



GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03/24/2025

PIETY HILL
2 LDHA LP

CENTRAL DETROIT
CHRISTIAN (CDC)
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

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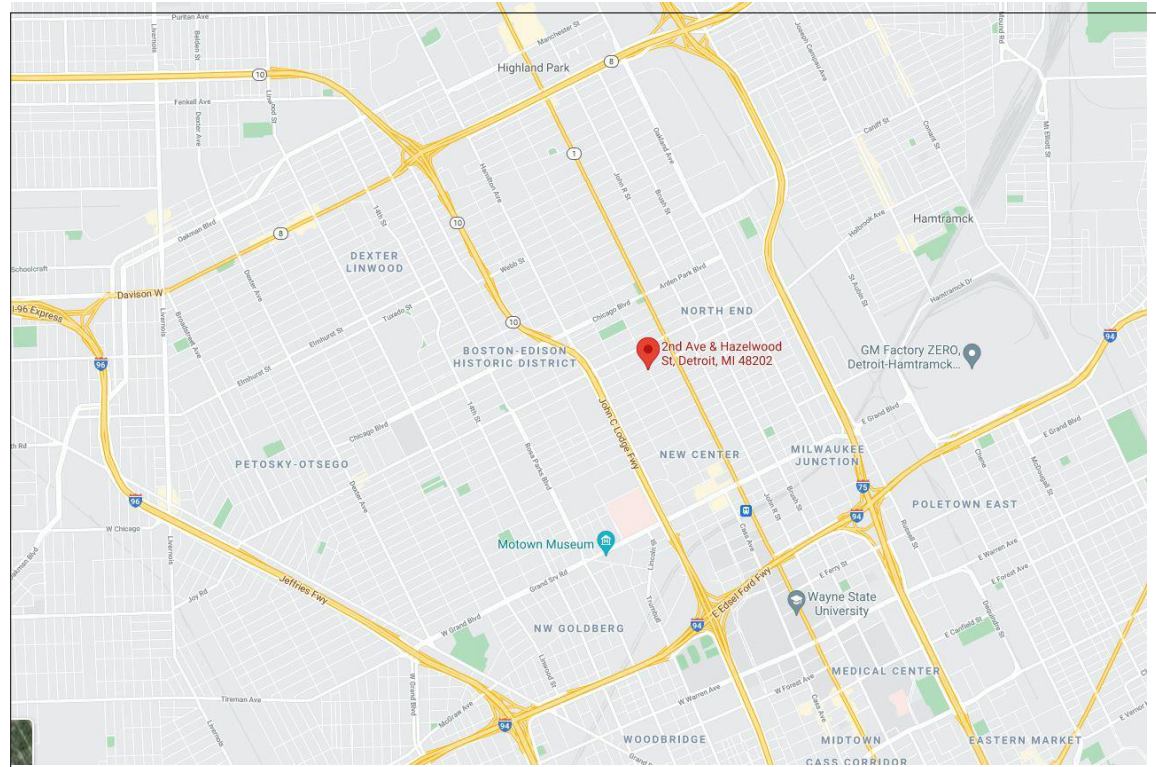
PIETY HILL 2 LDHA LP

101 BLAINE ST, DETROIT, MICHIGAN 48202

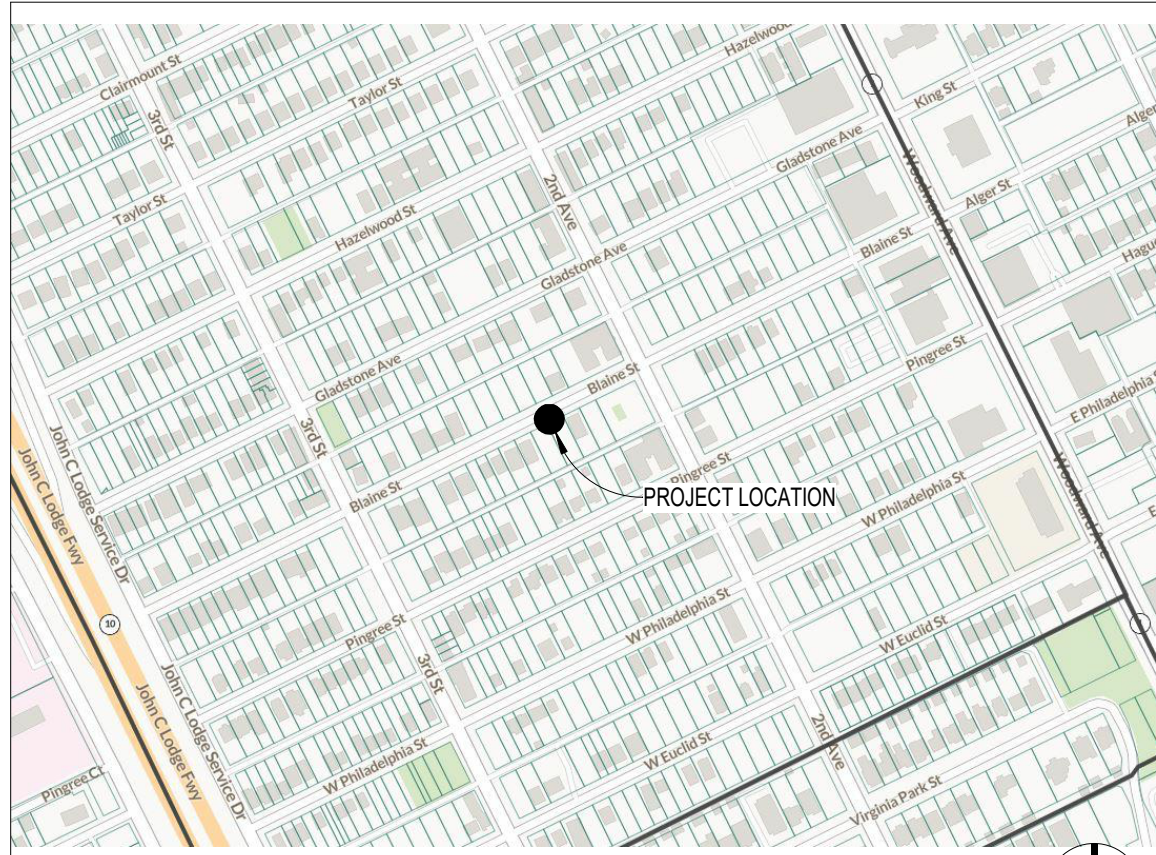
REVISION 'E'
MSHDA Number: #317

BID-CLOSING SET

location map



GREATER CONTEXT MAP - DETROIT



NARROWER CONTEXT MAP - DETROIT (SEE PLAT KEY)

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DUPLEX UNIT GROSS AREA SCHEDULE

Level	Name	Area
UNIT ONE		
1ST FLOOR	REAR PORCH	23 SF
		23 SF

1ST FLOOR	FRONT PORCH	86 SF
		86 SF

1ST FLOOR	UNIT ONE	743 SF
2ND FLOOR	UNIT ONE	755 SF
		1,498 SF
		1,607 SF

UNIT TWO		
1ST FLOOR	REAR PORCH	23 SF
		23 SF

1ST FLOOR	FRONT PORCH	86 SF
		86 SF

1ST FLOOR	UNIT TWO	743 SF
2ND FLOOR	UNIT TWO	755 SF
		1,498 SF
		1,607 SF

PROJECT SUMMARY

This project seeks all associated building permits for a two story, two-family (duplex) building. The building is designed as an ANSI Type C (visitable) dwelling unit. The residents will use on street parking

Development Summary
Physical Location: 101 Blaine St, Detroit, MI 48202, Wayne County

Parcel Number: 5.375 sf of 0.15 acres
Parcel Area: 02001314

Zoning District: R5
Zoning Height Limitation: 35'-0"

Construction Type: Wood frame in concrete foundation
Construction Area: 2,177/Unit

Occupancy Type: R1

Suppression and Alarms
The individual dwelling units will be provided with smoke and carbon monoxide detectors.

Applicable Building Codes
This building will comply with the following building codes:
1. 2015 Michigan Residential Building Code and all governing codes adapted therein
2. All construction shall conform to the current standards and specifications of the City of Detroit.
3. Accessibility standards shall be compliant with MRBC, & whichever is stricter between UFAS and ANSI A117.1

This project is pursuing National Green Building Standard Silver Certification
A knowledgeable team is established and team member roles are identified with respect to green lot design, preparation, and development. The project's green goals and objectives are written into a mission statement.

Deferred Submittals
With prior approval of the authority having jurisdiction, portions of the design that qualify for deferred submittal and are not submitted at the time of application are to be submitted within a specified period of time. In this instance, the following are anticipated to fall under the category of deferred submittal:
1. Roof Truss Design

UTILITY HOOK-UPS AND CONNECTIONS:
This building has been designed for all utility connections from the exterior wall through each dwelling unit.

Electrical Service:
Each Dwelling unit will receive a separate electric meter. The connection from transmission pole to the building will be completed by the utility provider. The applicant will provide a mast and weatherhead in coordination with the electrical service provider.

Water Service:
The building is to receive a single water meter. Water service calculation beyond the meter will be provided, if required, by the Developer/Owner

Natural Gas Service:
Each Dwelling Unit will receive a separate gas meter to be coordinated and provided to the meter by the utility provider.

Sanitary/Sewage:
The two dwelling units will share a sewage/sanitary connection as coordinated with the utility provider

Parking:
Required Parking: 1.5 spaces per dwelling unit – 3 total
Parking Provided: 4 standard spaces



DUPLEX SOUTHEAST PERSPECTIVE
OPT 1

development summary

owner:
Piety Hill 2
Detroit, MI

structural engineer:
Wagner Engineering
LLC
Plymouth, MI

architect:
Berardi + Partners, Inc.
Columbus, Ohio

systems engineer:
Berardi + Partners, Inc.
Columbus, Ohio

contractor:
Phoenix Contractors
Ypsilanti, MI

civil engineer
Norwak & Fraus Engineers
Pontiac, MI

BID-CLOSING
SET

DATE: 12-17-2021
PROJECT #: 20132

#	Description	Date
A	Revision 2	6/1/2023
D	MSHDA REVIEW	05/15/26
E	MSHDA REVISIONS	05/22/26

COVER SHEET
101 BLAINE

G001.a

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com



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PARCEL MATRIX		
PARCEL ID	STREET ADDRESS	PARCEL AREA
02001314	101 BLAINE STREET	6,375 SF
02001325	130 BLAINE STREET	5,875 SF
04002221	619 GLADSTONE AVE	5,881 SF
04002216	646 BLAINE STREET	6,375 SF
04002215	656 BLAINE STREET	6,375 SF
04002155	667 BLAINE STREET	6,375 SF
04002214	668 BLAINE STREET	6,375 SF
04002213	676 BLAINE STREET	6,375 SF
04002166	803 BLAINE STREET	6,375 SF
02001338	111 GLADSTONE AVE	5,875 SF
02001339	121 GLADSTONE AVE	5,875 SF
04002288*	650 GLADSTONE AVE	17,067 SF (LOTS 18,19 & 20)
04002228	669 GLADSTONE AVE	5,875 SF
04002229	679 GLADSTONE AVE	4,406.25 SF
02001371**	8840 2ND AVENUE	4,500 SF
TOTAL SITE AREA OF NEW CONSTRUCTION		91,073 SF (2.09 ACRES)
TOTAL SITE AREA OF NEW & REHABILITATION CONSTRUCTION		95,573 SF (2.19 ACRES)

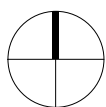
NOTES:

04002288* SUBDIVIDED INTO THREE (3) LOTS AS INDICATED IN MATRIX BRINGING TOTAL NUMBER OF LOTS FOR NEW DEVELOPMENT TO SIXTEEN (16) LOTS W/AREA OF EACH LOT EQUALING 5,689 SF

02001371** EXISTING BUILDING - ONLY PORTION OF REHABILITATION IN SUBMISSION



SITE KEY PLAN NTS



BID-CLOSING
SET

DATE: 12-17-2021
PROJECT #: 20132

Description Date

PLAT KEY 101
BLAINE

G002.a

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

ESTIMATED PAVING QUANTITIES

PUBLIC RIGHT-OF-WAY

DESCRIPTION	QUANTITY	UNITS
8" NON-REINFORCED CONCRETE	43	S.Y.
4" CONCRETE SIDEWALK	310	S.F.
TYPE II CURB	30	FT.
6" AGGREGATE BASE, 21AA CRUSHED CONC.	43	S.Y.
HMA, 4EL	3	TON
HMA, SEL	2	TON

PRIVATE SITE WORK

DESCRIPTION	QUANTITY	UNITS
6" NON-REINFORCED CONCRETE	95	S.Y.
6" AGGREGATE BASE, 21AA CRUSHED CONC.	95	S.Y.
4" CONCRETE SIDEWALK / PATIO	600	S.F.

ESTIMATED UTILITY QUANTITIES

SANITARY SEWER

DESCRIPTION	QUANTITY	UNITS
6" PVC, SDR 26, BUILDING LEAD	57	FT.
TAP/CONNECTION	1	EA.

WATER MAIN

DESCRIPTION	QUANTITY	UNITS
2" TYPE 'K' COPPER WATER SERVICE	78	FT.
WATER MAIN CONNECTION	1	EA.

DAMAGE TO PRIVATE PROPERTY

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

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

UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIO AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK. ANY FIELD CHANGES OF THE PROPOSED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - HMA 4EL; SURFACE COURSE - HMA 2EL; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURBS & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

CONTRACTOR TO SUBMIT JOINTING PLAN TO ENGINEER FOR REVIEW.

SOIL EROSION CONTROL NOTES

REFER TO THE CITY OF DETROIT SOIL EROSION AND SEDIMENTATION CONTROL DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (TYP)

A DISTANCE OF 4.10 MILES TO THE NEAREST BODY OF WATER, THE DETROIT RIVER.

THE TOTAL AREA OF EARTH DISRUPTION IS 0.13 ACRES.

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR.

A SOIL EROSION PERMIT IS REQUIRED FROM THE CITY OF DETROIT.

SOIL DATA

THIS SITE CONSISTS OF 100% Shubb: SHEBON-URBAN LAND-AVACA COMPLEX, 0 TO 4 PERCENT SLOPES

BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, AS ACCESSED APRIL 26, 2023.

SOIL EROSION CONTROL - SEQUENCE OF OPERATION (NEW CONSTRUCTION)

INSTALL SILT FENCE OR SIMILAR APPROVED SILT BARRIER ALONG PROPERTY LINES AND AROUND SENSITIVE NATURAL FEATURES AS INDICATED ON THE PLANS.

STRIP EXISTING TOPSOIL, VEGETATION AND ORGANIC MATTER FROM BUILDING PAD AND PARKING AREAS. COMMENCE LAND BALANCE AND MASS GRADING OPERATIONS. MAINTAIN A MINIMUM BUFFER OF 3' OF EXISTING VEGETATION WHEREVER POSSIBLE AROUND SITE PERIMETER. STOCK PILES SHOULD BE LOCATED AWAY FROM EXISTING DRAINAGE FACILITIES.

EXCAVATE AND INSTALL UNDERGROUND UTILITIES. INSTALL PEASTONE INLET FILTERS AROUND ALL NEW STORM SEWER FACILITIES AS INDICATED ON THE PLANS. EXISTING AND PROPOSED STORM SEWER FACILITIES SHALL BE PROTECTED FROM EROSION AND SEDIMENT INFILTRATION AT ALL TIMES.

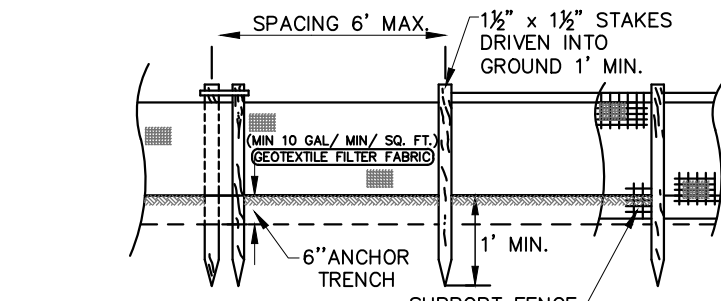
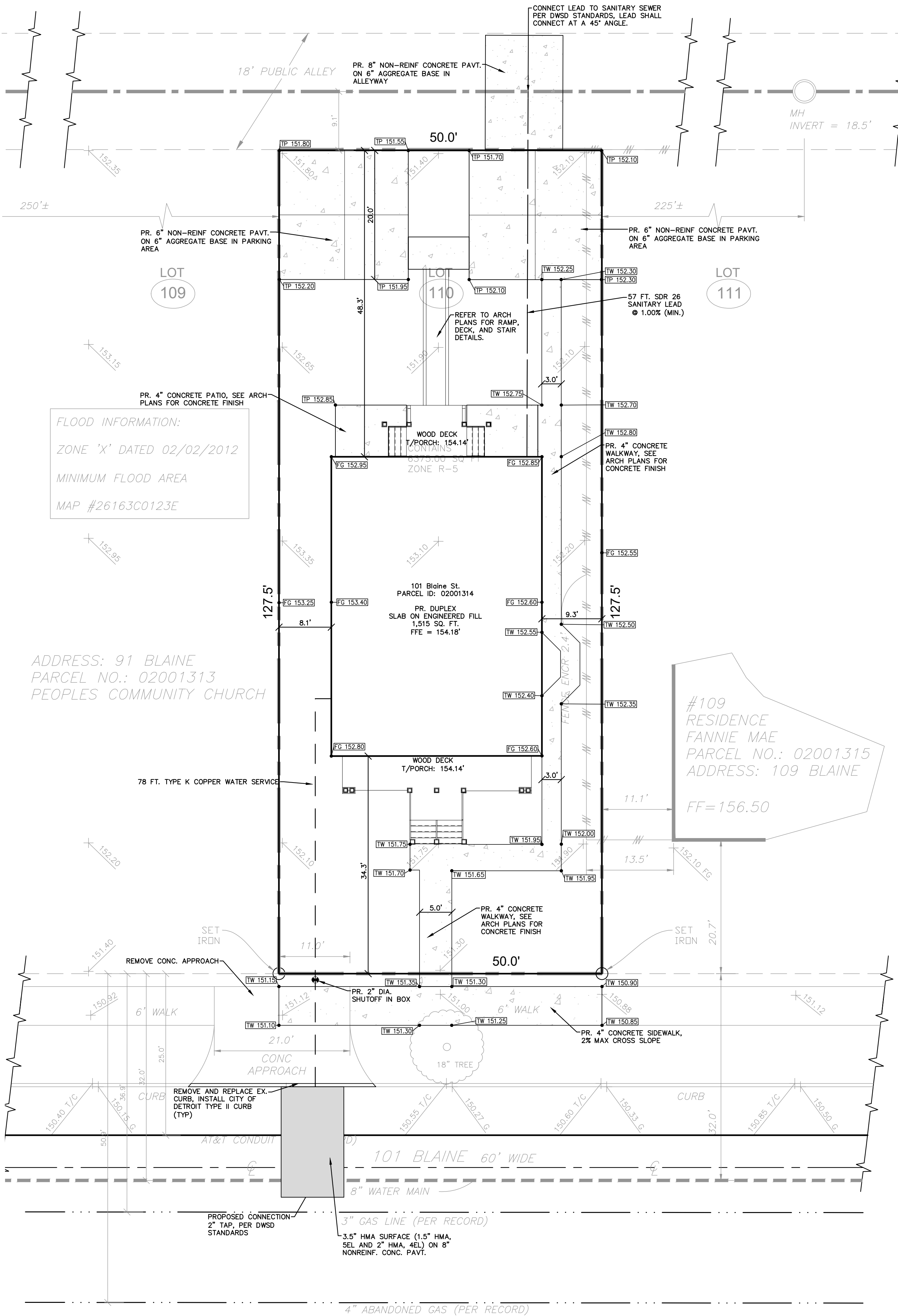
COMMENCE FINAL GRADING AND TRIMMING OPERATIONS. PREPARE SUBGRADE FOR INSTALLATION OF PROPOSED PAVEMENT.

SEED AND MULCH ALL DISTURBED SITE AREAS AND INSTALLED SITE LANDSCAPING.

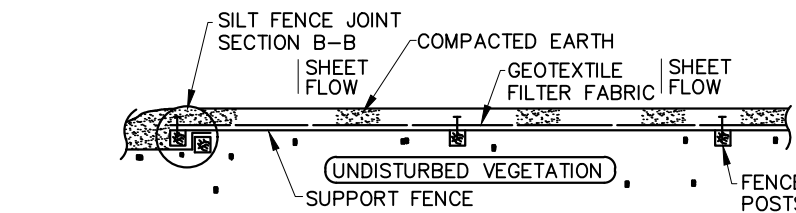
REMOVE ALL REMAINING TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED.

WHENEVER POSSIBLE, THE SITE SHALL BE GRADED TO WITHIN SIX INCHES (6") OF THE PROPOSED FINISH GRADE PRIOR TO INSTALLATION OF UNDERGROUND FACILITIES.

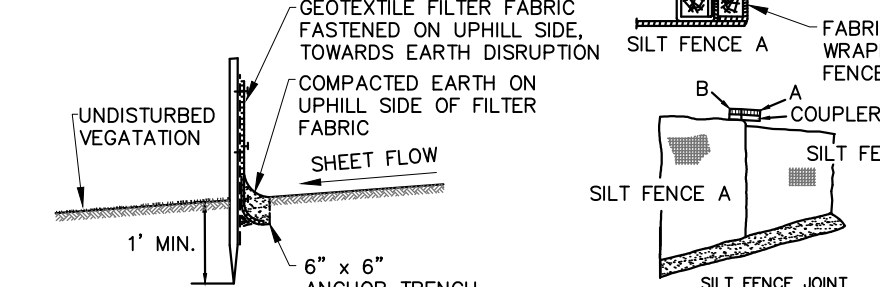
STAGING OF PROPOSED WORK SHALL BE COMPLETED BY THE CONTRACTOR AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.



