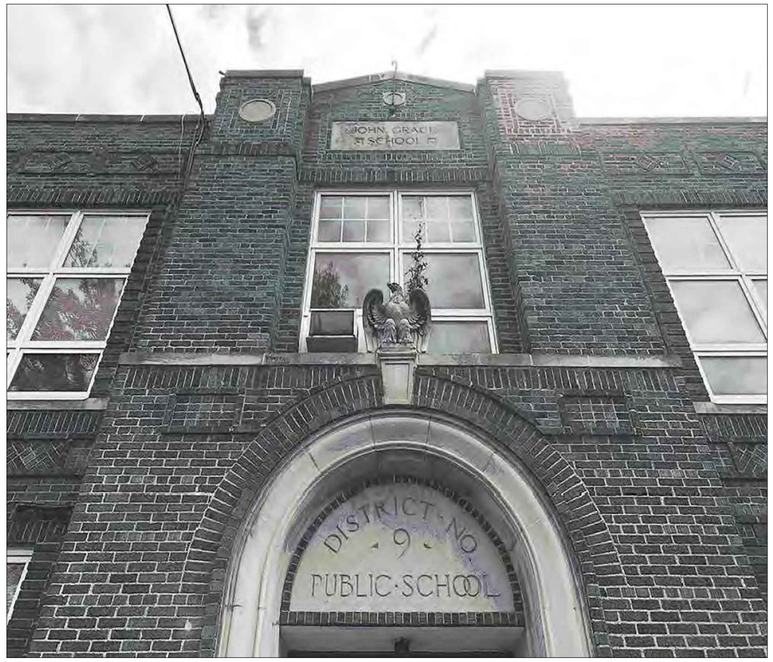
JOHN GRACE ARMS

21030 INDIAN ST.
SOUTHFIELD, MI 48033



DEVELOPED BY

JOHN GRACE ARMS LDHA LLC

LOCATION MAP (NTS)



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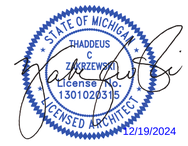
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REGISTRATION SEAL

KEY PLANS



SHEET TITLE

TITLE SHEET

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
For Permit	10.25.2024
Bulletin No. 1 (1)	02.19.2025
Bulletin No. 2 (2)	03.05.2025
Bulletin No. 3 (3)	05.21.2025
Bulletin No. 4 (4)	07.01.2025

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FILE NO.

COVER
SHEET NO.

DRAWING INDEX

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	NO.	SHEET TITLE	ISSUED FOR: 03.28.2024 UPDATE	04.12.2024 PERMITS	10.25.2024 FOR PERMIT	12.13.2024 HUD SUBMISSION	12.20.2024 PERMIT	02.19.2025 BULLETIN 1	03.05.2025 BULLETIN 2	BULLETIN 3	BULLETIN 4	05.14.2025 BULLETIN 5	05.16.2025 ISSUED FOR PERMIT	07.15.2025 BULLETIN 6	12.18.2025 CLOSE OUT ISSUE	01.14.2026 BULLETIN 7	05.01.2026 BULLETIN 8
	COVER	TITLE SHEET		●	●	●	●	●	●							●	
	G-001	DRAWING INDEX AND GENERAL INFORMATION		●	●	●	●									●	
CIVIL	C1.0	CIVIL COVER		●	●	●	●									●	
	C2.1	DEMOLITION PLAN		●	●	●	●									●	
	C3.1	UTILITY PLAN		●	●	●	●									●	
	C3.2	STORM PROFILES		●	●		●									●	
	C3.3	WATERMAIN PROFILES		●	●		●									●	
	C4.1	DRAINGAGE AREA MAP		●	●	●	●									●	
	C4.2	DETENTION CALCULATIONS		●	●	●	●									●	
	C4.3	UNDERGROUND DETENTION DETAILS				●	●										
	C5.1	PAVING PLAN		●	●	●	●	●	●							●	
	C5.2	PAVING DETAILS		●	●	●	●									●	
	C6.1	GRADING PLAN		●	●	●	●	●								●	
	C6.2	DETAILED GRADING		●	●	●	●									●	
	C7.1	ROW PARKING PLAN		●	●	●	●									●	
	C8.1	SESC PLAN		●	●	●	●									●	
		MAINTENANCE PLAN														●	
	L1.1	LANDSCAPE PLAN		●	●	●	●									●	
	L1.2	LANDSCAPE DETAILS		●	●	●	●									●	
	1 OF 3	BOUNDARY / TOPOGRAHICAL SURVEY		●	●	●	●									●	
	2 OF 3	BOUNDARY / TOPOGRAHICAL SURVEY		●	●	●	●									●	
	3 OF 3	BOUNDARY / TOPOGRAHICAL SURVEY		●	●	●	●									●	
	1 OF 4	WATERMAIN DETAILS		●	●	●	●									●	
	2 OF 4	WATERMAIN DETAILS		●	●	●	●									●	
	3 OF 4	WATERMAIN DETAILS		●	●	●	●									●	
	4 OF 4	WATERMAIN DETAILS		●	●	●	●									●	
	1 OF 2	SANITARY SEWER DETAILS		●	●	●	●									●	
	2 OF 2	SANITARY SEWER DETAILS		●	●	●	●									●	
	1 OF 1	STORM DRAIN NOTES		●	●	●	●									●	
	1 OF 1	SOIL EROSION DETAILS		●	●	●	●									●	
ARCHITECTURAL	G-004	LIFE SAFETY CRITERIA AND PLANS - EXISTING BUILDING		●	●	●	●									●	●
	G-005	ADDITION - CODE REVIEW (FORMERLY A300)		●	●	●	●									●	
	G-006	ADDITION ASSEMBLIES					●	●	●					●	●	●	
	A-201	EXISTING - FIRST FLOOR DEMOLITION		●	●	●	●									●	
	A-202	EXISTING - SECOND FLOOR DEMOLITION		●	●	●	●									●	
	A-203	EXISTING - ROOF PLAN		●	●	●	●									●	
	A-301	ADDITION - FIRST FLOOR PLAN		●	●	●	●	●	●					●	●	●	
	A-303	ADDITION - SECOND FLOOR PLAN		●	●	●	●	●	●					●	●	●	
	A-304	EXISTING - FIRST FLOOR PLAN		●	●	●	●							●		●	
	A-305	EXISTING - SECOND FLOOR PLAN		●	●	●	●							●		●	
	A-306	EXISTING - ROOF PLAN		●	●	●	●							●		●	
	A-307	EXISTING - REFLECTED CEILING PLAN			●	●	●							●		●	
	A-331	ADDITION - ROOF PLAN		●	●	●	●	●								●	
	A-351	EXISTING - ENLARGED PLAN		●	●	●	●							●		●	
	A-352	EXISTING - ENLARGED PLAN		●	●	●	●							●		●	
	A-353	EXISTING - ENLARGED PLAN		●	●	●	●							●		●	
	A-354	EXISITNG - ENLARGED PLAN		●	●	●	●							●		●	
	A-355	EXISTING - ENLARGED PLAN		●	●	●	●							●		●	
	A-356	EXISTING - ENLARGED SECOND FLOOR PLAN		●	●	●	●	●								●	
	A-361	ADDITION - UNIT PLANS		●	●	●	●	●								●	
	A-362	ADDITION - UNIT PLANS		●	●	●	●							●	●	●	
	A-363	CONNECTOR AREA PLAN		●	●	●	●	●								●	
	A-364	SOUTH COMMON AREA PLANS		●	●	●	●	●								●	
	A-365	ADDITION - WEST STAIR PLANS		●	●	●	●									●	
	A-371	EXISTING - REFLECTED CEILING PLAN		●	●	●	●									●	
	A-372	EXISTING - REFLECTED CEILING PLAN		●	●	●	●									●	
	A-373	EXISTING - REFLECTED CEILING PLAN		●	●	●	●									●	
	A-374	EXISTING - REFLECTED CEILING PLAN		●	●	●	●									●	
	A-375	EXISTING - REFLECTED CEILING PLAN		●	●	●	●									●	
	A-376	EXISTING - REFLECTED CEILING PLAN		●	●	●	●									●	
	A-461	ADDITION - REFLECTED CEILING PLAN		●	●	●	●	●								●	
	A-462	ADDITION - REFLECTED CEILING PLAN		●	●	●	●	●								●	
	A-501	EXISTING - EXTERIOR ELEVATIONS		●	●	●	●	●						●	●	●	
	A-502	EXISITNG - EXTERIOR ELEVATIONS		●	●	●	●	●						●	●	●	
	A-503	EXISTING - EXTERIOR ELEVATIONS		●	●	●	●	●						●	●	●	
	A-504	EXISTING - EXTERIOR ELEVATIONS		●	●	●	●	●								●	
	A-505	NOT USED															
	A-506	WINDOW ELEVATIONS AND SCHEDULE		●	●	●	●	●								●	
	A-507	WINDOW ELEVATIONS AND SCHEDULE		●	●	●	●	●								●	
	A-508	WINDOW SCHEDULE AND DETAILS		●	●	●	●	●								●	
	A-550	ADDITION - EXTERIOR ELEVATIONS		●	●	●	●									●	●
	A-551	ADDITION - EXTERIOR ELEVATIONS		●	●	●	●							●	●	●	●
	A-552	ADDITION - SECTIONS		●	●	●	●	●								●	●
	A-553	ADDITION - ENTRY ELEVATIONS AND SECTION		●	●	●	●									●	●
	A-601	SECTIONS AND DETAILS			●	●	●							●		●	
	A-602	TYPICAL MOUNTING DETAILS					●									●	
	A-603	WALL SECTIONS		●	●	●	●	●								●	●
	A-604	WALL SECTIONS		●	●	●	●	●								●	●
	A-605	DETAILS		●	●	●	●	●								●	●
	A-606	CANOPY DETAILS AND ELEVATOR SHAFT SECTION		●	●	●	●	●	●							●	
	A-607	WINDOW DETAILS			●	●	●	●						●	●	●	●
	A-701	ELEVATOR SHAFT		●	●	●	●									●	
	A-901	FINISH SCHEDULE		●	●	●	●							●		●	
	A-902	DOOR SCHEDULE		●	●	●	●							●		●	
	A-903	FINISH SCHEDULE		●	●	●	●									●	
	A-904	DOOR AND WINDOW SCHEDULES		●	●	●	●									●	

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STRUCTURAL	S000	COVER / GENERAL NOTES		●	●	●	●					●			●	●	
	S001	GENERAL NOTES		●	●	●	●								●		
	S002	SPECIAL INSPECTIONS		●	●	●	●								●		
	S003	LOADING DIAGRAMS		●	●	●	●								●		
	S004	SCHEDULES			●	●	●	●				●			●	●	
	S100-A	ADDITION FOUNDATION & 1ST FLOOR PLAN		●	●	●	●					●			●	●	
	S100-E	EXISTING FOUNDATION & 1ST FLOOR PLAN		●	●	●	●					●			●		
	S101-A	ADDITION 2ND FLOOR FRAMING PLAN		●	●	●	●								●	●	
	S101-E	EXISTING 2ND FLOOR FRAMING PLAN		●	●	●	●								●		
	S102-A	ADDITION ROOF FRAMING PLAN		●	●	●	●								●	●	
	S102-E	EXISTING ROOF FRAMING PLAN		●	●	●	●								●		
	S300	TYPICAL CONCRETE DETAILS		●	●	●	●	●							●		
	S400	TYPICAL MASONRY DETAILS		●	●	●	●	●							●		
	S430	MASONRY SECTIONS		●	●	●	●								●		
	S500	TYPICAL STEEL DETAILS & SECTIONS		●	●	●	●								●		
	S600	TYPICAL WOOD DETAILS		●	●	●	●								●		
	S601	TYPICAL WOOD DETAILS		●	●	●	●								●		
	S602	WOOD SECTIONS & DETAILS		●	●	●	●	●							●		
MECHANICAL	M-001	MECHANICAL SYMBOLS AND ABBREVIATIONS		●	●	●	●			●					●		
	MD-101	FIRST FLOOR MECHANICAL DEMOLITION PLAN		●	●	●	●								●		
	MD-102	SECOND FLOOR MECHANICAL DEMOLITION PLAN				●	●								●		
	M-101	FIRST FLOOR MECHANICAL HVAC PLAN		●	●	●	●		●	●				●	●		
	M-102	FIRST FLOOR - ADDITION MECHANICAL PLAN HVAC		●	●	●	●		●						●		
	M-103	SECOND FLOOR MECHANICAL PLAN HVAC		●	●	●	●			●				●	●		
	M-104	SECOND FLOOR - ADDITION MECHANICAL PLAN HVAC		●	●	●	●								●		
	M-105	ROOF PLAN - EXISTING MECHANICAL PLAN		●	●	●	●			●				●	●		
	M-106	ROOF PLAN ADDITION MECHANICAL PLAN					●			●					●		
	M-401	MECHANICAL HVAC ENLARGED PLANS		●	●	●	●	●	●	●					●		
	M-402	MECHANICAL HVAC ENLARGED PLANS		●	●	●	●			●				●	●		
	M-403	MECHANICAL HVAC ENLARGED PLANS		●	●	●	●			●		●		●	●		
	M-404	MECHANICAL HVAC ENLARGED PLANS		●	●	●	●							●	●		
	M-405	MECHANICAL HVAC ENLARGED PLANS		●	●	●	●		●	●				●	●		
	M-406	MECHANICAL HVAC ENLARGED PLANS		●	●	●	●			●		●		●	●		
	M-407	MECHANICAL HVAC ENLARGED PLANS					●			●				●	●		
	M-501	MECHANICAL TYPICAL DETAILS		●	●	●	●								●		
	M-502	MECHANICAL TYPICAL DETAILS		●	●	●	●								●		
	M-503	MECHANICAL TYPICAL DETAILS		●	●	●	●								●		
	M-504	MECHANICAL TYPICAL DETAILS					●			●					●		
	M-505	MECHANICAL TYPICAL DETAILS					●			●					●		
	M-601	MECHANICAL SCHEDULE		●	●	●	●	●				●			●		
	M-602	MECHANICAL VENTILATION SCHEDULE		●	●	●	●	●		●					●		
PLUMBING	P-001	PLUMBING NOTES / SYMBOLS / ABBREVIATIONS		●	●	●	●								●		
	PD-101	FIRST FLOOR PLUMBING DEMOLITION PLAN		●	●	●	●					●			●		
	PD-102	SECOND FLOOR PLUMBING DEMOLITION PLAN		●	●	●	●					●			●		
	P-101	FIRST FLOOR SANITARY, VENTING, STORM WATER PLAN		●	●	●	●			●	●				●		
	P-102	FIRST FLOOR ADDITION SANITARY, VENTING, STORM WATER PLAN		●	●	●	●								●		
	P-103	SECOND FLOOR SANITARY, VENTING, STORM WATER PLAN		●	●	●	●								●		
	P-104	SECOND FLOOR ADDITION SANITARY, VENTING, STORM WATER PLAN		●	●	●	●								●		
	P-201	FIRST FLOOR PLUMBING PLAN		●	●	●	●								●		
	P-202	FIRST FLOOR - ADDITION PLUMBING PLAN		●	●	●	●								●		
	P-203	SECOND FLOOR - PLUMBING PLAN		●	●	●	●								●		
	P-204	SECOND FLOOR - ADDITION PLUMBING PLAN		●	●	●	●								●		
	P-301	ROOF - PLUMBING PLAN		●	●	●	●			●		●			●		
	P-302	ROOF - ADDITION PLUMBING PLAN		●	●	●	●			●					●		
	P-401	ENLARGED PLUMBING PLANS		●	●	●	●								●	●	
	P-402	ENLARGED PLUMBING PLANS		●	●	●	●								●		
	P-403	ENLARGED PLUMBING PLANS		●	●	●	●			●					●		
	P-404	ENLARGED PLUMBING PLANS		●	●	●	●								●		
	P-405	ENLARGED PLUMBING PLANS		●	●	●	●	●							●		
	P-406	ENLARGED PLUMBING PLANS		●	●	●	●								●		
	P-407	ENLARGED PLUMBING PLANS		●	●	●	●								●		
	P-408	ENLARGED PLUMBING PLANS		●	●	●	●								●		
	P-409	ENLARGED PLUMBING PLANS		●	●	●	●								●		
	P-410	ENLARGED PLUMBING PLANS		●	●	●	●								●		
	P-411	ENLARGED PLUMBING PLANS		●	●	●	●			●					●		
	P-412	ENLARGED PLUMBING PLANS		●	●	●	●								●		
	P-501	PLUMBING TYPICAL DETAILS		●	●	●	●			●					●		
	P-502	PLUMBING TYPICAL DETAILS		●	●	●	●								●		
	P-503	PLUMBING TYPICAL DETAILS			●	●	●								●		
	P-601	PLUMBING SCHEDULES		●	●	●	●			●					●		
	P-701	SCHEMATIC PLUMBING RISER DIAGRAMS		●	●	●	●			●					●		
ELECTRICAL	E-001	ELECTRICAL SYMBOLS / ABBREVIATIONS		●	●	●	●								●		
	E-002	ELECTRICAL SCHEDULES		●	●	●	●			●					●		
	E-003	LIGHTING SCHEDULES		●	●	●	●								●		
	E-004	ELECTRICAL RISER DIAGRAM				●	●			●					●		
	E-300	ELECTRICAL DETAILS		●	●	●	●								●		
	E-400	ELECTRICAL PANEL SCHEDULES - EXISTING		●	●	●	●								●		
	E-401	ELECTRICAL PANEL SCHEDULES - EXISTING		●	●	●	●								●		
	E-402	ELECTRICAL PANEL SCHEDULES - EXISTING		●	●	●	●								●		
	E-403	ELECTRICAL PANEL SCHEDULES - ADDITION		●	●	●	●	●	●	●					●		
	ES-101	ELECTRICAL SITE PLAN		●	●	●	●	●	●			●			●		
	EL-101	1ST FLOOR LIGHTING PLAN - EXISTING		●	●	●	●								●		
	EL-102	2ND FLOOR LIGHTING PLAN - EXISTING		●	●	●	●								●		
	EL-103	1ST FLOOR LIGHTING PLAN - ADDITION		●	●	●	●								●		
	EL-104	2ND FLOOR LIGHTING PLAN - ADDITION		●	●	●	●								●		
	EL-401	1ST FLOOR ENLARGED LIGHTING PLANS - EXISTING			●		●								●		
	EL-402	1ST FLOOR ENLARGED LIGHTING PLANS - EXISTING			●		●								●		
	EL-403	2ND FLOOR ENLARGED LIGHTING PLANS - EXISTING			●		●								●		
	EL-404	TYPICAL UNIT LIGHTING PLANS - ADDITION					●								●		
	EL-405	TYPICAL UNIT LIGHTING PLANS - ADDITION					●								●		

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ELECTRICAL	EP-101	1ST FLOOR ELECTRICAL PLAN - EXISTING		●	●	●	●								●		
	EP-102	2ND FLOOR ELECTRICAL PLAN - EXISTING		●	●	●	●								●		
	EP-103	ROOF ELECTRICAL PLAN - EXISTING		●	●	●	●								●		
	EP-104	1ST FLOOR ELECTRICAL PLAN - ADDITION		●	●	●	●								●		
	EP-105	2ND FLOOR ELECTRICAL PLAN - ADDITION		●	●	●	●								●		
	EP-106	ROOF ELECTRICAL PLAN - ADDITION		●	●		●								●		
	EP-401	1ST FLOOR ENLARGED ELECTRICAL PLANS - EXISTING		●	●		●								●		
	EP-402	1ST FLOOR ENLARGED ELECTRICAL PLANS - EXISTING		●	●		●								●		
	EP-403	2ND FLOOR ENLARGED ELECTRICAL PLANS - EXISTING		●	●		●								●		
	EP-404	TYPICAL UNIT ELECTRICAL PLANS - ADDITION					●								●		
	EP-405	TYPICAL UNIT ELECTRICAL PLANS - ADDITION					●								●		

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Bulletin No. 8 (8)	05.01.2026

DRAWN BY: EBH
CHECKED: TZ
APPROVED: JA

FILE NO. 21026.00

SHEET NO. G-001

ABBREVIATIONS:

A.F.F.	ABOVE FINISH FLOOR	F.O.	FLOOR OPENING
ALUM	ALUMINUM	FTG	FOOTING
ANOD	ANODIZED	GALV	GALVANIZED
ACT	ACOUSTICAL TILE	GC	GENERAL CONTRACTOR
AHJ	AUTHORITY HAVING JURISDICTION	GL	GLASS
BC	BOTTOM CHORD	GB	GRAB BAR
BRD	BOARD	GYP	GYPSUM
BFF	BELOW FINISH FLOOR	H.M.	HOLLOWED METAL
BLK	BLOCK	HVAC	HEATING & VENT.
BM	BEAM	JST	JOIST
BOF	BOTTOM OF FOOTING	JT	JOINT
CAB	CABINET	LD	LIVE LOAD
C.B.	CATCH BASINS	LP	LIGHT POLE
CER	CERAMIC	MAX	MAXIMUM
C.J.	CONTROL JOINT	MCM	METAL COMPOSITE MATERIAL
C.L.	CENTER LINE	MECH	MECHANICAL
CLG	CEILING	MEP	MECHANICAL, ELECTRICAL AND PLUMBING
CLOS	CLOSET		
CO	CLEAR OPENING	MIN	MINIMUM
CM	CONSTRUCTION MANAGER	MO	MASONRY OPENING
COL	COLUMN	MTL	METAL
CONC	CONCRETE	O.O.	ON CENTER
CONT	CONTINUOUS	OPH	OPPOSITE HAND
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DET	DETAIL	PL	PLATE
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DL	DEAD LOAD	PNT	PAINT
DN	DOWN	RA	RETURN AIR
DS	DOWN SPOUT	RD	ROOF DRAIN
DWG	DRAWING	REINF	REINFORCING
EA	EACH	REQ	REQUIRED
E.C.	ELEC. CONTRACTOR	RO	ROUGH OPENING
E.F.	EACH FACE	SA	SUPPLY AIR
E.J.	EXPANSION JOINT	SIM	SIMILAR
ELEC	ELECTRICAL	STL	STEEL
ELEV	ELEVATION	TB	TOWEL BAR
EXH	EXHAUST	TC	TOP CHORD
EX/EXIST	EXISTING	T & B	TOP AND BOTTOM
EXT	EXTERIOR	TBL	TOP OF BRICK LEDGE
E.W.	EACH WAY	T.O.A.	TOP OF STEEL
F&I	FURNISH AND INSTALL	T.O.P.	TOP OF PIER
FD	FLOOR DRAIN	T.O.W.	TOP OF WALL
F.F.	FINISH FLOOR	TYP	TYPICAL
F.F.E.	FINISH FLOOR ELEVATION	U.N.O.	UNLESS NOTED OTHERWISE
FND	FOUNDATION	V.I.F.	VERIFY IN FIELD
FOF	FACE OF FINISH	W/	WITH
FOG	FACE OF GYPSUM	WD	WOOD
FOM	FACE OF MASONRY	WWF	WELDED WIRE FABRIC

A.I.A	AMERICAN INSTITUTE FOR ARCHITECTS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
CRSI	CONCRETE REINFORCING SOCIETY INSTITUTE.
MBC	MICHIGAN BUILDING CODE
MMC	MICHIGAN MECHANICAL CODE
MPC	MICHIGAN PLUMPING CODE
MEC	MICHIGAN ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORIES

CODE CRITERIA:

CONSTRICTION TYPE - IIIB:	UL DESIGN NO. (UN RESTRAINED)	REQUIRED (HOURS)	PROVIDED (HOURS)
PRIMARY STRUCTURAL FRAME:			
COLUMNS	NA	0	0
FLOOR JOISTS / BEAMS	NA	0	0
ROOF JOISTS / BEAMS	NA	0	0
BEARING WALL:			
EXTERIOR	No. U905	2	2
INTERIOR		0	0
NON BEARING WALLS & PARTITIONS:			
EXTERIOR	NA	0	0
INTERIOR	NA	0	0
FLOOR CONSTRUCTION *	No. D902	1	1
ROOF CONSTRUCTION	NA	0	0
SHAFTS ENCLOSURES (MBC 713.4)	No. U905	1	1
FIRE PARTITIONS ** (MBC 708.1.1)	No. U905, U415 & NER258 SYSTEM G	1	1
CORRIDORS (MBC 708.1.3)	No. U905 & U419	1/2	1/2
EXIT PASSAGEWAYS	No. U905/ No. U419	1	1

* PER FLOOR ASSEMBLIES REQUIREMENTS IN MBC 711.2..4.3 ONLY. NO FIRE RESISTANCE RATING IS REQUIRED FOR THE BUILDING ELEMENT IN MBC 601.

** FIRE PARTITIONS = TENANT SEPARATION WALLS.

OPENINGS IN EXTERIOR WALLS:
MBC - 705.8 NOT LIMIT
MBC - 705.8.2 NOT REQUIRED TO BE PROTECTED

MISCELLANEOUS CRITERIA:

MBC - 1004.1.2	OCCUPANT LOAD	200 GSF
MBC - 1005.3.1	STAIRWAYS WIDTHS	0.20 IN / OCCUPANT
MBC - 1005.3.2	OTHER COMPONENTS WIDTHS	0.15 IN / OCCUPANT
MBC - 1006.2.1	COMMON PATH OF EGRESS	125 FT
MBC - 1006.2.1	MAXIMUM OCCUPANT LOAD	10 OCCUPANTS
MBC - 1017.2	TRAVEL DISTANCE	250 FT
MBC - 1020.4	DEAD END CORRIDOR	20 FT

EGRESS WIDTH WITH AUTOMATIC SPRINKLER SYSTEM AND VOICE FIRE ALARM COMMUNICATION SYSTEM (MBC-907.5.2.2):
MBC - 1005.3.1.1 - STAIRS 0.30" PER OCCUPANT
MBC - 1005.3.2.1 - OTHER EGRESS COMPONENTS 0..20" PER OCCUPANT

STAIRS:
PER MBC - 1011: 44" MINIMUM WIDTH CAPACITY 80" MINIMUM HEADROOM

EXISTING BUILDING CONSTRUCTION:

USE GROUP: PROPOSED R-2 - CONDOMINIUMS CURRENTLY UN-OCCUPIED (PREVIOUSLY CONSTRUCTED FOR SCHOOL USE)

CONSTRUCTION CLASS: IIIB
NUMBER OF STORIES: 2 WITH PARTIAL BASEMENT
FIRE PROTECTION: NOT PROTECTED

BUILDING HEIGHTS:
SLOPPED ROOF MID POINT +/- 20'
PARAPETS +/- 34' & +/- 16'

BUILDING AREAS:

BASEMENT	192 SF
GROUND LEVEL	20,157 SF
SECOND LEVEL	4,597 SF
TOTAL	24,946 SF

ALLOWED BUILDING HEIGHT AND AREA:

(SECTION 504 & 506)
CONSTRUCTION TYPE: IIIB
HEIGHT (STORIES): 4
- BASE AREA - NS: 16,000 SF
- BASE AREA - S13R: 16,000 SF

AREA INCREASE - TYPE IIIB CONSTRICTION:
SINGLE OCCUPANCY, MULTI STOREY.

AREA INCREASE (506.2.3):

$$Aa = [\,A_t + (\,NS \times I_f\,)\,] \times S_a$$

[16,000 + (16,000 x 0.75)] x 2
56,000 SF TOTAL BUILDING ALLOWABLE AREA
28,000 SF TOTAL ALLOWABLE AREA PER FLOOR

FRONTAGE INCREASE (506.3.3):
If = [F/P - 0.25] W / 30
[(778 / 778) - 0.25] 30/30
0.75

EXISTING BUILDING CODE NARRATIVE:

1. EXISTING BUILDING IS CURRENTLY UNOCCUPIED.
2. A SMALL BASEMENT LEVEL IS NOT OCCUPIED FOR ANY USE AND WAS/IS ONLY SERVING EXISTING UTILITIES AND WILL REMAIN AS IS AND IT IS NOT TO BE OCCUPIED.
3. EXISTING BUILDING IS NOT PROTECTED WITH A FIRE SUPPRESSION SYSTEM.
4. PROPOSED BUILDING RENOVATION WILL HAVE A FULL FIRE PROTECTION SYSTEM THROUGHOUT ALL FLOORS.
5. FIRE PROTECTION SPRINKLER SYSTEM IS NOT SHOWN ON THESE DRAWINGS AND IS BY CONTRACTOR IN COORDINATION TO SUBMIT TO AUTHORITY FOR REVIEW AND APPROVAL.

CODES AND STANDARDS REFERENCES:

ALL CONTRACTORS TO COMPLY WITH ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE. ALL CONSTRUCTION SHALL COMPLY TO THE FOLLOWING.:

- 2015 MICHIGAN BUILDING CODE (MBC).
- 2021 MICHIGAN MECHANICAL CODE - 2021 IMC WITH PART 9A AMENDMENTS AND ADDITIONS (MMC).
- 2021 MICHIGAN PLUMBING CODE - 2021 IPC WITH PART 7 AMENDMENTS AND ADDITIONS (MPC).
- 2023 MICHIGAN ELECTRICAL CODE - NFPA 70: 2023 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS AND ADDITIONS (MEC)
- 2009 ICC/ANSI A117.1 AND MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1966 AS AMENDED.
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH 2013 ASHRAE STANDARD 90.1 STANDARD INCLUDING AMENDMENTS.
- 2015 MICHIGAN UNIFORM ENERGY CODE, PART 10A (MEC
- NFPA 13 - INSTALLATION OF SPRINKLER SYSTEM
- NFPA 70 - NATIONAL ELECTRICAL CODE
- NFPA 101 - LIFE SAFETY CODE
- CITY OF SOUTHFIELD ZONING ORDINANCE AND CODES
- MICHIGAN ELEVATOR CODE
- UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

ADDITIONAL REQUIRED REFERENCES:

IN ADDITION TO THE ABOVE CODES AND AUTHORITIES HAVING JURISDICTIONS , ALL WORK TO COMPLY WITH ADDITIONAL REQUIREMENTS FOR THIS PROJECT . ALL CONSTRUCTION SHALL COMPLY TO THE FOLLOWING.:

- THIS BUILDING IS A HISTORIC REHABILITATION PROJECT.
- MSHDA STANDARDS OF DESIGN - DECEMBER 7 2022
- PHIUS 2021 - PASSIVE BUILDING STANDARD CERTIFICATION GUIDEBOOK (V 3.2 - JULY 2023)
- HUD - SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY PROGRAM

FLOOR PLAN SYMBOL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)
- F.E.C. FIRE EXTINGUISHER CABINET (75' MAX. TRAVEL DISTANCE)
- # OCCUPANT LOAD EXITING THROUGH EGRESS COMPONENT
- # OCCUPANT CAPACITY OF EGRESS COMPONENT
- (50) OCCUPANT LOAD
- F.D.C. FIRE DEPARTMENT CONNECTION (COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT)
- KB KNOCK BOX (COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT)

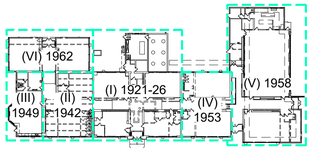
G.C. / C.M. TO FIELD VERIFY AND CONFIRM THE EXISTING SECOND FLOOR CONCRETE FLOOR DECK IS HAS A MINIMUM THICKNESS OF A CONSTANT 2-1/2" TO MEET FIRE RATING AT ALL LOCATIONS.

EXISTING BUILDING CONSTRUCTION

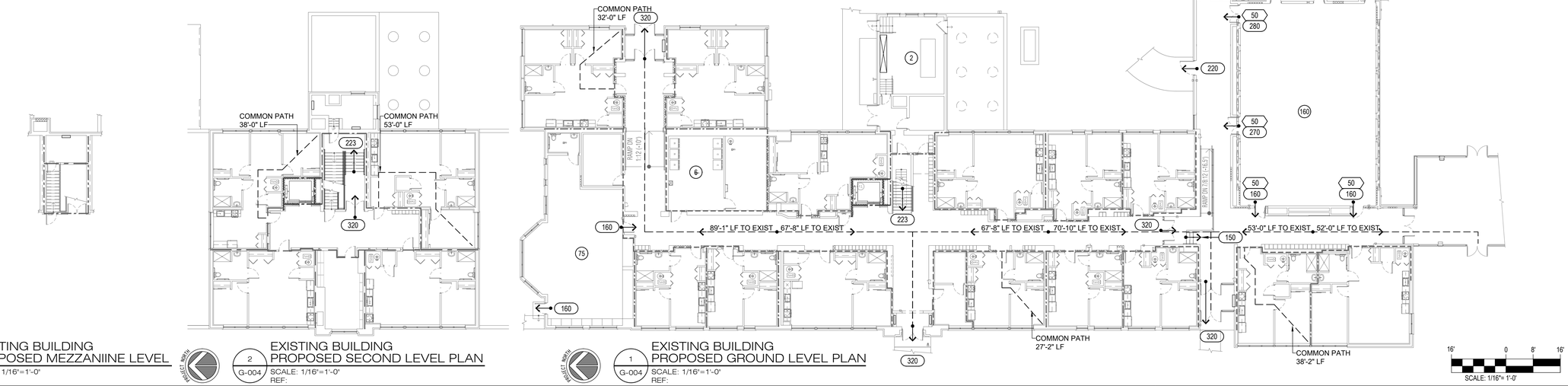
FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS

PRIMARY STRUCTURAL FRAMES CONSIST OF MASONRY BEARING WALLS AND SOME STEEL COLUMNS

ZONE	FLOOR CONSTRUCTION	ROOF CONSTRUCTION
I	FIELD VERIFY. CRAWL SPACE OBSERVED IN EXISTING MAIN LOBBY (NEW CORRIDOR 101). POSSIBLE CRAWL SPACE UNDER ENTIRE ZONE 1 AREA	NA
II	SECOND FLOOR: UNABLE TO OBSERVE. PER ORIGINAL BUILDING DRAWINGS - 2" CONCRETE SLAB OVER 3/4" RIBBED EXP. METAL LATH	OBSERVED 10" JOISTS AT 30" OR 36" O.C. WITH 1x WOOD DECKING
III	FIELD VERIFY. PER OHM UNDERGROUND INVESTIGATION, CRAWL SPACE / TUNNELS ARE PRESENT BELOW THE MAJORITY OF THIS AREA	OBSERVED 2x12 WOOD JOISTS @16" O.C. WITH 1x WOOD DECKING
IV	FIELD VERIFY. PER OHM UNDERGROUND INVESTIGATION, CRAWL SPACE / TUNNELS ARE PRESENT BELOW THIS AREA	FIELD VERIFY. UNABLE TO OBSERVE.
V	NA	FIELD VERIFY. UNABLE TO OBSERVE. UNABLE TO OBSERVE. EXISTING GYMNASIUM - LONG SPAN METAL CEILING PANEL BEARING ON STEEL A-FRAME STRUCTURE.
VI	FIELD VERIFY. PER OHM UNDERGROUND INVESTIGATION, CRAWL SPACE / TUNNELS ARE PRESENT BELOW THIS AREA	PER ORIGINAL BUILDING DRAWINGS: STEEL BEAMS WITH 2" TECTUM BOARD DECKING



4 G-004 EXISTING BUILDING CONSTRUCTION ZONES
SCALE: NOT TO SCALE
REF:



3 G-004 EXISTING BUILDING PROPOSED MEZZANIINE LEVEL
SCALE: 1/16"=1'-0"
REF:

2 G-004 EXISTING BUILDING PROPOSED SECOND LEVEL PLAN
SCALE: 1/16"=1'-0"
REF:

1 G-004 EXISTING BUILDING PROPOSED GROUND LEVEL PLAN
SCALE: 1/16"=1'-0"
REF:

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-8000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
ZHADDEUS C ZAKRZEWSKI
License No. 1301026315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE
EXISTING BUILDING GENERAL INFORMATION AND LIFE SAFETY
SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024

EBH
DRAWN BY
JA
CHECKED
APPROVED

21026.00
FILE NO.

G-004
SHEET NO.

DEMOLITION GENERAL NOTES:

1. COORDINATE ALL WORK WITH ENVIRONMENTAL REPORTS FOR ANY FINISHES AND / OR MATERIALS THAT ARE TO REMAIN AND / OR TO BE ENCAPSULATED.
2. CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING AND UNDERSTANDING THE EXISTING CONDITIONS PRIOR TO COMMENCING DEMOLITION AND / OR CONSTRUCTION.
3. ALL DEMOLITION INFORMATION IS PROVIDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL DEMOLITION WORK NECESSARY TO ACCOMPLISH THE NEW WORK. THE DEMOLITION INFORMATION PROVIDED HERE MAY NOTE TYPICAL ITEMS IN SOME AREAS, WHICH APPLY IN OTHER AREAS (AND ARE DESIGNATED WITH DASHED, HIDDEN OR STRUCK THRU LINES). COORDINATE ALL DEMOLITION WORK WITH OWNER AND OTHER CONTRACTORS.
4. WHERE EXISTING WALLS ARE INDICATED TO BE REMOVED TO UNDER SIDE OF EXISTING CEILING OR PARTIAL HEIGHT: PRIOR TO ANY DEMOLITION, FIELD VERIFY ALL ITEMS ON AND IN WALLS (ELECTRICAL, PLUMBING, ETC....) FOR PROPER DISCONNECT OR RELOCATION.
5. REMOVE ELECTRICAL BACK TO PANEL OR LAST CONNECTION POINT.
6. ALL REMOVED ITEMS, WALLS, FLOORS, CEILINGS, OPENINGS, ETC. ARE TO BE PATCHED/REPAIRED AND PREPPED TO RECEIVE NEW WORK AND/OR FINISHES WHERE REMOVED ITEMS INTERFACE WITH SURFACES TO REMAIN.
7. ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS AND SAFETY PRECAUTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. WALL REMOVAL THAT TERMINATES INTO A WALL OR CEILING TO REMAIN SHALL BE COMPLETELY REMOVED FREE OF PROJECTIONS, READY TO RECEIVE NEW WORK.
9. AFTER COORDINATING WITH THE OWNER, REMOVE ALL UNUSED ITEMS PROJECTING FROM EXISTING WALLS OR FLOORS TO REMAIN (BLOCKING, SCREWS, FASTENERS, HANGERS, PIPES, CONDUITS, MOUNTING PLATES, FIXED EQUIPMENT, ETC). PATCH AND REPAIR FOR NEW FINISH.
10. CONTRACTOR SHALL PROTECT EXISTING BUILDING ELEMENTS AND SITE FROM DAMAGE CAUSED BY CONSTRUCTION OR CONSTRUCTION TRADES. CONTRACTOR SHALL REPAIR ALL DAMAGED AREAS (IDENTIFIED BY OWNER OR ARCHITECT) AT NO ADDITIONAL COST.
11. DISPOSE OF ALL DEMOLITION MATERIALS LEGALLY OFF-SITE, U.N.O.. ITEMS IDENTIFIED TO BE SALVAGED AND/OR TURNED OVER ARE NOTED. ALL REMAINING ITEMS ARE TO BE REMOVED.
12. COORDINATE WITH PROPOSED PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONS AND LOCATIONS OF ALL ASSOCIATED DEMO ELEMENTS.
13. REFER TO AND COORDINATE WITH SPECIFICATION AND SHEET G.004 FOR GENERAL INFORMATION.

