCEPTABLE SUBSTITUTE FOR DOWELS SHOWN IN DETAILS.
9. MINIMUM CONCRETE COVER SHALL BE (UNLESS OTHERWISE NOTED):

A.	UNFORMED SURFACES IN CONTACT WITH GROUND (FOOTING BOTTOMS):	3"
B.	SLABS ON GRADE (TOP COVER):	3/4"
C.	FORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO THE WEATHER (GRADE BEAMS, WALLS, ETC.):	2"
D.	BEAMS MAIN REINFORCING WITHOUT TIES	1 1/2"
E.	PIER VERTICAL REINFORCING WITHOUT TIES:	1-1/2"
F.	PIER TIES:	1-1/2"
G.	INTERIOR WALL SURFACES	1"
H.	IN ALL CASES, CLEARANCE NOT LESS THAN THE DIAMETER OF THE BARS.	

NOTE: MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE +1/4" FOR SECTIONS TEN (10) INCHES OR LESS AND +1/2" FOR SECTIONS OVER TEN (10) INCHES THICK.

10. WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES, AND HOOKED AT DISCONTINUOUS ENDS.

SELECTIVE DEMOLITION

1. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS APPLY TO THIS SECTION.
2. SUMMARY
    A. DEMOLITION AND REMOVAL OF SELECTED PORTIONS OF BUILDING OR STRUCTURE.
3. MATERIALS OWNERSHIP
    A. DEMOLITION WASTE IS THE PROPERTY OF CONTRACTOR.
    B. ANTIQUES, AND SIMILAR OBJECTS INCLUDING, BUT NOT LIMITED TO, CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OR VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF OWNER.
4. INFORMATIONAL SUBMITTALS
    A. PROPOSED PROTECTION MEASURES: SUBMIT REPORT, INCLUDING DRAWINGS, THAT INDICATES THE MEASURES PROPOSED FOR PROTECTING INDIVIDUALS AND PROPERTY FOR ENVIRONMENTAL PROTECTION, FOR DUST CONTROL AND FOR NOISE CONTROL. INDICATE PROPOSED LOCATIONS AND CONSTRUCTION OF BARRIERS
    B. SURVEY OF EXISTING CONDITIONS: SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION, INCLUDING FINISH SURFACES, THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
5. COORDINATION
    A. COORDINATION OF OWNER'S CONTINUING OCCUPANCY OF PORTIONS OF EXISTING BUILDING AND OF OWNER'S PARTIAL OCCUPANCY OF COMPLETED WORK.
    B. ARRANGE SELECTIVE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S OPERATIONS.
    C. MAINTAIN ACCESS TO EXISTING WALKWAYS, CORRIDORS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
    D. DO NOT CLOSE OR OBSTRUCT WALKWAYS, CORRIDORS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
    E. OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF AREAS TO BE SELECTIVELY DEMOLISHED.
    F. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
    G. NOTIFY SEOR OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
    H. UTILITY SERVICE: SHOWN ELSEWHERE IN DOCUMENTS.
6. QUALITY ASSURANCE
    A. DEMOLITION FIRM QUALIFICATIONS: AN EXPERIENCED FIRM THAT HAS SPECIALIZED IN DEMOLITION WORK SIMILAR IN MATERIAL AND EXTENT TO THAT INDICATED FOR THIS PROJECT.
    B. MINIMUM 5 YEARS OF EXPERIENCE.
    C. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION.
    D. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
    E. COMPLY WITH ANSI A10.6 AND NFPA 241
7. VERIFY THAT UTILITIES HAVE BEEN REROUTED OR DISCONNECTED AND CAPPED BEFORE STARTING SELECTIVE DEMOLITION OPERATIONS.
8. WHEN AVAILABLE, REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION OR OTHER EXISTING CONDITION AND HAZARDOUS MATERIAL INFORMATION PROVIDED BY OWNER.
    A. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS.
9. VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.
10. PROTECTION
    A. TEMPORARY PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
    B. TEMPORARY SHORING: PROVIDE, AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS SHOWN AND DELEGATED ON CONTRACT DOCUMENTS TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
11. SELECTIVE DEMOLITION, GENERAL
    A. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED.
    B. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
        1. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
        2. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
        3. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
        4. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS.
        5. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
        6. MAINTAIN FIRE WATCH DURING AND FOR AT LEAST 24 HOURS AFTER FLAME-CUTTING OPERATIONS.
        7. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
        8. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
        9. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT GROUND IMPACT OR DUST GENERATION.
12. EXISTING FACILITIES:
    A. COMPLY WITH OWNER'S REQUIREMENTS FOR USING AND PROTECTING ELEVATORS, STAIRS, WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING SELECTIVE DEMOLITION OPERATIONS.
    B. EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION.
13. SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS
    A. WALL REMOVAL: PROCEED IN STEPS.
        a. REMOVE DRYWALL/SHEATHING ON ONE SIDE.
        b. INSPECT FOR STRUCTURAL MEMBERS ENCLOSED BY WALL COVERINGS (BRACES, BEAMS, POSTS, COLUMNS, ETC.).
        c. IF NONE ARE NOTED, PROCEED WITH REMOVAL.
        d. IF STRUCTURAL MEMBERS ARE NOTED, NOTIFY SEOR AT ONCE FOR FURTHER INSTRUCTION.
    B. CONCRETE: DEMOLISH IN SECTIONS. CUT CONCRETE FULL DEPTH AT JUNCTURES WITH CONSTRUCTION TO REMAIN AND AT REGULAR INTERVALS USING POWER-DRIVEN SAW, AND THEN REMOVE CONCRETE BETWEEN SAW CUTS.
    C. MASONRY: DEMOLISH IN SMALL SECTIONS. CUT MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN, USING POWER-DRIVEN SAW, AND THEN REMOVE MASONRY BETWEEN SAW CUTS.
    D. CONCRETE SLABS-ON-GRADE: SAW-CUT PERIMETER OF AREA TO BE DEMOLISHED, AND THEN BREAK UP AND REMOVE.
    E. ROOFING: REMOVE NO MORE EXISTING ROOFING THAN WHAT CAN BE COVERED IN ONE DAY BY NEW ROOFING AND SO THAT BUILDING INTERIOR REMAINS WATERTIGHT AND WEATHERTIGHT.

SHOP DRAWINGS & SUBMITTALS

1. PROVIDE THE FOLLOWING SHOP DRAWINGS AND SUBMITTALS FOR REVIEW TO THE STRUCTURAL ENGINEER OF RECORD:
    A. TESTING AND SPECIAL INSPECTION REPORTS
    B. BUILDING SHORING SHOP DRAWINGS & DESIGN CALCULATIONS
    C. FOUNDATION UNDERPINNING SHOP DRAWINGS & DESIGN CALCULATIONS
    D. CONCRETE FOUNDATIONS AND REINFORCING SHOP DRAWINGS
    E. MASONRY REINFORCING SHOP DRAWINGS:
        a. WALL ELEVATIONS
        b. PRODUCT DATA
    F. STRUCTURAL STEEL SHOP DRAWINGS
    G. STRUCTURAL STEEL CONNECTION DESIGN CALCULATIONS

TYPICAL DETAILS

1. TYPICAL DETAILS ARE GENERAL IN NATURE AND THEIR USE MAY BE WARRANTED IN A VARIETY OF SITUATIONS.
2. CONDITIONS SHOWN IN THE TYPICAL DETAILS MAY NOT EXACTLY REPRESENT EVERY GIVEN SITE CONDITION, IN WHICH CASE THE CONTRACTOR IS RESPONSIBLE TO COMPLETE THE WORK IN A MANNER CONSISTENT WITH THE SPIRIT OF, AND INTENT SHOWN IN THE TYPICAL DETAIL.
3. SLIGHT VARIATIONS FROM THE DETAIL ENCOUNTERED IN SITE CONDITIONS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM THE COMPLETION OF THEIR WORK.
4. MANUFACTURERS WRITTEN INSTALLATION PROCEDURES MAY DIFFER FROM THOSE SHOWN IN THE TYPICAL DETAILS. IN SUCH CASE, CONSTRUCTION SHALL BE BASED ON THE MORE CONSERVATIVE INSTALLATION PROCEDURE.
5. DELEGATED DESIGN STRUCTURAL ENGINEER SHALL FOLLOW THE GENERAL CONCEPT OF TYPICAL DETAILS.

BUILDING SHORING

1. THE FOLLOWING NOTES ARE GENERAL IN FORM AND CONCEPTUAL IN NATURE.
2. BUILDING SHORING SYSTEMS ARE DELEGATED TO THE CONTRACTOR.
    A. DESIGN SHALL BE PERFORMED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MICHIGAN.
3. CONTRACTOR SHALL CHECK AND VERIFY THE GOVERNING DIMENSIONS AND ELEVATIONS, INCLUDING FIELD MEASUREMENTS OF EXISTING AND ADJOINING CONDITIONS ON WHICH THE WORK IS DEPENDENT. THIS IS TO ASSURE PROPER FIT AND CLEARANCES OF THE NEW WORK AND EXISTING CONDITIONS.
4. WORK MUST CONFORM TO THE APPLICABLE BUILDING AND SAFETY CODES.
5. INSTALL SHORING, NEEDLE BEAMS AND DISTRIBUTION GRILLAGE. SEE DOCUMENTS FOR ESTIMATED SHORING LOADS.
6. CONTRACTOR SHALL PROVIDE ADEQUATE BEARING AREA UNDER EACH SHORE SO AS NOT TO DAMAGE THE EXISTING SLAB. MAXIMUM LOADING ON THE SLAB ON GRADE IS NOT TO EXCEED 500 PSF.
7. EXISTING STRUCTURES, ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SERVICES SHALL BE PROTECTED AT ALL TIMES.
8. CONTRACTOR IS PROHIBITED FROM USING VIBRATORY OR IMPACT EQUIPMENT FOR THE BUILDING SHORING WORK.
9. PROVIDE DIRECT LOAD PATH BETWEEN TEMPORARY SUPPORTS.
10. ALLOWABLE DISPLACEMENT:
    A. HORIZONTAL DISPLACEMENT:
        a. COLUMN AND WALL UNDERPINNING SHALL BE CONSTRUCTED IN SUCH A WAY TO HAVE NEAR ZERO INCH (0.00") HORIZONTAL (INCH) DISPLACEMENT.
    B. VERTICAL DISPLACEMENT:
        a. COLUMN AND WALL UNDERPINNING SHALL BE CONSTRUCTED TO ACHIEVE A MAXIMUM 1/16" VERTICAL DISPLACEMENT.
11. SHORING PORTIONS OF THE EXISTING BUILDINGS AS REQUIRED ON THE STRUCTURAL DRAWINGS, IN ACCORDANCE WITH GENERALLY ACCEPTED BUILDING SHORING PROCEDURES.
12. PROVIDE SUFFICIENT TEMPORARY LATERAL BRACING TO SAFELY RESIST ANY LATERAL PRESSURE ACTING AGAINST THE BUILDING SHORING IN ORDER TO AVOID HORIZONTAL AND VERTICAL MOVEMENT OF THE EXISTING BUILDING.
13. AFTER NEW CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE SHORE WITH DUE CARE AND CAUTION SO LOAD IS APPLIED GRADUALLY TO BUILDING STRUCTURE.
14. SHORING SHOP DRAWINGS:
    A. ALL MATERIAL, CLEARLY DETAILED.
    B. INDICATE SHORING MEMBERS, BEARING DETAILS, AND CONNECTIONS FOR COMPLETE SHORING SYSTEM.
    C. EQUIPMENT REQUIRED FOR COMPLETION OF WORK, SUCH AS CALIBRATED LOAD INDICATOR JACKS, SHALL BE SHOWN ON THE DRAWINGS.
    D. PROVIDE INSTALLATION SEQUENCE.
    E. SUBMIT CALCULATIONS.
    F. PROVIDE DIRECT LOAD PATH BETWEEN TEMPORARY SUPPORTS AND COLUMN TO PREVENT UNACCEPTABLE MOVEMENT DURING INSTALLATION AND USE.
    G. SHOP DRAWINGS FOR DELEGATED DESIGN SYSTEMS SHALL BEAR THE SEAL AND SIGNATURE OF THE PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MICHIGAN.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON PRESUMPTIVE LOAD BEARING VALUES OF 2021 MBC SECTION 1806.2 AND TABLE 1806.2.
2. FOOTINGS SHALL BE CARRIED DOWN TO UNDISTURBED SOIL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT.
3. WHERE NEW FOOTINGS ABUT EXISTING FOUNDATIONS, CAREFULLY HAND EXCAVATE AND DETERMINE BOTTOM OF EXISTING FOUNDATION. IF DIFFERENT THAN ANTICIPATED, ADJUST NEW FOUNDATIONS TO MATCH EXISTING. IN NO CASE SHALL THE NEW FOOTING BE LOWER THAN THE EXISTING WITHOUT PROTECTION AGAINST UNDERMINING SUCH AS UNDERPINNING AND/OR SHORING.
4. FINISHED EXCAVATIONS AND BEARING GRADES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL INSPECTION AGENCY BEFORE ANY CONCRETE IS PLACED.
5. BACKFILL AGAINST FOUNDATION WALLS AND GRADE BEAMS:
    A. DO NOT PLACE BACKFILL UNTIL CONCRETE STRENGTH HAS ATTAINED 75% OF ITS 28 DAY STRENGTH.
    B. PROVIDE BRACING FOR GRADE BEAMS OR WALL BUTTRESSES SUSTAINING MORE THAN 2 FEET OF UNBALANCED EARTH PRESSURE. THIS BRACING IS TO REMAIN UNTIL THE PERMANENT RESTRAINTS BECOME EFFECTIVE.
6. CONCRETE FOR FOOTINGS AND GRADE BEAMS MAY ONLY BE PLACED AT CONTRACTOR'S OPTION INTO UNFORMED TRENCHES IF THE BUILDING OFFICIAL CONCURS THAT SOIL CONDITIONS DO NOT REQUIRE FORMWORK.
    A. CUT TRENCH FOOTING SIDES IN VERTICAL MANNER TO NOT ALLOW TRENCH FOOTING TO "MUSHROOM OUT" NEAR THE TOP.
    B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE SLOUGHING OF SIDEWALLS.
    C. WHERE SLOUGHING OCCURS, REMOVE SLOUGHED SOIL AND/OR OVER EXCAVATE, EITHER ONE OR BOTH AS REQUIRED AS REQUIRED BY THE SPECIAL INSPECTION AND TESTING AGENT.

EXISTING CONDITIONS

1. THE PROJECT AREA OCCURS WITHIN AN EXISTING BUILDING.
2. AS-BUILT DOCUMENTS FOR THE SPACE ARE NOT CURRENTLY AVAILABLE.
3. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
    A. THE STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR DOCUMENTING ALL EXISTING CONDITIONS.
    B. CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER OF RECORD OF ALL DISCREPANCIES.
    C. CONDITIONS THAT VARY FROM EXPLORATORY INVESTIGATION ARE TO BE EXPECTED.
4. EXPLORATORY DEMOLITION MAY BE REQUIRED TO VERIFY EXISTING CONDITIONS.
    A. THE PROJECT AREA IS AN OCCUPIED SPACE:
        a. EXPLORATION MAY REQUIRE AFTER HOURS ACCESS.
        b. ADDITIONAL EXPLORATION IS REQUIRED ONCE THE SPACE IS UNOCCUPIED AND ADDITIONAL DEMOLITION CAN TAKE PLACE.
5. UPDATES TO A/E DRAWINGS SHALL BE ANTICIPATED.
6. TESTING OF EXISTING BUILDING SYSTEMS OR MATERIALS MAY BE REQUIRED.
7. PROJECT BUDGET AND CONSTRUCTION SCHEDULE SHALL ACCOUNT FOR UNKNOWN FIELD CONDITIONS.

GENERAL

1. DESIGN REFERENCE STANDARDS IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 CHAPTER 35 "REFERENCED STANDARDS".
2. THE STRUCTURAL DRAWINGS SHOW A PORTION OF THE WORK TO BE PERFORMED BY THE CONTRACTOR. SUPPLEMENTARY REQUIREMENTS ARE FOUND WITHIN THE DRAWINGS OF OTHER DISCIPLINES AND REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
3. THESE NOTES ARE COMPLEMENTARY TO THE SPECIFICATIONS AND SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS.
4. SPECIFICATIONS AND DRAWINGS SHALL BE EQUAL IN AUTHORITY AND PRIORITY. SHOULD THE SPECIFICATIONS AND DRAWINGS DISAGREE IN THEMSELVES, OR WITH EACH OTHER, CONSTRUCTION SHALL BE BASED ON THE MOST STRINGENT. THE WORK REQUIRED TO BE CONSTRUCTED BY THE DOCUMENTS SHALL BE DECIDED BY THE STRUCTURAL ENGINEER OF RECORD IN THE EVENT OF THE ABOVE MENTIONED DISAGREEMENTS.
5. VERIFY THE SIZES, LOCATIONS, UTILITIES, ELEVATIONS AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK.
    A. INFORM THE STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS, AND CONDITIONS.
    B. PROCEED WITH WORK ONLY AFTER DISCREPANCIES ARE RESOLVED.
6. PROVIDE SHORING, BRACING, UNDERPINNING, AND ANY OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE HE CAUSES TO THE PROPERTY, EXISTING AND NEW CONSTRUCTION, AND FOR ANY UNAUTHORIZED DISRUPTIONS TO THE OWNER'S NORMAL USE OF UTILITIES, SERVICES AND THE SURROUNDING FACILITIES.
8. CONTRACTOR SHALL OBTAIN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD PRIOR TO PLACING OPENINGS OR SLEEVES NOT SHOWN ON DRAWINGS THROUGH ANY STRUCTURAL MEMBERS.
9. TYPICAL DETAILS APPLY TO ALL DRAWINGS AND SHALL BE USED EXCEPT WHERE OTHERWISE SHOWN OR NOTED.

DELEGATED DESIGN

1. THE CONTRACTOR SHALL RETAIN A DELEGATED PROFESSIONAL LICENSED IN THE STATE OF MICHIGAN, TO DESIGN AND DETAIL THE FOLLOWING DELEGATED DESIGN COMPONENTS:
    A. MASONRY WALL TEMPORARY ERECTION BRACING
    B. STRUCTURAL STEEL CONNECTIONS
    C. STRUCTURAL STEEL ERECTION BRACING
    D. METAL FABRICATIONS
    E. BUILDING SHORING
2. THE CONTRACTOR SHALL RETAIN A DELEGATED DESIGN PROFESSIONAL LICENSED IN THE STATE OF MICHIGAN, TO DESIGN, SPECIFY AND DETAIL PROJECT DEWATERING.
3. DELEGATED DESIGN PROFESSIONAL SHALL VERIFY IN WRITING COMPONENTS SHOWN IN SHOP DRAWINGS ARE IN CONFORMANCE WITH THEIR DESIGN.
4. DELEGATED DESIGN PROFESSIONAL SHALL BE AVAILABLE TO ANSWER FIELD QUESTIONS RELATED TO THEIR DESIGN.
5. TYPICAL DETAILS INDICATE GENERAL CRITERIA FOR THE DESIGN AND DETAILING OF CONNECTIONS.
    A. TYPICAL DETAILS ARE NOT INTENDED TO CONVEY COMPLETE CONNECTOR SIZE, TYPE, SPACING, NUMBER OF CONNECTORS, OR ANY OTHER SPECIFIC INFORMATION THAT IS OBTAINED THROUGH DESIGNING OF AN INDIVIDUAL CONNECTION FOR A GIVEN SET OF LOADS.
    B. DETAILS THAT CONVEY SPECIFIC COMPONENT INFORMATION ESTABLISH MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO CONVEY COMPLETED DESIGN.
6. SUBMITTALS FOR COMPONENTS INDICATED ABOVE SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND SHALL BEAR THE SIGNATURE AND SEAL OF THE DELEGATED DESIGN PROFESSIONAL.
7. STRUCTURAL CALCULATIONS FOR DELEGATED DESIGN COMPONENTS SHALL BE:
    A. FURNISHED WITH THE SHOP DRAWINGS FOR CONCURRENT REVIEW.
    B. CALCULATIONS SHALL BEAR THE SIGNATURE AND SEAL OF THE DELEGATED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN.
8. PROFESSIONAL LIABILITY INSURANCE:
    A. DELEGATED DESIGN PROFESSIONAL SHALL KEEP IN FORCE, AT ITS SOLE COST AND EXPENSE, A PROFESSIONAL LIABILITY INSURANCE POLICY WITH THE MINIMUM LIMITS OF ONE MILLION ($1,000,000) DOLLARS PER CLAIM AND IN THE ANNUAL AGGREGATE AMOUNT OF ONE MILLION ($1,000,000) DOLLARS UNLESS HIGHER LIMITS ARE REQUIRED BY PRIME OR SUBCONTRACT.
    B. SUCH POLICY SHALL PROVIDE THAT IT MAY NOT BE SUBSTANTIALLY MODIFIED OR CANCELED WITHOUT THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE OWNER.
    C. THE DELEGATED DESIGN PROFESSIONAL SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY MATERIAL CHANGE IN THE POLICY.
    D. THE DELEGATED DESIGN PROFESSIONAL SHALL DO EVERYTHING NECESSARY TO KEEP THE POLICY IN FULL FORCE AND EFFECT THROUGHOUT THE PROJECT AND FOR A PERIOD OF THREE (3) YEARS AFTER THE FINAL COMPLETION DATE.
    E. THE DELEGATED DESIGN PROFESSIONAL SHALL PROMPTLY PROVIDE THE OWNER WITH A COPY OF THEIR PROFESSIONAL LIABILITY INSURANCE POLICY.

STATEMENT OF DESIGN CERTIFICATION

1. THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE 2021 MICHIGAN BUILDING CODE, 2021 MICHIGAN REHABILITATION CODE, AND ADOPTED DESIGN REFERENCE STANDARDS IN EFFECT AT THE TIME OF PERMIT SUBMITTAL.
2. DESIGN REFERENCE STANDARDS IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015 CHAPTER 35 "REFERENCED STANDARDS".

I HEREBY CERTIFY THE STRUCTURAL DESIGN AND DOCUMENTATION CONTAINED HEREIN WAS PREPARED UNDER MY DIRECT SUPERVISION AS A REGISTERED DESIGN PROFESSIONAL LICENSED IN THE STATE OF MICHIGAN.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: JAMES A. CORSIGLIA, PE
STATE OF MICHIGAN PROFESSIONAL ENGINEERING LICENSE NO: 6201045541
LICENSE EXPIRATION DATE: OCTOBER 31, 2025

STRUCTURAL DESIGN LOADS

1. DESIGN CODE — MICHIGAN BUILDING CODE 2021
2. DESIGN REFERENCE STANDARDS IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2021 CHAPTER 35 "REFERENCED STANDARDS"
3. DESIGN LOAD COMBINATIONS — PER ASCE 7 SECTION 2.3 & 2.4 & MBC SECTION 1605
4. WOOD FRAMING DESIGN LOADS (UNFACTORED)

		DEAD LOAD	LIVE LOAD
A.	TYPICAL FLOOR U.O.N.	35 PSF	40 PSF
B.	CORRIDORS, LOBBIES	20 PSF	100 PSF
C.	STAIRS	20 PSF	100 PSF
D.	ROOF	20 PSF	20 PSF

5. ROOF LIVE LOADS (UNFACTORED)

A.	RISK CATEGORY	II
B.	SNOW LOAD IMPORTANCE FACTOR, "I_s"	1.0
C.	GROUND SNOW LOAD, "P_g"	20 PSF
D.	MINIMUM FLAT ROOF DESIGN SNOW LOAD, "P_m"	20 PSF
E.	SNOW EXPOSURE FACTOR, "C_e"	1.0
F.	SNOW THERMAL FACTOR, "C_t"	1.0
G.	FLAT ROOF SNOW LOAD, "P_f"	14 PSF
H.	ROOF SLOPE FACTOR, "C_s"	1.0
I.	MINIMUM ROOF LIVE LOAD	20 PSF
J.	SNOW LOADS ADJACENT TO VERTICAL PROJECTIONS, ON LOWER ROOFS, ADJACENT TO HIGHER ROOFS, ADJACENT TO ROOFTOP EQUIPMENT GREATER THAN 15FT IN LENGTH, AND/OR SLOPED ROOF ARE INCREASED FOR THE EFFECT OF SNOW DRIFTING	

6. HANDRAIL AND GUARD LIVE LOADS (UNFACTORED)

A.	SINGLE CONCENTRATED LOAD IN ANY DIRECTION	200 LBS
B.	UNIFORM LOAD AT TOP OF GUARD IN ANY DIRECTION	50 PLF
C.	UNIFORM LOAD AT TOP OF HANDRAIL IN ANY DIRECTION	50 PLF
D.	SINGLE CONCENTRATED HORIZONTALLY APPLIED LOAD ON INTERMEDIATE RAILS, BALUSTERS, AND PANEL FILLERS ON A NET AREA NOT TO EXCEED 12" X 12"	50 LBS
E.	GLASS PANELS AND THEIR SUPPORT SYSTEM IN HANDRAILS AND GUARDS SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED ABOVE WITH A SAFETY FACTOR OF 4 IN ACCORDANCE WITH MBC SECTION 2407.1.1	

7. LIVE LOAD DEFLECTION
    A. ROOF AND FLOOR MEMBERS HAVE BEEN DESIGNED TO ACCOMMODATE A LIVE LOAD DEFLECTION OF L/360 (FACADE ATTACHMENTS INCLUDING, BUT NOT LIMITED TO, ALUMINUM STOREFRONT AND ALUMINUM CURTAIN WALL SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE DEFLECTION OF THE PRIMARY STRUCTURE AS OUTLINED ABOVE)

8. ULTIMATE DESIGN WIND LOAD FOR STRUCTURAL FRAME (MULTIPLY BY 0.6 FOR NOMINAL LOADS)

A.	RISK CATEGORY	II
B.	EXPOSURE CATEGORY	B
C.	ULTIMATE DESIGN WIND SPEED, "V_{ult}"	108 MPH
D.	NOMINAL DESIGN WIND SPEED, "V_{asd}"	83.7 MPH
E.	WIND DIRECTIONALITY FACTOR "K_d"	0.85
F.	INTERNAL PRESSURE COEFFICIENT "GC_{pi}"	+/- 0.18
G.	ULTIMATE MAIN WIND-FORCE RESISTING SYSTEM PRESSURE (WINDWARD PLUS LEEWARD) BASE PRESSURE "q_h"	19.8 PSF
	INTERIOR ZONE WALL:	+16.0 PSF
	INTERIOR ZONE ROOF:	- 8.0 PSF
	END ZONE WALL:	+20.6 PSF
	END ZONE ROOF:	- 10.7 PSF

9. ULTIMATE DESIGN WIND LOAD FOR EXTERIOR COMPONENTS AND CLADDING COMPONENT TRIBUTARY OF AREA OF 20 SQUARE FEET (MULTIPLY BY 0.6 FOR NOMINAL LOADS)

A.	ROOF ZONE 1 (FIELD)	- 34.7 PSF
B.	ROOF ZONE 2 (EDGE)	- 45.9 PSF
C.	ROOF ZONE 3 (CORNER)	- 45.9 PSF
D.	POSITIVE ALL ROOF ZONES	+16.0 PSF
E.	WALL ZONE 4 (TYPICAL WALL)	- 22.2 PSF
F.	WALL ZONE 5 (CORNER) (WITHIN 9' - 0" EACH SIDE OF CORNER)	- 26.6 PSF
G.	POSITIVE WALL ZONE 4 &5	+20.4 PSF
H.	COMPONENT TRIBUTARY AREA GREATER THAN 20 SQ.FT. REFER TO "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" ASCE 7-16.	

10. SEISMIC LOADS

A.	RISK CATEGORY	II
B.	IMPORTANCE FACTOR "I_E"	1.0
C.	SEISMIC DESIGN CATEGORY "SDC"	B
D.	SHORT PERIOD PEAK SPECTRAL ACCELERATION "S_S"	10.0% g
E.	1 - SECOND PERIOD PEAK SPECTRAL ACCELERATION "S_1"	4.5% g
F.	SEISMIC SITE CLASS	D
G.	SPECTRAL RESPONSE COEFFICIENT "S_{DS}"	0.107
H.	SPECTRAL RESPONSE COEFFICIENT "S_{D1}"	0.072
I.	LONG TERM TRANSITION PERIOD "T_L"	12 SEC
J.	BASIC SEISMIC FORCE RESISTANCE SYSTEM (ASCE-7 TABLE 12.2-1) ORDINARY MASONRY SHEAR WALLS	

11. BUILDING IS NOT DESIGNED FOR FUTURE VERTICAL OR HORIZONTAL EXPANSION.

STATEMENT OF SPECIAL INSPECTION

1. GENERAL
    A. THIS STATEMENT OF INSPECTIONS IS SUBMITTED AS A CONDITION FOR PERMIT ISSUANCE IN ACCORDANCE WITH THE SPECIAL INSPECTION REQUIREMENTS OF THE MICHIGAN BUILDING CODE.
    B. REFERENCE SPECIFICATION SECTION "SPECIAL INSPECTIONS & TESTING" AND DRAWING SHEET S.003 & S.004.

SPECIAL INSPECTIONS & TESTING

1. THE FOLLOWING ITEMS REQUIRE TESTING AND/OR INSPECTION IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTION, SPECIAL INSPECTION MATRIX LOCATED ON DRAWING SHEET S.003 & S.004, AND SPECIFICATIONS.
    A. SOILS AND EARTHWORK
    B. UNDERPINNING (IF REQUIRED)
    C. CAST-IN-PLACE CONCRETE
    D. MASONRY CONSTRUCTION
    E. WOOD CONSTRUCTION
    F. STRUCTURAL STEEL MATERIALS, WELDS, AND CONNECTIONS
    G. MECHANICAL EXPANSION AND ADHESIVE ANCHORS

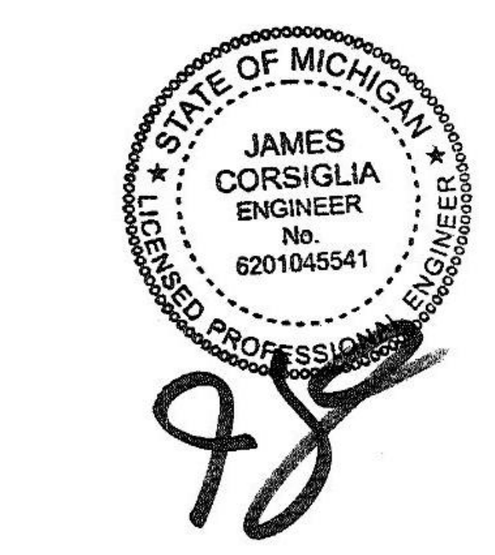
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CARNAGHI STRUCTURAL CONSULTING
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CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE
CABOT APARTMENTS
RENOVATIONS
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
Structural General Notes

DRAWING NUMBER
S.001

WOOD FRAMING (GENERAL) -CONTINUED

22. BOLT AND BOLT HOLES:
    A. HOLES FOR BOLTS 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER.
    B. A307 BOLTS, UNLESS NOTED OTHERWISE.
    C. LAG BOLTS SHALL CONFORM TO ASME B18.2.1
    D. STANDARD CUT WASHER UNDER BOLT HEAD AND NUT.
    E. STANDARD WASHERS UNDER HEADS OF LAG SCREWS.
    F. DO NOT COUNTERSINK BOLTS OR LAG SCREWS.

23. RE-TIGHTEN BOLTS PRIOR TO APPLICATION OF SHEATHING.

24. SCREWS SHALL CONFORM WITH ASME B18.6.1

25. NAILS, UNLESS INDICATED OTHERWISE, ARE COMMON NAILS:
    A. DIMENSIONAL PROPERTIES COMPLYING WITH AF&PA NDS TABLE L4 AND ASTM F1667.
    B. FEDERAL SPECIFICATION FF-N-105.
    C. INSTALL NAILS IN COMPLIANCE WITH MBC CHAPTER 23, INCLUDING TABLE 2304.10.1.
    D. "D" HEAD NAILS NOT PERMITTED.

26. WOOD HARDWARE CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.

STRUCTURAL STEEL

1. SHOP DETAILS, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF AISC "SPECIFICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AND AISC "DETAILING FOR STEEL CONSTRUCTION".

2. STRUCTURAL STEEL SHALL CONFORM TO THE YIELD STRENGTH (F_y) LISTED BELOW:

A.	W, WT SHAPES, ASTM A992	50 KSI
B.	HSS SQUARE AND RECTANGULAR, ASTM A500 GR B	46 KSI
C.	HSS ROUND, ASTM A500 GR B	42 KSI
D.	PIPE, ASTM A53 GR B	35 KSI
E.	ALL OTHER PLATES AND SHAPES, U.O.N., ASTM A36	36 KSI

3. BEAMS SHALL BE FABRICATED WITH MILL CAMBER UP.
    A. FABRICATOR SHALL VERIFY MILL CAMBER IS WITHIN ASTM A6 TOLERANCES.
    B. MEMBERS EXCEEDING ASTM A6 TOLERANCE SHALL NOT BE USED.

4. HIGH STRENGTH BOLTS SHALL CONFORM TO "GROUP A" OR "GROUP B" U.O.N. AS OUTLINED BY AISC AND THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS.

5. WELDING SHALL BE DONE WITH APPROPRIATE E70 SERIES ELECTRODES COMPATIBLE WITH THE NEW AND EXISTING STEEL AND SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" OF THE AMERICAN WELDING SOCIETY.

6. REFER TO ARCHITECTURAL DOCUMENTS FOR STEEL PLATES, ANGLES, ETC., ATTACHED TO BEAMS, FRAMES, ETC., FOR SUPPORT OF FASCIA AND OTHER CONSTRUCTION.

7. THE LENGTH DIMENSION AND THE CONNECTION DETAIL FROM NEW STRUCTURAL MEMBER TO THE EXISTING STRUCTURE SHALL BE FIELD VERIFIED BEFORE FABRICATION.
    A. NO FIELD MODIFICATION TO THE FABRICATED MEMBER OR CONNECTION IS ALLOWED WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
    B. PROVIDE CONTRACTOR'S SKETCHES OR SHOP DRAWINGS REFLECTING THESE MODIFICATIONS.

8. STEEL CONNECTION DESIGN IS DELEGATED TO THE STEEL FABRICATOR.

9. BEAM REACTIONS ARE NOTED ON THE DOCUMENTS:
    A. ALL CONNECTION CAPACITIES TO BE GREATER THAN 80 KIPS (FACTORED)

10. ANGLES ARE LONG LEG VERTICAL (LLV) UNLESS OTHERWISE NOTED.

11. THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION SAFETY OF STEEL CONNECTIONS, INCLUDING BUT NOT LIMITED TO: CONFIGURATION, SEQUENCE, USE OF: BLOCKING, EXTENDED CLIP ANGLES, CLAMPS, ETC.

WOOD FRAMING (GENERAL)

1. WOOD FRAMING FABRICATION INSTALLATION SHALL CONFORM TO THE REQUIREMENTS:
    A. THE MICHIGAN BUILDING CODE.
    B. THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC).
    C. THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
    D. SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (ANSI/AF&PA SDPWS).
    E. THE DEPARTMENT OF ENERGY "ADVANCED FRAMING" INSTALLATION.

2. ALL LUMBER SHALL COMPLY WITH DOC PS20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH APPLICABLE GRADE RULES OF INSPECTION AGENCIES CERTIFIED BY ALSC'S BOARD OF REVIEW.

3. FRAMING LUMBER 2" THICK OR LESS
    A. SHALL BE STRESS RATED OR GRADED FOR THE SPECIES AS SCHEDULED.
    B. MOISTURE CONTENT OF 19% OR LESS.
    C. MINIMUM PROPERTIES SHALL BE AS FOLLOWS:
        a. NO. 1/NO. 2 SPRUCE PINE FIR, USED FOR JOISTS, RAFTERS, WALL STUDS, & WALL PLATES:
            F_b = 875 PSI F_v = 135 PSI E = 1,400,000 PSI
        b. STUD GRADE DOUGLAS FIR, USED FOR BLOCKING & NON-BEARING STUD:
            F_b = 675 PSI F_v = 135 PSI E = 900,000 PSI

4. FRAMING LUMBER GREATER THAN 2"
    A. SHALL BE STRESS RATED OR GRADED FOR THE SPECIES AS SCHEDULED.
    B. MOISTURE CONTENT OF 19% OR LESS.
    C. MINIMUM PROPERTIES SHALL BE AS FOLLOWS:
        a. NO. 1/NO. 2 SPRUCE PINE FIR:
            F_v = 875 PSIF$_v$ = 135 PSI E = 1,400,000 PSI
        b. USED FOR 4x BEAMS, HEADERS, & STRINGERS:
            F_b = 875 PSIF$_v$ = 135 PSI E = 1,400,000 PSI
        c. USED FOR 4x POSTS:
            F_b = 1,000 PSI F_c = 1,150 PSI E = 1,400,000 PSI

5. WOOD STUDS:
    A. TOP PLATE OF STUD WALLS SHALL BE 2 PIECES SAME WIDTH AS STUDS EXCEPT AT STAGGERED STUD WALLS, AS INDICATED AS ON DRAWINGS.
    B. NOTCH OR BORE HOLES IN WOOD STUDS IN COMPLIANCE WITH [[[MBC]]] SECTIONS 2308.5.9 AND 2308.5.10.
    C. PROVIDE SPACED DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO JOISTS.
    D. PROVIDE SOLID FULL DEPTH BLOCKING UNDER PARTITIONS WHICH ARE PERPENDICULAR TO JOISTS.

6. PROVIDE PLYWOOD COMPLYING WITH DOC PS 1 AND CLASSIFIED AS EXPOSURE 1. EACH SHEET OF PLYWOOD SHALL BE IDENTIFIED WITH APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.

7. FLOOR SHEATHING SHALL BE
    A. APA RATED STURD-I-FLOOR.
    B. EXPOSURE 1.
    C. TONGUE AND GROOVE UNDERLAYMENT GRADE.
    D. SOUTHERN YELLOW PINE.
    E. 23/32 INCH THICK, 24" OC SPAN RATING, CONTINUOUS OVER TWO OR MORE SPANS, WITH LONG DIMENSION ACROSS SUPPORTS.
    F. U.O.N. FASTEN WITH 8d NAILS 6" OC @ EDGES AND 12" OC @ INTERMEDIATE SUPPORTS.
    G. STAGGER PANELS.

8. WALL SHEATHING SHALL BE
    A. APA RATED STRUCTURAL 1 SHEATHING.
    B. DOC PS 1 OR PS2
    C. EXPOSURE 1
    D. PLYWOOD (MIN 4 PLIES) OR OSB
    E. 15/32 INCH THICK, 24" OC SPAN RATING, CONTINUOUS OVER TWO OR MORE SPANS, WITH LONG DIMENSION ACROSS SUPPORTS.
    F. U.O.N. FASTEN WITH 8d NAILS 6" OC @ EDGES AND 12" OC @ INTERMEDIATE SUPPORTS.
    G. STAGGER PANELS.

9. ROOF SHEATHING SHALL BE:
    A. APA RATED STRUCTURAL 1 SHEATHING.
    B. EXPOSURE 1.
    C. 19/32 INCH THICK, CONTINUOUS OVER TWO OR MORE SPANS WITH LONG DIMENSION ACROSS SUPPORTS.
    D. U.O.N. FASTEN WITH 8d NAILS 6" OC @ EDGES AND 12" OC @ INTERMEDIATE SUPPORTS.
    E. STAGGER PANELS.

10. GYPSUM WALLBOARD(SHEAR WALLS):
    A. SHEETS MAY BE APPLIED PERPENDICULAR OR PARALLEL TO STUDS.
    B. GYPSUM WALLBOARD SHALL CONFORM TO ASTM C1396.
    C. GYPSUM WALLBOARD SHALL BE INSTALLED PER ASTM C 840.

11. LAMINATED VENEER LUMBER (LVL) SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH APA H815.
    A. ADHESIVES SHALL CONFORM TO ASTM D 2559.
    B. MINIMUM PROPERTIES SHALL BE AS FOLLOWS:
        F_b = 2,800 PSI F_v = 285 PSI E = 2,000,000 PSI

12. PARALLEL STRAND LUMBER (PSL) SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH ASTM D 5456.
    A. ADHESIVES SHALL CONFORM TO ASTM D 2559.
    B. MINIMUM PROPERTIES SHALL BE AS FOLLOWS:
        F_b = 2,800 PSI F_v = 285 PSI E = 2,000,000 PSI

13. GLUED LAMINATED TIMBER (GLULAM) SHALL BE:
    A. DESIGNED IN ACCORDANCE WITH APAH815.
    B. ADHESIVES SHALL CONFORM TO ASTM D2559.
    C. MINIMUM PROPERTIES SHALL BE AS FOLLOWS:
        F_b = 2,400 PSI F_v = 1,650 PSI E = 1,800,000 PSI F_c = 425 PSI (EACH FACE)

14. LATERAL SUPPORT FOR BEAMS, RAFTERS AND JOISTS AS STIPULATED IN MBC SECTION 2308.4.6.

15. SUPPORT UNDER HEADERS, WOOD BEAMS, AND GIRDER TRUSSES SHALL BE BLOCKED SOLID DOWN TO FOUNDATION.

16. PROVIDE MINIMUM (4) STUDS EACH CORNER OF EXTERIOR WALL.

17. PERMANENT BRACING FOR OVERALL BUILDING STABILITY IS COMPLETE WHEN ROOF SHEATHING AND BEARING WALL SHEATHING IS COMPLETE WITH FASTENING.
    A. PROVIDE TEMPORARY BRACING UNTIL ROOF AND BEARING WALL SHEATHING IS INSTALLED AND FASTENED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

18. PRESSURE TREAT WOOD MEMBERS IN CONTACT WITH GROUND OR CONCRETE WITH WATERBORNE PRESERVATIVES IN COMPLIANCE WITH MBC 2304.12.
    A. AFTER TREATMENT, KILN DRY TO A MAXIMUM MOISTURE CONTENT 19%.
    B. MINIMUM RETENTION OF 0.40 PSF.
    C. STEEL FASTENERS:
        a. HOT-DIPPED GALVANIZED
        b. STAINLESS STEEL
        c. ASTM A153.
    D. HARDWARE CONNECTORS (FASTENERS, ANCHORS, ANCHOR BOLTS, HANGERS):
        a. ASTM A123 AT PRESERVATIVE TREATED STRUCTURAL LUMBER.
        b. DOUBLE DIPPED G185 FASTENERS.
        c. STAINLESS STEEL

19. PROVIDE FIRE TREATED LUMBER WHERE INDICATED ON THE ARCHITECTURAL PLANS.
    A. STEEL FASTENERS:
        a. HOT-DIPPED GALVANIZED
        b. STAINLESS STEEL
        c. ASTM A153.
    B. HARDWARE CONNECTORS PER ASTM A123 AT FIRE TREATED STRUCTURAL LUMBER.

20. WOOD FRAMING CONNECTIONS SHALL BE SEATED CONNECTIONS, U.O.N.
    A. DO NOT COPE ANY MEMBER.
    B. DO NOT USE TOE NAILING TO SUPPORT VERTICAL LOADS.
    C. USE STANDARD PREFABRICATED, GALVANIZED, MANUFACTURED FRAMING DEVICES PER ASTM D1761, DESIGNED TO SUPPORT THE MEMBER SIZE.

21. DO NOT CUT OR NOTCH STRUCTURAL LUMBER UNLESS SPECIFICALLY DETAILED OR INDICATED ON STRUCTURAL DOCUMENTS.

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REINFORCED HOLLOW CONCRETE MASONRY

1. SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ASCE 5) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6).

2. MORTAR SHALL BE PORTLAND CEMENT LIME MORTAR OR MASONRY CEMENT MORTAR, IN ACCORDANCE WITH ASTM C 270, TYPE S.

3. GROUT SHALL BE "FINE OR COARSE GROUT" IN ACCORDANCE WITH ASTM C 476. GROUT STRENGTH SHALL BE f'_c = 2500 PSI MIN.

4. MINIMUM MASONRY STRENGTH SHALL BE:
    A. f'_m = 2000 PSI.
    B. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH ON THE NET AREA OF 2,000 PSI.
    C. EXCEPTION: IF PRISM TESTS ARE PERFORMED IN ACCORDANCE WITH ASTM E 447 METHOD B UNITS OF LESSER STRENGTH MAY BE USED TO ACHIEVE THE REQUIRED f'_m.

5. CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C90.
    A. MASONRY UNITS SHALL BE NORMAL WEIGHT.
    B. MINIMUM DENSITY OF 125 PCF.

6. REINFORCEMENT: ASTM A 615 GRADE 60.

7. HORIZONTAL BOND BEAM AND VERTICAL REINFORCEMENT SHALL BE CONTINUOUS U.O.N.

8. LAP SPLICE HORIZONTAL REINFORCEMENT PER TYPICAL DETAILS OR PROVIDE MECHANICAL TENSION BAR COUPLERS. STAGGER SPLICE LOCATIONS.

9. GROUT SOLID ALL CORES AND BOND BEAMS WITH REINFORCEMENT.

10. GROUT SOLID ALL MASONRY BELOW FINISH FLOOR AND/OR FINISH GRADE.

11. MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND MAINTENANCE OF TEMPORARY BRACING.

12. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL THE FOLLOWING REQUIREMENTS ARE MET:
    A. THE FLOOR/ROOF DIAPHRAGMS ARE INSTALLED AND FASTENED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
    B. THE MASONRY UNITS HAVE REACHED THE REQUIRED STRENGTH, f'_m.

POST-INSTALLED ANCHORS

1. WHERE SPECIFIC ANCHOR MANUFACTURER, TYPE, SIZE, AND EMBED REQUIREMENTS ARE SHOWN ON DETAILS, DRAWINGS, OR SPECIFICATIONS, SUBSTITUTIONS ARE NOT ACCEPTABLE.

2. CONTRACTOR SHALL DESIGNATE ALL PERSONNEL PERFORMING ANCHOR INSTALLATION AND SHALL ARRANGE FOR ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING TO DESIGNATED PERSONNEL FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED.
    A. DOCUMENTED CONFIRMATION THAT EACH OF THE CONTRACTORS PERSONNEL WHO INSTALL ANCHORS HAVE RECEIVED TRAINING SHALL BE PROVIDED TO THE SPECIAL INSPECTIONS & TESTING INSPECTOR WITH COPY TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF INSTALLING ANCHORS.

3. HOLES FOR THROUGH BOLTS SHALL BE FILLED WITH EPOXY TO ENSURE UNIFORM BEARING OF THE BOLT ON THE SUBSTRATE. THE VOLUME OF EPOXY SHALL BE SUFFICIENT TO FILL THE ANNULAR SPACE BETWEEN THE BOLT AND THE HOLE THROUGH THE ENTIRE WIDTH OF THE SUPPORTING ELEMENT.

4. HOLES FOR POST INSTALLED ANCHORS (MECHANICAL OR EPOXY) SHALL BE DRILLED WITH HAMMER OR ROTARY DRILLS ONLY. CONTRACTOR SHALL NOT SUBSTITUTE WITH CORE-DRILLED HOLES.

5. POST-INSTALLED ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR/ADHESIVE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, INCLUDING BUT NOT LIMITED TO:
    A. BASE MATERIAL HOLE DIAMETER
    B. DEPTH FOR SPECIFIED ANCHOR/ADHESIVE
    C. HOLE CLEANING INSTRUCTIONS
    D. PROPER INSTALLATION TORQUE FOR EXPANSION ANCHORS.

6. WHERE NOT SPECIFICALLY INDICATED OTHERWISE, CONTRACTOR SHALL USE HILTI HIT-HY 200 V3 SAFE SET ADHESIVE SYSTEM WHERE ADHESIVE ANCHORING W/ DOWELS, THREADED ROD ANCHORS, OR REINFORCING IS ANCHORED INTO HARDENED CONCRETE IS INDICATED ON CONTRACT DOCUMENTS.

7. WHERE NOT SPECIFICALLY INDICATED OTHERWISE, CONTRACTOR SHALL USE HILTI HIT-HY 270 ADHESIVE WHERE ADHESIVE ANCHORING TO GROUT FILLED CONCRETE MASONRY IS SPECIFIED. PLASTIC MESH SCREEN TUBES SHALL NOT BE USED.

8. WHERE NOT SPECIFICALLY INDICATED OTHERWISE, CONTRACTOR SHALL USE HILTI KWIK HUS-EZ SCREW ANCHORS WHERE SCREW ANCHORING INTO HARDENED CONCRETE OR GROUT FILLED CONCRETE MASONRY IS INDICATED ON CONTRACT DOCUMENTS.

9. WHERE NOT SPECIFICALLY INDICATED OTHERWISE, CONTRACTOR SHALL USE HILTI KWIK BOLT KB-TZ2 EXPANSION ANCHORS WHERE EXPANSION ANCHORING INTO HARDENED CONCRETE OR GROUT FILLED CONCRETE MASONRY IS INDICATED ON CONTRACT DOCUMENTS.

10. ADHESIVE ANCHORS IN OVERHEAD VERTICAL APPLICATIONS ARE NOT PERMITTED.

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CSC PROJECT NUMBER: 25008

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PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

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1705.1 - REQUIRED VERIFICATION AND INSPECTION OF POST-INSTALLED ANCHORS

INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCED STANDARD	RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC		
1. Expansion, wedge, screw, and power-actuated fasteners/anchors:			ACI 355.2, ICC ES AC193, Manuf. Requirements	SI,PE
a. Prior to installation, verify anchor type, anchor dimensions, concrete type, concrete compressive strength, and drill bit type.		X		
b. During installation, verify hole dimensions, hole cleaning procedures, anchor spacing, edge distance, concrete thickness, anchor embedment, and installation torque.		X		
2. Adhesive anchors installed in horizontal or overhead application:			ACI 355.4, ICC ES AC308, Manuf. Requirements	SI,PE
a. Prior to installation:				
1) Review certifications from each installer indicating completion of the ACI/CRSI Adhesive Anchor Installation Certification Program.	X			
b. During installation verify the following:				
1) Verify anchor type, adhesive identity and expiration date, anchor dimensions, concrete type, concrete compressive strength, hole drilling method, hole dimensions, hole-cleaning procedures, anchor spacing, edge distances, concrete thickness, anchor embedment, and installation torque.	X			
2) Verify compliance with proof-loading program (when required)	X			
3. Adhesive anchors not installed in horizontal or overhead application:			ACI 355.4, ICC ES AC308, Manuf. Requirements	SI,PE
a. Prior to installation verify the following:				
1) Review certifications from each installer indicating completion of the adhesive manufacturers training and quality assurance program, or ACI/CRSI Adhesive Anchor Installation Certification Program.	X			
2) Anchor type, anchor dimensions, concrete type, concrete compressive strength, adhesive identification and expiration date.	X			
b. During installation verify the following:				
1) Verify anchor type, adhesive identity and expiration date, anchor dimensions, concrete type, concrete compressive strength, hole drilling method, hole dimensions, hole-cleaning procedures, anchor spacing, edge distances, concrete thickness, anchor embedment, and installation torque.	X			
2) Verify initial installations of each type and size of adhesive anchor. Subsequent installations of the same anchor type and size by the same construction personnel may be performed in the absence of the special inspector and inspected on a periodic basis.		X		
3) For ongoing installations, perform periodic inspections in accordance with item 3.b.1		X		

1705.5 - REQUIRED VERIFICATION AND INSPECTION OF WOOD CONSTRUCTION

INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCED STANDARD	RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC		
1. Inspect wood structural panel sheathing or gypsum sheathing to ascertain whether it is of the grade and thickness shown on the approved building plans and/or approved submittals. Verify fasteners do not break skin of structural panels.		X		SI,PE
2. Verify nominal size of framing members at adjoining panel edges, the nail or staple diameter and length, the number of fastener lines and that the spacing between fasteners in each line and at edge margins agrees with the approved building plans and/or shop drawings.		X		SI,PE
3. Verify bolts and washers, connectors and fastening of connectors, anchor bolt size and spacing, and nailing schedule.		X		SI,PE
4. Verify connections to roof and sill plates, including hold down connections.		X		SI,PE

SPECIAL INSPECTION LEGEND & NOTES

1. Special inspections shall be performed in accordance with 2021 Michigan Building Code Chapter 17 and as modified herein.
2. SI: Special Inspector - A qualified person employed or retained by an approved agency and approved by the building official having jurisdiction as having the competence necessary to inspect a particular type of construction requiring special inspection.
3. PE: Registered Professional Engineer licensed in the State of Michigan meeting the minimum qualification requirements to perform the indicated special inspection service and approved by the Building Official Having Jurisdiction.
4. GEOR: The geotechnical engineer of record who provided the original project geotechnical soils investigation report and meets the minimum qualification requirements to perform the indicated special inspection service and approved by the Building Official Having Jurisdiction.
5. GEOR shall submit records of the inspection results to the SI. The SI shall compile and submit inspection records to the Architect/Engineer of Record and Building Official. Records shall include statements of tests, whether installed/fabricated item complies with contract documents, remedial work performed, retests.
6. Special Inspectors performing inspection services shall refer to and familiarize themselves with the Contract Documents, approved submittals, RFI responses, and field directives related to the work being inspected.
7. SI shall develop and maintain a list of each reported discrepancy and suggested remedial action. It shall list method of how discrepancy was resolved and when the remedial action is performed.
8. The Special Inspection Agency and/or Special Inspector shall be paid by the Owner or the registered design professional in responsible charge acting as the Owner's agent, in compliance with the Michigan Building Code.
9. Refer to the Michigan Building Code Chapter 35 for current reference standard editions.
10. Refer to the International Code Council Special Inspection Manual 2021 Edition for additional information.

1705.6 - REQUIRED VERIFICATION AND INSPECTION OF SOILS

INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCED STANDARD	RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC		
1. Verify materials below shallow footings are adequate to achieve the design bearing capacity.		X	Contract Documents Geotechnical Report	GEOR,SI,PE
2. Verify excavations are extended to proper depth and have reached proper material.		X		
3. Perform classification and testing of compacted fill materials.		X		
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify density and lift thicknesses during placment and compaction of compacted fill.	X			
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.		X		
6. Verify earth retaining structures (permanent or temporary) are backfilled in accordance with performance specifications and delegated design submittals.	X			
7. Verify subgrade preparation for concrete slabs on grade in accordance with specification requirements immediately prior to placement of the concrete slab on grade.	X			

1705.3 - REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCED STANDARD	RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC		
1. Inspect reinforcement and verify placement.		X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	SI,PE
2. Inspect anchors cast in concrete.		X	ACI 318: 26.13.3.3	SI,PE
3. Inspect anchors post-installed in hardened concrete members.				SI,PE
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	X		ACI 318: 26.13.3.2	
b. Mechanical anchors and adhesive anchors not defined in 4.a.		X	ACI 318: 26.13.3	
4. Verify use of required mix designs.		X	ACI 318: Ch. 19, 26.4.3, 26.4.4	SI,PE
5. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X		ASTM C31 ASTM C172 ACI 318: 26.5, 26.12	SI,PE
6. Inspect concrete placement for proper application techniques.	X		ACI 318: 26.5	SI,PE
7. Verify maintenance of specified curing temperature and techniques.		X	ACI 318: 26.5.3-26.5.5	SI,PE
8. Inspect formwork for shape, location and dimensions of the concrete member being formed.		X	ACI 318: 26.11.1.2(b)	SI,PE

1705.4 - REQUIRED VERIFICATION AND INSPECTION OF MASONRY CONSTRUCTION - LEVEL 2

INSPECTION TASK	FREQUENCY OF INSPECTION		Reference for Criteria		RESPONSIBLE AGENT
	CONTINUOUS	PERIODIC	TMS 402	TMS 602	
1. Prior to construction, verification of compliance of submittals.		X		Art. 1.5	SI,PE
2. Prior to construction, verification of f'm except where specifically exempted by TMS 602-16.	X			Art. 1.4 B	SI,PE
3. During construction, verification of Slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site.	X			Art. 1.5 & 1.6.3	SI,PE
4. As masonry construction begins, verify that the following are in compliance:					SI,PE
a. Proportions of site-prepared mortar.		X		Art. 2.1, 2.6 A, 2.6 C	
b. Grade, type, and size of reinforcement, connectors, and anchor bolts.		X		Art. 3.4	
c. Sample panel construction.		X		Art. 1.6 D	
5. Prior to grouting, verify that the following are in compliance:					SI,PE
a. Grout space is clean.		X		Art. 3.2 D, 3.2 F	
b. Placement of reinforcement, connectors, and anchor bolts.		X	Sec. 6.1, 6.3.1, 6.3.6, & 6.3.7	Art. 3.2 E, 3.4	
c. Proportions of site-prepared grout.		X		Art. 2.6 B, & 2.4 G.1.b	
6. Verify compliance of the following during construction:					SI,PE
a. Materials and procedures with the approved submittals.		X		Art. 1.5	
b. Placement of masonry units and mortar joint construction.		X		Art. 3.3 B	
c. Size and location of structural elements.		X		Art. 3.3 F	
d. Type, size and locations of anchors, including other details of anchorage of masonry to structural members, frames, or other construction.		X	Sec. 1.2.1(e), 6.2.1, & 6.3.1		
e. Welding of reinforcement.	X		Sec. 6.1.6.1.2		
f. Preparation, construction and protection of masonry during cold weather (temperature below 40 degrees F) or hot weather (temperatures above 90 degrees F).		X		Art. 1.8 C, 1.8 D	
g. Placement of grout is in compliance.	X			Art 3.5	
7. Observe preparation of grout specimens, mortar specimens, and/or prisms.		X		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	SI,PE

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1705.2.1 - REQUIRED VERIFICATION AND INSPECTION OF STRUCTURAL STEEL

INSPECTION TASK	FREQUENCY OF INSPECTION: CONTINUOUS	FREQUENCY OF INSPECTION: PERIODIC	REFERENCED STANDARD	RESPONSIBLE AGENT
1. Material verification of structural steel:				
a. For structural steel, identification markings to conform to AISC 360.		X	AISC 303, Section 5	
b. For other steel, identification markings to conform to ASTM standards specified in the approved construction documents.		X	Applicable ASTM material standards	SI,PE
c. Manufacturers' certified mill test reports.		X	AISC 303, Section 6.1	
2. Inspection tasks prior to welding:				
a. Welder qualification records and continuity records		X		
b. Welding procedure specifications (WPSs) available.	X			
c. Manufacturer certifications for welding consumables available.	X			
d. Material identification (type/grade).		X		
e. Welder identification system by which a welder who has welded a joint or member can be identified.		X	AISC 360, AWS D1.1	SI, PE
f. Configuration and finish of access holes.		X		
g. Fit-up of fillet welds:				
1) Dimensions (alignment, gaps at root).		X		
2) Cleanliness (condition of steel surface).		X		
3) Tacking (tack weld quality and location).		X		
3. Inspection tasks during welding:				
a. Control and handling of welding consumables:				
1) Packaging.		X		
2) Exposure control.		X		
b. No welding over cracked tack welds.		X		
c. Environmental conditions:				
1) Wind speed within limits.		X		
2) Precipitation and temperature.		X		
d. Welding procedure specifications (WPSs) followed:				
1) Settings on welding equipment.		X	AISC 360, AWS D1.1	SI, PE
2) Travel speed.		X		
3) Selected welding materials.		X		
4) Shielding gas type/flow rate.		X		
5) Preheat applied.		X		
6) Interpass temperature maintained (min/max).		X		
7) Proper position (F,V,H, OH).		X		
e. Welding techniques:				
1) Interpass and final cleaning.		X		
2) Each pass within profile limitations.		X		
3) Each pass meets quality requirements.		X		
4. Inspection tasks after welding:				
a. Welds cleaned.		X		
b. Size, length and location of welds.	X			
c. Welds meet visual acceptance criteria:				
1) Crack prohibition.	X			
2) Welds/base metal fusion.	X			
3) Crater cross section.	X			
4) Weld profile.	X			
5) Weld Size.	X			
6) Undercut.	X			
7) Porosity.	X		AISC 360, AWS D1.1	SI, PE
d. Arc strikes.	X			
e. k-area, when welding of doubler plates, continuity plates, or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. of the weld.	X			
f. Weld access holes in heavy shapes and built-up shapes. After rolled heavy shapes and built-up heavy shapes are welded, visually inspect the weld access hole for cracks.	X			
g. Backing removed and weld tabs removed (if required).	X			
h. Repair activities.	X			
i. Document acceptance or rejection of welded joints or members.	X			
j. No prohibited welds have been added without the approval of the EOR.	X			
5. Nondestructive testing of welded joints:				
a. Ultrasonic testing of 10% CJP groove welds in butt, T- and corner joints in Risk Category II structures subject to transversely applied tension loading, in materials 5/16 in. thick or greater. Increase rate of inspection to 100% when required per AISC 360-16 N5.5f.	X		AISC 360, AWS D1.1	SI, PE
6. Inspection tasks prior to bolting:				
a. Manufacturers certifications available for fastener materials.	X			
b. Fasteners marked in accordance with ASTM requirements.		X		
c. Correct fastener selected for joint details (grade, type, bolt length if threads are to be excluded from shear plane).		X		
d. Correct bolting procedure selected for joint detail.		X	AISC 360, RCSC	SI, PE
e. Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements.		X		
f. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.		X		
g. Protected storage provided for bolts, nuts, washers, and other fastener components.		X		
7. Inspection tasks during bolting:				
a. Fastener assemblies placed in all holes and washers and nuts are positioned as required.		X		
b. Joint brought to snug-tight condition prior to pretensioning operation.		X	AISC 360, RCSC	SI, PE
c. Fastener component not turned by the wrench prevented from rotating.		X		
d. Fasteners are pretensioned in accordance with the RCSC specification, progressing systematically from the most rigid point toward the free edges.		X		
8. Inspection tasks after bolting:				
a. Document acceptance or rejection of bolted connections.	X		AISC 360, RCSC	SI, PE

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CONCRETE SPECIFICATIONS - CONTINUED

8. CONCRETE REINFORCEMENT:
   A. REINFORCEMENT SHALL BE ACCURATELY FABRICATED TO DIMENSIONS ON THE APPROVED SHOP DRAWINGS, DETAILS AND SCHEDULES.
   B. REINFORCEMENT SHALL BE BENT COLD AND SHALL NOT BE HEATED FOR ANY PURPOSE.
   C. REINFORCING SHALL BE ACCURATELY PLACED AND RIGIDLY SECURED IN POSITION IN ACCORDANCE WITH THE CRSI REQUIREMENTS FOR RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS AND RECOMMENDED PRACTICE FOR PLACING BAR SUPPORTS.
   D. REINFORCEMENT SHALL BE SPLICED IN ACCORDANCE WITH DIMENSIONS ON THE APPROVED SHOP DRAWINGS, DETAILS AND SCHEDULES.
   E. WELDED WIRE REINFORCEMENT SHALL BE CONTINUOUS, SHALL HAVE JOINTS LAPPED AT LEAST ONE FULL MESH, BUT NOT LESS THAN 6" AND SHALL BE SUPPORTED AT PROPER ELEVATIONS BY ACCESSORIES.

9. CONCRETE PLACEMENT
   A. GENERAL:
      a. CONCRETING SHALL NOT BE CONTINUED WHEN THE AIR TEMPERATURE IS BELOW 45 DEGREES F. UNLESS THE AGGREGATES AND/OR WATER ARE HEATED TO PRODUCE A PLACING TEMPERATURE OF THE CONCRETE BETWEEN 60 DEGREES F. AND 90 DEGREES F. AND UNLESS ADEQUATE PROVISIONS ARE IN PLACE FOR MAINTAINING PROTECTION AGAINST FREEZING OF THE CONCRETE FOR AT LEAST 7 DAYS AFTER PLACING.
      b. NO CONCRETE SHALL BE PLACED ON FROZEN SUBGRADE.
      c. COMPLY WITH ACI 304, "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE," AND AS HEREIN SPECIFIED.
      d. ADDITION OF WATER AFTER THE BATCH WILL NOT BE PERMITTED.
         1. INCREASE SLUMP FOR WORKABILITY BY ADDING WATER REDUCING ADMIXTURES.
   B. PLACING CONCRETE:
      a. DO NOT PLACE CONCRETE ON SURFACES CONTAINING WATER.
      b. DEPOSIT CONCRETE IN FORMS IN HORIZONTAL LAYERS
         1. NOT DEEPER THAN 24 INCHES AND IN A MANNER TO AVOID INCLINED CONSTRUCTION JOINTS.
         2. DEPOSIT CONCRETE CONTINUOUSLY OR IN LAYERS OF SUCH THICKNESS THAT NO CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED SUFFICIENTLY TO CAUSE THE FORMATION OF SEAMS OR PLANES OF WEAKNESS.
         3. WHERE PLACEMENT CONSISTS OF SEVERAL LAYERS, PLACE EACH LAYER WHILE PRECEDING LAYER IS STILL PLASTIC TO AVOID COLD JOINTS.
      c. CONCRETE SHALL HAVE AN UNRESTRICTED FREE VERTICAL DROP. THE STREAM OF CONCRETE SHALL NOT FALL OVER REINFORCING, TIES OR EMBEDDED ITEMS.
      d. CONSOLIDATION: CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND SPADING, RODDING OR TAMPING.
      e. MAINTAIN REINFORCING IN PROPER POSITION DURING CONCRETE PLACEMENT.
   C. COLD-WEATHER PLACING:
      a. COMPLY WITH PROVISIONS OF ACI 306.
      b. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.
   D. HOT-WEATHER PLACING:
      a. COMPLY WITH PROVISIONS OF ACI 305.
      b. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT BELOW 90 DEG F.

10. FORMED CONCRETE FINISHING:
   A. ROUGH FORM FINISH:
      a. REPAIR AND PATCH DEFECTIVE AREAS. CHIP OFF OR RUB DOWN FINS AND OTHER PROJECTIONS EXCEEDING 1/4 INCH IN HEIGHT.
   B. SMOOTH FORM FINISH:
      a. FOR FORMED CONCRETE SURFACES EXPOSED TO VIEW OR TO BE COVERED WITH A COATING MATERIAL. THIS IS AN AS-CAST CONCRETE SURFACE OBTAINED WITH SELECTED FORM-FACING MATERIAL, ARRANGED IN AN ORDERLY AND SYMMETRICAL MANNER WITH A MINIMUM OF SEAMS.
      b. REPAIR AND PATCH DEFECTIVE AREAS WITH FINS AND OTHER PROJECTIONS COMPLETELY REMOVED AND SMOOTHED.

11. MONOLITHIC SLAB FINISHES:
   A. FINISH SURFACE IN SUCH FASHION THAT THE GAP AT ANY POINT BETWEEN THE CONCRETE SURFACE AND A 10-FOOT LONG STRAIGHTEDGE PLACED AT A TRUE HORIZONTAL PLANE, RESTING ON THE HIGH- SPOT AND PLACED ANYWHERE ON THE SURFACE DOES NOT EXCEED ¼ INCH.
   B. TROWEL FINISH:
      a. APPLY TROWEL FINISH TO SLAB SURFACES TO BE EXPOSED TO VIEW, COVERED WITH PAINT, OR OTHER THIN FILM FINISH COATING SYSTEM.
   C. SCRATCH FINISH:
      a. APPLY SCRATCH FINISH TO SLAB SURFACES TO RECEIVE COMPOSITE CONCRETE FLOOR TOPPING OR MORTAR SETTING BEDS FOR TILE, TERRAZZO, AND OTHER BONDED APPLIED CEMENTITIOUS FINISH FLOORING MATERIAL.
   D. TROWEL AND FINE BROOM FINISH:
      a. WHERE TILE IS TO BE INSTALLED WITH THIN-SET MORTAR, APPLY TROWEL FINISH THEN IMMEDIATELY FOLLOW WITH SLIGHTLY SCARIFYING SURFACE BY FINE BROOMING.
   E. NONSLIP BROOM FINISH:
      a. APPLY NONSLIP BROOM FINISH TO EXTERIOR CONCRETE PLATFORMS, STEPS, AND RAMPS.

12. CONCRETE CURING AND PROTECTION:
   A. GENERAL:
      a. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND AGAINST INJURY FROM HEAT, COLD AND DEFACEMENT OF ANY NATURE DURING CONSTRUCTION OPERATIONS.
      b. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE AFTER PLACING AND FINISHING.
      c. CURING SHALL BE IN ACCORDANCE WITH ACI 301 PROCEDURES.
   B. CURING METHODS:
      a. PERFORM CURING OF CONCRETE BY ONE OF THE FOLLOWING METHODS:
         1. MOIST CURING.
         2. MOISTURE-RETAINING COVER CURING.
            A. BURLAP NOT PERMITTED.
         3. APPLICATION OF A DISSIPATING CURING COMPOUND.
   C. PROVIDE MOISTURE CURING BY FOLLOWING METHODS:
      a. KEEP CONCRETE SURFACE CONTINUOUSLY WET BY COVERING WITH WATER.
      b. COVER CONCRETE SURFACE WITH SPECIFIED ABSORPTIVE COVER, THOROUGHLY SATURATE COVER WITH WATER, AND KEEP CONTINUOUSLY WET.
   D. PROVIDE MOISTURE-RETAINING COVER CURING AS FOLLOWS:
      a. COVER CONCRETE SURFACES WITH MOISTURE-RETAINING COVER FOR CURING CONCRETE, PLACED IN WIDEST PRACTICABLE WIDTH WITH SIDES AND ENDS LAPPED AT LEAST 3 INCHES AND SEALED BY WATERPROOF TAPE OR ADHESIVE.
   E. PROVIDE DISSIPATING CURING COMPOUND TO INTERIOR SLABS AS FOLLOWS:
      a. APPLY SPECIFIED DISSIPATING CURING COMPOUND TO CONCRETE SLAB AS SOON AS FINAL FINISHING OPERATIONS ARE COMPLETE.
      b. USE OF DISSIPATING CURING COMPOUND REQUIRES FLOORING CONTRACTORS APPROVAL.
      c. REMOVE COMPOUND IN ACCORDANCE WITH FLOORING MANUFACTURERS REQUIREMENTS.

13. CONCRETE SEALING:
   A. INTERIOR CONCRETE SLABS SHALL BE SEALED WITH INTERIOR SLAB SEALER COMPLIANT WITH MATERIAL REQUIREMENTS INDICATED IN SECTION "MATERIALS" EXCEPT WHERE COVERED WITH FLOOR FINISHES.
   B. EXTERIOR CONCRETE SLAB SHALL BE SEALED WITH EXTERIOR SLAB SEALER COMPLIANT WITH MATERIAL REQUIREMENTS INDICATED IN SECTION "MATERIALS".
   C. PREPARE CONCRETE SURFACE AND APPLY CONCRETE SEALER IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS FOR APPROVED SLAB SEALER.

14. SAMPLING AND TESTING: IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTION AND TESTING.

CONCRETE SPECIFICATIONS

1. CONCRETE WORK SHALL CONFORM TO THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, STRENGTH, SAFETY AND ADEQUACY OF FORMWORK, SHORING, BRACING AND METHODS OF CONSTRUCTION.
   A. THE CONTRACTOR IS RESPONSIBLE TO ENGAGE THE SERVICES OF A QUALIFIED DELEGATED DESIGN PROFESSIONAL LICENSED IN THE STATE OF MICHIGAN.
   B. FORMWORK SHALL LEND ITSELF TO A RATIONAL STRUCTURAL ANALYSIS.
   C. FORMWORK STRUCTURAL CALCULATIONS AND DRAWINGS SHALL BE SIGNED AND SEALED BY THE DELEGATED DESIGN PROFESSIONAL RESPONSIBLE FOR THEIR PREPARATION.

3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE MIX DESIGN, STRENGTH, SLUMP, CONSISTENCY, FINISH AND GENERAL QUALITY OF CONCRETE.

4. ACTION SUBMITTALS:
   A. SUBMIT PRODUCT DATA STEEL-REINFORCEMENT, FIBER-REINFORCING, FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, WATER STOPS, JOINT SYSTEMS, CURING COMPOUNDS AND/OR MATERIALS, AND CONCRETE SEALERS.
   B. CONCRETE MIX DESIGN (FIELD DATA OR TRIAL MIX):
      a. TESTING FOR MATERIAL CERTIFICATION OF COMPLIANCE WITH ASTM AND MDOT STANDARDS SHALL BE PERFORMED NOT MORE THAN 90 DAYS FROM RECEIPT OF SUBMITTAL BY THE STRUCTURAL ENGINEER.
      b. PRODUCT DATA FOR ALL MATERIALS AND ADMIXTURES USED IN PROPOSED CONCRETE MIX.
      c. TESTING DATA INDICATING MIX DESIGN MEETS OR EXCEEDS MINIMUM REQUIREMENTS FOR DRYING SHRINKAGE FOR CONCRETE SLAB MIX DESIGNS.
      d. BREAK HISTORY:
         1. MINIMUM 15 TEST RESULTS EXAMPLES.
         2. OLDEST BREAK HISTORY SHALL BE WITHIN 180 CALENDAR DAYS OF CONCRETE PLACEMENT.
   C. REINFORCEMENT SHOP DRAWINGS:
      a. SUBMIT SHOP DRAWINGS FOR REINFORCEMENT, FOR FABRICATION, BENDING, AND PLACEMENT OF CONCRETE REINFORCEMENT. COMPLY WITH ACI SP-66, "ACI DETAILING MANUAL"

5. MATERIALS:
   A. REINFORCING BARS: ASTM A 615, GRADE 60, DEFORMED.
   B. WELDED WIRE REINFORCING (WWR): ASTM A 1064,
      a. WELDED WIRE REINFORCEMENT SHALL BE FURNISHED IN SHEETS, NOT ROLLS.
   C. MACRO-SYNTHETIC FIBER REINFORCING:
      a. SYNTHETIC MACRO-FIBER REINFORCEMENT; ENGINEERED 100 PERCENT VIRGIN POLYOLEFIN FIBRILLATED FIBERS SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE REINFORCEMENT AND SO CERTIFIED BY THE MANUFACTURER AND CONTAINING NO REPROCESSED OLEFIN MATERIALS; MEET REQUIREMENTS OF ASTM C 1116.
   D. PORTLAND CEMENT: ASTM C 150, TYPE I/II.
   E. BLENDED HYDRAULIC CEMENT: ASTM C 595, TYPE 1L
   F. BLENDED HYDRAULIC CEMENT: ASTM C 595, TYPE 1T
   G. FLY ASH: ASTM C 618, TYPE C OR F, WITH ALKALI LESS THAN 1.5%.
      a. FOR AIR ENTRAINED CONCRETE RESTRICT LOSS ON IGNITION TO LESS THAN 1.5%.
      b. FLY ASH CONTAINING AMMONIA SHALL BE MITIGATED PRIOR TO SHIPMENT TO THE CONCRETE PRODUCER.
         1. DOSAGE OF MITIGATION AGENT TO BE APPROPRIATE TO AMOUNT OF AMMONIA IN FLY-ASH.
      c. MAXIMUM DOSAGE: 25% (BY WEIGHT) OF CEMENTITIOUS MATERIALS WHEN NO SLAG CEMENT IS USED.
      d. MAXIMUM DOSAGE: 35% SLAG + 15% FLY-ASH USED IN COMBINATION.
      e. MAXIMUM DOSAGE: 40% SLAG + 10% FLY-ASH USED IN COMBINATION.
   H. SLAG CEMENT: ASTM C989, GRADE 100 OR 120.
      a. MAXIMUM DOSAGE: 40% (BY WEIGHT) OF CEMENTITIOUS MATERIALS WHEN NO FLY-ASH IS USED.
      b. MAXIMUM DOSAGE: 35% SLAG + 15% FLY-ASH USED IN COMBINATION.
      c. MAXIMUM DOSAGE: 40% SLAG + 10% FLY-ASH USED IN COMBINATION.
   I. NORMAL WEIGHT AGGREGATES: ASTM C 33
      a. NORMAL WEIGHT AGGREGATE FOR CONCRETE SLABS SHALL BE CRUSHED LIMESTONE ONLY, SUBSTITUTIONS ARE NOT ACCEPTABLE.
      b. RESTRICTION: THE USE OF BLAST FURNACE SLAG AS AN AGGREGATE IS NOT PERMITTED IN ANY CONCRETE.
   J. WATER: ASTM C 1602 AND POTABLE.
   K. AIR-ENTRAINING ADMIXTURE: ASTM C 260.
   L. WATER-REDUCING ADMIXTURE: ASTM C 494, TYPE A.
   M. HIGH-RANGE WATER-REDUCING ADMIXTURE: ASTMC494, TYPE F.
   N. CONTROL JOINT FILLER NOT EXPOSED TO UV: 2 COMPONENT 100% SOLIDS COMPOUND, WITH 28 DAY SHORE A HARDNESS 90, OR SHORE D HARDNESS 50 (ASTM D 2240).
   O. CONTROL JOINT FILLER EXPOSED TO UV: 2 COMPONENT POLYUREA 100% SOLIDS COMPOUND, WITH 28 DAY SHORE HARDNESS OF 80-100 (ASTM D2240).
   P. VAPOR RETARDER: ASTM E 1745-09, CLASS A.
   Q. MOISTURE-RETAINING COVER: COMPLYING WITH ASTMC171.
   R. DISSIPATING CURING COMPOUNDS: ASTM 309, TYPE 1.
      a. REMOVE PRIOR TO FINISH FLOOR INSTALLATION.
   S. SELF-LEVELING COMPOUND: K-15"; ARDEX, INC.;
   T. INTERIOR SLAB SEALER: ACRYLIC, HIGH SOLIDS LIQUID SEALER COMPLYING WITH ASTM C-1315.
      a. MINIMUM SOLIDS CONTENT: 20%
   U. EXTERIOR SLAB SEALER: SILOXANE OR SILANE PENETRATING SEALER.
      a. MINIMUM SOLIDS CONTENT: 40%

6. PROPORTIONING AND DESIGN OF MIXES:
   A. BASIC MIX PROPORTIONS SHALL BE ESTABLISHED BY THE CONTRACTOR IN ACCORDANCE WITH ACI 211.1.
   B. NORMAL-WEIGHT CONCRETE, COMPRESSIVE STRENGTH AND WATER/CEMENT RATIO OF 0.45.
   C. FOR CONCRETE SLABS ON GRADE: LIMIT 28 DAY DRYING SHRINKAGE TO 0.035% MAXIMUM, MEASURED IN ACCORDANCE WITH ASTM C-157.
   D. ADMIXTURES:
      a. USE ADMIXTURES FOR WATER REDUCTION AND SET CONTROL IN STRICT COMPLIANCE WITH MANUFACTURER'S DIRECTIONS.
      b. AIR-ENTRAINING ADMIXTURES.
         1. USE AIR-ENTRAINING ADMIXTURE IN EXTERIOR EXPOSED CONCRETE.
         2. ADD AIR-ENTRAINING ADMIXTURE AT MANUFACTURER'S PRESCRIBED RATE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING TOTAL AIR CONTENT WITH A TOLERANCE OF PLUS OR MINUS 1-1/2 PERCENT FROM THE FOLLOWING:
         3. EXTERIOR CONCRETE EXPOSED TO FREEZING AND THAWING, DEICER CHEMICALS, OR HYDRAULIC PRESSURE:
            A. 5.5 % (SEVERE EXPOSURE) 1-1/2-INCH MAX. AGGREGATE.
            B. 6.0 % (SEVERE EXPOSURE) 1-INCH MAX. AGGREGATE.
            C. 6.0 % (SEVERE EXPOSURE) 3/4-INCH MAX. AGGREGATE.
            D. 7.0 % (SEVERE EXPOSURE) 1/2-INCH MAX. AGGREGATE.

EARTHWORK SPECIFICATIONS - CONTINUED

17. FILL AND BACKFILL:
   A. FILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS, BUT NOT UNTIL COMPLETION OF THE FOLLOWING:
      a. INSPECTION, TESTING AND APPROVAL OF SUBGRADE BY THE SPECIAL INSPECTION AGENCY.
      b. ACCEPTANCE OF CONSTRUCTION BELOW FINISH GRADE INCLUDING, WHERE APPLICABLE; DAMPPROOFING, WATERPROOFING, AND PERIMETER INSULATION.
      c. INSPECTION, TESTING, APPROVAL, AND RECORDING LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PERFORMED AND RECORDED.
      d. REMOVAL OF CONCRETE FORMWORK.
      e. FILLING OF VOIDS WITH SATISFACTORY MATERIALS.
      f. REMOVAL OF TRASH AND DEBRIS FROM EXCAVATION.
   B. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
   C. PLACE FILL MATERIALS EVENLY ADJACENT TO STRUCTURES, PIPING, OR CONDUIT TO REQUIRED ELEVATIONS. PREVENT WEDGING ACTION OF FILL AGAINST STRUCTURES OR DISPLACEMENT OF PIPING OR CONDUIT BY CARRYING MATERIAL UNIFORMLY AROUND STRUCTURE, PIPING, OR CONDUIT TO APPROXIMATELY SAME ELEVATION IN EACH LIFT.
   D. PLACE BASE COURSE MATERIAL ON PREPARED SUBGRADE IN LAYERS OF UNIFORM THICKNESS, CONFORMING TO INDICATED CROSS-SECTION AND THICKNESS. MAINTAIN OPTIMUM MOISTURE CONTENT FOR COMPACTING BASE MATERIAL DURING PLACEMENT OPERATIONS.
   E. WHEN A COMPACTED BASE COURSE IS INDICATED TO BE 6 INCHES THICK OR LESS, PLACE MATERIAL IN A SINGLE LAYER. WHEN INDICATED TO BE MORE THAN 6 INCHES THICK, PLACE MATERIAL IN EQUAL LAYERS, EXCEPT NO SINGLE LAYER MORE THAN 6 INCHES OR LESS THAN 3 INCHES IN THICKNESS WHEN COMPACTED.

18. COMPACTION:
   A. AFTER GRADING, COMPACT SUBGRADE SURFACES TO THE DEPTH AND INDICATED PERCENTAGE OF MAXIMUM OR RELATIVE DENSITY.
   B. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT.
   C. MOISTURE CONTENT OF FILL AT TIME OF PLACEMENT SHALL BE WITHIN 2% OF THE OPTIMUM MOISTURE.
   D. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DRY DENSITY OR RELATIVE DRY DENSITY FOR EACH AREA CLASSIFICATION.
   E. DO NOT PLACE FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
   F. CORRECT IMPROPERLY COMPACTED AREAS OR LIFTS AS DIRECTED BY THE SPECIAL INSPECTION AGENCY IF SOIL DENSITY TESTS INDICATE INADEQUATE COMPACTION.

19. FIELD QUALITY CONTROL
   A. SPECIAL INSPECTION AGENCY SHALL INSPECT AND APPROVE EACH SUBGRADE AND FILL LAYER BEFORE FURTHER FILL OR CONSTRUCTION WORK IS PERFORMED.
   B. PERFORM FIELD DENSITY TESTS IN ACCORDANCE WITH ASTM D 1557 (MODIFIED PROCTOR). COMPACT SOIL TO MINIMUM 95% MAXIMUM UNIT WEIGHT.
   C. ALTERNATE: PERFORM FIELD DENSITY TESTS IN ACCORDANCE WITH ASTM D 1556 (SAND CONE METHOD) OR ASTM D 2167 (RUBBER BALLOON METHOD). COMPACT SOIL TO MINIMUM 100% MAXIMUM UNIT WEIGHT.
   D. FIELD DENSITY TESTS MAY ALSO BE PERFORMED BY THE NUCLEAR METHOD IN ACCORDANCE WITH ASTM D 2922, PROVIDING THAT CALIBRATION CURVES ARE PERIODICALLY CHECKED AND ADJUSTED TO CORRELATE TO TESTS PERFORMED USING ASTM D 1556.
      a. IN CONJUNCTION WITH EACH DENSITY CALIBRATION CHECK, CHECK THE CALIBRATION CURVES FURNISHED WITH THE MOISTURE GAGES IN ACCORDANCE WITH ASTM D 3017.
   E. MAKE CALIBRATION CHECKS OF BOTH DENSITY AND MOISTURE GAGES AT BEGINNING OF WORK, ON EACH DIFFERENT TYPE OF MATERIAL ENCOUNTERED, AND AT INTERVALS AS REQUIRED BY EQUIPMENT MANUFACTURER.

20. MAINTENANCE:
   A. PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION. KEEP FREE OF TRASH AND DEBRIS.
   B. REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED, AND RUTTED AREAS TO SPECIFIED TOLERANCES.

21. RECONDITIONING COMPACTED AREAS:
   A. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, SCARIFY SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

EARTHWORK SPECIFICATIONS

1. THIS SECTION INCLUDES THE FOLLOWING:
   A. EXCAVATION AND BACKFILL FOR FOUNDATIONS AND STRUCTURES SHOWN ON STRUCTURAL DRAWINGS.
   B. THIS SECTION APPLIES TO THE BUILDING FOOTPRINT, PLUS AN AREA OUTSIDE THE BUILDING FOOTPRINT WITHIN 5 FEET THEREOF.

2. QUALITY ASSURANCE
   A. CODES AND STANDARDS: PERFORM EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

3. MATERIALS:
   A. SATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SM, SW, AND SP.
   B. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GC, SC, ML, MH, CH, OL, OH, AND PT.
   C. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

4. UNSUITABLE MATERIAL:
   A. ORGANIC MATERIAL, OIL, ALKALI, CHEMICAL COMPOUNDS, ICE, SNOW, FROZEN MATERIALS, RUBBLE, RUBBISH, WOOD, AND OTHER SUBSTANCES SUBJECT TO DECOMPOSITION.
   B. LOOSE NON-COMPACTED FILL, LOOSE SOIL OR OBVIOUSLY COMPRESSIVE MATERIALS.

5. PEA STONE:
   A. NATURAL GRAVEL, STONE OR GRAVEL CRUSHINGS, CONFORMING TO ASTM D 448, TABLE 1, SIZE 67

6. GRANULAR FILL:
   A. MDOT 21AA AGGREGATE OR WELL-GRADED NATURAL SAND AND GRAVEL, CONTAINING NOT MORE THAN SEVEN (7) PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE, SIXTY (60) TO ONE-HUNDRED (100) PERCENT PASSING A ONE (1) INCH SIEVE, WITH A MAXIMUM PARTICLE SIZE OF THREE (3) INCHES.

7. LEAN CONCRETE:
   A. NORMAL WEIGHT, 1500 PSI 28-DAY COMPRESSIVE STRENGTH, CONFORMING TO APPLICABLE REQUIREMENTS OF ASTM C 94.

8. OPEN GRADED AGGREGATE:
   A. AGGREGATE PRODUCED BY CRUSHING, WASHING AND SCREENING LIMESTONE. PARTICLE SIZE VARY FROM 1-1/2" TO DUST.
   B. MDOT 4G. (MDOT SPECIAL PROVISIONS FOR OPEN-GRADED DRAINAGE COURSES, 03 SP 303 (A); FHWA APPROVED 11-01-08).

9. LOW STRENGTH FLOWABLE FILL CONCRETE:
   A. MIXTURE COMPONENTS: PORTLAND CEMENT, FLY ASH, WATER.
   B. COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 50 PSI.
      a. TESTING SHALL BE IN ACCORDANCE WITH ASTM C 495.

10. WATER CONTROL:
   A. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING OR IMPAIRING PROJECT SITE AND SURROUNDING PROPERTY.
   B. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.
   C. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS.
   D. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS.
   E. MAINTAIN WATER TO A MINIMUM OF 2 FEET BELOW SUBGRADE LEVELS RECEIVING COMPACTION; AND IN THE CASE WHERE FOOTINGS BEAR ON SOIL, 2 FEET BELOW BOTTOM OF FOOTING.
   F. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.
   G. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAIN WATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUNOFF AREAS.

11. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS:
   A. REMOVE VEGETATION, DEBRIS, UNSUITABLE MATERIAL, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PROOF ROLLING AND PLACEMENT OF FILLS.
   B. SOILS CONTAINING 4% OR GREATER ORGANIC CONTENT SHALL BE REMOVED.
   C. DO NOT DISTURB BOTTOM OF EXCAVATION. TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK.
   D. IF BOTTOM OF EXCAVATION IS DISTURBED, OR IF BEARING PRESSURE CANNOT BE OBTAINED:
      a. EXCAVATE UNTIL BEARING STRATA IS REACHED.
      b. FOR DISTURBANCE ONLY: RECOMPACT OR EXCAVATE PER SPECIAL INSPECTORS DIRECTION.

12. COLD WEATHER PROTECTION:
   A. PROTECT EXCAVATION BOTTOMS AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS OR PREDICTED TO BE LESS THAN 35 DEGREES F.

13. EXCAVATION STABILITY:
   A. COMPLY WITH LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF AGENCIES HAVING JURISDICTION.
   B. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF AGENCIES HAVING JURISDICTION.
   C. TEMPORARILY SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED.
   D. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN SAFE CONDITION UNTIL COMPLETION OF FILLING.

14. DO NOT PLACE NEW FILL ON FROZEN GROUND, GROUND CONTAINING LENSES OF FROZEN MATERIAL, ICE OR SNOW.

15. PROTECT SUBGRADE AGAINST FREEZING WHEN SUBSEQUENT WORK, SUCH AS FILL, SLAB ON GRADE, FOOTINGS, ETC., WILL BE PLACED ON IT.

16. PROTECT AREAS AT AND ADJACENT TO UNPROTECTED FOOTINGS FROM FREEZING AT THE FOOTING BEARING SURFACE.

SPECIAL INSPECTIONS & TESTING SPECIFICATIONS

1. THE OWNER'S REPRESENTATIVE SHALL EMPLOY ONE OR MORE APPROVED INDEPENDENT TESTING AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OR WORK LISTED UNDER MBC 2021 SECTION 1705 AND THE CONTRACT DOCUMENTS.

2. MATERIALS, SYSTEMS, COMPONENTS, AND WORK AS PART OF DELEGATED DESIGNS OR DELEGATED SYSTEMS ARE REQUIRED TO HAVE SPECIAL INSPECTIONS IN ACCORDANCE WITH THIS SECTION.

3. RELATED DOCUMENTS:
   A. SPECIAL INSPECTION AND TESTING MATRIX SHOWN ON CONTRACT DRAWINGS.
   B. INTERNATIONAL ACCREDITATION SERVICES, INC. ACCREDITATION CRITERIA FOR SPECIAL INSPECTION AGENCIES, AC291.
   C. ACI MANUAL OF CONCRETE PRACTICE LATEST ADDITION FOR TESTING AND INSPECTION OF CONCRETE MATERIALS AND PROCEDURES.
   D. TMS 402-16 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES" FOR TESTING AND INSPECTION OF MASONRY MATERIALS AND PROCEDURES.
   E. TMS 602-16 QUALITY ASSURANCE PROGRAM REQUIREMENTS.
   F. AISC 360-16 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", INCLUDING "COMMENTARY" AND SUPPLEMENTS THERE TO ISSUED FOR TESTING AND INSPECTION OF STEEL MATERIALS AND PROCEDURES.
   G. RCSC AUGUST 1, 2014 "SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" FOR TESTING AND INSPECTION OF BOLTING MATERIALS, CONNECTIONS, AND PROCEDURES.
   H. AWS D1.1 - 2015 "STRUCTURAL WELDING CODE" FOR TESTING AND INSPECTION OF WELD MATERIALS AND PROCEDURES.
   I. AWS D1.8 - 2016 "STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT" FOR TESTING AND INSPECTION OF WELD MATERIALS AND PROCEDURES IN SEISMIC REGIONS.

4. ACTION SUBMITTALS:
   A. DAILY REPORTS: THE INDEPENDENT TESTING AGENCY SHALL SUBMIT WITHIN 10 CALENDAR DAYS, A CERTIFIED REPORT OF EACH INSPECTION, TEST OR SIMILAR SERVICE.
   B. SUBMIT ONE COPY OF THE REPORTS TO THE OWNER'S REPRESENTATIVE, TO THE ARCHITECT, TO THE STRUCTURAL ENGINEER, TO THE CONTRACTOR, AND TO THE BUILDING OFFICIAL HAVING JURISDICTION.

5. INSPECTION REPORTS ISSUED BY THE INDEPENDENT TESTING AGENCY SHALL ACCURATELY AND CLEARLY OUTLINE THE RESULTS OF THE SPECIAL INSPECTIONS AND TESTING. INSPECTION REPORTS SHALL COMPLY WITH THE REPORTING REQUIREMENTS OF MBC 2021, CHAPTER 17 AND CONTAIN THE FOLLOWING MINIMUM INFORMATION, AS APPLICABLE:
   A. INSPECTION DATE, AND ARRIVAL AND DEPARTURE TIMES (OR TOTAL DURATION ON-SITE) OF THE INSPECTOR.
   B. REPORT NUMBER.
   C. STRUCTURAL ENGINEERS PROJECT TITLE.
   D. STRUCTURAL ENGINEERS PROJECT NUMBER.
   E. NAME, ADDRESS AND TELEPHONE NUMBER OF INDEPENDENT TESTING AGENCY.
   F. DATES AND LOCATIONS OF SAMPLES AND TESTS OR INSPECTIONS.
   G. NAMES OF INDIVIDUALS MAKING THE INSPECTION OR TEST.
   H. DESIGNATION OF THE WORK AND TEST METHOD.
   I. IDENTIFICATION OF PRODUCT AND/OR TEST.
   J. COMPLETE INSPECTION OR TEST DATA.
   K. TEST RESULTS AND AN INTERPRETATION OF TEST RESULTS.
   L. AMBIENT CONDITIONS AT THE TIME OF SAMPLE-TAKING AND TESTING.
   M. PROFESSIONAL EVALUATION AS TO WHETHER INSPECTED OR TESTED WORK COMPLIES WITH CONTRACT DOCUMENT REQUIREMENTS, INCLUDING REFERENCED CODES.
   N. NAME AND SIGNATURE OF LABORATORY INSPECTOR.
   O. RECOMMENDATIONS ON RETESTING.

6. FINAL REPORT AND CERTIFICATION:
   A. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND/OR TESTING ALONG WITH CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED BY THE INDEPENDENT TESTING AGENCY UPON SUBSTANTIAL COMPLETION OF THE WORK BEING PERFORMED.
   B. THE FINAL REPORT SHALL INDICATE THE WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND SHALL BEAR THE SIGNATURE OF THE RESPONSIBLE PROFESSIONAL ENGINEER OF THE AGENCY.

7. RESPONSIBILITIES OF INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTOR:
   A. SUBMIT INSPECTION REPORTS, AND FINAL REPORT AND CERTIFICATION AS OUTLINED UNDER ACTION SUBMITTALS.
   B. PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION ON THE TYPES OR WORK LISTED UNDER MBC 2021 SECTION 1705 AND THE CONTRACT DOCUMENTS.
   C. SPECIAL INSPECTOR PERFORMING INSPECTION SERVICES SHALL REVIEW CONTRACT DOCUMENTS RELATED TO WORK BEING INSPECTED AND FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS REQUIREMENTS PRIOR COMMENCEMENT OF CONSTRUCTION.
   D. SPECIAL INSPECTOR PERFORMING INSPECTION SERVICES SHALL REVIEW APPROVED SUBMITTALS RELATED TO WORK BEING INSPECTED AND FAMILIARIZE THEMSELVES WITH THE CONTENTS AND REVIEW COMMENTS CONTAINED WITHIN THE SUBMITTAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
   E. SPECIAL INSPECTOR PERFORMING INSPECTION SERVICES SHALL REVIEW RFI RESPONSES RELATED TO WORK BEING INSPECTED AND PROVIDE WRITTEN CONFIRMATION THE REQUIREMENTS OF THE RFI RESPONSE ARE FOLLOWED.
   F. INDEPENDENT TESTING AGENCY SHALL DEVELOP AND MAINTAIN A LIST OF EACH REPORTED DISCREPANCY AND SUGGESTED REMEDIAL ACTION. IT SHALL LIST METHOD OF HOW DISCREPANCY WAS RESOLVED AND WHEN THE REMEDIAL ACTION IS PERFORMED.
   G. SUBMIT COPY OF DISCREPANCY LIST ALONG WITH EACH SUBMISSION OF TESTING REPORTS.

8. QUALIFICATION STANDARDS FOR SPECIAL INSPECTIONS:
   A. INDEPENDENT TESTING AGENCY SHALL PROVIDE TESTING PERSONAL WITH MINIMUM QUALIFICATIONS AS OUTLINED HEREIN. THE REQUIREMENTS FOR THE RESPONSIBLE AGENT ARE INDICATED IN THE SPECIAL INSPECTION AND TESTING MATRIX CONTAINED WITHIN THE CONTRACT DOCUMENTS. THE MINIMUM QUALIFICATIONS FOR SPECIAL INSPECTORS LISTED BELOW ARE DERIVED FROM THE INTERNATIONAL ACCREDITATION SERVICE'S "ACCREDITATION CRITERIA FOR THE IBC SPECIAL INSPECTION AGENCIES" AC291, §6.0 MINIMUM QUALIFICATIONS FOR SPECIAL INSPECTORS.
   B. INDEPENDENT TESTING AGENCY QUALIFICATION STANDARDS:
      a. AN AGENCY THAT MAINTAINS IAS CURRENT ACCREDITATION WITH THE SCOPE OF ACCREDITATION COVERING THE DISCIPLINES FOR WHICH THE AGENCY IS DESIGNATED.
      b. AN AGENCY THAT MEETS THE REQUIREMENTS OF SECTION 1703.1 OF MBC 2021. THE RESPONSIBLE PROFESSIONAL ENGINEER OF THE AGENCY SHALL PROVIDE ALL DOCUMENTATION AS NECESSARY FOR THE BUILDING OFFICIAL HAVING JURISDICTION TO DETERMINE IF THE AGENCY MEETS THE APPLICABLE CODE REQUIREMENTS.
      c. AN AGENCY THAT HAS BEEN ACCREDITED BY AN APPROVED INSPECTION AGENCY IN ACCORDANCE WITH ISO/IEC 17020.

9. TESTING LABS QUALIFICATION STANDARDS:
   A. EACH DESIGNATED TESTING LAB SHALL BE ACCREDITED BY ONE OF THE FOLLOWING MAJOR ACCEPTABLE ACCREDITATION AUTHORITIES:
      a. IAS ACCREDITATION WITH THE SCOPE OF ACCREDITATION COVERING THE DISCIPLINES FOR WHICH THE TESTING LAB IS DESIGNATED.
      b. AASHTO ACCREDITATION PROGRAM PER EITHER AASHTO R18 OR ISO/IES 17250.
      c. AMERICAN ASSOCIATION OF LABORATORY ACCREDITATION.
      d. ACCREDITED BY A THIRD PARTY AND SHALL MEET THE REQUIREMENTS OF SECTION 1703.1 OF MBC 2021.

10. MINIMUM QUALIFICATIONS FOR SPECIAL INSPECTORS:
   A. MINIMUM QUALIFICATIONS OF RESPONSIBLE INSPECTION AGENT INDICATED IN THE SPECIAL INSPECTION AND TESTING SERVICES MATRIX. ONE OR A COMBINATION OF THE FOLLOWING SHALL BE PROVIDED:
      a. SI - SPECIAL INSPECTOR MEETING THE MINIMUM QUALIFICATION REQUIREMENTS TO PERFORM THE INDICATED SPECIAL INSPECTION SERVICES. SHALL DEMONSTRATE COMPETENCE DOCUMENTED BY CERTIFICATIONS FROM RECOGNIZED AGENCIES AND APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION.
      b. PE - REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MICHIGAN MEETING THE MINIMUM QUALIFICATION REQUIREMENTS TO PERFORM THE INDICATED SPECIAL INSPECTION SERVICE AND APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION.
      c. GEOR - THE GEOTECHNICAL ENGINEER OF RECORD WHO PROVIDED THE ORIGINAL PROJECT GEOTECHNICAL SOILS INVESTIGATION REPORT AND MEETS THE MINIMUM QUALIFICATION REQUIREMENTS TO PERFORM THE INDICATED SPECIAL INSPECTION SERVICE AND APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION.

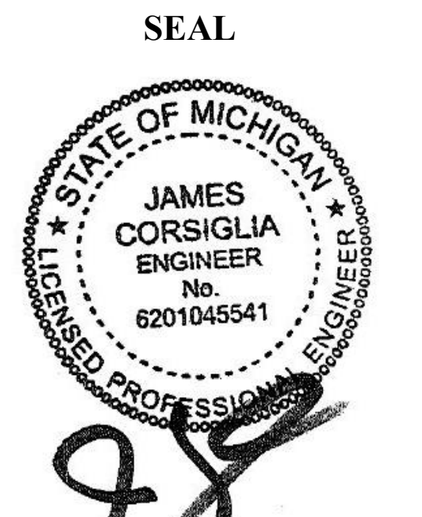
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CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE
CABOT APARTMENTS
RENOVATIONS
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Structural Specifications

DRAWING NUMBER

S.005

STRUCTURAL STEEL SPECIFICATIONS-CONTINUED

13. SHOP FABRICATION AND ASSEMBLY:
    A. FABRICATE AND ASSEMBLE STRUCTURAL ASSEMBLIES IN SHOP TO GREATEST EXTENT POSSIBLE. FABRICATE ITEMS OF STRUCTURAL STEEL IN ACCORDANCE WITH AISC SPECIFICATIONS AND AS INDICATED ON APPROVED SHOP DRAWINGS.
    B. BOLTED CONNECTIONS:
        a. INSTALL THREADED FASTENERS IN ACCORDANCE WITH AISC "SPECIFICATIONS.
        b. FOR STRUCTURAL JOINTS USE ASTM A 325 OR A 490 BOLTS".
        c. CUT, DRILL, OR PUNCH HOLES PERPENDICULAR TO METAL SURFACES.
            1. DO NOT FLAME-CUT HOLES OR ENLARGE HOLES BY BURNING.
            2. DRILL HOLES IN BEARING PLATES. REMOVE BURRS FROM FAYING SURFACES OF BEARING-TYPE CONNECTIONS.
            3. THE USE OF BURNT HOLES FOR BOLTED CONNECTIONS IS PROHIBITED. VIOLATION OF THIS CLAUSE WILL BE SUFFICIENT CAUSE FOR THE REJECTION OF THE WHOLE MEMBER INTO WHICH SUCH HOLES WERE BURNT.
    C. WELDED CONNECTIONS:
        a. COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND METHODS USED IN CORRECTING WELDING WORK.
        b. UNLESS OTHERWISE NOTED, NO WELDS SHALL BE APPLIED TO FLANGES OF TENSION MEMBERS PERPENDICULAR TO THE DIRECTION OF STRESS.
        c. TURN SIDE AND END FILLET WELDS AROUND CORNERS FOR A MINIMUM LENGTH OF TWICE THE NOMINAL SIZE OF THE WELD. LENGTH OF END RETURNS ARE NOT TO BE INCLUDED IN THE CALCULATED WELDED LENGTH.
        d. PARTS TO BE JOINED SHALL BE BROUGHT INTO CONTACT AS CLOSE AS POSSIBLE.
            1. IF THE SEPARATION EXCEEDS 1/16 INCH, THE SIZE OF THE WELD SHALL BE INCREASED BY THE AMOUNT OF SEPARATION.
        e. MATERIAL THICKER THAN 3/4 INCH SHALL BE PREHEATED BEFORE WELDING PER THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY.

14. STRUCTURAL STEEL COATINGS:
    A. STEEL AND CONNECTIONS STEEL EXPOSED TO WEATHER SHALL BE CLEANED PER SSPC-SP8 PICKLING AND HOT DIP GALVANIZED U.O.N.
        a. PROVIDE ELECTROPLATED GALVANIZED BOLTS.
    B. STEEL AND CONNECTIONS NOT EXPOSED TO WEATHER SHALL BE CLEANED PER SSPC-SP3 POWER-TOOL CLEANING AND SHOP PRIME PAINTED WITH ONE COAT SHOP PRIMER.
    C. STEEL AND CONNECTIONS TO RECEIVE SPRAY-APPLIED FIRE PROOFING SHALL NOT BE PRIME PAINTED.
    D. SURFACE PREPARATION, PRIMING AND FINISH PAINTING FOR STEEL AND CONNECTION TO RECEIVE INTUMESCENT FIRE PROOFING SHALL BE COORDINATED WITH APPROVED INTUMESCENT PAINT SYSTEM REQUIREMENTS.

15. SHOP PAINTING
    A. IN GENERAL, STRUCTURAL STEEL IS COVERED WITH PRIME PAINT OR FIREPROOFING.
    B. DO NOT PAINT THE FOLLOWING SURFACES:
        a. TO RECEIVE FIREPROOFING.
        b. TO BE WELDED.
        c. TOP OF TOP FLANGES OF COMPOSITE BEAMS TO RECEIVE SHEAR CONNECTORS.
    C. CLEANING AND PREPARATION:
        a. AFTER INSPECTION AND BEFORE SHIPPING, CLEAN STEEL WORK, PAINTED OR UNPAINTED. REMOVE LOOSE RUST, LOOSE MILL SCALE, AND SPATTER, SLAG, OR FLUX DEPOSITS.
        b. CLEAN STEEL IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL (SSPC).
    D. SHOP PAINTING:
        a. IMMEDIATELY AFTER SURFACE PREPARATION, APPLY STRUCTURAL STEEL PRIMER PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. USE PAINTING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES, AND EXPOSED SURFACES.
        b. DO NOT SHOP PAINT SURFACES TO RECEIVE FIELD WELD OR SLIP CRITICAL BOLTS.
        c. IF FOR ANY REASON ANY SURFACE TO RECEIVE FIELD WELDS OR SLIP CRITICAL BOLTS IS PAINTED, REMOVE SUCH PAINT COMPLETELY TO WITHIN STATED LIMITS BEFORE FIELD WELDING OR BOLTING.