FRONT VIEW



PLAN VIEW

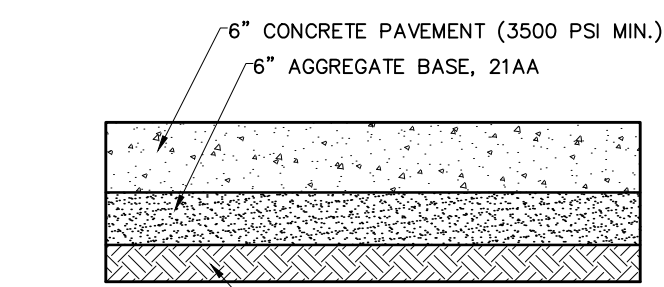


SECTION A-A

SECTION B-B

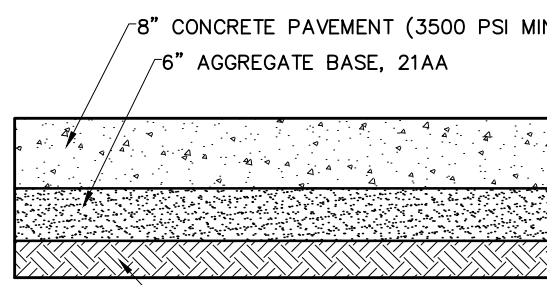
SILTFENCE DETAIL

NTS



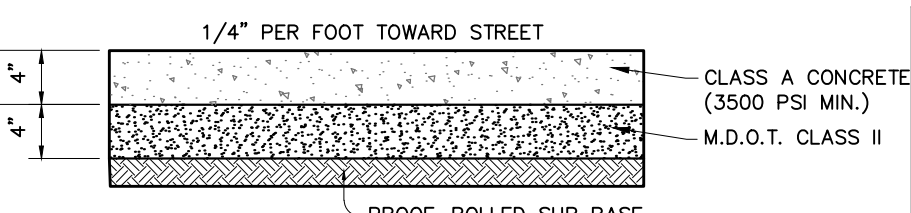
PARKING CONCRETE PAVEMENT SECTION

NTS



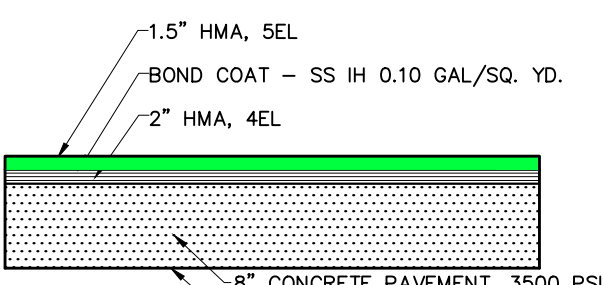
ALLEY CONCRETE PAVEMENT SECTION

NTS



CONCRETE SIDEWALK/PATIO SECTION

NTS



ASPHALT PAVEMENT SECTION

CITY OF DETROIT RIGHT-OF-WAY

SITE DATA

LEGAL DESCRIPTION (PER RECORD): LOT 110 MCLAUGHIN BROTHERS SUBDIVISION, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN. AS RECORDED IN LIBER 14, PAGE 21, OF PLATS, WAYNE COUNTY RECORDS.

LOT SIZE: 6,375 SQ. FT. OR 0.15 ACRES, MORE OR LESS
PARCEL ID: 02001314
ADDRESS: 101 Blaine
ZONING: R5 MEDIUM DENSITY
MAX HEIGHT: 35'

NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.

THE DESIGN WORKMANSHIP AND CONSTRUCTION MATERIALS SHALL BE IN GENERAL CONFORMANCE WITH THE CITY OF DETROIT WATER AND SEWERAGE DEPARTMENT STORMWATER MANAGEMENT DESIGN MANUAL, LATEST ADDITION.

TOTAL AREA OF EARTH DISRUPTION SHALL BE 0.15 ACRES, MORE OR LESS.

NO STEPS ARE TO BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY.

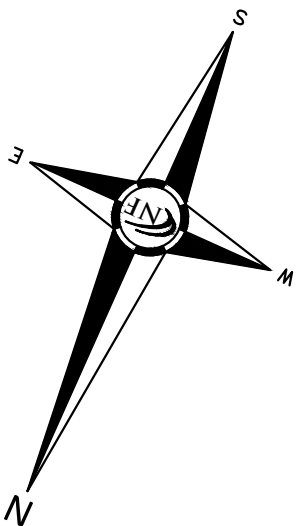
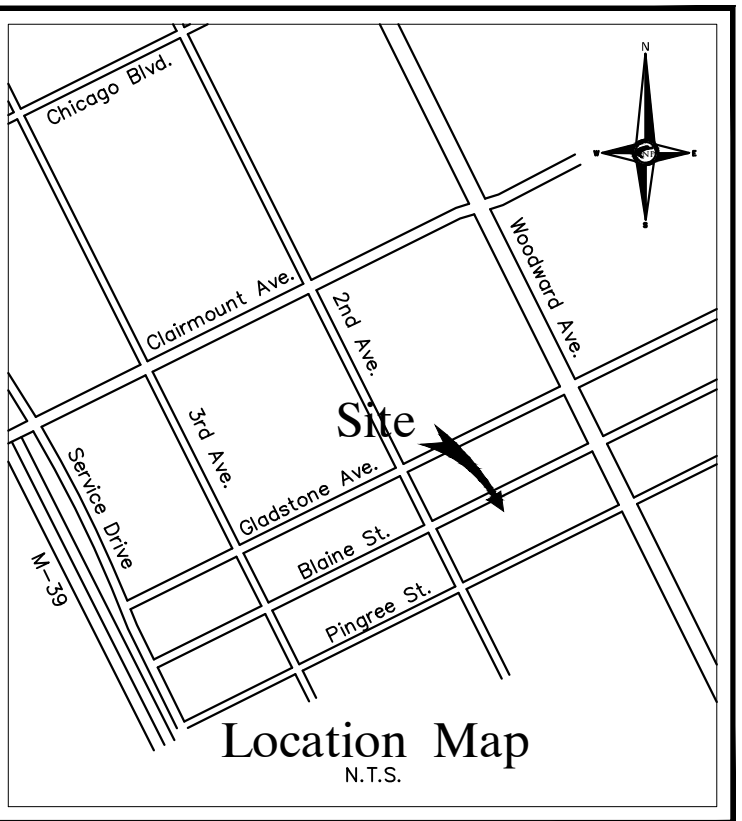
ORIGINAL BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY THE LOUIS CANTOR COMPANY, 17600 NORTHLAND PARK CT., SUITE 201, SOUTHFIELD, MI.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	OVERHEAD LINES		LIGHT POLE
	SIGN		EXISTING GAS MAIN
	C.O.		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	C.B.		PR. R. Y. CATCH BASIN
	MANHOLE		PROPOSED LIGHT POLE



NOWAK & FRAUS ENGINEERS
28 WEST ADAMS, SUITE 210
DETROIT, MI 48226
TEL (313) 965-2444
FAX (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



PROJECT

101 Blaine St.
Detroit, MI
Plot Plan

CLIENT

Piety Hill 2 LDHA
Central Detroit Christian
1550 Taylor St.
Detroit, MI 48207

CONTACT

John Heiss
Tel: 313-310-2193
Email: johnh@heissconsulting.com

PROJECT LOCATION

Part of McLaughlin Brothers
Subdivision
City of Detroit,
Wayne County, Michigan

SHEET

Plot Plan



DATE ISSUED/REVISED

2023-05-30 ISSUED
2023-06-16 REVISED PER CLIENT
2023-10-26 REVISED PER CLIENT

DRAWN BY:

J. Kujawa

PROJECT MANAGER:

J. Klenk

APPROVED BY:

C. Findley

DATE:

October 26, 2023

SCALE: 1" = 10'

10 5 0 5 10 5

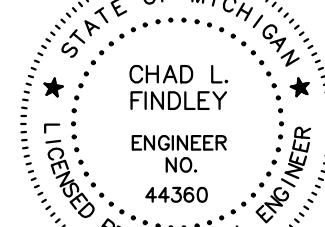
NFE JOB NO.

N391

SHEET NO.

1 of 2

SEAL



Chad Findley

PROJECT
Plot Plan

CLIENT

Piety Hill 2 LDHA
Central Detroit Christian
1550 Taylor St.
Detroit, MI 48207

CONTACT

John Heiss
Tel: 313-310-2193
Email: john.h@heissconsulting.com

PROJECT LOCATION

City of Detroit,
Wayne County,
Michigan

SHEET

City of Detroit
Standard Details



Know what's below
Call before you dig.