FLOOR PLANS HISTORIC PRESERVATION AREAS LEGEND:

(A) EXISTING LOCKERS TO BE PROTECTED AND PRESERVED IN PLACE.

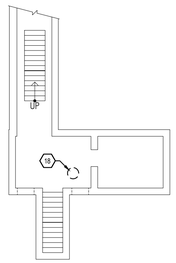
(B) EXISTING MILLWORK / CASEWORK TO BE PROTECTED AND PRESERVED IN PLACE.

"HISTORIC PRESERVATION" ITEMS / AREAS: G.C. TO COORDINATE WITH OWNER AND PROTECT SUCH AREAS PRIOR TO COMMENCING AND ANY DEMOLITION AND / OR CONSTRUCTION. NOTIFY ARCHITECT / ENGINEER OWNER AND OWNER HISTORIC PRESERVATION CONSULTING OF ANY DISCREPANCIES FOR CLARIFICATION.

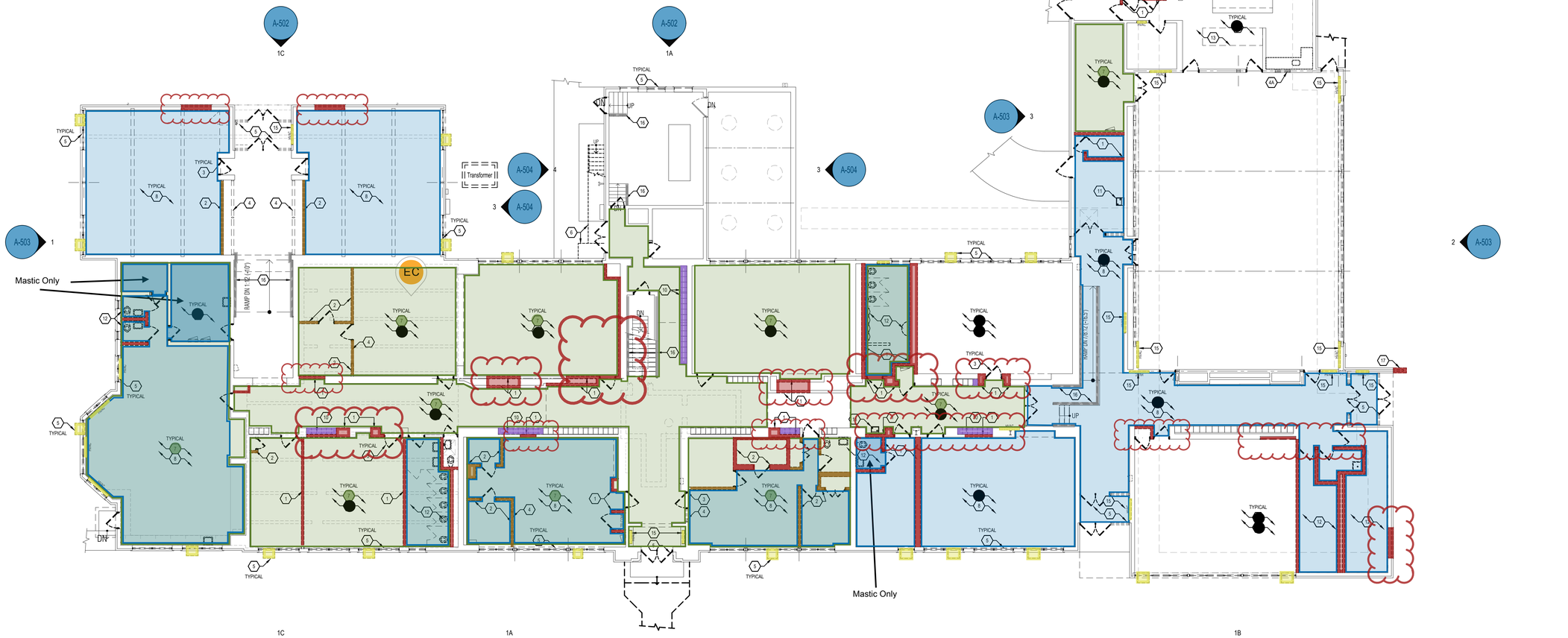
ENTIRE BUILDING SHALL BE FULLY FIELD VERIFIED AND INVESTIGATED FOR ANY AREAS AND / OR CONDITIONS THAT ARE NOT VISIBLE, NOTICEABLE OR ACCESSIBLE DURING THE DESIGN STAGE. GC/CM TO NOTIFY OWNER, ARCHITECT AND ENGINEER WITH ANY NEW FINDINGS NOT DEPICTED ON THESE DESIGN DOCUMENTS.

EXISTING / DEMOLITION NOTES LEGEND:

1. EXISTING CMU WALL TO BE DEMOLISHED: G.C. / C.M TO COORDINATE BRACING / SUPPORT AS NEEDED OF SUCH WALLS PRIOR TO COMMENCING ANY DEMOLITION WORK.
2. EXISTING NON BEARING WALL PARTITIONS TO BE REMOVED FULL HEIGHT, TYPICAL.
3. ALL EXISTING DOORS AND FRAMSE TO BE REMOVED. TYPICAL.
4. ALL EXISTING WINDOWS TO BE REMOVED. TYPICAL.
   4A = SHUTTERS TO BE REMOVED
5. ALL EXISTING ALUMINUM OR HOLLOW METAL (OR ANY OTHER) STORE FRONT WINDOWS AND ENTRY DOORS TO BE REMOVED. INCLUDING MECHANICAL WINDOW UNITS.
6. EXISTING EXTERIOR STEEL STAIR HAND / GUARD RAILING TO BE REMOVED ALONG WITH ASSOCIATED ITEMS INTO THE WALL AND AT GROUND LEVEL. PATCH, REPAIR AND SEAL TIGHT AFFECTED WALL AND GROUND AREAS.
7. ALL EXISTING CEILINGS TO BE REMOVED ALONG WITH ALL ASSOCIATED CEILING SUSPENSIONS / SUPPORTS INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS UNLESS NOTED OTHERWISE (U.N.O).
8. ALL EXISTING FLOORING TO BE REMOVED. PATCH & PREP FLOOR SURFACE FOR INSTALLATION OF A NEW FLOOR FINISHES. EXCEPT WHERE NOTED. ALL EXISTING TERRAZZO TO REMAIN. REPAIR AND PATCH AS NEEDED.
9. EXISTING BUILT-IN CASEWORK TO REMAIN U.N.O. COORDINATE/VERIFY WORK WITH OWNER AND CONTRACTOR
10. EXISTING LOCKERS TO BE REMOVED AND STORED. G.C. / C.M. TO VERIFY WITH OWNER TYPICAL.
11. EXISTING DRINKING FOUNTAIN TO BE REMOVED.
12. EXISTING RESTROOMS: ALL EXISTING PLUMBING FIXTURES AND ACCESSORIES TO BE REMOVED / DEMOLITION AND PROPERLY DISPOSED OF INCLUDING ANY UNDERGROUND OR UNDER FLOOR ITEMS.
13. EXISTING KITCHEN AREAS: ALL EXISTING ITEMS EXCEPT CENTER COUNTER TO BE DEMOLISHED AND PROPERLY DISPOSED OF INCLUDING ANY UNDERGROUND ITEMS. COORDINATE DISPOSAL OF ANY EXISTING EQUIPMENT WITH OWNER.
14. EXISTING MECHANICAL EQUIPMENT: ALL EXISTING CONNECTIONS AND EQUIPMENT TO BE DEMOLISHED AND PROPERLY DISPOSED OF INCLUDING ASSOCIATED ITEMS SUCH AS PIPING AND WIRING. REFER TO MECHANICAL
15. EXISTING RECESSED MECHANICAL EQUIPMENT: ALL EXISTING EQUIPMENT TO BE DEMOLISHED AND PROPERLY DISPOSED OF INCLUDING ASSOCIATED ITEMS SUCH AS PIPING AND WIRING. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL. REFER TO MECHANICAL.
16. ALL EXISTING HAND AND GAURD RAILS TO BE UPDATED TO CURRENT CODES. REFER TO NEW WORK. TYPICAL.
17. PORTION OF EXISTING NON-BEARING MASONRY WALL TO BE REMOVED. REFER TO AND COORDINATE WITH ADDITION DRAWINGS.
18. EXISTING SUMP PUMP PIT TO BE REPLACED.



2 / A-201 BASEMENT PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:



1 / A-201 GROUND LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

10' 0 5' 10'
SCALE: 3/32"= 1'-0"

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-9000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
ZHADDEUS C ZARZEWSKI
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE
GROUND LEVEL PLAN
EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
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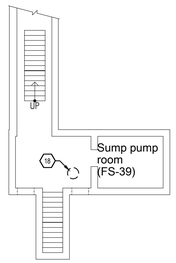
FILE NO. 21026.00

SHEET NO. A-201

Abatement Demo

ACM's 3 24-16496 Asbestos ...
24-16496 Asbestos ...
01-9914-0-0002 210...

- Flooring tile only
- Flooring & Mastic
- Ceiling
- Insulation (Pipe Wrap)
- Door & Frames
- Window Sills
- Caulking
- Wall Material
- Light Heat Shield
- Window Glazing
- Window Transite Panel



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B. EXISTING MILLWORK / CASEWORK TO BE PROTECTED AND PRESERVED IN PLACE.

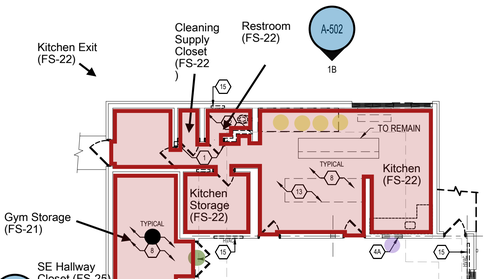
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3. ALL EXISTING DOORS AND FRAMSE TO BE REMOVED. TYPICAL.
4. ALL EXISTING WINDOWS TO BE REMOVED. TYPICAL.
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6. EXISTING EXTERIOR STEEL STAIR HAND / GUARD RAILING TO BE REMOVED ALONG WITH ASSOCIATED ITEMS INTO THE WALL AND AT GROUND LEVEL. PATCH, REPAIR AND SEAL TIGHT AFFECTED WALL AND GROUND AREAS.
7. ALL EXISTING CEILINGS TO BE REMOVED ALONG WITH ALL ASSOCIATED CEILING SUSPENSIONS / SUPPORTS INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS UNLESS NOTED OTHERWISE (U.N.O).
8. ALL EXISTING FLOORING TO BE REMOVED. PATCH & PREP FLOOR SURFACE FOR INSTALLATION OF A NEW FLOOR FINISHES. EXCEPT WHERE NOTED. ALL EXISTING TERRAZZO TO REMAIN. REPAIR AND PATCH AS NEEDED.
9. EXISTING BUILT-IN CASEWORK TO REMAIN U.N.O. COORDINATE/VERIFY WORK WITH OWNER AND CONTRACTOR
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16. ALL EXISTING HAND AND GAURD RAILS TO BE UPDATED TO CURRENT CODES. REFER TO NEW WORK. TYPICAL.
17. PORTION OF EXISTING NON-BEARING MASONRY WALL TO BE REMOVED. REFER TO AND COORDINATE WITH ADDITION DRAWINGS.
18. EXISTING SUMP PUMP PIT TO BE REPLACED.

2 / A-201 BASEMENT PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:



1 / A-201 GROUND LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

10' 0 5' 10'
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REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
THADDEUS C ZAJDZEWICZ
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE

GROUND LEVEL PLAN
EXISTING BUILDING

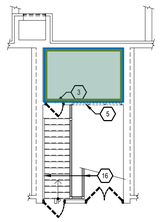
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DRAWN BY: EBH
CHECKED: JA
APPROVED:

FILE NO. 21026.00

SHEET NO. A-201



DEMOLITION GENERAL NOTES:

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3. ALL DEMOLITION INFORMATION IS PROVIDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL DEMOLITION WORK NECESSARY TO ACCOMPLISH THE NEW WORK. THE DEMOLITION INFORMATION PROVIDED HERE MAY NOTE TYPICAL ITEMS IN SOME AREAS, WHICH APPLY IN OTHER AREAS (AND ARE DESIGNATED WITH DASHED, HIDDEN OR STRUCK THRU LINES). COORDINATE ALL DEMOLITION WORK WITH OWNER AND OTHER CONTRACTORS.
4. WHERE EXISTING WALLS ARE INDICATED TO BE REMOVED TO UNDER SIDE OF EXISTING CEILING OR PARTIAL HEIGHT: PRIOR TO ANY DEMOLITION, FIELD VERIFY ALL ITEMS ON AND IN WALLS (ELECTRICAL, PLUMBING, ETC....) FOR PROPER DISCONNECT OR RELOCATION.
5. REMOVE ELECTRICAL BACK TO PANEL OR LAST CONNECTION POINT.
6. ALL REMOVED ITEMS, WALLS, FLOORS, CEILINGS, OPENINGS, ETC. ARE TO BE PATCHED/REPAIRED AND PREPPED TO RECEIVE NEW WORK AND/OR FINISHES WHERE REMOVED ITEMS INTERFACE WITH SURFACES TO REMAIN.
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11. DISPOSE OF ALL DEMOLITION MATERIALS LEGALLY OFF-SITE, U.N.O.. ITEMS IDENTIFIED TO BE SALVAGED AND/OR TURNED OVER ARE NOTED. ALL REMAINING ITEMS ARE TO BE REMOVED.
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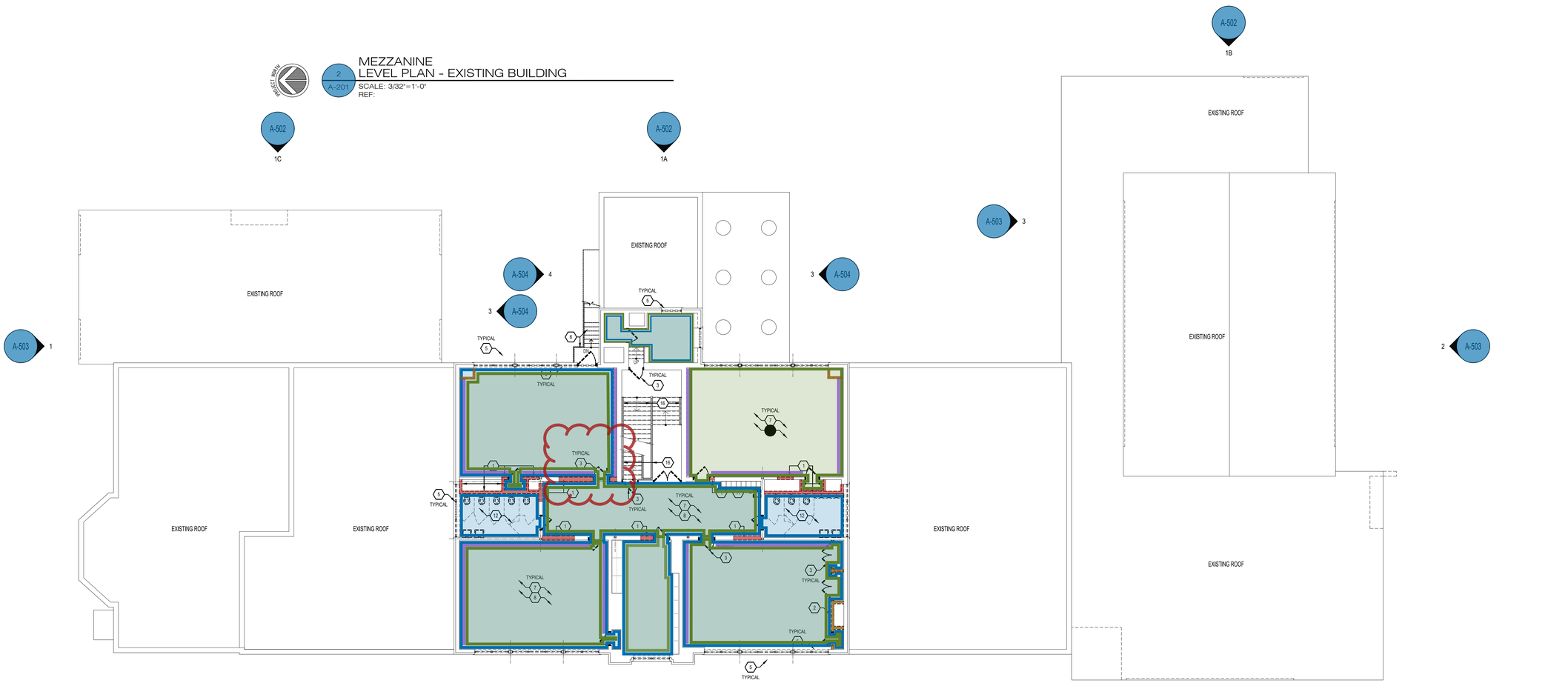
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2 A-201 MEZZANINE LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
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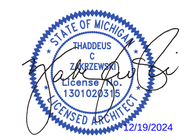
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REGISTRATION SEAL

KEY PLANS



SHEET TITLE
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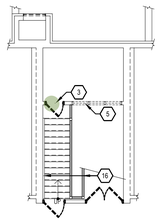
FILE NO. 21026.00

SHEET NO. A-202

Abatement Demo

ACM's 3 24-16496 Asbestos ...
01-9914-0-0002 210...
24-16496 Asbestos ...

- Flooring tile only
- Flooring & Mastic
- Ceiling
- Insulation (Pipe Wrap)
- Door & Frames
- Window Sills
- Caulking
- Wall Material
- Light Heat Shield
- Window Glazing
- Window Transite Panel



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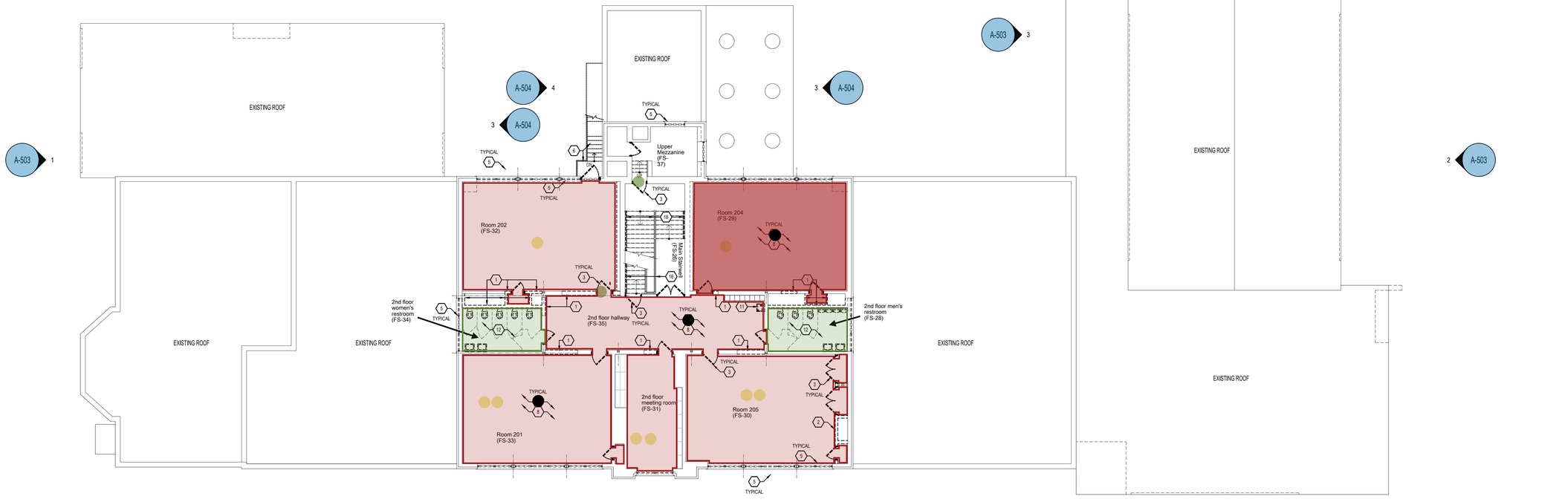
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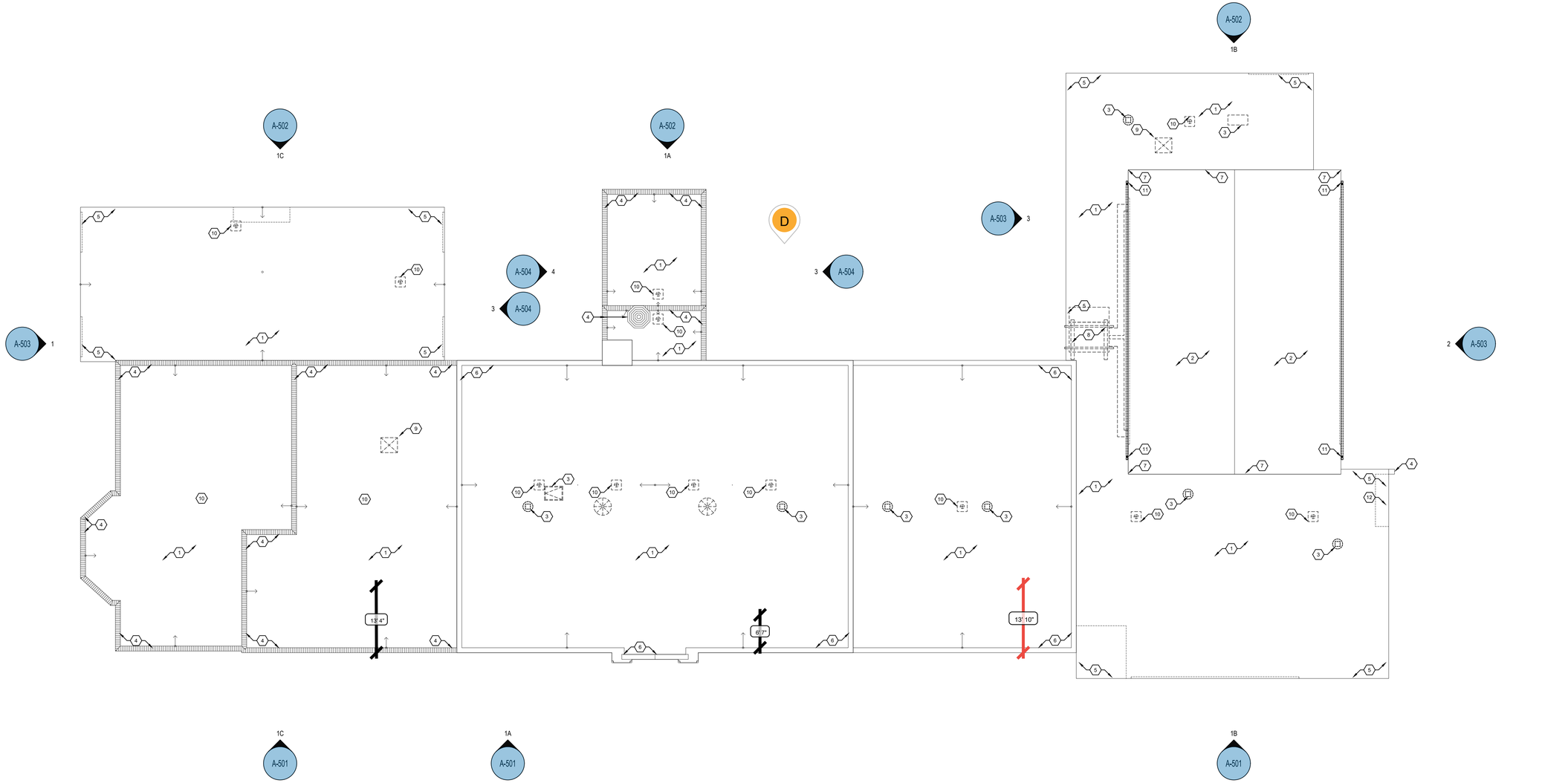
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12. REFER TO BUILDING ADDITION SHEETS FOR NEW WORK

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607 Shelby Street
Suite 704
Detroit, MI 48226
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REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
THADDEUS C ZAJDZEWICZ
License No. 1301029315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE

ROOF PLAN
EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024

EBH
DRAWN BY

JA
CHECKED

APPROVED

21026.00
FILE NO.

A-203
SHEET NO.

FLOOR PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

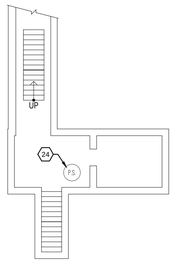
FLOOR PLANS WALL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)
- E1 — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL
- E2 — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.
- E3 — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.
- E4 — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL. OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3
- M1 — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
  - M1A = 8" CMU
  - M1B = 4" CMU
  - M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
  - M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL
- F1 — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION
- F2 — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.
- G1 — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
  - G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
  - G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.
- G2 — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
- G3 — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493. G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL. V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW BRICK AND CMU TO BE TOOTHED INTO EXISTING.

OBS

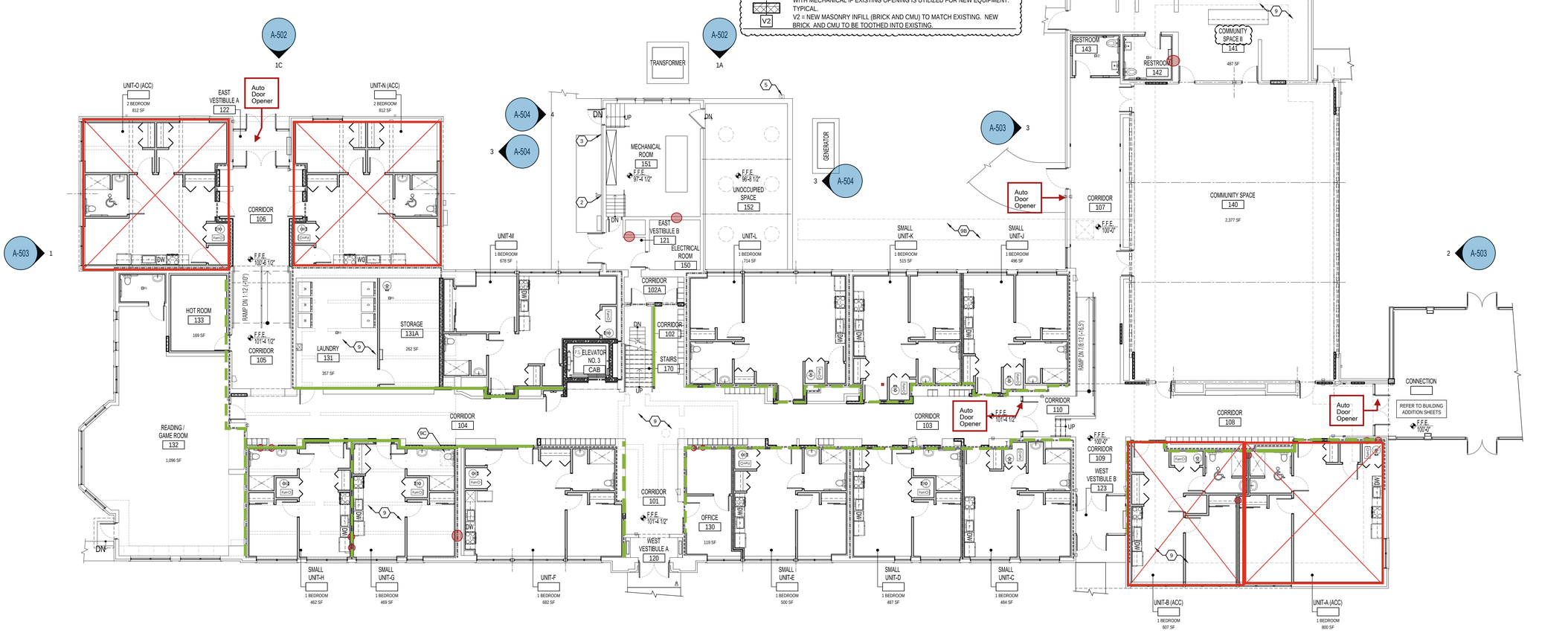
FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-603 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-501
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
13. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
14. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
15. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
16. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
18. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
19. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
20. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
21. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
22. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
23. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
24. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701.
25. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS):
    25A: EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL.



2 / A-201 — BASEMENT PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

Existing Building:
4 Units to be ADA Compliant:
Units A, B, N, and O.
The 4 units to be fully ADA compliant for wheelchair, visually impaired and sight impaired.



1 / A-304 — PROPOSED GROUND LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

10' 0 5' 10'
SCALE: 3/32"=1'-0"

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-8000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

SHEET TITLE
PROPOSED GROUND LEVEL PLAN
EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
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DRAWN BY: EBH
CHECKED: JA
APPROVED

FILE NO. 21026.00

SHEET NO. A-304

FLOOR PLANS NOTES:

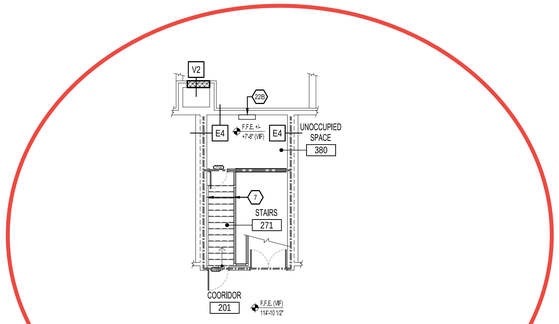
1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

FLOOR PLANS WALL LEGEND:

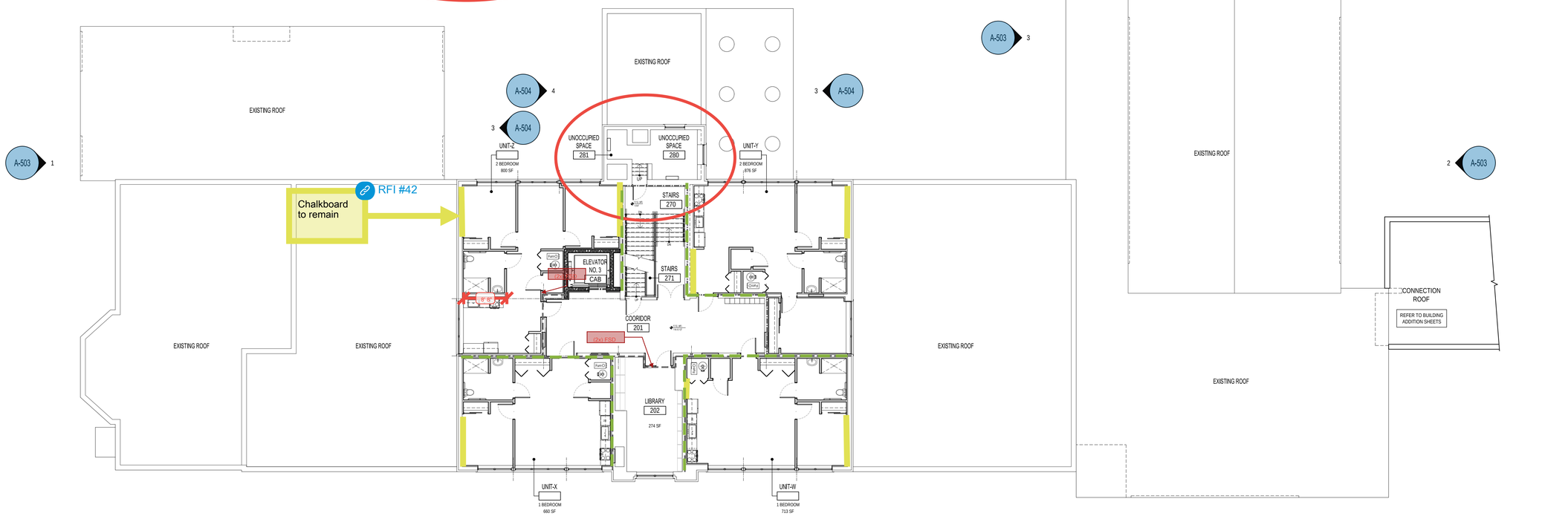
- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)
- V/F E1 — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL
- V/F E2 — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.
- V/F E3 — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.
- V/F E4 — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL.
  OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3
- 6" M1 — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
  - M1A = 8" CMU
  - M1B = 4" CMU
  - M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
  - M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL
- 3" F1 — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION
- 4" F2 — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.
- 5" G1 — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
  - G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
  - G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE TO EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.
- 4" G2 — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-6" O.C.VERTICALLY.
- 8" G3 — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493.
  G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL.
  V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW BRICK AND CMU TO BE TOOTHED INTO EXISTING.

FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-603 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-601
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
13. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
14. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
15. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
16. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
18. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
19. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
20. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
21. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
22. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
23. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
24. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701.
25. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS).
    25A: EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL.



2 A-201 — MEZZANINE LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:



1 A-305 — PROPOSED SCOND LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

10' 0 5' 10'
SCALE: 3/32"= 1'-0"

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-8000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

SHEET TITLE
PROPOSED SECOND LEVEL PLAN
EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025

DRAWN BY: EBH
CHECKED: JA
APPROVED:

FILE NO. 21026.00

SHEET NO. A-305

ROOF LEGEND NOTES:

1. REFER TO AND COORDINATE WITH SPECIFICATIONS FOR ADDITIONAL SPECIFIC INFORMATION.
2. ALL ROOFING AND ASSOCIATES ITEMS SHALL COMPLY WITH SELECTED ROOF SYSTM MANUFACTURER SPECIFICATIONS AND WARRENTY.
3. EXTEND ROOFING MEMBRANE UP PARAPET WALL TO UNDERSIDE OF EXISTING COPING, TYPICAL. REFER TO SECTIONS.
4. PROVIDE COUNTER FLASHING ALL TERMINATION BARS.
5. REFER TO AND COORDINATE WITH MECHANICAL AND ELECTRICAL. ALL ROOF EQUIPMENT.
6. MAINTAIN MINIMUM REQUIRED SPACING BETWEEN EQUIPMENT AS REQUIRED BY MANUFACTURER AND CODE.
7. VERIFY ALL EQUIPMENT SIZES WITH MANUFACTURER FOR CURB SIZES AND LOCATIONS.
8. COORDINATE ROOF CONDUCTORS WITH PLUMBING, STEEL AND CONCRETE FOUNDATION CONTRACTORS.

ENTIRE EXISTING ROOF SHALL BE FULLY FIELD VERIFIED AND INVESTIGATED FOR ANY AREAS AND / OR CONDITIONS THAT ARE NOT VISIBLE, NOTICEABLE OR ACCESSIBLE DURING THE DESIGN STAGE. GC/CM TO NOTIFY OWNER, ARCHITECT AND ENGINEER WITH ANY NEW FINDINGS NOT DEPICTED ON THESE DESIGN DOCUMENTS.

ROOF SYSTEM:

ROOF SYSTEM 1 (METAL ROOF DECK):
- 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE.
- INSULATION PROTECTION BOARD.
- +/- 5" MINIMUM R-30 POLYISO RIGID BOARD INSULATION.
- EXISTING METAL ROOF DECKING ON EXISTING STEEL JOISTS. FIELD VERIFY.

ROOF SYSTEM 2 (WOOD ROOF DECK):
- 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE.
- INSULATION PROTECTION BOARD.
- +/- 5" MINIMUM R-30 POLYISO RIGID BOARD INSULATION.
- EXISTING WOOD DECK ROOF ON EXISTING WOOD ROOF JOISTS. FIELD VERIFY.

ROOF SYSTEM 3 (WOOD FIBER PANEL):
- 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE.
- INSULATION PROTECTION BOARD.
- +/- 5" MINIMUM R-30 POLYISO RIGID BOARD INSULATION.
- EXISTING WOOD FIBER PANEL (TECTUM) ROOF DECKING ON EXISTING STEEL JOISTS. FIELD VERIFY.

ROOF SYSTEM 4 (SLOPED WOOD FIBER PANEL):
- 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE.
- INSULATION PROTECTION BOARD.
- +/- 5" MINIMUM R-30 POLYISO RIGID BOARD INSULATION.
- EXISTING WOOD FIBER PANEL (TECTUM) ROOF DECKING ON EXISTING STEEL JOISTS. FIELD VERIFY.

ROOF INSULATION NOTE:

1. PROVIDE FOUR-WAY TAPERED INSULATION AS DEPICTED.
2. INSULATION SHALL HAVE A MINIMUM OF +/-5" R-30 POLYISO RIGID INSULATION.
3. A BASE THICKNESS OF 2" AT THE LOWEST POINT (ROOF DRAIN) WITH A ADDITIONAL TAPERED INSULATION AT A MINIMUM 1/4" PER FOOT SLOPE AS DEPICTED.