16. TEMPORARY BRACING:
    A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DESIGN, STRENGTH, SAFETY AND ADEQUACY OF ALL TEMPORARY BRACING AND ALL METHODS OF CONSTRUCTION.
    B. THE SPECIFYING HEREIN OF REQUIREMENTS FOR BRACING OR CONSTRUCTION METHODS, OR ANY OTHER REQUIREMENTS OF THE SPECIFICATIONS SHALL BE CONSTRUED AS THE MINIMUM ACCEPTABLE, AND SHALL NOT ELIMINATE, LESSEN OR RESTRICT IN ANY MANNER THE RESPONSIBILITY OF THE CONTRACTOR FOR ALL CONSTRUCTION METHODS AND FOR THE SAFETY AND STABILITY OF THE STRUCTURAL STEEL WORK AT ALL STAGES OF ERECTION, UNTIL SUCH TIME AS THE PERMANENT BRACING SYSTEM BECOMES EFFECTIVE.
    C. PROVIDE TEMPORARY SHORING AND BRACING MEMBERS WITH CONNECTIONS OF SUFFICIENT STRENGTH TO BEAR IMPOSED LOADS.
    D. PROVIDE TEMPORARY GUY LINES TO ACHIEVE PROPER ALIGNMENT OF STRUCTURES AS ERECTION PROCEEDS.
    E. REMOVE TEMPORARY MEMBERS AND CONNECTIONS AFTER PERMANENT MEMBERS ARE IN PLACE, FINAL CONNECTIONS ARE MADE, CONCRETE HAS CURED TO 75% DESIGN STRENGTH AND BASE PLATES ARE GROUTED.

17. SETTING BASES AND BEARING PLATES:
    A. CLEAN CONCRETE AND MASONRY BEARING SURFACES OF BOND-REDUCING MATERIALS. CLEAN BOTTOM SURFACE OF BASE AND BEARING PLATES.
    B. TIGHTEN ANCHOR RODS AFTER SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED.
    C. GROUT SOLID BETWEEN BEARING SURFACES AND BASES OR PLATES TO ENSURE THAT NO VOIDS REMAIN. FINISH EXPOSED SURFACES, PROTECT INSTALLED MATERIALS, AND ALLOW TO CURE.
    D. GROUT COLUMN BASE PLATES BEFORE CONCRETE SLABS ON METAL DECK ARE PLACED.

18. FIELD WELDING: SIMILAR PROCEDURES AS FOR SHOP WELDING.
    A. AT SUBFREEZING TEMPERATURES, PREHEAT ALL METAL LOCATED WITHIN 3 INCHES OF THE WELD TO A MINIMUM TEMPERATURE OF ABOUT 70 DEGREES FAHRENHEIT. NO WELDING SHALL BE DONE AT TEMPERATURES BELOW ZERO DEGREES FAHRENHEIT.

19. GAS CUTTING:
    A. DO NOT USE GAS CUTTING TORCHES IN FIELD FOR CORRECTING FABRICATION ERRORS IN PRIMARY STRUCTURAL FRAMING.
    B. CUTTING WILL BE PERMITTED ONLY ON SECONDARY MEMBERS THAT ARE NOT UNDER STRESS, AS ACCEPTABLE TO THE STRUCTURAL ENGINEER OF RECORD. FINISH GAS-CUT SECTIONS EQUAL TO A SHEARED APPEARANCE WHEN PERMITTED.

20. TOUCH-UP PAINTING:
    A. APPLY PAINT USING SAME MATERIAL AS USED FOR SHOP PAINTING.
    B. APPLY EPOXY PAINT USING SAME EPOXY PAINTING MATERIAL.
    C. APPLY BY BRUSH OR SPRAY TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.0 MILS
    D. APPLY ZINC CLAD II BY SHERWIN WILLIAMS OR TNEMEC - ZINC 90E-92 FOR GALVANIZING TOUCH UP PAINT.

STRUCTURAL STEEL SPECIFICATIONS

1. SUBMIT CHECKED SHOP DRAWINGS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL STEEL MEMBERS.
    A. PROVIDE DETAILS, PROCEDURES, DIAGRAMS AND SCHEDULES AS NECESSARY FOR FABRICATION AND ASSEMBLY IN SHOP AND FIELD.
    B. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLES, SURFACE PREP, SHOP FINISH (PAINT/GALV.) AND OTHER PERTINENT DATA.
    C. INDICATE WELDS BY STANDARD AWS SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD. IDENTIFY SHOP AND FIELD WELDS.
    D. SUBMIT SIGNED AND SEALED CALCULATIONS FOR THE DESIGN OF ALL COMPONENTS DELEGATED TO THE CONTRACTOR. REFER TO ITEM 3 FOR DELEGATED DESIGN REQUIREMENTS.

2. CODES AND STANDARDS: COMPLY WITH PROVISIONS OF FOLLOWING:
    A. AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
    B. AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", INCLUDING "COMMENTARY" AND SUPPLEMENTS THERETO AS ISSUED.
    C. AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION.
    D. AWS D1.1 "STRUCTURAL WELDING CODE - STEEL".
    E. ASTM A 6 "GENERAL REQUIREMENTS FOR DELIVERY OF ROLLED STEEL PLATES, SHAPES, SHEET PILING AND BARS FOR STRUCTURAL USE".
    F. TO THE EXTENT THAT ANY PROVISIONS CONTAINED IN ANY OF THE AFOREMENTIONED CODES AND STANDARDS CONFLICT WITH ANY OTHER TERMS, REQUIREMENTS OR DEFINITIONS CONTAINED IN THE CONTRACT DOCUMENTS, THEN THE TERMS, REQUIREMENTS OR DEFINITIONS CONTAINED ELSEWHERE IN THE CONTRACT DOCUMENTS THE MORE STRINGENT SHALL CONTROL.

3. DETAILS AND CONNECTIONS:
    A. DESIGN OF STRUCTURAL STEEL CONNECTIONS IS DELEGATED TO THE CONTRACTOR.
        a. DELEGATED DESIGN ENGINEER SHALL BE A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MICHIGAN.
        b. CALCULATIONS FOR CONNECTION DESIGN BY THE DELEGATED DESIGN STRUCTURAL ENGINEER SHALL BE FURNISHED WITH SHOP DRAWINGS.
        c. SHOP DRAWINGS WILL NOT BE REVIEWED WITHOUT CORRESPONDING CONNECTION CALCULATIONS.
        d. CONTRACTOR SHALL SUBMIT SIGNED AND SEALED CALCULATIONS FOR THE DESIGN OF COMPONENTS DELEGATED TO THE CONTRACTOR.
    B. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS, UNLESS OTHERWISE INDICATED.
    C. THE FOLLOWING ARE NOT PERMITTED FOR DELEGATED DESIGN CONNECTIONS:
        a. EXTENDED SHEAR TABS.
        b. OVER SIZED HOLES IN BEAM CONNECTIONS.
        c. VERTICAL SLOTTED BEAM CONNECTIONS.
        d. OTHER RESTRICTIONS OR REQUIREMENTS SHOWN ON STRUCTURALLY DOCUMENTS.
    D. PROMPTLY NOTIFY STRUCTURAL ENGINEER OR RECORD WHENEVER MEMBERS SIZES AND CONNECTIONS REQUIREMENTS FOR ANY PORTION OF STRUCTURE ARE NOT CLEARLY INDICATED.
    E. DESIGN AND DETAIL CONNECTIONS TO RESIST THE REQUIRED LOADS AND REACTIONS.
        a. DETAILS SHALL SUPPLEMENT AND BE CONSISTENT WITH DETAILS SHOWN ON THE DRAWINGS.
        b. PROPER ACCOUNT OF ECCENTRICITY SHALL BE TAKEN IN THE DESIGN OF CONNECTIONS SO THAT THERE IS NO OVERSTRESSING OF ANY MATERIAL, EITHER IN THE CONNECTIONS THEMSELVES OR IN THE CONNECTED MEMBERS.
    F. THE USE OF OVERSIZED AND SLOTTED HOLES IN THE LOAD DIRECTION FOR BEARING BOLTS IS NOT PERMITTED.
    G. BOLTED CONNECTIONS WITH VARIOUS BOLT DIAMETER SIZES SHALL BE INCREASED BY 1/4" INCREMENTS.

4. QUALIFICATIONS FOR WELDING WORK:
    A. QUALIFY WELDING PROCESSES AND WELDING OPERATORS IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURE".
    B. PROVIDE CERTIFICATION THAT WELDERS TO BE EMPLOYED IN WORK HAVE SATISFACTORILY PASSED AWS QUALIFICATION TESTS.
    C. IF RECERTIFICATION OF WELDERS IS REQUIRED, RETESTING WILL BE CONTRACTOR'S RESPONSIBILITY.

5. EMBEDDED ITEMS: ANCHOR BOLTS, BEARING PLATES AND OTHER ANCHORAGE ITEMS TO BE EMBEDDED IN OR ATTACHED TO OTHER CONSTRUCTION. SUPPLY WITHOUT DELAYING THE WORK.
    A. SETTING DIAGRAMS, TEMPLATES, INSTRUCTIONS, AND DIRECTIONS FOR INSTALLATION.
    B. ANCHOR ROD TEMPLATE WITH TARGET ARROWS FOR COLUMN CENTER LINES, STAMPED FOR COLUMN LOCATION, ORIENTATION AND ELEVATION.

6. DELIVERY, STORAGE, AND HANDLING:
    A. STORE MATERIALS TO PERMIT EASY ACCESS FOR INSPECTION AND IDENTIFICATION. KEEP STEEL MEMBERS OFF GROUND BY USING PALLETS, PLATFORMS, OR OTHER SUPPORTS.
    B. DO NOT STORE MATERIALS ON STRUCTURE IN A MANNER THAT MIGHT CAUSE DISTORTION OR DAMAGE TO MEMBERS OR SUPPORTING STRUCTURES.
    C. PROTECT STEEL MEMBERS AND PACKAGED MATERIALS FROM EROSION AND DETERIORATION.
        a. IF BOLTS AND NUTS BECOME DRY OR RUSTY, CLEAN AND RELUBRICATE BEFORE USE.

7. TUBULAR SECTIONS, (HSS ROUND, HSS RECTANGULAR) SHALL BE MANUFACTURED IN USA OR CANADA.

8. ELECTRODES FOR WELDING: COMPLY WITH AWS CODE.
    A. FOR HIGH-STRENGTH LOW-ALLOY STEEL AND EXISTING STEEL, PROVIDE ELECTRODES, WELDING RODS AND FILLER METALS EQUAL IN STRENGTH AND COMPATIBLE IN APPEARANCE WITH PARENT METAL JOINED.
    B. COMPLY WITH AWS REQUIREMENTS.

9. ANCHOR RODS:
    A. ASTM F1554 HEX-HEADED BOLT AND CARBON-STEEL NUT. GRADE INDICATED ON DRAWINGS.

10. PAINT - SHOP PRIMER:
    A. PAINT FOR SHOP PRIMER SHALL BE VOC COMPLIANT, BE LEAD AND CHROMATE FREE, AND HAVE NOT LESS THAN 50 PERCENT SOLIDS PER VOLUME.
    B. COLOR: WHITE OR LIGHT GRAY.
    C. PRODUCTS/MANUFACTURERS: PROVIDE ONE OF THE FOLLOWING:
        a. #10-99 PRIMER/TNEMEC
        b. KEM KROMIK B50 NZ6/SHERWIN WILLIAMS
        c. 960/RUSTOLEUM

11. NONMETALLIC SHRINKAGE-RESISTANT GROUT: PREMIXED, NONMETALLIC, NONCORROSIVE, NONSTAINING PRODUCT CONTAINING SELECTED SILICA SANDS, PORTLAND CEMENT, SHRINKAGE COMPENSATING AGENTS, PLASTICIZING AND WATER-REDUCING AGENTS, COMPLYING WITH CE-CRD-C621.
    A. PRODUCTS:
        a. EUCO N.S.; EUCLID CHEMICAL CO.
        b. CRYSTEX; L & M CONSTRUCTION CHEMICALS, INC.
        c. MASTERFLOW 928; MASTER BUILDERS.
        d. SEALTIGHT 588 GROUT; W. R. MEADOWS.
        e. FIVE STAR GROUT; U.S. GROUT CORP.
        f. SIKA GROUT 212, SIKA CORP.

REINFORCED UNIT MASONRY ASSEMBLIES SPECIFICATIONS - CONTINUED

18. LAY CONCRETE MASONRY UNITS WITH FULL-FACE SHELL MORTAR BEDS.
    A. FILL VERTICAL HEAD JOINTS (END JOINTS BETWEEN UNITS) SOLIDLY WITH MORTAR FROM FACE OF UNIT TO A DISTANCE BEHIND FACE EQUAL TO NOT LESS THAN THE THICKNESS OF LONGITUDINAL FACE SHELLS.
    B. SOLIDLY BED CROSS-WEBS OF STARTING COURSES IN MORTAR.

19. MAINTAIN HEAD AND BED JOINT WIDTHS SHOWN, OR IF NOT SHOWN, PROVIDE 3/8" JOINTS.

20. WALLS:
    A. PATTERN BOND:
        a. UNLESS OTHERWISE NOTED, LAY CMU WALL UNITS IN 1/2-RUNNING BOND WITH VERTICAL JOINTS IN EACH COURSE CENTERED ON UNITS IN COURSES ABOVE AND BELOW, UNLESS OTHERWISE INDICATED.
            1. BOND AND INTERLOCK EACH COURSE AT CORNERS AND INTERSECTIONS.
            2. USE SPECIAL-SHAPED UNITS WHERE SHOWN, AND AS REQUIRED FOR CORNERS, JAMBS, SASH, CONTROL JOINTS, LINTELS, BOND BEAMS AND OTHER SPECIAL CONDITIONS.
        b. MAINTAIN VERTICAL CONTINUITY OF CORE OR CELL CAVITIES, WHICH ARE TO BE REINFORCED AND GROUTED.
            1. KEEP CAVITIES FREE OF MORTAR.
            2. SOLIDLY BED WEBS IN MORTAR WHERE ADJACENT TO REINFORCED CORES OR CELLS.
        c. WHERE HORIZONTAL REINFORCED BEAMS (BOND BEAMS) ARE SHOWN, USE SPECIAL UNITS OR MODIFY REGULAR UNITS TO ALLOW FOR PLACEMENT OF CONTINUOUS HORIZONTAL REINFORCING BARS.
            1. PLACE SMALL MESH EXPANDED METAL LATH OR WIRE SCREENING IN MORTAR JOINTS UNDER BOND BEAM COURSES OVER CORES OR CELLS OF NON-REINFORCED VERTICAL CELLS, OR PROVIDE UNITS WITH SOLID BOTTOMS.

21. PRIOR TO GROUTING, INSPECT AND CLEAN GROUT SPACES.

22. AFTER FINAL CLEANING AND INSPECTION, CLOSE CLEANOUT HOLES AND BRACE CLOSURES TO RESIST GROUT PRESSURES.

23. PLACE GROUT WITHIN 90 MIN FROM INTRODUCING WATER IN THE MIXTURE AND PRIOR TO INITIAL SET.

24. CONSOLIDATE GROUT AT THE TIME OF PLACEMENT.
    A. CONSOLIDATE GROUT POURS 12 IN. OR LESS IN HEIGHT BY MECHANICAL VIBRATION OR BY PUDDLING.
    B. CONSOLIDATE POURS EXCEEDING 12 IN. IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED.

25. IF, IN THE JUDGMENT OF THE STRUCTURAL ENGINEER OF RECORD, THE ULTIMATE LOAD CARRYING CAPACITY OR DURABILITY HAS BEEN AFFECTED, THE REINFORCED MASONRY SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

REINFORCED UNIT MASONRY ASSEMBLIES SPECIFICATIONS

1. EXTENT OF EACH TYPE OF REINFORCED UNIT MASONRY WORK IS INDICATED ON DRAWINGS AND IN SCHEDULES.

2. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF REINFORCING BARS. COMPLY WITH ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". SHOW BAR SCHEDULES, DIAGRAMS OF BENT BARS, STIRRUP SPACING, LATERAL TIES AND OTHER ARRANGEMENTS AND ASSEMBLIES AS REQUIRED FOR FABRICATION AND PLACEMENT OF REINFORCEMENT FOR UNIT MASONRY WORK.

3. GROUT SHALL BE "FINE OR COARSE GROUT" IN ACCORDANCE WITH ASTM C 476.

4. GROUTING PROCEDURE:
    A. SUBMIT PROPOSED GROUTING PROCEDURES WITH AT MINIMUM THE FOLLOWING INFORMATION:
        a. USE OF FINE GROUT.
        b. LIFT HEIGHTS:
            1. PROPOSED LIFT HEIGHT AS IT APPLIES TO THE TYPE OF GROUT AND BLOCK SIZE.
        c. GROUT CONSOLIDATION METHOD:
            1. IF MORE THAN ONE METHOD IS PROPOSED, INDICATED RESPECTIVE AREA OF USE.
        d. LOCATION OF CLEANOUTS AS APPLICABLE.

5. CODES AND STANDARDS:
    A. COMPLY WITH PROVISIONS OF FOLLOWING CODES, SPECIFICATIONS, AND STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED:
        a. ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
        b. ACI 530.1, SPECIFICATIONS FOR MASONRY STRUCTURES.

6. RESPONSIBILITY OF CONTRACTOR:
    A. THE CONTRACTOR ALONE SHALL BE FULLY RESPONSIBLE FOR THE DESIGN, STRENGTH, SAFETY AND ADEQUACY OF ALL FORMWORK, SHORING, BRACING AND ALL METHODS OF CONSTRUCTION, AND FOR THE STRENGTH, CONSISTENCY, FINISH AND GENERAL QUALITY OF MASONRY.
        a. THE SPECIFYING HEREIN OF REQUIREMENTS FOR CONSTRUCTION METHODS, PRELIMINARY APPROVALS BY THE STRUCTURAL ENGINEER OF RECORD, INSPECTION TESTING AND QUALITY CONTROL PERFORMED BY THE TESTING AGENCY, OR ANY OTHER REQUIREMENTS OF THE SPECIFICATIONS SHALL BE CONSTRUED AS THE MINIMUM ACCEPTABLE, AND SHALL NOT ELIMINATE, LESSEN OR RESTRICT IN ANY MANNER THE RESPONSIBILITY OF THE CONTRACTOR FOR CONSTRUCTION METHODS AND FOR PROVIDING MASONRY IN THE COMPLETED STRUCTURE THAT FULLY MEETS THE STRENGTH, APPEARANCE AND THE REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS.
    B. DELEGATED DESIGN
        a. MASONRY CONTRACTOR IS RESPONSIBLE FOR TEMPORARY BRACING DESIGN.

7. MATERIALS
    A. CONCRETE MASONRY UNITS:
        a. ASTM C90, MINIMUM COMPRESSIVE STRENGTH ON THE NET AREA AND UNIT DENSITY SHALL BE AS INDICATED IN REINFORCED HOLLOW CONCRETE MASONRY GENERAL NOTES.
        b. FOR ALIGNMENT OF CELLS TO RECEIVE REINFORCEMENT AND GROUT, BLOCK SHALL BE 2-CELL UNITS, WITH A RECOMMENDED OPEN END AT ONE SIDE.
    B. MORTAR:
        a. PORTLAND CEMENT LIME MORTAR OR MASONRY CEMENT MORTAR, IN ACCORDANCE WITH ASTM C 270, TYPE S.
    C. GROUT:
        a. COMPLY WITH ASTM C 476.
        b. UNLESS OTHERWISE INDICATED, USE TYPE (FINE OR COARSE) SLUMP: 8 TO 11 INCHES, IN ACCORDANCE WITH ASTM C 143.
    D. REINFORCEMENT BARS:
        a. GRADE ASTM A 615 - GRADE 60, DEFORMED.
        b. SHOP-FABRICATE REINFORCEMENT BARS WHICH ARE SHOWN TO BE BENT OR HOOKED.
    E. REINFORCING BAR POSITIONERS:
        a. SPACING:
            1. GENERAL VERTICAL SPACING 4'-0" OC.
            2. WITHIN 8" OF GROUT TOP AND BOTTOM COLD JOINT.
        b. BARS AT CENTER OF BLOCK:
            1. D/A 811; DUR-O-WAL,
            2. NO. 376 REBAR POSITIONER; HECKMANN BUILDING PRODUCTS,
            3. IRB REBAR POSITIONER, HOHMANN & BARNARD, INC.,
            4. WIRE-BOND CORELOCK SINGLE BAR POSITIONER.
            5. FIGURE 8 REBAR POSITIONER, MASONRY REINFORCING CORP. OF AMERICA,
        c. BARS NEAR FACE OF BLOCK:
            1. POSITIONERS TO PLACE REBARS WITH ½ INCH COVER TO INSIDE FACE OF BLOCK.
            2. WIRE-BOND CORELOCK DOUBLE BAR POSITIONER.
    F. FOR HORIZONTAL BARS IN BOND BEAMS:
        a. BOTTOM REINFORCING:
            1. USE STANDARD CHAIRS OR BOLSTERS FOR SPACING, SUPPORTING AND FASTENING BARS IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS.
    G. MECHANICAL TYPE TENSION SPLICES:
        a. LENTON REBAR SPLICES; ERICO PRODUCTS, INC.
        b. DS-BAR-LOCK COUPLER SYSTEM; DAYTON SUPERIOR.

8. DO NOT PROCEED WITH MASONRY INSTALLATION UNTIL CONSTRUCTION THAT MASONRY IS DEPENDANT-ON IS COMPLETED AND THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

9. CLEAN REINFORCEMENT OF LOOSE RUST, MILL SCALE, EARTH, ICE OR OTHER MATERIALS WHICH WILL REDUCE BOND TO MORTAR OR GROUT.
    A. DO NOT USE REINFORCING BARS WITH BENDS NOT SHOWN ON DRAWINGS OR FINAL SHOP DRAWINGS, OR BARS WITH REDUCED CROSS-SECTION DUE TO EXCESSIVE RUSTING OR OTHER CAUSES.

10. POSITION REINFORCEMENT ACCURATELY AT THE SPACING INDICATED.
    A. SUPPORT AND SECURE VERTICAL BARS AGAINST DISPLACEMENT.
    B. HORIZONTAL REINFORCEMENT MAY BE PLACED AS THE MASONRY WORK PROGRESSES.
    C. EXCEPT AT SPLICES, WHERE VERTICAL BARS ARE SHOWN IN CLOSE PROXIMITY, PROVIDE A CLEAR DISTANCE BETWEEN BARS OF NOT LESS THAN THE NOMINAL BAR DIAMETER OR 1" WHICHEVER IS GREATER.

11. PLACE REINFORCEMENT AND TIES IN GROUT SPACES PRIOR TO GROUTING.

12. SPLICE REINFORCEMENT BARS WHERE SHOWN; DO NOT SPLICE AT OTHER POINTS UNLESS ACCEPTABLE IN WRITING TO THE STRUCTURAL ENGINEER OR RECORD.
    A. FOR BARS WHERE LAP SPLICES ARE PERMITTED, PROVIDE NOT LESS THAN REQUIRED MINIMUM LAP.

13. SUPPORT VERTICAL REINFORCING WITH REINFORCING BAR POSITIONERS.
    A. LOCATE REINFORCING BAR POSITIONERS AS SHOWN ON THE DRAWINGS.

14. EMBED PREFABRICATED HORIZONTAL JOINT REINFORCEMENT AS THE WORK PROGRESSES, WITH A MINIMUM COVER OF 5/8" ON EXTERIOR FACE OF WALLS AND 1/2" AT OTHER LOCATIONS.
    A. LAP UNITS NOT LESS THAN 6" AT ENDS. USE PREFABRICATED "L" AND "T" UNITS TO PROVIDE CONTINUITY AT CORNERS AND INTERSECTIONS. CUT UNITS AS RECOMMENDED BY MANUFACTURER FOR CONTINUITY AT RETURNS, OFFSETS, COLUMN FIREPROOFING, PIPE ENCLOSURES AND OTHER SPECIAL CONDITIONS.

15. ANCHOR REINFORCED MASONRY WORK TO SUPPORTING STRUCTURE AS INDICATED.

16. CONSTRUCT GROUT SPACES FREE OF MORTAR DROPPINGS, DEBRIS, LOOSE AGGREGATES, AND ANY MATERIAL DELETERIOUS TO MASONRY GROUTING.

17. DO NOT WET CONCRETE MASONRY UNITS (CMU).

FSP FUSCO, SHAFFER & PAPPAS, INC.
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CSC
CARNAGHI STRUCTURAL CONSULTING
16950 19 Mile Road, Suite 8 ● Clinton Township, MI 48038
Phone: (586) 277-0700 ● Website: carnaghisc.com

CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

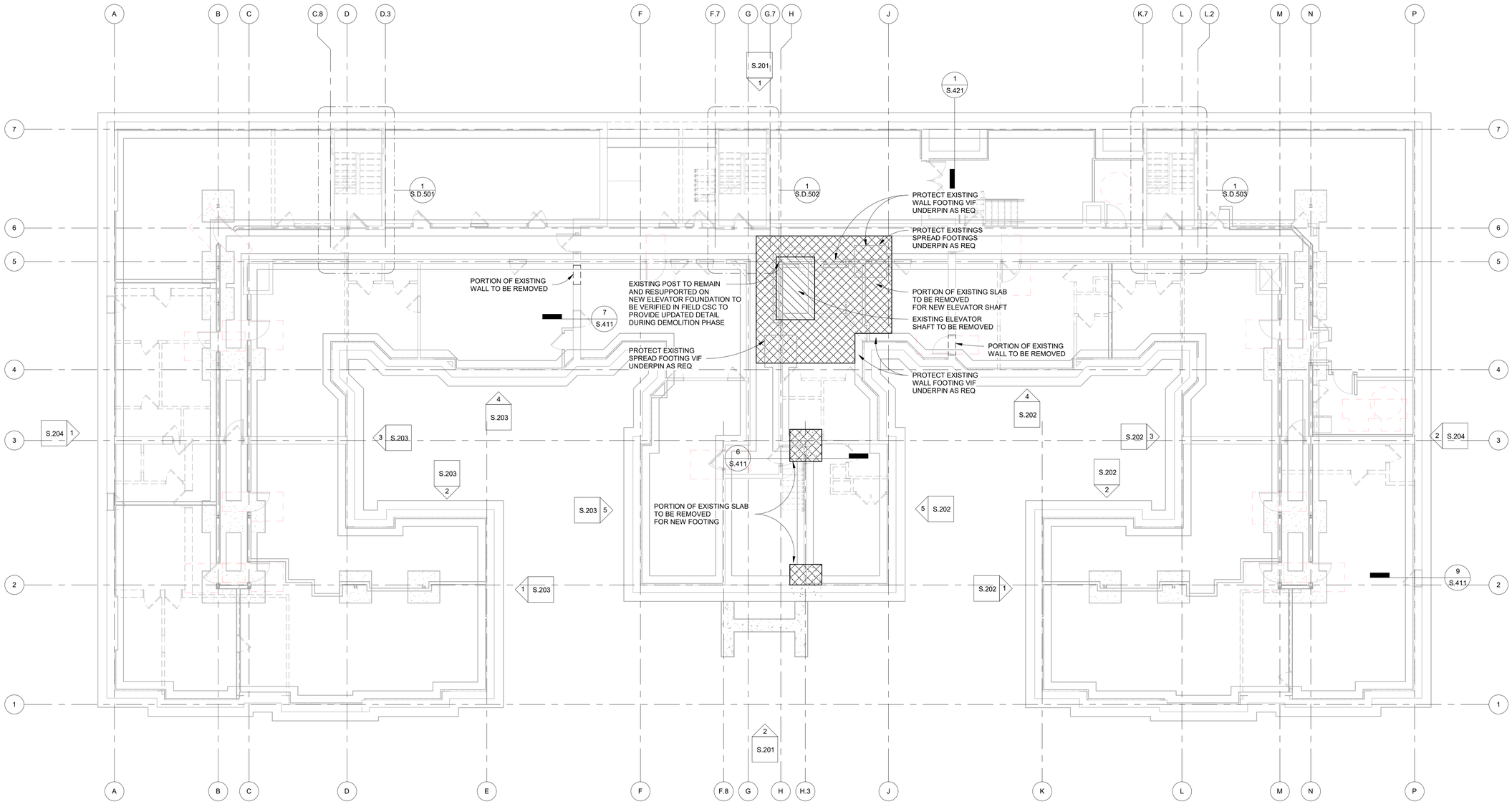
Structural Specifications

DRAWING NUMBER

S.006

DEMOLITION PLAN NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. EXTENT OF DEMOLITION IS TO BE AS INDICATED ON PLANS, SECTIONS AND ELEVATIONS. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL.
4. DIMENSIONS PROVIDED TO AND OF THE EXISTING STRUCTURE ARE APPROXIMATE. VERIFY THE DIMENSIONS OF THE EXISTING STRUCTURE BY FIELD MEASUREMENTS.
5. SHORE OR BRACE BEAMS, COLUMNS AND WALLS AS REQUIRED TO MAINTAIN THE STABLE INTEGRITY OF THE EXISTING STRUCTURE PRIOR TO DEMOLITION.
   A. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE COMPETENT SHORING AND BRACING FOR ALL LOADS IMPOSED DURING AND AFTER DEMOLITION THROUGH COMPLETION OF NEW CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF MICHIGAN, LATEST EDITION, AND ALL OSHA REQUIREMENTS.
7. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
   a. THE AOR/EOR IS NOT RESPONSIBLE FOR DOCUMENTING ALL EXISTING CONDITIONS.
   b. CONDITIONS THAT VARY FROM EXPLORATORY INVESTIGATION ARE TO BE EXPECTED.



N

FOUNDATION DEMOLITION PLAN

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

FSP FUSCO, SHAFFER & PAPPAS, INC.
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16950 19 Mile Road, Suite 8 • Clinton Township, MI 48038
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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040041
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE

CABOT APARTMENTS
RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

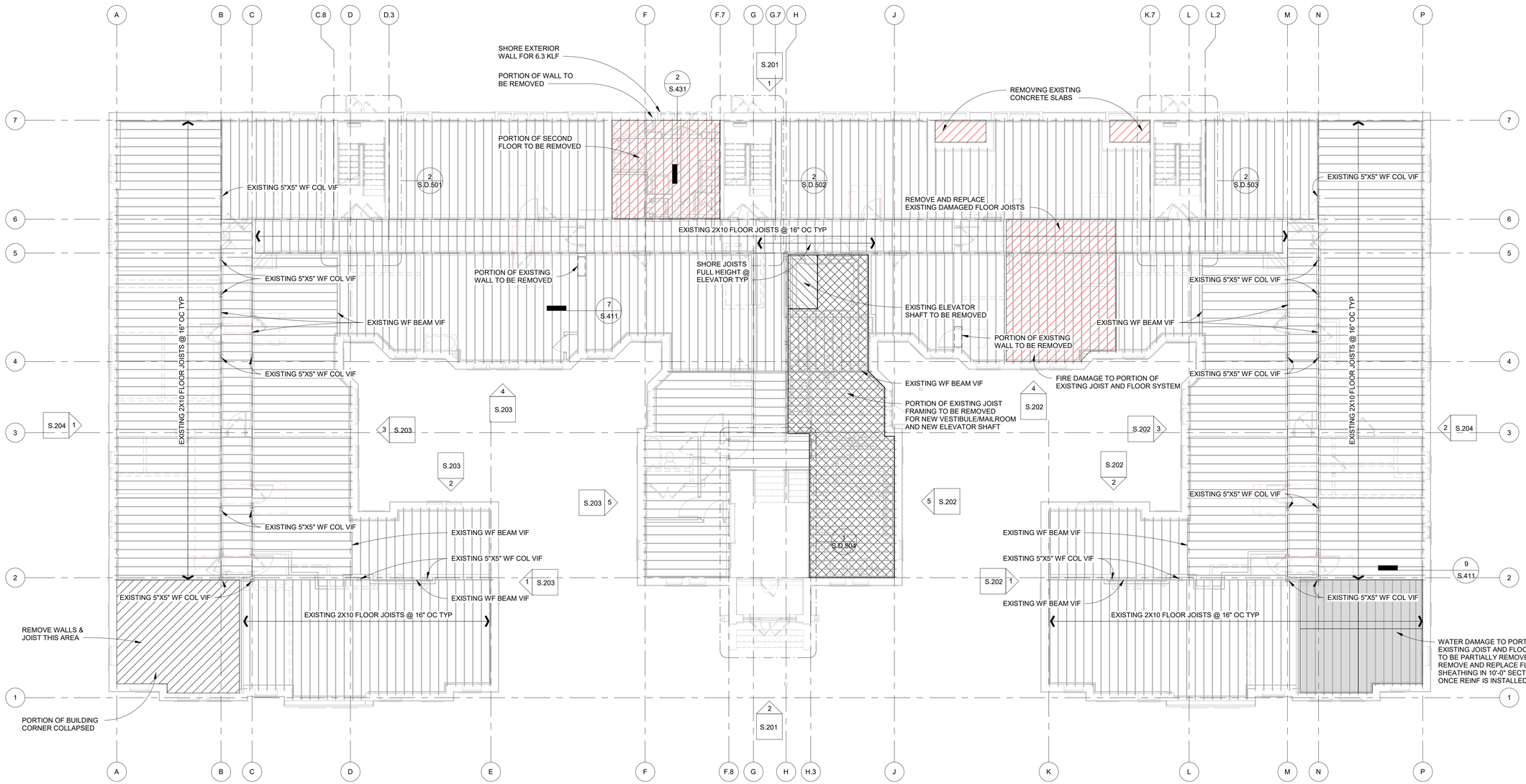
Foundation Demolition Plan

DRAWING NUMBER

S.D.101

DEMOLITION PLAN NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
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7. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
   a. THE AOR/EOR IS NOT RESPONSIBLE FOR DOCUMENTING ALL EXISTING CONDITIONS.
   b. CONDITIONS THAT VARY FROM EXPLORATORY INVESTIGATION ARE TO BE EXPECTED.



N

FIRST FLOOR DEMOLITION PLAN

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

FUSCO, SHAFFER & PAPPAS, INC.
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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040041
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE

CABOT APARTMENTS
RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

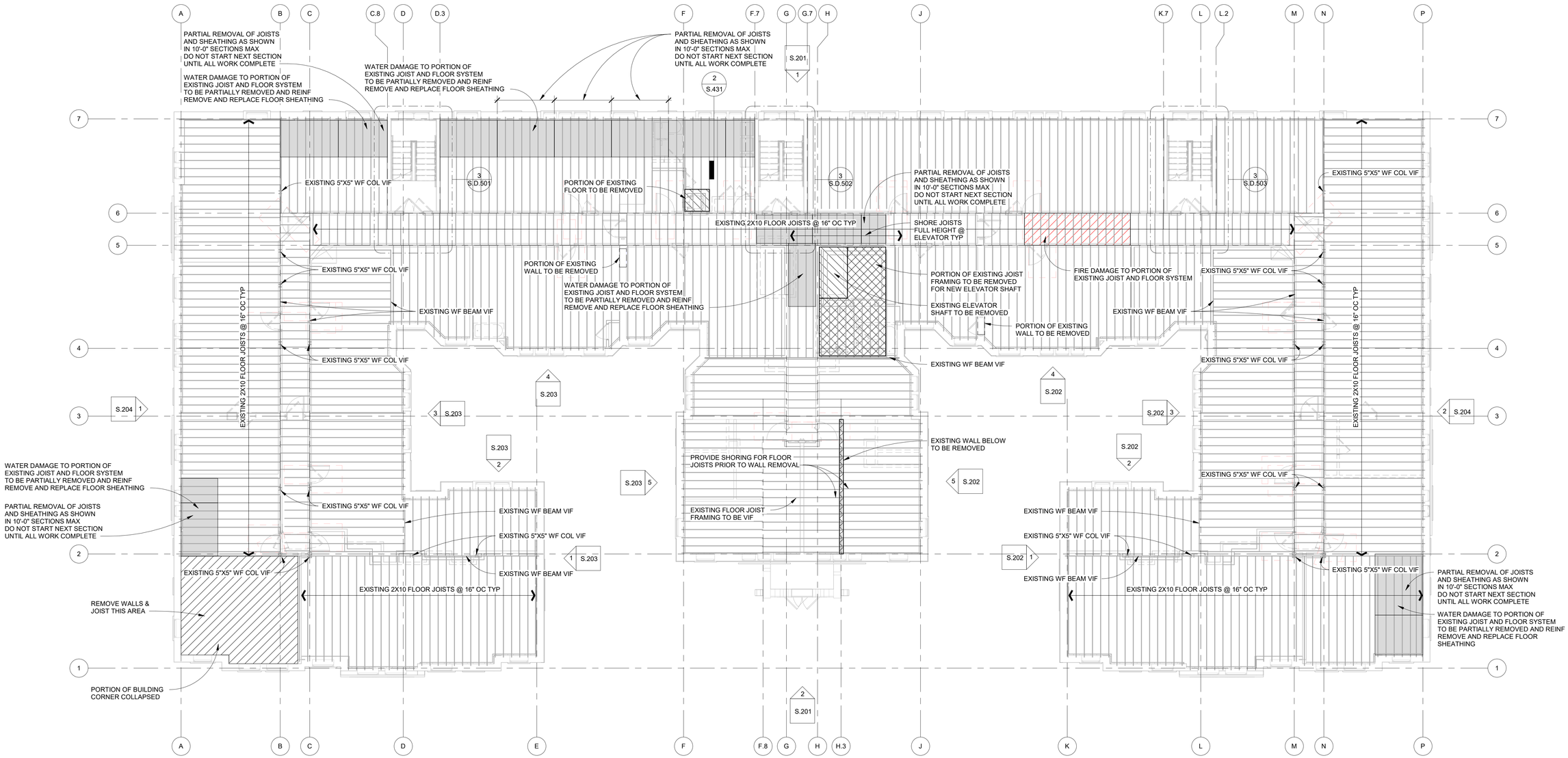
First Floor Demolition Plan

DRAWING NUMBER

S.D.102

DEMOLITION PLAN NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
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7. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
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   b. CONDITIONS THAT VARY FROM EXPLORATORY INVESTIGATION ARE TO BE EXPECTED.



SECOND FLOOR DEMOLITION PLAN

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

FUSCO, SHAFFER & PAPPAS, INC.
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CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

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06.24.2025	BIDS
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

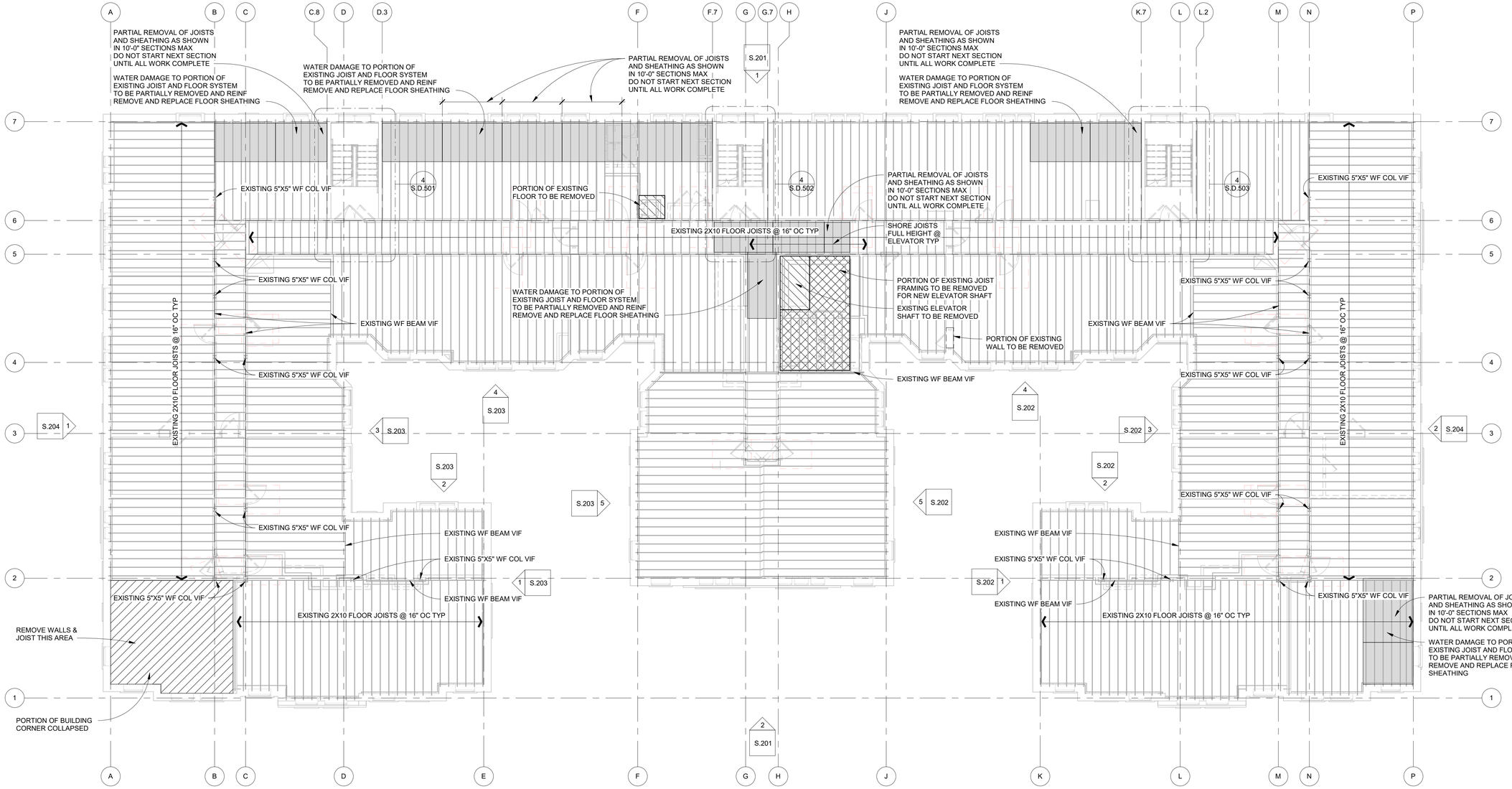
Second Floor Demolition Plan

DRAWING NUMBER

S.D.103

DEMOLITION PLAN NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
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7. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
   a. THE AOR/EOR IS NOT RESPONSIBLE FOR DOCUMENTING ALL EXISTING CONDITIONS.
   b. CONDITIONS THAT VARY FROM EXPLORATORY INVESTIGATION ARE TO BE EXPECTED.



THIRD FLOOR DEMOLITION PLAN

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

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040041
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

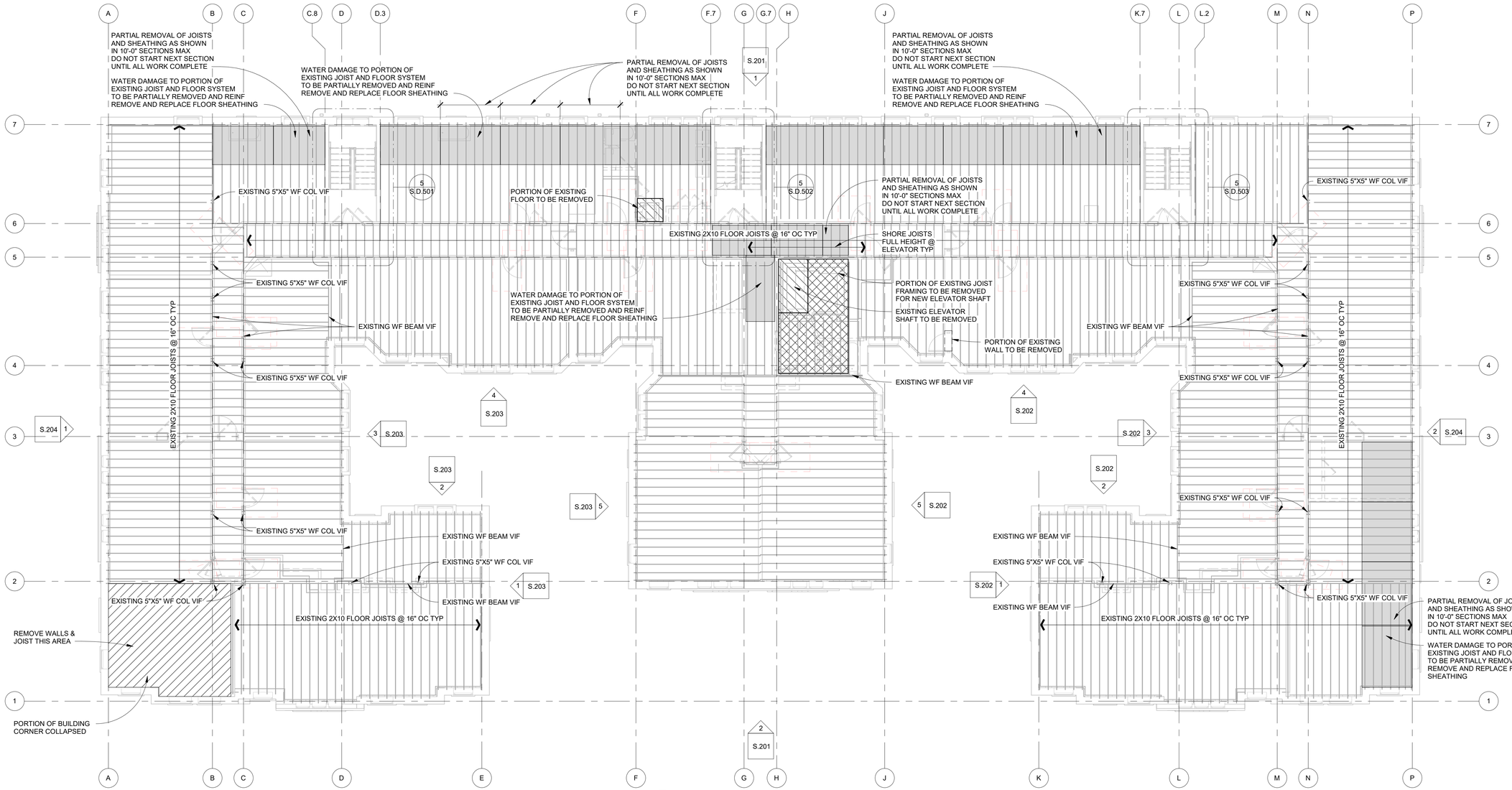
Third Floor Demolition Plan

DRAWING NUMBER

S.D.104

DEMOLITION PLAN NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
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3. EXTENT OF DEMOLITION IS TO BE AS INDICATED ON PLANS, SECTIONS AND ELEVATIONS. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL.
4. DIMENSIONS PROVIDED TO AND OF THE EXISTING STRUCTURE ARE APPROXIMATE. VERIFY THE DIMENSIONS OF THE EXISTING STRUCTURE BY FIELD MEASUREMENTS.
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7. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
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   b. CONDITIONS THAT VARY FROM EXPLORATORY INVESTIGATION ARE TO BE EXPECTED.



FOURTH FLOOR DEMOLITION PLAN

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

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CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

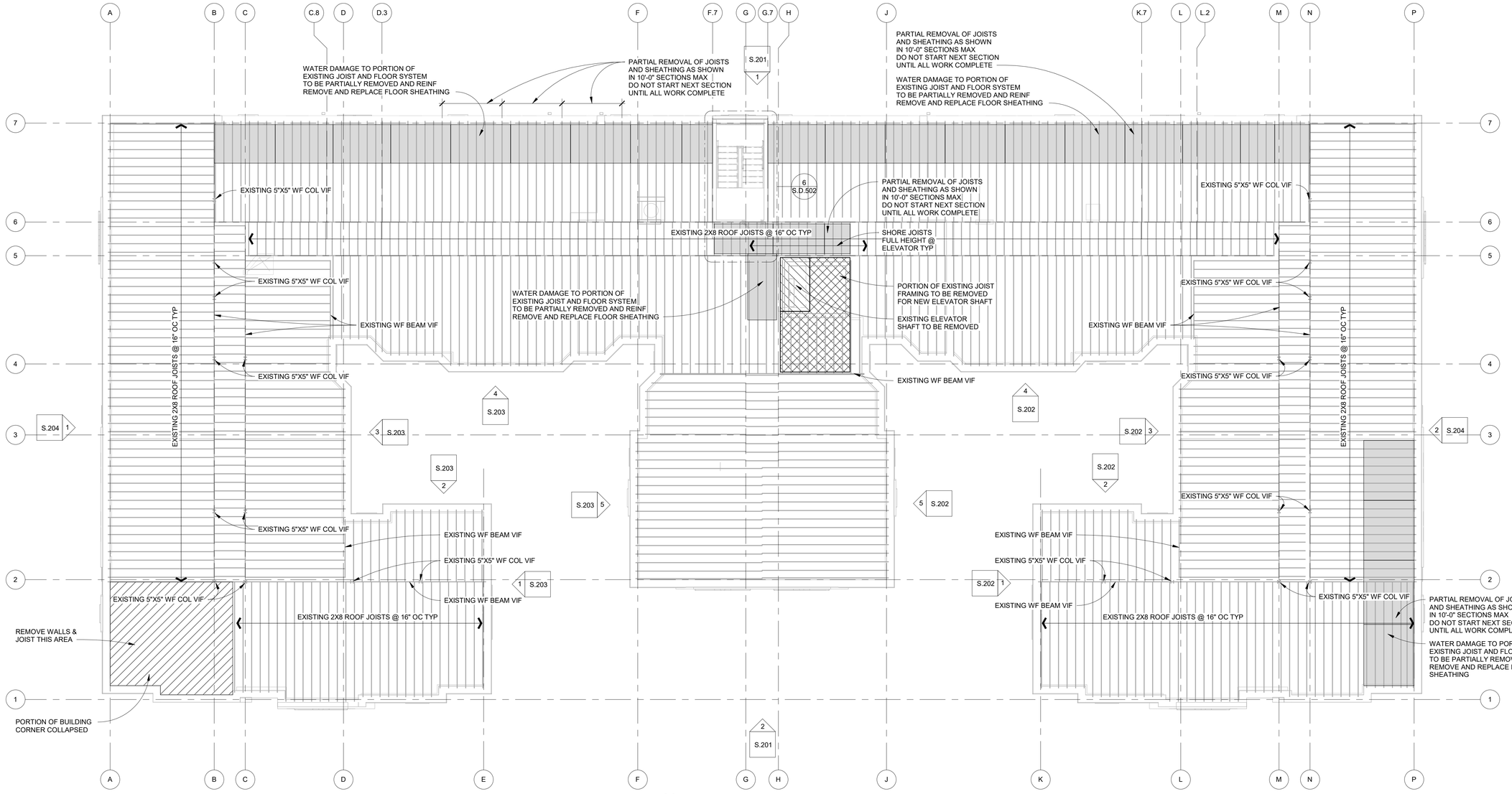
Fourth Floor Demolition Plan

DRAWING NUMBER

S.D.105

DEMOLITION PLAN NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
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3. EXTENT OF DEMOLITION IS TO BE AS INDICATED ON PLANS, SECTIONS AND ELEVATIONS. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL.
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7. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
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N

ROOF DEMOLITION PLAN

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

FSP FUSCO, SHAFFER & PAPPAS, INC.
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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040041
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

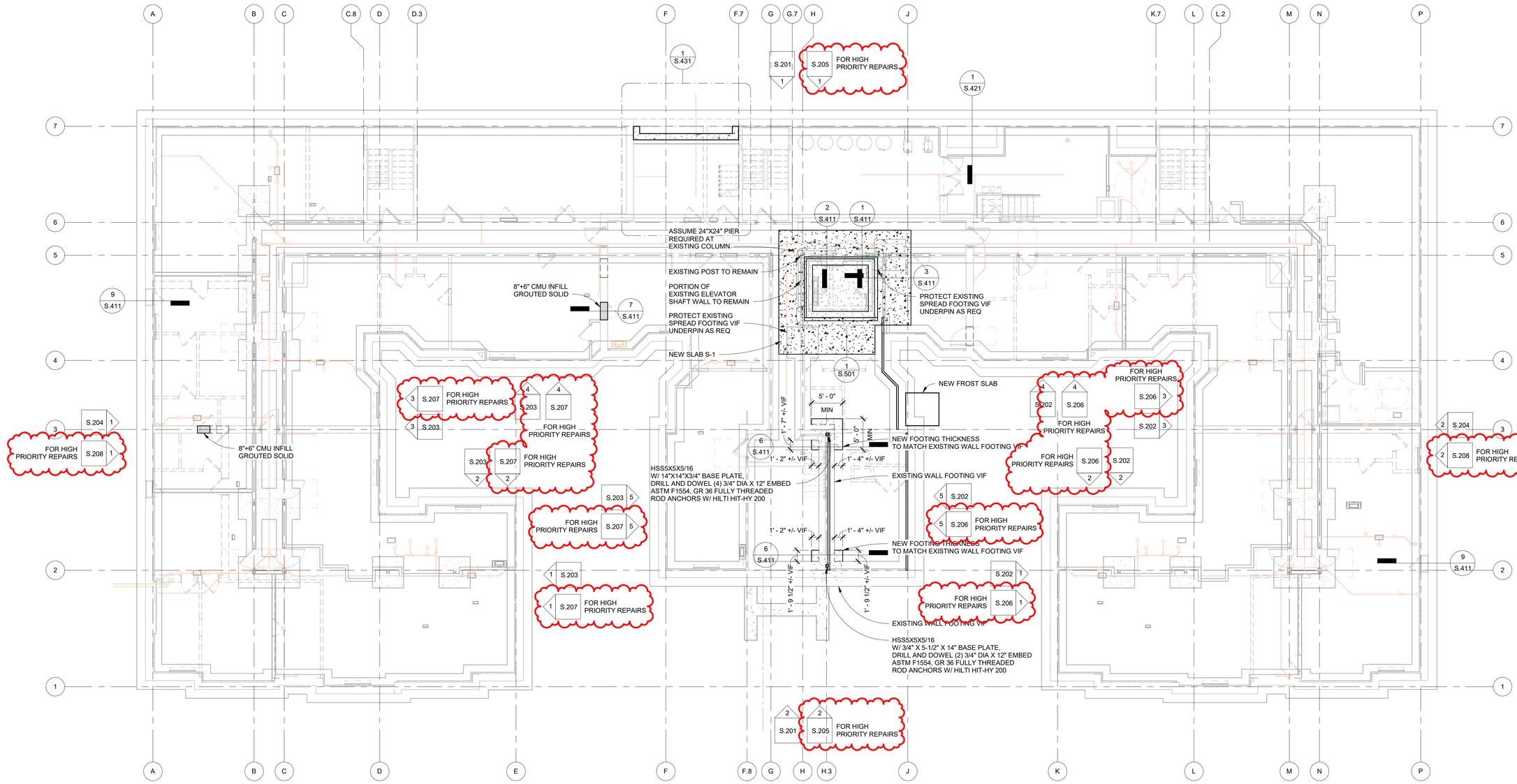
Roof Demolition Plan

DRAWING NUMBER

S.D.109

FOUNDATION PLAN NOTES

1. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS.
   USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. DO NOT BACKFILL FOUNDATION WALLS UNTIL LOWER LEVEL SLAB ON GRADE AND ELEVATED SLAB HAVE BEEN PLACED AND ACHIEVE 75% REQUIRED f'c.
4. TOP OF SLAB REFERENCE ELEVATION = -9' - 4" U.O.N.
5. CONCRETE SLAB ON GRADE:
   S-1, TYP:
   4" THICK NORMAL WEIGHT CONCRETE W/
   REINFORCING: 4 PCY - MACRO-SYNTHETIC FIBERS
   OVER 6mil VAPOR BARRIER
   OVER 6" COMPACTED MDOT GRANULAR FILL
   SLAB ON GRADE CONTROL JOINTS AT 10' - 0" OC MAX.
   MAX ASPECT RATIO OF 1.5:1



FOUNDATION PLAN

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

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
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PHONE 248.543.4100 FAX 248.543.4141

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040541
REGISTERED PROFESSIONAL ENGINEER

PROJECT TITLE

CABOT APARTMENTS

RENOVATIONS

DETROIT

MICIGAN

DATE	ISSUE
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03.27.2026	PRIORITY REPAIRS
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05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

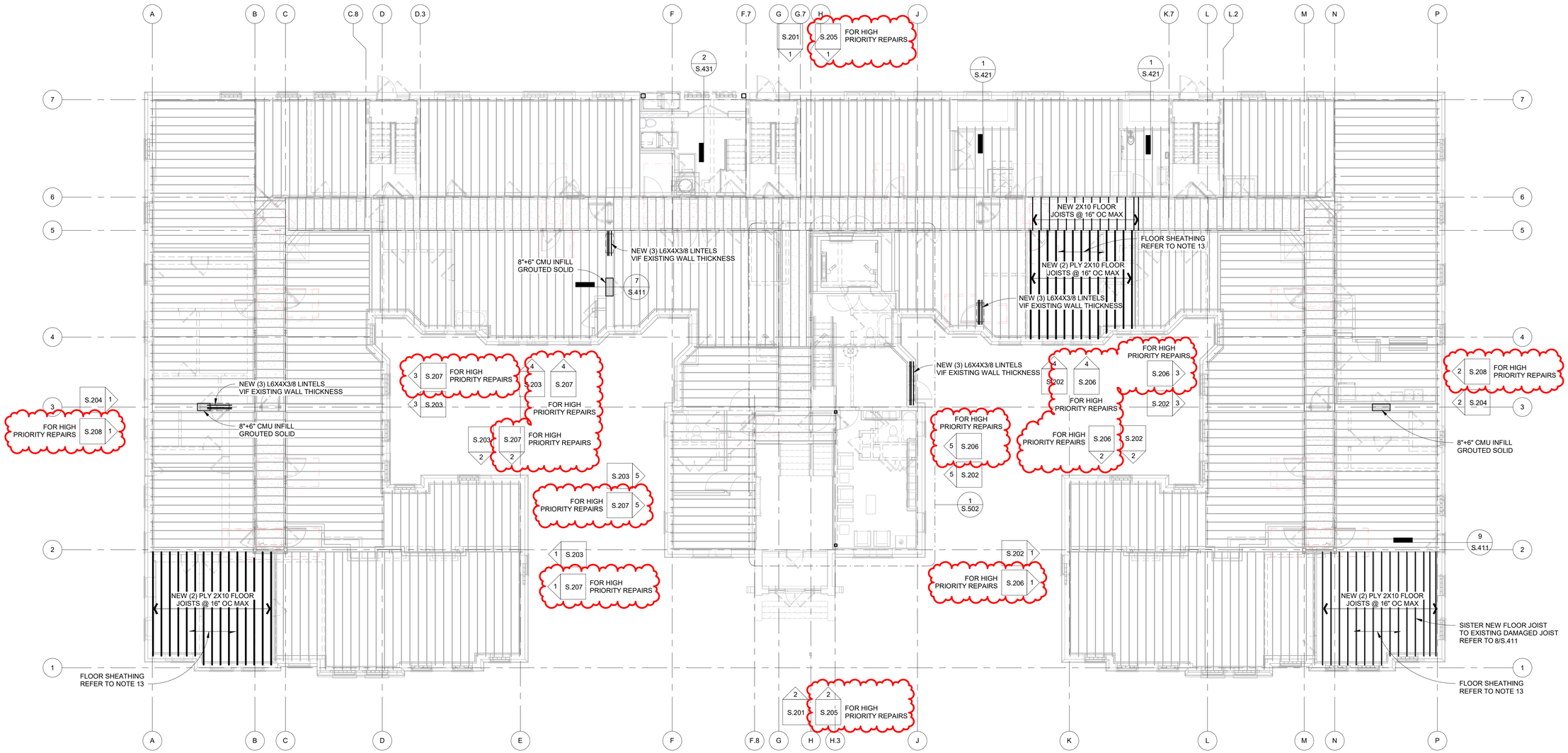
Foundation Plan

DRAWING NUMBER

S.101

WOOD FLOOR FRAMING PLANS

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. FINISH FLOOR ELEVATION:
   A. FIRST FLOOR -9'-4"
   B. FINISH GRADE -6'-3"
   C. VESTIBULE FLOOR -3'-6"
   D. SECOND FLOOR 0'-0"
   E. THIRD FLOOR 9'-4"
   F. FOURTH FLOOR 18'-8"
   G. FIFTH FLOOR 28'-0"
   H. ROOF FRAMING BEARING ELEVATION 37'-4"
4. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:
   a. 8d 0.131" DIAM x 2-1/2" LONG
   b. 10d 0.148" DIAM x 3" LONG
   c. 10d SHORT 0.148" DIAM x 1-5/8" PLUS SHEATHING THICKNESS LONG
   d. 16d 0.162" DIAM x 3-1/2" LONG
   e. 20d 0.192" DIAM x 4" LONG
5. NO D HEAD NAILS PERMITTED.
6. PROVIDE NAILS AT CONNECTIONS AS INDICATED ON THE STRUCTURAL DRAWINGS. WHERE NAILS AT CONNECTIONS ARE NOT INDICATED, NAIL PER NAILING SCHEDULE.
7. NAILING NOT NOTED IN SCHEDULE BELOW OR IN THE STRUCTURAL DRAWINGS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. USE 8d NAILS FOR NOMINAL 1x MATERIAL AND 16d FOR NOMINAL 2x MATERIAL.
8. HOLES SHALL BE PRE-DRILLED TO PREVENT SPLITTING.
9. ALL FRAMING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
10. NAILS INTO PRESERVATIVE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
11. EXTERIOR WALL AND LOAD BEARING WALLS SHALL BE 2X6 STUDS AT 16" OC, DF #2 OR BETTER.
12. INTERIOR NON-LOAD BEARING WALLS SHALL BE 2X4 OR 2X6 STUDS (AS INDICATED) @ 16" OC.
13. FLOOR SHEATHING SHALL BE (GLUED AND NAILED) 23/32" OSB OR PLYWOOD W/ 10D NAILS AT 6" OC AROUND PANEL BOUNDARY (PERIMETER) AND 12" OC IN PANEL FIELD. BLOCKING IS NOT REQUIRED. TOP OF SHEATHING TO MATCH TOP OF EXISTING DECK
14. ALL MECHANICAL CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
15. COORDINATE FRAMING PLANS WITH MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL TRADES AND DOCUMENTS.
16. REFER TO ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING WALLS.
17. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
18. PROVIDE SOLID BLOCKING AND STUDS UNDER GIRDER TRUSS BEARING LOCATIONS.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE GIRDER TRUSS PLYS.
19. WOOD POSTS AND STUDS SUPPORTING HEADERS SHALL BE CARRIED DOWN TO THE FOUNDATION.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE POST/STUD SIZE.



N

FIRST FLOOR FRAMING PLAN

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

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040541
REGISTERED PROFESSIONAL ENGINEER

MICIGAN

PROJECT TITLE

CABOT APARTMENTS
RENOVATIONS

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
03.27.2026	PRIORITY REPAIRS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

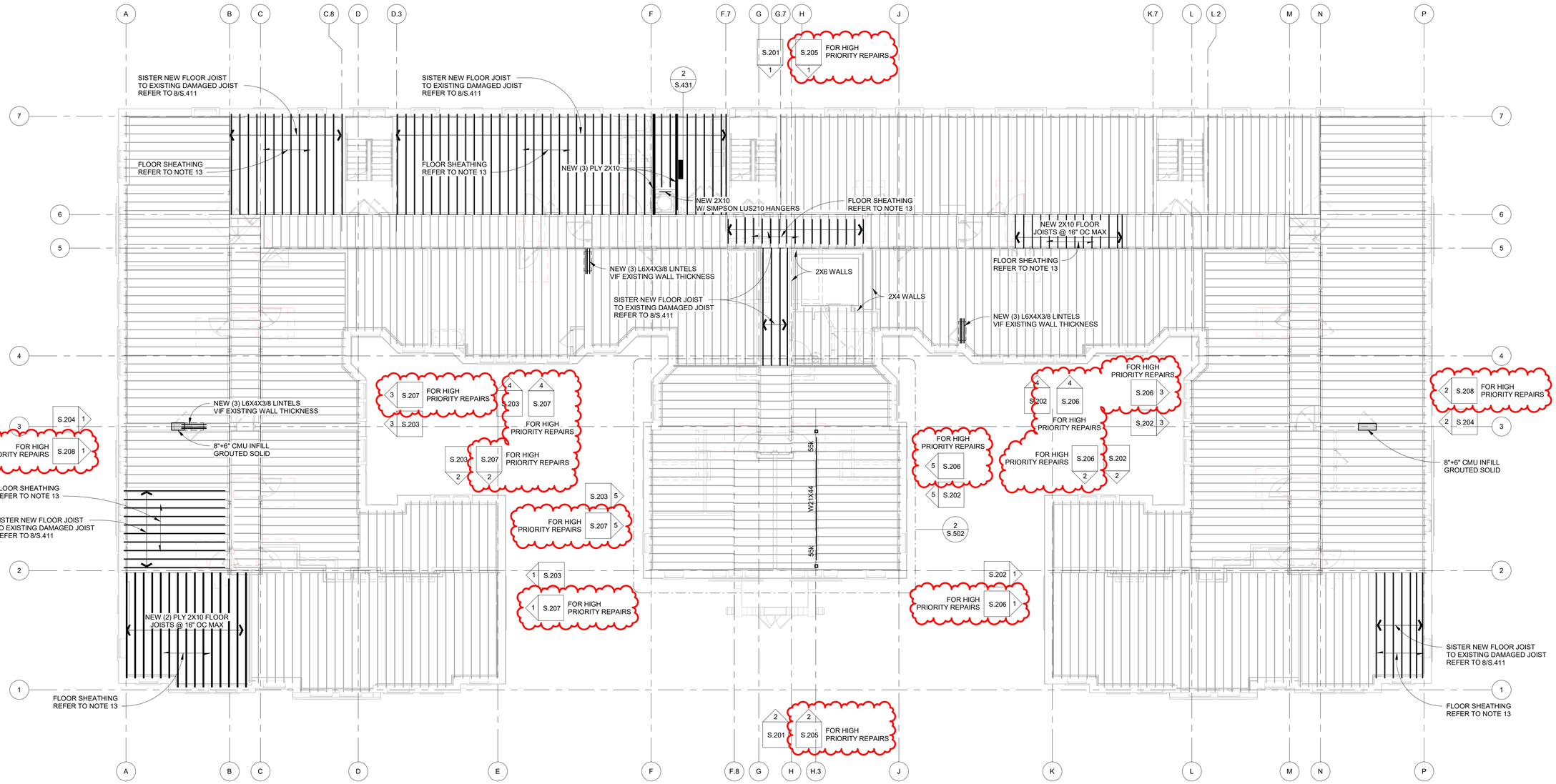
First Floor Framing Plan

DRAWING NUMBER

S.102

WOOD FLOOR FRAMING PLANS

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. FINISH FLOOR ELEVATION:
   A. FIRST FLOOR -9'-4"
   B. FINISH GRADE -6'-3"
   C. VESTIBULE FLOOR -3'-6"
   D. SECOND FLOOR 0'-0"
   E. THIRD FLOOR 9'-4"
   F. FOURTH FLOOR 18'-8"
   G. FIFTH FLOOR 28'-0"
   H. ROOF FRAMING BEARING ELEVATION 37'-4"
4. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:
   a. 8d 0.131" DIAM x 2-1/2" LONG
   b. 10d 0.148" DIAM x 3" LONG
   c. 10d SHORT 0.148" DIAM x 1-5/8" PLUS SHEATHING THICKNESS LONG
   d. 16d 0.162" DIAM x 3-1/2" LONG
   e. 20d 0.192" DIAM x 4" LONG
5. NO D HEAD NAILS PERMITTED.
6. PROVIDE NAILS AT CONNECTIONS AS INDICATED ON THE STRUCTURAL DRAWINGS. WHERE NAILS AT CONNECTIONS ARE NOT INDICATED, NAIL PER NAILING SCHEDULE.
7. NAILING NOT NOTED IN SCHEDULE BELOW OR IN THE STRUCTURAL DRAWINGS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. USE 8d NAILS FOR NOMINAL 1x MATERIAL AND 16d FOR NOMINAL 2x MATERIAL.
8. HOLES SHALL BE PRE-DRILLED TO PREVENT SPLITTING.
9. ALL FRAMING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
10. NAILS INTO PRESERVATIVE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
11. EXTERIOR WALL AND LOAD BEARING WALLS SHALL BE 2X6 STUDS AT 16" OC, DF #2 OR BETTER.
12. INTERIOR NON-LOAD BEARING WALLS SHALL BE 2X4 OR 2X6 STUDS (AS INDICATED) @ 16" OC.
13. FLOOR SHEATHING SHALL BE (GLUED AND NAILED) 23/32" OSB OR PLYWOOD W/ 10D NAILS AT 6" OC AROUND PANEL BOUNDARY (PERIMETER) AND 12" OC IN PANEL FIELD. BLOCKING IS NOT REQUIRED. TOP OF SHEATHING TO MATCH TOP OF EXISTING DECK
14. ALL MECHANICAL CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
15. COORDINATE FRAMING PLANS WITH MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL TRADES AND DOCUMENTS.
16. REFER TO ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING WALLS.
17. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
18. PROVIDE SOLID BLOCKING AND STUDS UNDER GIRDER TRUSS BEARING LOCATIONS.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE GIRDER TRUSS PLYS.
19. WOOD POSTS AND STUDS SUPPORTING HEADERS SHALL BE CARRIED DOWN TO THE FOUNDATION.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE POST/STUD SIZE.



SECOND FLOOR DEMOLITION PLAN

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

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN · JAMES CORSIGLIA · ENGINEER · No. 6201040541 · REGISTERED PROFESSIONAL ENGINEER

MICIGAN

PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT

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05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

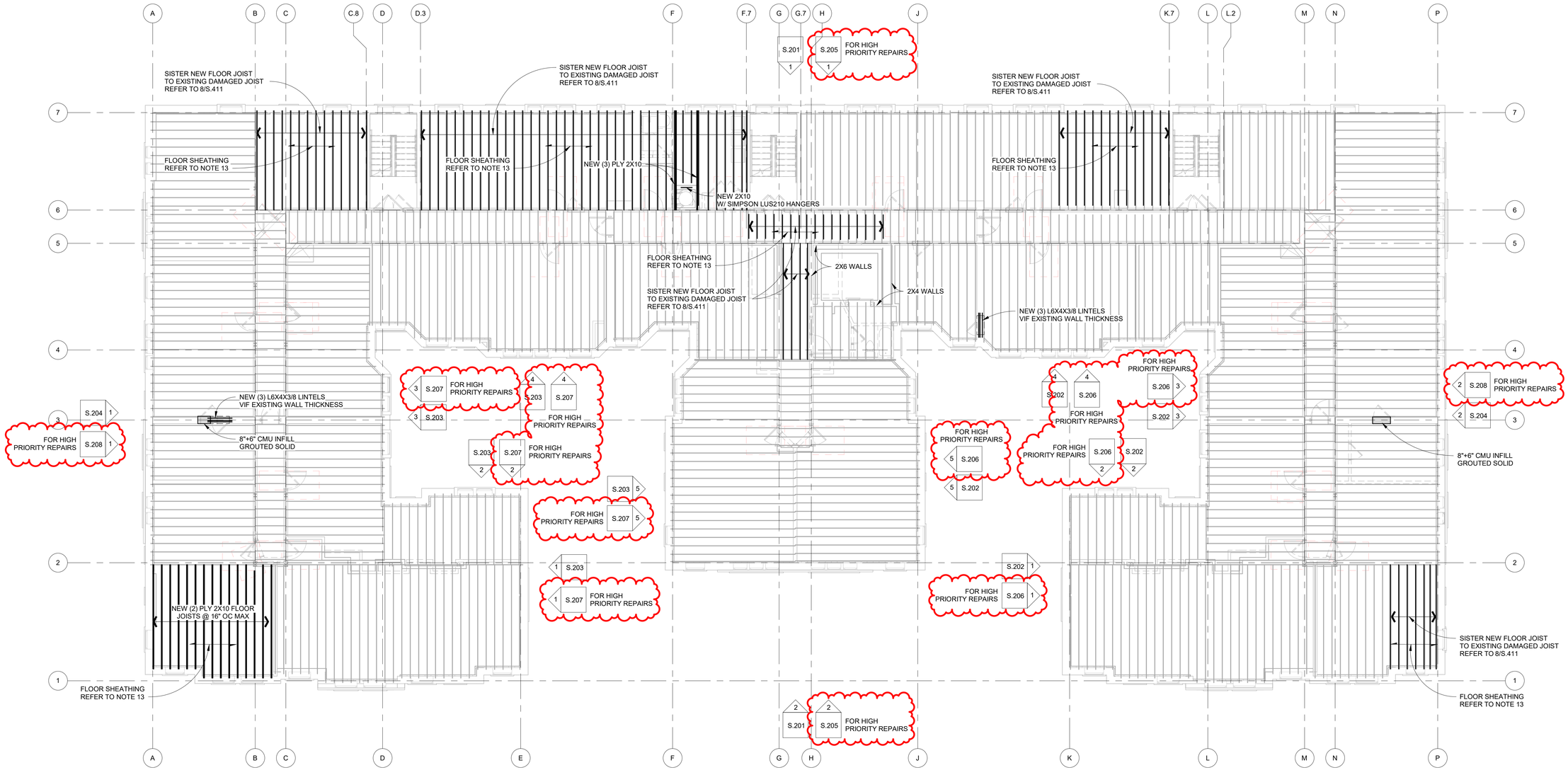
Second Floor Framing Plan

DRAWING NUMBER

S.103

WOOD FLOOR FRAMING PLANS

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. FINISH FLOOR ELEVATION:
   A. FIRST FLOOR -9'-4"
   B. FINISH GRADE -6'-3"
   C. VESTIBULE FLOOR -3'-6"
   D. SECOND FLOOR 0'-0"
   E. THIRD FLOOR 9'-4"
   F. FOURTH FLOOR 18'-8"
   G. FIFTH FLOOR 28'-0"
   H. ROOF FRAMING BEARING ELEVATION 37'-4"
4. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:
   a. 8d 0.131" DIAM x 2-1/2" LONG
   b. 10d 0.148" DIAM x 3" LONG
   c. 10d SHORT 0.148" DIAM x 1-5/8" PLUS SHEATHING THICKNESS LONG
   d. 16d 0.162" DIAM x 3-1/2" LONG
   e. 20d 0.192" DIAM x 4" LONG
5. NO D HEAD NAILS PERMITTED.
6. PROVIDE NAILS AT CONNECTIONS AS INDICATED ON THE STRUCTURAL DRAWINGS. WHERE NAILS AT CONNECTIONS ARE NOT INDICATED, NAIL PER NAILING SCHEDULE.
7. NAILING NOT NOTED IN SCHEDULE BELOW OR IN THE STRUCTURAL DRAWINGS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. USE 8d NAILS FOR NOMINAL 1x MATERIAL AND 16d FOR NOMINAL 2x MATERIAL.
8. HOLES SHALL BE PRE-DRILLED TO PREVENT SPLITTING.
9. ALL FRAMING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
10. NAILS INTO PRESERVATIVE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
11. EXTERIOR WALL AND LOAD BEARING WALLS SHALL BE 2X6 STUDS AT 16" OC, DF #2 OR BETTER.
12. INTERIOR NON-LOAD BEARING WALLS SHALL BE 2X4 OR 2X6 STUDS (AS INDICATED) @ 16" OC.
13. FLOOR SHEATHING SHALL BE (GLUED AND NAILED) 23/32" OSB OR PLYWOOD W/ 10D NAILS AT 6" OC AROUND PANEL BOUNDARY (PERIMETER) AND 12" OC IN PANEL FIELD. BLOCKING IS NOT REQUIRED. TOP OF SHEATHING TO MATCH TOP OF EXISTING DECK
14. ALL MECHANICAL CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
15. COORDINATE FRAMING PLANS WITH MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL TRADES AND DOCUMENTS.
16. REFER TO ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING WALLS.
17. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
18. PROVIDE SOLID BLOCKING AND STUDS UNDER GIRDER TRUSS BEARING LOCATIONS.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE GIRDER TRUSS PLYS.
19. WOOD POSTS AND STUDS SUPPORTING HEADERS SHALL BE CARRIED DOWN TO THE FOUNDATION.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE POST/STUD SIZE.



THIRD FLOOR FRAMING PLAN

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

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CSC PROJECT NUMBER: 25008

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ENGINEER
No. 6201040541
REGISTERED PROFESSIONAL ENGINEER

MICIGAN

DETROIT

PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

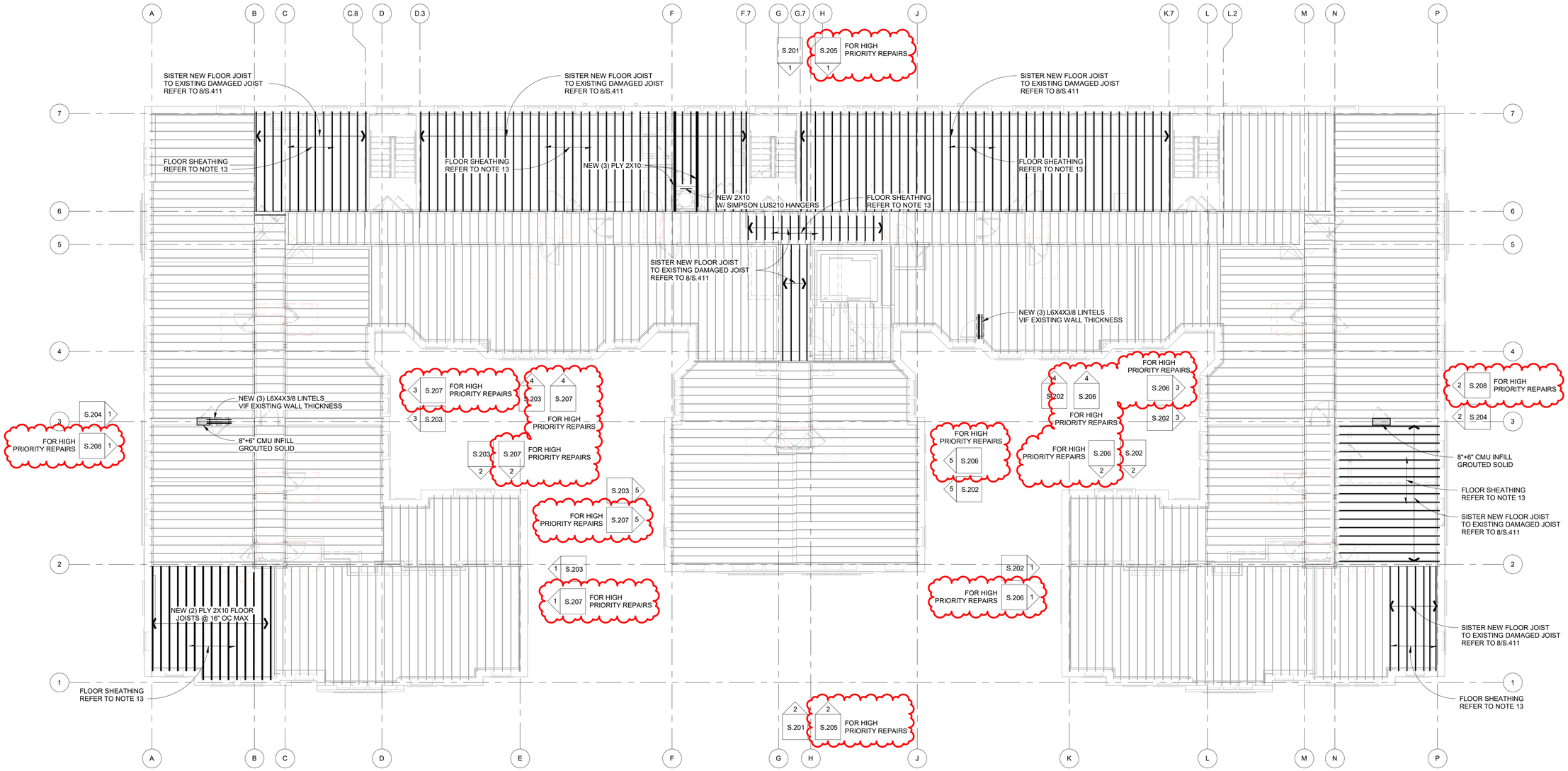
Third Floor Framing Plan

DRAWING NUMBER

S.104

WOOD FLOOR FRAMING PLANS

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. FINISH FLOOR ELEVATION:
   A. FIRST FLOOR -9'-4"
   B. FINISH GRADE -6'-3"
   C. VESTIBULE FLOOR -3'-6"
   D. SECOND FLOOR 0'-0"
   E. THIRD FLOOR 9'-4"
   F. FOURTH FLOOR 18'-8"
   G. FIFTH FLOOR 28'-0"
   H. ROOF FRAMING BEARING ELEVATION 37'-4"
4. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:
   a. 8d 0.131" DIAM x 2-1/2" LONG
   b. 10d 0.148" DIAM x 3" LONG
   c. 10d SHORT 0.148" DIAM x 1-5/8" PLUS SHEATHING THICKNESS LONG
   d. 16d 0.162" DIAM x 3-1/2" LONG
   e. 20d 0.192" DIAM x 4" LONG
5. NO D HEAD NAILS PERMITTED.
6. PROVIDE NAILS AT CONNECTIONS AS INDICATED ON THE STRUCTURAL DRAWINGS. WHERE NAILS AT CONNECTIONS ARE NOT INDICATED, NAIL PER NAILING SCHEDULE.
7. NAILING NOT NOTED IN SCHEDULE BELOW OR IN THE STRUCTURAL DRAWINGS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. USE 8d NAILS FOR NOMINAL 1x MATERIAL AND 16d FOR NOMINAL 2x MATERIAL.
8. HOLES SHALL BE PRE-DRILLED TO PREVENT SPLITTING.
9. ALL FRAMING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
10. NAILS INTO PRESERVATIVE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
11. EXTERIOR WALL AND LOAD BEARING WALLS SHALL BE 2X6 STUDS AT 16" OC, DF #2 OR BETTER.
12. INTERIOR NON-LOAD BEARING WALLS SHALL BE 2X4 OR 2X6 STUDS (AS INDICATED) @ 16" OC.
13. FLOOR SHEATHING SHALL BE (GLUED AND NAILED) 23/32" OSB OR PLYWOOD W/ 10D NAILS AT 6" OC AROUND PANEL BOUNDARY (PERIMETER) AND 12" OC IN PANEL FIELD. BLOCKING IS NOT REQUIRED. TOP OF SHEATHING TO MATCH TOP OF EXISTING DECK
14. ALL MECHANICAL CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
15. COORDINATE FRAMING PLANS WITH MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL TRADES AND DOCUMENTS.
16. REFER TO ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING WALLS.
17. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
18. PROVIDE SOLID BLOCKING AND STUDS UNDER GIRDER TRUSS BEARING LOCATIONS.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE GIRDER TRUSS PLYS.
19. WOOD POSTS AND STUDS SUPPORTING HEADERS SHALL BE CARRIED DOWN TO THE FOUNDATION.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE POST/STUD SIZE.



FOURTH FLOOR FRAMING PLAN

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

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040541
REGISTERED PROFESSIONAL

MICIGAN

PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

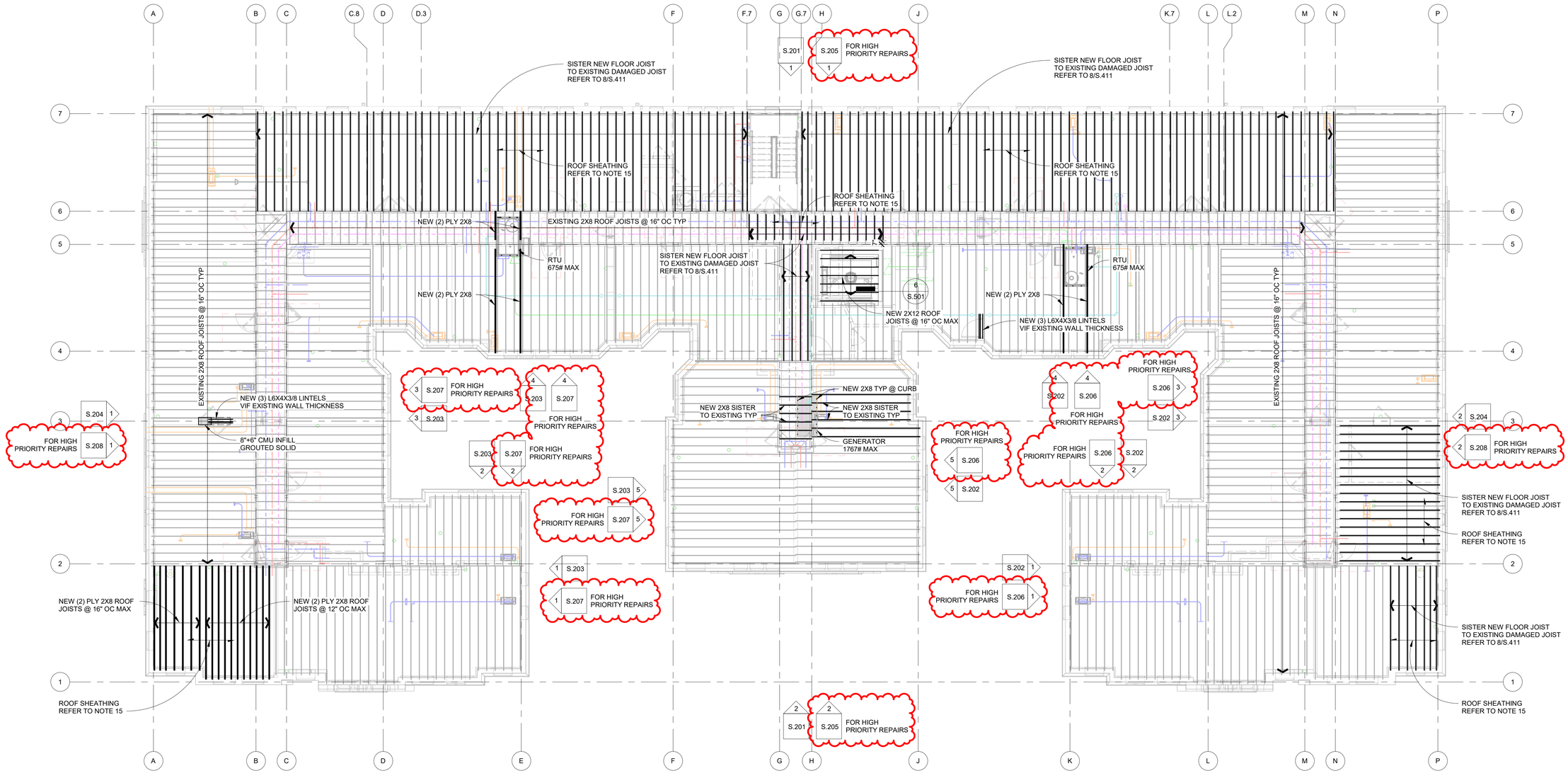
Fourth Floor Framing Plan

DRAWING NUMBER

S.105

WOOD ROOF FRAMING PLAN NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. FINISH FLOOR ELEVATION:
   A. FIRST FLOOR -9'-4"
   B. FINISH GRADE -6'-3"
   C. VESTIBULE FLOOR -3'-6"
   D. SECOND FLOOR 0'-0"
   E. THIRD FLOOR 9'-4"
   F. FOURTH FLOOR 18'-8"
   G. FIFTH FLOOR 28'-0"
   H. ROOF FRAMING BEARING ELEVATION 37'-4"
4. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:
   a. 8d 0.131" DIAM x 2-1/2" LONG
   b. 10d 0.148" DIAM x 3" LONG
   c. 10d SHORT 0.148" DIAM x 1-5/8" PLUS SHEATHING THICKNESS LONG
   d. 16d 0.162" DIAM x 3-1/2" LONG
   e. 20d 0.192" DIAM x 4" LONG
5. NO D HEAD NAILS PERMITTED.
6. PROVIDE NAILS AT CONNECTIONS AS INDICATED ON THE STRUCTURAL DRAWINGS. WHERE NAILS AT CONNECTIONS ARE NOT INDICATED, NAIL PER NAILING SCHEDULE.
7. NAILING NOT NOTED IN SCHEDULE BELOW OR IN THE STRUCTURAL DRAWINGS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. USE 8d NAILS FOR NOMINAL 1x MATERIAL AND 16d FOR NOMINAL 2x MATERIAL.
8. HOLES SHALL BE PRE-DRILLED TO PREVENT SPLITTING.
9. ALL FRAMING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
10. NAILS INTO PRESERVATIVE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
11. EXTERIOR WALL AND LOAD BEARING WALLS SHALL BE 2X6 STUDS AT 16" OC.
12. INTERIOR NON-LOAD BEARING WALLS SHALL BE 2X4 OR 2X6 STUDS (AS INDICATED) @ 16" OC.
13. MECHANICAL CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
14. PRE-ENGINEERED METAL PLATE ROOF TRUSSES SHALL BE AT 24" OC MAX.
15. ROOF SHEATHING SHALL BE 19/32" OSB OR PLYWOOD W/ 8D NAILS AT 6" OC AROUND PANEL BOUNDARY (PERIMETER) AND 12" OC IN PANEL FIELD. BLOCKING IS NOT REQUIRED.
16. COORDINATE FRAMING PLANS WITH MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL TRADES AND DOCUMENTS.
   A. REINFORCE ROOF JOISTS TO SUPPORT WATER MAIN AND FIRE SUPPRESSION MAIN LOADS.
17. REFER TO ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING WALLS.
18. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
19. PROVIDE SOLID BLOCKING AND STUDS UNDER GIRDER TRUSS BEARING LOCATIONS.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE GIRDER TRUSS PLYS.
20. WOOD POSTS AND STUDS SUPPORTING HEADERS SHALL BE CARRIED DOWN TO THE FOUNDATION.
   A. BLOCK SOLID TO FOUNDATION INCLUDING FLOOR TRUSS SPACE.
   B. BLOCKING SHALL MATCH THE POST/STUD SIZE.
21. ROOF TRUSSES TO BE ANCHORED TO INTERIOR AND EXTERIOR WALLS WITH HURRICANE TIES SIMPSON TYPE H10A AT EACH END.
22. ROOF GIRDER TRUSS REACTIONS SHALL BE COORDINATED WITH APPROVED SHOP DRAWINGS.
   A. INSTALL SIMPSON CONNECTORS PER APPROVED SHOPS OR SELECT HURRICANE TIES CAPABLE OF RESISTING THE REACTIONS INDICATED ON THE SHOP DRAWINGS.



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
Roof Framing Plan

DRAWING NUMBER
S.109

EXTERIOR HIGH PRIORITY RESTORATION ELEVATION NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
2. WINDOW BASIS OF DESIGN:
   A. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
   B. 100% OF WINDOWS TO BE REPLACED.
   C. REMOVE EXISTING SEALANTS, CLEAN SUBSTRATE, APPLY NEW SEALANT AT WINDOW/BUILDING INTERFACE.
3. BASIS OF DESIGN FOR ALL EXISTING STEEL LINTELS U.O.N.:
   A. SCRAPE AND WIRE BRUSH ALL EXPOSED SURFACES.
   B. REMOVE ALL LOOSE SCALE AND PAINT.
   C. PRIME AND PAINT PER PROJECT SPECIFICATIONS.
4. ADDITIONAL DISTRESSED VENEER IS EXPECTED. PORTIONS OF THE FACADE COULD NOT BE VISUALLY ASSESSED.
5. NOTE THIS DRAWING REPRESENTS HIGH PRIORITY REPAIRS ONLY. FURTHER RECOMMENDED REPAIRS CAN BE FOUND ON EXTERIOR RESTORATION ELEVATION DRAWINGS S.201 THROUGH S.204.
6. LEGEND KEY:

HATCH PATTERN OR LINE TYPE	REPAIR TYPE	NOTES
	HIGH PRIORITY MASONRY FAILING - REMOVE AND REPLACE/REBUILD	HIGH PRIORITY MASONRY REPAIRS SHOWN ON THIS DRAWING. REFER TO S.201 THROUGH S.204 FOR TOTAL RECOMMENDED MASONRY REPAIRS.
———	REMOVE AND REPLACE STEEL LINTEL	HIGH PRIORITY LINTELS SHOWN ON THIS DRAWING. REFER TO S.201 THROUGH S.204 FOR RECOMMENDED TOTAL LINTELS TO BE REPLACED.



2 / S.101 EAST FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"



1 / S.101 WEST FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"

FUSCO, SHAFFER & PAPPAS, INC.
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CSC PROJECT NUMBER: 25008

SEAL



MICIGAN

PROJECT TITLE

CABOT APARTMENTS
RENOVATIONS

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
03.27.2026	PRIORITY REPAIRS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Exterior High Priority Restoration Elevations

DRAWING NUMBER

S.205

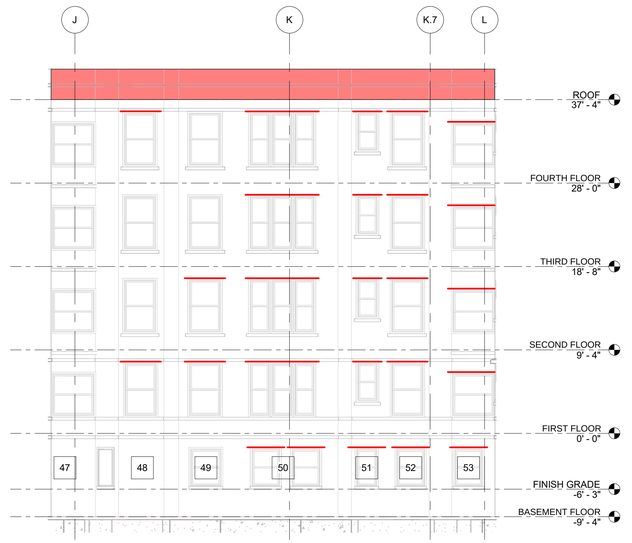
EXTERIOR HIGH PRIORITY RESTORATION ELEVATION NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S.001 THROUGH S.002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S.003 THROUGH S.004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S.005 THROUGH S.006 FOR STRUCTURAL SPECIFICATIONS.
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   C. PRIME AND PAINT PER PROJECT SPECIFICATIONS.
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6. LEGEND KEY:

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	REMOVE AND REPLACE STEEL LINTEL	HIGH PRIORITY LINTELS SHOWN ON THIS DRAWING. REFER TO S.201 THROUGH S.204 FOR RECOMMENDED TOTAL LINTELS TO BE REPLACED.



5 S.101 NORTH COURTYARD - NORTH FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"



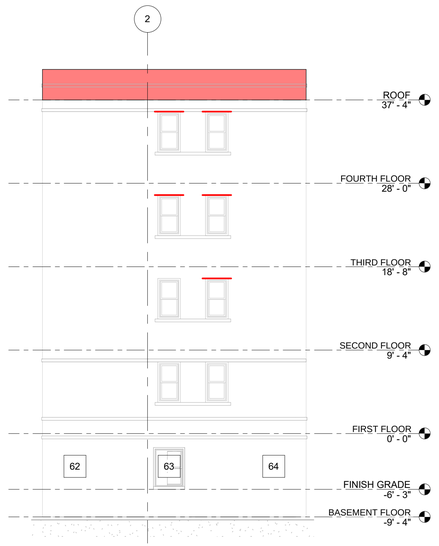
4 S.101 NORTH COURTYARD - EAST FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"



3 S.101 NORTH COURTYARD - SOUTH FACADE HIGH PRIORITY ELEVATION
SCALE: 1/8" = 1'-0"



2 S.101 NORTH COURTYARD - WEST FACADE HIGH PRIORITY ELEVATION
SCALE: 1/8" = 1'-0"



1 S.101 NORTH COURTYARD - SOUTH FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040541
REGISTERED PROFESSIONAL ENGINEER

MICIGAN

PROJECT TITLE

CABOT APARTMENTS

RENOVATIONS

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Exterior High Priority Restoration Elevations

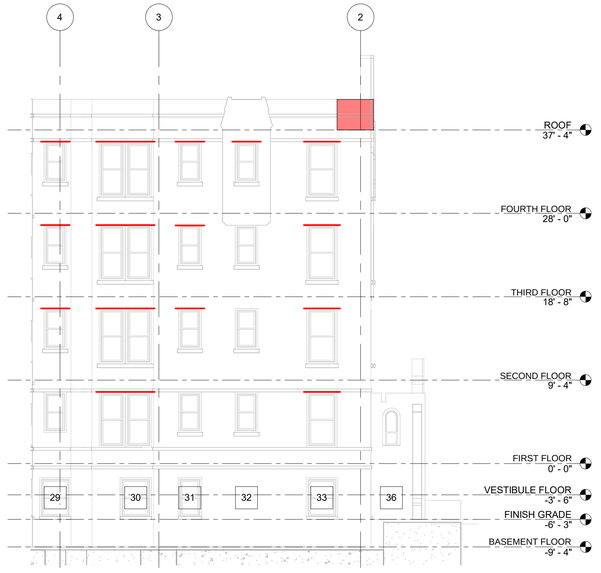
DRAWING NUMBER

S.206

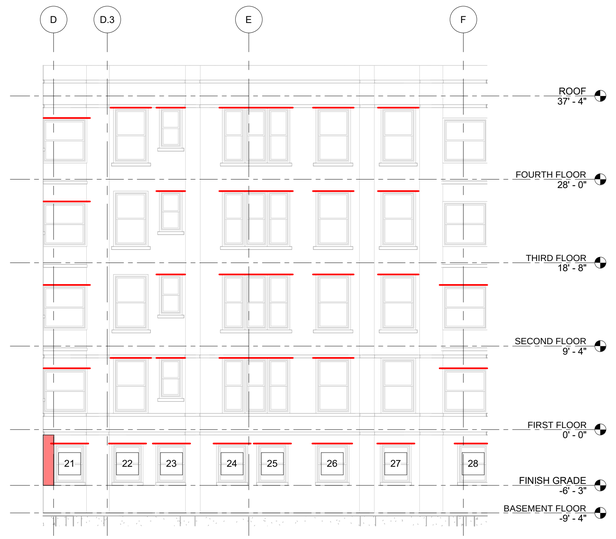
EXTERIOR HIGH PRIORITY RESTORATION ELEVATION NOTES

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	REMOVE AND REPLACE STEEL LINTEL	HIGH PRIORITY LINTELS SHOWN ON THIS DRAWING. REFER TO S.201 THROUGH S.204 FOR RECOMMENDED TOTAL LINTELS TO BE REPLACED.



5 S.101 SOUTH COURTYARD - SOUTH FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"



4 S.101 SOUTH COURTYARD - EAST FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"



3 S.101 SOUTH COURTYARD - NORTH FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"



2 S.101 SOUTH COURTYARD - WEST FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"



1 S.101 SOUTH COURTYARD - NORTH FACADE HIGH PRIORITY RESTORATION
SCALE: 1/8" = 1'-0"

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040541
REGISTERED PROFESSIONAL ENGINEER

MICIGAN

PROJECT TITLE

CABOT APARTMENTS

RENOVATIONS

DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
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06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Exterior High Priority Restoration Elevations

DRAWING NUMBER

S.207

EXTERIOR HIGH PRIORITY RESTORATION ELEVATION NOTES

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HATCH PATTERN OR LINE TYPE	REPAIR TYPE	NOTES
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2 S.101 NORTH FACADE HIGH PRIORITY RESTORATION

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



1 S.101 SOUTH FACADE HIGH PRIORITY RESTORATION

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

FSP FUSCO, SHAFFER & PAPPAS, INC.
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CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS

RENOVATIONS

DETROIT MICIGAN

DATE	ISSUE
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KEY PLAN

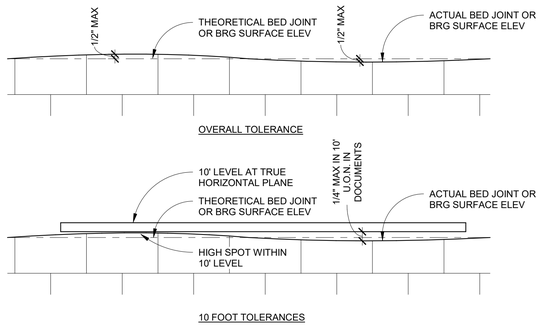
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Exterior High Priority Restoration Elevations

DRAWING NUMBER

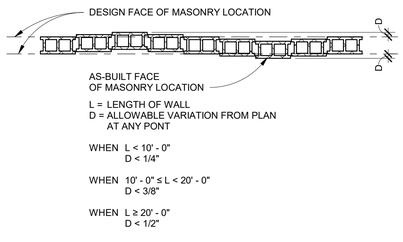
S.208



9 TYP

MASONRY TOLERANCES OUT-OF-LEVEL

SCALE: NTS



L = LENGTH OF WALL
D = ALLOWABLE VARIATION FROM PLAN AT ANY PONT

WHEN L < 10' - 0" D < 1/4"

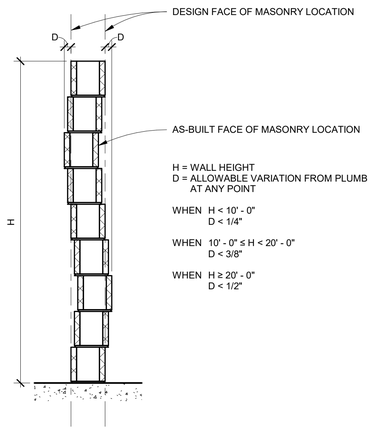
WHEN 10' - 0" ≤ L < 20' - 0" D < 3/8"

WHEN L ≥ 20' - 0" D < 1/2"

8 TYP

MASONRY TOLERANCES OUT-OF-PLANE

SCALE: NTS



H = WALL HEIGHT
D = ALLOWABLE VARIATION FROM PLUMB AT ANY POINT

WHEN H < 10' - 0" D < 1/4"

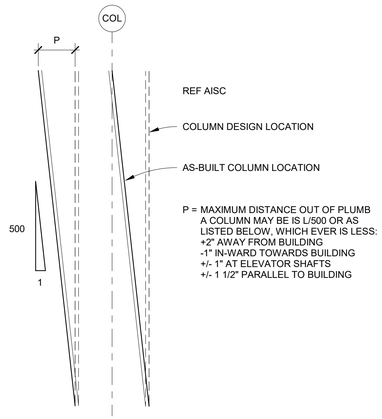
WHEN 10' - 0" ≤ H < 20' - 0" D < 3/8"

WHEN H ≥ 20' - 0" D < 1/2"

7 TYP

MASONRY TOLERANCES OUT-OF-PLUMB

SCALE: NTS

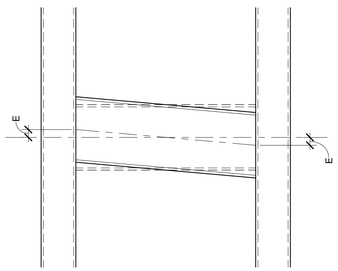


P = MAXIMUM DISTANCE OUT OF PLUMB
A COLUMN MAY BE IS L/500 OR AS LISTED BELOW, WHICH EVER IS LESS:
+2" AWAY FROM BUILDING
-1" IN-WARD TOWARDS BUILDING
+/- 1" AT ELEVATOR SHAFTS
+/- 1 1/2" PARALLEL TO BUILDING

6 TYP

STEEL COLUMN OUT-OF-PLUMB TOLERANCE

SCALE: NTS



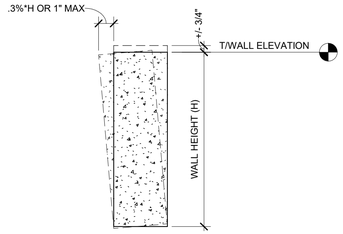
E = ELEVATION TOLERANCE OF BEAM FRAMING INTO COLUMN +3/16", - 5/16"

NOTE:
FOR PLAN TOLERANCES NONE ARE PERMISSIBLE EXCEPT FOR THOSE BASED SOLELY ON COLUMNS

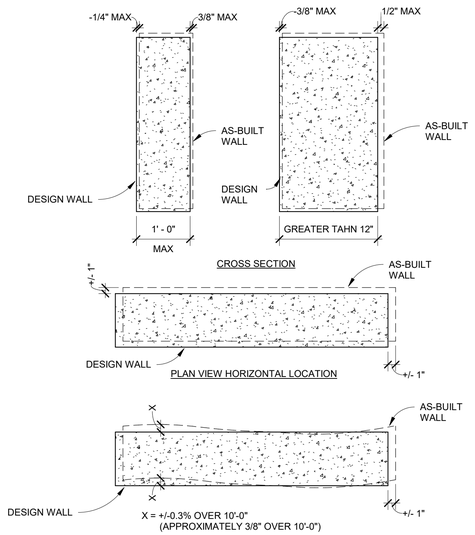
5 TYP

STEEL BEAM ELEVATION TOLERANCE

SCALE: NTS



PLUMBNESS AND TOP OF WALL ELEVATION



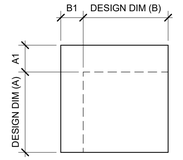
X = +/-0.3% OVER 10'-0"
(APPROXIMATELY 3/8" OVER 10'-0")

DEVIATION FROM PLANE

4 TYP

CONCRETE WALL TOLERANCES

SCALE: NTS



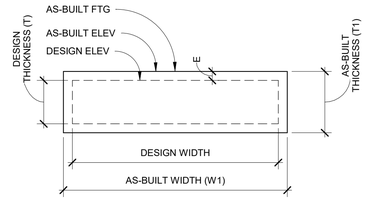
REFERENCE ACI 117.3

A1, B1 = INCREASED THICKNESS OF MEMBERS (i.e. WALLS, COLUMNS, PIERS, BEAMS, AND SLABS) FOR A/B:
1. 12" OR LESS - A1/B1 = +3/8", -1/4"
2. GREATER THAN 12" BUT LESS THAN OR EQUAL TO 36" - A1/B1 = +1/2", -3/8"
3. GREATER THAN 36" - A1/B1 = +1", -3/4"

3 TYP

TOLERANCE IN CROSS-SECTION DIM FOR CONCRETE MEMBERS

SCALE: NTS

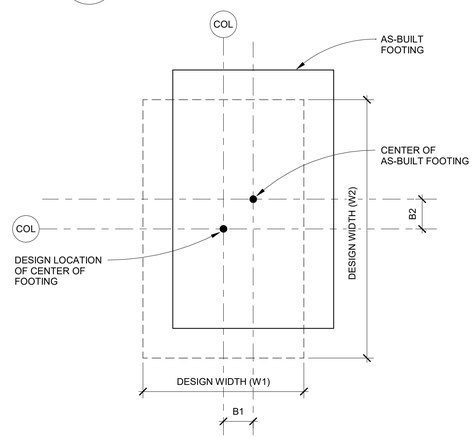


E = ELEVATION TOLERANCE (TOP OF FTG):
SUPPORTING MASONRY (+/- 1/2")
OTHERWISE (+1/2", -2")
T1 = AS-BUILT THICKNESS
NO LIMIT ON LARGER THAN THICKNESS (T) U.O.N.
NOT THINNER THAN (0.95xT)
W1 = AS-BUILT WIDTH
NOT LESS THAN (W-1/2")

2 TYP

CONCRETE FOOTING SECTION TOLERANCE

SCALE: NTS



B1 & B2 = LATERAL ALIGNMENT TOLERANCE
+/- 0.02x(W1 OR W2 RESPECTIVELY);
BUT NOT GREATER THAN 2"

1 TYP

SPREAD FOOTING PLAN TOLERANCE

SCALE: NTS

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16950 19 Mile Road, Suite B ★ Clinton Township, MI 48038
Phone: (586) 277-0700 ◆ Website: carnaghisc.com

CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Construction Tolerances

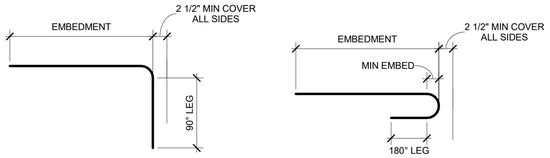
DRAWING NUMBER

S.401

BAR SIZE	EMBEDMENT	90 DEGREE LEG	180 DEGREE LEG	MIN EMBED
f'c=	3500 PSI	3500 PSI	3500 PSI	3500 PSI
3	8"	5"	2 1/2"	1 1/2"
4	11"	6"	2 1/2"	2"
5	14"	8"	2 1/2"	2 1/2"
6	16"	9"	3"	3"
7	19"	11"	3 1/2"	3 1/2"
8	22"	12"	4"	4"

NOTES:

1. HOOKS SHALL NOT BE USED TO DEVELOP COMPRESSION EMBEDMENT.
2. BEND HOOKS ACCORDING TO ACI 318 "STANDARD HOOKS"



12 TYP — TYP 3500 PSI CONCRETE REINFORCING BAR STANDARD TENSION HOOK

SCALE: NTS

BAR SIZE	BEAM & MAT TOP BARS	BEAM & MAT BARS OTHER THAN TOP BARS	COLUMN & WALL BARS TENSION	COMPRESSION BARS (REF NOTE #4)
f'c=	3500 PSI	3500 PSI	3500 PSI	3500 PSI
3	22"	17"	17"	9"
4	29"	22"	22"	11"
5	36"	28"	28"	14"
6	43"	33"	33"	17"
7	63"	48"	48"	20"
8	72"	55"	55"	22"

NOTES:

1. BEAM BARS SPACED @ NOT LESS THAN 3 d_b C/C
2. COLUMN BARS SPACED @ NOT LESS THAN 4 d_b C/C
3. REINFORCING BARS ARE CLASSED AS TOP BARS WHEN MORE THAN 12" OF CONCRETE IS CAST BENEATH RESPECTIVE REINFORCING BAR.
4. COMPRESSION DEVELOPMENT IS PERMISSIBLE ONLY WHEN SPECIFICALLY NOTED ON THE DRAWINGS, DETAILS, OR SCHEDULES.