DATE ISSUED/REVISED
2023-05-30 ISSUED

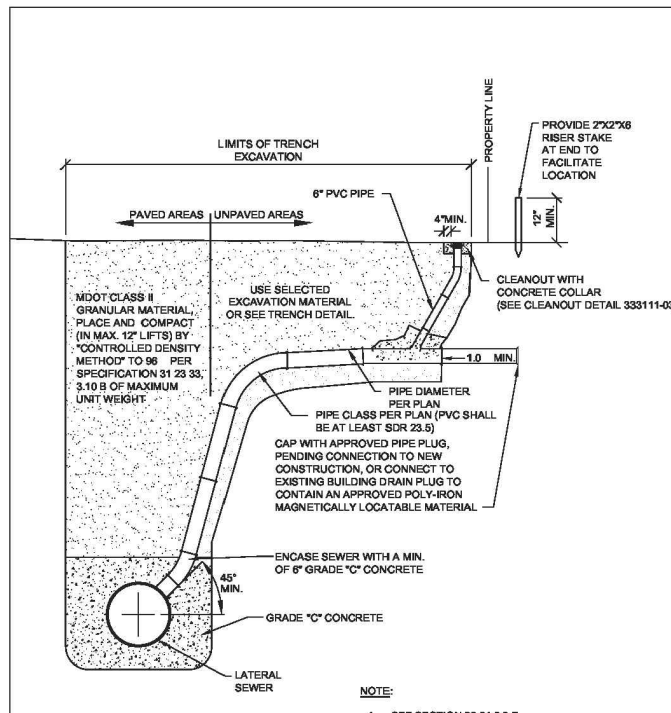
DRAWN BY:
J. Klenk

PROJECT MANAGER:
J. Klenk

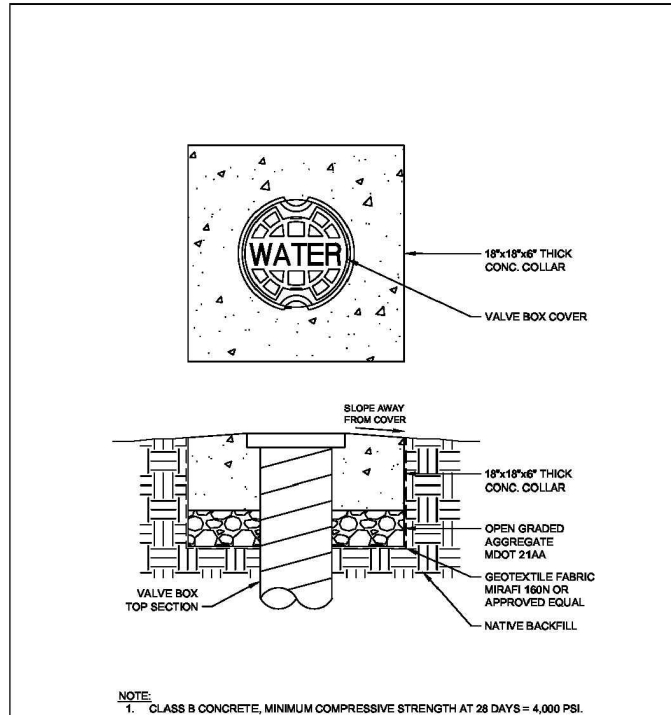
APPROVED BY:
C. Findley

DATE:
April 26, 2023

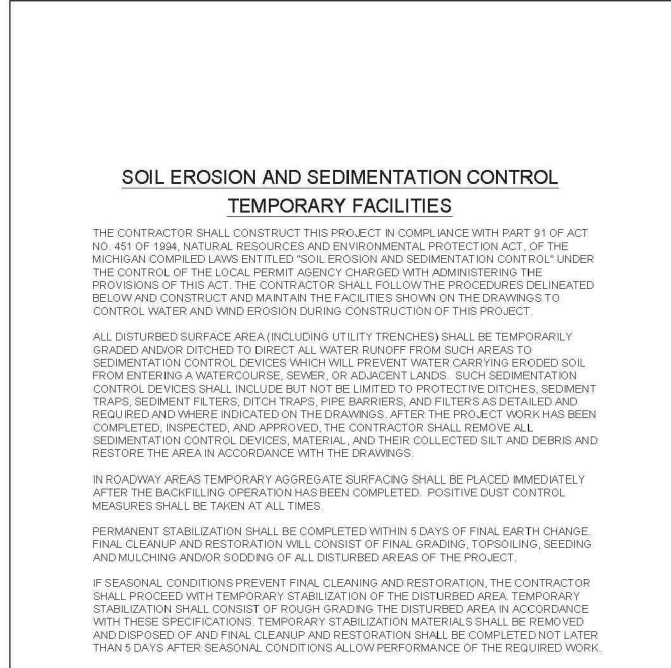
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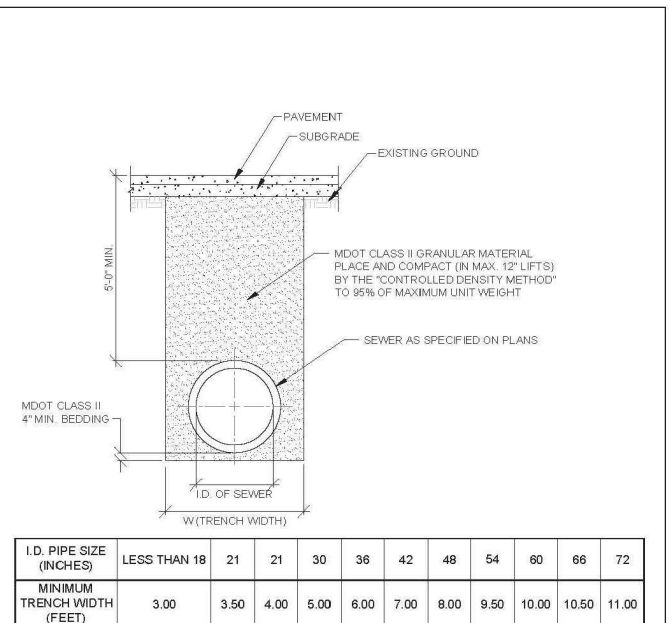
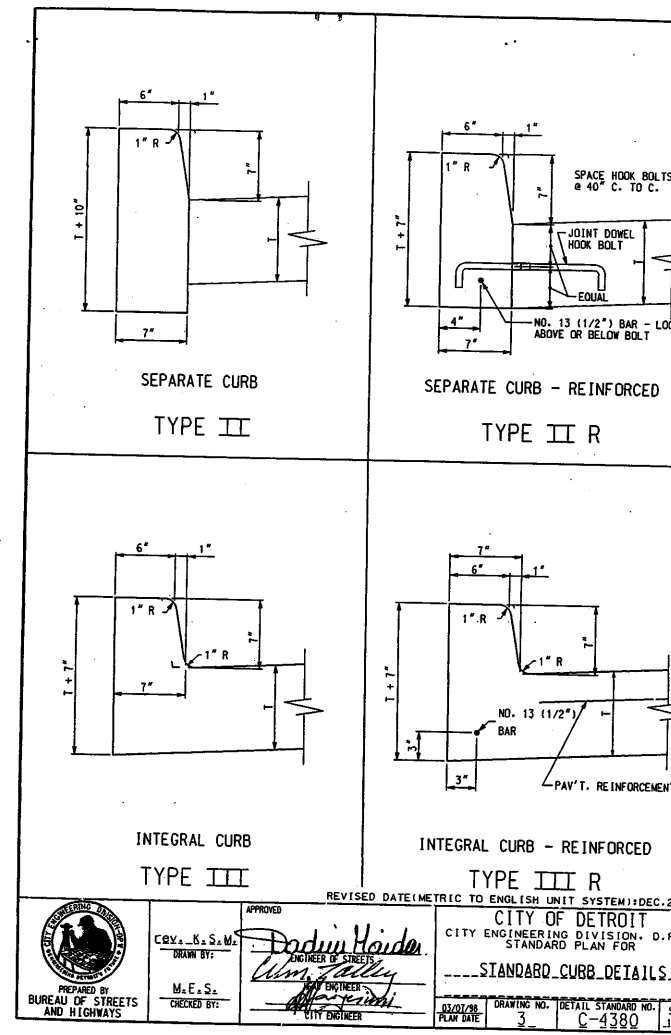
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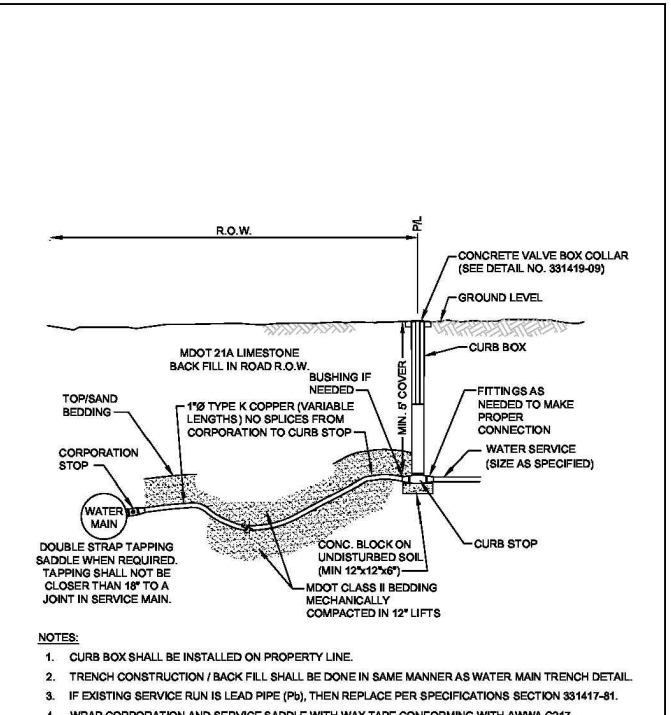
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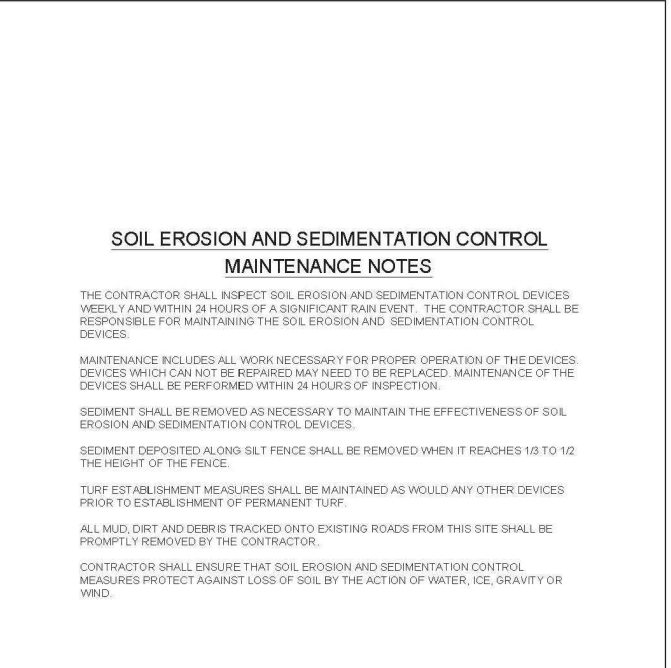
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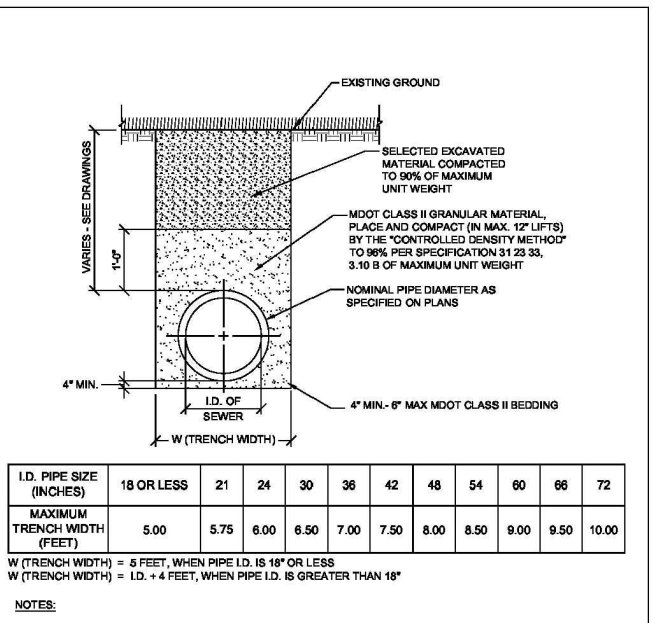
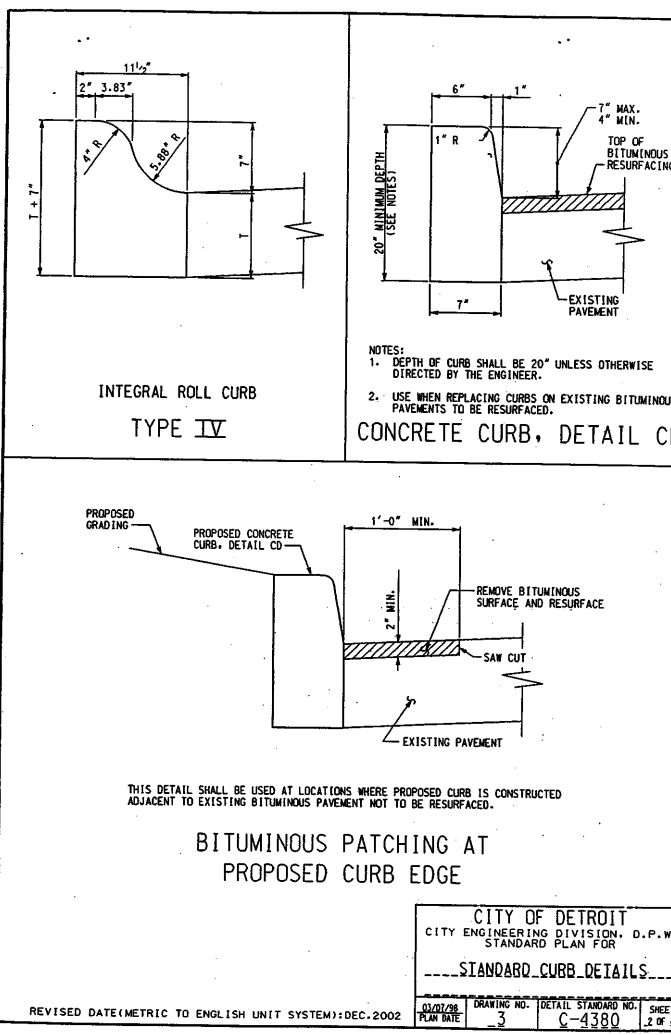
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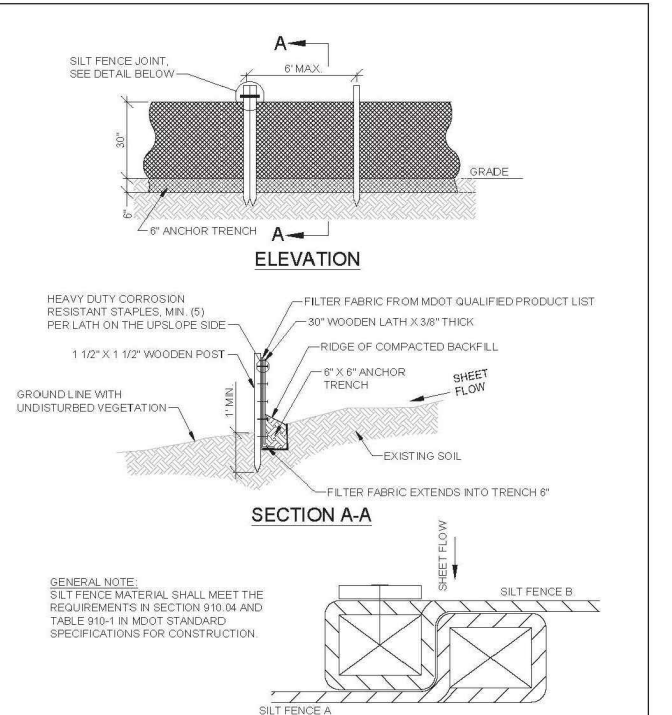
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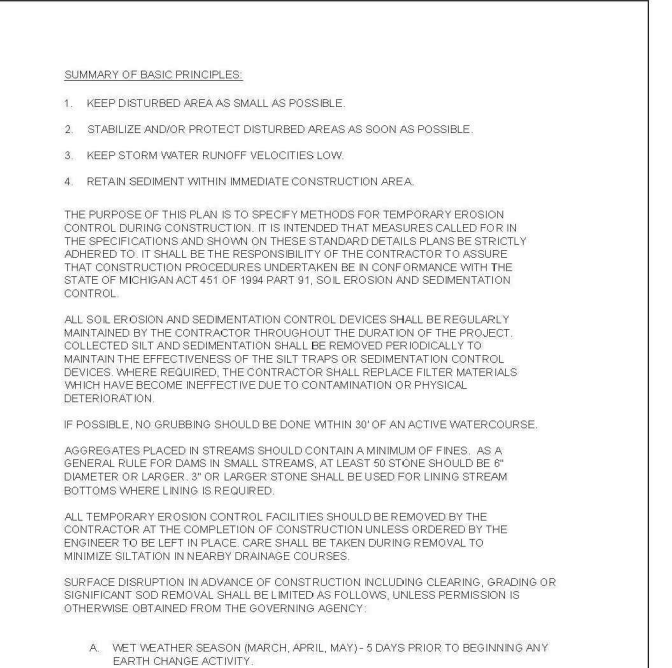
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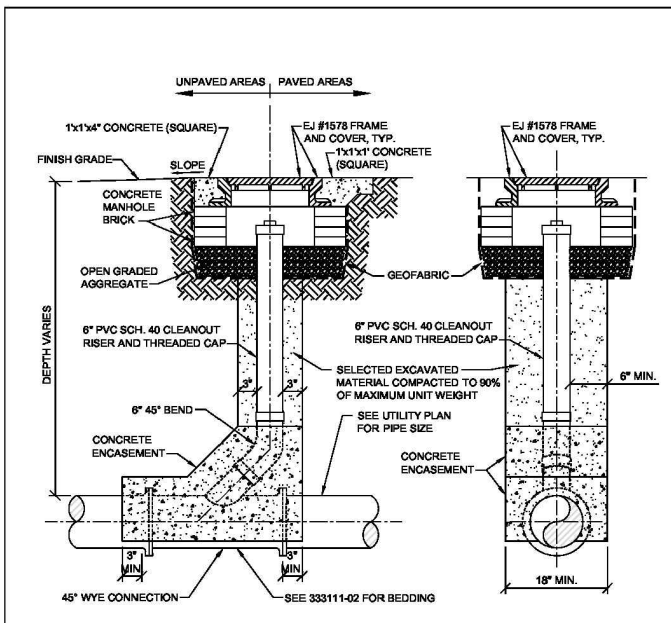
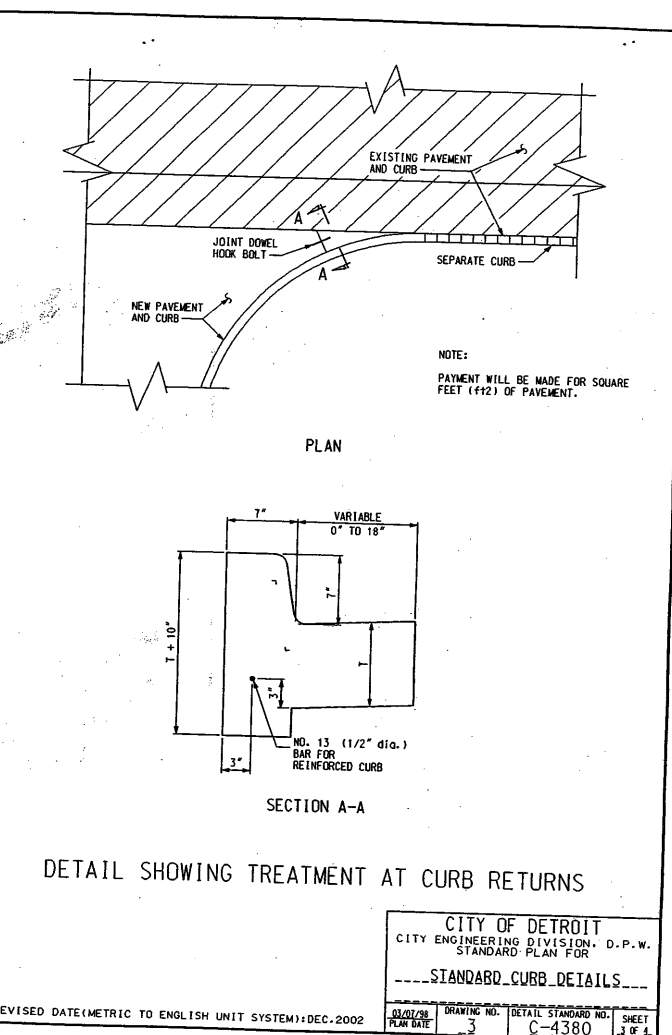
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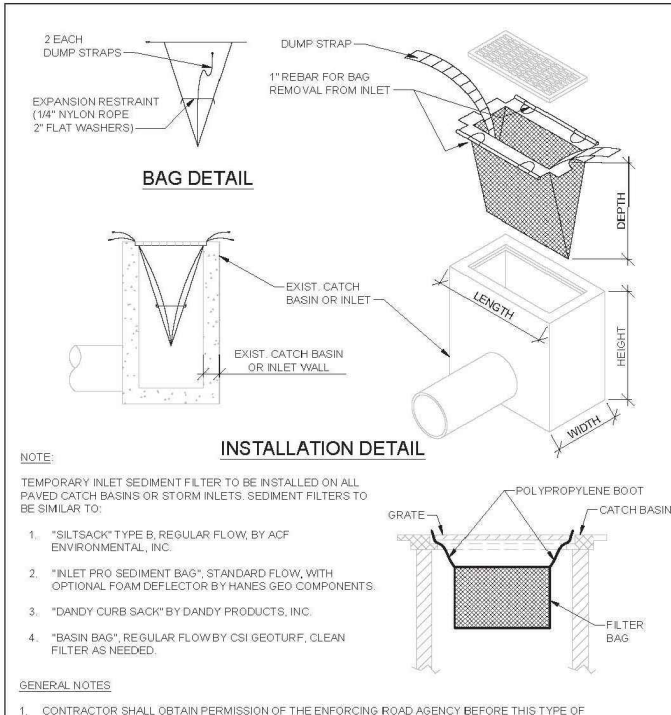
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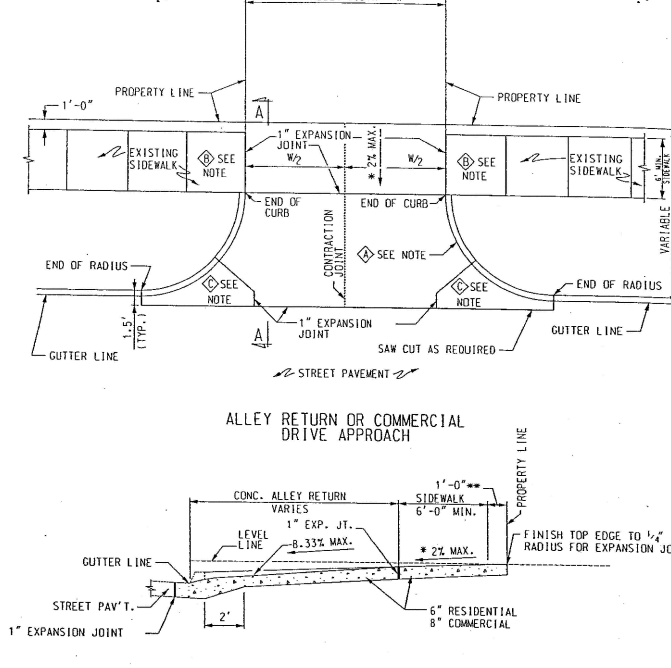
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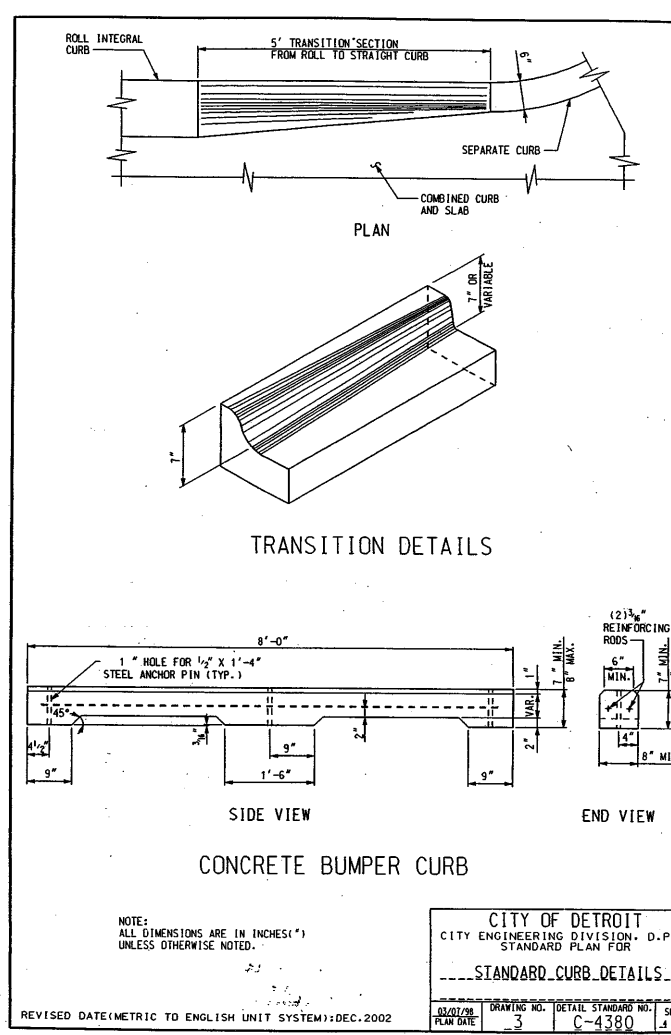
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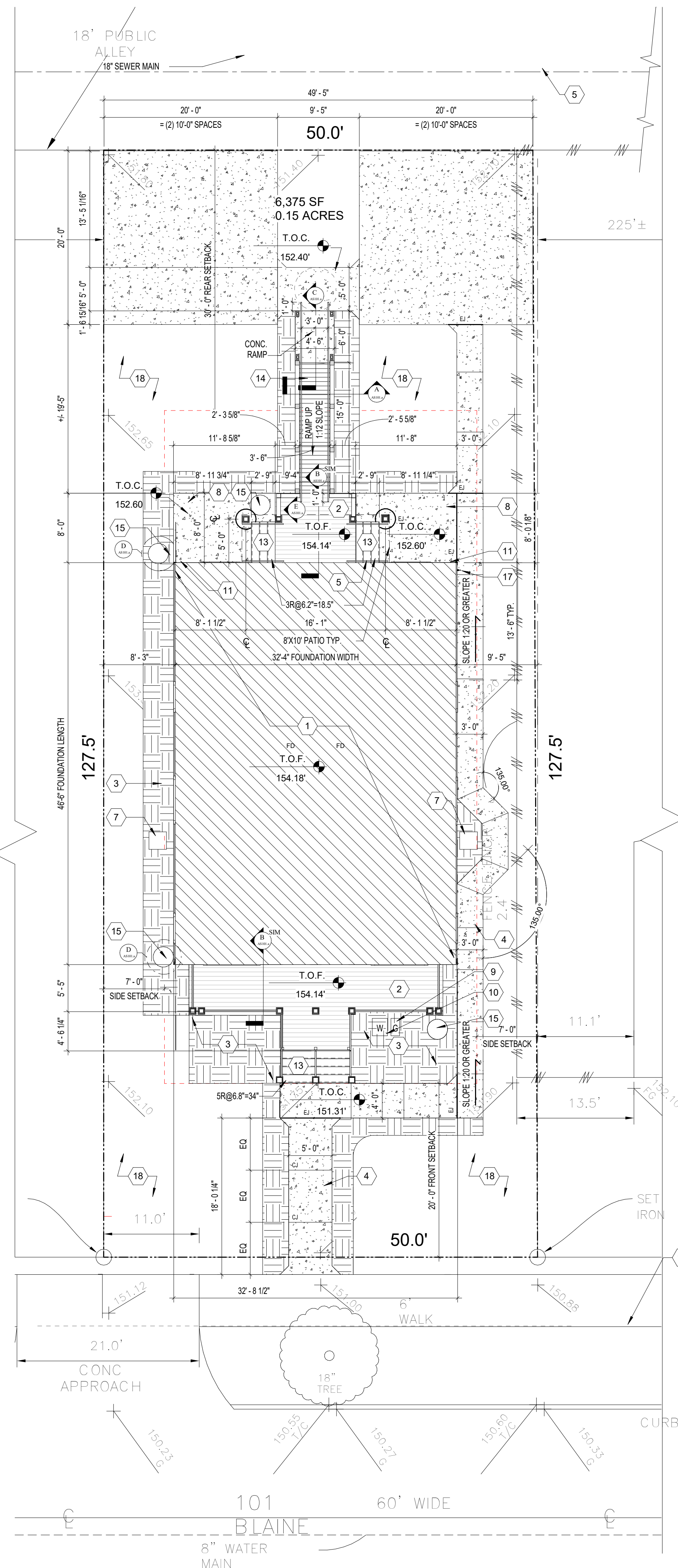
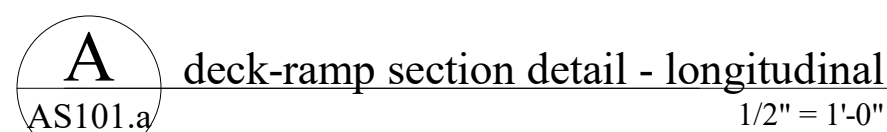
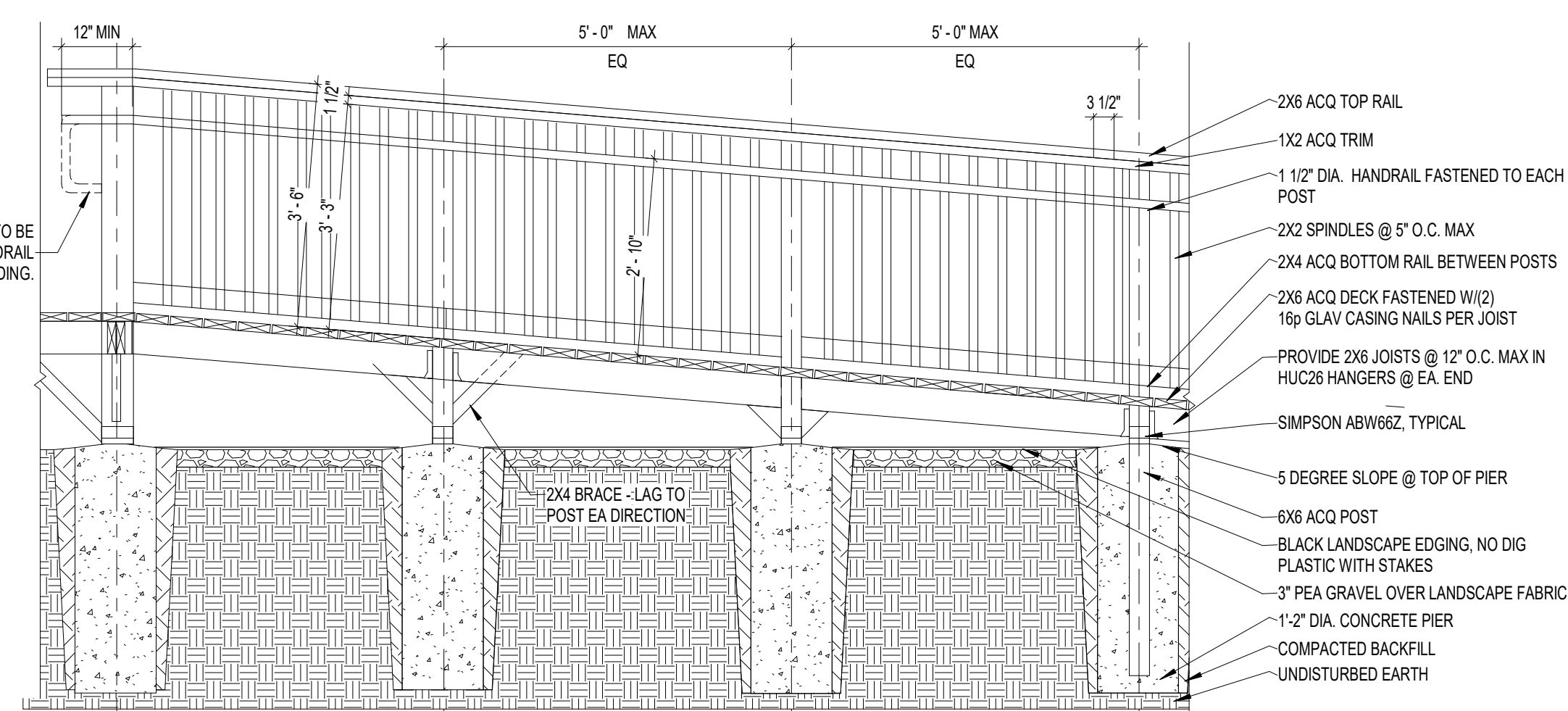
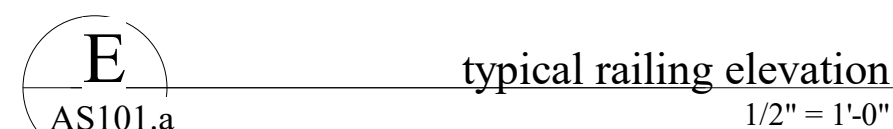
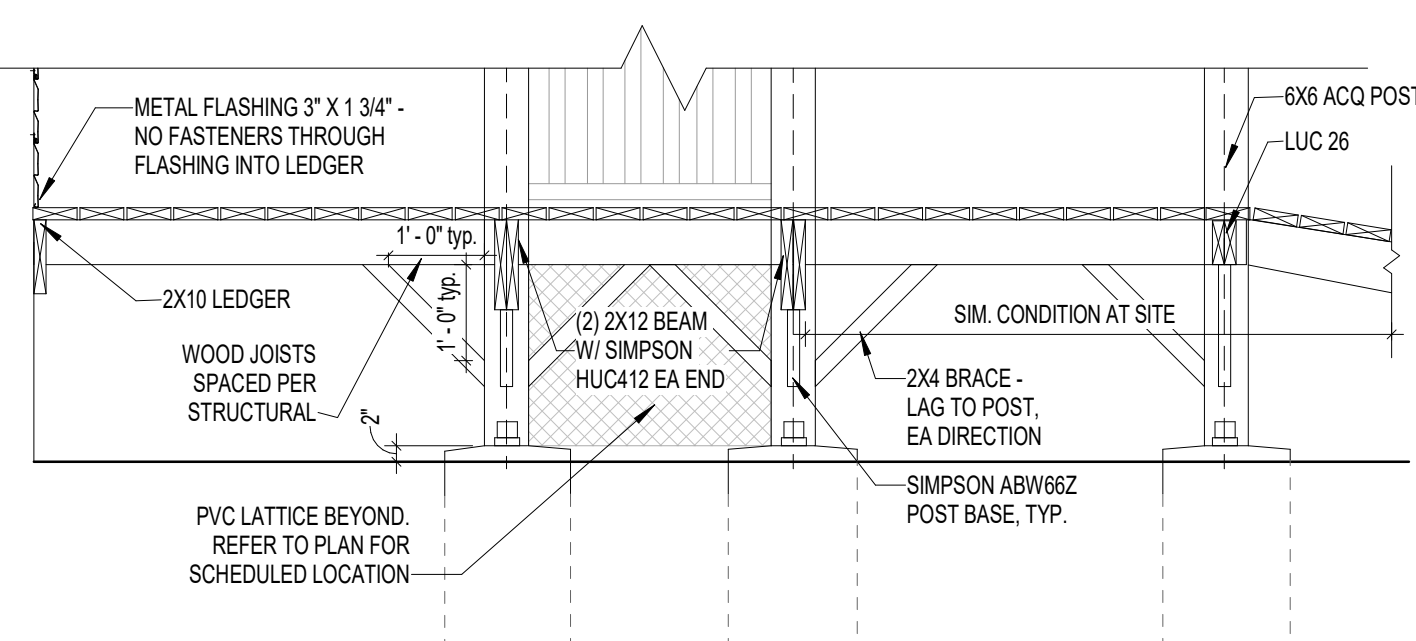
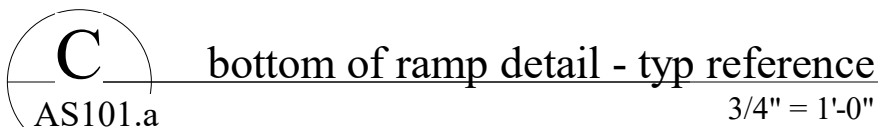
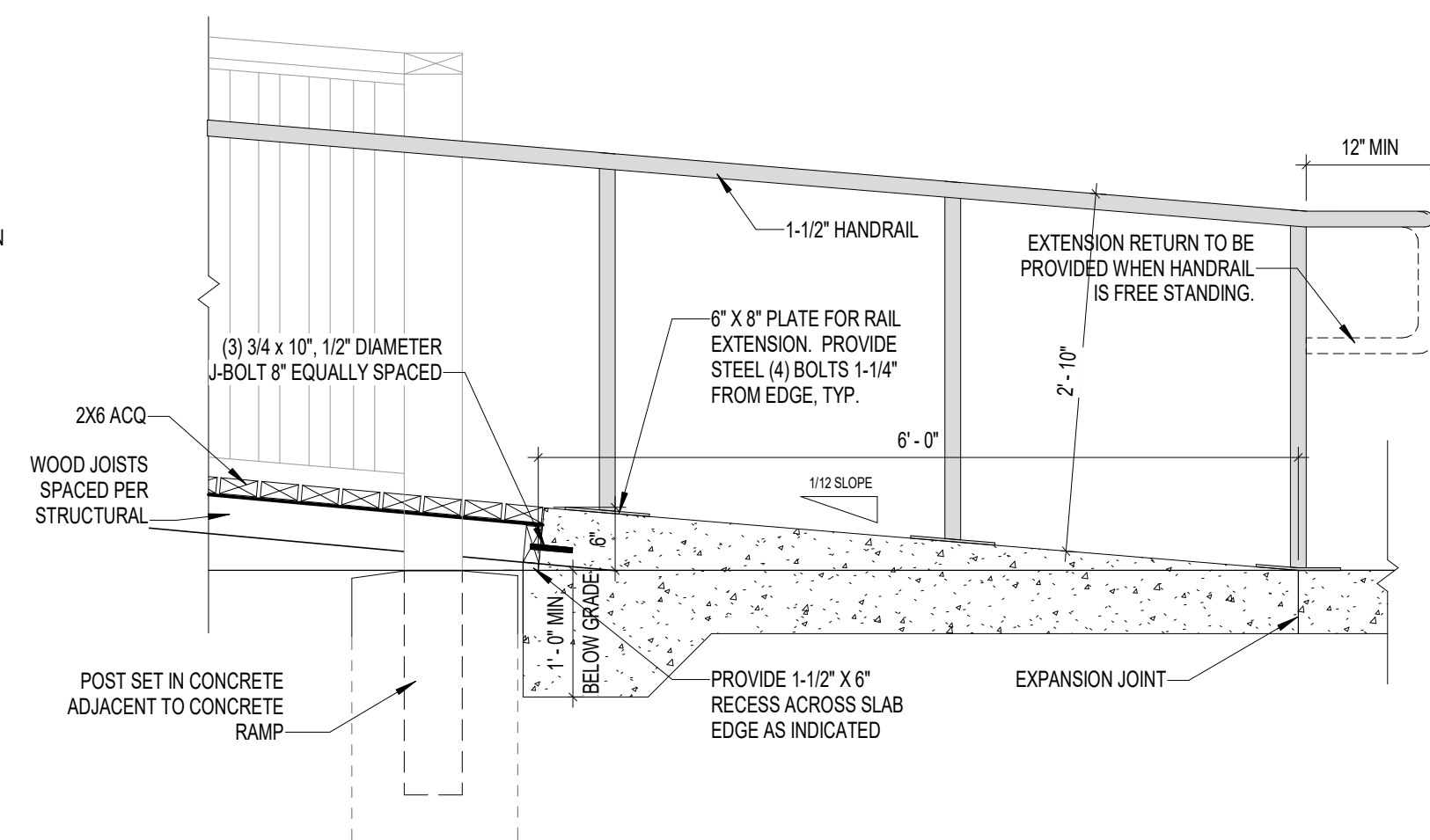
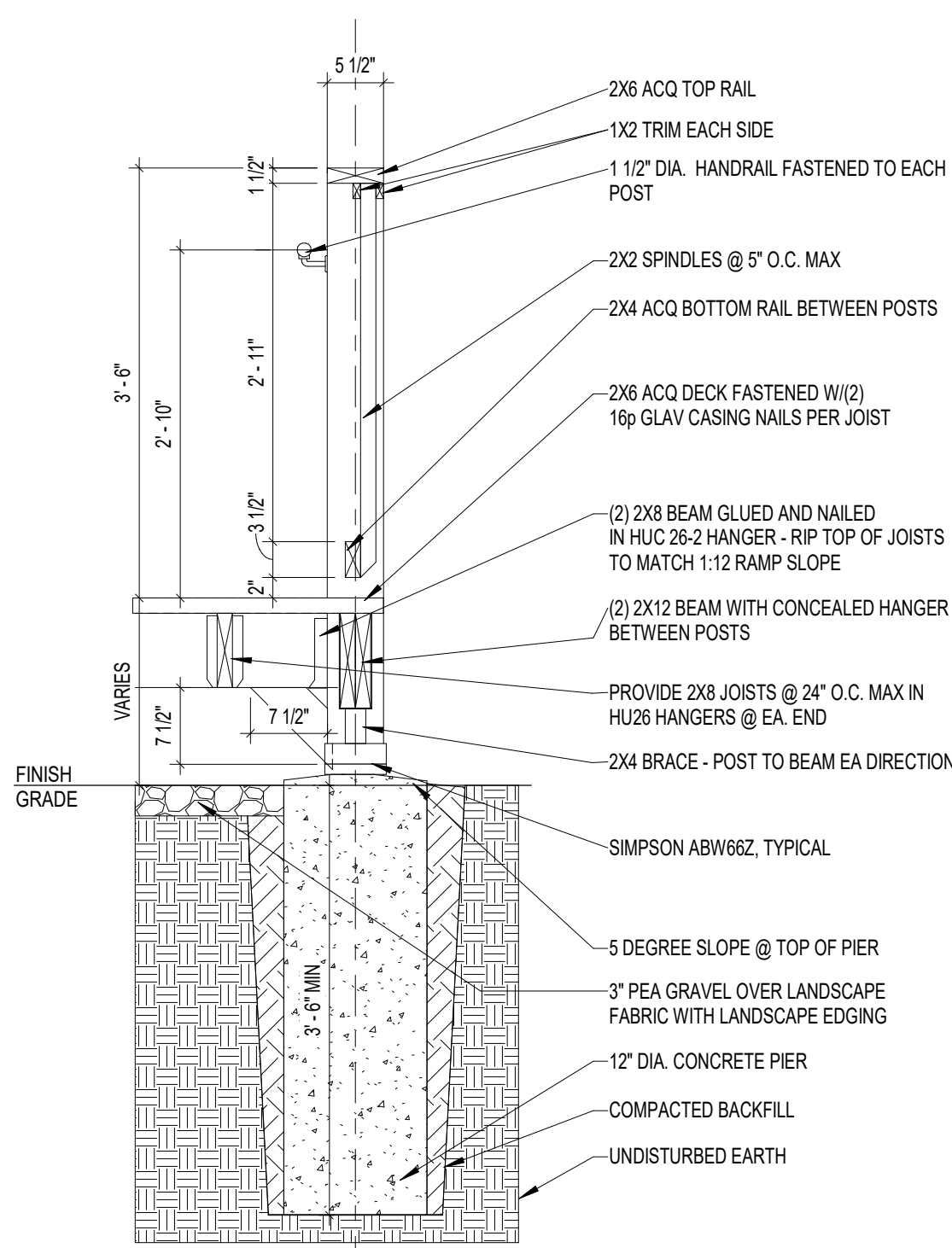


