APPROVED
ePLAN
PLAN REVIEW
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Date: 11/19/2024
Permit Number: BLD2024-01491

PETERBORO PLACE APARTMENTS

RENOVATION

8 PETERBORO ST.
DETROIT, MICHIGAN 48201
MSHDA Project No. 2100-2

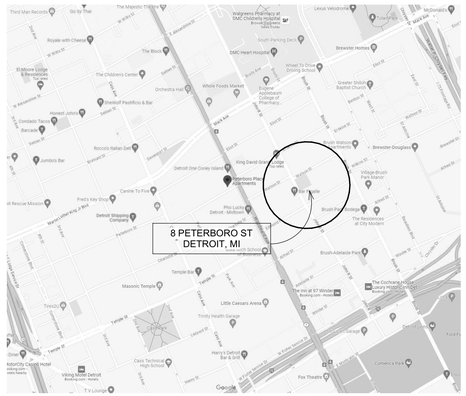
FIRE MARSHAL:
SUBJECT TO FIELD INSPECTION

FIRE MARSHAL
Tentative Approval On General Location Only!
Submit Shop Drawings For Review of
FIRE SUPPRESSION/DETECTION SYSTEMS

DWELLING UNIT TABULATION

				NUMBER OF BUILDINGS			1			
				NUMBER OF STORIES			6			
UNIT TYPE				UNITS PER FLOOR						
UNIT LABEL	# OF BEDS	# OF BATHS	NRA/UNIT	2nd	3rd	4th	5th	6th	TOTAL # OF UNITS	TOTAL SQ. FT FOR UNIT TYPE
SMALL	0	1	400 SF	6	6	6	6	6	30	12,000
LARGE	0	1	450 SF	4	7	7	5	8	31	13,950
BARRIER FREE - ACCESSIBLE	0	1	450 SF	4	0	0	3	0	7	3,150
LARGE - S/I	0	1	450 SF	0	1	1	0	0	2	900
			TOTALS	14	14	14	14	14	70	30,0000

ACCESSIBILITY REQUIREMENTS
MIN. 5% (7 DWELLING UNITS) DESIGNED TO SERVE MOBILITY IMPAIRED RESIDENTS. (UNITS 201, 203, 205, 207, 501, 503 & 505). 2% (2 DWELLING UNITS) TO HAVE AUDIO/VISUAL DEVICES INSTALLED TO SERVE HEARING/VISUALLY IMPAIRED RESIDENTS (UNITS 301 & 401).



NORTH PROJECT LOCATION MAP

INDEX OF DRAWINGS

ISSUE DATE	CURRENT REVISION	NUMBER	DESCRIPTION
GENERAL			
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6/11/24	7/22/24	E3.1	ELECTRICAL NOTES AND SCHEDULES

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DESIGN OCCUPANT LOAD CALCULATIONS

2015 MICHIGAN BUILDING CODE - SECTION 1004 CHAPTER 10

		ROOM NO.	ROOM NAME	ACTUAL FLOOR AREA (S.F.)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
1ST FLOOR	-	102	RECEPTION	176 SF	100 GROSS	2
	-	103	OFFICE	142 SF	100 GROSS	2
	-	104	FILES	88 SF	100 GROSS	1
	-	105	MAINTENANCE	394 SF	100 GROSS	4
2ND FLOOR	8	201-208	APARTMENT	450 SF	200 GROSS	24
	6	209-214	APARTMENT	400 SF	200 GROSS	12
	1	220	MECHANICAL	240 SF	300 GROSS	1
3RD FLOOR	8	301-308	APARTMENT	450 SF	200 GROSS	24
	6	309-314	APARTMENT	400 SF	200 GROSS	12
	1	320	MECHANICAL	240 SF	300 GROSS	1
4TH FLOOR	8	401-408	APARTMENT	450 SF	200 GROSS	24
	6	409-414	APARTMENT	400 SF	200 GROSS	12
	1	420	MECHANICAL	240 SF	300 GROSS	1
5TH FLOOR	8	501-508	APARTMENT	450 SF	200 GROSS	24
	6	509-514	APARTMENT	400 SF	200 GROSS	12
	1	520	MECHANICAL	240 SF	300 GROSS	1
6TH FLOOR	8	601-608	APARTMENT	450 SF	200 GROSS	24
	6	609-614	APARTMENT	400 SF	200 GROSS	12
	1	615	COMMUNITY	1007 SF	15 NET	68
	1	616	TOILET	77 SF	100 GROSS	1
	1	618	LAUNDRY	254 SF	100 GROSS	3
	1	620	MECHANICAL	240 SF	300 GROSS	1

TOTAL OCCUPANTS FIRST FLOOR = 266

EGRESS WIDTH PER OCCUPANT SERVED (PER SECTION 1005)

STAIRWAYS: 0.3 INCHES PER OCCUPANT - 1005.3.1 EGRESS CAPACITY FACTOR. NOT APPLICABLE 1ST FLOOR.
- OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT - 1005.3.2 (NOT APPLICABLE HERE)

NOTE: 1ST FLOOR EXITS DIRECTLY OUTSIDE
266 OCCUPANTS X 0.3 INCHES PER OCCUPANT = 80" REQUIRED EGRESS WIDTH

EGRESS WIDTH CALCULATION

1005.6 EGRESS CONVERENCE. WHERE THE MEANS OF EGRESS FROM STORIES ABOVE AND BELOW CONVERGE AT GRADE LEVEL, THE CAPACITY OF THE MEANS OF EGRESS FROM THE POINT OF CONVERGENCE SHALL BE NOT LESS THAN THE LARGEST MINIMUM WIDTH OR THE SUM OF THE REQUIRED CAPACITIES FOR THE STAIRWAYS SERVING THE TWO ADJACENT STORIES, WHICHEVER IS LARGER.

MARK	DOOR DESCRIPTION	EGRESS WIDTH
A	EXISTING DOOR	34" X 2 = 68"
B	EXISTING DOOR	34"
C	EXISTING DOOR	34"
	BUILDING TOTAL EGRESS WIDTH	136"
	EGRESS WIDTH REQUIRED	80" 136" > 80"

CODE COMPLIANCE NOTES

APPLICABLE CODES: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS:
WORK AREA METHOD
ALTERATION LEVEL 1 (CHAPTER 701) - ALL AREAS EXCEPT AS NOTED BELOW
ALTERATION LEVEL 2 (CHAPTER 801) - ACCESSIBLE UNITS; GROUND FLOOR OFFICES, COMMUNITY ROOM & TOILET ROOM

REFERENCING THE:
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 MICHIGAN BUILDING CODE (MBC)
2015 MICHIGAN RESIDENTIAL CODE
2021 MICHIGAN PLUMBING CODE
2021 MICHIGAN MECHANICAL CODE
2023 MICHIGAN ELECTRICAL CODE
2015 MICHIGAN UNIFORM ENERGY CODE
DETROIT ELEVATOR CODE (ASME 17.1-2010)
2015 MICHIGAN FUEL GAS CODE
2015 NFPA 101 LIFE SAFETY CODE
2015 NFPA 70 NEC
2013 NFPA 13 SPRINKLER CODE
2013 NFPA 72 FIRE ALARM CODE

ACCESSIBILITY STANDARDS: MICHIGAN BARRIERS DESIGN ACT OF 1968, AS AMENDED
AMERICANS WITH DISABILITIES ACT (ADA) 2010
SECTION 504 OF THE REHABILITATION ACT OF 1973 - UTILIZING ADA 2010 FOR ACCESSIBLE DESIGN AS ALLOWED BY 24 CFR PART B (DOCKET NO. R-5784-N-01)
BUILDINGS OCCUPIED BEFORE MARCH 31, 1991 ARE EXEMPT FROM FAIR HOUSING REQUIREMENTS - PETERBORO PLACE WAS OCCUPIED IN THE 1920'S.

1. BUILDING USE: NO CHANGE IN OCCUPANCY GROUPS ARE SCHEDULED FOR THIS PROJECT
   OCCUPANCY GROUP: EXISTING TO REMAIN - MIXED-USE GROUP B AND R-2 WITH VERT./HORZ SEPARATED GROUP B
   CONSTRUCTION TYPE: EXISTING ASSUMED I-A (NON-COMBUSTIBLE FIRE RESISTIVE)
2. ALLOWABLE HEIGHT: 12 ALLOWED PER (MBC/IBC SECTION 504.3) - 6 STORIES EXISTING
3. FIRE ALARM SYSTEM: EXISTING TO REMAIN AT AREAS RECEIVING NO WORK. EXISTING SYSTEM TO BE REPLACED IN ALL WORK AREAS. PER NFPA 72, MBC/IBC SECTION 907.2.11
4. FIRE PROTECTION: EXISTING BUILDING FIRE PROTECTION SPRINKLER SYSTEM TO REMAIN. ANY MODIFICATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 (2013). MEANS OF EGRESS SHALL BE DONE IN MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED (MBC/IBC SECTIONS 713.4, 3006.2) EXISTING FIRE EXTINGUISHER(S) TO BE REPLACED AT FLOORS 2 THRU 6.
5. STANDPIPE: EXISTING AT STAIRS - MAINTAIN PER NFPA 14
6. DWELLING UNIT SEPARATION: EXISTING TO REMAIN (MBC/IBC SECTION 420.2, 708) EXISTING HORIZONTAL 1-HOUR (CONCRETE) SEPARATION AND EXISTING 1-HOUR VERTICAL WALL PARTITIONS.
7. CORRIDOR WALLS: EXISTING FIRE-RESISTANCE RATED PARTITIONS TO REMAIN. RATED DOORS SHALL BE REPLACED WITH DOORS OF THE SAME RATING (MBC/IBC TABLE 1020.1, SECTIONS 708,707.6.2)
8. MEANS OF EGRESS: NUMBER OF EXITS REQUIRED: 2 (PER MBC/IBC SECTION 1006.3.1)
   NUMBER OF EXITS PROVIDED: 3
9. ZERO (0) DWELLING UNITS ARE REQUIRED TO COMPLY WITH IBC SECTION 907.5.2.3.3. (SENSORY IMPAIRED). TWO (2) COMPLIANT UNITS ARE PROVIDED.
10. FOUR (4) DWELLING UNITS ARE REQUIRED TO ACCOMODATE PHYSICALLY IMPAIRED RESIDENTS. SEVEN (7) UNITS ARE DESIGNED TO ACCOMMODATE PHYSICALLY IMPAIRED RESIDENTS - ACCESSIBLE UNIT (IBC/IEBC/MBC - SECTION 1107.6.2, TABLE 1107.6.1.1)
11. PORTIONS OF THE DESIGN SHALL BE DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL. DEFERRED SUBMITTALS SHALL INCLUDE; AUTOMATIC FIRE SUPPRESSION SYSTEM MODIFICATIONS.

CODE COMPLIANCE LEGEND

- EXIT (OR EXIT ACCESS)
- EXIT TRAVEL DISTANCE (APPROXIMATED)
- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- HC — EXIST. FIRE HOSE CABINET
- FEC — FIRE EXTINGUISHER WITH CABINET LOCATION
- EXISTING BUILDING AREA WITH NO WORK

WORK AREA - CODE COMPLIANCE

* NO CHANGE IN OCCUPANCY WILL TAKE PLACE IN THE BUILDING REHABILITATION
* REFER TO CODE PLANS ON THIS SHEET FOR ADDITIONAL INFORMATION

GROUND FLOOR: OCCUPANCY GROUP B (ACCESSORY TO GROUP R2): ALTERATION LEVEL 2: OFFICE SPACES & MAINTENANCE
APPROX. 800 SQUARE FEET OF SCHEDULED WORK.

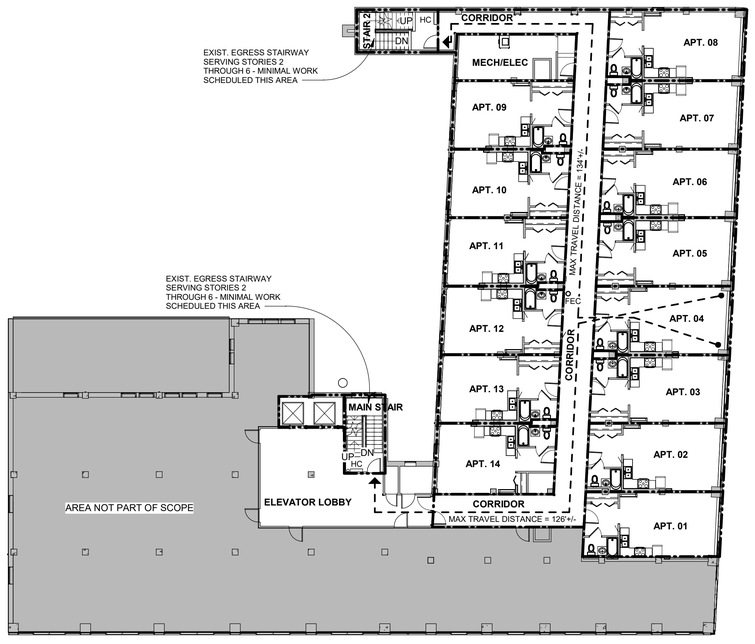
OCCUPANCY GROUP B (ACCESSORY TO GROUP R2). ALTERATION LEVEL 1: MAIN LOBBY & STAIR.
APPROX. 760 SQUARE FEET OF SCHEDULED WORK.

FLOOR LEVELS 2 THROUGH 6: OCCUPANCY GROUP B (ACCESSORY TO GROUP R2): ALTERATION LEVEL 2: LAUNDRY, COMMUNITY ROOM & COMMON TOILET.
APPROX. 1,380 TOTAL SQUARE FEET OF SCHEDULED WORK.

OCCUPANCY GROUP R-2: ALTERATION LEVEL 2:
APARTMENTS 201, 203, 205, 207, 501, 503 & 505.
APPROX. 3,150 TOTAL SQUARE FEET OF SCHEDULED WORK

OCCUPANCY GROUP R-2: ALTERATION LEVEL 1:
REMAINING APARTMENT UNITS, CORRIDORS & STAIRS.
APPROX. 38,310 TOTAL SQUARE FEET OF SCHEDULED WORK.

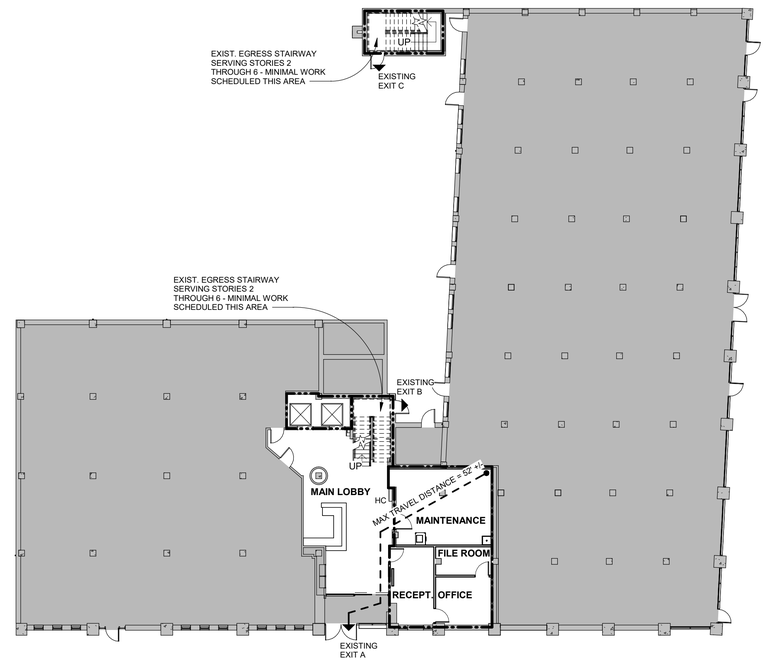
MECHANICAL & ELEVATOR PENTHOUSES: OCCUPANCY GROUP B: ALTERATION LEVEL 1:
ELEVATOR AND MECHANICAL PENTHOUSES.
MINIMAL WORK SCHEDULED IN THESE AREAS.



NORTH

TYPICAL UPPER FLOOR CODE PLAN

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



NORTH

GROUND FLOOR CODE PLAN

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

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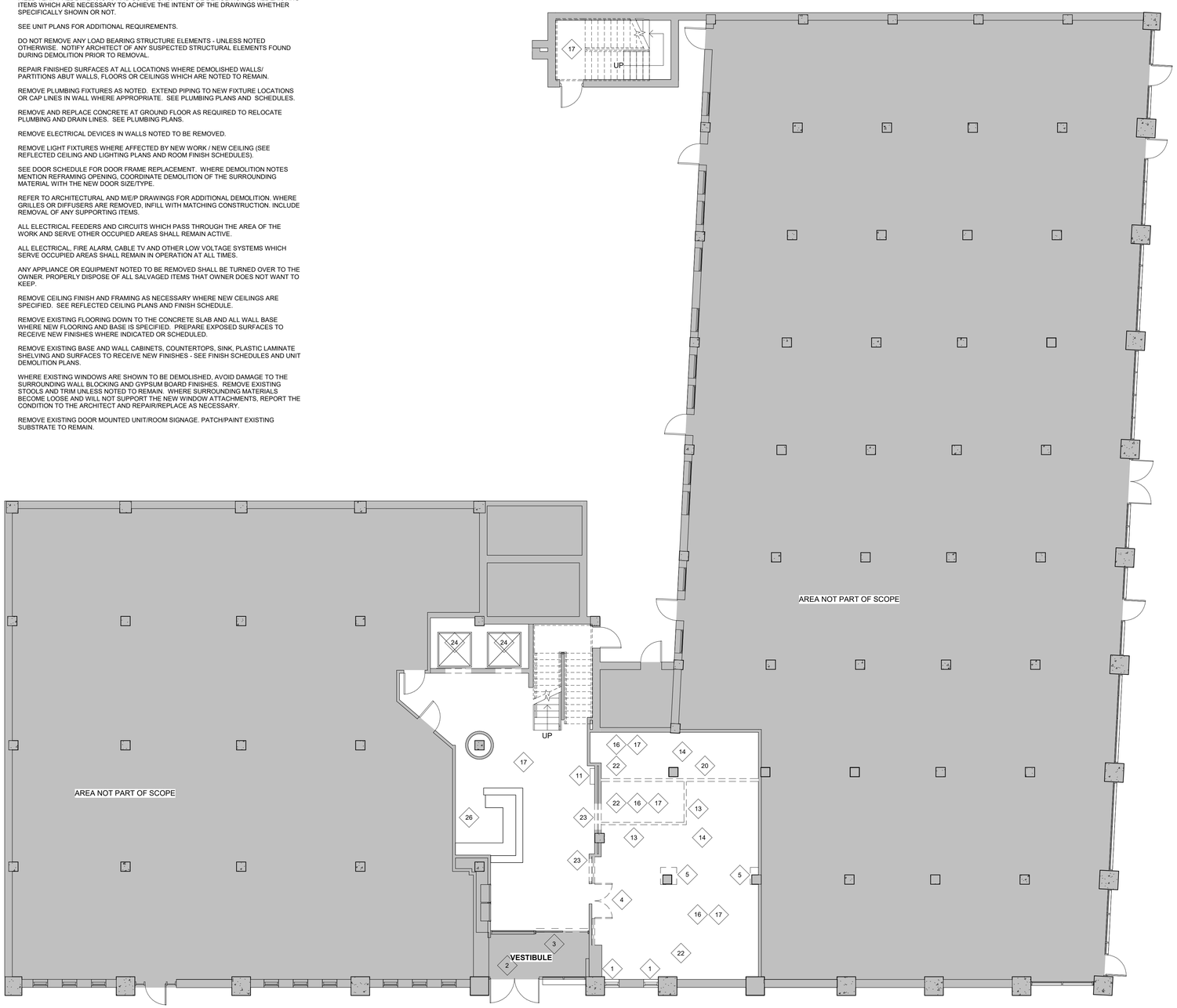
GENERAL DEMOLITION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROVIDE DEMOLITION OF ALL EXISTING ITEMS WHICH ARE NECESSARY TO ACHIEVE THE INTENT OF THE DRAWINGS WHETHER SPECIFICALLY SHOWN OR NOT.
2. SEE UNIT PLANS FOR ADDITIONAL REQUIREMENTS.
3. DO NOT REMOVE ANY LOAD BEARING STRUCTURE ELEMENTS - UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY SUSPECTED STRUCTURAL ELEMENTS FOUND DURING DEMOLITION PRIOR TO REMOVAL.
4. REPAIR FINISHED SURFACES AT ALL LOCATIONS WHERE DEMOLISHED WALLS/ PARTITIONS ABUT WALLS, FLOORS OR CEILINGS WHICH ARE NOTED TO REMAIN.
5. REMOVE PLUMBING FIXTURES AS NOTED. EXTEND PIPING TO NEW FIXTURE LOCATIONS OR CAP LINES IN WALL WHERE APPROPRIATE. SEE PLUMBING PLANS AND SCHEDULES.
6. REMOVE AND REPLACE CONCRETE AT GROUND FLOOR AS REQUIRED TO RELOCATE PLUMBING AND DRAIN LINES. SEE PLUMBING PLANS.
7. REMOVE ELECTRICAL DEVICES IN WALLS NOTED TO BE REMOVED.
8. REMOVE LIGHT FIXTURES WHERE AFFECTED BY NEW WORK / NEW CEILING (SEE REFLECTED CEILING AND LIGHTING PLANS AND ROOM FINISH SCHEDULES).
9. SEE DOOR SCHEDULE FOR DOOR FRAME REPLACEMENT. WHERE DEMOLITION NOTES MENTION REFRAMING OPENING, COORDINATE DEMOLITION OF THE SURROUNDING MATERIAL WITH THE NEW DOOR SIZE/TYPE.
10. REFER TO ARCHITECTURAL AND M/E/P DRAWINGS FOR ADDITIONAL DEMOLITION. WHERE GRILLES OR DIFFUSERS ARE REMOVED, INFILL WITH MATCHING CONSTRUCTION. INCLUDE REMOVAL OF ANY SUPPORTING ITEMS.
11. ALL ELECTRICAL FEEDERS AND CIRCUITS WHICH PASS THROUGH THE AREA OF THE WORK AND SERVE OTHER OCCUPIED AREAS SHALL REMAIN ACTIVE.
12. ALL ELECTRICAL, FIRE ALARM, CABLE TV AND OTHER LOW VOLTAGE SYSTEMS WHICH SERVE OCCUPIED AREAS SHALL REMAIN IN OPERATION AT ALL TIMES.
13. ANY APPLIANCE OR EQUIPMENT NOTED TO BE REMOVED SHALL BE TURNED OVER TO THE OWNER. PROPERLY DISPOSE OF ALL SALVAGED ITEMS THAT OWNER DOES NOT WANT TO KEEP.
14. REMOVE CEILING FINISH AND FRAMING AS NECESSARY WHERE NEW CEILINGS ARE SPECIFIED. SEE REFLECTED CEILING PLANS AND FINISH SCHEDULE.
15. REMOVE EXISTING FLOORING DOWN TO THE CONCRETE SLAB AND ALL WALL BASE WHERE NEW FLOORING AND BASE IS SPECIFIED. PREPARE EXPOSED SURFACES TO RECEIVE NEW FINISHES WHERE INDICATED OR SCHEDULED.
16. REMOVE EXISTING BASE AND WALL CABINETS, COUNTERTOPS, SINK, PLASTIC LAMINATE SHELVING AND SURFACES TO RECEIVE NEW FINISHES - SEE FINISH SCHEDULES AND UNIT DEMOLITION PLANS.
17. WHERE EXISTING WINDOWS ARE SHOWN TO BE DEMOLISHED, AVOID DAMAGE TO THE SURROUNDING WALL BLOCKING AND GYPSUM BOARD FINISHES. REMOVE EXISTING STOOLS AND TRIM UNLESS NOTED TO REMAIN. WHERE SURROUNDING MATERIALS BECOME LOOSE AND WILL NOT SUPPORT THE NEW WINDOW ATTACHMENTS, REPORT THE CONDITION TO THE ARCHITECT AND REPAIR/REPLACE AS NECESSARY.
18. REMOVE EXISTING DOOR MOUNTED UNIT/ROOM SIGNAGE. PATCH/PAINT EXISTING SUBSTRATE TO REMAIN.



GROUND FLOOR DEMOLITION PLAN

NORTH

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

DEMOLITION NOTES

1. PRESERVE EXISTING WINDOWS. REPLACE PERIMETER SEALANT.
2. EXISTING BUILDING ENTRY DOORS AND HARDWARE TO REMAIN.
3. EXISTING EXISTING AUTOMATIC SLIDING DOOR AND HARDWARE TO REMAIN.
4. REMOVE EXISTING DOOR AND STOREFRONT GLAZING SYSTEM.
5. REMOVE FRAMING AND MATERIAL WRAP AROUND EXISTING COLUMNS TO REMAIN.
6. REMOVE WINDOW SYSTEM INCULDING FRAMING AND INSULATED PANELS.
7. REMOVE PRECAST CONCRETE PANELS BETWEEN WINDOW SYSTEM SECTIONS.
8. REMOVE INTERIOR DOOR, HARDWARE, AND FRAME.
9. REMOVE EXISTING WINDOW AND EXTERIOR PANNING.
10. REMOVE EXISTING FIRE SEPARATION DOORS AND FRAME.
11. EXISTING FIRE HOSE CABINET TO REMAIN.
12. REMOVE COMMERCIAL WASHERS AND DRYERS.
13. REMOVE EXISTING SOFFIT/BULKHEAD.
14. REMOVE EXISTING FLOORING AND WALL BASE IN COMMON SPACES, CORRIDORS, AND BUILDING SERVICE AREAS AND PREPARE SUBSTRATE TO RECEIVE NEW FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE.
15. REMOVE RENT DROP BOX OPENING AND PATCH WALL.
16. REMOVE EXISTING ACOUSTICAL CEILING (GRID AND PANELS).
17. REMOVE EXISTING CEILING LIGHT FIXTURES, FIRE ALARM, DEVICES, ETC.
18. REMOVE EXISTING CASEWORK, COUNTERTOPS, AND SHELVES.
19. REMOVE ALL EXISTING INTERIOR SIGNAGE, INCLUDING COMMON AREA ROOM IDENTIFICATION SIGNS AND WAYFINDING SIGNS.
20. REMOVE EXISTING WALL / PARTITION.
21. CLEAN AND POLISH EXISTING MARBLE WALL PANELS TO REMOVE ALL DIRT AND RESIDUE.
22. REMOVE ALL EXISTING ELECTRICAL DEVICES, TV/PHONE OUTLETS, COVER PLATES, AND THERMOSTATS. SEE ELECTRICAL. PREP FOR NEW DEVICES AND PLATES.
23. REMOVE PORTION OF EXISTING WALL / PARTITION FOR NEW DOOR OR EQUIPMENT INSTALLATION.
24. PREPARE ELEVATOR FOR CAB REFURBISHMENT SEE SPECIFICATIONS.
25. REMOVE EXISTING SURFACE MOUNTED FIRE EXTINGUISHER. PREP WALL FOR NEW SEMI-RECESSED CABINET.
26. EXISTING FIRE ALARM ANNUNCIATOR PANEL TO REMAIN. CONNECT NEW CONTROL PANEL TO EXIST. ANNUNCIATOR.
27. REMOVE EXISTING LAUNDRY EXHAUST CONNECTIONS.
28. EXISTING GYP. BD. BULKHEADS TO REMAIN
29. REMOVE EXISTING MARBLE WALL PANELS AS NECESSARY FOR DOOR RELOCATION/INSTALLATION. SALVAGE WALL PANEL FOR REUSE IN PATCHING WALL SURFACES WHERE DOORS ARE REMOVED.
30. REMOVE WATER DAMAGED GYP.BD. ASSESS WALL CONDITION BEHIND WALL SURFACE. REMOVE AND REPLACE ANY DAMAGED MATERIALS BEFORE INSTALLING NEW GYP. BD.
31. REMOVE EXISTING DOOR. EXISTING FRAME TO REMAIN. IF FRAME IS MISSING U.L. LABEL, REPLACE FRAME WITH NEW H.M. FRAME WITH RATING TO MATCH DOOR.

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8 PETERBORO ST.
DETROIT, MICHIGAN 48201

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MSHDA Review
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PLAN REVIEW
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Date: 11/19/2024
Permit Number: BLD2024-01491

GENERAL DEMOLITION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROVIDE DEMOLITION OF ALL EXISTING ITEMS WHICH ARE NECESSARY TO ACHIEVE THE INTENT OF THE DRAWINGS WHETHER SPECIFICALLY SHOWN OR NOT.
2. SEE UNIT PLANS FOR ADDITIONAL REQUIREMENTS.
3. DO NOT REMOVE ANY LOAD BEARING STRUCTURE ELEMENTS - UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY SUSPECTED STRUCTURAL ELEMENTS FOUND DURING DEMOLITION PRIOR TO REMOVAL.
4. REPAIR FINISHED SURFACES AT ALL LOCATIONS WHERE DEMOLISHED WALLS/ PARTITIONS ABUT WALLS, FLOORS OR CEILINGS WHICH ARE NOTED TO REMAIN.
5. REMOVE PLUMBING FIXTURES AS NOTED. EXTEND PIPING TO NEW FIXTURE LOCATIONS OR CAP LINES IN WALL WHERE APPROPRIATE. SEE PLUMBING PLANS AND SCHEDULES.
6. REMOVE AND REPLACE CONCRETE AT GROUND FLOOR AS REQUIRED TO RELOCATE PLUMBING AND DRAIN LINES. SEE PLUMBING PLANS.
7. REMOVE ELECTRICAL DEVICES IN WALLS NOTED TO BE REMOVED.
8. REMOVE LIGHT FIXTURES WHERE AFFECTED BY NEW WORK / NEW CEILING (SEE REFLECTED CEILING AND LIGHTING PLANS AND ROOM FINISH SCHEDULES).
9. SEE DOOR SCHEDULE FOR DOOR FRAME REPLACEMENT. WHERE DEMOLITION NOTES MENTION REFRAMING OPENING, COORDINATE DEMOLITION OF THE SURROUNDING MATERIAL WITH THE NEW DOOR SIZE/TYPE.
10. REFER TO ARCHITECTURAL AND M/E/P DRAWINGS FOR ADDITIONAL DEMOLITION. WHERE GRILLES OR DIFFUSERS ARE REMOVED, INFILL WITH MATCHING CONSTRUCTION. INCLUDE REMOVAL OF ANY SUPPORTING ITEMS.
11. ALL ELECTRICAL FEEDERS AND CIRCUITS WHICH PASS THROUGH THE AREA OF THE WORK AND SERVE OTHER OCCUPIED AREAS SHALL REMAIN ACTIVE.
12. ALL ELECTRICAL, FIRE ALARM, CABLE TV AND OTHER LOW VOLTAGE SYSTEMS WHICH SERVE OCCUPIED AREAS SHALL REMAIN IN OPERATION AT ALL TIMES.
13. ANY APPLIANCE OR EQUIPMENT NOTED TO BE REMOVED SHALL BE TURNED OVER TO THE OWNER. PROPERLY DISPOSE OF ALL SALVAGED ITEMS THAT OWNER DOES NOT WANT TO KEEP.
14. REMOVE CEILING FINISH AND FRAMING AS NECESSARY WHERE NEW CEILINGS ARE SPECIFIED. SEE REFLECTED CEILING PLANS AND FINISH SCHEDULE.
15. REMOVE EXISTING FLOORING DOWN TO THE CONCRETE SLAB AND ALL WALL BASE WHERE NEW FLOORING AND BASE IS SPECIFIED. PREPARE EXPOSED SURFACES TO RECEIVE NEW FINISHES WHERE INDICATED OR SCHEDULED.
16. REMOVE EXISTING BASE AND WALL CABINETS, COUNTERTOPS, SINK, PLASTIC LAMINATE SHELVING AND SURFACES TO RECEIVE NEW FINISHES - SEE FINISH SCHEDULES AND UNIT DEMOLITION PLANS.
17. WHERE EXISTING WINDOWS ARE SHOWN TO BE DEMOLISHED, AVOID DAMAGE TO THE SURROUNDING WALL BLOCKING AND GYPSUM BOARD FINISHES. REMOVE EXISTING STOOLS AND TRIM UNLESS NOTED TO REMAIN. WHERE SURROUNDING MATERIALS BECOME LOOSE AND WILL NOT SUPPORT THE NEW WINDOW ATTACHMENTS, REPORT THE CONDITION TO THE ARCHITECT AND REPAIR/REPLACE AS NECESSARY.
18. REMOVE EXISTING DOOR MOUNTED UNIT/ROOM SIGNAGE. PATCH/PAINT EXISTING SUBSTRATE TO REMAIN.

NORTH

SECOND FLOOR DEMOLITION PLAN

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

DEMOLITION NOTES

1. PRESERVE EXISTING WINDOWS. REPLACE PERIMETER SEALANT.
2. EXISTING BUILDING ENTRY DOORS AND HARDWARE TO REMAIN.
3. EXISTING EXISTING AUTOMATIC SLIDING DOOR AND HARDWARE TO REMAIN.
4. REMOVE EXISTING DOOR AND STOREFRONT GLAZING SYSTEM.
5. REMOVE FRAMING AND MATERIAL WRAP AROUND EXISTING COLUMNS TO REMAIN.
6. REMOVE WINDOW SYSTEM INCULDING FRAMING AND INSULATED PANELS.
7. REMOVE PRECAST CONCRETE PANELS BETWEEN WINDOW SYSTEM SECTIONS.
8. REMOVE INTERIOR DOOR, HARDWARE, AND FRAME.
9. REMOVE EXISTING WINDOW AND EXTERIOR PANNING.
10. REMOVE EXISTING FIRE SEPARATION DOORS AND FRAME.
11. EXISTING FIRE HOSE CABINET TO REMAIN.
12. REMOVE COMMERCIAL WASHERS AND DRYERS.
13. REMOVE EXISTING SOFFIT/BULKHEAD.
14. REMOVE EXISTING FLOORING AND WALL BASE IN COMMON SPACES, CORRIDORS, AND BUILDING SERVICE AREAS AND PREPARE SUBSTRATE TO RECEIVE NEW FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE.
15. REMOVE RENT DROP BOX OPENING AND PATCH WALL.
16. REMOVE EXISTING ACOUSTICAL CEILING (GRID AND PANELS).
17. REMOVE EXISTING CEILING LIGHT FIXTURES, FIRE ALARM, DEVICES, ETC.
18. REMOVE EXISTING CASEWORK, COUNTERTOPS, AND SHELVES.
19. REMOVE ALL EXISTING INTERIOR SIGNAGE, INCLUDING COMMON AREA ROOM IDENTIFICATION SIGNS AND WAYFINDING SIGNS.
20. REMOVE EXISTING WALL / PARTITION.
21. CLEAN AND POLISH EXISTING MARBLE WALL PANELS TO REMOVE ALL DIRT AND RESIDUE.
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24. PREPARE ELEVATOR FOR CAB REFURBISHMENT SEE SPECIFICATIONS.
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ALLIANCE ARCHITECTS
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STATE OF MICHIGAN
ANTHONY M PAIANO
ARCHITECT
No. 1301081973
LICENSED ARCHITECT

PETERBORO PLACE APARTMENTS RENOVATIONS

8 PETERBORO ST.
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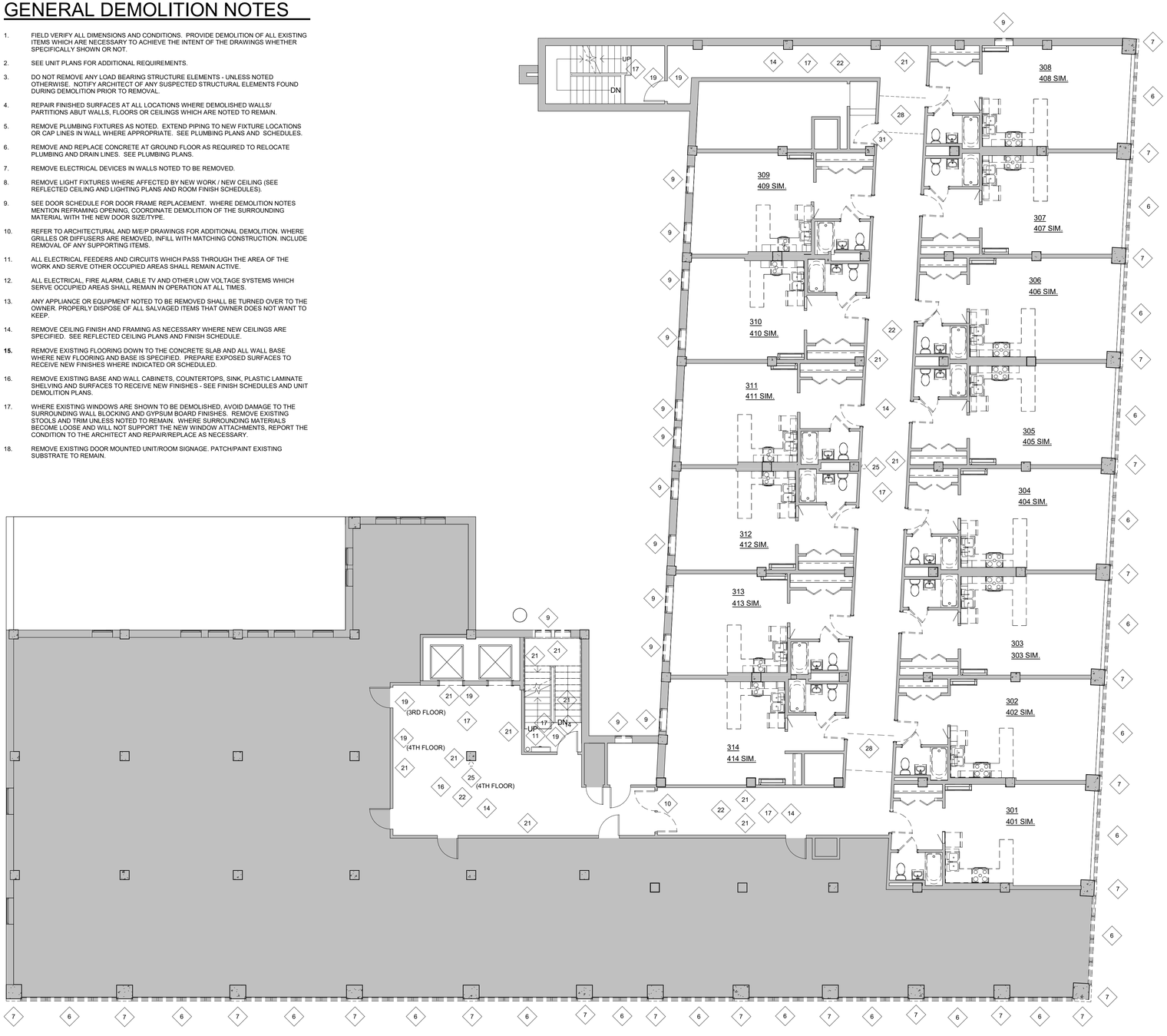

NORTH

THIRD&FOURTH FLOOR DEMOLITION PLAN

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DEMOLITION NOTES

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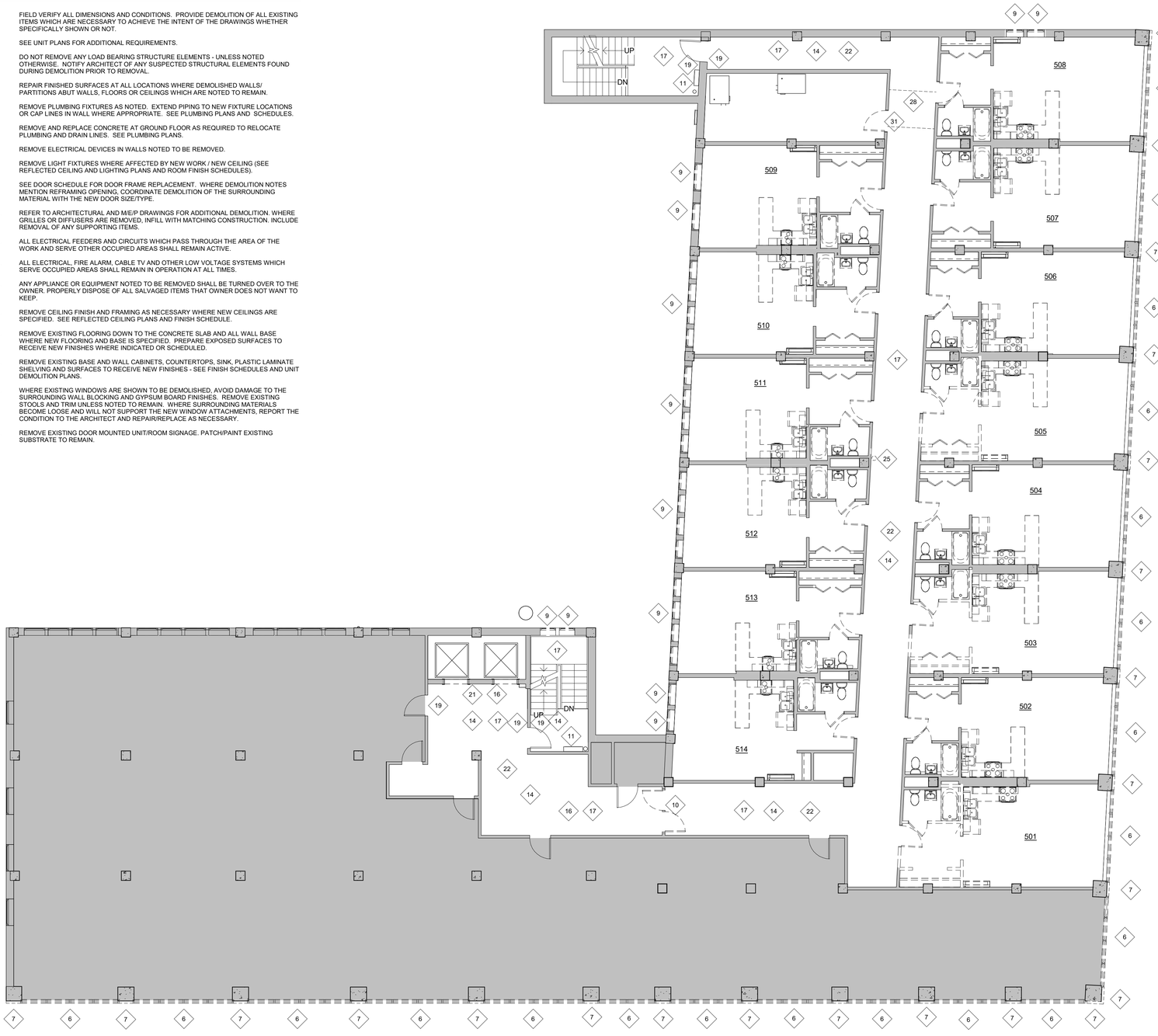

NORTH

FIFTH FLOOR DEMOLITION PLAN

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

DEMOLITION NOTES

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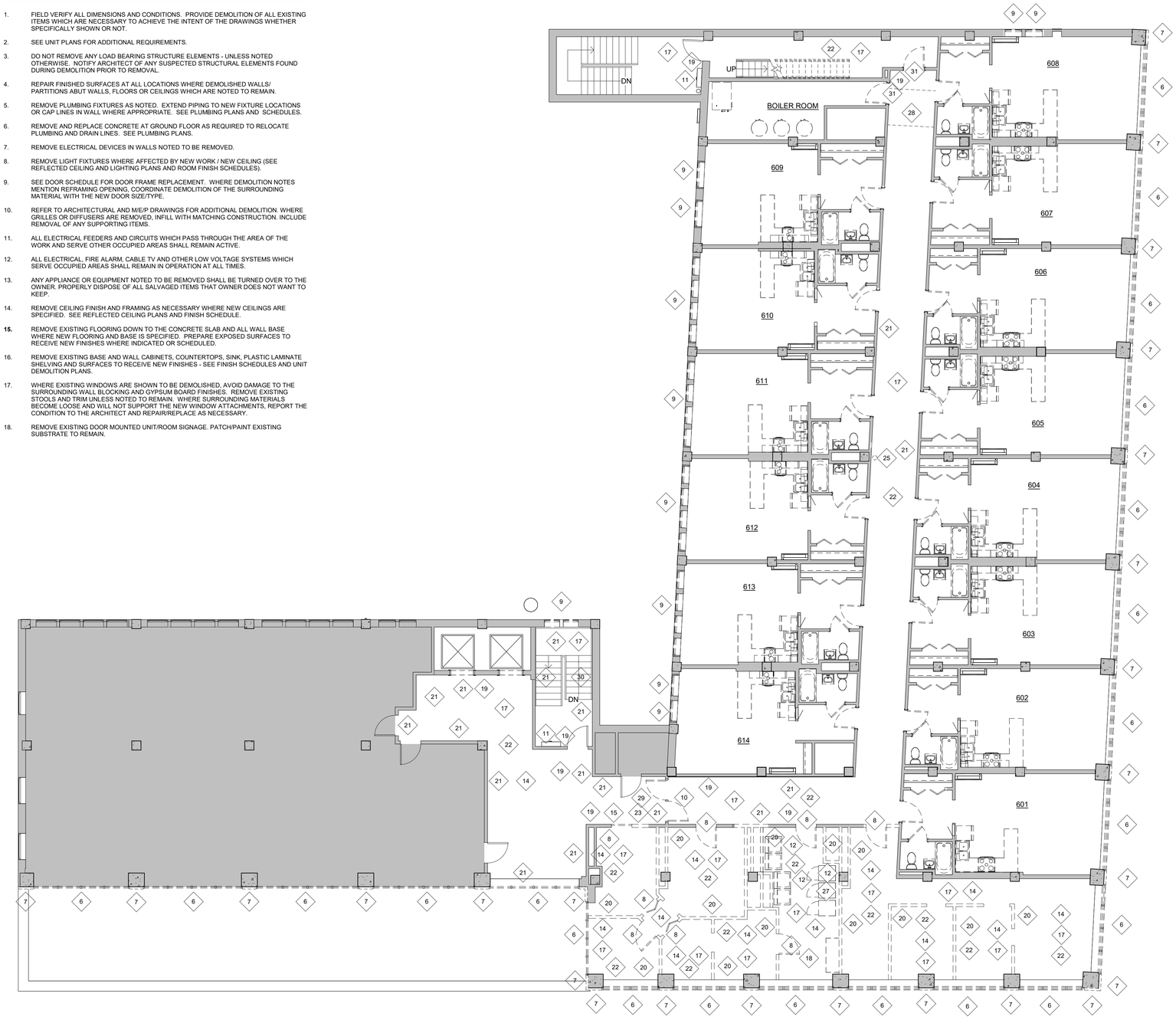
18. REMOVE EXISTING DOOR MOUNTED UNIT/ROOM SIGNAGE. PATCH/PAINT EXISTING SUBSTRATE TO REMAIN.