11 TYP — TYP 3500 PSI CONCRETE REINFORCING BAR DEVELOPMENT LENGTH

SCALE: NTS

BAR SIZE	BEAM & MAT TOP BARS (CLASS B)	BEAM & MAT BARS OTHER THAN TOP BARS (CLASS B)	COLUMN & WALL BARS TENSION (CLASS B)	COMPRESSION BARS (REF NOTE #5)
f'c=	3500 PSI	3500 PSI	3500 PSI	3500 PSI
3	28"	22"	22"	11"
4	37"	29"	29"	15"
5	47"	36"	36"	18"
6	56"	43"	43"	22"
7	81"	63"	63"	25"
8	93"	72"	72"	29"

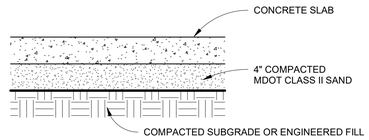
NOTES:

1. USE MECH. TENSION SPLICE FOR 125% TENSILE CAPACITY OF REINFORCEMENT
2. BEAM BARS SPACED @ NOT LESS THAN 3 d_b C/C
3. COLUMN BARS SPACED @ NOT LESS THAN 4 d_b C/C
4. REINFORCING BARS ARE CLASSED AS TOP BARS WHEN MORE THAN 12" OF CONCRETE IS CAST BENEATH RESPECTIVE REINFORCING BAR.
5. COMPRESSION SPLICES ARE PERMISSIBLE ONLY WHEN SPECIFICALLY NOTED ON THE DRAWINGS, DETAILS OR SCHEDULES.
6. TENSION SPLICES SHALL BE USED IN ALL BEAMS, SLABS, AND WALLS UNLESS OTHERWISE NOTED.
7. WHEN LAPPING LARGER BAR WITH SMALLER BAR, LAP LENGTH OF THE SMALLER BAR SHALL GOVERN RESPECTIVE SPLICE.

10 TYP — TYP 3500 PSI CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE

SCALE: NTS

NOTE:
NO CONDUIT PERMITTED
IN CONCRETE SLAB-ON-GRADE



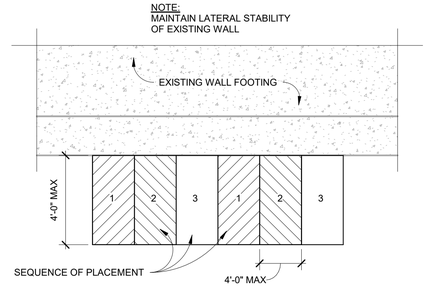
9 TYP — TYP SLAB ON GRADE WITH VAPOR RETARDER

SCALE: NTS

SEQUENCE OF UNDERPINNING FOR WALL FOOTINGS AND SLABS

1. UNDERPINNING TO BE INSTALLED IN (3) PLACEMENTS OF 4'-0" WIDE SECTIONS.
2. USE 3000 PSI CONCRETE @ 7 DAYS W/ HIGH EARLY CEMENT OR ADMIXTURE.
3. PLACEMENT SEQUENCE
   A. THOROUGHLY CLEAN UNDERSIDE OF EXISTING FOOTING PRIOR TO PLACEMENT OF UNDERPINNING.
   B. AFTER FIRST PLACEMENT, REMOVE ALL DIRT, LAITANCE, OIL, GREASE, ETC. FROM BOTH NEW AND EXISTING SURFACES. SATURATE SURFACES WITH WATER.
4. 36 HOURS AFTER GROUTING OF FIRST PLACEMENT REPEAT THE ABOVE OPERATIONS FOR THE SECOND PLACEMENT, ETC.

NOTE:
MAINTAIN LATERAL STABILITY
OF EXISTING WALL



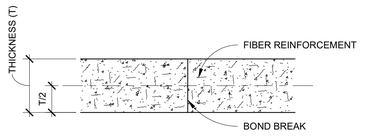
8 TYP — TYP WALL UNDERPINNING

SCALE: NTS



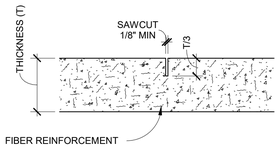
7 TYP — TYP NEW SLAB AT EXISTING SLAB

SCALE: NTS



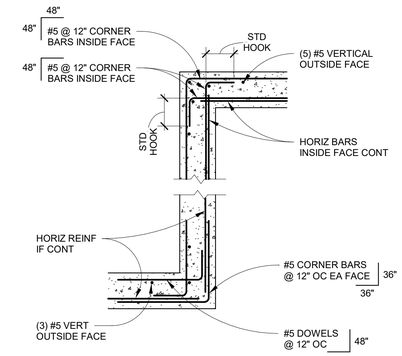
6 TYP — TYP CONSTRUCTION JOINT SLAB ON GRADE

SCALE: NTS



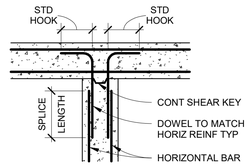
5 TYP — TYP CONTROL JOINT WITH FIBER REINF

SCALE: NTS



4 TYP — TYP DOUBLE LAYER REINFORCING AT CORNERS IN BASEMENT WALLS

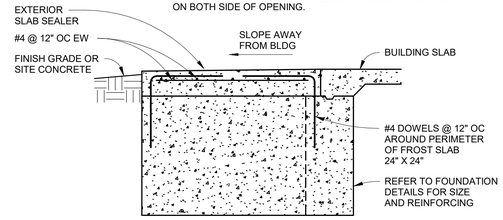
SCALE: NTS



3 TYP — TYP HORIZ REINFORCING AT INTERSECTING CONC WALLS

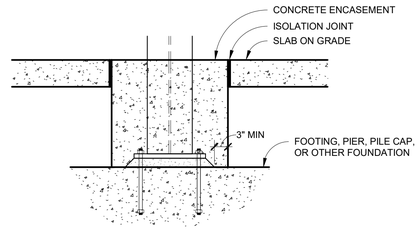
SCALE: NTS

NOTES:
1. REFER ELSEWHERE FOR BLDG FOUNDATION SIZE AND REINF.
2. REFER ELSEWHERE FOR BLDG SLAB EDGE.
3. SLOPE SLAB 1/8" PER FOOT AWAY FROM BLDG U.O.N.
4. EXTEND SLAB 18" MIN BEYOND EDGE OF ROUGH OPENING ON BOTH SIDE OF OPENING.



2 TYP — TYP FROST SLAB DETAIL

SCALE: NTS



1 TYP — TYP CONC ENCASEMENT AT STEEL COL BELOW GRADE

SCALE: NTS

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Phone: (586) 277-0700 • Website: carnaghisc.com

CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Typical Details

DRAWING NUMBER

S.402

MASONRY OPENING	STEEL LINTEL TYPE			
	4" WALL	6" WALL	8" WALL	12" WALL
UP TO 4'-0"	L3 1/2X3 1/2X1/4	WT4X9	(2) - L3 1/2X3 1/2X1/4	(3) - L3 1/2X3 1/2X1/4 OR (2) - L5X3 1/2X1/4 (LLH)
4'-2" TO 6'-0"	L3 1/2X3 1/2X1/4	WT4X9	(2) - L4X3 1/2X1/4	(3) - L4X3 1/2X1/4 OR (2) - L5X5X5/16
6'-2" TO 8'-0"	L5X3 1/2X1/4	WT7X11	(2) - L5X3 1/2X5/16	(3) - L5X3 1/2X5/16 OR (2) - L5X5X5/16
8'-2" TO 10'-0"	L6X3 1/2X3/8	WT8X13	(2) - L6X3 1/2X3/8	(3) - L6X3 1/2X3/8 OR TS8X4X5/16 + 1/4" PL*
10'-2" TO 12'-0"	————	——	TS8X4X1/4X1/4 PL W/ 1/2" DIA HEADED STUDS @ 16" OC	TS8X4X3/8 + 1/4" PL*

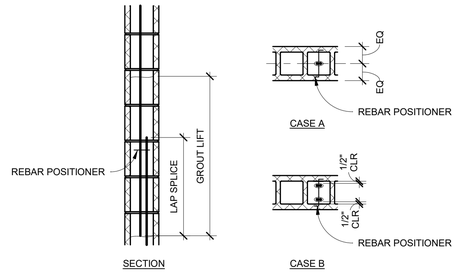
* WELD PLATE TO TUBE 3/16"X3" @ 12" OC EACH SIDE

NOTES:

1. ALL ANGLES ARE TO BE LONG LEG VERTICAL U.O.N.
2. PROVIDE MINIMUM 4" OF SOLID BEARING EACH END OF LINTEL
3. REFER TO ARCH FOR ALL MASONRY OPENINGS AND LINTEL CONFIGURATION
4. TACK WELD ANGLES TOGETHER, EACH SIDE, 12" OC MAXIMUM

3 TYP — TYP LOOSE LINTEL SCHEDULE - NON LOAD BEARING WALL

SCALE: NTS



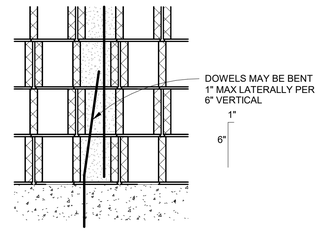
TYPICAL SPLICE LENGTHS FOR MASONRY BLOCK - STRENGTH DESIGN												
BLOCK WIDTH	BARS CENTERED - CASE A						BARS EACH FACE - CASE B					
	VERTICAL BAR SIZE						VERTICAL BAR SIZE					
	#3	#4	#5	#6	#7	#8	#9	#3	#4	#5	#6	#7	#8	#9
6" BLOCK	12"	17"	28"	53"	--	--	--	--	--	--	--	--	--	--
8" BLOCK	12"	13"	20"	38"	52"	72"	--	14"	25"	39"	54"	63"	--	--
10" BLOCK	12"	12"	16"	29"	40"	61"	*	14"	25"	39"	54"	63"	72"	*
12" BLOCK	12"	12"	13"	24"	33"	50"	*	14"	25"	39"	54"	63"	72"	*

SYMBOLS:
-- REINFORCING CONFIGURATION NOT PERMISSIBLE
* MECHANICAL TENSION SPLICE REQUIRED

NOTES:
1) MECH TENSION SPLICE CAN BE FOR ANY BAR SIZE IF NOT NOTED.
2) FOR USE WITH: f'm = 2,000 psi & fy = 60,000 psi

2 TYP — TYP MASONRY LAP SPLICE LENGTHS

SCALE: NTS



1 TYP — TYP MASONRY DOWEL POSITION TOLERANCE

SCALE: NTS

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MICHIGAN

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TRC22.066

DRAWING TITLE

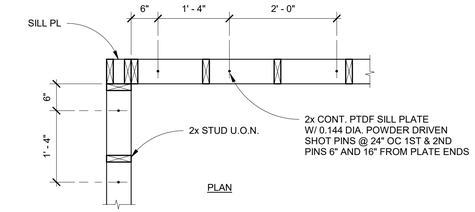
Typical Details

DRAWING NUMBER

S.403

NOTE:

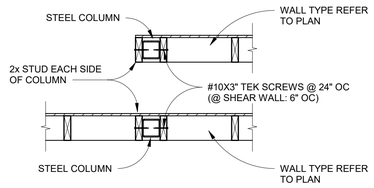
SHOT PINS SHALL BE MANUFACTURED BY SIMPSON OR EQUAL (SEE ICBO REPORT NO. 2138)



TYPICAL WALL TO CONCRETE SLAB CONNECTION DETAIL

9 TYP

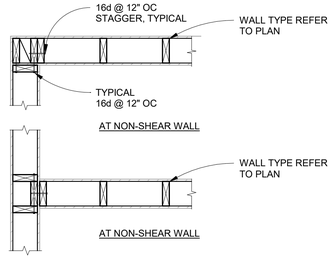
SCALE: NTS



TYPICAL STUD WALL TO COLUMN CONNECTION DETAIL

8 TYP

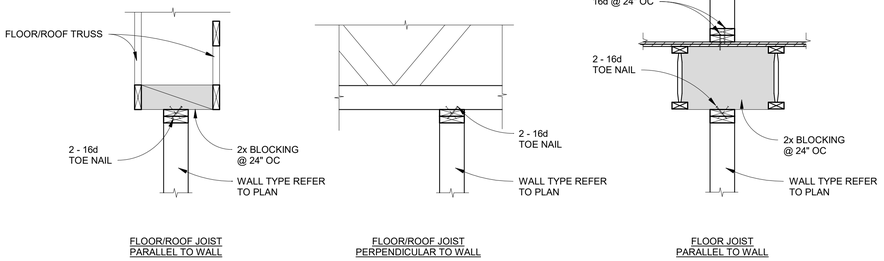
SCALE: NTS



TYPICAL STUD WALL AT INTERSECTIONS DETAIL U.O.N.

7 TYP

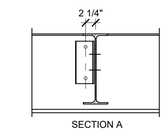
SCALE: NTS

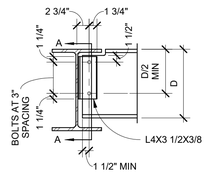


TYPICAL NON-BEARING PARTITION WALL FRAMING DETAIL

6 TYP

SCALE: NTS





NOTE:
CONTRACTOR'S OPTION
1. TO ALIGN OR STAGGER BOLTS
2. TO USE EITHER WELDED OR BOLTED CONN OPTION OF SECTION A
3. CONNECTION DESIGN INCLUDES REDUCTION FOR BOLT ECCENTRICITY

NUMBER OF 3/4" DIA A325N BOLTS EA ROW	CONNECTION CAPACITY (KIPS), LRFD
2	16
3	31
4	48
5	66
6	83

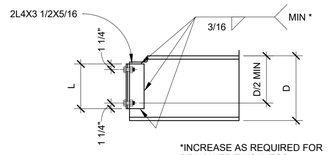
NUMBER OF 3/4" DIA A325N BOLTS EA ROW	CONNECTION CAPACITY (KIPS), LRFD
7	100
8	116
9	132
10	149

NOTE: USE FOR BEAM TO BEAM CONNECTIONS ONLY

TYP SINGLE ANGLE CONNECTION - BOLTED

5 TYP

SCALE: NTS



*INCREASE AS REQUIRED FOR BEAM WEB THICKNESS GREATER THAN .286"

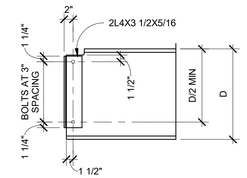
"L" (INCHES)	WELDED CONNECTION CAPACITY (KIPS), LRFD
5 1/2	75
8 1/2	110
11 1/2	142
14 1/2	172
17 1/2	200
20 1/2	228

"L" (INCHES)	WELDED CONNECTION CAPACITY (KIPS), LRFD
23 1/2	253
26 1/2	278
29 1/2	303

TYP DOUBLE ANGLE CONNECTION - WELDED

4 TYP

SCALE: NTS



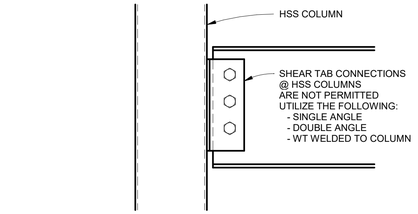
NUMBER OF 3/4" DIA A325N BOLTS	CONNECTION CAPACITY (KIPS), LRFD	MINIMUM BEAM WEB THICKNESS
2	33	1/4"
3	60	5/16"
4	80	5/16"
5	119	3/8"
6	142	3/8"
7	195	7/16"
8	221	7/16"
9	278	1/2"
10	308	1/2"

* FOR SMALLER WEB THICKNESS REDUCE CAPACITY IN PROPORTION W/ REDUCTION FOR BLOCK SHEAR & BEARING

TYP DOUBLE ANGLE CONNECTION - BOLTED

3 TYP

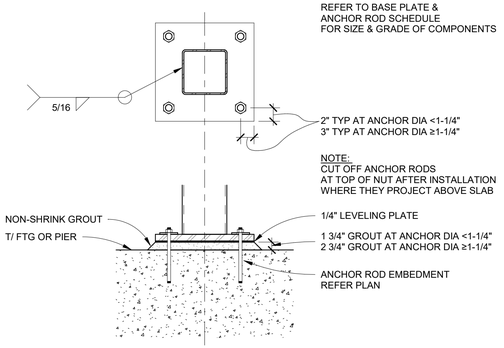
SCALE: NTS



TYP BEAM TO HSS COLUMN CONNECTION

2 TYP

SCALE: NTS



TYP COLUMN BASE PLATE AND ANCHOR RODS

1 TYP

SCALE: NTS

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040041
LICENSED PROFESSIONAL ENGINEER

MICHIGAN

DETROIT

PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Typical Details

DRAWING NUMBER

S.404

WOOD NAILING

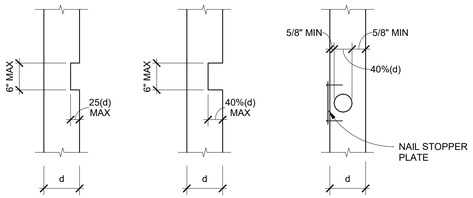
WOOD NAILING

1. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:
   a. 8d 0.131" DIAM x 2-1/2" LONG
   b. 10d 0.148" DIAM x 3" LONG
   c. 10d SHORT 0.148" DIAM x 1-5/8" PLUS SHEATHING THICKNESS LONG
   d. 16d 0.162" DIAM x 3-1/2" LONG
   e. 20d 0.192" DIAM x 4" LONG
2. PROVIDE NAILS AT CONNECTIONS AS INDICATED ON THE STRUCTURAL DRAWINGS. WHERE NAILS AT CONNECTIONS ARE NOT INDICATED, NAIL PER NAILING SCHEDULE BELOW (CBC TABLE 2304.10.1).
3. NAILING NOT NOTED IN SCHEDULE BELOW OR IN THE STRUCTURAL DRAWINGS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. USE 8d NAILS FOR NOMINAL 1x MATERIAL AND 16d FOR NOMINAL 2x MATERIAL.
4. HOLES SHALL BE PRE-DRILLED WHERE NECESSARY TO PREVENT SPLITTING.
5. NAILS INTO PRESERVATIVE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

TABLE 2304.10.1
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8D COMMON (2 1/2" x 0.131")	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT WALL TOP PLATE, TO RAFTER OR TRUSS	2-8D COMMON (2 1/2" X 0.131")	EACH END, TOENAIL
	2-16D COMMON (3 1/2" X 0.162")	END NAIL
RAFTER OR ROOF TRUSS TO TOP PLATE	3-10D COMMON (3" X 0.148")	TOENAIL
ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16D COMMON (3 1/2" X 0.162")	END NAIL
	3-10D COMMON (3 1/2" X 0.148")	TOENAIL
WALL		
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16D COMMON (3" X 0.162")	16" OC FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER)	16D COMMON (3 1/2" X 0.162")	16" OC EACH EDGE, FACE NAIL
CONTINUOUS HEADER TO STUD	4-8D COMMON (2 1/2" x 0.131"	TOENAIL
TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" X 0.162")	16" OC FACE NAIL
TOP PLATE TO TOP PLATE, AT END JOINTS	8-16D COMMON (3 1/2" X 0.162")	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16D COMMON (3 1/2" X 0.162")	16" OC FACE NAIL
STUD TO TOP OR BOTTOM PLATE	4-8D COMMON (2 1/2" X 0.131")	TOENAIL
	2-16D COMMON (3 1/2" X 0.162")	END NAIL
TOP OR BOTTOM PLATE TO STUD	2-16D COMMON (3 1/2" X 0.162")	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16D COMMON (3 1/2" X 0.162")	FACE NAIL
FLOOR		
JOIST TO SILL, TOP PLATE, OR GIRDER	3-8D COMMON (2 1/2" X 0.131")	TOENAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8D COMMON (2 1/2" X 0.131")	6" OC TOENAIL
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D COMMON (4" X 0.192")	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20D COMMON (4" X 0.192")	ENDS AND AT EACH SPLICE, FACE NAIL
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16D COMMON (3 1/2" X 0.162")	EACH JOIST OR RAFTER, FACE NAIL
JOIST TO BAND JOIST OR RIM JOIST	3-16D COMMON (3 1/2" X 0.162")	END NAIL
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8D COMMON (2 1/2" X 0.131")	EACH END, TOENAIL

NOTCH/BORE % OF STUD	2 X 4	2 X 6
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"



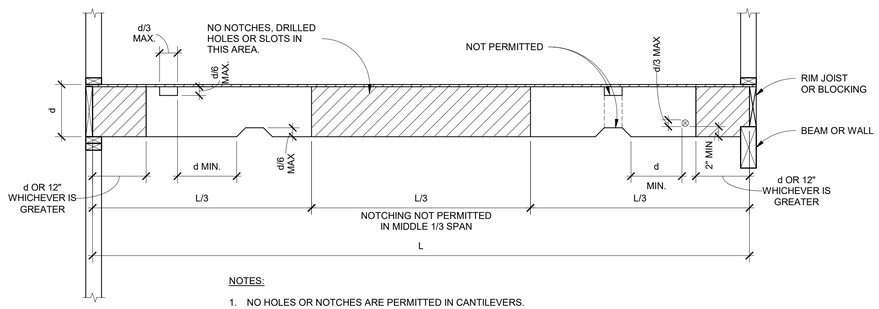
EXTERIOR AND BEARING WALLS | INTERIOR NON-LOAD BEARING WALLS | ANY WALL

NOTES:

1. NO HOLES OR NOTCHES ARE PERMITTED IN CANTILEVERS.
2. NOTCH AND BORING NOT TO OCCUR IN SAME STUD SECTION.
3. DO NOT BORE OR NOTCH POSTS

TYPICAL NOTCHING AND BORING AT SAWN LUMBER STUDS DETAIL

7 TYP — SCALE: NTS

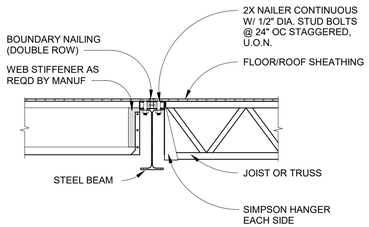


NOTES:

1. NO HOLES OR NOTCHES ARE PERMITTED IN CANTILEVERS.
2. HATCHED AREA INDICATES NO HOLES OR NOTCHES ALLOWED IN THIS AREA.
3. DO NOT NOTCH OR BORE INTO 2 X 6 AND SMALLER JOIST.

TYPICAL NOTCHING AND BORING AT SAWN LUMBER JOIST DETAIL

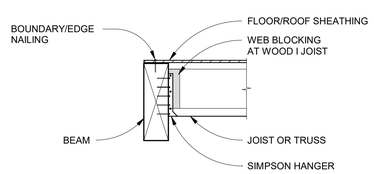
6 TYP — SCALE: NTS



HANGER SCHEDULE		
MEMBER	HANGER TYPE	REMARKS
2X	SIMPSON "BA" HANGER	U.O.N. ON PLAN
4X, 6X	SIMPSON "HB" HANGER	U.O.N. ON PLAN
I JOIST	SIMPSON "HB" HANGER	U.O.N. ON PLAN
OTHERS		PER PLAN

TYPICAL JOSIT HANGER SCHEDULE (AT STEEL BEAM)

5 TYP — SCALE: NTS



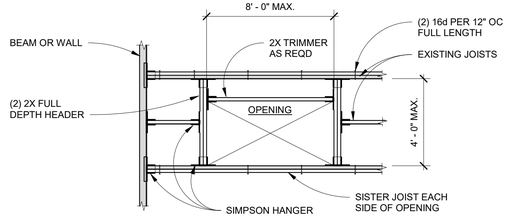
SINGLE SIDED CONDITION

HANGER SCHEDULE		
MEMBER	HANGER TYPE	REMARKS
2X	SIMPSON "LUS" HANGER	UNLESS OTHERWISE NOTED
4X, 6X, I JOIST	SIMPSON "HUTF" HANGER	UNLESS OTHERWISE NOTED
3 1/2X LVL	SIMPSON "GLTV4" HANGER	UNLESS OTHERWISE NOTED
5 1/4X LVL	SIMPSON "GLTV" HANGER	UNLESS OTHERWISE NOTED
7X LVL	SIMPSON "HGLTV" HANGER	UNLESS OTHERWISE NOTED

USE SADDLE HANGERS WHERE POSSIBLE

TYPICAL JOIST HANGER SCHEDULE AT WOOD BEAM

4 TYP — SCALE: NTS



PLAN

NOTE:

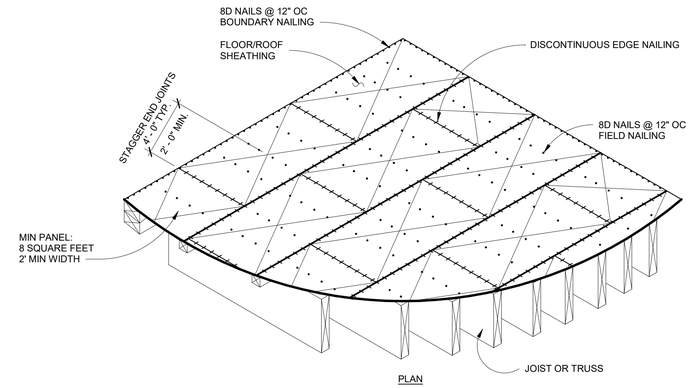
PROVIDE 8D @ 12" NAILING TO ALL EDGES OF SHEATHING

TYPICAL FLOOR/ROOF OPENING DETAIL

3 TYP — SCALE: NTS

NOTES:

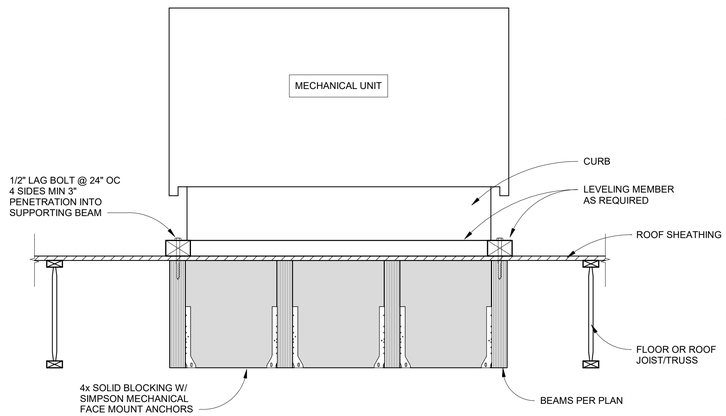
1. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO JOIST.
2. NAILS SHALL HAVE A MINIMUM 3/8" EDGE DISTANCE.
3. MINIMUM PANEL DIMENSION IS 2' - 0" WIDE.
4. FOR FLOOR PLYWOOD, GLUE TO JOISTS WITH CONSTRUCTION ADHESIVE PER SHEATHING MANUFACTURER'S RECOMMENDATION PRIOR TO NAILING.
5. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER-DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.



PLAN

TYPICAL PLYWOOD FLOOR OR ROOF FRAMING DETAIL

2 TYP — SCALE: NTS



TYPICAL ROOF TOP UNIT FRAMING

1 TYP — SCALE: NTS

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CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

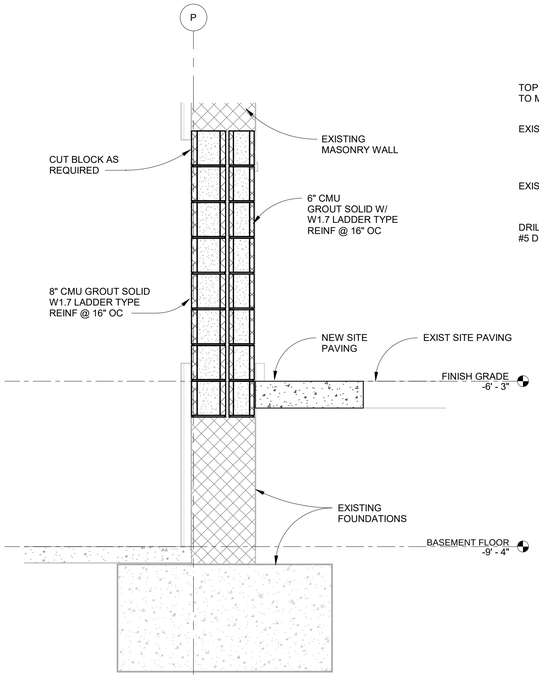
FSP PROJECT NO. TRC22.066

DRAWING TITLE

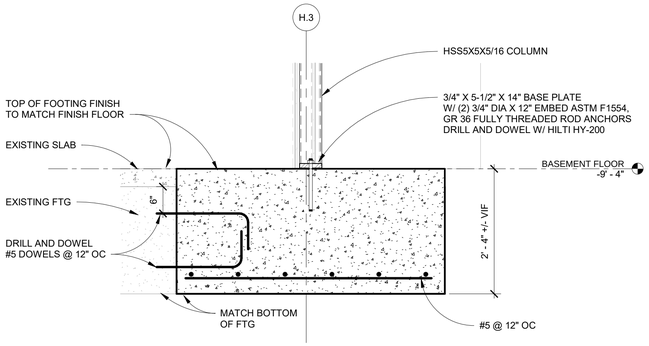
Typical Details

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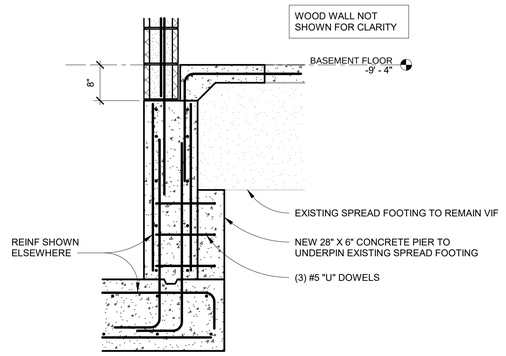
S.405



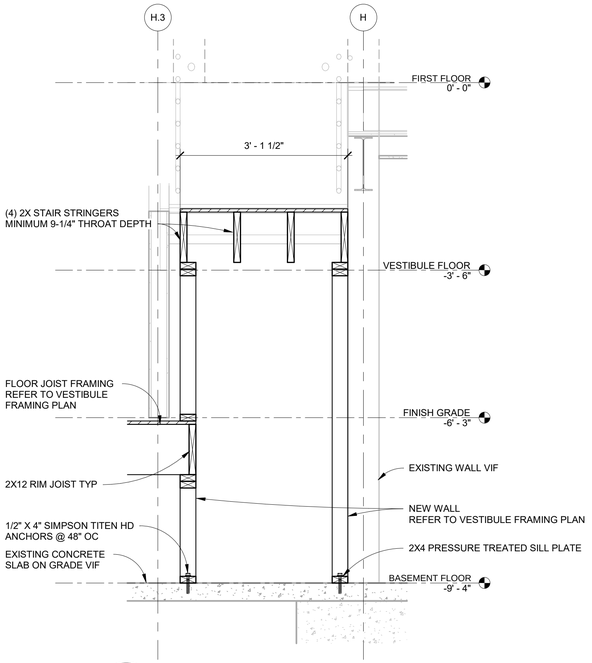
9 S.101 SECTION
SCALE: 3/4" = 1'-0"



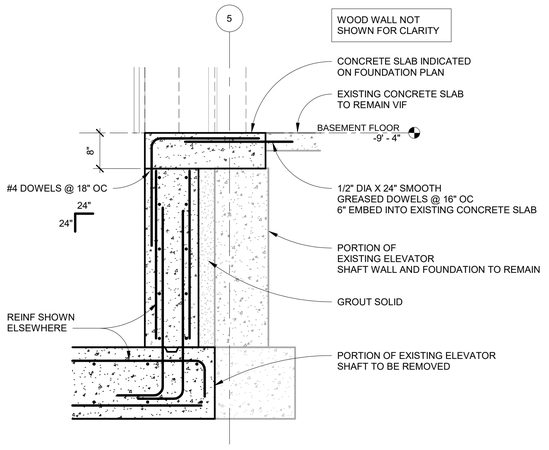
6 S.101 SECTION
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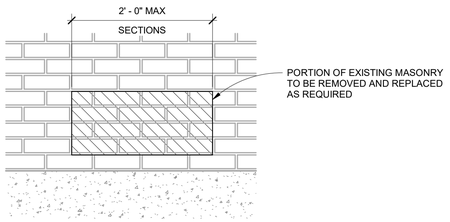
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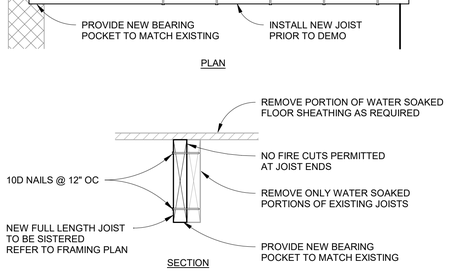
5 S.502 SECTION
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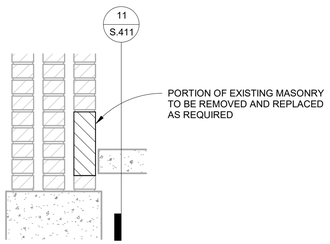
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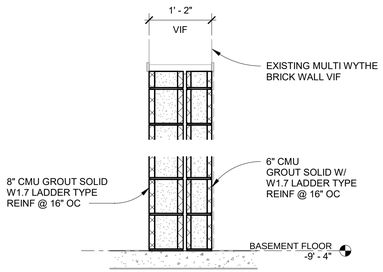
11 S.411 SECTION
SCALE: 1" = 1'-0"



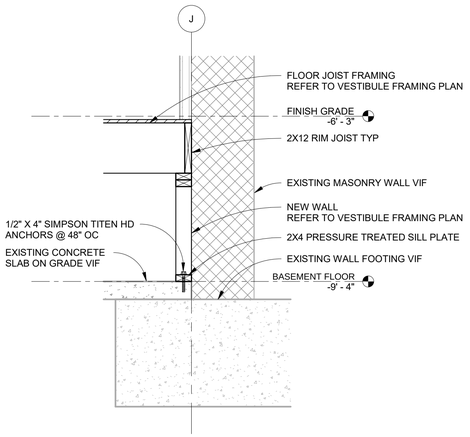
8 S.411 TYPICAL JOIST SISTER DETAIL
SCALE: 1 1/2" = 1'-0"



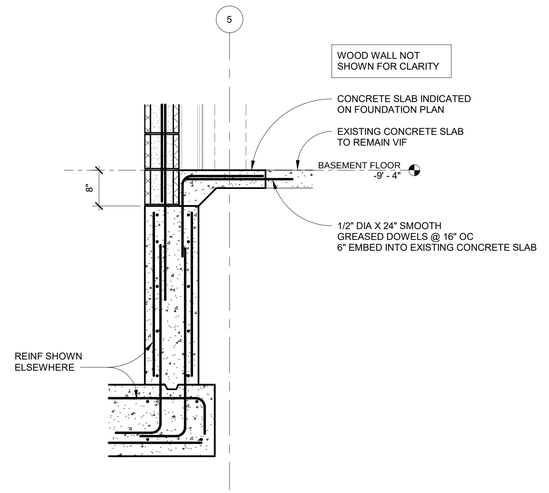
10 S.411 SECTION
SCALE: 1" = 1'-0"



7 S.101 SECTION
SCALE: 3/4" = 1'-0"



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



1 S.101 SECTION
SCALE: 3/4" = 1'-0"

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PROJECT TITLE
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RENOVATIONS
DETROIT MICHIGAN

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05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
Sections & Details

DRAWING NUMBER
S.411

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MICHIGAN

CABOT APARTMENTS
RENOVATIONS

PROJECT TITLE

DETROIT

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05.09.2025	BIDS/PERMITS

KEY PLAN

1 / S.101 SECTION
SCALE: 3/4" = 1'-0"

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Sections & Details

DRAWING NUMBER

S.421

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CSC PROJECT NUMBER: 25008

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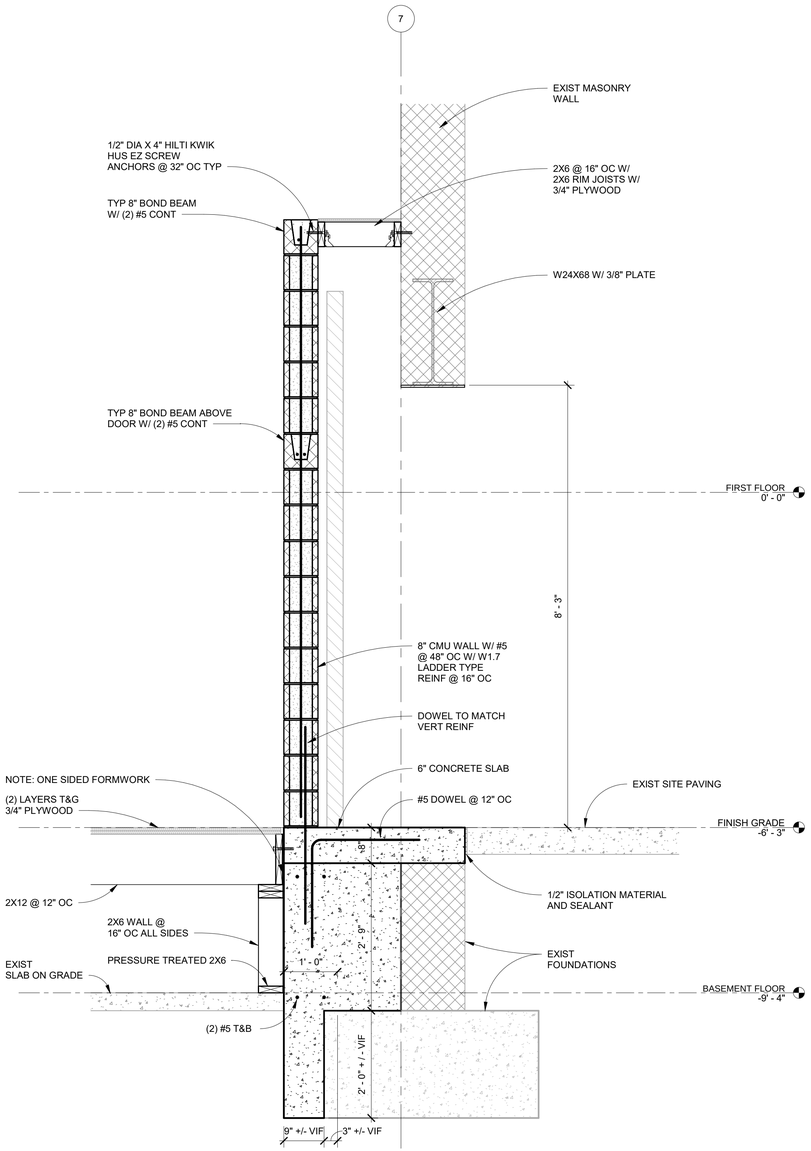


MICHIGAN

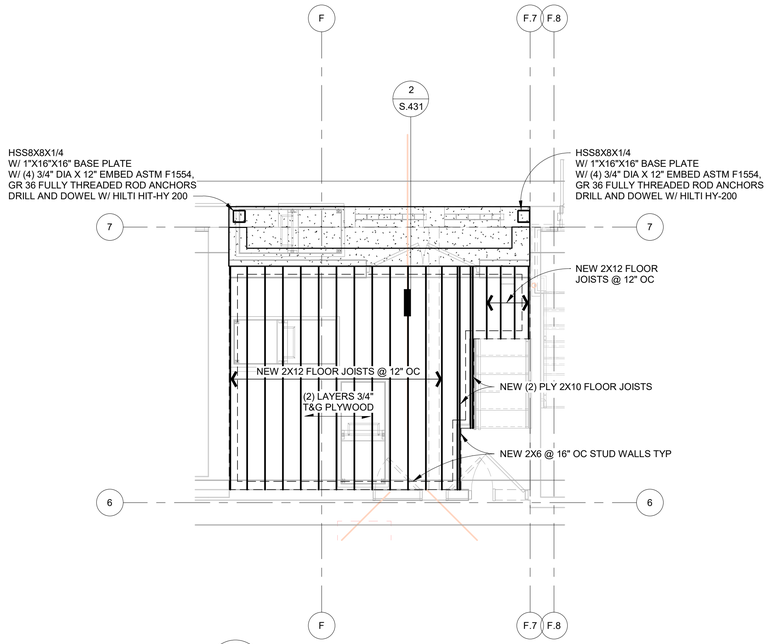
PROJECT TITLE

CABOT APARTMENTS
RENOVATIONS

DETROIT



2 / S.102 SECTION
SCALE: 3/4" = 1'-0"



1 / S.101 TRASH ROOM
SCALE: 1/4" = 1'-0"

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TRC22.066

DRAWING TITLE

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DRAWING NUMBER

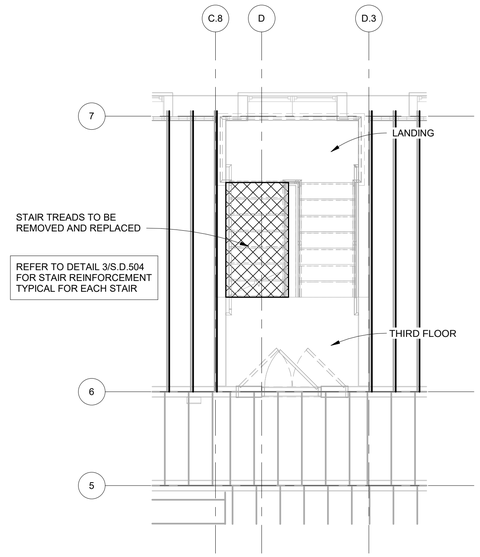
S.431

STAIR DEMOLITION PLAN NOTES

1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S-001 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S-002 THROUGH S-003 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S-004 THROUGH S-005 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. THE PROJECT AREA OCCURS WITHIN AN EXISTING BUILDING.
4. EXTENT OF DEMOLITION IS TO BE AS INDICATED ON PLANS, SECTIONS AND ELEVATIONS.
   A. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL.
5. DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION SHALL BE MADE IN SUCH A MANNER AS TO AVOID OR MINIMIZE DAMAGE TO ADJACENT CONSTRUCTION.
6. DIMENSIONS PROVIDED TO AND OF THE EXISTING STRUCTURE ARE APPROXIMATE.
   A. VERIFY THE DIMENSIONS OF THE EXISTING STRUCTURE BY FIELD MEASUREMENTS.
   B. WHERE ACTUAL CONDITIONS DEVIATE FROM THE DETAILS SHOWN ON DRAWINGS, NOTIFY THE STRUCTURAL ENGINEER OF RECORD FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.
7. SHORE OR BRACE BEAMS, COLUMNS AND WALLS AS REQUIRED TO MAINTAIN THE STABLE INTEGRITY OF THE EXISTING STRUCTURE PRIOR TO DEMOLITION.
   A. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE COMPETENT SHORING AND BRACING FOR ALL LOADS IMPOSED DURING AND AFTER DEMOLITION THROUGH COMPLETION OF NEW CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF MICHIGAN, LATEST EDITION, AND ALL OSHA REQUIREMENTS.
9. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
   a. THE AOR/EOR IS NOT RESPONSIBLE FOR DOCUMENTING ALL EXISTING CONDITIONS.
   b. CONDITIONS THAT VARY FROM EXPLORATORY INVESTIGATION ARE TO BE EXPECTED.
10. TESTING OF EXISTING BUILDING SYSTEMS OR MATERIALS MAY BE REQUIRED.
11. PROJECT BUDGET AND CONSTRUCTION SCHEDULE SHALL ACCOUNT FOR UNKNOWN FIELD CONDITIONS.
12. NAIL ALL STAIR TREADS AND RISERS TO REMAIN PER DETAIL 3/S.D.504.
13. LEGEND:

INDICATES AREA OF SELECTIVE STAIR DEMOLITION

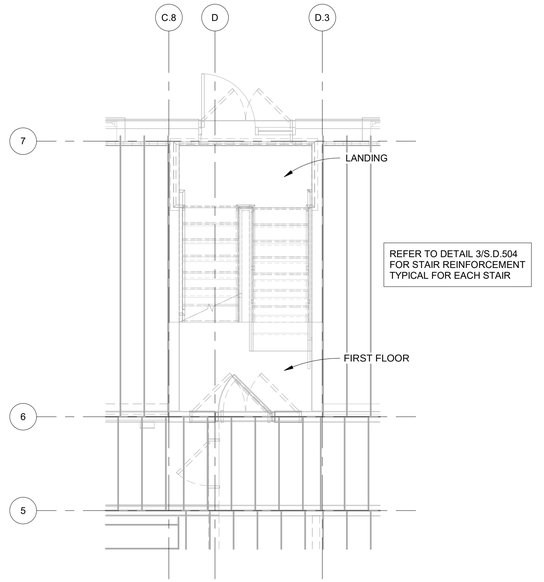
INDICATES AREA OF SELECTIVE STAIR TREAD DEMOLITION



N 4 S.201

STAIR 1 ENLARGED FRAMING PLAN - THIRD FLOOR PLAN

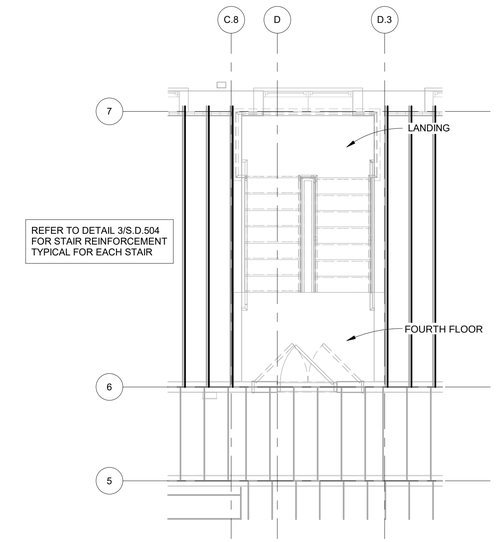
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N 2 S.201

STAIR 1 ENLARGED FRAMING PLAN - FIRST FLOOR PLAN

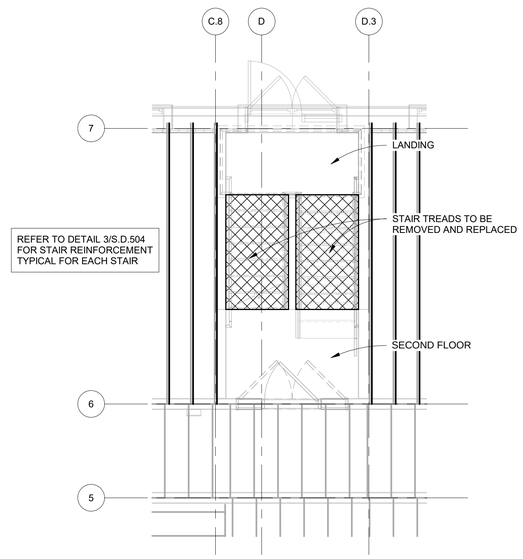
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N 5 S.201

STAIR 1 ENLARGED FRAMING PLAN - FOURTH FLOOR PLAN

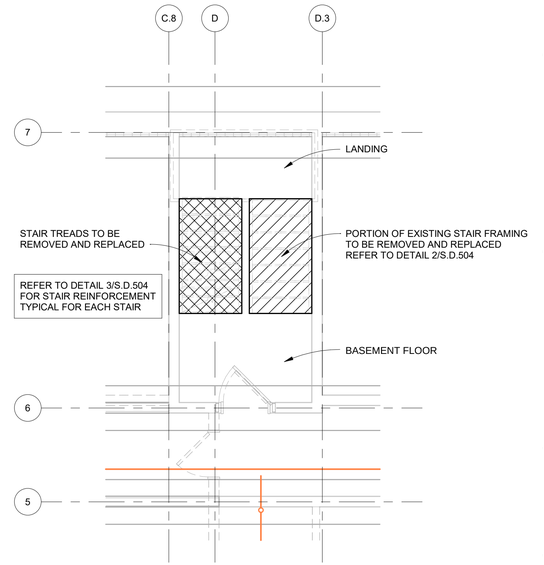
SCALE: 1/4" = 1'-0"



N 3 S.201

STAIR 1 ENLARGED FRAMING PLAN - SECOND FLOOR PLAN

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



N 1 S.201

STAIR 1 ENLARGED FRAMING PLAN - BASEMENT FLOOR PLAN

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

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Enlarged Stair Demolition Plans

DRAWING NUMBER

S.D.501

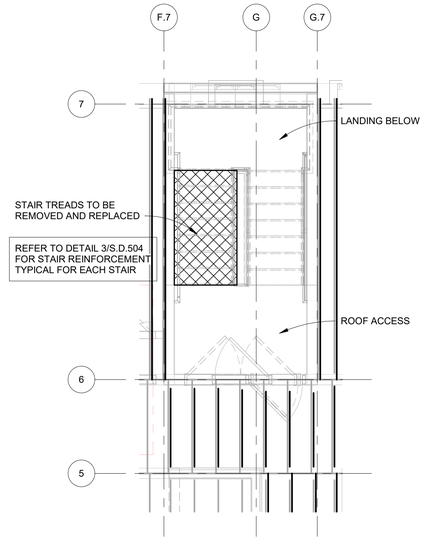
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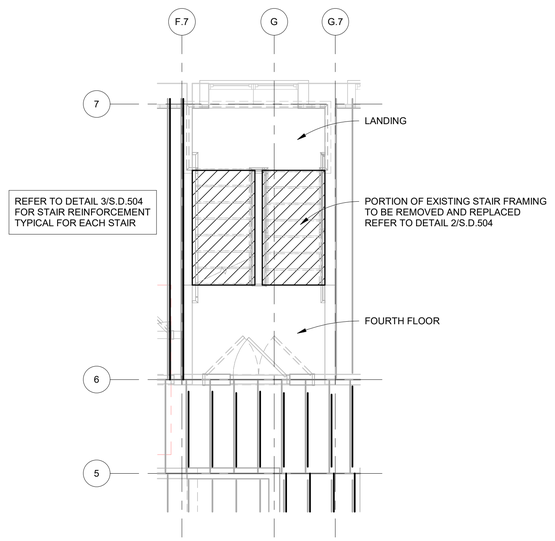




N 6 S.201

STAIR 2 ENLARGED FRAMING PLAN - ROOF PLAN

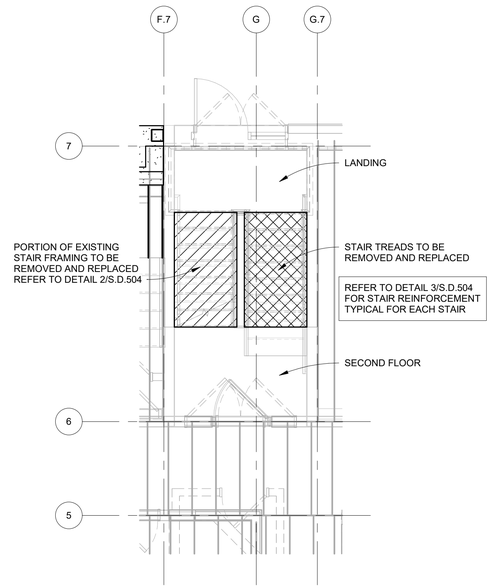
SCALE: 1/4" = 1'-0"



N 4 S.201

STAIR 2 ENLARGED FRAMING PLAN - THIRD FLOOR PLAN

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



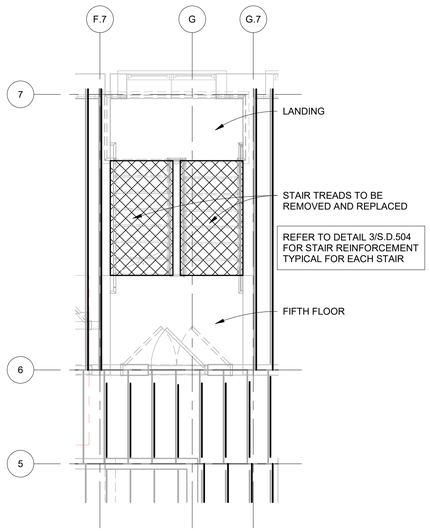
N 2 S.201

STAIR 2 ENLARGED FRAMING PLAN - FIRST FLOOR PLAN

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

STAIR DEMOLITION PLAN NOTES

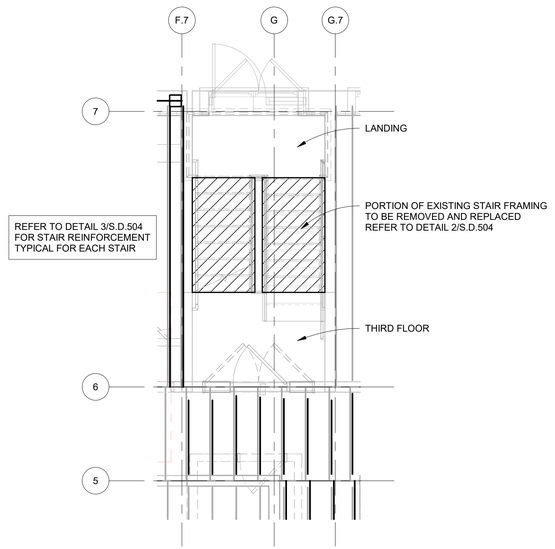
1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S-001 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S-002 THROUGH S-003 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S-004 THROUGH S-005 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
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4. EXTENT OF DEMOLITION IS TO BE AS INDICATED ON PLANS, SECTIONS AND ELEVATIONS.
   A. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL.
5. DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION SHALL BE MADE IN SUCH A MANNER AS TO AVOID OR MINIMIZE DAMAGE TO ADJACENT CONSTRUCTION.
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   A. VERIFY THE DIMENSIONS OF THE EXISTING STRUCTURE BY FIELD MEASUREMENTS.
   B. WHERE ACTUAL CONDITIONS DEVIATE FROM THE DETAILS SHOWN ON DRAWINGS, NOTIFY THE STRUCTURAL ENGINEER OF RECORD FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.
7. SHORE OR BRACE BEAMS, COLUMNS AND WALLS AS REQUIRED TO MAINTAIN THE STABLE INTEGRITY OF THE EXISTING STRUCTURE PRIOR TO DEMOLITION.
   A. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE COMPETENT SHORING AND BRACING FOR ALL LOADS IMPOSED DURING AND AFTER DEMOLITION THROUGH COMPLETION OF NEW CONSTRUCTION.
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12. NAIL ALL STAIR TREADS AND RISERS TO REMAIN PER DETAIL 3/S.D.504.
13. LEGEND:
    - INDICATES AREA OF SELECTIVE STAIR DEMOLITION
    - INDICATES AREA OF SELECTIVE STAIR TREAD DEMOLITION



N 5 S.201

STAIR 2 ENLARGED FRAMING PLAN - FOURTH FLOOR PLAN

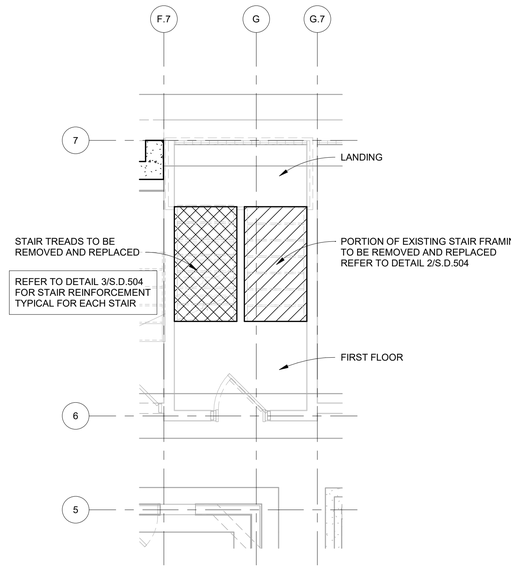
SCALE: 1/4" = 1'-0"



N 3 S.201

STAIR 2 ENLARGED FRAMING PLAN - SECOND FLOOR PLAN

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



N 1 S.201

STAIR 2 ENLARGED FRAMING PLAN - FOUNDATION PLAN

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

PROJECT TITLE

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DETROIT MICHIGAN

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TRC22.066

DRAWING TITLE

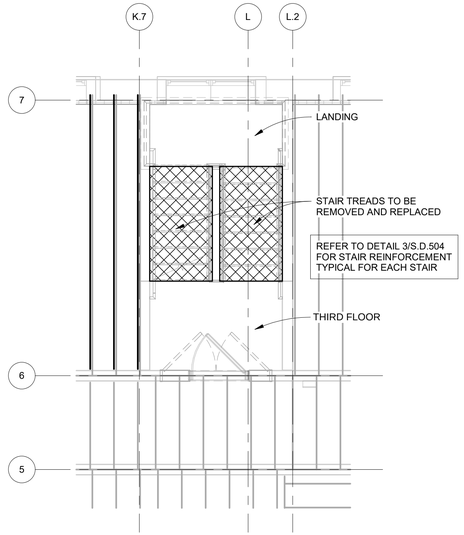
Enlarged Stair Demolition Plans

DRAWING NUMBER

S.D.502

STAIR DEMOLITION PLAN NOTES

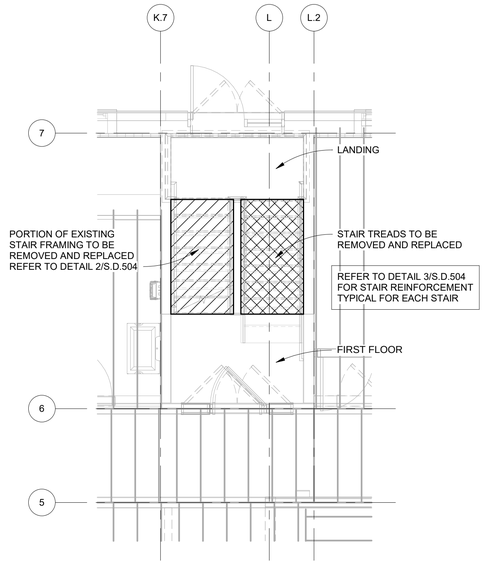
1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S-001 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S-002 THROUGH S-003 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S-004 THROUGH S-005 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS. USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. THE PROJECT AREA OCCURS WITHIN AN EXISTING BUILDING.
4. EXTENT OF DEMOLITION IS TO BE AS INDICATED ON PLANS, SECTIONS AND ELEVATIONS.
   A. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL.
5. DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION SHALL BE MADE IN SUCH A MANNER AS TO AVOID OR MINIMIZE DAMAGE TO ADJACENT CONSTRUCTION.
6. DIMENSIONS PROVIDED TO AND OF THE EXISTING STRUCTURE ARE APPROXIMATE.
   A. VERIFY THE DIMENSIONS OF THE EXISTING STRUCTURE BY FIELD MEASUREMENTS.
   B. WHERE ACTUAL CONDITIONS DEVIATE FROM THE DETAILS SHOWN ON DRAWINGS, NOTIFY THE STRUCTURAL ENGINEER OF RECORD FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.
7. SHORE OR BRACE BEAMS, COLUMNS AND WALLS AS REQUIRED TO MAINTAIN THE STABLE INTEGRITY OF THE EXISTING STRUCTURE PRIOR TO DEMOLITION.
   A. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE COMPETENT SHORING AND BRACING FOR ALL LOADS IMPOSED DURING AND AFTER DEMOLITION THROUGH COMPLETION OF NEW CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF MICHIGAN, LATEST EDITION, AND ALL OSHA REQUIREMENTS.
9. EXPLORATORY INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONDITIONS.
   a. THE AOR/EOR IS NOT RESPONSIBLE FOR DOCUMENTING ALL EXISTING CONDITIONS.
   b. CONDITIONS THAT VARY FROM EXPLORATORY INVESTIGATION ARE TO BE EXPECTED.
10. TESTING OF EXISTING BUILDING SYSTEMS OR MATERIALS MAY BE REQUIRED.
11. PROJECT BUDGET AND CONSTRUCTION SCHEDULE SHALL ACCOUNT FOR UNKNOWN FIELD CONDITIONS.
12. NAIL ALL STAIR TREADS AND RISERS TO REMAIN PER DETAIL 3/S.D.504.
13. LEGEND:
    - INDICATES AREA OF SELECTIVE STAIR DEMOLITION
    - INDICATES AREA OF SELECTIVE STAIR TREAD DEMOLITION



N 4 S.201

STAIR 3 ENLARGED FRAMING PLAN - THIRD FLOOR PLAN

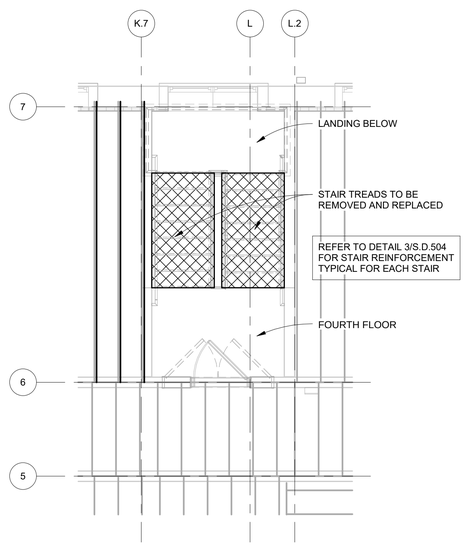
SCALE: 1/4" = 1'-0"



N 2 S.201

STAIR 3 ENLARGED FRAMING PLAN - FIRST FLOOR PLAN

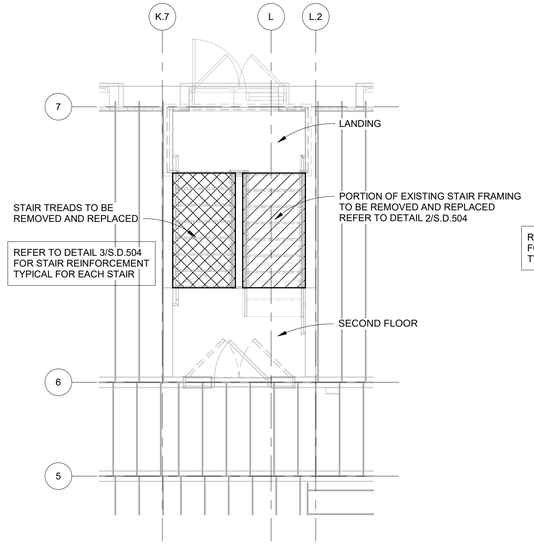
SCALE: 1/4" = 1'-0"



N 5 S.201

STAIR 3 ENLARGED FRAMING PLAN - FOURTH FLOOR PLAN

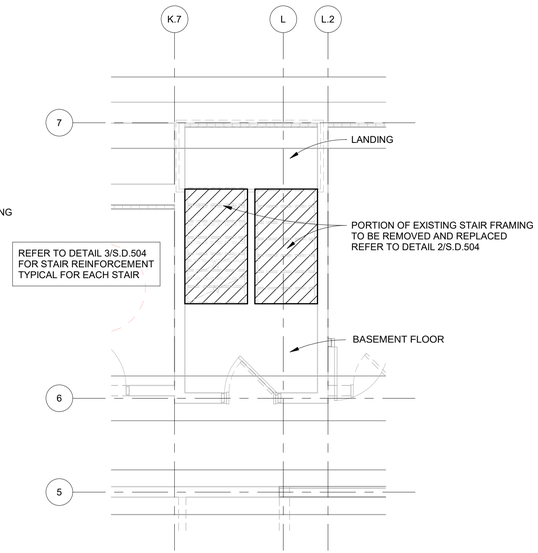
SCALE: 1/4" = 1'-0"



N 3 S.201

STAIR 3 ENLARGED FRAMING PLAN - SECOND FLOOR PLAN

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



N 1 S.201

STAIR 3 ENLARGED FRAMING PLAN - FOUNDATION PLAN

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

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16950 19 Mile Road, Suite B ● Clinton Township, MI 48038
Phone: (586) 277-0700 ● Website: carnaghisc.com

CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	BIDS/PERMITS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Enlarged Stair Demolition Plans

DRAWING NUMBER

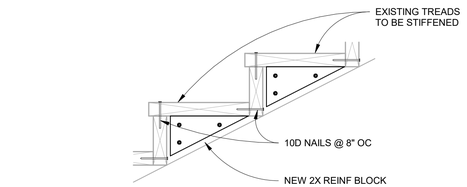
S.D.503

STAIR DEMOLITION PLAN NOTES

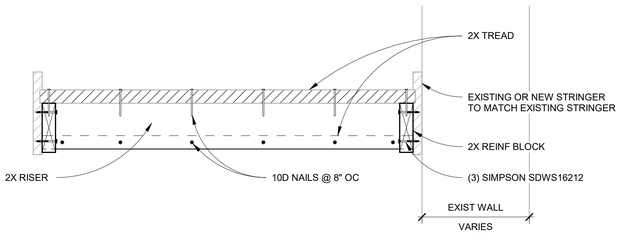
1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S-001 FOR STRUCTURAL GENERAL NOTES
   B. DRAWINGS S-002 THROUGH S-003 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWINGS S-004 THROUGH S-005 FOR STRUCTURAL SPECIFICATIONS.
   D. REFER TO "SURVEY OF EXISTING CONDITIONS" FOR ADDITIONAL REQUIREMENTS.
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10. TESTING OF EXISTING BUILDING SYSTEMS OR MATERIALS MAY BE REQUIRED.
11. PROJECT BUDGET AND CONSTRUCTION SCHEDULE SHALL ACCOUNT FOR UNKNOWN FIELD CONDITIONS.
12. NAIL ALL STAIR TREADS AND RISERS TO REMAIN PER DETAIL 3/S.D.504.
13. LEGEND:

INDICATES AREA OF SELECTIVE STAIR DEMOLITION

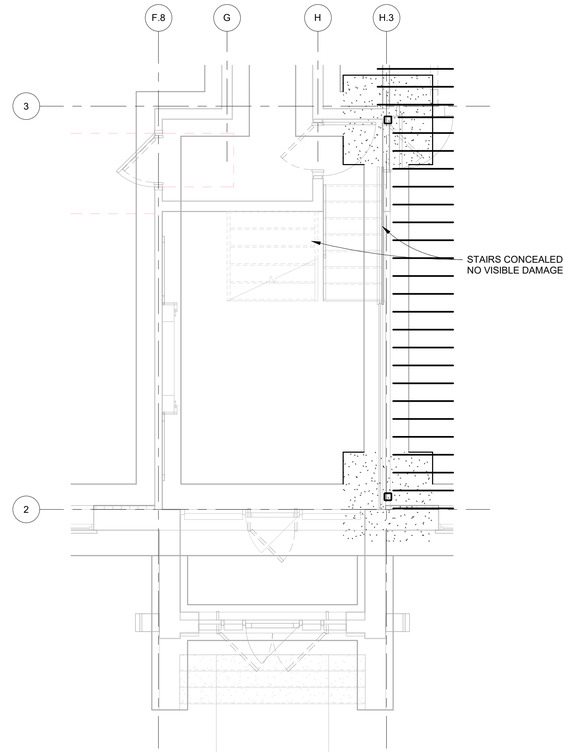
INDICATES AREA OF SELECTIVE STAIR TREAD DEMOLITION



3 S.D.504 TYPICAL STAIR REINFORCING
SCALE: 1 1/2" = 1'-0"



2 S.D.504 TYPICAL STAIR REPLACEMENT
SCALE: 1 1/2" = 1'-0"



N 1 S.201 VESTIBULE FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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CSC PROJECT NUMBER: 25008

SEAL



MICHIGAN

PROJECT TITLE

CABOT APARTMENTS
RENOVATIONS

DETROIT

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

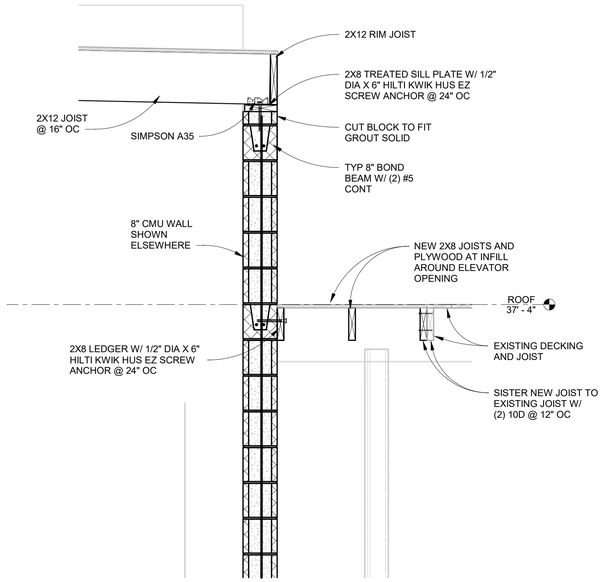
Enlarged Stair Demolition Plans

DRAWING NUMBER

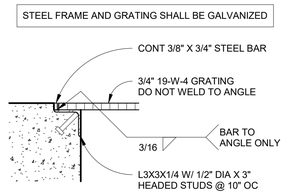
S.D.504

ELEVATOR NOTES

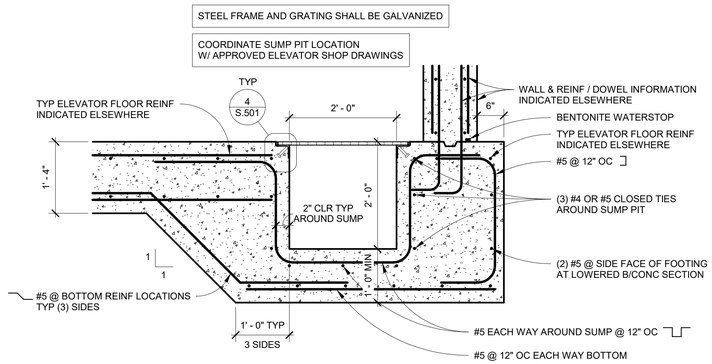
1. REFER TO THE FOLLOWING DRAWINGS FOR ADDITIONAL INFORMATION:
   A. DRAWING S-001 THROUGH S-002 FOR STRUCTURAL GENERAL NOTES.
   B. DRAWING S-003 THROUGH S-004 FOR SPECIAL INSPECTIONS & TESTING.
   C. DRAWING S-005 THROUGH S-006 FOR STRUCTURAL SPECIFICATIONS.
2. TYPICAL DETAILS APPLY TO ALL DRAWINGS.
   USE THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN OR NOTED.
3. REFER TO FOUNDATION AND FRAMING PLANS FOR REFERENCE ELEVATIONS.
4. GROUT CMU CORES TO RECEIVE ELEVATOR BRACKET AND RAIL ANCHORS SOLID.
   COORDINATE LOCATIONS WITH APPROVED ELEVATOR SHOP DRAWINGS.
5. REFER TO SECTIONS & DETAILS FOR MASONRY SIZE & REINFORCING.
6. ELEVATOR HOIST BEAM SHALL BE W8X18 W/ 6"X8"X5/16" BRG PL TYP EA END
   W/ (2) 1/2" DIA X 6" HEADED STUDS.
   GROUT SOLID 3 COURSES MIN BELOW BEARING ELEVATION.
   COORDINATE HOIST BEAM LOCATION, ELEVATION, AND ORIENTATION
   WITH APPROVED ELEVATOR SHOP DRAWINGS.
   ELEVATOR HOIST BEAM HAS BEEN DESIGNED FOR A 10,000# LOAD
   APPLIED AT ANY LOCATION ALONG THE HOIST BEAM.
7. PROVIDE 1/2" DIA X 6" LONG HEADED STUDS @ 16" OC ON TOP FLANGE OF LINTELS.
8. LINTELS SHALL BE WELDED TO BEARING PLATE TYP U.O.N.
9. VERTICAL REINFORCING SHALL BE LOCATED IN CENTER OF CMU WALL U.O.N.
10. GROUT SOLID ALL COURSES WITH REINFORCING.
11. PROVIDE W1.7 LADDER TYPE HORIZONTAL WIRE REINFORCING @ 16" OC TYPICAL.
12. MASONRY WALLS SHALL BE GROUTED SOLID 3 COURSES MINIMUM BELOW LINTEL
    BEARING LOCATIONS.
13. BEARING POCKETS FOR BEAMS / JOISTS SHALL BE GROUTED SOLID AFTER
    INSTALLATION OF BEAM OR JOIST.
14. REFER TO ARCHITECTURAL FOR SLAB EDGE LOCATIONS AND SILL DETAILS.
15. MASONRY REINFORCING SHOP DRAWINGS SHALL BE PROVIDED TO STRUCTURAL
    ENGINEER FOR REVIEW IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS.
    MASONRY WALL REINFORCING ELEVATIONS SHALL BE PROVIDED.



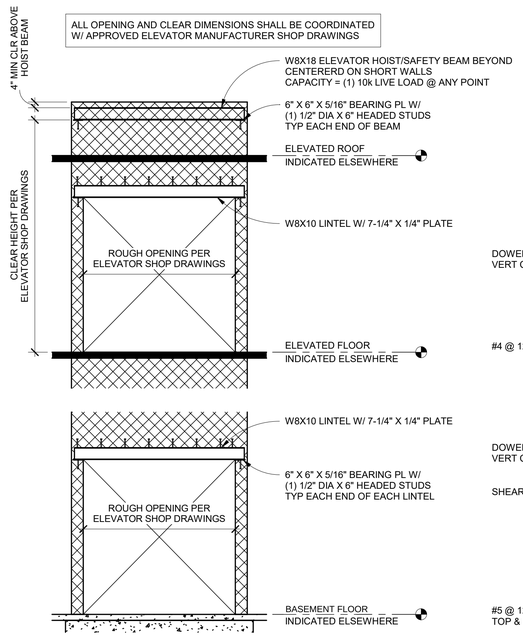
6 / S.109 SECTION
SCALE: 3/4" = 1'-0"



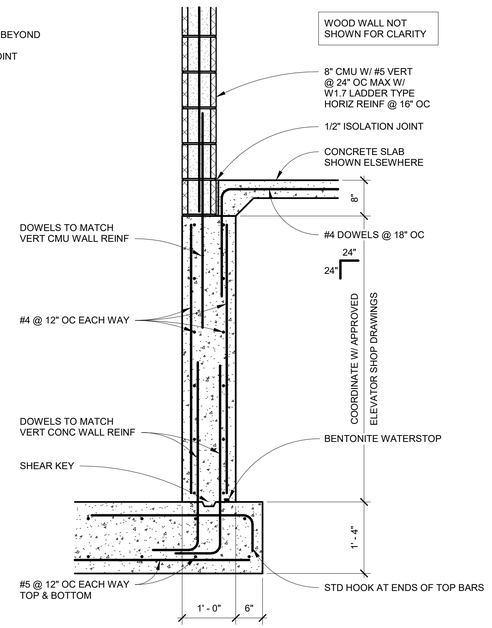
4 / S.501 DETAIL
SCALE: 1 1/2" = 1'-0"



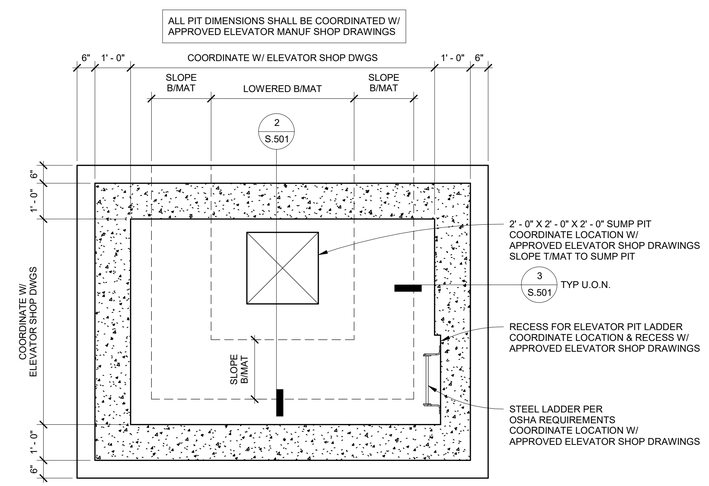
2 / S.501 SECTION
SCALE: 3/4" = 1'-0"



5 / S.501 ELEVATOR ELEVATION
SCALE: 1/4" = 1'-0"



3 / S.501 SECTION
SCALE: 3/4" = 1'-0"



1 / S.101 ELEVATOR PIT PLAN
SCALE: 1/2" = 1'-0"

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CSC PROJECT NUMBER: 25008

SEAL



PROJECT TITLE

CABOT APARTMENTS RENOVATIONS

DETROIT MICHIGAN

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KEY PLAN

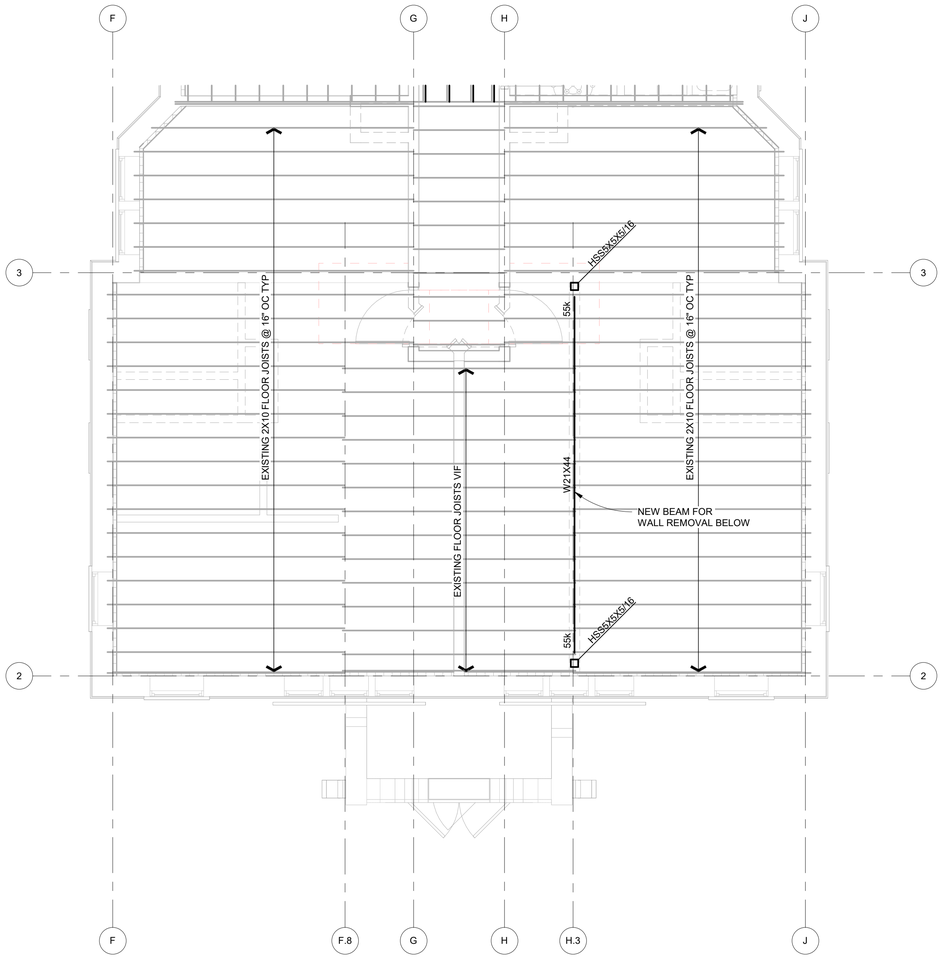
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Enlarged Plans

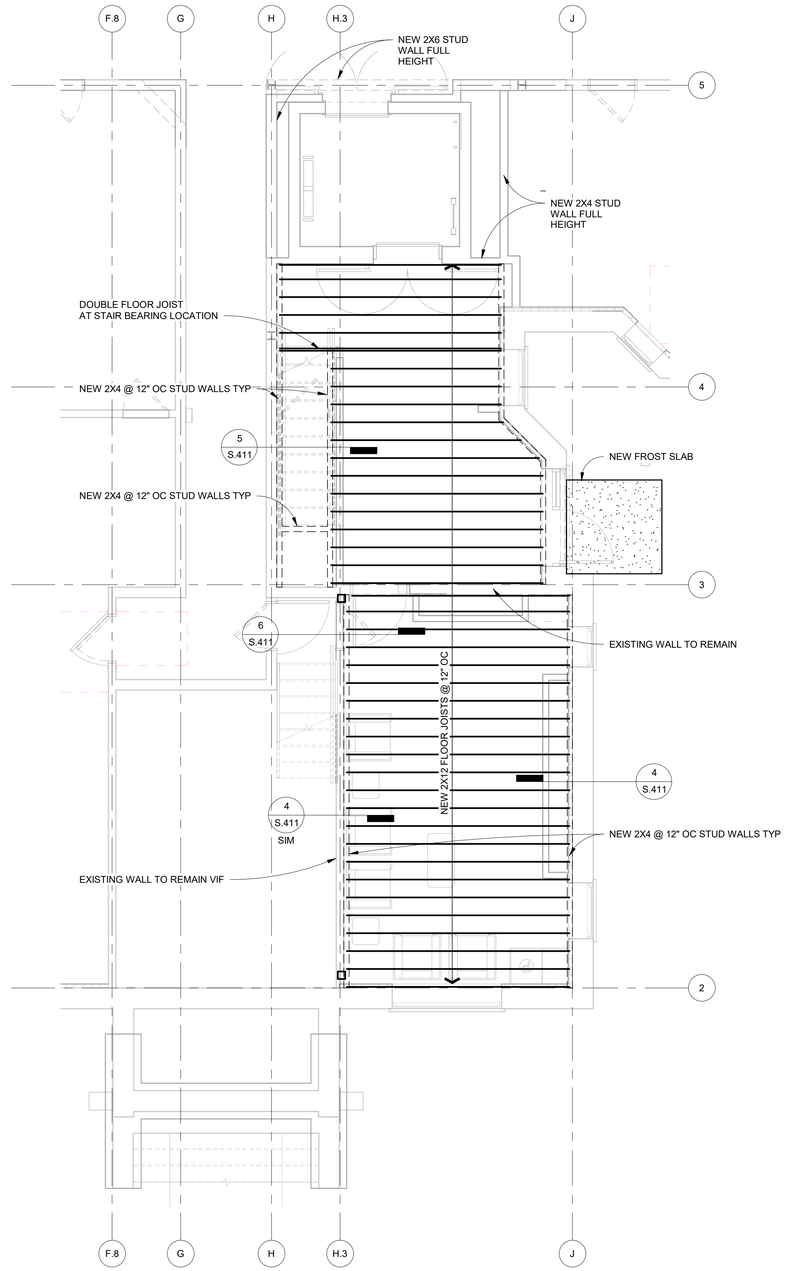
DRAWING NUMBER

S.501



N 2 S.103 SECOND FLOOR ENLARGED FRAMING PLAN AT LOBBY

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



N 1 S.102 NEW VESTIBULE ENLARGED FRAMING PLAN

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

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CSC PROJECT NUMBER: 25008

SEAL

STATE OF MICHIGAN
JAMES CORSIGLIA
ENGINEER
No. 6201040041
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE

CABOT APARTMENTS
RENOVATIONS
DETROIT
MICHIGAN

DATE	ISSUE
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FSP PROJECT NO.
TRC22.066

DRAWING TITLE

Enlarged Framing Plans

DRAWING NUMBER

S.502

MECHANICAL NOTES

1. MECHANICAL PLANS ARE DIAGRAMMATIC IN NATURE, INTENDED TO INDICATE DESIGN INTENT ONLY. THE MECHANICAL CONTRACTOR IS EXCLUSIVELY RESPONSIBLE TO COORDINATE SPECIFIC LOCATIONS OF ITEMS AND ADJUST AS REQUIRED TO ACCOMMODATE CODE REQUIREMENTS, EXISTING CONDITIONS (IF RENOVATION PROJECT), BUILDING STRUCTURE, SPRINKLER PIPING (IF ANY), LIGHTS, PLUMBING, ELECTRICAL WORK, AND THE WORK OF ALL OTHER TRADES. DIMENSIONS SHALL BE FIELD-VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. FIELD MODIFICATIONS (SUCH AS OFFSETS IN PIPING OR DUCTWORK (INCLUDING DIVIDED DUCTWORK) NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST.

2. ALL OF THE MECHANICAL INFORMATION IS PRESENTED ON AN X-REFERENCED BACKGROUND FLOOR PLAN. IN CASE OF CONFLICT BETWEEN BACKGROUND PLAN AND ARCHITECTURAL FLOOR PLAN, ARCHITECTURAL FLOOR PLAN SHALL GOVERN.

3. THE HVAC CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS MENTIONED, LISTED OR SCHEDULED ON THE DRAWINGS AND IN THESE SPECIFICATIONS, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND ALL INCIDENTALS NECESSARY REQUIRED FOR THE COMPLETION AND OPERATION OF ALL SYSTEMS.

4. THE ENGINEER WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND IS NOT RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THOSE DOCUMENTS PREPARED BY THE ENGINEER.

5. IF BIDDING CONTRACTOR WOULD LIKE TO SUBSTITUTE ANY SPECIFIED MECHANICAL DEVICES, HVAC EQUIPMENT, THERMOSTATS, COILS, FANS, INSULATION, HANGERS, PIPING, VFD's, ETC., THEY MUST PROVIDE SUBMITTAL TYPE DRAWINGS TO THE ENGINEER A MINIMUM OF 7 DAYS PRIOR TO BIDDING THE PROJECT. IF THESE APPROVAL DRAWINGS ARE NOT SUBMITTED AND ACCEPTED, THE SPECIFIED EQUIPMENT MUST BE USED - NO EXCEPTIONS.

6. THE HVAC CONTRACTOR SHALL MAINTAIN AND KEEP AN UP-TO-DATE SET OF DRAWINGS REFLECTING "AS-BUILT" CONDITIONS OF THEIR WORK. CONTRACTOR SHALL INDICATE EXACT DIMENSIONS AND ELEVATIONS FOR ALL UNDERGROUND AND/OR CONCEALED WORK. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL DELIVER THE AS-BUILT DRAWINGS TO THE CM OR GC.

7. THE INSTALLATION SHALL BE MADE SO THAT ALL COMPONENT PARTS FUNCTION TOGETHER AS A WORKABLE SYSTEM; IT SHALL BE COMPLETE WITH ALL ACCESSORIES NECESSARY FOR PROPER OPERATION. WHEN THE INSTALLATION IS COMPLETE, ALL EQUIPMENT SHALL BE EXECUTED IN CONFORMITY WITH THE BEST PRACTICE SO AS TO CONTRIBUTE TO EFFICIENCY OF OPERATION, MINIMUM MAINTENANCE, ACCESSIBILITY AND SIGHTLINESS.

8. TO ACCOMPLISH THESE RESULTS, THE HVAC CONTRACTOR SHALL CONSULT THE ARCHITECT'S FIELD LAYOUTS OF THE CONTRACTORS FOR THESE TRADES AND THEIR SHOP DRAWINGS. HE/SHE SHALL COORDINATE THEIR WORK ACCORDINGLY.

9. DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGHING-IN MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS.THE ARCHITECTURAL DRAWINGS AND DETAILS SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. WHERE THEY ARE NOT DEFINITELY LOCATED, THIS INFORMATION SHALL BE OBTAINED FROM THE ENGINEER.

10. REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING SECTIONS, INTERIOR, AND EXTERIOR ELEVATIONS. EQUIPMENT AND INSTALLATION METHODS SHOWN ON ARCHITECTURAL SECTIONS/DETAILS ARE CONSIDERED PART OF THE HVAC DOCUMENTS .

11. MINOR ITEMS AND ACCESSORIES OR DEVICES REASONABLY INFERABLE AS NECESSARY TO THE COMPLETE AND PROPER OPERATION OF ANY SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR OR SUB-CONTRACTOR FOR SUCH SYSTEM WHETHER OR NOT THEY ARE SPECIFICALLY CALLED FOR BY THE SPECIFICATIONS OR DRAWINGS.

12. WHERE WORK OF THE CONTRACTOR CONNECTS TO THAT OF ANOTHER TRADE, OR TO PIPING OR EQUIPMENT IN PLACE, THE CONTRACTOR SHALL TAKE SUCH MEASUREMENTS IN THE FIELD AS MAY BE NECESSARY TO MAKE HIS WORK COME TRUE OR LINE UP WITH THAT WORK.

13. HVAC CONTRACTOR SHALL FURNISH TO THE ARCHITECTURAL TRADES CONTRACTOR INFORMATION SUCH AS SIZE AND LOCATION CONCERNING ALL FRAMED OPENINGS AND EQUIPMENT BASES REQUIRED.

14. UNLESS OTHERWISE INDICATED, ALL MOTORS SHALL BE FURNISHED AND INSTALLED BY THE HVAC CONTRACTOR. UNLESS OTHERWISE INDICATED, THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND WIRE ALL STARTERS, SAFETY LINE SWITCHES AND CONTROLLERS.

15. ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH CURRENT CODES, INCLUDING BUT NOT LIMITED TO:
    A. MICHIGAN BUILDING CODES
    B. MICHIGAN PLUMBING CODE
    C. MICHIGAN MECHANICAL & ENERGY CODES
    D. NATIONAL ELEC. CODE
    E. MICHIGAN REHABILITATION
    F. MICHIGAN BARRIER FREE CODES
    G. OSHA REQUIREMENTS
    ALL CODES SHALL BE THE STATE OF MI LATEST ADOPTED EDITIONS AT THE TIME OF PLAN REVIEW.

16. HVAC WORK SHALL BE DONE IN ACCORDANCE WITH THE MECHANICAL CODE AS LOCALLY ADOPTED, LOCAL REGULATIONS AND OTHER CODES OR REGULATIONS HAVING LEGAL JURISDICTION IN THE AREA. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTIONS AS MAY BE REQUIRED. PROVIDE FINAL CERTIFICATES OF INSPECTION TO THE GC UPON COMPLETION.

17. ANY CHANGES IN THE WORK TO SECURE CERTIFICATES SHALL BE MADE BY THIS CONTRACTOR AT HIS OWN EXPENSE. IN THE EVENT PLANS AND SPECIFICATIONS CONFLICT WITH ANY RULES, REGULATIONS OR CODES APPLYING, SAID RULES, REGULATIONS AND CODES SHALL GOVERN THE CONTRACTOR.

18. ALL HEATING AND COOLING WORK SHALL BE DONE IN FULL ACCORD WITH ASME, SMACNA AND ALL STATE, FEDERAL AND LOCAL CODES OR ORDINANCES WHICH MAY APPLY IN THE AREA.

19. IT IS THE INTENT OF THESE SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY. THE CONTRACTOR MUST SELECT ONE OF THE SPECIFIED MANUFACTURERS FOR EACH PIECE OF EQUIPMENT AND, WHERE ONLY ONE MANUFACTURER IS SPECIFIED, THAT MAKE MUST BE USED. THESE ITEMS MAY NOT BE CHANGED EXCEPT BY PERMISSION OF THE ENGINEER.

20. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. CONTRACTOR MAY CHANGE SHAPE OF DUCTS AS LONG AS THE FREE AREA NOTED ON PLANS IS RETAINED.

21. IF DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES FOR PROPER EXECUTION OF THE WORK.

22. FURNISH TO THE GC, FOR THE OWNER, TWO BOUND OPERATION MANUALS CONSISTING OF THE FOLLOWING:
    A. ONE COPY OF SHOP DRAWINGS OF EACH PIECE OF EQUIPMENT.
    B. INSTALLATION, OPERATING AND TROUBLESHOOTING MANUALS.
    C. PARTS LIST.
    D. THUMB DRIVE WITH ALL OF THE ABOVE IN PDF FORMAT.

23. THE CONTRACTOR SHALL FURNISH A COMPETENT INSTRUCTOR TO ADVISE THE OWNER IN SERVICING, OPERATING, SEASONAL CHANGE OVER, TEMPERATURE CONTROLS, ETC., OF MAIN PIECES OF EQUIPMENT.

24. CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED BY HIM OR SUB-CONTRACTORS TO BE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK, AND HE SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER ANY MATERIAL OR EQUIPMENT DEVELOPING DEFECTS AND SHALL ALSO MAKE GOOD ANY DAMAGE CAUSED BY SUCH DEFECTS OR THE CORRECTION OF DEFECTS. THIS REQUIREMENT SHALL BE BINDING EVEN THOUGH IT WILL EXCEED PRODUCTS GUARANTEES NORMALLY FURNISHED BY SOME MANUFACTURERS.

25. CONTRACTOR SHALL SUBMIT HIS OWN AND EACH EQUIPMENT MANUFACTURER'S WRITTEN CERTIFICATES, WARRANTING THAT EACH ITEM OR EQUIPMENT FURNISHED COMPLIES WITH ALL REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. NOTE THAT GUARANTEE SHALL RUN FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, NOT FROM THE DATE OF INSTALLATION OF A DEVICE OR PIECE OF EQUIPMENT.

26. ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARDS PRESCRIBED BY LOCAL AND/OR STATE CODES AND/OR ORDINANCES INCLUDING THE LATEST RULES OF THE NFPA.

27. ALL EQUIPMENT SHALL BE INSTALLED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED, SUCH DIRECTIONS SHALL BE FOLLOWED. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EXACT EQUIPMENT FURNISHED.

28. UNTIL FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL PROTECT ALL MATERIALS.

29. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE EQUAL IN QUALITY AND CAPACITY TO THAT SPECIFIED AND HARMONIOUS IN DESIGN AS DETERMINED BY THE ENGINEER.

30. HVAC WORK SHALL BE CAREFULLY EXECUTED BY SKILLED MECHANICS WELL VERSED IN THEIR PARTICULAR TRADES. IT SHALL ALSO HAVE A CLEAN, NEAT, WELL ARRANGED AND FINISHED APPEARANCE TO THE COMPLETE SATISFACTION OF THE OWNER AND THE ARCHITECT/ENGINEER.

31. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS WHICH WILL AFFECT THE WORK HE IS TO PERFORM. THE SUBMISSION OF A PROPOSAL BY THIS CONTRACTOR SHALL BE CONCLUSIVE EVIDENCE THAT THIS CONTRACTOR HAS VISITED THE SITE AND HAS GIVEN PROPER CONSIDERATION AND EVALUATION OF THESE CONDITIONS IN THE PREPARATION OF HIS PROPOSAL. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN HIS BEHALF FOR EXTRA EXPENSE INCURRED DUE TO FAILURE OF NEGLECT ON HIS PART TO MAKE THIS VISIT AND EXAMINATION.

32. PROVIDE SHOP DRAWINGS FOR APPROVAL FOR HVAC EQUIPMENT, DUCT INSULATION, DAMPERS, LOUVERS, GRILLES AND REGISTERS, TEMPERATURE CONTROL SYSTEMS, VALVES, ETC. SHOP DRAWINGS ARE THE BE THOROUGHLY CHECKED (AND NOTED SO ON FRONT COVER) BY THE CONTRACTOR PRIOR TO SUBMITTING THEM TO THE ENGINEER. REVIEW BY THE ENGINEER SHALL NOT BE CONSTRUED AS A COMPLETE CHECK, BUT ONLY THAT THE GENERAL METHOD OF CONSTRUCTION AND DETAILING IS SATISFACTORY. REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS WHICH MAY EXIST. IF THE CONTRACTOR IS APPROVED TO USE A MANUFACTURER OTHER THAN THE ONE SPECIFIED BY THE ENGINEER, IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE SUBSTITUTED EQUIPMENT WILL PHYSICALLY FIT IN THE SPACE PROVIDED FOR THE EQUIPMENT AND MAINTAIN THE SERVICE CLEARANCE REQUIREMENTS SET FORTH BY THE MANUFACTURER. SHOP DRAWING CHECKING BY THE ENGINEER IS A "COURTESY" CHECK ONLY. SHOP DRAWINGS ARE TO BE ELECTRONICALLY SUBMITTED IN PDF FORMAT ONLY.

33. ALL CONDENSING GAS FIRED EQUIPMENT SHALL BE PROVIDED WITH CONDENSATE TRAPS AND NEUTRALIZATION KITS PER THE MICHIGAN PLUMBING CODE. PROVIDE SMALL CONDENSATE SUMP/PUMP SETS IF/AS REQUIRED AND DISCHARGE WITH 3" AIR GAP INTO NEARBY SERVICE SINK OR FLOOR DRAIN. ONLY PUMP CONDENSATE WHEN GRAVITY IS NOT POSSIBLE.

34. LOCATE THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS AND HUMIDITY SENSORS (IF ANY) AT HEIGHTS AS NOTED ON THE ARCHITECTURAL DRAWINGS. IF NOT NOTED ON THE ARCHITECTURAL DRAWINGS, THEY SHALL BE LOCATED AT A HEIGHT PER A.D.A. AND MICHIGAN BARRIER FREE CODES (UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS). COORDINATE LOCATIONS WITH OTHER EQUIPMENT, FURNITURE, AND DOOR SWINGS.

35. ALL LOW VOLTAGE TEMPERATURE CONTROL WIRING SHALL BE PROVIDED BY THE HVAC CONTRACTOR UNLESS OTHERWISE NOTED. ELECTRICAL CONTRACTOR SHALL PROVIDE ANY 120/240/208/480 VOLT POWER WIRING FOR TEMPERATURE CONTROLS IF/AS REQUIRED - CONSULT W/ MC PRIOR TO BIDDING PROJECT.

36. PROVIDE AND INSTALL TEMPERATURE CONTROLS AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.

37. ALL OUTSIDE AIR INTAKES MUST BE INSTALLED A MINIMUM OF TEN FEET (10'-0") FROM ANY EXHAUST AIR DISCHARGE, GAS METER, OR PLUMBING VENT.

38. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL MAINTAIN A MINIMUM DISTANCE OF 10'-0" FROM ROOF EDGE.

39. ADJUST ALL MOTORS AS REQUIRED TO PROVIDE THE MOST EFFICIENT OPERATION WHILE MEETING DESIGN REQUIREMENTS.

40. ALL EQUIPMENT, DUCTWORK, ETC. SHALL BE SUPPORTED AS DETAILED AND/OR SPECIFIED. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO PROVIDE A VIBRATION-FREE, RIGID INSTALLATION.

41. COORDINATE SIZE REQUIREMENTS OF ALL CONCRETE HOUSEKEEPING PADS UNDER ALL FLOOR/GROUND MOUNTED EQUIPMENT. REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR PAD REQUIREMENTS.

42. ANY GAS FIRED EQUIPMENT (FURNACES/UNIT HEATERS/DOMESTIC WATER HEATERS, ETC.) THAT HAVE POWER COMBUSTION AIR INTAKES AND POWER FLUE GAS EXHAUSTS ARE TO BE PROVIDED WITH VENTS MADE OF MATERIALS APPROVED BY THE MFGR. ROUTE INTAKES AND EXHAUSTS TO WALLS/ROOFS (WALLS ALWAYS PREFERRED UNLESS NOTED OTHERWISE), AND PROVIDE CONCENTRIC CAPS. PIPING SHALL BE CONCEALED WHEN RUNNING IN ANY ROOMS OTHER THAN STORAGE/MECHANICAL/JANITOR CLOSET SPACES. TERMINATIONS OUTDOORS SHALL BE A MINIMUM OF 10'-0" FROM OPERABLE WINDOWS, DOORS, AND OUTSIDE AIR INTAKE LOUVERS/GRILLES. INTAKE CAN NOT COME FROM NOR TERMINATE IN VENTILATED ATTIC SPACES. DO NOT EXCEED THE MAXIMUM EQUIVALENT LENGTH AS DETERMINED BY THE MFGR.

43. RTU'S SHALL BE EQUAL TO TRANE, BRYANT, CARRIER, DAIKIN, LENNOX, AMERICAN STANDARD.

44. EXHAUST FANS SHALL BE EQUAL TO BROAN, PATTON, NUTONE, CARNES, GREENHECK OR ACME.

45. MINI-SPLITS SHALL BE EQUAL TO MITSUBISHI, BRYANT, DAIKIN, CARRIER.

46. ALL DUCTWORK DIMENSION NOTED ON DRAWINGS ARE INSIDE, CLEAR DIMENSIONS, UNLESS NOTED OTHERWISE. FOR INTERIOR LINED DUCTWORK, OVERSIZE DUCTWORK DURING FABRICATION AS REQUIRED TO MAINTAIN INSIDE CLEAR DIMENSIONS.

47. PROVIDE FLEXIBLE DUCTWORK CONNECTIONS ON ALL DUCTWORK CONNECTING TO FANS, AIR HANDLING UNITS, ENERGY RECOVERY UNITS, AND FAN COIL UNITS.

48. ALL DUCTWORK AND PIPING IS SHOWN SCHEMATICALLY. PROVIDE ALL TRANSITIONS, TURNING VANES, ELBOWS, FITTINGS, ETC., TO ALLOW SMOOTH FLOW. ALL SPLIT DUCTWORK FITTINGS SHALL TRANSITION TO FULL SIZE OF THE SUM OF BOTH BRANCHES, UPSTREAM OF SPLIT.

49. DUCTWORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA HVAC DUCTWORK CONSTRUCTION STANDARD. IF THESE DRAWINGS OR SPECIFICATIONS LIST REQUIREMENTS THAT EXCEED SMACNA CONSTRUCTION STANDARDS, EXCEEDED DIRECTION SHALL BE FOLLOWED.

50. HVAC TRADES TO ENSURE THAT ALL DUCT PENETRATIONS THRU CMU WALLS HAVE PROPER LINTELS. SEE ARCHITECTURAL DRAWINGS FOR LINTEL SIZES. ALL LINTELS ARE PROVIDED AND INSTALLED BY OTHERS UNLESS NOTED OTHERWISE ON DRAWINGS.

51. PROVIDE AND INSTALL FIRE DAMPERS AND/OR SMOKE DAMPERS AND/OR FIRE/SMOKE DAMPERS WHERE REQUIRED - SEE ARCHITECTURAL DRAWINGS FOR FIRE AND SMOKE STOPS (IF ANY). INSTALL ALL FIRE DAMPERS, SMOKE DAMPERS, AND COMBINATION FIRE/SMOKE DAMPERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

52. MAINTAIN CLEARANCE OF A MINIMUM OF 6" BETWEEN DUCTWORK, PIPING, EQUIPMENT, ETC. AND ALL FIRE RATED AND/OR FIRE/SMOKE RATED PARTITIONS/WALLS/CEILNGS, TO ALLOW FOR INSPECTIONS OF RATED WALLS.