NO.	DESCRIPTION	DATE
1.	UPDATES	REVISIONS



NO.	DESCRIPTION	DATE
1.	UPDATES	REVISIONS





GRAPHIC LEGEND

LEGAL DESCRIPTION
LOT 110 - MCLAUGHIN BROTHERS SUBDIVISION,
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.
AS RECORDED IN LIBER 14, PAGE 21, OF PLATS,
WAYNE COUNTY RECORDS.

PARCEL # 0200131
LOT SIZE: 6,375 SF
0.15 ACRES

ZONING DISTRICT: R5 MEDIUM DENSITY
MAX. HT. = 35'-0"

GENERAL NOTES:
ARCHITECTURAL SITE PLAN

- | | | |
|-----|--|---|
| 1. | EXACT UTILITY TAPS LOCATIONS TO BE COORDINATED WITH SPECIFIC UTILITY PROVIDERS
ONE WATER METER FOR THE BUILDING WITH SEPARATE METERING DEVICE FOR EACH
RESIDENCE | PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR
MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO
THE DRAWINGS AND SPECIFICATIONS WITHOUT THE
PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT
(ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM
AGAINST THE CONSULTANT AND ARCHITECT REGARDING
ANY UNAUTHORIZED TRANSFER, REUSE OR
MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS. |
| 2. | SPECIFIC WATER METER LOCATION TO BE DETERMINED WITH PROVIDER | |
| 3. | ELECTRIC SERVICE TO BE OVERHEAD | |
| 4. | PROVIDE ELECTRIC METER FOR EACH RESIDENCE IN EXTERIOR LOCATION COORDINATED
WITH UTILITY PROVIDER | 5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA
CONTAINED HEREIN OR USE OF REUSE OF ORIGINAL OR
ALTERED CAD DESIGN MATERIALS BY THE USER OR
OTHER PARTIES WITHOUT THE WRITTEN AND WRITTEN
APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE
RISK OF THE USER. FURTHERMORE, USER AGREES TO
DEFEND, INDEMNIFY, AND HOLD HARMLESS THE ARCHITECT
FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES,
EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE
MODIFICATION OR REUSE OF THESE DRAWINGS. |
| 5. | CONCRETE SIDEWALKS TO BE MINIMUM 4" THICKNESS OR AS STIPULATED BY CITY OF
DETROIT WITH CONTROL JOINTS AT 6'-0" O.C. MAX. | 6. THESE DRAWINGS AS PART OF THE CONTRACT
DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT
DESIGNED TO DEFINE EXACT QUALITY OF MATERIALS OR
CONDITIONS REQUIRED. THE DRAWINGS SHALL NOT BE
SCALED. EXACT STATE AND LOCAL CODE
REQUIREMENTS SHALL BE VERIFIED BY THE USER AND
THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY
INFORMATION WHICH DIRECTLY CONTRADICTS ANY OF
THESE CODES OR ANY DISCREPANCIES FOUND IN THE
CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE
ATTENTION OF THE ARCHITECT IMMEDIATELY. |
| 6. | PROVIDE 50 GALLON RAIN BARREL FOR EACH DOWNSPOUT - ASSUME 2 PER RESIDENCE | |
| 7. | WYTH LOWS ROUTED TO LANDSCAPE BED | |
| 8. | AC CONDENSER TO BE MOUNTED ON RUBBER OR PLASTIC BASE OVER COMPACTED GRAVEL
SEE CIVIL DRAWINGS FOR CONTROL JOINT REQUIREMENTS AT PARKING SLABS | |
| 9. | SEE STRUCTURAL DRAWINGS FOR SPECIFIC FRAMING MEMBER SIZES AND ATTACHMENT
METHODS | |
| 10. | MINIMUM CLEAR STAIR WIDTH AT 36" UP N.O. | |
| 11. | CONSTRUCTION ACTIVITIES ARE SCHEDULED SUCH THAT DISTURBED SOIL, THAT IS TO BE
LEFT UNWORKED FOR MORE THAN 21 DAYS IS STABILIZED WITHIN 14 DAYS. | |
| 12. | PROVIDE 3" OF FEA GRAVEL BENEATH FRONT AND REAR PORCHES AND RAMPS. | |
| 13. | PROVIDE FABRIC TO BE INSTALLED UNDER PORCHES AND RAMPS. LANDSCAPE EDGING USE NO-DIG EXFLEX PLASTIC OR APPROVED ALTERNATE | |
| 14. | PROVIDE EQUALLY SPACED POSTS NOT TO EXCEED 5'-0" O.C. PER DETAIL | |
| 15. | WHERE DECK STRUCTURAL MEMBERS ARE 2 OR MORE PIECES FASTENED TOGETHER, USE
POLY WALK OR APPROVED EQUIVALENT AT TOP OF FASTENED MEMBERS | |

CODED NOTES - SITE PLAN	
1	EXTENTS OF BUILDING FOUNDATION
2	WOOD FRAME PORCH DECK
3	LANDSCAPING BED, TOP WITH 4" RED PINE MULCH OVER GRADE
4	CONCRETE SIDEWALKS - SEE DETAIL FOR FINISH
5	GENERAL LOCATION OF SANITARY LINE, COORDINATE FINAL SANITARY TAP LOCATION WITH DESIGNATED CIVIL TAP LOCATION
6	COMMON WATER METER
7	LOCATION OF A.C. CONDENSERS
8	CONCRETE PAD
9	GENERAL LOCATION OF GAS METER
10	GENERAL LOCATION OF WATER METER
11	GENERAL LOCATION OF ELECTRIC SERVICE WEATHERHEAD
12	EXISTING GAS MAIN
13	FRAMED STAIRS AND GUARDS, SIMILAR TO 2/A501
14	WOOD FRAMED RAMP AND GUARDS
15	DOWNSPOUT TO RAIN BARRELL
16	REFUSE CAN STORAGE
17	HOSE BIBB ON VINYL MOUNTING BLOCK
18	LAWS TO BE SEEDED PER LEGEND
19	NGWS DESIGNATION /SIGNAGE / LOCATION T R D

BID-CLOSING
SET

DATE: 12-17-2021
PROJECT #: 20132

	Description	Date
1	Revision 1	4/6/2022
D	MSHDA REVIEW	05/15/26
F	MSHDA REVISIONS	08/10/26

	Description	Date
1	Revision 1	4/6/2022
D	MSHDA REVIEW	05/15/26
F	MSHDA REVISIONS	08/10/26

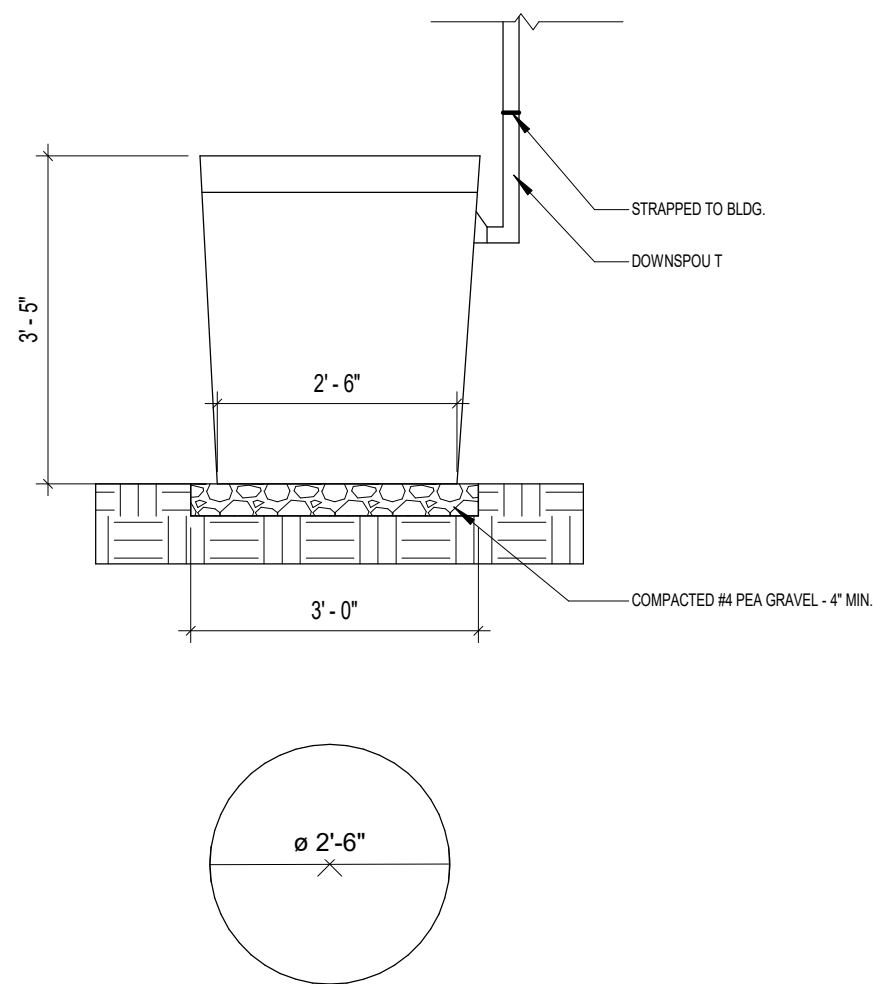
SITE PLAN 101
BLAINE

AS101.a

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

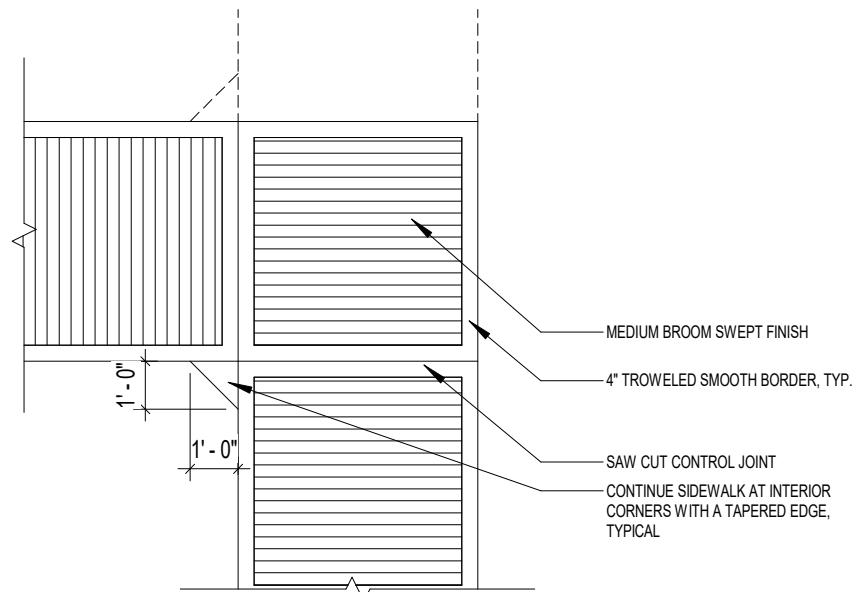
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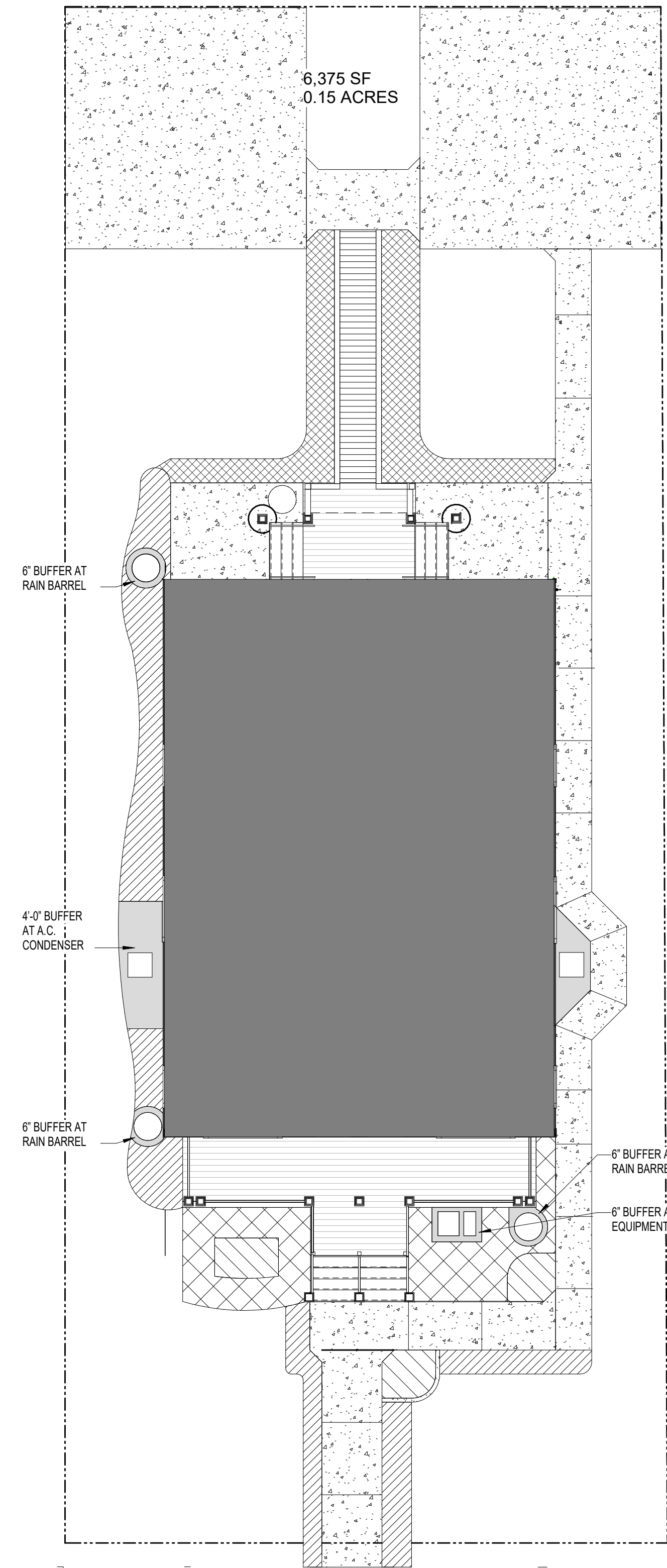
B
AS102.a

typical rainbarrel plan
1/2" = 1'-0"