NORTH

SIXTH FLOOR DEMOLITION PLAN

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

DEMOLITION NOTES

1. PRESERVE EXISTING WINDOWS. REPLACE PERIMETER SEALANT.
2. EXISTING BUILDING ENTRY DOORS AND HARDWARE TO REMAIN.
3. EXISTING EXISTING AUTOMATIC SLIDING DOOR AND HARDWARE TO REMAIN.
4. REMOVE EXISTING DOOR AND STOREFRONT GLAZING SYSTEM.
5. REMOVE FRAMING AND MATERIAL WRAP AROUND EXISTING COLUMNS TO REMAIN.
6. REMOVE WINDOW SYSTEM INCULDING FRAMING AND INSULATED PANELS.
7. REMOVE PRECAST CONCRETE PANELS BETWEEN WINDOW SYSTEM SECTIONS.
8. REMOVE INTERIOR DOOR, HARDWARE, AND FRAME.
9. REMOVE EXISTING WINDOW AND EXTERIOR PANNING.
10. REMOVE EXISTING FIRE SEPARATION DOORS AND FRAME.
11. EXISTING FIRE HOSE CABINET TO REMAIN.
12. REMOVE COMMERCIAL WASHERS AND DRYERS.
13. REMOVE EXISTING SOFFIT/BULKHEAD.
14. REMOVE EXISTING FLOORING AND WALL BASE IN COMMON SPACES, CORRIDORS, AND BUILDING SERVICE AREAS AND PREPARE SUBSTRATE TO RECEIVE NEW FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE.
15. REMOVE RENT DROP BOX OPENING AND PATCH WALL.
16. REMOVE EXISTING ACOUSTICAL CEILING (GRID AND PANELS).
17. REMOVE EXISTING CEILING LIGHT FIXTURES, FIRE ALARM, DEVICES, ETC.
18. REMOVE EXISTING CASEWORK, COUNTERTOPS, AND SHELVES.
19. REMOVE ALL EXISTING INTERIOR SIGNAGE, INCLUDING COMMON AREA ROOM IDENTIFICATION SIGNS AND WAYFINDING SIGNS.
20. REMOVE EXISTING WALL / PARTITION.
21. CLEAN AND POLISH EXISTING MARBLE WALL PANELS TO REMOVE ALL DIRT AND RESIDUE.
22. REMOVE ALL EXISTING ELECTRICAL DEVICES, TV/PHONE OUTLETS, COVER PLATES, AND THERMOSTATS. SEE ELECTRICAL. PREP FOR NEW DEVICES AND PLATES.
23. REMOVE PORTION OF EXISTING WALL / PARTITION FOR NEW DOOR OR EQUIPMENT INSTALLATION.
24. PREPARE ELEVATOR FOR CAB REFURBISHMENT SEE SPECIFICATIONS.
25. REMOVE EXISTING SURFACE MOUNTED FIRE EXTINGUISHER. PREP WALL FOR NEW SEMI-RECESSED CABINET.
26. EXISTING FIRE ALARM ANNUNCIATOR PANEL TO REMAIN. CONNECT NEW CONTROL PANEL TO EXIST. ANNUNCIATOR.
27. REMOVE EXISTING LAUNDRY EXHAUST CONNECTIONS.
28. EXISTING GYP. BD. BULKHEADS TO REMAIN
29. REMOVE EXISTING MARBLE WALL PANELS AS NECESSARY FOR DOOR RELOCATION/INSTALLATION. SALVAGE WALL PANEL FOR REUSE IN PATCHING WALL SURFACES WHERE DOORS ARE REMOVED.
30. REMOVE WATER DAMAGED GYP.BD. ASSESS WALL CONDITION BEHIND WALL SURFACE. REMOVE AND REPLACE ANY DAMAGED MATERIALS BEFORE INSTALLING NEW GYP. BD.
31. REMOVE EXISTING DOOR. EXISTING FRAME TO REMAIN. IF FRAME IS MISSING U.L. LABEL, REPLACE FRAME WITH NEW H.M. FRAME WITH RATING TO MATCH DOOR.

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PETERBORO PLACE APARTMENTS RENOVATIONS

8 PETERBORO ST.
DETROIT, MICHIGAN 48201

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ROOF DEMOLITION KE

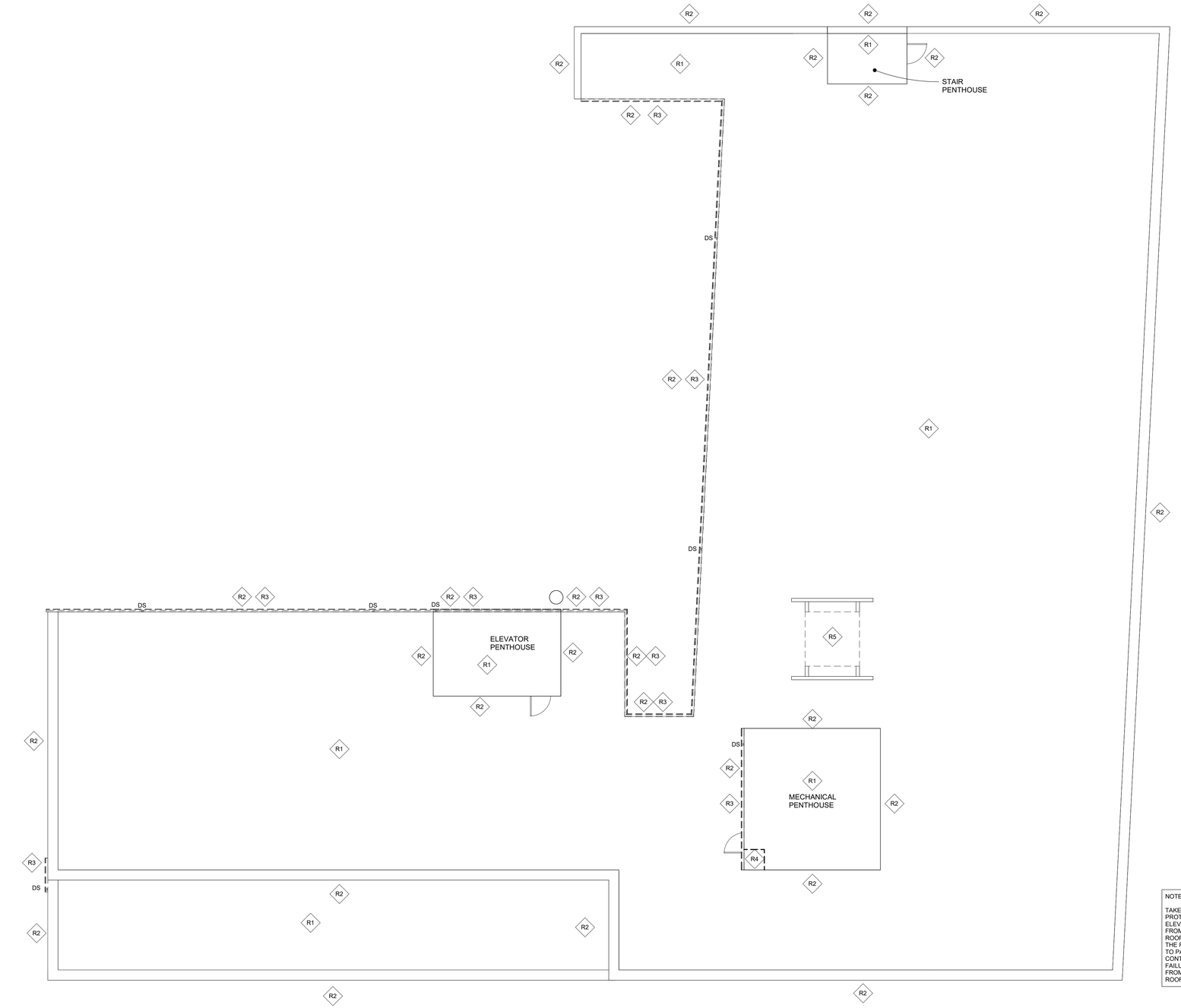
R1 REMOVE ROOF MEMBRANE AND RIGID INSULATION DOV ROOF DECK.

R2 REMOVE ROOF EDGE/PARAPET COPING.

R3 REMOVE EXISTING GUTTERS AND DOWNSPOUTS. PREPARE AND FLASH AS REQUIRED FOR NEW GUTTER SYSTEM.

R4 REMOVE DAMAGED WOOD ROOF DECK IN PREPARATION FOR REPLACEMENT

R5 REMOVE AND REPLACE COOLING UNIT - SEE MECHANICAL WORK SCOPE. EXISTING MOUNTING FRAME TO REMAIN.



NOTE:

TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EQUIPMENT AND CONTROLS IN ELEVATOR AND MECHANICAL PENTHOUSES FROM WATER AND OTHER DAMAGE DURING ROOF REMOVAL AND REPLACEMENT. IT WILL BE THE ROOFING CONTRACTOR'S RESPONSIBILITY TO PAY FOR ANY REPAIRS TO EQUIPMENT AND CONTROLS IN THESE AREAS CAUSED BY FAILURE TO PROPERLY PROTECT THESE AREAS FROM WATER AND OTHER DAMAGE DURING ROOFING WORK.

ROOF DEMOLITION PLAN

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

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GROUND FLOOR RENOVATION PLAN

NORTH

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

CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROVIDE DEMOLITION OF ALL EXISTING ITEMS WHICH ARE NECESSARY TO ACHIEVE THE INTENT OF THE DRAWINGS WHETHER SPECIFICALLY SHOWN OR NOT.
2. PLAN DIMENSIONS ARE NOTED TO FACE OF STUD FRAMING AT NEW WALLS AND TO FINISH FACE AT EXISTING WALLS.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.
4. REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS REQUIRING WATER RESISTANT AND/OR ABUSE RESISTANT GYP. BD.
5. PROVIDE CONCEALED BLOCKING FOR ALL WALL MOUNTED CABINETRY, CASEWORK, EQUIPMENT, TOILET ACCESSORIES, ETC. INCLUDE ITEMS WHICH ARE NOTED TO BE PROVIDED BY OTHERS.
6. ALL INTERIOR PARTITIONS SHALL CONSIST OF 3 5/8" STEEL STUD FRAMING @ 16" O.C. W/ SOUND BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. (BOTH SIDES) UNLESS INDICATED AS FOLLOWS:
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   - W4 — PROVIDE 5/8" TYPE 'X' GYP. BD. ON ONLY ONE SIDE OF FRAMING.
7. PAINT ALL WALLS AND GYP. BD. CEILINGS IN AREAS RECEIVING WORK. REPAIR SURFACES AS NECESSARY PRIOR TO PAINTING.
8. AT MAIN STAIR, STAIR 2 AND STAIR 3, INSTALL RESILIENT STAIR AND RISER COVERS OVER EXISTING SURFACES. PRIOR TO INSTALLATION AT MAIN STAIR, ABRADE EXIST. TREAD SURFACE, APPLY BONDING AGENT AND INSTALL CONCRETE REPAIR MORTAR TO FILL WEAR DIPS IN TREADS FOR UNIFORM, FLAT SURFACE.

SIGNAGE KEYNOTES

1. "NO SMOKING WITHIN 25' OF BUILDING ENTRANCE" SIGN. MOUNT AT 72" ABOVE GRADE TO CENTER OF SIGN.
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6. APARTMENT UNIT IDENTIFICATION SIGNAGE WITH BRAILLE. MOUNT ADJACENT TO DOOR LATCH AT ACCESSIBLE HEIGHT.
7. RELOCATED "PREMIER PROPERTY MANAGEMENT" SIGNAGE FROM SIXTH FLOOR.

LEGEND

- EXISTING WALL PARTITION TO BE REMOVED. FIELD VERIFY TYPE OF CONSTRUCTION.
- EXISTING CONSTRUCTION (DOOR, FIXTURE, ETC.) TO BE REMOVED.
- EXISTING WALL TO REMAIN.
- NEW INTERIOR WALL
- FLOORING TRANSITION
- 101 — DOOR TAG - SEE DOOR SCHEDULE.
- TB — TOWEL BAR (PROVIDE SOLID BACKUP BLOCKING)
- GB — GRAB BAR - SEE ELEVATIONS FOR SIZES
- CG — CORNER GUARD
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINETS
- HC — EXISTING HOSE CABINET

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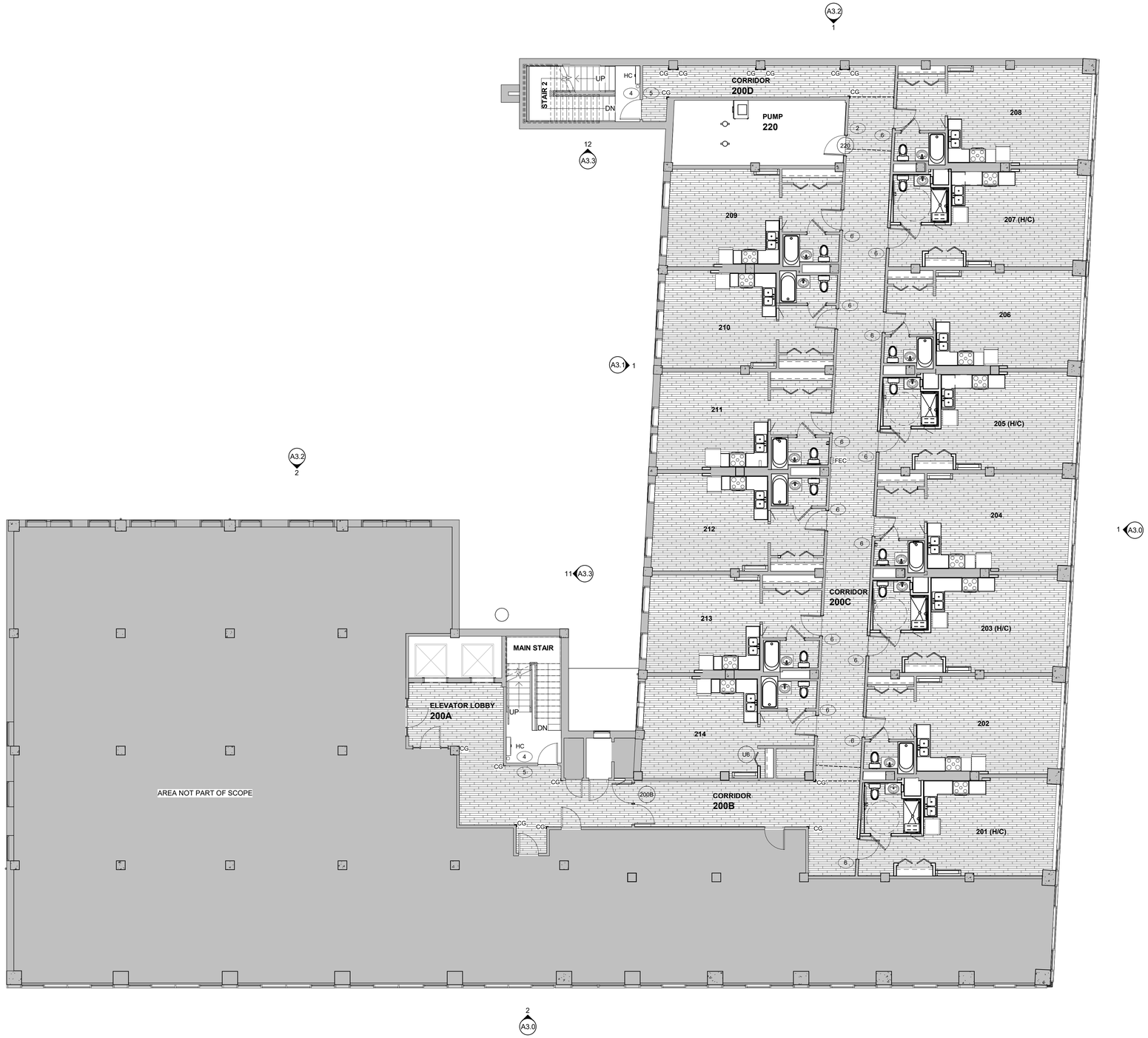

SECOND FLOOR RENOVATION PLAN

NORTH

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

CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROVIDE DEMOLITION OF ALL EXISTING ITEMS WHICH ARE NECESSARY TO ACHIEVE THE INTENT OF THE DRAWINGS WHETHER SPECIFICALLY SHOWN OR NOT.
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LEGEND

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- EXISTING CONSTRUCTION (DOOR, FIXTURE, ETC.) TO BE REMOVED.
- EXISTING WALL TO REMAIN.
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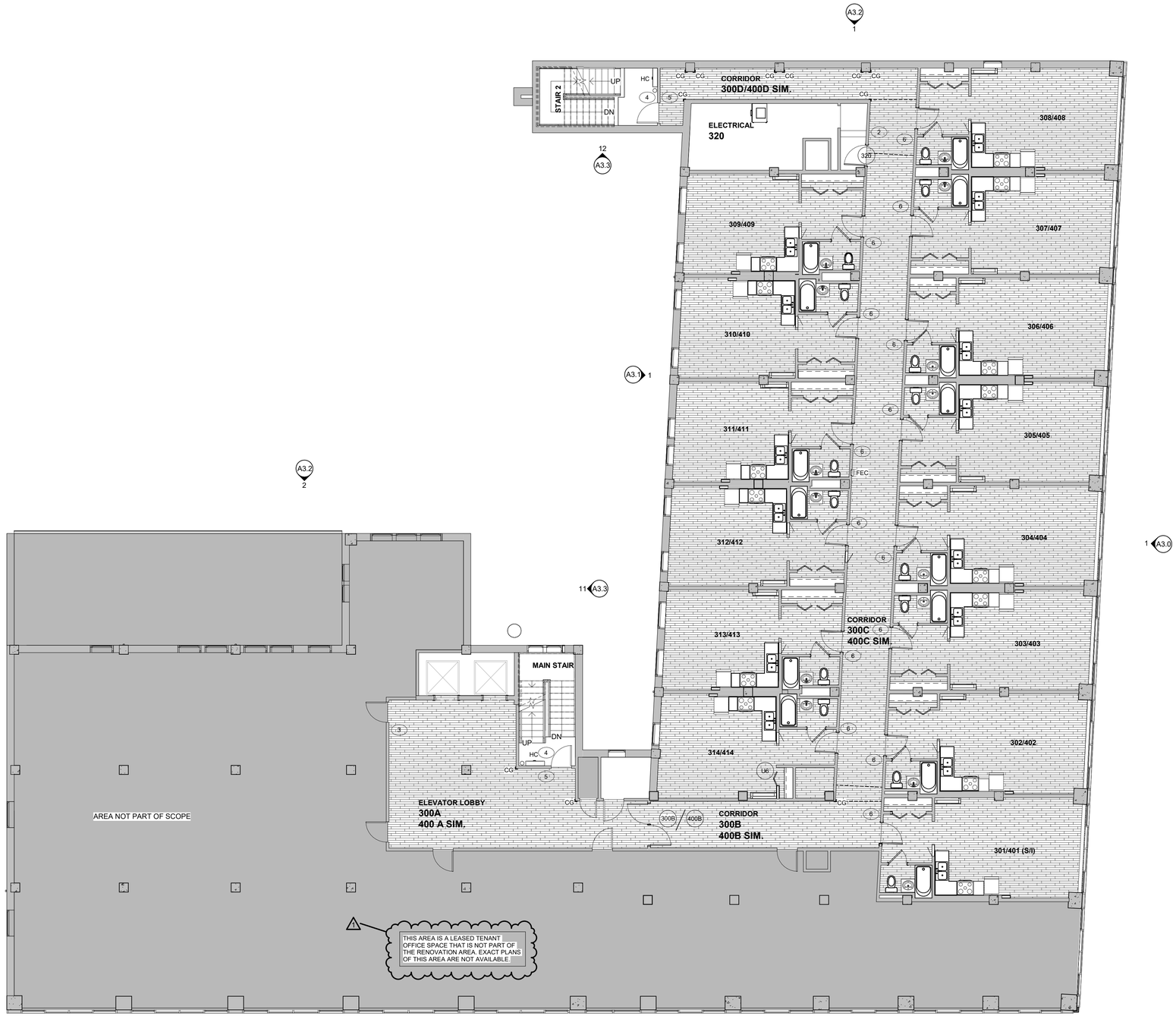

TYP. THIRD & FOURTH FLOOR RENOVATION PLAN

NORTH

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

CONSTRUCTION NOTES

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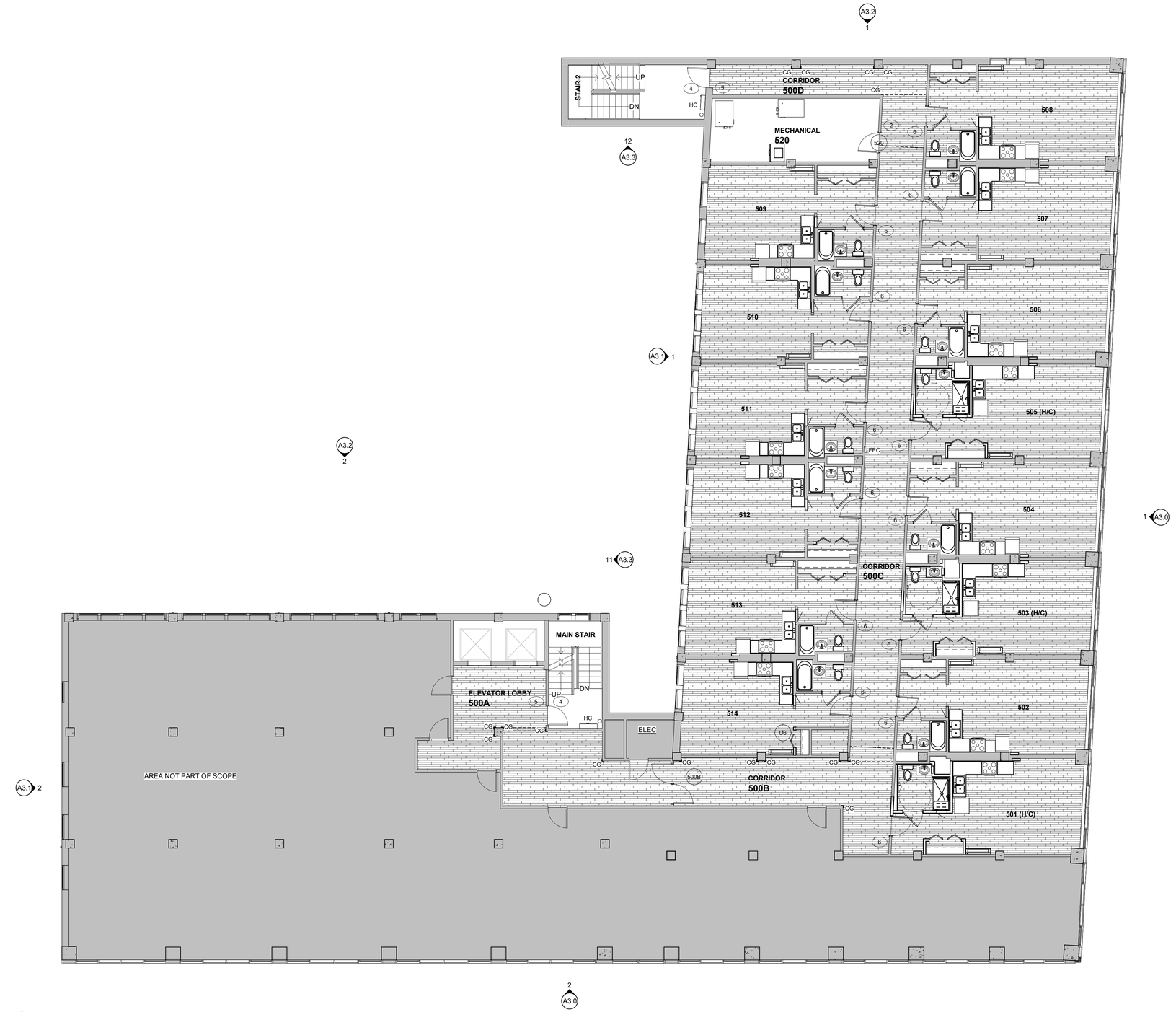

FIFTH FLOOR RENOVATION PLAN

NORTH

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

CONSTRUCTION NOTES

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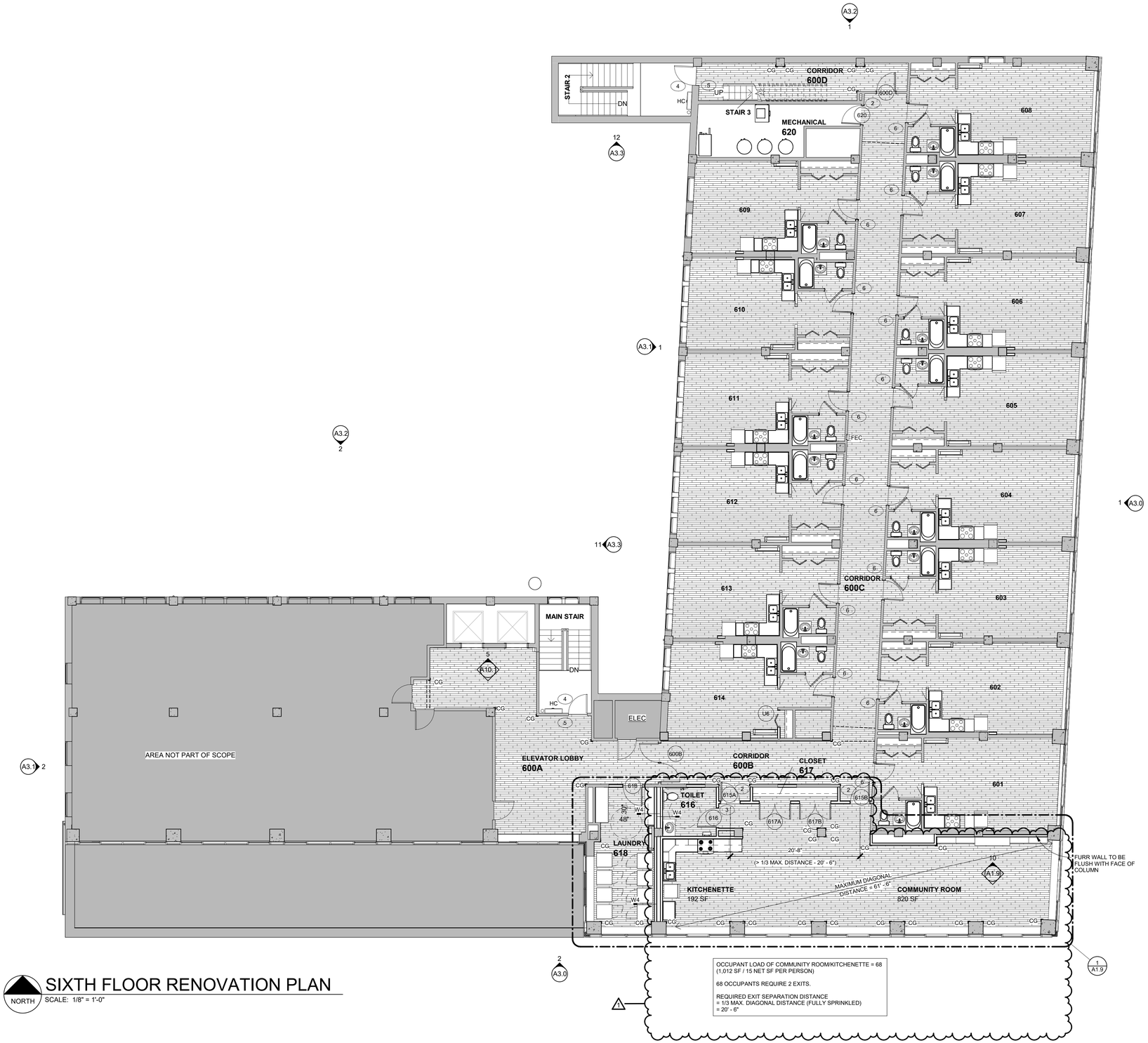

SIXTH FLOOR RENOVATION PLAN

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

CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROVIDE DEMOLITION OF ALL EXISTING ITEMS WHICH ARE NECESSARY TO ACHIEVE THE INTENT OF THE DRAWINGS WHETHER SPECIFICALLY SHOWN OR NOT.
2. PLAN DIMENSIONS ARE NOTED TO FACE OF STUD FRAMING AT NEW WALLS AND TO FINISH FACE AT EXISTING WALLS.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.
4. REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS REQUIRING WATER RESISTANT AND/OR ABUSE RESISTANT GYP. BD.
5. PROVIDE CONCEALED BLOCKING FOR ALL WALL MOUNTED CABINETRY, CASEWORK, EQUIPMENT, TOILET ACCESSORIES, ETC. INCLUDE ITEMS WHICH ARE NOTED TO BE PROVIDED BY OTHERS.
6. ALL INTERIOR PARTITIONS SHALL CONSIST OF 3 5/8" STEEL STUD FRAMING @ 16" O.C. W/ SOUND BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. (BOTH SIDES) UNLESS INDICATED AS FOLLOWS:
   - W3 — PROVIDE 2 1/2" STEEL STUD FRAMING IN LIEU OF 3 5/8" AND WITH 5/8" TYPE 'X' GYP. BD. ON ONE SIDE.
   - W4 — PROVIDE 5/8" TYPE 'X' GYP. BD. ON ONLY ONE SIDE OF FRAMING.
7. PAINT ALL WALLS AND GYP. BD. CEILINGS IN AREAS RECEIVING WORK. REPAIR SURFACES AS NECESSARY PRIOR TO PAINTING.
8. AT MAIN STAIR, STAIR 2 AND STAIR 3, INSTALL RESILIENT STAIR AND RISER COVERS OVER EXISTING SURFACES. PRIOR TO INSTALLATION AT MAIN STAIR, ABRADE EXIST. TREAD SURFACE. APPLY BONDING AGENT AND INSTALL CONCRETE REPAIR MORTAR TO FILL WEAR DIPS IN TREADS FOR UNIFORM, FLAT SURFACE.

SIGNAGE KEYNOTES

1. "NO SMOKING WITHIN 25' OF BUILDING ENTRANCE" SIGN. MOUNT AT 72" ABOVE GRADE TO CENTER OF SIGN.
2. ROOM IDENTIFICATION SIGNAGE WITH BRAILLE. MOUNT ADJACENT TO DOOR LATCH AT ACCESSIBLE HEIGHT.
3. UNISEX TOILET SIGNAGE WITH FEMALE/MALE PICTOGRAM & BRAILLE. MOUNT ADJACENT TO DOOR LATCH AT ACCESSIBLE HEIGHT.
4. FLOOR IDENTIFICATION SIGNAGE WITH BRAILLE. MOUNT ADJACENT TO DOOR LATCH AT ACCESSIBLE HEIGHT.
5. STAIR IDENTIFICATION SIGNAGE WITH BRAILLE. MOUNT ADJACENT TO DOOR LATCH AT ACCESSIBLE HEIGHT.
6. APARTMENT UNIT IDENTIFICATION SIGNAGE WITH BRAILLE. MOUNT ADJACENT TO DOOR LATCH AT ACCESSIBLE HEIGHT.
7. RELOCATED "PREMIER PROPERTY MANAGEMENT" SIGNAGE FROM SIXTH FLOOR.

LEGEND

- EXISTING WALL PARTITION TO BE REMOVED. FIELD VERIFY TYPE OF CONSTRUCTION.
- EXISTING CONSTRUCTION (DOOR, FIXTURE, ETC.) TO BE REMOVED.
- EXISTING WALL TO REMAIN.
- NEW INTERIOR WALL
- FLOORING TRANSITION
- 101 — DOOR TAG - SEE DOOR SCHEDULE.
- TB — TOWEL BAR (PROVIDE SOLID BACKUP BLOCKING)
- GB — GRAB BAR - SEE ELEVATIONS FOR SIZES
- CG — CORNER GUARD
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINETS
- HC — EXISTING HOSE CABINET

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STATE OF MICHIGAN
ANTHONY M PAIANO
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No. 1301061973
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PETERBORO PLACE APARTMENTS RENOVATIONS

8 PETERBORO ST.
DETROIT, MICHIGAN 48201

DATE:
MSHDA Review
6/11/24
City Review
7/22/24
Revision 1
9/13/24

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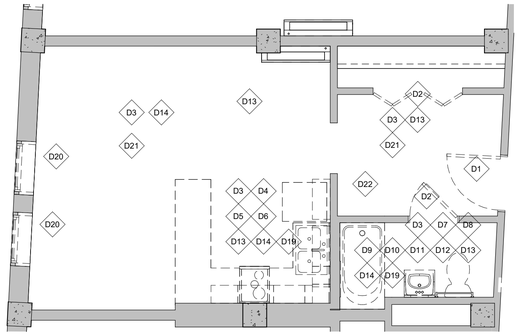
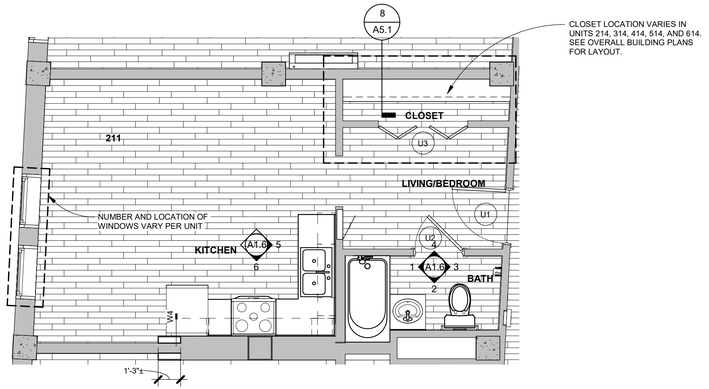
PLAN REVIEW
Buildings, Safety Engineering & Environmental Department
Date: 11/19/2024
Permit Number: BLD2024-01491



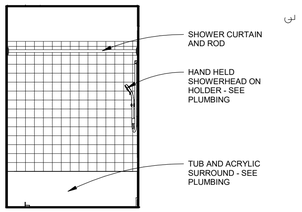
UNIT DEMO PLAN - SMALL

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



UNIT RENOVATION PLAN - SMALL

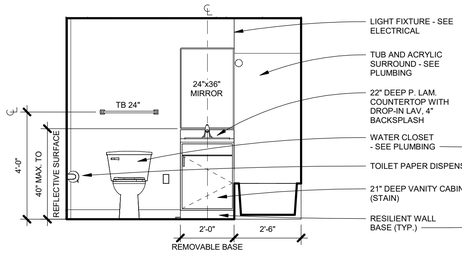
SCALE: 1/4" = 1'-0"



BATH ELEVATION 1

SCALE: 3/8" = 1'-0"

A1.6



BATH ELEVATION 2

SCALE: 3/8" = 1'-0"

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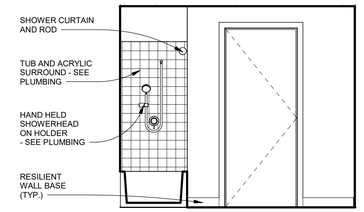
BATH ELEVATION 3

SCALE: 3/8" = 1'-0"

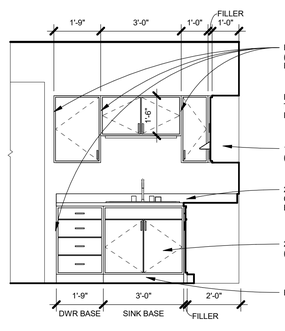
A1.6



BATH ELEVATION 4

SCALE: 3/8" = 1'-0"

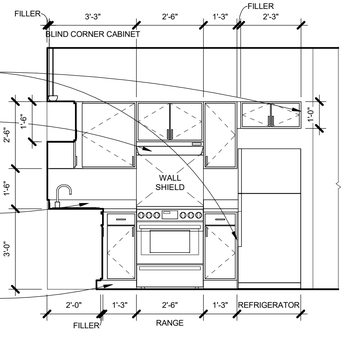
A1.6



KITCHEN ELEVATION 5

SCALE: 3/8" = 1'-0"

A1.6



KITCHEN ELEVATION 6

SCALE: 3/8" = 1'-0"

A1.6

UNIT RENOVATION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO GOVERN.
2. INTERIOR PLAN DIMENSIONS ARE NOTED FROM FACE OF WALL FINISH AT EXISTING WALLS TO FACE OF STUD AT NEW WALLS, UNLESS SPECIFICALLY NOTED OTHERWISE. INTERIOR ELEVATION DIMENSIONS ARE NOTED TO FACE OF WALL FINISH.
3. SWITCHES AND THERMOSTATS IN ALL UNITS ARE TO BE INSTALLED @ 48" A.F.F. MAX. TO TOP OF BOX OR CONTROLS.
4. AT ACCESSIBLE KITCHENS AND BATHROOMS, WHERE ELECTRICAL OUTLES AND SWITCHES ARE TO BE INSTALLED ABOVE COUNTERTOPS, OUTLETS AND SWITCHES SHALL BE INSTALLED HORIZONTALLY IN THE BACK OR SIDE SPLASHES AND CENTERED VERTICALLY. SEE ACCESSIBLE UNIT ELECTRICAL PLAN FOR OUTLET AND SWITCH LOCATIONS.
5. INSTALL NEW GRAB BARS AT ALL ACCESSIBLE UNITS. SEE INTERIOR ELEVATIONS.
6. AT ACCESSIBLE UNITS, INSTALL CORNER GUARDS @ EXPOSED EXTERIOR WALL CORNERS WHERE NOTED "CG". SEE SPEC.
7. ENSURE THAT FAN RATED BOXES ARE INSTALLED @ ALL CEILING FAN LOATIONS.
8. INSTALL NEW WINDOW TREATMENTS @ ALL WINDOWS - SEE SPEC.
9. ALL INTERIOR PARTITIONS SHALL CONSIST OF 3 5/8" STEEL STUD FRAMING @ 16" O.C. W/ SOUND BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. (BOTH SIDES) UNLESS INDICATED AS FOLLOWS:
   - W3 — PROVIDE 2 1/2" STEEL STUD FRAMING IN LIEU OF 3 5/8" AND WITH 5/8" TYPE 'X' GYP. BD. ON ONE SIDE.
   - W4 — PROVIDE 5/8" TYPE 'X' GYP. BD. ON ONLY (1) SIDE OF FRAMING.
10. REPAIR EXISTING WALL & CEILING SURFACES IN ALL UNITS TO LIKE NEW CONDITION. FOR PRICING PURPOSES, ASSUME 20 S.F. PER APARTMENT UNIT.
11. REPAINT ALL GYP. BD. WALL AND CEILING SURFACES @ ALL APARTMENT UNITS.