53. ACCESS PANELS IN DUCTWORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR FIRE AND/OR SMOKE DAMPERS, OPERATION, BALANCING, OR MAINTENANCE OF ALL MECHANICAL EQUIPMENT.

54. PROVIDE AND INSTALL ONE (1) COMPLETE SET OF NEW AIR FILTERS UPON TURNOVER OF BUILDING TO OWNER. PROVIDE (1) SET OF SPARE FILTERS TO THE OWNER AT THE SAME TIME.

55. PIPING SHALL BE AS FOLLOWS:
    A. GAS LINES:
        a. ABOVE GROUND: SCHEDULE 40 BLACK STEEL, THREADED.
        b. UNDERGROUND: IN CONFORMANCE WITH INTERNATIONAL FUEL GAS CODE, SECTION 403 AND 404. YELLOW POLYGAS PIPE, LABELED "GAS" AND ASTM D2513 APPROVED.

56. COORDINATE ALL PIPE AND DUCT RISERS IN CHASES WITH ALL OTHER TRADES.

57. ALL CONTRACTORS ARE TO COORDINATE THE LOCATIONS OF PLUMBING LINES, DUCTWORK, EQUIPMENT, GAS LINES, FIRE SUPPRESSION LINES, ETC. AS REQUIRED SO THAT CLEARANCES ABOVE ELECTRICAL PANELS ARE MAINTAINED PER 2023 NEC. REFERENCE ELECTRICAL DRAWINGS FOR PANEL LOCATIONS.

58. RUN ALL PIPING, CONDUIT, ETC. CONCEALED IN WALLS WHENEVER POSSIBLE. AVOID EXPOSED INSTALLATION UNLESS SPECIFICALLY REQUIRED AND/OR NOTED ON DRAWINGS. (TYPICAL UNLESS NOTED OTHERWISE). ANY EXPOSED INSTALLATION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

59. DO NOT SUPPORT CEILINGS, OTHER BUILDING STRUCTURES, OR CONDUITS FROM DUCTWORK, PIPES OR CONDUIT. DO NOT ALLOW DUCTS, PIPES OR CONDUITS TO DIRECTLY TOUCH BUILDING WALLS, FLOORS, OR STRUCTURE AT ANY LOCATION.

60. GAS PIPING SHALL HAVE DROPS AT BOTTOM OF GAS RISERS. BRANCHES SHALL BE TAKEN FROM TOP OR SIDE OF HORIZONTAL PIPE. PROVIDE SHUTOFF VALVES FOR EACH PIECE OF GAS BURNING EQUIPMENT. CAP ALL GAS PIPE OUTLETS AT ALL CONNECTIONS UNTIL CONNECTED TO GAS APPLIANCES.

61. ALL OPENINGS IN CONSTRUCTION, THROUGH WHICH PIPING AND/OR DUCTWORK PASS SHALL BE SEALED UP AIR TIGHT AFTER INSTALLATION OF PIPING/DUCTWORK. PENETRATIONS OF FLOOR/CEILING ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE, LATEST ADOPTED EDITION.

62. FAILURE TO DETECT INFERIOR WORK, OR WORK NOT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND APPLICABLE CODES SHALL NOT BE CONSTRUED AS ACCEPTANCE OF SUCH WORK.

63. THE HVAC CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH ACCUMULATING AS A RESULT OF THE HVAC INSTALLATION. REMOVE WEEKLY. UPON COMPLETION OF THE WORK, HE/SHE SHALL LEAVE ALL AREAS CLEAN INCLUDING BUT NOT LIMITED TO THE MECHANICAL ROOMS AND THE HVAC EQUIPMENT IN SAID ROOM.

64. ALL CUTTING AND PATCHING IS THE RESPONSIBILITY OF THE TRADE REQUIRING THE WORK UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS/SPECIFICATIONS.

65. ALL REQUIRED INSURANCE SHALL BE CARRIED BY THE CONTRACTOR FOR THE PROTECTION AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

END OF MECHANICAL NOTES

MECHANICAL SYMBOL SCHEDULE

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIO	ALL-IN-ONE
BC	BALANCE COCK
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
BTVA	BUTTERFLY VALVE
BV	BALL VALVE
CHVA	CHECK VALVE
CP	CIRCULATING PUMP
CU	CONDENSING UNIT
CV	CONTROL VALVE
DMPR	DAMPER
DWH	DOMESTIC WATER HEATER
EA	EXHAUST AIR
EF	EXHAUST FAN
EH	ELECTRIC HEATER
ERV	ENERGY RECOVERY VENTILATOR
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FUT	FUTURE
GR	GRADE
IE	INVERT ELEVATION
IV	INTAKE VENT
MMC	MICHIGAN MECHANICAL CODE
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
RA	RETURN AIR
RF	RELIEF FAN
RI	ROUGH-IN
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VENT
VIF	VERIFY IN FIELD

SYMBOL	DESCRIPTION
SA / 400 CFM	MARK / AIR FLOW
CU-1	EQUIPMENT TAG
	MANUAL BALANCING DAMPER
	FIRE/SMOKE DAMPER (FSD)
(T)	THERMOSTAT
(H)	HUMIDITY SENSOR
——G——	NATURAL GAS PIPING (7-11" WC)
	ELBOW UP
	ELBOW DOWN
	CAP
	TEE UP
	TEE DOWN

LOUVER SPECIFICATIONS

1. OUTSIDE AIR AND EXHAUST AIR LOUVERS SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

2. OUTSIDE AIR LOUVERS (FOR AIO UNITS) SHALL BE ONE OF THE FOLLOWING:
    A. "THERMADUCT", MODEL RLA.
    B. "SUNVENT", MODEL LLA.

3. EXHAUST LOUVERS SHALL BE EQUAL TO "RUSKIN", DRAINABLE, 37° BLADE ANGLE, 3" BLADE CENTERS, 0.100" EXTRUDED ALUMINUM BLADES, 3/4" X 0.051" ALUMINUM ALLOY, 0.08" MAXIMUM PRESSURE DROP. FRAME SHALL CONTAIN INTEGRAL CAULKING SLOTS. FRAME DEPTH AS REQUIRED FOR WALL CONSTRUCTION. LOUVERS SHALL BE COLOR ANODIZED, COLOR PER ARCHITECT. FLANGED FRAME. "GREENHECK" SERIES ESD-435 IS AN ACCEPTABLE EQUAL.

MECHANICAL DEMOLITION NOTES:

1. REMOVE ALL EXISTING HVAC EQUIPMENT ON SITE INCLUDING ABANDONED EQUIPMENT. REMOVE EQUIPMENT, BOILERS, STORAGE TANKS, DUCTWORK, HVAC PIPING, INSULATION, LOUVERS, DIFFUSERS, GRILLES, REGISTERS, DUCT HANGERS, CONTROLS, THERMOSTATS, ETC. REMOVE ALL BACK TO THE POINT OF CONCEALMENT. REMOVE FROM SITE AND DISPOSE OF IN A LEGAL MANNER. (PROOF OF LEGAL DISPOSAL IS REQUIRED AND SHALL BE PROVIDED TO CM OR GC FOR ALL HAZARDOUS MATERIALS)

2. CAP ALL EXTERIOR WALL LOUVERS/GRILLES THAT ARE TO REMAIN AND NOT BE REMOVED/ PATCHED/REUSED. CAP WITH SHEET METAL ON THE INSIDE OF THE BUILDING WALL. FILL OPENINGS (WALL CAVITY OPENINGS) WITH STYROFOAM SHEETS. PAINT STYROFOAM SHEETS BEHIND FACE OF LOUVERS/GRILLES SO THAT PINK STYROFOAM COLOR CANNOT BE SEEN FROM THE OUTSIDE OF THE FACILITY. PAINT BLACK.

3. UTILIZE SPRAY FOAM TO SEAL ANY OPENINGS LEFT AT SITE TO PREVENT RODENTS/INSECTS FROM ENTERING FACILITY THROUGH DEMOED PENETRATIONS.

4. DEMOLITION WORK IS ONLY GENERALLY SHOWN ON THE DRAWINGS IF AT ALL. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING THE PROJECT TO DETERMINE THE EXTENT OF THE DEMOLITION WORK REQUIRED AND INCLUDE IT IN HIS/HER BID. IT IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR TO VERIFY EXISTING SYSTEMS/EQUIPMENT THAT WILL NOT BE UTILIZED FOR NEW WORK AND REMOVE ACCORDINGLY - DO NOT ABANDON - REMOVE UNUSED ITEMS. CONFIRM ALL DEMOLITION QUANTITIES PRIOR TO BIDDING.

5. OWNER RESERVES FIRST RIGHT TO ALL ITEMS THEY WISH TO SALVAGE. DISCUSS WITH OWNER/GC PRIOR TO STARTING DEMOLITION AND TAKE EXTRA CARE REMOVING THOSE ITEMS THAT OWNER WISHES TO SALVAGE.

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KTS PROJECT NO. 25-0251

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

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SEAL

STATE OF MICHIGAN STEVEN SCOTT ... ENGINEER No. 61232 LICENSED PROFESSIONAL ENGINEER
5/9/25 CABOT

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
MECHANICAL LEGEND & NOTES

DRAWING NUMBER
M.001

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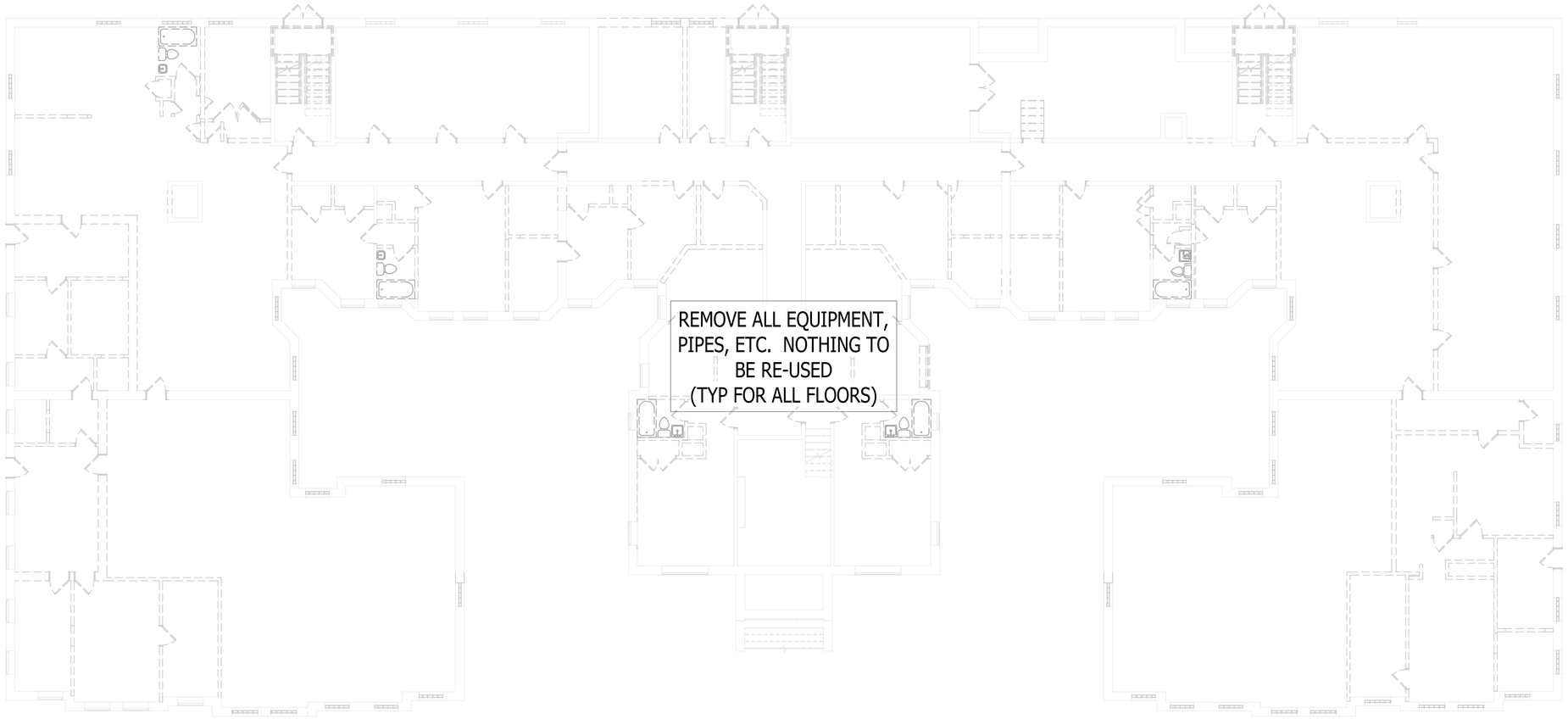
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GENERAL HVAC DEMOLITION PLAN
1/8" = 1'-0"

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
MICHIGAN
DETROIT

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MECHANICAL DEMO PLAN

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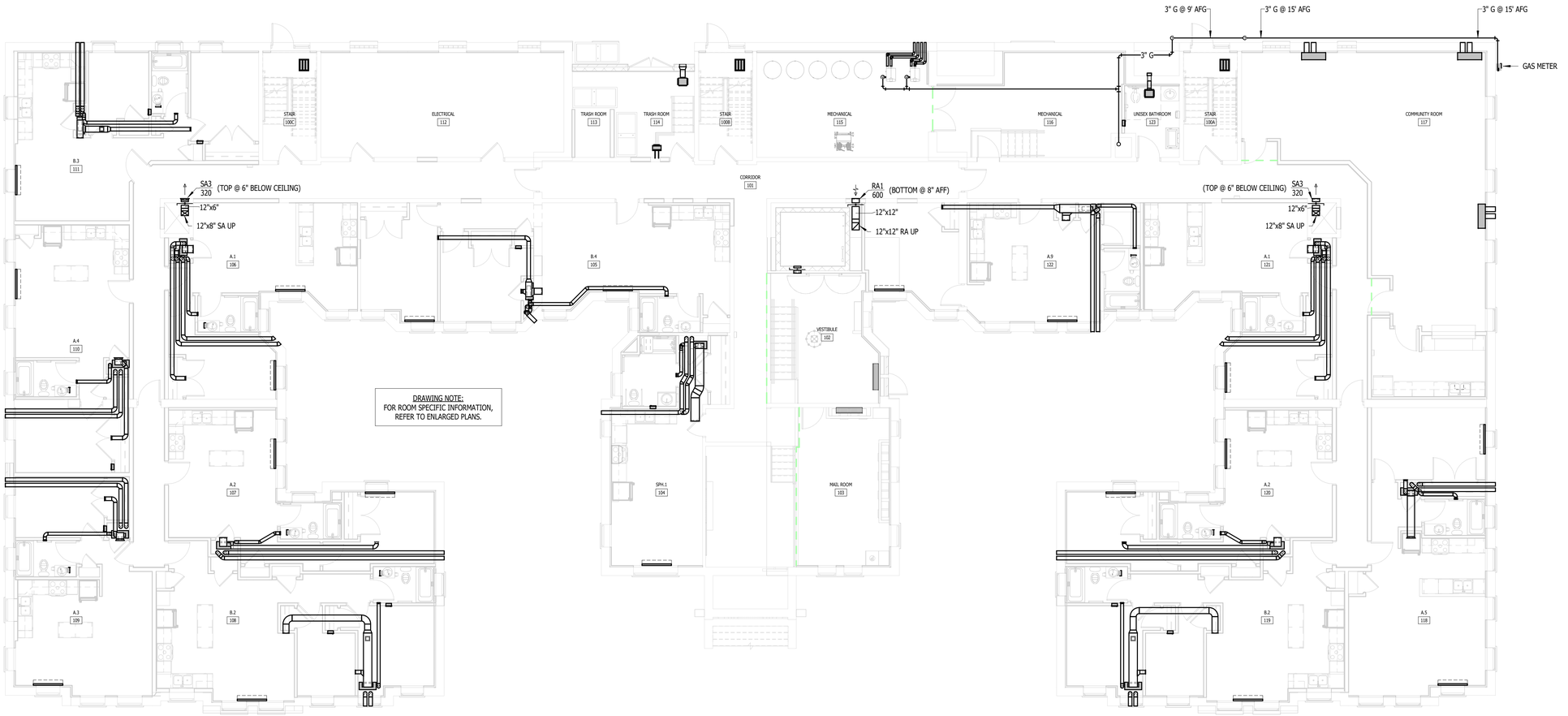
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BASEMENT FLOOR MECHANICAL PLAN
1/8" = 1'-0"

RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
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BASEMENT FLOOR MECHANICAL PLAN

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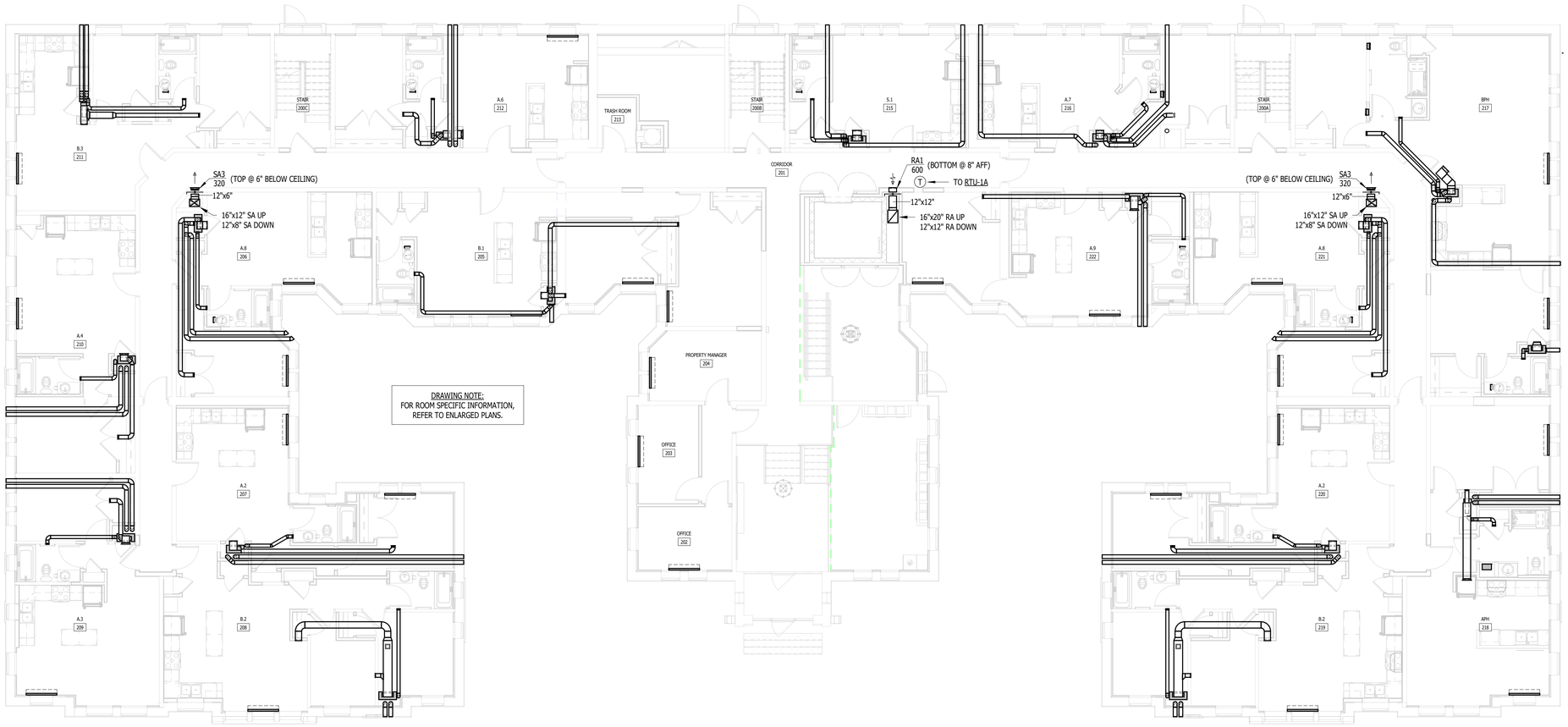
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FIRST FLOOR MECHANICAL PLAN

1/8" = 1'-0"

RENOVATION OF

CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIRST FLOOR MECHANICAL PLAN

DRAWING NUMBER

M.102

KTS ENGINEERING GROUP

MEP CONSULTING ENGINEER

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989-567-1100
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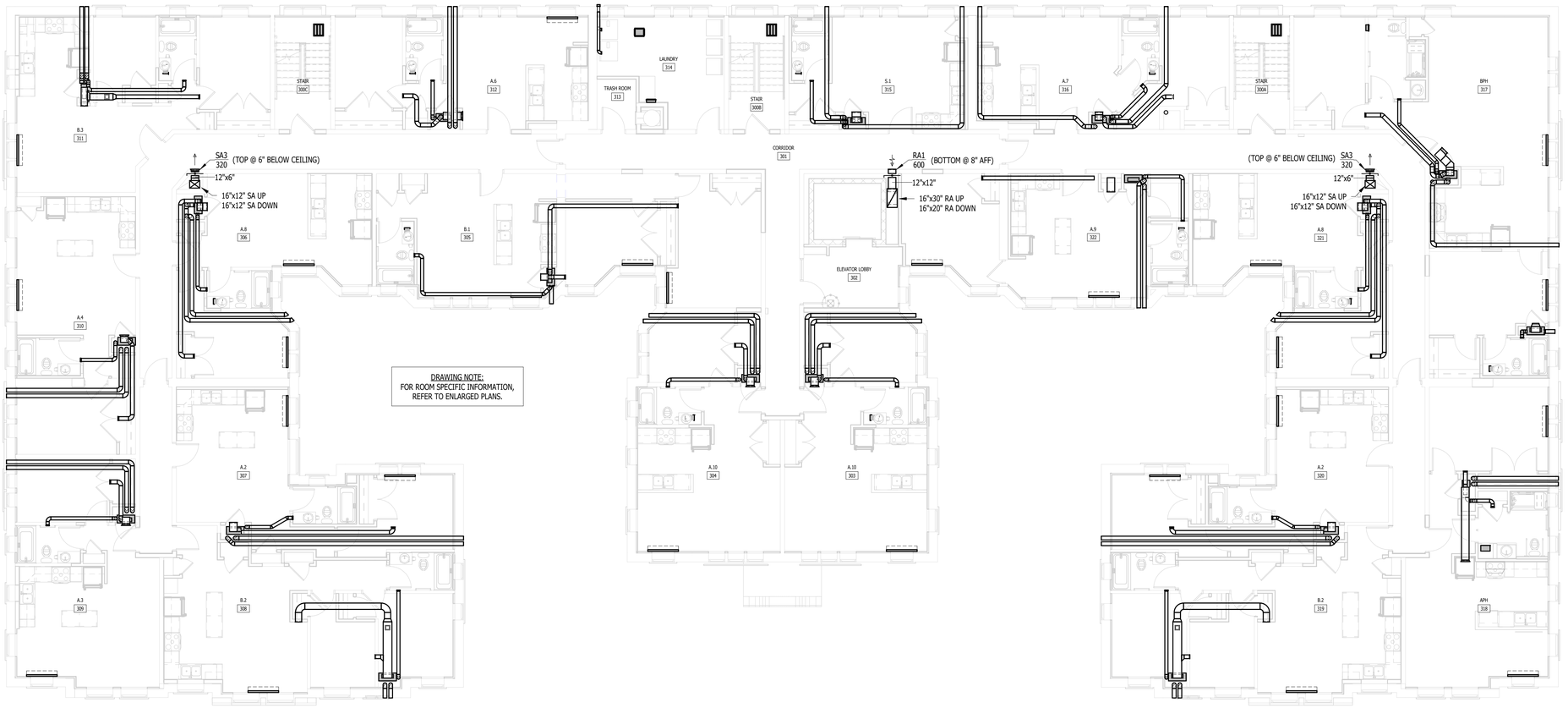
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SECOND FLOOR MECHANICAL PLAN

1/8" = 1'-0"

RENOVATION OF

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SECOND FLOOR MECHANICAL PLAN

DRAWING NUMBER

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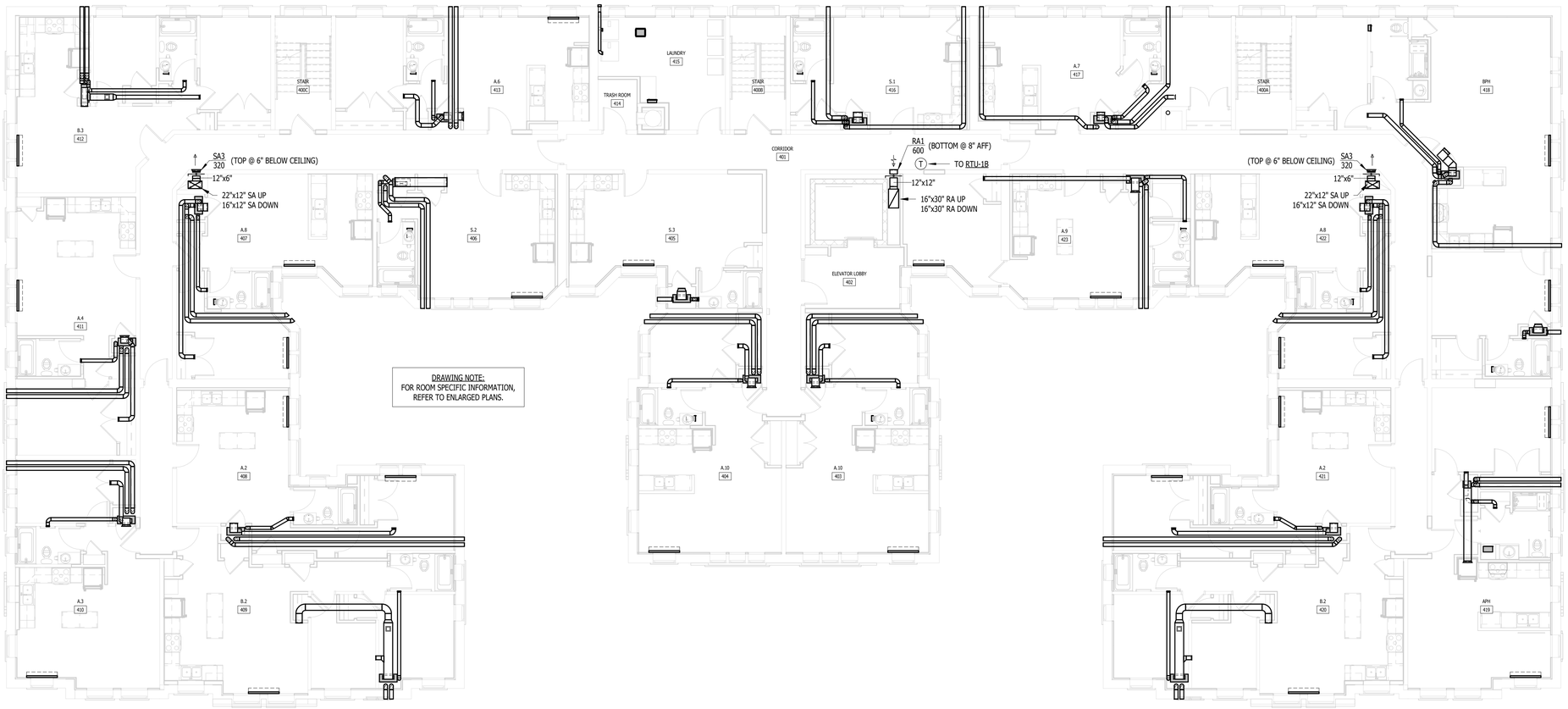
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THIRD FLOOR MECHANICAL PLAN
1/8" = 1'-0"

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DETROIT MICHIGAN

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DRAWING TITLE

THIRD FLOOR MECHANICAL PLAN

DRAWING NUMBER

M.104

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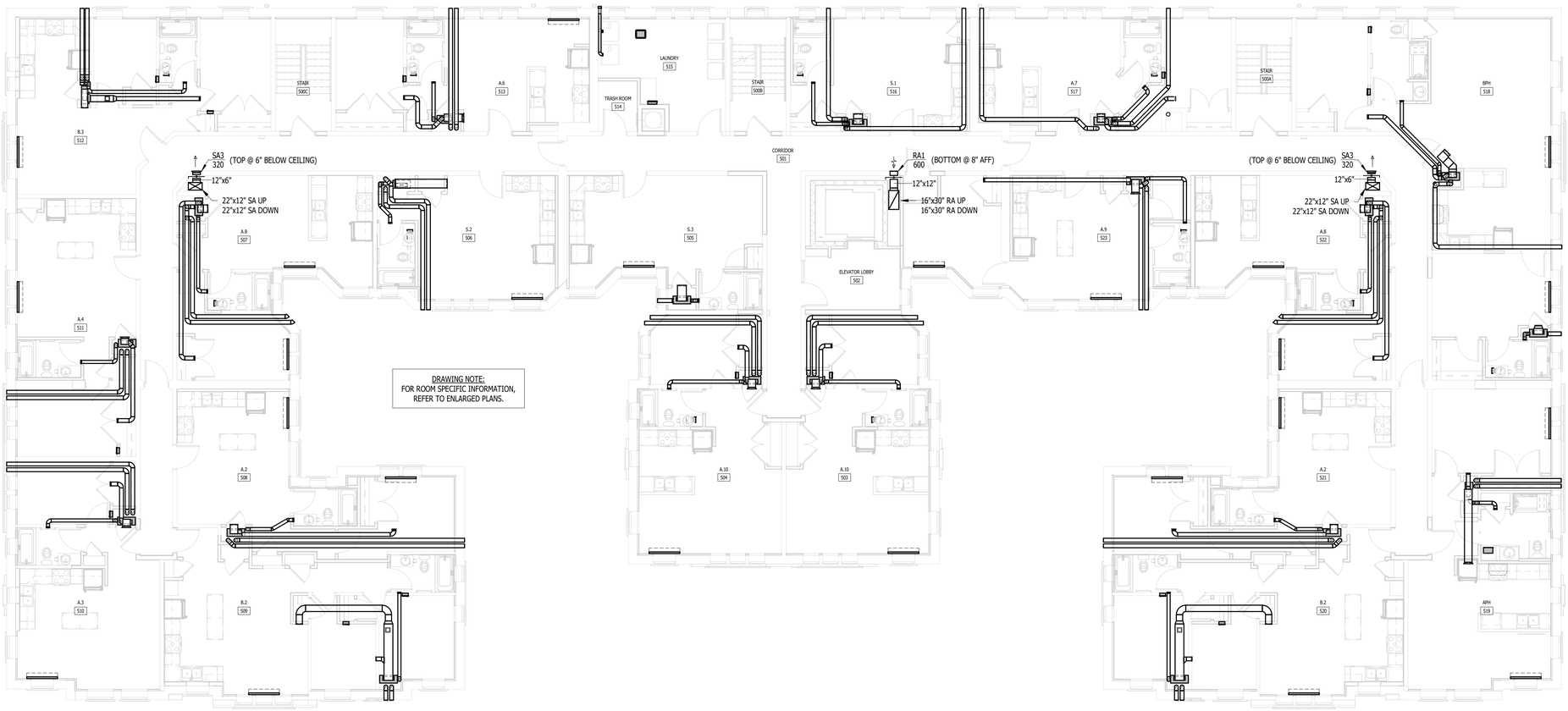
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FOURTH FLOOR MECHANICAL PLAN

1/8" = 1'-0"

RENOVATION OF

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KEY PLAN

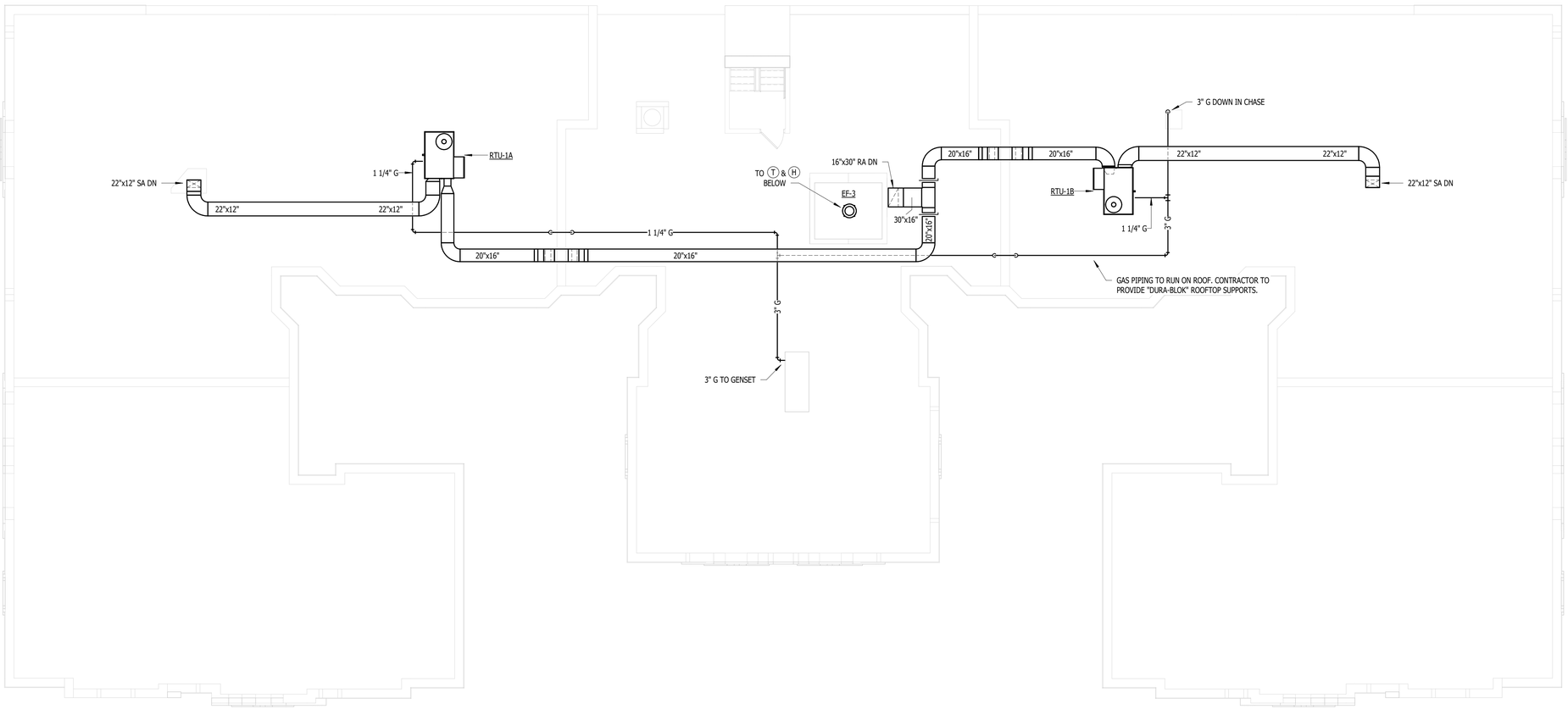
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DRAWING TITLE

FOURTH FLOOR MECHANICAL PLAN

DRAWING NUMBER

M.105



ROOF MECHANICAL PLAN
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ROOF MECHANICAL PLAN

DRAWING NUMBER

M.106

Zone Sizing Summary for Unit Type A.2
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type A.2**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **570.4** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit A.2 - 1 bed	11.4	7.9	75.0 / 65.2	56.7 / 55.8	-	July 17:00	0.70

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit A.2 - 1 bed	12.1	61.8 / 90.4	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type A.3
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type A.3**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **573.6** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit A.3 - 1 bed	11.5	9.1	74.6 / 62.5	53.4 / 52.5	-	September 17:00	0.70

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit A.3 - 1 bed	13.0	61.8 / 92.6	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type A.4
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type A.4**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **582.4** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit A.4 – 1 bed	11.5	8.5	75.1 / 64.3	55.4 / 54.6	-	July 17:00	0.69

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit A.4 – 1 bed	11.3	61.8 / 88.4	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type A.5
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type A.5**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **739.6** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit A.5 – 1 bed	11.7	8.5	75.8 / 64.8	55.9 / 55.1	-	August 17:00	0.54

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit A.5 – 1 bed	14.4	62.0 / 95.9	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type A.6
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type A.6**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **545.3** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit A.6 – 1 bed	11.8	9.6	72.5 / 60.1	50.1 / 49.1	-	April 17:00	0.73

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit A.6 – 1 bed	10.4	61.8 / 86.3	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type A.7
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type A.7**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **541.5** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit A.7 – 1 bed	11.9	9.7	72.6 / 60.1	50.0 / 49.0	-	April 17:00	0.74

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit A.7 – 1 bed	10.0	61.8 / 85.3	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type A.8
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type A.8**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **577.4** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit A.8 – 1 bed	11.5	8.6	75.3 / 64.3	55.4 / 54.6	-	August 17:00	0.69

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit A.8 – 1 bed	9.6	61.8 / 84.5	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type A.9
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type A.9**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **606.8** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit A.9 – 1 bed	11.6	8.5	75.3 / 64.5	55.6 / 54.8	-	July 17:00	0.66

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit A.9 – 1 bed	12.0	61.9 / 90.2	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type APH
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information

Air System Name ..... **Unit Type APH**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **741.1** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit APH – 1 bed	11.7	9.0	73.8 / 62.2	52.8 / 51.9	-	May 17:00	0.54

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit APH – 1 bed	12.1	62.0 / 90.7	-	400	0.059	0.047	50

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LICENSED ARCHITECT
NO. 21012
PROFESSIONAL ENGINEER
6/9/25
CABOT

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

HVAC LOAD CALC REPORTS

DRAWING NUMBER

M.201

KTS ENGINEERING GROUP
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Zone Sizing Summary for Unit Type B.1
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Unit Type B.1**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **862.3** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit B.1 – 2 bed	11.8	9.0	74.2 / 62.7	53.2 / 52.4	-	May 17:00	0.46

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit B.1 – 2 bed	11.4	62.1 / 89.0	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type B.2
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Unit Type B.2**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **744.4** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit B.2 - 2 bed	11.6	8.7	76.0 / 64.7	55.9 / 55.0	-	August 17:00	0.54

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit B.2 - 2 bed	14.2	62.0 / 95.6	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type B.3
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Unit Type B.3**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **694.2** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit B.2 – 2 bed	11.8	8.9	74.1 / 62.7	53.3 / 52.4	-	May 17:00	0.58

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit B.2 – 2 bed	13.9	62.0 / 94.8	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type BPH
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Unit Type BPH**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **1119.7** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit BPH – 2 bed	22.8	18.2	74.9 / 62.8	53.8 / 52.9	-	June 17:00	0.71

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit BPH – 2 bed	18.1	62.3 / 83.6	-	800	0.118	0.094	100

Zone Sizing Summary for Unit Type S.1
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Unit Type S.1**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **388.9** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit S.1 – 1 bed	11.6	9.4	74.0 / 61.5	52.1 / 51.2	-	May 17:00	1.03

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit S.1 – 1 bed	9.2	61.5 / 83.2	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type S.2
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Unit Type S.2**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **420.7** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit S.2 – 1 bed	11.2	8.5	74.9 / 63.6	55.0 / 54.0	-	July 17:00	0.95

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit S.2 – 1 bed	8.8	61.6 / 82.4	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type S.3
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Unit Type S.3**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **441.6** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit S.3 – 1 bed	11.4	8.6	74.9 / 63.7	55.0 / 54.1	-	July 17:00	0.91

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit S.3 – 1 bed	8.4	61.6 / 81.3	-	400	0.059	0.047	50

Zone Sizing Summary for Unit Type SPH.1
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Unit Type SPH.1**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **467.0** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Unit SPH.1 – 1 bed	11.5	8.6	75.0 / 63.9	55.0 / 54.2	-	July 17:00	0.86

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Unit SPH.1 – 1 bed	12.3	61.7 / 90.7	-	400	0.059	0.047	50

Zone Sizing Summary for Community Room
(In Alternative: Cabot Apartments)

Project: Cabot
Prepared by: KTS Engineering Group

Air System Information
Air System Name ..... **Community Room**
Equipment Class ..... **TERM**
Air System Type ..... **PKG-FC**
Number of zones **1**
Floor Area ..... **1114.3** sqft
Location ..... **Detroit Coleman Young Intl, MI, USA**

Sizing Calculation Information
Calculation Months ..... **Jan to Dec**
Sizing Data ..... **User-Modified**
Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Terminal Unit Sizing Data - Cooling

Zone Name	Total Coil Load (MBH)	Sens Coil Load (MBH)	Coil Entering DB / WB (F)	Coil Leaving DB / WB (F)	Water Flow @ 10.0 F (gpm)	Time of Peak Coil Load	Zone CFM/sqft
Community Room	27.3	20.3	75.3 / 64.2	59.6 / 56.7	-	July 17:00	1.08

Terminal Unit Sizing Data - Heating, Fan, Ventilation

Zone Name	Heating Coil Load (MBH)	Heating Coil Ent/Lvg DB (F)	Htg Coil Water Flow @20.0 F (gpm)	Fan Design Airflow (CFM)	Fan Motor (BHP)	Fan Motor (kW)	OA Vent Design Airflow (CFM)
Community Room	26.8	57.4 / 78.5	-	1200	0.177	0.141	240

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STATE OF MICHIGAN
STEVEN E. SHAFFER
ENGINEER
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PROFESSIONAL ENGINEER
5/9/25
CABOT

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT | MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
HVAC LOAD CALC REPORTS

DRAWING NUMBER
M.202

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
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KTS PROJECT NO. 25-0251

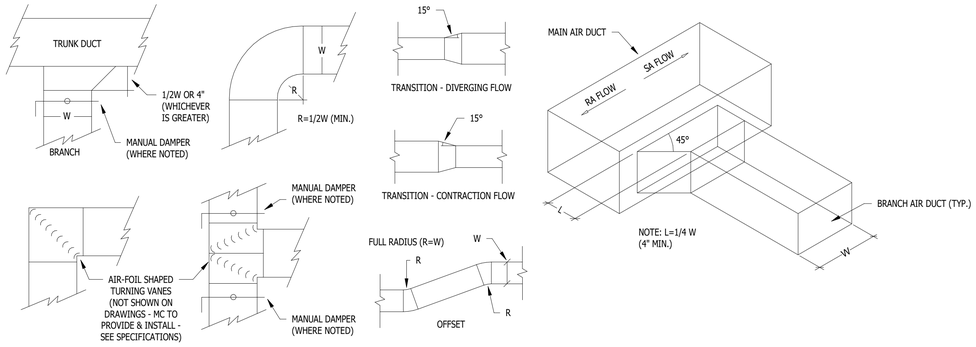
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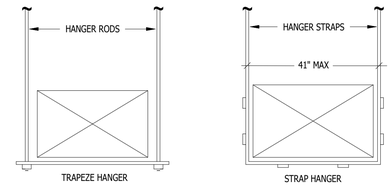
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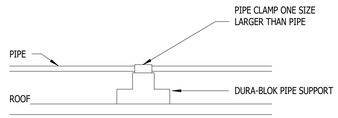




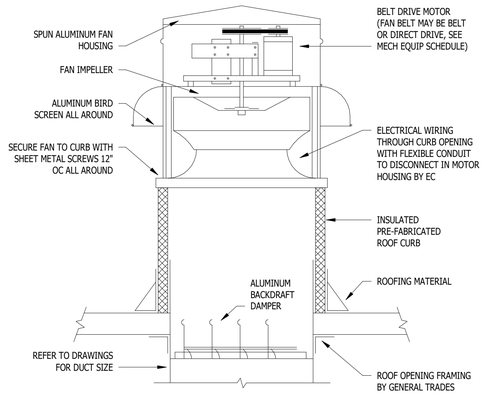
3 M.301 DUCT INSTALLATION DETAILS
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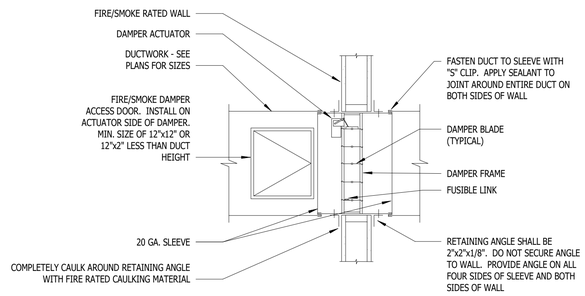
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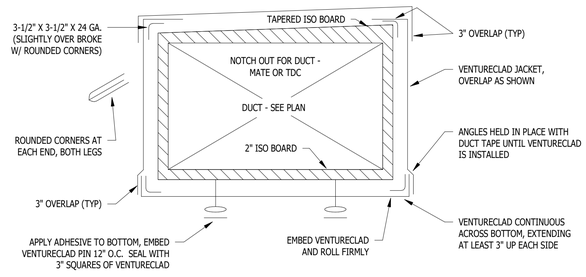
5 M.301 GAS PIPING ROOF SUPPORT DETAIL
NOT TO SCALE



1 M.301 DOWNBLAST EXHAUST FAN DETAIL
NOT TO SCALE



4 M.301 COMBO FIRE/SMOKE DAMPER INSTALLATION DETAIL
NOT TO SCALE



2 M.301 VENTURECLAD DUCT INSULATION DETAIL
NOT TO SCALE

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
MECHANICAL DETAILS

DRAWING NUMBER
M.301

KTS ENGINEERING GROUP

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KTS PROJECT NO. 25-0251

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SEQUENCE OF OPERATION

RTU - 1(A/B):

- OWNER SHALL PROGRAM A SCHEDULE VIA THERMOSTAT. THERMOSTAT SHALL BE EQUAL TO "WHITE ROGERS" 1F85U-42PR, WIFI, PROGRAMMABLE.
- PROVIDE CLEAR PLASTIC THERMOSTAT LOCKBOX COVER.

HEATING: RTU FAN RUNS CONTINUOUSLY AND BURNERS SHALL CYCLE/STAGE TO MAINTAIN THERMOSTAT SETPOINT. OUTSIDE AIR DAMPER SHALL OPEN TO ALLOW 14% OUTSIDE AIR INTO THE SYSTEM.

COOLING: RTU FAN SHALL RUN CONTINUOUSLY AND OUTSIDE AIR DAMPER SHALL OPEN TO ALLOW 14% OUTSIDE AIR INTO THE SYSTEM. COMPRESSOR SHALL CYCLE/STAGE AS REQUIRED TO MAINTAIN THERMOSTAT SETPOINT. ECONOMIZER WITH ENTHALPY CONTROLLER SHALL BE ENABLED AND UTILIZED WHEN AMBIENT AIR CONDITIONS WARRANT. BAROMETRIC RELIEF ON RTU WILL OPERATE TO REDUCE BUILDING PRESSURE.

AIO - 1:

- TENANTS SHALL PROGRAM AN OCCUPIED/UNOCCUPIED SCHEDULE VIA THERMOSTAT. THERMOSTATS EQUAL TO "HONEYWELL" TH4210.
- OA SHALL BE SET FOR 50 CFM

AIO - 2:

- TENANTS SHALL PROGRAM AN OCCUPIED/UNOCCUPIED SCHEDULE VIA THERMOSTAT. THERMOSTATS EQUAL TO "HONEYWELL" TH4210.
- OA SHALL BE SET FOR 80 CFM

EXHUAST FAN OPERATION:

- EF-1 SHALL BE INTERLOCKED WITH RESPECTIVE ROOM LIGHTS.
- EF-2 SHALL RUN CONTINUOUSLY - 24/7
- EF-3 SHALL BE INTERLOCKED WITH TEMPERATURE & HUMIDITY SENSORS IN ELEVATOR SHAFT. FAN SHALL BE ENERGIZED WHEN TEMPERATURE EXCEEDS 75°F OR HUMIDITY EXCEEDS 60%.

GAS LINE SIZING

LONGEST RUN FROM METER: 300'-0"

EQUIPMENT	LOAD (MBH)	BRANCH SIZE
WATER HEATER - DWH-1A	201	1 1/4"
WATER HEATER - DWH-1B	201	1 1/4"
RTU - RTU-1A	150	1 1/4"
RTU - RTU-1B	150	1 1/4"
GENSET	752	2 1/2"
1,454 MBH = 3" GAS LINE		

UTILIZED TABLE 402.4 FROM THE 2018 INTERNATIONAL FUEL GAS CODE FOR NATURAL GAS WITH AN INLET PRESSURE OF LESS THAN 2 PSI & A PRESSURE DROP OF 0.5" W.C., USING SCH. 40 BLACK STEEL PIPING.

ELECTRIC HEATER SCHEDULE

COMMENTS:
1. UNIT SHALL BE FAN FORCED
2. UNIT SHALL HAVE THERMAL CUTOUT
3. UNIT SHALL BE RECESSED
4. UNIT SHALL BE SURFACE MOUNTED
5. UNIT SHALL HAVE BUILT IN THERMOSTAT
6. PROVIDE WALL MOUNTED THERMOSTAT
7. PROVIDE TAMPER-RESISTANT WALL MOUNTED THERMOSTAT
8. PROVIDE B10 WALL MOUNT BRACKET

TAG	BASIS OF DESIGN		TYPE	VOLT/Ø	KW	AMPS	BTUH	COMMENTS
	MANUFACTURER	MODEL						
EH-1	BERKO	CZ1548T	WALL MOUNT	208/1	1.125	5.4	3840.0 Btu/h	1 - 3, 5
EH-2	BERKO	BKOC2504W	BASEBOARD	208/1	1.0	4.8	3412.0 Btu/h	2, 4, 5
EH-3	BERKO	HUHAA320	UNIT HEATER	208/1	3.0	14.5	10240.0 Btu/h	1, 2, 7, 8
EH-4	BERKO	QFF4004	CEILING MOUNT	208/1	3.0	16.7	10240.0 Btu/h	1 - 3, 7
EH-5 (A-C)	BERKO	VFK204F	WALL MOUNT	208/1	1.5	7.2	5118.0 Btu/h	1, 2, 4, 7
EH-6	BERKO	QTS1504T	TOE KICK	208/1	0.563	<varies>	1920.0 Btu/h	1 - 3, 5

DIFFUSERS, REGISTERS AND GRILLES SCHEDULE

GENERAL SCHEDULE NOTES:
A. ACCEPTABLE MANUFACTURERS WITH DIMENSIONS AND PERFORMANCE EQUAL TO SCHEDULED ITEM: PRICE, CARNES OR T & B.

SPECIFIC TAG NOTES:
1. BLADES PARALLEL TO SHORT DIMENSION. OPPOSED BLADE STEEL VOLUME DAMPER.
2. BLADES PARALLEL TO LONG DIMENSION. OPPOSED BLADE STEEL VOLUME DAMPER.

TAG	MANUFACTURER	MODEL/SERIES	FACE SIZE	DESCRIPTION	BORDER TYPE	MATERIAL	COLOR	NOTES
SA1	TITUS	300RS	6"x6"	DOUBLE DEFLECTION, INDIVIDUALLY ADJUSTABLE BLADES	SURFACE	STEEL	WHITE	1
SA2	TITUS	300RS	10"x6"	DOUBLE DEFLECTION, INDIVIDUALLY ADJUSTABLE BLADES	SURFACE	STEEL	WHITE	1
SA3	TITUS	300RS	12"x6"	DOUBLE DEFLECTION, INDIVIDUALLY ADJUSTABLE BLADES	SURFACE	STEEL	WHITE	1
SA4	TITUS	300RS	14"x6"	DOUBLE DEFLECTION, INDIVIDUALLY ADJUSTABLE BLADES	SURFACE	STEEL	WHITE	1
EA1	TITUS	350RL	6"x6"	3/4" BLADE SPACING, 35° FIXED DEFLECTION	SURFACE	STEEL	WHITE	2
RA1	TITUS	350RL	12"x12"	3/4" BLADE SPACING, 35° FIXED DEFLECTION	SURFACE	STEEL	WHITE	2

EXHAUST FAN SCHEDULE

COMMENTS:
1. PROVIDE WITH FACTORY MOUNTED DISCONNECT
2. PROVIDE WITH ELECTRONICALLY COMMUTATED MOTOR WITH FACTORY CONTROLS
3. CONTINUOUS OPERATION RATED & THERMALLY PROTECTED MOTOR
4. VIBRATION ISOLATION
5. ALUMINUM HOUSING
6. GALVANIZED BIRDSCREEN
7. BACKDRAFT DAMPER
8. STANDARD CURB CAP FOR FLAT ROOF
9. DECORATIVE GRILLE

TAG	BASIS OF DESIGN		CFM	E.S.P. (in-wg)	RPM	DRIVE TYPE	SONES	VOLTAGE	DISCONNECT BY		CONTROL	COMMENTS
	MANUFACTURER	MODEL							M.T.C.	E.T.C.		
EF-1	GREENHECK	SP-A125	100	0.25	1100	DIRECT	0.7	120	X		SEE SEQUENCE OF OPERATION	1 - 4, 7, 9
EF-2	GREENHECK	CSP-A390-VG	225	0.25	999	DIRECT	1.3	120	X		SEE SEQUENCE OF OPERATION	1 - 4, 7
EF-3	GREENHECK	G-095-VG	350	0.25	1028	DIRECT	4.2	120	X		SEE SEQUENCE OF OPERATION	1 - 8

VENTILATION SCHEDULE - COMMON AREAS

COMMENTS:
1. SPACES WITH EXHAUST ONLY REQUIREMENTS ARE NOT LISTED IN THIS SCHEDULE.
2. NATURAL VENTILATION
   2A. OFFICE 202 - 4.2 FT² OPERABLE AREA REQUIRED - 16 FT² PROVIDED
   2B. OFFICE 203 - 4.2 FT² OPERABLE AREA REQUIRED - 8 FT² PROVIDED
   2C. OFFICE 204 - 5.4 FT² OPERABLE AREA REQUIRED - 10 FT² PROVIDED

NO.	NAME	SPACE TYPE	AREA	OCCUPANT DENSITY #/1000 SF	OUTDOOR AIR PER PERSON	OUTDOOR AIR PER AREA	NUMBER OF PEOPLE	OUTDOOR AIRFLOW	EZ (COOL)	EZ (HEAT)	EZ (WORST CASE)	VOZ (COOL)	VOZ (HEAT)	VOZ (WORST CASE)
101	CORRIDOR	Corridor/Transition	1430 SF		0 CFM	0.06 CFM/SF	0.0	86 CFM	1.0	1.0	1	86 CFM	86 CFM	86 CFM
117	COMMUNITY ROOM	Conference Meeting/Multipurpose	832 SF	46	5 CFM	0.06 CFM/SF	38.7	243 CFM	1.0	1.0	1	243 CFM	243 CFM	243 CFM
201	CORRIDOR	Corridor/Transition	1250 SF		0 CFM	0.06 CFM/SF	0.0	75 CFM	1.0	1.0	1	75 CFM	75 CFM	75 CFM
202	OFFICE	Office - Office spaces	104 SF	5	5 CFM	0.06 CFM/SF	0.5	9 CFM	1.0	1.0	1	9 CFM	9 CFM	9 CFM
203	OFFICE	Office - Office spaces	104 SF	5	5 CFM	0.06 CFM/SF	0.5	9 CFM	1.0	1.0	1	9 CFM	9 CFM	9 CFM
204	PROPERTY MANAGER	Office - Office spaces	135 SF	5	5 CFM	0.06 CFM/SF	0.7	11 CFM	1.0	1.0	1	11 CFM	11 CFM	11 CFM
301	CORRIDOR	Corridor/Transition	1357 SF		0 CFM	0.06 CFM/SF	0.0	81 CFM	1.0	1.0	1	81 CFM	81 CFM	81 CFM
401	CORRIDOR	Corridor/Transition	1357 SF		0 CFM	0.06 CFM/SF	0.0	81 CFM	1.0	1.0	1	81 CFM	81 CFM	81 CFM
501	CORRIDOR	Corridor/Transition	1357 SF		0 CFM	0.06 CFM/SF	0.0	81 CFM	1.0	1.0	1	81 CFM	81 CFM	81 CFM

MINI-SPLIT DUCTLESS FCU SCHEDULE

COMMENTS:
1. INDOOR UNIT IS ELECTRICALL POWERED FROM OUTDOOR UNIT
2. OUTDOOR UNIT SHALL BE HYPER HEAT
3. PROVIDE DISCONNECT SWITCH
4. PROVIDE BRANCH BOX
5. PROVIDE FACTORY LINESET
6. PROVIDE HAIL GUARD
7. PROVIDE WALL MOUNTED WIRED REMOTE CONTROLLER FOR EACH INDOOR UNIT
8. PROVIDE SINGLE POINT ELECTRICAL CONNECTION
9. PROVIDE CONDENSER WALL BRACKET - STAINLESS STEEL FINISH

INDOOR UNIT(S)						OUTDOOR UNIT							
TAG	BASIS OF DESIGN		TYPE	TOTAL COOLING CAP. 95°DB/75°WB	TOTAL HEATING CAP. 47°F	TOTAL HEATING CAP. 5°F	TAG	BASIS OF DESIGN		SEER2	EER2	NOMINAL TONS	UNIT ELECTRICAL			
	MANUFACTURER	MODEL						MANUFACTURER	MODEL				FAN FLA	MCA	MOCP	V/Ø/HZ
FCU-1A	MITSUBISHI	MSZ-GL12NA	WALL MOUNT	12000.0 Btu/h	14400.0 Btu/h	13200.0 Btu/h	CU-1	MITSUBISHI	MXZ-SM36NAMHZ2	23.0	15.0	3.0	0.6+0.6	51.0	51.0	208/1/60
FCU-1B	MITSUBISHI	MSZ-GL24NA	WALL MOUNT	22500.0 Btu/h	27600.0 Btu/h	25300.0 Btu/h										

AIO HVAC UNIT SCHEDULE

COMMENTS:
1. PROVIDE INTEGRATED ERV OPTION
2. PROVIDE 1,800 WATT ELECTRIC HEAT OPTION
3. PROVIDE OPTIONAL KIT FOR WALL MOUNTED THERMOSTAT

TAG	BASIS OF DESIGN		CFM SUPPLY	E.S.P.	CFM OA (MINIMUM)	COOLING DATA				TOTAL HEATING BTUH	ELECTRICAL DATA			DISCONNECT BY		UNIT WEIGHT	COMMENTS
	MANUFACTURER	MODEL				E.A.T. DB	E.A.T. WB	L.A.T. DB	TOTAL BTUH		VOLTAGE	MCA	MOCP	M.T.C.	E.T.C.		
AIO-1	EPHOCA	VERTICAL STACK	400 CFM	0.50 in-wg	50 CFM	80.0 °F	67.0 °F	95.0 °F	15,000 Btu/h	20100 Btu/h	208	20	30		X	170 lb	1 - 3
AIO-2	EPHOCA	WALL MOUNT PRO	400 CFM	0.50 in-wg	80 CFM	80.0 °F	67.0 °F	95.0 °F	15,000 Btu/h	20600 Btu/h	208	20	30		X	100 lb	1 - 3

VENTILATION SCHEDULE - APARTMENTS

UNIT TYPE	VENTILATION BASED ON NUMBER OF OCCUPANTS				VENTILATION BASED ON MINIMUM ACH			MINIMUM VENTILATION REQUIRED
	# BEDROOMS	# BATHROOMS	OCCUPANTS	VENTILATION	VOLUME	ACH	VENTILATION	
A.1	1	1	2	30 CFM	4,312 ft³	0.35	25 CFM	30 CFM
A.2	1	1	2	30 CFM	4,262 ft³	0.35	25 CFM	30 CFM
A.3	1	1	2	30 CFM	4,288 ft³	0.35	25 CFM	30 CFM
A.4	1	1	2	30 CFM	4,463 ft³	0.35	26 CFM	30 CFM
A.5	1	1	2	30 CFM	5,547 ft³	0.35	32 CFM	32 CFM
A.6	1	1	2	30 CFM	4,122 ft³	0.35	24 CFM	30 CFM
A.7	1	1	2	30 CFM	4,148 ft³	0.35	24 CFM	30 CFM
A.8	1	1	2	30 CFM	4,411 ft³	0.35	26 CFM	30 CFM
A.9	1	1	2	30 CFM	4,712 ft³	0.35	27 CFM	30 CFM
A.10	1	1	2	30 CFM	4,526 ft³	0.35	26 CFM	30 CFM
APH	1	1	2	30 CFM	5,548 ft³	0.35	32 CFM	32 CFM
B.1	2	1	3	45 CFM	6,597 ft³	0.35	38 CFM	45 CFM
B.2	2	1	3	45 CFM	5,643 ft³	0.35	33 CFM	45 CFM
B.3	2	1	3	45 CFM	5,321 ft³	0.35	31 CFM	45 CFM
B.4	2	1	3	45 CFM	6,613 ft³	0.35	39 CFM	45 CFM
BPH	2	2	3	45 CFM	8,569 ft³	0.35	50 CFM	50 CFM
S.1	1	1	2	30 CFM	2,938 ft³	0.35	17 CFM	30 CFM
S.2	1	1	2	30 CFM	3,124 ft³	0.35	18 CFM	30 CFM
S.3	1	1	2	30 CFM	3,268 ft³	0.35	19 CFM	30 CFM
SPH.1	1	1	2	30 CFM	3,437 ft³	0.35	20 CFM	30 CFM

ROOF TOP UNIT SCHEDULE

COMMENTS:
1. PROVIDE FIELD INSTALLED 24" ROOF CURB FOR FLAT ROOF.
2. PROVIDE FACTORY INSTALLED UNPOWERED CONVENIENCE OUTLET.
3. PROVIDE FACTORY INSTALLED DIGITAL CONTROLS.
4. PROVIDE FACTORY INSTALLED HINGED ACCESS PANELS.
5. PROVIDE FACTORY INSTALLED LOW-LEAK ECONOMIZER W/ DIFFERENTIAL ENTHALPY SENSOR.
6. PROVIDE FACTORY INSTALLED NON FUSED DISCONNECT SWITCH.
7. PROVIDE FACTORY INSTALLED STANDARD ALUMINIZED EXCHANGER.
8. PROVIDE FIELD INSTALLED FILTRATION - MERV13.

TAG	BASIS OF DESIGN		CFM SUPPLY	E.S.P.	CFM OA (MINIMUM)	COOLING DATA						HEATING DATA		ELECTRICAL DATA			DISCONNECT BY		UNIT WEIGHT	COMMENTS
	MANUFACTURER	MODEL				NOMINAL TONS	E.A.T. DB	E.A.T. WB	L.A.T. DB	SENS. BTUH	TOTAL BTUH	INPUT MBH	OUTPUT MBH	MCA	MOCP	VOLTAGE	M.T.C.	E.T.C.		
RTU-1A	Carrier	48GCFJ05J	1600 CFM	1.00 in-wg	225 CFM	4	80.0 °F	67.0 °F	95.0 °F	37,800 Btu/h	49,900 Btu/h	150	120	24	30	208/3	X		675 lb	1 - 8
RTU-1B	Carrier	48GCFJ05J	1600 CFM	1.00 in-wg	225 CFM	4	80.0 °F	67.0 °F	95.0 °F	37,800 Btu/h	49,900 Btu/h	150	120	24	30	208/3	X		675 lb	1 - 8

RENOVATION OF

CABOT APARTMENTS

13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

MECHANICAL SCHEDULES

DRAWING NUMBER

M.401

PLUMBING NOTES

1. PLUMBING PLANS ARE DIAGRAMMATIC IN NATURE, INTENDED TO INDICATE DESIGN INTENT ONLY. THE PLUMBING CONTRACTOR IS EXCLUSIVELY RESPONSIBLE TO COORDINATE SPECIFIC LOCATIONS OF ITEMS AND ADJUST AS REQUIRED TO ACCOMMODATE CODE REQUIREMENTS, EXISTING CONDITIONS (IF RENOVATION PROJECT), BUILDING STRUCTURE, SPRINKLER PIPING (IF ANY), LIGHTS, HVAC, ELECTRICAL WORK, AND THE WORK OF ALL OTHER TRADES. DIMENSIONS SHALL BE FIELD-VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. FIELD MODIFICATIONS (SUCH AS OFFSETS IN PIPING) NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST.

2. ALL OF THE PLUMBING INFORMATION IS PRESENTED ON AN X-REFERENCED BACKGROUND FLOOR PLAN. IN CASE OF CONFLICT BETWEEN BACKGROUND PLAN AND ARCHITECTURAL FLOOR PLAN, ARCHITECTURAL FLOOR PLAN SHALL GOVERN.

3. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS MENTIONED, LISTED OR SCHEDULED ON THE DRAWINGS AND IN THESE SPECIFICATIONS, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND ALL INCIDENTALS NECESSARY REQUIRED FOR THE COMPLETION AND OPERATION OF ALL PLUMBING SYSTEMS.

4. THE ENGINEER WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND IS NOT RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THOSE DOCUMENTS PREPARED BY THE ENGINEER.

5. IF BIDDING CONTRACTOR WOULD LIKE TO SUBSTITUTE ANY SPECIFIED PLUMBING DEVICES, VALVES, FIXTURES, WATER HEATERS, PIPING, INSULATION, HANGERS, ETC., THEY MUST PROVIDE SUBMITTAL TYPE DRAWINGS TO THE ENGINEER A MINIMUM OF 7 DAYS PRIOR TO BIDDING THE PROJECT. IF THESE APPROVAL DRAWINGS ARE NOT SUBMITTED AND ACCEPTED, THE SPECIFIED EQUIPMENT MUST BE USED - NO EXCEPTIONS.

6. THE PLUMBING CONTRACTOR SHALL MAINTAIN AND KEEP AN UP-TO-DATE SET OF DRAWINGS REFLECTING "AS-BUILT" CONDITIONS OF THEIR WORK. CONTRACTOR SHALL INDICATE EXACT DIMENSIONS AND ELEVATIONS FOR ALL UNDERGROUND AND/OR CONCEALED WORK. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL DELIVER THE AS-BUILT DRAWINGS TO THE CM OR GC.

7. THE INSTALLATION SHALL BE MADE SO THAT ALL COMPONENT PARTS FUNCTION TOGETHER AS A WORKABLE SYSTEM; IT SHALL BE COMPLETE WITH ALL ACCESSORIES NECESSARY FOR PROPER OPERATION. WHEN THE INSTALLATION IS COMPLETE, ALL EQUIPMENT SHALL BE OPERATIVE AND IN PROPER ADJUSTMENT. ALL WORK SHALL BE EXECUTED IN CONFORMITY WITH THE BEST PRACTICE SO AS TO CONTRIBUTE TO EFFICIENCY OF OPERATION, MINIMUM MAINTENANCE, ACCESSIBILITY AND SIGHTLINESS.

8. TO ACCOMPLISH THESE RESULTS, THE PLUMBING CONTRACTOR SHALL CONSULT THE ARCHITECT'S FIELD LAYOUTS OF THE CONTRACTORS FOR THESE TRADES AND THEIR SHOP DRAWINGS. HE/SHE SHALL COORDINATE THEIR WORK ACCORDINGLY.

9. DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGHING-IN MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS.THE ARCHITECTURAL DRAWINGS AND DETAILS SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. WHERE THEY ARE NOT DEFINITELY LOCATED, THIS INFORMATION SHALL BE OBTAINED FROM THE ENGINEER.

10. REFER THE TO THE ARCHITECTURAL PLANS FOR ALL BUILDING SECTIONS, INTERIOR, AND EXTERIOR ELEVATIONS. PLUMBING EQUIPMENT AND INSTALLATION METHODS SHOWN ON ARCHITECTURAL SECTIONS/DETAILS ARE CONSIDERED PART OF THE PLUMBING DOCUMENTS.

11. MINOR ITEMS AND ACCESSORIES OR DEVICES REASONABLY INFERABLE AS NECESSARY TO THE COMPLETE AND PROPER OPERATION OF ANY SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR OR SUB-CONTRACTOR FOR SUCH SYSTEM WHETHER OR NOT THEY ARE SPECIFICALLY CALLED FOR BY THE SPECIFICATIONS OR DRAWINGS.

12. WHERE WORK OF THE CONTRACTOR CONNECTS TO THAT OF ANOTHER TRADE, OR TO PIPING OR EQUIPMENT IN PLACE, THE CONTRACTOR SHALL TAKE SUCH MEASUREMENTS IN THE FIELD AS MAY BE NECESSARY TO MAKE HIS WORK COME TRUE OR LINE UP WITH THAT WORK.

13. THE PLUMBING CONTRACTOR SHALL FURNISH TO THE ARCHITECTURAL TRADES CONTRACTOR INFORMATION SUCH AS SIZE AND LOCATION CONCERNING ALL FRAMED OPENINGS AND EQUIPMENT BASES REQUIRED.

14. UNLESS OTHERWISE INDICATED, ALL MOTORS FOR PLUMBING SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR. UNLESS OTHERWISE INDICATED, THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND WIRE ALL STARTERS, SAFETY LINE SWITCHES AND CONTROLLERS.

15. ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH CURRENT CODES, INCLUDING BUT NOT LIMITED TO:
    A. MICHIGAN BUILDING CODES
    B. MICHIGAN PLUMBING CODE
    C. MICHIGAN MECHANICAL & ENERGY CODES
    D. NATIONAL ELEC. CODE
    E. MICHIGAN REHABILITATION
    F. MICHIGAN BARRIER FREE CODES
    G. OSHA REQUIREMENTS
    ALL CODES SHALL BE THE STATE OF MI LATEST ADOPTED EDITIONS AT THE TIME OF PLAN REVIEW

16. PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE PLUMBING CODE AS LOCALLY ADOPTED, LOCAL REGULATIONS AND OTHER CODES OR REGULATIONS HAVING LEGAL JURISDICTION IN THE AREA. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTIONS AS MAY BE REQUIRED. PROVIDE FINAL CERTIFICATES OF INSPECTION TO THE GC UPON COMPLETION.

17. ANY CHANGES IN THE WORK TO SECURE CERTIFICATES SHALL BE MADE BY THIS CONTRACTOR AT HIS OWN EXPENSE. IN THE EVENT PLANS AND SPECIFICATIONS CONFLICT WITH ANY RULES, REGULATIONS OR CODES APPLYING, SAID RULES, REGULATIONS AND CODES SHALL GOVERN THE CONTRACTOR.

18. IT IS THE INTENT OF THESE SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY. THE CONTRACTOR MUST SELECT ONE OF THE SPECIFIED MANUFACTURERS FOR EACH PIECE OF EQUIPMENT AND, WHERE ONLY ONE MANUFACTURER IS SPECIFIED, THAT MAKE MUST BE USED. THESE ITEMS MAY NOT BE CHANGED EXCEPT BY PERMISSION OF THE ENGINEER.

19. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION.

20. IF DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES FOR PROPER EXECUTION OF THE WORK.

21. FURNISH TO THE GC, FOR THE OWNER, TWO BOUND OPERATION MANUALS CONSISTING OF THE FOLLOWING:
    A. ONE COPY OF SHOP DRAWINGS OF EACH PIECE OF EQUIPMENT.
    B. INSTALLATION, OPERATING AND TROUBLESHOOTING MANUALS.
    C. PARTS LIST.
    D. THUMB DRIVE WITH ALL OF THE ABOVE IN PDF FORMAT.

22. THE CONTRACTOR SHALL FURNISH A COMPETENT INSTRUCTOR TO ADVISE THE OWNER IN SERVICING, OPERATING, ETC., OF MAIN PIECES OF EQUIPMENT.

23. CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED BY HIM OR SUB-CONTRACTORS TO BE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK, AND HE SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER ANY MATERIAL OR EQUIPMENT DEVELOPING DEFECTS AND SHALL ALSO MAKE GOOD ANY DAMAGE CAUSED BY SUCH DEFECTS OR THE CORRECTION OF DEFECTS. THIS REQUIREMENT SHALL BE BINDING EVEN THOUGH IT WILL EXCEED PRODUCTS GUARANTEES NORMALLY FURNISHED BY SOME MANUFACTURERS.

24. CONTRACTOR SHALL SUBMIT HIS OWN AND EACH EQUIPMENT MANUFACTURER'S WRITTEN CERTIFICATES, WARRANTING THAT EACH ITEM OR EQUIPMENT FURNISHED COMPLIES WITH ALL REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. NOTE THAT GUARANTEE SHALL RUN FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, NOT FROM THE DATE OF INSTALLATION OF A DEVICE OR PIECE OF EQUIPMENT.

25. ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARDS PRESCRIBED BY LOCAL AND/OR STATE CODES AND/OR ORDINANCES INCLUDING THE LATEST RULES OF THE NFPA, AND AMERICAN STANDARDS ASSOCIATION, AND WITH ANY PREVAILING RULES AND REGULATIONS PERTAINING TO ADEQUATE PROTECTION AND/OR GUARDING OF ANY HAZARDOUS LOCATIONS.

26. ALL EQUIPMENT SHALL BE INSTALLED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED, SUCH DIRECTIONS SHALL BE FOLLOWED.

27. UNTIL FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL PROTECT ALL MATERIALS.

28. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE EQUAL IN QUALITY AND CAPACITY TO THAT SPECIFIED AND HARMONIOUS IN DESIGN AS DETERMINED BY THE ENGINEER.

29. PLUMBING WORK SHALL BE CAREFULLY EXECUTED BY SKILLED MECHANICS WELL VERSED IN THEIR PARTICULAR TRADES. IT SHALL ALSO HAVE A CLEAN, NEAT, WELL ARRANGED AND FINISHED APPEARANCE TO THE COMPLETE SATISFACTION OF THE OWNER AND THE ARCHITECT/ENGINEER.

30. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS WHICH WILL AFFECT THE WORK HE IS TO PERFORM. THE SUBMISSION OF A PROPOSAL BY THIS CONTRACTOR SHALL BE CONCLUSIVE EVIDENCE THAT THIS CONTRACTOR HAS VISITED THE SITE AND HAS GIVEN PROPER CONSIDERATION AND EVALUATION OF THESE CONDITIONS IN THE PREPARATION OF HIS PROPOSAL. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN HIS BEHALF FOR EXTRA EXPENSE INCURRED DUE TO FAILURE OF NEGLECT ON HIS PART TO MAKE THIS VISIT AND EXAMINATION.

31. PROVIDE SHOP DRAWINGS FOR APPROVAL FOR PLUMBING FIXTURES, PIPING, VALVES, PUMPS, INSULATION, CONTROL SEQUENCES, ETC. SHOP DRAWINGS ARE TO BE THOROUGHLY CHECKED (AND NOTED SO ON FRONT COVER) BY THE CONTRACTOR PRIOR TO SUBMITTING THEM TO THE ENGINEER. REVIEW BY THE ENGINEER SHALL NOT BE CONSTRUED AS A COMPLETE CHECK, BUT ONLY THAT THE GENERAL METHOD OF CONSTRUCTION AND DETAILING IS SATISFACTORY. REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS WHICH MAY EXIST. IF THE CONTRACTOR IS APPROVED TO USE A MANUFACTURER OTHER THAN THE ONE SPECIFIED BY THE ENGINEER, IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE SUBSTITUTED EQUIPMENT WILL PHYSICALLY FIT IN THE SPACE PROVIDED FOR THE EQUIPMENT AND MAINTAIN THE SERVICE CLEARANCE REQUIREMENTS SET FORTH BY THE MANUFACTURER. SHOP DRAWING CHECKING BY THE ENGINEER IS A "COURTESY" CHECK ONLY. SHOP DRAWINGS ARE TO BE ELECTRONICALLY SUBMITTED IN PDF FORMAT ONLY.

32. ALL CONDENSING GAS FIRED EQUIPMENT SHALL BE PROVIDED WITH CONDENSATE NEUTRALIZATION KITS PER THE MICHIGAN PLUMBING CODE. PROVIDE SMALL CONDENSATE SUMP/PUMP SETS IF/AS REQUIRED AND DISCHARGE WITH 3" AIR GAP INTO NEARBY SERVICE SINK OR FLOOR DRAIN. ONLY PUMP CONDENSATE WHEN GRAVITY IS NOT POSSIBLE.

33. ALL PLUMBING EQUIPMENT PROVIDED SHALL MEET THE REQUIREMENTS OF ASHRAE 2021 EDITION, SECTION 90.1 (ENERGY REQUIREMENTS).

34. PLUMBING FIXTURES SHALL BE EQUAL TO KOHLER, AMERICAN STANDARD, MANSFIELD, GERBER. FLOOR DRAINS SHALL BE EQUAL TO ZURN OR WADE. SINKS EQUAL TO JUST, ELKAY, DAYTON, KRAUS. WATER HEATERS EQUAL TO AO SMITH OR LOCHINVAR.

35. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE INDIVIDUAL STOPS. STOPS SHALL BE CHROMED BRASS WITH CHROMED BRASS TUBING AND COMPRESSION FITTINGS. PVC SUPPLIES AND/OR FLEXIBLE PLASTIC ARE NOT ACCEPTABLE.

36. PLUMBING FIXTURES SHALL BE CAULKED AT WALL AND FLOOR JOINTS WITH COMMERCIAL GRADE SILICONE CAULK, COLOR PER ARCHITECT.

37. ALL SHUTOFF VALVES 1/2" TO 2" SHALL BE 1/4 TURN BALL VALVES. SHUTOFF VALVES 2-1/2" AND LARGER SHALL BE BUTTERFLY VALVES.

38. PROVIDE ACCESS PANELS FOR ALL VALVES CONCEALED IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS. ACCESS PANELS SHALL BE FIRE RATED WHEN LOCATED IN FIRE ASSEMBLIES. PROVIDE 1/4 TURN LOCKS. LOCATE IN ACCESSIBLE AREAS WHEREVER POSSIBLE.

39. COORDINATE EXACT FLOOR DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS. SET FLOOR DRAINS BELOW FINISHED FLOOR AS REQUIRED FOR ARCHITECTURALLY SPECIFIED SLOPE. FLOOR DRAIN TYPE SHALL BE ADJUSTABLE HEIGHT TYPE.

40. SURFACES OF ALL FLOOR DRAINS, CLEANOUTS, AND OTHER EQUIPMENT SHALL BE CLEANED AND LEFT IN FIRST CLASS CONDITION. FLOOR DRAINS SHALL BE SEALED DURING CONSTRUCTION TO PREVENT DEBRIS FROM ENTERING THE SANITARY SYSTEM.

41. CLEANOUT COVERS SHALL BE FLUSH WITH GRADE OR SLAB. COVERS SHALL BE BRONZE TOP WITH SCORED SURFACES AND LABELED "CO".

42. CHARACTER OF PIPING WORK SHALL BE AS FOLLOWS:
    A. ALL PIPING SHALL BE INSTALLED SO AS TO PERMIT COMPLETE DRAINAGE.
    B. ALL PIPING SHALL BE INSTALLED SO AS TO BE FREE FROM POCKETS CAUSED BY SAGGING. SPECIAL CARE SHALL BE TAKEN TO ENSURE UNHINDERED EXPANSION AND CONTRACTION OF PIPING. EXPANSION AND CONTRACTION OF PIPING SHALL BE PROVIDED FOR IN A SATISFACTORY, APPROVED AND SAFE MANNER BY MEANS OF LOOPS OR OFFSETS OR SWING CONNECTIONS, WHERE MECHANICAL EXPANSION JOINTS ARE NOT SPECIFICALLY CALLED FOR. CORRUGATED COPPER PIPE SLEEVES SHALL BE USED AT ALL CONSTRUCTION EXPANSION JOINTS.
    C. RISER AND VERTICAL PIPES ARE TO BE RUN PLUMB, STRAIGHT AND TRUE AND HAVE NO UNNECESSARY OFFSETS. NO PIPING SHALL BE INSTALLED IN SUCH A MANNER AS TO INTERFERE WITH NECESSARY HEADROOM OR WITH DOORS OR WINDOWS.
    D. PIPING SUSPENDED FROM CEILING OR BENEATH FLOOR SLABS SHALL BE KEPT AS CLOSE TO CONSTRUCTION AS POSSIBLE, CONSISTENT WITH THE INSTALLATION AND PITCH REQUIREMENTS.
    E. ALL THREADED PIPE JOINTS SHALL BE MADE TIGHT, STEEL TO STEEL, USING AN APPROVED THREAD PASTE, TO BE APPLIED ON MALE THREADS ONLY. REAM OUT ALL THREADED PIPE ENDS, TURN ON END AND RATTLE BEFORE INSTALLING. CLEAN AND SWAB OUT ALL PIPING BEFORE INSTALLING.

43. PIPING MATERIALS:
    A. SANITARY LINES: SCHEDULE 40 PVC
    B. SOIL, WASTE AND VENT: SCHEDULE 40 PVC
    C. WATER PIPING, DOMESTIC, ABOVE GROUND
        a. MAINS: TYPE L COPPER TUBING, WROUGHT COPPER FITTINGS
        b. BRANCHES INTO APARTMENTS AFTER BALL VALVES: PEX PIPING, BRASS CRIMP FITTINGS
    D. WATER PIPING, DOMESTIC, BELOW GROUND: TYPE K COPPER TUBING, WROUGHT COPPER FITTINGS

44. ALL CONTRACTORS ARE TO COORDINATE THE LOCATIONS OF PLUMBING LINES, DUCTWORK, EQUIPMENT, GAS LINES, FIRE SUPPRESSION LINES, ETC. AS REQUIRED SO THAT CLEARANCES ABOVE ELECTRICAL PANELS ARE MAINTAINED PER 2023 NEC. REFERENCE ELECTRICAL DRAWINGS FOR PANEL LOCATIONS.

45. IF DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATION UNIONS SHALL BE UTILIZED.

46. COORDINATE ALL PIPE RISERS IN CHASES WITH ALL OTHER TRADES.

47. RUN ALL PIPING AND RELATED PLUMBING CONCEALED IN WALLS WHENEVER POSSIBLE. AVOID EXPOSED INSTALLATION UNLESS SPECIFICALLY REQUIRED. (TYPICAL UNLESS NOTED OTHERWISE)

48. DO NOT SUPPORT CEILINGS, OTHER BUILDING STRUCTURES, OR CONDUITS FROM DUCTWORK, PIPES OR CONDUIT. DO NOT ALLOW DUCTS, PIPES OR CONDUITS TO DIRECTLY TOUCH BUILDING WALLS, FLOORS, OR STRUCTURE AT ANY LOCATION.

49. SANITARY AND WASTE LINES SHALL PITCH DOWN NOT LESS THAN 1/8" PER FOOT IN THE DIRECTION OF FLOW AND SHALL BE PROVIDED WITH ACCESSIBLE CLEANOUTS AT ALL TURNS AND EVERY 100' ON STRAIGHT RUNS. PROVIDE VENTS AS SHOWN ON THE DRAWING OR REQUIRED BY THE PLUMBING CODE. VENTS EXTENDING THROUGH THE ROOF SHALL BE PVC, MINIMUM 3".

50. SOIL, VENT AND DRAIN PIPING SHALL BE RUN AS DIRECT AS POSSIBLE. MAKE ALL CONNECTIONS TO FLOOR DRAINS, FIXTURES, ETC. WITH PVC TRAPS, PROVIDING CLEANOUT WITH FITTED PVC THREADED PLUGS.

51. ALL PIPING SHALL BE THOROUGHLY CLEANED AND SWABBED OUT BEFORE INSTALLATION IN SUCH A MANNER THAT ALL DEBRIS, CONSTRUCTION DIRT AND FOREIGN PARTICLES SHALL BE ENTIRELY REMOVED FROM THE PIPING.

52. ALL DOMESTIC WATER PIPING SHALL BE PROPERLY STERILIZED PER MICHIGAN DEPARTMENT OF PUBLIC HEALTH AND LOCAL MUNICIPALITIES PRIOR TO BEING PUT INTO OPERATION.

53. WATER AND PRESSURIZED PLUMBING LINES SHALL BE TESTED PER MICHIGAN PLUMBING CODE, LATEST ADOPTED EDITION.

54. ALL SYSTEMS SHALL BE THOROUGHLY CLEANED, TESTED, AND BALANCED AS REQUIRED.

55. ALL OPENINGS IN CONSTRUCTION, THROUGH WHICH ANY AND ALL PLUMBING PIPING PASS SHALL BE SEALED UP AIR TIGHT AFTER INSTALLATION OF ALL PIPING. PENETRATIONS OF FLOOR/CEILING ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE, LATEST ADOPTED EDITION.

56. IF THIS IS A RENOVATION/ADDITION PROJECT, ANY SLAB CUTS AND REPAIRS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR TO DETERMINE IF THEY SHOULD BE INCLUDED IN THE PLUMBING CONTRACTOR'S BID.

57. FAILURE TO DETECT INFERIOR WORK, OR WORK NOT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND APPLICABLE CODES SHALL NOT BE CONSTRUED AS ACCEPTANCE OF SUCH WORK.

58. THE PLUMBING CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH ACCUMULATING AS A RESULT OF THE PLUMBING INSTALLATION. REMOVE WEEKLY. UPON COMPLETION OF THE WORK HE/SHE SHALL LEAVE ALL AREAS CLEAN, INCLUDING BUT NOT LIMITED TO THE PLUMBING ROOM AND THE PLUMBING EQUIPMENT IN THAT SAID ROOM.

59. ALL CUTTING AND PATCHING IS THE RESPONSIBILITY OF THE TRADE REQUIRING THE WORK, WITH THE EXCEPTION OF ANY REQUIRED ROOF WORK, WHICH WILL BE THE RESPONSIBILITY OF THE ROOFING CONTRACTOR.

60. ALL REQUIRED INSURANCE SHALL BE CARRIED BY THE CONTRACTOR FOR THE PROTECTION AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

END OF PLUMBING NOTES

PLUMBING SYMBOL SCHEDULE

AAV	AIR ADMITTANCE VALVE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BC	BALANCE COCK
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
BT	BATHTUB
BTVA	BUTTERFLY VALVE
BV	BALL VALVE
CHVA	CHECK VALVE
CO	CLEANOUT
CP	CIRCULATING PUMP
CV	CONTROL VALVE
DW	DISHWASHER
DWH	DOMESTIC WATER HEATER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FUT	FUTURE
GR	GRADE
HB	HOSE BIBB
IE	INVERT ELEVATION
MPC	MICHIGAN PLUMBING CODE
RI	ROUGH-IN
RS	ROOF SUMP
S	SINK
SH	SHOWER
SD	SHOWER DRAIN
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VENT
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT
WMB	WASHING MACHINE BOX

WC-1	FIXTURE TAG
CW	COLD WATER PIPING
HW	HOT WATER PIPING
HWR	HOT WATER PIPING
SAN	SANITARY PIPING
V	VENT PIPING
RC	RAIN CONDUCTOR
ORC	OVERFLOW RAIN CONDUCTOR
	ELBOW UP
	ELBOW DOWN
	CAP
	TEE UP
	TEE DOWN
	DIRECTION OF FLOW
	BALL VALVE
	CIRCUITSOLVER HWR BALANCING VALVE
	CHECK VALVE
	BUTTERFLY VALVE
	UNION

MINIMUM PIPING INSULATION THICKNESS

TABLE 6.8.3-1 MINIMUM PIPING INSULATION THICKNESS HEATING AND HOT WATER SYSTEMS [a, b, c, d, e]
(STEAM, STEAM CONDENSATE, HEATING HOT WATER AND DOMESTIC HOT WATER SYSTEMS)

FLUID OPERATING TEMPERATURE RANGE (°F) AND USAGE	INSULATION CONDUCTIVITY		≥NOMINAL PIPE OR TUBE SIZE, IN.				
	CONDUCTIVITY, BTU·IN/H·FT²·°F	MEAN RATING TEMPERATURE, °F	<1	1 TO <1-1/2	1-1/2 TO <4	4 TO <8	≥8
			INSULATION THICKNESS, IN.				
>350	0.32 TO 0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29 TO 0.32	200	3.0	4.0	4.5	4.5	4.5
201-350	0.27 TO 0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25 TO 0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22 TO 0.28	100	1.0	1.0	1.5	1.5	1.5

a. FOR INSULATION OUTSIDE THE STATED CONDUCTIVITY RANGE, THE MINIMUM THICKNESS (*T*) SHALL BE DETERMINED AS FOLLOWS: $T = r((1+t/r)^{K/k} - 1)$, WHERE *T* = MINIMUM INSULATION THICKNESS (IN.), *r* = ACTUAL OUTSIDE RADIUS OF PIPE (IN.), *t* = INSULATION THICKNESS LISTED IN THIS TABLE FOR APPLICABLE FLUID TEMPERATURE AND PIPE SIZE, K = CONDUCTIVITY OF ALTERNATE MATERIAL AT MEAN RATING TEMPERATURE INDICATED FOR THE APPLICABLE FLUID TEMPERATURE [BTU·IN/H·FT²·°F]; AND k = THE UPPER VALUE OF THE CONDUCTIVITY RANGE LISTED IN THIS TABLE FOR THE APPLICABLE FLUID TEMPERATURE.
b. THESE THICKNESSES ARE BASED ON *ENERGY EFFICIENCY* CONSIDERATIONS ONLY. ADDITIONAL INSULATION IS SOMETIMES REQUIRED RELATIVE TO SAFETY ISSUES/SURFACE TEMPERATURE.
c. FOR *PIPING* SMALLER THAN 1-1/2" AND LOCATED IN PARTITIONS WITHIN *CONDITIONED SPACES*, REDUCTION OF THESE THICKNESSES BY 1" SHALL BE PERMITTED (BEFORE THICKNESS ADJUSTMENT REQUIRED IN FOOTNOTE [a]) BUT NOT TO THICKNESSES BELOW 1".
d. FOR DIRECT-BURIED HEATING AND HOT-WATER *SYSTEM PIPING*, REDUCTION OF THESE THICKNESSES BY 1-1/2" SHALL BE PERMITTED (BEFORE THICKNESS ADJUSTMENT REQUIRED IN FOOTNOTE [a]) BUT NOT TO THICKNESSES BELOW 1".
e. THE TABLE IS BASED ON STEEL PIPE. NONMETALLIC PIPES SCHEDULE 80 THICKNESS OR LESS SHALL USE THE TABLE VALUES. FOR OTHER NONMETALLIC PIPES HAVING *THERMAL RESISTANCE* GREATER THAN THAT OF STEEL PIPE, REDUCED INSULATION THICKNESSES ARE PERMITTED IF DOCUMENTATION IS PROVIDED SHOWING THAT THE PIPE WITH THE PROPOSED INSULATION HAS NO MORE HEAT TRANSFER PER FOOT THAN A STEEL PIPE OF THE SAME SIZE WITH THE INSULATION THICKNESS SHOWN IN THE TABLE.

PLUMBING DEMOLITION NOTES:

1. REMOVE ALL EXISTING PLUMBING EQUIPMENT ON SITE INCLUDING ABANDONED EQUIPMENT. REMOVE EQUIPMENT, WATER HEATERS, STORAGE TANKS, PLUMBING FIXTURES, PIPING, INSULATION, HANGERS, METERS, VALVES, CONTROLS, PUMPS, WALL SLEEVES, FLOOR DRAINS, ETC. REMOVE ALL BACK TO THE POINT OF CONCEALMENT. REMOVE FROM SITE AND DISPOSE OF IN A LEGAL MANNER. (PROOF OF LEGAL DISPOSAL IS REQUIRED AND SHALL BE PROVIDED TO CM OR GC FOR ALL HAZARDOUS MATERIALS)

2. CAP ALL DEMOED PIPING AT POINTS OF CONCEALMENT TO PREVENT LIQUIDS REMAINING IN CONCEALED SPACES TO DRIP DOWN ONTO NEW SURFACES.

3. UTILIZE SPRAY FOAM TO SEAL ANY OPENINGS LEFT AT SITE TO PREVENT RODENTS/INSECTS FROM ENTERING FACILITY THROUGH DEMOED PENETRATIONS.

4. DEMOLITION WORK IS ONLY GENERALLY SHOWN ON THE DRAWINGS IF AT ALL. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING THE PROJECT TO DETERMINE THE EXTENT OF THE DEMOLITION WORK REQUIRED AND INCLUDE IT IN HIS/HER BID. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY EXISTING SYSTEMS/EQUIPMENT THAT WILL NOT BE UTILIZED FOR NEW WORK AND REMOVE ACCORDINGLY - DO NOT ABANDON - REMOVE UNUSED ITEMS. CONFIRM ALL DEMOLITION QUANTITIES PRIOR TO BIDDING.

5. OWNER RESERVES FIRST RIGHT TO ALL ITEMS THEY WISH TO SALVAGE. DISCUSS WITH OWNER/GC PRIOR TO STARTING DEMOLITION AND TAKE EXTRA CARE REMOVING THOSE ITEMS THAT OWNER WISHES TO SALVAGE.

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

PIPING INSULATION NOTE:

DOMESTIC COLD AND HOT WATER PIPING (INCLUDING VALVES, ELBOWS, FITTINGS) SHALL HAVE THE FOLLOWING INSULATION: "THERMA-CEL", SOLD BY "GRAINGER". MUST MEET ASTM E84, 25/50 SMOKE/FLAME RATING, SEMI-SLIT, GRAY COLOR, TEMPERATURE RANGE: -40°F TO +200°F. THICKNESS PER ASHRAE 90.1, 2007. INSULATION MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR CONTRACTOR WILL BE REQUIRED TO REMOVE AND RE-INSTALL. UTILIZE MANUFACTURER'S ELBOW FITTINGS, DO NOT SIMPLY BEND INSULATION AROUND ELBOWS AND COVER WITH BLACK ELECTRICAL TAPE (OR SIMILAR). UTILIZE THE TAPE THAT IS SOLD AND RECOMMENDED BY THE MANUFACTURER.

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M.P.518	ENLARGED M&P UNIT PLANS
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STATE OF MICHIGAN
STEVEN SCOTT
ENGINEER
No. 61232
LICENSED PROFESSIONAL ENGINEER
5/9/25
CABOT

RENOVATION OF
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MICHIGAN

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KEY PLAN

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TRC22.066

DRAWING TITLE

PLUMBING LEGEND & NOTES

DRAWING NUMBER

P.001

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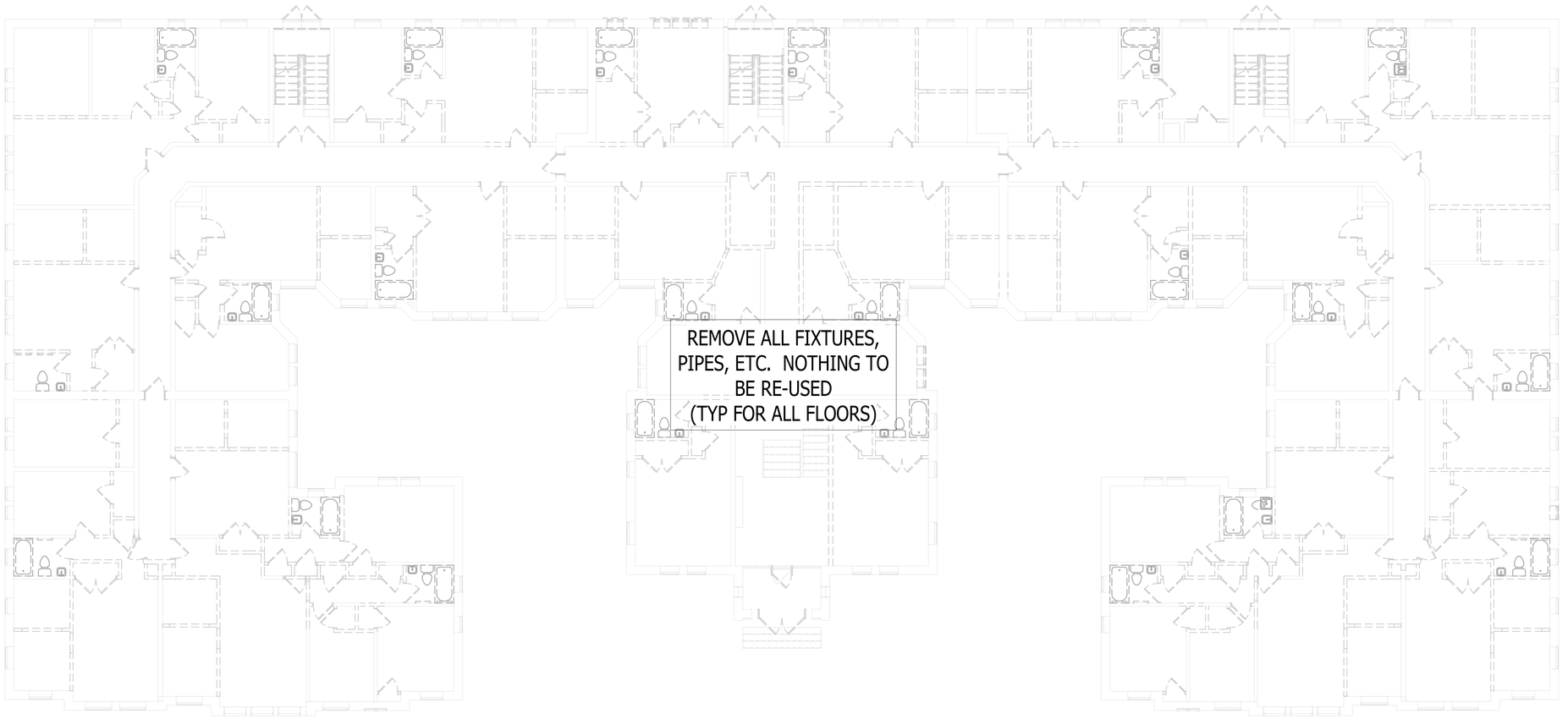
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GENERAL PLUMBING DEMOLITION PLAN
1/8" = 1'-0"

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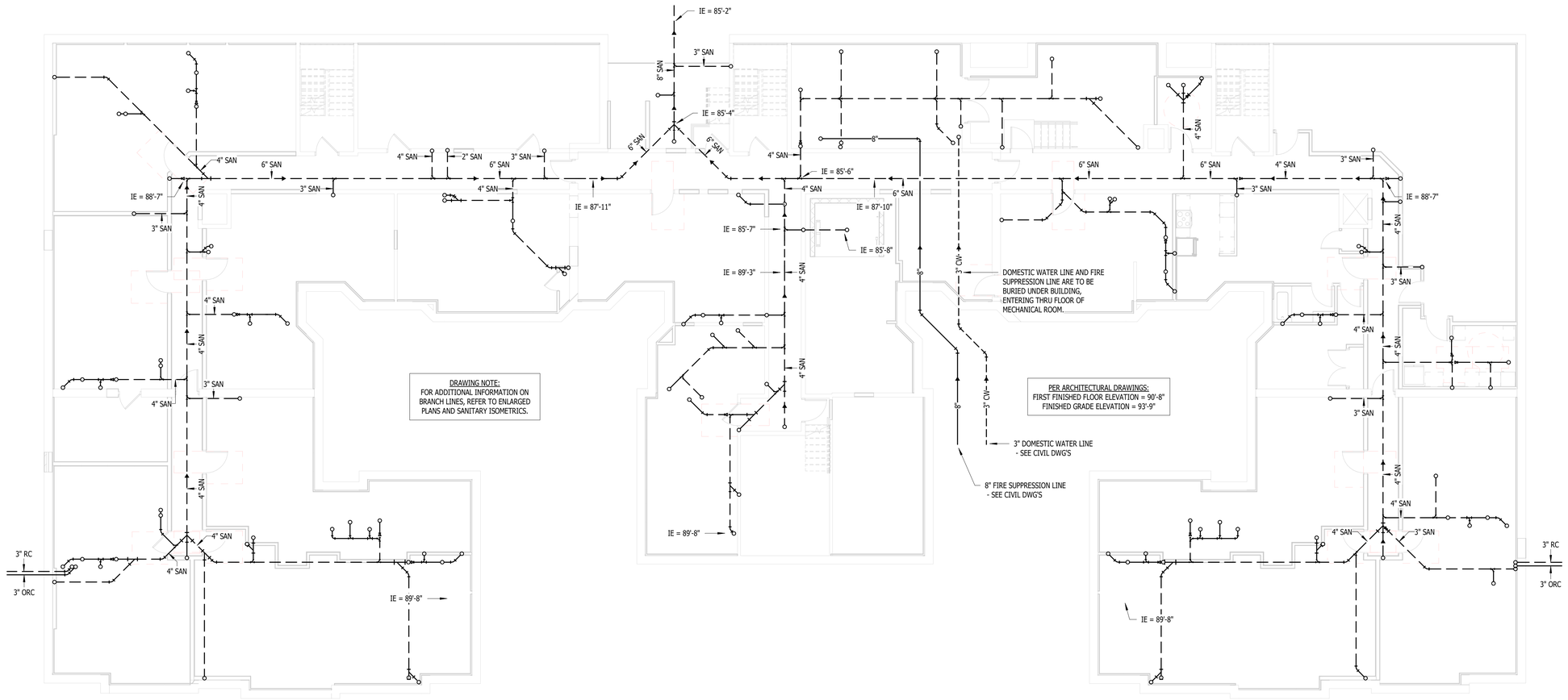
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DOMESTIC WATER LINE AND FIRE SUPPRESSION LINE ARE TO BE BURIED UNDER BUILDING, ENTERING THRU FLOOR OF MECHANICAL ROOM.