A
AS102.a

concrete sidewalk detail
1/4" = 1'-0"



1
AS102.a

landscape plan - 101 blaine
1/8" = 1'-0"



PLANTING LEGEND

PLANT TYPE	GRAPHIC IDENTIFICATION	REMARKS
LAWN GRASSES		
RYEGRASS		GRASSES TO BE MIXED AT SEEDING - 2 LBS OF RYEGRASS & 3 POUNDS OF FESCUE PER 1,000 SF LAWN AREA
TALL FESCUE		
ORNAMENTAL GRASSES & PLANTS		
LITTLE BLUESTEM <i>Schizachyrium Scoparium</i>		#2 POT (2 GALL.) MINIMUM SIZE SPACED 18" APART
LIRIOPE <i>L. Muscari</i>		#1 POT (1 GALL.) MINIMUM SIZE SPACED 12" APART
SWITCH GRASS <i>Panicum Virgatum</i>		#1 POT (1 GALL.) MINIMUM SIZE SPACED 24" APART
GROUNDCOVERS		
WILD GINGER <i>Asarum Canadense</i>		BY #1 POT OR BARE ROOT SPACED 12" APART
BEARBERRY <i>Arctostaphylos Uva-Ursi</i>		BY #1 POT SPACED 12" APART
CREeping PHLOX <i>Phlox Subulata</i>		BY #1 POT SPACED 12" APART
CRANESBILL <i>Geranium Rozanne</i>		BY QUART POT SPACED 15" APART
MULCH		ALL CONCENTRATED PLANTING BEDS TO RECEIVE MULCH. WHERE GRAPHIC IS INDICATED IN ISOLATION INDICATES NO ADDITIONAL PLANTS
EDGE BLOCK		MORTARLESS CONCRETE PAVERS HALF-BURIED VERTICALLY
HOLLAND 7.75X4X1.75 CONCRETE PAVER		

GENERAL NOTES: RAIN BARREL

- RAIN BARREL BASIS OF DESIGN IS BUSHMAN RAIN HARVESTING TANK WITH STORAGE CAPACITY OF 100 GALLONS
- STORAGE TANKS TO BE SEAMLESS WITH ONE PIECE CONSTRUCTION
- COLOR TO BE SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S STANDARD COLOR PALETTE
- ROTO-MOLDED HIGH DENSITY POLYETHYLENE HARD-PLUMBING OF PLASTIC TANK IS NOT RECOMMENDED DUE TO THE EXPANSIVE/CONTRACTIVE CHARACTERISTICS OF POLYETHYLENE; USE ELBOWS TO ALLOW FLEX TO BE PLACED ON 4" COMPACTED GRAVEL
- MINIMUM 3 YEAR WARRANTY
- 3/4" BOTTOM BULKHEAD WITH PLUG
- (4) 6.5" X 8.5" TOP DOME FLATS
- (4) 8" X 7" BOTTOM FLATS
- 16" LID AND STAINLESS STEEL STRAINER BASKET
- 3" STAINLESS STEEL SCREENED OVERFLOW ASSEMBLY
- DIMENSIONS: 30" DIAMETER X 41" HEIGHT
- WEIGHT: 38 LBS
- PROVIDE HOSE DIBB AT EACH TANK PER MANUFACTURER'S WRITTEN DIRECTIVES



GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03/24/2025

PIETY HILL 2 LDHA LP

CENTRAL DETROIT
CHRISTIAN (CDC)
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A01' SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN, ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD/D DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR COORDINATE REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID-CLOSING SET

DATE: 12-17-2021
PROJECT #: 20132

Description Date
F MSHDA REVISIONS 08/10/26

LANDSCAPE PLAN 101 BLAINE

AS102.a

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P 614.221.1110 berardipartners.com

DATE:	ISSUED FOR:
11/29/2021	CD REVIEW SET #1
12/15/2021	Contract Review
12/14/2021	Permit Set
02/10/2023	Revision 1
02/10/2023	Revision 2
03/27/2023	Revision A

**PIETY HILL
2 LDHA LP**

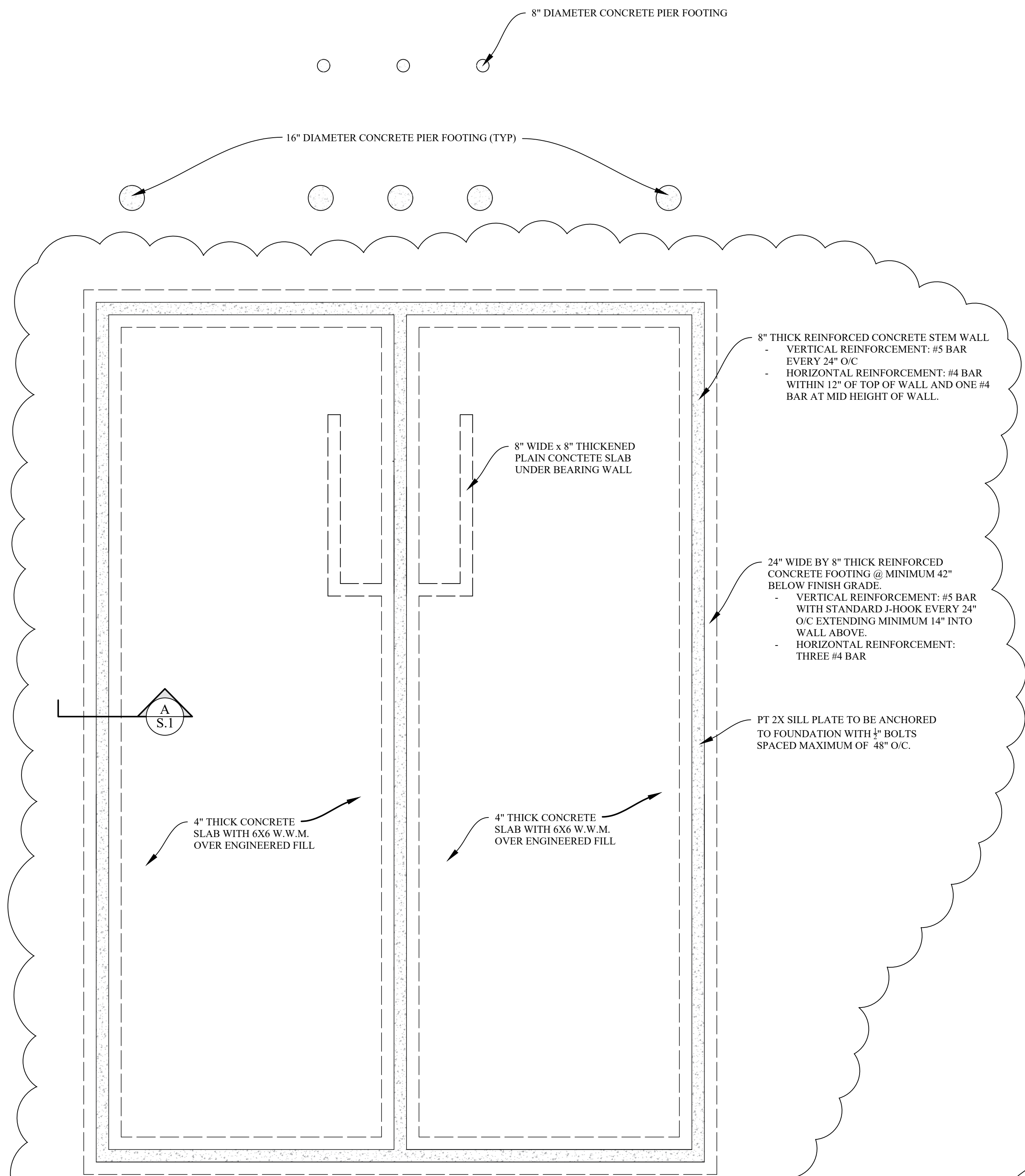
Central District Chairman (CDC)
1550 T. Williams St.
Detroit, MI 48207

**DUPLEX
FOUNDATION &
1ST FLOOR
FRAMING
PLANS**

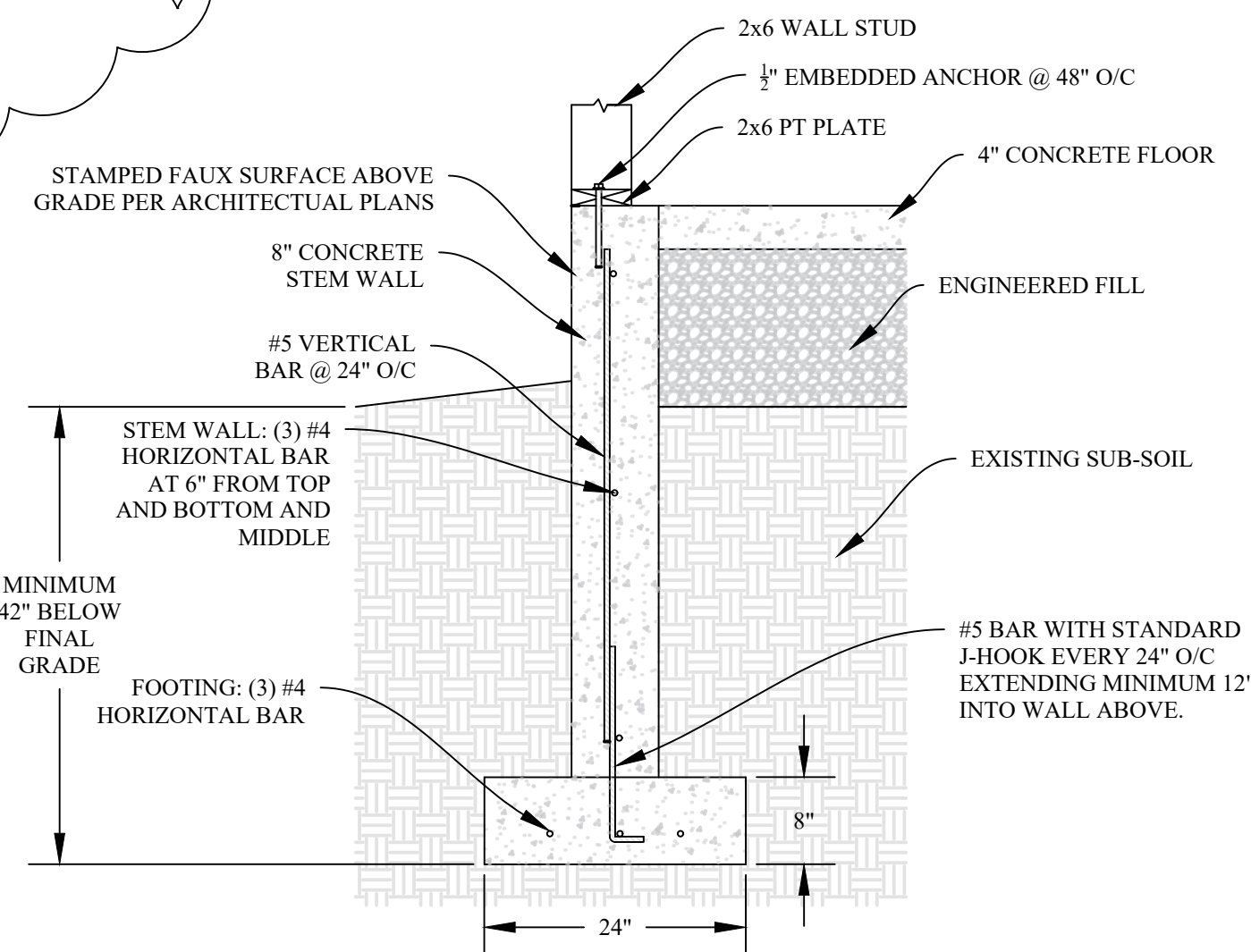
SHEET NUMBER

S.1

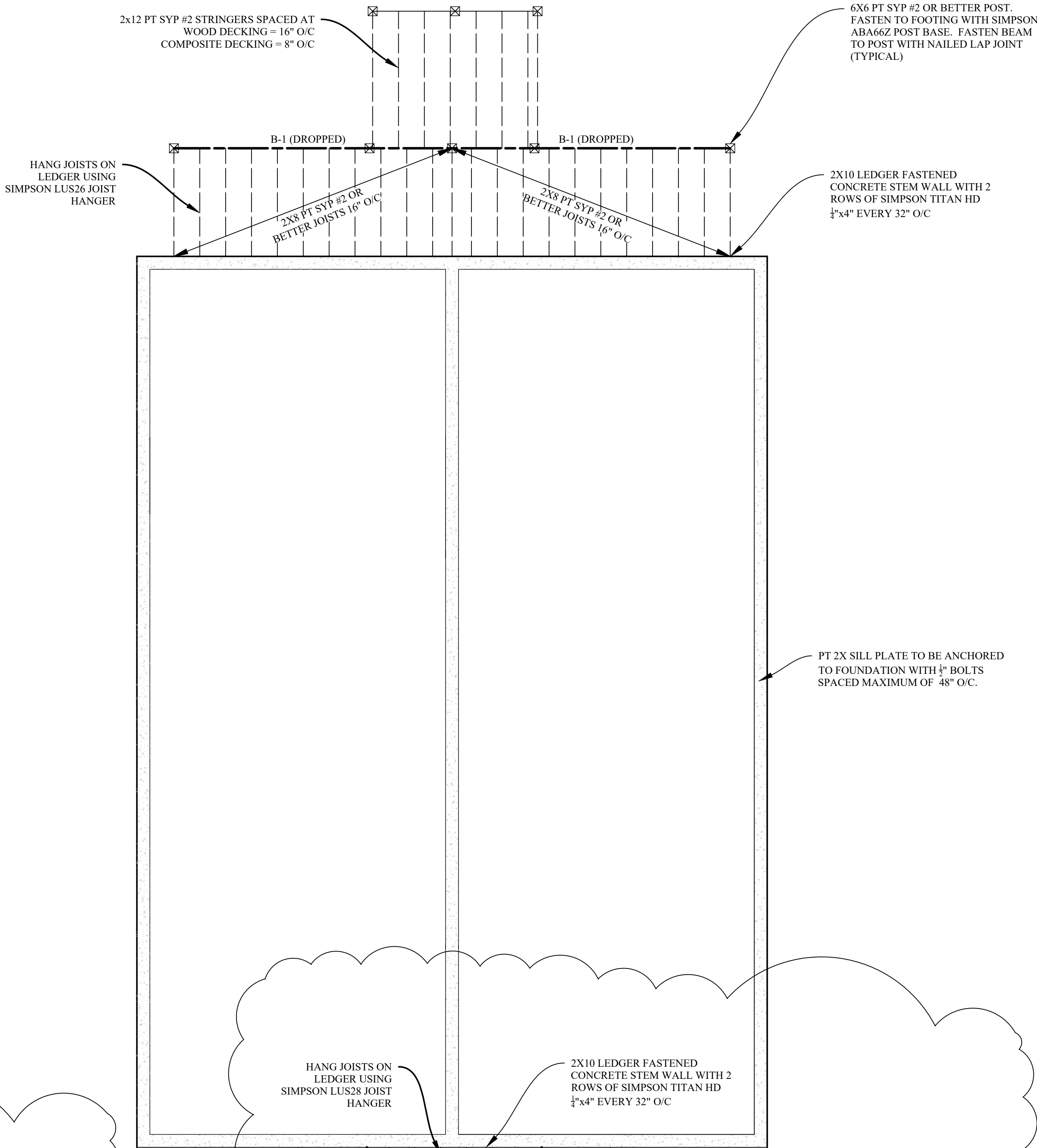
STRUCTURAL MEMBER SCHEDULE			
MEMBER ID	DESCRIPTION	END SUPPORT	NOTES
B-1	DOUBLE PLY 2X10 PT SYP #2 OR BETTER	6X6 POST	FASTEN PLIES WITH 2 ROWS 10D NAILS EVERY 12" O/C



FOUNDATION PLAN
Scale: 1/4" = 1'-0"



TYPICAL FOUNDATION SECTION
Scale: NTS



FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. Floor joist layout in this drawing portrays design intent only.
2. Blocking not shown for clarity.

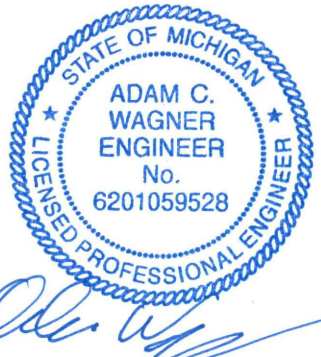
STRUCTURAL MEMBER SCHEDULE			
MEMBER ID	DESCRIPTION	END SUPPORT	NOTES
B-1	DOUBLE PLY 11 3/8" TJ 110 JOISTS	SILL OR DOUBLE 2X6 JACK	SEE DETAIL A ON SHEET S.5
B-2	SINGLE PLY 11 3/8" TJ 110 JOIST	HANG ON B-1	SEE DETAIL C ON SHEET S.5
B-4	DOUBLE PLY 1 3/4" X 9 3/4" LVL	6X6 POST	FASTEN PLIES WITH 2 ROWS 10D NAILS EVERY 12" O/C
B-5	DOUBLE PLY 1 3/4" X 9 3/4" LVL	6X6 POST	FASTEN PLIES WITH 2 ROWS 10D NAILS EVERY 12" O/C
H-2	SINGLE PLY 1 3/4" X 11 3/8" LVL	2 JACK AND 1 KING STUDS	SEE DETAIL B ON SHEET S.5
H-3	SINGLE PLY 2X6 SPF #2 OR BETTER	1 JACK AND 1 KING STUDS	SEE DETAIL B ON SHEET S.5
H-4	DOUBLE PLY 1 3/4" X 9 3/4" LVL	2 JACK AND 1 KING STUDS	FASTEN PLIES WITH 2 ROWS 10D NAILS EVERY 12" O/C
H-5	SINGLE PLY 1 3/4" X 11 3/8" LVL	2 JACK AND 1 KING STUDS	SEE DETAIL B ON SHEET S.5

GENERAL NOTES

- Floor joist layout in this drawing portrays design intent only. Coordinate exact joist placement based on plumbing/mechanical as necessary.
- Truss layout portrays design intent only.
- Blocking not shown for clarity.