DWELLING UNIT DEMOLITION KEYNOTES

- D1 — REMOVE EXISTING UNIT ENTRY DOOR AND HARDWARE. FRAME TO REMAIN, U.N.O.
- D2 — REMOVE EXISTING INTERIOR DOOR, TRIM, FRAME AND HARDWARE. PREPARE OPENING AS REQUIRED TO RECEIVE NEW DOOR.
- D3 — REMOVE EXISTING FLOORING AND WALL BASE THROUGHOUT UNIT. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING AND PATCH WALL AS NECESSARY FOR INSTALLATION OF NEW WALL BASE.
- D4 — REMOVE EXISTING KITCHEN WALL AND BASE CABINETS.
- D5 — REMOVE EXISTING KITCHEN COUNTERTOPS, BACKSLASHES, SINK, FAUCET, AND GARBAGE DISPOSALS (IF PRESENT).
- D6 — REMOVE EXISTING RANGE, RECUIRCUATING HOOD, REFRIGERATOR, AND GREASE SHIELD.
- D7 — REMOVE EXISTING WALL HUNG LAVATORY, FAUCET, AND RELATED FITTINGS.
- D8 — REMOVE EXISTING WATER CLOSET.
- D9 — REMOVE EXISTING SHOWERHEADS, TUB/SHOWER VALVES, AND TRIM.
- D10 — REMOVE EXISTING BATH TUB TILE SURROUND, SHOWER HEADS, SHOWER VALVE, TRIM, AND GRAB BARS. PREPARE WALLS FOR INSTALLATION OF NEW BATH TUB AND SURROUND (STANDARD UNITS) OR NEW SHOWER UNIT (ACCESSIBLE UNITS ONLY).
- D11 — REMOVE MEDICINE CABINET, MIRROR, GRAB BARS, AND ALL OTHER BATH ACCESSORIES UNLESS NOTED TO REMAIN.
- D12 — REMOVE EXISTING BATHROOM EXHAUST FAN GRILLE.
- D13 — REMOVE ALL EXISTING WALL AND CEILING MOUNTED LIGHT FIXTURES AND FANS THROUGHOUT.
- D14 — REMOVE ALL EXISTING ELECTRICAL DEVICES AND COVER PLATES. LOWER SWITCHES AND THERMOSTATS TO ACCESSIBLE HEIGHT.
- D15 — NOT USED
- D16 — RELOCATE EXIST. HEAT PUMP AND ASSOCIATED PIPING AS NECESSARY AT ACCESSIBLE UNITS.
- D17 — REMOVE EXISTING CLOSET SHELVING AND ROD.
- D18 — REMOVE/RELOCATE ELECTRICAL PANEL TO ACCESSIBLE HEIGHT IN ACCESSIBLE UNITS.
- D19 — REMOVE SPRINKER HEADS IN PREPARATION FOR NEW HEAD INSTALLATION.
- D20 — REMOVE EXISTING WINDOWS, STOOLS, TRIM, RELATED HARDWARE, AND WINDOW TREATMENTS. REPAIR WALL OR CEILING DAMAGE BY DEMOLITION PROCESS. PREPARE OPENING TO RECEIVE NEW WINDOW AND WINDOW TREATMENTS.
- D21 — REMOVE ALL EXISTING SMOKE AND CARBON MONOXIDE DETECTORS.
- D22 — DO NOT DAMAGE ELECTRICAL PANEL. PROTECT PANEL DURING RENOVATION.
- D23 — REMOVE EXISTING UNIT ENTRY DOOR, FRAME, AMD HARDWARE. REMOVE EXISTING CORRIDOR WALL AS NECESSARY TO ACCOMMODATE NEW ENTRY DOOR INSTALLATION (ACCESSIBLE UNITS ONLY).

LEGEND

- EXISTING WALL PARTITION TO BE REMOVED. FIELD VERIFY TYPE OF CONSTRUCTION.
- EXISTING CONSTRUCTION (DOOR, FIXTURE, ETC.) TO BE REMOVED.
- EXISTING WALL TO REMAIN.
- NEW INTERIOR WALL
- X X — FLOORING TRANSITION
- 101 — DOOR TAG - SEE DOOR SCHEDULE.
- TB — TOWEL BAR (PROVIDE SOLID BACKUP BLOCKING)
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DATE:
MSHDA Review 6/11/24
City Review 7/22/24

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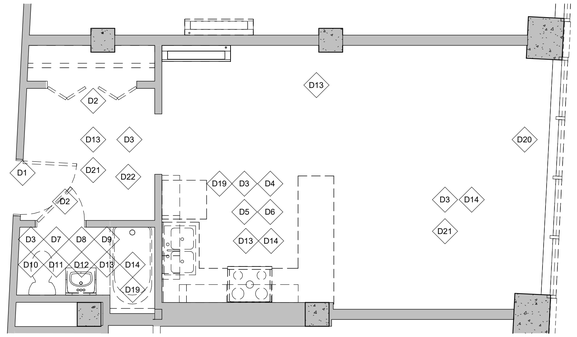
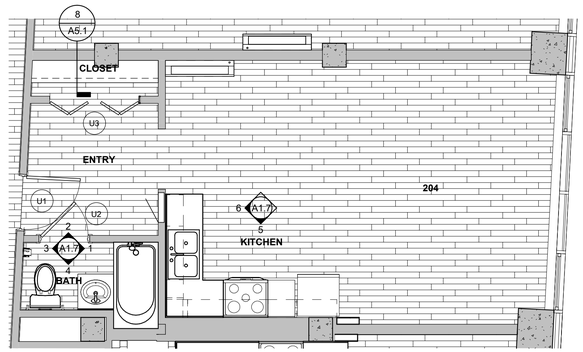
PLAN REVIEW
Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Date: 11/19/2024
Permit Number: BLD2024-01491



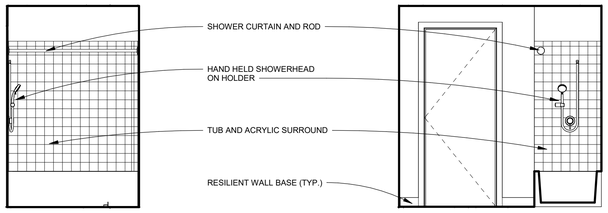
UNIT DEMOLITION PLAN - LARGE

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



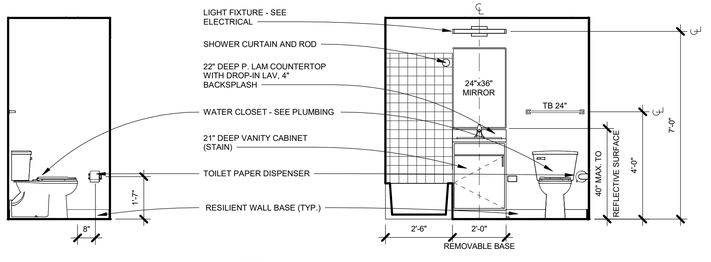
UNIT RENOVATION PLAN - LARGE

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



BATH ELEVATION 1 / A1.7

SCALE: 3/8" = 1'-0"



BATH ELEVATION 2 / A1.7

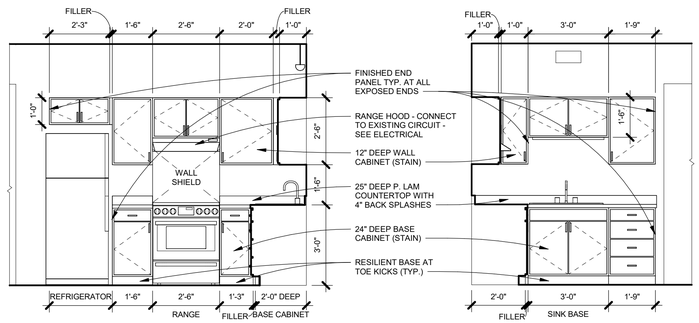
SCALE: 3/8" = 1'-0"

BATH ELEVATION 3 / A1.7

SCALE: 3/8" = 1'-0"

BATH ELEVATION 4 / A1.7

SCALE: 3/8" = 1'-0"



KITCHEN ELEVATION 5 / A1.7

SCALE: 3/8" = 1'-0"

KITCHEN ELEVATION 6 / A1.7

SCALE: 3/8" = 1'-0"

DWELLING UNIT DEMOLITION KEYNOTES

- D1 REMOVE EXISTING UNIT ENTRY DOOR AND HARDWARE. FRAME TO REMAIN, U.N.O.
- D2 REMOVE EXISTING INTERIOR DOOR, TRIM, FRAME AND HARDWARE. PREPARE OPENING AS REQUIRED TO RECEIVE NEW DOOR.
- D3 REMOVE EXISTING FLOORING AND WALL BASE THROUGHOUT UNIT. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING AND PATCH WALL AS NECESSARY FOR INSTALLATION OF NEW WALL BASE.
- D4 REMOVE EXISTING KITCHEN WALL AND BASE CABINETS.
- D5 REMOVE EXISTING KITCHEN COUNTERTOPS, BACKSLASHES, SINK, FAUCET, AND GARBAGE DISPOSALS (IF PRESENT).
- D6 REMOVE EXISTING RANGE, RECUIRCUATING HOOD, REFRIGERATOR, AND GREASE SHIELD.
- D7 REMOVE EXISTING WALL HUNG LAVATORY, FAUCET, AND RELATED FITTINGS.
- D8 REMOVE EXISTING WATER CLOSET.
- D9 REMOVE EXISTING SHOWERHEADS, TUB/SHOWER VALVES, AND TRIM.
- D10 REMOVE EXISTING BATH TUB TILE SURROUND, SHOWER HEADS, SHOWER VALVE, TRIM, AND GRAB BARS. PREPARE WALLS FOR INSTALLATION OF NEW BATH TUB AND SURROUND (STANDARD UNITS) OR NEW SHOWER UNIT (ACCESSIBLE UNITS ONLY).
- D11 REMOVE MEDICINE CABINET, MIRROR, GRAB BARS, AND ALL OTHER BATH ACCESSORIES UNLESS NOTED TO REMAIN.
- D12 REMOVE EXISTING BATHROOM EXHAUST FAN GRILLE.
- D13 REMOVE ALL EXISTING WALL AND CEILING MOUNTED LIGHT FIXTURES AND FANS THROUGHOUT.
- D14 REMOVE ALL EXISTING ELECTRICAL DEVICES AND COVER PLATES. LOWER SWITCHES AND THERMOSTATS TO ACCESSIBLE HEIGHT.
- D15 NOT USED
- D16 RELOCATE EXIST. HEAT PUMP AND ASSOCIATED PIPING AS NECESSARY AT ACCESSIBLE UNITS.
- D17 REMOVE EXISTING CLOSET SHELVING AND ROD.
- D18 REMOVE/RELOCATE ELECTRICAL PANEL TO ACCESSIBLE HEIGHT IN ACCESSIBLE UNITS.
- D19 REMOVE SPRINKER HEADS IN PREPARATION FOR NEW HEAD INSTALLATION.
- D20 REMOVE EXISTING WINDOWS, STOOLS, TRIM, RELATED HARDWARE, AND WINDOW TREATMENTS. REPAIR WALL OR CEILING DAMAGE BY DEMOLITION PROCESS. PREPARE OPENING TO RECEIVE NEW WINDOW AND WINDOW TREATMENTS.
- D21 REMOVE ALL EXISTING SMOKE AND CARBON MONOXIDE DETECTORS.
- D22 DO NOT DAMAGE ELECTRICAL PANEL. PROTECT PANEL DURING RENOVATION.
- D23 REMOVE EXISTING UNIT ENTRY DOOR, FRAME, AMD HARDWARE. REMOVE EXISTING CORRIDOR WALL AS NECESSARY TO ACCOMMODATE NEW ENTRY DOOR INSTALLATION (ACCESSIBLE UNITS ONLY).

UNIT RENOVATION NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO GOVERN.
2. INTERIOR PLAN DIMENSIONS ARE NOTED FROM FACE OF WALL FINISH AT EXISTING WALLS TO FACE OF STUD AT NEW WALLS, UNLESS SPECIFICALLY NOTED OTHERWISE. INTERIOR ELEVATION DIMENSIONS ARE NOTED TO FACE OF WALL FINISH.
3. SWITCHES AND THERMOSTATS IN ALL UNITS ARE TO BE INSTALLED @ 48" A.F.F. MAX. TO TOP OF BOX OR CONTROLS.
4. AT ACCESSIBLE KITCHENS AND BATHROOMS, WHERE ELECTRICAL OUTLES AND SWITCHES ARE TO BE INSTALLED ABOVE COUNTERTOPS, OUTLETS AND SWITCHES SHALL BE INSTALLED HORIZONTALLY IN THE BACK OR SIDE SPLASHES AND CENTERED VERTICALLY. SEE ACCESSIBLE UNIT ELECTRICAL PLAN FOR OUTLET AND SWITCH LOCATIONS.
5. INSTALL NEW GRAB BARS AT ALL ACCESSIBLE UNITS. SEE INTERIOR ELEVATIONS.
6. AT ACCESSIBLE UNITS, INSTALL CORNER GUARDS @ EXPOSED EXTERIOR WALL CORNERS WHERE NOTED "CG". SEE SPEC.
7. ENSURE THAT FAN RATED BOXES ARE INSTALLED @ ALL CEILING FAN LOATIONS.
8. INSTALL NEW WINDOW TREATMENTS @ ALL WINDOWS - SEE SPEC.
9. ALL INTERIOR PARTITIONS SHALL CONSIST OF 3 5/8" STEEL STUD FRAMING @ 16" O.C. W/ SOUND BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. (BOTH SIDES) UNLESS INDICATED AS FOLLOWS:
   - W3 PROVIDE 2 1/2" STEEL STUD FRAMING IN LIEU OF 3 5/8" AND WITH 5/8" TYPE 'X' GYP. BD. ON ONE SIDE.
   - W4 PROVIDE 5/8" TYPE 'X' GYP. BD. ON ONLY (1) SIDE OF FRAMING.
10. REPAIR EXISTING WALL & CEILING SURFACES IN ALL UNITS TO LIKE NEW CONDITION. FOR PRICING PURPOSES, ASSUME 20 S.F. PER APARTMENT UNIT.
11. REPAINT ALL GYP. BD. WALL AND CEILING SURFACES @ ALL APARTMENT UNITS.

LEGEND

- EXISTING WALL PARTITION TO BE REMOVED. FIELD VERIFY TYPE OF CONSTRUCTION.
- EXISTING CONSTRUCTION (DOOR, FIXTURE, ETC.) TO BE REMOVED.
- EXISTING WALL TO REMAIN.
- NEW INTERIOR WALL
- X X FLOORING TRANSITION
- 101 DOOR TAG - SEE DOOR SCHEDULE.
- TB TOWEL BAR (PROVIDE SOLID BACKUP BLOCKING)
- GB GRAB BAR - SEE ELEVATIONS FOR SIZES
- CG CORNER GUARD
- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINETS
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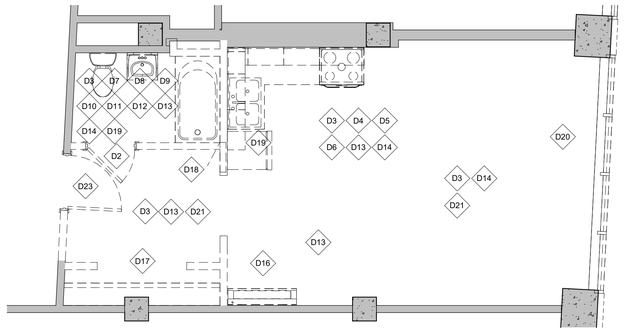

ACCESSIBLE UNIT DEMO PLAN

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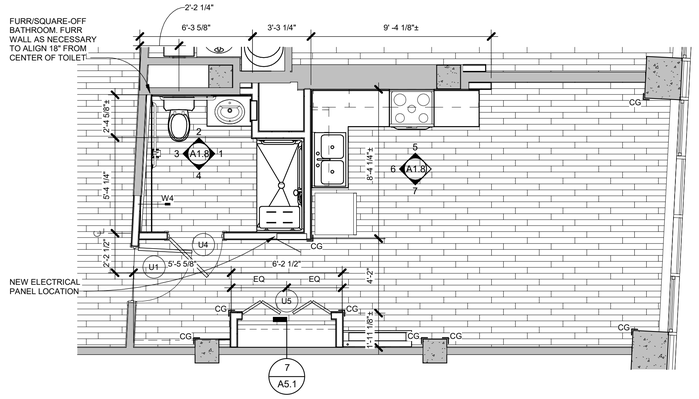

ACCESSIBLE UNIT RENO PLAN

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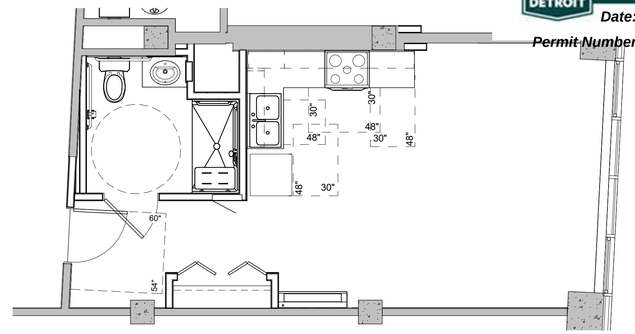

ACCESSIBLE UNIT CLEARANCE PLAN

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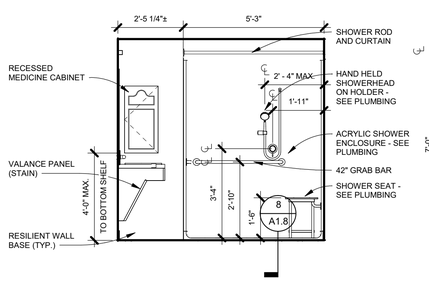
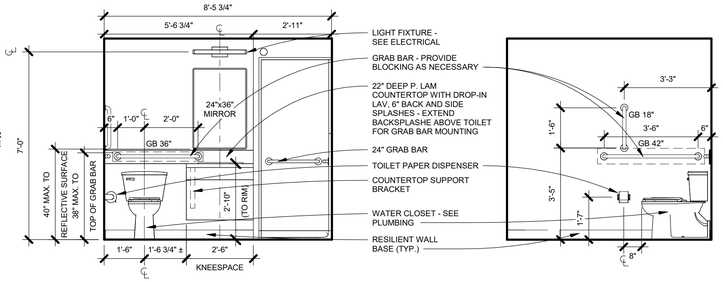


BATH ELEVATION 1

SCALE: 3/8" = 1'-0"

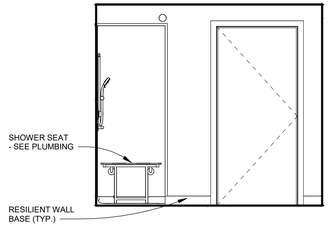
A1.8



BATH ELEVATION 2

SCALE: 3/8" = 1'-0"

A1.8



BATH ELEVATION 3

SCALE: 3/8" = 1'-0"

A1.8

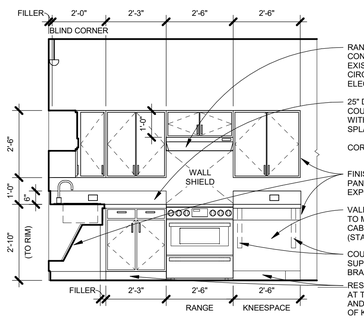
BATH ELEVATION 4

SCALE: 3/8" = 1'-0"

A1.8

UNIT RENOVATION NOTES

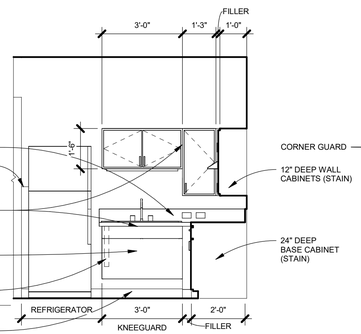
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TO GOVERN.
2. INTERIOR PLAN DIMENSIONS ARE NOTED FROM FACE OF WALL FINISH AT EXISTING WALLS TO FACE OF STUD AT NEW WALLS, UNLESS SPECIFICALLY NOTED OTHERWISE. INTERIOR ELEVATION DIMENSIONS ARE NOTED TO FACE OF WALL FINISH.
3. SWITCHES AND THERMOSTATS IN ALL UNITS ARE TO BE INSTALLED @ 48" A.F.F. MAX. TO TOP OF BOX OR CONTROLS.
4. AT ACCESSIBLE KITCHENS AND BATHROOMS, WHERE ELECTRICAL OUTLES AND SWITCHES ARE TO BE INSTALLED ABOVE COUNTERTOPS, OUTLETS AND SWITCHES SHALL BE INSTALLED HORIZONTALLY IN THE BACK OR SIDE SPLASHES AND CENTERED VERTICALLY. SEE ACCESSIBLE UNIT ELECTRICAL PLAN FOR OUTLET AND SWITCH LOCATIONS.
5. INSTALL NEW GRAB BARS AT ALL ACCESSIBLE UNITS. SEE INTERIOR ELEVATIONS.
6. AT ACCESSIBLE UNITS, INSTALL CORNER GUARDS @ EXPOSED EXTERIOR WALL CORNERS WHERE NOTED "CG". SEE SPEC.
7. ENSURE THAT FAN RATED BOXES ARE INSTALLED @ ALL CEILING FAN LOATIONS.
8. INSTALL NEW WINDOW TREATMENTS @ ALL WINDOWS - SEE SPEC.
9. ALL INTERIOR PARTITIONS SHALL CONSIST OF 3 5/8" STEEL STUD FRAMING @ 16" O.C. W/ SOUND BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. (BOTH SIDES) UNLESS INDICATED AS FOLLOWS:
   - W3 — PROVIDE 2 1/2" STEEL STUD FRAMING IN LIEU OF 3 5/8" AND WITH 5/8" TYPE 'X' GYP. BD. ON ONE SIDE.
   - W4 — PROVIDE 5/8" TYPE 'X' GYP. BD. ON ONLY (1) SIDE OF FRAMING.
10. REPAIR EXISTING WALL & CEILING SURFACES IN ALL UNITS TO LIKE NEW CONDITION. FOR PRICING PURPOSES, ASSUME 20 S.F. PER APARTMENT UNIT.
11. REPAINT ALL GYP. BD. WALL AND CEILING SURFACES @ ALL APARTMENT UNITS.



KITCHEN ELEVATION 5

SCALE: 3/8" = 1'-0"

A1.8



KITCHEN ELEVATION 6

SCALE: 3/8" = 1'-0"

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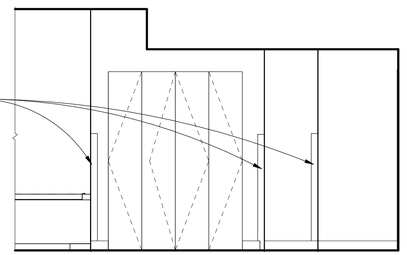


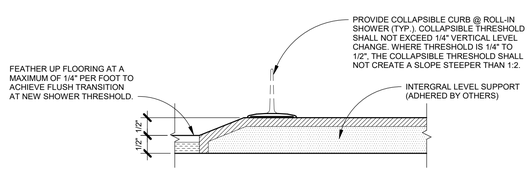
ENTRY CLOSET ELEVATION 7

SCALE: 3/8" = 1'-0"

A1.8

DWELLING UNIT DEMOLITION KEYNOTES

- D1 — REMOVE EXISTING UNIT ENTRY DOOR AND HARDWARE. FRAME TO REMAIN, U.N.O.
- D2 — REMOVE EXISTING INTERIOR DOOR, TRIM, FRAME AND HARDWARE. PREPARE OPENING AS REQUIRED TO RECEIVE NEW DOOR.
- D3 — REMOVE EXISTING FLOORING AND WALL BASE THROUGHOUT UNIT. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING AND PATCH WALL AS NECESSARY FOR INSTALLATION OF NEW WALL BASE.
- D4 — REMOVE EXISTING KITCHEN WALL AND BASE CABINETS.
- D5 — REMOVE EXISTING KITCHEN COUNTERTOPS, BACKSLASHES, SINK, FAUCET, AND GARBAGE DISPOSALS (IF PRESENT).
- D6 — REMOVE EXISTING RANGE, RECUIRCUATING HOOD, REFRIGERATOR, AND GREASE SHIELD.
- D7 — REMOVE EXISTING WALL HUNG LAVATORY, FAUCET, AND RELATED FITTINGS.
- D8 — REMOVE EXISTING WATER CLOSET.
- D9 — REMOVE EXISTING SHOWERHEADS, TUB/SHOWER VALVES, AND TRIM.
- D10 — REMOVE EXISTING BATH TUB TILE SURROUND, SHOWER HEADS, SHOWER VALVE, TRIM, AND GRAB BARS. PREPARE WALLS FOR INSTALLATION OF NEW BATH TUB AND SURROUND (STANDARD UNITS) OR NEW SHOWER UNIT (ACCESSIBLE UNITS ONLY).
- D11 — REMOVE MEDICINE CABINET, MIRROR, GRAB BARS, AND ALL OTHER BATH ACCESSORIES UNLESS NOTED TO REMAIN.
- D12 — REMOVE EXISTING BATHROOM EXHAUST FAN GRILLE.
- D13 — REMOVE ALL EXISTING WALL AND CEILING MOUNTED LIGHT FIXTURES AND FANS THROUGHOUT.
- D14 — REMOVE ALL EXISTING ELECTRICAL DEVICES AND COVER PLATES. LOWER SWITCHES AND THERMOSTATS TO ACCESSIBLE HEIGHT.
- D15 — NOT USED
- D16 — RELOCATE EXIST. HEAT PUMP AND ASSOCIATED PIPING AS NECESSARY AT ACCESSIBLE UNITS.
- D17 — REMOVE EXISTING CLOSET SHELVING AND ROD.
- D18 — REMOVE/RELOCATE ELECTRICAL PANEL TO ACCESSIBLE HEIGHT IN ACCESSIBLE UNITS.
- D19 — REMOVE SPRINKER HEADS IN PREPARATION FOR NEW HEAD INSTALLATION.
- D20 — REMOVE EXISTING WINDOWS, STOOLS, TRIM, RELATED HARDWARE, AND WINDOW TREATMENTS. REPAIR WALL OR CEILING DAMAGE BY DEMOLITION PROCESS. PREPARE OPENING TO RECEIVE NEW WINDOW AND WINDOW TREATMENTS.
- D21 — REMOVE ALL EXISTING SMOKE AND CARBON MONOXIDE DETECTORS.
- D22 — DO NOT DAMAGE ELECTRICAL PANEL. PROTECT PANEL DURING RENOVATION.
- D23 — REMOVE EXISTING UNIT ENTRY DOOR, FRAME, AMD HARDWARE. REMOVE EXISTING CORRIDOR WALL AS NECESSARY TO ACCOMMODATE NEW ENTRY DOOR INSTALLATION (ACCESSIBLE UNITS ONLY).



ROLL-IN SHOWER DETAIL

SCALE: N.T.S.

8
A1.8

LEGEND

- EXISTING WALL PARTITION TO BE REMOVED. FIELD VERIFY TYPE OF CONSTRUCTION.
- EXISTING CONSTRUCTION (DOOR, FIXTURE, ETC.) TO BE REMOVED.
- EXISTING WALL TO REMAIN.
- NEW INTERIOR WALL
- X X — FLOORING TRANSITION
- 101 — DOOR TAG - SEE DOOR SCHEDULE.
- TB — TOWEL BAR (PROVIDE SOLID BACKUP BLOCKING)
- GB — GRAB BAR - SEE ELEVATIONS FOR SIZES
- CG — CORNER GUARD
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINETS
- HC — EXISTING HOSE CABINET

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PETERBORO PLACE APARTMENTS RENOVATIONS

8 PETERBORO ST.
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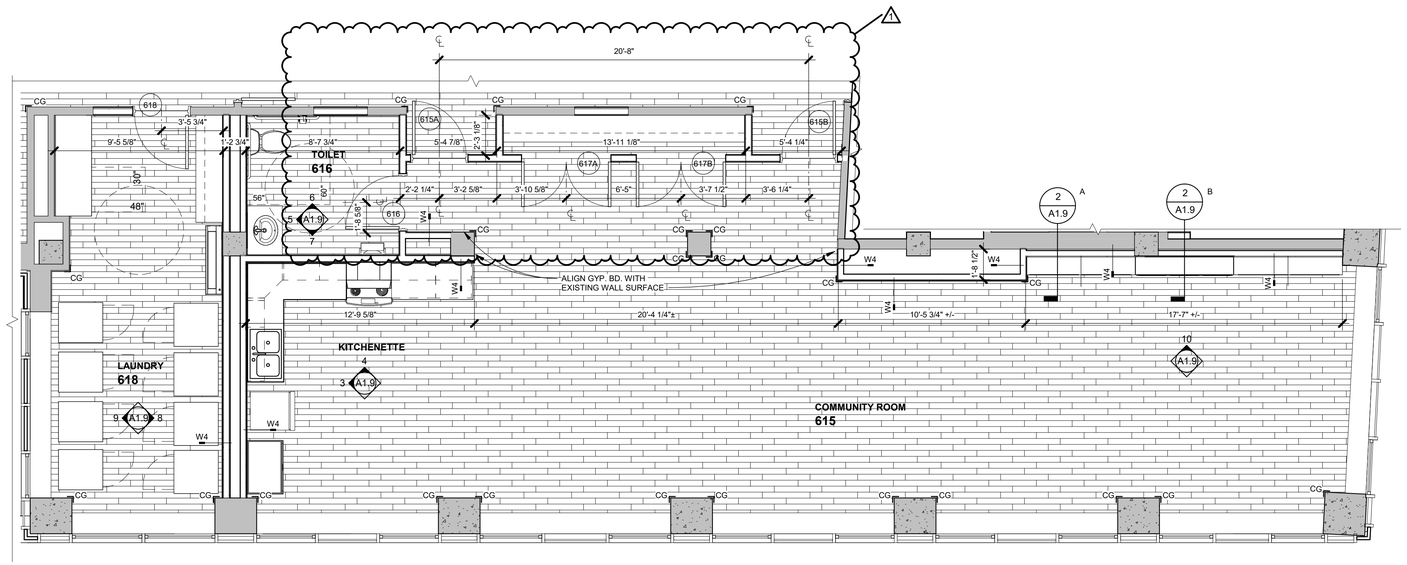
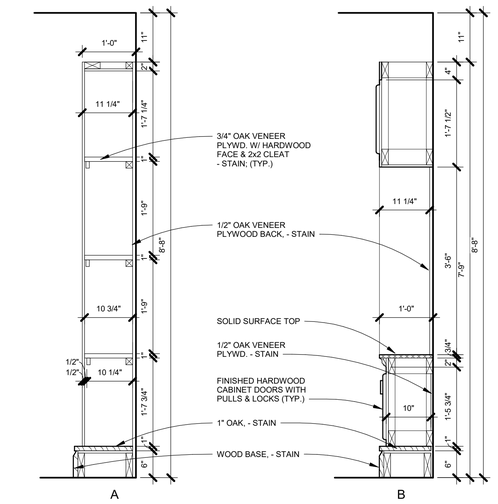


COMMUNITY ROOM - ENLARGED PLAN
SCALE: 1/4" = 1'-0"
1 A1.9



ENTERTAINMENT UNIT SECTION
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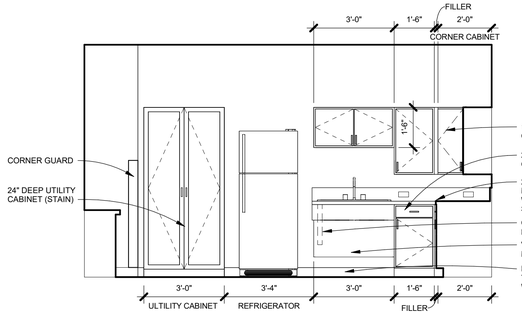

COMMUNITY ROOM KITCHENETTE
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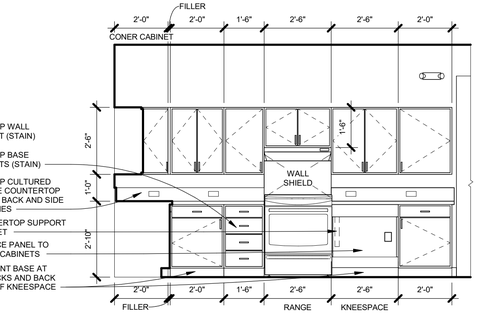
3 A1.9



COMMUNITY ROOM KITCHENETTE
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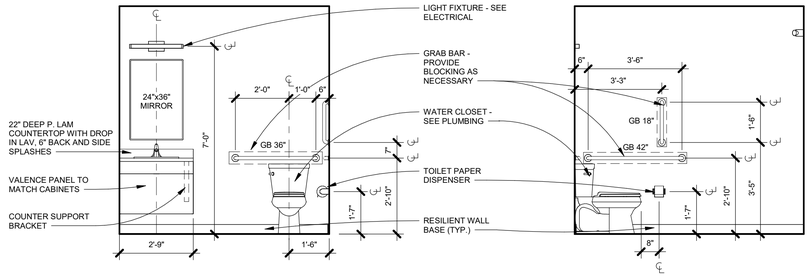
4 A1.9



COMMUNITY TOILET
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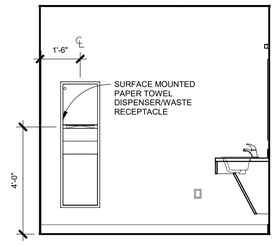
5 A1.9

COMMUNITY TOILET
SCALE: 3/8" = 1'-0"
6 A1.9



COMMUNITY TOILET
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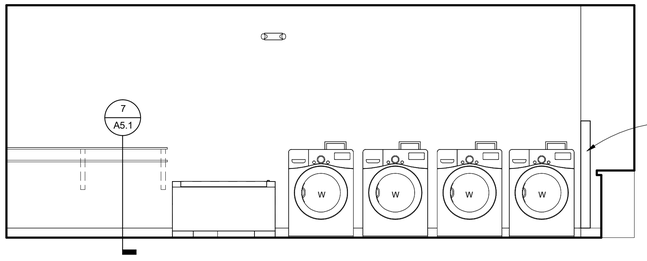
7 A1.9



LAUNDRY EAST WALL
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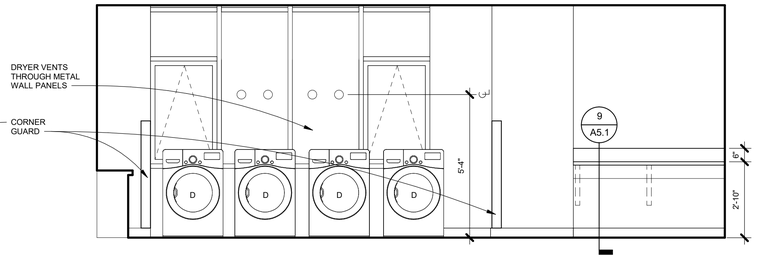
8 A1.9



LAUNDRY WEST WALL
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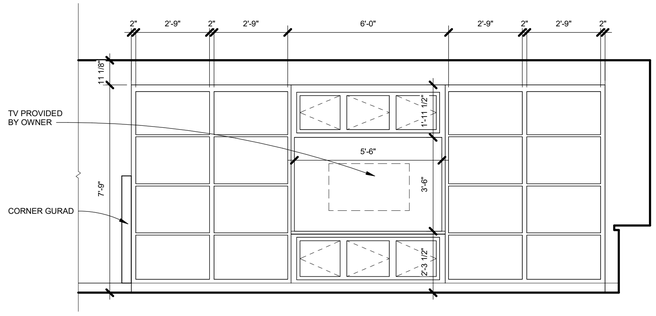

COMMUNITY ROOM ELEVATION
SCALE: 3/8" = 1'-0"
10 A1.9

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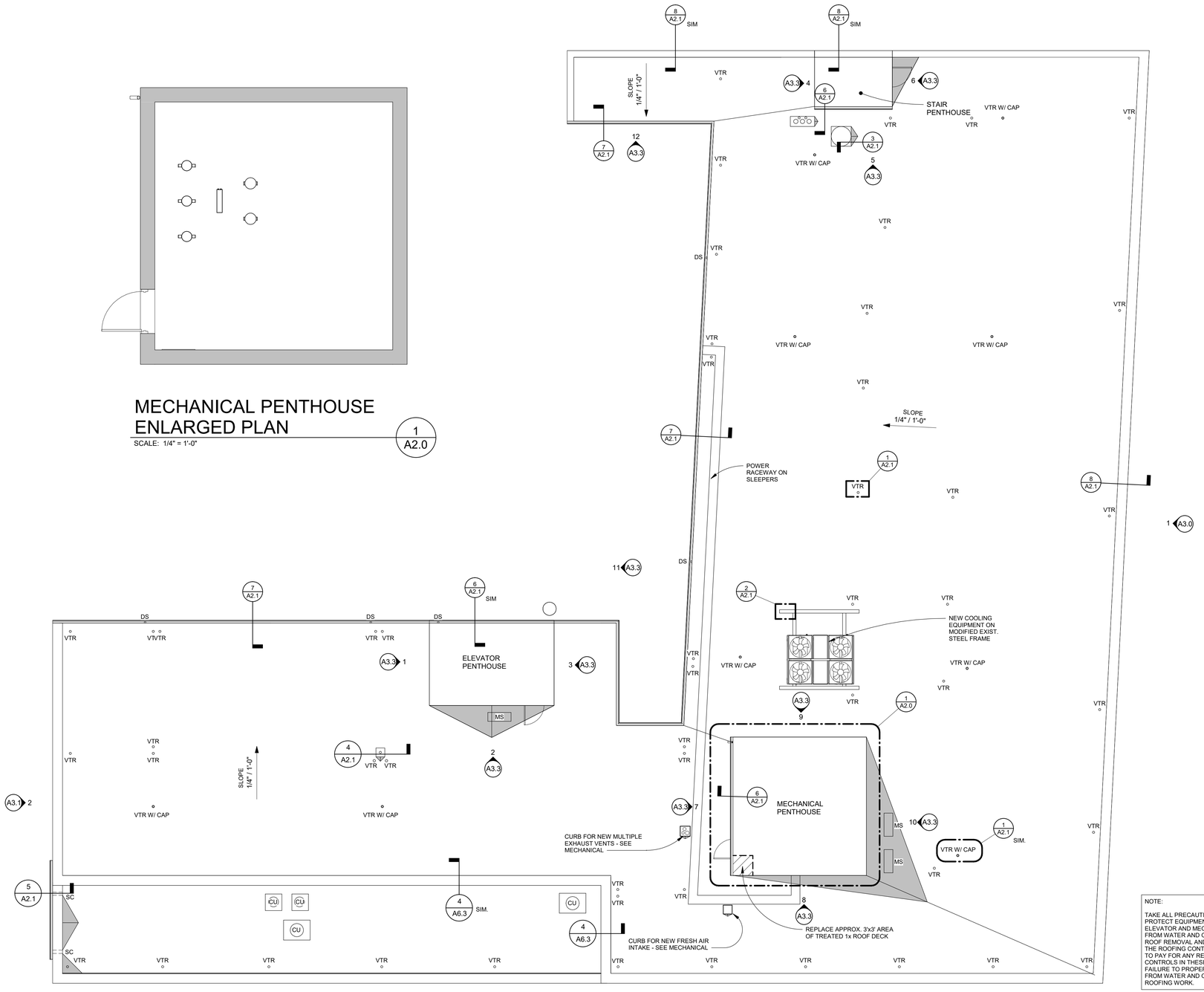
MECHANICAL PENTHOUSE
ENLARGED PLAN

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

1
A2.0



ROOF PLAN

NORTH

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

ROOF CONSTRUCTION NOTES

1. INSTALL FULLY ADHERED WHITE TPO MEMBRANE WITH HEAT WELDED SEAMS.
2. ROOFING SUBSTRATE TO BE MINIMUM 4" POLYISOCYANURATE RIGID INSULATION SLOPED AT 1/4" PER FOOT WITH 1/4" COVER BOARD OVER 1/2" RECOVERY BOARDADHERED TO EXISTING ROOF DECK SURFACES.
3. EXTEND OR REPLACE CURBS AT ROOF FAN & MULTIPLE FLUES NEAR NORTH STAIR TOWER AS NECESSARY TO ACCOMODATE NEW INSULATION AND ROOFING.
4. GUTTERS AT MAIN ROOF TO BE 8" BOX GUTTER. GUTTERS AT PENTHOUSE ROOFING TO BE 6" BOX GUTTERS, SEE SPECIFICATIONS. "D.S." INDICATES APPROXIMATE DOWNSPOUT LOCATION.
5. VTR INDICATES EXISTING VENT-THRU-ROOF. EXTEND, REPAIR, OR REPLACE AS NECESSARY TO ACCOMODATE NEW INSULATION AND ROOFING.
6. INDICATES SADDLE WITH 1/8" PER FOOT TAPER.
7. CU INDICATES EXISTING CONDENSING UNIT TO REMAIN. REMOVE PADS (WHERE PRESENT) & REINSTALL ON MIRO 6HD MECH UNIT SUPPORT.
8. SC INDICATES THRU-WALL SCUPPER.
9. MS INDICATES EXISTING MINI-SPLIT UNIT. REINSTALL IN APPROXIMATELY THE SAME LOCATION ON EXISTING METAL TUBE SLEEPERS ON TOP OF NEW ROOFING.

NOTE:

TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EQUIPMENT AND CONTROLS IN ELEVATOR AND MECHANICAL PENTHOUSES FROM WATER AND OTHER DAMAGE DURING ROOF REMOVAL AND REPLACEMENT. IT WILL BE THE ROOFING CONTRACTOR'S RESPONSIBILITY TO PAY FOR ANY REPAIRS TO EQUIPMENT AND CONTROLS IN THESE AREAS CAUSED BY FAILURE TO PROPERLY PROTECT THESE AREAS FROM WATER AND OTHER DAMAGE DURING ROOFING WORK.

