



A & A Engineering & Consulting
28862 Vista Way, South Lyon, MI 48178

RE: PLAN REVIEW COMMENTS – JOHN GRACE ARMS DEVELOPMENT
DATE: 7/1/2025
PROJECT: JOHN GRACE ARMS DEVELOPMENT
21030 INDIAN ST
SOUTHFIELD, MI 48033
PROJECT#: PB25-0031

Angelo Bateast,

In follow up with the comments provided from the John Grace Arms development plan review from 4/29/2025, please see correction responses below.

PLUMBING

1. *Limited information provided with submittal. Drawings referred to in P-sheets (plumbing) drawings, including but not limited to Architectural plans, roof plans, reflected ceiling plans, civil drawings were not provided with submittal and information thereon has not been reviewed. Upon review of these needed drawings and occupancy information, additional review comments may be noted 110.1*

Response: Architect to coordinate full drawing submission set if required.

2. *Detail H-8 on sheet P-410 shows a kitchen. Please provide details for this kitchen to determine plumbing facilities required 110.1. (This room has been relabeled as 'community space' on the mechanical drawings, however, is still listed as a kitchen in other places throughout the plans. Please clarify if the space is intended for a future kitchen.)*

Response: Updated sheet P-101 to rename kitchen as community space II. Will not be used for any food preparation.

3. Sheet P-100; Provide documentation that existing/replacement sump can be connected to building sanitary, not storm 110.1.

(Sheet P-100 not provided with submittal, no change to same note on sheet P-101.)

Response: Refer to note on sheet P-101 for the lower level. At time of design lower level was not accessible, it is noted to replace sump pump and discharge into nearest sanitary.

4. Provide details on elevator drain tile sub soil system and elevator sump pits per 110.1. (It is unclear from the drawings if oil interceptor will be required, and details provided do not show. Provide details.)

Response: Refer to architectural drawing specifications for elevator. Design is for traction style elevator which does not contain oil.

5. Water supply system sizing conflicts and is inconsistent throughout the drawings. Provide.

Response: Note is unclear on further information required. Refer to bulletin 3 sheet P-701 to changes made to piping sizing.

MEP Bulletin Document Recap

Mechanical and Plumbing Drawings:

1. P101 (reissued)
 - a. Revised to show room 141 renamed as community space II.