210 N. Mill St.
Plymouth, MI 48170
Adam@WagnerEngineer.com
734-392-7034



PROJECT NUMBER: 2021-083

DESIGNED BY: ACW

DRAWN BY: ACW

SCALE: AS SHOWN

SHEET SIZE: 36" X 24"

ISSUED FOR:	
CD Review Set #1	
Contract Review	
Permit Set	
Revision #1	
Revision #2	
Revision A	
DATE:	
11/29/2021	
12/5/2021	
12/14/2021	
02/10/2023	
02/10/2023	
03/27/2023	

PIETY HILL
2 LDHA LP

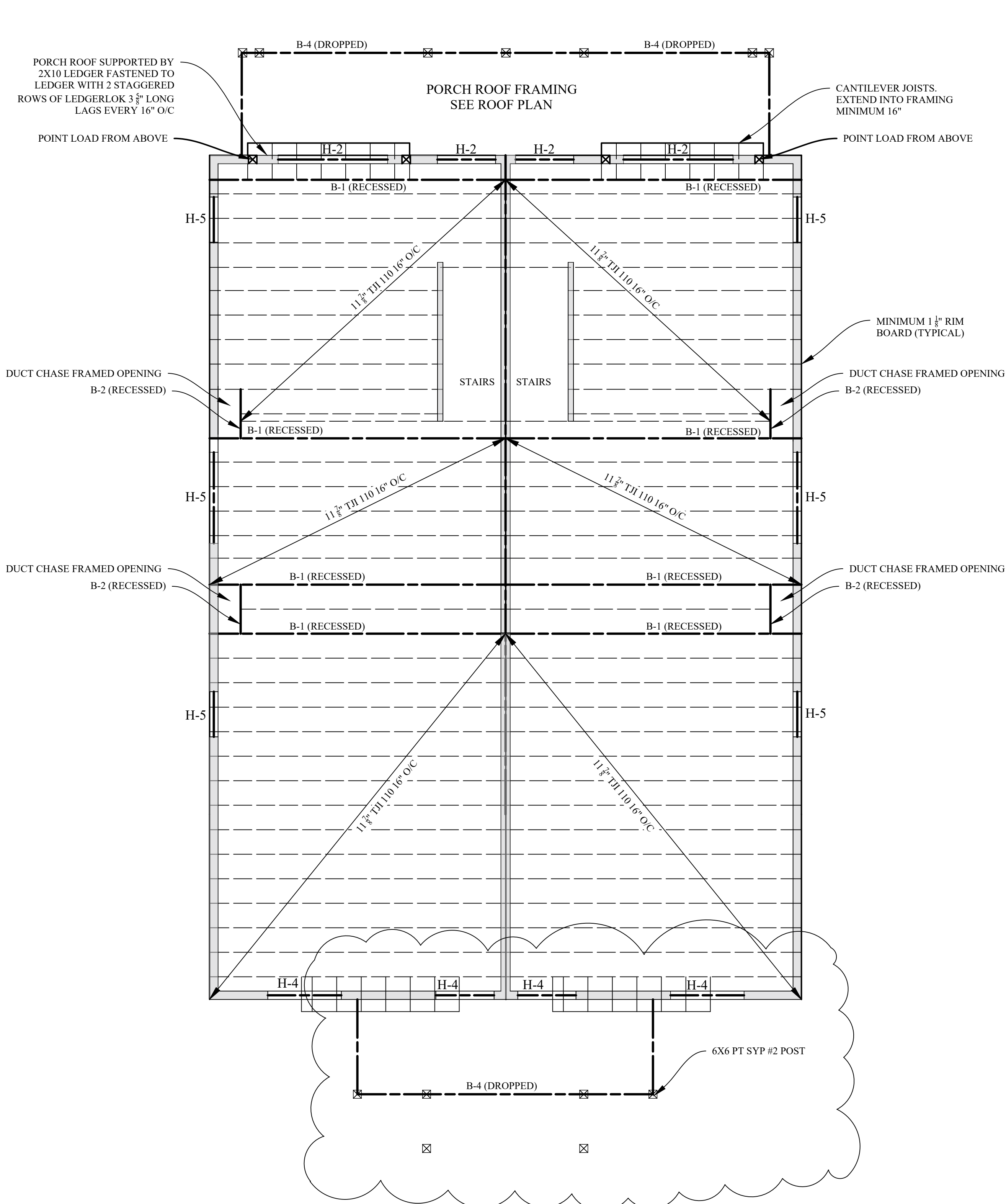
Central District Chaplain (CDC)
1550 Taylor St.
Detroit, MI 48207

SHEET TITLE

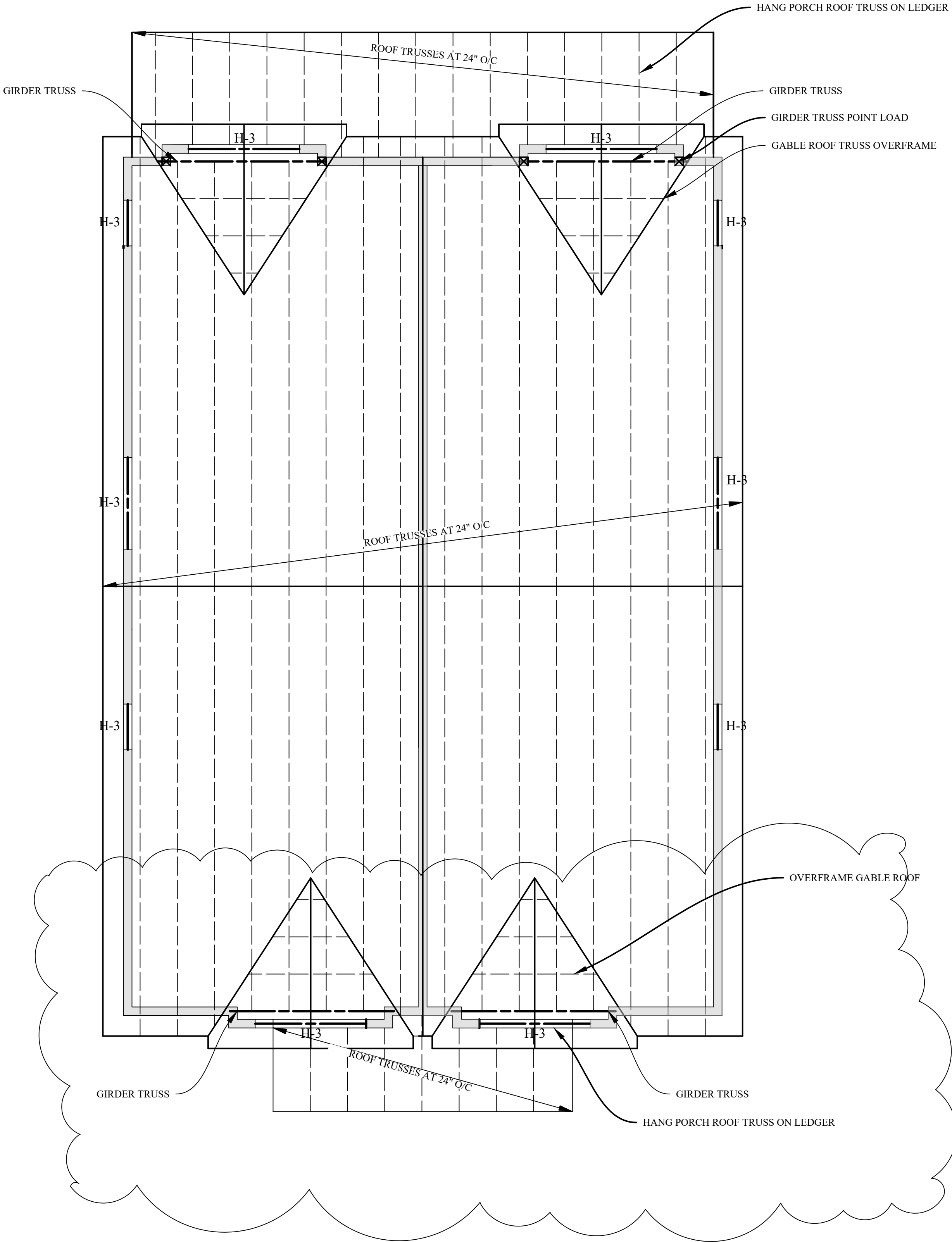
DUPLEX
2ND FLOOR &
ROOF FRAMING
PLANS

SHEET NUMBER

S.2



DUPLEX SECOND FLOOR FRAMING PLAN
Scale: 3/4" = 1'-0"



DUPLEX ROOF FRAMING PLAN
Scale: 3/4" = 1'-0"

STRUCTURAL MEMBER SCHEDULE			
MEMBER ID	DESCRIPTION	END SUPPORT	NOTES
B-1	DOUBLE PLY 11 3/8" TJI 110 JOISTS	SILL OR DOUBLE 2X6 JACK	SEE DETAIL A ON SHEET S.5
B-4	DOUBLE PLY 1 3/4" X 9 1/2" LVL	6X6 POST	FASTEN PLIES WITH 2 ROWS 10D NAILS EVERY 12" O/C
H-2	SINGLE PLY 1 3/4" X 11 3/8" LVL	2 JACK AND 1 KING STUDS	SEE DETAIL B ON SHEET S.5
H-3	SINGLE PLY 2X6 SPF #2 OR BETTER	1 JACK AND 1 KING STUDS	SEE DETAIL B ON SHEET S.5
H-5	SINGLE PLY 1 3/4" X 11 3/8" LVL	2 JACK AND 1 KING STUDS	SEE DETAIL B ON SHEET S.5

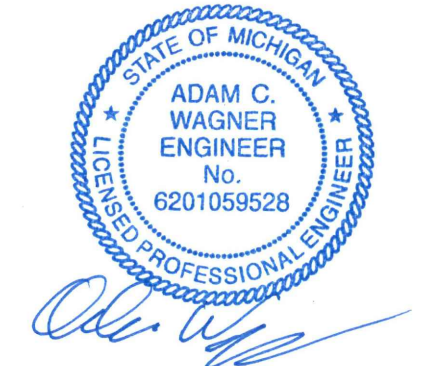
GENERAL NOTES

- Floor joist layout in this drawing portrays design intent only. Coordinate exact joist placement based on plumbing/mechanical as necessary.
- Truss layout portrays design intent only.
- Blocking not shown for clarity.



WAGNER
ENGINEERING, LLC

210 N. Mill St.
Plymouth, MI 48170
Adam@WagnerEngineer.com
734-392-7034



PROJECT NUMBER: 2021-083
DESIGNED BY: ACW
DRAWN BY: ACW
SCALE: AS SHOWN
SHEET SIZE: 36" X 24"

DATE	ISSUED FOR:
11/29/2021	CD REVIEW SET #1
12/15/2021	Contract Review
12/14/2021	Permit Set
02/10/2023	Revision #1
02/10/2023	Revision #2
03/27/2023	Revision A
03/27/2023	Revision A

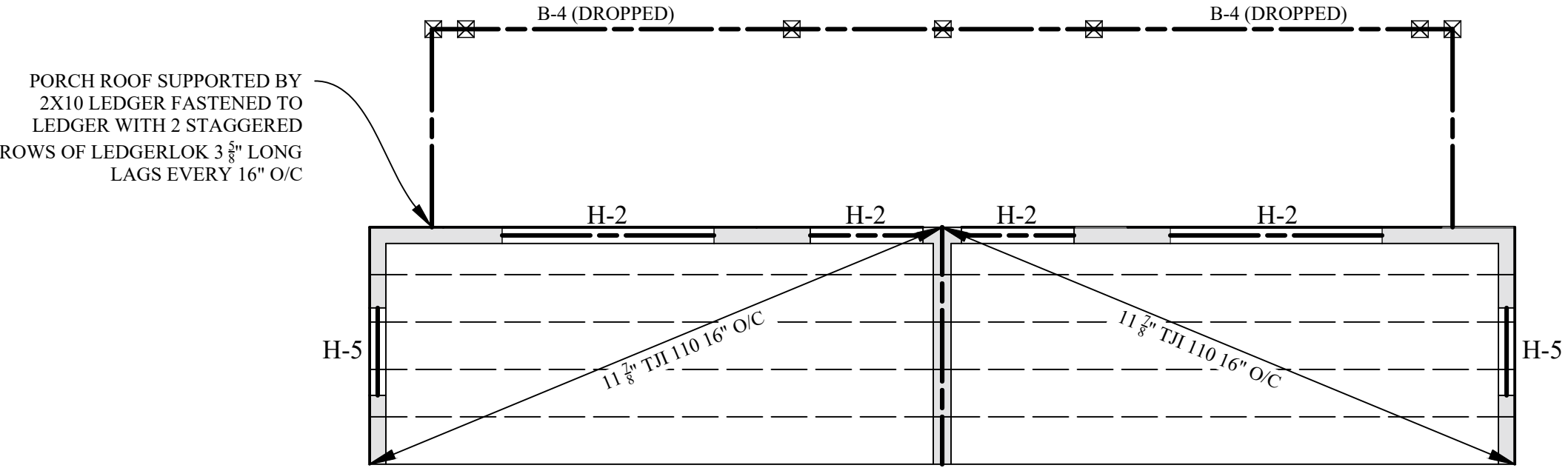
PIETY HILL
2 LDHA LP

Central Detroit Christian (CDC)
1550 T. Moore St.
Detroit, MI 48207

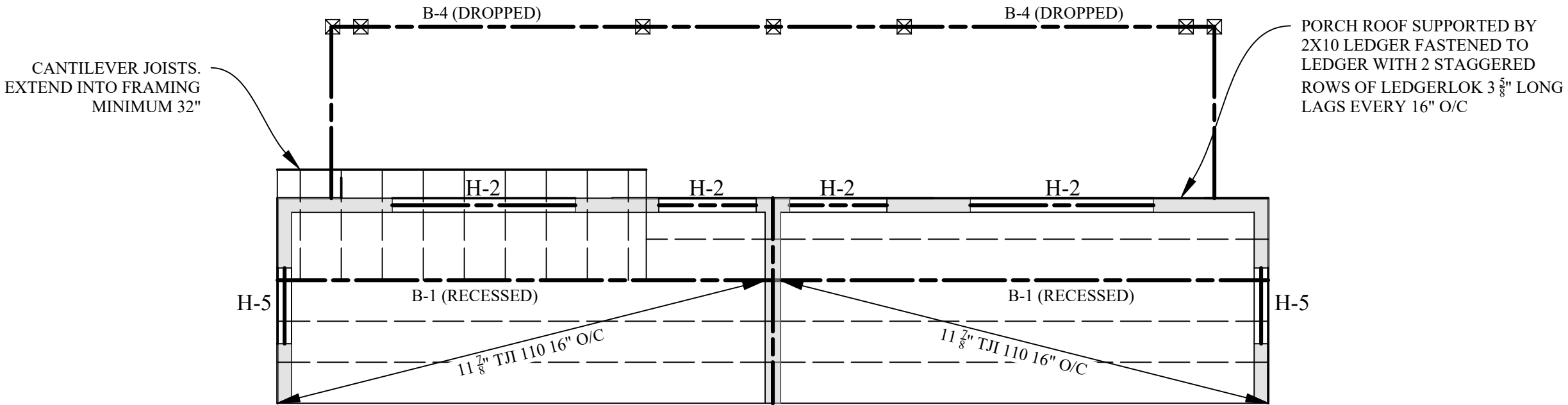
DUPLEX
OPTION 2 & 3
FRAMING PLANS

SHEET NUMBER

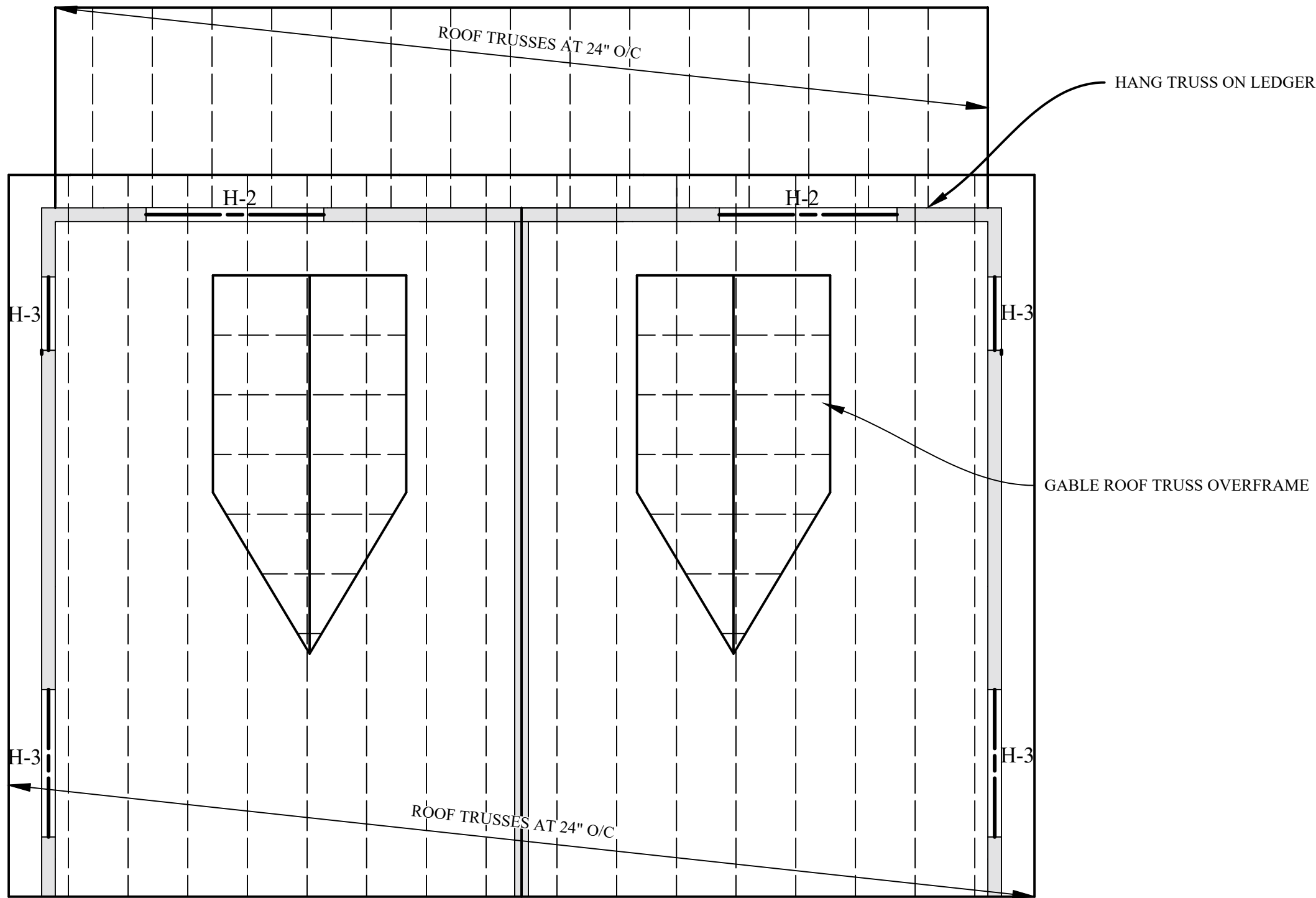
S.3



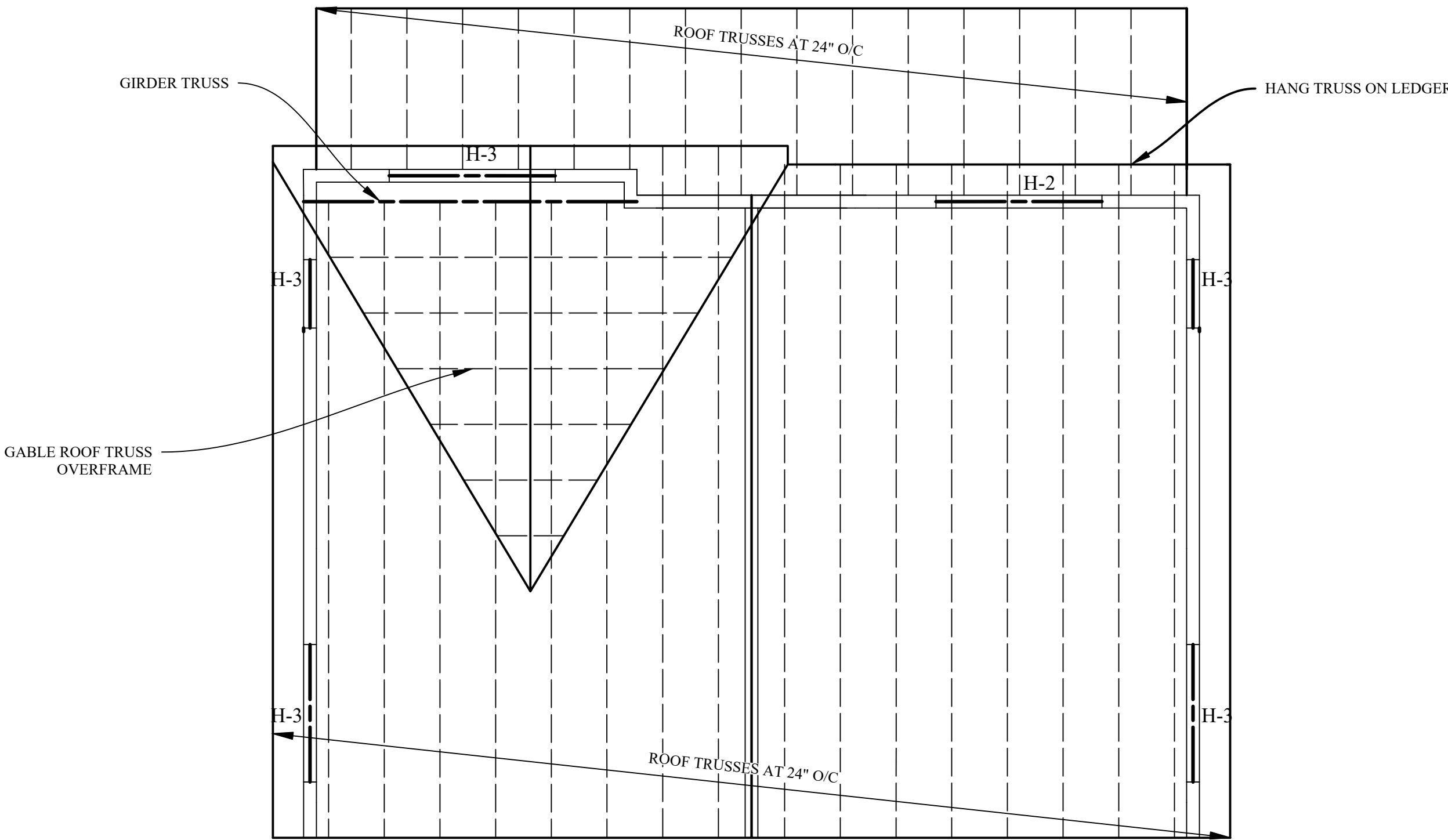
OPTION 3 - DUPLEX SECOND FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"