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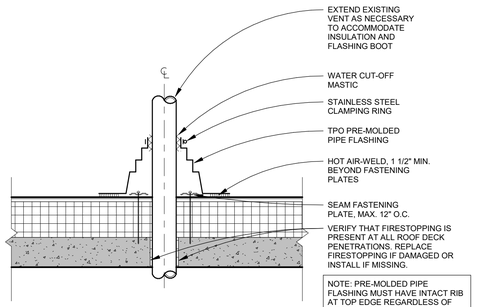
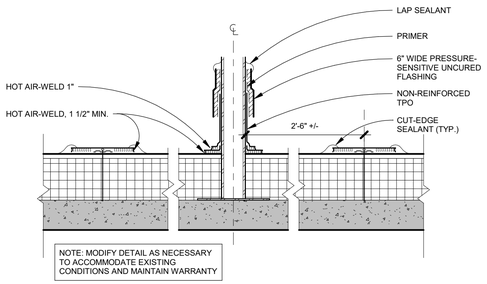
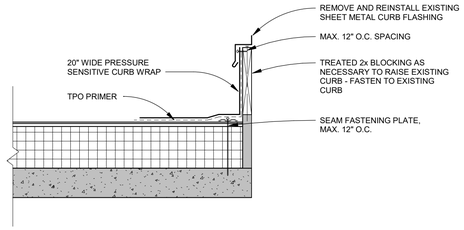


VTR FLASHING DETAIL (TYP.)
SCALE: 1" = 1'-0"
1 / A2.1



STRUCTURAL FRAME FLASHING DETAIL
SCALE: 1" = 1'-0"
2 / A2.1



CURB DETAIL
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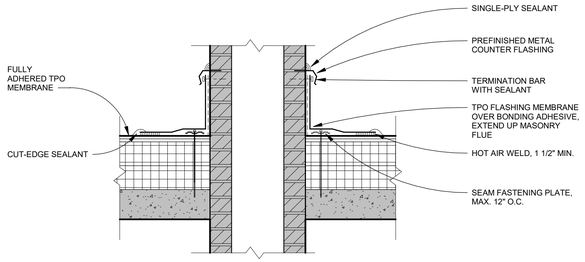
3 / A2.1



CHIMNEY FLASHING DETAIL
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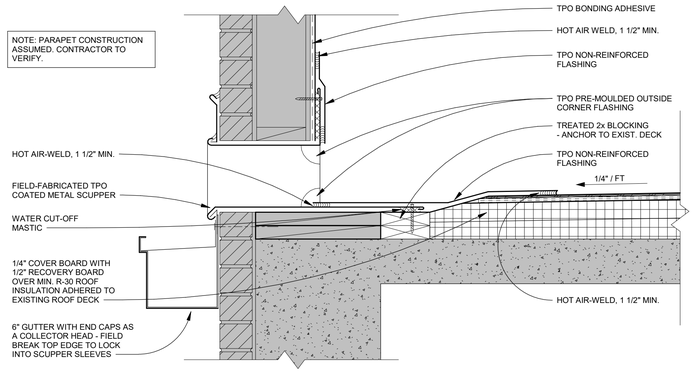
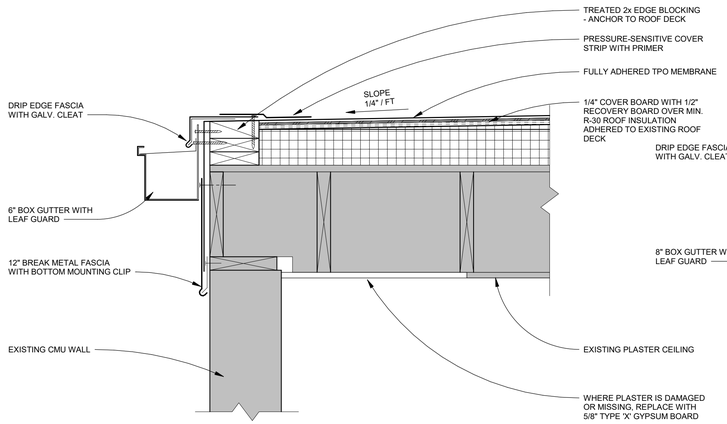
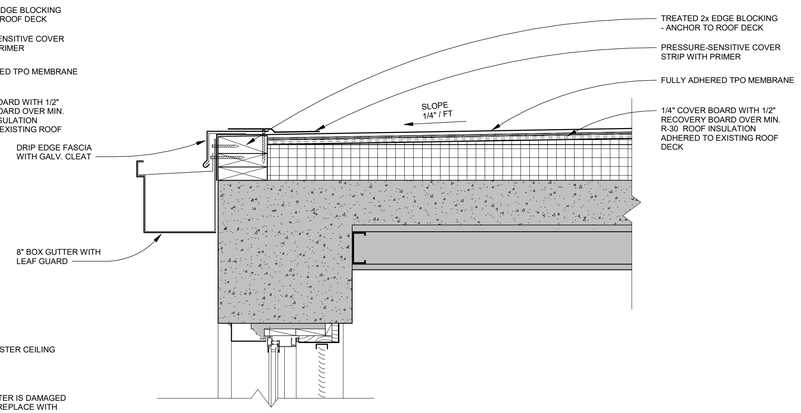
4 / A2.1



SCUPPER DETAIL
SCALE: 1 1/2" = 1'-0"
5 / A2.1

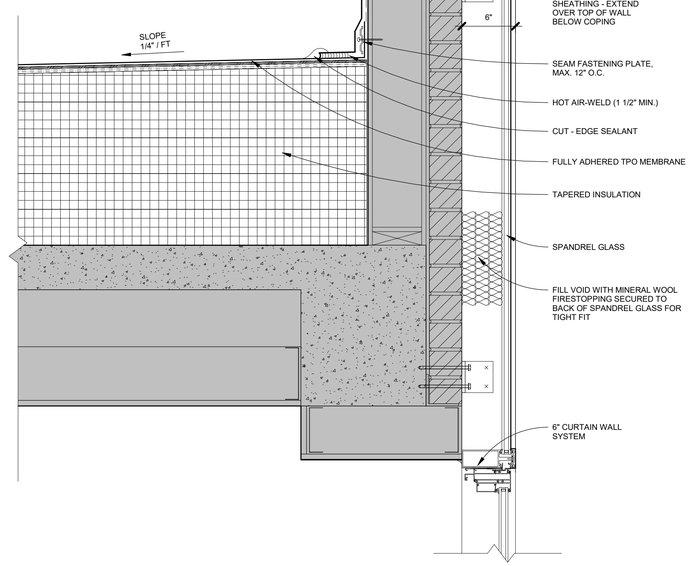


PENTHOUSE GUTTER DETAIL
SCALE: 1 1/2" = 1'-0"
6 / A2.1



ROOF DETAIL - REAR
SCALE: 1 1/2" = 1'-0"
7 / A2.1

NOTE: WALL CONSTRUCTION OF EAST AND SOUTH WALLS AND THEIR PARAPETS ARE ASSUMED. CONTRACTOR TO INVESTIGATE AND VERIFY EXISTING CONDITIONS AND PROVIDE THIS INFORMATION TO BOTH THE ARCHITECT AND CURTAINWALL MANUFACTURER SO THAT THE MANUFACTURER CAN ACCURATELY DESIGN THE MOUNTING FOR THE CURTAINWALL SYSTEM.



ROOF DETAIL - FRONT
SCALE: 1 1/2" = 1'-0"
8 / A2.1

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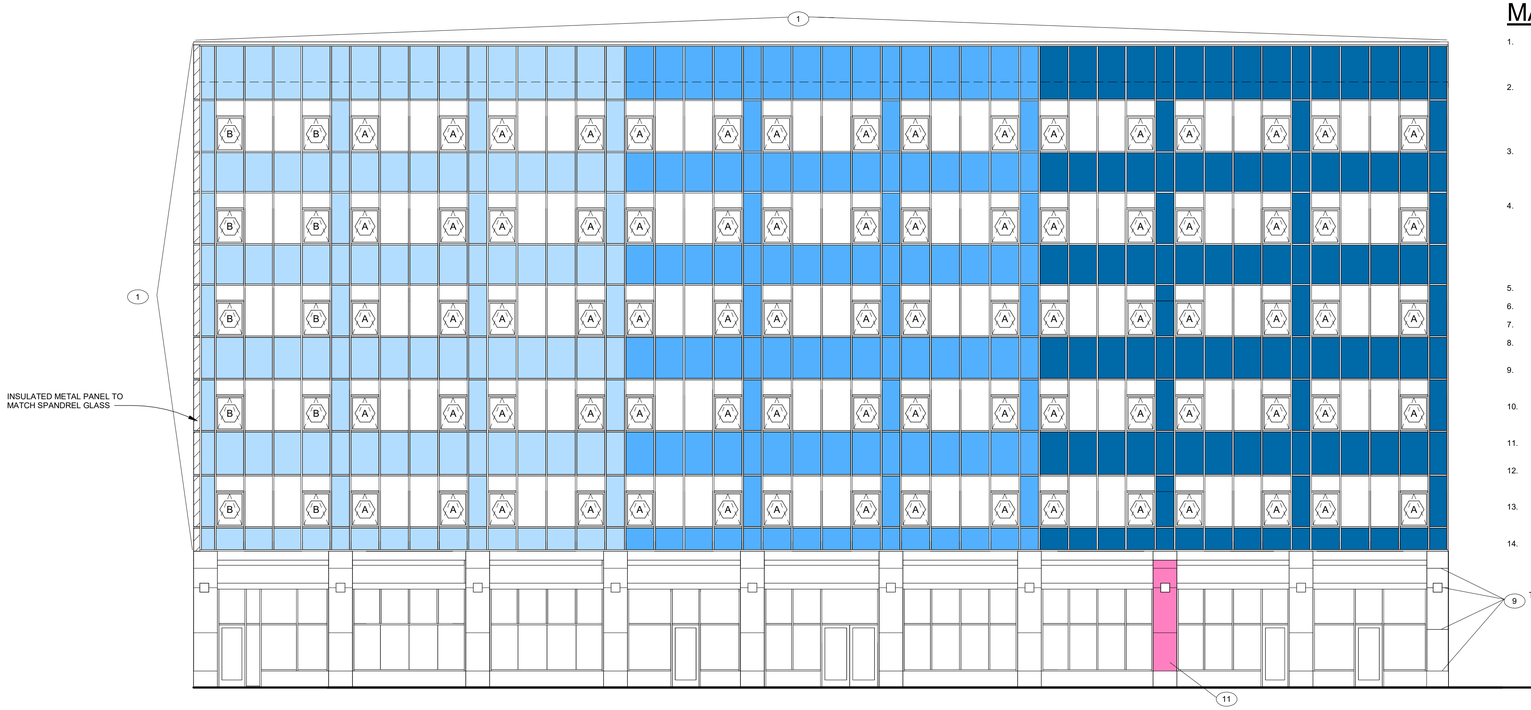

EAST ELEVATION

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

1 / A3.0

SOUTH ELEVATION

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

2 / A3.0

MASONRY RESTORATION NOTES:

1. IN AREAS WHERE THE BRICK IS REQUIRED TO BE REMOVED, THE INNER WYTHES OF BRICK MUST BE ASSESSED FOR STABILITY. ANY LOOSE BRICK OR UNSTABLE AREA MUST BE REPAIRED BY REBUILDING. TUCKPOINTING OR OTHER MEANS TO ENSURE THAT THE MASONRY WILL NOT SHIFT OR MOVE.
2. AREAS THAT HAVE CONTIGUOUS SECTIONS OF CRACKED, SPALLED OR OTHERWISE DAMAGED BRICK AS WELL AS AREAS THAT ARE BULGING OF PULLING AWAY FROM THE BACKUP WALL SHOULD BE REPAIRED AS A SECTION EVEN IF THERE ARE SOME INDIVIDUAL BRICK THAT ARE SOUND. ALSO, THE STABILITY OF THE ADJACENT BRICK SHOULD BE VERIFIED AND REPAIRS SHOULD BE PERFORMED IF NEEDED. THESE REPAIRS MAY INCLUDE EXPANDING THE REPLACEMENT AREA, INSTALLING REMEDIAL ANCHORS OR REPOINTING.
3. REGARDLESS OF THE LOCATION ON THE BUILDING CRACKED, SPALLED OR OTHERWISE DAMAGED BRICKS MUST BE REMOVED AND REPLACED. THE EXISTING BRICK SHOULD BE REMOVED CAREFULLY AND WITHOUT DAMAGING THE SURROUNDING BRICKS. NEW BRICK MUST BE LAID IN A FULL BED OF MORTAR THAT IS COMPACTED INTO THE JOINTS TO ELIMINATE ANY AIR POCKETS AND ENSURE A GOOD BOND.
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5. PARTIALLY FILLED HEAD JOINTS MUST BE RAKED OUT AND REPOINTED.
6. RE-USE EXISTING BRICK SALVAGED IF POSSIBLE.
7. TOOTH RE-USED BRICK INTO ADJACENT BRICK FOR SEAMLESS ELEVATION APPEARANCE.
8. CAULK AND SEAL ALL PENETRATIONS, GAPS, SPACES, JOINTS, ETC. AT ENTIRE EXTERIOR OF BUILDING.
9. THE ESTIMATED QUANTITY OF RESTORATION REPAIRS ARE NOT ALL INCLUSIVE, CAREFULLY EXAMINE THE ENTIRE FACADE FOR DEFECTS. SPECIAL ATTENTION SHALL BE GIVEN TO RUSTED STEEL LINTELS OVER WINDOWS.
10. CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING OF EXISTING STRUCTURE DURING RESTORATION AND LINTEL REPAIR - UNTIL FACADE RESTORATION REPAIRS ARE COMPLETE.
11. CONTROL JOINTS - REMOVE AND REPLACE ALL EXISTING EXPANSION AND CONTROL JOINTS WITH NEW BACKER ROD AND SEALANTS.
12. SEALANT REPLACEMENT IS REQUIRED AT SILLS AND PRECAST CONCRETE/STONE BAND JOINTS. ALL CAULKING AT WINDOWS SHOULD BE REPLACED AS PART OF WINDOW REPLACEMENT.
13. VARIOUS STONE WINDOW SILLS SHOW CRACKING AND VARIOUS DEGREES OF FAILURE AND REQUIRE REPLACEMENT. SMALLER SPALLS OR PRIOR REPAIR MAY BE PATCHED USING REPAIR MORTARS.
14. THE BUILDING IN WHOLE IS TO BE CLEANED AS PART OF THE RESTORATION. CLEANING SHOULD BE ACCOMPLISHED USING BIODEGRADABLE CLEANING AGENTS AND LOW PRESSURE WATER - SEE SPECIFICATIONS.

EXTERIOR BUIL
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2. REPLACE WINDOWS AT ALL APARTMENTS, MAIN STAIR AND ELECTRICAL ROOMS ON SECOND THRU SIXTH FLOORS ON NORTH AND WEST ELEVATIONS. REFER TO WINDOW SCHEDULE AND WINDOW ELEVATIONS. CONTRACTOR TO CONFIRM ALL WINDOW SIZES PRIOR TO ORDERING.
3. CLEAN EFFLORESCENCE, PAINT AND/OR CONCRETE WASH FROM FACE OF BRICK IN AREAS INDICATED ON NORTH, EAST, SOUTH, AND WEST ELEVATIONS ON REAR OF BUILDING. SEAL ALL BRICK AND CONCRETE SURFACES IN THESE AREAS WHERE NOT NOTED TO RECEIVE NEW SURFACE COATING.
4. AFTER REMOVING CONCRETE WASH AND/OR EFFLORESCENSE FROM BRICK AND CONCRETE ON NORTH WALL, APPLY MODAC PAINT COATING IN MULTI-COLOR PATTERN AS INDICATED. NOTE: ASSUME 3% BRICK REPLACEMENT REQUIRED BEFORE COATING IS APPLIED.
5. TUCKPOINT BRICK JOINTS ON NORTH, SOUTH, WEST, AND EAST ELEVATIONS ON REAR OF BUILDING IN AREAS INDICATED AND WHERE DISCOVERED AS PART OF BRICK CLEANING PROCESS.
6. REPLACE ALL DAMAGED / MISSING BRICK ON THE NORTH, SOUTH, EAST, AND WEST ELEVATIONS ON THE REAR OF THE BUILDING IN AREAS INDICATED AND WHERE DISCOVERED AS PART OF THE BRICK CLEANING PROCESS. MATCH EXISTING BRICK TO THE EXTENT POSSIBLE
7. REPAIR DAMAGED CONCRETE BEAMS AND COLUMNS ON NORTH, SOUTH, EAST AND WEST ELEVATION ON THE REAR OF THE BUILDING.
8. EPOXY INJECT CRACKS IN EXTERIOR MASONRY AND CONCRETE WALLS ON MECHANICAL PENTHOUSE, ELEVATOR MACHINE ROOM PENTHOUSE, AND ROOF ACCESS STAIR. REMOVE LOOSE STUCCO AT MECHANICAL AND ELEVATOR MACHINE ROOM PENTHOUSES AND RECOAT WITH NEW STUCCO FINISH. AT ROOF ACCESS STAIR, REMOVE ROOFING FELT AND STUCCO FROM CONCRETE WALL SURFACE. AFTER CRACK REPAIR, APPLY MODAC PAINT FINISH.
9. REPLACE BACKER ROD AND SEALANT AT ALL MARBLE AND STONE JOINTS AT GROUND FLOOR ON EAST AND SOUTH ELEVATIONS.
10. REMOVE LOOSE MARBLE/STONE PANEL WHERE INDICATED AT GROUND FLOOR. REINSTALL IN FULL BED OF EXTERIOR GRADE MASTIC AND INSTALL NEW BACKER ROD AND SEALANT AT ALL JOINTS.
11. REPLACE MISSING MARBLE PANELS ON EAST ELEVATION WHERE INDICATED. NEW MARBLE PANELS TO MATCH EXISTING TO GREATEST EXTENT POSSIBLE. INSTALL NEW PANELS IN FULL BED OF EXTERIOR GRADE MASTIC AND INSTALL NEW BACKER ROD AND SEALANT. NOTE: RESECURE EXISTING LIGHT FIXTURE AS PART OF THIS REPLACEMENT.
12. REMOVE AND REPLACE GALVANIZED STEEL CORNERGUARD. PAINT.
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LEGEND

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- RESECURE LOOSE STONE OR PRECAST CONCRETE PANEL
- SPANDREL GLASS - COLOR 1
- SPANDREL GLASS - COLOR 2
- SPANDREL GLASS - COLOR 3
- INSULATED METAL PANEL

NOTE:

THESE EXTERIOR ELEVATIONS UTILIZE A COLOR CODED LEGEND. SHEETS A3.0, A3.1, A3.2, AND A3.3 MUST BE PLOTTED IN COLOR.

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8 PETERBORO ST.
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WEST ELEVATION

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

2 / A3.1

PARTIAL WEST ELEVATION

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

1 / A3.1

MASONRY RESTORATION NOTES:

1. IN AREAS WHERE THE BRICK IS REQUIRED TO BE REMOVED, THE INNER WYTHES OF BRICK MUST BE ASSESSED FOR STABILITY. ANY LOOSE BRICK OR UNSTABLE AREA MUST BE REPAIRED BY REBUILDING. TUCKPOINTING OR OTHER MEANS TO ENSURE THAT THE MASONRY WILL NOT SHIFT OR MOVE.
2. AREAS THAT HAVE CONTIGUOUS SECTIONS OF CRACKED, SPALLED OR OTHERWISE DAMAGED BRICK AS WELL AS AREAS THAT ARE BULGING OF PULLING AWAY FROM THE BACKUP WALL SHOULD BE REPAIRED AS A SECTION EVEN IF THERE ARE SOME INDIVIDUAL BRICK THAT ARE SOUND. ALSO, THE STABILITY OF THE ADJACENT BRICK SHOULD BE VERIFIED AND REPAIRS SHOULD BE PERFORMED IF NEEDED. THESE REPAIRS MAY INCLUDE EXPANDING THE REPLACEMENT AREA, INSTALLING REMEDIAL ANCHORS OR REPOINTING.
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- REPLACE RUSTED STEEL CORNER PLATE
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- SPANDREL GLASS - COLOR 2
- SPANDREL GLASS - COLOR 3
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NOTE:

THESE EXTERIOR ELEVATIONS UTILIZE A COLOR CODED LEGEND. SHEETS A3.0, A3.1, A3.2, AND A3.3 MUST BE PLOTTED IN COLOR.

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Buildings, Safety Engineering & Environmental Department
CITY OF DETROIT
Date: 11/19/2024
Permit Number: BLD2024-01491

ALLIANCE ARCHITECTS
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STATE OF MICHIGAN
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ARCHITECT
No. 1301081973
LICENSED ARCHITECT

PETERBORO PLACE APARTMENTS RENOVATIONS

8 PETERBORO ST.
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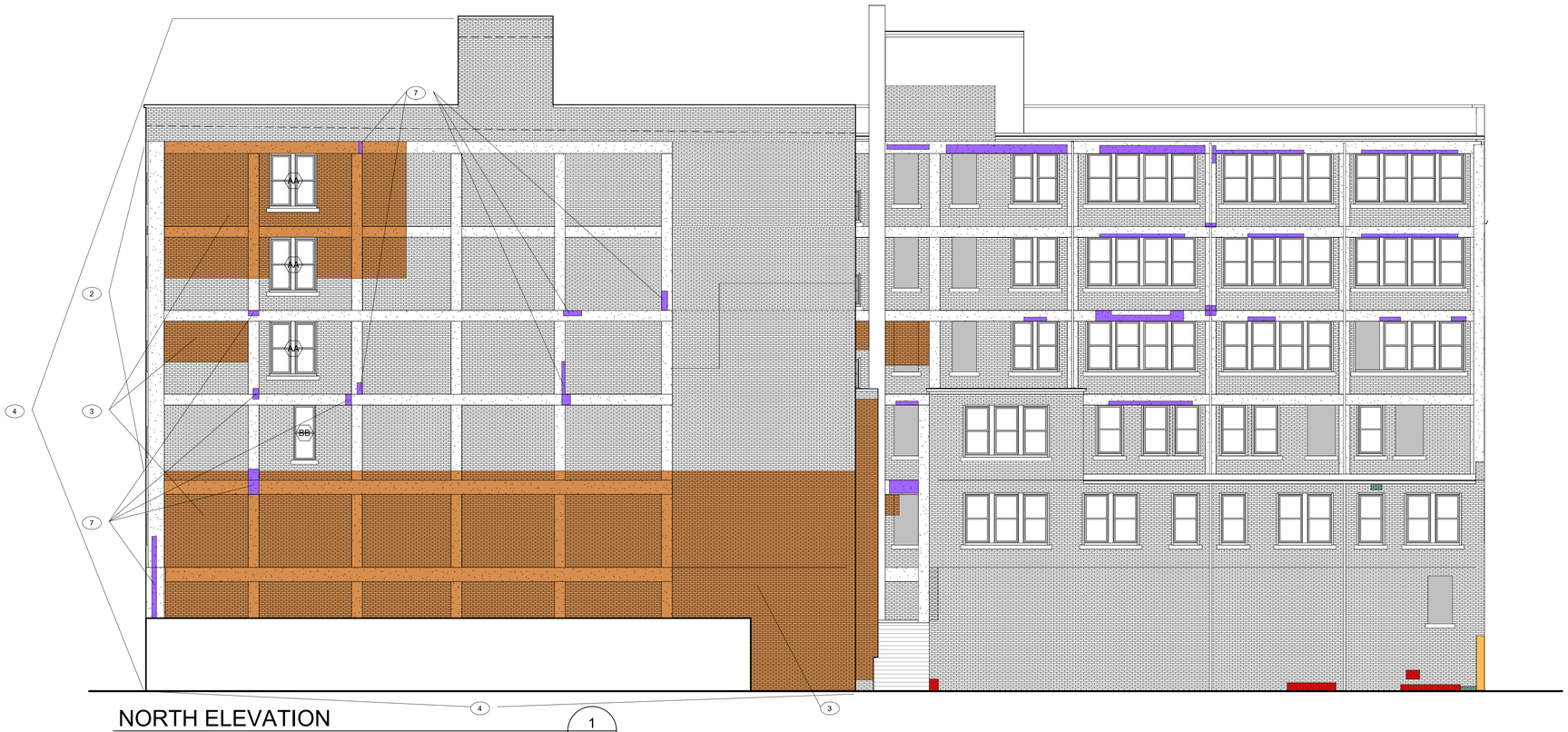

NORTH ELEVATION

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

1
A3.2

PARTIAL NORTH ELEVATION

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

2
A3.2

EXTERIOR BUIL
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SEE SHEETS A3.0, A3.1 AND A3.3 FOR MASONRY RESTORATION NOTES.

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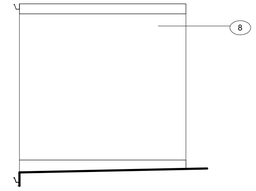
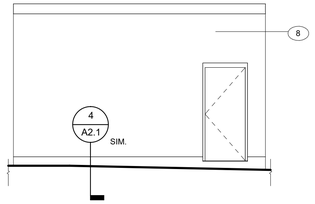


ELEVATOR PENTHOUSE
SCALE: 3/16" = 1'-0"
1 A3.3



ELEVATOR PENTHOUSE
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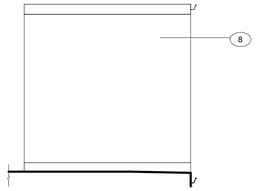
2 A3.3



ELEVATOR PENTHOUSE
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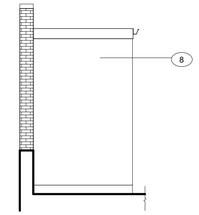
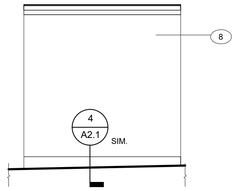
3 A3.3



STAIR PENTHOUSE
SCALE: 3/16" = 1'-0"
4 A3.3



STAIR PENTHOUSE
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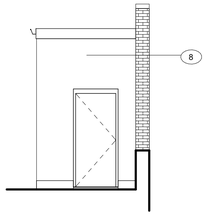
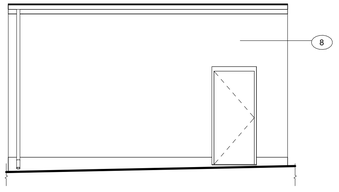
5 A3.3



STAIR PENTHOUSE
SCALE: 3/16" = 1'-0"
6 A3.3



MECHANICAL PENTHOUSE
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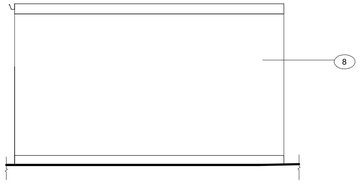
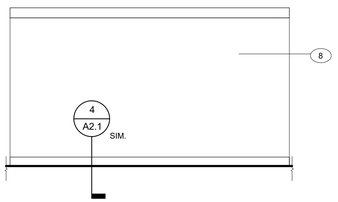
7 A3.3



MECHANICAL PENTHOUSE
SCALE: 3/16" = 1'-0"
8 A3.3

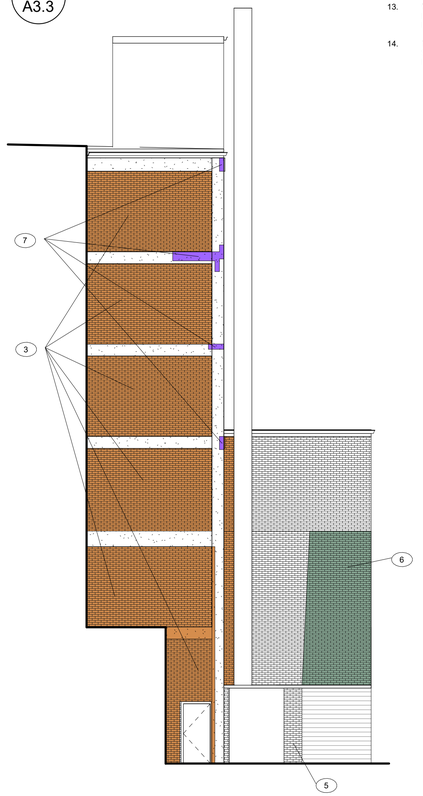
MECHANICAL PENTHOUSE
SCALE: 3/16" = 1'-0"
9 A3.3



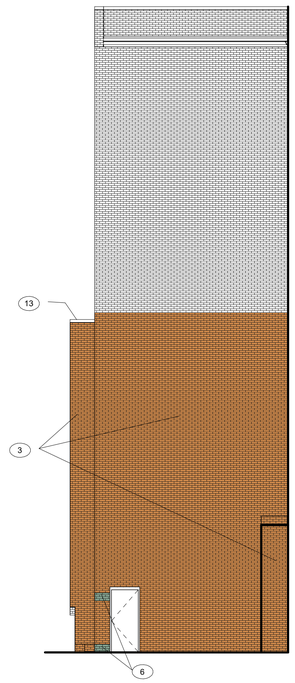
MECHANICAL PENTHOUSE
SCALE: 3/16" = 1'-0"
10 A3.3

MASONRY RESTORATION NOTES:

1. IN AREAS WHERE THE BRICK IS REQUIRED TO BE REMOVED, THE INNER WYTHES OF BRICK MUST BE ASSESSED FOR STABILITY. ANY LOOSE BRICK OR UNSTABLE AREA MUST BE REPAIRED BY REBUILDING, TUCKPOINTING OR OTHER MEANS TO ENSURE THAT THE MASONRY WILL NOT SHIFT OR MOVE.
2. AREAS THAT HAVE CONTIGUOUS SECTIONS OF CRACKED, SPALLED OR OTHERWISE DAMAGED BRICK AS WELL AS AREAS THAT ARE BULGING OF PULLING AWAY FROM THE BACKUP WALL SHOULD BE REPAIRED AS A SECTION EVEN IF THERE ARE SOME INDIVIDUAL BRICK THAT ARE SOUND. ALSO, THE STABILITY OF THE ADJACENT BRICK SHOULD BE VERIFIED AND REPAIRS SHOULD BE PERFORMED IF NEEDED. THESE REPAIRS MAY INCLUDE EXPANDING THE REPLACEMENT AREA, INSTALLING REMEDIAL ANCHORS OR REPOINTING.
3. REGARDLESS OF THE LOCATION ON THE BUILDING CRACKED, SPALLED OR OTHERWISE DAMAGED BRICKS MUST BE REMOVED AND REPLACED. THE EXISTING BRICK SHOULD BE REMOVED CAREFULLY AND WITHOUT DAMAGING THE SURROUNDING BRICKS. NEW BRICK MUST BE LAID IN A FULL BED OF MORTAR THAT IS COMPACTED INTO THE JOINTS TO ELIMINATE ANY AIR POCKETS AND ENSURE A GOOD BOND.
4. REGARDLESS OF WHERE THEY OCCUR ON THE BUILDING, DEFECTIVE AND DEFICIENT MORTAR JOINTS MUST BE RAKED OUT AND REPOINTED. THE EXISTING MORTAR SHOULD BE CAREFULLY REMOVED TO A SOUND MORTAR WITH A DEPTH OF AT LEAST 3/4" WITH GRINDERS AND HAND CHISELS USING CARE NOT TO CHIP OR GOUGE THE SURROUNDING BRICK. THE JOINT SHOULD BE CLEANED AND MOISTENED BEOFRE MORTAR IS PLACED IN WELL COMPACTED LAYERS. WHEN THUMBPRINT HARD, THE JOINTS SHOULD BE TOOLED TO PROVIDE A DENSE EXTERIOR SURFACE THAT IS WELL BONDED TO THE BRICK. IT IS IMPERATIVE THAT THE MORTAR USED IS AT LEAST AS SOFT AS THE ORIGINAL MORTAR.
5. PARTIALLY FILLED HEAD JOINTS MUST BE RAKED OUT AND REPOINTED.
6. RE-USE EXISTING BRICK SALVAGED IF POSSIBLE.
7. TOOTH RE-USED BRICK INTO ADJACENT BRICK FOR SEAMLESS ELEVATION APPEARANCE.
8. CAULK AND SEAL ALL PENETRATIONS, GAPS, SPACES, JOINTS, ETC. AT ENTIRE EXTERIOR OF BUILDING.
9. THE ESTIMATED QUANTITY OF RESTORATION REPAIRS ARE NOT ALL INCLUSIVE, CAREFULLY EXAMINE THE ENTIRE FACADE FOR DEFECTS. SPECIAL ATTENTION SHALL BE GIVEN TO RUSTED STEEL LINTELS OVER WINDOWS.
10. CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING OF EXISTING STRUCTURE DURING RESTORATION AND LINTEL REPAIR - UNTIL FACADE RESTORATION REPAIRS ARE COMPLETE.
11. CONTROL JOINTS - REMOVE AND REPLACE ALL EXISTING EXPANSION AND CONTROL JOINTS WITH NEW BACKER ROD AND SEALANTS.
12. SEALANT REPLACEMENT IS REQUIRED AT SILLS AND PRECAST CONCRETE/STONE BAND JOINTS. ALL CAULKING AT WINDOWS SHOULD BE REPLACED AS PART OF WINDOW REPLACEMENT.
13. VARIOUS STONE WINDOW SILLS SHOW CRACKING AND VARIOUS DEGREES OF FAILURE AND REQUIRE REPLACEMENT. SMALLER SPALLS OR PRIOR REPAIR MAY BE PATCHED USING REPAIR MORTARS.
14. THE BUILDING IN WHOLE IS TO BE CLEANED AS PART OF THE RESTORATION. CLEANING SHOULD BE ACCOMPLISHED USING BIODEGRADABLE CLEANING AGENTS AND LOW PRESSURE WATER - SEE SPECIFICATIONS.



PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"
11 A3.3



NORTH STAIR
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
12 A3.3

EXTERIOR BUIL
ELEVATION KE

1. REPLACE CURTAIN WALL SYSTEM, INCL UNITS AND INSULATED METAL PANELS ON SECOND THRU SIXTH FLOORS ON EAST AND SOUTH ELEVATIONS AND AT SIXTH FLOOR ON WEST ELEVATION OF COMMUNITY ROOM. REFER TO WINDOW SCHEDULE AND WINDOW ELEVATIONS FOR APPROXIMATE SIZES. CONTRACTOR TO CONFIRM ALL CURTAIN WALL AND OPERABLE WINDOW UNIT SIZES PRIOR TO ORDERING.
2. REPLACE WINDOWS AT ALL APARTMENTS, MAIN STAIR AND ELECTRICAL ROOMS ON SECOND THRU SIXTH FLOORS ON NORTH AND WEST ELEVATIONS. REFER TO WINDOW SCHEDULE AND WINDOW ELEVATIONS. CONTRACTOR TO CONFIRM ALL WINDOW SIZES PRIOR TO ORDERING.
3. CLEAN EFFLORESCENCE, PAINT AND/OR CONCRETE WASH FROM FACE OF BRICK IN AREAS INDICATED ON NORTH, EAST, SOUTH, AND WEST ELEVATIONS ON REAR OF BUILDING. SEAL ALL BRICK AND CONCRETE SURFACES IN THESE AREAS WHERE NOT NOTED TO RECEIVE NEW SURFACE COATING.
4. AFTER REMOVING CONCRETE WASH AND/OR EFFLORESCENSE FROM BRICK AND CONCRETE ON NORTH WALL, APPLY MODAC PAINT COATING IN MULTI-COLOR PATTERN AS INDICATED. NOTE: ASSUME 3% BRICK REPLACEMENT REQUIRED BEFORE COATING IS APPLIED.
5. TUCKPOINT BRICK JOINTS ON NORTH, SOUTH, WEST, AND EAST ELEVATIONS ON REAR OF BUILDING IN AREAS INDICATED AND WHERE DISCOVERED AS PART OF BRICK CLEANING PROCESS.
6. REPLACE ALL DAMAGED / MISSING BRICK ON THE NORTH, SOUTH, EAST, AND WEST ELEVATIONS ON THE REAR OF THE BUILDING IN AREAS INDICATED AND WHERE DISCOVERED AS PART OF THE BRICK CLEANING PROCESS. MATCH EXISTING BRICK TO THE EXTENT POSSIBLE
7. REPAIR DAMAGED CONCRETE BEAMS AND COLUMNS ON NORTH, SOUTH, EAST AND WEST ELEVATION ON THE REAR OF THE BUILDING.
8. EPOXY INJECT CRACKS IN EXTERIOR MASONRY AND CONCRETE WALLS ON MECHANICAL PENTHOUSE, ELEVATOR MACHINE ROOM PENTHOUSE, AND ROOF ACCESS STAIR. REMOVE LOOSE STUCCO AT MECHANICAL AND ELEVATOR MACHINE ROOM PENTHOUSES AND RECOAT WITH NEW STUCCO FINISH. AT ROOF ACCESS STAIR, REMOVE ROOFING FELT AND STUCCO FROM CONCRETE WALL SURFACE. AFTER CRACK REPAIR, APPLY MODAC PAINT FINISH.
9. REPLACE BACKER ROD AND SEALANT AT ALL MARBLE AND STONE JOINTS AT GROUND FLOOR ON EAST AND SOUTH ELEVATIONS.
10. REMOVE LOOSE MARBLE/STONE PANEL WHERE INDICATED AT GROUND FLOOR. REINSTALL IN FULL BED OF EXTERIOR GRADE MASTIC AND INSTALL NEW BACKER ROD AND SEALANT AT ALL JOINTS.
11. REPLACE MISSING MARBLE PANELS ON EAST ELEVATION WHERE INDICATED. NEW MARBLE PANELS TO MATCH EXISTING TO GREATEST EXTENT POSSIBLE. INSTALL NEW PANELS IN FULL BED OF EXTERIOR GRADE MASTIC AND INSTALL NEW BACKER ROD AND SEALANT. NOTE: RESECURE EXISTING LIGHT FIXTURE AS PART OF THIS REPLACEMENT.
12. REMOVE AND REPLACE GALVANIZED STEEL CORNERGUARD. PAINT.
13. INSTALL PRECAST CONCRETE CAP AT TOP OF BRICK CHASE.

LEGEND

- TUCKPOINT BRICK
- REPLACE MISSING/DAMAGED BRICK
- REPLACE RUSTED STEEL CORNER PLATE
- REPAIR STRUCTURAL CONCRETE FRAME
- CLEAN EFFLORESCENCE/PAINT/CONCRETE WASH FROM FACE OF BRICK (OR CONCRETE FRAME)
- RESECURE LOOSE STONE OR PRECAST CONCRETE PANEL
- SPANDREL GLASS - COLOR 1
- SPANDREL GLASS - COLOR 2
- SPANDREL GLASS - COLOR 3
- INSULATED METAL PANEL

NOTE:

THESE EXTERIOR ELEVATIONS UTILIZE A COLOR CODED LEGEND. SHEETS A3.0, A3.1, A3.2, AND A3.3 MUST BE PLOTTED IN COLOR.

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Buildings, Safety Engineering & Environmental Department
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Permit Number: BLD2024-01491

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ARCHITECT
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PETERBORO PLACE APARTMENTS RENOVATIONS

8 PETERBORO ST.
DETROIT, MICHIGAN 48201

DATE:
MSHDA Review
6/11/24
City Review
7/22/24

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FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR/STYLE	DETAIL/NOTES
PT-1	PAINT	SHERWIN WILLIAMS	SW: 7757 HIGH REFLECTIVE WHITE	MAIN LOBBY/MAIN STAIR/STAIR 2/STAIR 3 CEILING PAINT. PREP CEILINGS FOR NEW PAINT.
PT-2	PAINT	SHERWIN WILLIAMS	SW: 7017 DORIAN GRAY	ALL WALLS IN UNITS. PREP WALLS FOR NEW PAINT.
PT-3	PAINT	SHERWIN WILLIAMS	SW: 7641 COLONNADE GRAY	CORRIDORS/MAIN LOBBY/RECEPTION/OFFICE/FILE ROOM/MAITENANCE/ELEVATOR LOBBYS/COMMUNITY ROOM/TOILET/CLOSET/LAUNDRY/MAIN STAIR/STAIR 2/STAIR 3 UNLESS NOTED OTHERWISE. PREP WALLS FOR NEW PAINT.
PT-4	PAINT	SHERWIN WILLIAMS	SW: 7615 SEA SERPANT	ACCENT PAINT. KITCHENETTE NORTH AND WEST WALL IN COMMUNITY ROOM/LAUNDRY ROOM WEST WALL/RECEPTION EAST WALL/MAIN LOBBY NORTH WALL. PREP WALLS FOR NEW PAINT.
PT-5	PAINT	SHERWIN WILLIAMS	SW: 7624 SLATE TILE	ACCENT PAINT. ELEVATOR LOBBY NORTH WALLS. PREP WALLS FOR NEW PAINT.
PT-6	PAINT	SHERWIN WILLIAMS	SW: 7069 IRON ORE	EXISTING AND NEW HM FRAMES. SEE SHEET A6.1. REFER TO DOOR AND WINDOW NOTES.
LVT-1	LUXURY VINYL TILE	MOHAWK	SECOND HOME STUDIO: 879 BARK	SEE UNIT AND COMMON AREA ROOM FINISH SCHEDULES.
LVT-2	LUXURY VINYL TILE	MOHAWK	SECOND HOME STUDIO: 948 DRIFTWOOD	SEE UNIT AND COMMON AREA ROOM FINISH SCHEDULES.
PLAM-1	PLASTIC LAMINATE	FORMICA	BIRCH BARK	SEE SHEET A5.1.
PLAM-2	PLASTIC LAMINATE	FORMICA	CHAMBRAY FABRIC	ALL INTERIOR ELEVATOR WALL PANELS
SS	SOLID SURFACE	CORIAN	WHITE ONYX	SEE SHEET A5.1.
QRTZ	QUARTZ	CAMBRIA	SUTHERLAND	SEE SHEET A5.1.
RB	RESILIENT BASE	RESILIENT BASE	63 BURNT UMBER B	SEE UNIT AND COMMON AREA ROOM FINISH SCHEDULES.
STN	STAIN	MASONITE	COCOA BEAN	ALL NEW PRE-FINISHED WOOD DOORS. SEE SHEET A6.1. REFER TO DOOR AND WINDOW NOTES.
FAB1	FABRIC	TEXSTYLE	BALMORAL LIGHT FILTERING: STEEL	TO BE INSTALLED WHERE NEW WINDOW TREATMENTS ARE NOTED. SEE SPECIFICATIONS.

