

# RENOVATION OF CABOT APARTMENTS

## DETROIT

### LIST OF DRAWINGS

CIVIL	S.D.102	SECOND FLOOR DEMOLITION PLAN	E.D.105	FIFTH FLOOR DEMOLITION PLAN
C.100	S.D.103	THIRD FLOOR DEMOLITION PLAN	E.100	ELECTRICAL SITE PLAN
C.101	S.D.104	FOURTH FLOOR DEMOLITION PLAN	E.101	FIRST FLOOR POWER PLAN
C.200	S.D.105	FIFTH FLOOR DEMOLITION PLAN	E.102	SECOND FLOOR POWER PLAN
C.201	S.D.109	ROOF DEMOLITION PLAN	E.103	THIRD FLOOR POWER PLAN
C.300	S.101	FOUNDATION PLAN	E.104	FOURTH FLOOR POWER PLAN
C.301	S.102	SECOND FLOOR FRAMING PLAN	E.105	FIFTH FLOOR POWER PLAN
C.302	S.103	THIRD FLOOR FRAMING PLAN	E.106	ROOF POWER PLAN
	S.104	FOURTH FLOOR FRAMING PLAN	E.201	FIRST FLOOR LIGHTING PLAN
	S.105	FIFTH FLOOR FRAMING PLAN	E.202	SECOND FLOOR LIGHTING PLAN
ARCHITECTURAL	S.109	ROOF FRAMING PLAN	E.203	THIRD FLOOR LIGHTING PLAN
A.S.101	S.201	EXTERIOR RESTORATION ELEVATIONS	E.204	FOURTH FLOOR LIGHTING PLAN
A.C.001	S.202	EXTERIOR RESTORATION ELEVATIONS	E.205	FIFTH FLOOR LIGHTING PLAN
A.C.002	S.203	EXTERIOR RESTORATION ELEVATIONS	E.301	SITE PHOTOMETRY PLAN
A.C.003	S.204	EXTERIOR RESTORATION ELEVATIONS	E.302	SECOND FLOOR PHOTOMETR PLAN
	S.401	CONSTRUCTION TOLERANCES	E.501	ELECTRICAL DETAILS
A.D.001	S.402	TYPICAL DETAILS	E.502	ELECTRICAL DETAILS
A.D.101	S.403	TYPICAL DETAILS	E.503	ELECTRICAL DETAILS
A.D.102	S.404	TYPICAL DETAILS	E.601	ELECTRICAL SCHEDULES
A.D.103	S.405	TYPICAL DETAILS	E.602	ELECTRICAL SCHEDULES
A.D.104	S.411	SECTIONS & DETAILS	E.701	ONE LINE DIAGRAM
A.D.105	S.421	SECTIONS & DETAILS	E.L.401	ENLARGED FLOOR PLANS
A.101	S.431	SECTIONS & DETAILS	E.L.402	ENLARGED FLOOR PLANS
A.102	S.D.501	ENLARGED STAIR DEMOLITION PLANS	E.L.403	ENLARGED FLOOR PLANS
A.103	S.D.502	ENLARGED STAIR DEMOLITION PLANS	E.L.404	ENLARGED FLOOR PLANS
A.104	S.D.503	ENLARGED STAIR DEMOLITION PLANS	E.L.411	ENLARGED UNIT PLANS
A.105	S.D.504	ENLARGED STAIR DEMOLITION PLANS	E.L.412	ENLARGED UNIT PLANS
A.109	S.501	ENLARGED PLANS	E.L.413	ENLARGED UNIT PLANS
A.110	S.502	ENLARGED FRAMING PLANS	E.L.414	ENLARGED UNIT PLANS
A.201			E.L.415	ENLARGED UNIT PLANS
A.202			E.L.416	ENLARGED UNIT PLANS
A.203			E.L.417	ENLARGED UNIT PLANS
A.204			E.L.418	ENLARGED UNIT PLANS
A.301			E.L.419	ENLARGED UNIT PLANS
A.321			E.L.420	ENLARGED UNIT PLANS
A.322			E.L.421	ENLARGED UNIT PLANS
A.323			E.L.422	ENLARGED UNIT PLANS
A.324			E.L.423	ENLARGED UNIT PLANS
A.325				
A.326				
A.401				
A.421				
A.422				
A.501				
A.502				
A.511				
A.512				
A.513				
A.514				
A.515				
A.516				
A.601				
A.611				
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A.615				
A.621				
A.622				
A.701				
A.711				
A.712				
A.713				
A.714				
A.721				
A.722				
A.801				
A.802				
A.803				
A.804				
A.805				
STRUCTURAL				
S.000				
S.001				
S.002				
S.003				
S.004				
S.005				
S.006				
S.D.101				

### DEVELOPMENT TEAM

#### OWNER

TRICE DEVELOPMENT, LLC  
13725 DEXTER AVENUE  
DETROIT, MICHIGAN 48238

#### ARCHITECT

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

#### MECHANICAL / ELECTRICAL ENGINEER

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

#### INTERIOR DESIGNER

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

#### CIVIL ENGINEER

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

#### STRUCTURAL ENGINEER

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

#### GENERAL CONTRACTOR

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

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

MSHDA # N23004

DATE	ISSUE
01.29.2025	DD
05.09.2025	PERMITS
06.24.2025	BIDS

#### SIGNATURE BLOCK

SIGNATURE	INITIALS	DATE
OWNER		
ARCHITECT		
GENERAL CONTRACTOR		
SURETY COMPANY		



FUSCO, SHAFFER & PAPPAS, INC.  
ARCHITECTS AND PLANNERS

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## MICHIGAN

### SUMMARY TABLE

SITE DATA		REQUIRED		EXISTING	
SITE AREA	24,379 SF/ .55 ACRES				
ZONING	R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)				
EXISTING	R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)				
PROPOSED	R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)				
BUILDING SETBACKS					
FRONT	20'			23 FT	
SIDES (NORTH/SOUTH)	20'			30 FT	
REAR	30'			2 FT	
SITE DENSITY (EXISTING)	152 UNITS/ACRE				
MINIMUM LOT WIDTH	70 L.F.			210 FT	
MINIMUM LOT SIZE				24,379 SF	
<b>BUILDING DATA</b>					
GROSS BUILDING AREA					
1ST FLOOR	14,645 S.F.				
2ND FLOOR	14,645 S.F.				
3RD FLOOR	14,645 S.F.				
4TH FLOOR	14,645 S.F.				
5TH FLOOR	14,645 S.F.				
TOTAL GROSS AREA	73,225 S.F.				
<b>CODE DATA</b>					
BUILDING CODE:	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2021				
USE GROUP:	R-2				
CONSTRUCTION TYPE:	MICHIGAN BUILDING CODE III B NFPA 220 III (2.0.0)				

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

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

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