OPTION 2 - DUPLEX SECOND FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"



OPTION 3 - DUPLEX ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"



OPTION 2 - DUPLEX ROOF FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

ISSUED FOR:	
CD REVIEW SET #1	
CONTRACT REVIEW	
PERMIT SET	
REVISION #1	
REVISION #2	
REVISION A	
DATE:	
11/29/2021	
12/5/2021	
12/14/2021	
02/10/2023	
02/10/2023	
03/27/2023	

PIETY HILL
2 LDHA LP

Central District Chairman (CDC)
1550 T. McFarlane St.
Detroit, MI 48207

SHEET TITLE

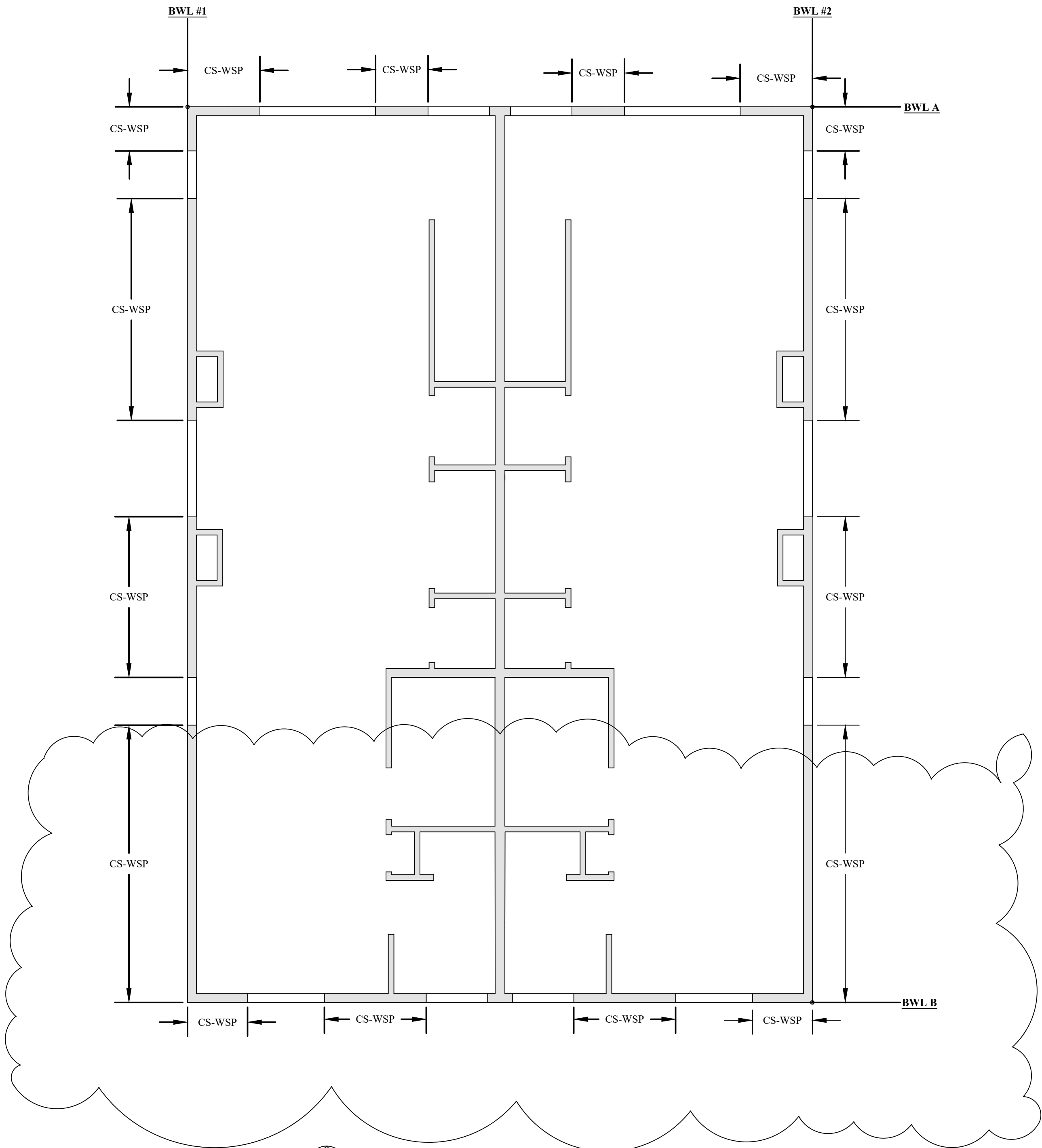
DUPLEX
BRACING PLANS

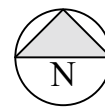
SHEET NUMBER

S.4

DUPLEX FIRST FLOOR WALL BRACING NOTES

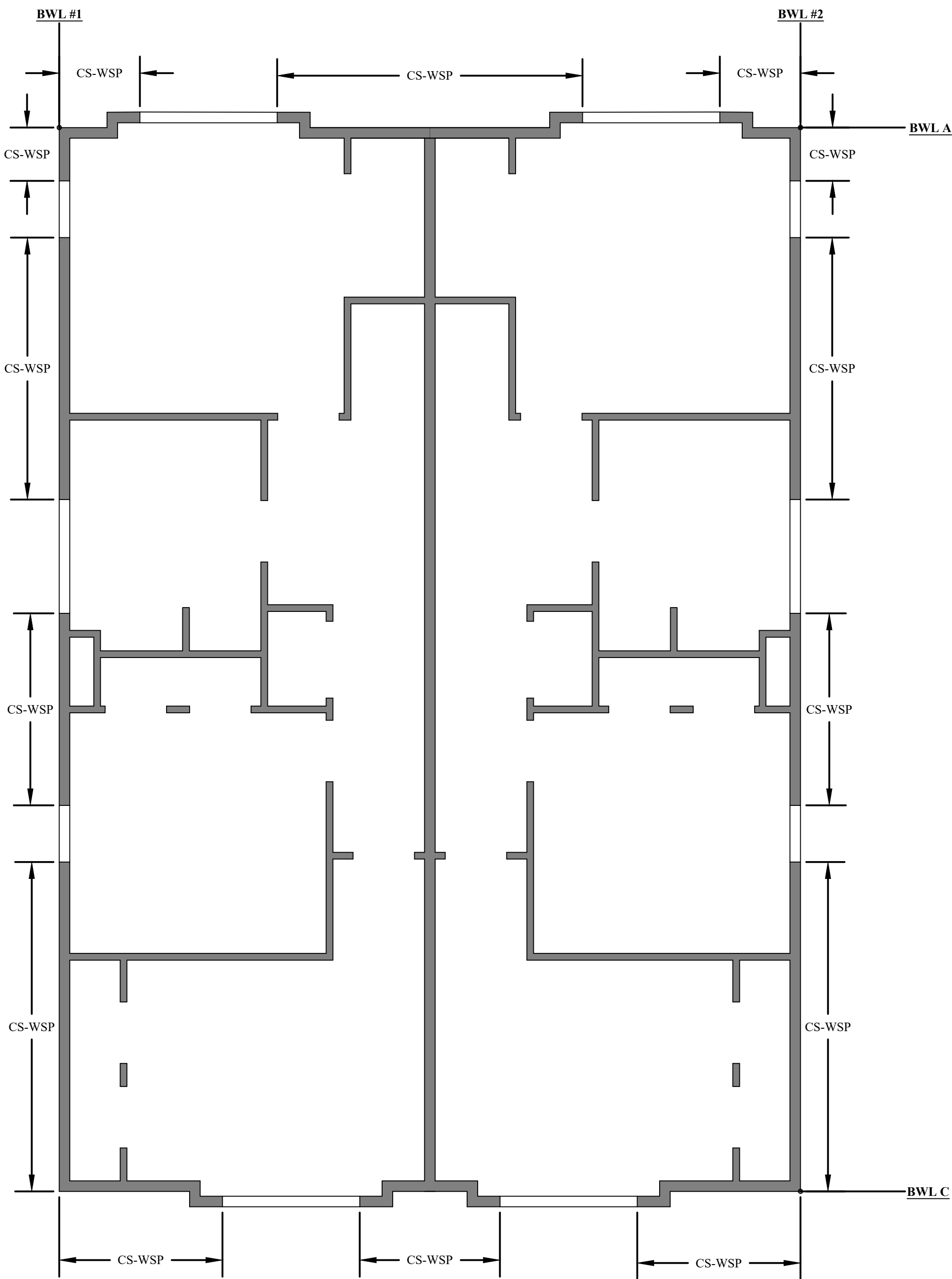
- Continuous Sheathing - Wood Structural Panel (CS-WSP) shall be applied to all areas indicated and above and below all openings.
- Sheathing shall be Structural I grade plywood or OSB, minimum $\frac{1}{2}$ " thick.
- Nail all sheathing with 8D nails spaced at 6" O/C along panel edges and 12" O/C along field.
- See Detail D on Sheet S.5 for rear porch portal frame assembly.

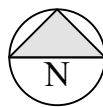


 DUPLEX FIRST FLOOR WALL BRACING DIAGRAM
Scale: $\frac{1}{4}" = 1'-0"$

DUPLEX SECOND FLOOR WALL BRACING NOTES

- Continuous Sheathing - Wood Structural Panel (CS-WSP) shall be applied to all areas indicated and above and below all openings.
- Sheathing shall be Structural I grade plywood or OSB, minimum $\frac{1}{2}$ " thick.
- Nail all sheathing with 8D nails spaced at 6" O/C along panel edges and 12" O/C along field.



 DUPLEX SECOND FLOOR WALL BRACING DIAGRAM
Scale: $\frac{1}{4}" = 1'-0"$

1. All dimensions shall be taken from Architectural drawings.
2. This is a custom design for a specific development. These plans may not be used in any other application without the Engineer's prior approval.
3. Any changes to these plans without prior written consent by the Engineer shall constitute acceptance of the responsibility by the Contractor and Owner of that change.
4. The Contractor shall conform to all applicable building codes and regulations.
5. Contact the Engineer immediately if the drawings and specifications contain insufficient or conflicting information.

1. Design Code: 2015 Michigan Residential Building Code
2. Ground Snow Load = 25 PSF
3. Living Area Live Load = 40 PSF
4. Bedroom Live Load = 30 PSF
5. Attic Storage Areas = 20 PSF
6. Truss Top Chord Dead Load = 10 PSF
7. Truss Bottom Chord Dead Load = 5 PSF
8. Soil Bearing Capacity = 1,500 PSF

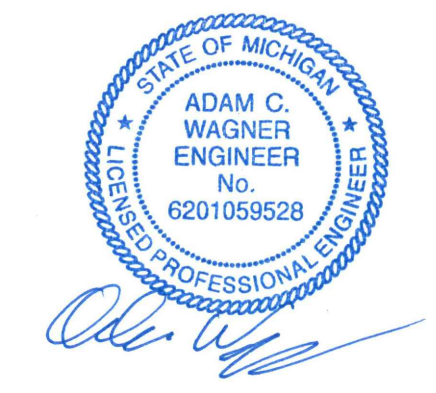
1. Wood roof trusses shall be designed by a registered professional engineer licensed to practice in the State of Michigan.
2. All trusses shall be pre-engineered by the truss manufacturer to incorporate all loading as specified in the general framing notes as well as any additional loads as may be required by code.
3. Wood truss engineering and verification of the dimensions/plate heights will be the responsibility of the supplier.
4. Shop drawings and calculations bearing the seal and signature of the design engineer shall be submitted for review by the Structural Engineer.
5. Shop drawings shall show the locations of all the trusses, connection plate size and capacity and the size and grade of lumber used.
6. The truss manufacturer shall provide drawings showing blocking at bearing points, panels and bridging required for truss stability.
7. The truss manufacturer shall provide requirements for all of all the following connections
8. Truss manufacturer is responsible for providing the connection details and requirements for all truss to truss, truss to girder truss, truss to header/beam, and truss to top plate connection.

CONT	Continuous
CMU	Concrete Masonry Unit
DIA	Diameter
GA	Gauge
LB	Pound
LF	Linear Foot
LVL	Laminated Veneer Lumber
O/C	On Center
OSB	Oriented Strand Board
PCF	Pounds per Cubic Foot
PLF	Pounds per Linear Foot
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PSL	Parallel Strand Lumber
PT	Pressure Treated
SF	Square Foot
SPF	Species-Pine-Fir
SYN	Southern Yellow Pine
T&G	Tongue and Groove
W/	With
W/O	Without
UNO	Unless Noted Otherwise

1. Dimensional lumber 2x6 and smaller shall be SPF #2 or better.
2. Dimensional lumber 2x8s and greater shall be SYP, HEM-FIR, or Douglas Fir #2 or better.
3. Sill plate material shall be pressure treated SYP #2 or better.
4. Floor joists shall be TJ 110 in the dimensions shown or approved equal.
5. Laminated Veneer Lumber shall be 2.0E or better.
6. Floor sheathing shall be $\frac{3}{4}$ " T&G APA rated plywood or OSB.
7. Wall sheathing shall be minimum $\frac{5}{8}$ " APA rated plywood or OSB.
8. Metal strapping, corner, post bases, and other accessories specified "Simpson" on plans and manufactured by the Simpson Strong-Tie Inc. Substitutions by other manufacturers are allowed provided strength of specified connection is met or exceeded.

1. All exterior walls shall be 2x6 wood studs at 16" on center. All exterior walls shall be platform framed with a double top plate and single bottom plate.
2. All interior walls shall be 2x4 wood studs at 16" on center with a double top plate and single bottom plate.
3. Follow manufacturer's instructions for allowable loads in wood I-Joists.
4. Carry all point loads continuous to the foundation. Provide squash blocking.
5. All strapping, hangers, post bases, and other connectors shall be fastened with the manufacturer's recommended fastener type and quantity.
6. All fasteners and other metal in contact with pressure treated lumber shall be hot dipped galvanized or stainless steel.
7. All headers and beams shall be supported by the number of king an jack studs as indicated.

1. Step footings as required for slab elevation changes, and as required by grades around building to hold bottom of footings at 42" minimum below ground grade.
2. See architectural plans for all slab elevations.
3. Foundation design is based on the loading shown on the framing plans and the soil bearing capacity shown in the design criteria sheet.
4. Concrete mix shall be designed to a minimum of 3,000 PSI 30-day strength.
5. All steel reinforcing shall be minimum Grade 60 in the sizes shown.
6. All reinforcement within trench footing shall be a minimum of 3" from bottom and sides.
7. Shilled lap anchors shall be minimum 30" threaded I or J bolts. Post installed anchors are allowed provided they are equivalent to 1" embedded anchor at the spacing shown.



SHEET SIZE: 36" X 24"

DATE:	ISSUED FOR:
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12/5/2021	Contractor Review
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02/10/2023	Revision #1
02/10/2023	Revision #2
03/27/2023	Revision A

Central Detroit Christian (CDC)
1550 Taylor St.
Detroit, MI 48207

NOTES
ABBREVIATIONS
DETAILS AND
SPECIFICATIONS

S.5

GENERAL NOTES

THROUGH-PENETRATION SYSTEM AND FIRESTOPPING REQUIREMENTS:

1. WHERE ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER SYSTEMS DEVICES PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLIES, WALLS AND NON-RATED FLOOR/CEILING ASSEMBLIES COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. PROVIDE THROUGH PENETRATION SYSTEMS, ANNUAL SPACE PROTECTION AND FIRE STOPPING AS REQUIRED BY THE APPLICABLE CODES. THROUGH-PENETRATION SYSTEMS USED MAY BE SELECTED BY THE INSTALLER, BUT IN ALL CASES THE THROUGH-PENETRATION SYSTEM SHALL BE AN APPROVED SYSTEM AS LISTED IN THE LATEST UNDERWRITERS LABORATORIES INC. FIRE RESISTANCE VOLUME II DIRECTORY.

2. INSTALLATION OF THROUGH-PENETRATION SYSTEMS AND ANNUAL SPACE PROTECTION SHALL BE PERFORMED BY A QUALIFIED SUB-CONTRACTOR WHO HAS SUCCESSFULLY INSTALLED THESE SYSTEMS DEVICES ON PROJECTS OF SIMILAR SIZE AND WHO HAS FULL KNOWLEDGE OF THE APPLICABLE CODE REQUIREMENTS AND COMPLETE UNDERSTANDING AND KNOWLEDGE IN SELECTING THE CORRECT THROUGH-PENETRATION SYSTEM AND ANNUAL SPACE PROTECTION MATERIAL FOR THE CONDITIONS SPECIFIC TO THE PROJECT.

3. THROUGH-PENETRATION SYSTEMS: WHERE CABLES, CABLE TRAYS, CONDUITS, TUBES OR PIPES PENETRATE A FLOOR ASSEMBLY, THE PENETRATION SHALL BE PROTECTED WITH AN APPROVED THROUGH-PENETRATION PROTECTION SYSTEM TESTED IN ACCORDANCE WITH ASTM E814. THE POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF THE TEST ASSEMBLY SHALL NOT BE LESS THAN 0.01-INCH WATER GAGE (2.5P). THE SYSTEM SHALL HAVE AN "F" RATING AND A "T" RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED.

4. ALL PENETRATIONS THROUGH A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, SHALL COMPLY WITH PARAGRAPHS 5, 6, 7, 8, 9 AND 10 BELOW.

5. EXCEPT WHERE PERMITTED BY PARAGRAPHS 6, 7 AND 8, PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATION CONDUITS, PIPES AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ASTM E119 RATED ASSEMBLY. IN THE CASE OF CEILINGS WHICH ARE AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, ALL PENETRATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED ASTM E119 RATED ASSEMBLY OR SHALL NOT EXCEED AN AGGREGATE AREA OF 100 SQUARE INCHES (0.065 M2) OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS.

EXCEPTION: OUTLET BOXES AND FITTINGS ARE PERMITTED, PROVIDED THAT SUCH DEVICES ARE LISTED FOR USE IN FIRE-RESISTANCE RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE LISTING.

6. NONCOMBUSTIBLE PENETRATIONS:

- A. PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED.
- B. PENETRATIONS BY NONCOMBUSTIBLE CONDUIT, PIPE AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT MORE THAN TWO STORIES ARE PERMITTED, PROVIDED THAT THE AGGREGATE AREA OF THE PENETRATING ITEMS SHALL NOT EXCEED 1 SQUARE FOOT (0.09 M2) IN ANY 100 SQUARE FEET (9.3 M2) OF FLOOR AREA.
- C. IN ALL CASES, THE ANNUAL SPACE BETWEEN THE PENETRATING ITEM AND THE ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13, RATED ASSEMBLY.

7. AIR DUCTS:

- A. PENETRATIONS BY AN AIR DUCT THROUGH A FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED WHERE AN APPROVED FIRE DAMPER IS INSTALLED AT THE FLOOR LINE.
- B. WHERE A NONCOMBUSTIBLE AIR PRODUCT PENETRATES A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, AN APPROVED CEILING DAMPER SHALL BE INSTALLED AT THE CEILING LINE EXCEPT WHERE FIRE TESTS SHOW THAT THE INTEGRITY OF THE FIRE-RESISTANCE RATED ASSEMBLY IS MAINTAINED WITHOUT A CEILING DAMPER. CEILING DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS LISTED IN A FIRE-RESISTANCE RATED DESIGN OR SHALL BE LABELED TO FUNCTION AS A HEAT BARRIER FOR AIR-HANDLING OUTLET/INLET PENETRATIONS IN THE CEILING OF A FIRE-RESISTANCE RATED ASSEMBLY.

8. CEILING PENETRATIONS: OPENINGS TO ACCOMMODATE NONCOMBUSTIBLE CONDUITS, PIPES, TUBES OR ELECTRICAL OUTLETS IN A CEILING MEMBRANE WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR ASSEMBLY, SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS OR THE ANNUAL SPACE AROUND THE PENETRATING ELEMENT SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13 OR WITH A THROUGH-PENETRATION SYSTEM IN ACCORDANCE WITH PARAGRAPHS 5 AND 4.

9. NON FIRE-RESISTANCE RATED ASSEMBLIES: PENETRATIONS OF FLOOR ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL CONFORM TO PARAGRAPHS 11, 12 AND 13. ALL PENETRATIONS THROUGH THE CEILING MEMBRANE OF A ROOF ASSEMBLY WITHOUT A REQUIRED FIRE-RESISTANCE RATINGS SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.

10. NONCOMBUSTIBLE PENETRATIONS: PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT THE ANNUAL SPACES BETWEEN THE PENETRATING ITEM AND THE FLOOR IS FIRE-STOPPED WITH NONCOMBUSTIBLE MATERIALS.

11. AIR DUCTS: PENETRATIONS BY NONCOMBUSTIBLE AIR DUCTS THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT AN APPROVED FIRE DAMPER IS INSTALLED AT EACH FLOOR LINE OR THE AIR DUCT IS CONTAINED IN A RATED SHAF.