PER ARCHITECTURAL DRAWINGS:
FIRST FINISHED FLOOR ELEVATION = 90'-8"
FINISHED GRADE ELEVATION = 93'-9"

UNDERGROUND PLUMBING PLAN
1/8" = 1'-0"

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UNDERGROUND PLUMBING PLAN

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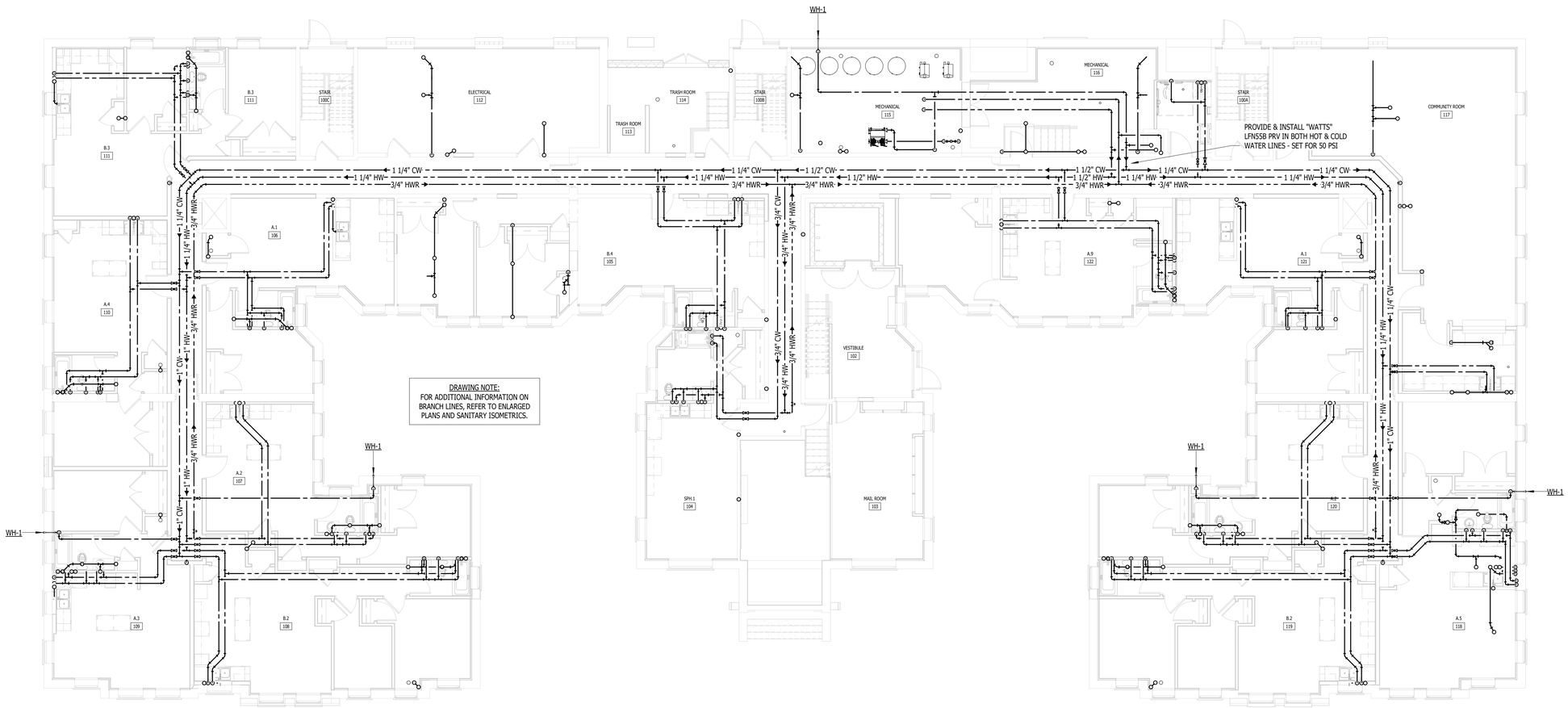
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BASEMENT PLUMBING PLAN

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BASEMENT PLUMBING PLAN

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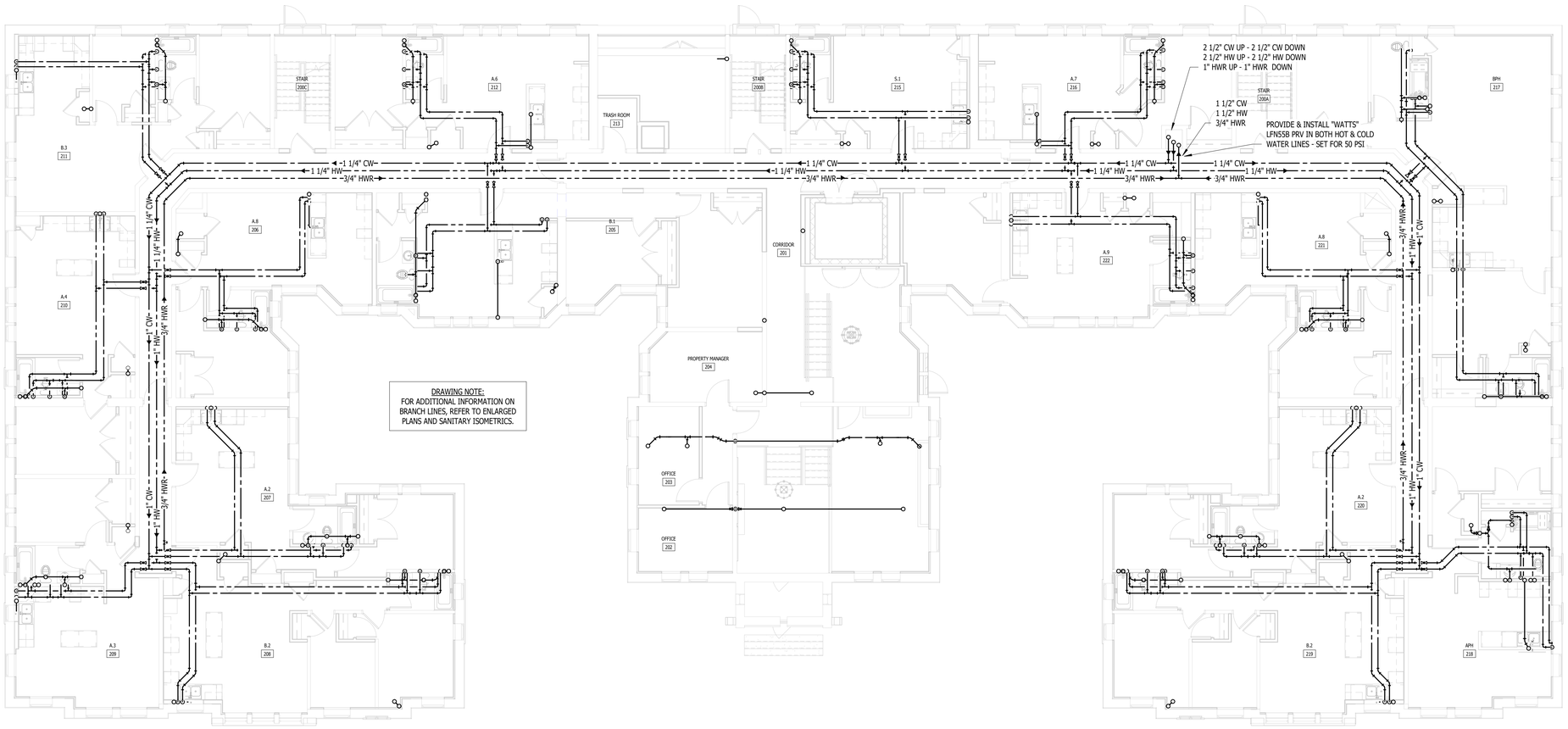
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FIRST FLOOR PLUMBING PLAN
1/8" = 1'-0"

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FIRST FLOOR PLUMBING PLAN

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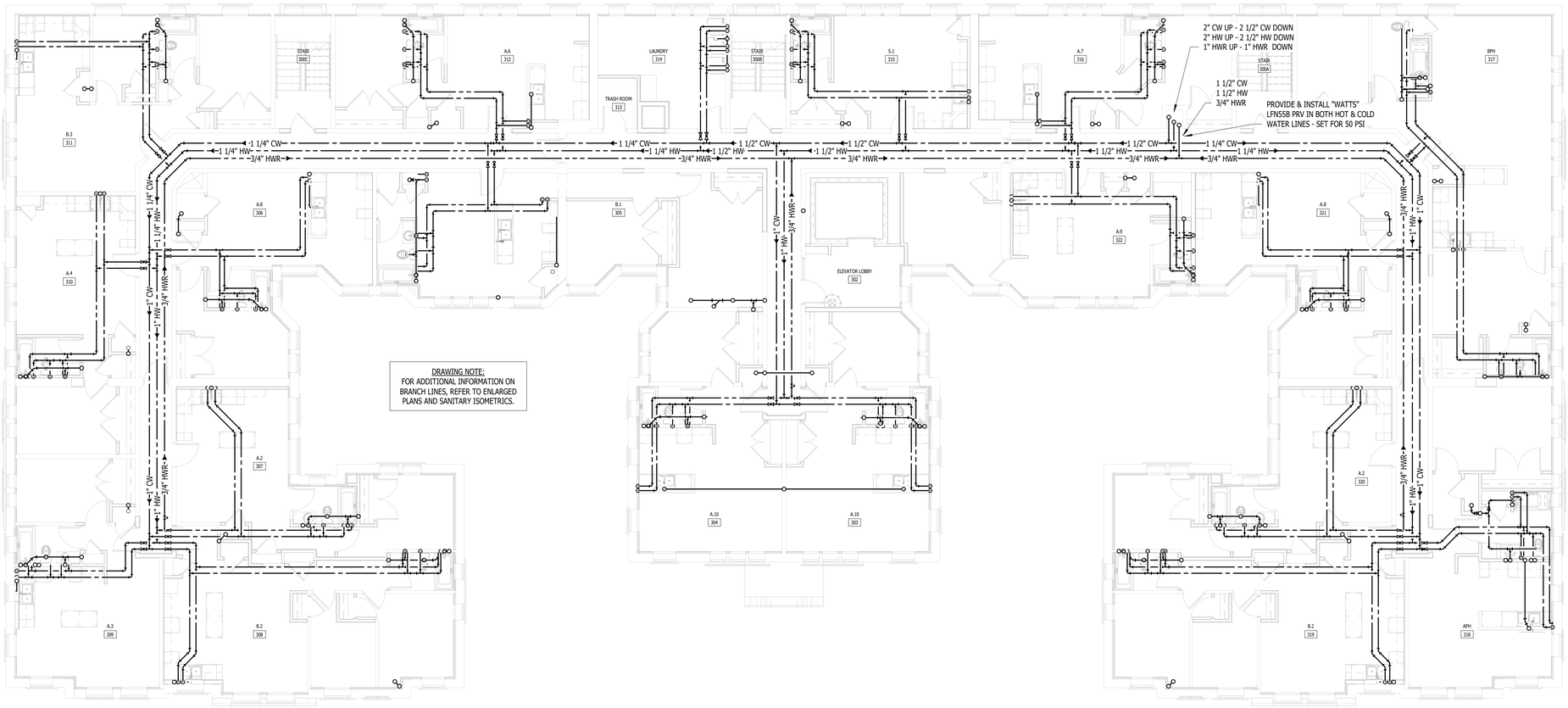
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SECOND FLOOR PLUMBING PLAN
1/8" = 1'-0"

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SECOND FLOOR PLUMBING PLAN

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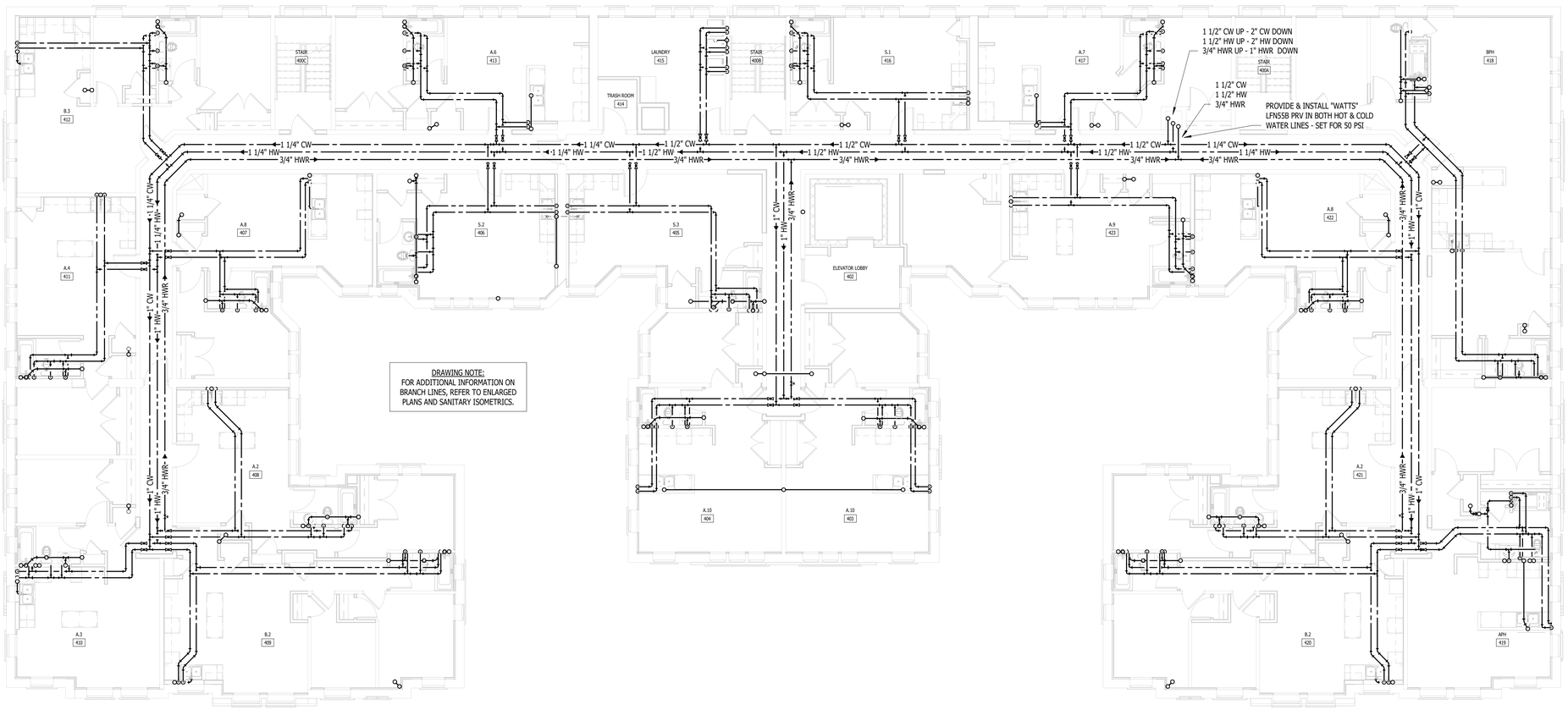
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THIRD FLOOR PLUMBING PLAN
1/8" = 1'-0"

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THIRD FLOOR PLUMBING PLAN

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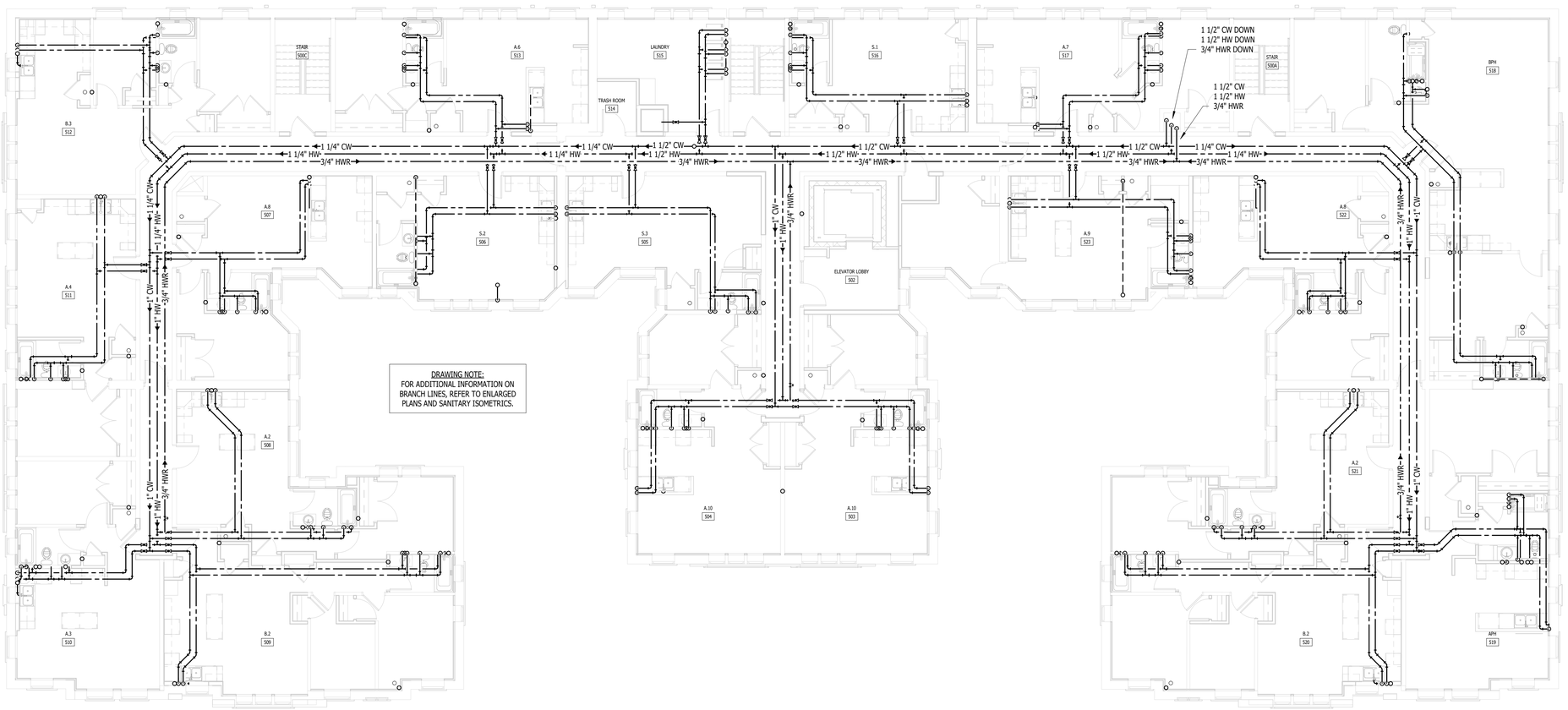
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FOURTH FLOOR PLUMBING PLAN

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FOURTH FLOOR PLUMBING PLAN

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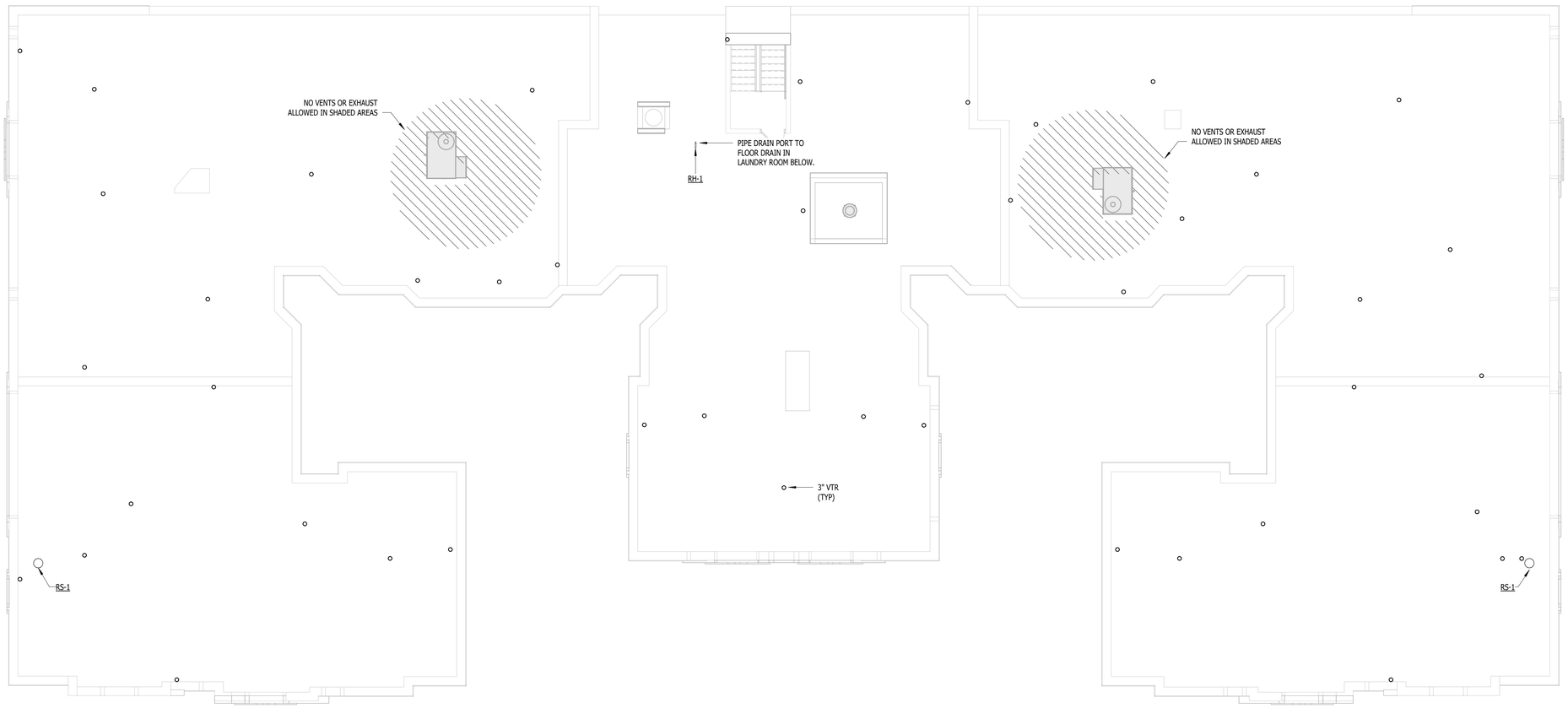
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PHONE 248.543.4100 FAX 248.543.4141

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SEAL





ROOF PLUMBING PLAN
1/8" = 1'-0"

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT
MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ROOF PLUMBING PLAN

DRAWING NUMBER

P.106

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

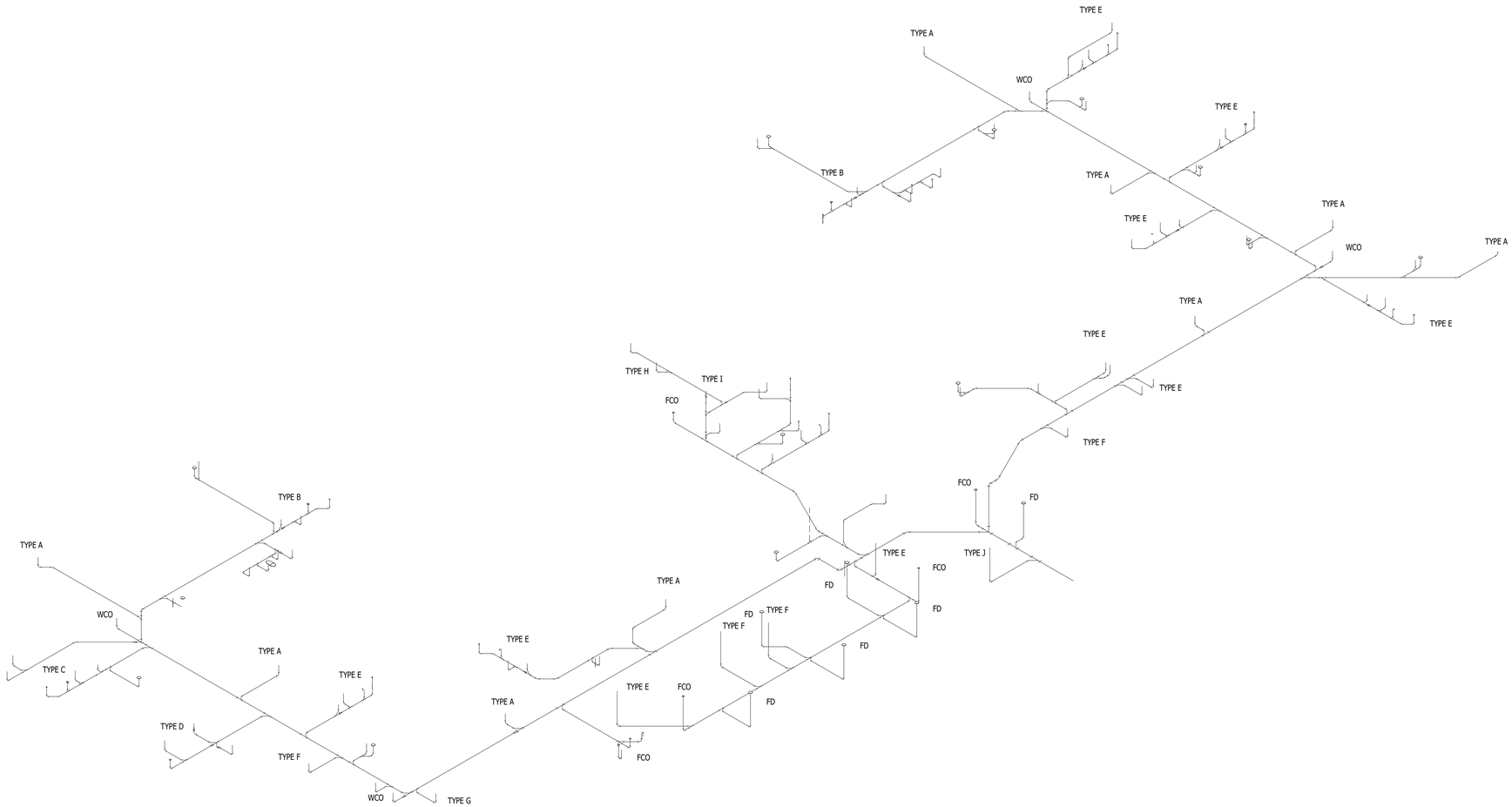
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1 P.201 SANITARY ISOMETRIC
NOT TO SCALE

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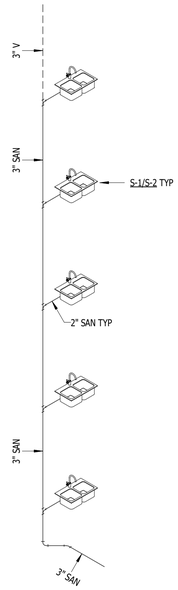
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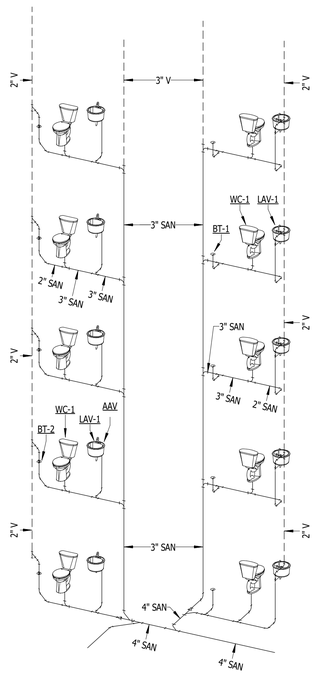
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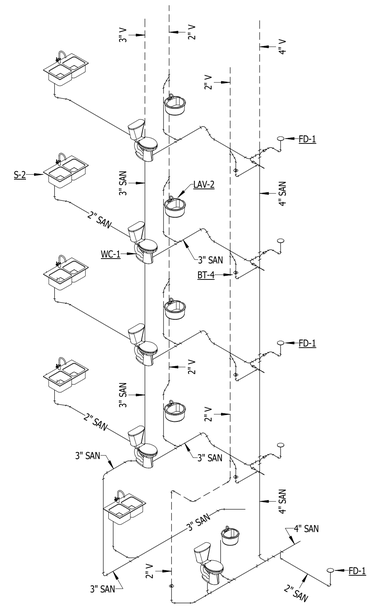
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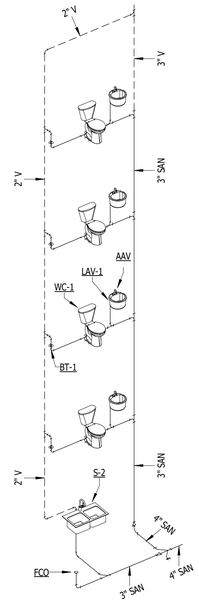
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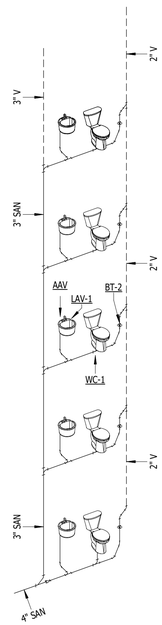
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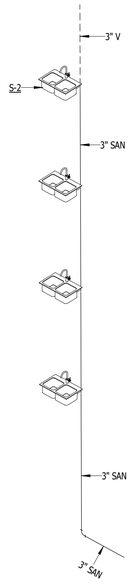
3 P.202 TYPE C NOT TO SCALE



4 P.202 TYPE D NOT TO SCALE



5 P.202 TYPE E NOT TO SCALE



6 P.202 TYPE F NOT TO SCALE

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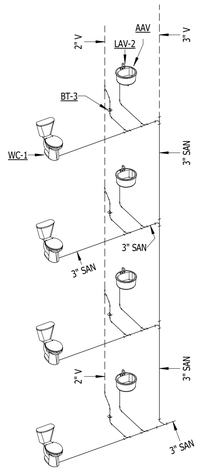
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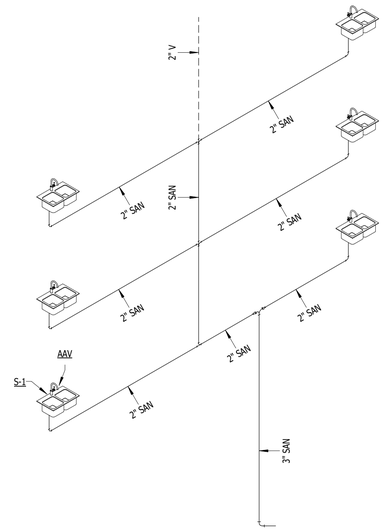
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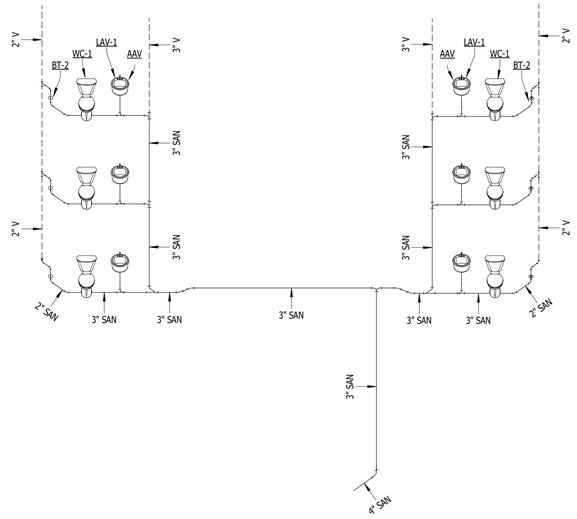
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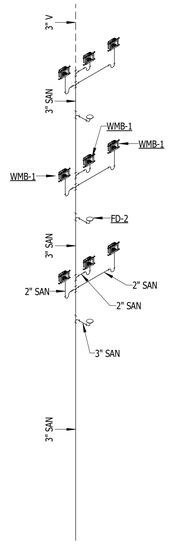
1 P.203 TYPE G NOT TO SCALE



2 P.203 TYPE H NOT TO SCALE



3 P.203 TYPE I NOT TO SCALE



4 P.203 TYPE J NOT TO SCALE

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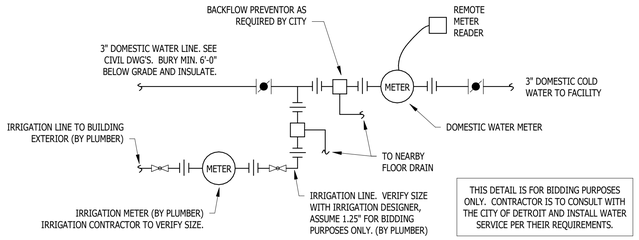
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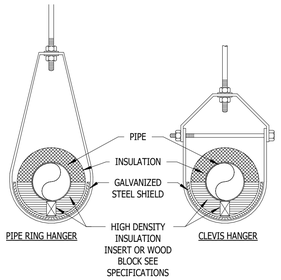
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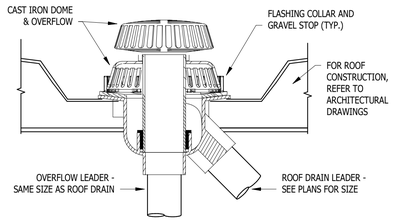
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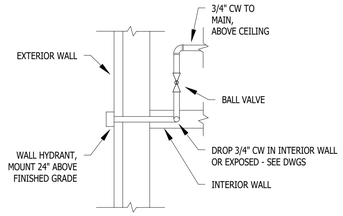
4 P.301 WATER SERVICE ENTRANCE DETAIL
NOT TO SCALE



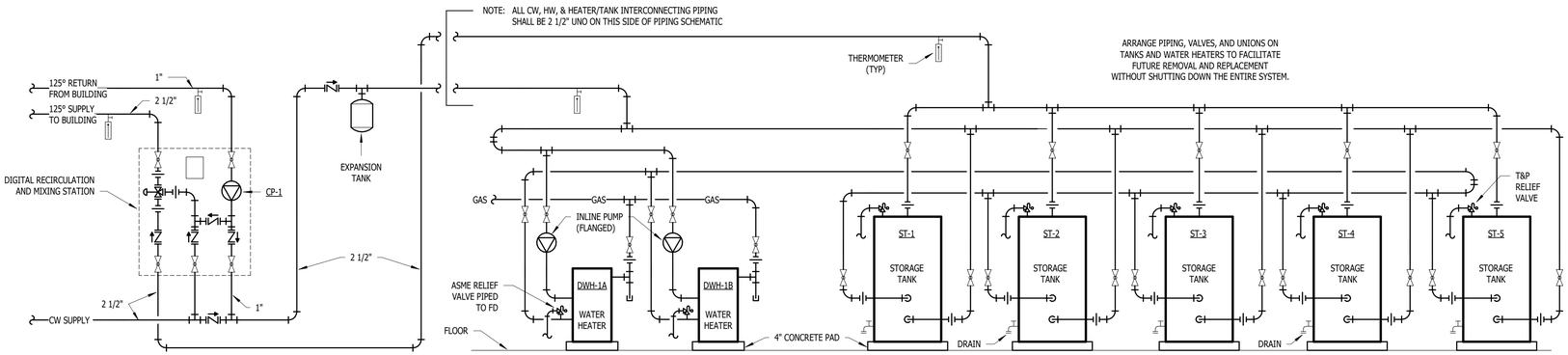
5 P.301 INSULATED PIPE AT HANGER DETAIL
NOT TO SCALE



3 P.301 COMBINATION ROOF DRAIN DETAIL
NOT TO SCALE



2 P.301 WALL HYDRANT DETAIL
NOT TO SCALE



1 P.301 WATER HEATER PIPING SCHEMATIC
NOT TO SCALE

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DRAWING TITLE
PLUMBING DETAILS

DRAWING NUMBER
P.301

DOMESTIC WATER BOOSTER PUMP SCHEDULE

COMMENTS:
1. OPTIONAL EQUIPMENT TO INCLUDE GENERAL ALARM CONTACT RELAY, MONTORS, SENSOR FAIL, LOW SUCTION/LEVEL & HIGH SYSTEM AND VFD FAULTS.

TAG	BASIS OF DESIGN			FLOW RATE (EACH PUMP)	BOOST PRESSURE [FT]	BOOST PRESSURE [PSI]	PUMP MODEL	PUMP TYPE	VOLTS/Ø	MAIN DISCONNECT	VFD MODEL
	MANUFACTURER	MODEL	TYPE								
BP-1	QUANTUMFLO	PRODIGY- DUPLEX	PACKAGED SYSTEM	72 GPM	120.33	52.09 psi	QES_321-5-6.54	END SUCTION	280/3	60 A	F.C. 5 HP

DOMESTIC WATER HEATER SCHEDULE

COMMENTS:
1. MODULATING BURNER - 5:1 TURNDOWN
2. SEALED COMBUSTION
3. PROVIDE WITH TEMPERATURE & PRESSURE RELIEF VALVE.
4. PROVIDE AUDIBLE ALARM
5. PROVIDE CONCENTRIC VENT KIT
6. PROVIDE CONDENSATE NEUTRALIZATION KIT

TAG	MANUFACTURER	MODEL	DESCRIPTION	RECOVERY GPH	RISE OF RECOVERY	EWT	LWT	INPUT RATE (BTUH)	FUEL TYPE
DWH-1(A, B)	LOCHINVAR	AWN201PM	ARMOR CONDENSING WATER HEATER	234	100 °F	40 °F	140 °F	201,000	NATURAL GAS

HOT WATER CIRCULATION PUMP SCHEDULE

COMMENTS:
1. PUMP SHALL OPERATE ON SETPOINT TEMPERATURE CONTROL MODE TO MAINTAIN A CONSTANT TEMPERATURE IN THE SYSTEM WHEN ENABLED. PROVIDE WITH EXTERNAL SENSOR FOR OPERATION.

TAG	BASIS OF DESIGN		PUMP TYPE	HEAD (FEET)	DESIGN FLOW RATE	MAX FLOW RATE	MOTOR TYPE	RATED SPEED (RPM)	MOTOR POWER
	MANUFACTURER	MODEL							
CP-1	BELL & GOSSETT	ECOCIRC XL 20-35	WET ROTOR CIRCULATOR	15	12.0 GPM	35.0 GPM	ECM	3800	62 W

HOT WATER HEATER STORAGE TANK SCHEDULE

COMMENTS:
1. LOCK-TEMP BAFFLE
2. MAGNESIUM ANODE
3. 160 PSI WORKING PRESSURE
4. PROVIDE TEMPERATURE & PRESSURE GAUGE
5. PROVIDE LIFTING LUGS
6. PROVIDE T&P RELIEF VALVE

TAG	MANUFACTURER	MODEL	DESCRIPTION	GALLON CAP.	DIMENSIONS
ST-1	LOCHINVAR	RJS120M	Commercial Jacketed and Insulated Storage Tank	119	62" H x 29 1/2" Ø - 350 LBS

DIGITAL MIXING VALVE SCHEDULE

COMMENTS:
1. PROVIDE STANDARD 1.0 CONTROLLER

TAG	MANUFACTURER	MODEL	INLET / OUTLET SIZE	MIN FLOW RATE	CERTIFICATIONS
DMV-1	LEONARD VALVE	PNV-150-LF	1 1/4" / 1 1/2"	0.25 GPM	ASSE 1017, CSA, UL

BUILDING WSFU CALCULATIONS

FLOOR LEVEL	FIXTURE TYPE	QUANTITY	LOAD VALUES (WSFU)			TOTAL WSFU
			COLD	HOT	TOTAL	
1	BATHROOM GROUP - PRIVATE	13	2.7	1.5	3.6	46.8
1	BATHROOM GROUP - PUBLIC	1	6	3	8	8
1	DISHWASHING MACHINE	14	0	1.4	1.4	19.6
1	KITCHEN SINK	14	1	1	1.4	19.6
2	BATHROOM GROUP	17	2.7	1.5	3.6	61.2
2	DISHWASHING MACHINE	16	0	1.4	1.4	22.4
2	KITCHEN SINK	16	1	1	1.4	22.4
3	BATHROOM GROUP	19	2.7	1.5	3.6	68.4
3	DISHWASHING MACHINE	18	0	1.4	1.4	25.2
3	KITCHEN SINK	18	1	1	1.4	25.2
3	WASHING MACHINE	3	2.25	2.25	3	9
4	BATHROOM GROUP	20	2.7	1.5	3.6	72
4	DISHWASHING MACHINE	19	0	1.4	1.4	26.6
4	KITCHEN SINK	19	1	1	1.4	26.6
4	WASHING MACHINE	3	2.25	2.25	3	9
5	BATHROOM GROUP	20	2.7	1.5	3.6	72
5	DISHWASHING MACHINE	19	0	1.4	1.4	26.6
5	KITCHEN SINK	19	1	1	1.4	26.6
5	WASHING MACHINE	3	2.25	2.25	3	9
						596.2

PLUMBING FIXTURE SPECIFICATIONS

FOR ALL SINKS, LAVATORIES, FAUCETS, VALVES, ETC. THAT COULD POSSIBLY SCALD EMPLOYEES, CUSTOMERS, OR VISITORS, PROVIDE AND INSTALL A THERMOSTATIC MIXING VALVE EQUAL TO "WATTS", MODEL LFUSG-B-M2. MOUNT UNDER SINK OR LAVATORY SHROUD. SET MIXED WATER TEMPERATURE AT 110° F MAXIMUM PER MICHIGAN PLUMBING CODE AND ADA CODES. 0.5 GPM MINIMUM FLOW RATE, 3.1 GPM MAXIMUM FLOW RATE, 45 PSI PRESSURE LOSS. LAVATORY SHROUD SHALL NOT BE CAULKED TO WALL SO VALVES/TRAP CAN BE ACCESSED.

TAG	FIXTURE		FAUCETS, FITTINGS, AND ACCESSORIES	
FIXTURE TYPE	BASIS OF DESIGN	DESCRIPTION	BASIS OF DESIGN	DESCRIPTION
BT-1 BATHTUB/ SHOWER COMBO	BESTBATH 4ETSF6030A165	TUB-SHOWER COMBO, RIGHT HAND DRAIN PLACEMENT, MULTI-PIECE MODULE, GELCOAT/FIBERGLASS CONSTRUCTION WITH FULL INTEGRAL PLYWOOD BACKING IN THE WALLS, EIGHT INCH TILE WALL FINISH, WHITE FINISH. PROVIDE OPTIONAL ACCESSORIES: SOAP DISH	MOEN 8389EP15	SINGLE HANDLE PRESSURE BALANCING TUB/SHOWER SYSTEM. CHROME PLATED METAL CONSTRUCTION, PRESSURE BALANCING CYCLE VALVE WITH 1/4 TURN STOPS, 1/2" CC CONNECTIONS, VANDAL RESISTANT SCREWS AND SHOWER HEAD. ADJUSTABLE TEMPERATURE LIMIT STOP & PRESSURE BALANCING MECHANISM. 1.5 GPM. ASME A112.18.1/CSA B125.1 CERTIFIED. PROVIDE DRAIN & OVERFLOW, POLISHED CHROME FINISH.
BT-2 BATHTUB/ SHOWER COMBO	BESTBATH 4ETSF6030A165	SAME AS BT-1, EXCEPT LEFT HAND DRAIN PLACEMENT	MOEN 8389EP15	SAME AS BT-1
BT-3 BATHTUB/ SHOWER COMBO	BESTBATH 4ETSF6030A165	ADA TUB-SHOWER COMBO, RIGHT HAND DRAIN PLACEMENT, MULTI-PIECE MODULE, GELCOAT/FIBERGLASS CONSTRUCTION WITH FULL INTEGRAL PLYWOOD BACKING IN THE WALLS, EIGHT INCH TILE WALL FINISH, WHITE FINISH. PROVIDE OPTIONAL ACCESSORIES FOR ADA COMPLIANCE: GRAB BAR, FOLDING SEAT, SOAP DISH.	MOEN 8343	THREE-FUNCTION ADA TUB/SHOWER SYSTEM. STATIONARY SHOWERHEAD, HAND-HELD SHOWER WITH NON-POSITIVE PAUSE, 69" METAL HOSE, 30" SLIDE BAR, DROP ELL, AND TUB FILLER. CHROME PLATED METAL CONSTRUCTION, PRESSURE BALANCING CYCLE VALVE WITH 1/4 TURN STOPS, 3 FUNCTION TRANSFER VALVE, 1/2" CC CONNECTIONS. ADJUSTABLE TEMPERATURE LIMIT STOP & PRESSURE BALANCING MECHANISM. 2.5 GPM. ASME A112.18.1/CSA B125.1 CERTIFIED. PROVIDE DRAIN & OVERFLOW, POLISHED CHROME FINISH.
BT-4 BATHTUB/ SHOWER COMBO	BESTBATH 4ETSF6030A165	SAME AS BT-3, EXCEPT LEFT HAND DRAIN PLACEMENT	MOEN 8343	SAME AS BT-3
FD-1 FLOOR DRAIN	ZURN EZ1-PV2-ST	PVC BODY, ADJUSTABLE WITH EZ1 TECHNOLOGY, 2" PIPE SIZE WITH TRAP, BOTTOM OUTLET. NICKEL BRONZE 5" x 5" SQUARE STRAINER.	ZURN Z1072-2	BARRIER TRAP SEAL FOR 2" PIPE SIZE.
FD-2 FLOOR DRAIN	ZURN EZ1-PV3-ST	SAME AS FD-1, EXCEPT 3" PIPE SIZE.	ZURN Z1072-3	BARRIER TRAP SEAL FOR 3" PIPE SIZE.
LAV-1 LAVATORY	N/A N/A	CULTURED MARBLE TOP & LAVATORY.	AMERICAN STANDARD 7075.000	COLONY PRO SINGLE CONTROL, METAL LEVER HANDLE, METAL POP-UP DRAIN, METAL BODY WITH METAL LEVER HANDLE, WASHERLESS 35 MM CERAMIC DISC VALVE CARTRIDGE WITH INTEGRAL HOT LIMIT SAFETY STOP. 24" COLOR-CODED BRAIDED FLEXIBLE SUPPLY HOSES WITH 3/8" COMPRESSION CONNECTIONS. 1.2 GPM MAX FLOW RATE. POLISHED CHROME FINISH, ADA APPROVED.
LAV-2 LAVATORY, ADA	N/A N/A	ADA COMPLIANT CULTURED MARBLE TOP & LAVATORY. 6" MAX DEPTH.	AMERICAN STANDARD 7075.000	COLONY PRO SINGLE CONTROL, METAL LEVER HANDLE, METAL POP-UP DRAIN, METAL BODY WITH METAL LEVER HANDLE, WASHERLESS 35 MM CERAMIC DISC VALVE CARTRIDGE WITH INTEGRAL HOT LIMIT SAFETY STOP. 24" COLOR-CODED BRAIDED FLEXIBLE SUPPLY HOSES WITH 3/8" COMPRESSION CONNECTIONS. 1.2 GPM MAX FLOW RATE. POLISHED CHROME FINISH, ADA APPROVED.
RH-1	ZURN Z1388XL	EXPOSED, LEAD FREE, NON-FREEZE ROOF HYDRANT. DURA-COATED CAST IRON HEAD AND LIFT HANDLE WITH LOCK OPTION, GALVANIZED STEEL CASING, BRONZE & STAINLESS STEEL COMPONENTS. 3/4" INLET CONNECTION, 3/4" MALE HOSE THREAD OUTLET CONNECTION.	N/A	N/A
RS-1 ROOF SUMP	ZURN Z100C	FROET BI-FUNCTIONAL ROOF DRAIN WITH 45° PRIMARY OUTLET CONNECTION. POWDER COATED CAST IRON DEEP SUMP BODY WITH COMBINATION MEMBRANE FLASHING CLAMP GUARD, CAST IRON DOME. 3" PIPE SIZE.	N/A	N/A
S-1 SINK	ELKAY ECTSR33229TBG	ELKAY CROSSTOWN 18 GAUGE STAINLESS STEEL 33" x 22" x 9" EQUAL DOUBLE BOWL MOUNT SINK KIT. SINK IS HANDMADE/FABRICATED FROM 18 GUAGE 304 STAINLESS STEEL WITH A POLISHED SATIN FINISH, REAR CENTER DRAIN PLACEMENT, AND FULL SPRAY SIDES AND BOTTOM WITH SIDES AND BOTTOM PADS. ORDER WITH LK35 STRAINER BASKET & TAILPIECE.	MOEN 7402SRS	HIGH ARC SPOUT, LEVER STYLE HANDLE, PULL DOWN SPOUT, STREAM OR SPRAY MODES, STAINLESS FINISH, ADA APPROVED. PROVIDE & INSTALL DISPOSAL EQUAL TO "ISE" BADGER 5, CONTINUOUS FEED, 1/2 HP, 120V, 6.3 AMPS, WITH DISHWASHER DRAIN CONNECTION, WITH FACTORY POWER CORD INSTALLED.
S-2 SINK, ADA	ELKAY ECTSRAD33226TBG	ELKAY CROSSTOWN 18 GAUGE STAINLESS STEEL 33" x 22" x 6" EQUAL DOUBLE BOWL MOUNT ADA SINK KIT. SINK IS HANDMADE/FABRICATED FROM 18 GUAGE 304 STAINLESS STEEL WITH A POLISHED SATIN FINISH, REAR CENTER DRAIN PLACEMENT, AND FULL SPRAY SIDES AND BOTTOM WITH SIDES AND BOTTOM PADS. ORDER WITH LK35 STRAINER BASKET & TAILPIECE.	MOEN 7402SRS	HIGH ARC SPOUT, LEVER STYLE HANDLE, PULL DOWN SPOUT, STREAM OR SPRAY MODES, STAINLESS FINISH, ADA APPROVED. PROVIDE & INSTALL DISPOSAL EQUAL TO "ISE" BADGER 5, CONTINUOUS FEED, 1/2 HP, 120V, 6.3 AMPS, WITH DISHWASHER DRAIN CONNECTION, WITH FACTORY POWER CORD INSTALLED.
WC-1 WATER CLOSET, FT	AMERICAN STANDARD 788AA104	CADET CHAIR HEIGHT, ELONGATED, TANK TYPE. VITREOUS CHINA, 1.28 GPF, 16 1/2" RIM HEIGHT, FULLY GLAZED 2 1/8" TRAPWAY WITH 3" FLAPPER FLUSH VALVE. WHITE FINISH, CHROME FINISH TRIP LEVER. INCLUDES SLOW-CLOSE SEAT, FLOOR BOLTS, WAX RING GASKET WITH CLOSET BOLTS, AND COLOR MATCH BOWL CAPS KIT. ADA APPROVED. PLUMBER RESPONSIBLE FOR ORDERING UNIT WITH TRIP LEVER ON THE OPEN SIDE OF THE TOILET.	N/A	N/A
WC-2 WATER CLOSET, FV	AMERICAN STANDARD 3043.001	MADERA FLOWISE ELONGATED, FLOOR MOUNT FLUSH VALVE.VITREOUS CHINA, 16 1/2" RIM HEIGHT, FULLY GLAZED 2 1/8" TRAPWAY, DIRECT-FED SIPHON JET, 1 1/2" INLET SPUD, 2 BOLT CAPS INCLUDED. WHITE FINISH, ADA APPROVED. PROVIDE ELONGATED OPEN FRONT SEAT WITH SELF SUSTAINING CHECK HINGES AND STAINLESS STEEL HARDWARE.	SLOAN REGAL 111-1.6	1.6 GPF, XL SWEAT SOLDER ADAPTER KIT, POLISHED CHROME FINISH, FIXTURE CONNECTION TOP SPUD, SINGLE FLUSH. ADA APPROVED.
WH-1 WALL HYDRANT	ZURN Z1321XL	EXPOSED ANTI-SIPHON, AUTOMATIC DRAINING, INTEGRAL BACKFLOW PREVENTER, COPPER CASING, 1/2 TURN CERAMIC DISC CARTRIDGE. STAINLESS STEEL FACE WITH OPERATING KEY LOCK. ORDER ACCORDINGLY FOR WALL THICKNESS.	N/A	N/A
WMB-1 WASHING MACHINE BOX	OATEY 38470	2-HOUR RATED WASHING MACHINE OUTLET BOX. TOP OR BOTTOM MOUNTED SUPPLY LINES. 1/4 TURN BRASS BALL VALVES. ADJUSTABLE METAL SUPPORT BRACKET SHALL BE INSTALLED ON TOP OR BOTTOM OF UNIT FOR SUPPORT IN STUD WALL. 2" DRAIN WITH 1/4 TURN TEST CAP.	N/A	N/A

KTS ENGINEERING GROUP

MEP CONSULTING ENGINEER

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SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM

KTS PROJECT NO. 25-0251

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

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RENOVATION OF
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13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

PLUMBING SCHEDULES

DRAWING NUMBER

P.401

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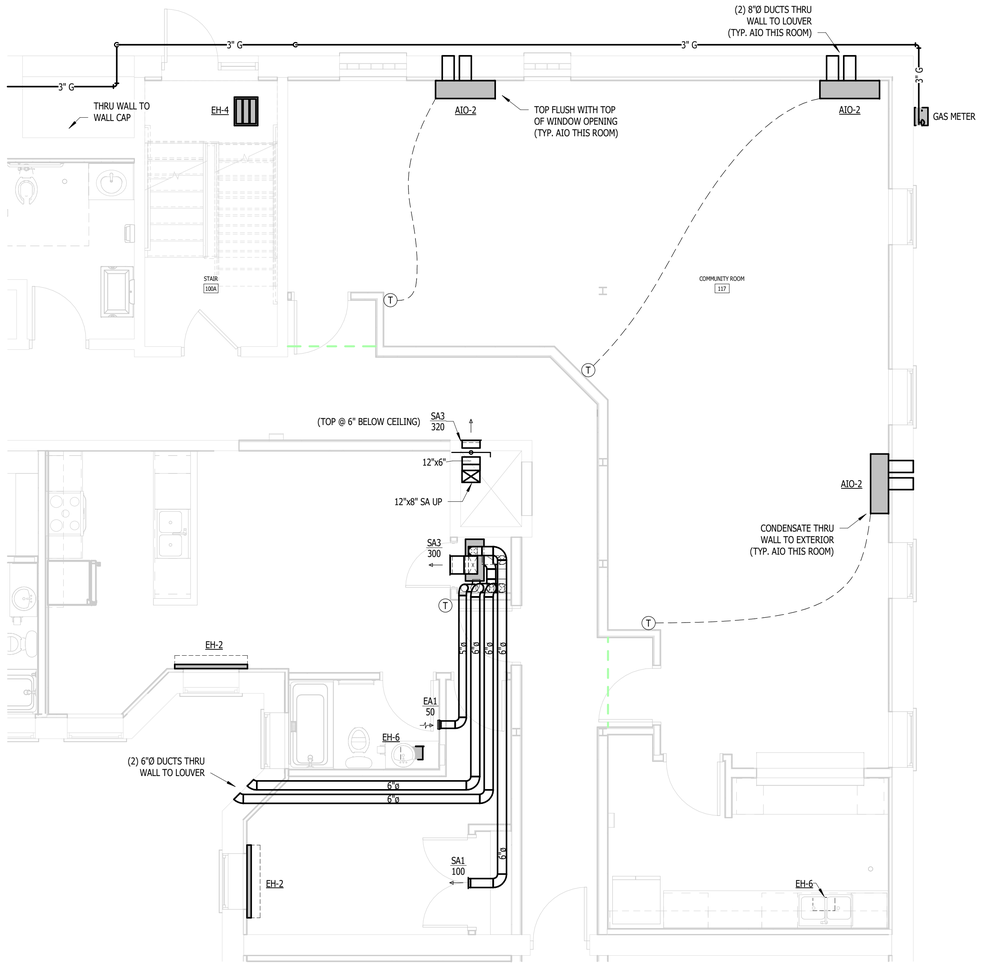
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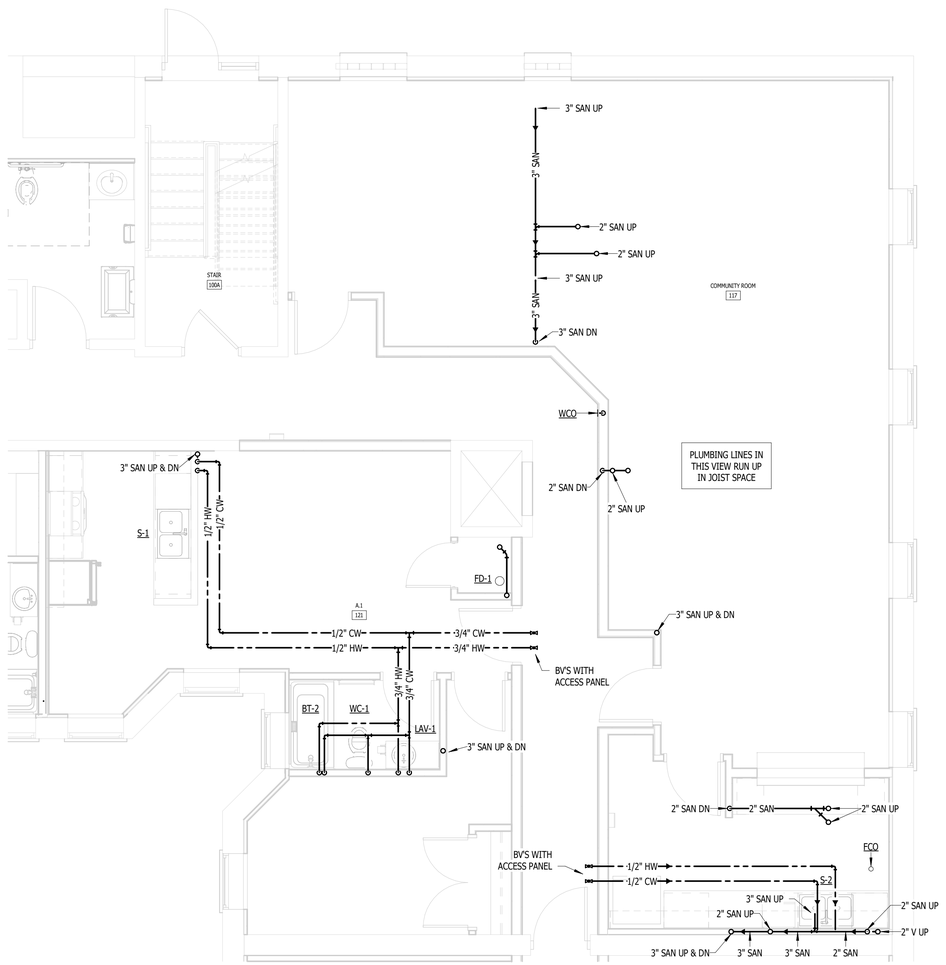
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RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN



2 M.P.501 ENLARGED BASEMENT FLOOR PLAN - MECHANICAL
NOT TO SCALE



1 M.P.501 ENLARGED BASEMENT FLOOR PLAN - PLUMBING
NOT TO SCALE

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06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED M & P - COMMUNITY

DRAWING NUMBER

M.P.501

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KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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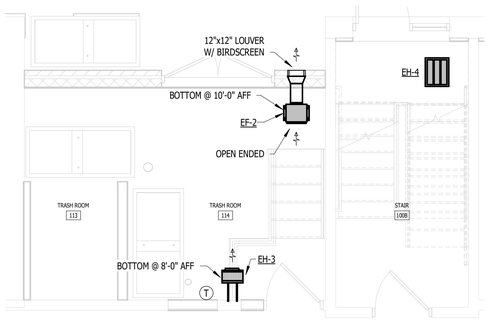
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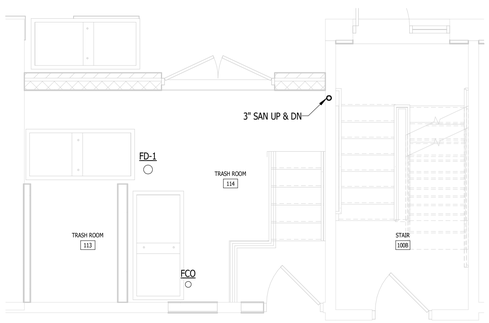
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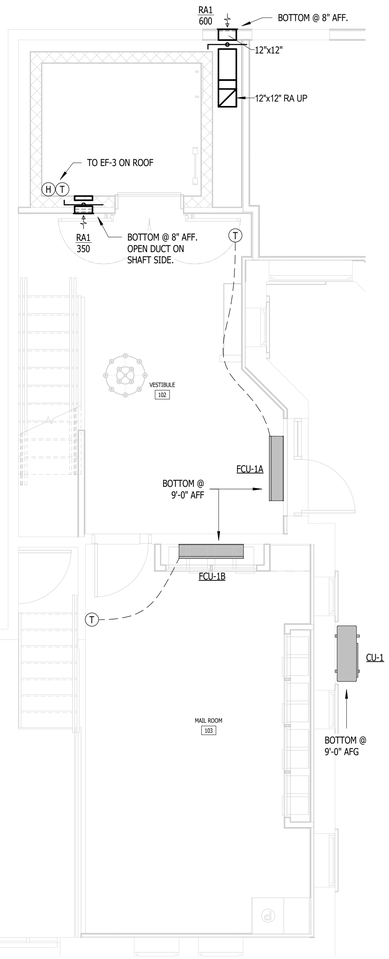


2 M.P.502 TRASH ROOM (BASEMENT FLOOR) - MECHANICAL
NOT TO SCALE

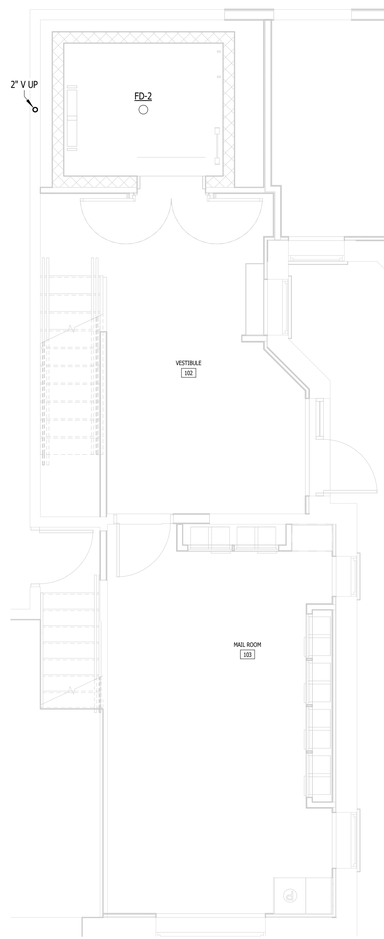


BVS WITH ROOF DRAIN

4 M.P.502 TRASH ROOM (BASEMENT FLOOR) - PLUMBING
NOT TO SCALE



1 M.P.502 ENLARGED PLAN - MAILROOM + VESTIBULE - MECHANICAL
NOT TO SCALE



3 M.P.502 ENLARGED PLAN - MAILROOM + VESTIBULE - PLUMBING
NOT TO SCALE

FSP PROJECT NO.	TRC22.066
DRAWING TITLE	ENLARGED M & P - TRASH + MAIL + VESTIBULE
DRAWING NUMBER	M.P.502

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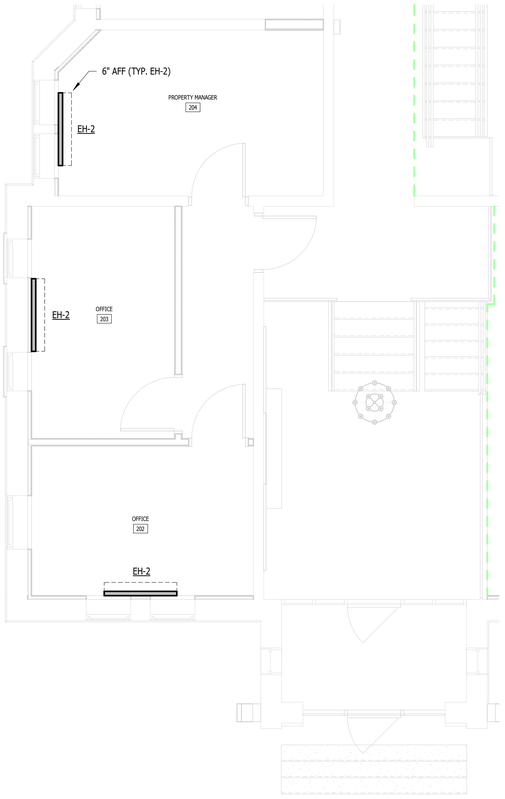
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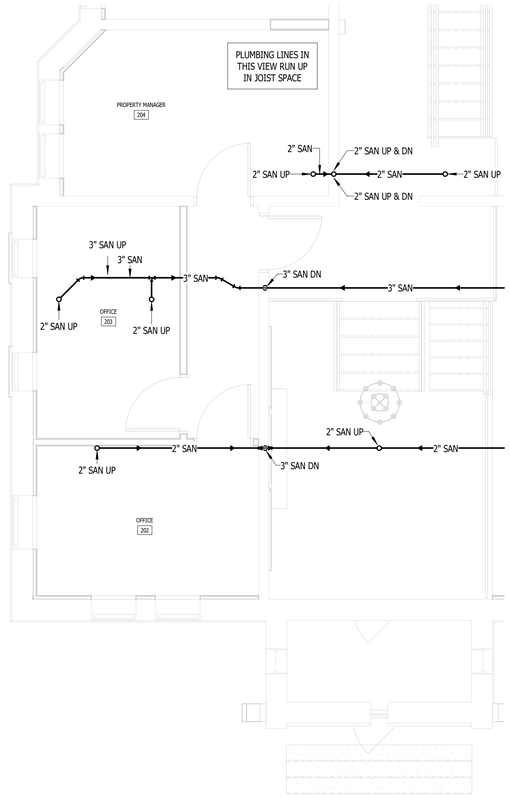
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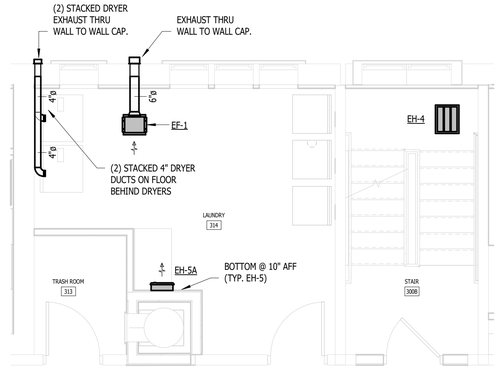
RENOVATION OF CABOT APARTMENTS 13725 DEXTER AVENUE DETROIT MICHIGAN



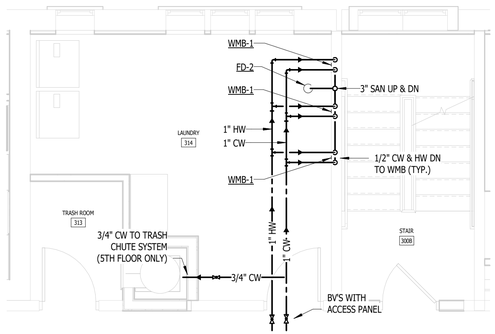
4 M.P.503 OFFICE ENLARGED PLAN - MECHANICAL
NOT TO SCALE



3 M.P.503 OFFICE ENLARGED PLAN - PLUMBING
NOT TO SCALE



2 M.P.503 ENLARGED PLAN - LAUNDRY (2ND-4TH FLOOR) - MECHANICAL
NOT TO SCALE



1 M.P.503 ENLARGED PLAN - LAUNDRY (2ND-4TH FLOOR) - PLUMBING
NOT TO SCALE

DATE	ISSUE
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05.09.2025	PERMIT

KEY PLAN

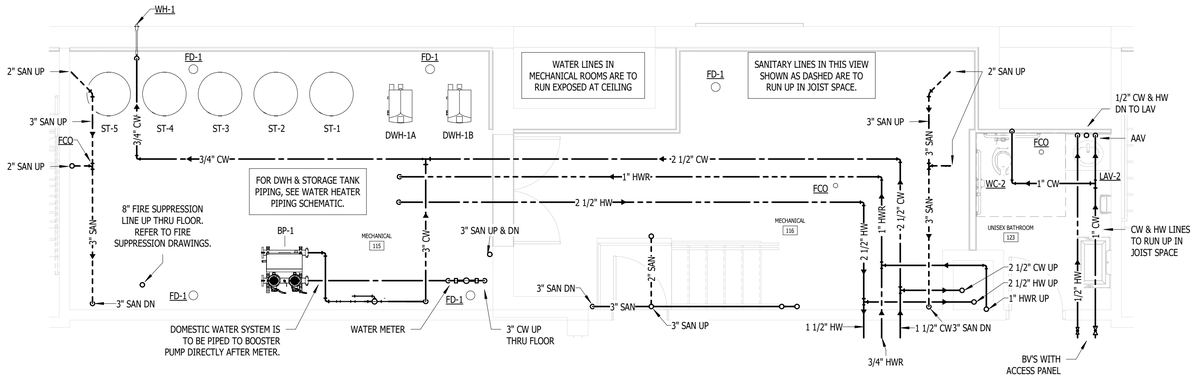
FSP PROJECT NO.
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DRAWING TITLE

ENLARGED M & P - OFFICES + LAUNDRY

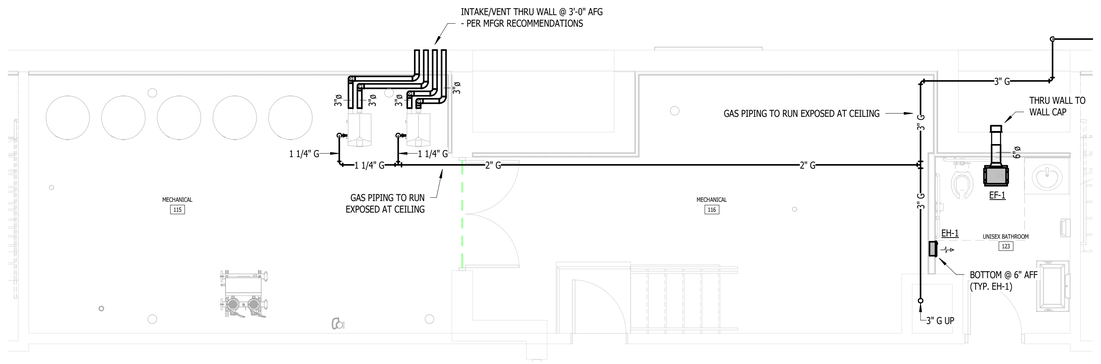
DRAWING NUMBER

M.P.503



2 M.P.504 ENLARGED BASEMENT FLOOR PLAN - PLUMBING

NOT TO SCALE



1 M.P.504 ENLARGED BASEMENT FLOOR PLAN - MECHANICAL

NOT TO SCALE

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KTS PROJECT NO. 25-0251

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ENLARGED M & P - MECHANICAL

DRAWING NUMBER

M.P.504

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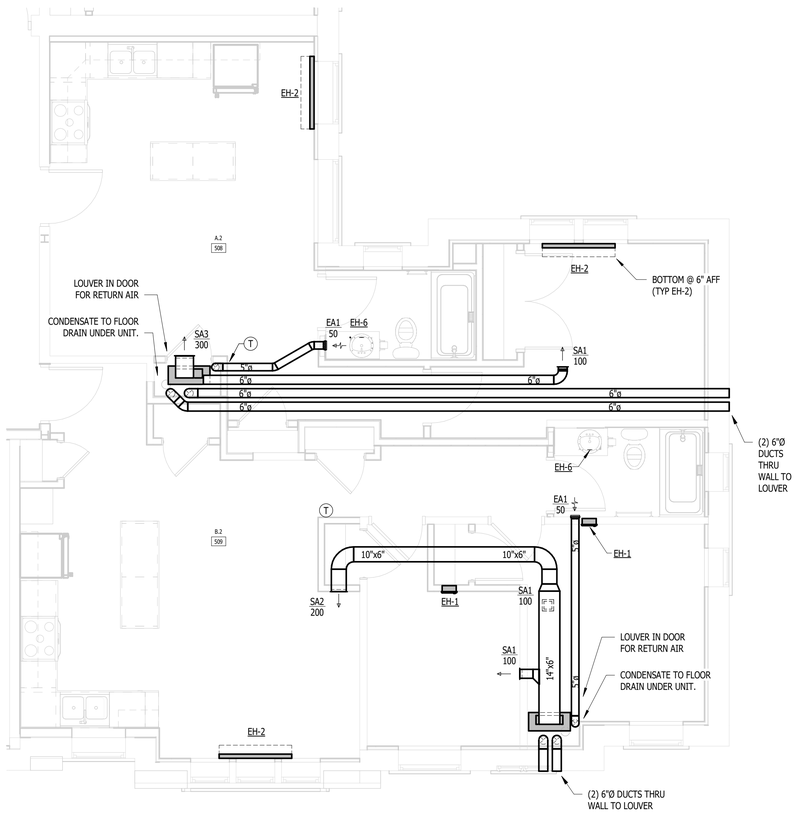
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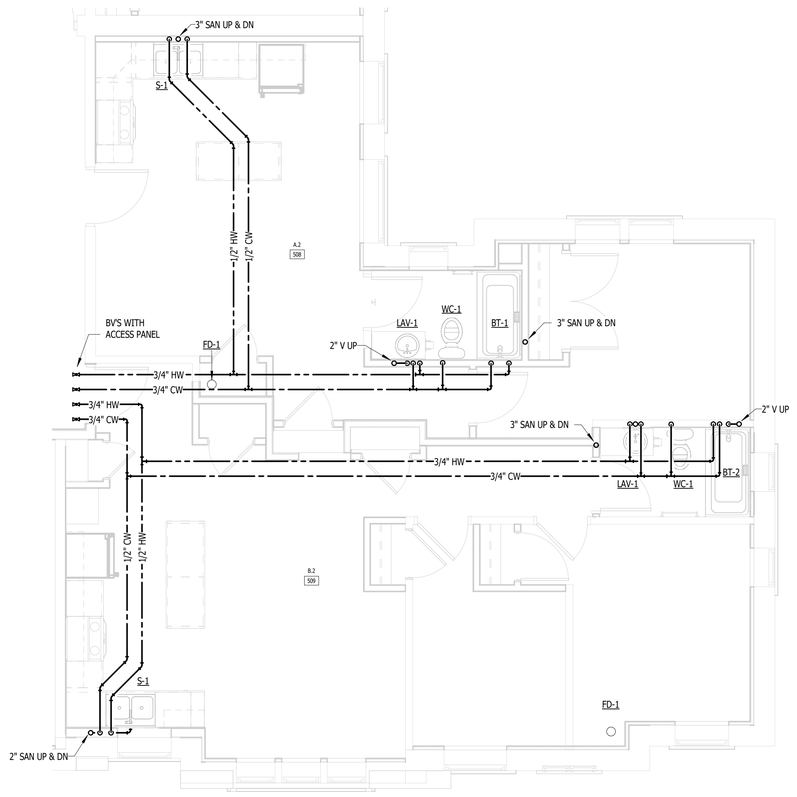


MICHIGAN

RENOVATION OF CABOT APARTMENTS 13725 DEXTER AVENUE DETROIT



2 M.P.511 UNIT A.2, B.2 (BASEMENT - 4TH FLOOR) - MECHANICAL
NOT TO SCALE



1 M.P.511 UNIT A.2, B.2 (BASEMENT - 4TH FLOOR) - PLUMBING
NOT TO SCALE

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FSP PROJECT NO.
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DRAWING TITLE

ENLARGED M & P - A.2, B.2

DRAWING NUMBER

M.P.511

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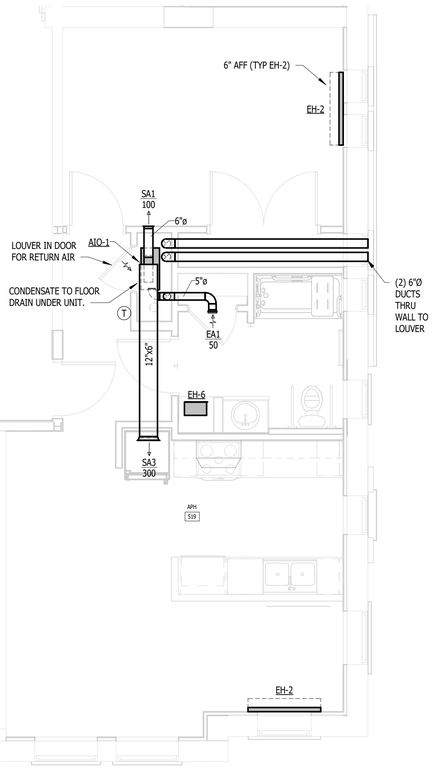
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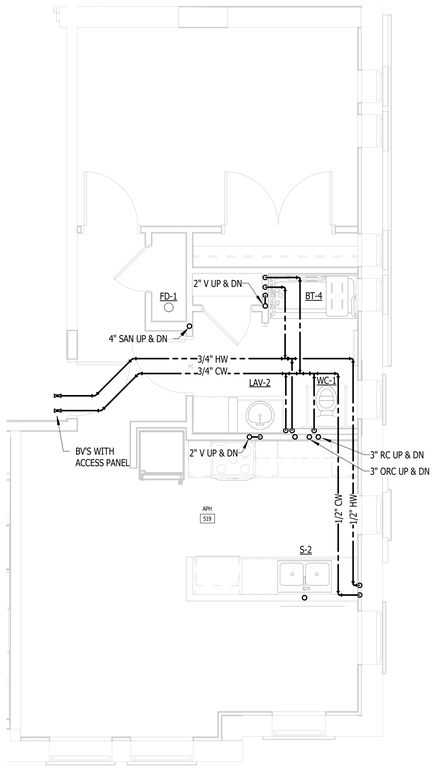
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2 M.P.512 UNIT APH (1ST - 4TH FLOOR) - PLUMBING
NOT TO SCALE



1 M.P.512 UNIT APH (1ST - 4TH FLOOR) - PLUMBING
NOT TO SCALE

RENOVATION OF
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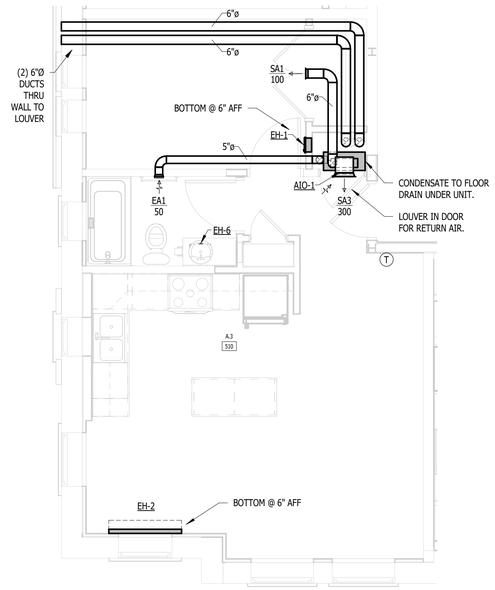
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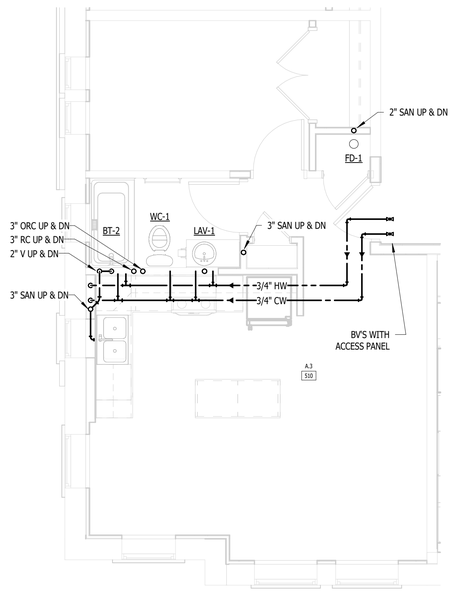
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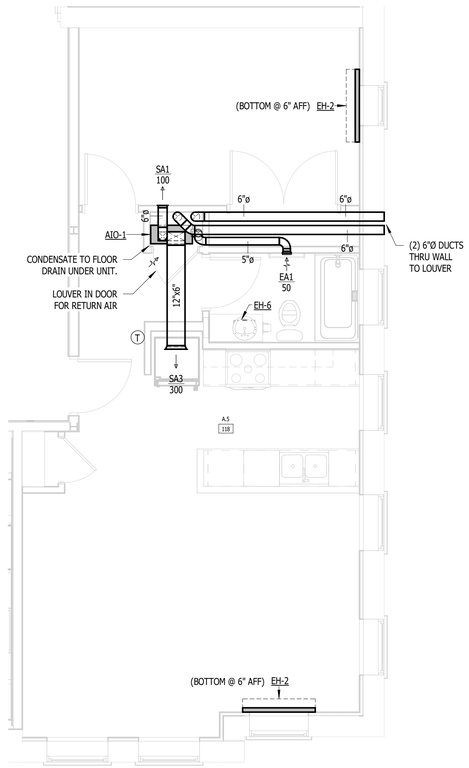
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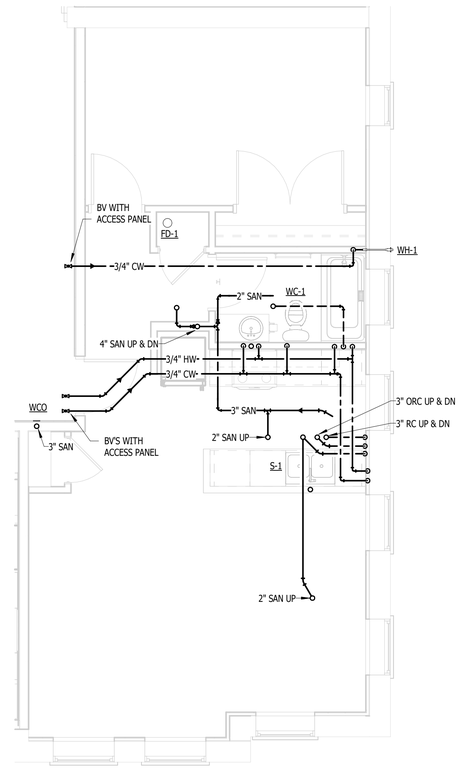
4 M.P.513 UNIT A.3 (BASEMENT - 4TH FLOOR) - MECHANICAL
NOT TO SCALE



3 M.P.513 UNIT A.3 (BASEMENT - 4TH FLOOR) - PLUMBING
NOT TO SCALE



2 M.P.513 UNIT A.5 (BASEMENT FLOOR) - MECHANICAL
NOT TO SCALE



1 M.P.513 UNIT A.5 (BASEMENT FLOOR) - PLUMBING
NOT TO SCALE

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KTS PROJECT NO. 25-0251

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED M & P - A.3, A.5

DRAWING NUMBER

M.P.513

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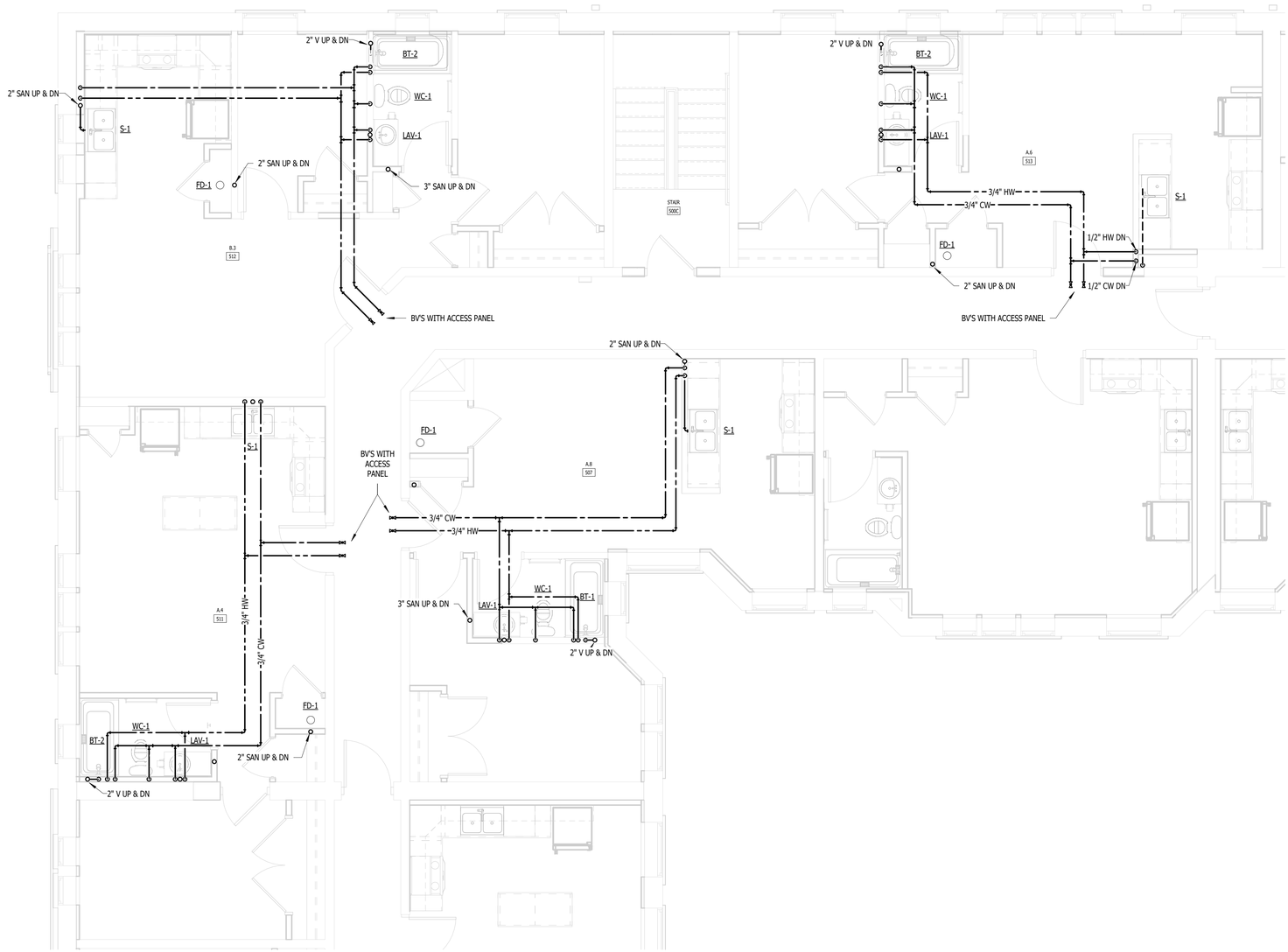
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1 M.P.514 UNITS A.4, A.6, A.8, B.3 (BASEMENT FLOOR- 4TH FLOOR) - PLUMBING
NOT TO SCALE

RENOVATION OF CABOT APARTMENTS 13725 DEXTER AVENUE

DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED M & P - A.4, A.6, A.8, B.3

DRAWING NUMBER

M.P.514

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

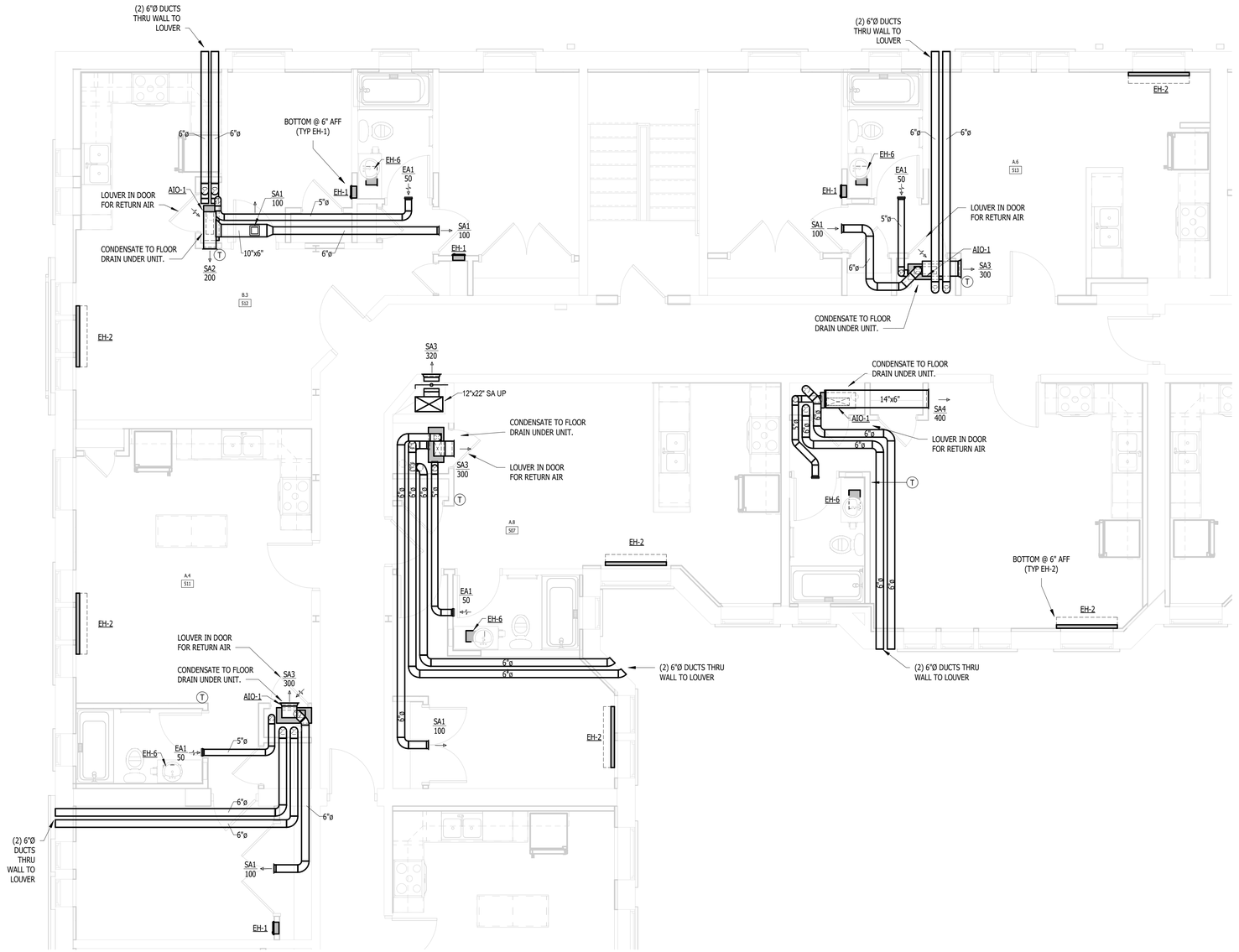
NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE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

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
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1 M.P.515 UNITS A.4, A.6, A.8, B.3 (BASEMENT FLOOR- 4TH FLOOR) - MECHANICAL
NOT TO SCALE

RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

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05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED M & P - A.4, A.6, A.8, B.3

DRAWING NUMBER

M.P.515

KTS ENGINEERING GROUP

MEP CONSULTING ENGINEER

491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM

KTS PROJECT NO. 25-0251

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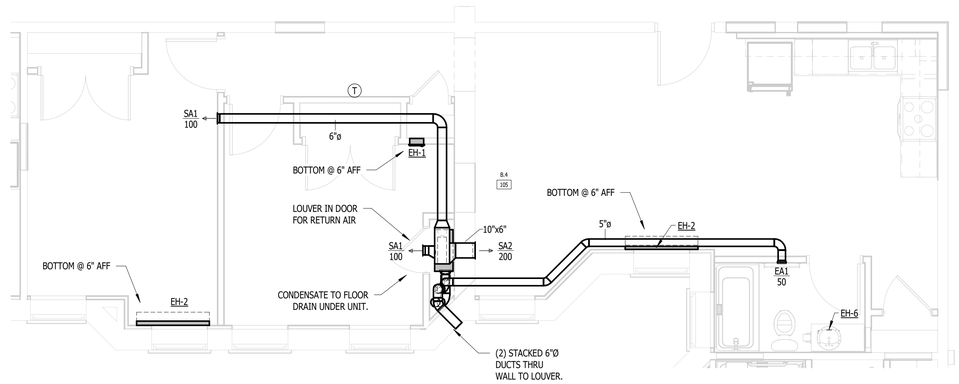
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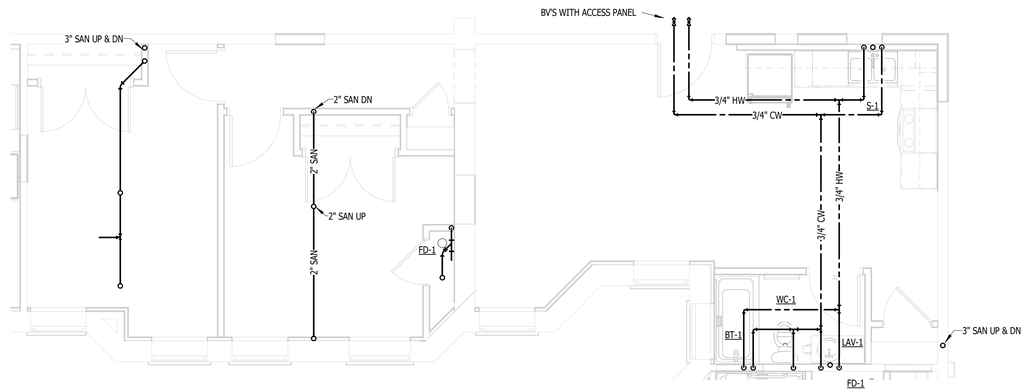
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2 M.P.516 UNITS B.4 (BASEMENT FLOOR) - MECHANICAL
NOT TO SCALE



1 M.P.516 UNITS B.4 (BASEMENT FLOOR) - PLUMBING
NOT TO SCALE

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
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KEY PLAN

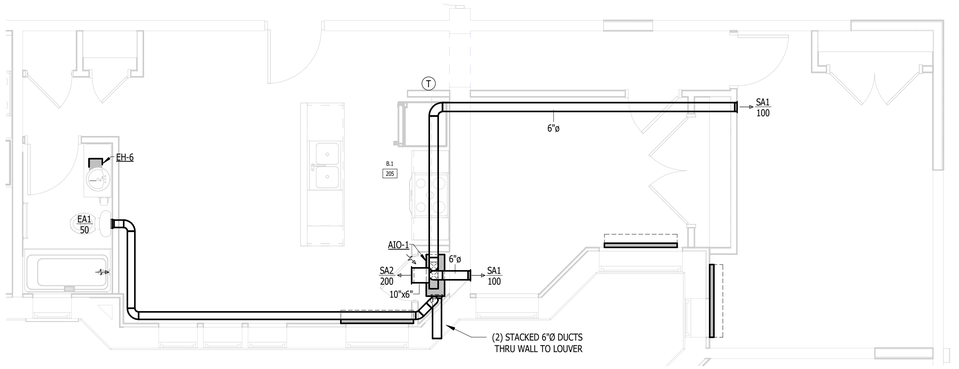
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

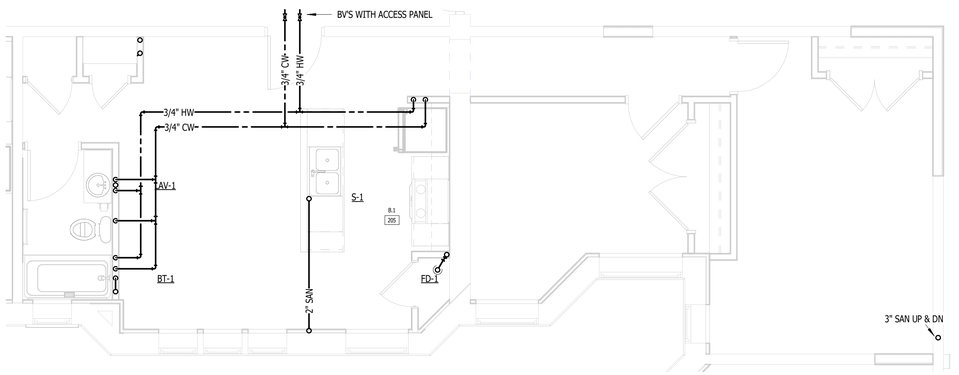
ENLARGED M & P - B.4

DRAWING NUMBER

M.P.516



2 M.P.517 UNITS B.1 (1ST-2ND FLOOR) - MECHANICAL
NOT TO SCALE



1 M.P.517 UNITS B.1 (1ST-2ND FLOOR) - PLUMBING
NOT TO SCALE

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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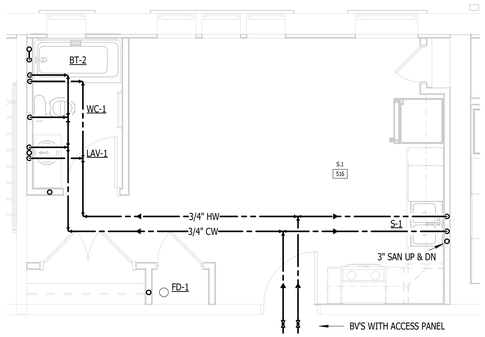
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

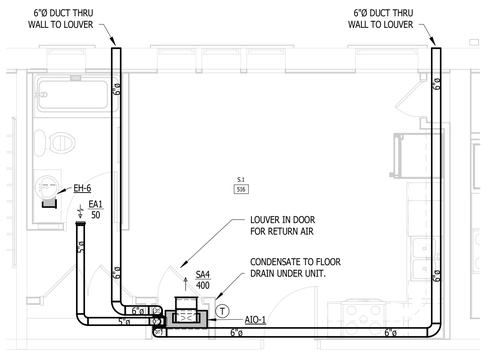
ENLARGED M & P - B.1

DRAWING NUMBER

M.P.517



1 M.P.518 UNITS S.1 (1ST-4TH FLOOR) - PLUMBING
NOT TO SCALE



2 M.P.518 UNITS S.1 (1ST-4TH FLOOR) - MECHANICAL
NOT TO SCALE

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
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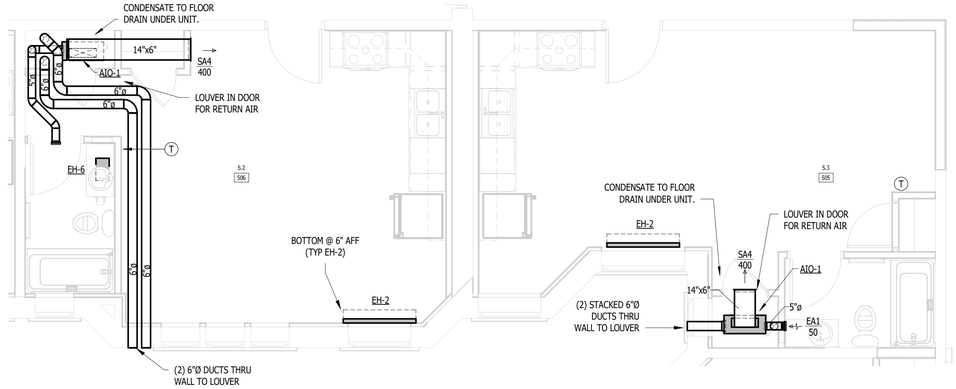
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

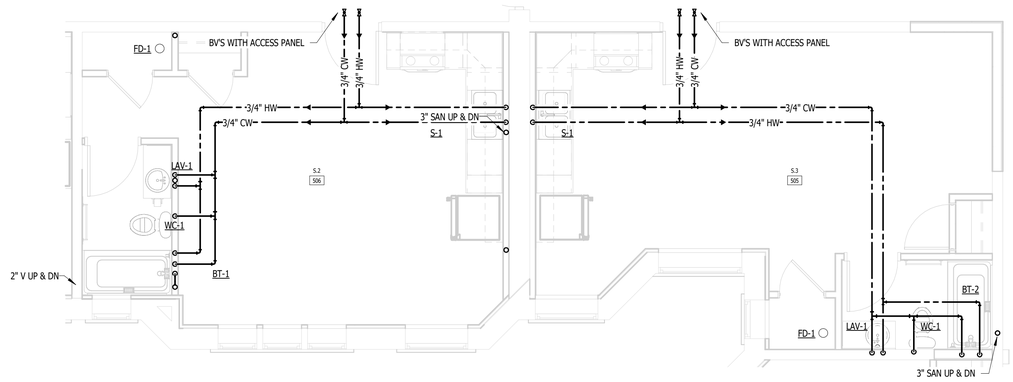
ENLARGED M & P - S.1

DRAWING NUMBER

M.P.518



2 M.P.519 UNITS S.2, S.3 (3RD-4TH FLOOR) - MECHANICAL
NOT TO SCALE



1 M.P.519 UNITS S.2, S.3 (3RD-4TH FLOOR) - PLUMBING
NOT TO SCALE

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
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989-567-1100
KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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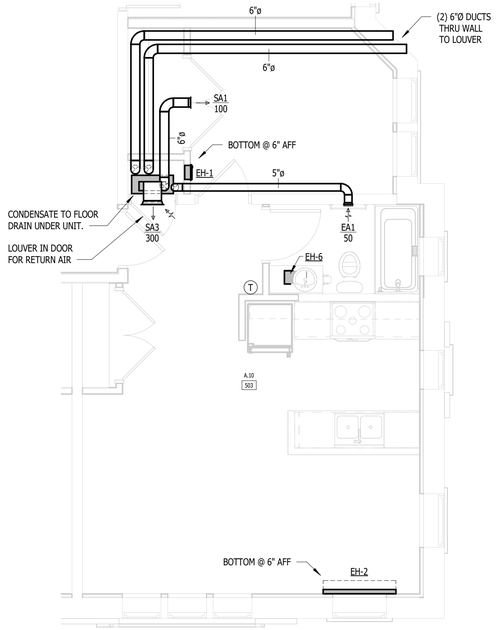
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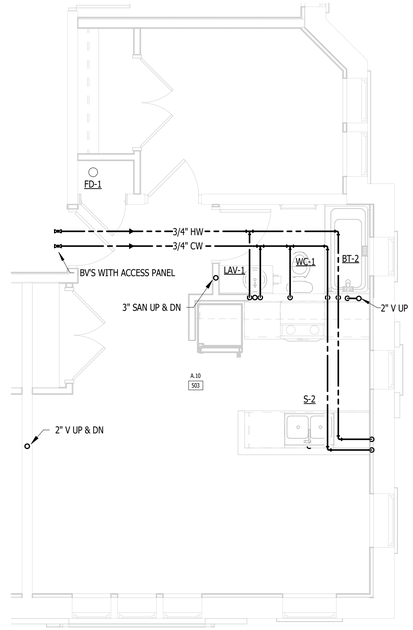
ENLARGED M & P - S.2, S.3

DRAWING NUMBER

M.P.519



2 M.P.520 UNITS A.10 (2ND-4TH FLOOR) - MECHANICAL
NOT TO SCALE



1 M.P.520 UNITS A.10 (2ND-4TH FLOOR) - PLUMBING
NOT TO SCALE

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
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MICHIGAN

RENOVATION OF CABOT APARTMENTS
13725 DEXTER AVENUE

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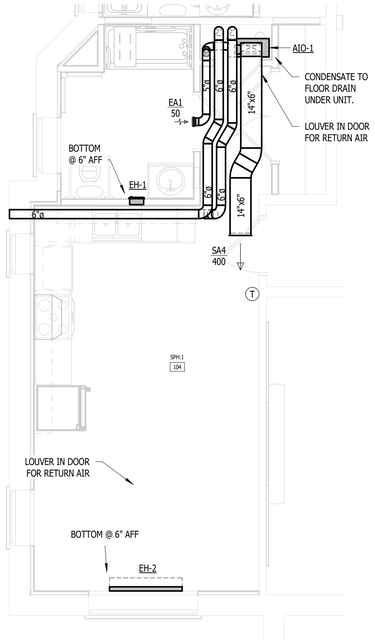
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED M & P - A.10

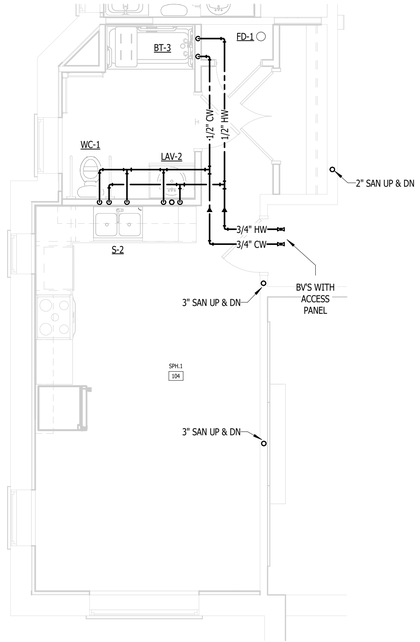
DRAWING NUMBER

M.P.520



2 M.P.521 UNITS SPH.1 (BASEMENT FLOOR) - MECHANICAL

NOT TO SCALE



1 M.P.521 UNITS SPH.1 (BASEMENT FLOOR) - PLUMBING

NOT TO SCALE

KTS ENGINEERING GROUP

MEP CONSULTING ENGINEER

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SHEPHERD MI, 48883
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RENOVATION OF

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TRC22.066

DRAWING TITLE

ENLARGED M & P - SPH.1

DRAWING NUMBER

M.P.521

KTS ENGINEERING GROUP

MEP CONSULTING ENGINEER

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SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM

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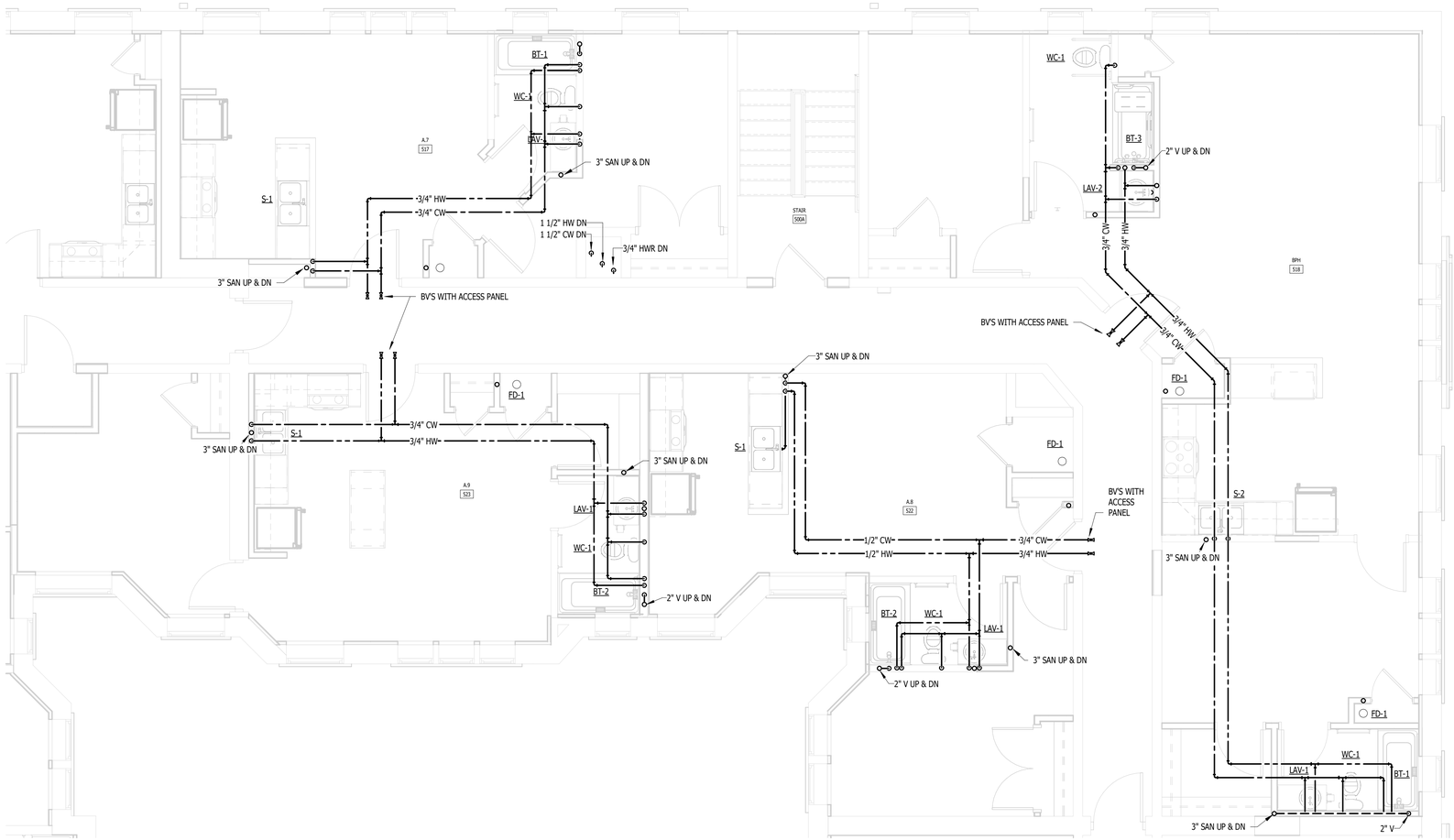
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1 M.P.522 UNITS A.7, A.8, A.9, BPH (1ST-4TH FLOOR) - PLUMBING
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CABOT APARTMENTS

RENOVATION OF 13725 DEXTER AVENUE

DETROIT MICHIGAN

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05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED M & P - A.7, A.8, A.9, BPH