UNIT ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
--	KITCHEN	LVT-1	RB	PT-2	PT-1	
--	LIVING/BEDROOM	LVT-1	RB	PT-2	PT-1	
--	BATH	LVT-1	RB	PT-2	PT-1	PROVIDE WR GYP. BD. ON ALL WALLS & CEILING
--	CLOSET	LVT-1	RB	PT-2	PT-1	
--	ENTRY	LVT-1	RB	PT-2	PT-1	

COMMON AREA ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
101	MAIN LOBBY	EXISTING	EXISTING	PT-3	PT-1	
102	RECEPT.	LVT-1	RB	PT-3/PT-4	SAT	
103	OFFICE	LVT-1	RB	PT-3/PT-4	SAT	
104	FILE ROOM	LVT-1	RB	PT-3	SAT	
105	MAINTENANCE	LVT-1	RB	PT-3	SAT	
200A	ELEVATOR LOBBY	EXISTING	EXISTING	PT-3/PT-5	EXIST.	
200B	CORRIDOR	LVT-2	RB	PT-3	SAT	
200C	CORRIDOR	LVT-2	RB	PT-3	SAT	
200D	CORRIDOR	LVT-2	RB	PT-3	SAT	
300A	ELEVATOR LOBBY	LVT-2	RB	PT-3/PT-5	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
300B	CORRIDOR	LVT-2	RB	PT-3	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
300C	CORRIDOR	LVT-2	RB	PT-3	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
300D	CORRIDOR	LVT-2	RB	PT-3	SAT	
400A	ELEVATOR LOBBY	LVT-2	RB	PT-3/PT-5	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
400B	CORRIDOR	LVT-2	RB	PT-3	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
400C	CORRIDOR	LVT-2	RB	PT-3	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
400D	CORRIDOR	LVT-2	RB	PT-3	SAT	
500A	ELEVATOR LOBBY	LVT-2	RB	PT-3/PT-5	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
500B	CORRIDOR	LVT-2	RB	PT-3	SAT	
500C	CORRIDOR	LVT-2	RB	PT-3	SAT	
500D	CORRIDOR	LVT-2	RB	PT-3	SAT	
600A	ELEVATOR LOBBY	LVT-2	RB	PT-3/PT-5	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
600B	CORRIDOR	LVT-2	RB	PT-3	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
600C	CORRIDOR	LVT-2	RB	PT-3	SAT	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
600D	CORRIDOR	LVT-2	RB	PT-3	SAT	
615	COMMUNITY ROOM	LVT-1	RB	PT-3/PT-4	SAT	
616	TOILET	LVT-1	RB	PT-3	SAT	PROVIDE WR GYP. BD. ON TOILET/SINK WALL & TOILET SIDE WALL
617	CLOSET	LVT-1	RB	PT-3	SAT	
618	LAUNDRY	LVT-1	RB	PT-3/PT-4	SAT	
ST1	MAIN STAIR	RT	-	PT-3	PT-1	CLEAN AND POLISH EXISTING MARBLE WALL PANELS. SEE DEMO PLANS.
ST2	STAIR 2	RT	-	PT-3	PT-1	
ST3	STAIR 3	RT	-	PT-3	PT-1	

ROOM FINISH NOTES

1. SAT INDICATES SUSPENDED ACCOUSTICAL TILE CEILING. REFER TO SPECIFICATION SECTION 09 51 00.
2. LVT INDICATES LUXURY VINYL PLANK TILE. RB INDICATES 4" HIGH RESILIENT COVE BASE. REFER TO SPECIFICATION SECTION 09 65 00.
3. RT INDICATES RESILIENT STAIR TREAD & RISER COVERS. REFER TO SPECIFICATION SECTION 09 65 00.
4. PROVIDE TRANSITION STRIPS WHERE DISSIMILAR FLOORING MATERIALS ABUT AND AT DOOR THRESHOLDS BETWEEN CORRIDORS AND ROOMS/APARTMENT UNITS.
5. FLOOR FINISH TRANSITIONS SHALL OCCUR BELOW CENTERLINE OF DOORS (UNLESS NOTED OTHERWISE).
6. EXTEND FLOOR FINISH BELOW AND WALL BASE BEHIND LOOSE EQUIPMENT, HANDICAPPED RECESSES, REMOVABLE SINK BASES, ETC.
7. REFER TO SPECIFICATION SECTION 09 91 23 FOR PAINT MATERIALS AND FINISHES. PAINT EXPOSED COLUMNS, PIPES, DUCTWORK, CONDUIT, CONDUIT HANGERS, SUPPORTS, BRACING, ELECTRICAL PANELS, ETC., WHICH OCCUR IN SPACES SCHEDULED TO BE PAINTED IN PART OR WHOLE.
8. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND MATERIALS. PAINT ALL GYPSUM BOARD WHICH IS EXPOSED TO VIEW, INCLUDING BULKHEADS AND SOFFITS.
9. PROVIDE WATER-RESISTANT GYP. BD. ON ALL WALLS & CEILINGS OF APARTMENT BATHROOMS AND AT TOILET/SINK WALL & TOILET SIDE WALL AT TOILET 616.

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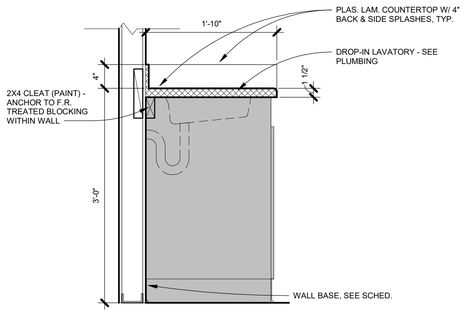
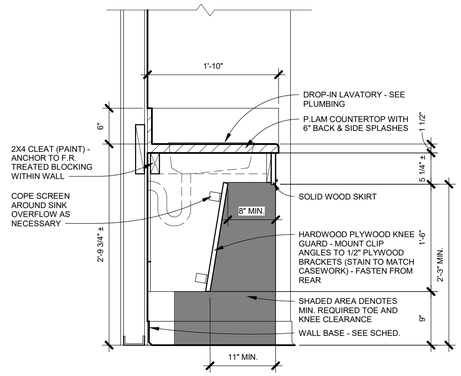


LAVATORY DETAIL - TYPICAL

SCALE: 1" = 1'-0"

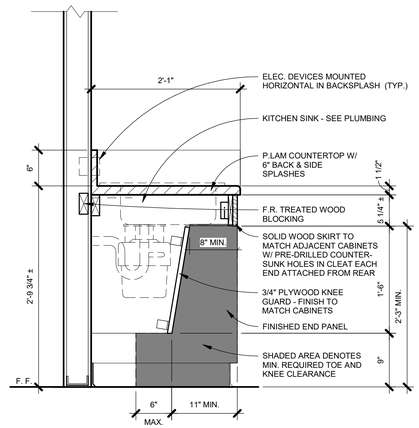
4 / A5.1



LAVATORY DETAIL - ACCESSIBLE

SCALE: 1" = 1'-0"

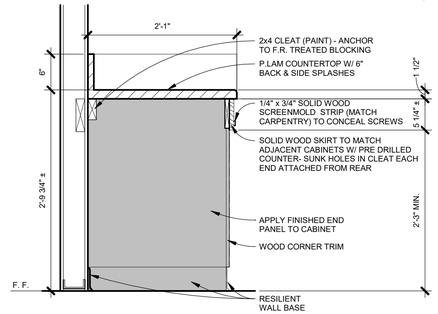
3 / A5.1



ACCESSIBLE KITCHEN SINK DETAILS

SCALE: 1" = 1'-0"

2 / A5.1



ACCESSIBLE COUNTER DETAIL

SCALE: 1" = 1'-0"

1 / A5.1

CLOSET SHELVING DETAIL

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

8 / A5.1

ACCESSIBLE CLOSET DETAIL

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

7 / A5.1

KITCHENETTE SINK DETAIL

SCALE: 1" = 1'-0"

6 / A5.1

KITCHENETTE KNEE SPACE DETAIL

SCALE: 1" = 1'-0"

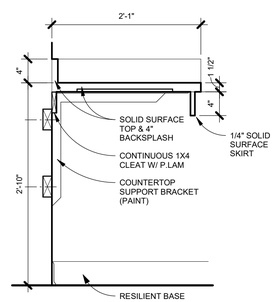
5 / A5.1

TYP. DOOR / WINDOW PERIMETER CASING

WOOD TRIM PROFILES

SCALE: 3" = 1'-0"

10 / A5.1



TYPICAL FOLDING TABLE

SCALE: 1" = 1'-0"

9 / A5.1

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UNIT DOOR SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	THICKNESS	DOOR		FRAME		FIRE RATING	HARDWARE SET	NOTES
					MATERIAL	TYPE	MATERIAL	TYPE			
U1	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	20 MIN.	10	REUSE EXISTING HM FRAME AT STANDARD UNITS. PROVIDE NEW HM FRAME AT ACCESSIBLE UNITS.
U2	SINGLE	2'-8"	6'-8"	1 3/4"	HCWD	F	EXIST.			11	
U3	BIFOLD PAIR	5'-0"	6'-8"	1 3/4"	HCWD	BF2	---			12	
U4	SINGLE	3'-0"	6'-8"	1 3/4"	HCWD	F	HM	1		11	
U5	BIFOLD PAIR	5'-0"	6'-8"	1 3/4"	HCWD	BF2	---			12	
U6	BIFOLD SINGLE	2'-8"	6'-8"	1 3/4"	HCWD	BF1	---			13	

COMMON AREA DOOR SCHEDULE

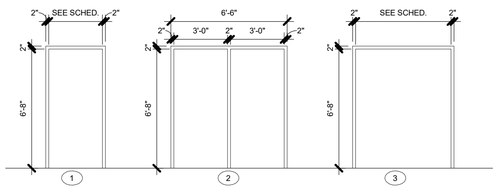
MARK	DESCRIPT.	WIDTH	HEIGHT	THICKNESS	DOOR		FRAME		FIRE RATING	HARDWARE SET	NOTES
					MATERIAL	TYPE	MATERIAL	TYPE			
102	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	NL	HM	1	20 MIN.	1	
103	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1		2	
104	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1		2	
105	SINGLE	3'-6"	6'-8"	1 3/4"	SCWD	F	HM	1	20 MIN.	1	
200B	PAIR - DOUBLE EGRESS	3'-0"	6'-8"	1 3/4"	SCWD	NL	HM	2	60 MIN.	3	
220	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	90 MIN.	4	
300B	PAIR - DOUBLE EGRESS	3'-0"	6'-8"	1 3/4"	SCWD	NL	HM	2	60 MIN.	3	
320	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	90 MIN.	4	
400B	PAIR - DOUBLE EGRESS	3'-0"	6'-8"	1 3/4"	SCWD	NL	HM	2	60 MIN.	3	
420	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	90 MIN.	4	
500B	PAIR - DOUBLE EGRESS	3'-0"	6'-8"	1 3/4"	SCWD	NL	HM	2	60 MIN.	3	
520	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	90 MIN.	4	
600B	PAIR - DOUBLE EGRESS	3'-0"	6'-8"	1 3/4"	SCWD	NL	HM	2	60 MIN.	3	
600D	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	20 MIN.	5	
615A	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	20 MIN.	6	
615B	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	20 MIN.	6	
616	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1		7	
617A	PAIR	2'-6"	6'-8"	1 3/4"	SCWD	F	HM	3		8	
617B	PAIR	2'-6"	6'-8"	1 3/4"	SCWD	F	HM	3		8	
618	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	NL	HM	1	20 MIN.	9	
620	SINGLE	3'-0"	6'-8"	1 3/4"	SCWD	F	HM	1	90 MIN.	4	

WINDOW SCHEDULE

MARK	WINDOW TYPE	WIDTH	HEIGHT	NOTES
A	AWNING	3'-1 1/2"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
B	AWNING	3'-0 7/8"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
C	AWNING	3'-3 3/8"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
D	AWNING	3'-6 1/2"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
E	AWNING	3'-3 11/16"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
F	AWNING	3'-4"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
G	AWNING	3'-5 3/8"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
H	AWNING	2'-11 5/8"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
J	AWNING	3'-11"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
K	(4) SINGLE HUNG	2'-6"	6'-4"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
L	(4) SINGLE HUNG	2'-6"	5'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
M	(2) SINGLE HUNG	3'-0"	6'-4"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
N	(2) SINGLE HUNG	3'-0"	5'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
P	SINGLE HUNG	3'-8"	6'-4"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES
Q	SINGLE HUNG	3'-8"	5'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES
R	SINGLE HUNG	3'-8"	6'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES
S	SINGLE HUNG	2'-8"	6'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES
T	SINGLE HUNG	3'-8"	6'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES
U	SINGLE HUNG	3'-0"	6'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES
V	(2) SINGLE HUNG	3'-0"	6'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
W	(2) SINGLE HUNG	2'-1"	3'-7"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
X	(2) SINGLE HUNG	2'-2"	3'-9"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
Y	(2) SINGLE HUNG	2'-2"	3'-10"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
Z	SINGLE HUNG	2'-6"	4'-9"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES
AA	(2) SINGLE HUNG	2'-6"	6'-4"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES AND BETWEEN UNITS
BB	SINGLE HUNG	2'-8"	6'-9 1/2"	INCLUDE PANNING TO MATCH WINDOW ALL SIDES
CC	AWNING	3'-1"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM
DD	AWNING	2'-5 3/4"	3'-10"	OPERABLE UNIT WITHIN CURTAINWALL SYSTEM

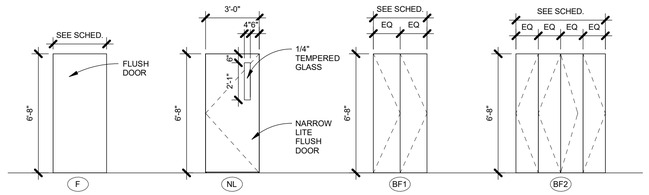
DOOR & WINDOW NOTES

1. DOOR AND FRAME SIZES SHOWN ARE NOMINAL. APPROVED SHOP DRAWINGS MUST BE DISTRIBUTED BETWEEN TRADES TO COORDINATE AND VERIFY ACTUAL DOOR AND FRAME SIZES. DOORS ARE NOTED AT 6'-8" HIGH. CONTRACTOR TO VERFIY ACTUAL HEIGHT AND CORRECT AS NECESSARY.
2. EXIST. INDICATES EXISTING HOLLOW METAL DOOR FRAME TO REMAIN. VERIFY THAT THE EXISTING FRAMES TO RECEIVE NEW FIRE RATED DOORS HAVE U.L. LABEL MATCHING OR EXCEEDING RATING OF DOOR. IF LABEL IS MISSING REPLACE FRAME WITH NEW U.L. LABELED FRAME.
3. HM INDICATED FULLY WELDED HOLLOW METAL FRAME. PAINT ALL HM FRAMES, NEW AND EXISTING.
4. SCWD INDICATES PREFINISHED SOLID CORE WOOD DOOR WITH OAK VENEER.
5. HCWD INDICATED PREFINISHED HOLLOW CORE WOOD DOOR WITH OAK VENEER.
6. ALUM. INDICATES ALUMINUM OPERABLE WINDOW OR CURTAINWALL.
7. U.L. FRAME ANCHORS ARE REQUIRED FOR ALL LABELED OPENINGS.
8. CLOSERS SHALL BE THE LAST HARDWARE ITEMS INSTALLED. CONTRACTOR SHALL VERIFY MAXIMUM DEGREE OF DOOR SWING THAT FIELD CONDITIONS WILL ALLOW AND INSTALL CLOSERS ACCORDINGLY, REGARDLESS OF SWING SHOWN ON DRAWINGS.
9. ALL DOOR HARDWARE ITEMS SHALL COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY CODES.
10. WINDOW SIZES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. CONTRACTOR TO FIELD VERIFY ALL CURTAINWALL AND WINDOW SIZES PRIOR TO SUBMITTING SHOP DRAWINGS AND ORDERING.



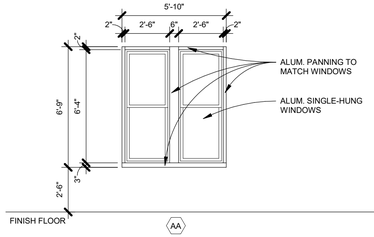
DOOR FRAME TYPES

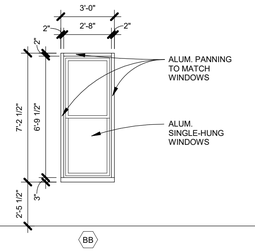
SCALE: 1/4" = 1'-0"

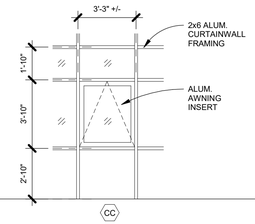


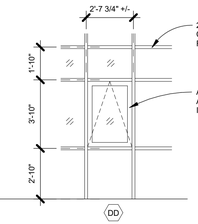
DOOR LEGEND

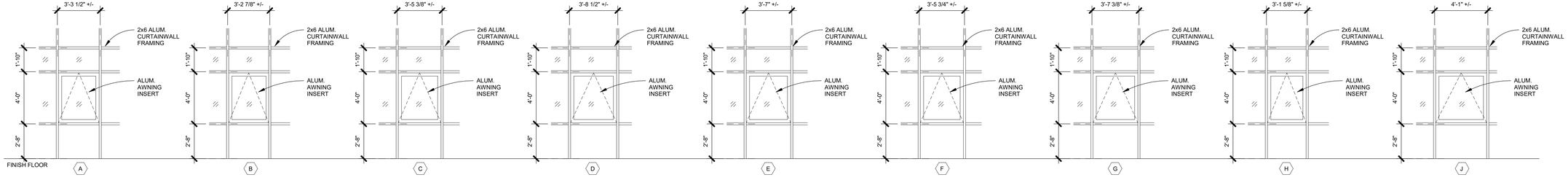
SCALE: 1/4" = 1'-0"

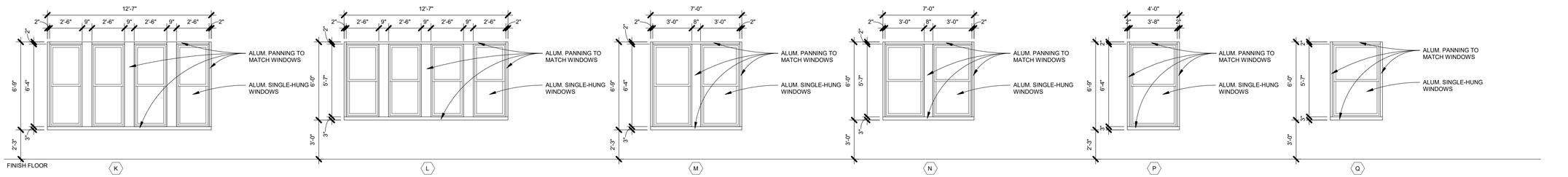


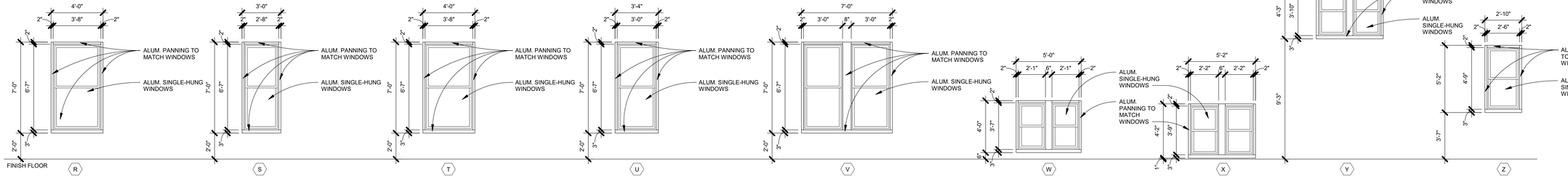












WINDOW LEGEND

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

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ANTHONY M PAIANO
ARCHITECT
No. 1301081973
LICENSED ARCHITECT

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8 PETERBORO ST.
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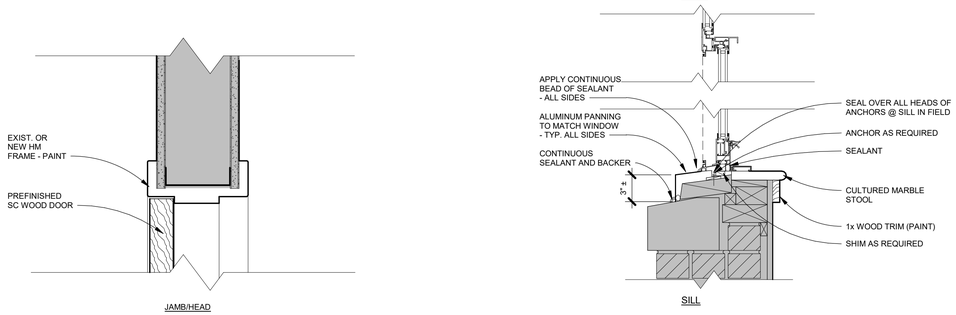
HEAD



SILL

WINDOW DETAILS

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

1 / A6.2

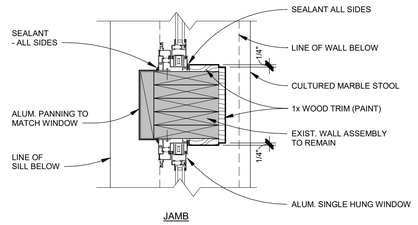
NOTE:
WALL CONSTRUCTION AND EXISTING WINDOW CONDITIONS ARE ASSUMED. CONTRACTOR TO VERIFY PRIOR TO WINDOW INSTALLATION.

JAMB/HEAD

HM DOOR FRAME DETAIL

SCALE: 3" = 1'-0"

4 / A6.2

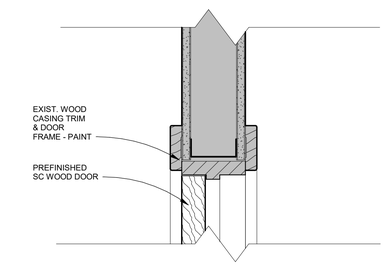


JAMB

WINDOW JAMB DETAIL

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

2 / A6.2



JAMB/HEAD

APARTMENT INTERIOR WOOD DOOR FRAME DETAIL

SCALE: 3" = 1'-0"

3 / A6.2

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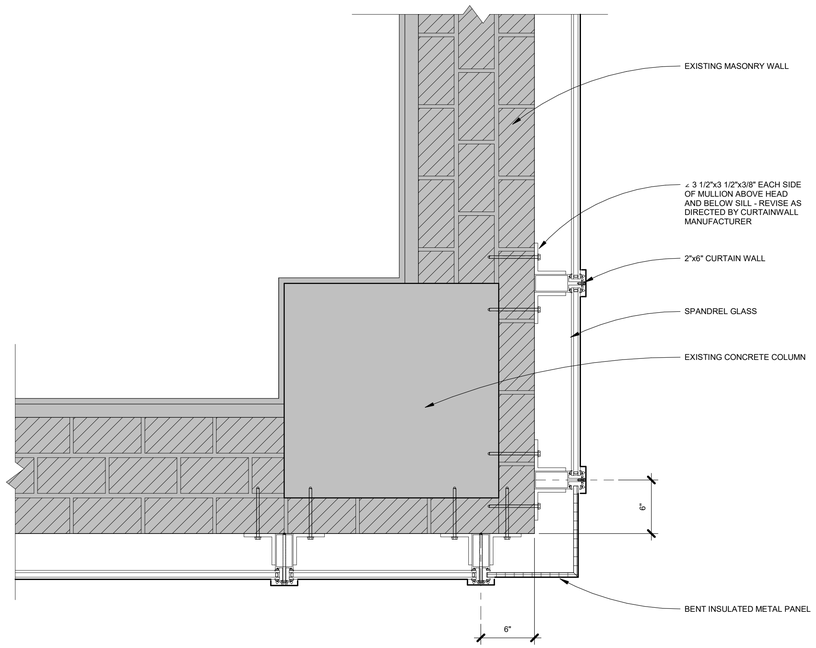
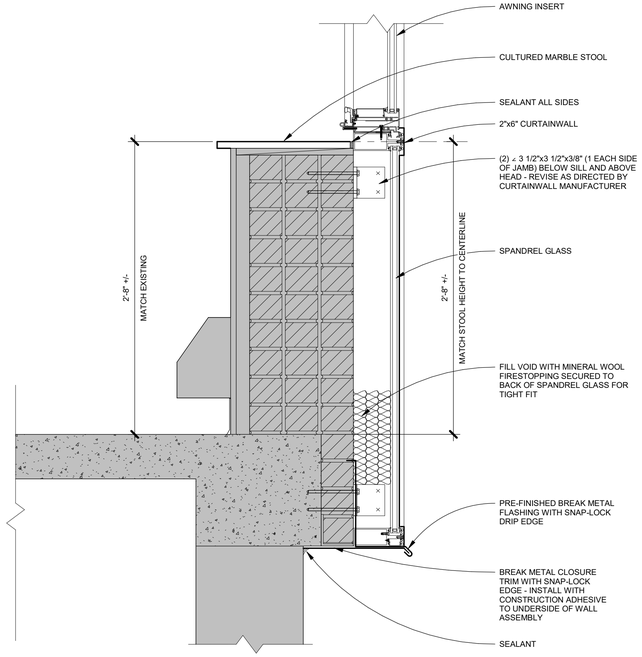


CURTAINWALL CORNER DETAIL

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

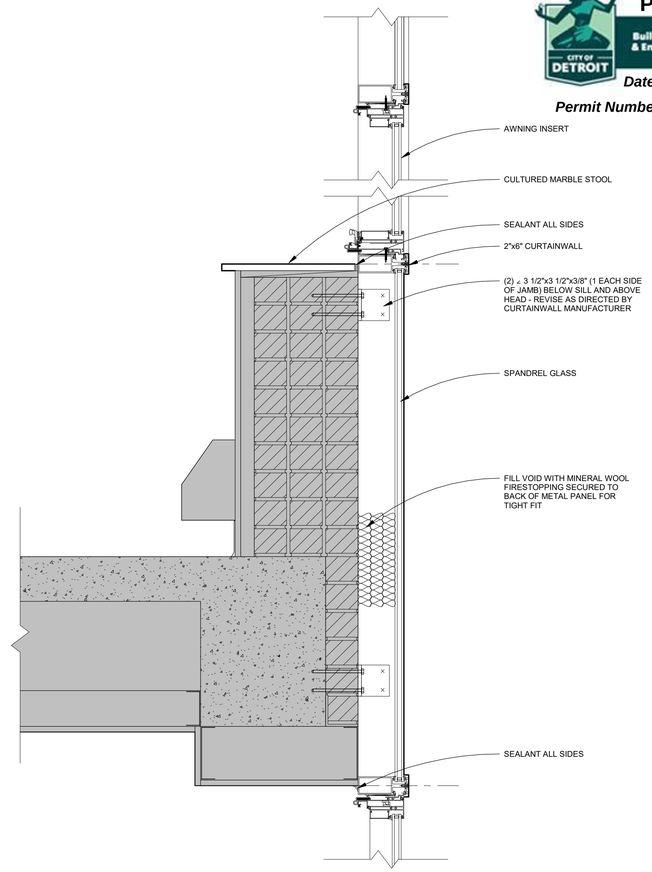
3 A6.3



CURTAIN WALL DETAIL @ BASE

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

2 A6.3

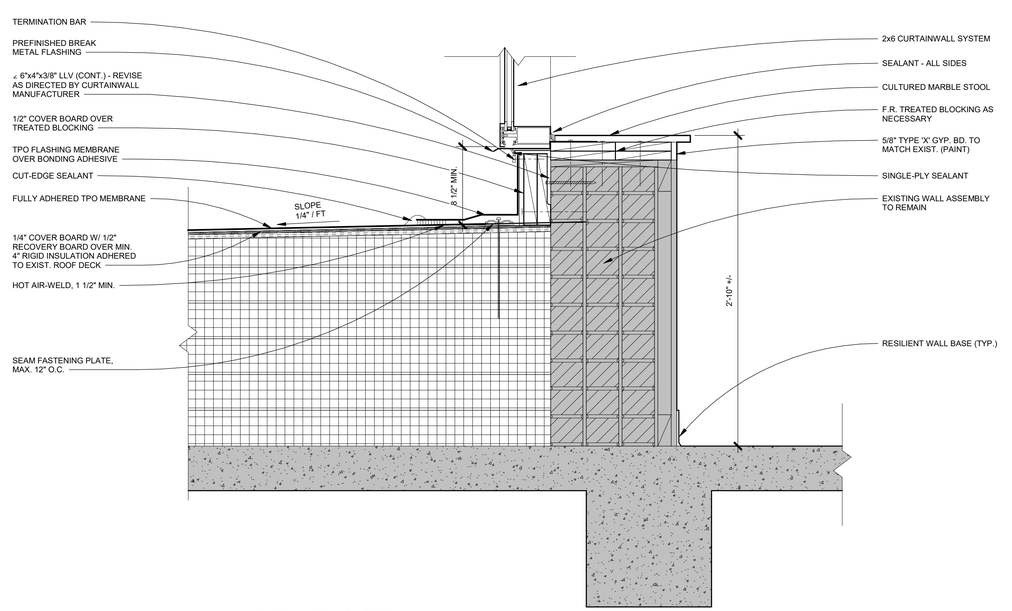


CURTAINWALL DETAIL (TYP.)

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

1 A6.3

NOTE: WALL CONSTRUCTION OF EAST AND SOUTH WALLS AND THEIR PARAPETS ARE ASSUMED. CONTRACTOR TO INVESTIGATE AND VERIFY EXISTING CONDITIONS AND PROVIDE THIS INFORMATION TO BOTH THE ARCHITECT AND CURTAINWALL MANUFACTURER SO THAT THE MANUFACTURER CAN ACCURATELY DESIGN THE MOUNTING FOR THE CURTAINWALL SYSTEM.



6TH FLOOR FLASHING DETAIL

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

4 A6.3

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GROUND FLOOR REFLECTED CEILING PLAN
NORTH
SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- 5/8" GYPSUM BOARD SOFFIT/BULKHEAD (PAINT) ON SUSPENDED STEEL FRAMING SYSTEM.
- 2x2 SUSPENDED ACOUSTICAL TILE CEILING (SAT).
- MECHANICAL DIFFUSERS/GRILLES - REFER TO MECHANICAL
- LIGHTING FIXTURES - REFER TO ELECTRICAL
- SECURITY CAMERA - REFER TO ELECTRICAL

REFLECTED CEILING PLAN NOTES

1. REFER TO ELECTRICAL LIGHTING PLANS FOR WALL MOUNTED FIXTURES (INCLUDING EXIT LIGHTS).
2. FIXTURES MOUNTED IN GYP. BD. SOFFITS/CEILINGS SHALL ALIGN WITH FIXTURES IN ADJACENT SAT CEILINGS (UNLESS NOTED OTHERWISE).
3. MECHANICAL AND ELECTRICAL ITEMS ARE SHOWN ON THE REFLECTED CEILING PLAN FOR THE PURPOSE OF ILLUSTRATING THE POSITION OF SAME RELATIVE TO THE SUSPENDED ACOUSTICAL TILE GRID. REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE EXACT SIZES AND QUANTITIES OF THESE ITEMS. WHERE DISCREPANCIES EXIST BETWEEN DIFFUSER OR LIGHT FIXTURE LOCATIONS SHOWN ON THE REFLECTED CEILING PLANS AND THE MECHANICAL AND LIGHTING PLANS, THE LOCATIONS SHOWN ON THE REFLECTED CEILING PLANS SHALL BE USED.
4. GRID LAYOUTS AS SHOWN ATTEMPT TO MINIMIZE THE USE OF TILES LESS THAN 1/2 THE FULL SIZE TILE SIZE.

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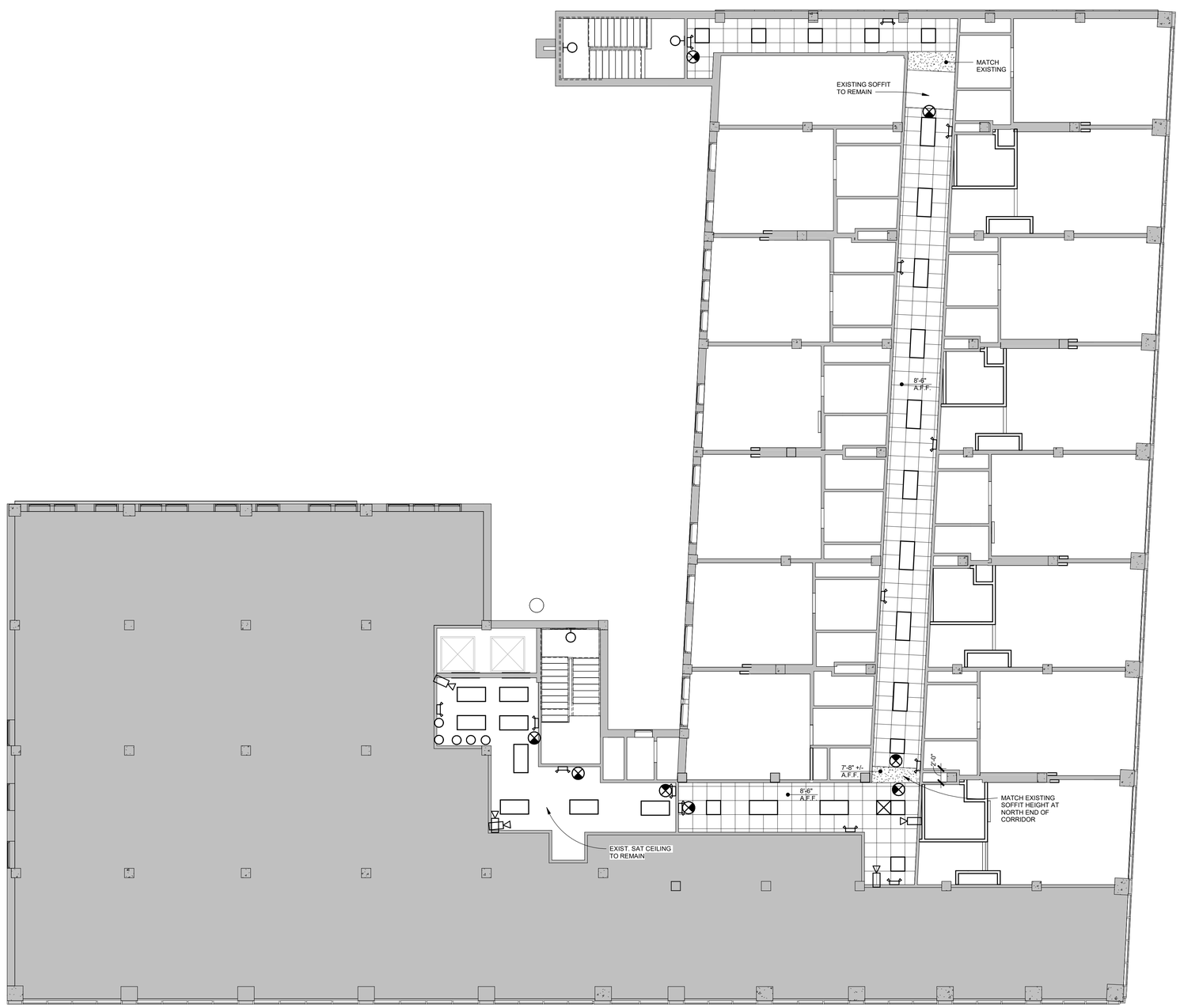

NORTH

SECOND FLOOR REFLECTED CEILING PLAN

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

REFLECTED CEILING PLAN LEGEND

- 5/8" GYPSUM BOARD SOFFIT/BULKHEAD (PAINT) ON SUSPENDED STEEL FRAMING SYSTEM.
- 2x2 SUSPENDED ACOUSTICAL TILE CEILING (SAT).
- MECHANICAL DIFFUSERS/GRILLES - REFER TO MECHANICAL
- LIGHTING FIXTURES - REFER TO ELECTRICAL
- SECURITY CAMERA - REFER TO ELECTRICAL

REFLECTED CEILING PLAN NOTES

1. REFER TO ELECTRICAL LIGHTING PLANS FOR WALL MOUNTED FIXTURES (INCLUDING EXIT LIGHTS).
2. FIXTURES MOUNTED IN GYP. BD. SOFFITS/CEILINGS SHALL ALIGN WITH FIXTURES IN ADJACENT SAT CEILINGS (UNLESS NOTED OTHERWISE).
3. MECHANICAL AND ELECTRICAL ITEMS ARE SHOWN ON THE REFLECTED CEILING PLAN FOR THE PURPOSE OF ILLUSTRATING THE POSITION OF SAME RELATIVE TO THE SUSPENDED ACOUSTICAL TILE GRID. REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE EXACT SIZES AND QUANTITIES OF THESE ITEMS. WHERE DISCREPANCIES EXIST BETWEEN DIFFUSER OR LIGHT FIXTURE LOCATIONS SHOWN ON THE REFLECTED CEILING PLANS AND THE MECHANICAL AND LIGHTING PLANS, THE LOCATIONS SHOWN ON THE REFLECTED CEILING PLANS SHALL BE USED.
4. GRID LAYOUTS AS SHOWN ATTEMPT TO MINIMIZE THE USE OF TILES LESS THAN 1/2 THE FULL SIZE TILE SIZE.

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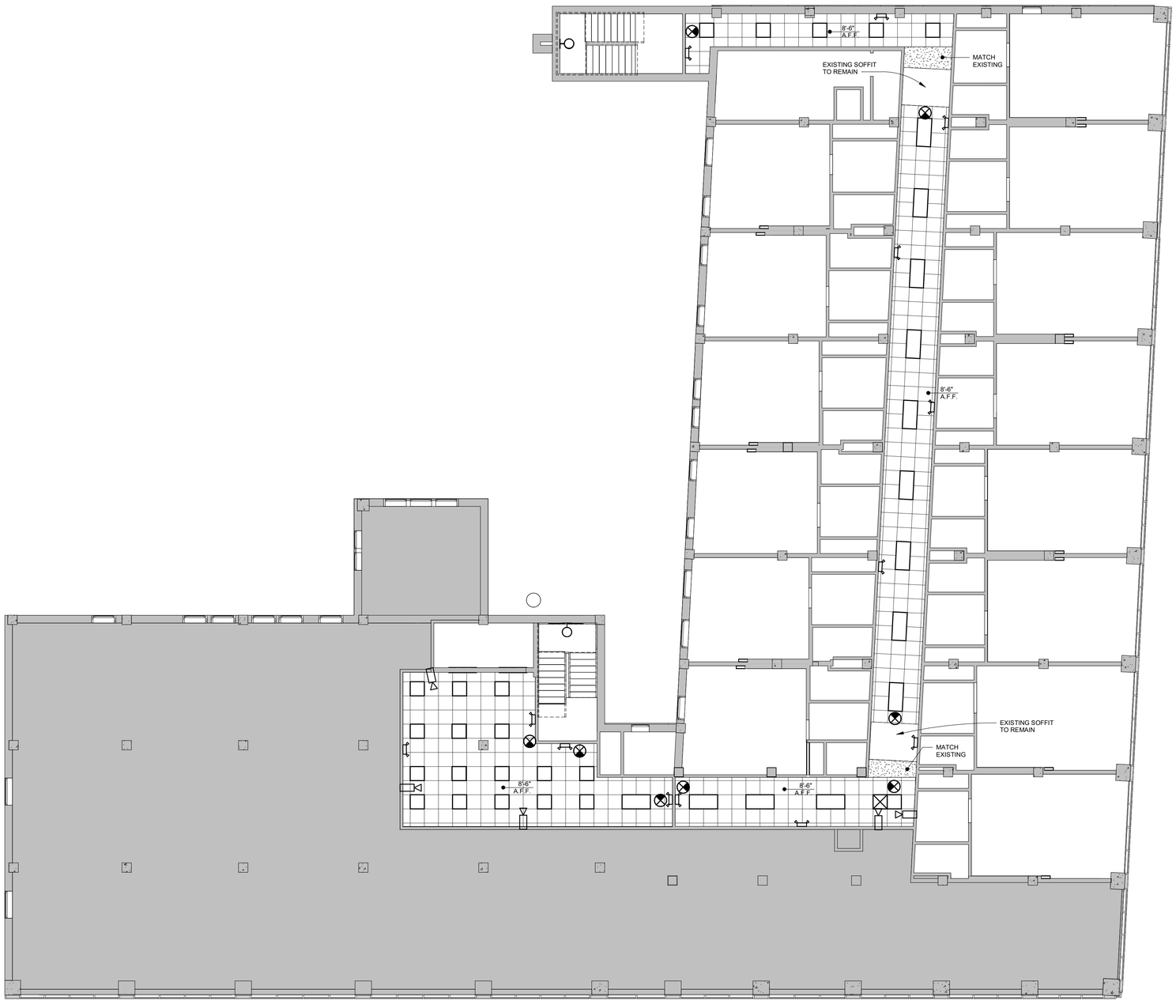

NORTH

THIRD & FOURTH FLOOR REFLECTED CEILING PLAN

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

REFLECTED CEILING PLAN LEGEND

- 5/8" GYPSUM BOARD SOFFIT/BULKHEAD (PAINT) ON SUSPENDED STEEL FRAMING SYSTEM.
- 2x2 SUSPENDED ACOUSTICAL TILE CEILING (SAT).
- MECHANICAL DIFFUSERS/GRILLES - REFER TO MECHANICAL
- LIGHTING FIXTURES - REFER TO ELECTRICAL
- SECURITY CAMERA - REFER TO ELECTRICAL

REFLECTED CEILING PLAN NOTES

1. REFER TO ELECTRICAL LIGHTING PLANS FOR WALL MOUNTED FIXTURES (INCLUDING EXIT LIGHTS).
2. FIXTURES MOUNTED IN GYP. BD. SOFFITS/CEILINGS SHALL ALIGN WITH FIXTURES IN ADJACENT SAT CEILINGS (UNLESS NOTED OTHERWISE).
3. MECHANICAL AND ELECTRICAL ITEMS ARE SHOWN ON THE REFLECTED CEILING PLAN FOR THE PURPOSE OF ILLUSTRATING THE POSITION OF SAME RELATIVE TO THE SUSPENDED ACOUSTICAL TILE GRID. REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE EXACT SIZES AND QUANTITIES OF THESE ITEMS. WHERE DISCREPANCIES EXIST BETWEEN DIFFUSER OR LIGHT FIXTURE LOCATIONS SHOWN ON THE REFLECTED CEILING PLANS AND THE MECHANICAL AND LIGHTING PLANS, THE LOCATIONS SHOWN ON THE REFLECTED CEILING PLANS SHALL BE USED.
4. GRID LAYOUTS AS SHOWN ATTEMPT TO MINIMIZE THE USE OF TILES LESS THAN 1/2 THE FULL SIZE TILE SIZE.