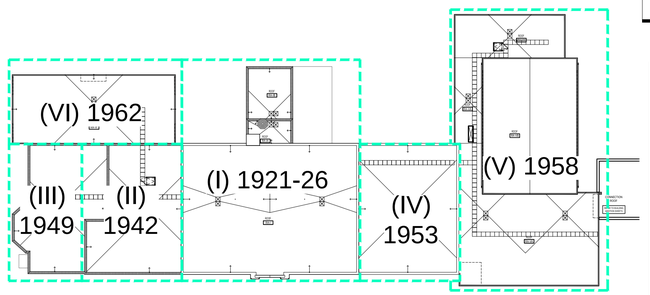
ROOF PLAN NOTES LEGEND:

1. NEW ROOFING AND INSULATION
2. INDICATES A 1/4" MINIMUM SLOP HIGH POINT (RIDGE), TYPICAL.
3. INDICATES A 1/2" MINIMUM SLOP ADDITIONAL TAPERED INSULATION SADDLE TO DIVERT WATER AWAY FROM CURB / EQUIPMENT. TYPICAL.
4. PARAPET: PRE-FINISHED SNAP-ON METAL COPPING WITH HEMMED DRIP EDGE. SLOP 1" DOWN TOWARDS ROOF.
5. ROOF EDGE: PRE-FINISHED SNAP-ON METAL ROOF EDGE FLAHSING WITH DRIP EDGE. TYPICAL.
6. PARAPET: EXISTING STONE COPING. EXTEND MEMBRANE TO UNDERSIDE OF EXISTING COPING WITH A REGLET CUT AT THE BASE OF THE EXISTING STONE COPING. DAMAGED STONE THAT COMPROMISES WATER TIGHT CONDITION TO BE REPLACED AS NEEDED.
7. SLOPED ROOF EDGE: PRE-FINISHED SNAP-ON METAL ROOF EDGE FLAHSING WITH DRIP EDGE. TYPICAL.
8. ROOF PROTECTION TRAFFIC PADS. PROVIDE PER ROOF MEMBRANE MANUFACTURER REQUIREMENTS, TYPICAL.
9. ROOF ACCESS HATCH - THERMALLY BROKEN AND INSULATED. BILCO S-50TB AND CLEAR OPENING AS INDICATED WITH INTEGRATED GUARD RAILS AND SELF CLOSING GATE WITH LATCH. SEE DETAIL 2 ON SHEET A-501
10. ROOF DRAINS: COMBINED UNIT FOR PRIMARY AND SECONDARY. REFER TO MECHANICAL. TYPICAL.
11. PREFINISHED METAL GUTTERS AND DOWNSPOUTS.
12. EXHAUST FANS. REFER TO MECHANICAL. TYPICAL.
13. CONDENSING UNITS. REFER TO MECHANICAL. TYPICAL.
14. SANITARY RISER. REFER TO MECHANICAL. TYPICAL
15. NEW MEHCANICAL EQUIPMENT ROOF CURB. REFER TO MECHANICAL.

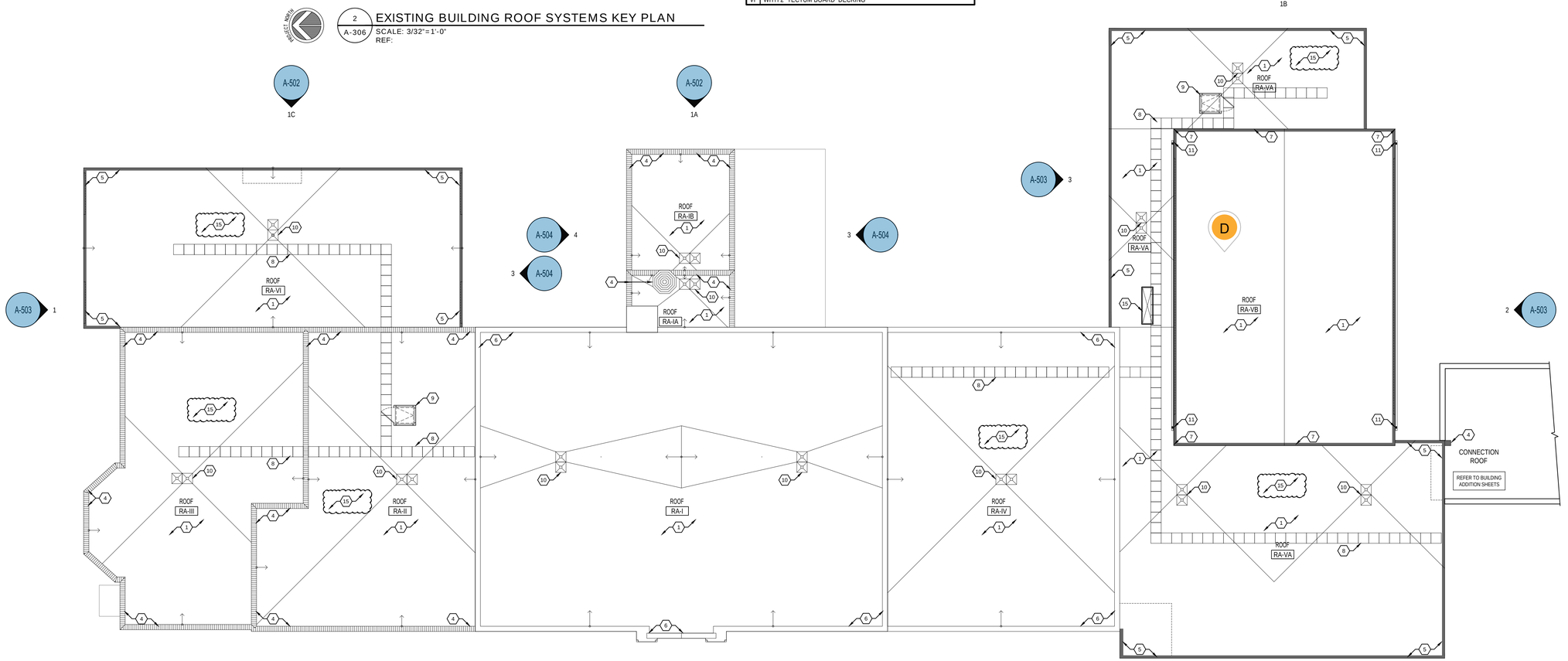
EXISTING BUILDING CONSTRUCTION

FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS

ZONE	ROOF CONSTRUCTION
I	OBSERVED 10" JOISTS AT 30" OR 36" O.C. WITH 1x WOOD DECKING
II	OBSERVED 2x12 WOOD JOISTS @16" O.C. WITH 1x WOOD DECKING
III	FIELD VERIFY. UNABLE TO OBSERVE.
IV	FIELD VERIFY. UNABLE TO OBSERVE.
V	UNABLE TO OBSERVE. EXISTING GYMNASIUM - LONG SPAN METAL CEILING PANEL BEARING ON STEEL A-FRAME STRUCTURE.
VI	PER ORIGINAL BUILDING DRAWINGS: STEEL BEAMS WITH 2" TECTUM BOARD DECKING



2 A-306 EXISTING BUILDING ROOF SYSTEMS KEY PLAN
SCALE: 3/32"=1'-0"
REF:



2 A-306 PROPOSED ROOF PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

10' 0 5' 10'
SCALE: 3/32"=1'-0"

John Grace Arms
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Developed by
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REGISTRATION SEAL

KEY PLANS

SHEET TITLE

PROPOSED
ROOF PLAN
EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
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APPROVED

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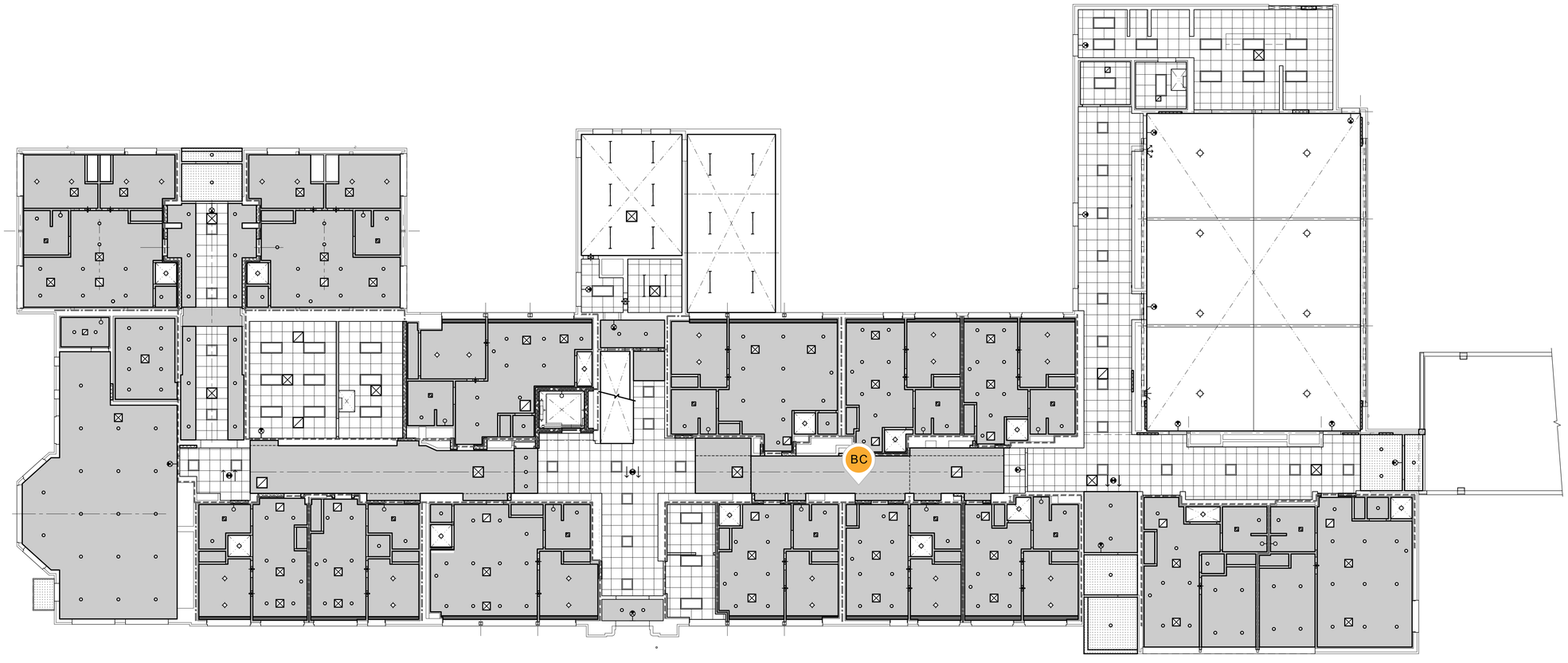
A-306
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REFLECTED CEILING PLANS NOTES:

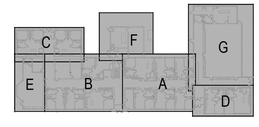
1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.
4. REFER TO AND COORDINATE WITH SPECIFICATIONS FOR ADDITION INFORMATION.
5. ALL INTERIOR FINISHES SHALL COMPLY WITH THE 2015 MBC AND ANY APPLICABLE CODES.
6. COORDINATE ALL CEILING HEIGHT WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS AND CONTRACTORS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
7. COORDINATE ALL CEILING HEIGHTS WITH WINDOW SIZES AND WINDOW CONTRACTOR. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
8. INSTALL IN THE DIRECTION AND SPACING SHOWN ON THESE PLANS. NOTIFY ARCH./ENGINEER OF ANY DISCREPANCIES.
9. NOT ALL CEILING ITEMS ARE SHOWN. ITEMS SHOWN ARE CRITICAL TO VISUAL EFFECT AND REQUIRE COORDINATION AMONG TRADES TO MEET ARCHITECTURAL CRITERIA.
10. CENTER ALL CEILING ITEMS, RECESSED LIGHT FIXTURES, DIFFUSERS, ETC. WITHIN CEILING TILE UNLESS NOTED OTHERWISE (U.N.O.).
11. ANY CEILING ITEMS TO BE SUPPORTED / HUNG FROM A STRUCTURAL MEMBER OR STEEL UNI-STRUTS AND NOT FROM FLOOR OR ROOF DECKING MATERIAL.
12. PROVIDE ACCESS DOORS WITH RECESSED FRONT PANEL FOR GYPSUM BOARD INSTALLATIONS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL AND / OR OTHERS ITEMS ABOVE CEILING. CONTRACTOR TO SUBMIT CEILING ACCESS DOOR PLAN AND PRODUCT INFORMATION TO ARCHITECT FOR APPROVAL.
13. ALL CEILINGS TO HAVE STC 55 SOUND INSULATION AND CHECK FIRE RATINGS PER MBC.

REFLECTED CEILING PLANS LEGEND:

- ACT-1: 2' X 2' LAY-IN ACOUSTICAL TILE CEILING ACT-1W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- ACT-2: 2' X 4' LAY-IN ACOUSTICAL TILE CEILING ACT-2W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- EXPOSED CEILING
- INTERIOR CEILINGS: GYPSUM CEILING ON METAL SUSPENSION SYSTEM - 1/2" GYPSUM BOARD ON 18 GA - 3-5/8" METAL FRAMING AT 16" O.C., TYPICAL.
- EXTERIOR CEILINGS: DEFS ON 5/8" EXTERIOR GRADE SHEATHING CEILING SYSTEM ON COLD FORMED METAL FRAMING.
- 2'x4' LED LIGHT FIXTURE.
- 2'x2' LED LIGHT FIXTURE.
- RECESSED CEILING LED LIGHT FIXTURE WITH TRIM-LESS LESS OPTION FOR DRYWALL OR SUSPENDED CEILING.
- CEILING MOUNTED LED LIGHT FIXTURE.
- WALL MOUNTED LED LIGHT FIXTURE
- 4' LED LIGHT FIXTURE
- WALL MOUNTED COMBINATION EXIT SIGN / EMERGENCY LIGHT FIXTURE
- CEILING MOUNTED EMERGENCY EXIT LIGHT FIXTURE
- SUPPLY AIR DIFFUSERS
- RETURN AIR DIFFUSERS
- EXPOSED SUPPLY / RETURN AIR DUCTS
- 9'-0" (10'-0") A.F.F. PROPOSED AND EXISTING (IN PARENTHESIS) CEILING ELEVATIONS



1 / A-307 EXISTING BUILDING GROUND LEVEL REFLECTED CEILING PLAN
SCALE: 3/32"=1'-0"
REF:



KEY PLAN

10' 0 5' 10'
SCALE: 3/32"= 1'-0"

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REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
THADDEUS C ZARZEWSKI
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE
EXISTING BUILDING GROUND LEVEL REFELECTED CEILING PLAN
SCALE:

ISSUED FOR	DATE
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DRAWN BY: EBH
CHECKED: JA
APPROVED:
FILE NO.: 21026.00
SHEET NO.: A-307

FLOOR PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

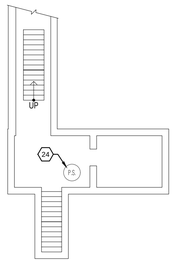
FLOOR PLANS WALL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)
- E1 — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL
- E2 — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.
- E3 — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.
- E4 — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL. OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3
- M1 — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
  - M1A = 8" CMU
  - M1B = 4" CMU
  - M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
  - M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL
- F1 — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION
- F2 — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.
- G1 — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
  - G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
  - G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.
- G2 — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
- G3 — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493. G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL. V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW BRICK AND CMU TO BE TOOTHED INTO EXISTING.

OBS

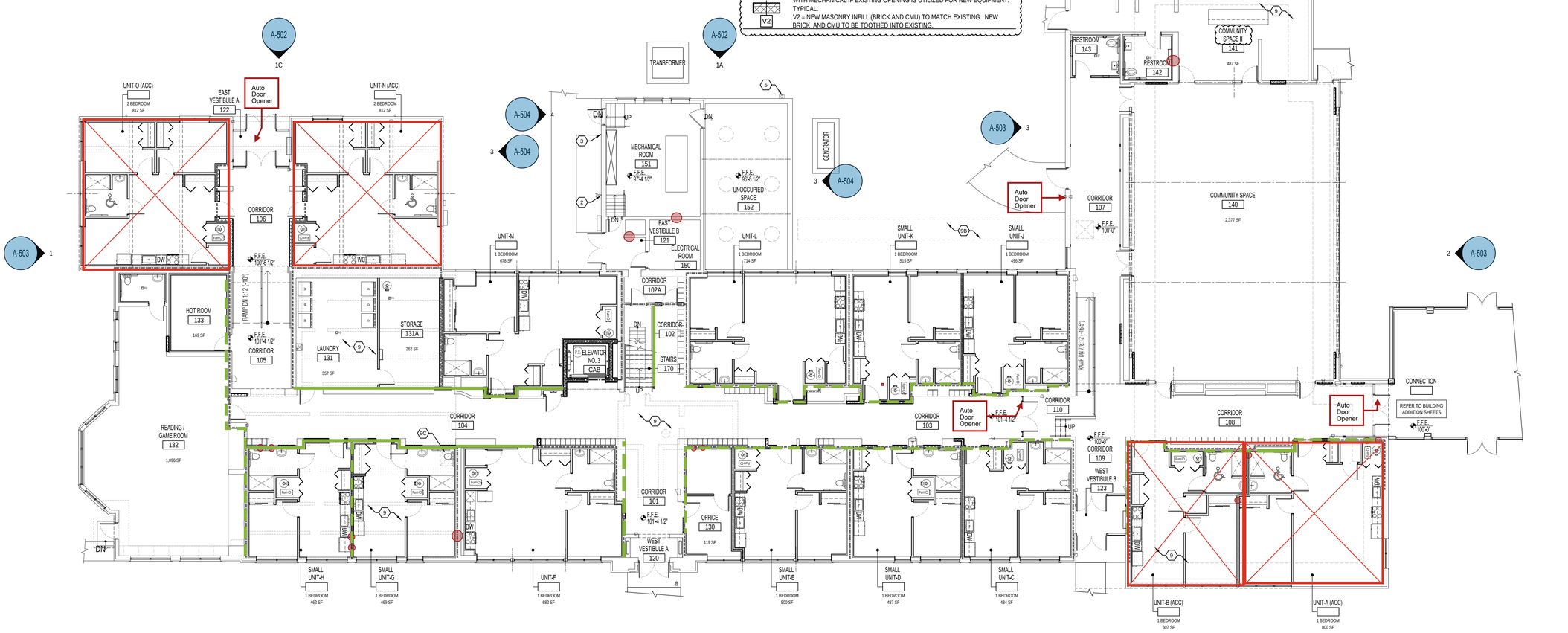
FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-603 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-501
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
13. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
14. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
15. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
16. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
18. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
19. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
20. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
21. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
22. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
23. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
24. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701.
25. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS):
    25A: EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL.



2 / A-201 — BASEMENT PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

Existing Building:
4 Units to be ADA Compliant:
Units A, B, N, and O.
The 4 units to be fully ADA compliant for wheelchair, visually impaired and sight impaired.



1 / A-304 — PROPOSED GROUND LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

10' 0 5' 10'
SCALE: 3/32"=1'-0"

John Grace Arms
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REGISTRATION SEAL

KEY PLANS

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SHEET NO. A-304

FLOOR PLANS NOTES:

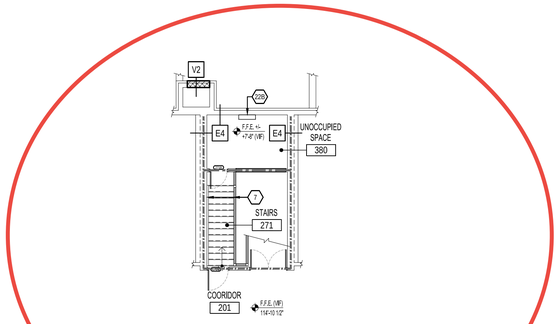
1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

FLOOR PLANS WALL LEGEND:

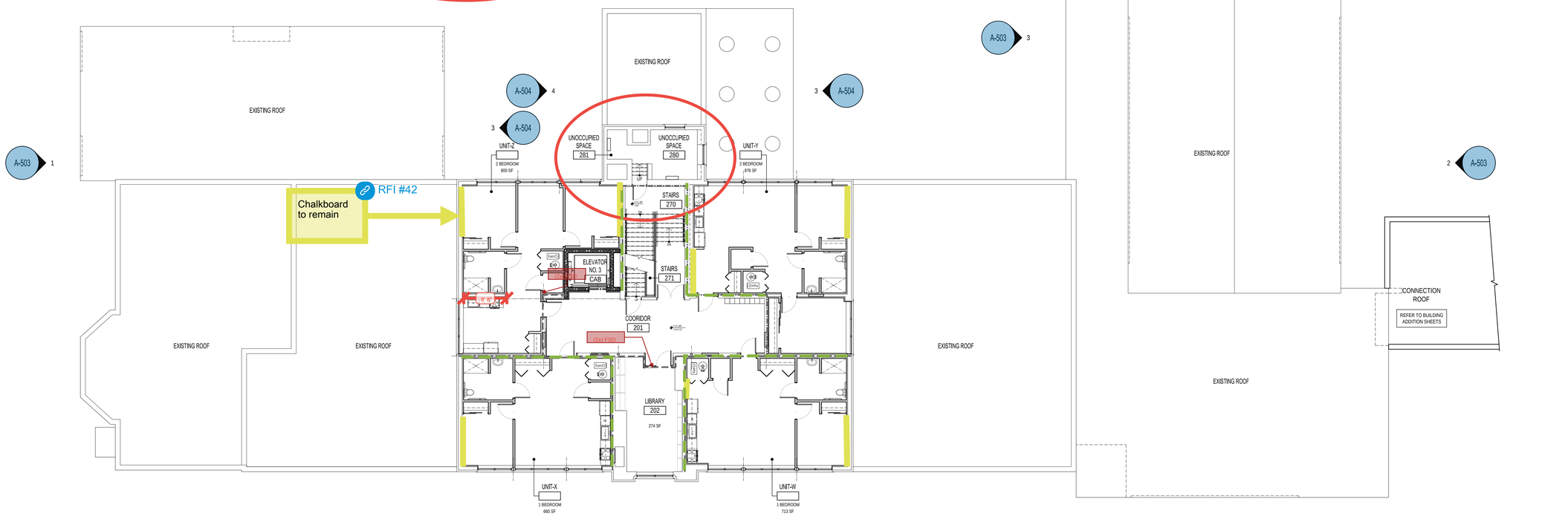
- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)
- V/F E1 — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL
- V/F E2 — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.
- V/F E3 — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.
- V/F E4 — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL.
  OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3
- 6" M1 — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
  - M1A = 8" CMU
  - M1B = 4" CMU
  - M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
  - M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL
- 3" F1 — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION
- 4" F2 — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.
- 5" G1 — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
  - G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
  - G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE TO EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.
- 4" G2 — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-6" O.C.VERTICALLY.
- 8" G3 — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493.
  G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL.
  V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW BRICK AND CMU TO BE TOOTHED INTO EXISTING.

FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-603 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-601
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
13. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
14. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
15. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
16. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
18. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
19. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
20. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
21. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
22. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
23. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
24. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701.
25. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS).
    25A: EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL.



2 A-201 — MEZZANINE LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:



1 A-305 — PROPOSED SCOND LEVEL PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

10' 0 5' 10'
SCALE: 3/32"= 1'-0"

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REGISTRATION SEAL

KEY PLANS

SHEET TITLE
PROPOSED SECOND LEVEL PLAN
EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025

DRAWN BY: EBH
CHECKED: JA
APPROVED:

FILE NO. 21026.00

SHEET NO. A-305

ROOF LEGEND NOTES:

1. REFER TO AND COORDINATE WITH SPECIFICATIONS FOR ADDITIONAL SPECIFIC INFORMATION.
2. ALL ROOFING AND ASSOCIATES ITEMS SHALL COMPLY WITH SELECTED ROOF SYSTM MANUFACTURER SPECIFICATIONS AND WARRENTY.
3. EXTEND ROOFING MEMBRANE UP PARAPET WALL TO UNDERSIDE OF EXISTING COPING, TYPICAL. REFER TO SECTIONS.
4. PROVIDE COUNTER FLASHING ALL TERMINATION BARS.
5. REFER TO AND COORDINATE WITH MECHANICAL AND ELECTRICAL. ALL ROOF EQUIPMENT.
6. MAINTAIN MINIMUM REQUIRED SPACING BETWEEN EQUIPMENT AS REQUIRED BY MANUFACTURER AND CODE.
7. VERIFY ALL EQUIPMENT SIZES WITH MANUFACTURER FOR CURB SIZES AND LOCATIONS.
8. COORDINATE ROOF CONDUCTORS WITH PLUMBING, STEEL AND CONCRETE FOUNDATION CONTRACTORS.

ENTIRE EXISTING ROOF SHALL BE FULLY FIELD VERIFIED AND INVESTIGATED FOR ANY AREAS AND / OR CONDITIONS THAT ARE NOT VISIBLE, NOTICEABLE OR ACCESSIBLE DURING THE DESIGN STAGE. GC/CM TO NOTIFY OWNER, ARCHITECT AND ENGINEER WITH ANY NEW FINDINGS NOT DEPICTED ON THESE DESIGN DOCUMENTS.

ROOF SYSTEM:

ROOF SYSTEM 1 (METAL ROOF DECK):
- 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE.
- INSULATION PROTECTION BOARD.
- +/- 5" MINIMUM R-30 POLYISO RIGID BOARD INSULATION.
- EXISTING METAL ROOF DECKING ON EXISTING STEEL JOISTS. FIELD VERIFY.

ROOF SYSTEM 2 (WOOD ROOF DECK):
- 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE.
- INSULATION PROTECTION BOARD.
- +/- 5" MINIMUM R-30 POLYISO RIGID BOARD INSULATION.
- EXISTING WOOD DECK ROOF ON EXISTING WOOD ROOF JOISTS. FIELD VERIFY.

ROOF SYSTEM 3 (WOOD FIBER PANEL):
- 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE.
- INSULATION PROTECTION BOARD.
- +/- 5" MINIMUM R-30 POLYISO RIGID BOARD INSULATION.
- EXISTING WOOD FIBER PANEL (TECTUM) ROOF DECKING ON EXISTING STEEL JOISTS. FIELD VERIFY.

ROOF SYSTEM 4 (SLOPED WOOD FIBER PANEL):
- 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE.
- INSULATION PROTECTION BOARD.
- +/- 5" MINIMUM R-30 POLYISO RIGID BOARD INSULATION.
- EXISTING WOOD FIBER PANEL (TECTUM) ROOF DECKING ON EXISTING STEEL JOISTS. FIELD VERIFY.

ROOF INSULATION NOTE:

1. PROVIDE FOUR-WAY TAPERED INSULATION AS DEPICTED.
2. INSULATION SHALL HAVE A MINIMUM OF +/-5" R-30 POLYISO RIGID INSULATION.
3. A BASE THICKNESS OF 2" AT THE LOWEST POINT (ROOF DRAIN) WITH A ADDITIONAL TAPERED INSULATION AT A MINIMUM 1/4" PER FOOT SLOPE AS DEPICTED.

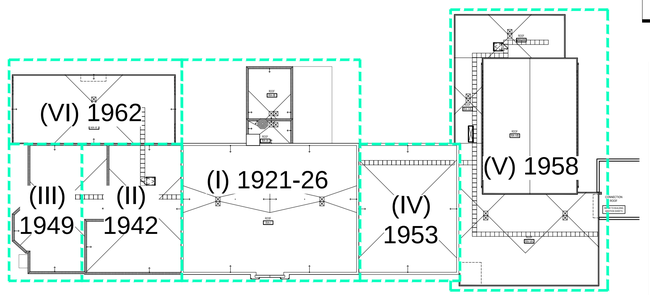
ROOF PLAN NOTES LEGEND:

1. NEW ROOFING AND INSULATION
2. INDICATES A 1/4" MINIMUM SLOP HIGH POINT (RIDGE), TYPICAL.
3. INDICATES A 1/2" MINIMUM SLOP ADDITIONAL TAPERED INSULATION SADDLE TO DIVERT WATER AWAY FROM CURB / EQUIPMENT. TYPICAL.
4. PARAPET: PRE-FINISHED SNAP-ON METAL COPPING WITH HEMMED DRIP EDGE. SLOP 1" DOWN TOWARDS ROOF.
5. ROOF EDGE: PRE-FINISHED SNAP-ON METAL ROOF EDGE FLAHSING WITH DRIP EDGE. TYPICAL.
6. PARAPET: EXISTING STONE COPING. EXTEND MEMBRANE TO UNDERSIDE OF EXISTING COPING WITH A REGLET CUT AT THE BASE OF THE EXISTING STONE COPING. DAMAGED STONE THAT COMPROMISES WATER TIGHT CONDITION TO BE REPLACED AS NEEDED.
7. SLOPED ROOF EDGE: PRE-FINISHED SNAP-ON METAL ROOF EDGE FLAHSING WITH DRIP EDGE. TYPICAL.
8. ROOF PROTECTION TRAFFIC PADS. PROVIDE PER ROOF MEMBRANE MANUFACTURER REQUIREMENTS, TYPICAL.
9. ROOF ACCESS HATCH - THERMALLY BROKEN AND INSULATED. BILCO S-50TB AND CLEAR OPENING AS INDICATED WITH INTEGRATED GUARD RAILS AND SELF CLOSING GATE WITH LATCH. SEE DETAIL 2 ON SHEET A-501
10. ROOF DRAINS: COMBINED UNIT FOR PRIMARY AND SECONDARY. REFER TO MECHANICAL. TYPICAL.
11. PREFINISHED METAL GUTTERS AND DOWNSPOUTS.
12. EXHAUST FANS. REFER TO MECHANICAL. TYPICAL.
13. CONDENSING UNITS. REFER TO MECHANICAL. TYPICAL.
14. SANITARY RISER. REFER TO MECHANICAL. TYPICAL
15. NEW MEHCANICAL EQUIPMENT ROOF CURB. REFER TO MECHANICAL.

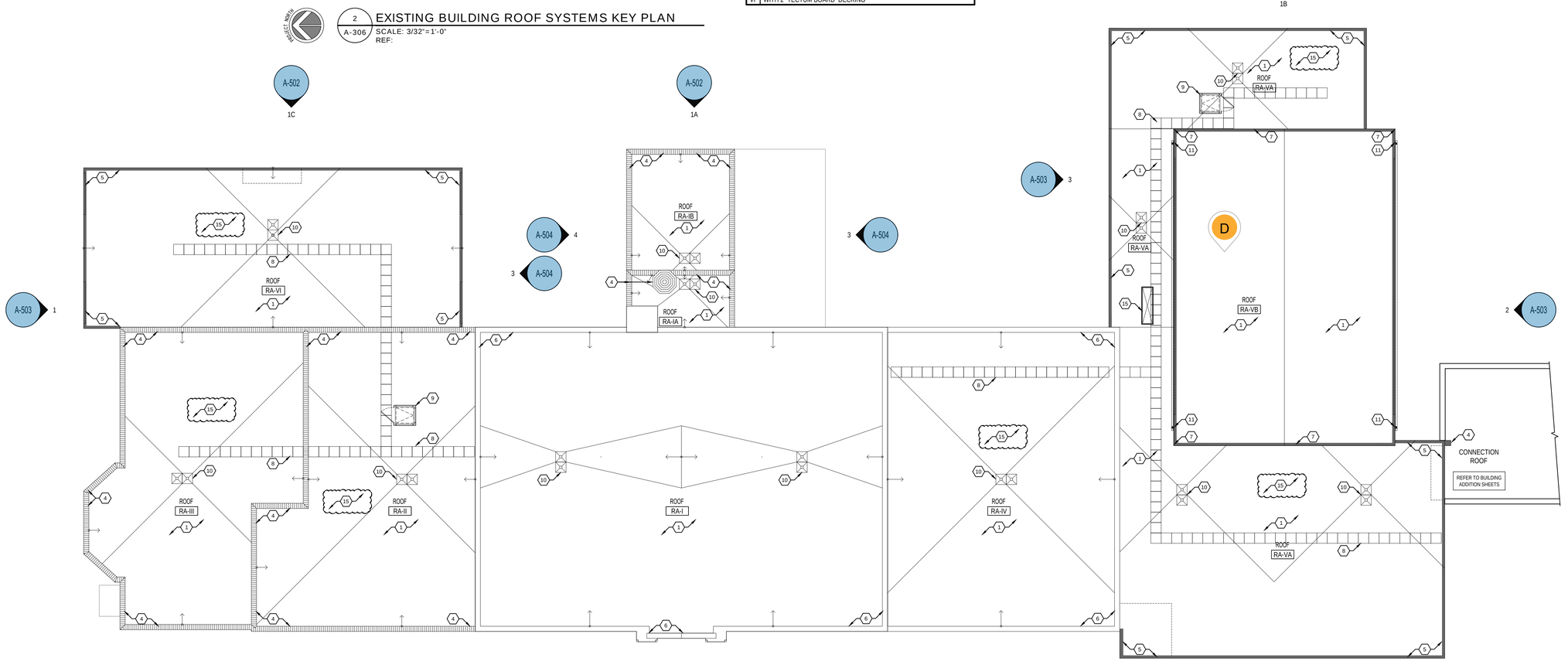
EXISTING BUILDING CONSTRUCTION

FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS

ZONE	ROOF CONSTRUCTION
I	OBSERVED 10" JOISTS AT 30" OR 36" O.C. WITH 1x WOOD DECKING
II	OBSERVED 2x12 WOOD JOISTS @16" O.C. WITH 1x WOOD DECKING
III	FIELD VERIFY. UNABLE TO OBSERVE.
IV	FIELD VERIFY. UNABLE TO OBSERVE.
V	UNABLE TO OBSERVE. EXISTING GYMNASIUM - LONG SPAN METAL CEILING PANEL BEARING ON STEEL A-FRAME STRUCTURE.
VI	PER ORIGINAL BUILDING DRAWINGS: STEEL BEAMS WITH 2" TECTUM BOARD DECKING



2 A-306 EXISTING BUILDING ROOF SYSTEMS KEY PLAN
SCALE: 3/32"=1'-0"
REF:



2 A-306 PROPOSED ROOF PLAN - EXISTING BUILDING
SCALE: 3/32"=1'-0"
REF:

10' 0 5' 10'
SCALE: 3/32"=1'-0"

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REGISTRATION SEAL

KEY PLANS

SHEET TITLE

PROPOSED
ROOF PLAN
EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025

EBH
DRAWN BY

JA
CHECKED

APPROVED

21026.00
FILE NO.

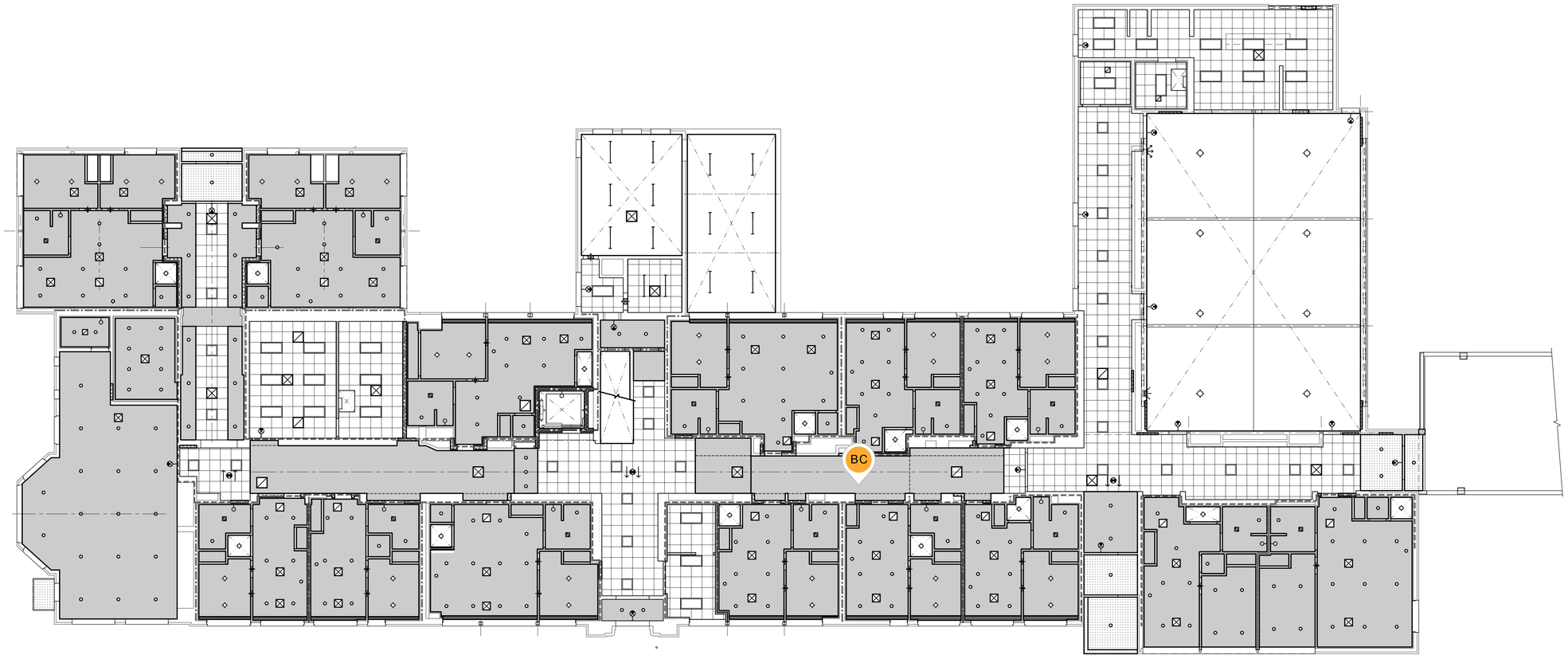
A-306
SHEET NO.

REFLECTED CEILING PLANS NOTES:

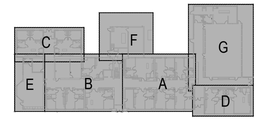
1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.
4. REFER TO AND COORDINATE WITH SPECIFICATIONS FOR ADDITION INFORMATION.
5. ALL INTERIOR FINISHES SHALL COMPLY WITH THE 2015 MBC AND ANY APPLICABLE CODES.
6. COORDINATE ALL CEILING HEIGHT WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS AND CONTRACTORS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
7. COORDINATE ALL CEILING HEIGHTS WITH WINDOW SIZES AND WINDOW CONTRACTOR. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
8. INSTALL IN THE DIRECTION AND SPACING SHOWN ON THESE PLANS. NOTIFY ARCH./ENGINEER OF ANY DISCREPANCIES.
9. NOT ALL CEILING ITEMS ARE SHOWN. ITEMS SHOWN ARE CRITICAL TO VISUAL EFFECT AND REQUIRE COORDINATION AMONG TRADES TO MEET ARCHITECTURAL CRITERIA.
10. CENTER ALL CEILING ITEMS, RECESSED LIGHT FIXTURES, DIFFUSERS, ETC. WITHIN CEILING TILE UNLESS NOTED OTHERWISE (U.N.O.).
11. ANY CEILING ITEMS TO BE SUPPORTED / HUNG FROM A STRUCTURAL MEMBER OR STEEL UNI-STRUTS AND NOT FROM FLOOR OR ROOF DECKING MATERIAL.
12. PROVIDE ACCESS DOORS WITH RECESSED FRONT PANEL FOR GYPSUM BOARD INSTALLATIONS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL AND / OR OTHERS ITEMS ABOVE CEILING. CONTRACTOR TO SUBMIT CEILING ACCESS DOOR PLAN AND PRODUCT INFORMATION TO ARCHITECT FOR APPROVAL.
13. ALL CEILINGS TO HAVE STC 55 SOUND INSULATION AND CHECK FIRE RATINGS PER MBC.