DRAWING NUMBER

M.P.522

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

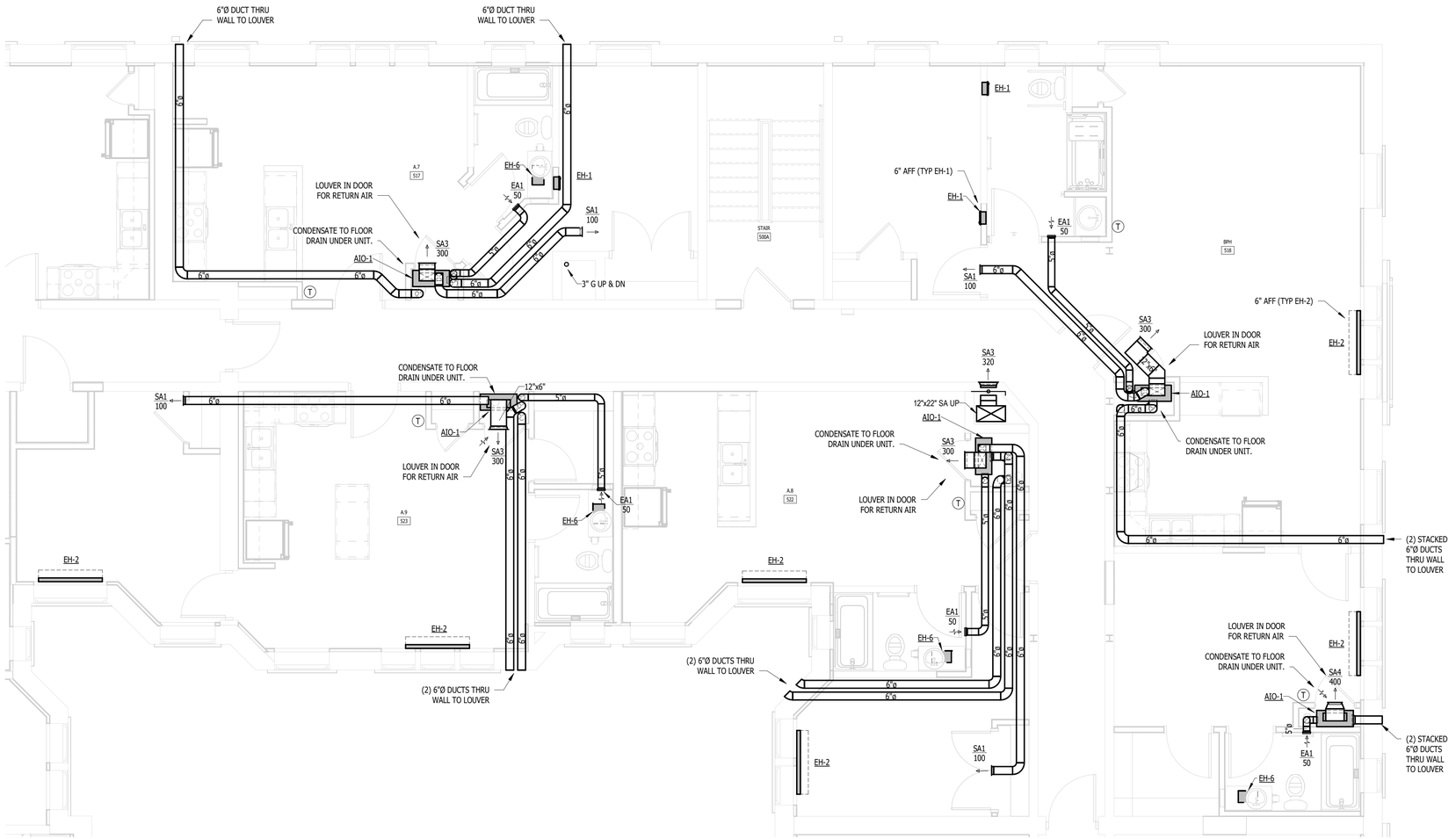
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1 M.P.523 UNITS A.7, A.8, A.9, BPH (1ST-4TH FLOOR) - MECHANICAL
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RENOVATION OF
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TRC22.066

DRAWING TITLE

ENLARGED M & P - A.7, A.8, A.9, BPH

DRAWING NUMBER

M.P.523

GENERAL ELECTRICAL NOTES

1. EXECUTE THE WORK REQUIRED IN A MANNER EVIDENCED AS THE "BEST TRADE PRACTICES" CONTRIBUTING TO EFFICIENCY OF OPERATION, MINIMUM MAINTENANCE, ACCESSIBILITY AND AESTHETICS OF THE INSTALLATION.
2. MECHANICAL AND ELECTRICAL PLANS ARE DIAGRAMMATIC IN NATURE, INTENDED TO INDICATE DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE TO COORDINATE SPECIFIC LOCATIONS OF ITEMS AND ADJUST AS REQUIRED TO ACCOMMODATE CODE REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND THE WORK OF OTHER TRADES.
3. RUN ALL PIPING, CONDUIT, ETC. CONCEALED IN WALLS WHENEVER POSSIBLE AND AVOID EXPOSED INSTALLATION UNLESS SPECIFICALLY REQUIRED (TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS). IN ANY LOCATIONS WHERE CONCEALMENT IS NOT POSSIBLE, CONTACT ENGINEER PRIOR TO INSTALLATION FOR PERMISSION FROM ENGINEER.
4. THE ENGINEER WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. ENGINEER IS NOT RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; AND WILL NOT BE RESPONSIBLE FOR CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THOSE DOCUMENTS PREPARED BY THE ENGINEER.
5. ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH CURRENT CODES, INCLUDING: MICHIGAN BUILDING CODE, MICHIGAN PLUMBING CODE, MICHIGAN MECHANICAL CODE, NATIONAL ELECTRICAL CODE (NEC), MICHIGAN BUILDING REHABILITATION CODE (WHEN APPLICABLE), NFPA CODES, LIFE SAFETY CODE (WHEN APPLICABLE), AMERICANS WITH DISABILITIES ACT (ADA), MICHIGAN BARRIER FREE CODES, MICHIGAN ENERGY CODE, MICHIGAN DEPARTMENT OF PUBLIC HEALTH CODES (WHEN APPLICABLE), AND ALL OTHER LOCAL, STATE, AND FEDERAL APPLICABLE CODES. THE CONTRACTOR SHALL UTILIZE THE LATEST ADOPTED EDITIONS OF ALL CODES.
6. IF BIDDING CONTRACTOR WOULD LIKE TO SUBSTITUTE ANY SPECIFIED ELECTRICAL DEVICES, LIGHT FIXTURES, CONTROLLERS, PANELS, DISCONNECTS, VFD'S, ELEC. GEAR, ETC., THEY MUST PROVIDE SUBMITTAL TYPE DRAWINGS TO THE ENGINEER A MINIMUM OF 7 DAYS PRIOR TO BIDDING THE PROJECT. IF THESE APPROVAL DRAWINGS ARE NOT SUBMITTED AND APPROVED, THE SPECIFIED EQUIPMENT MUST BE USED - NO EXCEPTIONS.
7. EQUIPMENT AND MATERIALS SHALL BE UL APPROVED AND SPECIFICATION GRADE.
8. ELECTRICAL CONTRACTORS SHALL SECURE PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES AND PAY ALL FEES AND EXPENSES IN CONNECTION THEREWITH AS A PART OF THEIR WORK UNDER THIS CONTRACT.
9. UPON COMPLETION OF WORK, FURNISH OWNER CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM AUTHORITIES HAVING JURISDICTION.
10. ALL CONDUCTORS SHALL BEAR IDENTIFICATION AS TO SIZE AND TYPE OF INSULATION AND SHALL BE EQUIPPED WITH WIRE MARKERS INDICATING THE CIRCUIT NUMBER, WIRE NUMBER AND/OR PHASE LETTER.
11. IDENTIFY ELECTRICAL EQUIPMENT WITH THE NAME OF THE EQUIPMENT, THE EQUIPMENT CONTROLLED, OR THE SYSTEM INVOLVED. DISCONNECT SWITCHES AND MOTOR STARTERS SHALL HAVE NAMEPLATES TO INDICATE THE EQUIPMENT THEY CONTROL. ALL ELECTRICAL EQUIPMENT POWER PANELS SHALL HAVE NAMEPLATES DESIGNATING THEIR NAMES AND VOLTAGE RATING, SUCH AS LP-A, 120/208 VOLT, 3 PHASE, 4 WIRE. NAMEPLATES SHALL BE ENGRAVED THREE-LAYER PLASTIC, BLACK LETTERS ON WHITE BACKGROUND FOR NORMAL POWER AND WHITE LETTERS ON RED BACKGROUND FOR EMERGENCY/STANDBY POWER PANELS AND ASSOCIATED EQUIPMENT. NO HANDWRITTEN OR PRINTED LABELING WILL BE ACCEPTED AS FINAL RECORD UPON PROJECT COMPLETION. NAMEPLATES SHALL BE A MINIMUM OF 1" X 3", OR AS NOTED ON NAMEPLATE SCHEDULE IF THERE IS ONE ON DRAWINGS. AS A TEXT SIZE MINIMUM:
    - A. SWITCHBOARD OR PANELBOARD MAINS: 1" HIGH
    - B. SWITCHBOARD OR PANELBOARD BRANCHES: ½" HIGH
    - C. STARTERS/DISCONNECTS: ½" HIGH
    - D. MANUAL MOTOR STARTERS: ¼" HIGH
12. PANEL SCHEDULES SHALL BE TYPEWRITTEN AND INSTALLED FOR EVERY PANEL, BE IT NEW OR EXISTING. FOR EXISTING PANELS, CIRCUITRY SHALL BE VERIFIED PRIOR TO UPDATING PANEL SCHEDULE. HANDWRITTEN SCHEDULES, AND/OR CROSSED OFF EXISTING SCHEDULES ARE NOT ACCEPTABLE.
13. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR (1) YEAR FROM PROJECT COMPLETION UNLESS A FURTHER GUARANTEE IS NOTED ELSEWHERE.
14. ALL SWITCHES, RECEPTACLES, SMALL MANUAL MOTOR STARTERS, OR TOGGLE SWITCHES SHALL HAVE THE CIRCUIT NUMBER IDENTIFIED ON THE DEVICE COVER PLATE USING CLEAR ADHESIVE TAPE LABELS WITH ¼" HIGH PRINTED BLOCK CHARACTERS IN BLACK. NO HANDWRITTEN LABELS WILL BE ACCEPTED AS FINAL RECORD.
15. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH CONDITIONS OF WHICH WILL AFFECT THE WORK HE IS TO PERFORM. THE SUBMISSION OF A PROPOSAL BY THIS CONTRACTOR SHALL BE CONCLUSIVE EVIDENCE THAT THIS CONTRACTOR HAS VISITED THE SITE AND HAS GIVEN PROPER CONSIDERATION AND EVALUATION OF THESE CONDITIONS IN THE PREPARATION OF HIS PROPOSAL. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON HIS BEHALF FOR EXTRA EXPENSE INCURRED DUE TO FAILURE OR NEGLECT ON HIS PART TO MAKE THIS VISIT AND EXAMINATION.
16. WHERE ACTIVE SEWERS, GAS, ELECTRIC, OR OTHER SERVICES ARE ENCOUNTERED DURING THE PERFORMANCE OF THIS CONTRACT, THE CONTRACTOR SHALL PROTECT, BRACE AND SUPPORT THEM AS REQUIRED. DO NOT PREVENT, INTERRUPT OR DISTURB OPERATION OF EXISTING SERVICES THAT ARE TO REMAIN. RELOCATE EXISTING SERVICES IF/AS REQUIRED.
17. THE CONTRACTOR SHALL CHECK THE UTILITY COMPANIES AND MUNICIPAL AGENCIES FOR EXACT LOCATIONS OF SERVICES WHICH THEY MAY EXPECT TO ENCOUNTER.
18. IN GENERAL, MOUNTING HEIGHTS ABOVE FINISHED FLOOR TO THE CENTERLINE OF BOXES AND EQUIPMENT SHALL BE AS PER AMERICANS WITH DISABILITIES ACT, AND MICHIGAN BARRIER FREE CODES.
19. WORK SHALL BE PERFORMED BY SKILLED MECHANICS WELL VERSED IN THEIR PARTICULAR TRADES.
20. RESPONSIBILITY FOR CARE AND PROTECTION OF ELECTRICAL WORK RESTS WITH THE CONTRACTOR UNTIL IS HAS BEEN TESTED AND ACCEPTED.
21. CONTRACTOR IS TO CHECK DOOR SWINGS WITH ARCHITECTURAL PLANS AND MOUNT LIGHT SWITCHES, CONTROLS, ETC., ACCORDINGLY. VERIFY WITH LATEST ARCHITECTURAL DRAWINGS.
22. ELECTRICAL EQUIPMENT SHALL BE SQUARE D, SIEMENS, EATON, G.E. OR MATCH EXISTING.
23. DISCONNECT SWITCHES SHALL BE NEMA HEAVY DUTY, FUSIBLE OR NON-FUSIBLE AS NOTED ON PLANS, WITH A NEMA 3R ENCLOSURE WHEN MOUNTED OUTDOORS.
24. THE NEUTRAL CONDUCTOR OF THE WIRING SYSTEM TOGETHER WITH THE CONDUIT SYSTEM AND SERVICE EQUIPMENT SHALL BE GROUNDED AND SIZED PER NEC ARTICLE 250 – SEE DETAIL ON DRAWINGS ALSO.
25. HOLES THROUGH WALLS OR PARTITIONS REQUIRED FOR ELECTRICAL WORK SHALL BE NEATLY CUT TO SIZE. CONDUITS PENETRATING OUTSIDE WALLS SHALL BE SEALED ACCORDINGLY, UNDERGROUND CONDUITS SHALL HAVE LINK SEALS. PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE-STOPPED BY APPROVED METHODS AND MATERIALS. NO BEAMS OR OTHER STRUCTURAL MEMBERS SHALL BE DRILLED, BURNED, OR CUT.
26. LOCATIONS OF WIRING DEVICES SUCH AS LIGHT SWITCHES, DUPLEX RECEPTACLES, THERMOSTATS, ETC., SHALL BE COORDINATED WITH OTHER TRADES.
27. IN GENERAL, ALL MOTORS ARE FURNISHED AND INSTALLED UNDER THE MECHANICAL SECTION OF THE SPECIFICATIONS. ALL STARTERS, FUSED SWITCHES, SAFETY SWITCHES, INCLUDING ALL POWER WIRING SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
29. OUTLET BOXES IN THE SAME WALL BUT SERVING DIFFERENT ROOMS SHALL BE AT LEAST 4" APART TO MINIMIZE NOISE TRANSMISSION. WHEN LOCATED ON FIRE WALLS, THEY SHALL BE 24" APART.
30. LIGHTING AND CONTROL WIRING SHALL BE TESTED FOR SHORTS AND OPENS AND SHALL BE GIVEN A COMPLETE OPERATIONAL TEST.
31. THE CONTRACTOR SHALL TEST ALL CIRCUITS AS SOON AS CONDUCTORS ARE INSTALLED AND MAKE FINAL TESTS WHEN ALL WORK IS COMPLETE. IF CIRCUITS ARE NOT PROPERLY CONTROLLED AND INSULATED AT TIME OF EACH FINAL TEST, THE NECESSARY REPAIRS AND TESTS SHALL BE MADE AT THE CONTRACTORS EXPENSE.
32. ELECTRICAL EQUIPMENT SHALL MEET INSTALLATION STANDARDS PROVIDED IN NEC ARTICLE 110. COORDINATE LOCATIONS OF M.E.P. ITEMS WITH CONTRACTORS PRIOR TO CONSTRUCTION TO ASSURE THAT CLEARANCES ARE MET. LACK OF COORDINATION BETWEEN CONTRACTORS WILL NOT RESULT IN EXTRA MONIES AWARDED FOR RELOCATION OF M.E.P. ITEMS.
33. CHECK FINAL LOCATIONS OF LIGHT FIXTURES AND CEILING ELECTRICAL ITEMS WITH GRILLES AND REGISTERS, CAMERAS, FANS, SPRINKLER HEADS, ETC. COORDINATE WITH RESPECTIVE CONTRACTORS PRIOR TO INSTALLATION. NO MONIES WILL BE AWARDED TO CONTRACTORS HAVING TO RELOCATE ITEMS DUE TO LACK OF COORDINATION BETWEEN CONTRACTORS. MECHANICAL AND ELECTRICAL PLANS SHOW SCHEMATIC LOCATIONS ONLY – REFERENCE ARCHITECTURAL REFLECTIVE CEILING PLANS.
34. ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
35. CONTRACTOR SHALL MAINTAIN AND KEEP AN UP-TO-DATE SET OF DRAWINGS REFLECTING "AS BUILT" CONDITIONS OF THEIR WORK. CONTRACTOR SHALL INDICATE EXACT DIMENSIONS AND ELEVATIONS FOR ALL UNDERGROUND AND/OR CONCEALED WORK. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL DELIVER TO THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR THE AS-BUILT DRAWINGS. AS BUILT DRAWINGS MUST BE IN THE POSSESSION OF THE C.M. OR G.C. PRIOR TO FINAL PAYMENT TO THE E.C.
36. THE WIRING METHOD(S) USED SHALL BE SUITABLE FOR THE INSTALLATION AND USE IN CONFORMITY WITH THE PROVISIONS PROVIDED BY THE NEC, LISTED OR LABELED EQUIPMENT SHALL BE USED OR INSTALLED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING. REFER TO NEC, SECTION 110.3(A) AND (B).
37. THE MAIN SERVICE DISCONNECTS SHALL BE IDENTIFIED AS THE MAIN SERVICE DISCONNECTION MEANS PER NEC 2023, ARTICLE 230.70(B).
38. CONTRACTOR SHALL CHECK ELECTRICAL FLOOR PLANS FOR "ISLAND" TYPE ELECTRICAL OUTLETS AND INSTALL UNDER-FLOOR CONDUITS AND WIRING ACCORDINGLY. SEE PLANS.
39. ARC-FLASH HAZARD WARNING SHALL BE PROVIDED AT ALL ELECTRICAL PANELS PER NEC 2023, SECTION 110.16
40. FIRST CLASS WORKABLE SYSTEMS SHALL BE PROVIDED BY THE CONTRACTOR. IF, IN THE OPINION OF THE CONTRACTOR, CHANGES IN THE DRAWINGS OR SPECIFICATIONS ARE REQUIRED TO PRODUCE FIRST-CLASS WORKABLE SYSTEMS, CONTRACTOR SHALL REQUEST AN INTERPRETATION FROM THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. IT THE CONTRACTOR FAILS TO MAKE SUCH A REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED FOR FAILURE TO PROVIDE FIRST-CLASS WORKABLE SYSTEMS. ENGINEER HAS THE FINAL SAY AS TO WHAT IS CONSIDERED "FIRST CLASS WORKABLE SYSTEMS".
41. SHOP DRAWINGS ARE TO BE THOROUGHLY CHECKED (AND NOTED SO ON FRONT COVER) BY THE CONTRACTOR PRIOR TO SUBMITTING THEM TO THE ARCHITECT/ENGINEER. REVIEW BY THE ENGINEER, SHALL NOT BE CONSTRUED AS A COMPLETE CHECK, BUT ONLY THAT THE GENERAL METHOD OF CONSTRUCTION AND DETAILING IS SATISFACTORY. REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS WHICH MAY EXIST. SHOP DRAWINGS ARE TO BE SUBMITTED VIA INTERNET IN PDF FORM. NO HARD COPIES WILL BE ACCEPTED. IF E.C. DOES NOT REVIEW DRAWINGS AND NOTES SAME ON FRONT COVER PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER, THEY WILL BE REJECTED.
42. ELECTRICAL CONTRACTOR IS TO REFER TO THE TEMPERATURE CONTROL SECTION OF THE SPECIFICATIONS AND THE MECHANICAL EQUIPMENT SCHEDULE FOR DEFINITION OF WHICH TRADES ARE RESPONSIBLE FOR HVAC INTERLOCKS AND OPERATIONAL SWITCHES.
43. ALL ROOF EQUIPMENT THAT HAS POWER TO IT MUST BE PROVIDED WITH A DUPLEX RECEPTACLE (WP AND GFI) WITHIN 25 FEET OF THE UNIT. MOUNT RECEPTACLES ON HOUSING, CIRCUIT WITH NEARBY RECEPTACLES BELOW, AND NOT WITH ROOF UNIT PER NEC NOTE: ROOF RECEPTACLES MAY OR MAY NOT BE SHOWN ON PLANS
44. MANUALS: PER MICHIGAN ENERGY CODES (SPECIFICALLY ASHRAE 90.1 STANDARDS), CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
    - A. SUBMITTAL DATA FOR ALL ELECTRICAL EQUIPMENT CLEARLY STATING EQUIPMENT RATING, EXACTLY WHAT MODELS, ACCESSORIES, OPTIONS ARE INSTALLED.
    - B. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
    - C. NAMES AND ADDRESSES AND PHONE NUMBERS/EMAIL ADDRESSES FOR AT LEAST ONE QUALIFIED SERVICE AGENCY FOR EACH PIECE OF EQUIPMENT. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
45. WIRING TO BE MINIMUM #12 (FOR RUNS OVER 100 FEET, MINIMUM #10).
46. ALL EQUIPMENT INSTALLED AS PART OF THIS PROJECT SHALL BE NEW, REFURBISHED EQUIPMENT MAY BE USED WHERE NEC ALLOWS.
47. PROVIDE 20-AMPERE, 125- AND 250-VOLT NON-LOCKING-TYPE TAMPER-RESISTANT RECEPTACLES IN THE FOLLOWING AREAS, DWELLING UNITS, COMMON AREAS OF MULTIFAMILY DWELLINGS SPECIFIED IN 210.52 AND 550.13, BUSINESS OFFICES, AND CORRIDORS.
48. CONTRACTOR IS RESPONSIBLE TO PERFORM THE SHORT CIRCUIT STUDY FOR THE PROJECT AND THAT ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED TO MEET THOSE REQUIREMENTS.
49. OCCUPANCY AND TOGGLE SWITCHES AS WELL AS RECEPTACLES SHALL BE SPECIFICATION GRADE, COLOR TO BE CHOSEN BY ARCHITECT DURING SHOP DRAWING STAGE.
50. DEVICE PLATES FOR SWITCHES, RECEPTACLES, TELEPHONE, COMPUTER, ETC., SHALL BE AS MANUFACTURED PASS AND SEYMOUR, HUBBELL, OR BRYANT. THEY SHALL BE 0.040" THICK BRUSHED STAINLESS STEEL UNLESS NOTED OTHERWISE. FOR EXISTING PROJECTS, COVER PLATES SHALL MATCH OTHERS IN THE AREA UNLESS NOTED OTHERWISE.
51. ALL BUSSING AND WIRING TO BE COPPER. NO ALUMINUM IS ALLOWED ON THIS PROJECT.
52. NEW ELECTRICAL DEVICES AND ASSOCIATED OUTLET BOXES SHALL BE FLUSH MOUNTED UNLESS NOTED OTHERWISE. CONDUIT AND WIRING SHALL BE CONCEALED. SURFACE RACEWAY AND ASSOCIATED BOXES SHALL ONLY BE PERMITTED WHERE NOTED AND SHALL BE DISCUSSED WITH C.M. OR G.C. PRIOR TO INSTALLATION.
53. CONNECT ALL EMERGENCY AND EXIT BATTERY PACKS TO NEARBY LIGHTING CIRCUITS, AHEAD OF SWITCHES PER NEC SO EMERGENCY/EXIT LIGHTS OPERATE ON LOSS OF POWER.
54. ELECTRICAL CONTRACTOR SHALL "RING OUT" ALL CIRCUITS IN EXISTING PANELBOARDS AFFECTED BY THE WORK OF THIS PROJECT AND PROVIDE UPDATED TYPED PANELBOARD DIRECTORIES. PROVIDE BLANK COVERS WHERE BREAKERS HAVE BEEN REMOVED.
55. PROVIDE 15 AND 20 AMPERE TAMPER RESISTANT, NON-LOCKING RECEPTACLES IN BUILDING COMMON AREAS AND OTHER AREAS ACCESSIBLE TO THE PUBLIC PER NEC 406.12.

END OF ELECTRICAL NOTES

ABBREVIATIONS

1P	1 POLE (2P, 3P, 4P, ETC.)
A	AMPERE
ACLG	ABOVE CEILING
ACT	ABOVE COUNTER
ADO	AUTOMATIC DOOR OPENER
AF	AMP FRAME
AFCI	ARC FAULT COMBINATION CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ALT	ALTERNATE
AMP	AMPERE
AMPL	AMPLIFIER
ANNUN	ANNUNCIATOR
AOR	AREA OF REFUGE
APPROX	APPROXIMATELY
AS	AMP SWITCH
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
BOM	BILL OF MATERIALS
C	CONDUIT
CAB	CABINET
CAT	CATALOG
CAT6	CATEGORY 6 CABLING
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CONNECTED LOAD
COMM	COMMUNICATION CABINET
CONN	CONNECTION
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CT	CURRENT TRANSOFORMER
CTR	CENTER
CU	COPPER
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DL	DEMAND LOAD
DS	DISCONNECT SWITCH
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEV	ELEVATOR
ELU	EMERGENCY LIGHTING UNIT
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXH	EXHAUST
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FDP	FIRE DEPARTMENT CONNECTION
FPC	FIRE PUMP CONTROLLER
FU	FUSE
FUDS	FUSED DISCONNECT SWITCH
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
HP	HORSEPOWER
HT	HEIGHT
HTR	HEATER
HVAC	HEATING VENTILATION AND COOLING
I	INTERCOM
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
JB	JUNCTION BOX
JPC	JOCKEY PUMP CONTROLLER
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KW	KILOWATT
KWC	KILOWATT CONNECTED
KWD	KILOWATT DEMAND
KWH	KILOWATT HOUR
LT	LIGHT
LTG	LIGHTING
LTNG	LIGHTNING
LV	LOW VOLTAGE
MAGS	MAGNETIC STARTER
MC	MECHANICAL CONTRACTOR
MCC	MOTOR CONTROL CENTER
MCP	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MFS	MAIN FUSED DISCONNECT SWITCH
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MSBD	MAIN SWITCHBOARD
MSP	MOTOR STARTER PANELBOARD
MTS	MANUAL TRANSFER SWITCH
MV	MEDIUM VOLTAGE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELEC MFGR'S ASSOCIATION
NFDS	NON-FUSED SAFETY DISCONNECT SWITCH
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NPF	NORMAL POWER FACTOR
NTS	NOT TO SCALE
OH	OVERHEAD
OL	OVERLOADS
OS	OCCUPANCY SENSOR
PA	PUBLIC ADDRESS
PB	PULL BOX OR PUSHBUTTON
PE	POLYETHYLENE
PED	PEDESTAL
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PROJ	PROJECTION
PS	POWER SUPPLY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QUAN	QUANTITY
RCPT	RECEPTACLE
REF	REFRIGERATOR
REQD	REQUIRED
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
S/S	STOP/START PUSHBUTTONS
SEC	SECONDARY
SHT	SHEET
SP	SPARE
SPKR	SPEAKER
SR	SURFACE RACEWAY
SSW	SELECTOR SWITCH
STD	STANDARD
SURF	SURFACE MOUNTED
SW	SWITCH
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
SYS	SYSTEM
TEL	TELEPHONE
TERM	TERMINAL
TL	TWIST LOCK
TTC	TELEPHONE TERMINAL CABINET
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UCR	UNDER COUNTER REFRIGERATOR
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UT	UNDERGROUND TELEPHONE
UTIL	UTILITY
V	VOLT
VA	VOLT-AMPERES
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
W	WATT
W.G.	WIRE GUARD
WP	WEATHERPROOF
XFMR	TRANSFORMER

ELECTRICAL FIXTURES

- DUPLEX RECEPTACLE AT 46" AFF
- DUPLEX RECEPTACLE AT 18" AFF
- HALF-SWITCHED DUPLEX RECEPTACLE AT 18" AFF
- DUPLEX RECEPTACLE WITH USB AT 18" AFF
- SIMPLEX RECEPTACLE, NEMA CONFIGURATION AS NOTED
- DISCONNECT SWITCH, NON-FUSED, HEAVY DUTY, HP-RATED - ASSUME 30 AMP SWITCH UNO ON ONE LINE DIAGRAM OR FLOOR PLANS.
- $M MANUAL MOTOR STARTER
- EQUIPMENT CONTROL PANEL OR DISCONNECT SWITCH, FUSED, HEAVY DUTY, HP-RATED.
- $ TOGGLE SWITCH
- JUNCTION BOX

DISTRIBUTION EQUIPMENT

- RECEPTACLE PANELBOARD (208Y/120V, 3PH, 4W), REFER TO PANEL SCHEDULES FOR MORE INFORMATION.
- MC METER CENTER TAP BOX
- UTILITY METERING — UTILITY METERING SECTION INCLUDING UTILITY C/T'S AND METER
- MS METER STACK, SIX SOCKET RINGLESS, 120/240V, 1PH, 125A
- LOAD CENTER (208/120V, 1PH, 3W), REFER TO PANEL SCHEDULES FOR MORE INFORMATION.
- ATS AUTOMATIC TRANSFER SWITCH

LIGHTING FIXTURES

- SURFACE DOWN LIGHT
- STRIP LIGHT
- EXIT SIGN
- SURFACE LINEAR LED
- SURFACE SCONCE OR WALL PACK
- PENDANT ROUND LED
- PENDANT ROUND CHANDELIER

LIGHTING DEVICES

- $OCF WALL OCCUPANCY SENSOR SWITCH W/ FAN CONTROL
- $3 3-WAY SWITCH
- $d DIMMER SWITCH
- $LV LOW VOLTAGE SWITCH
- $OC OCCUPANCY SENSOR SWITCH
- $ LIGHT SWITCH
- GTD GENERATOR TRANSFER DEVICE
- C1 LIGHTING CONTACTOR
- TC LIGHTING TIME CLOCK

FIRE ALARM DEVICES

- FA FIRE ALARM CONTROL PANEL
- F PULL STATION
- S/C SMOKE / CARBON DETECTOR
- SD SMOKE DETECTOR
- WALL MOUNTED HORN STROBE LIGHT
- WALL MOUNTED STROBE LIGHT

KTS ENGINEERING GROUP

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KTS PROJECT NO. 25-0251

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

DATA DEVICES

- DATA OUTLET LOCATION. E.C. SHALL PROVIDE CONDUIT, BACK BOX AND CAT 6 CABLE FROM DEVICE OUTLET TO THE 1ST FLOOR MECHANICAL ROOM. TECHNOLOGY CONTRACTOR TO PROVIDE NETWORK EQUIPMENT, JACK(S), TERMINATIONS AND PROGRAMMING.

SECURITY DEVICES

- C CEILING OR WALL MOUNTED CAMERA LOCATION. CAMERA, CAMERA EQUIPMENT, CAMERA INSTALLATION AND WIRING BY SECURITY CONTRACTOR.
- IC INTERCOM SUBSTATION. SUBSTATION AND WIRING PROVIDED BY SECURITY CONTRACTOR. SIMILAR TO AIPHONE GT-1M3 VIDEO TENANT STATION
- AN ANNUNCIATOR PANEL. TYPE AS NOTED. FIRE ALARM ANNUNCIATOR PANEL AND WIRING PROVIDED BY FIRE ALARM CONTRACTOR. GENERATOR ANNUNCIATOR PANEL AND WIRING PROVIDED BY ELECTRICAL CONTRACTOR.
- ADA PUSHPLATE (INTEGRATED INTO ENTRY STATION).

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SEAL



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ELECTRICAL LEGEND & NOTES

DRAWING NUMBER

E.C.001

GENERAL DEMOLITION NOTES:

1. ELECTRICAL CONTRACTOR SHALL EXAMINE THE PROJECT DOCUMENTS AND VISIT THE SITE PRIOR TO SUBMITTING A BID. DO NOT RELY SOLELY ON THE ELECTRICAL PLANS FOR ALL DEMOLITION REQUIREMENTS. REVIEW ALL PROJECT DOCUMENTS PRIOR TO SUBMITTING A BID.

2. THE DEMOLITION INFORMATION IS PROVIDED TO ASSIST WITH LABOR COSTS ASSOCIATED WITH THE ELECTRICAL SYSTEMS REMOVAL. THE DEMOLITION CONTRACTOR WILL REMOVE ALL ELECTRICAL COMPONENTS AS NECESSARY.

3. CONFIRM WITH THE ARCHITECTS OFFICE AND/OR CONSTRUCTION MANAGER, PROJECT SCHEDULES AND REVIEW THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS PRIOR TO COMMENCING DEMOLITION.

4. REMOVE THE ELECTRICAL LIGHTING, RECEPTACLES, SWITCHING, ASSOCIATED CONDUIT, SURFACE RACEWAY, INTERIOR BUILDING CABLE TV DISTRIBUTION, VOICE AND DATA. REMOVE ANY SPECIAL SYSTEMS SUCH AS CATV, TELEPHONE, SOUND, NURSE CALL ETC. AND RELATED CONDUIT/WIRING. REMOVE SURFACE MOUNTED CONDUIT, BOXES, AND NON-METALLIC RACEWAY FROM EXISTING WALLS THAT ARE TO REMAIN AS NECESSARY.

5. USE CARE DURING THE DEMOLITION PHASE TO AVOID DAMAGE TO ANY GLAZED BLOCK, TILE OR BRICK VENEERED WALLS THAT ARE TO REMAIN.

6. DEMOLITION CONTRACTORS ARE RESPONSIBLE TO CONFIRM ALL QUANTITIES AND DEMOLITION REQUIRED, COMPLETE DEMOLITION IS NOT SHOWN ON THE DRAWINGS.

7. WHERE CONDUITS OR NON-METALLIC SHEATHED CABLE ARE ROUTED CONCEALED IN WALL CAVITIES OF WALLS THAT ARE TO REMAIN, ABANDON THE CONDUIT AND/OR CABLE. CUT BACK TO THE POINT OF CONCEALMENT INSIDE THE WALL OR CEILING CAVITY. CUT AND REMOVE THE CONDUIT EXITING THE WALL CAVITY INTO THE CEILING SPACE. DISCONNECT AND REMOVE FEEDS FROM ELECTRICAL PANEL. REMOVE ALL SURFACE MOUNTED OUTLET BOXES ASSOCIATED WITH THE CONDUIT SYSTEMS.

8. DISCONNECT AND REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING HANGERS, PULL BOXES, JUNCTION BOXES, RECEPTACLES, SWITCHES, LIGHT FIXTURES, CONDUIT AND WIRING FROM THE POINT OF CONCEALMENT TO THE EQUIPMENT. DISPOSE OF ALL ITEMS (SPECIAL ATTENTION TO LAMPS) AS REQUIRED BY LAW.

9. REMOVE ALL TV, VOICE, AND DATA CABLES FROM THE STATIONS NOTED TO BE REMOVED BACK TO THE DISTRIBUTION AREA. REMOVE CABLES, PATCH CORDS AT THE DISTRIBUTION AREAS. REMOVE TV CABLES AND OUTLETS FROM EACH TV/MONITOR LOCATION BACK TO THE DISTRIBUTION AREA.

KEY NOTES - DEMOLITION:

1 DISCONNECT AND REMOVE RACEWAY, WIRING COMPLETE AND UTILITY METER ENCLOSURE ON EXTERIOR WALL.
2 REMOVE UTILITY POLE. REMOVE CABLE COMPLETE TO CABLE POLE WEST OF THE ALLEY. COORDINATE WITH UTILITY COMPANY.
3 DISCONNECT AND REMOVE RACEWAY AND WIRING COMPLETE. PATCH AND SEAL RACEWAY PENETRATIONS.
6 TYPICAL FOR WALLS TO BE REMOVED: REMOVE ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND INSTALLATIONS INCLUDING RACEWAY AND WIRING TO THE SOURCE.
7 TYPICAL FOR WALLS TO REMAIN: REMOVE ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND INSTALLATIONS. CUT RACEWAY BELOW SURFACE AND REMOVE WIRING. REMOVE RACEWAY IN PLACE. REMOVE WIRING CAP RACEWAYS AND PATCH SURFACE TO MATCH EXISTING FINISH.
10 COAX CABLE. DISCONNECT AND REMOVE COMPLETE TO SOURCE. PATCH AND SEAL CABLE PENETRATIONS.
13 REMOVE WALL MOUNTED BOX.

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KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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

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CABOT APARTMENTS
RENOVATION OF
13725 DEXTER AVENUE
DETROIT

DATE	ISSUE
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06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

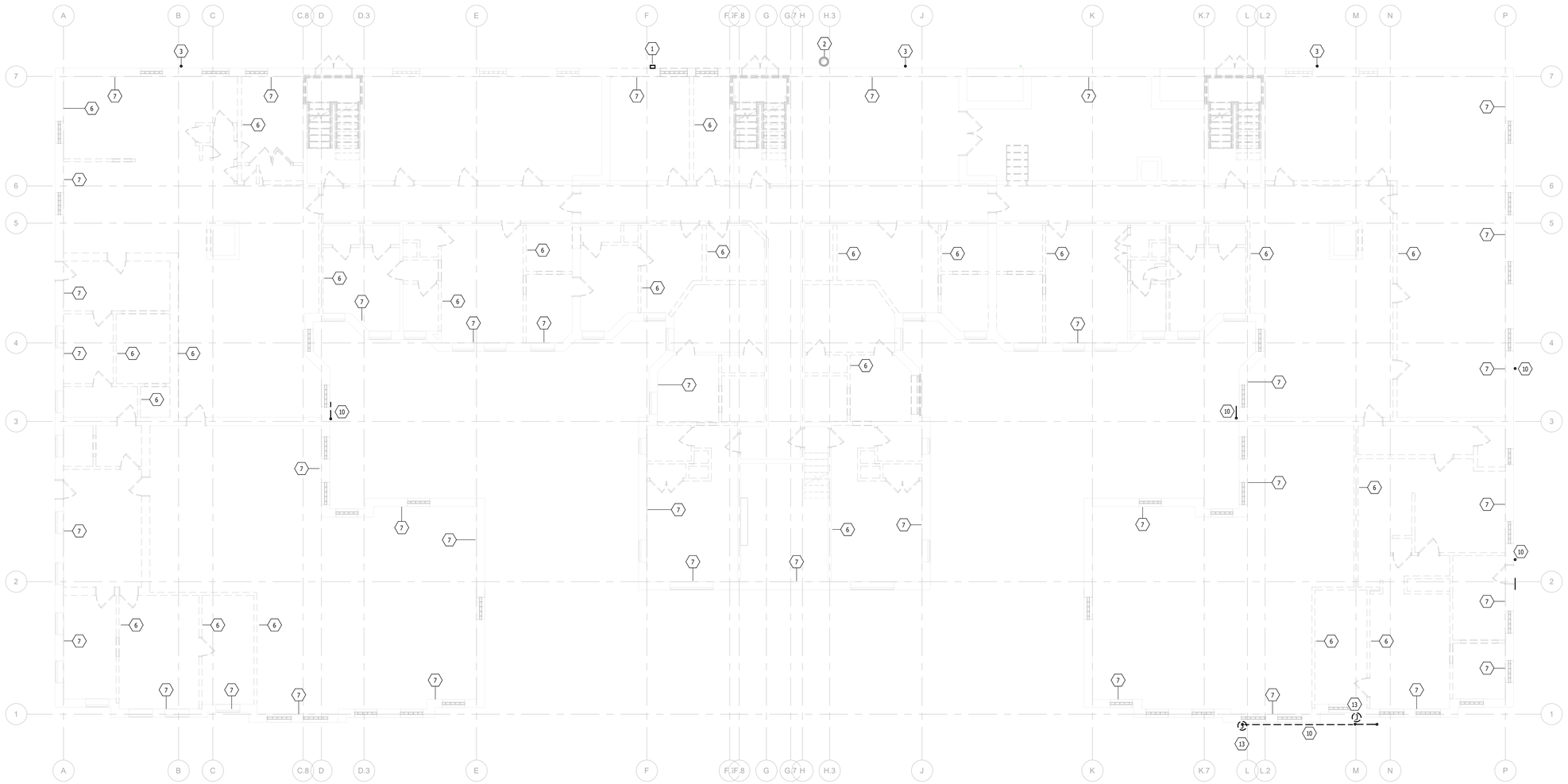
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

BASEMENT FLOOR DEMOLITION PLAN

DRAWING NUMBER

E.D.101



BASEMENT FLOOR DEMOLITION PLAN
Scale: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1. ELECTRICAL CONTRACTOR SHALL EXAMINE THE PROJECT DOCUMENTS AND VISIT THE SITE PRIOR TO SUBMITTING A BID. DO NOT RELY SOLELY ON THE ELECTRICAL PLANS FOR ALL DEMOLITION REQUIREMENTS. REVIEW ALL PROJECT DOCUMENTS PRIOR TO SUBMITTING A BID.

2. THE DEMOLITION INFORMATION IS PROVIDED TO ASSIST WITH LABOR COSTS ASSOCIATED WITH THE ELECTRICAL SYSTEMS REMOVAL. THE DEMOLITION CONTRACTOR WILL REMOVE ALL ELECTRICAL COMPONENTS AS NECESSARY.

3. CONFIRM WITH THE ARCHITECTS OFFICE AND/OR CONSTRUCTION MANAGER, PROJECT SCHEDULES AND REVIEW THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS PRIOR TO COMMENCING DEMOLITION.

4. REMOVE THE ELECTRICAL LIGHTING, RECEPTACLES, SWITCHING, ASSOCIATED CONDUIT, SURFACE RACEWAY, INTERIOR BUILDING CABLE TV DISTRIBUTION, VOICE AND DATA. REMOVE ANY SPECIAL SYSTEMS SUCH AS CATV, TELEPHONE, SOUND, NURSE CALL ETC. AND RELATED CONDUIT/WIRING. REMOVE SURFACE MOUNTED CONDUIT, BOXES, AND NON-METALLIC RACEWAY FROM EXISTING WALLS THAT ARE TO REMAIN AS NECESSARY.

5. USE CARE DURING THE DEMOLITION PHASE TO AVOID DAMAGE TO ANY GLAZED BLOCK, TILE OR BRICK VENEERED WALLS THAT ARE TO REMAIN.

6. DEMOLITION CONTRACTORS ARE RESPONSIBLE TO CONFIRM ALL QUANTITIES AND DEMOLITION REQUIRED, COMPLETE DEMOLITION IS NOT SHOWN ON THE DRAWINGS.

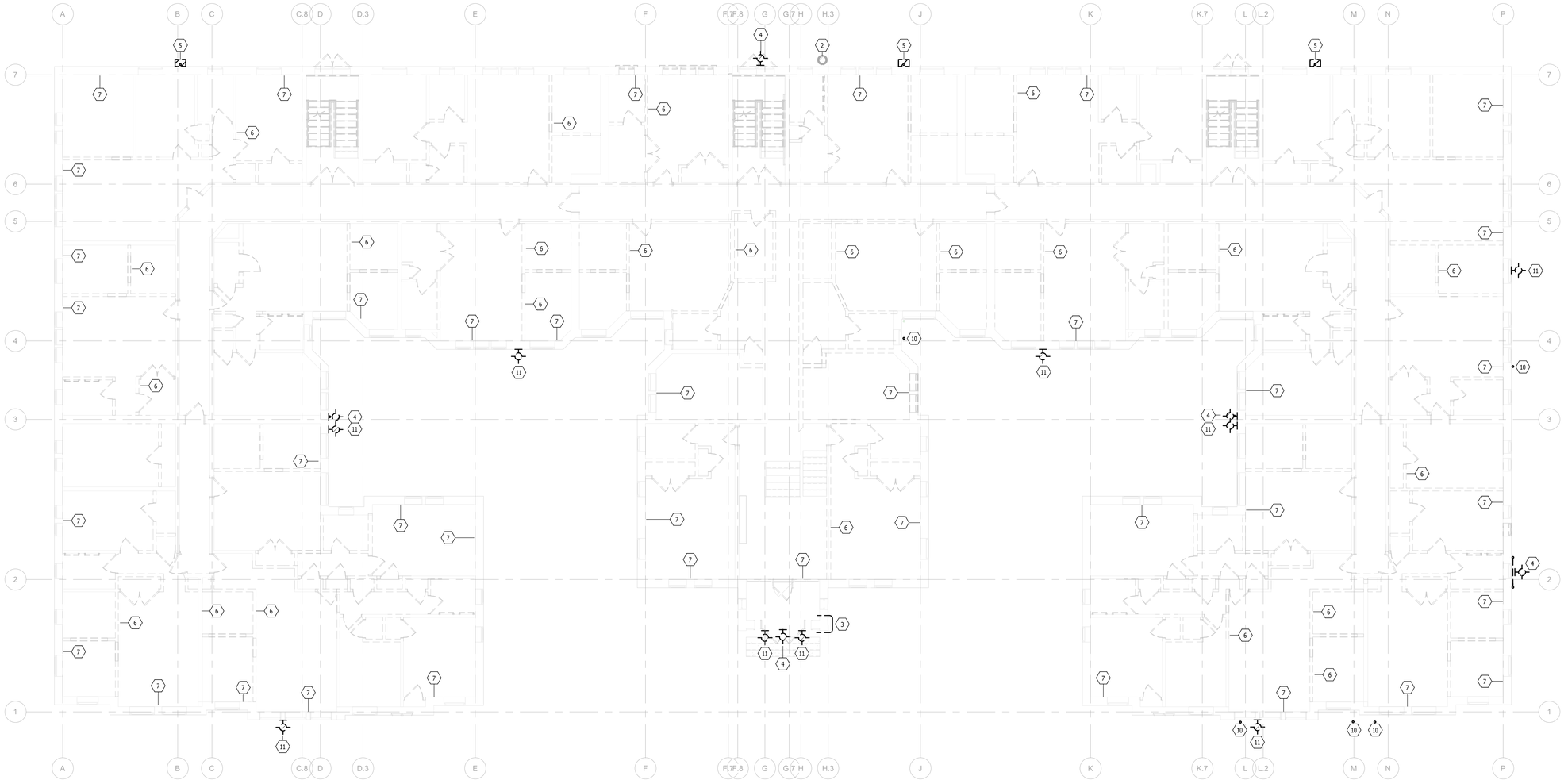
7. WHERE CONDUITS OR NON-METALLIC SHEATHED CABLE ARE ROUTED CONCEALED IN WALL CAVITIES OF WALLS THAT ARE TO REMAIN, ABANDON THE CONDUIT AND/OR CABLE. CUT BACK TO THE POINT OF CONCEALMENT INSIDE THE WALL OR CEILING CAVITY. CUT AND REMOVE THE CONDUIT EXITING THE WALL CAVITY INTO THE CEILING SPACE. DISCONNECT AND REMOVE FEEDS FROM ELECTRICAL PANEL. REMOVE ALL SURFACE MOUNTED OUTLET BOXES ASSOCIATED WITH THE CONDUIT SYSTEMS.

8. DISCONNECT AND REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING HANGERS, PULL BOXES, JUNCTION BOXES, RECEPTACLES, SWITCHES, LIGHT FIXTURES, CONDUIT AND WIRING FROM THE POINT OF CONCEALMENT TO THE EQUIPMENT. DISPOSE OF ALL ITEMS (SPECIAL ATTENTION TO LAMPS) AS REQUIRED BY LAW.

9. REMOVE ALL TV, VOICE, AND DATA CABLES FROM THE STATIONS NOTED TO BE REMOVED BACK TO THE DISTRIBUTION AREA. REMOVE CABLES, PATCH CORDS AT THE DISTRIBUTION AREAS. REMOVE TV CABLES AND OUTLETS FROM EACH TV/MONITOR LOCATION BACK TO THE DISTRIBUTION AREA.

KEY NOTES - DEMOLITION:

2 REMOVE UTILITY POLE. REMOVE CABLE COMPLETE TO CABLE POLE WEST OF THE ALLEY. COORDINATE WITH UTILITY COMPANY.
3 DISCONNECT AND REMOVE RACEWAY AND WIRING COMPLETE. PATCH AND SEAL RACEWAY PENETRATIONS.
4 DISCONNECT AND REMOVE LIGHT FIXTURE, RACEWAY AND WIRING COMPLETE.
5 DISCONNECT AND REMOVE COMMUNICATION ENCLOSURE AND CABLE COMPLETE. PATCH AND SEAL CABLE PENETRATIONS.
6 TYPICAL FOR WALLS TO BE REMOVED: REMOVE ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND INSTALLATIONS INCLUDING RACEWAY AND WIRING TO THE SOURCE.
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10 COAX CABLE. DISCONNECT AND REMOVE COMPLETE TO SOURCE. PATCH AND SEAL CABLE PENETRATIONS.
11 DISCONNECT AND REMOVE SOLAR LIGHT FIXTURE.



FIRST FLOOR DEMOLITION PLAN
Scale: 1/8" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER

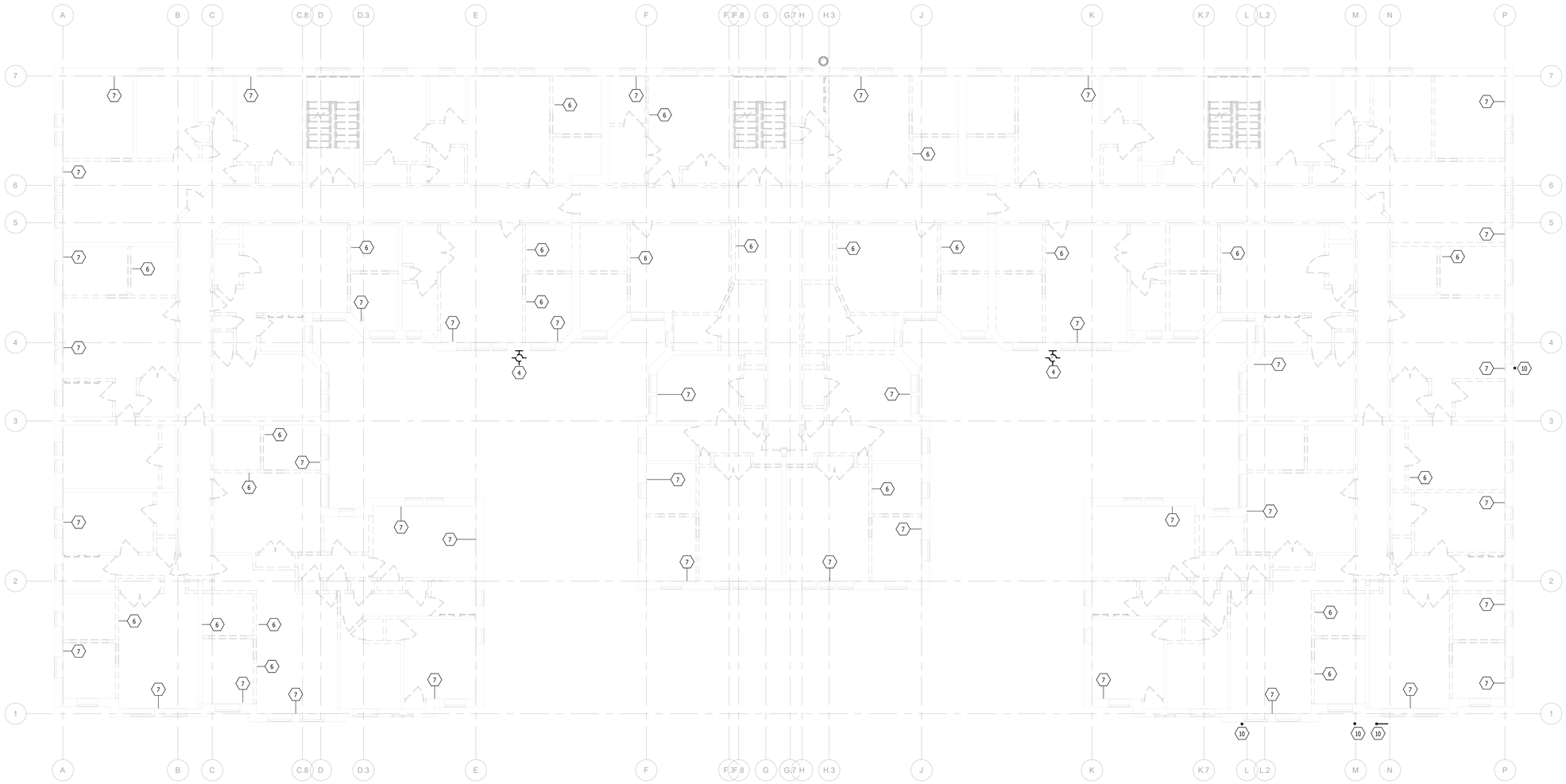
E.D.102

GENERAL DEMOLITION NOTES:

1. ELECTRICAL CONTRACTOR SHALL EXAMINE THE PROJECT DOCUMENTS AND VISIT THE SITE PRIOR TO SUBMITTING A BID. DO NOT RELY SOLELY ON THE ELECTRICAL PLANS FOR ALL DEMOLITION REQUIREMENTS. REVIEW ALL PROJECT DOCUMENTS PRIOR TO SUBMITTING A BID.
2. THE DEMOLITION INFORMATION IS PROVIDED TO ASSIST WITH LABOR COSTS ASSOCIATED WITH THE ELECTRICAL SYSTEMS REMOVAL. THE DEMOLITION CONTRACTOR WILL REMOVE ALL ELECTRICAL COMPONENTS AS NECESSARY.
3. CONFIRM WITH THE ARCHITECTS OFFICE AND/OR CONSTRUCTION MANAGER, PROJECT SCHEDULES AND REVIEW THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS PRIOR TO COMMENCING DEMOLITION.
4. REMOVE THE ELECTRICAL LIGHTING, RECEPTACLES, SWITCHING, ASSOCIATED CONDUIT, SURFACE RACEWAY, INTERIOR BUILDING CABLE TV DISTRIBUTION, VOICE AND DATA. REMOVE ANY SPECIAL SYSTEMS SUCH AS CATV, TELEPHONE, SOUND, NURSE CALL ETC. AND RELATED CONDUIT/WIRING. REMOVE SURFACE MOUNTED CONDUIT, BOXES, AND NON-METALLIC RACEWAY FROM EXISTING WALLS THAT ARE TO REMAIN AS NECESSARY.
5. USE CARE DURING THE DEMOLITION PHASE TO AVOID DAMAGE TO ANY GLAZED BLOCK, TILE OR BRICK VENEERED WALLS THAT ARE TO REMAIN.
6. DEMOLITION CONTRACTORS ARE RESPONSIBLE TO CONFIRM ALL QUANTITIES AND DEMOLITION REQUIRED, COMPLETE DEMOLITION IS NOT SHOWN ON THE DRAWINGS.
7. WHERE CONDUITS OR NON-METALLIC SHEATHED CABLE ARE ROUTED CONCEALED IN WALL CAVITIES OF WALLS THAT ARE TO REMAIN, ABANDON THE CONDUIT AND/OR CABLE. CUT BACK TO THE POINT OF CONCEALMENT INSIDE THE WALL OR CEILING CAVITY. CUT AND REMOVE THE CONDUIT EXITING THE WALL CAVITY INTO THE CEILING SPACE. DISCONNECT AND REMOVE FEEDS FROM ELECTRICAL PANEL. REMOVE ALL SURFACE MOUNTED OUTLET BOXES ASSOCIATED WITH THE CONDUIT SYSTEMS.
8. DISCONNECT AND REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING HANGERS, PULL BOXES, JUNCTION BOXES, RECEPTACLES, SWITCHES, LIGHT FIXTURES, CONDUIT AND WIRING FROM THE POINT OF CONCEALMENT TO THE EQUIPMENT. DISPOSE OF ALL ITEMS (SPECIAL ATTENTION TO LAMPS) AS REQUIRED BY LAW.
9. REMOVE ALL TV, VOICE, AND DATA CABLES FROM THE STATIONS NOTED TO BE REMOVED BACK TO THE DISTRIBUTION AREA. REMOVE CABLES, PATCH CORDS AT THE DISTRIBUTION AREAS. REMOVE TV CABLES AND OUTLETS FROM EACH TV/MONITOR LOCATION BACK TO THE DISTRIBUTION AREA.

KEY NOTES - DEMOLITION:

4 DISCONNECT AND REMOVE LIGHT FIXTURE, RACEWAY AND WIRING COMPLETE.
6 TYPICAL FOR WALLS TO BE REMOVED: REMOVE ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND INSTALLATIONS INCLUDING RACEWAY AND WIRING TO THE SOURCE.
7 TYPICAL FOR WALLS TO REMAIN: REMOVE ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND INSTALLATIONS. CUT RACEWAY BELOW SURFACE AND REMOVE WIRING. REMOVE RACEWAY IN PLACE. REMOVE WIRING CAP RACEWAYS AND PATCH SURFACE TO MATCH EXISTING FINISH.
10 COAX CABLE. DISCONNECT AND REMOVE COMPLETE TO SOURCE. PATCH AND SEAL CABLE PENETRATIONS.



SECOND FLOOR DEMOLITION PLAN
Scale: 1/8" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SECOND FLOOR DEMOLITION PLAN

DRAWING NUMBER

E.D.103

GENERAL DEMOLITION NOTES:

1. ELECTRICAL CONTRACTOR SHALL EXAMINE THE PROJECT DOCUMENTS AND VISIT THE SITE PRIOR TO SUBMITTING A BID. DO NOT RELY SOLELY ON THE ELECTRICAL PLANS FOR ALL DEMOLITION REQUIREMENTS. REVIEW ALL PROJECT DOCUMENTS PRIOR TO SUBMITTING A BID.

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3. CONFIRM WITH THE ARCHITECTS OFFICE AND/OR CONSTRUCTION MANAGER, PROJECT SCHEDULES AND REVIEW THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS PRIOR TO COMMENCING DEMOLITION.

4. REMOVE THE ELECTRICAL LIGHTING, RECEPTACLES, SWITCHING, ASSOCIATED CONDUIT, SURFACE RACEWAY, INTERIOR BUILDING CABLE TV DISTRIBUTION, VOICE AND DATA. REMOVE ANY SPECIAL SYSTEMS SUCH AS CATV, TELEPHONE, SOUND, NURSE CALL ETC. AND RELATED CONDUIT/WIRING. REMOVE SURFACE MOUNTED CONDUIT, BOXES, AND NON-METALLIC RACEWAY FROM EXISTING WALLS THAT ARE TO REMAIN AS NECESSARY.

5. USE CARE DURING THE DEMOLITION PHASE TO AVOID DAMAGE TO ANY GLAZED BLOCK, TILE OR BRICK VENEERED WALLS THAT ARE TO REMAIN.

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7. WHERE CONDUITS OR NON-METALLIC SHEATHED CABLE ARE ROUTED CONCEALED IN WALL CAVITIES OF WALLS THAT ARE TO REMAIN, ABANDON THE CONDUIT AND/OR CABLE. CUT BACK TO THE POINT OF CONCEALMENT INSIDE THE WALL OR CEILING CAVITY. CUT AND REMOVE THE CONDUIT EXITING THE WALL CAVITY INTO THE CEILING SPACE. DISCONNECT AND REMOVE FEEDS FROM ELECTRICAL PANEL. REMOVE ALL SURFACE MOUNTED OUTLET BOXES ASSOCIATED WITH THE CONDUIT SYSTEMS.

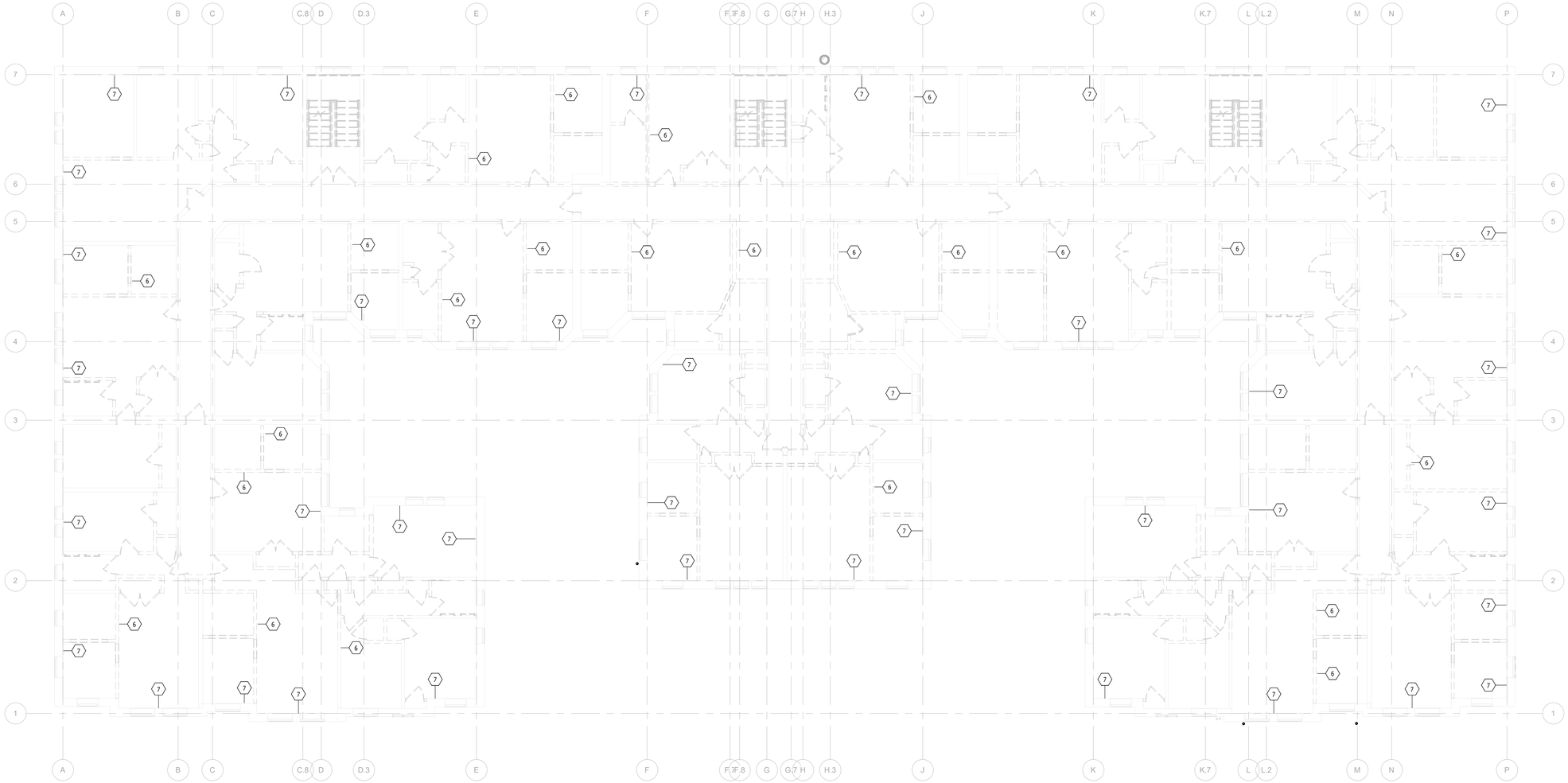
8. DISCONNECT AND REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING HANGERS, PULL BOXES, JUNCTION BOXES, RECEPTACLES, SWITCHES, LIGHT FIXTURES, CONDUIT AND WIRING FROM THE POINT OF CONCEALMENT TO THE EQUIPMENT. DISPOSE OF ALL ITEMS (SPECIAL ATTENTION TO LAMPS) AS REQUIRED BY LAW.

9. REMOVE ALL TV, VOICE, AND DATA CABLES FROM THE STATIONS NOTED TO BE REMOVED BACK TO THE DISTRIBUTION AREA. REMOVE CABLES, PATCH CORDS AT THE DISTRIBUTION AREAS. REMOVE TV CABLES AND OUTLETS FROM EACH TV/MONITOR LOCATION BACK TO THE DISTRIBUTION AREA.

KEY NOTES - DEMOLITION:

6 TYPICAL FOR WALLS TO BE REMOVED: REMOVE ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND INSTALLATIONS INCLUDING RACEWAY AND WIRING TO THE SOURCE.

7 TYPICAL FOR WALLS TO REMAIN: REMOVE ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND INSTALLATIONS. CUT RACEWAY BELOW SURFACE AND REMOVE WIRING. REMOVE RACEWAY IN PLACE. REMOVE WIRING CAP RACEWAYS AND PATCH SURFACE TO MATCH EXISTING FINISH.



THIRD FLOOR DEMOLITION PLAN
Scale: 1/8" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

THIRD FLOOR DEMOLITION PLAN

DRAWING NUMBER

E.D.104

GENERAL DEMOLITION NOTES:

1. ELECTRICAL CONTRACTOR SHALL EXAMINE THE PROJECT DOCUMENTS AND VISIT THE SITE PRIOR TO SUBMITTING A BID. DO NOT RELY SOLELY ON THE ELECTRICAL PLANS FOR ALL DEMOLITION REQUIREMENTS. REVIEW ALL PROJECT DOCUMENTS PRIOR TO SUBMITTING A BID.

2. THE DEMOLITION INFORMATION IS PROVIDED TO ASSIST WITH LABOR COSTS ASSOCIATED WITH THE ELECTRICAL SYSTEMS REMOVAL. THE DEMOLITION CONTRACTOR WILL REMOVE ALL ELECTRICAL COMPONENTS AS NECESSARY.

3. CONFIRM WITH THE ARCHITECTS OFFICE AND/OR CONSTRUCTION MANAGER, PROJECT SCHEDULES AND REVIEW THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS PRIOR TO COMMENCING DEMOLITION.

4. REMOVE THE ELECTRICAL LIGHTING, RECEPTACLES, SWITCHING, ASSOCIATED CONDUIT, SURFACE RACEWAY, INTERIOR BUILDING CABLE TV DISTRIBUTION, VOICE AND DATA. REMOVE ANY SPECIAL SYSTEMS SUCH AS CATV, TELEPHONE, SOUND, NURSE CALL ETC. AND RELATED CONDUIT/WIRING. REMOVE SURFACE MOUNTED CONDUIT, BOXES, AND NON-METALLIC RACEWAY FROM EXISTING WALLS THAT ARE TO REMAIN AS NECESSARY.

5. USE CARE DURING THE DEMOLITION PHASE TO AVOID DAMAGE TO ANY GLAZED BLOCK, TILE OR BRICK VENEERED WALLS THAT ARE TO REMAIN.

6. DEMOLITION CONTRACTORS ARE RESPONSIBLE TO CONFIRM ALL QUANTITIES AND DEMOLITION REQUIRED, COMPLETE DEMOLITION IS NOT SHOWN ON THE DRAWINGS.

7. WHERE CONDUITS OR NON-METALLIC SHEATHED CABLE ARE ROUTED CONCEALED IN WALL CAVITIES OF WALLS THAT ARE TO REMAIN, ABANDON THE CONDUIT AND/OR CABLE. CUT BACK TO THE POINT OF CONCEALMENT INSIDE THE WALL OR CEILING CAVITY. CUT AND REMOVE THE CONDUIT EXITING THE WALL CAVITY INTO THE CEILING SPACE. DISCONNECT AND REMOVE FEEDS FROM ELECTRICAL PANEL. REMOVE ALL SURFACE MOUNTED OUTLET BOXES ASSOCIATED WITH THE CONDUIT SYSTEMS.

8. DISCONNECT AND REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING HANGERS, PULL BOXES, JUNCTION BOXES, RECEPTACLES, SWITCHES, LIGHT FIXTURES, CONDUIT AND WIRING FROM THE POINT OF CONCEALMENT TO THE EQUIPMENT. DISPOSE OF ALL ITEMS (SPECIAL ATTENTION TO LAMPS) AS REQUIRED BY LAW.

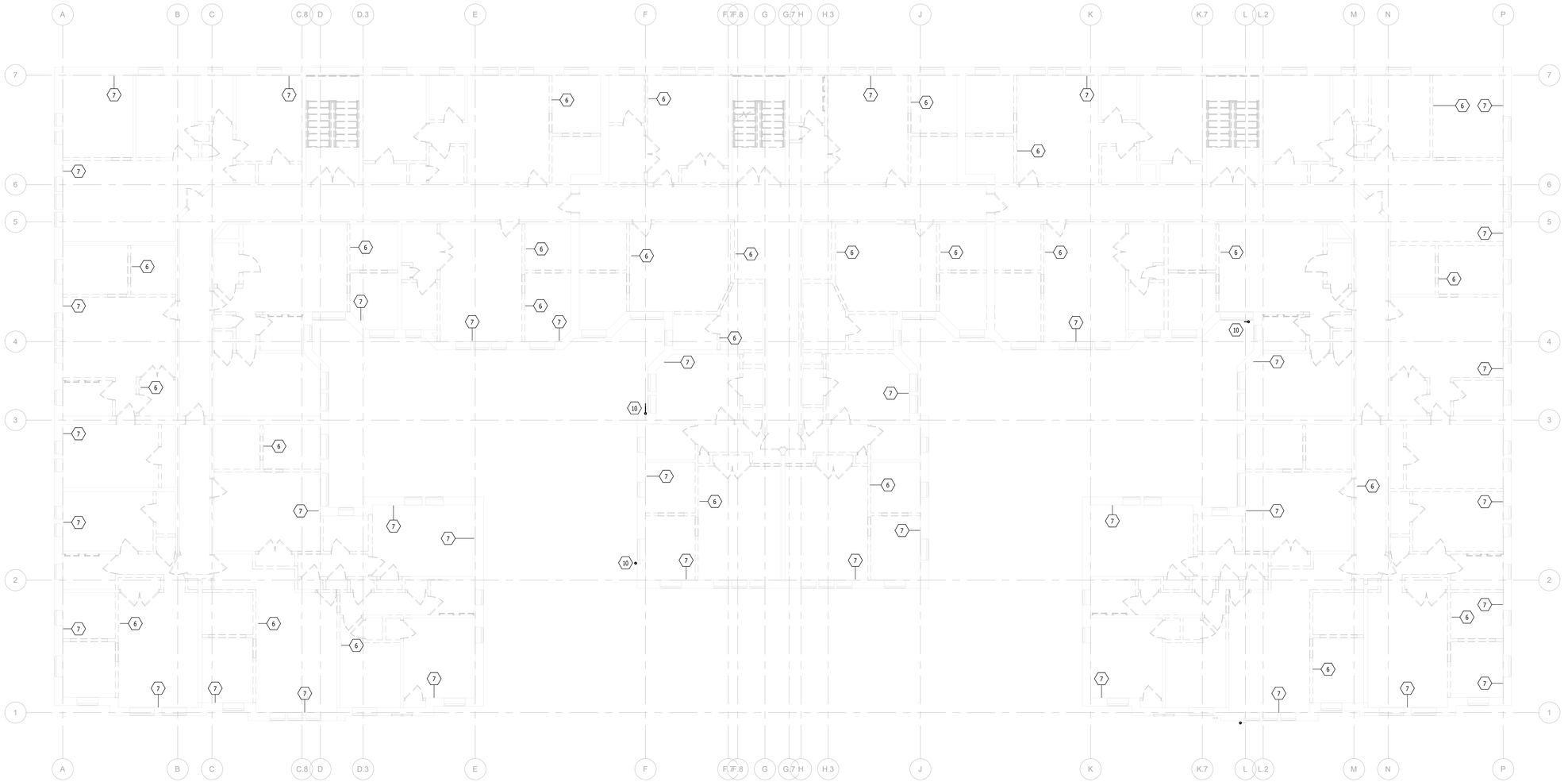
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KEY NOTES - DEMOLITION:

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10 COAX CABLE. DISCONNECT AND REMOVE COMPLETE TO SOURCE. PATCH AND SEAL CABLE PENETRATIONS.



FOURTH FLOOR DEMOLITION PLAN
Scale: 1/8" = 1'-0"

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KEY PLAN

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TRC22.066

DRAWING TITLE

FOURTH FLOOR DEMOLITION PLAN

DRAWING NUMBER

E.D.105

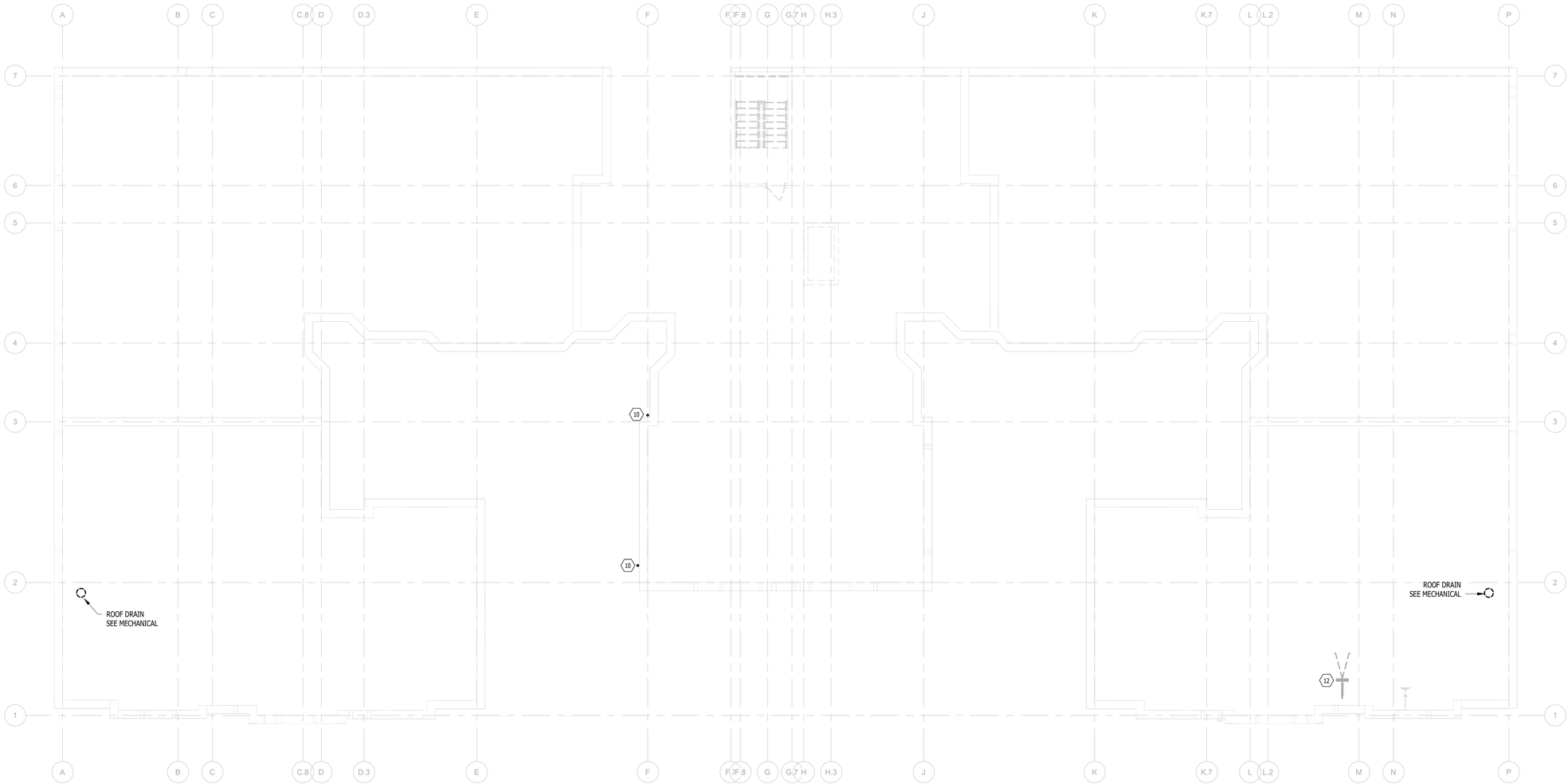
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7. WHERE CONDUITS OR NON-METALLIC SHEATHED CABLE ARE ROUTED CONCEALED IN WALL CAVITIES OF WALLS THAT ARE TO REMAIN, ABANDON THE CONDUIT AND/OR CABLE. CUT BACK TO THE POINT OF CONCEALMENT INSIDE THE WALL OR CEILING CAVITY. CUT AND REMOVE THE CONDUIT EXITING THE WALL CAVITY INTO THE CEILING SPACE. DISCONNECT AND REMOVE FEEDS FROM ELECTRICAL PANEL. REMOVE ALL SURFACE MOUNTED OUTLET BOXES ASSOCIATED WITH THE CONDUIT SYSTEMS.
8. DISCONNECT AND REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING HANGERS, PULL BOXES, JUNCTION BOXES, RECEPTACLES, SWITCHES, LIGHT FIXTURES, CONDUIT AND WIRING FROM THE POINT OF CONCEALMENT TO THE EQUIPMENT. DISPOSE OF ALL ITEMS (SPECIAL ATTENTION TO LAMPS) AS REQUIRED BY LAW.
9. REMOVE ALL TV, VOICE, AND DATA CABLES FROM THE STATIONS NOTED TO BE REMOVED BACK TO THE DISTRIBUTION AREA. REMOVE CABLES, PATCH CORDS AT THE DISTRIBUTION AREAS. REMOVE TV CABLES AND OUTLETS FROM EACH TV/MONITOR LOCATION BACK TO THE DISTRIBUTION AREA.

(#) KEY NOTES - DEMOLITION:

10 COAX CABLE. DISCONNECT AND REMOVE COMPLETE TO SOURCE. PATCH AND SEAL CABLE PENETRATIONS.

12 DISCONNECT AND REMOVE ANTENNA INCLUDING CABLE TO SOURCE.



ROOF DEMOLITION PLAN

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

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KTS PROJECT NO. 25-0251

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CABOT APARTMENTS

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ROOF DEMOLITION PLAN

DRAWING NUMBER

E.D.106

KEY NOTES:

1 CONTRACTOR SHALL CONSULT THE CIVIL ENGINEERING DRAWINGS FOR LOCATIONS OF UNDERGROUND UTILITIES. COSTS FOR REMOVING, REPLACING OR RELOCATING ANY EXISTING UTILITIES SHALL BE INCIDENTAL TO CONSTRUCTION. EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

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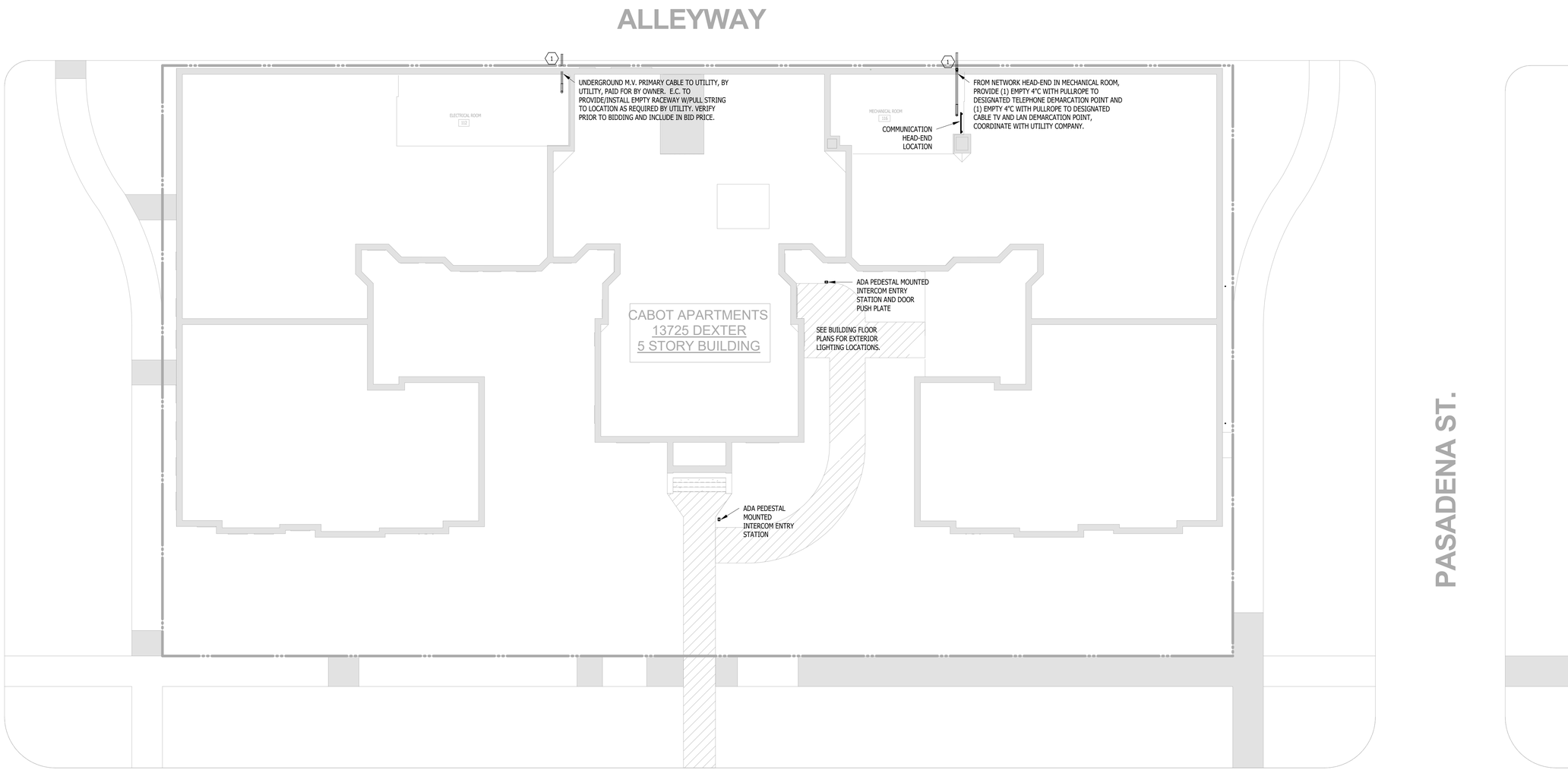
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ELECTRICAL SITE PLAN

Scale: 3/32" = 1'-0"

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ELECTRICAL SITE PLAN

DRAWING NUMBER

E.100

KEY NOTES:

3 FACTORY MOUNTED DISCONNECT SWITCH PROVIDED WITH EQUIPMENT.
4 INTERLOCK EXHAUST FAN WITH ROOM LIGHTING.
6 PROVIDE FIRE RATED PLYWOOD BACKBOARD WITH COPPER GROUND BUS BAR. PROVIDE (3) 4" SLEEVES INTO CHASE FOR COMMUNICATION CABLING AND (3) 2" SLEEVES OUT OF CHASE TO EACH FLOOR ACCESSIBLE CEILING SPACE.
8 E.C. SHALL PROVIDE A ROUGH-IN BOX WITH 12-INCH 3/4" CONDUIT AND BUSHED END IN ACCESSIBLE CEILING FOR SECURITY CAMERA. CAMERA EQUIPMENT AND WIRING BY THE TECHNOLOGY CONTRACTOR.
10 UNIT SUBSTATION EQUIPMENT TO BE BROUGHT INTO BUILDING VIA OPEN TRASH ROOM AND ELECTRICAL ROOM WALLS. OPENINGS PROVIDED BY OTHERS. SEE ENLARGED PLANS AND ONE LINE DIAGRAM.

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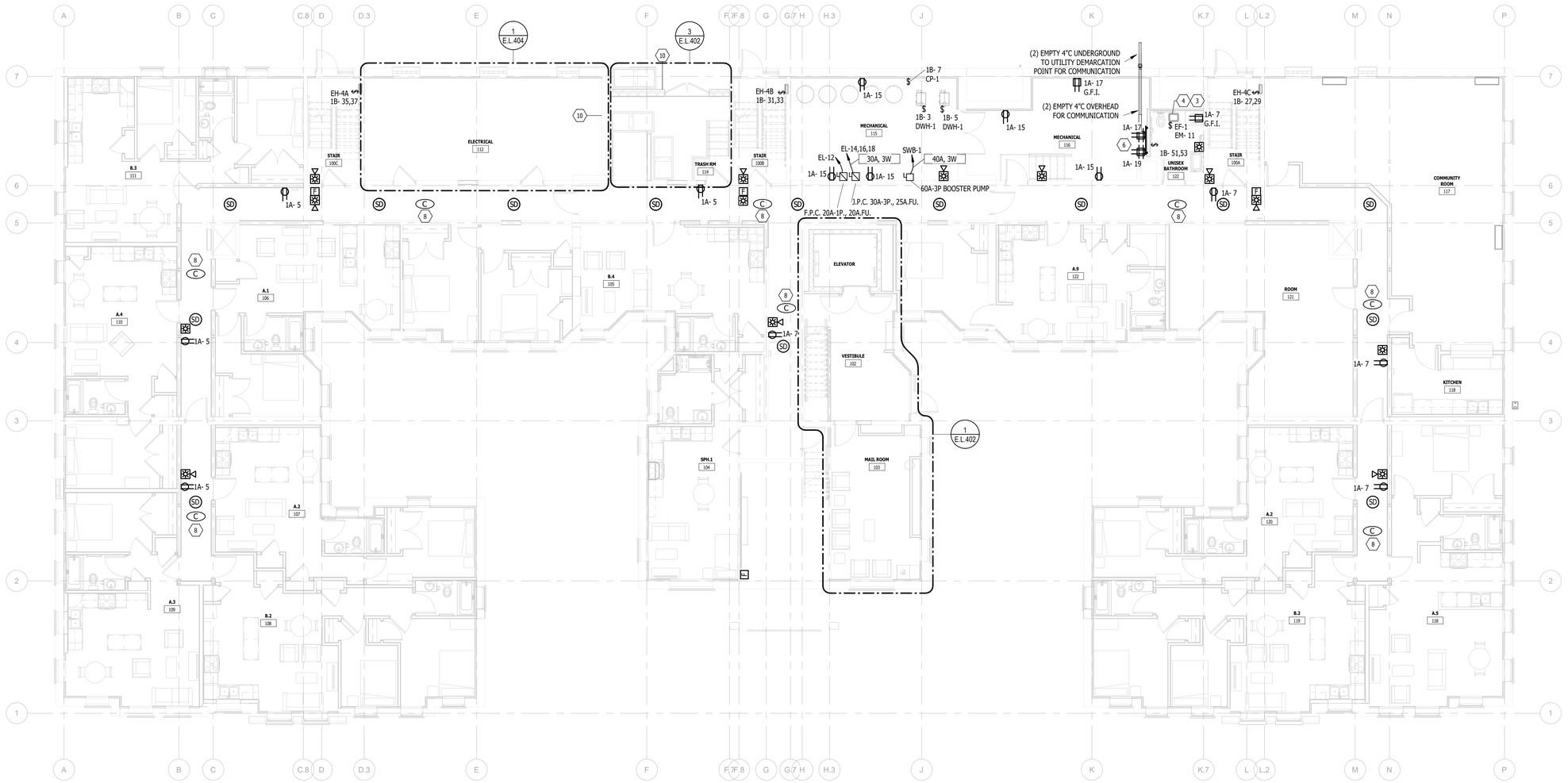
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BASEMENT FLOOR POWER PLAN

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

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BASEMENT FLOOR POWER PLAN

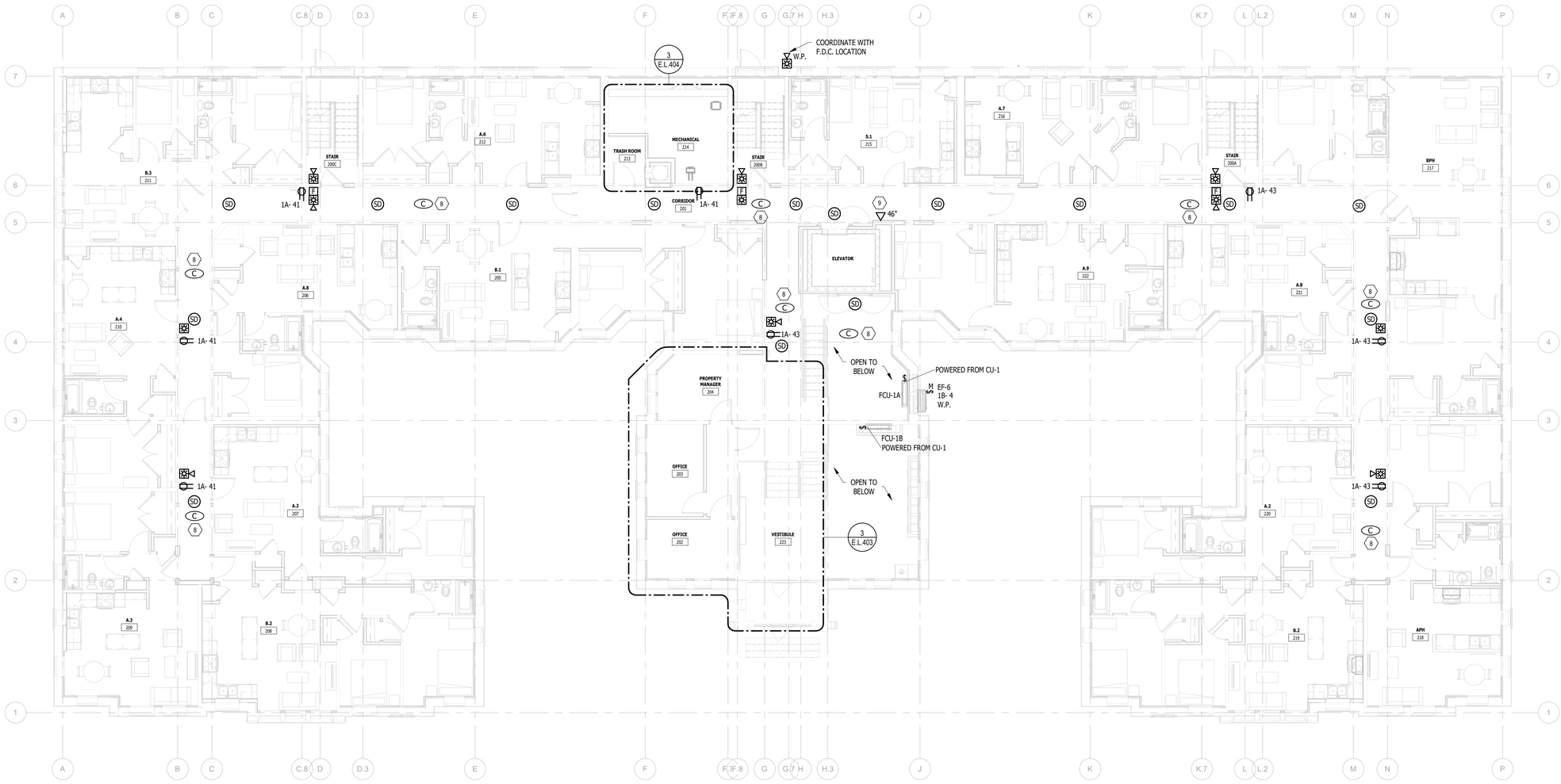
DRAWING NUMBER

E.101

KEY NOTES:

8 E.C. SHALL PROVIDE A ROUGH-IN BOX WITH 12-INCH 3/4" CONDUIT AND BUSHED END IN ACCESSIBLE CEILING FOR SECURITY CAMERA. CAMERA EQUIPMENT AND WIRING BY THE TECHNOLOGY CONTRACTOR.

9 AREA OF REFUGE CALL STATION BACKBOX BY ELECTRICAL CONTRACTOR. INTERFACE WITH MASTER CONTROL PANEL LOCATED ON THE 2ND FLOOR OFFICE 205. CONFIRM EXACT LOCATION WITH OWNER. CALL STATION EQUIPMENT AND WIRING BY TECHNOLOGY CONTRACTOR.



FIRST FLOOR POWER PLAN

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

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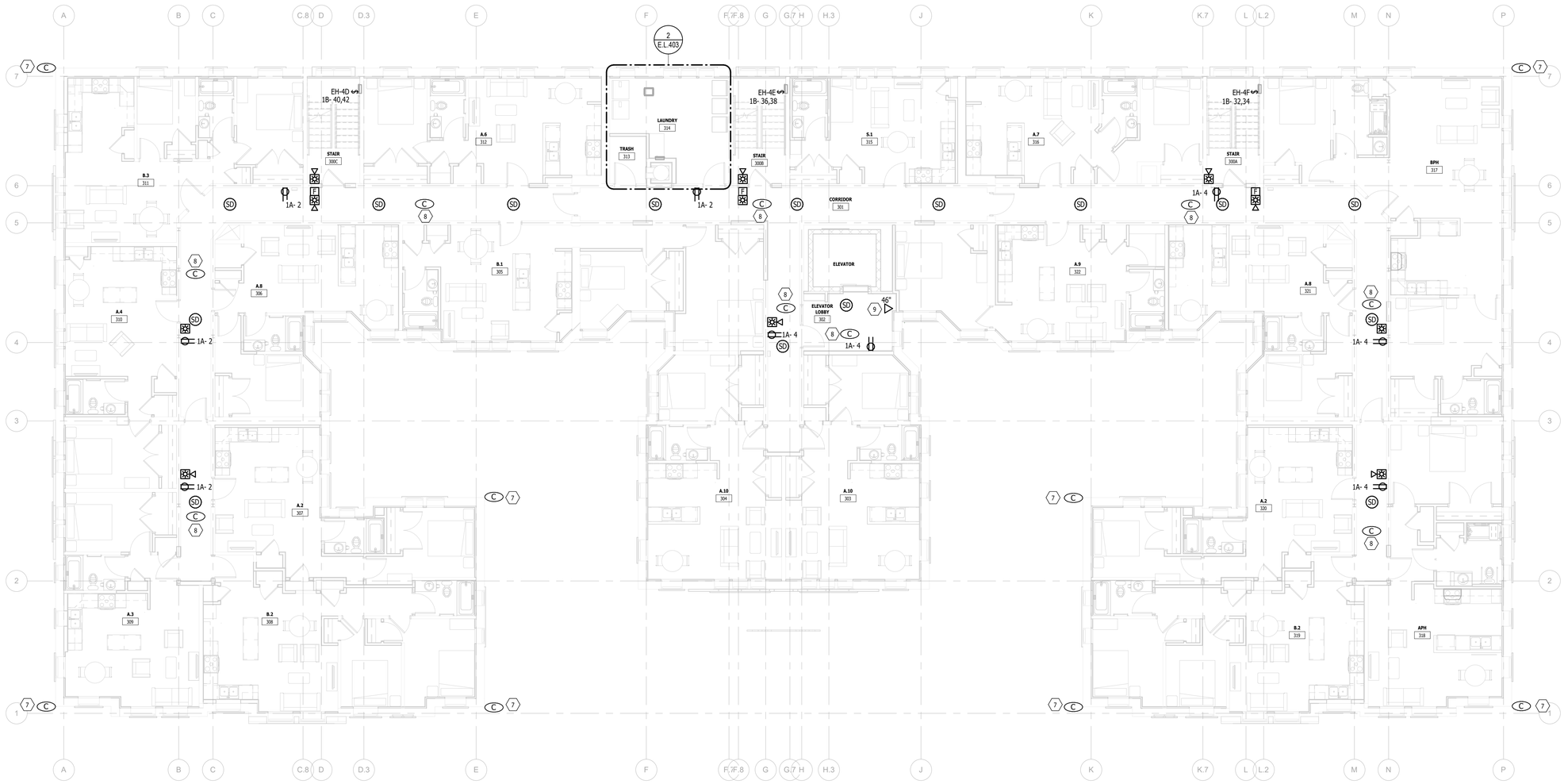
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TRC22.066

DRAWING TITLE

FIRST FLOOR POWER PLAN

DRAWING NUMBER

E.102



SECOND FLOOR POWER PLAN

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

KEY NOTES:

7 E.C. SHALL PROVIDE A WEATHER PROOF BOX WITH 3/4" CONDUIT STUBBED INTO BUILDING ACCESSIBLE CEILING FOR SECURITY CAMERA. CAMERA EQUIPMENT AND WIRING BY THE TECHNOLOGY CONTRACTOR.

8 E.C. SHALL PROVIDE A ROUGH-IN BOX WITH 12-INCH 3/4" CONDUIT AND BUSHED END IN ACCESSIBLE CEILING FOR SECURITY CAMERA. CAMERA EQUIPMENT AND WIRING BY THE TECHNOLOGY CONTRACTOR.

9 AREA OF REFUGE CALL STATION BACKBOX BY ELECTRICAL CONTRACTOR. INTERFACE WITH MASTER CONTROL PANEL LOCATED ON THE 2ND FLOOR OFFICE 205. CONFIRM EXACT LOCATION WITH OWNER. CALL STATION EQUIPMENT AND WIRING BY TECHNOLOGY CONTRACTOR.

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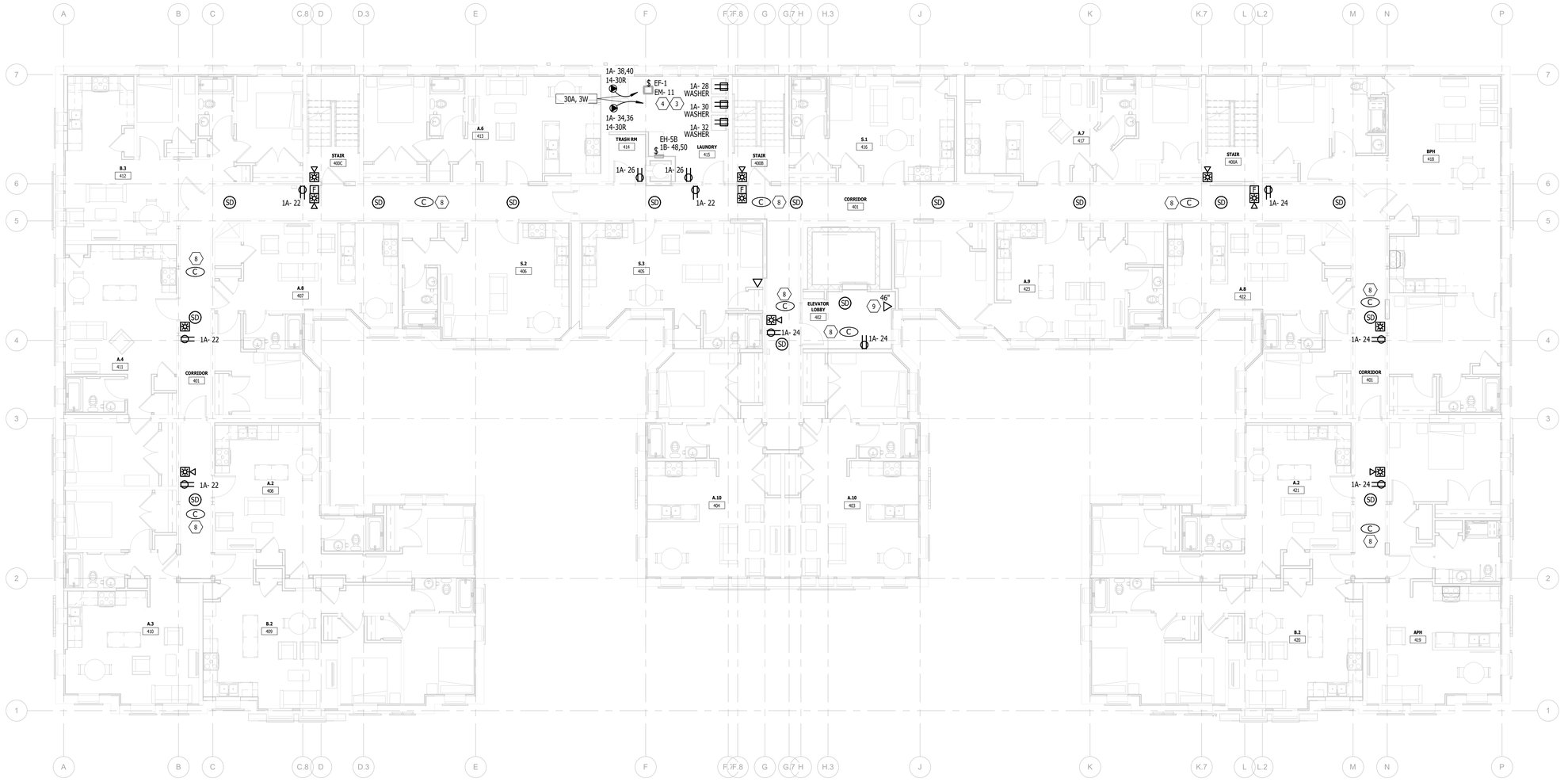
SECOND FLOOR POWER PLAN

DRAWING NUMBER

E.103

KEY NOTES:

3 FACTORY MOUNTED DISCONNECT SWITCH PROVIDED WITH EQUIPMENT.
4 INTERLOCK EXHAUST FAN WITH ROOM LIGHTING.
8 E.C. SHALL PROVIDE A ROUGH-IN BOX WITH 12-INCH 3/4" CONDUIT AND BUSHED END IN ACCESSIBLE CEILING FOR SECURITY CAMERA. CAMERA EQUIPMENT AND WIRING BY THE TECHNOLOGY CONTRACTOR.
9 AREA OF REFUGE CALL STATION BACKBOX BY ELECTRICAL CONTRACTOR. INTERFACE WITH MASTER CONTROL PANEL LOCATED ON THE 2ND FLOOR OFFICE 205. CONFIRM EXACT LOCATION WITH OWNER. CALL STATION EQUIPMENT AND WIRING BY TECHNOLOGY CONTRACTOR.



THIRD FLOOR POWER PLAN
Scale: 1/8" = 1'-0"

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THIRD FLOOR POWER PLAN

DRAWING NUMBER

E.104

KEY NOTES:

3 FACTORY MOUNTED DISCONNECT SWITCH PROVIDED WITH EQUIPMENT.
4 INTERLOCK EXHAUST FAN WITH ROOM LIGHTING.
5 COORDINATE LOCATION OF EQUIPMENT WITH ELEVATOR CONTRACTOR.
8 E.C. SHALL PROVIDE A ROUGH-IN BOX WITH 12-INCH 3/4" CONDUIT AND BUSHED END IN ACCESSIBLE CEILING FOR SECURITY CAMERA. CAMERA EQUIPMENT AND WIRING BY THE TECHNOLOGY CONTRACTOR.
9 AREA OF REFUGE CALL STATION BACKBOX BY ELECTRICAL CONTRACTOR. INTERFACE WITH MASTER CONTROL PANEL LOCATED ON THE 2ND FLOOR OFFICE 205. CONFIRM EXACT LOCATION WITH OWNER. CALL STATION EQUIPMENT AND WIRING BY TECHNOLOGY CONTRACTOR.
11 DEDICATED OUTSIDE TELEPHONE LINE TERMINATED AT ELEVATOR CONTROLLER. WIRING AND TERMINATION PROVIDED BY ELECTRICAL CONTRACTOR. COORDINATE WITH ELEVATOR CONTRACTOR.

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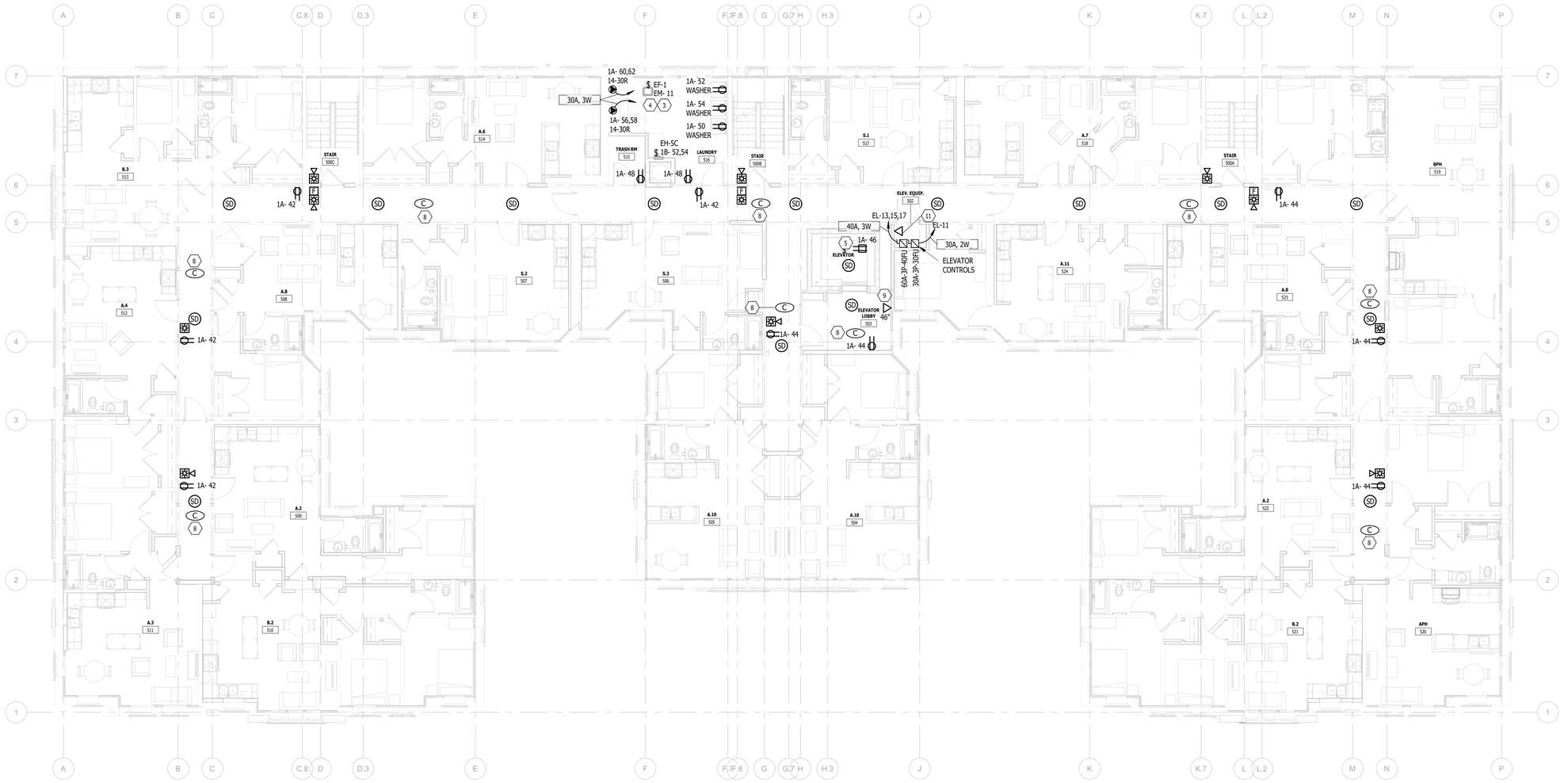
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FOURTH FLOOR POWER PLAN

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FOURTH FLOOR POWER PLAN

DRAWING NUMBER

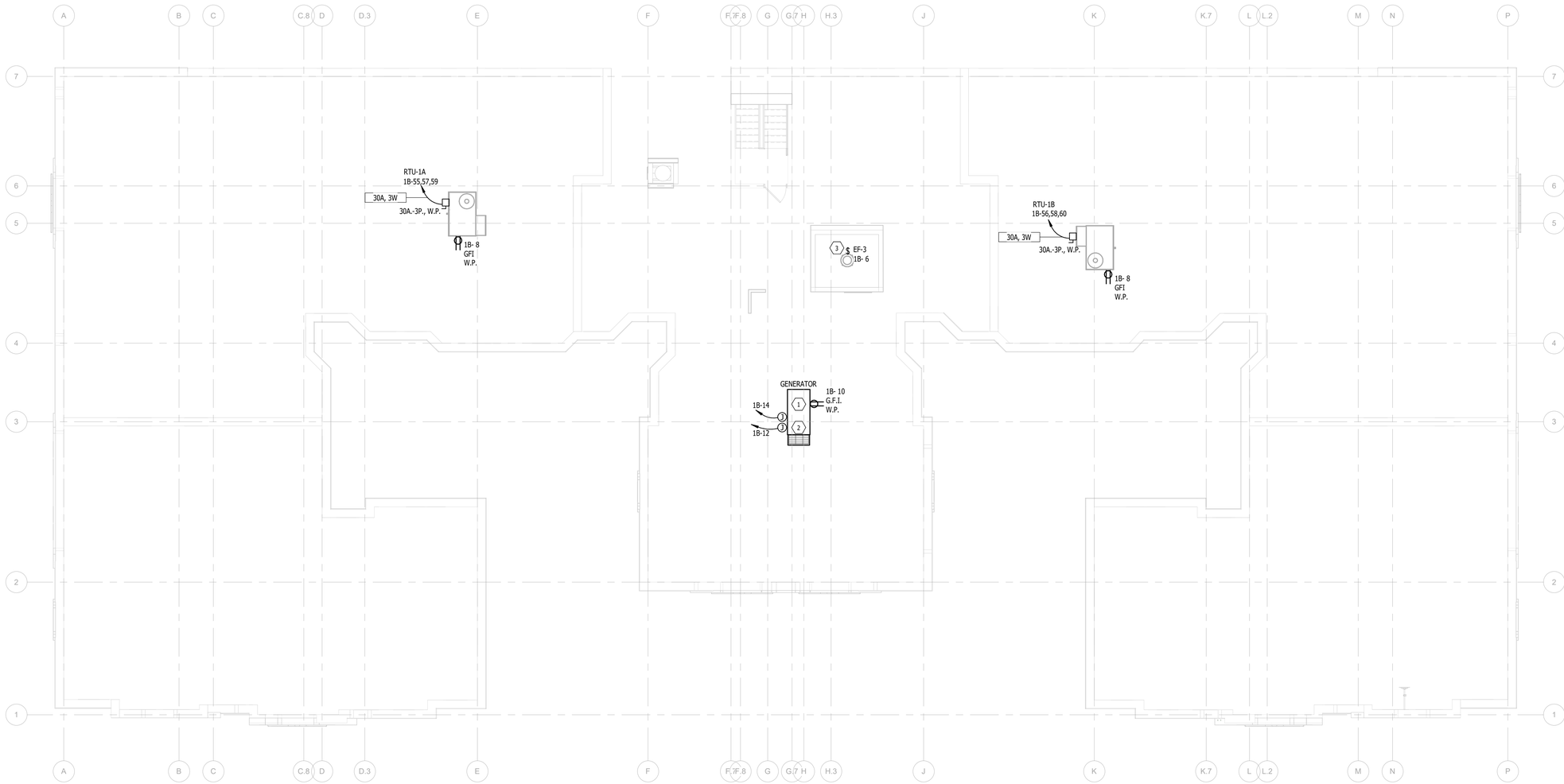
E.105

KEY NOTES:

1 40KW/50KVA, 208/120V, 3 PHASE NATURAL GAS GENERATOR, LEVEL 1 ACOUSTIC ENCLOSURE. SEE ONE LINE DIAGRAM AND DETAILS FOR WIRING INFORMATION.