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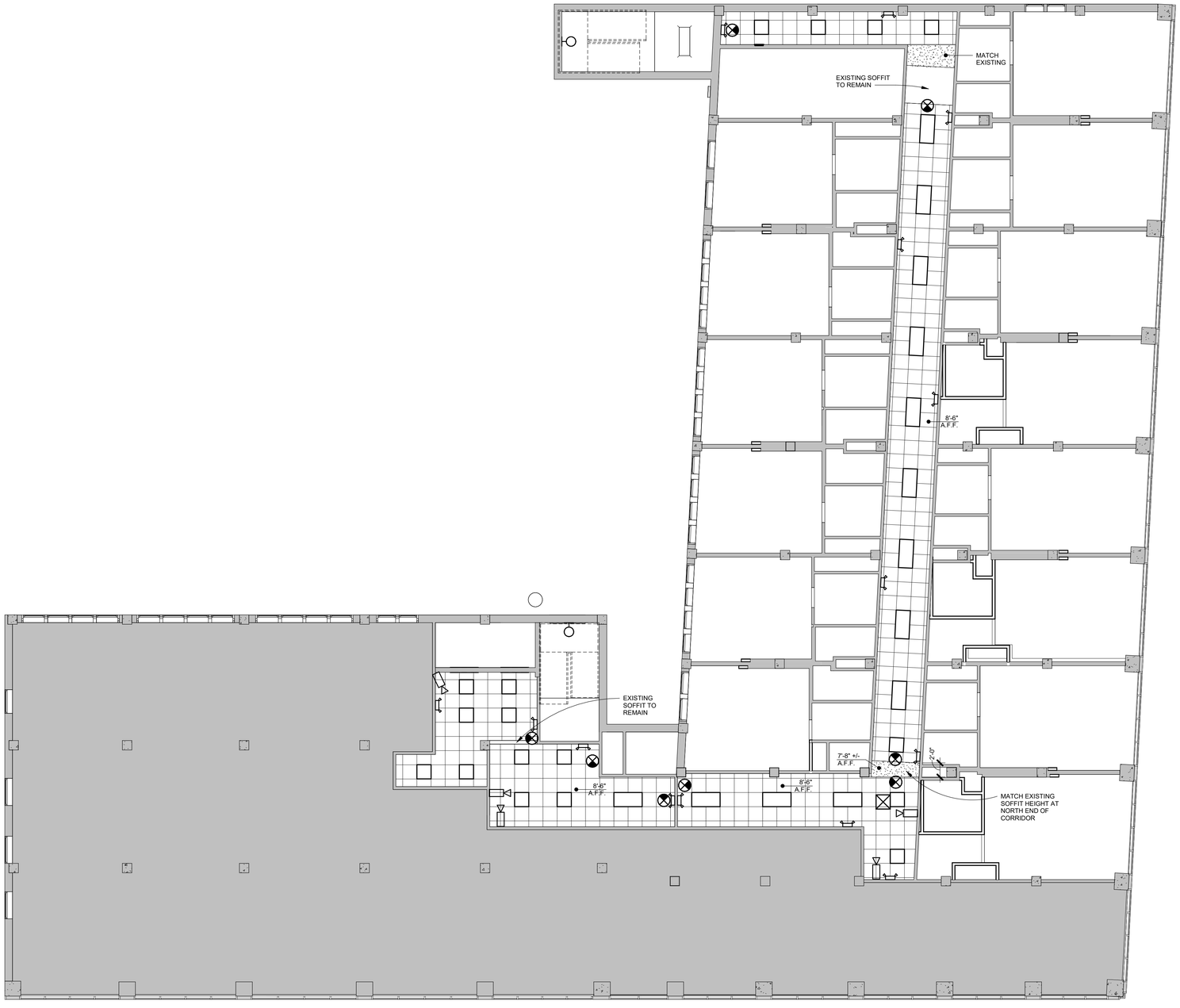

NORTH

FIFTH FLOOR REFLECTED CEILING PLAN

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

REFLECTED CEILING PLAN LEGEND

- 5/8" GYPSUM BOARD SOFFIT/BULKHEAD (PAINT) ON SUSPENDED STEEL FRAMING SYSTEM.
- 2x2 SUSPENDED ACOUSTICAL TILE CEILING (SAT).
- MECHANICAL DIFFUSERS/GRILLES - REFER TO MECHANICAL
- LIGHTING FIXTURES - REFER TO ELECTRICAL
- SECURITY CAMERA - REFER TO ELECTRICAL

REFLECTED CEILING PLAN NOTES

1. REFER TO ELECTRICAL LIGHTING PLANS FOR WALL MOUNTED FIXTURES (INCLUDING EXIT LIGHTS).
2. FIXTURES MOUNTED IN GYP. BD. SOFFITS/CEILINGS SHALL ALIGN WITH FIXTURES IN ADJACENT SAT CEILINGS (UNLESS NOTED OTHERWISE).
3. MECHANICAL AND ELECTRICAL ITEMS ARE SHOWN ON THE REFLECTED CEILING PLAN FOR THE PURPOSE OF ILLUSTRATING THE POSITION OF SAME RELATIVE TO THE SUSPENDED ACOUSTICAL TILE GRID. REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE EXACT SIZES AND QUANTITIES OF THESE ITEMS. WHERE DISCREPANCIES EXIST BETWEEN DIFFUSER OR LIGHT FIXTURE LOCATIONS SHOWN ON THE REFLECTED CEILING PLANS AND THE MECHANICAL AND LIGHTING PLANS, THE LOCATIONS SHOWN ON THE REFLECTED CEILING PLANS SHALL BE USED.
4. GRID LAYOUTS AS SHOWN ATTEMPT TO MINIMIZE THE USE OF TILES LESS THAN 1/2 THE FULL SIZE TILE SIZE.

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PETERBORO PLACE APARTMENTS RENOVATIONS

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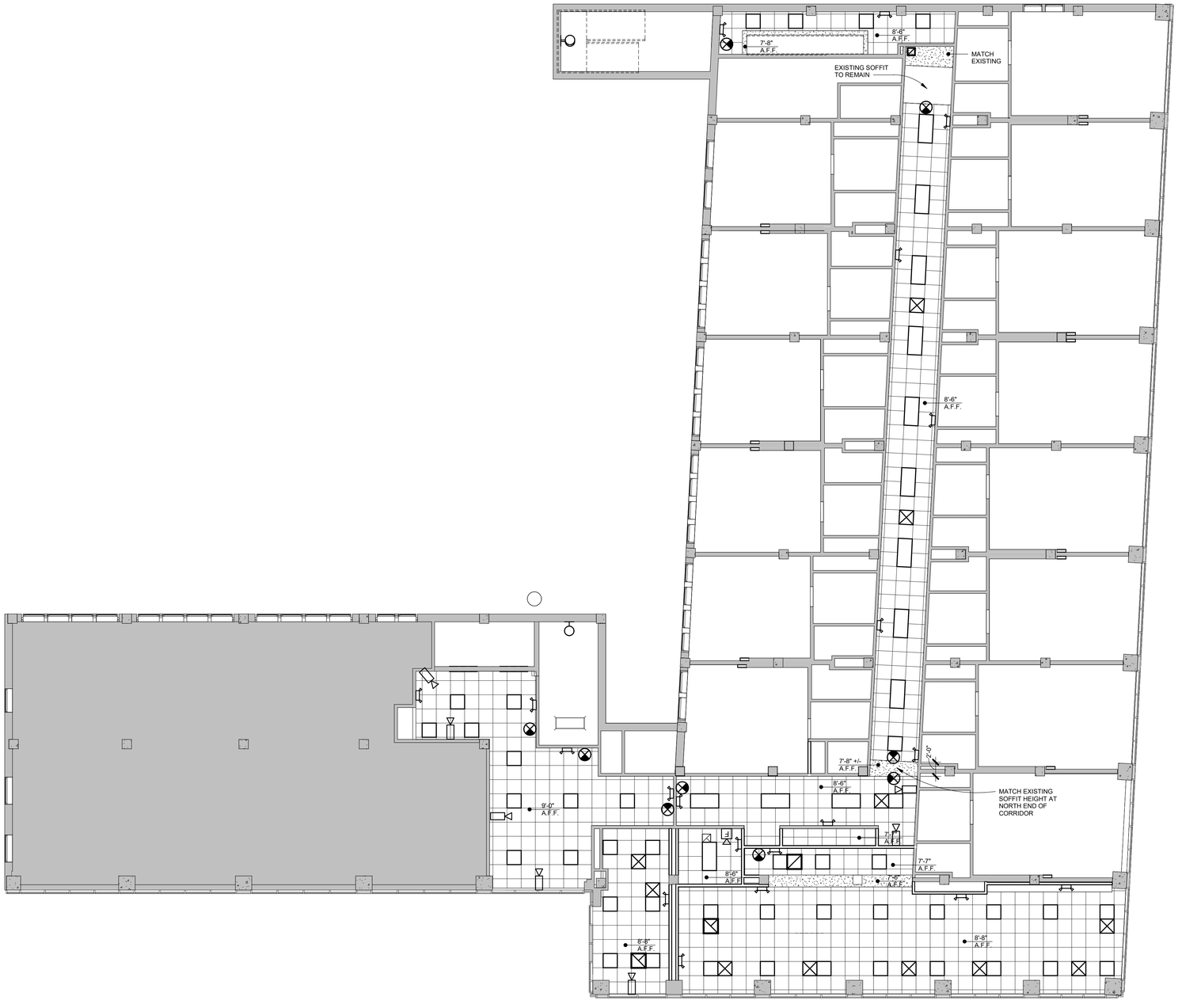

REFLECTED CEILING PLAN LEGEND

- 5/8" GYPSUM BOARD SOFFIT/BULKHEAD (PAINT) ON SUSPENDED STEEL FRAMING SYSTEM.
- 2x2 SUSPENDED ACOUSTICAL TILE CEILING (SAT).
- MECHANICAL DIFFUSERS/GRILLES - REFER TO MECHANICAL
- LIGHTING FIXTURES - REFER TO ELECTRICAL
- SECURITY CAMERA - REFER TO ELECTRICAL

REFLECTED CEILING PLAN NOTES

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4. GRID LAYOUTS AS SHOWN ATTEMPT TO MINIMIZE THE USE OF TILES LESS THAN 1/2 THE FULL SIZE TILE SIZE.

NORTH

SIXTH FLOOR REFLECTED CEILING PLAN

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

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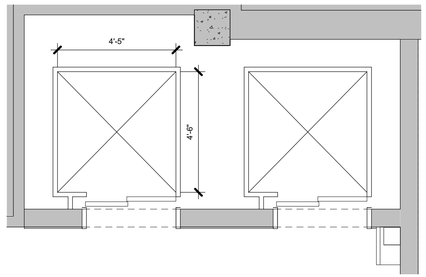
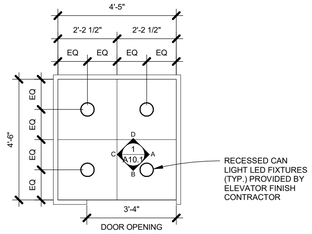


ELEVATOR PLAN
SCALE: 3/8" = 1'-0"
1 A10.1



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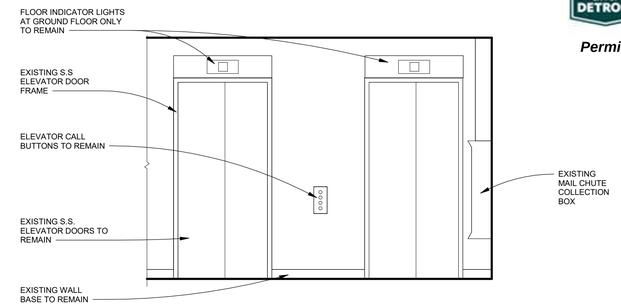
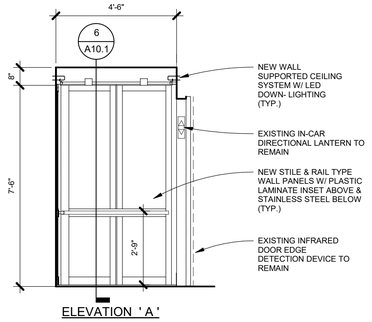
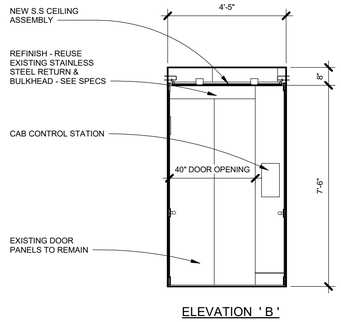
2 A10.1



GROUND FLOOR ELEVATOR LOBBY ELEVATION
SCALE: 3/8" = 1'-0"
3 A10.1



ELEVATION ' A '



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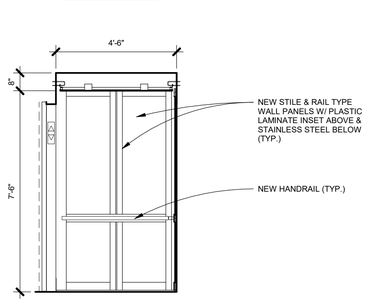
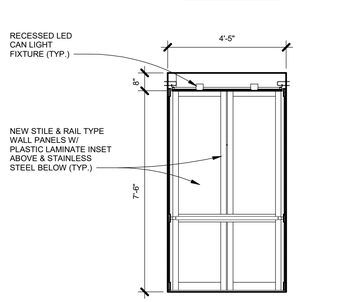
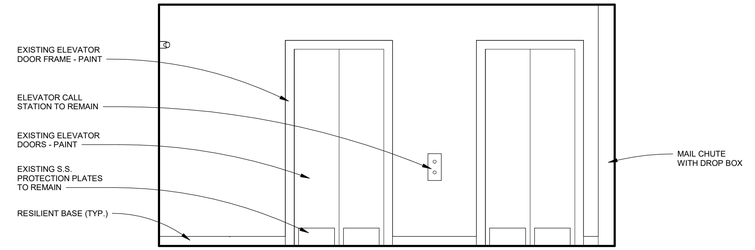


ELEVATOR CAB ELEVATIONS
SCALE: 3/8" = 1'-0"
4 A10.1

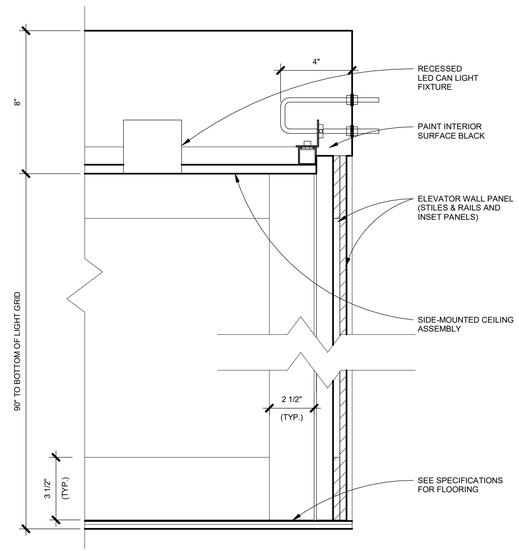
ELEVATION ' C '



ELEVATION ' D '



UPPER FLOORS ELEVATOR LOBBY ELEVATION
SCALE: 3/8" = 1'-0"
5 A10.1



ELEVATOR CAB SECTION
SCALE: 3" = 1'-0"
6 A10.1

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NORTH

GROUND FLOOR PLUMBING PLAN

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

PLUMBING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE N STATE, AND LOCAL CODES AT THE TIME OF BIDDING, INCLUDINC LIMITED TO THOSE NOTED ON THE COVER SHEET.
2. DRAWINGS ARE DIAGRAMMATIC. FIELD VERIFY ALL EXISTING CC COORDINATE LOCATIONS WITH OTHER TRADES.
3. SUBSTITUTIONS FOR BRAND OR MODEL OF FIXTURES/EQUIPMENT ARE NOT PERMITTED IN THE BASE BID UNLESS OTHERWISE STATED OR APPROVED IN WRITING BY THE ARCHITECT/ENGINEER. SUBSTITUTIONS MAY BE SUBMITTED WITH WRITTEN EXPLANATION AS VOLUNTARY ALTERNATES. SEE SPECIFICATIONS.
4. SCHEDULED FIXTURES/EQUIPMENT REFLECTS THE BASIS-OF-DESIGN FOR THIS PROJECT'S DESIGN INTENT. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM AND COORDINATE THE SPECIFIC PARAMETERS OF IDENTIFIED ITEMS WITH THE OTHER IDENTIFIED COMPONENTS WITHIN THE CONTRACT DOCUMENTS. IT IS THE DESIGN INTENT THAT THE EQUIPMENT SELECTED SHALL BE INSTALLED TO ESTABLISH FULLY OPERATIONAL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS.
5. ALL FIXTURES, PIPING, VENTING, ETC. SHALL BE IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PRINTED RECOMMENDATIONS/INSTRUCTIONS. NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT BETWEEN CODE REQUIREMENTS AND DRAWINGS AND/OR MANUFACTURER'S REQUIREMENTS.
6. THE FLOOR PLANS DO NOT SHOW ALL VALVES, FITTINGS, APPURTENANCES, ACCESS PANELS, ELEVATION CHANGES, AND VARIOUS OTHER ITEMS, THESE ITEMS SHALL BE PROVIDED WITHOUT ADDITIONAL COST FOR A COMPLETE AND OPERATING SYSTEM.
7. COORDINATE ROUTING OF PIPING, DUCTWORK, ETC. PRIOR TO STARTING INSTALLATION. MECHANICAL AND ELECTRICAL TRADES SHALL REVIEW AVAILABLE SPACE AND COORDINATE ALL SYSTEM ROUTING PRIOR TO INSTALLATION. FIELD VERIFY ALL FRAMING, CEILING HEIGHTS, ETC. BEFORE ORDERING OR FABRICATING SYSTEMS.
8. SEE SPECIFICATIONS FOR PIPING MATERIAL REQUIREMENTS.
9. SEAL ALL PENETRATIONS THRU INTERIOR AND/OR EXTERIOR WALLS AND THROUGH CEILINGS AND/OR ROOFS WITH FIRE STOPPING AND/OR FIRE CAULK MATERIAL TO PRESERVE FIRE RATING.

PIPING LEGEND

- MANUAL VALVE, BALL VALVE U.N.O.
- CHECK VALVE, SWING CHECK U.N.O.
- VALVE WITH ACTUATOR, 2 POSITION BALL VALVE W/ 24V ACTUATOR U.N.O.
- THREE-WAY VALVE, THERMOSTATIC MIXING VALVE U.N.O.
- THREE-WAY VALVE WITH ACTUATOR, MODULATING MIXING VALVE U.N.O.
- RELIEF VALVE, TEMPERATURE AND PRESSURE SIZED TO HEAT SOURCE
- PIPE BREAK, PIPE CONTINUES AS INDICATED OR EXISTING PIPE
- PUMP, SEE PUMP SCHEDULE AND/OR SPECIFICATIONS
- POINT OF CONNECTION BETWEEN NEW AND EXISTING SYSTEMS
- PIPE FLOW INDICATOR
- DCW: DOMESTIC COLD WATER
- DHW: DOMESTIC HOT WATER
- DHR: DOMESTIC HOT WATER RETURN
- SAN: SANITARY DRAIN
- V: SANITARY VENT
- GAS: NATURAL GAS PIPE

PLUMBING WORK SCOPE

- RELOCATE LAUNDRY ROOM TO NEW LOCATION ON 6TH FLOOR
- NEW PLUMBING FIXTURES, DRAINS, AND WATER SUPPLY FOR NEW KITCHENETTE ON 6TH FLOOR
- REPLACE DOMESTIC HOT WATER BOILER WITH HIGH EFFICIENCY, INCLUDING NEW FLUE AND COMBUSTION AIR THROUGH EXISTING FLUE PENETRATION
- REPLACE DOMESTIC HOT WATER STORAGE TANKS AT SAME LOCATION
- INSTALL MOP SINK AND PIPING IN NEW MAINTENANCE ROOM ON GROUND FLOOR

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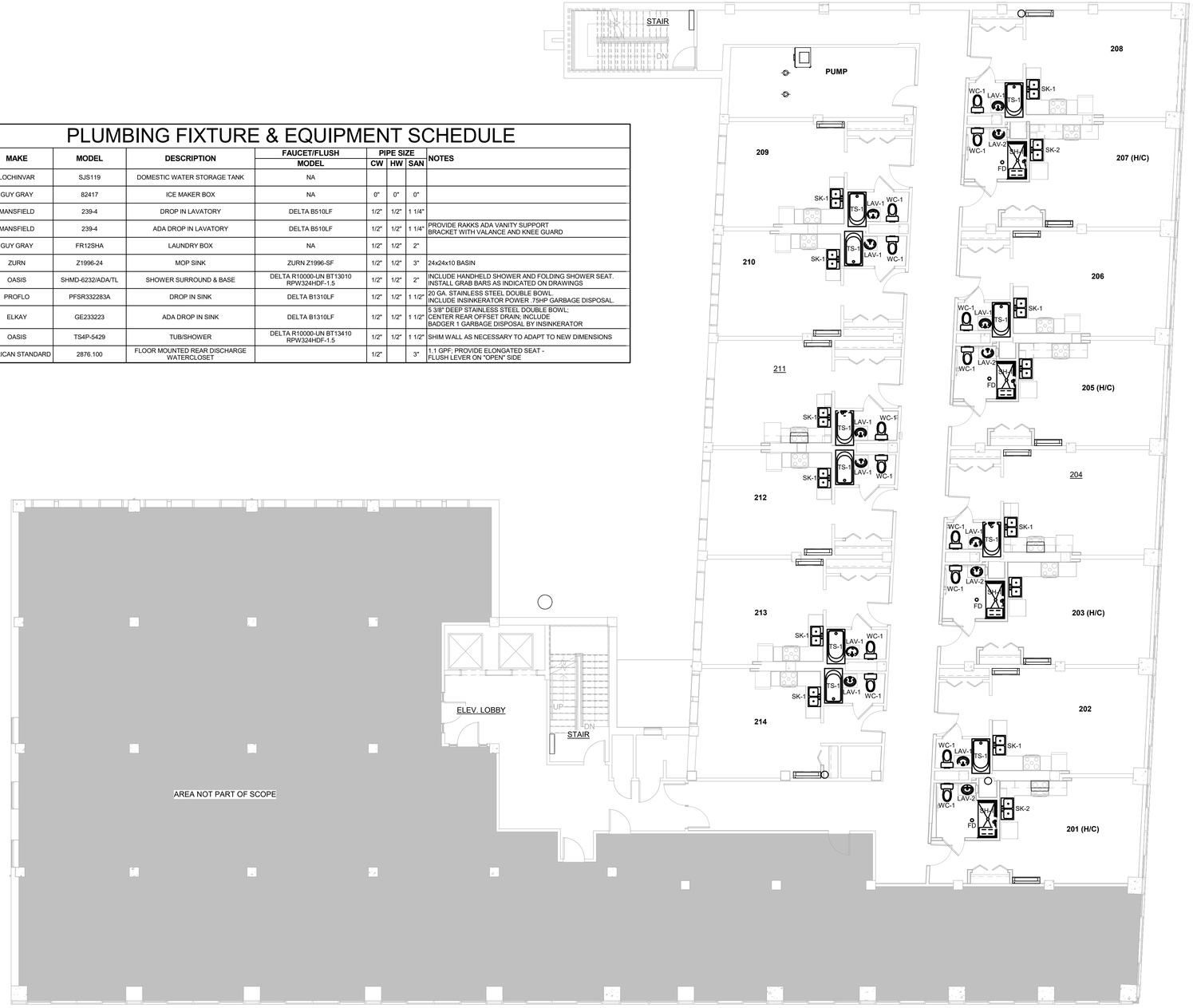
PLUMBING FIXTURE & EQUIPMENT SCHEDULE

MARK	MAKE	MODEL	DESCRIPTION	FAUCET/FLUSH MODEL	PIPE SIZE CW	PIPE SIZE HW	PIPE SIZE SAN	NOTES
DWST-1	LOCHINVAR	SJS119	DOMESTIC WATER STORAGE TANK	NA				
IB	GUY GRAY	82417	ICE MAKER BOX	NA	0"	0"	0"	
LAV-1	MANSFIELD	239-4	DROP IN LAVATORY	DELTA B510LF	1/2"	1/2"	1 1/4"	
LAV-2	MANSFIELD	239-4	ADA DROP IN LAVATORY	DELTA B510LF	1/2"	1/2"	1 1/4"	PROVIDE RAKKS ADA VANITY SUPPORT BRACKET WITH VALANCE AND KNEE GUARD
LB	GUY GRAY	FR12SHA	LAUNDRY BOX	NA	1/2"	1/2"	2"	
MS-1	ZURN	Z1996-24	MOP SINK	ZURN Z1996-SF	1/2"	1/2"	3"	24x24x10 BASIN
SH-1	OASIS	SHMD-6232/ADA/TL	SHOWER SURROUND & BASE	DELTA R10000-UN BT13010 RPW324HDF-1.5	1/2"	1/2"	2"	INCLUDE HANDHELD SHOWER AND FOLDING SHOWER SEAT. INSTALL GRAB BARS AS INDICATED ON DRAWINGS
SK-1	PROFLO	PFSR332283A	DROP IN SINK	DELTA B1310LF	1/2"	1/2"	1 1/2"	20 GA. STAINLESS STEEL DOUBLE BOWL INCLUDE INSINKERATOR POWER .75HP GARBAGE DISPOSAL.
SK-2	ELKAY	GE233223	ADA DROP IN SINK	DELTA B1310LF	1/2"	1/2"	1 1/2"	5 3/8" DEEP STAINLESS STEEL DOUBLE BOWL; CENTER REAR OFFSET DRAIN; INCLUDE BADGER 1 GARBAGE DISPOSAL BY INSINKERATOR
TS-1	OASIS	TS4P-5429	TUB/SHOWER	DELTA R10000-UN BT13410 RPW324HDF-1.5	1/2"	1/2"	1 1/2"	SHIM WALL AS NECESSARY TO ADAPT TO NEW DIMENSIONS
WC-1	AMERICAN STANDARD	2876.100	FLOOR MOUNTED REAR DISCHARGE WATERCLOSET		1/2"		3"	1.1 GPF; PROVIDE ELONGATED SEAT - FLUSH LEVER ON "OPEN" SIDE



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SECOND FLOOR PLUMBING PLAN

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

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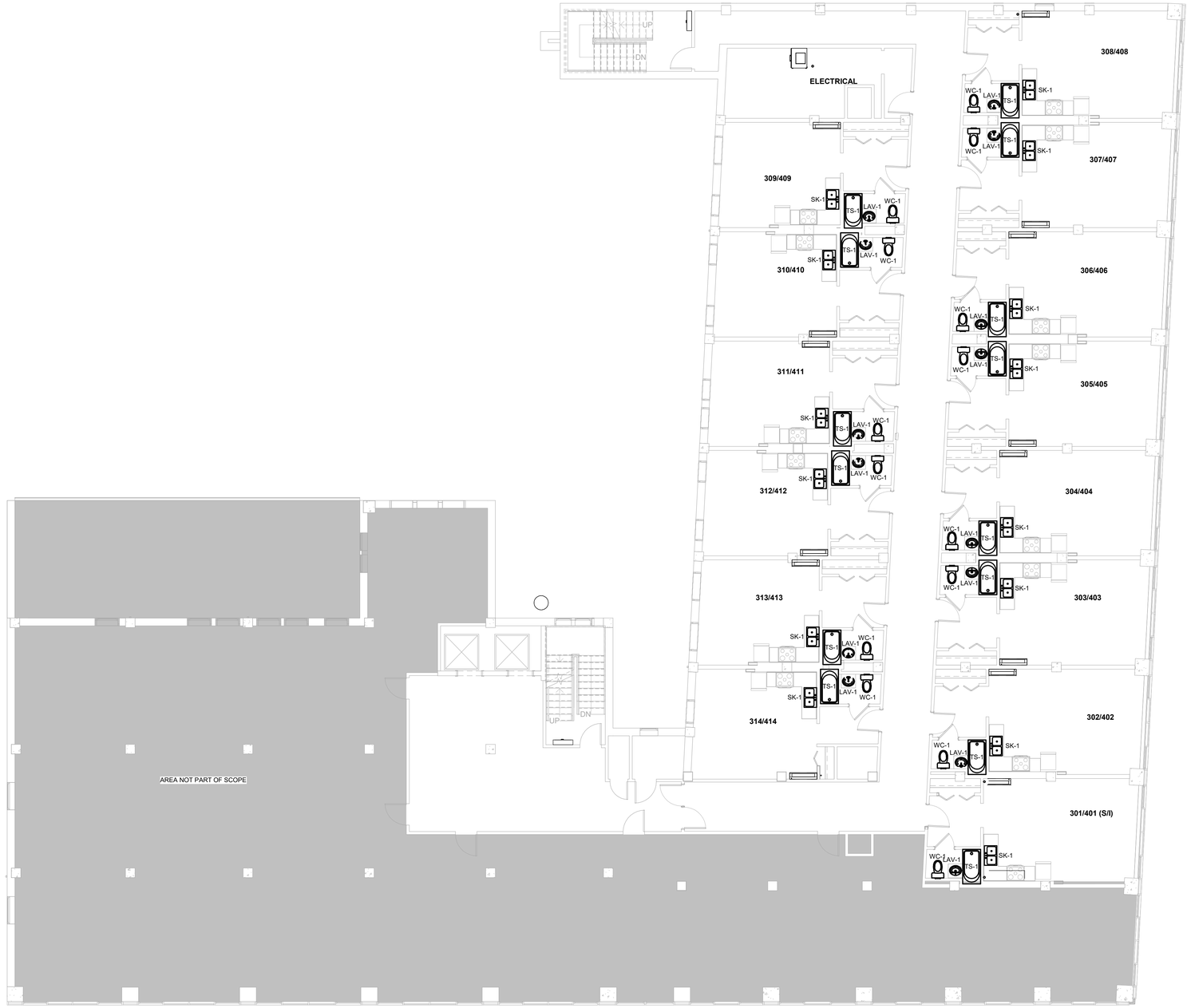

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THIRD & FOURTH FLOOR PLUMBING PLAN

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

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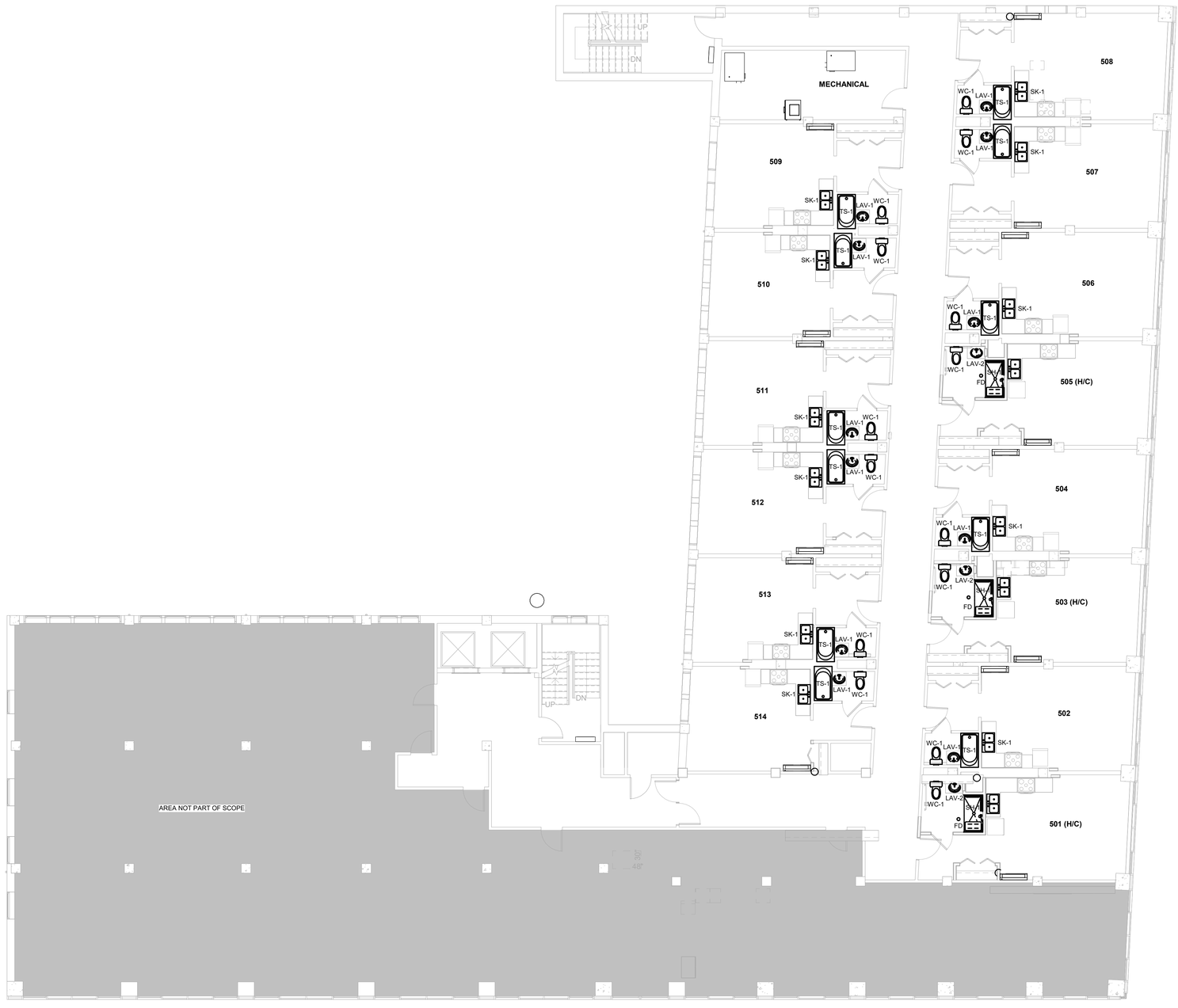

FIFTH FLOOR PLUMBING PLAN

NORTH

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

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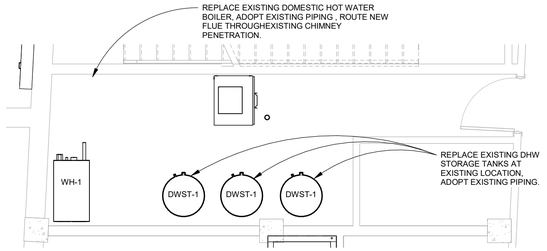

SIXTH FLOOR MECHANICAL ROOM

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

2 / P1.5

SIXTH FLOOR PLUMBING PLAN

NORTH

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

DOMESTIC WATER HEATER SCHEDULE

MARK	MAKE	MODEL	DESCRIPTION	HEATING		FLUID FLOW				ELECTRICAL				NOTES
				CAPACITY	EFFICIENCY	GPM	EWT	LWT	ΔP	VOLTAGE	POWER	MCA	MOCP	
WH-1	LOCHINVAR	AWH0650NPM	CONDENSING DOMESTIC WATER HEATER	650000.0 Btu/h	98%	44	60°F	130°F	15 FT	120V 1P	816 W	10 A	15 A	PROVIDE CONDENSATE PAIRED PUMP AND NEUTRALIZATION KIT

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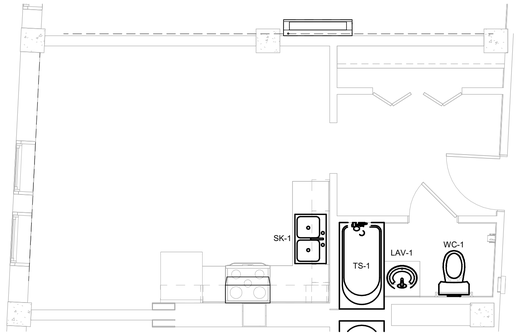
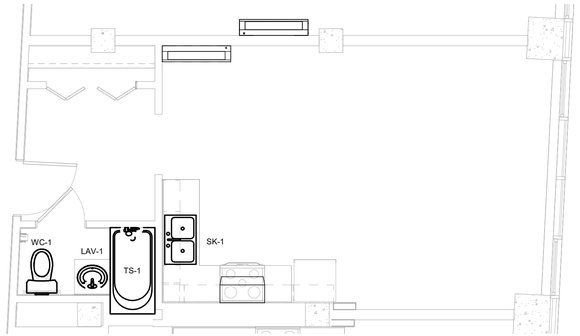


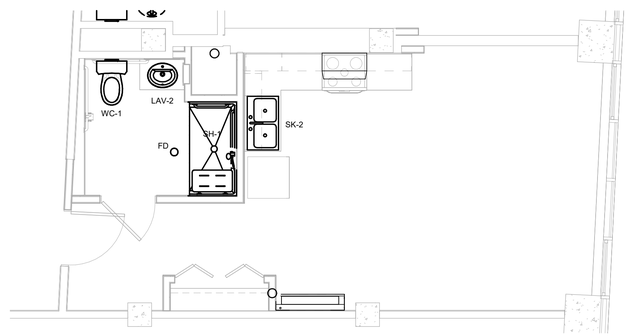
PLUMBING UNIT PLAN - SMALL

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



PLUMBING UNIT PLAN - LARGE

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



PLUMBING UNIT PLAN - ACCESSIBLE

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

PLUMBING UNIT WORK SCOPE

- REPLACE PLUMBING FIXTURES (LAV, WC, TS, SK W/ GD) IN ALL APARTMENT UNITS
- REPLACE PLUMBING FIXTURES AT MODIFIED LOCATIONS IN ACCESSIBLE APARTMENT UNITS
- AT ACCESSIBLE APARTMENTS, PROVIDE BARRIER FREE ROLL-IN SHOWER WITH RELOCATED DRAIN AND SHOWER VALVE
- AT ACCESSIBLE APARTMENTS, PROVIDE NEW FLOOR DRAIN IN FRONT OF THE SHOWER

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WATER SOURCE HEAT PUMP SCHEDULE

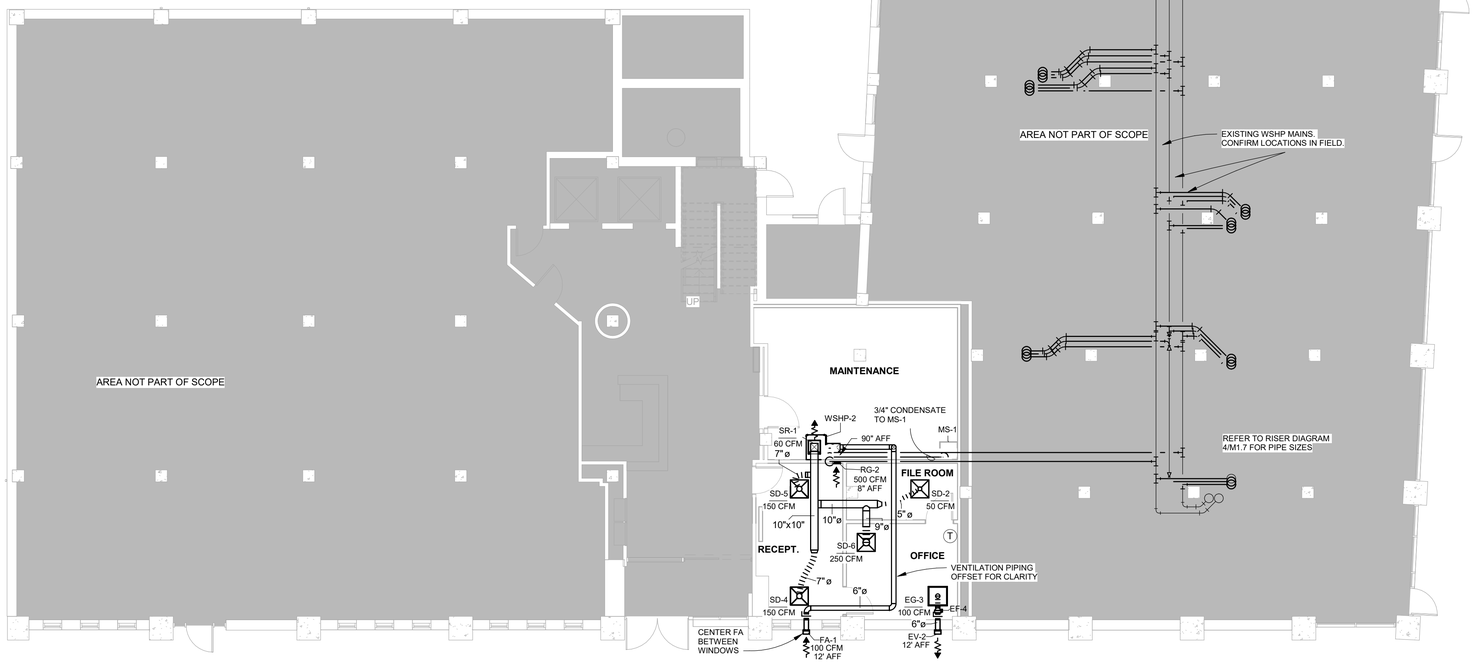
MARK	MAKE	MODEL	DESCRIPTION	AIRFLOW	FLUID FLOW	HEATING		COOLING		ELECTRICAL				NOTES
						CAPACITY	EFFICIENCY	CAPACITY	EFFICIENCY	VOLTAGE	POWER	MCA	MOCP	
WSHP-1	JOHNSON CONTROLS	JRC09BGRKGNJFLB	.75 TON CONSOLE CABINET STYLE	310 CFM	1.8 GPM	13100.0 Btu/h	4.6 COP	9200.0 Btu/h	13.3 EER	208V/60/1	874 W	5 A	15 A	APARTMENT UNIT (TYP.) & LAUNDRY ROOM. CONDENSATE PUMP FOR LAUNDRY ROOM UNIT
WSHP-2	JOHNSON CONTROLS	JCV018AGA30CPTB	1.5 TON VERTICAL UNIT	562 CFM	4 GPM	24900.0 Btu/h	5.0 COP	20600.0 Btu/h	14.0 EER	208V/60/1	1.7 kW	10 A	15 A	GROUND FLOOR MAINTENANCE ROOM
WSHP-3	JOHNSON CONTROLS	JCH048AGC30CPBB	4 TON HORIZONTAL UNIT	1572 CFM	10 GPM	69200.0 Btu/h	4.7 COP	53600.0 Btu/h	13.3 EER	208V/60/1	5.2 kW	31 A	50 A	SIXTH FLOOR COMMUNITY ROOM
WSHP-4	JOHNSON CONTROLS	JCV015AGC30CPTB	1.25 TON VERTICAL UNIT	523 CFM	2.8 GPM	20800.0 Btu/h	5.0 COP	15000.0 Btu/h	14.5 EER	208V/60/1	1.35 kW	8 A	15 A	MECHINCAL ROOMS ON FLOORS 2-5
WSHP-5	JOHNSON CONTROLS	JCV024AGC30CPTB	2 TON VERTICAL UNIT	803 CFM	4.5 GPM	35700.0 Btu/h	4.6 COP	25800.0 Btu/h	13.0 EER	208V/60/1	2.97 kW	18 A	30 A	MECHINCAL ROOM ON FLOOR 6

HEAT EXCHANGER SCHEDULE

MARK	MAKE	MODEL	DESCRIPTION	HEATING	CHILLER LOOP				WSHP LOOP				NOTES
				CAPACITY	GPM	EWT	LWT	ΔP	GPM	EWT	LWT	ΔP	
HX-1	ARMSTRONG	S63-150-84-1000	BRAZED PLATE	918000.0 Btu/h	168 GPM	65°F	77°F	9.21	230 GPM	74°F	66°F	6.67	30% PROPYLENE GLYCOLE ON CHILLER SIDE, WATER ON WSHP SIDE

AIR TERMINAL SCHEDULE

MARK	DESCRIPTION	DISPLAY SIZE	DUCT CONNECTION SIZE	NOTES
EG-1	EXHAUST GRILLE	12x6	12x6	UNIT KITCHEN
EG-2	EXHAUST GRILLE	6x6	6x6	UNIT RESTROOM
EG-3	EXHAUST GRILLE	24x24	6"	OFFICE
EV-1	WALL-MOUNTED EXHAUST VENT	4"	4"	LAUNDRY
EV-2	WALL-MOUNTED EXHAUST VENT	6"	6"	OFFICE/RECEPTION
FA-1	FRESH AIR VENT	6"	6"	OFFICE/RECEPTION
FD-1	SUPPLY DIFFUSER	24x24	12"	CORRIDOR
RG-1	RETRUN GRILLE	24x24	18"	CMTY. ROOM
RG-2	RETURN GRILLE	10x10	10"x10"	RECEPTION
RG-3	RETRUN GRILLE	14"x12"	14"x12"	CORRIDOR
RG-4	RETRUN GRILLE	10x10	10"x10"	6TH FLOOR CORRIDOR
SD-1	SUPPLY DIFFUSER	24x24	9"	CORRIDOR
SD-2	SUPPLY DIFFUSER	24x24	5"	FILE ROOM
SD-3	SUPPLY DIFFUSER	24x24	10x8	CMTY. ROOM
SD-4	SUPPLY DIFFUSER	24x24	7"	RECEPTION
SD-5	SUPPLY DIFFUSER	24x24	6"	RECEPTION
SD-6	SUPPLY DIFFUSER	24x24	8"	OFFICE
SR-1	SUPPLY REGISTER	8x4	-	MAINTENANCE



GROUND FLOOR MECHANICAL PLAN

NORTH

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

MECHANICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE N STATE, AND LOCAL CODES AT THE TIME OF BIDDING, INCLUDIN LIMITED TO THOSE NOTED ON THE COVER SHEET.
2. DRAWINGS ARE DIAGRAMMATIC. FIELD VERIFY ALL EXISTING CO COORDINATE LOCATIONS WITH OTHER TRADES.
3. SUBSTITUTIONS FOR BRAND OR MODEL OF EQUIPMENT/DEVICES ARE NOT PERMITTED IN THE BASE BID UNLESS OTHERWISE STATED OR APPROVED IN WRITING BY THE ARCHITECT/ENGINEER. SUBSTITUTIONS MAY BE SUBMITTED WITH WRITTEN EXPLANATION AS VOLUNTARY ALTERNATES. SEE SPECIFICATIONS.
4. SCHEDULED EQUIPMENT REFLECTS THE BASIS-OF-DESIGN FOR THIS PROJECT'S DESIGN INTENT. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM AND COORDINATE THE SPECIFIC PARAMETERS OF IDENTIFIED ITEMS WITH THE OTHER IDENTIFIED COMPONENTS WITHIN THE CONTRACT DOCUMENTS. IT IS THE DESIGN INTENT THAT THE EQUIPMENT SELECTED SHALL BE INSTALLED TO ESTABLISH FULLY OPERATIONAL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS.
5. ALL EQUIPMENT, PIPING, VENTING, ETC. SHALL BE IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PRINTED RECOMMENDATIONS/INSTRUCTIONS. NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT BETWEEN CODE REQUIREMENTS AND DRAWINGS AND/OR MANUFACTURER'S REQUIREMENTS.
6. THE FLOOR PLANS DO NOT SHOW ALL VALVES, FITTINGS, APPURTENANCES, ACCESS PANELS, ELEVATION CHANGES, AND VARIOUS OTHER ITEMS. THESE ITEMS SHALL BE PROVIDED WITHOUT ADDITIONAL COST FOR A COMPLETE AND OPERATING SYSTEM.
7. COORDINATE ROUTING OF PIPING, DUCTWORK, ETC. PRIOR TO STARTING INSTALLATION. MECHANICAL AND ELECTRICAL TRADES SHALL REVIEW AVAILABLE SPACE AND COORDINATE ALL SYSTEM ROUTING PRIOR TO INSTALLATION. FIELD VERIFY ALL FRAMING, CEILING HEIGHTS, ETC. BEFORE ORDERING OR FABRICATING SYSTEMS.
8. SEE SPECIFICATIONS FOR DUCT AND PIPING MATERIAL REQUIREMENTS.
9. SEAL ALL PENETRATIONS THRU INTERIOR AND/OR EXTERIOR WALLS AND THROUGH CEILINGS AND/OR ROOFS.