REFLECTED CEILING PLANS LEGEND:

- ACT-1: 2' X 2' LAY-IN ACOUSTICAL TILE CEILING ACT-1W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- ACT-2: 2' X 4' LAY-IN ACOUSTICAL TILE CEILING ACT-2W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- EXPOSED CEILING
- INTERIOR CEILINGS: GYPSUM CEILING ON METAL SUSPENSION SYSTEM - 1/2" GYPSUM BOARD ON 18 GA - 3-5/8" METAL FRAMING AT 16" O.C., TYPICAL.
- EXTERIOR CEILINGS: DEFS ON 5/8" EXTERIOR GRADE SHEATHING CEILING SYSTEM ON COLD FORMED METAL FRAMING.
- 2'x4' LED LIGHT FIXTURE.
- 2'x2' LED LIGHT FIXTURE.
- RECESSED CEILING LED LIGHT FIXTURE WITH TRIM-LESS LESS OPTION FOR DRYWALL OR SUSPENDED CEILING.
- CEILING MOUNTED LED LIGHT FIXTURE.
- WALL MOUNTED LED LIGHT FIXTURE
- 4' LED LIGHT FIXTURE
- WALL MOUNTED COMBINATION EXIT SIGN / EMERGENCY LIGHT FIXTURE
- CEILING MOUNTED EMERGENCY EXIT LIGHT FIXTURE
- SUPPLY AIR DIFFUSERS
- RETURN AIR DIFFUSERS
- EXPOSED SUPPLY / RETURN AIR DUCTS
- 9'-0" (10'-0") A.F.F. PROPOSED AND EXISTING (IN PARENTHESIS) CEILING ELEVATIONS



1 / A-307 EXISTING BUILDING GROUND LEVEL REFLECTED CEILING PLAN
SCALE: 3/32"=1'-0"
REF:



KEY PLAN

10' 0 5' 10'
SCALE: 3/32"= 1'-0"

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REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
THADDEUS C ZARZEWSKI
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE
EXISTING BUILDING GROUND LEVEL REFELECTED CEILING PLAN
SCALE:

ISSUED FOR	DATE
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024

DRAWN BY: EBH
CHECKED: JA
APPROVED:
FILE NO.: 21026.00
SHEET NO.: A-307

FLOOR PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

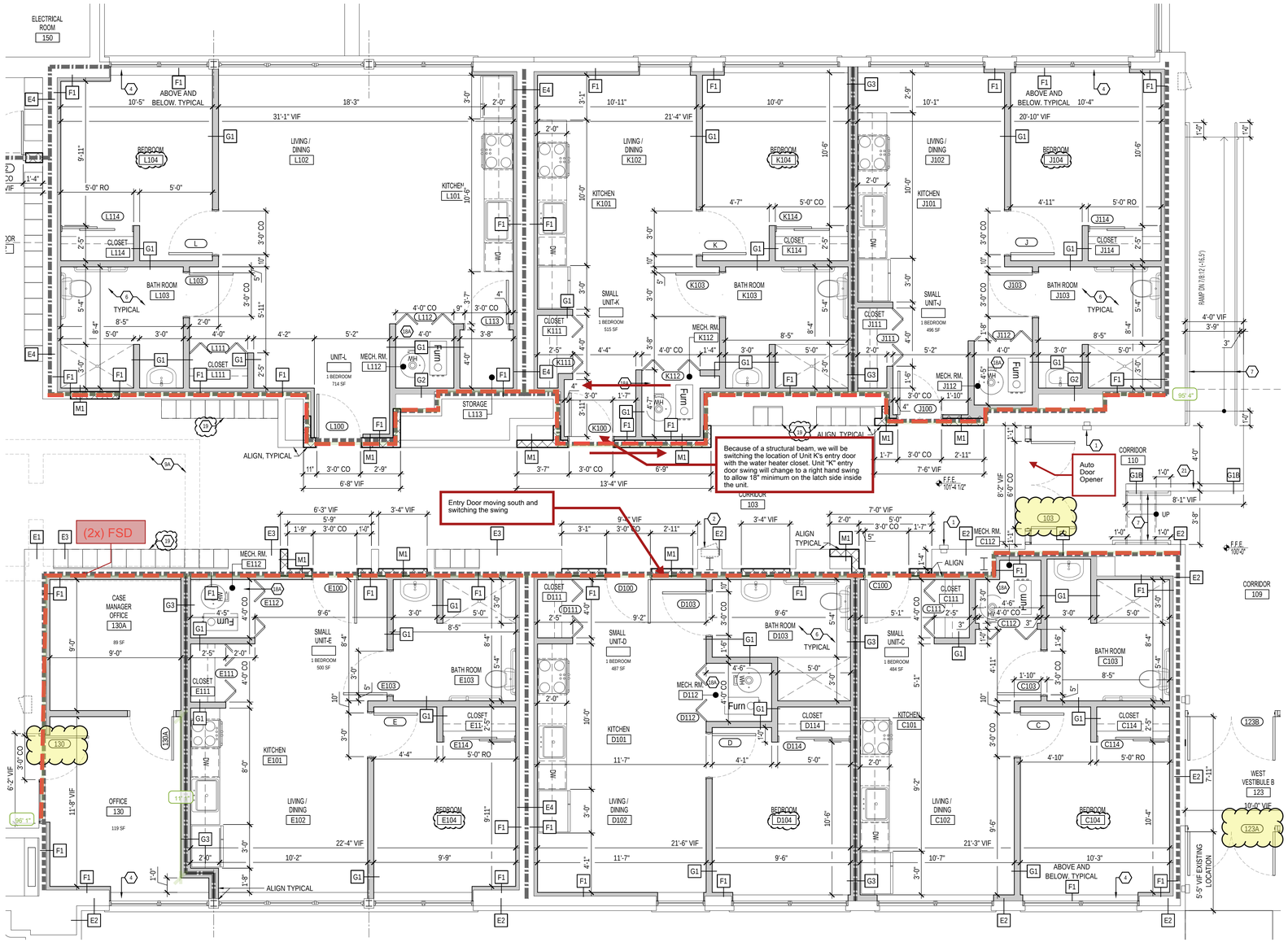
FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-503 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
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   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-601
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
14. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
15. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
16. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
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20. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
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22. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
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    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
24. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
25. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701.
26. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS):
    25A: EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL.

FLOOR PLANS WALL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)

- E1 — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL
- E2 — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.
- E3 — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.
- E4 — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL.
  OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3
- M1 — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
  - M1A = 8" CMU
  - M1B = 4" CMU
  - M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
  - M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL
- F1 — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION
- F2 — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.
- G1 — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
  - G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
  - G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE TO EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.
- G2 — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
- G-3 — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493.
  G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL.
  V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW **BRICK AND CMU TO BE TOOTHED INTO EXISTING.**



PROJECT NORTH

1 / A-304 — PROPOSED ELARGED GROUND LEVEL PLAN - EXISTING BUILDING

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

REF:



KEY PLAN

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

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-8000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

SHEET TITLE

PROPOSED ENLARGED GROUND LEVEL PLAN EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025

DRAWN BY: EBH

CHECKED: JA

APPROVED

FILE NO. 21026.00

SHEET NO. A-351

FLOOR PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-603 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-601
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
13. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
14. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
15. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
16. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
18. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
19. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
20. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
21. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
22. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
23. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
24. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701.
25. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS):
    25A. EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL.

FLOOR PLANS WALL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)

E1 — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL

E2 — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.

E3 — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.

E4 — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL.
OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3

M1 — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
- M1A = 8" CMU
- M1B = 4" CMU
- M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
- M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL

F1 — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R9 FIBER GLASS INSULATION

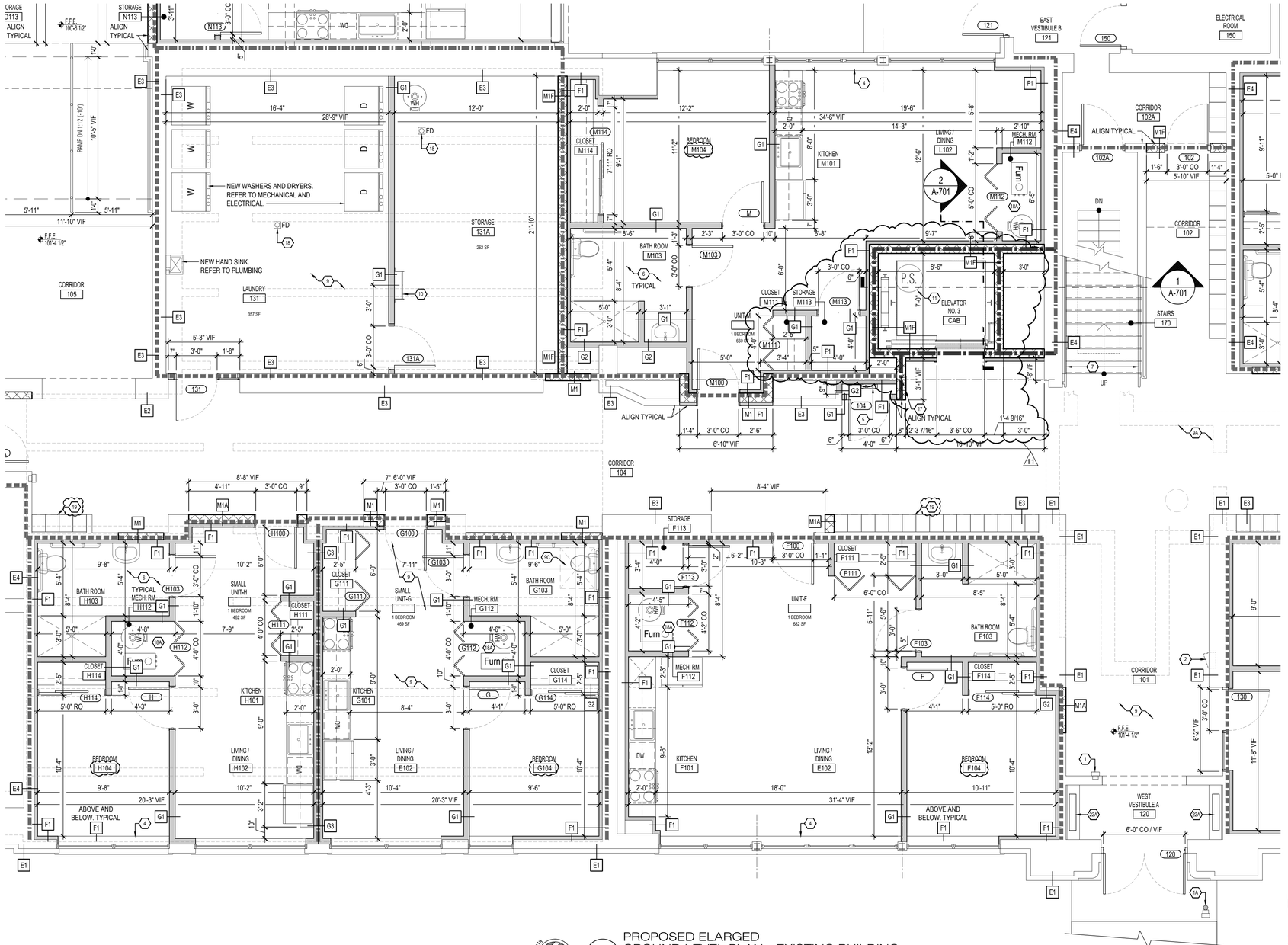
F2 — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C.. EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.

G1 — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
- G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE TO EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.

G2 — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.

G3 — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493.
G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS

V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL.
V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW **BRICK AND CMU TO BE TOOTHED INTO EXISTING.**



1 A-304 — PROPOSED ELARGED GROUND LEVEL PLAN - EXISTING BUILDING
SCALE: 1/4"=1'-0"
REF:



KEY PLAN

4' 0 2' 4'
SCALE: 1/4"= 1'-0"

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-9000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

SHEET TITLE

PROPOSED ENLARGED GROUND LEVEL PLAN EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025
Bulletin - 011	07.27.2026

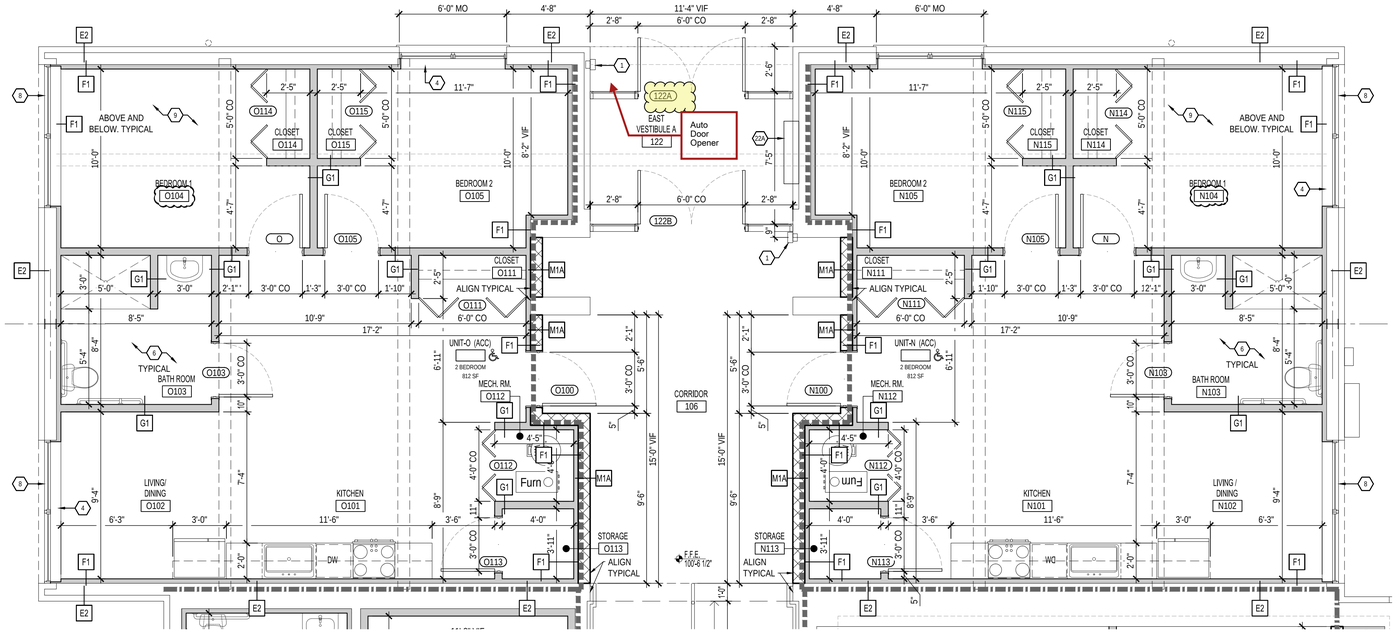
DRAWN BY: EBH
CHECKED: JA
APPROVED:

FILE NO. 21026.00

SHEET NO. A-352

FLOOR PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

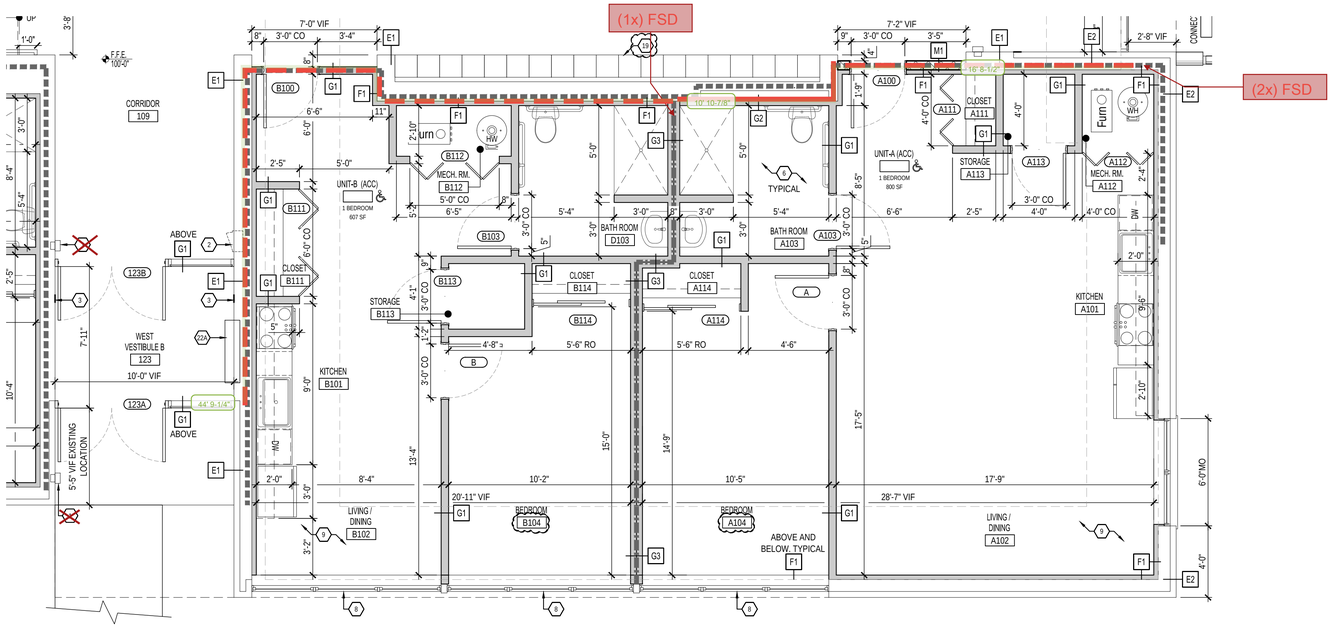


PROPOSED ELARGED GROUND LEVEL PLAN - EXISTING BUILDING

2 / A-304

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

REF:



PROPOSED ELARGED GROUND LEVEL PLAN - EXISTING BUILDING

1 / A-304

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

REF:

FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-603 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-601
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
14. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
15. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
16. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
18. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
19. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
20. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
21. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
22. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
23. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
24. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
25. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAL 5 ON SHEET A-701.
26. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS):
    25A: EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL.

FLOOR PLANS WALL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)

VIF **E1** — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL

VIF **E2** — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.

VIF **E3** — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.

VIF **E4** — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL.
OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3

6" **M1** — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
- M1A = 8" CMU
- M1B = 4" CMU
- M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
- M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL

5" **F1** — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION

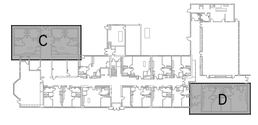
4" **F2** — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.

5" **G1** — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
- G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE TO EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.

4" **G2** — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.

8" **G3** — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493.
G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS

V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL.
V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW **BRICK AND CMU TO BE TOOTHED INTO EXISTING.**



KEY PLAN

4' 0 2' 4'

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

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-8000
Fax:313-961-3233

REGISTRATION SEAL

KEY PLANS

SHEET TITLE

PROPOSED ENLARGED GROUND LEVEL PLAN EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025

DRAWN BY: EBH

CHECKED: JA

APPROVED

FILE NO.: 21026.00

SHEET NO.: A-353

FLOOR PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

FLOOR PLANS WALL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)

E1 — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL

E2 — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.

E3 — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.

E4 — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL.
OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3

M1 — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
- M1A = 8" CMU
- M1B = 4" CMU
- M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
- M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL

F1 — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION

F2 — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.

G1 — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
- G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE TO EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.

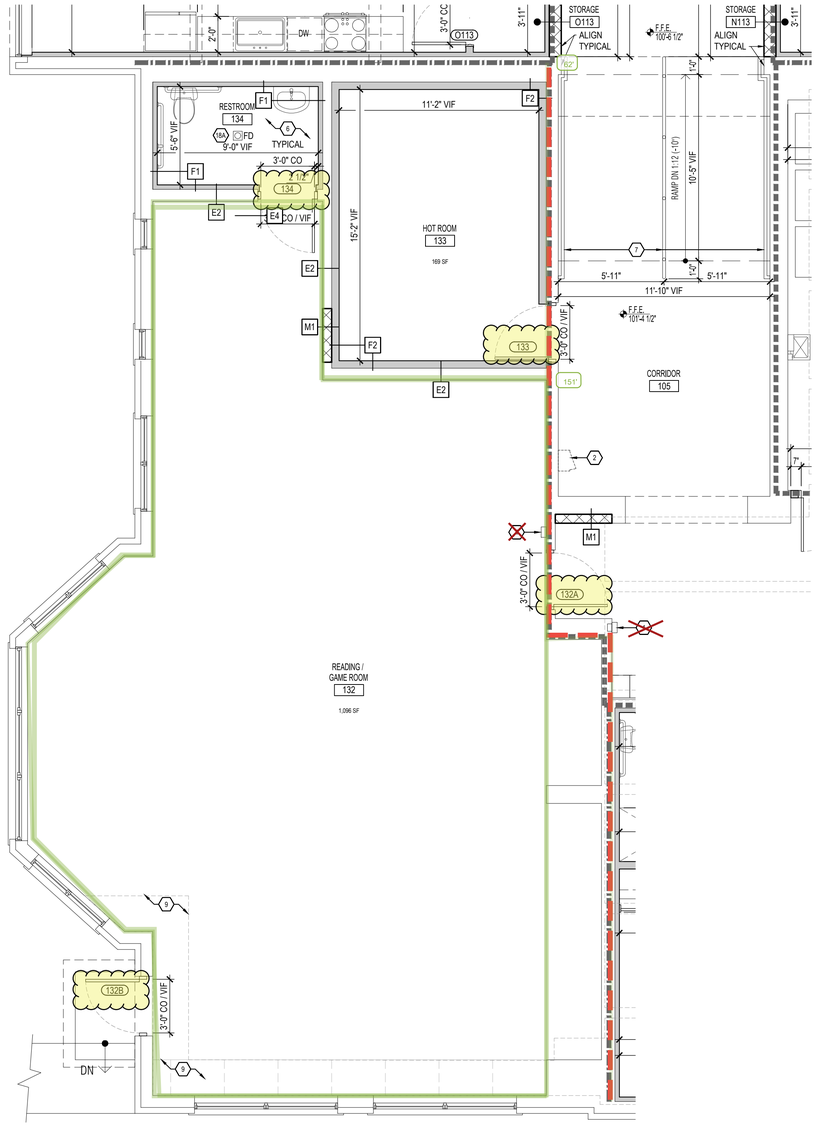
G2 — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.

G3 — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493.
G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS

V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL.
V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW **BRICK AND CMU TO BE TOOTHED INTO EXISTING.**

FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-503 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-601
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
13. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
14. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
15. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
16. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
18. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
19. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
20. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
21. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
22. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
23. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
24. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701.



1 A-304 PROPOSED ELARGED GROUND LEVEL PLAN - EXISTING BUILDING
SCALE: 1/4"= 1'-0"
REF:

1 A-304 PROPOSED ELARGED GROUND LEVEL PLAN - EXISTING BUILDING
SCALE: 1/4"= 1'-0"
REF:

KEY PLAN

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

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-8000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

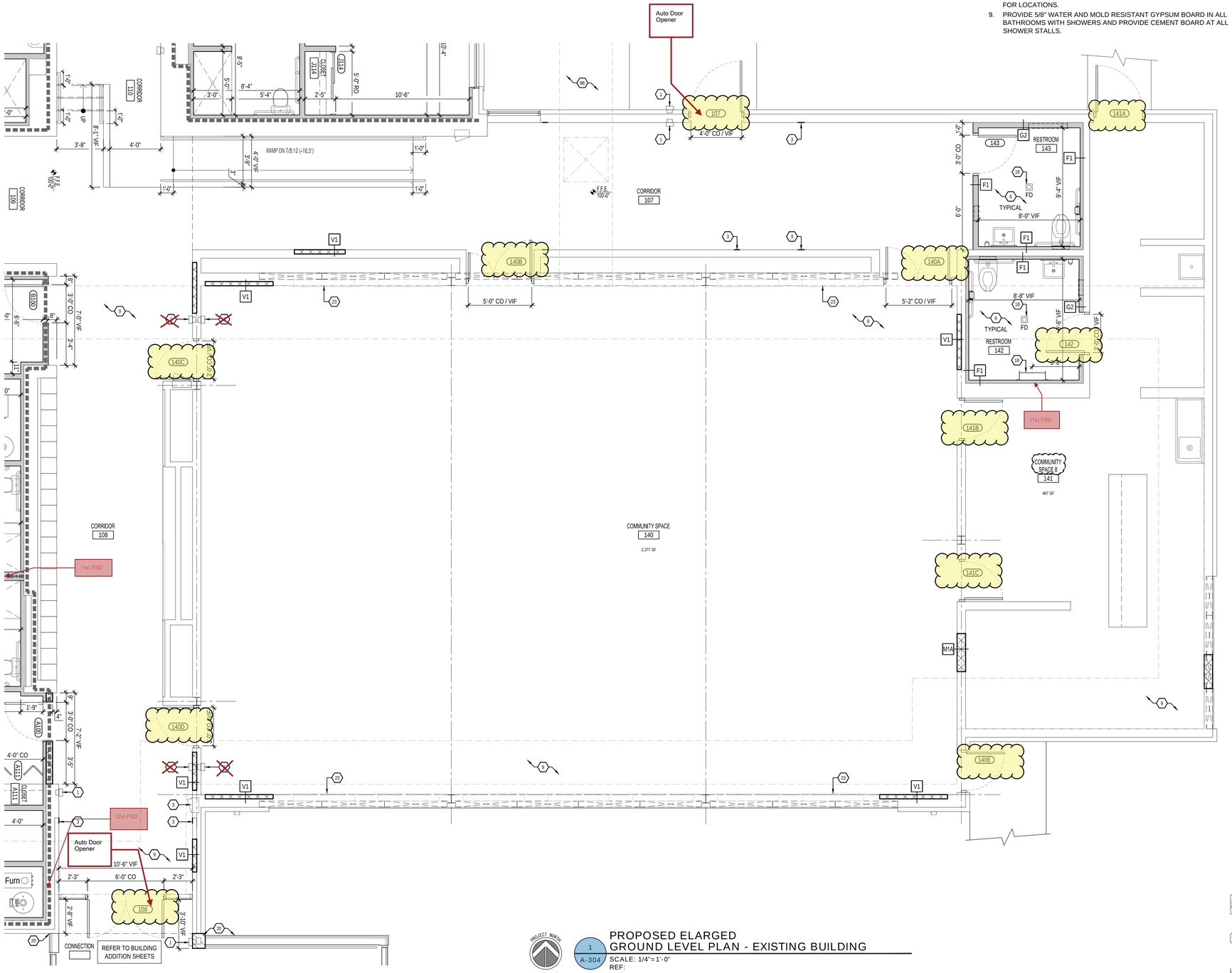
STATE OF MICHIGAN
THADDEUS C ZAKRZEWSKI
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE
PROPOSED ENLARGED GROUND LEVEL PLAN EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024

DRAWN BY: EBH
CHECKED: JA
APPROVED:
FILE NO.: 21026.00
SHEET NO.: A-354



PROJECT NORTH

1 / A-304

PROPOSED ELARGED GROUND LEVEL PLAN - EXISTING BUILDING

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

REF:

FLOOR PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-503 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-601
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
14. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
15. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
16. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
18. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
19. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
20. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
21. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
22. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
23. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
24. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
25. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701.
26. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS):
    25A: EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL.

FLOOR PLANS WALL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)

E1 — EXISTING MULTI WYTHE EXTERIOR MASONRY WALL

E2 — EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.

E3 — EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.

E4 — ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL.
OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3

M1 — 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
- M1A = 8" CMU
- M1B = 4" CMU
- M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
- M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL

F1 — 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION

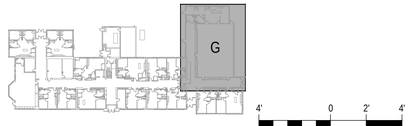
F2 — 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C . EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.

G1 — 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
- G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE TO EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.

G2 — 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.

G3 — 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493.
G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS

V1 / V2 — BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL.
V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW **BRICK AND CMU TO BE TOOTHED INTO EXISTING.**



KEY PLAN

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-8000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

SHEET TITLE

PROPOSED ENLARGED GROUND LEVEL PLAN EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
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Permits	12.20.2024
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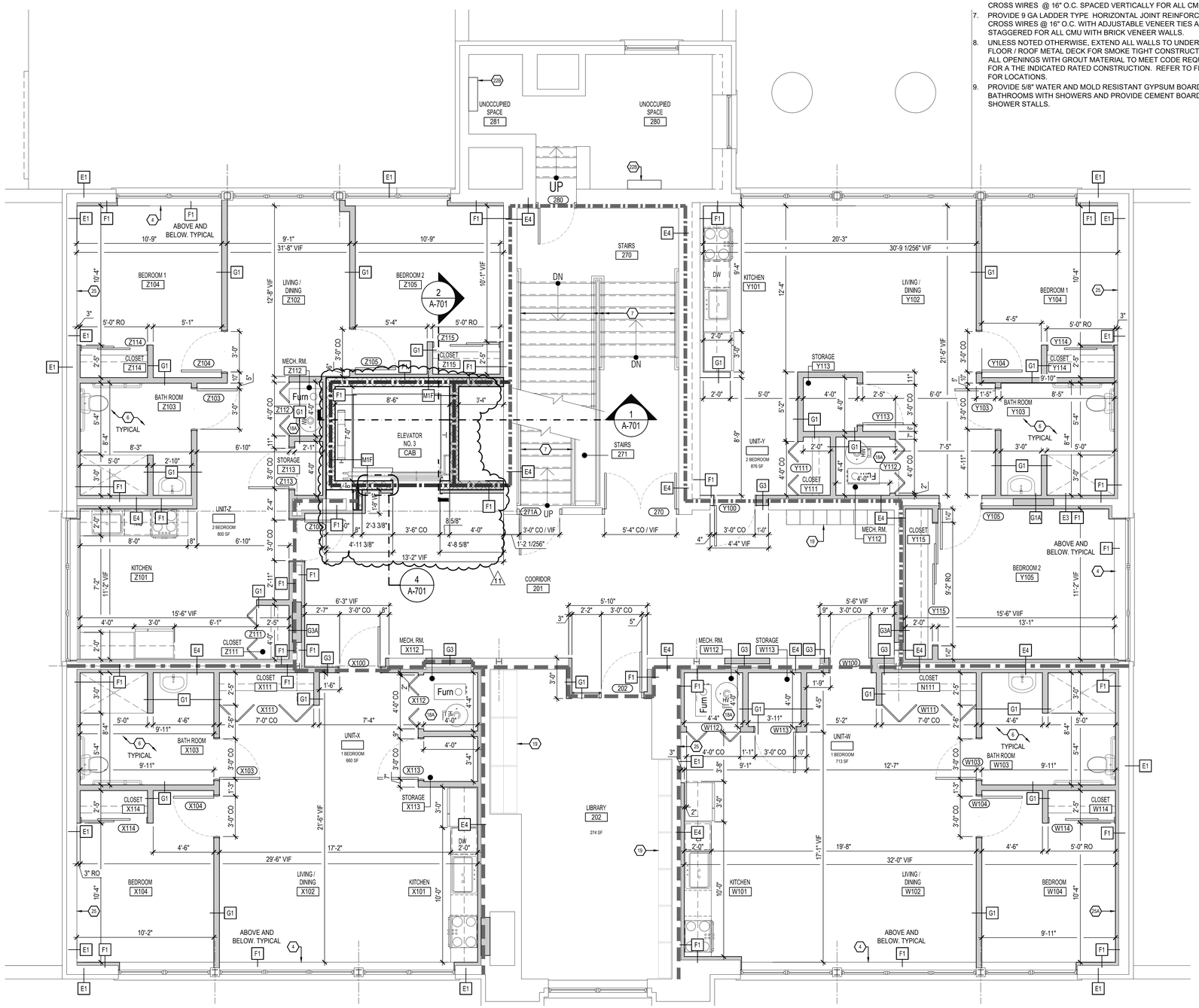
DRAWN BY: EBH

CHECKED: JA

APPROVED

FILE NO.: 21026.00

SHEET NO.: A-355



PROJECT NORTH

1 A-305 PROPOSED ELARGED SECOND LEVEL PLAN - EXISTING BUILDING

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

REF:

4' 0 2' 4'

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

FLOOR PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS
4. REFER TO AND COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. MATCH EXISTING BRICK AND CMU FINISH AND COLOR AND IS SUBJECT TO ARCHITECT APPROVAL OF SAMPLE SUBMITTALS. FIELD VERIFY AND MATCH MASONRY PATTERN AND COURSING. TOOTH IN ALL NEW WORK INTO EXISTING COURSING.
6. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
7. PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK VENEER WALLS.
8. UNLESS NOTED OTHERWISE, EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A THE INDICATED RATED CONSTRUCTION. REFER TO FLOOR PLANS FOR LOCATIONS.
9. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.

FLOOR PLANS NOTES LEGEND:

1. BARRIER FREE POWER ASSIST DOOR ACTUATOR. PROVIDE POST AS NEEDED (1A).
2. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN. PROVIDE NEW EXTINGUISHER.
3. PATCH AND REPAIR WALL WITH MATCHING EXISTING MATCHING.
4. NEW SOLID SURFACE SILL AND WINDOW SHADES AT ALL WINDOW. COORDINATE SHADE SELECTION WITH OWNER. TYPICAL.
5. ELEVATOR DISCONNECT SWITCH. COORDINATE WITH ELECTRICAL AND ELEVATOR SUPPLIER
6. REFER TO SHEET A-603 FOR TYPICAL MOUNTING DIMENSIONS PER ANSI A117.1-2009
7. NEW HAND AND GUARD RAILS AT ALL STAIRS AND RAMPS. TYPICAL.
8. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS. REFER TO AND COORDINATE WITH BUILDING AND GLAZING ELEVATIONS.
9. TUNNEL AND CRAWL SPACE AREAS. ALL SLAB ON GRADE AREAS TO INSPECTED FOR POSSIBLE SUPPORTED SLAB CONDITION.
   9A = BASEMENT AREA.
   9B = EXTERIOR TUNNEL TO BE REMOVED AND BACK FILLED. CLOSE WITH CMU AT BUILDING
   9C = EXISTING TUNNEL ACCESS TO BE CLOSED SEALED WITH CONCRETE AND RELOCATED TO STORAGE ROOM 131A. COORDINATE WITH OWNER.
10. ROOF ACCESS LADDER AND HATCH. SEE DETAIL 2 ON SHEET A-601
11. ELEVATOR SUMP PUMP. COORDINATE & VERIFY LOCATION WITH ELEVATOR MANUF. AND FOOTINGS AND ELEC. / MECH.
12. COORDINATE LOCATION OF PROPOSED KNOX BOX LOCATION WITH LOCAL AUTHORITY
13. EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.). COORDINATE WITH CIVIL AND MECHANICAL.
13. FIRE PROTECTION ASSEMBLY. REFER TO MECHANICAL
14. EXISTING GAS METER. COORDINATE WITH CIVIL AND MECHANICAL.
15. NEW ELECTRICAL TRANSFORMER CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
16. NEW GENERATOR CONCRETE PAD. COORDINATE WITH CIVIL AND ELECTRICAL.
17. ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE LOCATION WITH ELEVATOR MANUFACTURER.
18. FLOOR DRAIN: 18A = NOT SHOWN. REFER TO MECHANICAL FOR LOCATION. TYPICAL
19. EXISTING CASEWORK. LOCKERS TO BE PROTECTED
20. REFER TO BUILDING ADDITION DRAWING. TYPICAL.
21. SOLID WOOD OR SOLID SURFACE MATERIAL WALL SILL.
22. 22A = RECESSED OR SEMI-RECESSED ELECTRIC UNIT HEATER (ECUH)
    22B = WALL SURFACE MOUNTED ELECTRIC UNIT HEATER (ECUH)
    IN FILL EXISTING WALL OPENING WITH MATCHING MATERIAL. SEE WALL TYPE V1
23. EXISTING RECESSED METAL POCKET: CLEAN AND REMOVE ANY SHARP EDGES AND PREP FOR PAINTING TO MATCH EXISTING COLOR. PROVE A 2x TREADED WOOD AT THE BASE AND COVER WITH 1/2" SOLID SURFACE MATERIAL. TYPICAL AT ALL LOCATIONS.
24. NEW SUMP PUMP AND 30" ROUND x 24" DEEP PIT. FIELD VERIFY EXIST LOCATION WITH ELEVATOR AND COORDINATE WITH AND ELEC. / MECH. REFER TO SIMILAR ELEVATOR DETAIL AND PROVIDE 1 UNI-STRUT FROM FLOOR TO CEILING PIPE SUPPORT. SEE DETAIL 5 ON SHEET A-701
25. "HISTORIC PRESERVATION" ITEMS / AREAS (REFER TO EXISTING FLOOR PLANS SHEETS):
    25A: EXISTING BLACK CHALKBOARD TO BE PRESERVED AND INSTALLED OVER NEW FURRED WALL

FLOOR PLANS WALL LEGEND:

- 1 HOUR FIRE BARRIER WALL CONSTRUCTION (ELEVATOR / STAIRS)
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION (DWELLING SEPARATION)
- 1/2 HOUR FIRE PARTITION WALL CONSTRUCTION (CORRIDORS)

VIF **E1** EXISTING MULTI WYTHE EXTERIOR MASONRY WALL

VIF **E2** EXISTING SINGLE WYTHE INTERIOR MASONRY PARTITION WALL. EXISTING CMU WALLS VARY IN WIDTH OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS.

VIF **E3** EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU.