2 WEIGHT 1,767 LBS, FUEL CONSUMPTION AT 100% RATED CAPACITY 752 CUBIC FEET PER HOUR.

3 FACTORY MOUNTED DISCONNECT SWITCH PROVIDED WITH EQUIPMENT.



ROOF POWER PLAN

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

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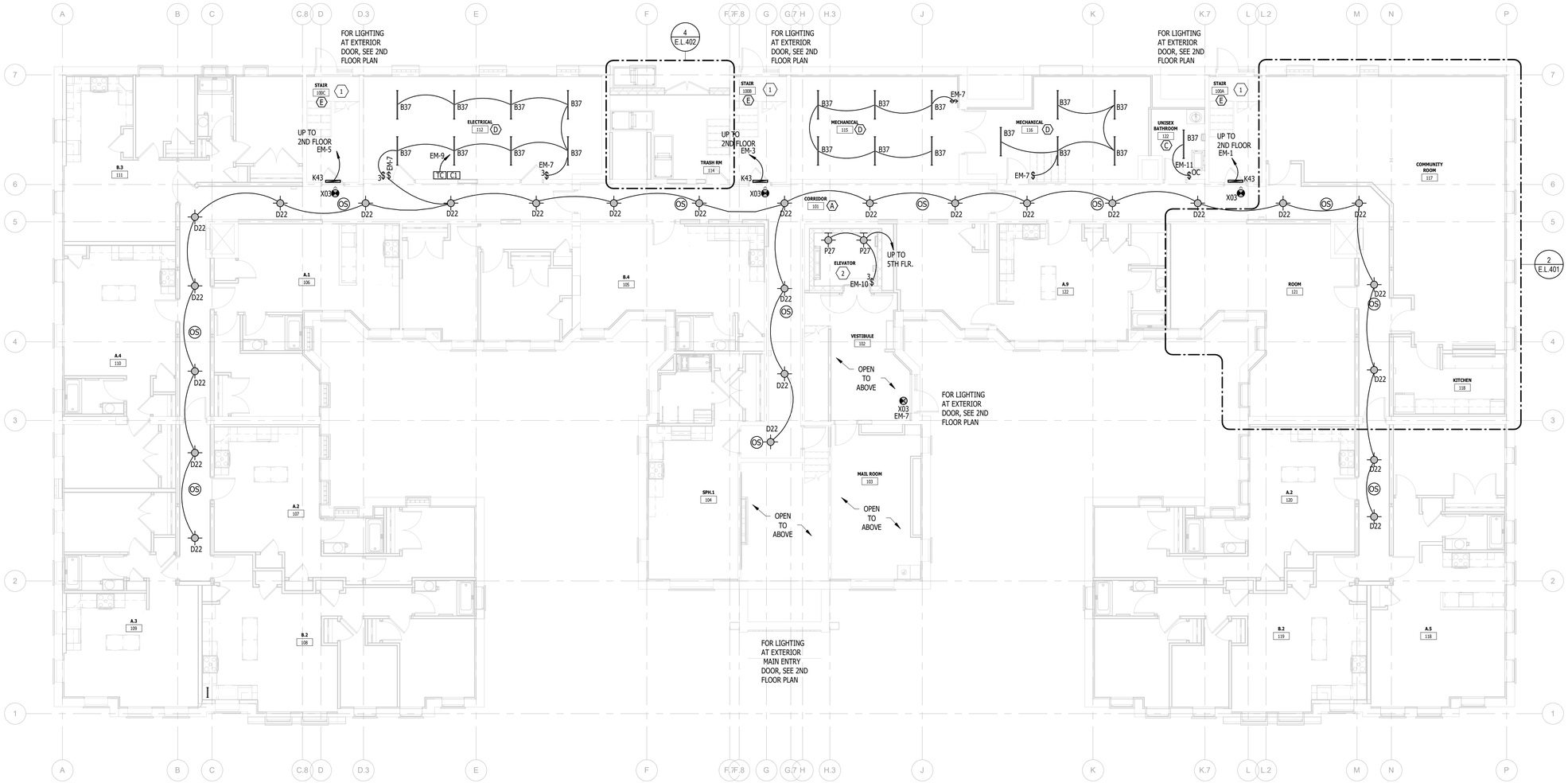
ROOF POWER PLAN

DRAWING NUMBER

E.106

KEY NOTES:

1 STAIRWELL LIGHTING TO OPERATE TOGETHER AND DIM TO 50% WHEN UNOCCUPIED AFTER 20-MINUTES.
2 COORDINATE LOCATION OF EQUIPMENT WITH ELEVATOR CONTRACTOR.



BASEMENT FLOOR LIGHTING PLAN

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

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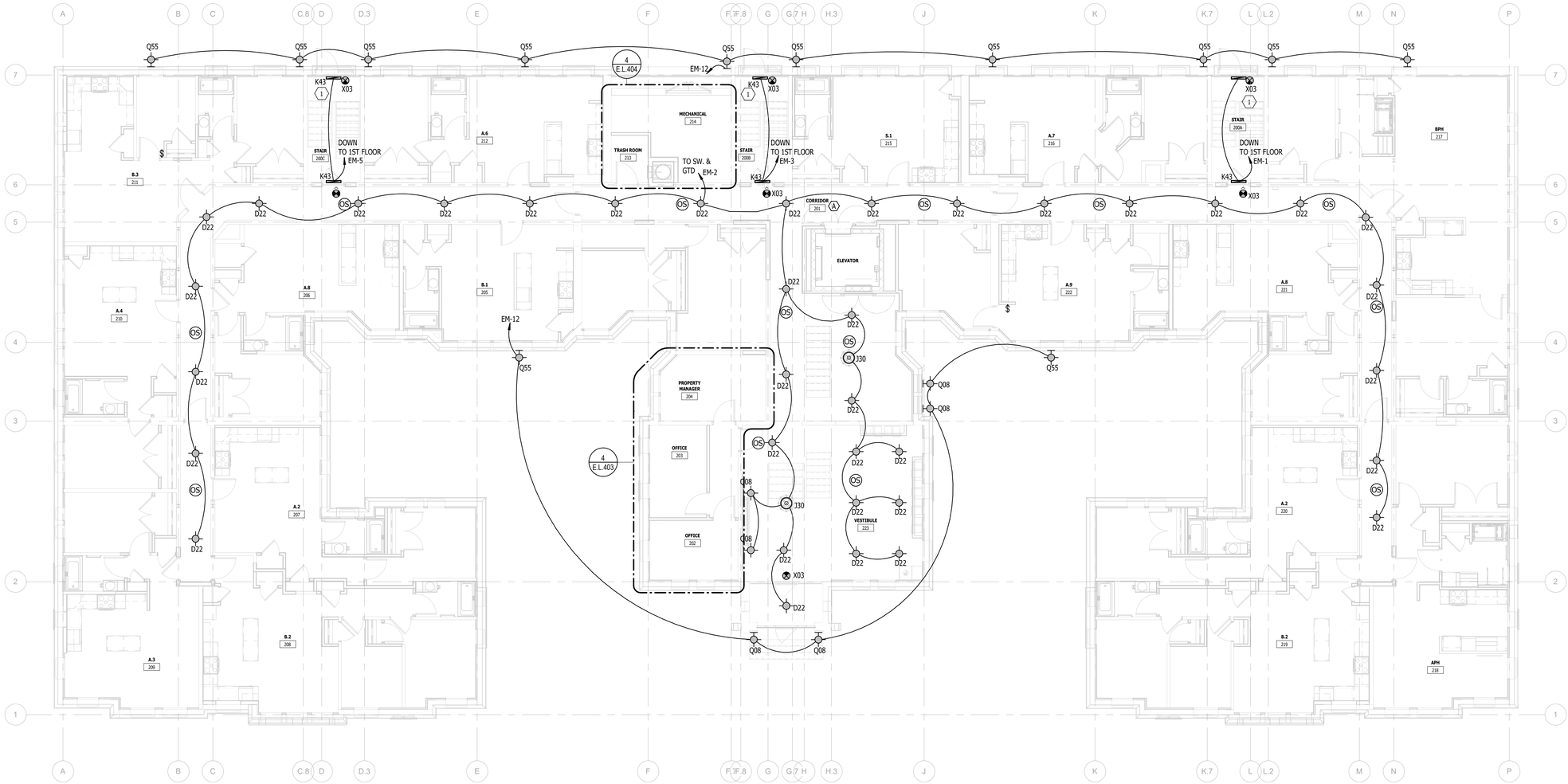
BASEMENT FLOOR LIGHTING PLAN

DRAWING NUMBER

E.201

KEY NOTES:

1 STAIRWELL LIGHTING TO OPERATE TOGETHER AND DIM TO 50% WHEN UNOCCUPIED AFTER 20-MINUTES.



FIRST FLOOR LIGHTING PLAN

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

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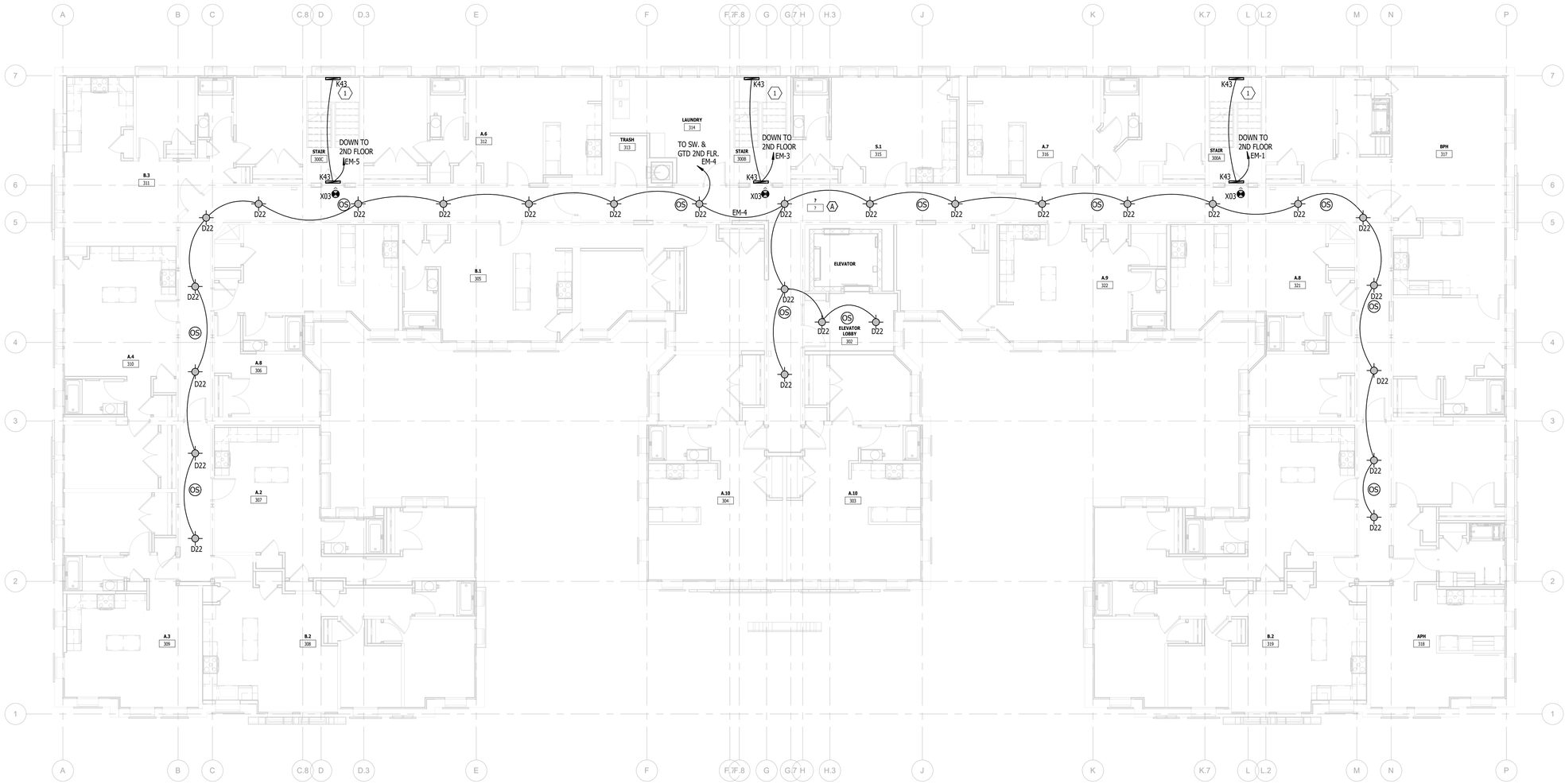
FIRST FLOOR LIGHTING PLAN

DRAWING NUMBER

E.202

KEY NOTES:

1 STAIRWELL LIGHTING TO OPERATE TOGETHER AND DIM TO 50% WHEN UNOCCUPIED AFTER 20-MINUTES.



SECOND FLOOR LIGHTING PLAN

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

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STEVEN E. ELIZABETH
REGISTERED
ENGINEER
61232
PROFESSIONAL ENGINEER
6/9/25
CABOT

CABOT APARTMENTS
RENOVATION OF
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

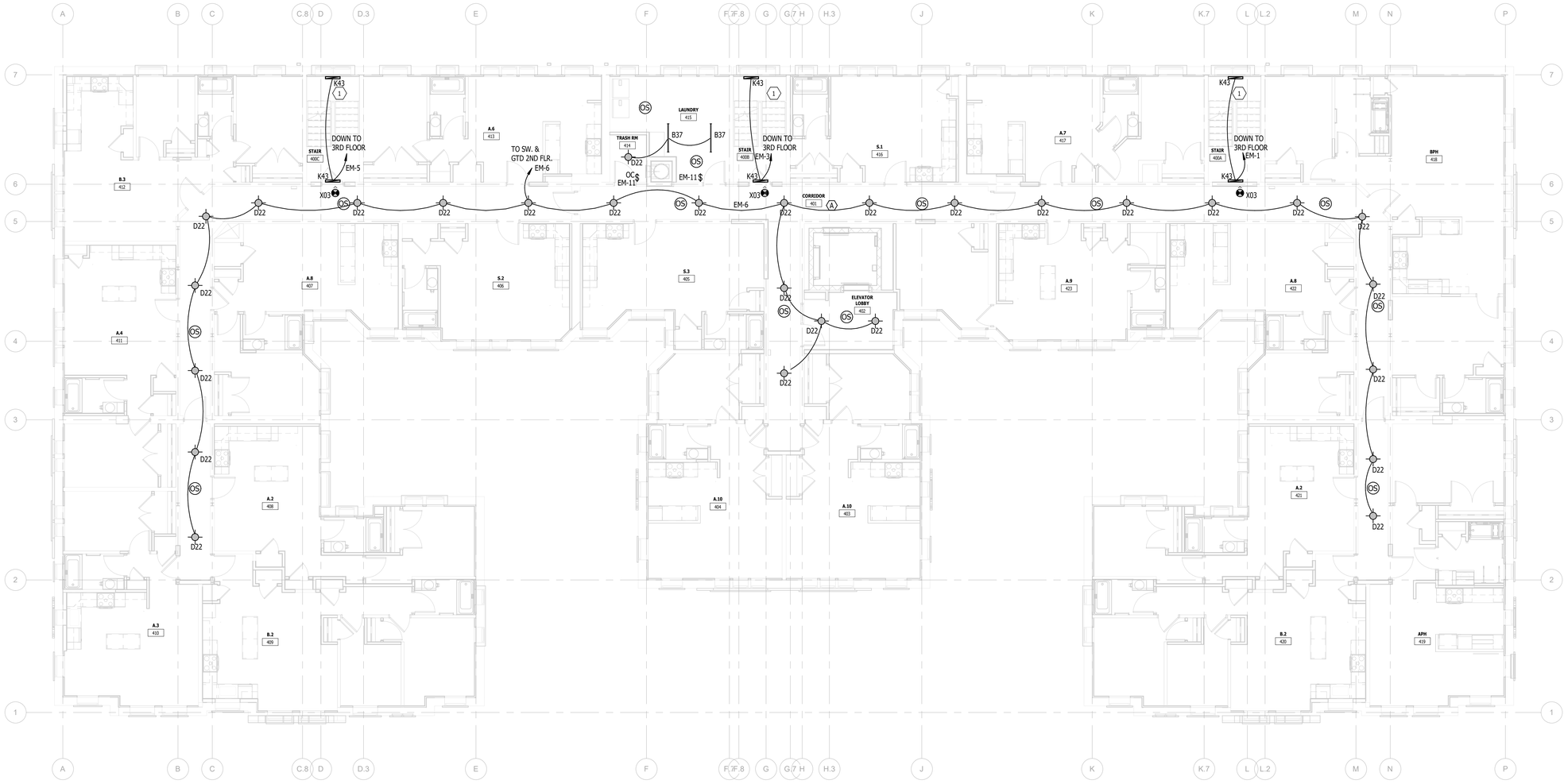
SECOND FLOOR LIGHTING PLAN

DRAWING NUMBER

E.203

KEY NOTES:

1 STAIRWELL LIGHTING TO OPERATE TOGETHER AND DIM TO 50% WHEN UNOCCUPIED AFTER 20-MINUTES.



THIRD FLOOR LIGHTING PLAN

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

KTS ENGINEERING GROUP

MEP CONSULTING ENGINEER

491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM

KTS PROJECT NO. 25-0251

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

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

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CABOT APARTMENTS

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13725 DEXTER AVENUE

DETROIT MICHIGAN

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KEY PLAN

FSP PROJECT NO.
TRC22.066

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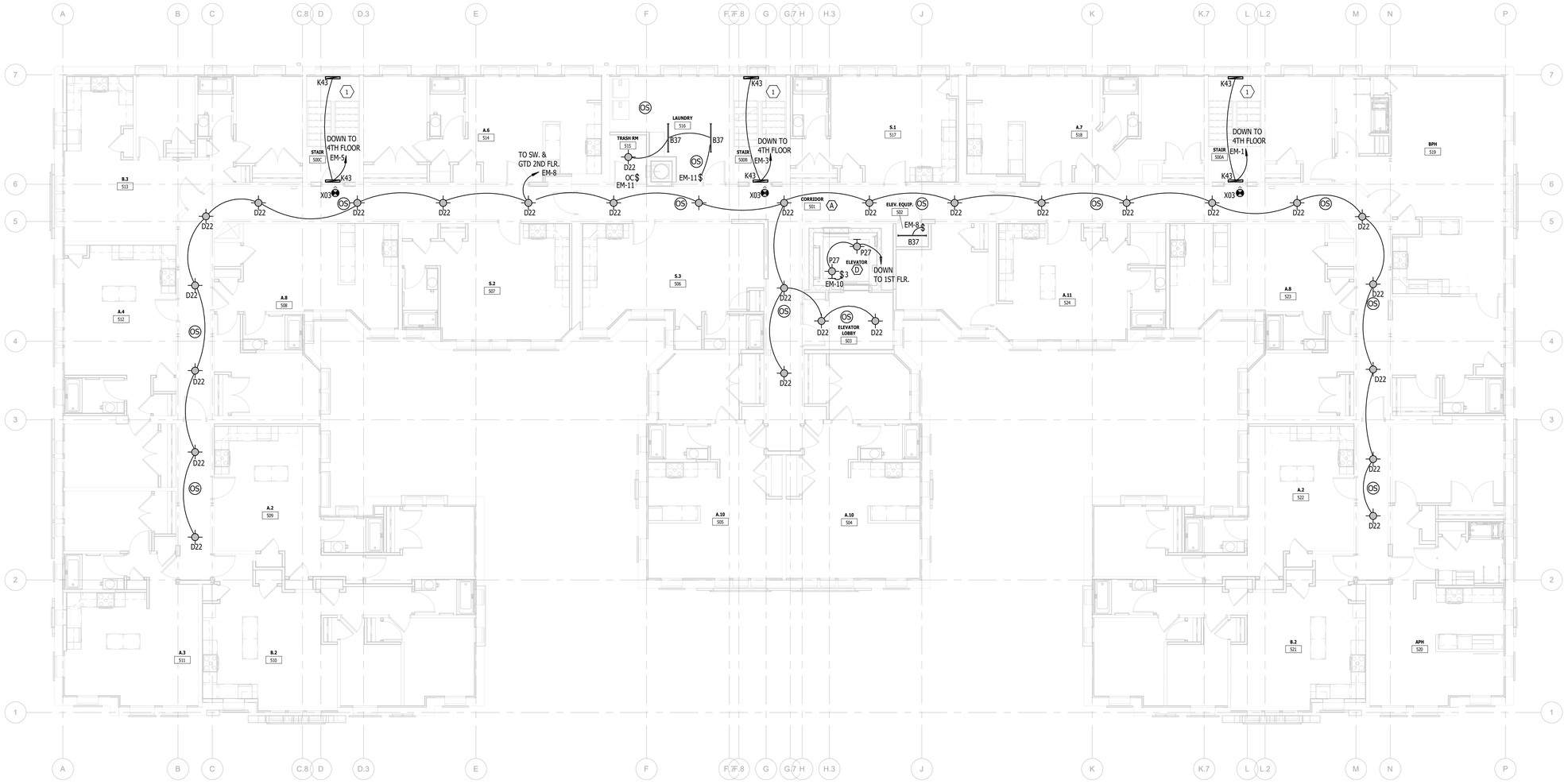
THIRD FLOOR LIGHTING PLAN

DRAWING NUMBER

E.204

KEY NOTES:

1 STAIRWELL LIGHTING TO OPERATE TOGETHER AND DIM TO 50% WHEN UNOCCUPIED AFTER 20-MINUTES.



FOURTH FLOOR LIGHTING PLAN

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

KTS ENGINEERING GROUP

MEP CONSULTING ENGINEER

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989-567-1100
KTSENGINEERINGGROUP.COM

KTS PROJECT NO. 25-0251

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIF FOURTH FLOOR LIGHTING PLAN

DRAWING NUMBER

E.205

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MEP CONSULTING ENGINEER
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989-567-1100
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KTS PROJECT NO. 25-0251

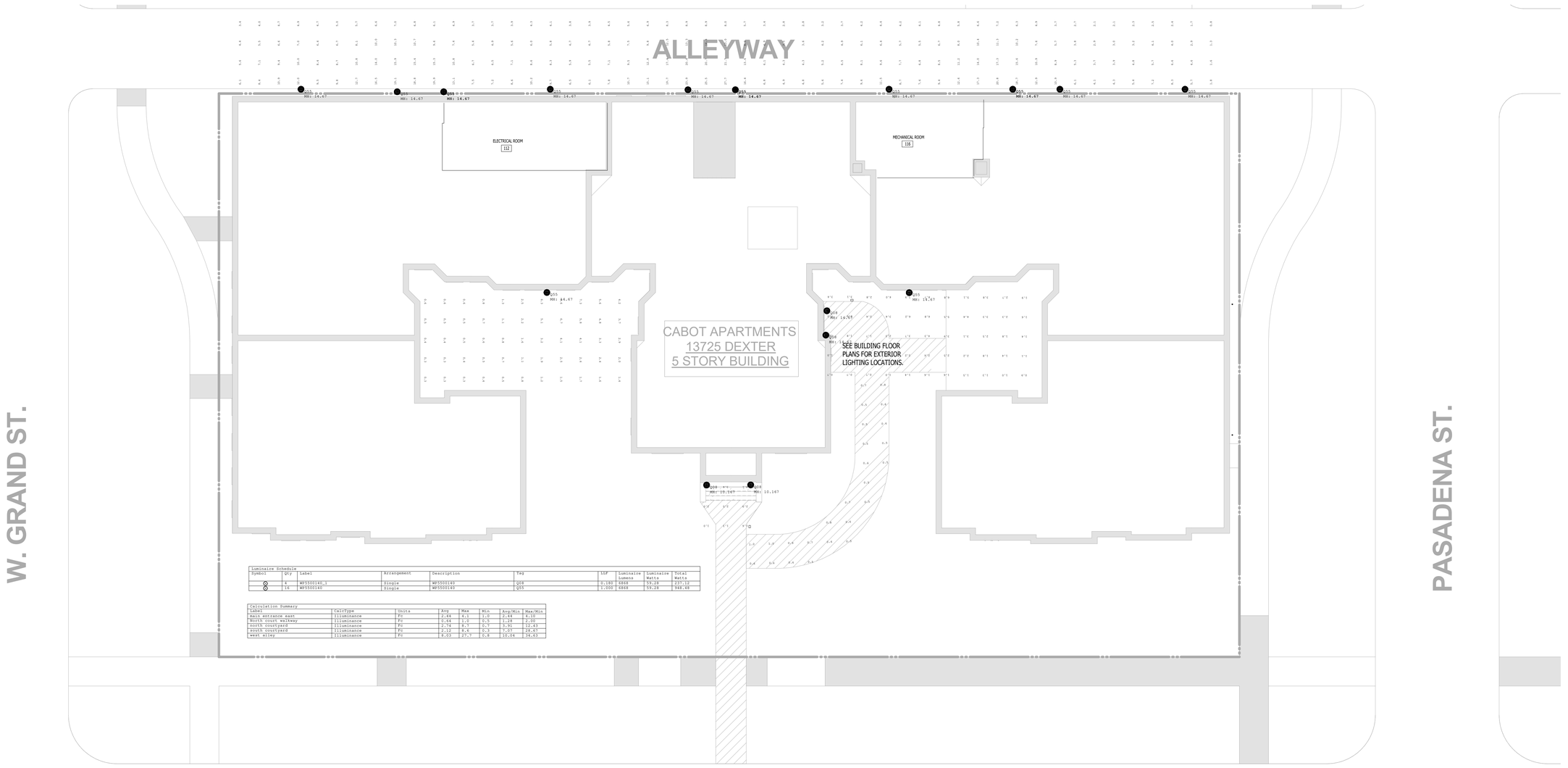
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Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	WPS500140-1	Single	WPS500140	Q04	0.185	6868	59.28	237.12
	16	WPS500140	Single	WPS500140	Q05	1.000	6868	59.28	948.48

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
main entrance east	Illuminance	Fc	2.64	4.1	1.0	2.64	4.10
North court walkway	Illuminance	Fc	0.64	1.0	0.5	1.28	2.00
north courtyard	Illuminance	Fc	2.74	8.3	0.7	3.91	12.43
south courtyard	Illuminance	Fc	2.12	8.6	0.3	7.07	28.67
west alley	Illuminance	Fc	8.03	27.7	0.8	10.04	34.63

SITE PHOTOMETRY PLAN
Scale: 3/32" = 1'-0"

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DETROIT MICHIGAN

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

SITE PHOTOMETRY PLAN

DRAWING NUMBER

E.301

KTS ENGINEERING GROUP
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KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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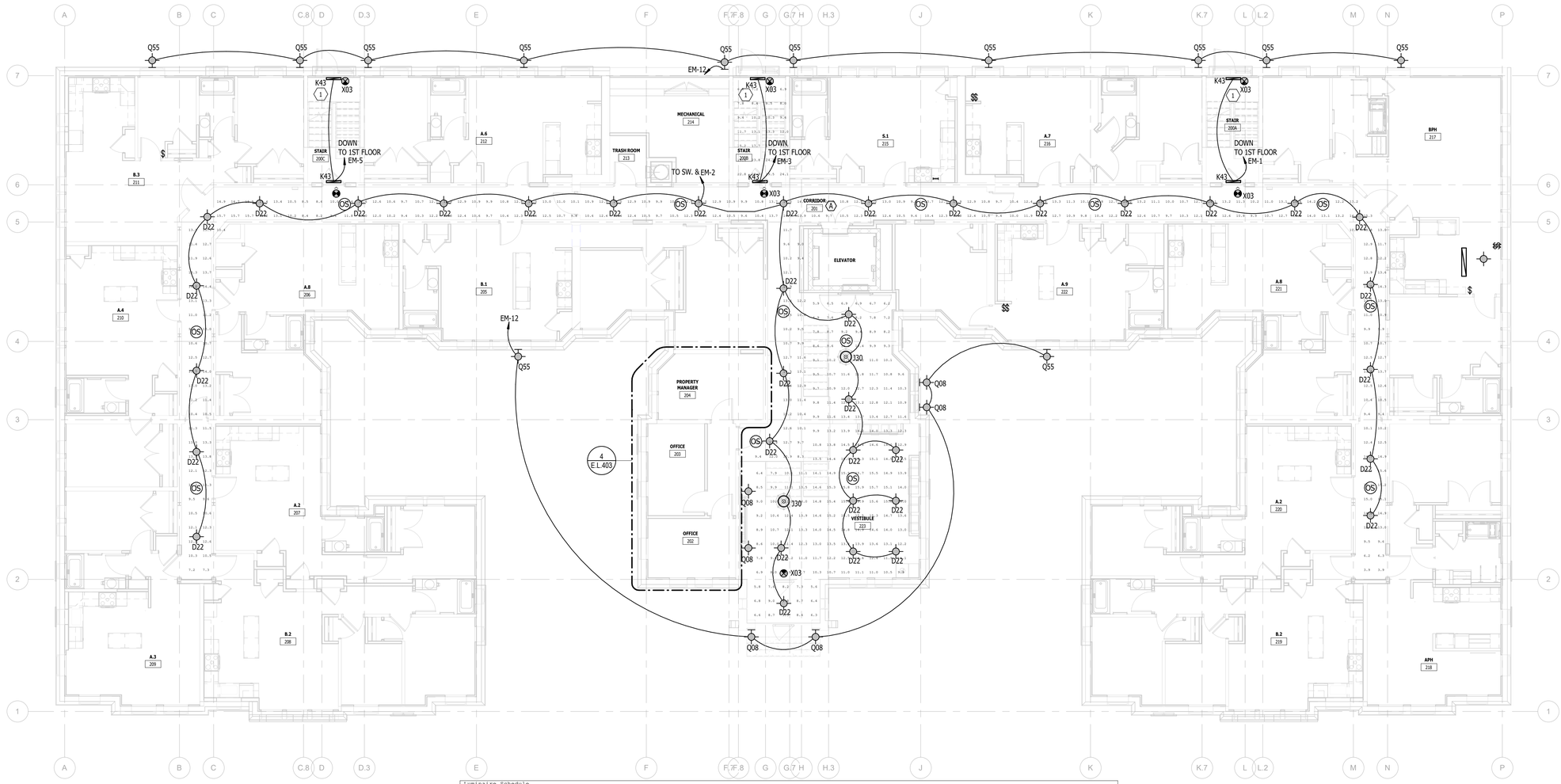
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RENOVATION OF
13725 DEXTER AVENUE
DETROIT MICHIGAN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	4SWLED-44HL-LW-UNV-L835-CD1-U	Single	4SWLED-44HL-LW-UNV-L835-CD1-U	K43	1.000	4349	39.7	119.1
	2	Alante LED AE18-L35_0-120_277_2	Single	AE18-L35_0-120_277-30K	J30	1.000	2907	37.82	75.64
	36	HLB12LS9FSED10MWR 25W	Single	HLB12LS9FSED10MWR	D22	1.000	2228	30.7749	1107.896

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor 201_Workplane	Illuminance	Fc	11.87	16.1	3.9	3.04	4.13
Entry 224_Workplane	Illuminance	Fc	7.65	9.8	5.6	1.37	1.75
Stair 200B_Workplane	Illuminance	Fc	14.66	29.5	6.8	2.16	4.34
Vestibule 223_Workplane	Illuminance	Fc	11.81	15.9	5.9	2.00	2.69

FIRST FLOOR PHOTOMETRY PLAN
Scale: 1/8" = 1'-0"

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06.24.2025	BIDS

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIRST FLOOR PHOTOMETRY PLAN

DRAWING NUMBER

E.302

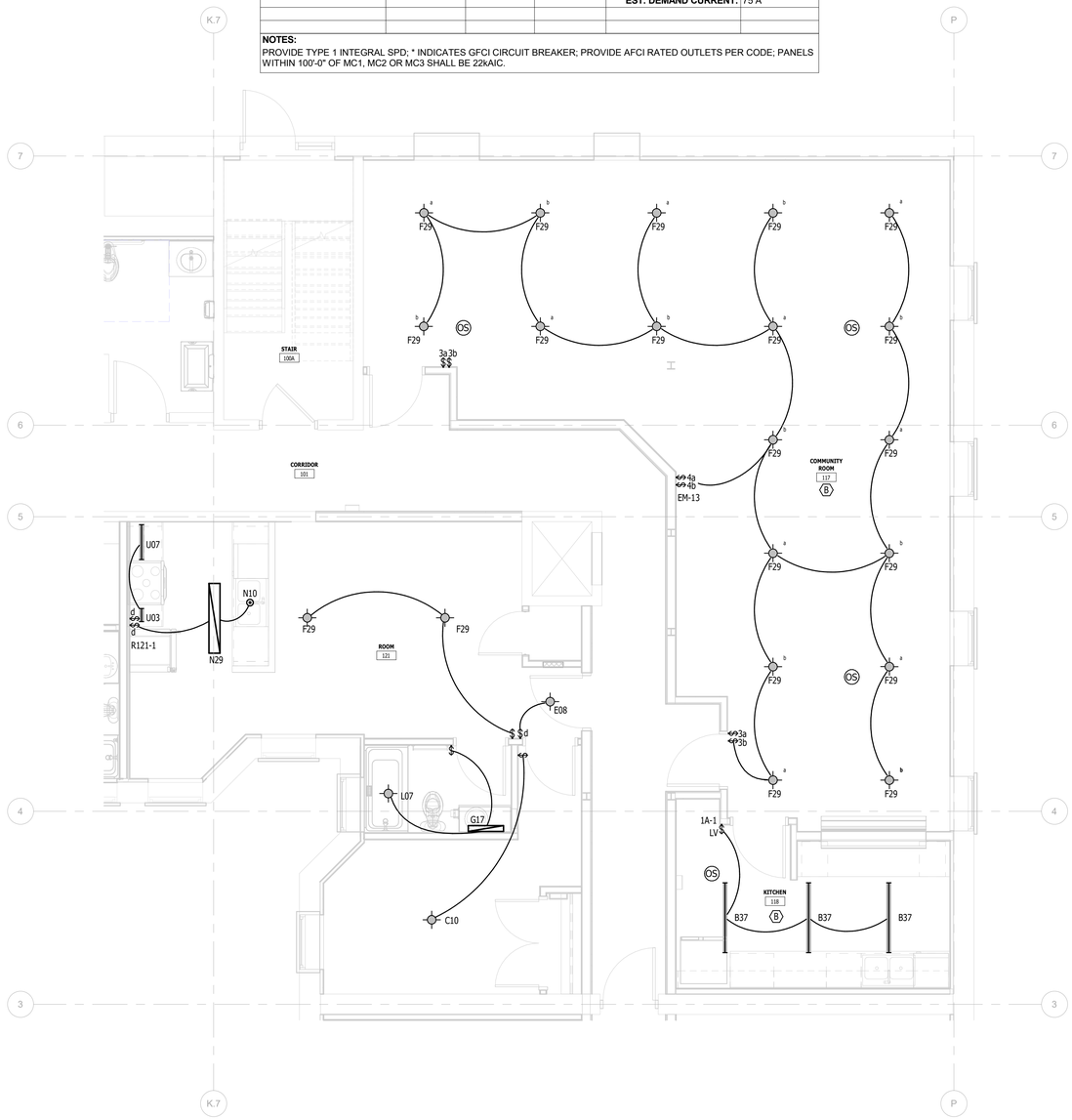
PANELBOARD: R121

LOCATION: ROOM 121 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10 kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.5			2	2	20 A	EH-2 LIVING
Receptacle KITCHEN	20 A	1	3			0.5	0.5	4			
Receptacle KITCHEN	20 A	1	5	0.2	0.5			6	1	20 A	Receptacle BEDROOM
RANGE KITCHEN	50 A	2	7			4.0	0.5	8	1	20 A	Receptacle BEDROOM
			9	4.0	0.2			10	1	20 A	Receptacle TOILET
*MICROWAVE KITCHEN	20 A	1	11			1.5	0.3	12	2	20 A	EH-6 TOILET
DISPOSER KITCHEN	20 A	1	13	0.8	0.3			14			
*DISHWASHER KITCHEN	20 A	1	15			1.2	0.2	16	1	20 A	Receptacle CLOSET
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.4	0.0	20	1	20 A	SPARE
Receptacle LIVING	20 A	1	21	0.5	0.0			22	1	20 A	SPARE
SPARE	20 A	1	23			0.0	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			8 kVA		9 kVA					
	TOTAL AMPS:			75 A		86 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	175 VA	125.00%	218 VA		
Receptacle	12260 VA	90.78%	11130 VA	**CONNECTED LOAD:**	16843 VA
Equipment	1508 VA	100.00%	1508 VA	**ESTIMATED DEMAND:**	15696 VA
Kitchen	2900 VA	97.93%	2840 VA	**CONNECTED CURRENT:**	81 A
				EST. DEMAND CURRENT:	75 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.



2 ENLARGED BASEMENT FLOOR PLAN - LIGHTING
E.L.401 1/4" = 1'-0"



3 BASEMENT FLOOR POWER PLAN
E.L.401 NOT TO SCALE

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SEE SPLIT CIRCUIT RECEPTACLE DETAIL FOR MORE INFORMATION.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
12 PROVIDE INTERLOCK BETWEEN FIRE SUPPRESSION SYSTEM AND ROLLING WINDOW TO CLOSE WINDOW UPON ALARM.

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KTS PROJECT NO. 25-0251

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13725 DEXTER AVENUE
RENOVATION OF
CABOT APARTMENTS
DETROIT MICHIGAN

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
ENLARGED FLOOR PLANS

DRAWING NUMBER
E.L.401

KEY NOTES:

9 AREA OF REFUGE CALL STATION BACKBOX BY ELECTRICAL CONTRACTOR. INTERFACE WITH MASTER CONTROL PANEL LOCATED ON THE 2ND FLOOR OFFICE 205. CONFIRM EXACT LOCATION WITH OWNER. CALL STATION EQUIPMENT AND WIRING BY TECHNOLOGY CONTRACTOR.

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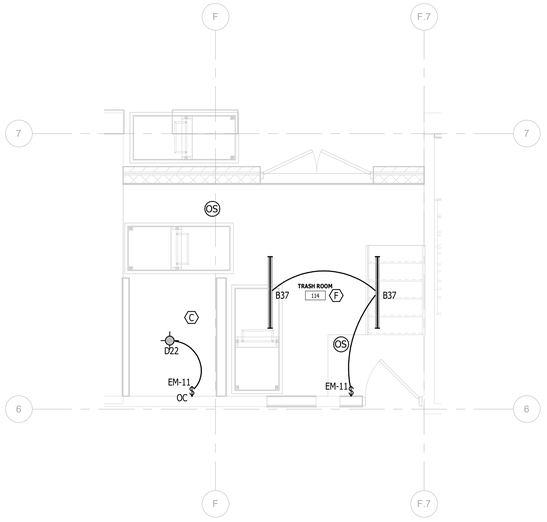
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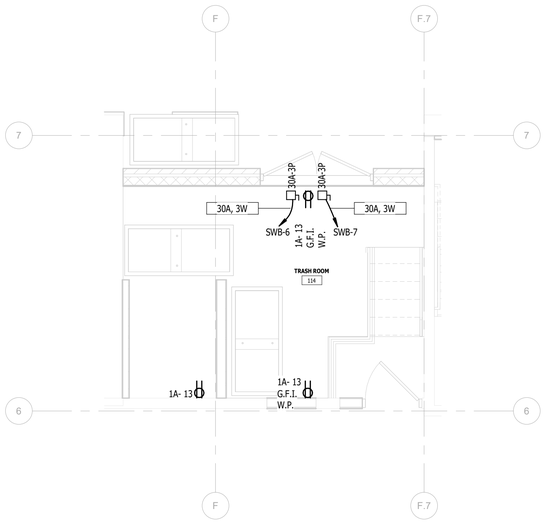
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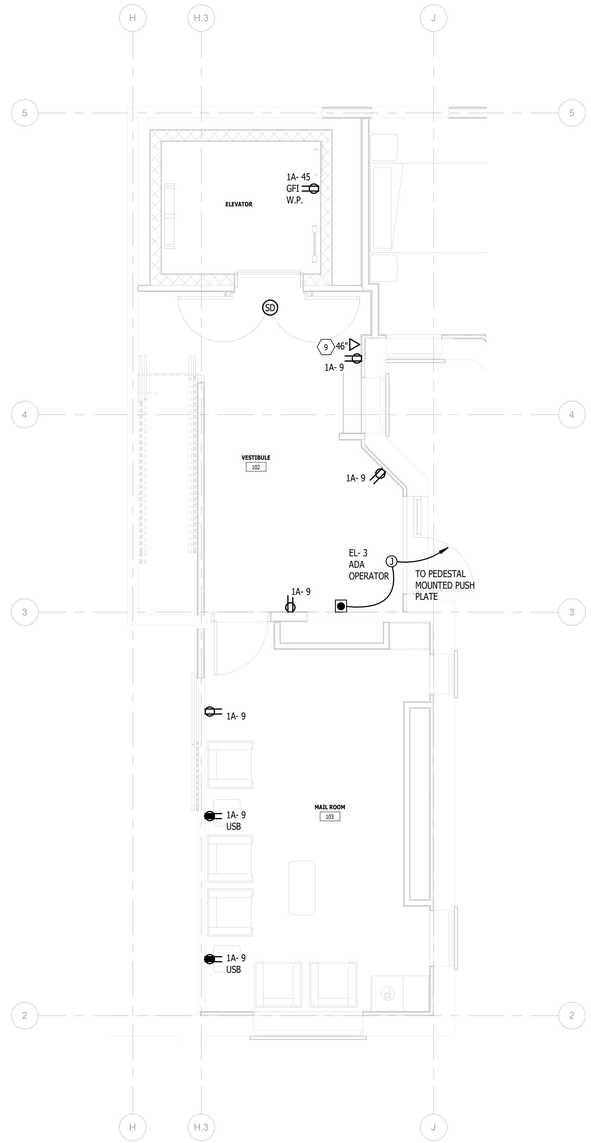




4 E.L.402 TRASH ROOM (BASEMENT FLOOR) - LIGHTING
1/4" = 1'-0"



3 E.L.402 TRASH ROOM (BASEMENT FLOOR) - POWER
1/4" = 1'-0"



1 E.L.402 ENLARGED PLAN - MAILROOM + VESTIBULE - POWER
1/4" = 1'-0"

MICHIGAN

DETROIT

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FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED FLOOR PLANS

DRAWING NUMBER

E.L.402

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SEE SPLIT CIRCUIT RECEPTACLE DETAIL FOR MORE INFORMATION.
3 FACTORY MOUNTED DISCONNECT SWITCH PROVIDED WITH EQUIPMENT.
4 INTERLOCK EXHAUST FAN WITH ROOM LIGHTING.
8 E.C. SHALL PROVIDE A ROUGH-IN BOX WITH 12-INCH 3/4" CONDUIT AND BUSHED END IN ACCESSIBLE CEILING FOR SECURITY CAMERA. CAMERA EQUIPMENT AND WIRING BY THE TECHNOLOGY CONTRACTOR.
13 BUILDING OCCUPANCY TYPE IS CLASSIFIED UNDER GROUP 'R-2'. INSTALLATION SHALL CONFORM TO 2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS SPECIFIED UNDER THIS GROUP AS WELL AS ANY CITY AMENDMENTS.

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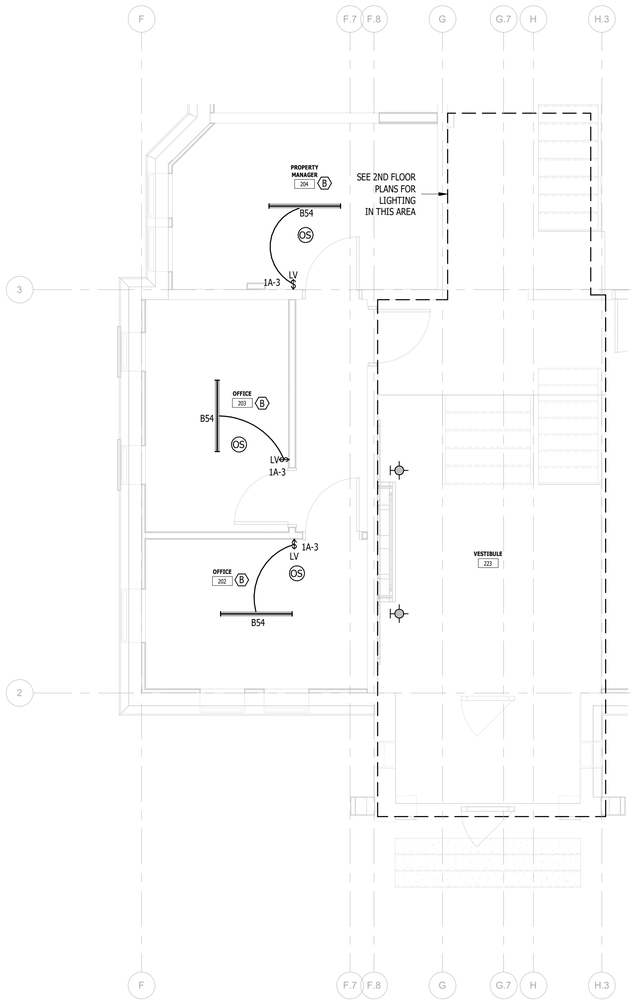
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TRC22.066

DRAWING TITLE

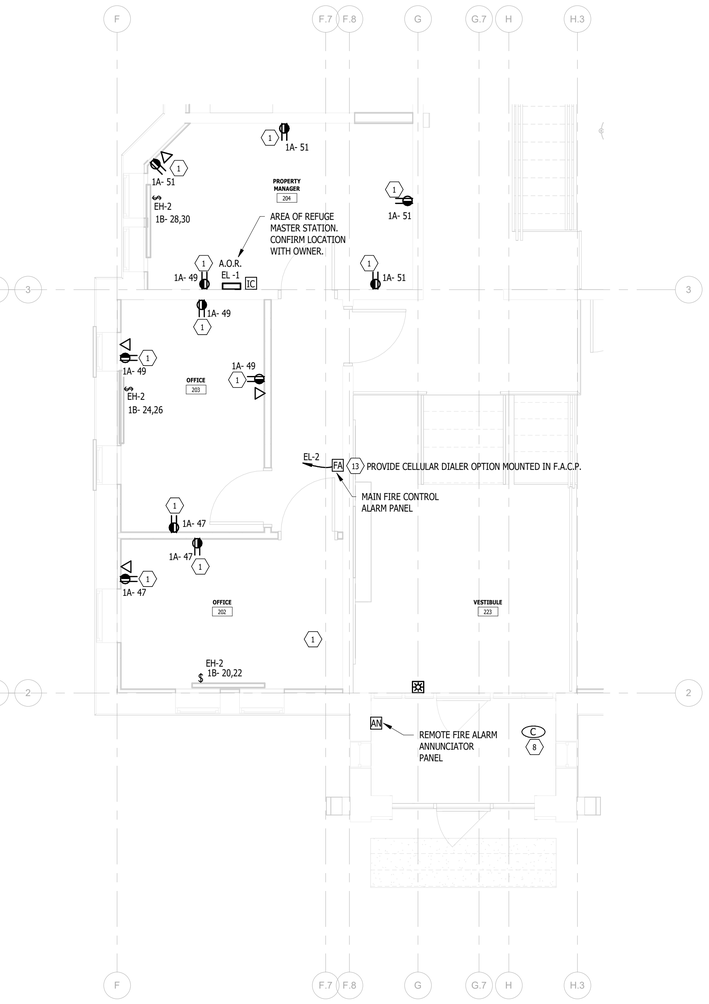
ENLARGED FLOOR PLANS

DRAWING NUMBER

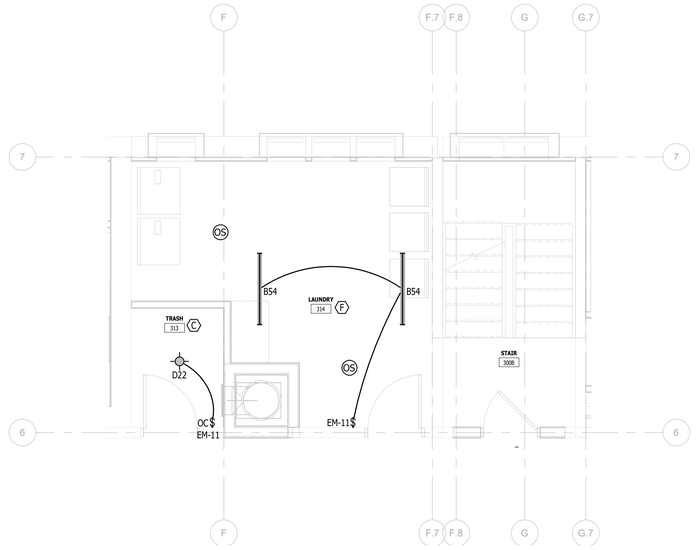
E.L.403



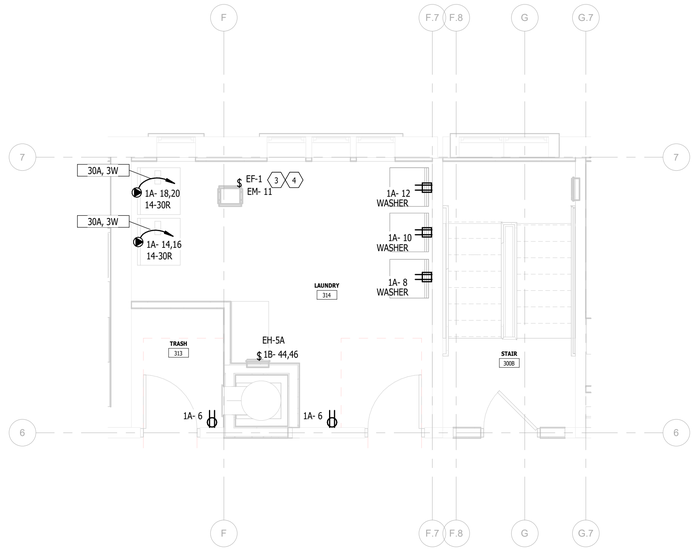
4 E.L.403 OFFICE ENLARGED PLAN - LIGHTING
1/4" = 1'-0"



3 E.L.403 OFFICE ENLARGED PLAN - POWER
1/4" = 1'-0"



2 E.L.403 ENLARGED PLAN - LIGHTING - LAUNDRY (2ND - 4TH FLOOR)
1/4" = 1'-0"



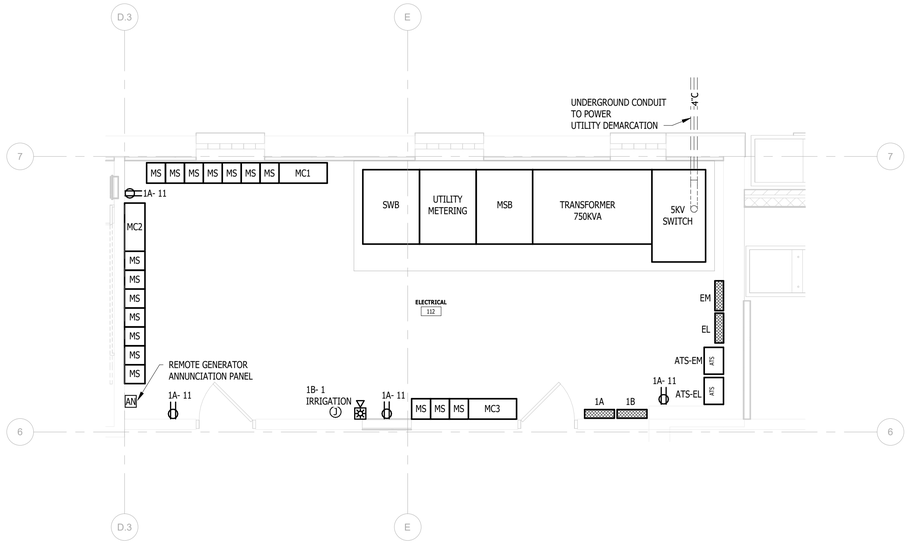
1 E.L.403 ENLARGED PLAN - POWER - LAUNDRY (2ND - 4TH FLOOR)
1/4" = 1'-0"

KEY NOTES - DEMOLITION:

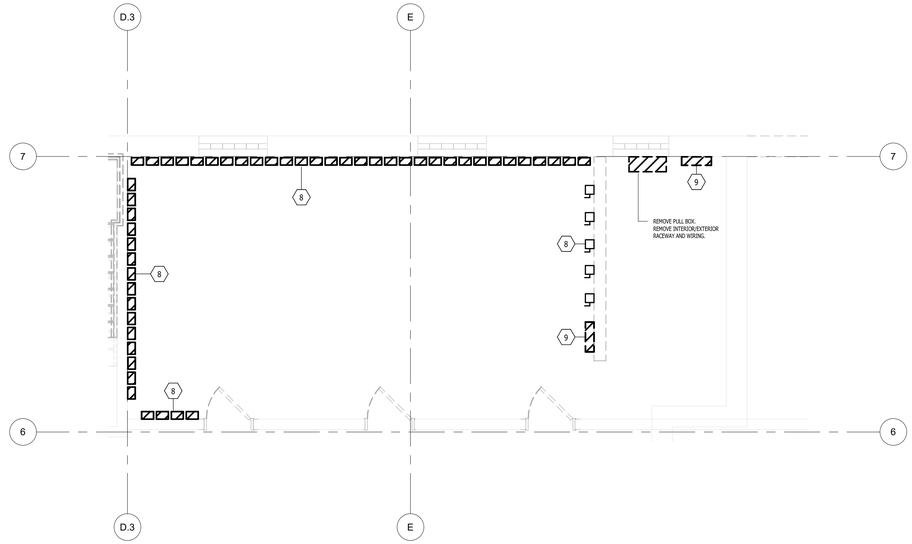
8 DISCONNECT AND REMOVE RACEWAY, METER EQUIPMENT AND BOXES.
9 DISCONNECT AND REMOVE ELECTRICAL PANEL INCLUDING RACEWAY AND WIRING TO SOURCE.

KEY NOTES:

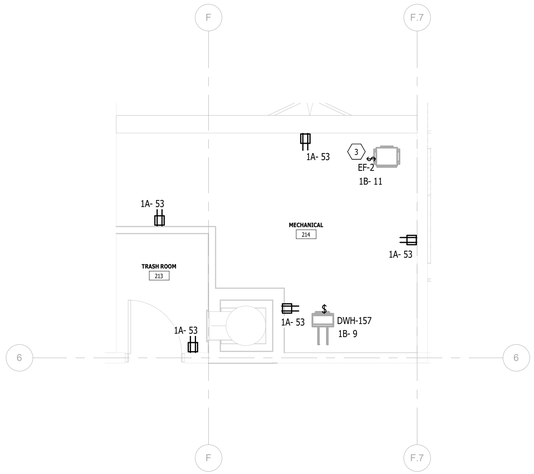
3 FACTORY MOUNTED DISCONNECT SWITCH PROVIDED WITH EQUIPMENT.



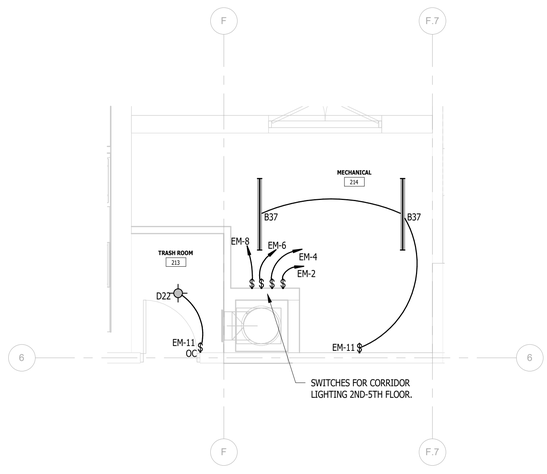
1 E.L.404 ENLARGED PLAN - POWER - ELECTRICAL 111
1/4" = 1'-0"



2 E.L.404 ENLARGED PLAN - DEMOLITION - ELECTRICAL 111
1/4" = 1'-0"



3 E.L.404 ENLARGED PLAN - MECHANICAL 214
NOT TO SCALE



4 E.L.404 ENLARGED PLAN - MECHANICAL 214
1/4" = 1'-0"

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SEAL



CABOT APARTMENTS
RENOVATION OF
13725 DEXTER AVENUE
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED FLOOR PLANS

DRAWING NUMBER

E.L.404

PANELBOARD: A.2

LOCATION: A.2 107 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.2			2	1	20 A	Receptacle LIVING
Receptacle KITCHEN	20 A	1	3			0.5	0.9	4	1	20 A	Receptacle BEDROOM
Receptacle KITCHEN	20 A	1	5	0.5	0.5			6	2	20 A	EH-2 BEDROOM
RANGE KITCHEN	50 A	2	7			4.0	0.5	8			
			9	4.0	1.7			10	2	30 A	AIO-1 BEDROOM
MICROWAVE KITCHEN	20 A	1	11			1.5	1.7	12			
DISPOSER KITCHEN	20 A	1	13	0.8	0.2			14	1	20 A	Receptacle CLOSET
* DISHWASHER KITCHEN	20 A	1	15			1.4	0.3	16	2	20 A	EH-6 TOILET
Kitchen	20 A	1	17	0.6	0.3			18			
EH-2 KITCHEN	20 A	2	19			0.5	0.2	20	1	20 A	Receptacle TOILET
			21	0.5	0.0			22	1	20 A	SPARE
Receptacle LIVING & HALL	20 A	1	23			0.5	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			9 kVA		12 kVA					
	TOTAL AMPS:			91 A		113 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	183 VA	125.00%	228 VA		
Receptacle	15960 VA	81.33%	12980 VA	**CONNECTED LOAD:**	21489 VA
Equipment	2506 VA	100.00%	2506 VA	**ESTIMATED DEMAND:**	18494 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	103 A
				EST. DEMAND CURRENT:	89 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

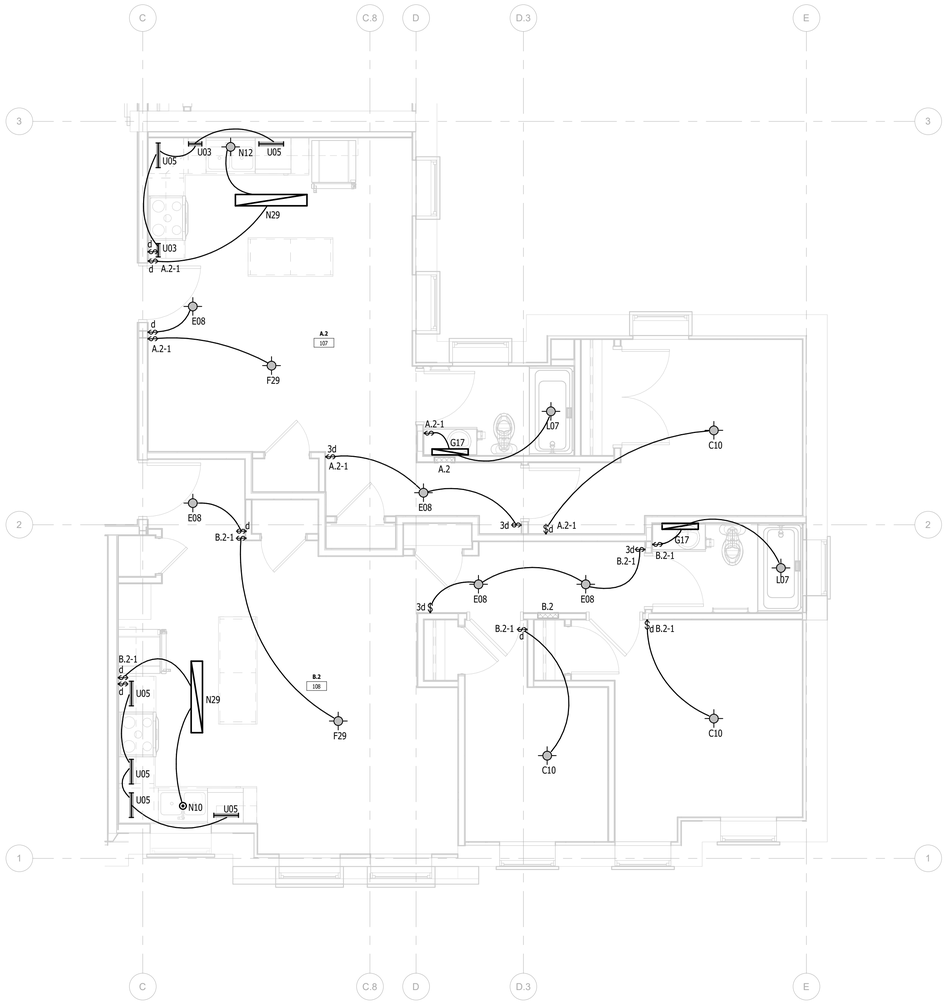
PANELBOARD: B.2

LOCATION: B.2 108 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

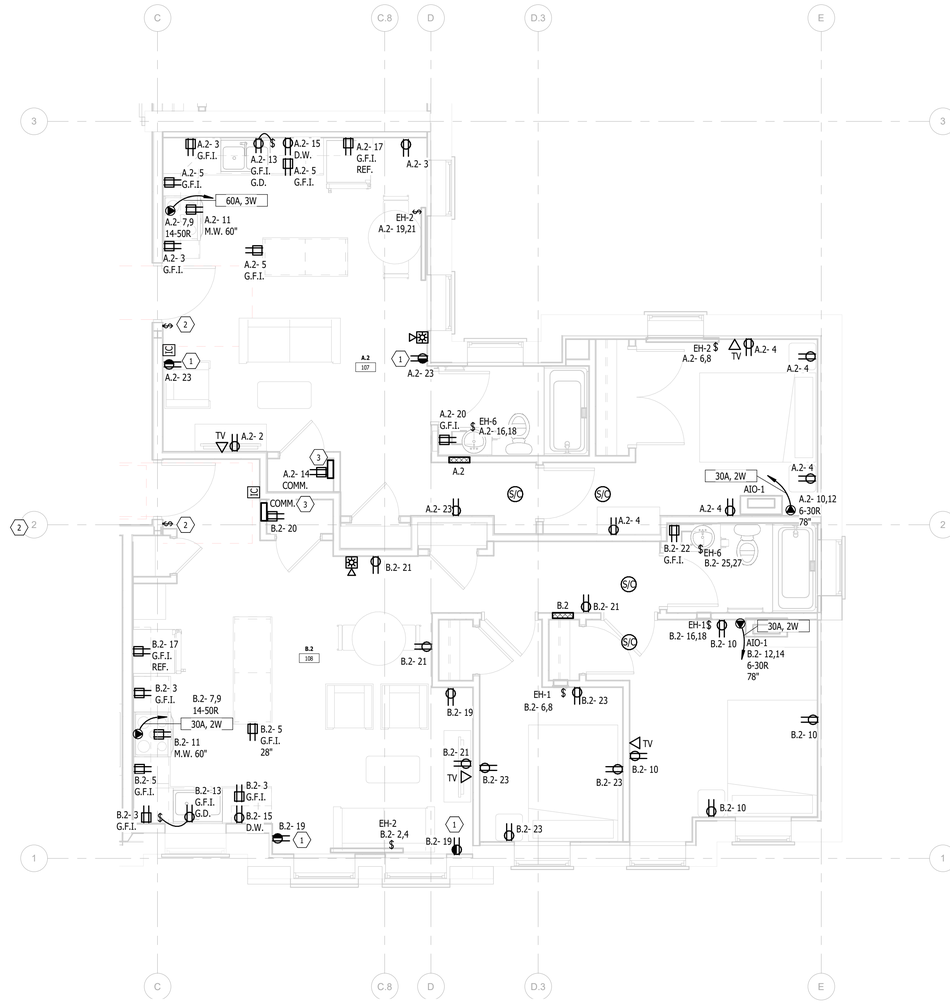
LOAD DESCRIPTION	BKR	P	CKT	A		B		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.5			2	2	20 A	EH-2 LIVING
Receptacle KITCHEN	20 A	1	3			0.5	0.5	4			
Receptacle KITCHEN	20 A	1	5	0.4	0.6			6	2	20 A	EH-1 BEDROOM
RANGE KITCHEN	50 A	2	7			4.0	0.6	8			
			9	4.0	0.7			10	1	20 A	Receptacle BEDROOM
MICROWAVE KITCHEN	20 A	1	11			1.5	1.7	12	2	30 A	AIO-1 BEDROOM
DISPOSER KITCHEN	20 A	1	13	0.8	1.7			14			
* DISHWASHER KITCHEN	20 A	1	15			1.4	0.6	16	2	20 A	EH-1 BEDROOM
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.6			18			
Receptacle LIVING	20 A	1	19			0.5	0.2	20	1	20 A	Receptacle CLOSET
Receptacle LIVING	20 A	1	21	0.7	0.2			22	1	20 A	Receptacle TOILET
Receptacle BEDROOM	20 A	1	23			0.7	0.0	24	1	20 A	SPARE
EH-6 TOILET	20 A	2	25	0.3	0.0			26	1	20 A	SPARE
			27			0.3	0.0	28	1	20 A	SPARE
SPARE	20 A	1	29	0.0	0.0			30	1	20 A	SPARE
	TOTAL LOAD:			11 kVA		12 kVA					
	TOTAL AMPS:			107 A		118 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	221 VA	125.00%	276 VA		
Receptacle	16860 VA	79.66%	13430 VA	**CONNECTED LOAD:**	23675 VA
Equipment	3754 VA	100.00%	3754 VA	**ESTIMATED DEMAND:**	20240 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	114 A
				EST. DEMAND CURRENT:	97 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.



2 E.L.411 UNIT A.2, B.2 (BASEMENT - 4TH FLOOR) - LIGHTING
1/4" = 1'-0"



1 E.L.411 UNIT A.2, B.2 (BASEMENT - 4TH FLOOR) - POWER
1/4" = 1'-0"

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MHH 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

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KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
ENLARGED UNIT PLANS

DRAWING NUMBER
E.L.411

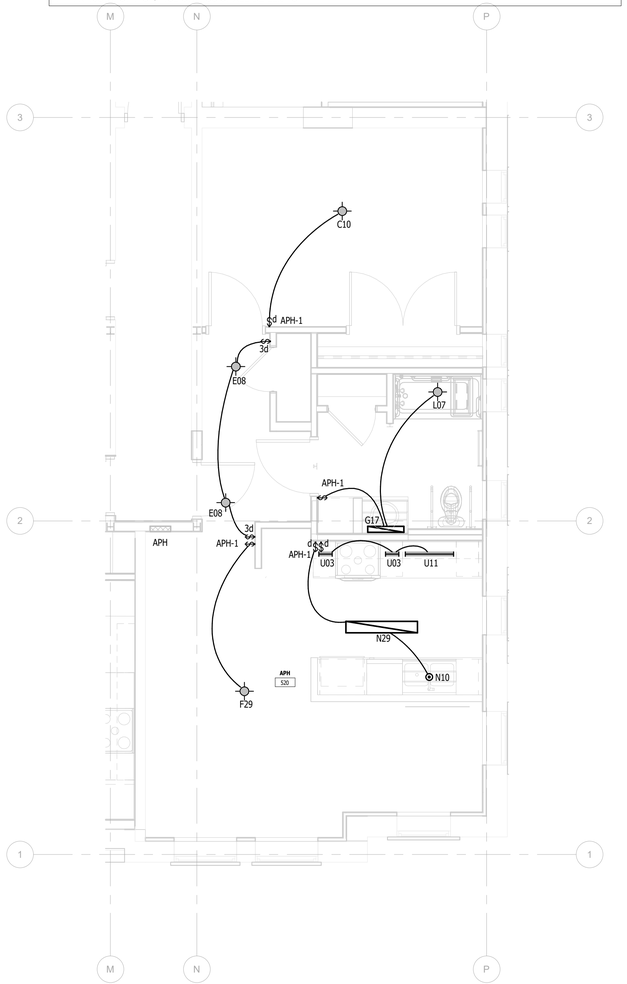
PANELBOARD: APH

LOCATION: APH 519 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

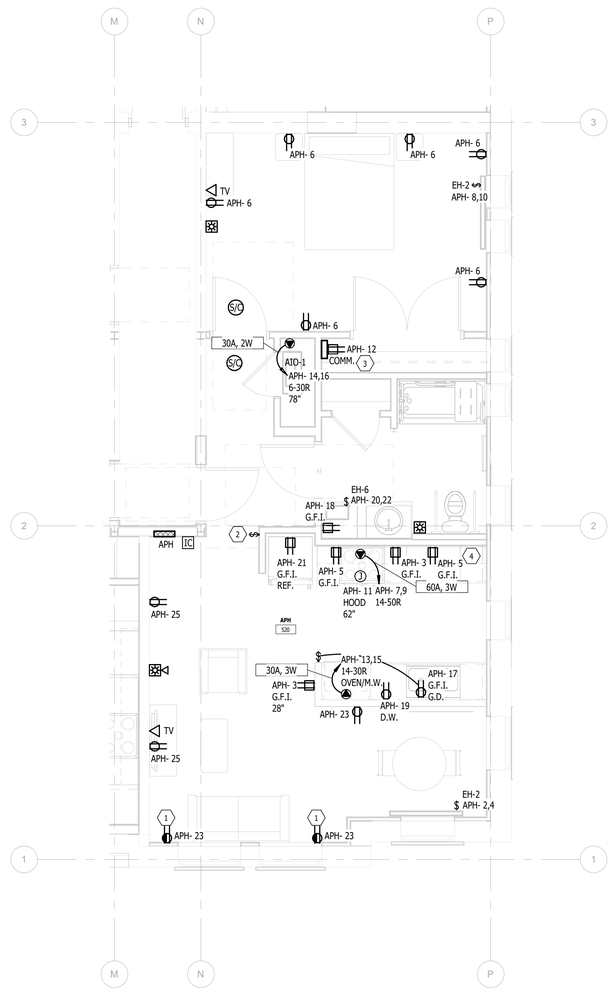
LOAD DESCRIPTION	BKR	P	CKT	A		B		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.5			2	2	20 A	EH-2 LIVING
Receptacle KITCHEN	20 A	1	3			0.4	0.5	4			
Receptacle KITCHEN	20 A	1	5	0.4	1.1			6	1	20 A	Receptacle BEDROOM
RANGE KITCHEN	50 A	2	7			4.0	0.5	8	2	20 A	EH-2 BEDROOM
			9	4.0	0.5			10			
HOOD KITCHEN	20 A	1	11			0.2	0.2	12	1	20 A	Receptacle CLOSET
* OVEN/M.W. KITCHEN	30 A	2	13	2.5	1.7			14	2	30 A	AIO-1 CLOSET
			15			2.5	1.7	16			
DISPOSER KITCHEN	20 A	1	17	0.8	0.2			18	1	20 A	Receptacle TOILET
* DISHWASHER KITCHEN	20 A	1	19			1.4	0.3	20	2	20 A	EH-6 TOILET
REFRIGERATOR KITCHEN	20 A	1	21	0.6	0.3			22			
Receptacle LIVING	20 A	1	23			0.5	0.0	24	1	20 A	SPARE
Receptacle LIVING	20 A	1	25	0.4	0.0			26	1	20 A	SPARE
SPARE	20 A	1	27			0.0	0.0	28	1	20 A	SPARE
SPARE	20 A	1	29	0.0	0.0			30	1	20 A	SPARE
	TOTAL LOAD:			13 kVA		12 kVA					
	TOTAL AMPS:			124 A		117 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	159 VA	125.00%	199 VA		
Receptacle	19640 VA	75.46%	14820 VA	**CONNECTED LOAD:**	25145 VA
Equipment	2506 VA	100.00%	2506 VA	**ESTIMATED DEMAND:**	20305 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	121 A
				EST. DEMAND CURRENT:	98 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.



2 E.L.412 UNIT APH (FIRST - 4TH FLOOR) - LIGHTING
1/4" = 1'-0"



1 E.L.412 UNIT APH(FIRST - 4TH FLOOR) - POWER
1/4" = 1'-0"

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MNH 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.
4 ELECTRICAL OUTLETS ON WALLS OVER CABINETS MUST BE A MINIMUM OF 36" FROM A CORNER.

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
ENLARGED UNIT PLANS

DRAWING NUMBER
E.L.412

PANELBOARD: A.3

LOCATION: A.3 109 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.5			2	2	20 A	EH-2 LIVING
Receptacle KITCHEN	20 A	1	3			0.4	0.5	4			
Receptacle KITCHEN	20 A	1	5	0.4	0.7			6	1	20 A	Receptacle BEDROOM
Receptacle KITCHEN	20 A	1	7			0.2	0.2	8	1	20 A	Receptacle CLOSET
RANGE KITCHEN	50 A	2	9	4.0	0.6			10	2	20 A	EH-1 BEDROOM
			11			4.0	0.6	12			
* MICROWAVE KITCHEN	20 A	1	13	1.5	1.7			14	2	30 A	AIO-1 CLOSET
DISPOSER KITCHEN	20 A	1	15			0.8	1.7	16			
* DISHWASHER KITCHEN	20 A	1	17	1.4	0.2			18	1	20 A	Receptacle TOILET
REFRIGERATOR KITCHEN	20 A	1	19			0.6	0.3	20	2	20 A	EH-6 TOILET
Receptacle LIVING	20 A	1	21	0.5	0.3			22			
Receptacle LIVING	20 A	1	23			0.4	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			12 kVA		9 kVA					
	TOTAL AMPS:			111 A		91 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	159 VA	125.00%	199 VA		
Receptacle	15780 VA	81.69%	12890 VA	**CONNECTED LOAD:**	21410 VA
Equipment	2631 VA	100.00%	2631 VA	**ESTIMATED DEMAND:**	18500 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	103 A
				EST. DEMAND CURRENT:	89 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

PANELBOARD: A.5

LOCATION: A.5 118 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.5			2	2	20 A	EH-2 LIVING
Receptacle KITCHEN	20 A	1	3			0.4	0.5	4			
Receptacle KITCHEN	20 A	1	5	0.4	0.5			6	2	20 A	EH-2 BEDROOM
RANGE KITCHEN	50 A	2	7			4.0	0.5	8			
			9	4.0	0.2			10	1	20 A	Receptacle CLOSET
* MICROWAVE KITCHEN	20 A	1	11			1.5	1.7	12	2	30 A	AIO-1 CLOSET
DISPOSER KITCHEN	20 A	1	13	0.8	1.7			14			
* DISHWASHER KITCHEN	20 A	1	15			1.4	0.2	16	1	20 A	Receptacle TOILET
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.3			18	2	20 A	EH-6 TOILET
Receptacle LIVING	20 A	1	19			0.5	0.3	20			
Receptacle LIVING	20 A	1	21	0.7	0.0			22	1	20 A	SPARE
Receptacle BEDROOM	20 A	1	23			0.9	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			10 kVA		12 kVA					
	TOTAL AMPS:			94 A		111 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	155 VA	125.00%	193 VA		
Receptacle	16140 VA	80.98%	13070 VA	**CONNECTED LOAD:**	21641 VA
Equipment	2506 VA	100.00%	2506 VA	**ESTIMATED DEMAND:**	18549 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	104 A
				EST. DEMAND CURRENT:	89 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MNH 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

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6/9/25
CABOT

CABOT APARTMENTS
RENOVATION OF
13725 DEXTER AVENUE
DETROIT
MICHIGAN

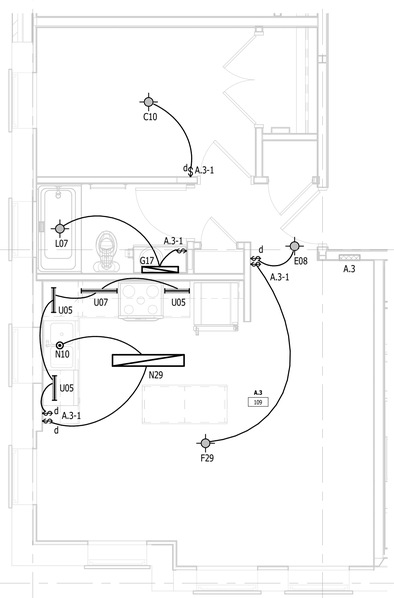
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KEY PLAN

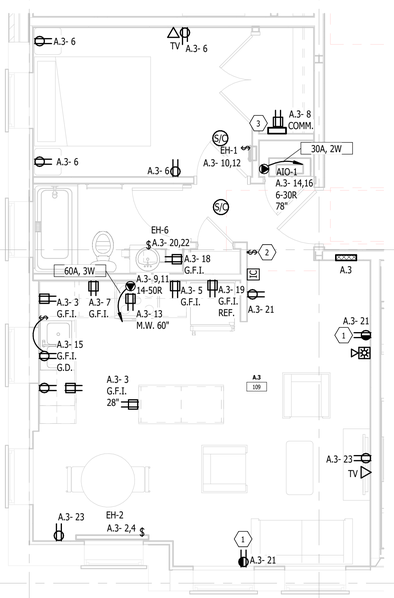
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DRAWING TITLE
ENLARGED UNIT PLANS

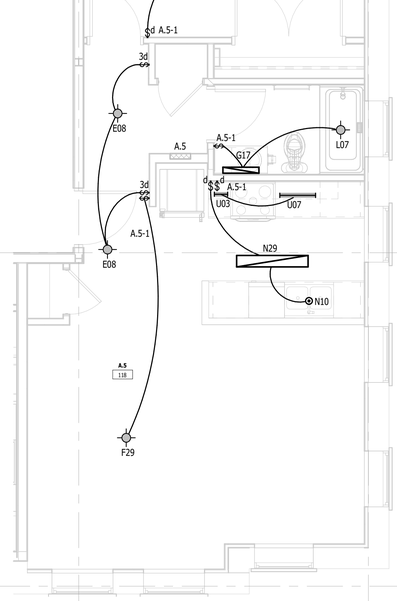
DRAWING NUMBER
E.L.413



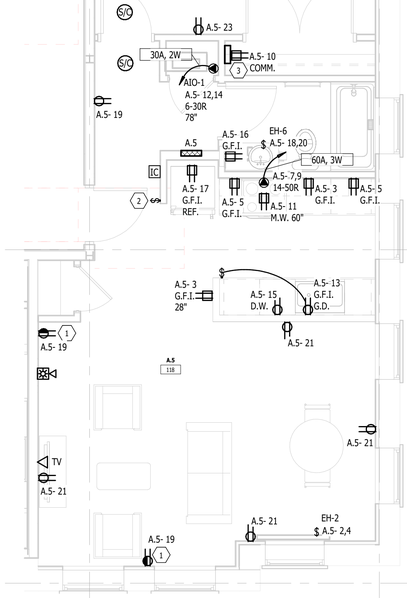
4 E.L.413 UNIT A.3(BASEMENT - 4TH FLOOR) - LIGHTING
1/4" = 1'-0"



3 E.L.413 UNIT A.3 (BASEMENT - 4TH FLOOR) - POWER
1/4" = 1'-0"



2 E.L.413 UNIT A.5 (BASEMENT FLOOR) - LIGHTING
1/4" = 1'-0"



1 E.L.413 UNIT A.5 (BASEMENT FLOOR) - POWER
1/4" = 1'-0"



1 E.L.414 UNIT A.4, B.3, A.8, A.6, (BASEMENT FLOOR - 4TH FLOOR) - POWER

1/4" = 1'-0"

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.

2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.

3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MH4 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

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PANELBOARD: A.4

LOCATION: A.4 210 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.2			2	1	20 A	Receptacle CLOSET
Receptacle KITCHEN	20 A	1	3			0.4	1.7	4	2	30 A	AIO-1 CLOSET
Receptacle KITCHEN	20 A	1	5	0.5	1.7			6			
RANGE KITCHEN	50 A	2	7			4.0	0.2	8	1	20 A	Receptacle TOILET
			9	4.0	0.3			10	2	20 A	EH-6 TOILET
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.3	12			
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.2	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.4	0.0	20	1	20 A	SPARE
Receptacle LIVING	20 A	1	21	0.4	0.0			22	1	20 A	SPARE
Receptacle BEDROOM	20 A	1	23			0.7	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			9 kVA		10 kVA					
	TOTAL AMPS:			83 A		97 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	183 VA	125.00%	228 VA		
Receptacle	16800 VA	79.76%	13400 VA	**CONNECTED LOAD:**	18893 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	15538 VA
Kitchen	1400 VA	100.00%	1400 VA	**CONNECTED CURRENT:**	91 A
				EST. DEMAND CURRENT:	75 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

PANELBOARD: B.3

LOCATION: B.3 211 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.4			2	1	20 A	Receptacle LIVING
Receptacle KITCHEN	20 A	1	3			0.4	0.5	4	1	20 A	Receptacle LIVING
Receptacle KITCHEN	20 A	1	5	0.4	0.5			6	1	20 A	Receptacle BEDROOM
Receptacle KITCHEN	20 A	1	7			0.4	0.7	8	1	20 A	Receptacle BEDROOM
RANGE KITCHEN	50 A	2	9	4.0	0.2			10	1	20 A	Receptacle CLOSET
			11			4.0	0.2	12	1	20 A	Receptacle TOILET
* MICROWAVE KITCHEN	20 A	1	13	1.5	0.3			14	2	20 A	EH-6 TOILET
DISPOSER KITCHEN	20 A	1	15			0.8	0.3	16			
* DISHWASHER KITCHEN	20 A	1	17	1.2	0.0			18	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	19			0.6	0.0	20	1	20 A	SPARE
AIO-1 KITCHEN	30 A	2	21	1.7	0.0			22	1	20 A	SPARE
			23			1.7	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			10 kVA		10 kVA					
	TOTAL AMPS:			98 A		91 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	179 VA	125.00%	224 VA		
Receptacle	17700 VA	78.25%	13850 VA	**CONNECTED LOAD:**	19789 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	15984 VA
Kitchen	1400 VA	100.00%	1400 VA	**CONNECTED CURRENT:**	95 A
				EST. DEMAND CURRENT:	77 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

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STATE OF MICHIGAN
STEVEN E. ELSTROTH
ENGINEER
No. 61232
PROFESSIONAL ENGINEER
6/9/25
CABOT

13725 DEXTER AVENUE
CABOT APARTMENTS
RENOVATION OF
DETROIT
MICHIGAN

DATE	ISSUE
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KEY PLAN

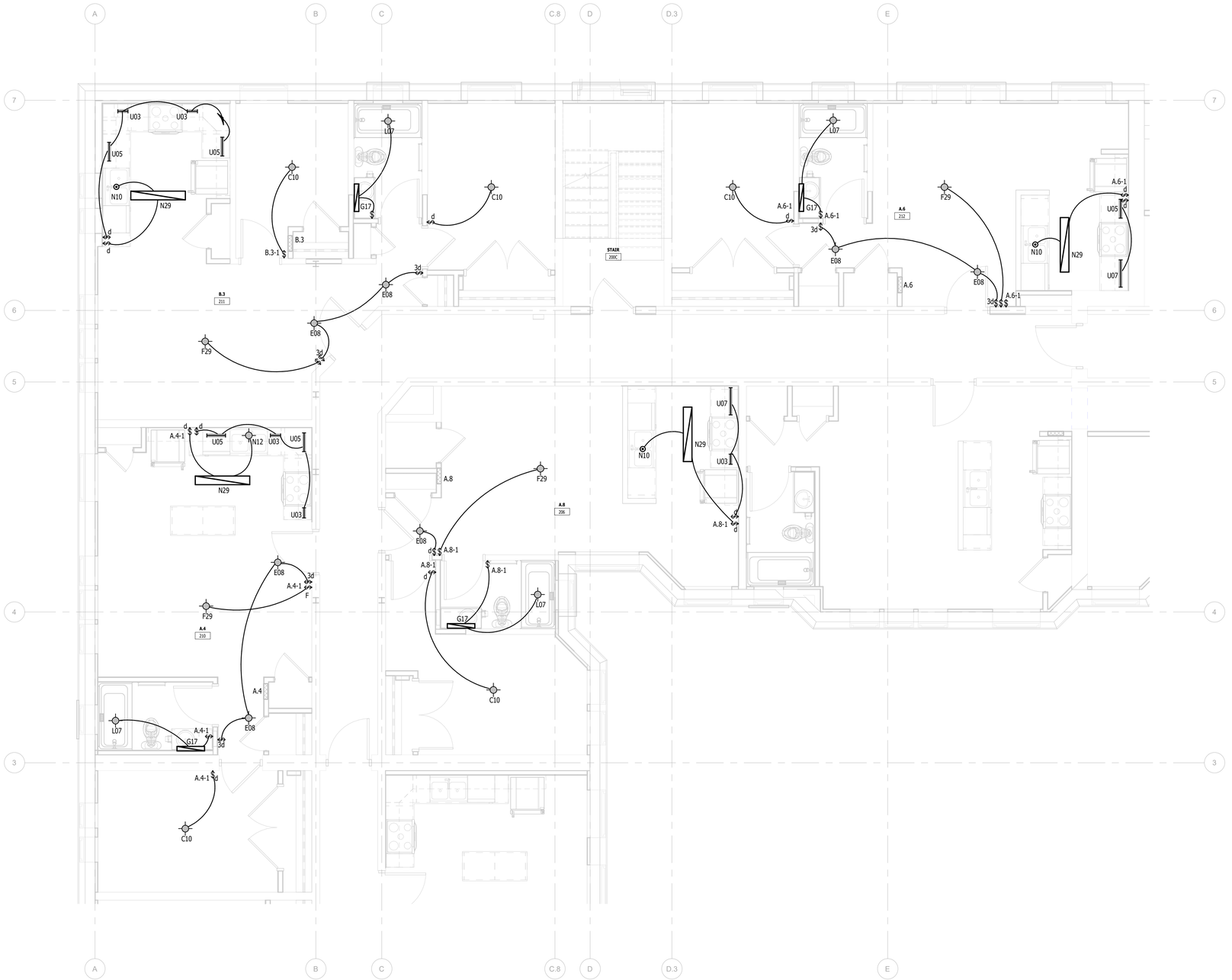
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TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.414



1 E.L.415 UNIT A.4, B.3, A.8, A.6, (BASEMENT FLOOR - 4TH FLOOR) - LIGHTING

1/4" = 1'-0"

PANELBOARD: A.8

LOCATION: A.8 206 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: SURFACE NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.1	0.5			2	1	20 A	Receptacle LIVING
Receptacle KITCHEN	20 A	1	3			0.2	0.9	4	1	20 A	Receptacle BEDROOM
Receptacle KITCHEN	20 A	1	5	0.4	0.2			6	1	20 A	Receptacle CLOSET
RANGE KITCHEN	50 A	2	7			4.0	0.2	8	1	20 A	Receptacle TOILET
			9	4.0	0.3			10	2	20 A	EH-6 TOILET
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.3	12			
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.2	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
AIO-1 KITCHEN	30 A	2	19			1.7	0.0	20	1	20 A	SPARE
			21	1.7	0.0			22	1	20 A	SPARE
Receptacle LIVING	20 A	1	23			0.4	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			9 kVA		10 kVA					
	TOTAL AMPS:			82 A		97 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	140 VA	125.00%	174 VA		
Receptacle	16800 VA	79.76%	13400 VA	CONNECTED LOAD:	18850 VA
Equipment	510 VA	100.00%	510 VA	ESTIMATED DEMAND:	15484 VA
Kitchen	1400 VA	100.00%	1400 VA	CONNECTED CURRENT:	91 A
				EST. DEMAND CURRENT:	74 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

PANELBOARD: A.6

LOCATION: A.6 212 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.2			2	1	20 A	Receptacle CLOSET
Receptacle KITCHEN	20 A	1	3			0.2	1.7	4	2	30 A	AIO-1 CLOSET
Receptacle KITCHEN	20 A	1	5	0.4	1.7			6			
RANGE KITCHEN	50 A	2	7			4.0	0.2	8	1	20 A	Receptacle TOILET
			9	4.0	0.3			10	2	20 A	EH-6 TOILET
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.3	12			
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.2	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.4	0.0	20	1	20 A	SPARE
Receptacle LIVING	20 A	1	21	0.4	0.0			22	1	20 A	SPARE
Receptacle BEDROOM	20 A	1	23			0.7	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			8 kVA		10 kVA					
	TOTAL AMPS:			81 A		95 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	158 VA	125.00%	198 VA		
Receptacle	16440 VA	80.41%	13220 VA	CONNECTED LOAD:	18508 VA
Equipment	510 VA	100.00%	510 VA	ESTIMATED DEMAND:	15328 VA
Kitchen	1400 VA	100.00%	1400 VA	CONNECTED CURRENT:	89 A
				EST. DEMAND CURRENT:	74 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

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KTS PROJECT NO. 25-0251

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

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CABOT APARTMENTS

RENOVATION OF

13725 DEXTER AVENUE

DETROIT MICHIGAN

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KEY PLAN

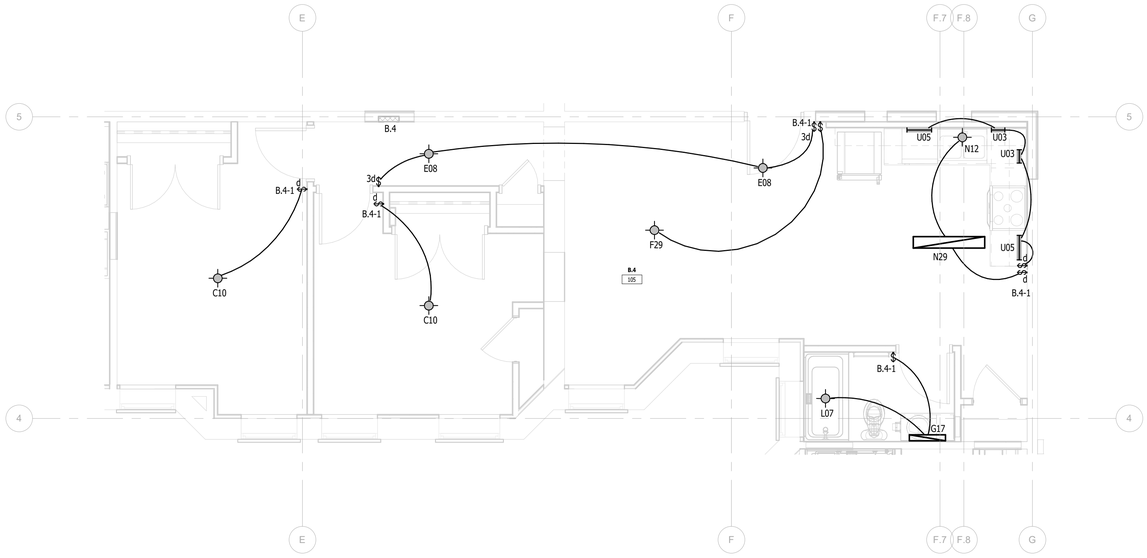
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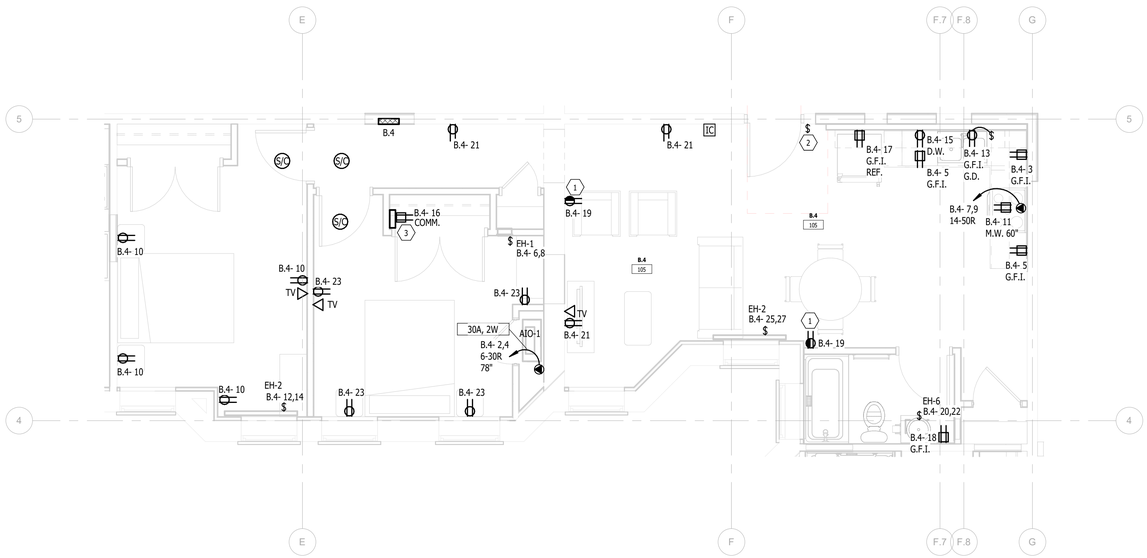
ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.415



2 E.L.416 UNIT B.4 (FIRST FLOOR) - LIGHTING
1/4" = 1'-0"



1 E.L.416 UNIT B.4(BASEMENT FLOOR) - POWER
1/4" = 1'-0"

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MH4 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

PANELBOARD: B.4

LOCATION: B.4 105 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	A		B		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	1.7			2	2	30 A	AIO-1 BEDROOM
Receptacle KITCHEN	20 A	1	3			0.2	1.7	4			
Receptacle KITCHEN	20 A	1	5	0.4	0.6			6	2	20 A	EH-1 BEDROOM
RANGE KITCHEN	50 A	2	7			4.0	0.6	8			
			9	4.0	0.7			10	1	20 A	Receptacle BEDROOM
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.5	12	2	20 A	EH-2 BEDROOM
DISPOSER KITCHEN	20 A	1	13	0.8	0.5			14			
* DISHWASHER KITCHEN	20 A	1	15			1.4	0.2	16	1	20 A	Receptacle CLOSET
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.2			18	1	20 A	Receptacle TOILET
Receptacle LIVING	20 A	1	19			0.4	0.3	20	2	20 A	EH-6 TOILET
Receptacle LIVING	20 A	1	21	0.5	0.3			22			
Receptacle BEDROOM	20 A	1	23			0.7	0.0	24	1	20 A	SPARE
EH-2 LIVING	20 A	2	25	0.5	0.0			26	1	20 A	SPARE
			27			0.5	0.0	28	1	20 A	SPARE
			29		0.0			30	1	20 A	SPARE
	TOTAL LOAD:			11 kVA		12 kVA					
	TOTAL AMPS:			105 A		113 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	198 VA	125.00%	247 VA		
Receptacle	16140 VA	80.98%	13070 VA	**CONNECTED LOAD:**	22807 VA
Equipment	3629 VA	100.00%	3629 VA	**ESTIMATED DEMAND:**	19726 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	110 A
				EST. DEMAND CURRENT:	95 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

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KTS PROJECT NO. 25-0251

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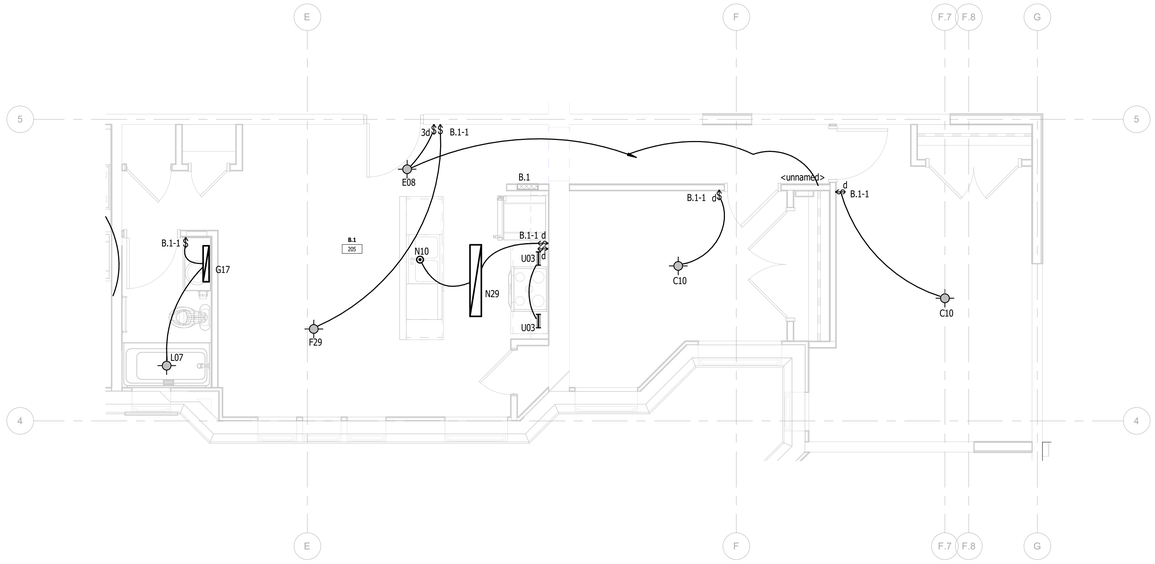
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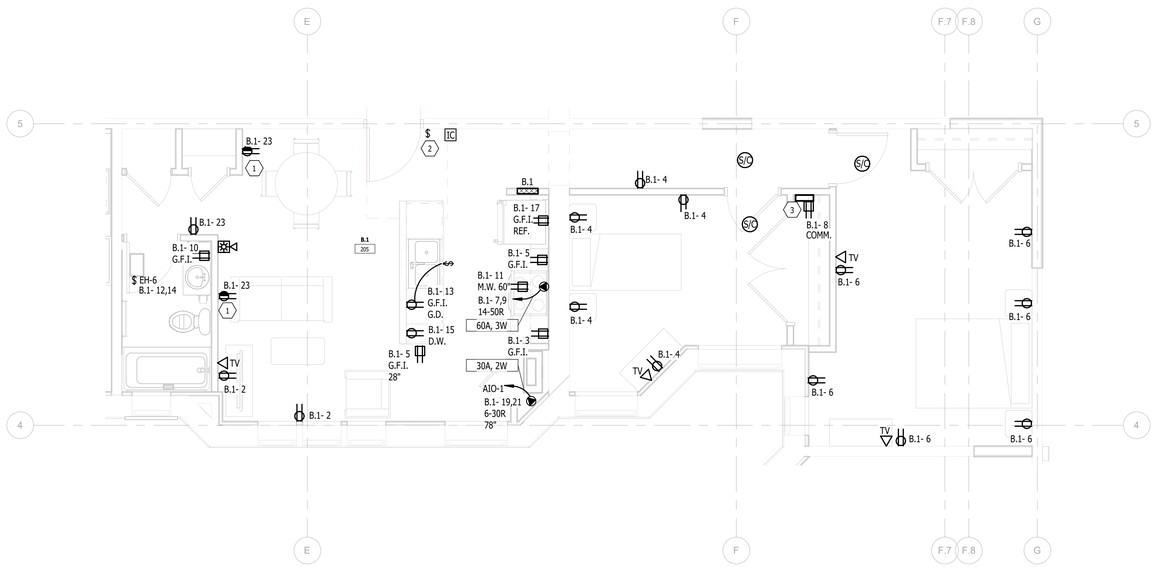
DRAWING TITLE
ENLARGED UNIT PLANS

DRAWING NUMBER
E.L.416



UNIT B.1 (FIRST - 4TH FLOOR) - LIGHTING

2 / E.L.417 — 1/4" = 1'-0"



UNIT B.1 (FIRST - 4TH FLOOR) - POWER

1 / E.L.417 — 1/4" = 1'-0"

PANELBOARD: B.1

LOCATION: B.1 205 — **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 — **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO — **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.1	0.4			2	1	20 A	Receptacle LIVING
Receptacle KITCHEN	20 A	1	3			0.2	0.9	4	1	20 A	Receptacle BEDROOM
Receptacle KITCHEN	20 A	1	5	0.4	1.1			6	1	20 A	Receptacle BEDROOM
RANGE KITCHEN	50 A	2	7			4.0	0.2	8	1	20 A	Receptacle CLOSET
			9	4.0	0.2			10	1	20 A	Receptacle TOILET
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.3	12			
DISPOSER KITCHEN	20 A	1	13	0.8	0.3			14	2	20 A	EH-6 TOILET
* DISHWASHER KITCHEN	20 A	1	15			1.2	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
AIO-1 KITCHEN	30 A	2	19			1.7	0.0	20	1	20 A	SPARE
			21	1.7	0.0			22	1	20 A	SPARE
Receptacle LIVING	20 A	1	23			0.5	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			9 kVA		10 kVA					
	TOTAL AMPS:			91 A		99 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	148 VA	125.00%	185 VA		
Receptacle	17880 VA	77.96%	13940 VA	**CONNECTED LOAD:**	19938 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	16035 VA
Kitchen	1400 VA	100.00%	1400 VA	**CONNECTED CURRENT:**	96 A
				EST. DEMAND CURRENT:	77 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MNH 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

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13725 DEXTER AVENUE

CABOT APARTMENTS

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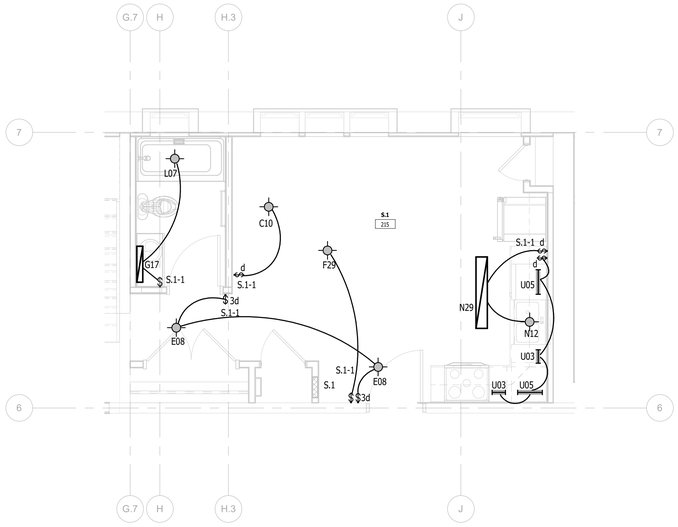
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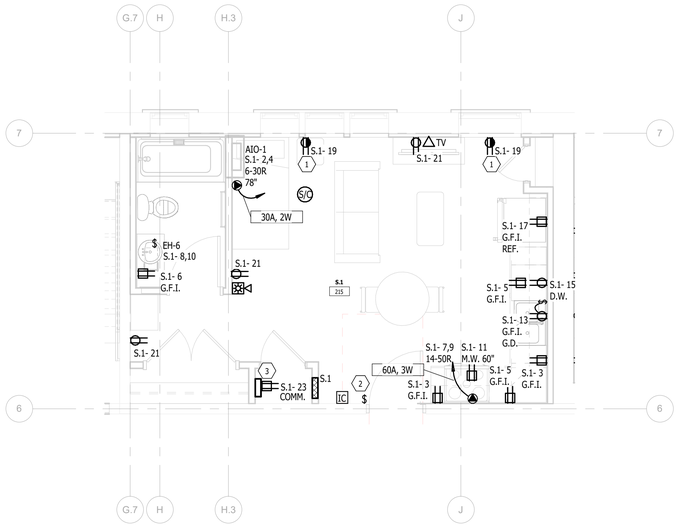
ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.417