MECHANICAL LEGEND

- (T) THERMOSTAT - MOUNT @ 46" TO CENTER
- (S) ROOM REMOTE TEMPERATURE SENSOR - MOUNT @ 46" TO CENTER
- MANUAL BALANCING DAMPER
- FIRE DAMPER
- FIRE AND SMOKE DAMPER (SD INDICATES SMOKE DAMPER ONLY)
- CEILING RADIATION DAMPER
- AIRFLOW DIRECTION INDICATOR

HYDRONIC PIPING LEGEND

- MANUAL ISOLATING VALVE, BALL VALVE U.N.O.
- CHECK VALVE, SWING CHECK U.N.O.
- VALVE WITH ACTUATOR, 2 POSITION BALL VALVE W/ 24V ACTUATOR U.N.O.
- THREE-WAY VALVE, THERMOSTATIC MIXING VALVE U.N.O.
- THREE-WAY VALVE WITH ACTUATOR, MODULATING MIXING VALVE U.N.O.
- RELIEF VALVE, TEMPERATURE AND PRESSURE SIZED TO HEAT SOURCE
- PIPE BREAK, PIPE CONTINUES AS INDICATED OR EXISTING PIPE
- PUMP, SEE PUMP SCHEDULE AND/OR SPECIFICATIONS
- POINT OF CONNECTION BETWEEN NEW AND EXISTING SYSTEMS
- PIPE FLOW INDICATOR
- METAL FLEXIBLE JOINT
- PRESSURE GUAGE
- ELECTRIC WATER VALVE
- AIR VENT
- WATER STRAINER
- DRAIN VALVE
- (XX) FLOW SWITCH, EXPANSION TANK, STORAGE TANK, GLYCOLE FEEDER, AIR SEPARATOR
- (T) TEMPERATURE SENSOR
- ISOLATING VALVE - NORMAL CLOSED
- (ΔP) PRESSURE DIFFERENTIAL CONTROLLER
- SAFETY VALVE
- THERMOMETER
- BALANCING VALVE

MECHANICAL WORK SCOPE

- REPLACE EXISTING FAILED EVAPORATIVE COOLER AT ROOF WITH NEW AIR SOURCE CHILLER/HEAT PUMP, INCLUDING HEAT EXCHANGER AND GLYCOL LOOP.
- DEMOLISH EXISTING STEAM RADIATORS IN 6TH FLOOR COMMON AREAS AND CAP STEAM/CONDENSATE LINES BELOW FLOOR
- INSTALL NEW WATER SOURCE HEAT PUMP IN 6TH FLOOR COMMON AREA AS SHOWN
- EXISTING HYDRONIC BASEBOARD SYSTEM AND BOILERS TO REMAIN
- SERVICE EXISTING HYDRONIC BOILERS, REPORT ANY ISSUES WITH OPERATION TO OWNER, ARCHITECT, AND ENGINEER. PERFORM MINOR REPAIRS AS NECESSARY
- REPLACE FAILED HYDRONIC PUMP WITH NEW VARIABLE SPEED CONSTANT PRESSURE PUMP
- INSTALL NEW WATER SOURCE HEAT PUMPS AND HYDRONIC RISERS FOR CORRIDOR VENTILATION WITH SUPPLY DUCT ROUTED ABOVE NEW GRID CEILING

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929 Lincolnway East, Suite 200 | South Bend

STATE OF MICHIGAN
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No. 6201313440
LICENSED PROFESSIONAL ENGINEER

PETERBORO PLACE APARTMENTS RENOVATIONS

8 PETERBORO ST.
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CHILLER/HEAT PUMP SCHEDULE

MARK	MAKE	MODEL	DESCRIPTION	FLUID FLOW	FLUID ENTERING TEMPERATURE	FLUID LEAVING TEMPERATURE	COOLING		ELECTRICAL				NOTES
							CAPACITY	EFFICIENCY	VOLTAGE	POWER	MCA	MOCP	
CH-1	YORK	YMAE0070	79 TON CHILLER	168 GPM	76.92°F	65.00°F	948600.0 Btu/h	11.97 EER	460 V	79.26 kW	140 A		30% PROPYLENE GLYCOL

PUMP SCHEDULE

MARK	MAKE	MODEL	DESCRIPTION	FLUID TYPE	FLUID FLOW		ELECTRICAL		
					GPM	HEAD	VOLTAGE	POWE	
P-1	ARMSTRONG	SERIES 4380 1.5x1.5x5	5 HP BOILER PUMP	WATER	160 GPM	50 FT	460V - 3Φ		FOR BOILER LOOP REPLACE EXISTING
P-2	ARMSTRONG	4300 2505-005.0	5 HP CHILLER PUMP	30% PROPYLENE GLYCOL	168 GPM	56 FT	460V - 3Φ		NEW PUMP

DUCT ACCESSORY SCHEDULE

MARK	MAKE	MODEL	DESCRIPTION	SIZE	NOTES
SFD-1	GREENHECK	GFSD-211	GRILLE COMBINATION SMOKE FIRE DAMPER	<varies>	
SFD-2	GREENHECK	FSD-211	COMBINATION SMOKE FIRE DAMPER	10"x8"	
SFD-3	GREENHECK	FSD-211	COMBINATION SMOKE FIRE DAMPER		
SFD-4	GREENHECK	FSD-211	COMBINATION SMOKE FIRE DAMPER		

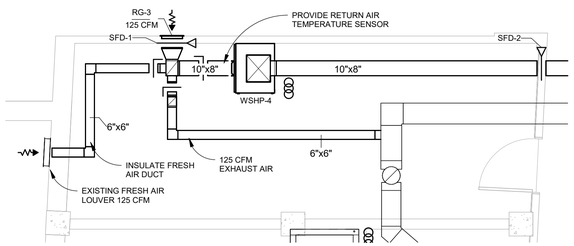
COMBINATION FIRE AND SMOKE DAMPERS:
DYNAMIC DAMPER, 1-1/2 HOUR RATING PER UL 555 AND LEAKAGE CLASS 1 PER UL555S, 165°F
FUSIBLE LINK, DIFFERENTIAL PRESSURE RATING OF 4 IN. WG., MINIMUM VELOCITY RATING OF 2000 FPM, ELECTRIC ACTUATOR 120 VAC, 2-POSITION, FAIL CLOSED, MOMENTARY TEST SWITCH, SMOKE DETECTOR, RETAINING ANGLES, BREAKAWAY CONNECTIONS, RESETTABLE LINK WITH OPEN CLOSE INDICATOR, SLEEVE AND FRAME, ACCESS DOOR.

STORAGE TANK SCHEDULE

MARK	MAKE	MODEL	DESCRIPTION	VOLUME	NOTES
ST-1	NILES STEEL TANK	CBT-42-090	CHILLER BUFFER TANK	500 GAL	

EXHAUST FAN SCHEDULE

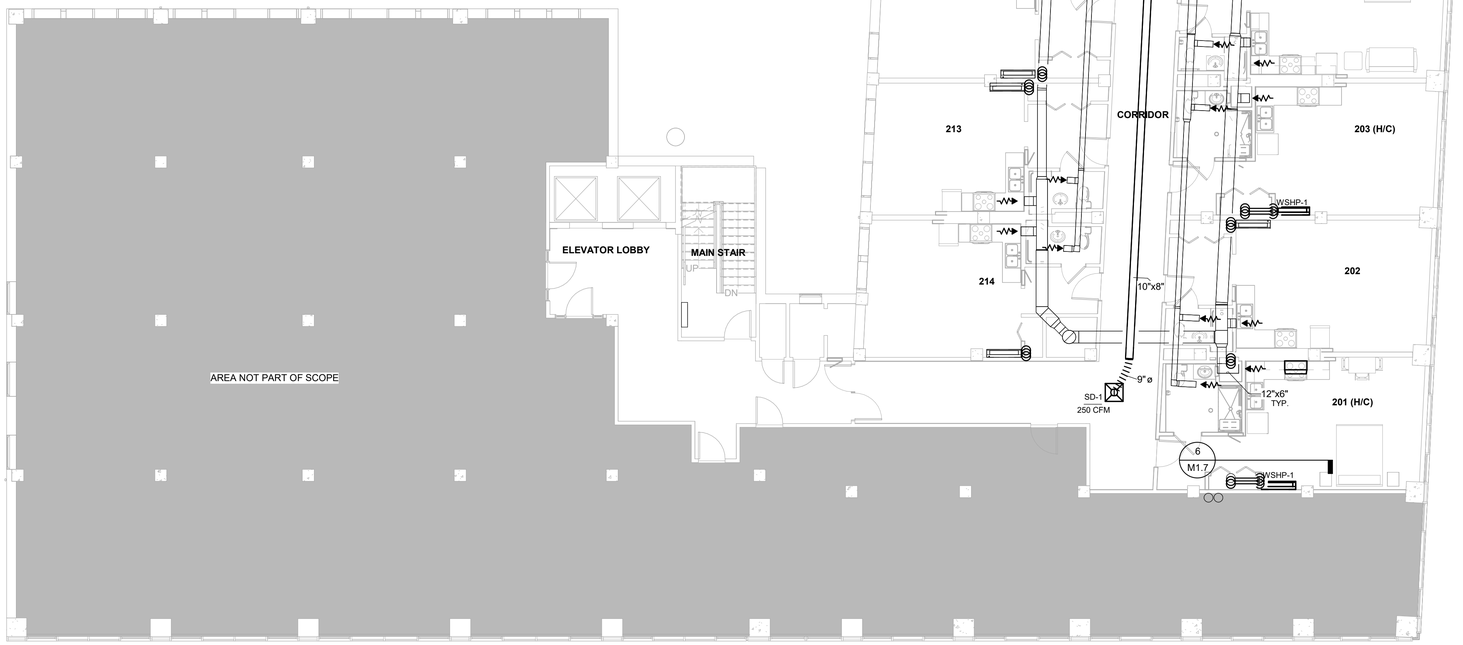
MARK	MAKE	MODEL	DESCRIPTION	AIRFLOW	ELECTRICAL		NOTES
					VOLTAGE	POWER	
EF-1			BATHFAN	50 CFM			
EF-2			IN-LINE FAN	100 CFM			
EF-3			IN-LINE FAN	100 CFM			
EF-4			IN-LINE FAN	100 CFM			



MECHANICAL ROOM FLOOR PLAN (TYP)

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

1 M1.2 FLOORS 2-4



SECOND FLOOR MECHANICAL PLAN

NORTH

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

MECHANICAL WORK SCOPE

- REPLACE EXISTING FAILED EVAPORATIVE COOLER AT ROOF WITH NEW AIR SOURCE CHILLER/HEAT PUMP, INCLUDING HEAT EXCHANGER AND GLYCOL LOOP.
- DEMOLISH EXISTING STEAM RADIATORS IN 6TH FLOOR COMMON AREAS AND CAP STEAM/CONDENSATE LINES BELOW FLOOR
- INSTALL NEW WATER SOURCE HEAT PUMP IN 6TH FLOOR COMMON AREA AS SHOWN
- EXISTING HYDRONIC BASEBOARD SYSTEM AND BOILERS TO REMAIN
- SERVICE EXISTING HYDRONIC BOILERS, REPORT ANY ISSUES WITH OPERATION TO OWNER, ARCHITECT, AND ENGINEER. PERFORM MINOR REPAIRS AS NECESSARY
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MECHANICAL WORK SC

- REPLACE EXISTING FAILED EVAPORATIVE COOLER AT ROOF WITH SOURCE CHILLER/HEAT PUMP, INCLUDING HEAT EXCHANGER AND
- DEMOLISH EXISTING STEAM RADIATORS IN 6TH FLOOR COMMON AREAS AND CAP STEAM/CONDENSATE LINES BELOW FLOOR
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NORTH

THIRD & FOURTH FLOOR MECHANICAL PLAN

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

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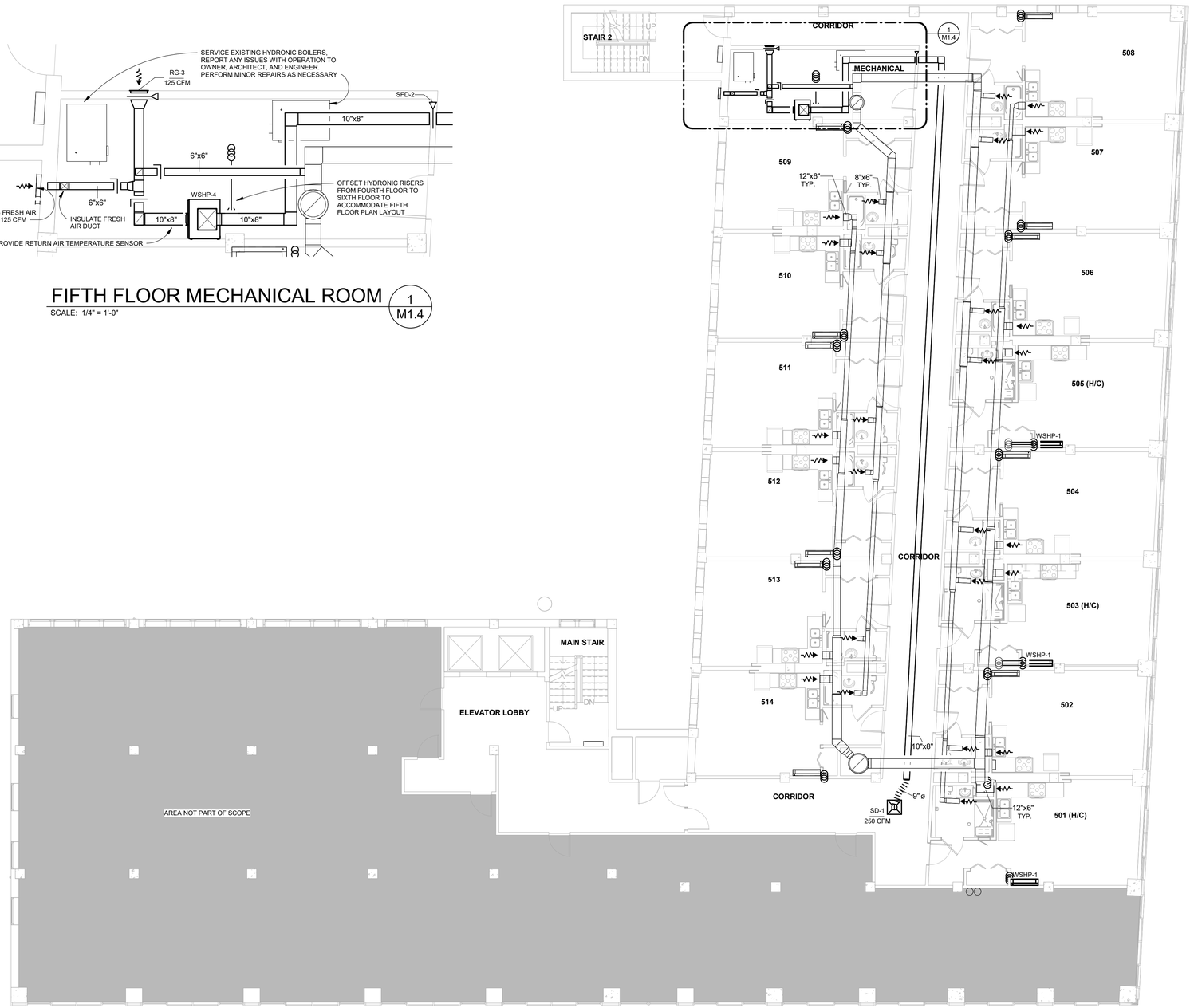
FIFTH FLOOR MECHANICAL ROOM

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

1 / M1.4



FIFTH FLOOR MECHANICAL PLAN

NORTH

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

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MECHANICAL WORK

- REPLACE EXISTING FAILED EVAPORATIVE COOLER AT ROO SOURCE CHILLER/HEAT PUMP, INCLUDING HEAT EXCHANGER AND GLYCOL LOOP
- DEMOLISH EXISTING STEAM RADIATORS IN 6TH FLOOR COMMON AREAS AND CAP STEAM/CONDENSATE LINES BELOW FLOOR
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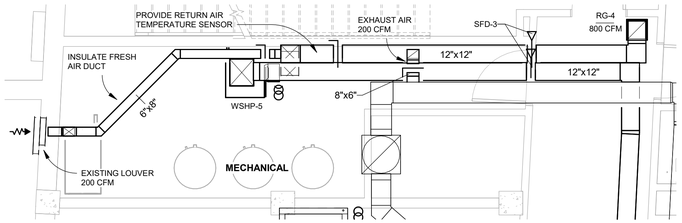
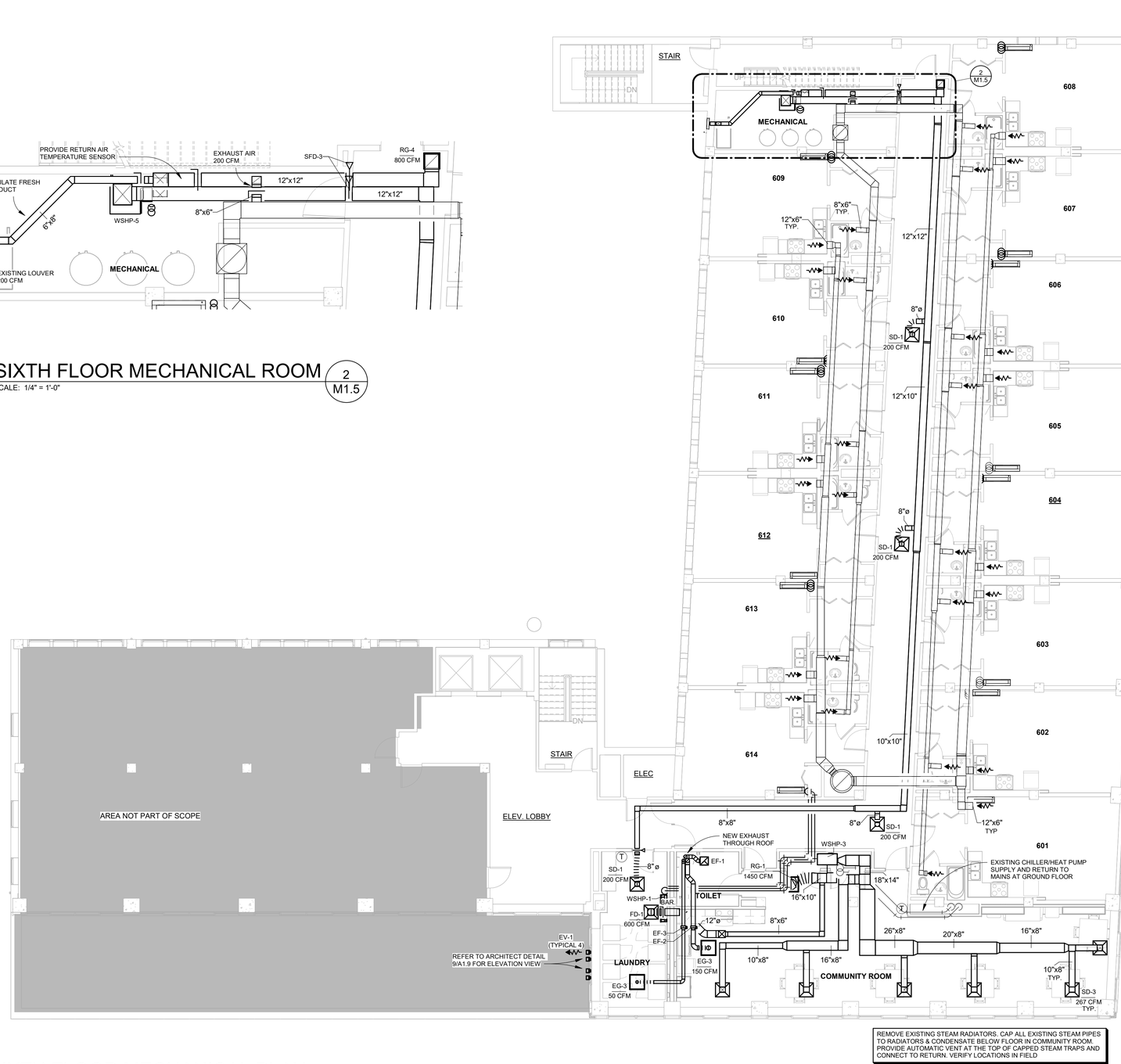


SIXTH FLOOR MECHANICAL ROOM (2 / M1.5)

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



REMOVE EXISTING STEAM RADIATORS. CAP ALL EXISTING STEAM PIPES TO RADIATORS & CONDENSATE BELOW FLOOR IN COMMUNITY ROOM. PROVIDE AUTOMATIC VENT AT THE TOP OF CAPPED STEAM TRAPS AND CONNECT TO RETURN. VERIFY LOCATIONS IN FIELD

SIXTH FLOOR MECHANICAL PLAN

NORTH

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

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MECHANICAL WORK

- REPLACE EXISTING FAILED EVAPORATIVE COOLER AT RC SOURCE CHILLER/HEAT PUMP, INCLUDING HEAT EXCHAN
- DEMOLISH EXISTING STEAM RADIATORS IN 6TH FLOOR CO STEAM/CONDENSATE LINES BELOW FLOOR
- INSTALL NEW WATER SOURCE HEAT PUMP IN 6TH FLOOR COMMON AREA AS SHOWN
- EXISTING HYDRONIC BASEBOARD SYSTEM AND BOILERS TO REMAIN
- SERVICE EXISTING HYDRONIC BOILERS. REPORT ANY ISSUES WITH OPERATION TO OWNER, ARCHITECT, AND ENGINEER. PERFORM MINOR REPAIRS AS NECESSARY
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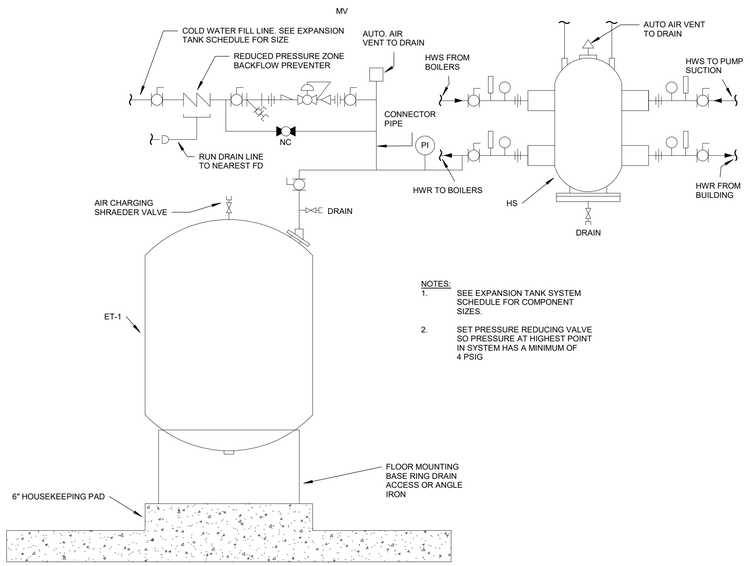
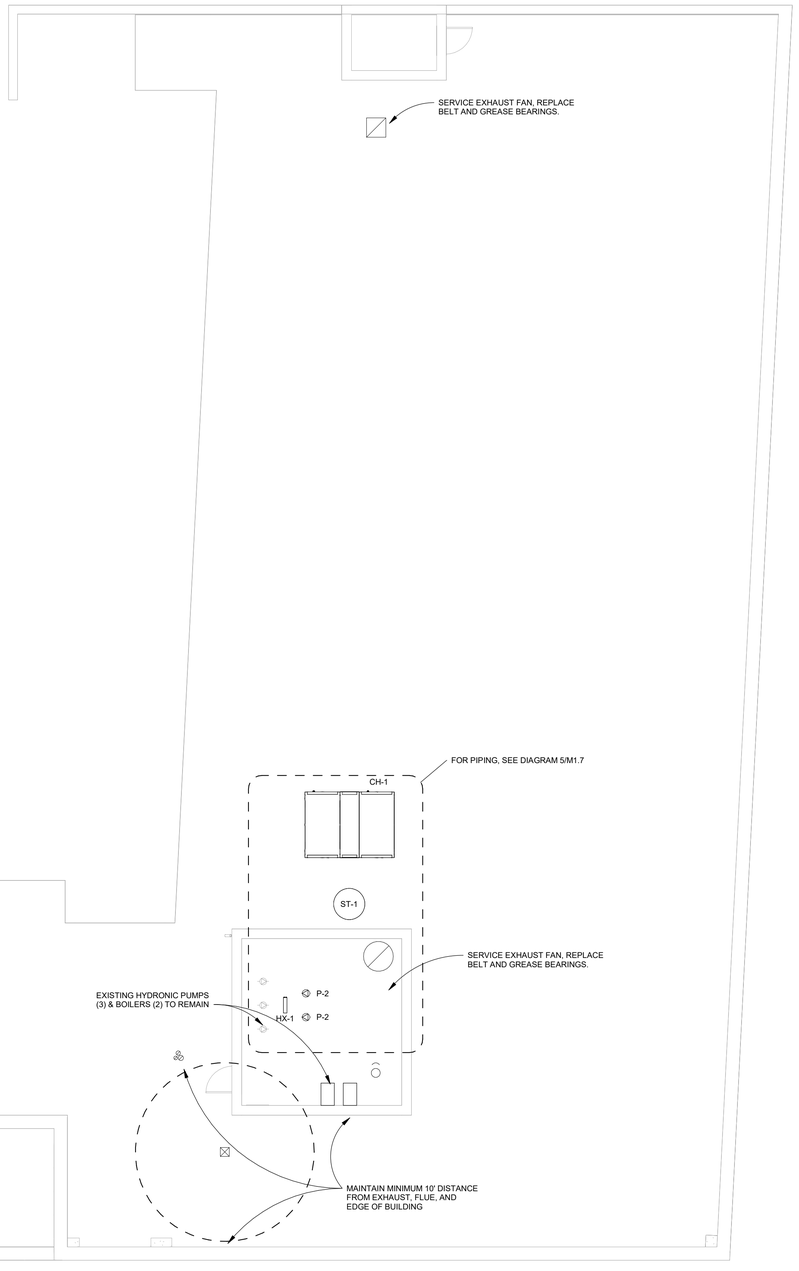


NOTES:
1. SEE EXPANSION TANK SYSTEM SCHEDULE FOR COMPONENT SIZES.
2. SET PRESSURE REDUCING VALVE SO PRESSURE AT HIGHEST POINT IN SYSTEM HAS A MINIMUM OF 4 PSIG

EXPANSION TANK PIPING DETAIL

1 / M1.6

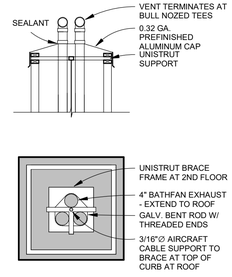
SCALE: N.T.S.



ROOF MECHNICAL PLAN

NORTH

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



Roof Exhaust Detail

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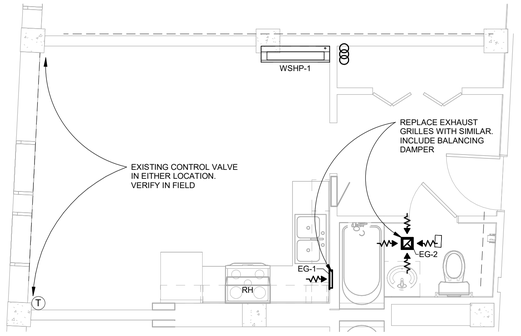
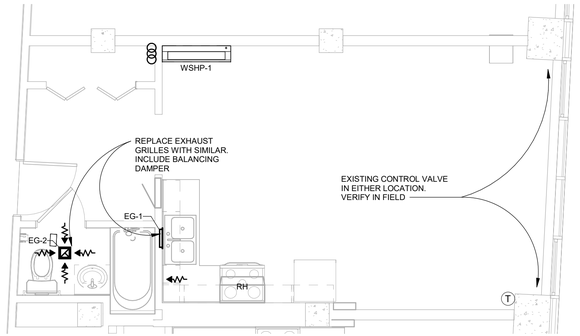


MECHANICAL UNIT PLAN - SMALL

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

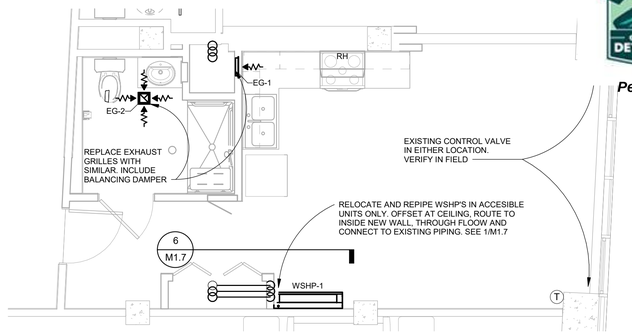
1 / M1.7



MECHANICAL UNIT PLAN - LARGE

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

2 / M1.7



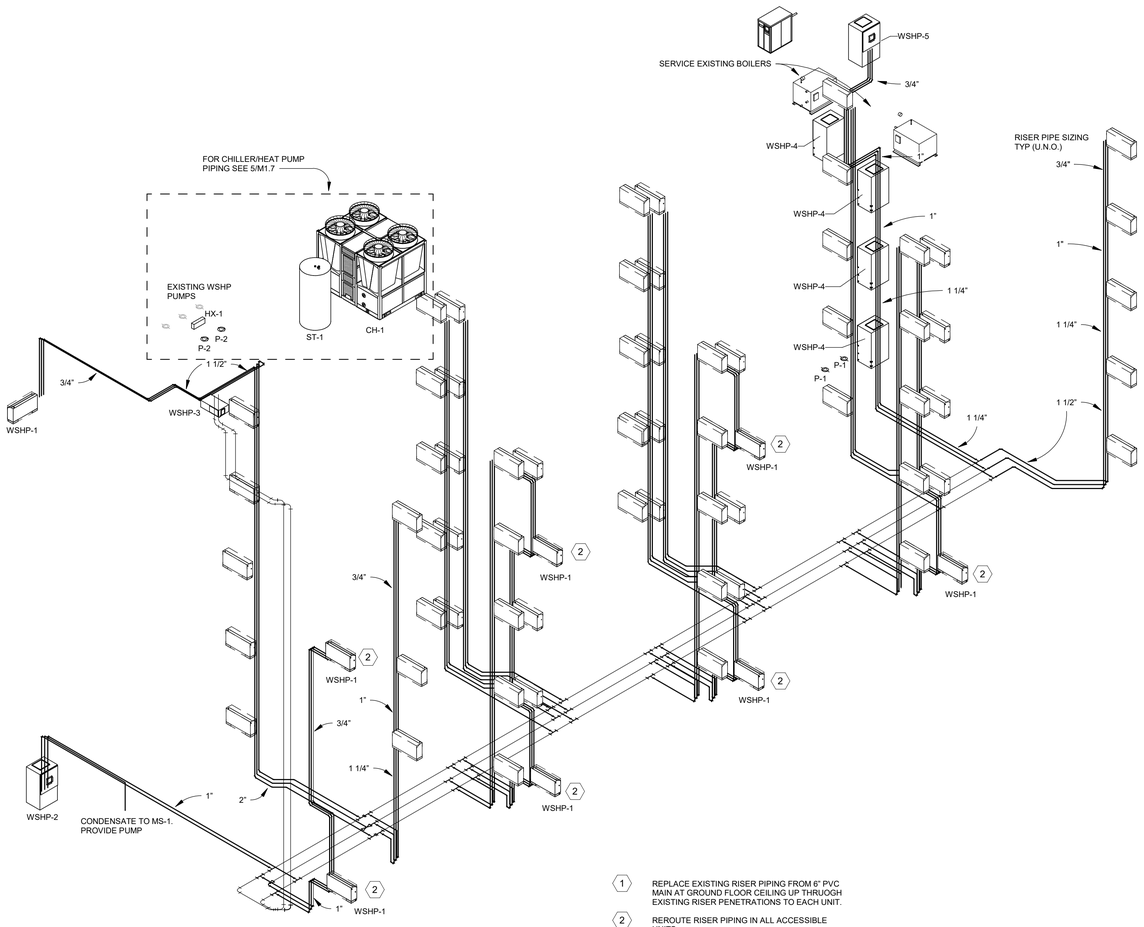
MECHANICAL UNIT PLAN - ACCESSIBLE

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

3 / M1.7

MECHANICAL UNIT WORK SCOPE

- REPLACE EXISTING RISER PIPING FROM 6" PVC MAIN AT GROUND FLOOR CEILING UP THROUGH EXISTING RISER PENETRATIONS TO EACH UNIT
- SERVICE EXISTING CONSOLE WATER SOURCE HEAT PUMP UNITS. REPORT ANY ISSUES WITH UNIT OPERATION TO OWNER, ARCHITECT, AND ENGINEER
- PERFORM MINOR REPAIRS AS NECESSARY
- WHERE SIGNIFICANT COMPONENTS HAVE FAILED, REPLACE THE CONSOLE HEAT PUMP WITH NEW AS SCHEDULED
- EXISTING BASEBOARD HEATING TO REMAIN, INSPECT ZONE VALVE OPERATION AND REPLACE WITH NEW CAPILLARY TUBE THERMOSTAT AND ZONE VALVE WHERE FAILED.
- REPLACE EXHAUST GRILLES WITH SIMILAR GRILLE INCLUDING INTEGRAL BALANCING DAMPER, BALANCE AIR FLOW AS INDICATED.
- RELOCATE CONSOLE WATER SOURCE HEAT PUMPS AND REROUTE PIPING IN ALL ACCESSIBLE UNITS

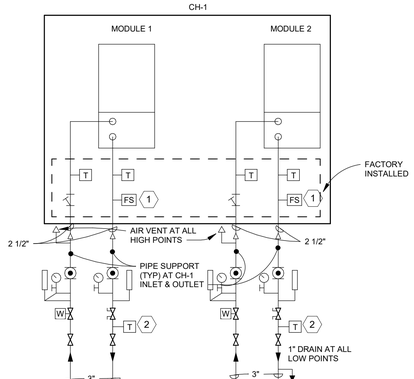


HYDRONIC RISER DIAGRAM

SCALE: N.T.S.

4 / M1.7

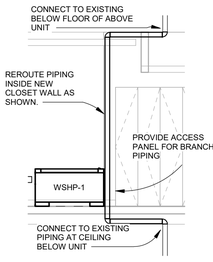
1. REPLACE EXISTING RISER PIPING FROM 6" PVC MAIN AT GROUND FLOOR CEILING UP THRUOGH EXISTING RISER PENETRATIONS TO EACH UNIT.
2. REROUTE RISER PIPING IN ALL ACCESSIBLE UNITS.



TWO MODULE CHILLER-HEAT PUMP DIAGRAM

SCALE: N.T.S.