VIF **E4** ONE HOUR FIRE PARTITION WALL: EXISTING PLASTER AND LATH WALLS OVER WOOD STUDS OR CMU. VERIFY ALL AFFECTED WORK AREAS AND MATCH EXISTING CONSTRUCTION WITH METAL STUDS OR CMU. GC/CM TO VERIFY AND CONFIRM WALL IS EXTENDED TO UNDER SIDE DECK AND EXTEND AND PATCH EXISTING WALL AS NECESSARY TO MEET A ONE HOUR FIRE RATED PARTITION WALL.
OTHERWISE PROVIDE A NEW FIRE PARTITION WALL TYPE G3

6" **M1** 6" C.M.U. WALL. EXISTING CMU WALLS VARY IN WIDTHS OF 4", 6" AND 8". VERIFY ALL AFFECTED WORK AREAS AND REFER TO PLANS FOR INTERIOR WALL FURRING.
- M1A = 8" CMU
- M1B = 4" CMU
- M1C = THICKNESS VARIES AS NOTED WITH FULL THICKNESS OF CMU.
- M1F = 8" CMU ONE HOUR RATED FIRE BARRIER WALL

3" **F1** 5/8" GYPSUM BOARD ON 20 GA. 2-1/2" METAL STUDS @ 16" O.C.. EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH 2 1/2" R8 FIBER GLASS INSULATION

4" **F2** 5/8" GYPSUM BOARD ON 20 GA. 4" METAL STUDS @ 16" O.C.. EXTEND GYPSUM BOARD 6" ABOVE SUSPENDED CEILING WHERE PRESENT U.N.O. AND METAL STUDS TO UNDERSIDE OF FLOOR / ROOF DECK WITH MINIMUM 4" R13 FIBER GLASS INSULATION.

5" **G1** 5/8" GYPSUM BOARD ON BOTH SIDES OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.
- G1A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS
- G1B = PARTIAL HEIGHT WALL: MINIMUM OF 3'-6" ABOVE TOP LANDING (5'-0" TOTAL HEIGHT) 4"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES: STUD TYPE CS3-400S200-43 (18). BRACE TO EXISTING PLATFORM OR TWO PROVIDE PONY WALL STEEL POSTS.

4" **G2** 5/8" GYPSUM BOARD ON ONE SIDE OF 20 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY.

8" **G3** 1 HOUR FIRE PARTITION WALL: 5/8" GYPSUM BOARD ON BOTH SIDES OF TWO STAGGERED ROWS 20 GA 3 5/8". METAL STUD FRAMING AT 16" O.C. EXTENDED TO UNDERSIDE OF EXISTING FLOOR / ROOF DECK U.N.O. PROVIDE DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION AND CROSS BRIDGING AT 4'-0" O.C.VERTICALLY. UL DESIGN U493.
G3A = IN-FILLS OF EXISTING WALLS. SAME AS G1 WITH LARGER, 5 1/2 OR 6" METAL STUDS TO MATCH EXISTING WALL THICKNESS

V1 V1 BRICK AND CMU INFILL AREAS: PATCH AND REPAIR ALL WALL OPENING AFTER REMOVAL OF RECESSED ITEMS. FIELD VERIFY AND MATCH BRICK, CMU, GLAZED CMU AND SUBMIT SAMPLES FOR APPROVAL. COORDINATE WITH MECHANICAL IF EXISTING OPENING IS UTILIZED FOR NEW EQUIPMENT. TYPICAL.
V2 = NEW MASONRY INFILL (BRICK AND CMU) TO MATCH EXISTING. NEW **BRICK AND CMU TO BE TOOTHED INTO EXISTING.**

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
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607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-9000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

SHEET TITLE

PROPOSED ENLARGED SECOND LEVEL PLAN EXISTING BUILDING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Bulletin No. 1	02.19.2025
Bulletin - 011	07.27.2026

DRAWN BY: EBH

CHECKED: JA

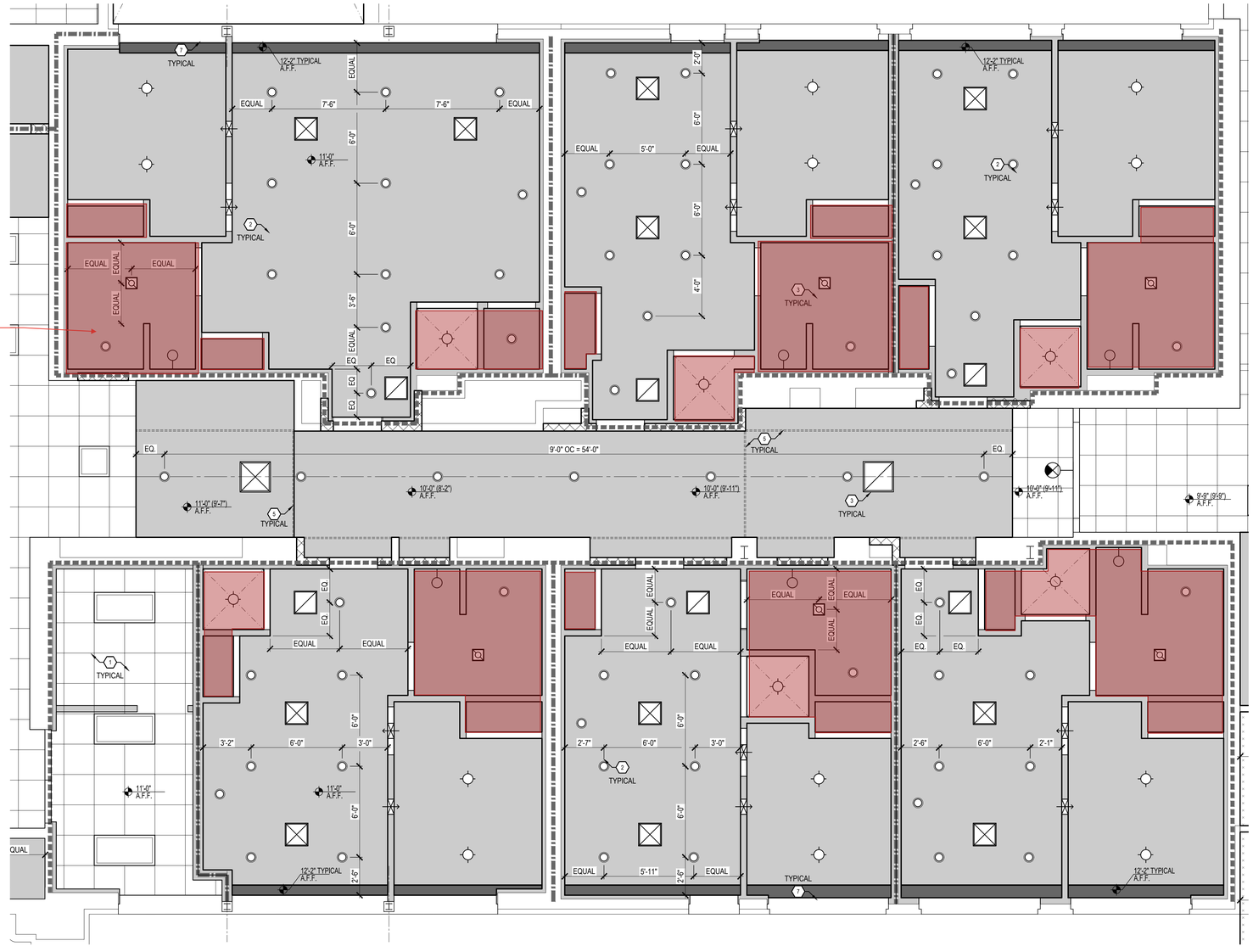
APPROVED

FILE NO.: 21026.00

SHEET NO.: A-356

RFI #59

Bathroom & Closets to be lowered to 8' ceiling heights



1 A-304

EXISTING BUILDING
GROUND LEVEL REFLECTED CEILING PLAN

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

REF:

REFLECTED CEILING PLANS LEGEND:

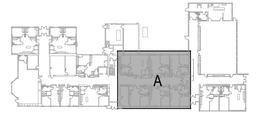
- ACT-1: 2' X 2' LAY-IN ACOUSTICAL TILE CEILING ACT-1W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- ACT-2: 2' X 4' LAY-IN ACOUSTICAL TILE CEILING ACT-2W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- EXPOSED CEILING
- INTERIOR CEILINGS: GYPSUM CEILING ON METAL SUSPENSION SYSTEM - 1/2" GYPSUM BOARD ON 18 GA - 3-5/8" METAL FRAMING AT 16" O.C., TYPICAL.
- EXTERIOR CEILINGS: DEFS ON 5/8" EXTERIOR GRADE SHEATHING CEILING SYSTEM ON COLD FORMED METAL FRAMING.
- 2'x4' LED LIGHT FIXTURE.
- 2'x2' LED LIGHT FIXTURE.
- RECESSED CEILING LED LIGHT FIXTURE WITH TRIM-LESS LESS OPTION FOR DRYWALL OR SUSPENDED CEILING.
- CEILING MOUNTED LED LIGHT FIXTURE.
- WALL MOUNTED LED LIGHT FIXTURE
- 4' LED LIGHT FIXTURE
- WALL MOUNTED COMBINATION EXIT SIGN / EMERGENCY LIGHT FIXTURE
- CEILING MOUNTED EMERGENCY EXIT LIGHT FIXTURE
- SUPPLY AIR DIFFUSERS
- RETURN AIR DIFFUSERS
- EXPOSED SUPPLY / RETURN AIR DUCTS
- 0'-0" (0'-0") A.F.F. PROPOSED AND EXISTING (IN PARENTHESIS) CEILING ELEVATIONS

REFLECTED CEILING PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.
4. REFER TO AND COORDINATE WITH SPECIFICATIONS FOR ADDITION INFORMATION.
5. ALL INTERIOR FINISHES SHALL COMPLY WITH THE 2015 MBC AND ANY APPLICABLE CODES.
6. COORDINATE ALL CEILING HEIGHT WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS AND CONTRACTORS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
7. COORDINATE ALL CEILING HEIGHTS WITH WINDOW SIZES AND WINDOW CONTRACTOR. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
8. INSTALL IN THE DIRECTION AND SPACING SHOWN ON THESE PLANS. NOTIFY ARCH./ENGINEER OF ANY DISCREPANCIES.
9. NOT ALL CEILING ITEMS ARE SHOWN. ITEMS SHOWN ARE CRITICAL TO VISUAL EFFECT AND REQUIRE COORDINATION AMONG TRADES TO MEET ARCHITECTURAL CRITERIA.
10. CENTER ALL CEILING ITEMS, RECESSED LIGHT FIXTURES, DIFFUSERS, ETC. WITHIN CEILING TILE UNLESS NOTED OTHERWISE (U.N.O.).
11. ANY CEILING ITEMS TO BE SUPPORTED / HUNG FROM A STRUCTURAL MEMBER OR STEEL UNI-STRUTS AND NOT FROM FLOOR OR ROOF DECKING MATERIAL.
12. PROVIDE ACCESS DOORS WITH RECESSED FRONT PANEL FOR GYPSUM BOARD INSTALLATIONS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL AND / OR OTHERS ITEMS ABOVE CEILING. CONTRACTOR TO SUBMIT CEILING ACCESS DOOR PLAN AND PRODUCT INFORMATION TO ARCHITECT FOR APPROVAL.
13. ALL CEILINGS TO HAVE STC 55 SOUND INSULATION AND CHECK FIRE RATINGS PER MBC.

REFLECTED CEILING PLANS NOTE LEGEND:

1. CENTER GRID EQUALLY WITHIN A ROOM, TYPICAL.
2. CENTER AND ALIGN WITH LIGHT FIXTURES OR CENTER WITHIN THE SPACE EQUALLY AS DEPICTED U.N.O. TYPICAL.
3. CENTER DIFFUSERS / GRILL ALONG EXPOSED DUCT OR WALL SURFACE EQUALLY. TYPICAL.
4. EXPOSED DUCTWORK. REFER TO AND COORDINATE WITH MECHANICAL.
5. PRE-FABRICATED 1/2" GYPSUM BOARD CONTROL JOINT REVEAL.
6. PRE-FABRICATED 2" CONTINUOUS EXTRUDED ALUMINUM SOFFIT VENT. REFER TO SECTION DETAILS.
7. GYPSUM HEADER / SOFFIT. TYPICAL.
8. CEILING MOUNTED HEATING & COOLING MECHANICAL EQUIPMENT. REFER TO MECHANICAL.
9. CEILING WITH A MINIMUM 4" R13 FIBER GLASS INSULATION.



KEY PLAN

4' 0 2' 4'

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

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
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Detroit, MI 48226
Tel: 313-961-9000
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REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
JHADDEUS C ZARZEWSKI
License No. 1301026315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE

EXISTING BUILDING GROUND LEVEL REFELECTED CEILING PLAN

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024

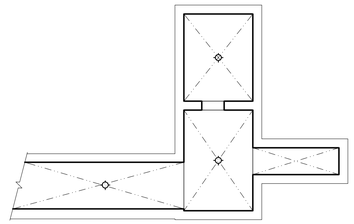
DRAWN BY: EBH

CHECKED: JA

APPROVED

FILE NO. 21026.00

SHEET NO. A-371



RFI #59

Bathroom and closets to have 8" ceilings

2 / A-201 EXISTING BUILDING BASEMENT REFLECTED CEILING PLAN

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

REF:



1 / A-304 EXISTING BUILDING GROUND LEVEL REFLECTED CEILING PLAN

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

REF:

REFLECTED CEILING PLANS LEGEND:

- ACT-1: 2' X 2' LAY-IN ACOUSTICAL TILE CEILING; ACT-1W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- ACT-2: 2' X 4' LAY-IN ACOUSTICAL TILE CEILING; ACT-2W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- EXPOSED CEILING
- INTERIOR CEILINGS: GYPSUM CEILING ON METAL SUSPENSION SYSTEM - 1/2" GYPSUM BOARD ON 18 GA - 3-5/8" METAL FRAMING AT 16" O.C., TYPICAL.
- EXTERIOR CEILINGS: DEFS ON 5/8" EXTERIOR GRADE SHEATHING CEILING SYSTEM ON COLD FORMED METAL FRAMING.
- 2'x4' LED LIGHT FIXTURE.
- 2'x2' LED LIGHT FIXTURE.
- RECESSED CEILING LED LIGHT FIXTURE WITH TRIM-LESS LESS OPTION FOR DRYWALL OR SUSPENDED CEILING.
- CEILING MOUNTED LED LIGHT FIXTURE.
- WALL MOUNTED LED LIGHT FIXTURE
- 4' LED LIGHT FIXTURE
- WALL MOUNTED COMBINATION EXIT SIGN / EMERGENCY LIGHT FIXTURE
- CEILING MOUNTED EMERGENCY EXIT LIGHT FIXTURE
- SUPPLY AIR DIFFUSERS
- RETURN AIR DIFFUSERS
- EXPOSED SUPPLY / RETURN AIR DUCTS
- 8'-0" (10'-0") A.F.F. PROPOSED AND EXISTING (IN PARENTHESIS) CEILING ELEVATIONS

REFLECTED CEILING PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.
4. REFER TO AND COORDINATE WITH SPECIFICATIONS FOR ADDITION INFORMATION.
5. ALL INTERIOR FINISHES SHALL COMPLY WITH THE 2015 MBC AND ANY APPLICABLE CODES.
6. COORDINATE ALL CEILING HEIGHT WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS AND CONTRACTORS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
7. COORDINATE ALL CEILING HEIGHTS WITH WINDOW SIZES AND WINDOW CONTRACTOR. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
8. INSTALL IN THE DIRECTION AND SPACING SHOWN ON THESE PLANS. NOTIFY ARCH./ENGINEER OF ANY DISCREPANCIES.
9. NOT ALL CEILING ITEMS ARE SHOWN. ITEMS SHOWN ARE CRITICAL TO VISUAL EFFECT AND REQUIRE COORDINATION AMONG TRADES TO MEET ARCHITECTURAL CRITERIA.
10. CENTER ALL CEILING ITEMS, RECESSED LIGHT FIXTURES, DIFFUSERS, ETC. WITHIN CEILING TILE UNLESS NOTED OTHERWISE (U.N.O.).
11. ANY CEILING ITEMS TO BE SUPPORTED / HUNG FROM A STRUCTURAL MEMBER OR STEEL UNI-STRUTS AND NOT FROM FLOOR OR ROOF DECKING MATERIAL.
12. PROVIDE ACCESS DOORS WITH RECESSED FRONT PANEL FOR GYPSUM BOARD INSTALLATIONS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL AND / OR OTHERS ITEMS ABOVE CEILING. CONTRACTOR TO SUBMIT CEILING ACCESS DOOR PLAN AND PRODUCT INFORMATION TO ARCHITECT FOR APPROVAL.
13. ALL CEILINGS TO HAVE STC 55 SOUND INSULATION AND CHECK FIRE RATINGS PER MBC.

REFLECTED CEILING PLANS NOTE LEGEND:

1. CENTER GRID EQUALLY WITHIN A ROOM, TYPICAL.
2. CENTER AND ALIGN WITH LIGHT FIXTURES OR CENTER WITHIN THE SPACE EQUALLY AS DEPICTED U.N.O. TYPICAL.
3. CENTER DIFFUSERS / GRILL ALONG EXPOSED DUCT OR WALL SURFACE EQUALLY. TYPICAL.
4. EXPOSED DUCTWORK. REFER TO AND COORDINATE WITH MECHANICAL.
5. PRE-FABRICATED 1/2" GYPSUM BOARD CONTROL JOINT REVEAL.
6. PRE-FABRICATED 2" CONTINUOUS EXTRUDED ALUMINUM SOFFIT VENT. REFER TO SECTION DETAILS.
7. GYPSUM HEADER / SOFFIT. TYPICAL.
8. CEILING MOUNTED HEATING & COOLING MECHANICAL EQUIPMENT. REFER TO MECHANICAL.
9. CEILING WITH A MINIMUM 4" R13 FIBER GLASS INSULATION.



KEY PLAN

8' 0 4' 8'
SCALE: 1/8"= 1'-0"

4' 0 2' 4'
SCALE: 1/4"= 1'-0"

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21030 Indian St, Southfield MI 48033
Developed by
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607 Shelby Street
Suite 704
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Tel: 313-961-9000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
JHADDEUS C ZAJKOWSKI
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE

EXISTING BUILDING GROUND LEVEL REFELECTED CEILING PLAN

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024

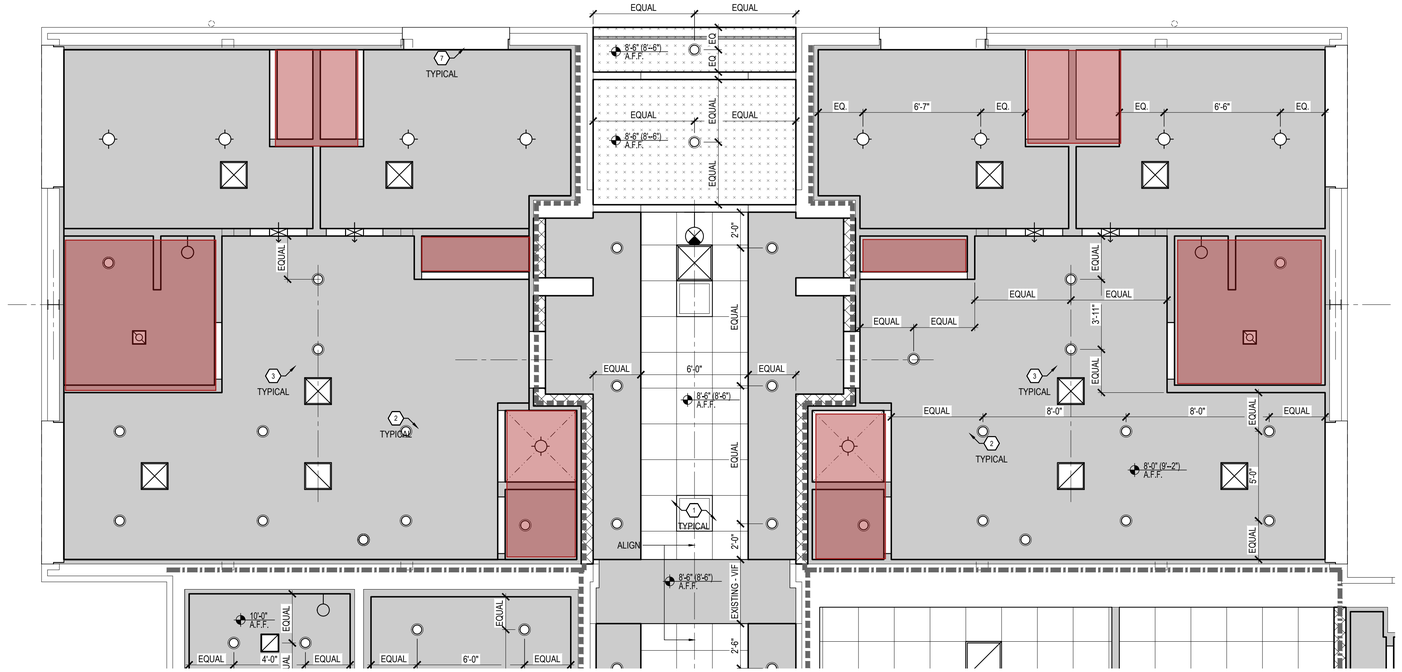
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CHECKED: JA

APPROVED

FILE NO.: 21026.00

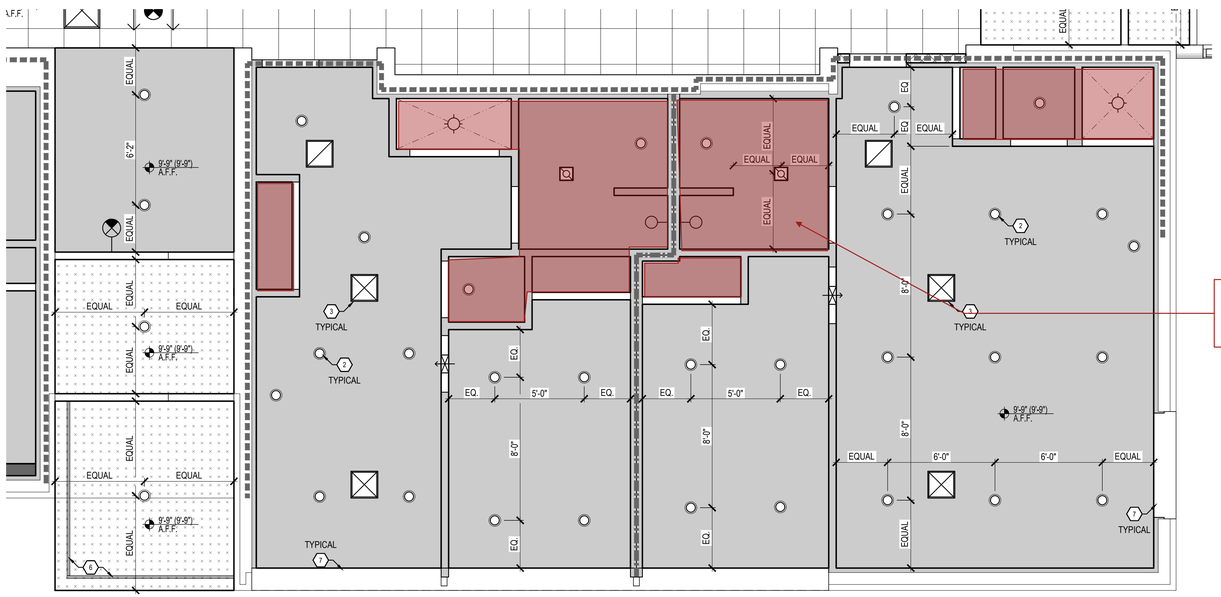
SHEET NO.: A-372



PROPOSED ELARGED
GROUND LEVEL PLAN - EXISTING BUILDING

2 A-304

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



EXISTING BUILDING
GROUND LEVEL REFLECTED CEILING PLAN

1 A-304

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

REFLECTED CEILING PLANS LEGEND:

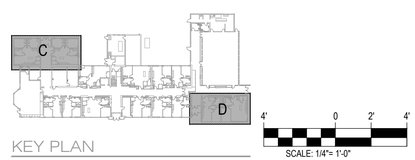
- ACT-1: 2' X 2' LAY-IN ACOUSTICAL TILE CEILING. ACT-1W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- ACT-2: 2' X 4' LAY-IN ACOUSTICAL TILE CEILING. ACT-2W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- EXPOSED CEILING
- INTERIOR CEILINGS: GYPSUM CEILING ON METAL SUSPENSION SYSTEM - 1/2" GYPSUM BOARD ON 18 GA - 3-5/8" METAL FRAMING AT 16" O.C., TYPICAL.
- EXTERIOR CEILINGS: DEFS ON 5/8" EXTERIOR GRADE SHEATHING CEILING SYSTEM ON COLD FORMED METAL FRAMING.
- 2'x4' LED LIGHT FIXTURE.
- 2'x2' LED LIGHT FIXTURE.
- RECESSED CEILING LED LIGHT FIXTURE WITH TRIM-LESS LESS OPTION FOR DRYWALL OR SUSPENDED CEILING.
- CEILING MOUNTED LED LIGHT FIXTURE.
- WALL MOUNTED LED LIGHT FIXTURE
- 4' LED LIGHT FIXTURE
- WALL MOUNTED COMBINATION EXIT SIGN / EMERGENCY LIGHT FIXTURE
- CEILING MOUNTED EMERGENCY EXIT LIGHT FIXTURE
- SUPPLY AIR DIFFUSERS
- RETURN AIR DIFFUSERS
- EXPOSED SUPPLY / RETURN AIR DUCTS
- (7'-0" (07'-0") A.F.F.) PROPOSED AND EXISTING (IN PARENTHESIS) CEILING ELEVATIONS

REFLECTED CEILING PLANS NOTES:

1. REFER TO LIFE SAFETY SHEET FOR FIRE SAFETY AND RATED CONSTRUCTION INFORMATION.
2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.
4. REFER TO AND COORDINATE WITH SPECIFICATIONS FOR ADDITION INFORMATION.
5. ALL INTERIOR FINISHES SHALL COMPLY WITH THE 2015 MBC AND ANY APPLICABLE CODES.
6. COORDINATE ALL CEILING HEIGHT WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS AND CONTRACTORS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
7. COORDINATE ALL CEILING HEIGHTS WITH WINDOW SIZES AND WINDOW CONTRACTOR. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
8. INSTALL IN THE DIRECTION AND SPACING SHOWN ON THESE PLANS. NOTIFY ARCH./ENGINEER OF ANY DISCREPANCIES.
9. NOT ALL CEILING ITEMS ARE SHOWN. ITEMS SHOWN ARE CRITICAL TO VISUAL EFFECT AND REQUIRE COORDINATION AMONG TRADES TO MEET ARCHITECTURAL CRITERIA.
10. CENTER ALL CEILING ITEMS, RECESSED LIGHT FIXTURES, DIFFUSERS, ETC. WITHIN CEILING TILE UNLESS NOTED OTHERWISE (U.N.O.).
11. ANY CEILING ITEMS TO BE SUPPORTED / HUNG FROM A STRUCTURAL MEMBER OR STEEL UNI-STRUTS AND NOT FROM FLOOR OR ROOF DECKING MATERIAL.
12. PROVIDE ACCESS DOORS WITH RECESSED FRONT PANEL FOR GYPSUM BOARD INSTALLATIONS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL AND / OR OTHERS ITEMS ABOVE CEILING. CONTRACTOR TO SUBMIT CEILING ACCESS DOOR PLAN AND PRODUCT INFORMATION TO ARCHITECT FOR APPROVAL.
13. ALL CEILINGS TO HAVE STC 55 SOUND INSULATION AND CHECK FIRE RATINGS PER MBC.

REFLECTED CEILING PLANS NOTE LEGEND:

1. CENTER GRID EQUALLY WITHIN A ROOM, TYPICAL.
2. CENTER AND ALIGN WITH LIGHT FIXTURES OR CENTER WITHIN THE SPACE EQUALLY AS DEPICTED U.N.O. TYPICAL.
3. CENTER DIFFUSERS / GRILL ALONG EXPOSED DUCT OR WALL SURFACE EQUALLY. TYPICAL.
4. EXPOSED DUCTWORK. REFER TO AND COORDINATE WITH MECHANICAL.
5. PRE-FABRICATED 1/2" GYPSUM BOARD CONTROL JOINT REVEAL.
6. PRE-FABRICATED 2" CONTINUOUS EXTRUDED ALUMINUM SOFFIT VENT. REFER TO SECTION DETAILS.
7. GYPSUM HEADER / SOFFIT. TYPICAL.
8. CEILING MOUNTED HEATING & COOLING MECHANICAL EQUIPMENT. REFER TO MECHANICAL.
9. CEILING WITH A MINIMUM 4" R13 FIBER GLASS INSULATION.



KEY PLAN

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Developed by
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Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
THADDEUS C ZAJDZEWICZ
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE

EXISTING BUILDING GROUND LEVEL REFELECTED CEILING PLAN

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
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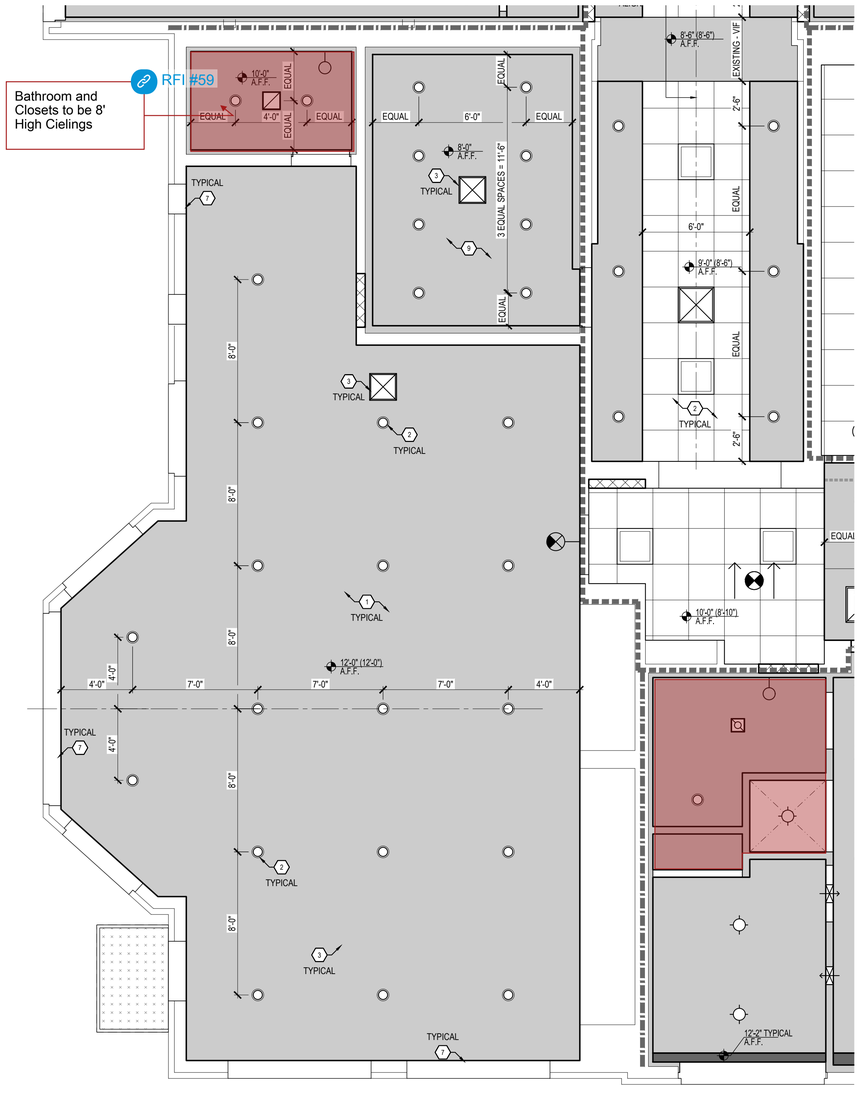
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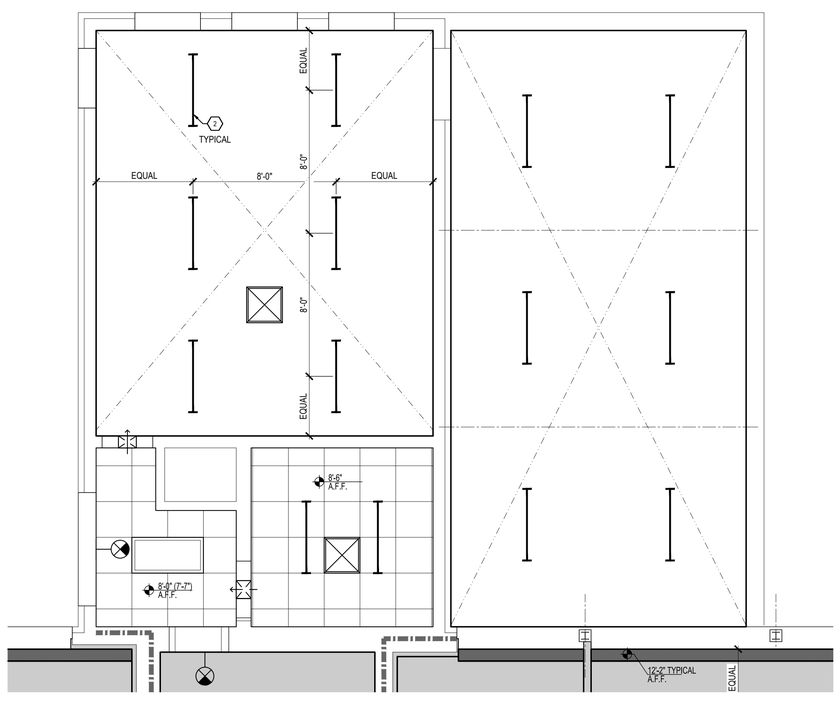
JA
CHECKED

APPROVED

21026.00
FILE NO.

A-373
SHEET NO.





REFLECTED CEILING PLANS LEGEND:

- ACT-1: 2' X 2' LAY-IN ACOUSTICAL TILE CEILING; ACT-1W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- ACT-2: 2' X 4' LAY-IN ACOUSTICAL TILE CEILING; ACT-2W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
- EXPOSED CEILING
- INTERIOR CEILINGS: GYPSUM CEILING ON METAL SUSPENSION SYSTEM - 1/2" GYPSUM BOARD ON 18 GA - 3-5/8" METAL FRAMING AT 16" O.C., TYPICAL.
- EXTERIOR CEILINGS: DEFS ON 5/8" EXTERIOR GRADE SHEATHING CEILING SYSTEM ON COLD FORMED METAL FRAMING.
- 2'x4' LED LIGHT FIXTURE.
- 2'x2' LED LIGHT FIXTURE.
- RECESSED CEILING LED LIGHT FIXTURE WITH TRIM-LESS LESS OPTION FOR DRYWALL OR SUSPENDED CEILING.
- CEILING MOUNTED LED LIGHT FIXTURE.
- WALL MOUNTED LED LIGHT FIXTURE
- 4' LED LIGHT FIXTURE
- WALL MOUNTED COMBINATION EXIT SIGN / EMERGENCY LIGHT FIXTURE
- CEILING MOUNTED EMERGENCY EXIT LIGHT FIXTURE
- SUPPLY AIR DIFFUSERS
- RETURN AIR DIFFUSERS
- EXPOSED SUPPLY / RETURN AIR DUCTS
- (0'-0" (0'-0") A.F.F.) PROPOSED AND EXISTING (IN PARENTHESIS) CEILING ELEVATIONS

REFLECTED CEILING PLANS NOTES:

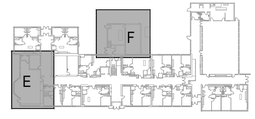
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8. CEILING MOUNTED HEATING & COOLING MECHANICAL EQUIPMENT. REFER TO MECHANICAL.
9. CEILING WITH A MINIMUM 4" R13 FIBER GLASS INSULATION.

2 A-304 EXISTING BUILDING GROUND LEVEL REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"
REF:

1 A-304 EXISTING BUILDING GROUND LEVEL REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"
REF:



KEY PLAN

4' 0 2' 4'
SCALE: 1/4"= 1'-0"

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Developed by
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SDG
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REGISTRATION SEAL

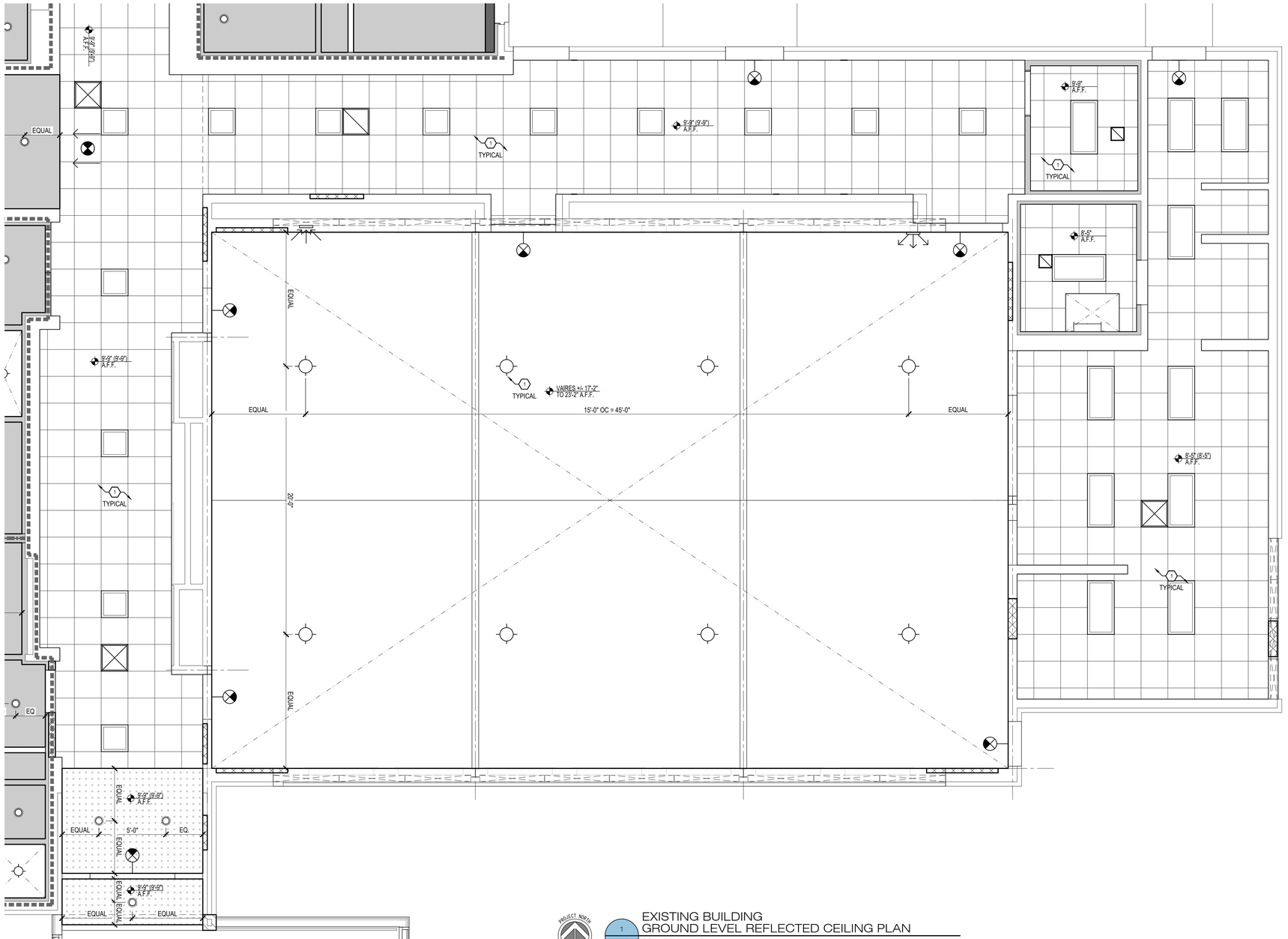
KEY PLANS

STATE OF MICHIGAN
THADDEUS C ZAJDZEWICZ
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE
EXISTING BUILDING GROUND LEVEL REFELECTED CEILING PLAN
SCALE:

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DRAWN BY: EBH
CHECKED: JA
APPROVED:
FILE NO.: 21026.00
SHEET NO.: A-374



PROJECT NORTH

1 / A-304

EXISTING BUILDING
GROUND LEVEL REFLECTED CEILING PLAN

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

REF:

REFLECTED CEILING PLANS LEGEND:

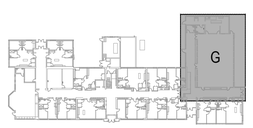
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- CEILING MOUNTED LED LIGHT FIXTURE.
- WALL MOUNTED LED LIGHT FIXTURE
- 4' LED LIGHT FIXTURE
- WALL MOUNTED COMBINATION EXIT SIGN / EMERGENCY LIGHT FIXTURE
- CEILING MOUNTED EMERGENCY EXIT LIGHT FIXTURE
- SUPPLY AIR DIFFUSERS
- RETURN AIR DIFFUSERS
- EXPOSED SUPPLY / RETURN AIR DUCTS
- (7'-0" (10'-0") A.F.F.) PROPOSED AND EXISTING (IN PARENTHESIS) CEILING ELEVATIONS

REFLECTED CEILING PLANS NOTES:

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9. CEILING WITH A MINIMUM 4" R13 FIBER GLASS INSULATION.