2 E.L.418 UNIT S.1(FIRST - 4TH FLOOR) - LIGHTING
1/4" = 1'-0"



1 E.L.418 UNIT S.1(FIRST - 4TH FLOOR) - POWER
1/4" = 1'-0"

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MHH 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

PANELBOARD: S.1

LOCATION: S.1 215 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	1.7			2	2	30 A	AIO-1 LIVING
Receptacle KITCHEN	20 A	1	3			0.4	1.7	4			
Receptacle KITCHEN	20 A	1	5	0.4	0.2			6	1	20 A	Receptacle TOILET
RANGE KITCHEN	50 A	2	7			4.0	0.3	8	2	20 A	EH-6 TOILET
			9	4.0	0.3			10			
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.0	12	1	20 A	SPARE
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.4	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.4	0.0	20	1	20 A	SPARE
Receptacle LIVING	20 A	1	21	0.5	0.0			22	1	20 A	SPARE
Receptacle CLOSET	20 A	1	23			0.2	0.0	24	1	20 A	SPARE
			TOTAL LOAD:	9 kVA		10 kVA					
			TOTAL AMPS:	83 A		93 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	183 VA	125.00%	228 VA		
Receptacle	14880 VA	83.60%	12440 VA	**CONNECTED LOAD:**	18413 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	15958 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	89 A
				EST. DEMAND CURRENT:	77 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

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KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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

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CABOT APARTMENTS

RENOVATION OF
13725 DEXTER AVENUE
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DATE	ISSUE
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KEY PLAN

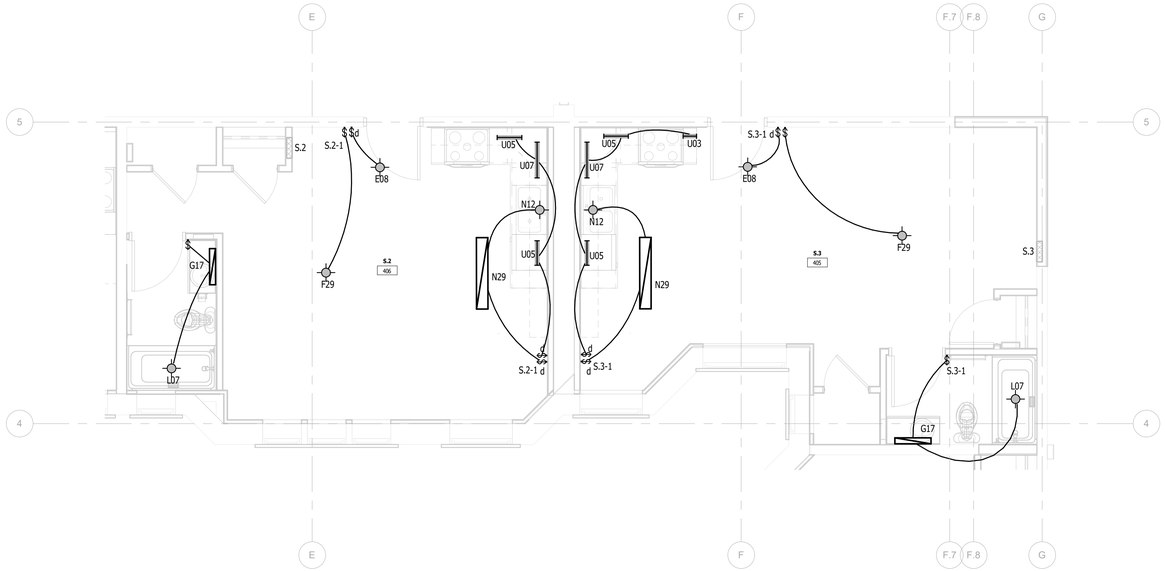
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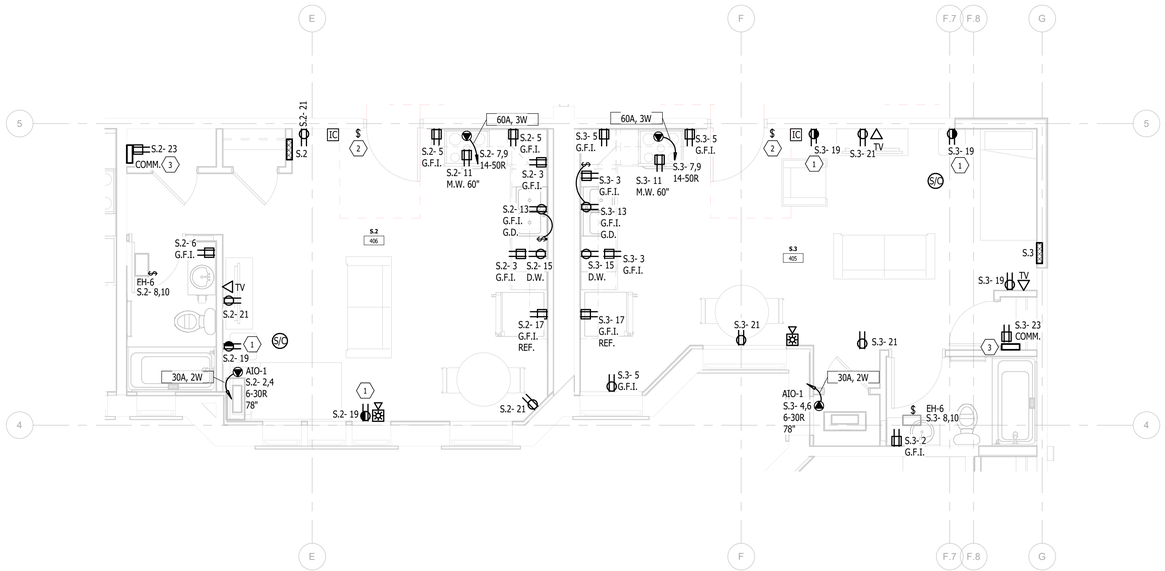
ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.418



2 E.L.419 UNIT S.2, S.3(3RD-4TH FLOOR) - LIGHTING
1/4" = 1'-0"



2 E.L.419 UNIT S.2, S.3(3RD-4TH FLOOR) - POWER
1/4" = 1'-0"

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MH4 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

PANELBOARD: S.2

LOCATION: S.2 406 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	1.7			2	2	30 A	AIO-1 LIVING
Receptacle KITCHEN	20 A	1	3			0.4	1.7	4			
Receptacle KITCHEN	20 A	1	5	0.4	0.2			6	1	20 A	Receptacle TOILET
RANGE KITCHEN	50 A	2	7			4.0	0.3	8	2	20 A	EH-6 TOILET
			9	4.0	0.3			10			
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.0	12	1	20 A	SPARE
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.4	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.4	0.0	20	1	20 A	SPARE
Receptacle LIVING	20 A	1	21	0.5	0.0			22	1	20 A	SPARE
Receptacle CLOSET	20 A	1	23			0.2	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			9 kVA		10 kVA					
	TOTAL AMPS:			83 A		93 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	155 VA	125.00%	193 VA		
Receptacle	14880 VA	83.60%	12440 VA	**CONNECTED LOAD:**	18385 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	15923 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	88 A
				EST. DEMAND CURRENT:	77 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

PANELBOARD: S.3

LOCATION: S.3 405 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.2			2	1	20 A	Receptacle TOILET
Receptacle KITCHEN	20 A	1	3			0.4	1.7	4			
Receptacle KITCHEN	20 A	1	5	0.5	1.7			6	2	30 A	AIO-1 TOILET
RANGE KITCHEN	50 A	2	7			4.0	0.3	8			
			9	4.0	0.3			10	2	20 A	EH-6 TOILET
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.0	12	1	20 A	SPARE
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.4	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.5	0.0	20	1	20 A	SPARE
Receptacle LIVING	20 A	1	21	0.5	0.0			22	1	20 A	SPARE
Receptacle LIVING	20 A	1	23			0.2	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			9 kVA		10 kVA					
	TOTAL AMPS:			84 A		94 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	159 VA	125.00%	199 VA		
Receptacle	15240 VA	82.81%	12620 VA	**CONNECTED LOAD:**	18749 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	16109 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	90 A
				EST. DEMAND CURRENT:	77 A

NOTES:
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KEY PLAN

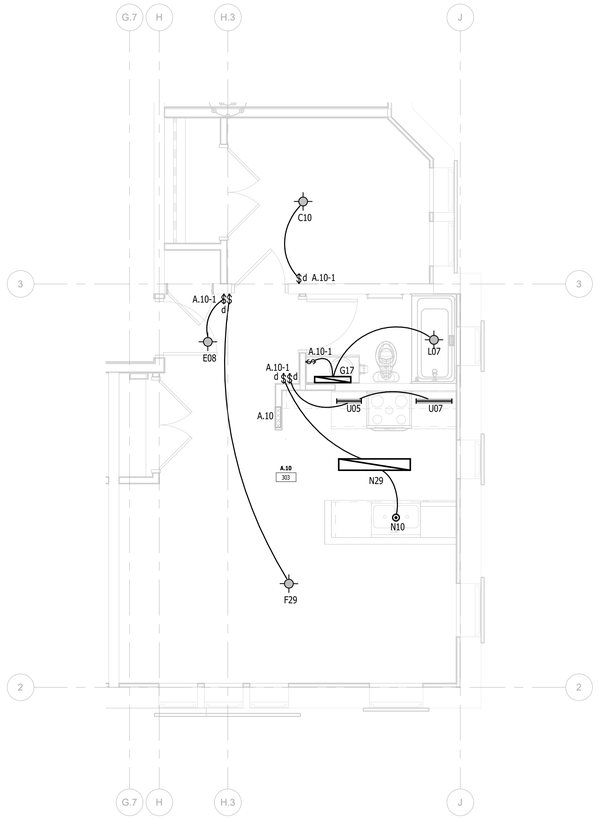
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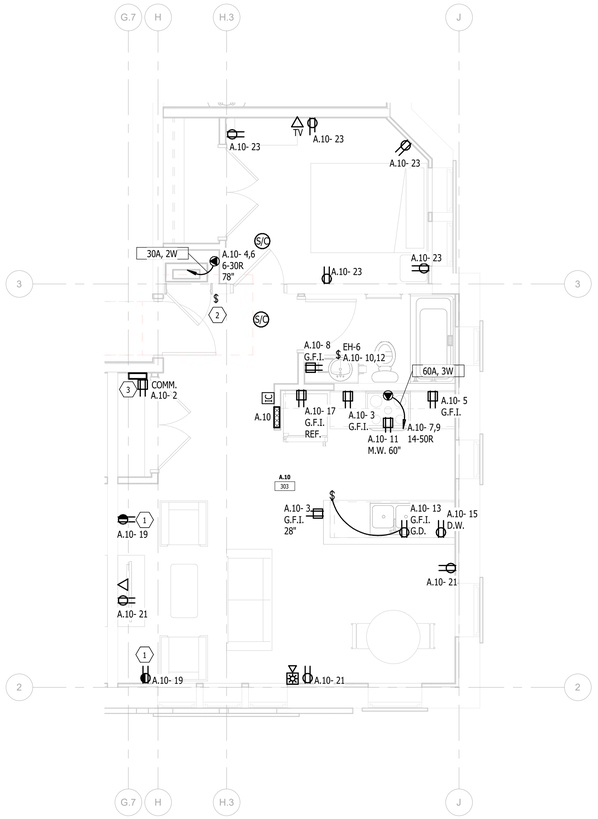
ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.419



2 E.L.420 UNIT A.10 (2ND-4TH FLOOR) - LIGHTING
1/4" = 1'-0"



1 E.L.420 UNIT A.10 (2ND-4TH FLOOR) - POWER
1/4" = 1'-0"

PANELBOARD: A.10

LOCATION: X.2 303 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: SURFACE NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.1	0.2			2	1	20 A	Receptacle CLOSET
Receptacle KITCHEN	20 A	1	3			0.4	1.7	4	2	30 A	AIO-1 CLOSET
Receptacle KITCHEN	20 A	1	5	0.2	1.7			6			
RANGE KITCHEN	50 A	2	7			4.0	0.2	8	1	20 A	Receptacle TOILET
			9	4.0	0.3			10	2	20 A	EH-6 TOILET
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.3	12			
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.2	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.4	0.0	20	1	20 A	SPARE
Receptacle LIVING	20 A	1	21	0.5	0.0			22	1	20 A	SPARE
Receptacle BEDROOM	20 A	1	23			0.9	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			8 kVA		10 kVA					
	TOTAL AMPS:			81 A		98 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	131 VA	125.00%	164 VA		
Receptacle	16800 VA	79.76%	13400 VA	**CONNECTED LOAD:**	18841 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	15474 VA
Kitchen	1400 VA	100.00%	1400 VA	**CONNECTED CURRENT:**	91 A
				EST. DEMAND CURRENT:	74 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MNH 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

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KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.420

KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MH4 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

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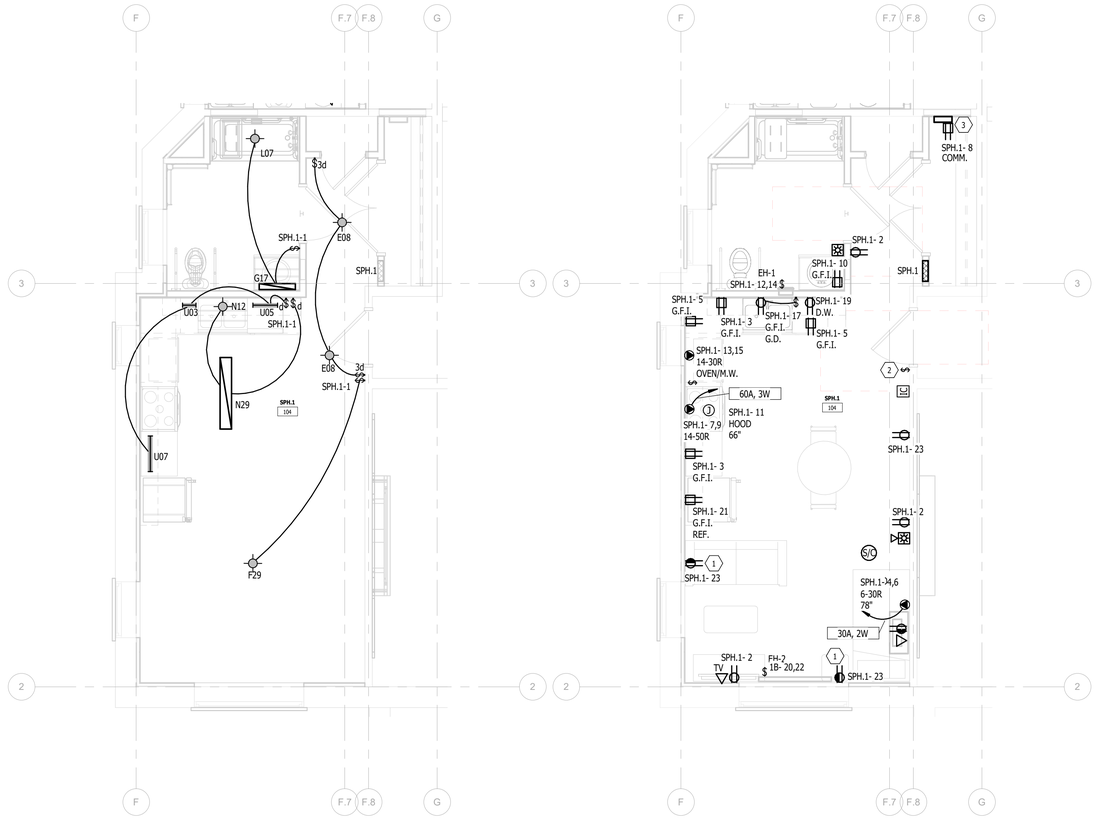
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2 E.L.421 UNIT SPH.1 (BASEMENT FLOOR) - LIGHTING
1/4" = 1'-0"

1 E.L.421 UNIT SPH.1 (BASEMENT FLOOR) - POWER
1/4" = 1'-0"

PANELBOARD: SPH.1

LOCATION: SPH.1 104 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: SURFACE NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.5			2	1	20 A	Receptacle LIVING
Receptacle KITCHEN	20 A	1	3			0.4	1.7	4	2	30 A	AIO-1 LIVING
Receptacle KITCHEN	20 A	1	5	0.4	1.7			6			
RANGE KITCHEN	50 A	2	7			4.0	0.2	8	1	20 A	Receptacle CLOSET
			9	4.0	0.2			10	1	20 A	Receptacle TOILET
HOOD KITCHEN	20 A	1	11			0.2	0.3	12	2	20 A	EH-1 TOILET
* OVEN/MICRO. KITCHEN	20 A	2	13	2.5	0.3			14			
			15			2.5	0.0	16	1	20 A	SPARE
DISPOSER KITCHEN	20 A	1	17	0.8	0.0			18	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	19			1.4	0.0	20	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	21	0.6	0.0			22	1	20 A	SPARE
Receptacle LIVING	20 A	1	23			0.5	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			11 kVA		11 kVA					
	TOTAL AMPS:			107 A		107 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	166 VA	125.00%	208 VA		
Receptacle	18740 VA	76.68%	14370 VA	**CONNECTED LOAD:**	22256 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	17868 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	107 A
				EST. DEMAND CURRENT:	86 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

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DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.421

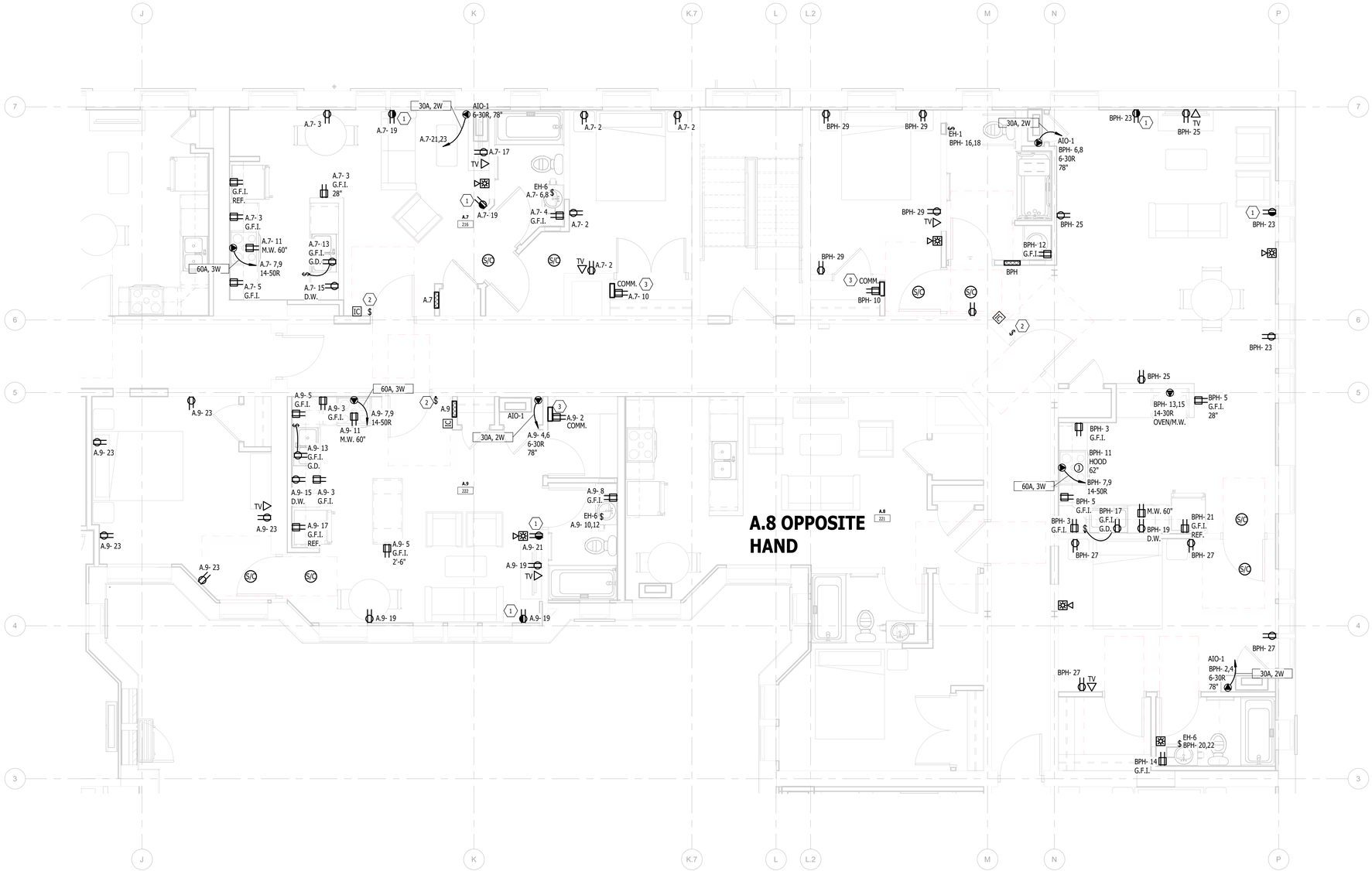
PANELBOARD: A.7

LOCATION: A.7 216 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: SURFACE NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.7			2	1	20 A	Receptacle BEDROOM
Receptacle KITCHEN	20 A	1	3			0.5	0.2	4	1	20 A	Receptacle TOILET
Receptacle KITCHEN	20 A	1	5	0.2	0.3			6	2	20 A	EH-6 TOILET
RANGE KITCHEN	50 A	2	7			4.0	0.3	8			
			9	4.0	0.2			10	1	20 A	Receptacle CLOSET
MICROWAVE KITCHEN	20 A	1	11			1.5	0.0	12	1	20 A	SPARE
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.2	0.0	16	1	20 A	SPARE
Receptacle LIVING	20 A	1	17	0.2	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.4	0.0	20	1	20 A	SPARE
AIO-1 LIVING	30 A	2	21	1.7	0.0			22	1	20 A	SPARE
			23			1.7	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			8 kVA		10 kVA					
	TOTAL AMPS:			79 A		92 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	158 VA	125.00%	198 VA		
Receptacle	16440 VA	80.41%	13220 VA	**CONNECTED LOAD:**	17908 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	14728 VA
Kitchen	800 VA	100.00%	800 VA	**CONNECTED CURRENT:**	86 A
				EST. DEMAND CURRENT:	71 A

NOTES:
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KEY NOTES:

1 HALF SWITCHED TOP RECEPTACLE. SWITCHED INDEPENDENT OF LIGHTING, PROVIDE CONTROLLED RECEPTACLE MARKING.
2 SWITCH WIRED TO CONTROL TOP HALF DUPLEX RECEPTACLE OUTLET.
3 PROVIDE STRUCTURED WIRING SURFACE MOUNT CABINET SIMILAR BENNER-NAWMAN 14104-MNH 14.25" WIDE X 10" TALL X 4" DEEP AND 120 VOLT RECEPTACLE. PROVIDE EMPTY 1 1/4"C WITH PULL ROPE FROM CABINET TO BACKBOARD LOCATED IN THE MECHANICAL ROOM ON THE FIRST FLOOR. FUNCTIONS AS MEDIA EQUIPMENT STORAGE AND STRUCTURED WIRING ENCLOSURE.

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

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

CABOT APARTMENTS
RENOVATION OF
13725 DEXTER AVENUE
DETROIT

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.422

1 / E.L.422 UNIT A.7, A.8, A.9, BPH (1ST - 4TH FLOOR) - POWER
1/4" = 1'-0"

PANELBOARD: A.9

LOCATION: A.9 222 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: RECESSED NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.2	0.2			2	1	20 A	Receptacle CLOSET
Receptacle KITCHEN	20 A	1	3			0.4	1.7	4	2	30 A	AIO-1 CLOSET
Receptacle KITCHEN	20 A	1	5	0.4	1.7			6			
RANGE KITCHEN	50 A	2	7			4.0	0.2	8	1	20 A	Receptacle TOILET
			9	4.0	0.3			10	2	20 A	EH-6 TOILET
* MICROWAVE KITCHEN	20 A	1	11			1.5	0.3	12			
DISPOSER KITCHEN	20 A	1	13	0.8	0.0			14	1	20 A	SPARE
* DISHWASHER KITCHEN	20 A	1	15			1.2	0.0	16	1	20 A	SPARE
REFRIGERATOR KITCHEN	20 A	1	17	0.6	0.0			18	1	20 A	SPARE
Receptacle LIVING	20 A	1	19			0.5	0.0	20	1	20 A	SPARE
Receptacle LIVING	20 A	1	21	0.2	0.0			22	1	20 A	SPARE
Receptacle BEDROOM	20 A	1	23			0.9	0.0	24	1	20 A	SPARE
	TOTAL LOAD:			8 kVA		11 kVA					
	TOTAL AMPS:			79 A		99 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	189 VA	125.00%	237 VA		
Receptacle	16800 VA	79.76%	13400 VA	**CONNECTED LOAD:**	18899 VA
Equipment	510 VA	100.00%	510 VA	**ESTIMATED DEMAND:**	15547 VA
Kitchen	1400 VA	100.00%	1400 VA	**CONNECTED CURRENT:**	91 A
				EST. DEMAND CURRENT:	75 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.

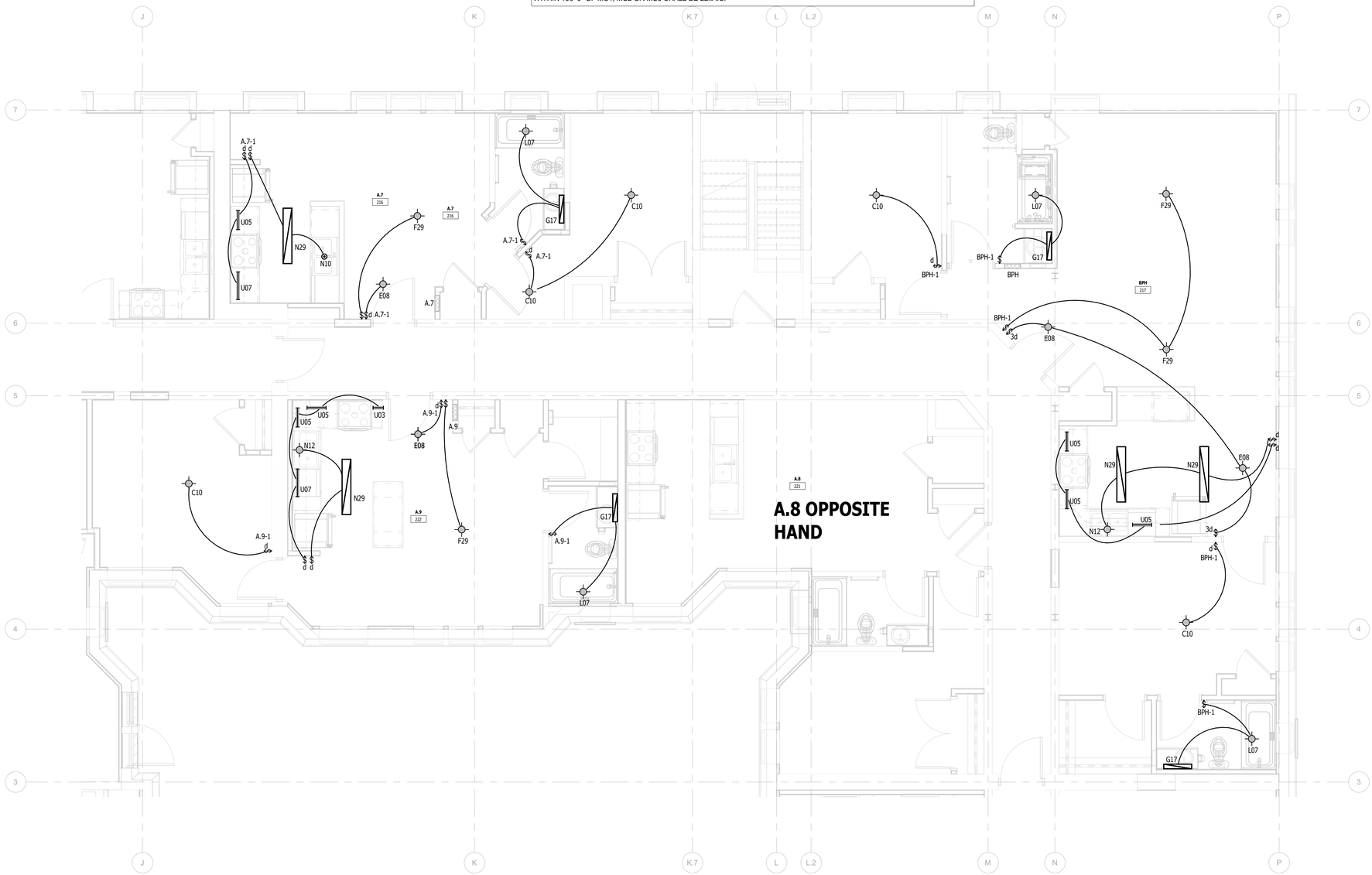
PANELBOARD: BPH

LOCATION: BPH 217 **VOLTAGE:** 120/208 V. 1 ø 3 W.
MOUNTING: SURFACE NEMA 1 **A.I.C. RATING:** 10kAIC
MAIN DEVICE: 125 A MLO **SPECIAL:**
BUS AMPS: 125 A

LOAD DESCRIPTION	BKR	P	CKT	A		B		CKT	P	BKR	LOAD DESCRIPTION
Lighting	20 A	1	1	0.3	1.7			2	2	30 A	AIO-1 BEDROOM
Receptacle KITCHEN	20 A	1	3			0.4	1.7	4			
Receptacle KITCHEN	20 A	1	5	0.4	1.7			6	2	30 A	AIO-1 CLOSET
RANGE KITCHEN	50 A	2	7			4.0	1.7	8			
			9	4.0	0.2			10	1	20 A	Receptacle CLOSET
HOOD KITCHEN	20 A	1	11			0.2	0.2	12	1	20 A	Receptacle TOILET
OVEN/MICRO. KITCHEN	20 A	2	13	2.5	0.2			14	1	20 A	Receptacle TOILET
			15			2.5	0.6	16	2	20 A	EH-1 TOILET
DISPOSER KITCHEN	20 A	1	17	0.8	0.6			18			
* DISHWASHER KITCHEN	20 A	1	19			1.4	0.3	20	2	20 A	EH-6 TOILET
REFRIGERATOR KITCHEN	20 A	1	21	0.6	0.3			22			
Receptacle LIVING	20 A	1	23			0.5	0.0	24	1	20 A	SPARE
Receptacle LIVING	20 A	1	25	0.5	0.0			26	1	20 A	SPARE
Receptacle BEDROOM	20 A	1	27			0.7	0.0	28	1	20 A	SPARE
Receptacle BEDROOM	20 A	1	29	0.7	0.0			30	1	20 A	SPARE
	TOTAL LOAD:			14 kVA		14 kVA					
	TOTAL AMPS:			138 A		136 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
Lighting	279 VA	125.00%	348 VA		
Receptacle	23760 VA	71.04%	16880 VA	**CONNECTED LOAD:**	28512 VA
Equipment	1633 VA	100.00%	1633 VA	**ESTIMATED DEMAND:**	21641 VA
Kitchen	2840 VA	97.89%	2780 VA	**CONNECTED CURRENT:**	137 A
				EST. DEMAND CURRENT:	104 A

NOTES:
PROVIDE TYPE 1 INTEGRAL SPD; * INDICATES GFCI CIRCUIT BREAKER; PROVIDE AFCI RATED OUTLETS PER CODE; PANELS WITHIN 100'-0" OF MC1, MC2 OR MC3 SHALL BE 22kAIC.



1 / E.L.423 UNIT A.7, A.8, A.9, BPH (1ST - 4TH FLOOR) - LIGHTING
1/4" = 1'-0"

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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TRC22.066

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

E.L.423

KTS ENGINEERING GROUP
MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

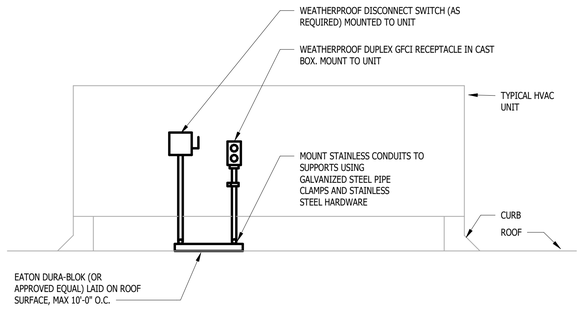
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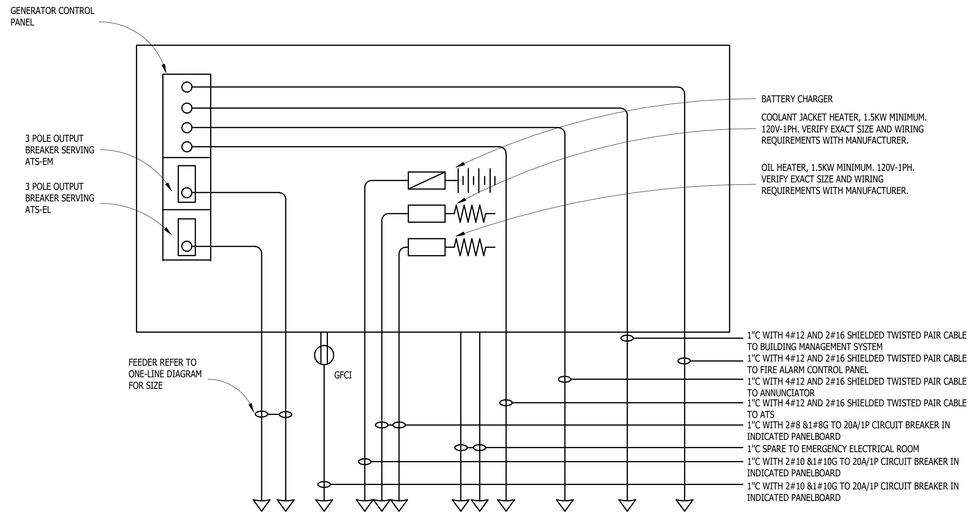
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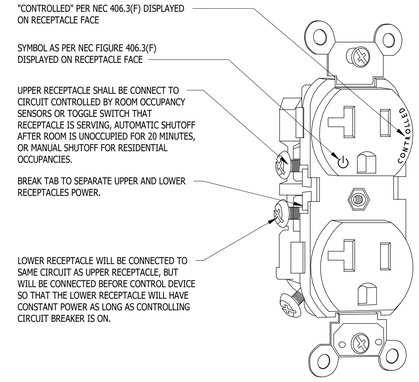




1 E.501 EQUIPMENT MOUNTED ON MECHANICAL UNITS
NOT TO SCALE



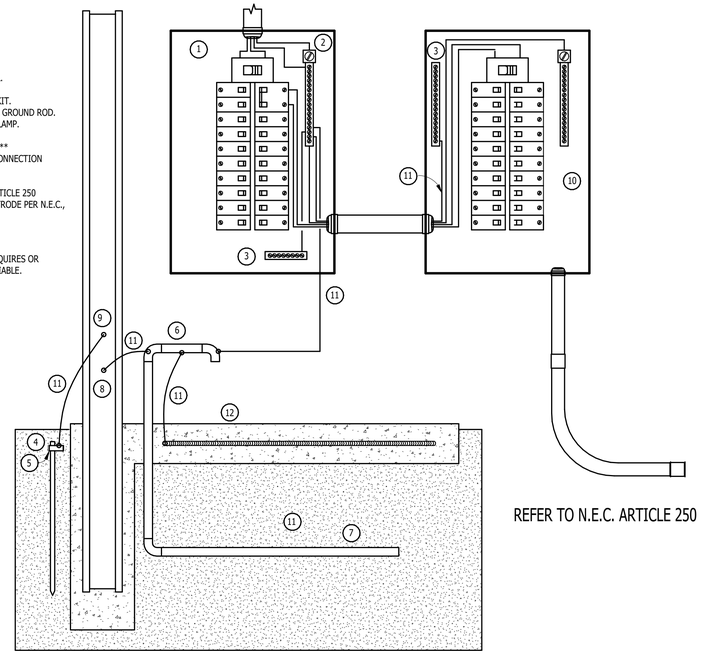
2 E.501 GENERATOR WIRING CONNECTION DETAIL
NOT TO SCALE



3 E.501 SPLIT CIRCUIT RECEPTACLE
NOT TO SCALE

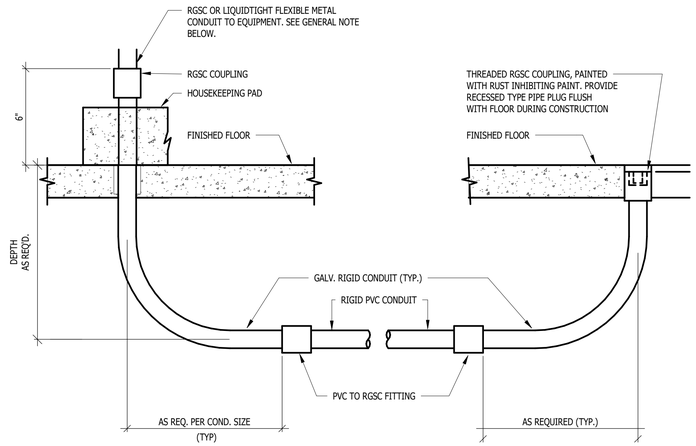
1. MAIN DISTRIBUTION PANEL.
2. NEUTRAL BUS.
3. EQUIPMENT GROUND BAR KIT.
4. 10' -0" X 3/4" COPPERWELD GROUND ROD.
5. CADWELD OR APPROVED CLAMP.
6. APPROVED PIPE CLAMP.
7. UNDERGOUND METAL PIPE.**
8. CADWELD OR APPROVED CONNECTION
9. BUILDING STEEL**
10. SUBPANEL
11. WIRE SIZED PER N.E.C., ARTICLE 250
12. CONCRETE-ENCASED ELECTRODE PER N.E.C., ARTICLE 250.52(A)(3)**

**WHERE JOB REQUIRES OR WHERE AVALIABLE.



REFER TO N.E.C. ARTICLE 250

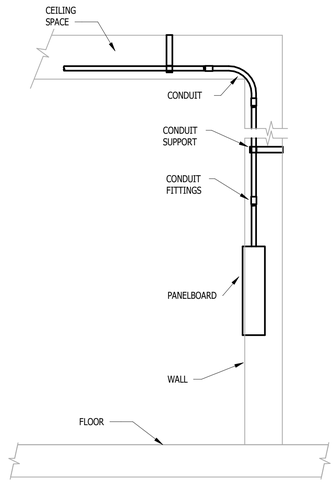
4 E.501 GROUNDING DETAIL
NOT TO SCALE



GENERAL NOTE:

1. CONDUIT STUB UPS AT MAIN SWITCHBOARD TO BE RIGID PVC CONDUIT TYPE.

5 E.501 INTERIOR CONDUIT STUB-UP DETAIL
NOT TO SCALE



6 E.501 PANELBOARD & CONDUIT MOUNTING DETAIL
NOT TO SCALE

MICHIGAN
DETROIT

13725 DEXTER AVENUE
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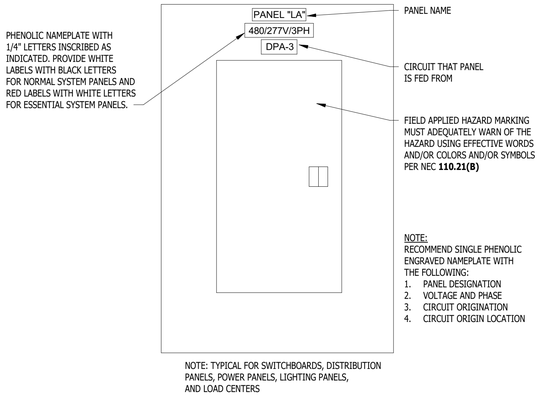
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

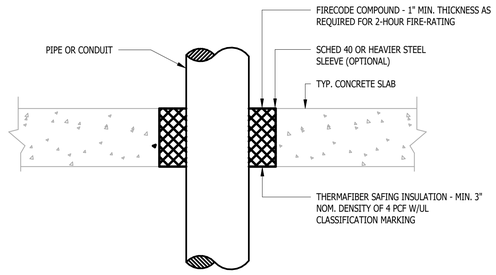
ELECTRICAL DETAILS

DRAWING NUMBER

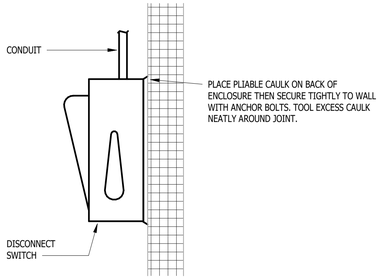
E.501



1 E.502 PANELBOARD IDENTIFICATION
NOT TO SCALE



2 E.502 CONDUIT FLOOR PENETRATION DETAIL
NOT TO SCALE



3 E.502 TYPICAL WALL MOUNTED DEVICE DETAIL
NOT TO SCALE

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DRAWING TITLE
ELECTRICAL DETAILS

DRAWING NUMBER
E.502

4 E.502 CONDUITS UNDER ROADWAY
NOT TO SCALE

DRY AREAS (RECESS MOUNTED)

DRY AREAS (SURFACE MOUNTED)

5 E.502 RECEPTACLE/ELECTRICAL DEVICE MOUNTING DETAIL
NOT TO SCALE

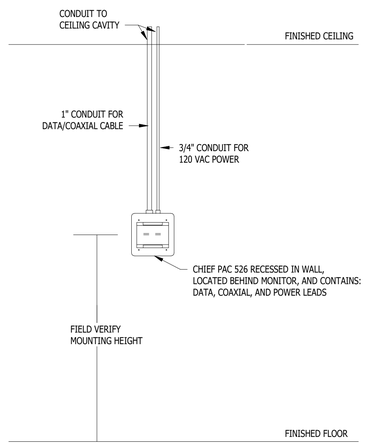
WET AREAS - SIDE VIEW

WET AREAS - FRONT VIEW

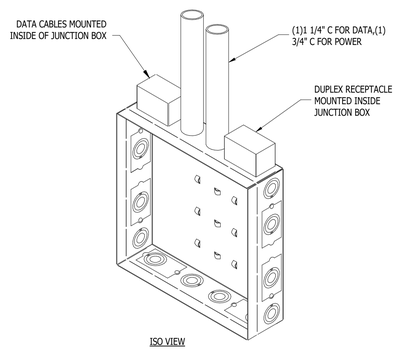
WET AREA NOTES:

1. CONDUIT IS TO BE MOUNTED 1" OFF WALLS, CEILINGS, EQUIPMENT, LADDER SUPPORTS, ETC. PER THIS DETAIL. ALL MOUNTING HARDWARE, ANCHORS, ETC. SHALL BE STAINLESS STEEL.
2. DEVICE BOXES, DISCONNECTS, ENCLOSURES, CONTROL PANELS, ETC. 1" OFF WALL WITH SPACERS MADE FROM UHMWPE, PVC, OR FRP ROUND TUBE STOCK. SURFACE MOUNTED DEVICES ARE TO BE CAULKED ALL AROUND.
3. CONDUIT SHALL ENTER ALL BOXES, CABINETS, ENCLOSURE, ETC. FROM THE SIDE OF BOTTOM, **NO EXCEPTIONS**.
4. CONNECTIONS TO ENCLOSURES, WIREWAYS, ETC. ARE TO BE MADE WATERTIGHT AND WATER IMPERVIOUS.

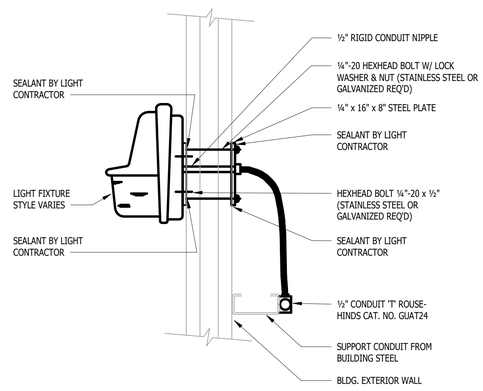
6 E.502 RECEPTACLE/ELECTRICAL DEVICE MOUNTING DETAIL
NOT TO SCALE



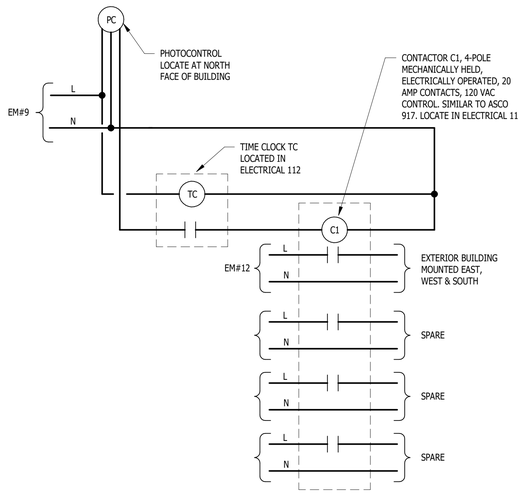
7 E.502 CHIEF PAC 526 ELEVATION
NOT TO SCALE



8 E.502 CHIEF PAC 526 ISOMETRIC
NOT TO SCALE



9 E.502 EXTERIOR BUILDING MOUNTED LIGHT DETAIL
NOT TO SCALE



10 E.502 EXTERIOR LTG - EXTERIOR LIGHTING CONTROL
NOT TO SCALE

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SHEPHERD MI, 48883
989-567-1100
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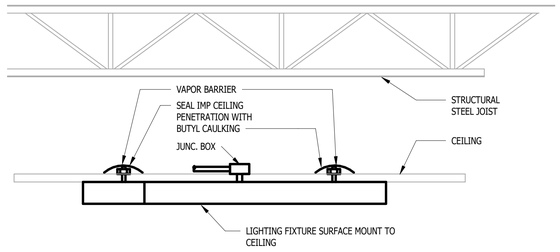
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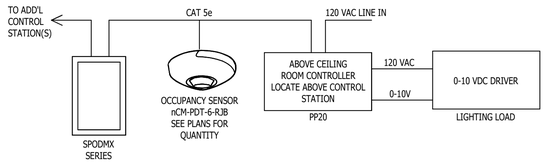




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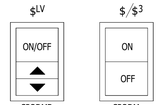
1. MOUNTING INDEPENDENT OF ROOF STRUCTURE.

1 E.503 LIGHT FIXTURE CEILING MOUNT DETAIL
NOT TO SCALE

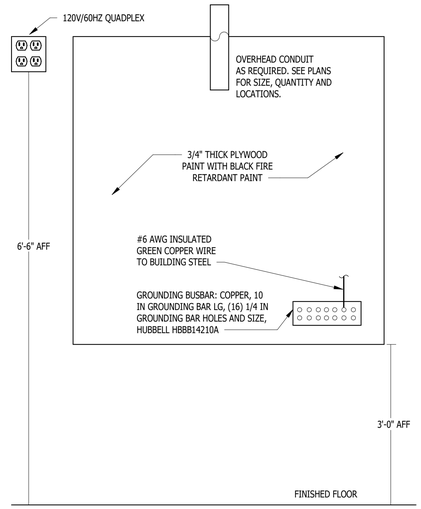


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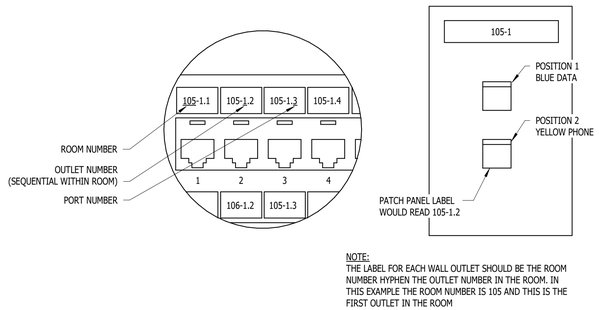
1. SENSOR SWITCH SHOWN IN THIS DIAGRAM ARE BASIS OF DESIGN. CONTRACTOR MAY PROVIDE APPROVED EQUAL COOPER, HUBBELL, LEVITON, LUTRON, WATTSTOPPER.
2. CONTROLS TO BE COMPLIANT WITH LOCAL AND CURRENT ENERGY CODES, BASED UPON ASHRAE 90.1
3. ALL SENSOR LOCATIONS ARE APPROXIMATE, REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION.
4. ULTRASONIC CEILING MOUNT SENSORS SHOULD BE LOCATED A MINIMUM OF SIX FEET FROM HVAC SUPPLY/RETURN VENTS
5. CONTRACTOR IS RESPONSIBLE FOR: PROPER SENSITIVITY & TIME DELAY SETTINGS (FOR NON-ADAPTIVE PRODUCTS) RECOMMENDED PLACEMENT, AND FIELD VERIFICATION OF CIRCUITS WITH IN RESPECT TO POWER PLACEMENT.
6. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SENSOR BILL OF MATERIALS COMPLIES WITH THE SENSOR DESIGN AND LAYOUT SPECIFICATIONS.
7. ROOM CONTROLLERS IN AREAS WITH DROP CEILINGS TO BE MOUNTED ABOVE DROP CEILING.



2 E.503 LIGHTING CONTROL DETAIL
NOT TO SCALE

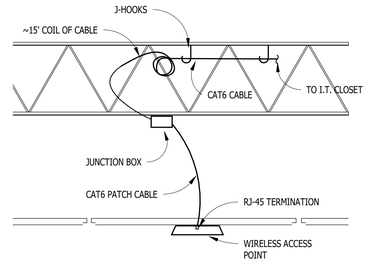


3 E.503 DATA BACKBOARD DETAIL
NOT TO SCALE

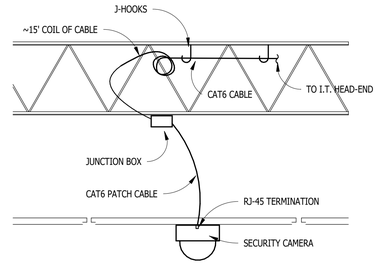


NOTE:
THE LABEL FOR EACH WALL OUTLET SHOULD BE THE ROOM NUMBER HYPHEN THE OUTLET NUMBER IN THE ROOM. IN THIS EXAMPLE THE ROOM NUMBER IS 105 AND THIS IS THE FIRST OUTLET IN THE ROOM

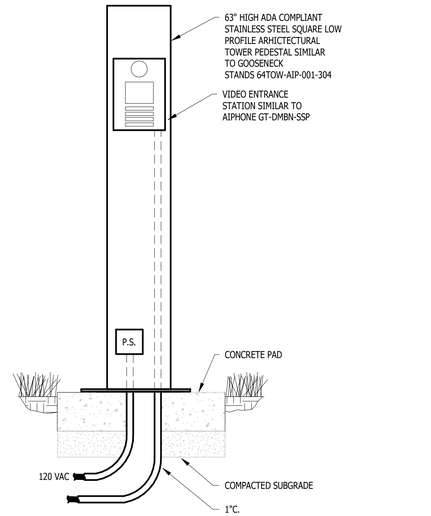
4 E.503 DATA FACEPLATE DETAIL
NOT TO SCALE



5 E.503 WIFI ACCESS POINT MOUNTING DETAIL
NOT TO SCALE



6 E.503 SECURITY CAMERA MOUNTING DETAIL
NOT TO SCALE



7 E.503 BUILDING ACCESS PEDESTAL
NOT TO SCALE

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FSP PROJECT NO.
TRC22.066

DRAWING TITLE
ELECTRICAL DETAILS

DRAWING NUMBER
E.503

LIGHTING FIXTURE SCHEDULE

TYPE	MFR/MODEL	COLOR TEMP	DIMENSIONS (H x W x D)	DIMMING	VOLTAGE	LUMEN OUTPUT	WATTAGE	DESCRIPTION	COMMENTS
B37	METALUX #4-SNX-41SL-FDL-UNV-L840-CD-1	4000K	48" X 2" X 3"	0-10V DIMMING	120-277V	3700L	26	STRIP LED	
B54	METALUX #4-SNX-60SL-FDL-UNV-L840-CD-1	4000K	48" X 2" X 3"	0-10V DIMMING	120-277V	5400L	42	STRIP LED	
C10	ENVISION LED LIGHTING #LED-SLDSKR-7-15W-30K-COLOR	3000K	7" DIAMETER X 1" DEEP	120V TRIAC DIMMABLE	120V	1000L	15	SURFACE ROUND SLIMLINE	
D22	LIGHT FIXTURE SELECTION BY ARCHITECT	3000K	12" DIAMETER	120V TRIAC DIMMABLE	120V	2100L	30.77	CEILING SURFACE ROUND	
E08	OXYGEN LIGHTING #3-618-FINISH	3000K	10.5" DIAMETER X 3.5" DEEP	120V TRIAC DIMMABLE	120V	2000L	12.5	WALL SCONCE / CEILING MOUNT	
F29	TERON ALANTE BFP LED #AE18-L35-35W-UNV-BN-3000K	3000K	18.5" DIAMETER X 5.5" DEEP	NON DIMMING	120-277V	2000L	35	SURFACE ROUND DECORATIVE	
G17	TERON LIGHTING #TRS-L17.0-LT700-120-277V-ORB-30K	3000K	24" X 5" X 4"	NON DIMMING	120-277V	1600L	17	SURFACE LINEAR LED	MOUNT 7'-0" AFF TO CENTER
J30	KICHLER #82333	3000K	20" DIAMETER X 58" DEEP	120V TRIAC DIMMABLE	120V	3150L	30	STETTON CHANDELIER 1-TIER, 5-LIGHT	MOUNT 14'-2" TO BOTTOM, CONFIRM WITH ARCHITECT
K43	METALUX #4SWLED-44HL-LW-L830-CD-1-WLS	3000K	48" X 5" X 4"	0-10V DIMMING	120-277V	4400L	40	SURFACE LINEAR	STAIRWELL LIGHTS TO OPERATE TOGETHER
L07	ENVISION LED LIGHTING #LED-SLDSKR-7-15W-30K-COLOR	3000K	5" DIAMETER X 5/8" DEEP	120V TRIAC DIMMABLE	120V	685L	10	SURFACE ROUND SLIMLINE	
N10	STEEL LIGHTING CO. #WHITE FINISH-8.5" BLACK CORD-4" BELL BOX-E26 DIMMABLE LED BULB	3000K	8.5" DIAMETER X 10.5" DEEP	120V TRIAC DIMMABLE	120V	1500L	12	CEILING PENDANT	
N12	HALO #PM119S1EWHR	3000K	11" DIAMETER X 3.12" DEEP	120V TRIAC DIMMABLE	120V	2100L	14.5	LOW PROFILE ROUND FLUSH MOUNT	
N29	LIGHTOLOGY #AFX1302687	3000K	48" X 24" X 1"	0-10V DIMMING	120V	4500L	50	SURFACE LINEAR	
P27	ENVISION LED LIGHTING #LED-JJ-21W-TRI	4000K	13" X 3.8" X 1.9"	NON-DIMMING	120-277V	2700L	21	JELLY JAR	
Q08	EURI LIGHTING #EFL-130-MD	3000K	14.56" X 8.07" X 9.44"	NON-DIMMING	120V	1200L	<varies>	WALL LIGHT FIXTURE	MOUNT +/- 10'-2" A.F.F. TO BOTTOM
Q55	TCP LIGHTING #WP-55-001-40KPC-MS	4000K	9.2" X 14.2" X 7.4"	MICROWAVE BI-LEVEL DIMMING SENSOR	120V	5800L	55	WALL LIGHT FIXTURE	MOUNT 14'-8" A.F.F. TO BOTTOM
U03	COOPER LIGHTING #HU11-09-D9-S-COLOR	SELECTABLE	9" X 1" X 3"	120V TRIAC DIMMABLE	120-277V	300L	4.5	UNDERCABINET LIGHT	
U05	COOPER LIGHTING #HU11-18-D9-S-COLOR	SELECTABLE	18" X 1" X 3"	120V TRIAC DIMMABLE	120-277V	560L	8	UNDERCABINET LIGHT	
U07	COOPER LIGHTING #HU11-24-D9-S-COLOR	SELECTABLE	24" X 1" X 3"	120V TRIAC DIMMABLE	120-277V	785L	11	UNDERCABINET LIGHT	
U11	COOPER LIGHTING #HU11-24-D9-S-COLOR	SELECTABLE	32" X 1" X 3"	120V TRIAC DIMMABLE	120-277V	785L	11	UNDERCABINET LIGHT	
U15	COOPER LIGHTING #HU11-48-D9-S-COLOR	SELECTABLE	48" X 1" X 3"	120V TRIAC DIMMABLE	120-277V	1540L	21	UNDERCABINET LIGHT	
X03	SURE-LITES #LPX7	N/A	7 1/2" X 13" X 4 1/2"	NON-DIMMING	120-277V	N/A	4	LED EXIT LIGHT	WIRED AHEAD OF LOCAL SWITCHING

LIGHTING CONTROL MATRIX

NOTES:
1. SENSOR LOCATIONS ARE APPROXIMATE, REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION.
2. ULTRASONIC CEILING MOLUNT SENSORS SHOULD BE LOCATED A MINIMUM OF SIX FEET (6'-0") FROM H.V.A.C. SUPPLY/RETURN VENTS.
3. CONTRACTOR IS RESPONSIBLE FOR: PROPER SENSITIVITY & TIME DELAY SETTINGS (FOR NON-ADAPTIVE PRODUCTS) RECOMMENDED PLACEMENT, AND FIELD VERIFICATION OF CIRCUITS WITH IN RESPECT TO POWER PLACEMENT.
4. CONTRACTOR IS RESONSIBLE FOR ENSURING THAT THE SENSOR BILL OF MATERIALS COMPLIES WITH THE SENSOR DESGN AND LAYOUT SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR INSTALLING EQUIPMENT IN COMPLIANCE WITH LOCAL CODE.
6. CONTRACTOR IS RESPONSIBLE TO REVIEW LIGHTING CONTROLS B.O.M. FOR QUANTITY OF O.S./VACANCY SENSORS.
7. ROOM CONTROLLERS CHALL CONFORM TO REQUIRMENTS FOR EACH ROOMS LIGHTING SEQUENCE.

KEYNOTE	SWITCHING		AUTOMATIC ON/OFF CONTROLS			PARTIAL OFF		FULL OFF TIME	TIME-CLOCK SCHEDULE	DAYLIGHT			
	SWITCH TYPE	SWITCH CONTROLS	TYPE	SENSOR	TURN ON LIGHTING TO %	TIME	%			SIDE LIGHT	TOP LIGHT	MAINTAIN FC LEVEL	NOTES
A	LOW VOLTAGE	ON-OFF	OCCUPANCY SENSOR	MANUAL ON/ AUTO PARTIAL OFF	100%	20 MINS	50%	60 MINS	N/A	N/A	N/A	N/A	PROVIDE OCCUPANCY BASED FULL OFF
B	LOW VOLTAGE	ON-OFF-DIM	OCCUPANCY SENSOR	MANUAL ON/ AUTO OFF	PREVIOUS LEVEL	N/A	N/A	20 MINS	N/A	N/A	N/A	N/A	
C	LINE VOLTAGE	ON-OFF	WALL OCCUPANCY SENSOR	AUTO ON/AUTO OFF	100%	N/A	N/A	20 MINS	N/A	N/A	N/A	N/A	
D	LINE VOLTAGE	ON-OFF	N/A	MANUAL ON/ MANUAL OFF	100%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
E	LINE VOLTAGE	NONE	FIXTURE INTEGRATED SENSOR	AUTO ON / STEP DIM	100%	20 MINS	50%	20 MINS	YES	N/A	N/A	N/A	REDUCE THE LIGHTING POWER TO A MINIMUM OF 50% FOR NO ACTIVITY & NOT LONGER THAN 20 MINUTES.
F	LOW VOLTAGE	ON-OFF	OCCUPANCY SENSOR	MANUAL ON / AUTO OFF	100%	N/A	N/A	20 MINS	N/A	N/A	N/A	N/A	

Branch Panel: 1A

Location: ELECTRICAL 112 **Volts:** 120/208 Wye **A.I.C. Rating:** 22kAIC
Supply From: SWB **Phases:** 3 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 225 A
Enclosure: NEMA 1 **MCB Rating:** 225 A

Notes:
* PROVIDE GFCI CIRCUIT BREAKER

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	Lighting RMS 118,121	20 A	1	79 VA	720 VA					1	20 A	Receptacle CORRIDOR 301	2
3	Lighting RMS 202-204	20 A	1			126 VA	900 VA			1	20 A	Receptacle CORRIDOR 301	4
5	Receptacle CORRIDOR 101	20 A	1					720 VA	360 VA	1	20 A	Receptacle RMS 313,314	6
7	Receptacle CORRIDOR 101	20 A	1	900 VA	600 VA					1	20 A	WASHER LAUNDRY 314	8
9	Receptacle RMS 102,103	20 A	1			1080...	600 VA			1	20 A	WASHER LAUNDRY 314	10
11	Receptacle ELECTRICAL 112	20 A	1					720 VA	600 VA	1	20 A	WASHER LAUNDRY 314	12
13	Receptacle RMS 113,114	20 A	1	540 VA	1500...					2	30 A	DRYER LAUNDRY 314	14
15	Receptacle RMS 115,116	20 A	1			900 VA	1500...						16
17	Receptacle MECHANICAL 116	20 A	1					540 VA	1500...	2	30 A	DRYER LAUNDRY 314	18
19	Receptacle MECHANICAL 116	20 A	1	360 VA	1500...								20
21	Receptacle COMM RM 117	20 A	1			720 VA	720 VA			1	20 A	Receptacle CORRIDOR 401	22
23	Receptacle COMM RM 117	20 A	1					900 VA	900 VA	1	20 A	Receptacle CORRIDOR 401	24
25	VINYL ROLLING DOOR KITCHEN 118	20 A	1	600 VA	360 VA					1	20 A	Receptacle RMS 414,415	26
27	Receptacle KITCHEN 118	20 A	1			360 VA	600 VA			1	20 A	WASHER LAUNDRY 415	28
29	Receptacle KITCHEN 118	20 A	1					180 VA	600 VA	1	20 A	WASHER LAUNDRY 415	30
31	Receptacle KITCHEN 118	20 A	1	540 VA	600 VA					1	20 A	WASHER LAUNDRY 415	32
33	* D.W. KITCHEN 118	20 A	1			1440...	1500...			2	30 A	DRYER LAUNDRY 415	34
35	G.D. KITCHEN 118	20 A	1					800 VA	1500...				36
37	* M.W KITCHEN 118	20 A	1	1500...	1500...					2	30 A	DRYER LAUNDRY 415	38
39	REF. KITCHEN 118	20 A	1			600 VA	1500...						40
41	Receptacle CORRIDOR 201	20 A	1					720 VA	720 VA	1	20 A	Receptacle CORRIDOR 501	42
43	Receptacle CORRIDOR 201	20 A	1	720 VA	900 VA					1	20 A	Receptacle CORRIDOR 501	44
45	Receptacle ELEVATOR 1ST & 5TH	20 A	1			180 VA	180 VA			1	20 A	Receptacle ELEVATOR 502	46
47	Receptacle RMS 202,203	20 A	1					720 VA	360 VA	1	20 A	Receptacle RMS 514,515	48
49	Receptacle RMS 203,204	20 A	1	900 VA	600 VA					1	20 A	WASHER LAUNDRY 515	50
51	Receptacle PROPERTY MGR. 204	20 A	1			900 VA	600 VA			1	20 A	WASHER LAUNDRY 515	52
53	Receptacle RMS 213,214	20 A	1					900 VA	600 VA	1	20 A	WASHER LAUNDRY 515	54
55	SPARE	20 A	1	0 VA	1500...					2	30 A	DRYER LAUNDRY 515	56
57	SPARE	20 A	1			0 VA	1500...						58
59	SPARE	20 A	1					0 VA	1500...	2	30 A	DRYER LAUNDRY 515	60
61	SPARE	20 A	1	0 VA	1500...								62
63	SPARE	20 A	1			0 VA	0 VA			1	20 A	SPARE	64
65	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE	66
67	SPARE	20 A	1	0 VA	0 VA					1	20 A	SPARE	68
69	SPARE	20 A	1			0 VA	0 VA			1	20 A	SPARE	70
71	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE	72
				Total Load:	17419 VA		15906 VA		14840 VA				
				Total Amps:	147 A		134 A		124 A				

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	205 VA	125.00%	256 VA		
Receptacle	43020 VA	61.62%	26510 VA	**Total Conn. Load:**	48165 VA
Equipment	600 VA	100.00%	600 VA	**Total Est. Demand:**	31506 VA
Kitchen	4340 VA	95.39%	4140 VA	**Total Conn.:**	134 A
				Total Est. Demand:	87 A

Notes:

Branch Panel: 1B

Location: ELECTRICAL 112 **Volts:** 120/208 Wye **A.I.C. Rating:** 22kAIC
Supply From: SWB **Phases:** 3 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 4 **Mains Rating:** 225 A
Enclosure: NEMA 1 **MCB Rating:** 225 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	IRRIGATION ELECTRICAL 112	20 A	1	600 VA	300 VA					1	20 A	EF-1 LAUNDRY 415	2
3	DWH-1 MECHANICAL 115	20 A	1			600 VA	300 VA			1	20 A	EF-6 EXTERIOR BUILDING	4
5	DWH-1 MECHANICAL 115	20 A	1					600 VA	0 VA	1	20 A	EF-3 ROOF TOP	6
7	CP-1 MECHANICAL 115	20 A	1	62 VA	360 VA					1	20 A	Receptacle ROOF TOP	8
9	DWH-157 MECHANICAL 214	20 A	1			600 VA	180 VA			1	20 A	Receptacle GENERATOR ROOF TOP	10
11	EF-2 MECHANICAL 214	20 A	1					300 VA	1500...	1	20 A	GENERATOR HEATER ROOF TOP	12
13	SPARE	20 A	1	0 VA	240 VA					1	20 A	GENERATOR BATTERY CHARGER ROOF TOP	14
15	SPARE	20 A	1			0 VA	0 VA			1	20 A	SPARE	16
17	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE	18
19	SPARE	20 A	1	0 VA	499 VA					2	20 A	EH-2 OFFICE 202	20
21	SPARE	20 A	1			0 VA	499 VA						22
23	SPARE	20 A	1					0 VA	499 VA	2	20 A	EH-2 OFFICE 203	24
25	SPARE	20 A	1	0 VA	499 VA								26
27	EH-4C STAIR 100A	20 A	2			1737...	499 VA			2	20 A	EH-2 PROPERTY MANAGER 204	28
29								1737...	499 VA				30
31	EH-4B STAIR 100B	20 A	2	1737...	1737...					2	20 A	EH-4F STAIR 300A	32
33						1737...	1737...						34
35	EH-4A STAIR 100C	20 A	2					1737...	1737...	2	20 A	EH-4E STAIR 300B	36
37				1737...	1737...								38
39	AIO-2 COMM RM 117	30 A	2			1700...	1737...			2	20 A	EH-4D STAIR 300C	40
41								1700...	1737...				42
43	AIO-2 COMM RM 117	30 A	2	1700...	749 VA					2	20 A	EH-5A LAUNDRY 314	44
45						1700...	749 VA						46
47	AIO-2 COMM RM 117	30 A	2					1700...	749 VA	2	20 A	EH-5B LAUNDRY 415	48
49				1700...	749 VA								50
51	EH-1 UNISEX 122	20 A	2			562 VA	749 VA			2	20 A	EH-5C LAUNDRY 515	52
53								562 VA	749 VA				54
55				2297...	2297...					3	20 A	RTU-1B ROOF TOP	56
57	RTU-1A ROOF TOP	30 A	3			2297...	2297...						58
59								2297...	2297...				60
				Total Load:	18999 VA		19678 VA		20398 VA				
				Total Amps:	158 A		165 A		171 A				

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Receptacle	13080 VA	88.23%	11540 VA		
Equipment	45995 VA	100.00%	45995 VA	**Total Conn. Load:**	59075 VA
				Total Est. Demand:	57535 VA
				Total Conn.:	164 A
				Total Est. Demand:	160 A

Notes:

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

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SEAL



13725 DEXTER AVENUE
CABOT APARTMENTS
RENOVATION OF
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

ELECTRICAL SCHEDULES

DRAWING NUMBER

E.601

Branch Panel: EL

Location: ELECTRICAL 112
Supply From: ATS-EL
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22kAIC
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 0 A

Notes:
PANEL SUPPLY FROM SWB AND GENERATOR VI A ATS-EL

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	MASTER PANEL A.O.R. OFFICE 203	20 A	1	600 VA	600 VA					1	20 A	FIRE ALARM CONTROL PANEL OFFICE AREA	2
3	ADA DOOR OPERATOR VESTIBULE 102	20 A	1			360 VA	0 VA			1	20 A	SPARE	4
5	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE	6
7	SPARE	20 A	1	0 VA	0 VA					1	20 A	SPARE	8
9	SPARE	20 A	1			0 VA	0 VA			1	20 A	SPARE	10
11	ELEVATOR CONTROLLER ELEVATOR LOBBY...	20 A	1					300 VA	1200...	1	20 A	FIRE PUMP CONTROLLER MECHANICAL 115	12
13				3853...	2367...								14
15	ELEVATOR MOTOR LOBBY 502	70 A	3			3853...	2367...			3	30 A	JOCKEY PUMP CONTROLLER MECHANICAL 115	16
17								3853...	2367...				18
		Total Load:		7420 VA		6580 VA		7720 VA					
		Total Amps:		63 A		55 A		65 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Other	180 VA	100.00%	180 VA		
Lighting	300 VA	125.00%	375 VA	**Total Conn. Load:**	21119 VA
Receptacle	780 VA	100.00%	780 VA	**Total Est. Demand:**	21194 VA
Equipment	19859 VA	100.00%	19859 VA	**Total Conn.:**	59 A
				Total Est. Demand:	59 A

Notes:

Branch Panel: EM

Location: ELECTRICAL 112
Supply From: ATS-EM
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22kAIC
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 0 A

Notes:
PANEL SUPPLY FROM SWB AND GENERATOR VI A ATS-EM

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	Lighting STAIR 100A-500A	20 A	1	357 VA	1197...					1	20 A	Lighting CORRIDOR 201	2
3	Lighting STAIR 100B-500B	20 A	1			361 VA	843 VA			1	20 A	Lighting CORRIDOR 301	4
5	Lighting STAIR 100C-500C	20 A	1					361 VA	831 VA	1	20 A	Lighting CORRIDOR 401,RMS 414,415	6
7	Lighting RMS 101,112,115,116	20 A	1	1300...	857 VA					1	20 A	Lighting CORRIDOR 501, RMS 515,516	8
9	Lighting TIME CLOCK ELECTRICAL 112	20 A	1			500 VA	44 VA			1	20 A	Lighting ELEVATOR	10
11	Lighting RMS 112-116, 122	20 A	1					1375...	792 VA	1	20 A	Lighting EXTERIOR	12
13	Lighting COMM RM 117	20 A	1	630 VA	0 VA					1	20 A	SPARE	14
15	SPARE	20 A	1			0 VA	0 VA			1	20 A	SPARE	16
17	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE	18
		Total Load:		4341 VA		1748 VA		3359 VA					
		Total Amps:		38 A		15 A		30 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	8548 VA	125.00%	10684 VA		
Equipment	900 VA	100.00%	900 VA	**Total Conn. Load:**	9448 VA
				Total Est. Demand:	11584 VA
				Total Conn.:	26 A
				Total Est. Demand:	32 A

Notes:

Panel : GENERATOR

Location: ROOF
Mounting: ROOF TOP
Enclosure: LEVEL 1 ACOUSTIC...

Volts: 120/208 Wye
Phases: 3
Wires: 4

Notes:
NATURAL GAS FUEL CONSUMPTION (100% LOAD): 752 CUBIC FEET/HOUR, 139 FLA, 40kW / 50 kVA

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	ATS-EL	3	125 A	100 A	21719 VA	
2	ATS-EM	3	125 A	100 A	9448 VA	
				Total Conn. Load:	30567 VA	
				Total Amps:	85 A	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Other	180 VA	100.00%	180 VA		
Lighting	8848 VA	125.00%	11059 VA	**Total Conn. Load:**	30567 VA
Receptacle	780 VA	100.00%	780 VA	**Total Est. Demand:**	32778 VA
Equipment	20759 VA	100.00%	20759 VA	**Total Conn.:**	85 A
				Total Est. Demand:	91 A

Notes:

BRANCH CIRCUIT VOLTAGE DROP WIRING SCHEDULE - SINGLE PHASE CIRCUITS

BRANCH CIRCUIT RATING (AMPS)	WIRE SIZE (AWG)	MAXIMUM BRANCH CIRCUIT LENGTH (FEET)				
		120V (VOLTS)	208V (VOLTS)	240 (VOLTS)	277V (VOLTS)	480V (VOLTS)
20A	12	83	143	165	191	331
	10	128	222	256	295	511
	8	201	348	402	464	804
	6	313	542	625	721	1250
30A	10	85	148	170	197	341
	8	134	232	268	309	536
	6	208	361	417	481	833
	4	313	542	625	721	1250

NOTES:
1. THE ABOVE TABLE VALUES ARE BASED ON COPPER CONDUCTORS, IN STEEL CONDUIT, WITH A LOAD FACTOR OF .85 PER NEC CHAPTER 9, TABLE 9.
2. PROVIDE BRANCH CIRCUIT CONDUCTORS AS INDICATED IN THE TABLE ABOVE FOR LIGHTING AND RECEPTACLE BRANCH CIRCUITS. WHERE BRANCH CIRCUITS SERVE DEDICATED EQUIPMENT, THE CONTRACTOR MAY PERFORM VOLTAGE DROP CALCULATIONS BASED ON ACTUAL EQUIPMENT CONNECTED LOAD AND PROVIDE CONDUCTORS APPROPRIATELY SIZED TO LIMIT VOLTAGE DROP TO A MAXIMUM OF 3%. CONDUCTOR SIZES ARE BASED ON MAXIMUM OF 9 CURRENT CARRYING CONDUCTORS IN A SINGLE CONDUIT.
3. LIMITS FOR CONDUCTOR LENGTHS SHOWN ARE BASED ON A MAXIMUM BRANCH CIRCUIT LOADING OF 64% OF THE BRANCH BREAKER RATING AND A MAXIMUM OF 3% VOLTAGE DROP TO COMPLY WITH ASHRAE 90.1 AND THE NEC. FOR CIRCUITS LOADED GREATER THAN 64% OF BRANCH BREAKER RATING, THE CONTRACTOR SHALL PROVIDE CONDUCTORS APPROPRIATELY SIZED TO LIMIT VOLTAGE DROP TO 3%.

FEEDER AND BRANCH CIRCUIT SIZING SCHEDULE - GENERAL PURPOSE

OVERCURRENT DEVICE RATING (AMPERES)	COPPER CONDUCTORS: WIRE SIZE (AWG OR KCMIL)		COPPER CONDUCTORS: CONDUIT SIZE				ALUMINUM CONDUCTORS: WIRE SIZE (AWG OR KCMIL)		ALUMINUM CONDUCTORS: CONDUIT SIZE		
	PHASE & NEUTRAL	GROUND	SINGLE PHASE 2 WIRE+G (1PH,1IN,1G)	SINGLE PHASE 3 WIRE+G (2PH,1IN,1G)	THREE PHASE 3 WIRE+G (3PH,1G)	THREE PHASE & NEUTRAL 4 WIRE+G (3PH,1IN,1G)	PHASE & NEUTRAL	GROUND	SINGLE PHASE 3 WIRE+G (2PH,1IN,1G)	THREE PHASE 3 WIRE+G (3PH, 1G)	THREE PHASE + NEUTRAL 4 WIRE+G (3PH, 1N, 1G)
15-20	12	12	3/4"	3/4"	3/4"	3/4"					
25-30	10	10	3/4"	3/4"	3/4"	3/4"					
35-40	8	10	3/4"	3/4"	3/4"	3/4"					
45-50	8 (6)	10	3/4"	3/4"	3/4"	3/4"					
60	6 (4)	10	3/4"(1)	3/4"(1)	3/4"(1)	3/4"(1)					
70	4	8	1"	1 1/4"	1 1/4"	1 1/4"					
80	4 (3)	8	1"	1 1/4"	1 1/4"	1 1/4"					
90-100	3 (2)	8	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1	6	1 1/2"	1 1/4"	1 1/2"
110	2 (1)	6	-	1 1/4"	1 1/4"	1 1/4" (1 1/2")	1/O	4	-	1 1/2"	2"
125	1 (1/0)	6	-	1 1/4" (1 1/2")	1 1/4" (1 1/2")	1 1/2"	2/O	4	-	1 1/2"	2"
150	1/O	6	-	1 1/2"	1 1/2"	1 1/2"	3/O	4	-	2"	2 1/2"
175	2/O	6	-	2"	2"	2"	4/O	4	-	2"	2 1/2"
200	3/O	6	-	2"	2"	2 1/2"	250	4	-	2"	3"
225	4/O	4	-	2"	2"	2 1/2"	300	2	-	2 1/2"	3"
250	250	4	-	2 1/2"	2 1/2"	2 1/2"	350	2	-	2 1/2"	3"
300	350	4	-	2 1/2"	2 1/2"	3"	500	2	-	3"	3 1/2"
350	500	3	-	3"	3"	3"	2-4/O	2-1/O	-	2-2"	2-2"
400	500	3	-	3"	3"	3"	2-250	2-1/O	-	2-2"	2- 2 1/2"
450	2-4/O	2-2	-	2-2"	2-2"	2- 2 1/2"	2-300	2-1/O	-	2- 2 1/2"	2-3"
500	2-250	2-2	-	2- 2 1/2"	2- 2 1/2"	2- 2 1/2"	2-350	2-1/O	-	2- 2 1/2"	2-3"
600	2-350	2-1	-	2- 2 1/2"	2- 2 1/2"	2-3"	2-500	2-2/O	-	2-3"	2-3 1/2"
700	2-500	2-1/O	-	2-3"	2-3"	2-3"	2-600	2-3/O	-	2-3"	2-3 1/2"
800	3-500	2-1/O	-	2-3"	2-3"	2-3 1/2"	3-400	3-3/O	-	3-3"	3-3 1/2"
1000	3-400	3-2/O	-	3-3"	3-3"	3-3"	3-600	3-4/O	-	3-3 1/2"	3-3 1/2"
1200	3-600	3-3/O	-	3-3 1/2"	3-3 1/2"	3-3 1/2"	4-500	4-250	-	4-3"	4-3 1/2"
1600	4-600	4-4/O	-	4-3 1/2"	4-3 1/2"	4-3 1/2"	5-600	5-350	-	5-3 1/2"	5-4"
2000	5-600	5-250	-	5-3 1/2"	5-3 1/2"	5-3 1/2"	6-600	6-400	-	6-3 1/2"	6-4"

NOTES:
1. CONTRACTOR TO SIZE FEEDERS AND BRANCH CIRCUITS BASED ON THIS SCHEDULE AND OVER CURRENT DEVICE SIZE, UNLESS NOTED OTHERWISE.
2. CONDUCTORS ARE BASED ON THHN/THWN UP TO AND INCLUDING #4/O. LARGER THAN #4/O ARE BASED ON TYPE XHHW.
3. CONDUCTORS ARE BASED ON 90°C, 600V. INSULATED COPPER WIRE APPLIED AT 75° FOR TERMINATION RATED 60/75°C OR 75°C. FOR TERMINATION RATED 60°C, USE CONDUCTORS AND CONDUIT SIZED INDICATED IN PARENTHESES.
4. CONDUIT SIZES ARE VALID FOR EMT OR RGS. CONDUIT SIZES SHALL BE ADJUSTED AS REQUIRED FOR OTHERS TYPES OF CONDUIT.
5. ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR AND PROVIDE REQUIRED WIRE SIZES TO ACCOMMODATE MECHANICAL EQUIPMENT LUG SIZES.
6. SIZE OF DISCONNECT SWITCH LOCATED AT EQUIPMENT SHALL BE SIZED BASED UPON OVERCURRENT PROTECTION OF THAT DEVICE.
7. OBTAIN APPROVAL FROM ENGINEER PRIOR TO INSTALLING DIFFERENT SIZE/QUANTITY OF CONDUCTORS TO OBTAIN AN EQUIVALENT AMPACITY.
8. SPLICE FROM ALUMINUM TO COPPER PRIOR TO ENTERING EQUIPMENT LISTED FOR USE WITH COPPER CONDUCTORS ONLY OR USE COPPER CONDUCTORS FOR THE ENTIRE LENGTH OF FEEDER.

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MEP CONSULTING ENGINEER
491 E. WRIGHT AVE.
SHEPHERD MI, 48883
989-567-1100
KTSENGINEERINGGROUP.COM
KTS PROJECT NO. 25-0251

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

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SEAL



13725 DEXTER AVENUE
CABOT APARTMENTS
RENOVATION OF
DETROIT MICHIGAN

DATE	ISSUE
09.15.2026	OWNER REVISIONS
06.24.2025	BIDS
05.09.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE
ELECTRICAL SCHEDULES

DRAWING NUMBER
E.602

FEEDER SCHEDULE (COPPER)

TAG	CONDUCTORS	EQUIPMENT GROUND	CONDUIT
20A, 2W	2#12	#12	½"
30A, 2W	2#10	#10	½"
30A, 3W	3#10	#10	½"
30A, 4W	4#10	#10	½"
40A, 3W	3#8	#10	⅜"
60A, 3W	3#6	#10	1"
100A, 4W	4#2	#8	1¼"
100A, 4W MV	3-1/C #4 5KV	#8	4"
125A, 3W	3#1	#6	1½"
225A, 4W	4#4/0	#4	2½"
400A, 4W	4#500	#2	4"
600A, 4W	2 X (4 #350)	2 X #1	(2) 3"

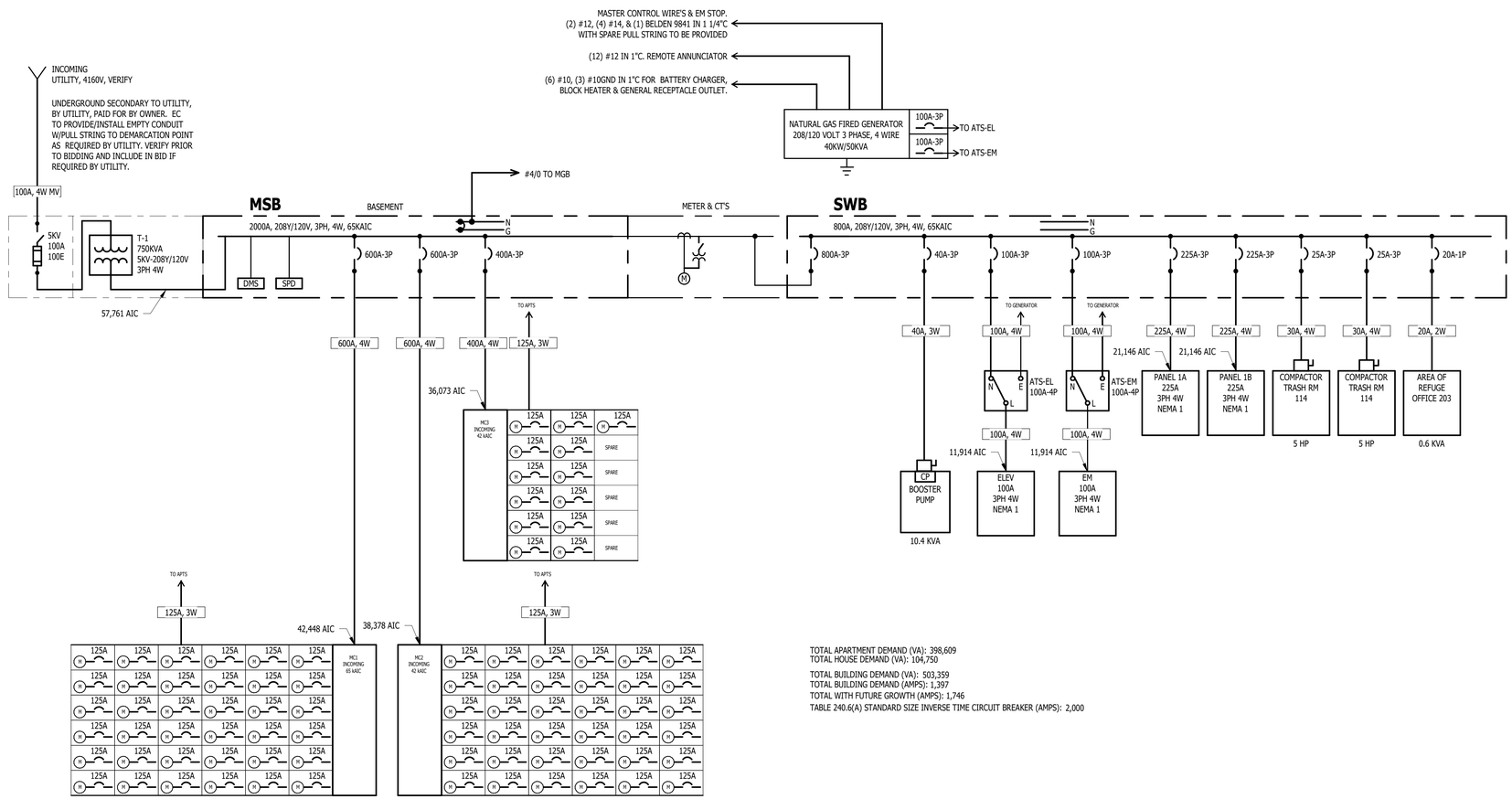
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TOTAL APARTMENT DEMAND (VA): 398,609
TOTAL HOUSE DEMAND (VA): 104,750

TOTAL BUILDING DEMAND (VA): 503,359
TOTAL BUILDING DEMAND (AMPS): 1,397
TOTAL WITH FUTURE GROWTH (AMPS): 1,746
TABLE 240.6(A) STANDARD SIZE INVERSE TIME CIRCUIT BREAKER (AMPS): 2,000

1 E.701 ONE LINE DIAGRAM
NOT TO SCALE

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KEY PLAN

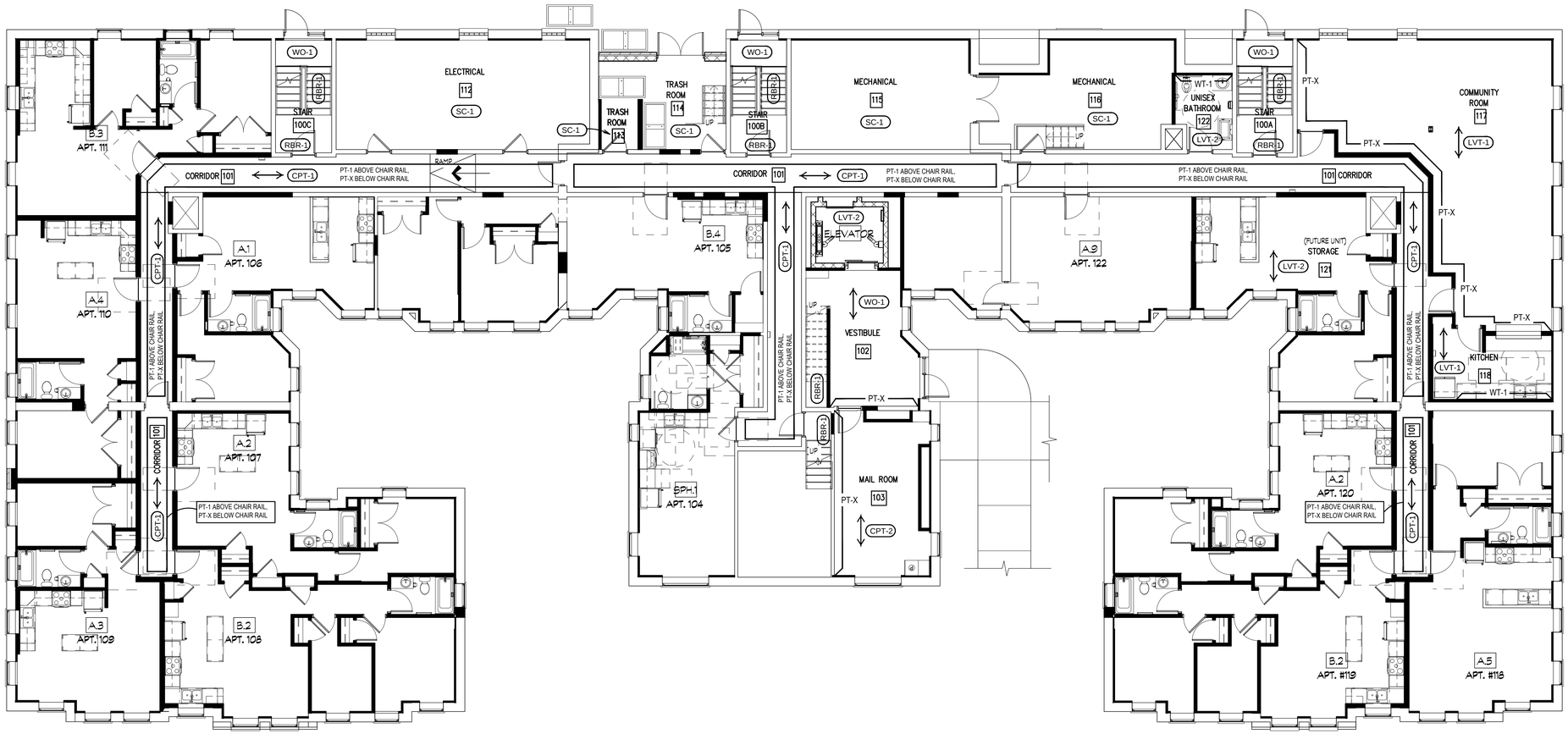
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TRC22.066

DRAWING TITLE

ONE LINE DIAGRAM

DRAWING NUMBER

E.701



NOTE:

- ALL WALLS WITH NO ACCENT INDICATED ARE TO BE PAINTED PT-1.
- ALL CORRIDOR WALLS TO HAVE CHAIR RAIL, CR-1, WITH PT-1 ABOVE AND ACCENT PAINT BELOW.
- REFER TO FINISH SPECIFICATION SHEETS FOR PAINT INFORMATION.

BASEMENT FLOOR FINISH PLAN

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

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13725 DEXTER AVENUE

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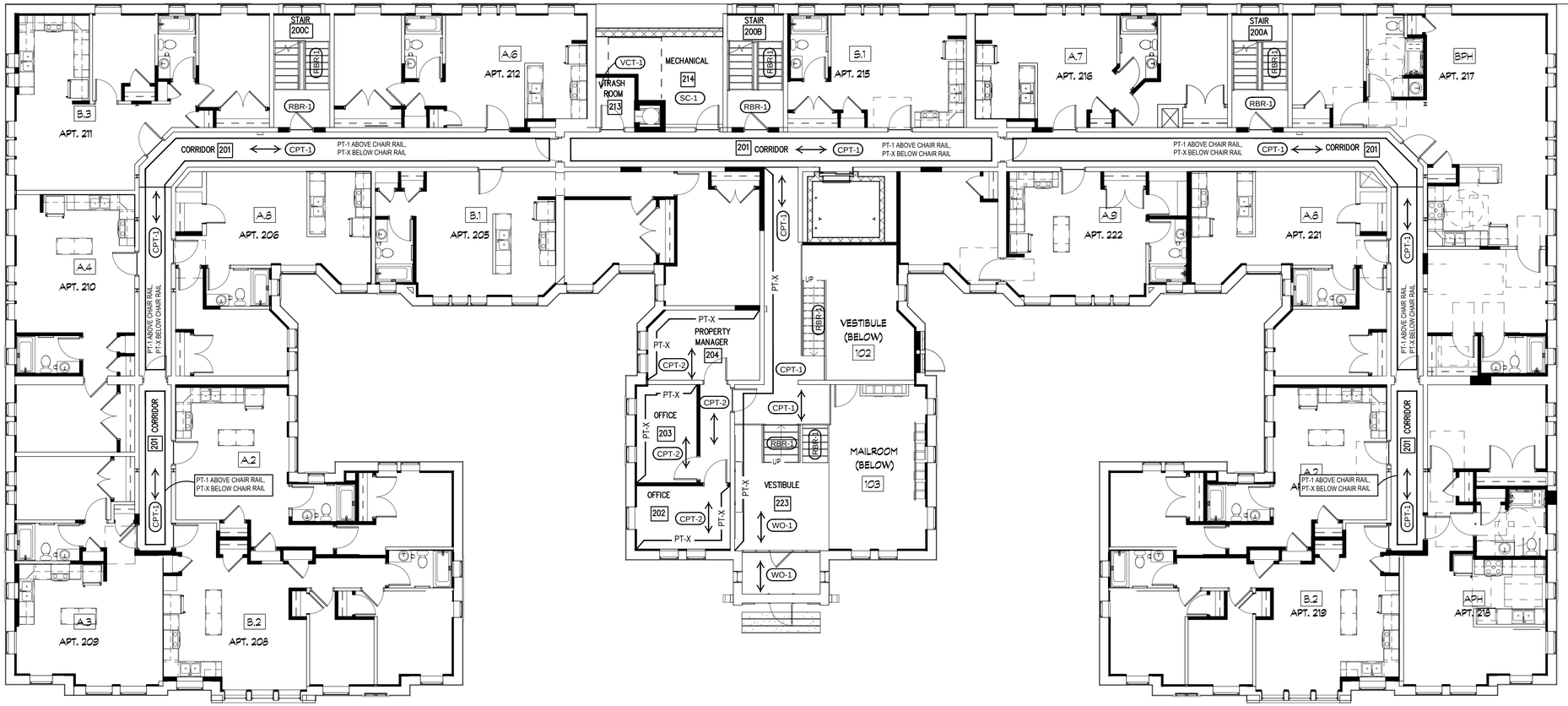
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BASEMENT FLOOR FINISH PLAN

DRAWING NUMBER

A.101

NOTE:
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- ALL CORRIDOR WALLS TO HAVE CHAIR RAIL, CR-1, WITH PT-1 ABOVE AND ACCENT PAINT BELOW.
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NORTH

1.102 FIRST FLOOR FINISH PLAN

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

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TRC22.066

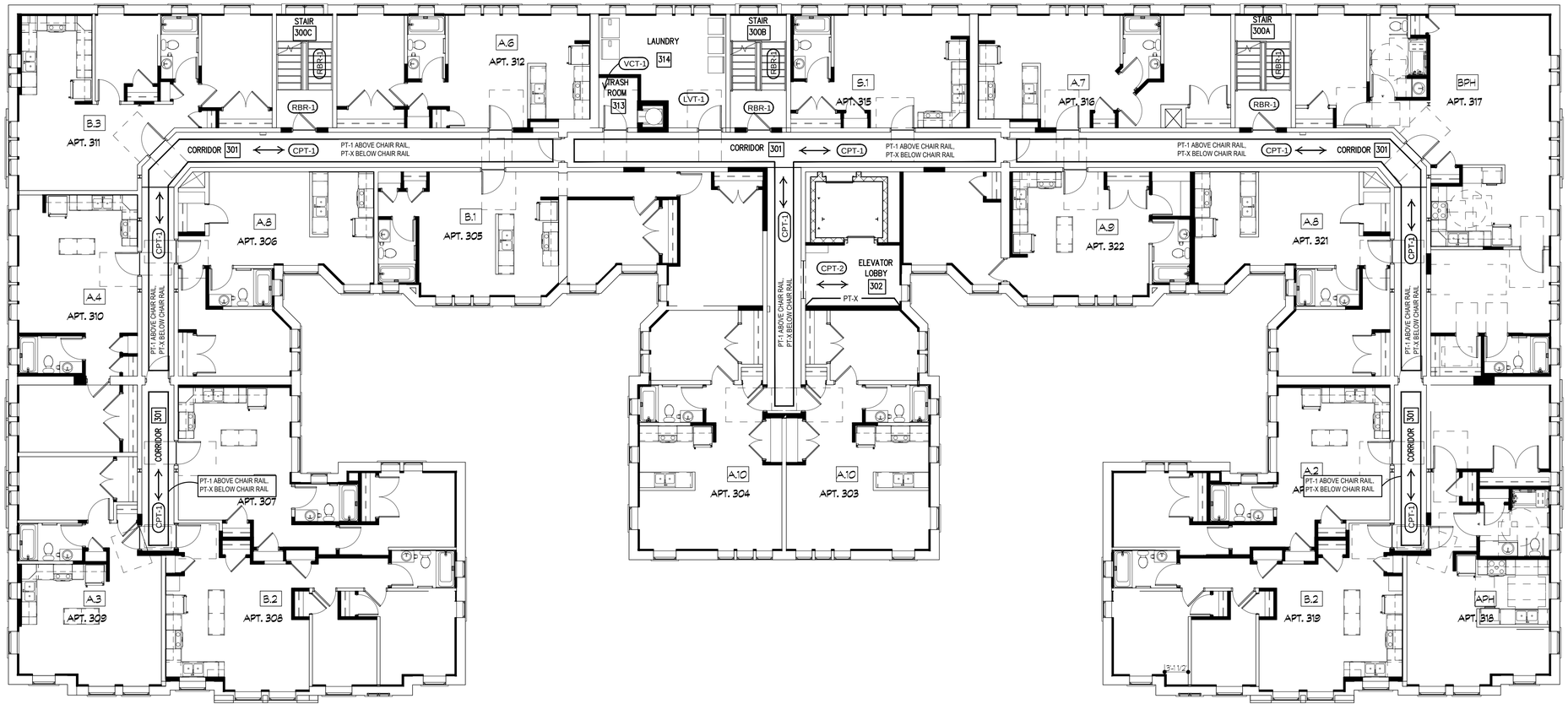
DRAWING TITLE

FIRST FLOOR FINISH PLAN

DRAWING NUMBER

1.102

NOTE:
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NORTH

SECOND FLOOR FINISH PLAN

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

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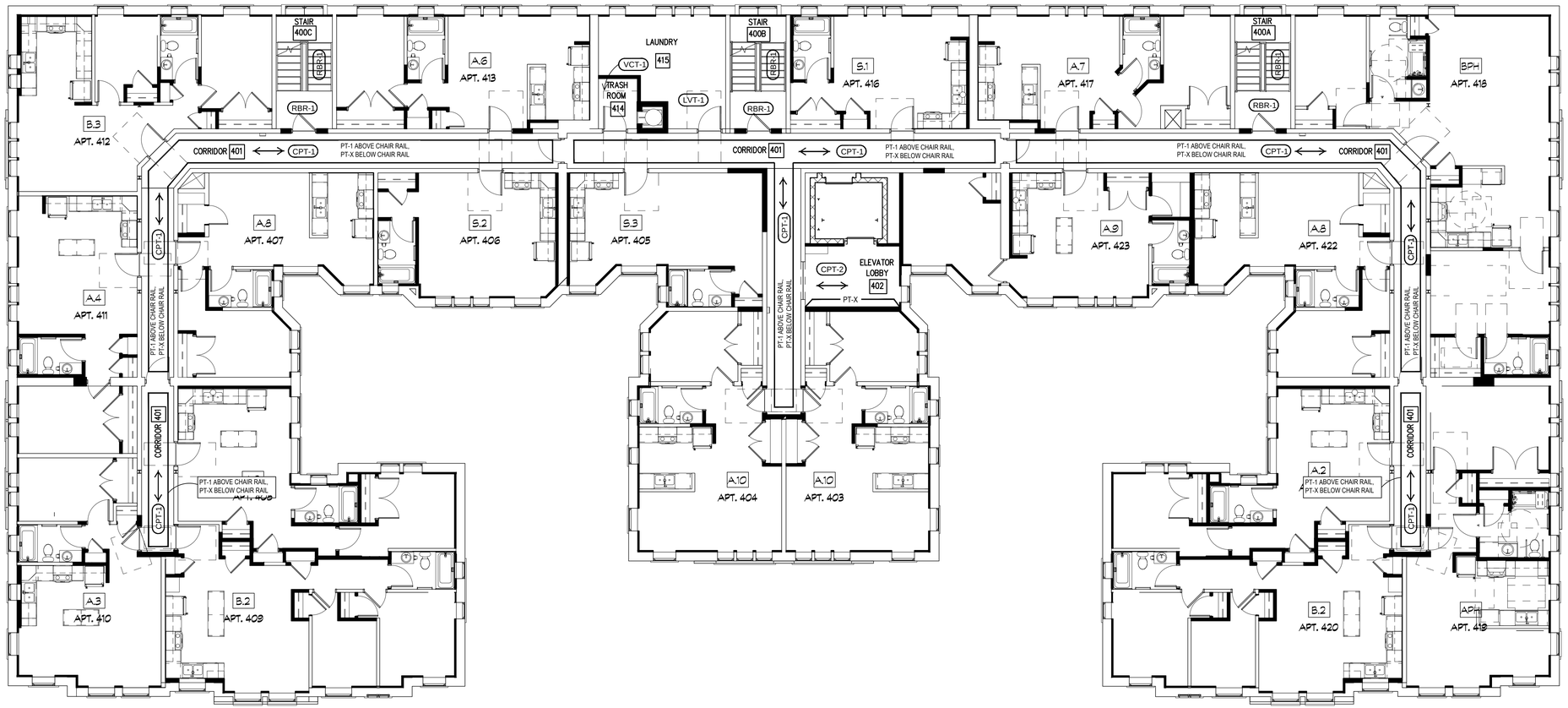
DRAWING TITLE

SECOND FLOOR FINISH PLAN

DRAWING NUMBER

I.103

NOTE:
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NORTH 1 1.104

THIRD FLOOR FINISH PLAN

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

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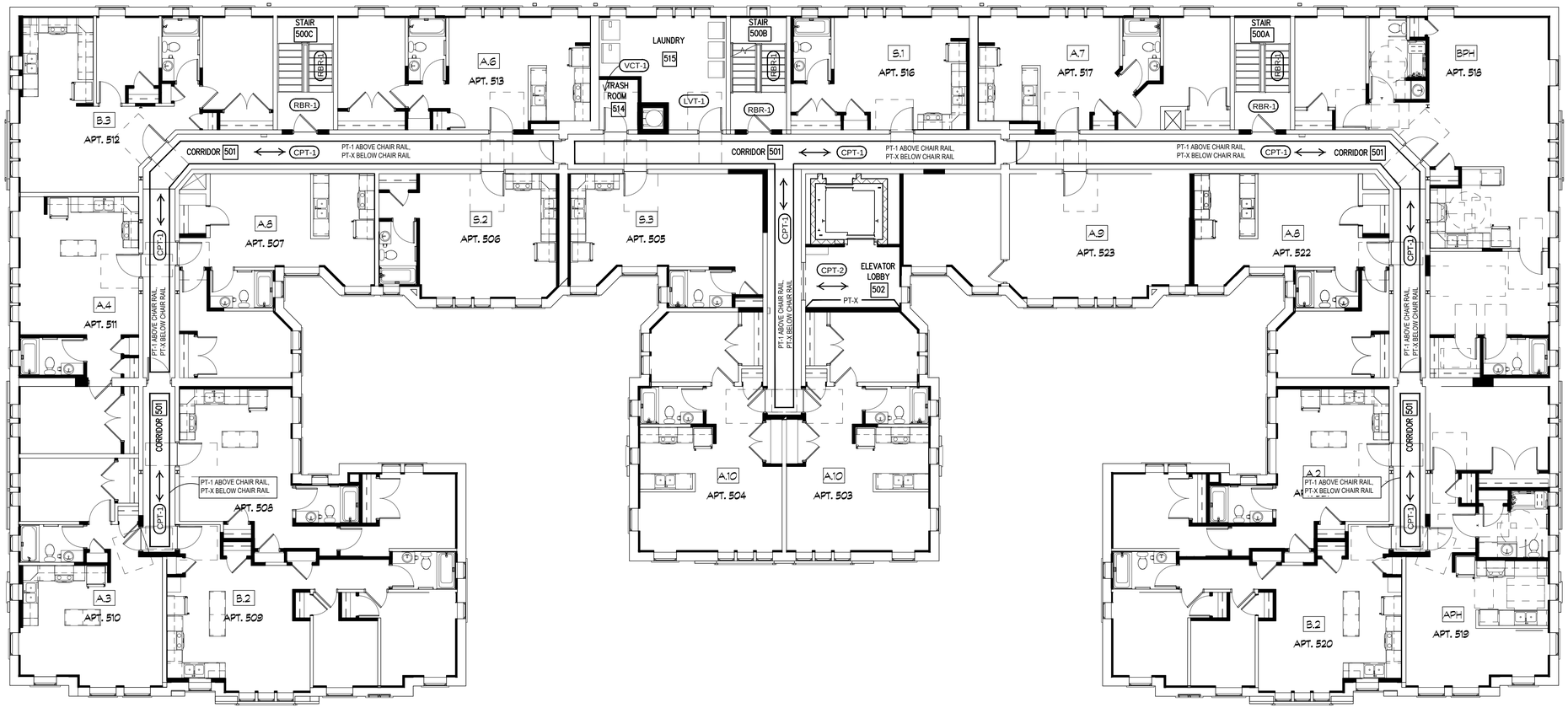
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THIRD FLOOR FINISH PLAN

DRAWING NUMBER

1.104

NOTE:
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NORTH

1 L105

FOURTH FLOOR FINISH PLAN

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

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FOURTH FLOOR FINISH PLAN

DRAWING NUMBER

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