5 / M1.7



WSHP FOR ACCESSIBLE UNITS PIPING ELEVATION (TYP)

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

6 / M1.7

1. LOW FLOW-TYPE FLOW SWITCH
2. LOW TEMPERATURE ALARM SET TO 40°F

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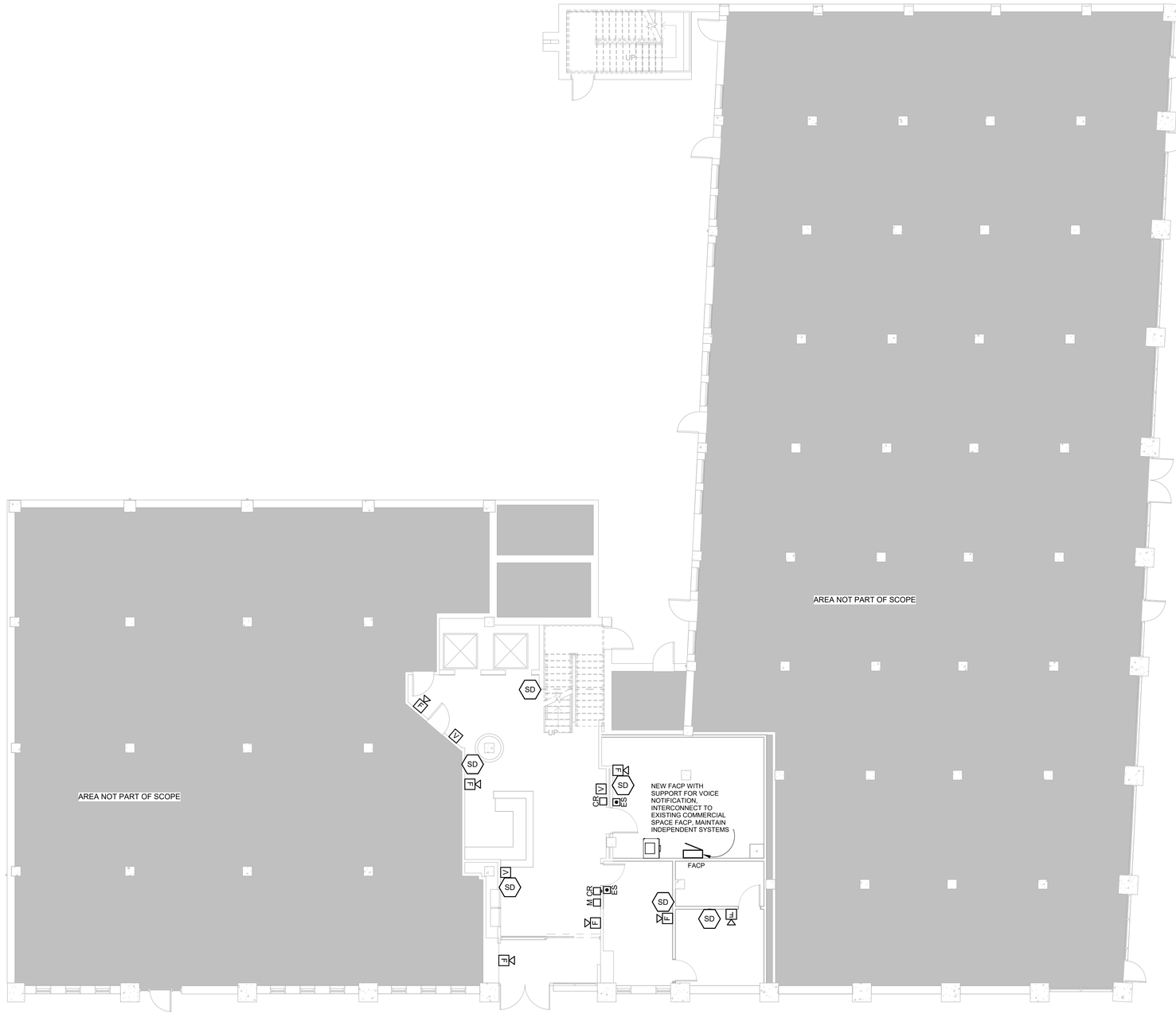

NORTH

GROUND FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE
- SPLIT DUPLEX RECEPTACLE, HALF SWITCHED
- DOUBLE DUPLEX RECEPTACLE
- 208/240V 3 WIRE SIMPLEX RECEPTACLE
- SPECIAL RECEPTACLE, SEE SPECIFIC NOTE FOR REQUIREMENTS
- LIGHT SWITCH
- TELEPHONE JACK
- SD — SMOKE DETECTOR, CARBON MONOXIDE COMBINED.
- DOOR BELL
- ELECTRICAL PANEL
- MOTOR OR HVAC LOAD, SEE MECHANICAL SHEETS FOR ELECTRICAL REQUIREMENTS OR APPLIANCE SPECIFICATIONS
- SECURITY CAMERA, SEE SPECIFICATIONS FOR REQUIREMENTS, ROUTE CABLE BACK TO DVR OR SWITCH LOCATION
- F — FIRE ALARM HORN/STROBE DEVICE, CONNECT TO FACP
- V — FIRE ALARM VISUAL DEVICE, CONNECT TO FACP
- M — FIRE ALARM MANUAL PULL STATION, CONNECT TO FACP
- FS — FIRE ALARM FLOW SWITCH, CONNECT TO FACP, COORDINATE WITH FIRE PROTECTION CONTRACTOR
- CO — CARBON MONOXIDE AND SMOKE DETECTOR COMBINED DEVICE
- ELECTRICAL CIRCUIT, SHORT TICKS INDICATE PHASE CONDUCTORS, LONG NEUTRAL, AND DOTTED GROUND
- CH — DOORBELL CHIME
- TR — DOORBELL TRANSMITTER
- ES — ELECTRIC STRIKE
- CR — CARD READER - MOUNT AT 48" TO TOP

SYMBOL TAG NOTES:

G	GROUNT FAULT CIRCUIT INTERUPTER (GFCI) PROTECTED
WP	WEATHER PROOF ENCLOSURE WITH GFCI PROTECTION AND IN-USE COVER
+XX	MOUNT AT XX" ABOVE FINISH FLOOR TO CENTERLINE OF DEVICE
AC	MOUNT ABOVE COUNTER TOP, SEE WALL ELEVATIONS
UC	MOUNT BELOW COUNTER TOP IN BASE CABINET
ST	SMOKE DETECTOR STROBE LIGHT INTERCONNECT WITH DETECTOR
DS	PLUG-IN SENSORY IMPAIRED UNIT SGNALER BASE, PLUG INTO EXISTING OUTLET & CONNECT TO PHONE OUTLET
DSS	S/I UNIT STROBE LIGHT RECEIVER - PLUG INTO ADJACENT OUTLET

ELECTRIC POWER GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CODES.
2. SEAL ELECTRICAL INSTALLATIONS IN UNIT SEPARATION WALLS TO PRESERVE ACOUSTIC INTEGRITY AND FIRE RATING. UTILIZE METAL BOXES OR THOSE APPROVED FOR USE IN FIRE RATED CONSTRUCTION. SEPARATE PENETRATIONS 24" HORIZONTALLY, MINIMUM FROM DEVICES IN UNITS ON THE OPPOSITE SIDE OF THE WALL.
3. REFER TO INTERIOR ELEVATIONS FOR EXACT LOCATIONS OF KITCHEN APPLIANCES.
4. ELECTRICAL FIXTURES EQUIVALENT TO THOSE SPECIFIED MAY BE UTILIZED PROVIDED THEY ARE APPROVED AS EQUAL BY ARCHITECT.
5. PROVIDE 120V POWER AND WIRING TO EACH CAMERA LOCATION.

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ELECTRICAL WORK SC

COMMON AREAS:

- REPLACE ALL COMMON AREA LIGHTING AND CONTROLS.
- REPLACE FIRE ALARM SYSTEM, INCLUDING FACP, NOTIFICATIC…… - ……, MANUAL AND AUTOMATIC -INITIATING DEVICES AS NOTED.
- CCTV CAMERAS IN CORRIDORS, ELEVATOR LOBBIES, AND STAIRS.

UNITS:

- REPLACE ELECTRICAL DEVICES, INCLUDING SWITCHES, RECEPTACLES, PHONE JACKS, AND CABLE JACKS, IN APARTMENT UNITS.
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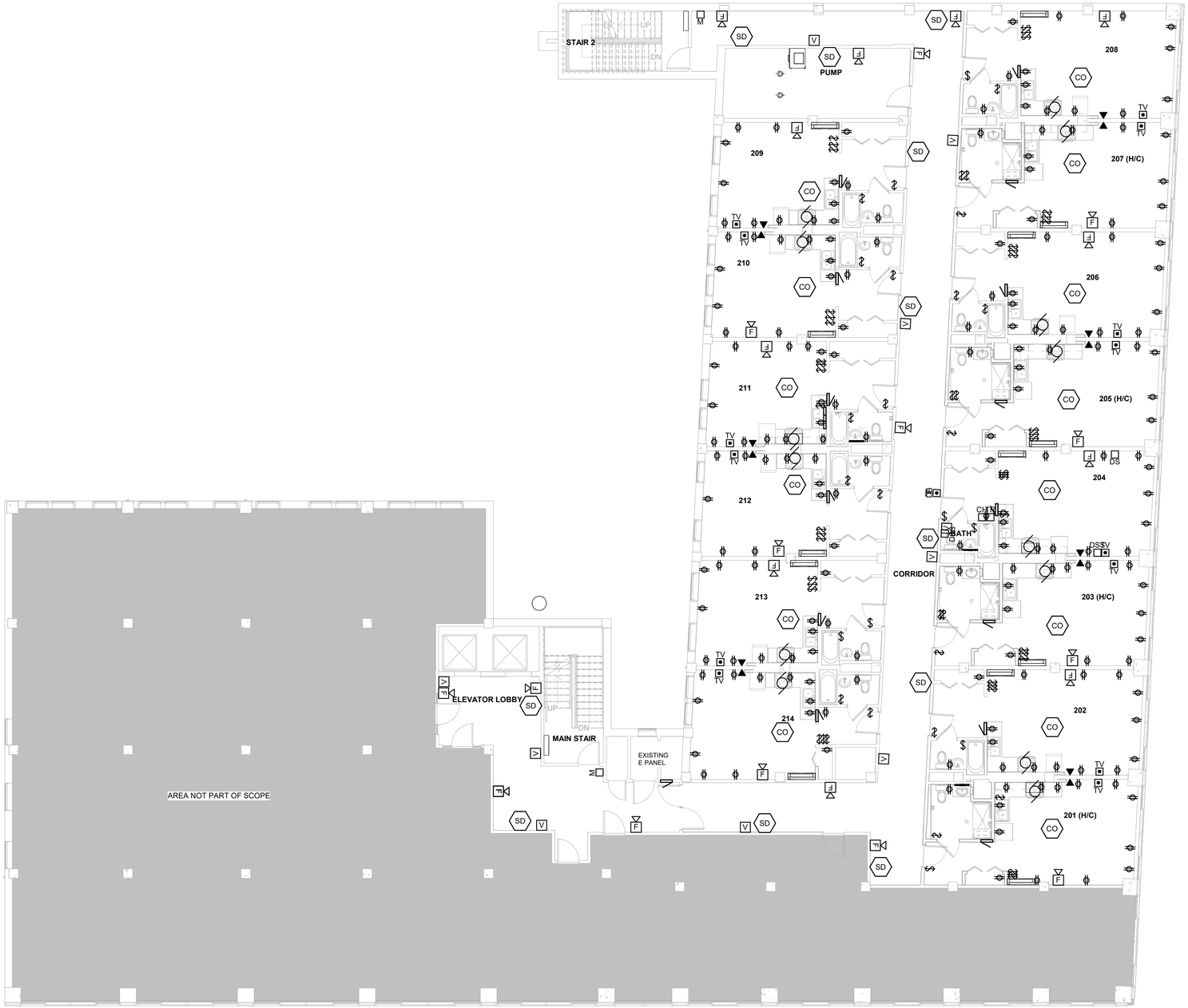

NORTH

SECOND FLOOR ELECTRICAL PLAN

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

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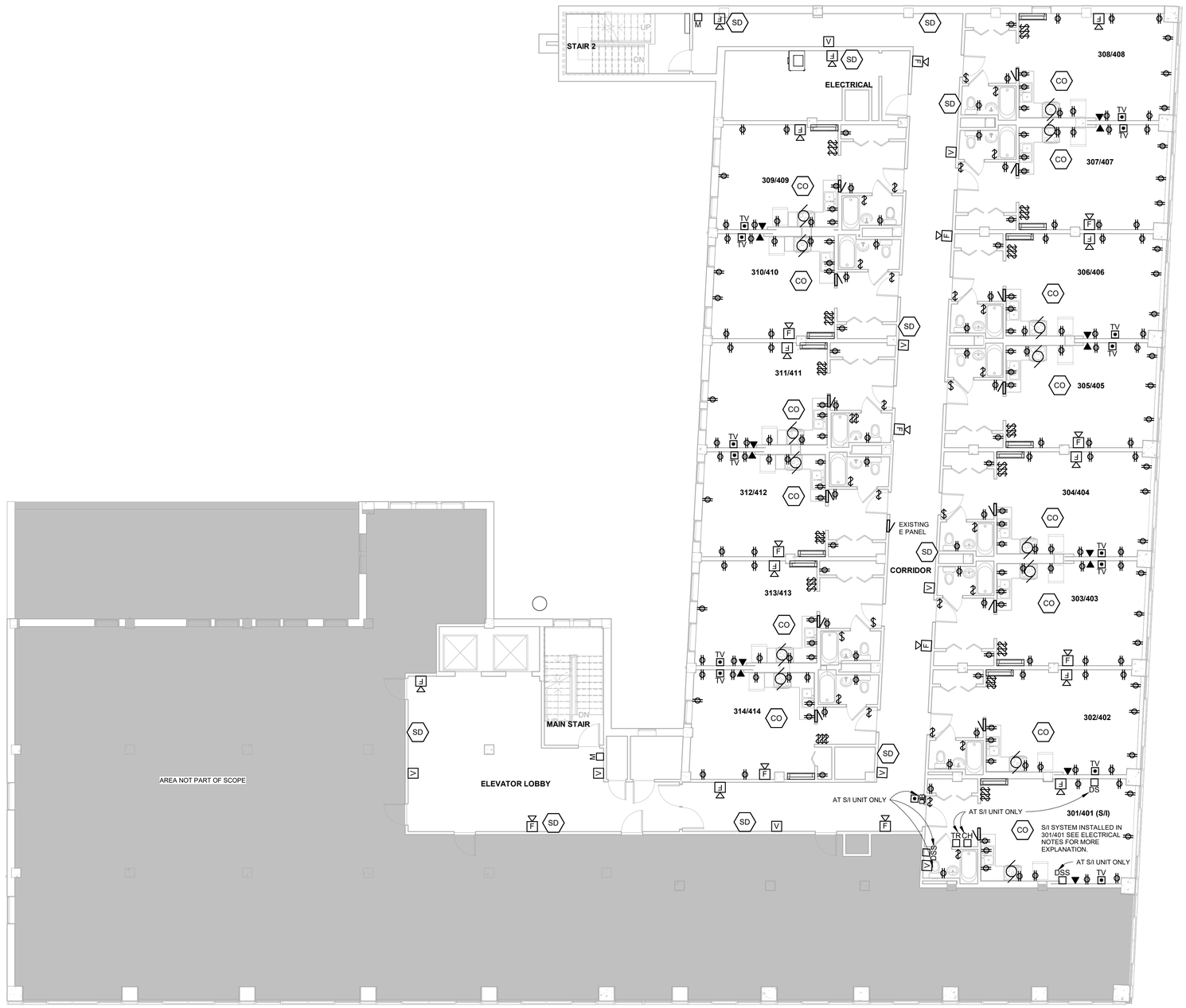

NORTH

THIRD AND FOURTH FLOOR ELECTRICAL PLAN

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

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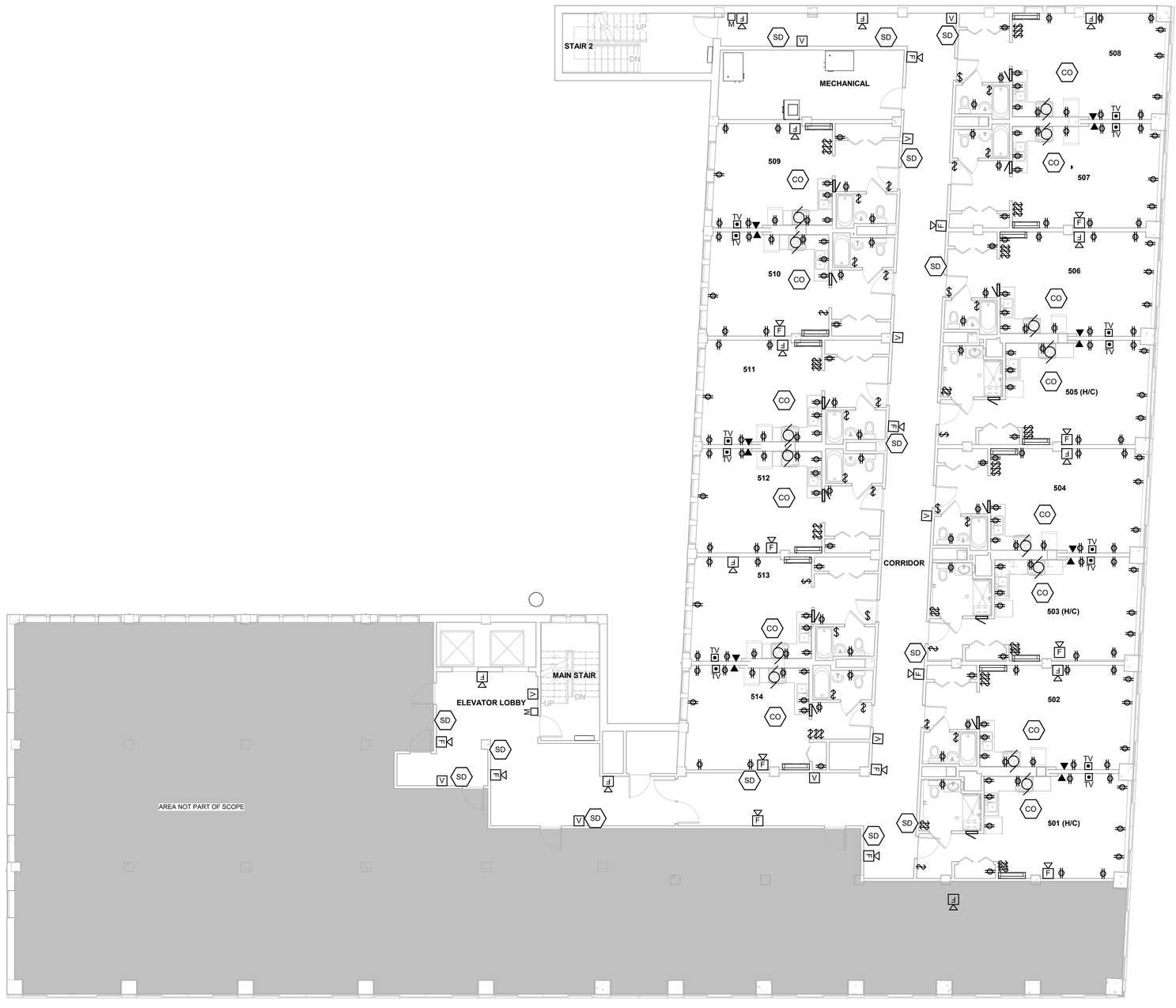

NORTH

FIFTH FLOOR ELECTRICAL PLAN

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

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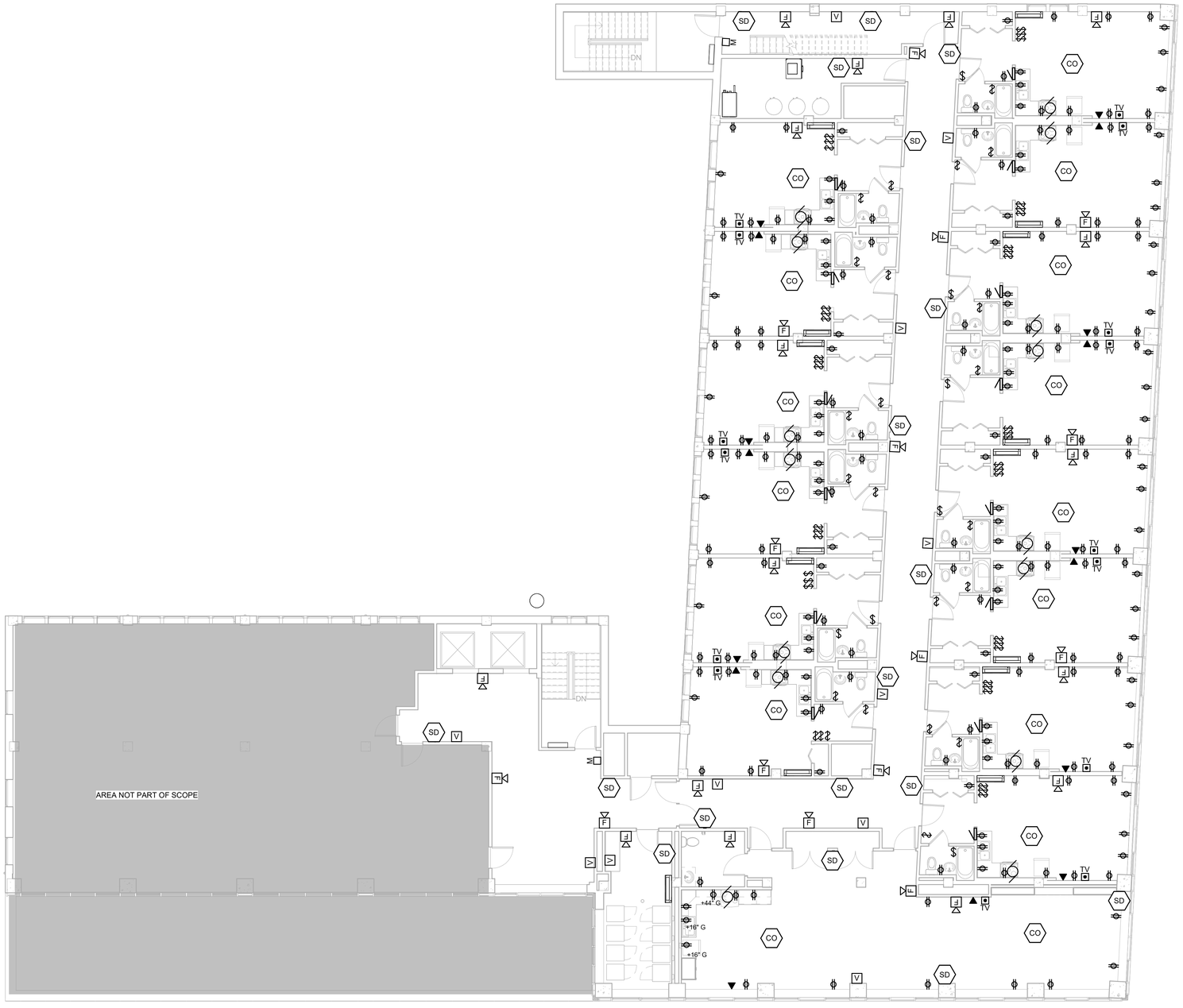
AT ROOF, PROVIDE NEW CIRCUIT FOR CHILLER, INCLUDE NEW 150 KVA 208-480V TRANSFORMER IN PENTHOUSE



SIXTH FLOOR ELECTRICAL PLAN

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

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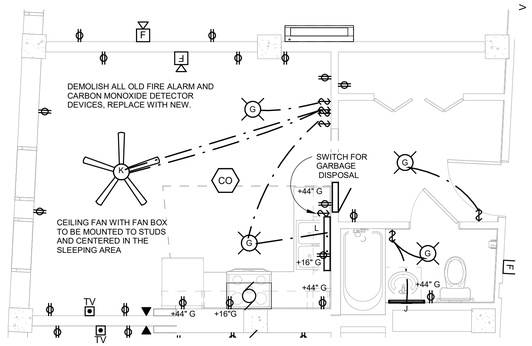

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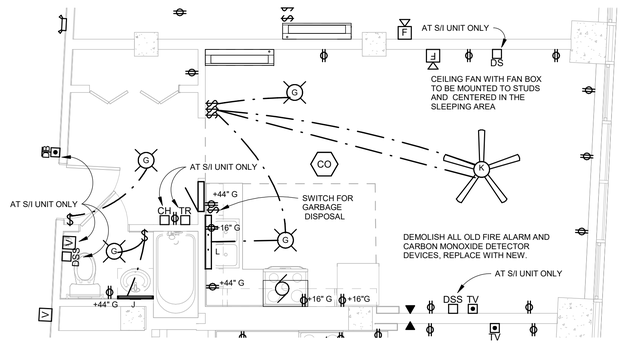
SMALL UNIT ELECTRICAL PLAN

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



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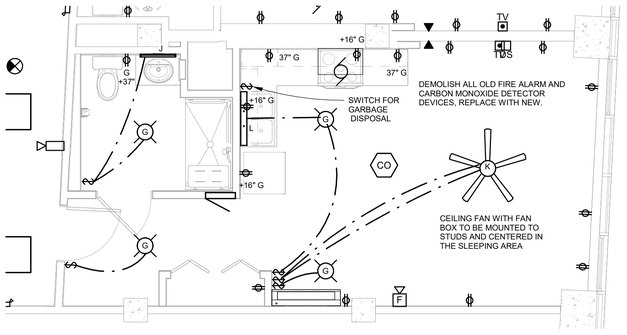
LARGE UNIT ELECTRICAL PLAN

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



NORTH

ACCESSIBLE UNIT ELECTRICAL PLAN

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

ELECTRICAL WORK SCOPE

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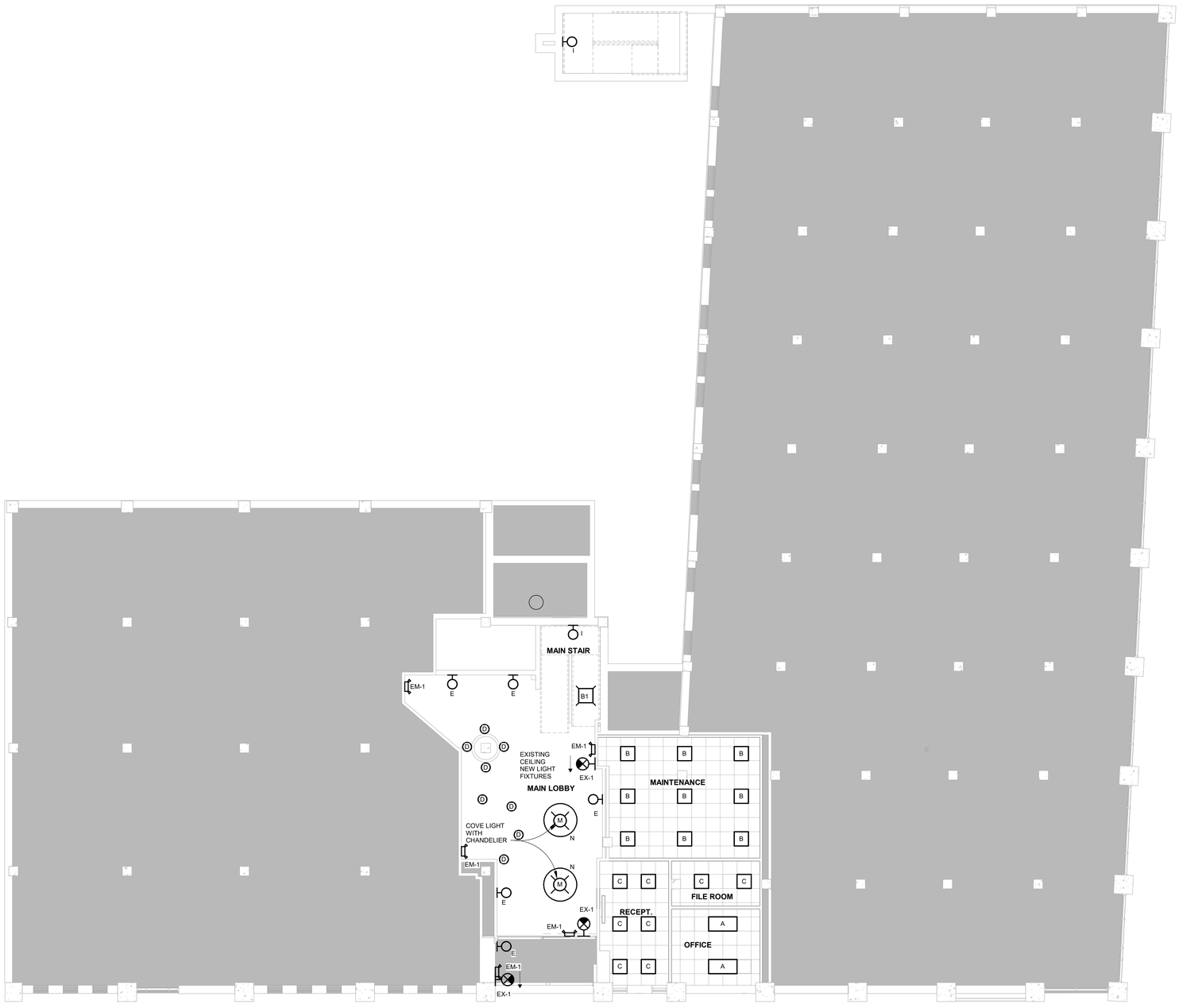

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GROUND FLOOR LIGHTING PLAN

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

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SECOND FLOOR LIGHTING PLAN

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

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Permit Number: BLD2024-01491

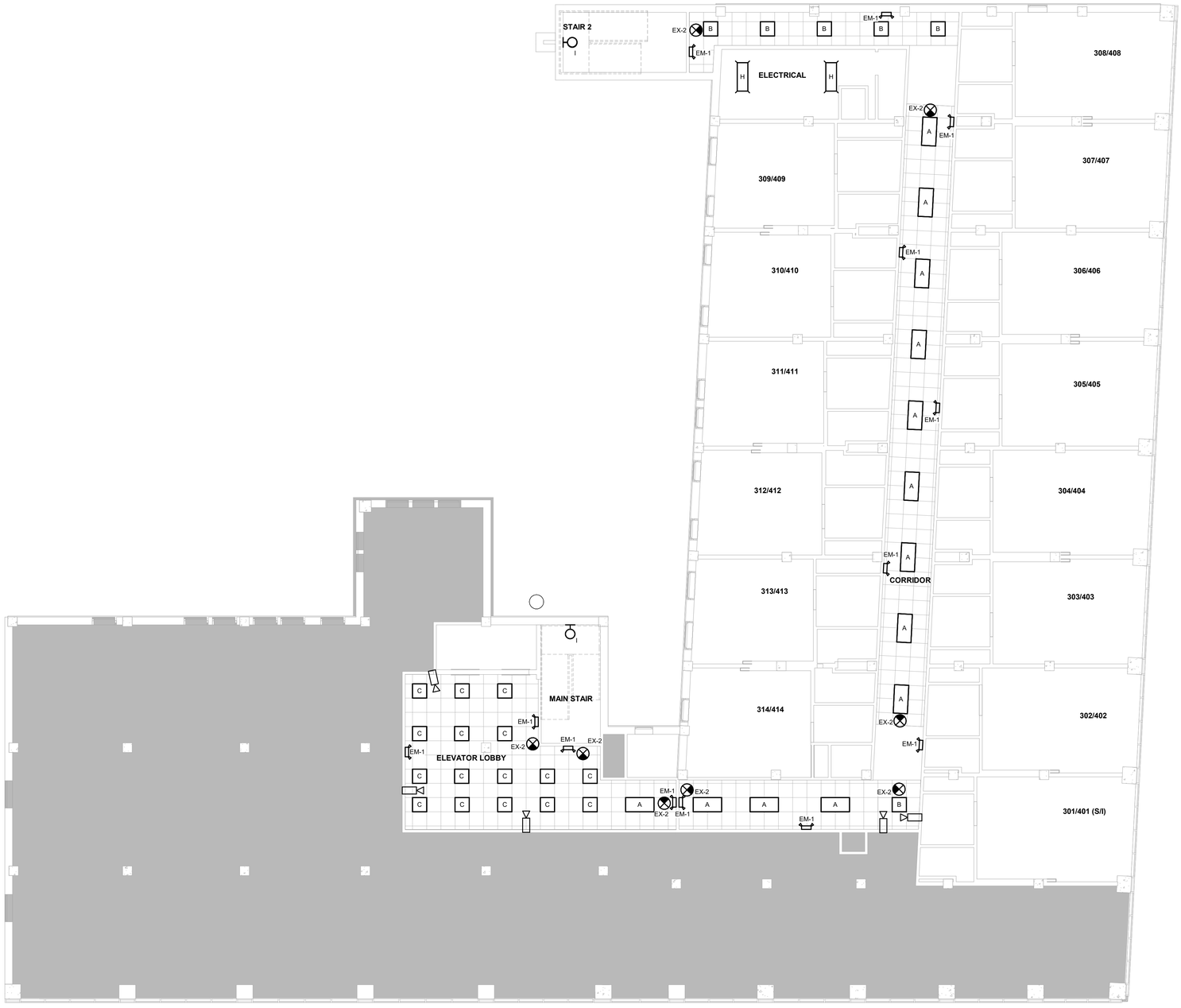
ELECTRICAL WORK SCC

COMMON AREAS:

- REPLACE ALL COMMON AREA LIGHTING AND CONTROLS.
- REPLACE FIRE ALARM SYSTEM, INCLUDING FACP, NOTIFICATION APPLIANCES, MANUAL AND AUTOMATIC -INITIATING DEVICES AS NOTED.
- CCTV CAMERAS IN CORRIDORS, ELEVATOR LOBBIES, AND STAIRS.

UNITS:

- REPLACE ELECTRICAL DEVICES, INCLUDING SWITCHES, RECEPTACLES, PHONE JACKS, AND CABLE JACKS, IN APARTMENT UNITS.
- REPLACE LIGHTING IN UNITS.
- REPLACE FIRE ALARM IN UNITS.
- INSTALL DOOR BELL WITH NOTIFICATION DEVICES, SMOKE DETECTOR STROBE NOTIFICATION, AND BATHROOM FIRE ALARM STROBE AT DESIGNATED SENSORY IMPARED UNITS, SEE ARCHITECTURAL PLANS FOR DESIGNATION



NORTH

THIRD AND FOURTH FLOOR LIGHTING PLAN

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

ALLIANCE ARCHITECTS
929 Lincolnway East, Suite 200 | South Bend, IN 46601

STATE OF MICHIGAN
BRADLEY A WHITE
No. 6201313440
LICENSED PROFESSIONAL ENGINEER

PETERBORO PLACE APARTMENTS RENOVATIONS

8 PETERBORO ST.
DETROIT, MICHIGAN 48201

DATE:
MSHDA Review
6/11/24
City Review
7/22/24

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NORTH

FIFTH FLOOR LIGHTING PLAN

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

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ELECTRICAL WORK SC

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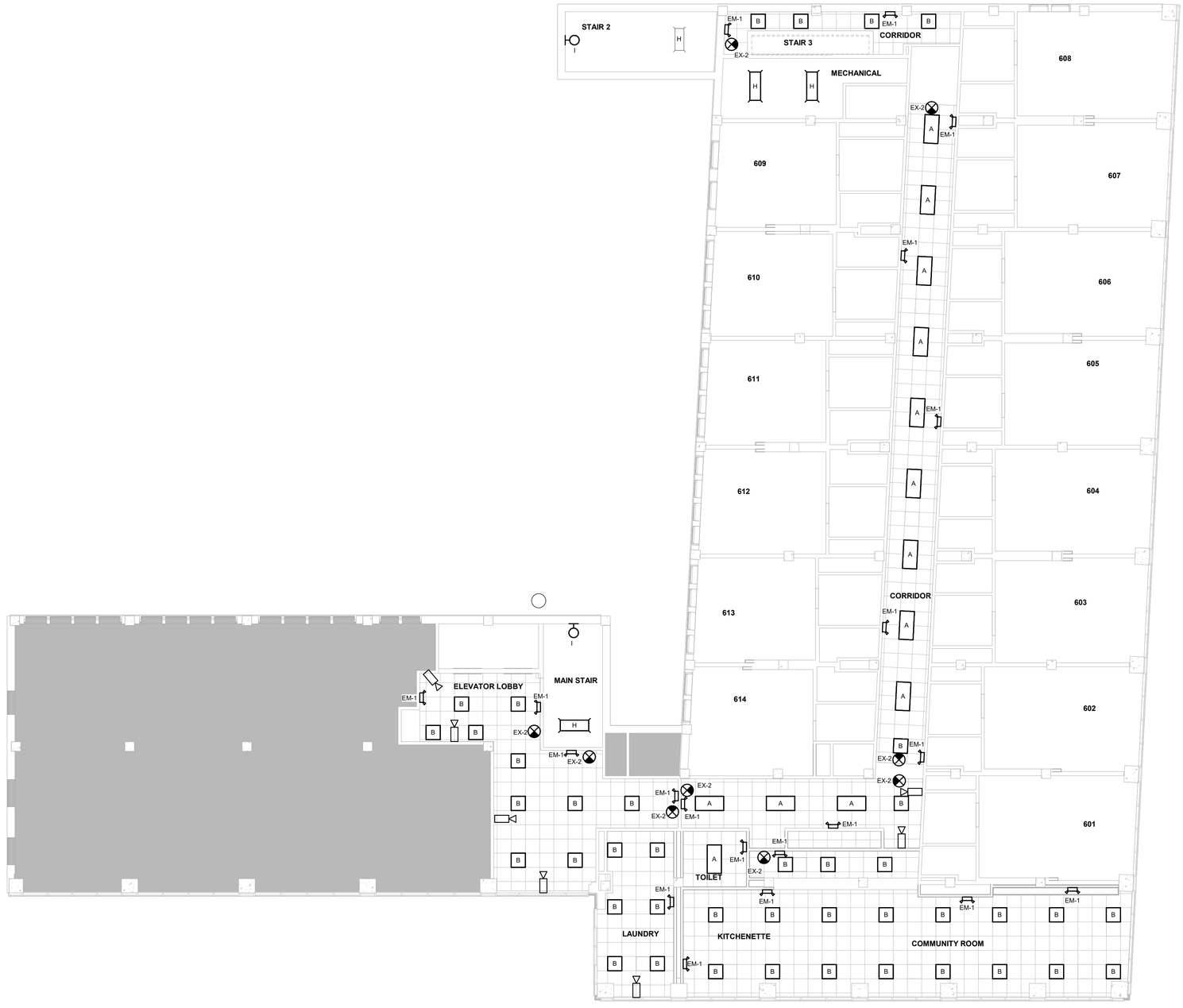

SIXTH FLOOR LIGHTING PLAN

NORTH

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

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ELECTRIC POWER GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CODES.
2. SEAL ELECTRICAL INSTALLATIONS IN UNIT SEPARATION WALLS TO PRESERVE ACOUSTIC INTEGRITY AND FIRE RATING. UTILIZE METAL BOXES OR THOSE APPROVED FOR USE IN FIRE RATED CONSTRUCTION. SEPARATE PENETRATIONS 24" HORIZONTALLY, MINIMUM FROM DEVICES IN UNITS ON THE OPPOSITE SIDE OF THE WALL.
3. REFER TO INTERIOR ELEVATIONS FOR EXACT LOCATIONS OF KITCHEN APPLIANCES.
4. ELECTRICAL FIXTURES EQUIVALENT TO THOSE SPECIFIED MAY BE UTILIZED PROVIDED THEY ARE APPROVED AS EQUAL BY ARCHITECT.
5. PROVIDE 120V POWER AND WIRING TO EACH CAMERA LOCATION.

ELECTRICAL WORK SCOPE

COMMON AREAS:

- REPLACE ALL COMMON AREA LIGHTING AND CONTROLS.
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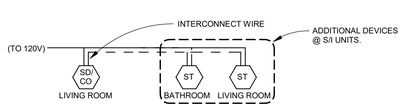
FIRE ALARM GENERAL NOTES

1. FIRE ALARM SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 72 AND BE FULLY MONITORED.
2. PROVIDE PULL STATIONS AS SHOWN ON PLANS, FLOW ALARMS ON SPRINKLER SYSTEM, TAMPER SWITCHES, CORRIDOR SMOKE DETECTORS (IF REQUIRED), ELEVATOR DOOR SMOKE DETECTORS, STROBE/HORNS EACH FLOOR (CORRIDORS AND PUBLIC ROOMS) AND FIRE ALARM CONTROL PANEL. SYSTEM SHALL BE MONITORED BY OUTSIDE MONITORING COMPANY. INTERCONNECT WITH ELEVATOR CONTROLS.
3. SEE UNIT ELECTRICAL PLANS FOR SMOKE DETECTORS OR SMOKE/ CO2 DETECTORS. ALL APARTMENT SMOKE DETECTORS SHALL BE HARD WIRED, INTERCONNECTED WITHIN ONE APARTMENT AND HAVE BATTERY BACKUP.
4. PROVIDE SMOKE DETECTOR OUTSIDE ELEVATOR AT EACH FLOOR AND CONNECT TO FIRE ALARM CONTROL PANEL FOR ELEVATORS.
5. INSTALL FIRE ALARM HORNS IN EACH APARTMENTS UNIT IN SUFFICIENT QUANTITY TO PROVIDE THE MINIMUM SOUND LEVELS REQUIRED BY CODE. TESTING FOR SOUND LEVEL (75 DBa IN BEDROOM OR 15 DBa ABOVE AMBIENT) SHALL BE COMPLETED IN ACCORDANCE WITH NFPA 72 AND SUBMITTED TO THE AUTHORITY HAVING JURISDICTION.
6. AT SENSORY IMPAIRED UNITS, PROVIDE FIRE ALARM HORN/STROBES IN LIEU OF HORNS DESCRIBED IN NOTE 5 ABOVE. ALSO PROVIDE STROBE UNITS IN BATHROOMS AND BEDROOMS WHERE AS SHOWN ON THE UNIT ELECTRICAL PLANS.
7. THE SYSTEM SHALL HAVE THE CAPACITY TO SUPPORT ADDITIONAL DEVICES IN NON-SENSORY IMPAIRED UNITS. EXTEND FIRE ALARM INDICATING APPLIANCE CIRCUITS INTO EACH UNIT AND TO EACH DEVICE LOCATION (J-BOXES FOR FUTURE STROBES ARE SHOWN ON UNIT ELECTRICAL PLANS).
8. FIRE ALARM SHALL BE INITIATED BY THE FOLLOWING DEVICES:
   MANUAL PULLS
   DUCT SMOKE DETECTORS
   SMOKE DETECTORS AT EACH ELEVATOR OPENING
   WATER FLOW SWITCH(ES) IN THE FIRE SUPPRESSION SYSTEM.
9. TROUBLE ALARM SHALL BE INITIATED BY THE FOLLOWING DEVICES:
   FIRE SUPPRESSION SYSTEM TAMPER SWITCHES
   DEVICE OR SYSTEM MALFUNCTION AS REQUIRED BY NFPA 72
   PIV ACTIVATION (VALVE CLOSED)

LIGHT FIXTURE SCHEDULE

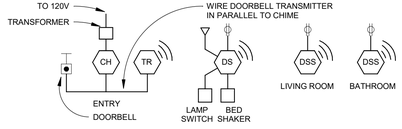
MARK	MAKE	MODEL	DESCRIPTION	LIGHT			ELECTRICAL		NOTES
				SOURCE	LUMENS	COLOR	VOLTAGE	WATTGE	
A	DAYBRITE	2FGXG43L835-4-RS-UNV-DIM	2"X4" LAYIN LINEAR RECESSED	LED	4300	WHITE	120-277V	31W	
B	DAYBRITE	2FGXG45L835-4-RS-UNV-DIM	2"X2" LAYIN LINEAR RECESSED	LED	4500	WHITE	120-277V	34W	
B1	DAYBRITE	2FGXG38L835-2-RS-UNV-DIM / FSK22	2'X2' SURFACE MOUNTED	LED	3800	WHITE	120-277V	28W	
C	DAYBRITE	2FGXG38L835-2-RS-UNV-DIM	2"X2" LAYIN LINEAR RECESSED	LED	3800	WHITE	120-277V	28W	
D	LIGHTOLIER	CR4RLMCCT	4" RECESSED	LED	1000	WHITE	120-277V	12W	
E	ULTRALIGHTS	CLASSICS1018-BK-RCU-02	SCONCE LIGHT	LED	1181	BLACK	120V	9W	
G	AFX	EGRF06LAJD1WH	SURFACE MOUNT	LED	900	WHITE	120V	12W	
H	DAYBRITE	FSW440L835-UNV-DIM	4' SURFACE MOUNT LINEAR	LED	4000	WHITE	120-277V	30W	
I	FIDELUX	FSTRS-4FT-40W-35K-S2-EM15	4' WALL MOUNTED STAIR LIGHT	LED	5270.	WHITE	120-277V	40W	
J	AFX	MLRV2605LAJD1SN	VANITY LIGHT	LED	1580	SATIN NICKEL	120V	17W	
K	FANIMATION	LP8277LMW	CEILING FAN WITH LIGHT KIT	LED	1500	WHITE	120V	18W	
L	AFX	HEYU32WH	UNDER CABINET LIGHT	LED	1030	WHITE	120V	18W	
M	G LIGHTING	MESA GL-2622	CHANDALIER	LED	22740	BLACK	120-277V	175W	
N	CORE LIGHTING	LSM-25FX-35K-16F-24V	COVE LIGHT	LED	3500	WHITE	120V	20W	
EM-1	CHOLRIDE	VLLU2	EMERGENCY LIGHT	LED	400	WHITE	120V	2W	
EX-1	CHOLRIDE	VEGWEM	WALL MOUNT EXIT SIGN	LED	-	GREEN	120V	3W	
EX-2	CHLORIDE	VEGWEM	CEILING MOUNT EXIT SIGN	LED	-	GREEN	120-277V	3W	



NORTH

UNIT SMOKE DETECTOR SCHEMATIC

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



NORTH

S/I UNIT DEVICE SCHEMATIC

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

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