KEY PLAN

4' 0 2' 4'

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

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
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Tel: 313-961-9000
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REGISTRATION SEAL

KEY PLANS

STATE OF MICHIGAN
THADDEUS C ZAJDZEWICZ
License No. 1301020315
LICENSED ARCHITECT
12/19/2024

SHEET TITLE

EXISTING BUILDING
GROUND LEVEL
REFELECTED
CEILING PLAN

SCALE:

ISSUED FOR	DATE
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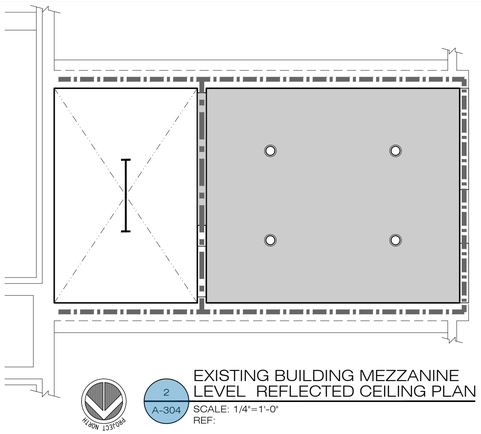
EBH
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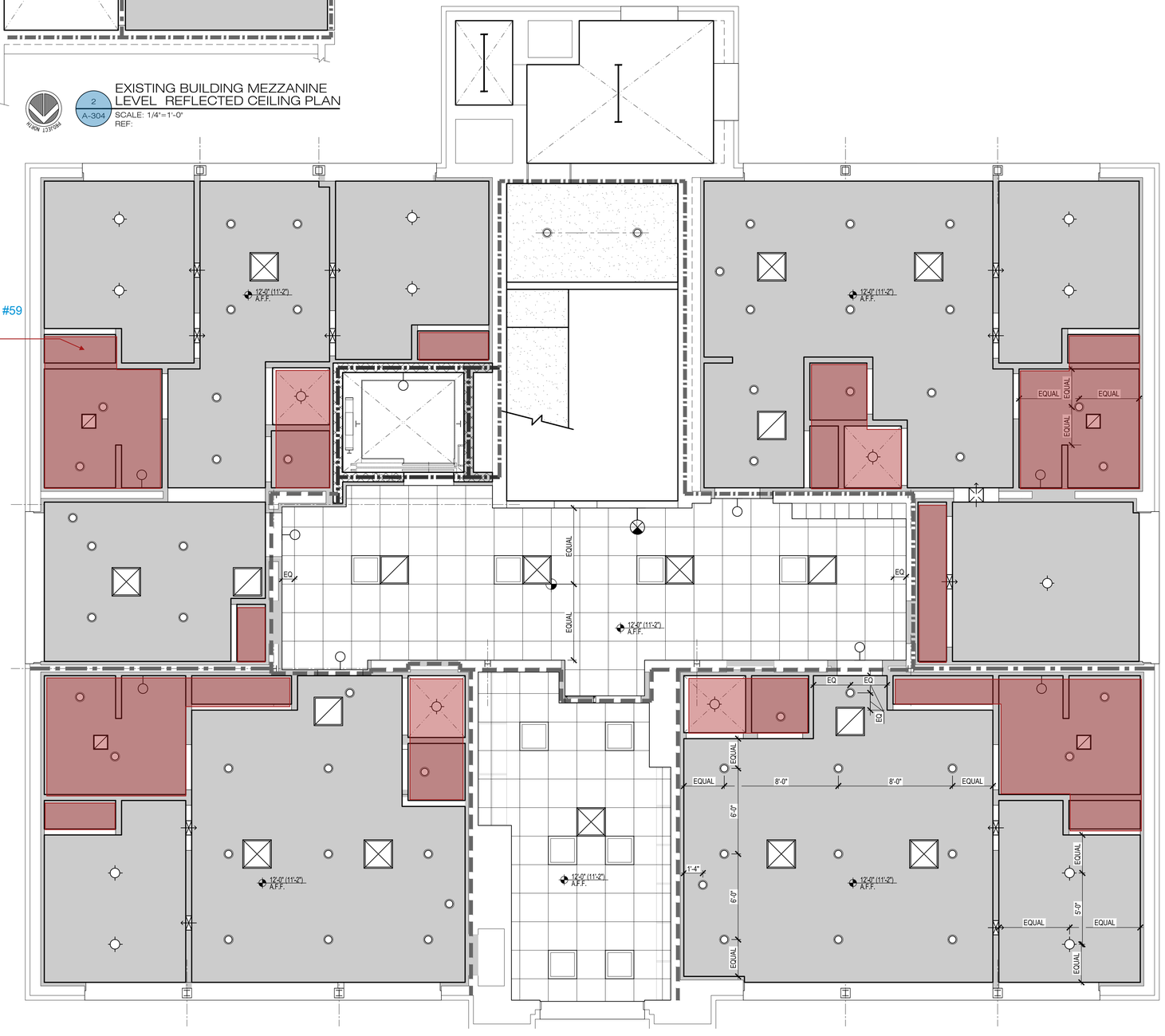
A-375
SHEET NO.



2 A-304 EXISTING BUILDING MEZZANINE LEVEL REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"
REF:

RFI #59

Bathroom and Closets to be 8' ceilings



1 A-304 EXISTING BUILDING SECDOND LEVEL REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"
REF:

4' 0 2' 4'
SCALE: 1/4"= 1'-0"

REFLECTED CEILING PLANS LEGEND:

- ACT-1: 2' X 2' LAY-IN ACOUSTICAL TILE CEILING ACT-1W = VINYL CLAD MOISTURE RESISTANT ACOUSTICAL TILE
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- 2'x4' LED LIGHT FIXTURE.
- 2'x2' LED LIGHT FIXTURE.
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- CEILING MOUNTED LED LIGHT FIXTURE.
- WALL MOUNTED LED LIGHT FIXTURE
- 4' LED LIGHT FIXTURE
- WALL MOUNTED COMBINATION EXIT SIGN / EMERGENCY LIGHT FIXTURE
- CEILING MOUNTED EMERGENCY EXIT LIGHT FIXTURE
- SUPPLY AIR DIFFUSERS
- RETURN AIR DIFFUSERS
- EXPOSED SUPPLY / RETURN AIR DUCTS
- 12'-0" (11'-2") A.F.F. PROPOSED AND EXISTING (IN PARENTHESIS) CEILING ELEVATIONS

REFLECTED CEILING PLANS NOTES:

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2. REFER TO BUILDING ELEVATIONS AND INTERIOR ELEVATION FOR ADDITIONAL INFORMATION.
3. PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL BATHROOMS WITH SHOWERS AND PROVIDE CEMENT BOARD AT ALL SHOWER STALLS.
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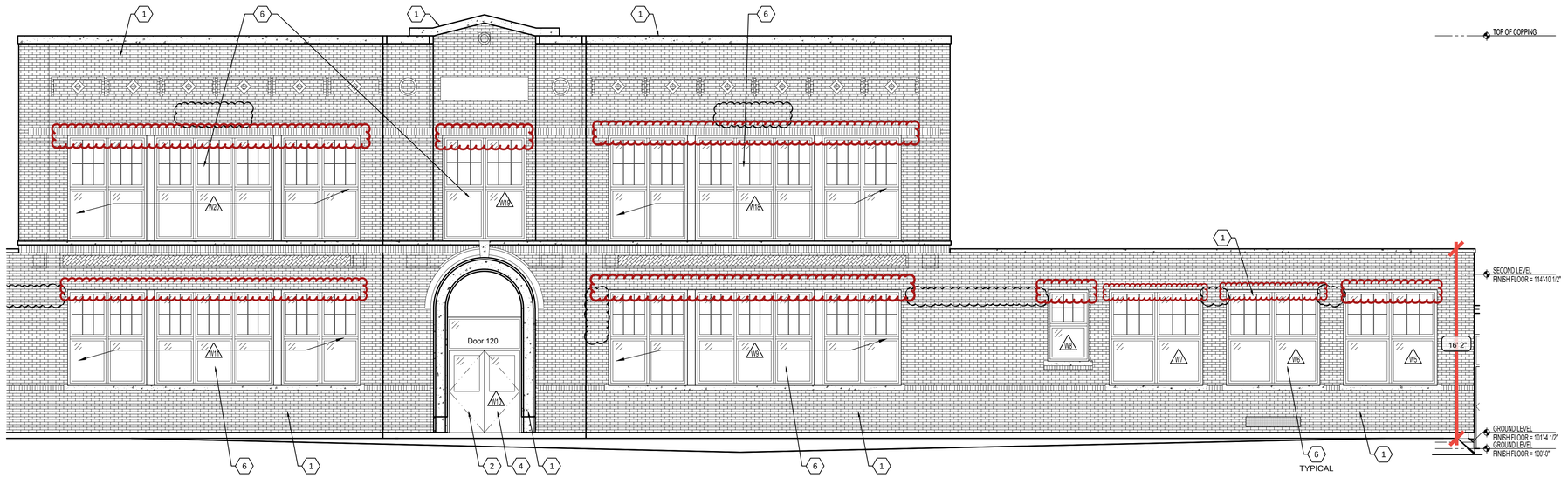
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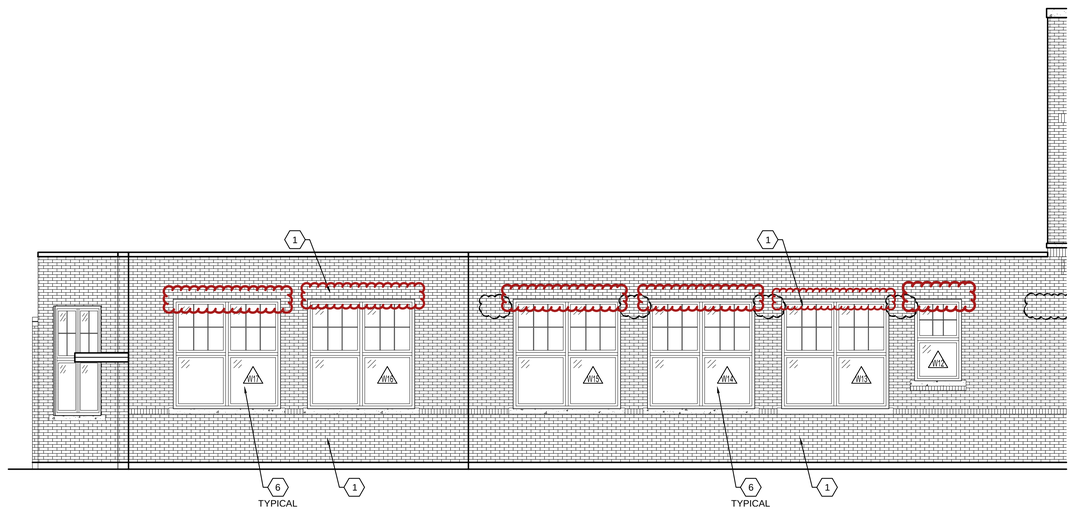
SHEET TITLE
EXISTING BUILDING SECOND LEVEL REFELECTED CEILING PLAN
SCALE:

ISSUED FOR	DATE
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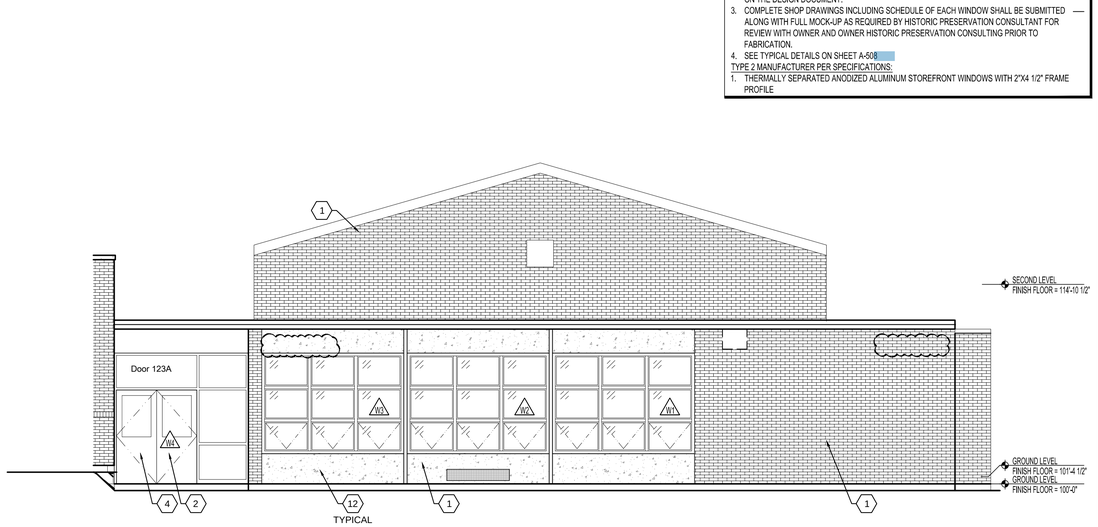
DRAWN BY: EBH
CHECKED: JA
APPROVED:
FILE NO.: 21026.00
SHEET NO.: A-376



1A / A-501 PARTIAL WEST BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:



1C / A-501 PARTIAL WEST BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:



1B / A-501 PARTIAL WEST BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:



1 / A-201 WEST BUILDING ELEVATION
SCALE: 3/32"=1'-0"
REF:

EXTERIOR ELEVATIONS NOTE LEGEND:

1. REFER TO BRICK REPORT
2. ANODIZED ALUMINUM STOREFRONT GLASS ENTRY UNIT AS SCHEDULED
3. DOOR AS SCHEDULED
4. BARRIER FREE POWER ASSIST DOOR ACTUATOR
5. FIRE DEPARTMENT CONNECTION (F.D.C.) REFER TO MECHANICAL
6. NEW GLAZING UNIT TO REPLACE EXISTING AS SCHEDULED
7. GAS METER REFER TO MECHANICAL
8. TRANSFORMER, ELECTRICAL METER, ELECTRICAL PANELS REFER TO MECHANICAL
9. NEW MASONRY INFILL TO MATCH EXISTING. NEW BRICK TO BE TOOTHED INTO EXISTING.
10. NEW STONE SILL TO MATCH EXISTING
11. REPAIR, PATCH AND REPLACE BRICK AS NECESSARY AFTER THE REMOVAL OF THE STAIRS.
12. EXISTING "AGGREGATE SURFACED SPANDRELL" PANEL PER ORIGINAL BUILDING DRWINGS. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS.
13. PRE-FINISHED METAL GUTTERS AND DOWNSPOUT MATCHING EXISTING PROFILE AND COLOR. SUBMIT SAMPLES FOR APPROVAL.
14. NEW INTAKE AND EXHAUST REGISTER. COORDINATE WITH MECHANICAL. PROVIDE FLASHING AND SEAL ALL AROUND PER MANUFACTURER SPECIFICATIONS. TYPICAL.

EXTERIOR ELEVATIONS NOTES:

1. REFER TO AND COORDINATE WITH SPECIFICATIONS AND DETAILS FOR ADDITION SPECIFIC INFORMATION.
2. MATCH EXISTING BRICK COURSING AND PATTERN. TOOTH IN EACH BRICK COURSE.
3. EXTEND WINDOW FLASHING 8" BEYOND OPENING.
4. ALL ROUGH OPENINGS AROUND WINDOWS AND DOORS SHALL BE PROPERLY AND FULLY FLASHED AND AIR SEALED ALL AROUND OPENINGS AND FROM BOTH SIDES (INTERIOR AND EXTERIOR).
5. ALL DOORS AND WINDOWS SHALL MEET THE FOLLOWING THERMAL REQUIREMENTS:

OPAQUE:	U-0.17	SHGC-ANY
≤ 1/2 LITE:	U-0.25	SHGC-0.25
> 1/2 LITE:	U-0.25	SHGC-0.40

WINDOWS SELECTION:

TYPE 1 MANUFACTURER: QUAKER COMMERCIAL
1. CUSTOM MADE WINDOWS FROM QUAKER COMMERCIAL WINDOWS H-650 AND M-600.
2. CONFIGURATION SUCH AS 6-1-1, 1-1-1, 6-1, 1-1, ETC, SHALL MATCH EXISTING AND AS DEPICTED ON THE DESIGN DOCUMENT.
3. COMPLETE SHOP DRAWINGS INCLUDING SCHEDULE OF EACH WINDOW SHALL BE SUBMITTED ALONG WITH FULL MOCK-UP AS REQUIRED BY HISTORIC PRESERVATION CONSULTANT FOR REVIEW WITH OWNER AND OWNER HISTORIC PRESERVATION CONSULTING PRIOR TO FABRICATION.
4. SEE TYPICAL DETAILS ON SHEET A-501

TYPE 2 MANUFACTURER PER SPECIFICATIONS:
1. THERMALLY SEPARATED ANODIZED ALUMINUM STOREFRONT WINDOWS WITH 2"X4 1/2" FRAME PROFILE

5' 0 3' 6'
SCALE: 3/16"= 1'-0"

10' 0 5' 10'
SCALE: 3/32"= 1'-0"

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-9000
Fax:313-964-3233

REGISTRATION SEAL

KEY PLANS

SHEET TITLE
BUILDING ELEVATIONS
EXISTING

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Bulletin No. 1	02.19.2025
Bulletin No. 6 (6)	12.04.2025

DRAWN BY: EBH
CHECKED: JA
APPROVED:
FILE NO.: 21026.00
SHEET NO.: A-501

EXTERIOR ELEVATIONS NOTES:

1. REFER TO AND COORDINATE WITH SPECIFICATIONS AND DETAILS FOR ADDITION SPECIFIC INFORMATION.
2. MATCH EXISTING BRICK COURSING AND PATTERN. TOOTH IN EACH BRICK COURSE.
3. EXTEND WINDOW FLASHING 8" BEYOND OPENING.
4. ALL ROUGH OPENINGS AROUND WINDOWS AND DOORS SHALL BE PROPERLY AND FULLY FLASHED AND AIR SEALED ALL AROUND OPENINGS AND FROM BOTH SIDES (INTERIOR AND EXTERIOR).
5. ALL DOORS AND WINDOWS SHALL MEET THE FOLLOWING THERMAL REQUIREMENTS:

OPAQUE:	U-0.17	SHGC-ANY
≤ 1/2 LITE:	U-0.25	SHGC-0.25
> 1/2 LITE:	U-0.25	SHGC-0.40

WINDOWS SELECTION:

TYPE 1 MANUFACTURER: QUAKER COMMERCIAL

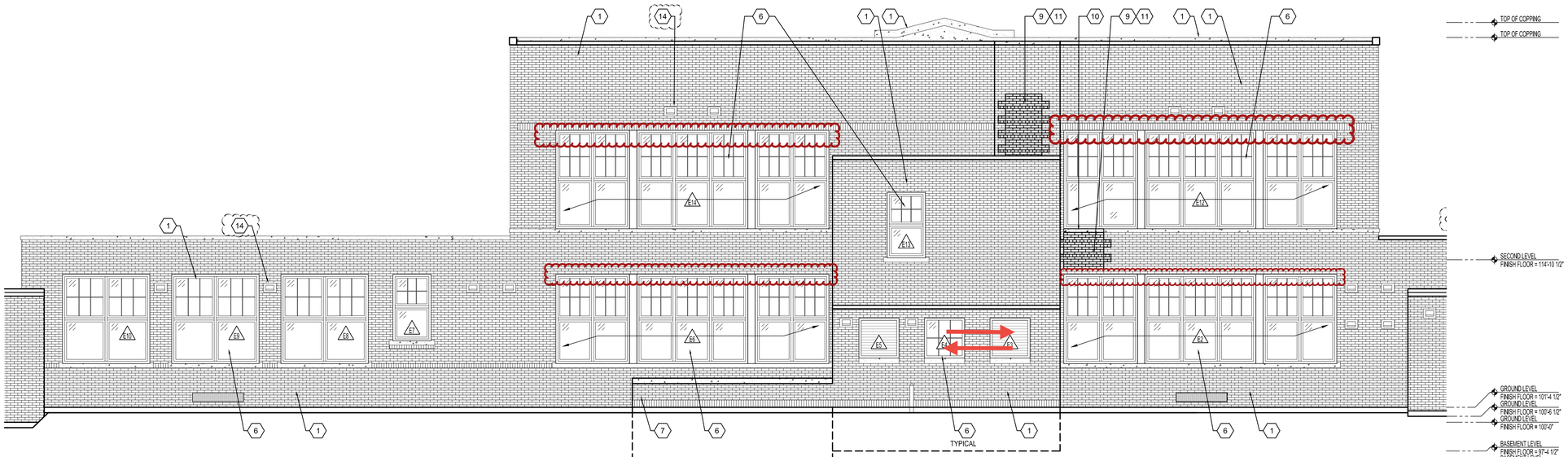
1. CUSTOM MADE WINDOWS FROM QUAKER COMMERCIAL WINDOWS H-650 AND M-600.
2. CONFIGURATION SUCH AS C-1-1, 1-1-1, C-1, 1-1, ETC, SHALL MATCH EXISTING AND AS DEPICTED ON THE DESIGN DOCUMENT.
3. COMPLETE SHOP DRAWINGS INCLUDING SCHEDULE OF EACH WINDOW SHALL BE SUBMITTED ALONG WITH FULL MOCK-UP AS REQUIRED BY HISTORIC PRESERVATION CONSULTANT FOR REVIEW WITH OWNER AND OWNER HISTORIC PRESERVATION CONSULTING PRIOR TO FABRICATION.
4. SEE TYPICAL DETAILS ON SHEET A-508

TYPE 2 MANUFACTURER PER SPECIFICATIONS:

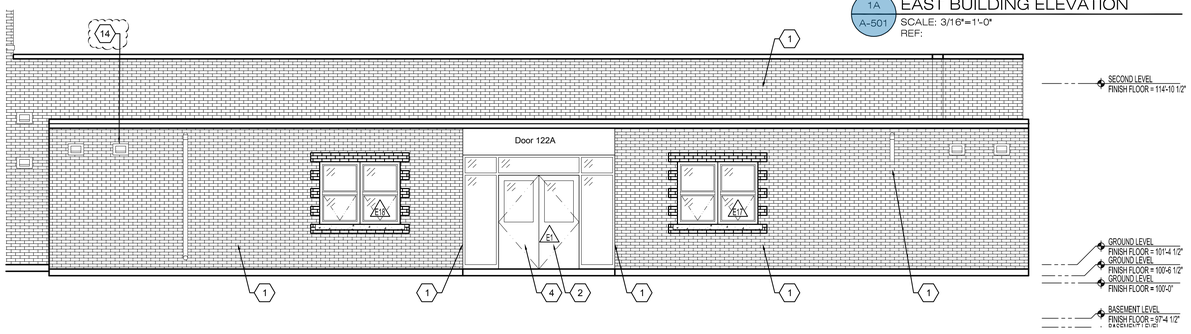
1. THERMALLY SEPARATED ANODIZED ALUMINUM STOREFRONT WINDOWS WITH 2"X4 1/2" FRAME PROFILE

EXTERIOR ELEVATIONS NOTE LEGEND:

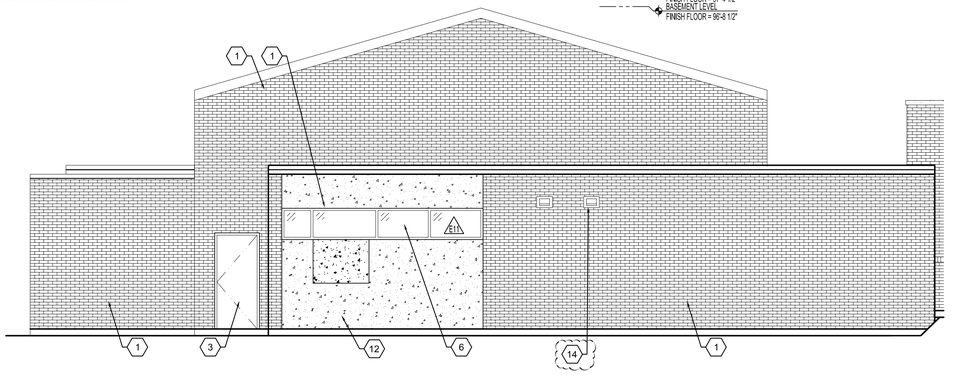
1. REFER TO BRICK REPORT
2. ANODIZED ALUMINUM STOREFRONT GLASS ENTRY UNIT AS SCHEDULED
3. DOOR AS SCHEDULED
4. BARRIER FREE POWER ASSIST DOOR ACTUATOR
5. FIRE DEPARTMENT CONNECTION (F.D.C.) REFER TO MECHANICAL
6. NEW GLAZING UNIT TO REPLACE EXISTING AS SCHEDULED
7. GAS METER REFER TO MECHANICAL
8. TRANSFORMER, ELECTRICAL METER, ELECTRICAL PANELS REFER TO MECHANICAL
9. NEW MASONRY INFILL TO MATCH EXISTING. NEW BRICK TO BE TOOTHED INTO EXISTING.
10. NEW STONE SILL TO MATCH EXISTING
11. REPAIR, PATCH AND REPLACE BRICK AS NECESSARY AFTER THE REMOVAL OF THE STAIRS.
12. EXISTING "AGGREGATE SURFACED SPANDRELL" PANEL PER ORIGINAL BUILDING DRWINGS. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS.
13. PRE-FINISHED METAL GUTTERS AND DOWNSPOUT MATCHING EXISTING PROFILE AND COLOR. SUBMIT SAMPLES FOR APPROVAL.
14. NEW INTAKE AND EXHAUST REGISTER. COORDINATE WITH MECHANICAL. PROVIDE FLASHING AND SEAL ALL AROUND PER MANUFACTURER SPECIFICATIONS. TYPICAL.



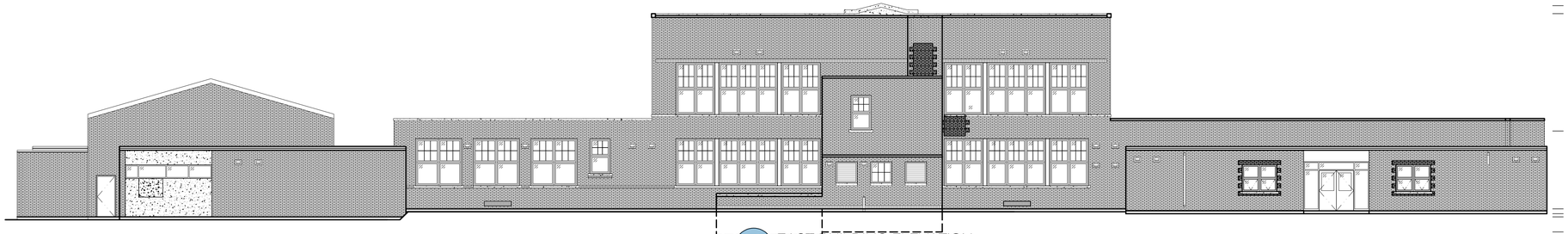
1A / A-501 PARTIAL EAST BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:



1C / A-501 PARTIAL EAST BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:



1B / A-501 PARTIAL EAST BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:



1 / A-201 EAST BUILDING ELEVATION
SCALE: 3/32"=1'-0"
REF:

6' 0 3' 6'
SCALE: 3/16"= 1'-0'

10' 0 5' 10'
SCALE: 3/32"= 1'-0'

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REGISTRATION SEAL

KEY PLANS

SHEET TITLE

BUILDING ELEVATIONS
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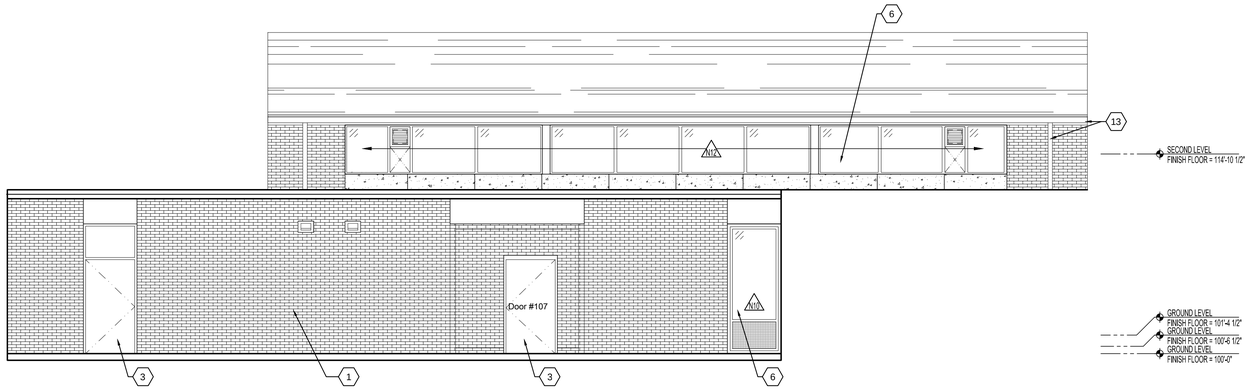
SCALE:

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DRAWN BY: EBH
CHECKED: JA
APPROVED:

FILE NO. 21026.00

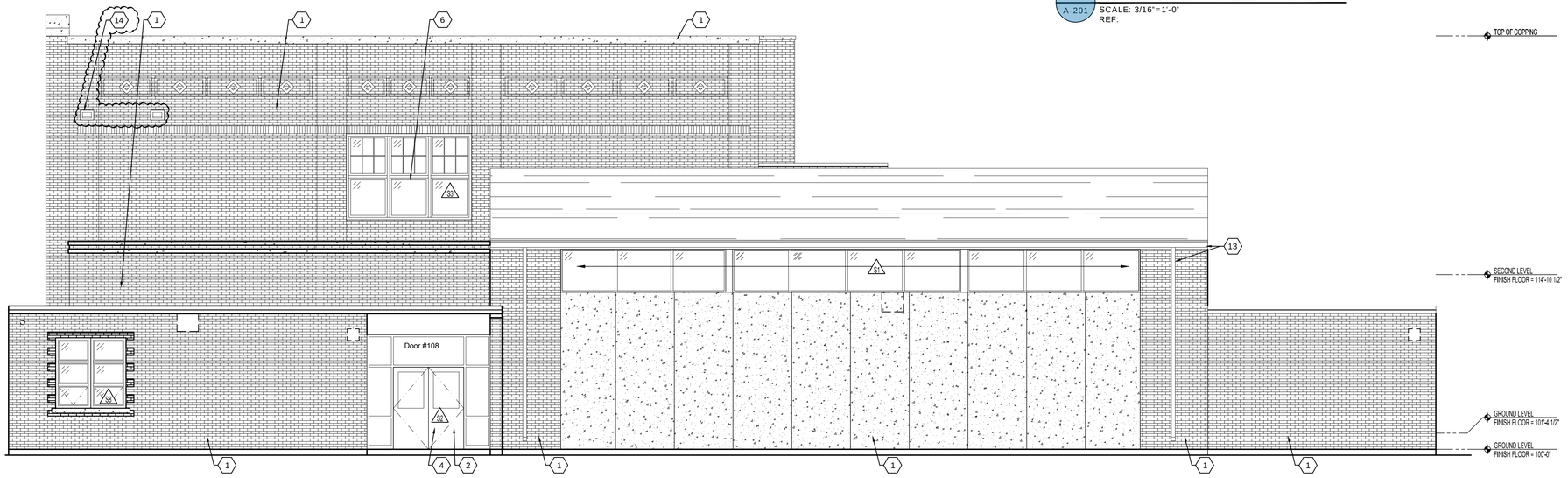
SHEET NO. A-502



3 A-201 NORTH BUILDING ELEVATION

SCALE: 3/16"=1'-0"

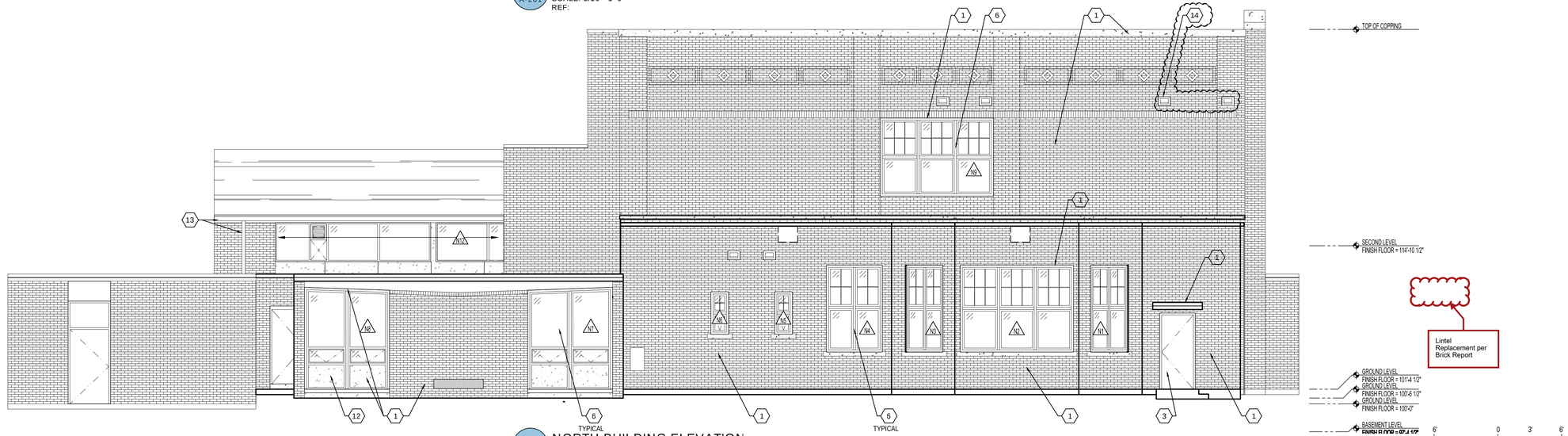
REF:



2 A-201 SOUTH BUILDING ELEVATION

SCALE: 3/16"=1'-0"

REF:



1 A-201 NORTH BUILDING ELEVATION

SCALE: 3/16"=1'-0"

REF:

EXTERIOR ELEVATIONS NOTE LEGEND:

1. REFER TO BRICK REPORT
2. ANODIZED ALUMINUM STOREFRONT GLASS ENTRY UNIT AS SCHEDULED
3. DOOR AS SCHEDULED
4. BARRIER FREE POWER ASSIST DOOR ACTUATOR
5. FIRE DEPARTMENT CONNECTION (F.D.C.) REFER TO MECHANICAL
6. NEW GLAZING UNIT TO REPLACE EXISTING AS SCHEDULED
7. GAS METER REFER TO MECHANICAL
8. TRANSFORMER, ELECTRICAL METER, ELECTRICAL PANELS REFER TO MECHANICAL
9. NEW MASONRY INFILL TO MATCH EXISTING. NEW BRICK TO BE TOOTHED INTO EXISTING.
10. NEW STONE SILL TO MATCH EXISTING
11. REPAIR, PATCH AND REPLACE BRICK AS NECESSARY AFTER THE REMOVAL OF THE STAIRS.
12. EXISTING "AGGREGATE SURFACED SPANDRELL" PANEL PER ORIGINAL BUILDING DRWINGS. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS.
13. PRE-FINISHED METAL GUTTERS AND DOWNSPOUT MATCHING EXISTING PROFILE AND COLOR. SUBMIT SAMPLES FOR APPROVAL.
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EXTERIOR ELEVATIONS NOTES:

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WINDOWS SELECTION:

TYPE 1 MANUFACTURER: QUAKER COMMERCIAL

1. CUSTOM MADE WINDOWS FROM QUAKER COMMERCIAL WINDOWS H-650 AND M-600.
2. CONFIGURATION SUCH AS 6-1-1, 1-1-1, 6-1, 1-1, ETC, SHALL MATCH EXISTING AND AS DEPICTED ON THE DESIGN DOCUMENTS.
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4. SEE TYPICAL DETAILS ON SHEET A-503

TYPE 2 MANUFACTURER PER SPECIFICATIONS:

1. THERMALLY SEPARATED ANODIZED ALUMINUM STOREFRONT WINDOWS WITH 2"X4 1/2" FRAME PROFILE

John Grace Arms
21030 Indian St, Southfield MI 48033
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REGISTRATION SEAL

KEY PLANS

SHEET TITLE

BUILDING ELEVATIONS
EXISTING

SCALE:

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CHECKED: JA

APPROVED

FILE NO.: 21026.00

SHEET NO.: A-503

6' 0 3' 6'
SCALE: 3/16"= 1'-0"

EXTERIOR ELEVATIONS NOTE LEGEND:

1. REFER TO BRICK REPORT
2. ANODIZED ALUMINUM STOREFRONT GLASS ENTRY UNIT AS SCHEDULED
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5. FIRE DEPARTMENT CONNECTION (F.D.C.) REFER TO MECHANICAL
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EXTERIOR ELEVATIONS NOTES:

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OPAQUE:	U-0.17	SHGC-ANY
≤ 1/2 LITE:	U-0.25	SHGC-0.25
> 1/2 LITE:	U-0.25	SHGC-0.40

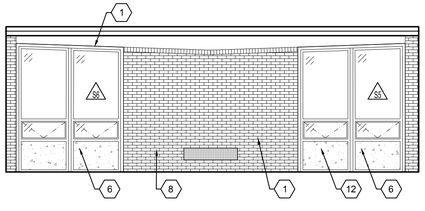
WINDOWS SELECTION:

TYPE 1 MANUFACTURER: QUAKER COMMERCIAL

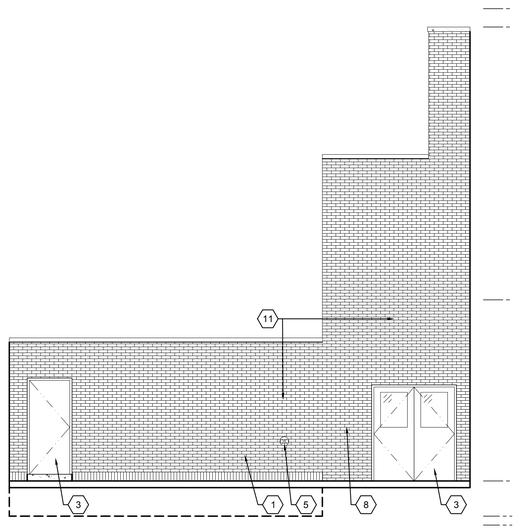
1. CUSTOM MADE WINDOWS FROM QUAKER COMMERCIAL WINDOWS H-650 AND M-600.
2. CONFIGURATION SUCH AS 6-1=1, 1=1-1, 6-1, 1=1, ETC, SHALL MATCH EXISTING AND AS DEPICTED ON THE DESIGN DOCUMENTS.
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4. SEE TYPICAL DETAILS ON SHEET A-504

TYPE 2 MANUFACTURER PER SPECIFICATIONS:

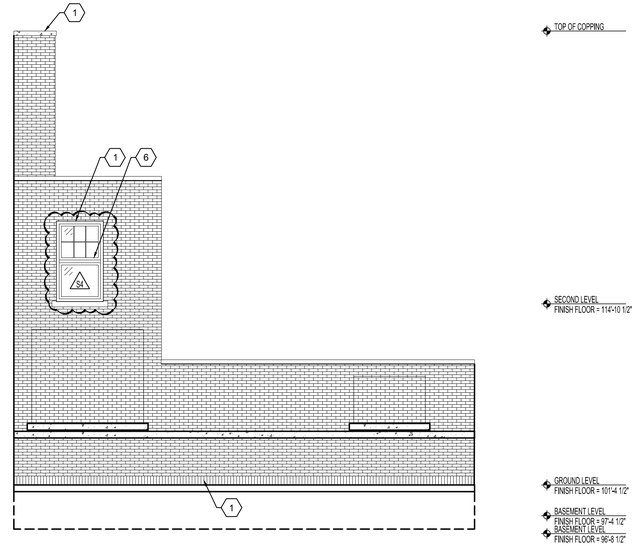
1. THERMALLY SEPARATED ANODIZED ALUMINUM STOREFRONT WINDOWS WITH 2"X4 1/2" FRAME PROFILE



3 A-201 SOUTH BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:



2 A-201 SOUTH BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:



1 A-201 SOUTH BUILDING ELEVATION
SCALE: 3/16"=1'-0"
REF:

10' 0 5' 10'
SCALE: 3/32"= 1'-0"

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REGISTRATION SEAL

STATE OF MICHIGAN
THADDEUS C ZAJDZIENSKI
License No. 1301026315
LICENSED ARCHITECT
02/18/2025

KEY PLANS

SHEET TITLE

BUILDING ELEVATIONS EXISTING

SCALE:

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Bulletin No. 1 1	02.19.2025

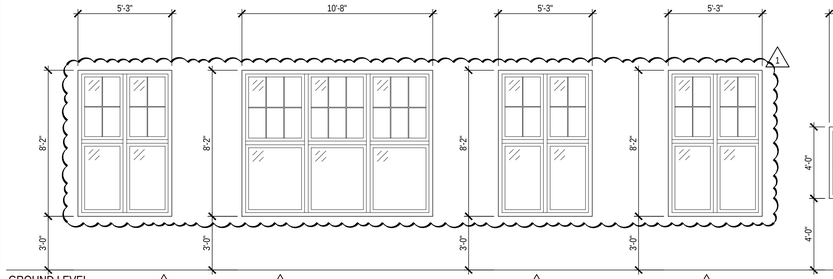
EBH
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JA
CHECKED

APPROVED

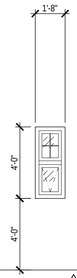
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FILE NO.

A-504
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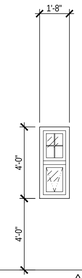


GROUND LEVEL
TYPE 1 (RESIDENTIAL)

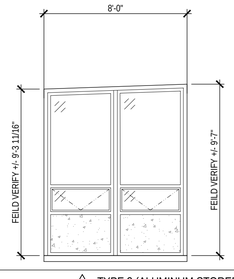
N1 N2 N3



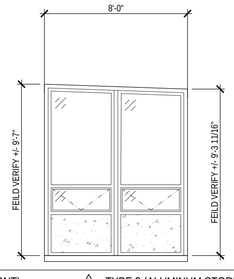
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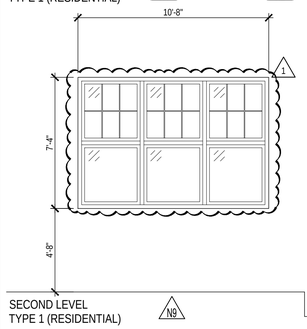
N5



N6 N7 TYPE 2 (ALUMINUM STOREFRONT)

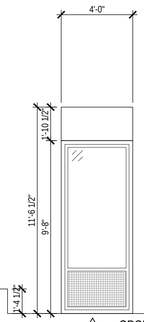


N8 TYPE 2 (ALUMINUM STOREFRONT)

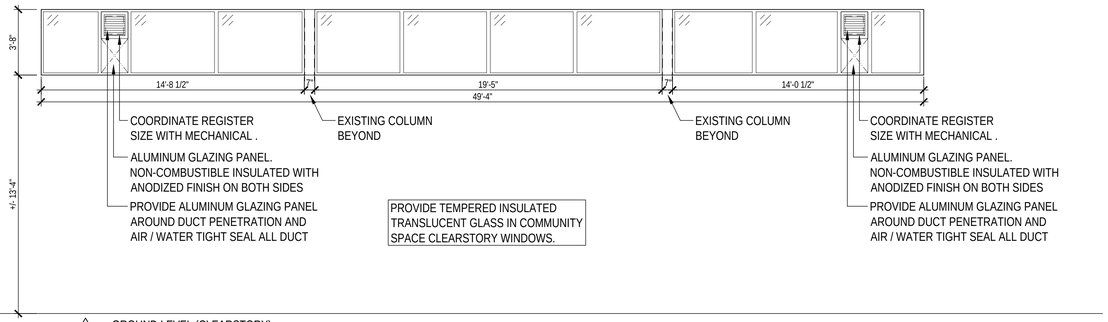


SECOND LEVEL
TYPE 1 (RESIDENTIAL)

N9



N10 GROUND LEVEL
TYPE 2 (ALUMINUM STOREFRONT)



N12 GROUND LEVEL (CLEARSTORY)
TYPE 2 (ALUMINUM STOREFRONT)

GROUND LEVEL
TYPE 2 (ALUMINUM STOREFRONT)

S1

S2 SEE DOOR SCHEDULE
SHEET A.902

SECOND LEVEL
TYPE 1 (RESIDENTIAL)

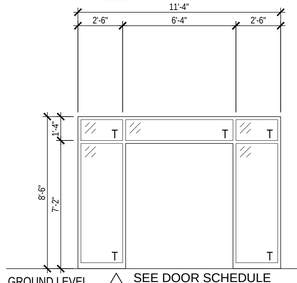
S3

S4

GROUND LEVEL
TYPE 2 (ALUMINUM STOREFRONT)

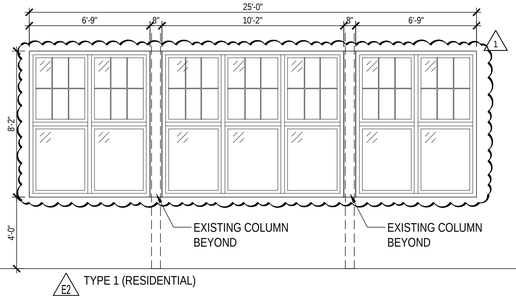
S5

S6 TYPE 2 (ALUMINUM STOREFRONT)

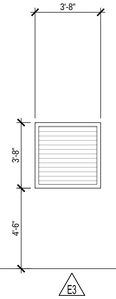


GROUND LEVEL

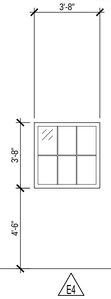
E1 SEE DOOR SCHEDULE
SHEET A.902



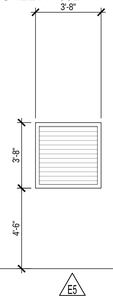
E2 TYPE 1 (RESIDENTIAL)



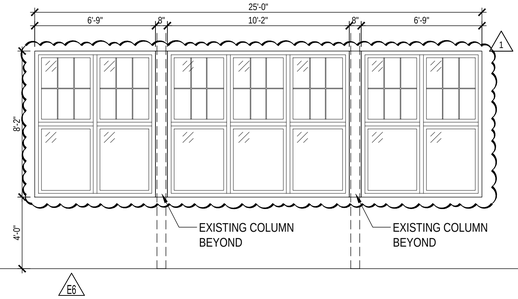
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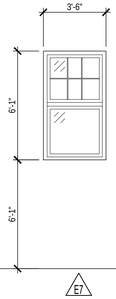
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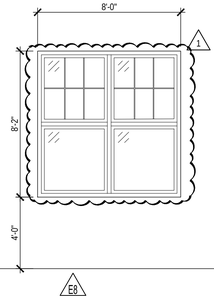
E5



E6



E7



E8

GROUND LEVEL
TYPE 1 (RESIDENTIAL)

E9 E10

GROUND LEVEL E11 TYPE 2 (ALUMINUM STOREFRONT)

SECOND LEVEL
TYPE 1 (RESIDENTIAL)

E12

E13

E14

EXTERIOR ELEVATIONS NOTES:

1. REFER TO AND COORDINATE WITH SPECIFICATIONS AND DETAILS FOR ADDITION SPECIFIC INFORMATION.
2. MATCH EXISTING BRICK COURSING AND PATTERN. TOOTH IN EACH BRICK COURSE.
3. EXTEND WINDOW FLASHING 8" BEYOND OPENING.
4. ALL ROUGH OPENINGS AROUND WINDOWS AND DOORS SHALL BE PROPERLY AND FULLY FLASHED AND AIR SEALED ALL AROUND OPENINGS AND FROM BOTH SIDES (INTERIOR AND EXTERIOR).
5. ALL DOORS AND WINDOWS SHALL MEET THE FOLLOWING THERMAL REQUIREMENTS:

OPAQUE:	U-0.17	SHGC-ANY
≤ 1/2 LITE:	U-0.25	SHGC-0.25
> 1/2 LITE:	U-0.25	SHGC-0.40

WINDOWS SELECTION:

TYPE 1 MANUFACTURER: QUAKER COMMERCIAL

1. CUSTOM MADE WINDOWS FROM QUAKER COMMERCIAL WINDOWS H-650 AND M-600.
2. CONFIGURATION SUCH AS 6-1-1, 1-1-1, 6-1, 1-1, ETC, SHALL MATCH EXISTING AND AS DEPICTED ON THE DESIGN DOCUMENTS.
3. COMPLETE SHOP DRAWINGS INCLUDING SCHEDULE OF EACH WINDOW SHALL BE SUBMITTED ALONG WITH FULL MOCK-UP AS REQUIRED BY HISTORIC PRESERVATION CONSULTANT FOR REVIEW WITH OWNER AND OWNER HISTORIC PRESERVATION CONSULTING PRIOR TO FABRICATION. 1
4. SEE TYPICAL DETAILS ON SHEET A-506

TYPE 2 MANUFACTURER PER SPECIFICATIONS:

1. THERMALLY SEPARATED ANODIZED ALUMINUM STOREFRONT WINDOWS WITH 2"X4 1/2" FRAME PROFILE

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
Suite 704
Detroit, MI 48226
Tel: 313-961-8000
Fax:313-964-3233

REGISTRATION SEAL

STATE OF MICHIGAN
THADDEUS C ZAJESKI
License No. 1301026315
LICENSED ARCHITECT
02/18/2025

KEY PLANS

SHEET TITLE

WINDOW ELEVATIONS AND SCHEDULE

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Bulletin No. 1	12.20.2024

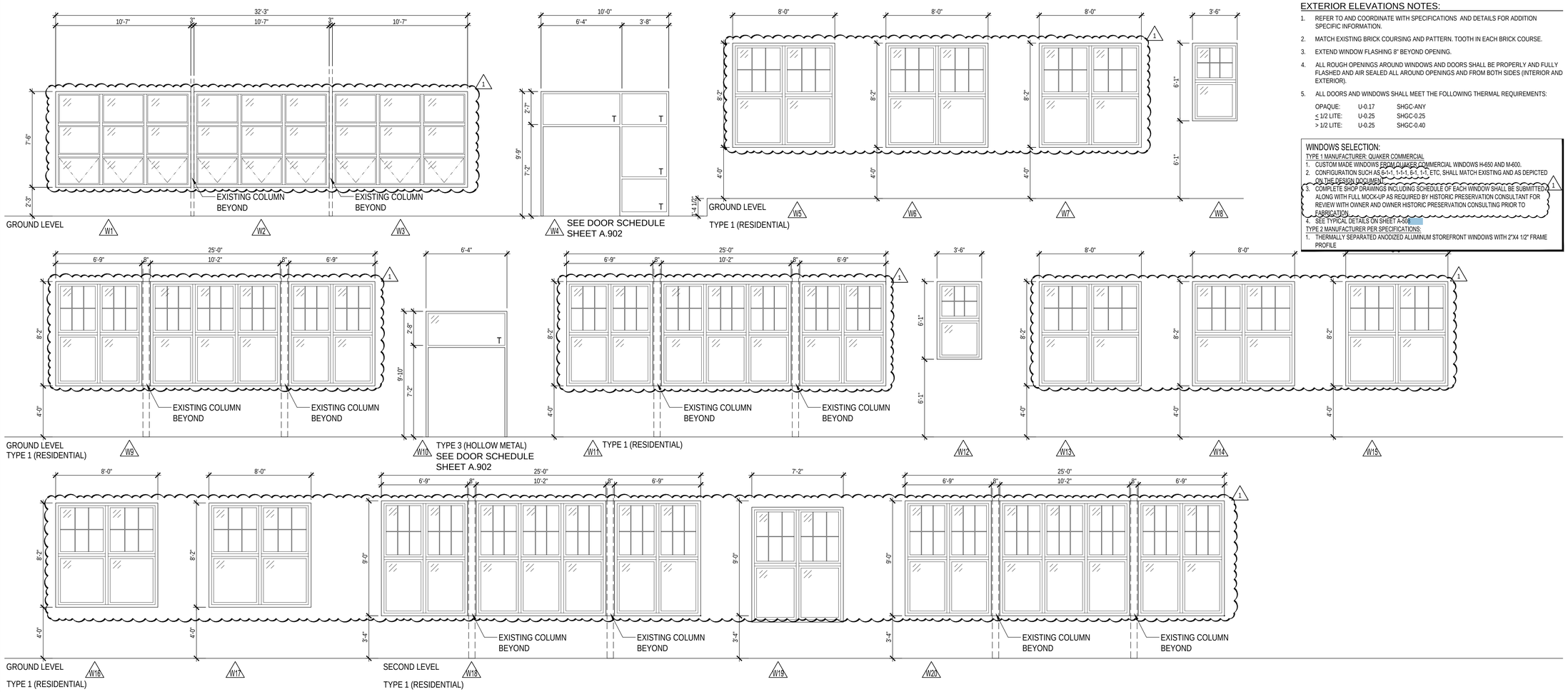
EBH
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FILE NO.

A-506
SHEET NO.



EXTERIOR ELEVATIONS NOTES:

1. REFER TO AND COORDINATE WITH SPECIFICATIONS AND DETAILS FOR ADDITION SPECIFIC INFORMATION.
2. MATCH EXISTING BRICK COURSING AND PATTERN. TOOTH IN EACH BRICK COURSE.
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> 1/2 LITE:	U-0.25	SHGC-0.40

WINDOWS SELECTION:

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3. COMPLETE SHOP DRAWINGS INCLUDING SCHEDULE OF EACH WINDOW SHALL BE SUBMITTED ALONG WITH FULL MOCK-UP AS REQUIRED BY HISTORIC PRESERVATION CONSULTANT FOR REVIEW WITH OWNER AND OWNER HISTORIC PRESERVATION CONSULTING PRIOR TO FABRICATION.
4. SEE TYPICAL DETAILS ON SHEET A-501

TYPE 2 MANUFACTURER PER SPECIFICATIONS:

1. THERMALLY SEPARATED ANODIZED ALUMINUM STOREFRONT WINDOWS WITH 2"X4 1/2" FRAME PROFILE

OBS

John Grace Arms
21030 Indian St, Southfield MI 48033
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SDG
Architects + Planners
607 Shelby Street
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Fax:313-964-3233

REGISTRATION SEAL

STATE OF MICHIGAN
THADDEUS C. ZAJDZIEWICZ
License No. 1301026315
LICENSED ARCHITECT
02/18/2025

KEY PLANS

SHEET TITLE

WINDOW ELEVATIONS AND SCHEDULE

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Bulletin No. 1 (1)	02.19.2025

DRAWN BY: EBH

CHECKED: JA

APPROVED

FILE NO.: 21026.00

SHEET NO.: A-507

1	ELEVATION	EXISTING OPENINGS - REFER TO ELEVATIONS	NEW OPENINGS - REFER ELEVATIONS	TYPE
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 2 (ALUMINUM STOREFRONT)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 2 (ALUMINUM STOREFRONT)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 2 (ALUMINUM STOREFRONT)
1	NORTH	EXISTING WINDOW	NEW WINDOW	TYPE 2 (ALUMINUM STOREFRONT)
1	SOUTH	EXISTING WINDOW	NEW WINDOW	TYPE 2 (ALUMINUM STOREFRONT)
1	SOUTH	EXISTING ENTRANCE	NEW ENTRANCE	TYPE 2 (ALUMINUM STOREFRONT)
1	SOUTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	SOUTH	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	SOUTH	EXISTING WINDOW	NEW WINDOW	TYPE 2 (ALUMINUM STOREFRONT)
1	SOUTH	EXISTING WINDOW	NEW WINDOW	TYPE 2 (ALUMINUM STOREFRONT)
1	SOUTH	NEW OPENING	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING ENTRANCE	NEW ENTRANCE	**TYPE 3 (ALUMINUM STOREFRONT)**
1	EAST - INTERIOR	EXISTING ENTRANCE	NEW ENTRANCE	TYPE 3 (ALUMINUM STOREFRONT)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING LOUVER	NEW LOUVER	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING LOUVER	NEW LOUVER	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 2 (ALUMINUM STOREFRONT)
1	EAST	EXISTING ENTRANCE	NEW WINDOW (REMOVE DOOR)	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	NEW OPENING	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	EAST	NEW OPENING	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING ENTRANCE	NEW ENTRANCE	TYPE 2 (ALUMINUM STOREFRONT)
1	WEST - INTERIOR	EXISTING ENTRANCE	NEW ENTRANCE	TYPE 2 (ALUMINUM STOREFRONT)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING ENTRANCE	NEW ENTRANCE	TYPE 2 (ALUMINUM STOREFRONT)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)
1	WEST	EXISTING WINDOW	NEW WINDOW	TYPE 1 (RESIDENTIAL)

EXTERIOR ELEVATIONS NOTES:

1. REFER TO AND COORDINATE WITH SPECIFICATIONS AND DETAILS FOR ADDITION SPECIFIC INFORMATION.
2. MATCH EXISTING BRICK COURSING AND PATTERN. TOOTH IN EACH BRICK COURSE.
3. EXTEND WINDOW FLASHING 8" BEYOND OPENING.
4. ALL ROUGH OPENINGS AROUND WINDOWS AND DOORS SHALL BE PROPERLY AND FULLY FLASHED AND AIR SEALED ALL AROUND OPENINGS AND FROM BOTH SIDES (INTERIOR AND EXTERIOR).
5. ALL DOORS AND WINDOWS SHALL MEET THE FOLLOWING THERMAL REQUIREMENTS:

OPAQUE:	U-0.17	SHGC-ANY
≤ 1/2 LITE:	U-0.25	SHGC-0.25
> 1/2 LITE:	U-0.25	SHGC-0.40

WINDOWS SELECTION:

TYPE 1 MANUFACTURER: QUAKER COMMERCIAL

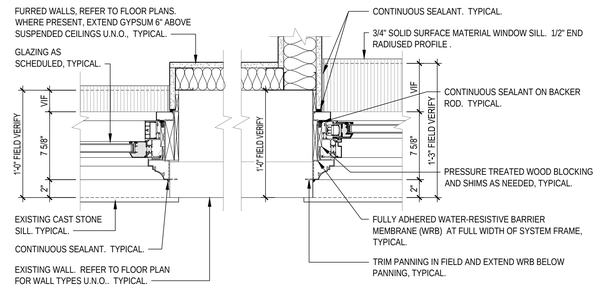
1. CUSTOM MADE WINDOWS FROM QUAKER COMMERCIAL WINDOWS H-650 AND M-600.
2. CONFIGURATION SUCH AS 1-1-1, 1-1-1, 1-1, 1-1, 1-1 ETC, SHALL MATCH EXISTING AND AS DEPICTED ON THE DESIGN DOCUMENTS.
3. COMPLETE SHOP DRAWINGS INCLUDING SCHEDULE OF EACH WINDOW SHALL BE SUBMITTED ALONG WITH FULL MOCK-UP AS REQUIRED BY HISTORIC PRESERVATION CONSULTANT FOR REVIEW WITH OWNER AND OWNER HISTORIC PRESERVATION CONSULTING PRIOR TO FABRICATION.
4. SEE TYPICAL DETAILS ON SHEET A-508

TYPE 2 MANUFACTURER PER SPECIFICATIONS:

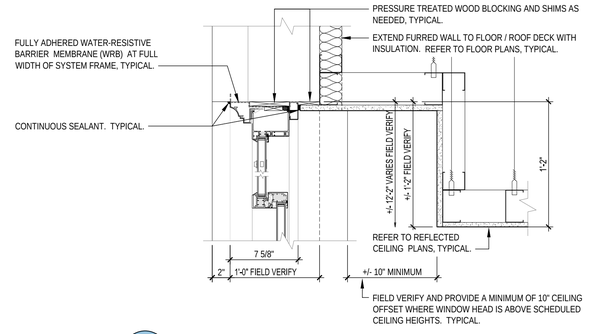
1. THERMALLY SEPARATED ANODIZED ALUMINUM STOREFRONT WINDOWS WITH 2"X4 1/2" FRAME PROFILE

EXTERIOR ELEVATIONS NOTE LEGEND:

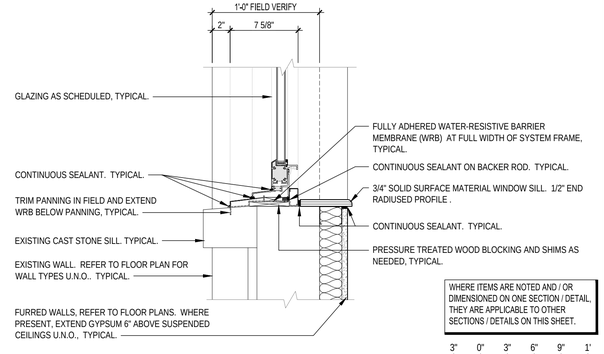
1. REFER TO BRICK REPORT
2. ANODIZED ALUMINUM STOREFRONT GLASS ENTRY UNIT AS SCHEDULED
3. DOOR AS SCHEDULED
4. BARRIER FREE POWER ASSIST DOOR ACTUATOR
5. FIRE DEPARTMENT CONNECTION (F.D.C.) REFER TO MECHANICAL
6. NEW GLAZING UNIT TO REPLACE EXISTING AS SCHEDULED
7. GAS METER REFER TO MECHANICAL
8. TRANSFORMER, ELECTRICAL METER, ELECTRICAL PANELS REFER TO MECHANICAL
9. NEW MASONRY INFILL TO MATCH EXISTING. NEW BRICK TO BE TOOTHED INTO EXISTING.
10. NEW STONE SILL TO MATCH EXISTING
11. REPAIR, PATCH AND REPLACE BRICK AS NECESSARY AFTER THE REMOVAL OF THE STAIRS.
12. EXISTING "AGGREGATE SURFACED SPANDRELL" PANEL PER ORIGINAL BUILDING DRWINGS. IF NEEDED, GC/CM TO COORDINATE THE NEED FOR A NEW 4" COLD FORM STUD WALL BELOW AND ABOVE THE EXISTING WINDOWS.
13. PRE-FINISHED METAL GUTTERS AND DOWNSPOUT MATCHING EXISTING PROFILE AND COLOR. SUBMIT SAMPLES FOR APPROVAL.



3 A-501 **TYPICAL WINDOW JAMB**
SCALE: 1 1/2" = 1'-0"
REF:



2 A-501 **TYPICAL WINDOW HEAD**
SCALE: 1 1/2" = 1'-0"
REF:



WHERE ITEMS ARE NOTED AND / OR DIMENSIONED ON ONE SECTION / DETAIL, THEY ARE APPLICABLE TO OTHER SECTIONS / DETAILS ON THIS SHEET.

3" 0" 3" 6" 9" 1'
SCALE: 1 1/2" = 1'-0"

1 A-501 **TYPICAL WINDOW SILL**
SCALE: 1 1/2" = 1'-0"
REF:

4' 0 2' 4'
SCALE: 1/4"= 1'-0"

John Grace Arms
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Developed by
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SDG
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REGISTRATION SEAL

STATE OF MICHIGAN
THADDEUS C ZAJESKI
License No. 1301026315
LICENSED ARCHITECT
02/18/2025

KEY PLANS

SHEET TITLE

WINDOW ELEVATIONS AND SCHEDULE

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024

EBH
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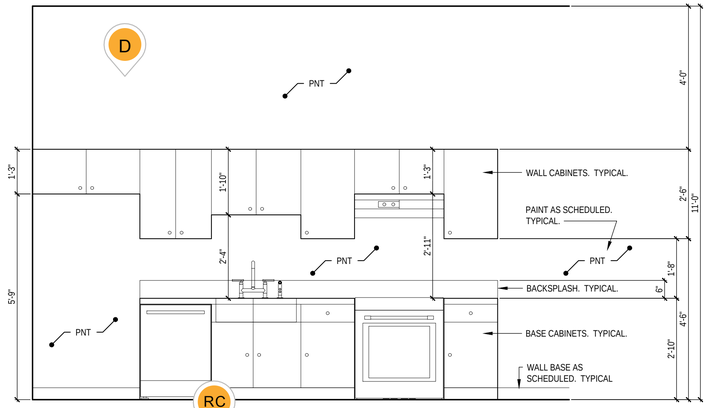
JA
CHECKED

APPROVED

21026.00
FILE NO.

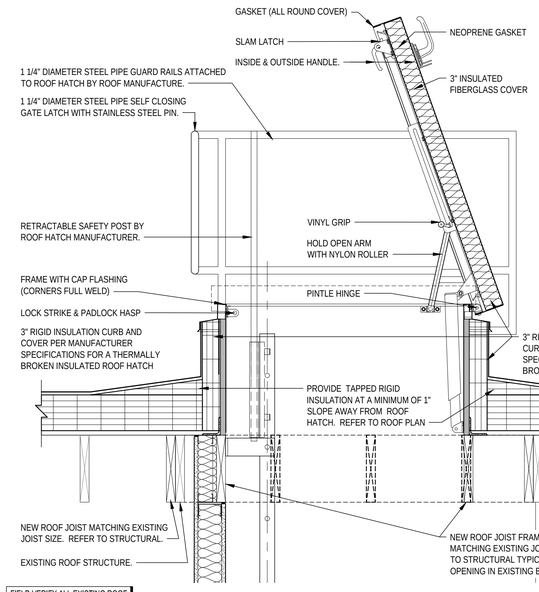
A-508
SHEET NO.

UNIT KITCHEN LAYOUTS DIFFER IN EACH UNIT. REFER TO FLOOR PLANS AND COORDINATE ALL KITCHEN ITEMS (INCLUDING APPLIANCES AND ACCESSORIES) WITH OWNER PRIOR TO BIDDING AND INSTALLATION. FINAL SELECTION OF ALL EQUIPMENT/APPLIANCES MUST BE COORDINATE WITH MECHANICAL AND ELECTRICAL.



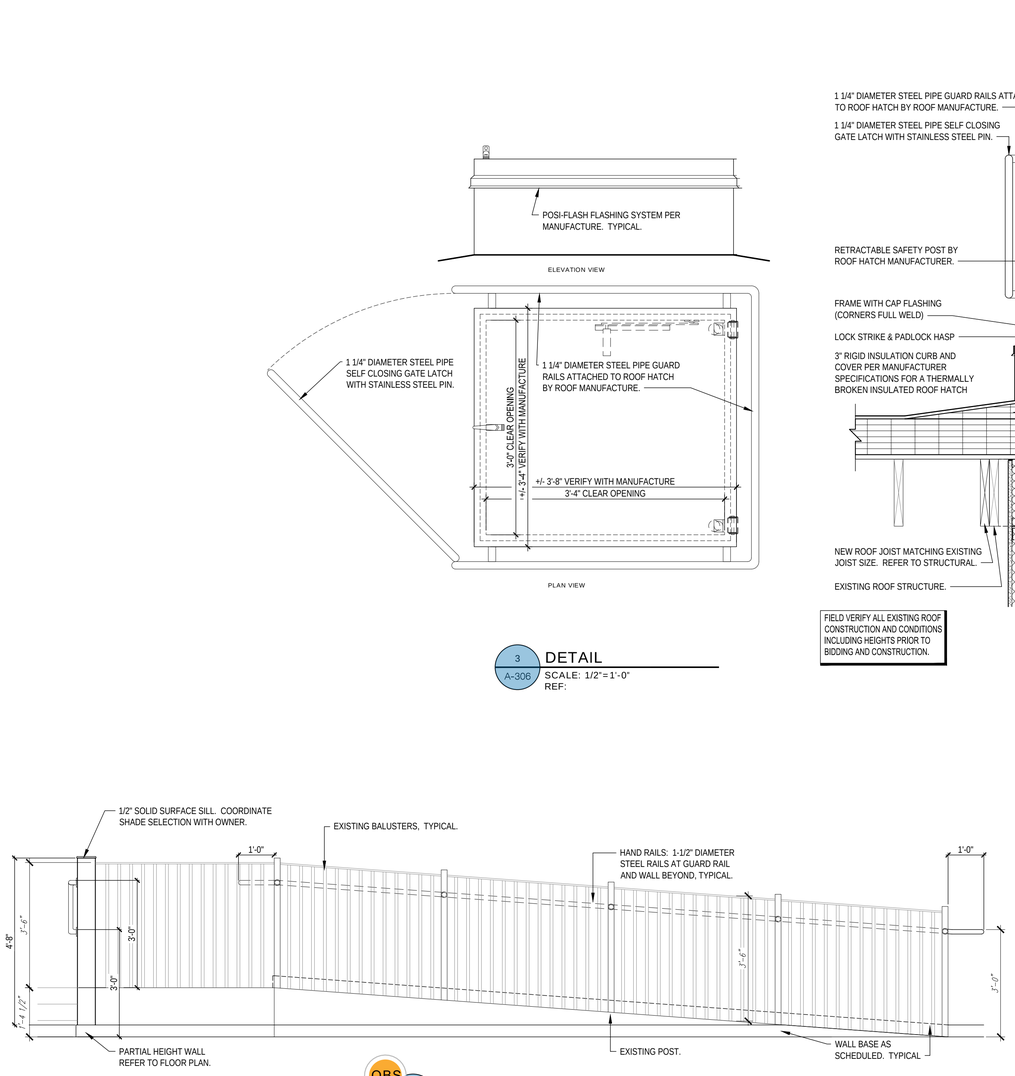
(UNIT K) TYPICAL K...EN ELEVATION
SCALE: 1"=1/2'-0"
REF:

3 A-306 DETAIL
SCALE: 1/2"=1'-0"
REF:

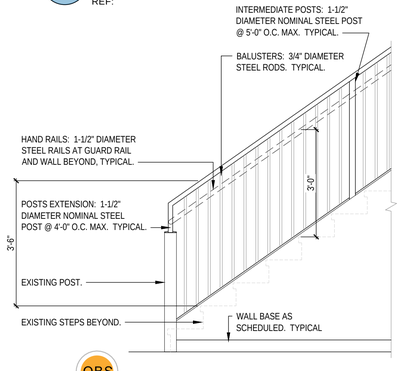


FIELD VERIFY ALL EXISTING ROOF CONSTRUCTION AND CONDITIONS INCLUDING HEIGHTS PRIOR TO BIDDING AND CONSTRUCTION.

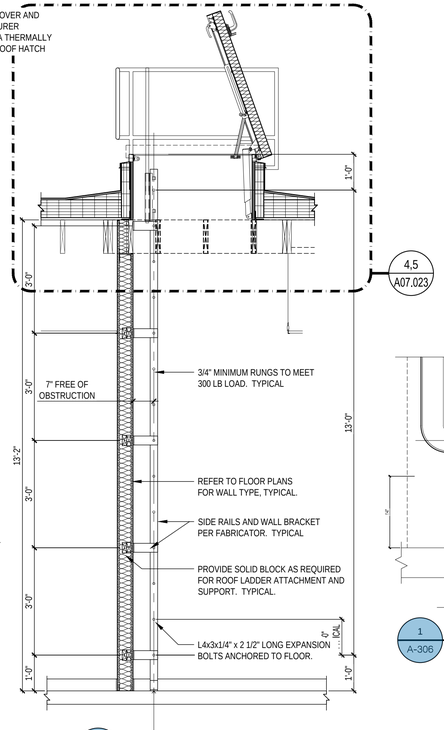
3 A-306 DETAIL
SCALE: 1/2"=1'-0"
REF:



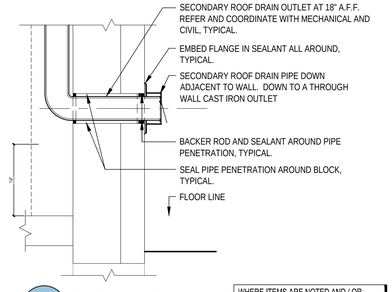
OBS 4 A-351 DETAIL
SCALE: 1/2"=1'-0"
REF: EXISTING RAMP - CORRIDOR 110



OBS 3 A-304 DETAIL
SCALE: 1/2"=1'-0"
REF: EXISTING STAIR 170



2 A-306 SECTION DETAIL
SCALE: 1/2"=1'-0"
REF:



1 A-306 SECTION DETAIL
SCALE: 1"=1'-0"
REF:

WHERE ITEMS ARE NOTED AND / OR DIMENSIONED ON ONE SECTION / DETAIL, THEY ARE APPLICABLE TO OTHER SECTIONS / DETAILS ON THIS SHEET.

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

12" 8" 4" 0 6" 1'
SCALE: 1"=1'-0"

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REGISTRATION SEAL

KEY PLANS

SHEET TITLE
SECTIONS AND DETAILS

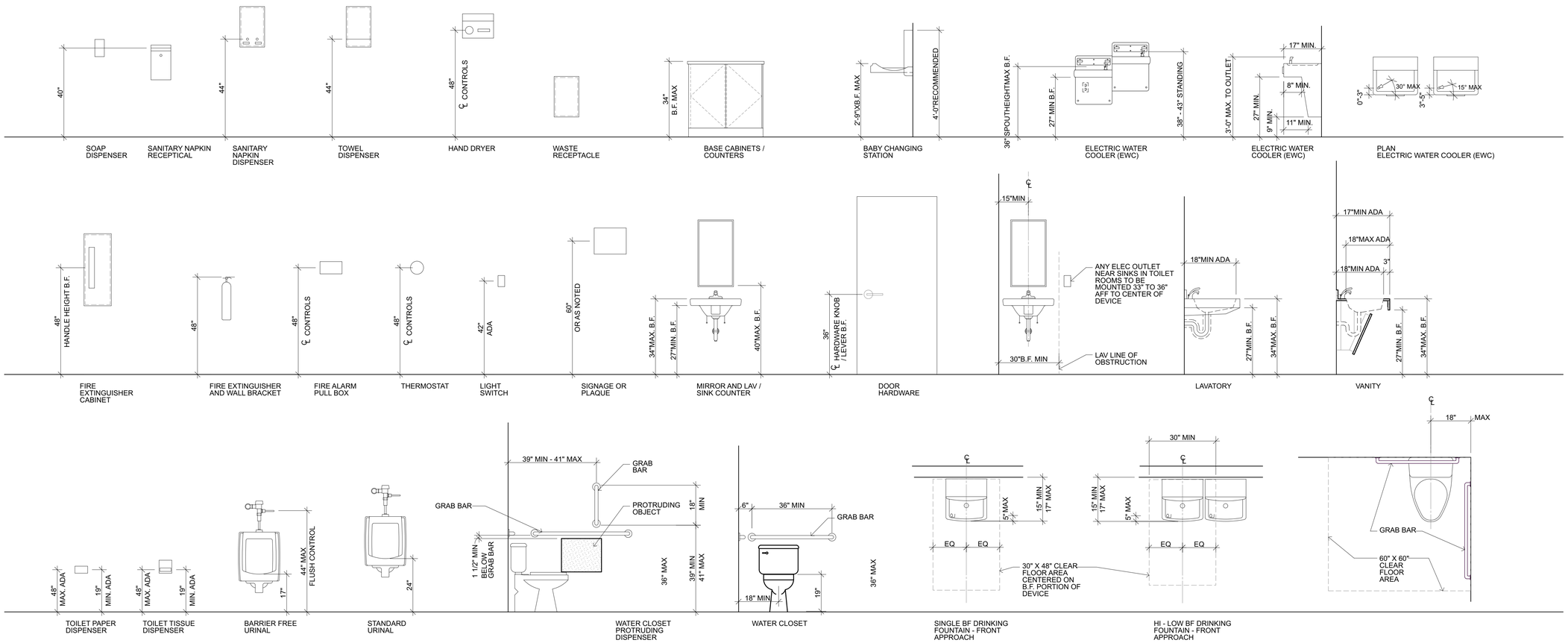
SCALE:

ISSUED FOR	DATE
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025

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CHECKED: JA
APPROVED:

FILE NO. 21026.00

SHEET NO. A-601



C1
A-602

Typical Mounting Heights ANSI A117.1-2009

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

John Grace Arms
21030 Indian St, Southfield MI 48033
Developed by
John Grace Arms LDHA LLC

SDG
Architects + Planners
607 Shelby Street
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REGISTRATION SEAL

STATE OF MICHIGAN
THADDEUS C ZAWRZEWSKI
License No. 1301020315
LICENSED ARCHITECT
02/18/2025

KEY PLANS

SHEET TITLE

Typical Mounting Details

SCALE:

ISSUED FOR	DATE
HUD Submission	12.13.2024
PERMIT	12.20.2024
BULLETIN #1 ⚠1	02.19.2025

DWP
DRAWN BY

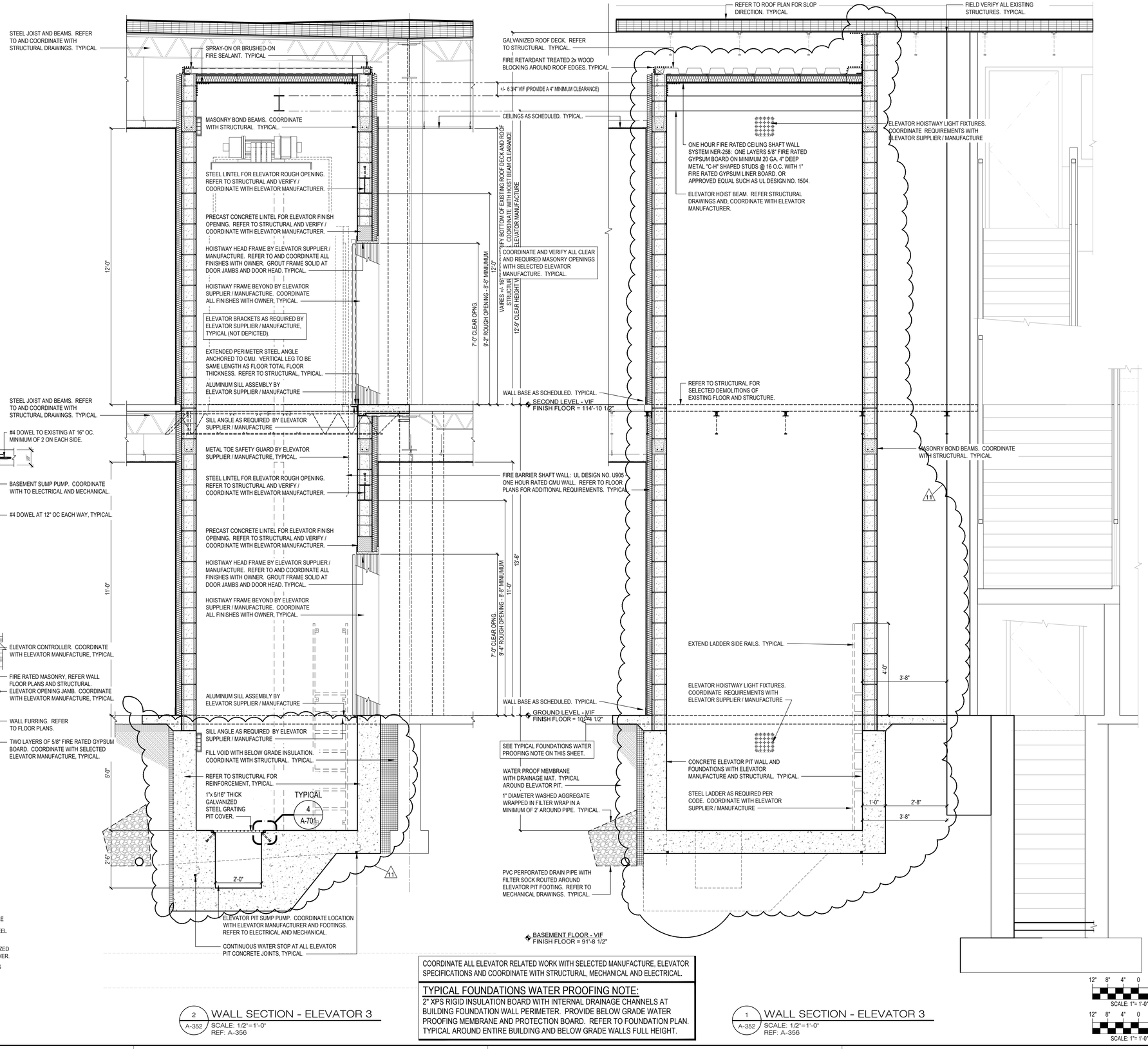
JA
CHECKED

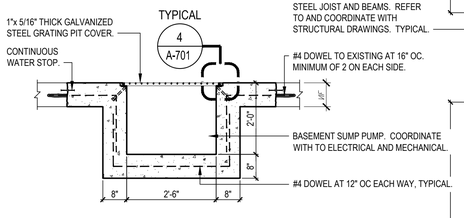
APPROVED

21026.00
FILE NO.

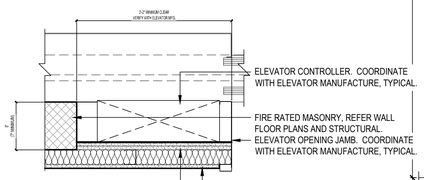
A-602
SHEET NO.

/Volumes/enright/Shared/Projects/-SDG/23-460_SDG_John_Grace_Housing/5_Disciplines-Design/Architectural/CAD/CD/John_Grace_CD_6.5.pln
Printed: Monday, February 17, 2025

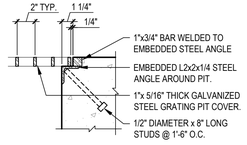




5 A-701 DETAIL
SCALE: 1"=1'-0"
REF: (EXISTING BASEMENT)



4 A-701 DETAIL
SCALE: 1"=1'-0"
REF:



3 A-701 TYPICAL DETAIL
SCALE: 1 1/2"=1'-0"
REF:

2 A-352 WALL SECTION - ELEVATOR 3
SCALE: 1/2"=1'-0"
REF: A-356

1 A-352 WALL SECTION - ELEVATOR 3
SCALE: 1/2"=1'-0"
REF: A-356

COORDINATE ALL ELEVATOR RELATED WORK WITH SELECTED MANUFACTURE, ELEVATOR SPECIFICATIONS AND COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL.

TYPICAL FOUNDATIONS WATER PROOFING NOTE:
2" XPS RIGID INSULATION BOARD WITH INTERNAL DRAINAGE CHANNELS AT BUILDING FOUNDATION WALL PERIMETER. PROVIDE BELOW GRADE WATER PROOFING MEMBRANE AND PROTECTION BOARD. REFER TO FOUNDATION PLAN. TYPICAL AROUND ENTIRE BUILDING AND BELOW GRADE WALLS FULL HEIGHT.

12" 8" 4" 0 6" 1'
SCALE: 1"= 1'-0"

12" 8" 4" 0 6" 1'
SCALE: 1"= 1'-0"

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REGISTRATION SEAL

KEY PLANS

SHEET TITLE
ELEVATOR 3
WALL SECTIONS

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Bulletin - 011	07.27.2026

DRAWN BY: EBH
CHECKED: JA
APPROVED:

FILE NO. 21026.00

SHEET NO. A-701

GROUND LEVEL GENERAL SPACES ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	WALL BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING FINISH	CEILING HEIGHT	REMARKS
	GROUND LEVEL									
101	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
102	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
102A	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
103	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
104	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
105	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
106	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
107	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
108	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
109	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
110	CORRIDOR	LVT-1	WB-1					ACT-1 / GYP PNT	VARIES	NOTE #1 & #3
120	WEST VESTIBULE A	LVT-1	WB-1					DEFS / PNT-10	EXIST	NOTE #2
121	EAST VESTIBULE B	LVT-1	WB-1					DEFS / PNT-10	EXIST	NOTE #2
122	EAST VESTIBULE A	LVT-1	WB-1					DEFS / PNT-10	EXIST	NOTE #2
123	WEST VESTIBULE B	LVT-1	WB-1					DEFS / PNT-10	EXIST	NOTE #2
130	OFFICE	CPT-2	WB-4	PNT-9	PNT-9	PNT-9	PNT-9	ACT-1	EXIST	PNT-7 TRIM & ACCESSORIES
131	LAUNDRY	LVT-1	WB-2	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2		
131A	STORAGE	CONC	WB-4	PNT-9	PNT-9	PNT-9	PNT-9	ACT-2		PNT-7 TRIM & ACCESSORIES
132	READING / GAME ROOM	CPT-2	WB-4	PNT-9	PNT-9	PNT-9	PNT-9	ACT-1	EXIST	PNT-7 TRIM & ACCESSORIES
133	HOT ROOM	CPT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
134	RESTROOM	CT-1	WB-3	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	10'-0"	
140	COMMUNITY SPACE	EXST	EXST	EXST	EXST	EXST	EXST	EXST	EXST	NOTE #4
141	COMMUNITY SPACE II	EXST	EXST	EXST	EXST	EXST	EXST	ACT-1	8'-5"	NOTE #4
142	RESTROOM	CT-1	WB-3	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1	8'-5"	
143	RESTROOM	CT-1	WB-3	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1	9'-9"	
150	ELECTRICAL ROOM	CONC	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1	8'-8"	SEALED CONCRETE FLOOR
151	MECHANICAL ROOM	CONC	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	EXP		
152	UNOCCUPIED SPACE									
170	STAIRS	EXST	WB-1	PNT-10	PNT-10	PNT-10	PNT-10	EXIST		
	SECOND LEVEL									
201	CORRIDOR	LVT-1	WB-1	PNT-2	PNT-2	PNT-2	PNT-2	ACT-1	12'-0"	NOTE #1 & #3
202	LIBRARY	CPT-3	WB-4	PNT-6	PNT-6	PNT-6	PNT-6	ACT-1	12'-0"	NOTE #1 & #3
280	UNOCCUPIED SPACE									
270	STAIRS									
271	STAIRS									

TYPICAL GROUND LEVEL ROOM FINISH SCHEDULE - UNIT "A" (ACC)

ROOM NO.	ROOM NAME	FLOOR	WALL BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING FINISH	CEILING HEIGHT	REMARKS
	GROUND LEVEL									
A101	KITCHEN	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	9'-9"	
A102	LIVING / DINING	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	9'-9"	
A103	BATH ROOM	CT-1	WB-2	PT-8	PT-8	PT-8	PT-8	PT-1	9'-9"	
A104	BEDROOM	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	9'-9"	
A111	CLOSET	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	9'-9"	
A112	MECH. RM.	CT-2	WB-3	PT-8	PT-8	PT-8	PT-8	EXP		
A113	STORAGE	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	9'-9"	
A114	CLOSET	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	9'-9"	

TYPICAL SECOND LEVEL ROOM FINISH SCHEDULE - UNIT "Z"

ROOM NO.	ROOM NAME	FLOOR	WALL BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING FINISH	CEILING HEIGHT	REMARKS
	GROUND LEVEL									
Z101	KITCHEN	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	12'-0"	
Z102	LIVING / DINING	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	12'-0"	
Z103	BATH ROOM	CT-1	WB-2	PT-8	PT-8	PT-8	PT-8	PT-1	12'-0"	
Z104	BEDROOM 1	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	12'-0"	
Z105	BEDROOM 2	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	12'-0"	
Z111	CLOSET	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	12'-0"	
Z112	MECH. RM.	CT-2	WB-3	PT-8	PT-8	PT-8	PT-8	EXP		
Z113	STORAGE	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	12'-0"	
Z114	CLOSET	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	12'-0"	
Z115	CLOSET	LVT-2	WB-1	PT-10	PT-10	PT-10	PT-10	PT-1	12'-0"	

MATERIALS SCHEDULE AND LEGEND

MATERIAL	MANUFACTURER AND MATERIAL: MANUFACTURER	BASE	ALTERNATE NO. 1	DESCRIPTION AND COMMENTS
BRK-01	-	BOSCO - 145-3 W GREY MORTAR	BOSCO - 130-6 W GREY MORTAR	BUILDING ADDITION ONLY
BRK-02				EXISTING BUILDING: FIELD VERIFY AND SUBMIT SAMPLE MATCHING EXISTING BRICK. BRICK INFILLS AT EXISTING BUILDING SHALL MATCH EXISTING BRICK COLOR, FINISH AND COURSING.
LVT-1	SHAW CONTRACT: COMMERCIAL LUXURY VINYL TILE	STYLE NAME: FUNCTION 5.0 STYLE NUMBER: 4388V COLOR NAME: TRANSITION COLOR NUMBER: 86501 SIZE: 18"x18"	STYLE NAME: FUNCTION 5.0 STYLE #: 4388V COLOR NAME: COMPOSITE COLOR # 86506 SIZE: 18"x18"	LOBBY & HALLWAY:
LVT-2		STYLE NAME: STRAND STYLE #: 0516V COLOR NAME: CLAY COLOR #: 16761 SIZE: 18"x36"	STYLE NAME: STRAND STYLE #: 0516V COLOR NAME: CLAY COLOR #: 16761 SIZE: 18"x36"	UNITS:
			STYLE NAME: COMPOUND STYLE #: 4074V COLOR NAME: BISQUE COLOR #: 77620 SIZE: 24"x24"	UNITS ALTERNATE NO. 2
			STYLE NAME: COMPOUND STYLE #: 4074V COLOR NAME: FOUNDATION COLOR #: 77530 SIZE: 24"x24"	UNITS ALTERNATE NO. 3
CPT-1	SHAW CONTRACT: CARPET TILE	STYLE NAME: CROSS WEAVE STYLE #: 5T526 COLOR NAME: VIBRANO MAIZ COLOR #: 25210 SIZE: 18"x36"		UNITS
CPT-2		STYLE NAME: UPBEAT STYLE #: 5T490 COLOR NAME: EMPOWERED COLOR #: 90555 SIZE: 18"x36"		UNITS
CPT-3		STYLE NAME: SCRIPT STYLE NUMBER: 5T514 COLOR NAME: SYMBOLISM COLOR #: 75770 SIZE: 18"x36"		Reading Room / Library
ACT-1	ARMSTRONG			2'x2' ACOUSTICAL CEILING TILE
ACT-2				2'x4' ACOUSTICAL CEILING TILE
ACT-3				2'x4' MOISTURE RESISTANT ACOUSTICAL CEILING TILE
CT-1	Daltile	STYLE NAME: COLOR WHEEL CLASSIC COLOR NAME: MATTE - ARTIC WHITE COLOR #: 0790 SIZE: 4"x4"-6"x6" BULLNOSE: S4449 SIZE: 4"x4" BULNOSE: S4269 SIZE: 2"x6"		CERAMIC TILE - BATHROOMS
		STYLE NAME: CORE FUNDAMENTALS COLOR NAME: STAMINA GREY RECTANGLE COLOR #: RL23 SIZE: 4"x16" BULLNOSE: P43F9 SIZE: 3"x24"		CERAMIC TILE - COMMUNITY LAUNDRY ROOM:

MATERIALS SCHEDULE AND LEGEND

MATERIAL	MANUFACTURER AND MATERIAL: MANUFACTURER	BASE	ALTERNATE NO. 1	DESCRIPTION
CT-1	Daltile			
PNT-1	BENJAMIN MOORE PAINT	COLOR: WHITE COLOR #: OC-151		CEILING
PNT-2	COLOR PALETTE 01	COLOR: SMOKY ASH COLOR #: 986		
PNT-3		COLOR: BEACHCOMBER COLOR #: 993		
PNT-4		COLOR: ROCKPORT GRAY COLOR #: HC-105		
PNT-5		COLOR: FAIRVIEW TAUPE COLOR: HC-85		
PNT-6	COLOR PALETTE 02	COLOR: STEEL WOOL COLOR #: 2121-20		
PNT-7		COLOR: BREWSTER GRAY COLOR #: HC-162		
PNT-8		COLOR: MARILYN'S DRESS COLOR #: 2125-60		
PNT-9		COLORS: LEIGH BELLS COLOR #: 1480		
PNT-10		COLORS: CLOUD COVER COLOR #: OC-25		
WB-1	SHAW CONTRACT: THERMOPLASTIC RUBBER	STYLE NUMBER: 174CA COLOR: 00066 NIGHT		6" WALL BASE
WB-2		STYLE NUMBER: 168CA COLOR: 00066 NIGHT		4" WALL BASE
WB-3		STYLE NUMBER: 168CA COLOR: 00011 LINEN		4" WALL BASE
WB-4		STYLE NUMBER: 168CA COLOR: 00039 SHADOW		4" WALL BASE

ROOM FINISH SCHEDULE REMARKS NOTE LEGEND:

1. PUBLIC CORRIDOR WALLS TO BE PNT-10 INCLUDING STAIRS AND EXISTING LOCKERS. EXISTING WAINSCOT TO BE PNT-9. WALLBASE: WB-1 AND WB-2. WHERE NO WALL BASE EXISTS, WALL BASE TO BE WB-1
2. VESTIBULES: ANY EXISTING WALL TILES, BRICK, GLAZED OR ARCHITECTURAL CMU AND FLOOR TILE TO BE REPAIRED AND RESTORED; OTHERWISE PAINTED GYPSUM BOARD WITH PNT-10.
3. SEE REFLECTED CEILING PLANS FOR CEILINGS.
4. EXISTING FLOOR, WALL AND WALL BASE TO BE CLEANED AND REPAIRED AS NEEDED.

EXISTING FINISHES:

1. "HISTORIC PRESERVATION" ITEMS / AREAS: G.C. TO COORDINATE WITH OWNER AND PROTECT SUCH AREAS PRIOR TO COMMENCING AND ANY DEMOLITION AND / OR CONSTRUCTION. NOTIFY ARCHITECT / ENGINEER, OWNER AND OWNER HISTORIC PRESERVATION CONSULTING OF ANY DISCREPANCIES FOR CLARIFICATION.
1. WHEREVER INTERIOR BRICK AND TILE IS PRESENT SURFACE IS TO BE CLEANED AND REPAIRED AS NEEDED.
2. TERRAZZO FLOORING IS TO REPAIRED AND RESTORED, INCLUDING TERRAZZO STAIRS AND WALL BASE.

ROOM FINISH SCHEDULE GENERAL NOTES:

1. ALL EXPOSED "CONCRETE BLOCK" (CMU) SHALL BE INSTALLED WITH TOOLED JOINTS.
2. ALL EXPOSED "CMU" WALLS CORNERS SHALL BE "BULLNOSED" UNITS.
3. REFER TO FLOOR PLAN FOR GYPSUM TYPE AND PROVIDE MOLD-RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS SUCH AS KITCHENS AND RESTROOM. PROVIDE CEMENT BOARD AT ALL SHOWER STALLS AND TILED WALLS.
4. BUILD ALL CONCRETE BLOCK WALLS AND OTHER INTERIOR PARTITIONS TO UNDERSIDE OF STRUCTURE WITH COMPRESSIBLE FILL MATERIAL AND SEALED TIGHT ON BOTH SIDES FOR SMOKE TIGHT CONSTRUCTION UNLESS OTHERWISE INDICATED.
5. WHERE "CONCRETE" IS INDICATED IN SCHEDULE A FINISHED "CONCRETE FINISH" IS REQUIRED.
6. ALL METAL STUD PARTITIONS SHALL BE HORIZONTALLY BRACED AT 4'-0" O.C. MAXIMUM SPACING AND STUDS SPACED 16" O.C. UNLESS OTHERWISE NOTED.
7. PROVIDE REDUCER STRIP AT ALL FLOOR MATERIAL TRANSITIONS UNLESS OTHERWISE NOTED.

ABBREVIATIONS:

ACT	ACOUSTIC CEILING TILE
CMT	CEMENTITIOUS BACKER BOARD
CMU	CONCRETE MASONRY UNIT
CPT	CARPET TILE
CT	CERAMIC TILE
CTB	CERAMIC TILE WALL BASE
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM
EXP	EXPOSED
EXIST	EXISTING
FRP	FIBERGLASS REINFORCED PANELS
GLZ	GLAZING
GYP	GYPSUM BOARD (PRIMED)
GYP-1	HIGH IMPACT GYPSUM BOARD (PRIMED)
GYP-2	MOLD AND MOISTURE RESISTANT GYPSUM BOARD
GYP-3	HIGH IMPACT MOLD AND MOISTURE RESISTANT GYPSUM BOARD
PLC	POLISHED CONCRETE
PNT	PRIME AND PAINT
PRM	PRIME PAINT AND TAPPED
RST	RUBBER STAIR TREAD WITH INTEGRATED RISER AND AT LANDINGS. WITH VISUALLY IMPAIRED AND SAFETY STRIP.
SLC	SEAMLESS SEALED CONCRETE
SLCI	SEAMLESS SEALED CONCRETE - INSULATED DEPRESSED FLOOR
SSP	STAINLESS STEEL PANEL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE

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REGISTRATION SEAL

KEY PLANS

SHEET TITLE

ROOM
FINISH SCHEDULES

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025

DRAWN BY: EBH
CHECKED: JA
APPROVED:

FILE NO. 21026.00

SHEET NO. A-901

TYPICAL GROUND LEVEL DOOR SCHEDULE - UNIT "A" (ACC)

DOOR NO.	DOOR SIZE WxHxT	FIRE (MIN.)	DOOR TYPE	DOOR MAT	DOOR FINSIH	FRAME TYPE	FRAME MAT	FRAME FINSIH				HDWR SET	REMARKS
A100	3'-0"x7'-0"		A	SCW	PRF	PREFAB	WD	PNT				10, 10A	NOTE #5
A103	3'-0"x7'-0"		A	WD	PRF	PREFAB	WD	PNT				13	
A104	3'-0"x7'-0"		A	WD	PRF	PREFAB	WD	PNT				13	
A111	4'-0"x7'-0" BIFOLD		F	WD	PRF	PREFAB	WD	PNT					NOTE #9
A112	4'-0"x7'-0" BIFOLD		E	WD	PRF	PREFAB	WD	PNT					NOTE #6, #9
A113	3'-0"x7'-0"		A	WD	PRF	PREFAB	WD	PNT				13	NOTE #10
A114	5'-6"x7'-0" SLIDING		A	WD	PRF	PREFAB	WD	PNT					

TYPICAL SECOND LEVEL DOOR SCHEDULE - UNIT "Z"

DOOR NO.	DOOR SIZE WxHxT	FIRE (MIN.)	DOOR TYPE	DOOR MAT	DOOR FINSIH	FRAME TYPE	FRAME MAT	FRAME FINSIH				HDWR SET	REMARKS
Z100	3'-0"x7'-0"		A	SCW	PRF	PRF	WD	PNT				10, 10A	NOTE #5
Z103	3'-0"x7'-0"		A	WD	PRF	PREFAB	WD	PNT				13	
Z104	3'-0"x7'-0"		A	WD	PRF	PREFAB	WD	PNT				13	
Z105	3'-0"x7'-0"		A	WD	PRF	PREFAB	WD	PNT				13	
Z111	4'-0"x7'-0" BIFOLD		F	WD	PRF	PREFAB	WD	PNT					NOTE #9
Z112	4'-0"x7'-0" BIFOLD		E	WD	PRF	PREFAB	WD	PNT					NOTE #6, #9
Z113	3'-0"x7'-0"		A	WD	PRF	PREFAB	WD	PNT				13	
Z114	5'-6"x7'-0" SLIDING		A	WD	PRF	PREFAB	WD	PNT					NOTE #10
Z115	5'-0"x7'-0" BIFOLD		F	WD	PRF	PREFAB	WD	PNT					NOTE #9

GROUND LEVEL GENERAL SPACES DOOR SCHEDULE

DOOR NO.	DOOR SIZE WxHxT	FIRE (MIN.)	DOOR TYPE	DOOR MAT	DOOR FINSIH	FRAME TYPE	FRAME MAT	FRAME FINSIH				HDWR SET	REMARKS
GROUND LEVEL													
102	3'-0"x7'-0"		B	HM	PNT	1	HM	PNT					NOTE #5
102A	3'-0"x7'-0"	60	A	HM	PNT	1	HM	PNT					NOTE #1, #5
103	3'-0"x7'-0" - PR		C	AL	AA	F1	AL	AA					NOTE #1, #8
104	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #5
107	4'-0"x7'-0"		B	HM	PNT	2	HM	PNT					NOTE #1, #8
108	3'-0"x7'-0" - PR		C	AL	AA	S2	AL	AA					NOTE #1, #2, #5, #8
120	3'-0"x7'-0" - PR		B	AL	AA	W10	AL	AA					NOTE #1, #2, #8
121	3'-0"x7'-0" - PR		A	HM	PNT	1	HM	PNT					NOTE #1
122A	3'-0"x7'-0" - PR		B	AL	AA	E1	AL	AA					NOTE #1, #2, #8
122B	3'-0"x7'-0" - PR		B	AL	AA	E1i	AL	AA					NOTE #1, #2, #8
123A	3'-0"x7'-0" - PR		B	AL	AA	W1	AL	AA					NOTE #1, #2, #8
123B	3'-0"x7'-0" - PR		B	AL	AA	W1i	AL	AA					NOTE #1, #2, #8
130	3'-0"x7'-0"		B	AL	AA	F2	AL	AA					NOTE #1, #5
131	3'-0"x7'-0"		B	AL	AA	F3	AL	AA					NOTE #1, #3, #5
131A	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					
132A	3'-0"x7'-0"		C	AL	AA	1	AL	AA					NOTE #1, #5, #8
132B	3'-0"x7'-0"		B	AL	AA	1	AL	AA					NOTE #1, #5
133	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #1
134	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #1, #3, #4
140A	2'-6"x7'-0" - PR		B	HM	PNT	1	HM	PNT					NOTE #1, #5
140B	3'-0"x7'-0"+2'-0"x7'-0" - PR		B	HM	PNT	1	HM	PNT					NOTE #1, #5
140C	3'-0"x7'-0"		B	HM	PNT	1	HM	PNT					NOTE #1, #5, #8
140D	3'-0"x7'-0"		B	HM	PNT	1	HM	PNT					NOTE #1, #5, #8
140E	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #1
141A	3'-8"x7'-0"		A	HM	PNT	F5	HM	PNT					NOTE #1
141B	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #1
141C	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #1
142	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #1, #4
143	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #1, #4
150	3'-0"x7'-0"	60	A	HM	PNT	1	HM	PNT					NOTE #1, #3
151A	3'-0"x7'-0"		A	HM	PNT	1	HM	PNT					NOTE #1
151B	2'-6"x7'-0"	60	A	HM	PNT	1	HM	PNT					NOTE #1
152	EXISTING												
SECOND LEVEL													
202	3'-0"x7'-0"		B	AL	AA	F3	AL	AA					
270	3'-0"x7'-0" - PR	60	A	HM	PNT	1	HM	PNT					NOTE #1, #5
271A	3'-0"x7'-0"	60	A	HM	PNT	1	HM	PNT					NOTE #1, #5
271B	2'-6"x7'-0"	60	A	HM	PNT	1	HM	PNT					NOTE #1, #5
280	2'-8"x7'-0"	60	A	HM	PNT	1	HM	PNT					NOTE #1, #5

North East Unit Entry Door

EXTERIOR ELEVATIONS NOTES:

1. REFER TO AND COORDINATE WITH SPECIFICATIONS AND DETAILS FOR ADDITION SPECIFIC INFORMATION.
2. MATCH EXISTING BRICK COURSING AND PATTERN. TOOTH IN EACH BRICK COURSE.
3. EXTEND WINDOW FLASHING 8" BEYOND OPENING.
4. ALL ROUGH OPENINGS AROUND WINDOWS AND DOORS SHALL BE PROPERLY AND FULLY FLASHED AND AIR SEALED ALL AROUND OPENINGS AND FROM BOTH SIDES (INTERIOR AND EXTERIOR).
5. ALL DOORS AND WINDOWS SHALL MEET THE FOLLOWING THERMAL REQUIREMENTS:

OPAQUE:	U-0.17	SHGC-ANY
≤ 1/2 LITE:	U-0.25	SHGC-0.25
> 1/2 LITE:	U-0.25	SHGC-0.40

WINDOWS SELECTION:

TYPE 1 MANUFACTURER: QUAKER COMMERCIAL

1. CUSTOM MADE WINDOWS FROM QUAKER COMMERCIAL WINDOWS H-650 AND M-600.
2. CONFIGURATION SUCH AS 6-1-1, 1-1-1, 6-1, 1-1, ETC, SHALL MATCH EXISTING AND AS DEPICTED ON THE DESIGN DOCUMENT.
3. COMPLETE SHOP DRAWINGS INCLUDING SCHEDULE OF EACH WINDOW SHALL BE SUBMITTED ALONG WITH FULL MOCK-UP AS REQUIRED BY HISTORIC PRESERVATION CONSULTANT FOR REVIEW WITH OWNER AND OWNER HISTORIC PRESERVATION CONSULTING PRIOR TO FABRICATION.
4. SEE TYPICAL DETAILS ON SHEET A-508

TYPE 2 MANUFACTURER PER SPECIFICATIONS:

1. THERMALLY SEPARATED ANODIZED ALUMINUM STOREFRONT WINDOWS WITH 2"X4 1/2" FRAME PROFILE

REMARKS:

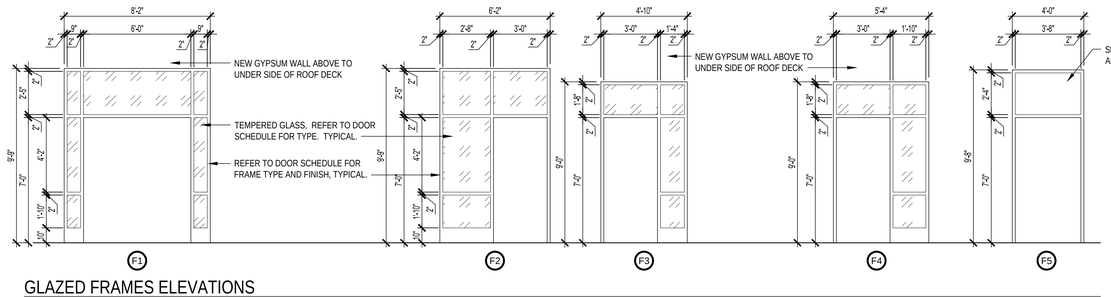
1. FIELD VERIFY ALL EXISTING WALL OPENINGS.
2. SEE WINDOW ELEVATIONS AND SCHEDULE SHEETS A-506 AND A-507
3. EXISTING WALL OPENING TO BE ENLARGED.
4. HARDWARE INTEGRATED PRIVACY / OCCUPANCY INDICATOR.
5. PROVIDE SMOKE AND SOUND SEAL WITH CLOSURES
6. LOUVERED DOORS. COORDINATE WITH MECHANICAL FOR REQUIREMENTS.
7. VERIFY ACCESS CONTROL READER WITH GC/CM AND OWNER.
8. BARRIER FREE DOOR ACTUATOR. VERIFY ACCESS CONTROL READER WITH GC/CM AND OWNER.
9. BI-FOLD DOOR: PROVIDE CUSTOM MADE SIZES AS NEEDED TO MATCH PROVIDED DIMENSIONS. REFER TO FLOOR PLAN DIMENSION FOR VARIOUS SIZES.
10. SLIDING DOOR: PROVIDE CUSTOM MADE SIZES AS NEEDED TO MATCH PROVIDED DIMENSIONS. REFER TO FLOOR PLAN DIMENSION FOR VARIOUS SIZES.
11. 180 DEGREE DOOR SWING.

ABBREVIATIONS:

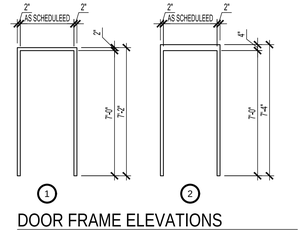
AL	ALUMINUM
AA	ANODIZED ALUMINUM
HM	HOLLOW METAL
FRP	FIBERGLASS REINFORCED DOORS
PNT	PAINTED
PRF	PRE-FINISHED
PREFAB	PRE-FABRICAED DOOR FRAME
SS1	STAINLESS STEEL - SATIN FINISH
SS2	STAINLESS STEEL - POLISHED FINISH
SCW	SOLID CORE WOOD
WD	WOOD DOORS

GENERAL DOOR INFORMATION:

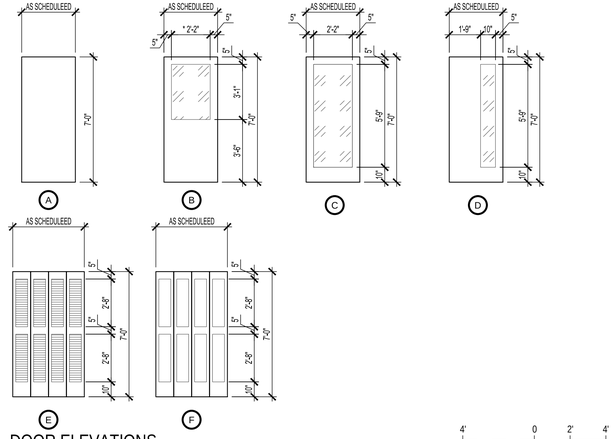
1. PR = PAIR OF DOORS
4. PROVIDE SMOKE AND SOUND SEAL WITH CLOSOURS TO ALL UNITS ENTRY DOORS PER MANUFACTURER.
5. THICKNESS OF DOORS ARE 1 3/4 " UNLESS NOTED OR DETAILED.
6. GLASS DESIGNATION WITH "T" INDICATES WITH TEMPERED GLASS PER SPECIFICATIONS. I.E. GL-1T = TEMPERED GL-1 IN SPECIFICATIONS.
7. ALL DOORS IN THE UNITS LEADING TO A MECHANICAL CLOSET SHALL BE FULLY LOUVERED DOORS. COORDINATE WITH MECHANICAL FOR REQUIEMENTS.
8. ALL DOOR SIZES SCHEDULED ARE BASED ON ACTUAL FRAME OPENINGS, SIZES NOTED ON SCHEDULE ARE CLEAR JAMB TO JAMB FRAME DIMENSIONS AND FROM REFERENCE FLOOR LINE TO HEAD FRAME OPENING. DIMENSION TOLERANCES MUST BE CONSIDERED FOR FLOORING MATERIALS TO ACTUAL DOOR DIMENSIONS.
9. ALL DOOR NUMBERS ARE THE SAME AS THE ROOM NUMBER NOTED ON PLANS - IF MORE THAN ONE DOOR IS INDICATED AT A ROOM, ALL DOORS WILL BE NUMBERED FOR THAT ROOM.
10. FIRE RATED DOORS AND FRAMES ARE LISTED IN HOUR(S) AND / OR MINUETES. SEE DOOR SCHEDULE.
11. DOOR UNDERCUTS FOR MECHANICAL REQUIREMENTS REQUIRE A 5/8" MAX. CLEAR DISTANCE MEASURED FROM THE TOP OF THE FINISHED FLOOR MATERIAL OR THRESHOLD TO THE BOTTOM OF THE DOOR. STANDARD TOLERANCES OF UNDERCUTTING OF DOORS FOR THRESHOLDS AND OTHER FLOOR COVERING MATERIALS ARE NOT NOTED AND MUST BE CONSIDERED IN DETERMINING THE ACTUAL OVERALL DIMENSIONS OF THE DOOR. COORDINATE WITH AFFECTED TRADES.
12. LOCATION OF DOORS NOTED ON PLANS ARE DIMENSIONED TO THE FACE OF DOOR JAMB UNLESS OTHERWISE NOTED OR DETAILED. IF DOOR LOCATION IS NOT DIMENSIONED - FACE OF JAMB SHALL BE 4" TO THE WALL.
13. REINFORCE ALL DOORS AND MILLWORK FOR HARDWARE.
14. ALL HOLLOW METAL AND WOOD DOORS INCLUDING ALL FIRE LABELED DOORS SHALL HAVE SPECIAL INTERNAL BLOCKING TO ALLOW SURFACE MOUNTED CLOSURES AND OTHER HARDWARE TO BE CONNECTED TO THE DOORS WITHOUT THE USE OF THROUGH BOLTS.
15. ALL HOLLOW METAL DOOR FRAMES MUST BE GROUTED SOLID UNLESS SPECIFICALLY NOTED OTHERWISE. NOTE: COORDINATE CAVITIES FOR HARDWARE ITEMS.
16. ALL WOOD DOORS SHALL HAVE SOLID CORES.



GLAZED FRAMES ELEVATIONS
SCALE: 1/4"=1'-0"



DOOR FRAME ELEVATIONS
SCALE: 1/4"=1'-0"



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

4' 0 2' 4'
SCALE: 1/4"= 1'-0"

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REGISTRATION SEAL

KEY PLANS

SHEET TITLE

DOOR SCHEDULE

SCALE:

ISSUED FOR	DATE
Review	03.28.2024
Permits	04.12.2024
Permits	10.25.2024
HUD Submission	12.13.2024
Permits	12.20.2024
Issued	10.16.2025

DRAWN BY: EBH
CHECKED: JA
APPROVED

FILE NO. 21026.00

SHEET NO. A-902