12. NONCOMBUSTIBLE OR COMBUSTIBLE PENETRATIONS: PENETRATIONS BY VENTS, CHIMNEYS, CABLES, WIRES, AIR DUCTS, CONDUITS, PIPES AND TUBES THROUGH AN UNPROTECTED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED PROVIDED THAT THE ANNUAL SPACE IS FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.

13. ANNUAL SPACE PROTECTION: THE ANNUAL SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE RATED ASSEMBLY BEING PENETRATED SHALL BE PROTECTED AS FOLLOWS:

A. MATERIAL: THE MATERIAL USED TO FIT THE ANNUAL SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASSES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO THE TIME-TEMPERATURE FIRE CONDITIONS OF ASTM E119 UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER COLUMN (2.5 P) AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY PENETRATED.

B. SLEEVES: WHERE SLEEVES ARE USED, THE SLEEVES SHALL BE NONCOMBUSTIBLE AND SHALL BE SECURELY FASTENED TO THE ASSEMBLY PENETRATED. ALL SPACE BETWEEN THE ITEM CONTAINED IN THE SLEEVE AND THE SLEEVE ITSELF AND ANY SPACE BETWEEN THE SLEEVE AND THE ASSEMBLY PENETRATED SHALL BE FILLED WITH A MATERIAL THAT COMPLIES WITH PARAGRAPH 13A.

C. INSTALLATION: INSULATION AND COVERINGS ON THE PENETRATING ITEM SHALL NOT PASS THROUGH THE ASSEMBLY UNLESS THESE MATERIALS MAINTAIN THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY.

CABINETRY NOTES:

1. CABINET AND COUNTERTOP SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS PRIOR TO ANY INSTALLATION. THIS SHALL INCLUDE COORDINATION WITH ANY PLUMBING FIXTURES, ELECTRICAL SYSTEMS, ETC., ENSURING THAT CLEARANCES AND INSTALLATION REQUIREMENTS RECOMMENDED BY FIXTURE MANUFACTURERS ARE FOLLOWED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

2. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REQUIRED CABINETS AND COUNTERTOPS FOLLOWING MAKING FIELD MEASUREMENTS. SUCH DRAWINGS SHALL REFLECT FIELD MEASUREMENTS.

3. CABINET SUBCONTRACTOR SHALL SUBMIT EVIDENCE OF COMPLIANCE FOR THE LABEL CERTIFICATION FROM AN ACCEPTABLE TESTING AGENCY CERTIFYING TO ANSI A161.6. CABINETS WILL BE SHIPPED BEARING THE NKCA LABEL.

4. PROVIDE SCRIBE MOULDING AND/OR CAULKING AS APPLICABLE AT COUNTERTOPS, ENDS AND WALL JOINTS, AND AT CABINET ENDS AND WALL JOINTS.

5. PROVIDE BLOCKING WHERE CABINETS OR COUNTERS INTERSECT WALL. COORDINATE BLOCKING WITH CABINET MANUFACTURER'S REQUIREMENTS.

6. COORDINATE HARDWARE REQUIREMENTS WITH CABINET MANUFACTURER TO ENSURE ADEQUATE CLEARANCES AND OPERATION OF DRAWERS, CABINET DOORS, ETC.

7. PROVIDE SCRIBE MOULDING AND/OR FILLER STRIPS WHERE REQUIRED.

8. UNIT KITCHENS - CABINETS: BASE CABINETS TO BE PROVIDED WITH ROLL-OUT SHELVES, SINK BASE TO BE REMOVABLE AS REQUIRED BY ADA - WITH DRAIN AND WATER PIPES PROTECTED TO AVOID BURNS AND BUMPS.

GENERAL NOTES:

1. PRIOR TO SUBMITTING A BID, ALL SUBCONTRACTORS SHALL VISIT THE PROJECT SITE & BECOME FAMILIAR WITH EXISTING CONDITIONS, COMPARE & CONFIRM THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIREMENTS & ALL REGULATORY AGENCY REQUIREMENTS APPLICABLE FOR COMPLETION OF THE PROPOSED WORK. IF VARIATIONS OR DISCREPANCIES ARE FOUND, SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY & IN WRITTEN FORMAT TO THE DEVELOPER & TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

2. ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST, OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT, ETC., SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY AND IN WRITTEN FORMAT TO THE DEVELOPER AND TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REGULATIONS, AS WELL AS ANY OTHER SPECIFIC OR IMPLIED APPLICABLE REGULATIONS, INCLUDING HEALTH AND SAFETY REQUIREMENTS, AS MAY BE IMPLIED OR STATED WITH ISSUANCE OF THE BUILDING PERMIT.

4. PRIOR TO COMMENCEMENT OF ANY WORK, ALL PERMITS SHALL BE APPLIED FOR AND OBTAINED BY EACH SUBCONTRACTOR, AND ALL APPLICABLE FEES SHALL BE PAID BY THE SUBCONTRACTOR.

5. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS SUBJECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT.

6. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO INSURE THE SAFETY OF THE BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYLS OR THE DOWNS, WHICH MIGHT BE NECESSARY. FOLLOWING THE COMPLETION OF THE PROJECT, REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

7. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND FOR INSTALLING ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF SAID MECHANICAL AND ELECTRICAL SYSTEMS. MECHANICAL AND ELECTRICAL SUB-CONTRACTORS SHALL DETERMINE DURING THE BID PROCESS ANY ADDITIONAL COSTS RELATED TO VARIATIONS IN THE MECHANICAL AND ELECTRICAL REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT ACCORDINGLY.

9. SPECIFICATIONS (THE PROJECT MANUAL) ARE A PART OF THE CONTRACT DOCUMENTS. INFORMATION CONTAINED IN THE SPECIFICATIONS MAY NOT NECESSARILY BE CONTAINED AS PART OF THE DRAWINGS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE THAT THEIR PROJECT COSTS INCLUDE ALL MATERIALS, LABOR AND OTHER PROCESSES REQUIRED TO COMPLETE ALL CATEGORIES OF THE WORK INDICATED BY ALL OF THE CONTRACT DOCUMENTS, OR THAT WORK WHICH MAY OTHERWISE BE IMPLIED FOR THE TOTAL COMPLETION OF THE PROJECT. FOR OTHER REQUIREMENTS, REFER TO THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, PARTICULARLY PARAGRAPH 1.1.1.

10. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH GENERAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION FOR BIDDING PURPOSES SHALL GOVERN. FOLLOWING BID AWARD THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR CLARIFICATION REGARDING THE NOTED DISCREPANCY.

SUMMARY OF THE FAIR HOUSING AMENDMENTS ACT OF 1988, AND THE REQUIREMENTS OF THE GENERAL CONTRACTOR:

THE FAIR HOUSING ACT PROVIDES THAT, FOR BUILDINGS WITH FIRST OCCUPANCY AFTER MARCH 13TH, 1991, IT IS UNLAWFUL DISCRIMINATION TO FAIL TO DESIGN AND CONSTRUCT COVERED MULTI-FAMILY DWELLING UNITS SO THAT:

- PUBLIC USE AND COMMON USE PORTIONS OF THE DWELLINGS ARE READILY ACCESSIBLE TO AND USABLE BY PERSONS WITH HANDICAPS;
 - ALL DOORS WITHIN SUCH DWELLINGS WHICH ARE DESIGNED TO ALLOW PASSAGE INTO AND WITHIN THE PREMISES ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY PERSONS IN WHEELCHAIRS; AND
 - ALL PREMISES WITHIN SUCH DWELLINGS CONTAIN THE FOLLOWING FEATURES OF ADAPTIVE DESIGN:
- AN ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING
 - LIGHT SWITCHES, ELECTRICAL, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
 - REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS; AND
 - USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANUEVER ABOUT THE SPACE.

THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF A MULTI-FAMILY BUILDING CONTAINED HEREIN ARE DRAWN TO MEET THE REQUIREMENTS OF THE FAIR HOUSING AMENDMENTS ACT OF 1988. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ASSOCIATED SUB-CONTRACTORS TO CONSTRUCT THE BUILDING(S) IN THIS DOCUMENT TO MEET THE FAIR HOUSING AMENDMENTS ACT OF 1988. THE GENERAL CONTRACTOR WILL BE REQUIRED TO HAVE A WORKING KNOWLEDGE OF THE FAIR HOUSING ACT GUIDELINES AND MAINTAIN ON-SITE THE FAIR HOUSING ACT DESIGN MANUAL, WHICH CONTAINS THE FULL TEXT OF THE FAIR HOUSING ACT GUIDELINES, AS WELL AS USEFUL INFORMATION FOR THE CONSTRUCTION OF BUILDINGS TO MEET THE FAIR HOUSING ACT GUIDELINES. WHERE THE GENERAL CONTRACTOR BELIEVES THERE IS A CONFLICT BETWEEN THE FAIR HOUSING ACT GUIDELINES, AND WHAT IS IN THESE DOCUMENTS, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT FOR RESOLUTION OF THE CONFLICT.

ACCESSIBILITY GENERAL NOTES:

1. THE ACCESSIBILITY OF THIS PROJECT IS GOVERNED BY CHAPTER 11 OF THE MBC AS WELL AS ADDITIONAL REQUIREMENTS OF ENTERPRISE GREEN COMMUNITIES AND THE OHIO HOUSING FINANCE AGENCY.

DWELLING UNITS SHALL STRICTLY ADHERE TO ICC A 117.1 CHAPTER 10 AND REQUIREMENTS OF FAIR HOUSING ACT GUIDELINES 1991.

COMMON SPACES AND FEATURES SHALL STRICTLY ADHERE TO ICC A 117.1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BUILD TO THESE CODES. WHERE THERE IS A CONFLICT BETWEEN WHAT IS IN THESE DOCUMENTS AND THE GOVERNING CODE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE WORKING UNDERSTANDING OF THESE CODES, AND TO ENSURE THE SAME OF ALL SUBCONTRACTORS.

2. KITCHEN WORK COUNTERS SHALL BE OPEN UNDER SINKS, SINKS TO HAVE SINGLE LEVER FAUCET.

3. RANGES SHALL BE EQUIPPED WITH FRONT MOUNTED CONTROLS

4. SHELVES IN CLOSETS SHALL BE ADJUSTABLE FROM 48" TO 66" HIGH.

5. PROVIDE TWO VISION HOLES AT ENTRANCE DOORS MOUNTED AT 44" A.F.F. AND 60" A.F.F.

6. PROVIDE SEPARATE SWITCHES ACCESSIBLE TO HANDICAP/WHEELCHAIR TENANT FOR RANGE HOOD/LIGHT AND DISPOSAL.

7. ALL DOOR HARDWARE SHALL BE LEVER TYPE.

8. CARPET SHALL BE DIRECT GUE DOWN. IF INSTALLED WITH PAD, COMBINED CARPET AND PAD HEIGHT SHALL NOT EXCEED 1/2".

GENERAL CONSTRUCTION NOTES:

- DRAWINGS SHALL NOT BE SCALED. ALL QUESTIONS WITH RESPECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT FOR MAKING INTERPRETATIONS ON ALL ITEMS OF DISCREPANCY OR OF AN AMBIGUOUS NATURE.
- DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF SHEATHING.** DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD.
- ALL BEARING WALLS ARE AS INDICATED ON THE STRUCTURAL DRAWINGS.
- INSULATION: ON WALLS BETWEEN UNITS PROVIDE INSULATION BEHIND ALL OUTLETS, PLUMBING STACKS AND WATER SUPPLY LINES.
- INSULATION THAT IS EXPOSED TO ROOMS, ATTICS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
- INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. INSULATION FACING IS NOT REQUIRED TO HAVE A FLAME SPREAD RATING IF IT IS IN A CONCEALED SPACE AND THE FACING IS IN CONTACT WITH A WALL OR CEILING.
- ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.
- BLOCKING: PROVIDE SOLID BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, RODS AND ACCESSORIES.
- PROVIDE WOOD BLOCKING IN ALL STANDARD AND HANDICAP DESIGNATED BATHROOMS OF ONE STORY LIVING UNITS FOR INSTALLATION OF FUTURE AND CURRENT GRAB BARS.

dimensional tolerance:

DIMENSIONS NOTED WITHIN THIS DOCUMENT ARE SUBJECT TO THE ACCEPTED INDUSTRY TOLERANCES FOR EACH TRADE. HOWEVER, THE FOLLOWING TOLERANCES SHALL BE RESPECTED WHERE THE CENTERLINE OF A FIXTURE IS DIMENSIONED OR WHERE A DIMENSION IS SPECIFICALLY NOTED (i.e. 16").

6" OR LESS:	+1/32"
7" TO 30":	+1/16"
31" TO 55":	+1/8"
56" TO 85":	+3/16"
86" TO 100":	+1/4"

IN INSTANCES WHERE A DIMENSIONAL RANGE IS PROVIDED (i.e. 33"-36") OR MAXIMUM (MAX.) AND MINIMUM (MIN.) DIMENSIONS ARE INDICATED, THE TOLERANCE IS INHERENT IN THE RANGE PROVIDED. ANY CONSTRUCTION VARIANCES BEYOND THIS RANGE WILL NOT BE ACCEPTED. THESE TOLERANCES WILL BE STRICTLY ENFORCED FOR ALL SPACES AND/OR DWELLING UNITS WHERE THE REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES GOVERN THE DIMENSIONS.

HATCH LEGEND

BRICK	BLOCK	ALUMINUM	WOOD	STONE	STEEL
SAND/GROUT/ MORTAR	RIGID INSULATION	PLYWOOD	GYPSUM PLASTER	GRAVEL	EARTH
CONCRETE					

ACCESSORY LOCATION TABLE

ITEM	ANSI TYPE 'A'	ANSI TYPE 'B'	NOTES
COAT CLOSET SHELVEING	ADJUSTABLE: 48"-54"	54"	TYPE B: 48" ACCEPTABLE @ SENIOR APARTMENTS
BEDROOM CLOSET SHELVEING	ADJUSTABLE: 48"-54"	54"	TYPE B: 48" ACCEPTABLE @ SENIOR APARTMENTS
PANTRY & LINEN SHELVEING	ADJUSTABLE: 12" O.C., TOP AT 72" MAX	ADJUSTABLE: 12" O.C. TOP AT 72" MAX	TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD
DOUBLE CLOSET SHELVEING	ADJUSTABLE: 36"-72"	ADJUSTABLE: 36"-72"	
SHELVES OVER DRYERS (NOT WASHERS)	NO SHELF, U.N.O.	ADJUSTABLE 42"-54"	
TOWEL BARS	TOP AT 48" A.F.F.	TOP AT 54" A.F.F.	
SHOWER RODS	76" TUBS / 74" SHOWER STALLS	76" TUBS / 74" SHOWER STALLS	N/A FOR SHOWERS WITH MANUFACTURER INSTALLED SHOWER ROD
TOILET PAPER HOLDER	24" A.F.F., 7"-9" FROM BACK WALL TO CL	24" A.F.F., 7"-9" FROM BACK WALL TO CL	
TOILET GRAB BARS	TOP AT 33-36" A.F.F.	TOP AT 33-36" A.F.F.	SEE G000 SHEETS FOR ADDITIONAL INFORMATION
TUB / SHOWER GRAB BARS	TOP AT 33-36" A.F.F.	TOP AT 33-36" A.F.F.	PROVIDE ADDITIONAL GRAB BAR AT 9" ABOVE TUB DAM
DOOR VIEWER	54" & 44" A.F.F.	58" A.F.F.	KNOCKERS LOCATED AT LOW DOOR VIEWER HGT. FOR ALL DOORS
SHOWER HEADS	ADJ. 54" MAX A.F.F.	ADJ. 54" MAX A.F.F.	
SHOWER SEATS	TOP AT 18" A.F.F.	TOP AT 18" A.F.F.	
ROBE HOOKS	TOP AT 48" A.F.F.	TOP AT 52" A.F.F.	
BATHROOM MIRROR	SEE ELEVATIONS	SEE ELEVATIONS	BOT. MUST NOT BE HIGHER THAN 40" A.F.F. TO REFLECTIVE SURFACE FOR UFAS AND ANSI TYPE A LOCATIONS
MEDICINE CABINET	T.O. BOT. SHELF @ 44" MAX A.F.F.	BOTTOM SHELF @ 46" A.F.F.	
DIRECTIONAL AND ROOM SIGNAGE	48" TO BOTTOM/BRAILLE MIN., 60" TOP/BRAILLE MAX., 60" TOP/RAISED CHARACTERS MAX.	48" TO BOTTOM/BRAILLE MIN., 60" TOP/BRAILLE MAX., 60" TOP/RAISED CHARACTERS MAX.	MOUNT TO WALL ON LATCH SIDE OF DOOR. SEE SIGNAGE & KITCHEN ACCESSIBILITY SHEET
SINKS	34" MAX. A.F.F. TO TOP OF SINK, RIM	34" MAX A.F.F. TO TOP OF SINK, RIM	EXPOSED PLUMBING TO BE WRAPPED AT ALL SINKS/LAVS

MISCELLANEOUS HANDICAP CLEARANCES:
KNEE SPACE BELOW COUNTERS, SINKS ETC.:
MAXIMUM FORWARD HAND REACH HEIGHT:
MAXIMUM SIDE HAND REACH HEIGHT:
9" MAX.

30" WIDE, 19" DEEP, 27" HIGH
HIGH 48" MAX. LOW 15" MAX.
HIGH 54" MAX. LOW

SYMBOLS

LARGE SCALE PLAN LOCATOR
ELEVATION DETAIL LOCATOR
DETAIL LOCATOR

BUILDING/WALL SECTION LOCATOR

CEILING INDICATOR

DIMENSION LINES

ELEVATION LOCATOR

MATERIAL INDICATOR
REFER TO FINISH SCHEDULES

PARTITION TYPE NUMBER - WALL/FLOOR

SPOT ELEVATION INDICATOR

AREA TAG

AREA NAME	ROOM NAME
NO AREA	NO AREA

AREA/ROOM NUMBER
SEE ROOM FINISH SCHEDULES FOR ADDITIONAL ROOM AND FINISH INFORMATION

ROOM TAG

ROOM NAME	NO AREA
-----------	---------

CENTERLINE INDICATOR

COLUMN LINE

PULL CLEARANCE REQUIRED

DOOR

DOOR NUMBER

PUSH CLEARANCE REQUIRED

DOOR NUMBER
SEE DOOR SCHEDULES FOR ADDITIONAL DOOR INFORMATION

KEYNOTE INDICATOR

LEVEL NAME

LEVEL NAME

100' - 0"

LEVEL INDICATOR

LEVEL HEIGHT

NORTH

NORTH DIRECTION INDICATOR

REVISION NUMBER

INDICATES REVISIONS IN CLOUDED AREAS. REVISION NUMBER CORRESPONDS TO REVISION DATE ON TITLE STRIP.

WINDOW

WINDOW NUMBER

WINDOW TYPE INDICATOR

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ABBREVIATIONS

Ø	DIAMETER
A.F.F.	ABOVE FINISHED FLOOR
ACOUS.	ACOUSTICAL CEILING TILE
ADJ.	ADJUSTABLE
AHU.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.B.	ANCHOR BOLT
BRG.	BEARING
BDRM.	BEDROOM
BLK.	BLOCK
BLKG.	BLOCKING
B/C	BACK OF CURB
BD.	BOARD
BOT.	BOTTOM
B.O.	BOTTOM OF
B.D.G.	BUILDING
C.B.G.	CATCH BASIN
CLG.	CEILING
CL OR	CENTER LINE
C.O.	CLEAN OUT
C.W.	COLD WATER
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
CONTR.	CONTROL JOINT
COORD.	COORDINATE
C.M.P.	CORRUGATED METAL PIPE
C.F.M.	CUBIC FEET PER MINUTE
DET.	DETAIL
DIA.	DIAMETER
DIV.	DIVISION
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
D.W.	DRAIN/POUT
DWG.	DRAWING
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EXIST.	EXISTING
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FLUOR.	FLUORESCENT
FL.	FLOOR
F.D.	FLOOR DRAIN
FT.	FOOT
FG.	FOOTING
GA.	GAUGE
G.F.I.	GROUND FAULT INTERRUPTER
G.S.F.	GROSS SQUARE FEET
H.C.	GYPSUM BOARD
H.C.	HANDICAP
HT.	HEIGHT
H.P.S.	HIGH PRESSURE SODIUM
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JOINT	JOINT
LAM.	LAMINATE
LVL.	LAMINATED VENEER LUMBER
LVT.	LIGHT
L.F.	LINEAL FEET
CLN TL V.	LONG LEG VERTICAL
L.L.H.	LONG LEG HORIZONTAL
M.H.	MANHOLE
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MANH.	MANHOLE
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MTD.	MOUNTED
N.S.F.	NET SQUARE FEET
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPNG	OPENING
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
PR.	PAIR
P.S.F.	PER SQUARE FOOT
P.S.I.	PER SQUARE INCH
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P.T.	PRESERVATIVE TREATED
RAD.	RADIUS
RECD.	REQUIRED
REINF.	REINFORCING
R&S	ROD AND SHELF
R.D.	ROOF DRAIN
SCHED.	SCHEDULE
SHT.	SHEET
SM.	SIMILAR
SPECS.	SPECIFICATIONS
SO.	SQUARE
S.F.	SQUARE FEET
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
THK.	THICK
T&G	TONGUE & GROOVE
T.O.P.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT.	VERTICAL
V.T.	VINYL TILE
W.	WITH
W/O	WITHOUT

GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03/24/2025

PIETY HILL
2 LDHA LP

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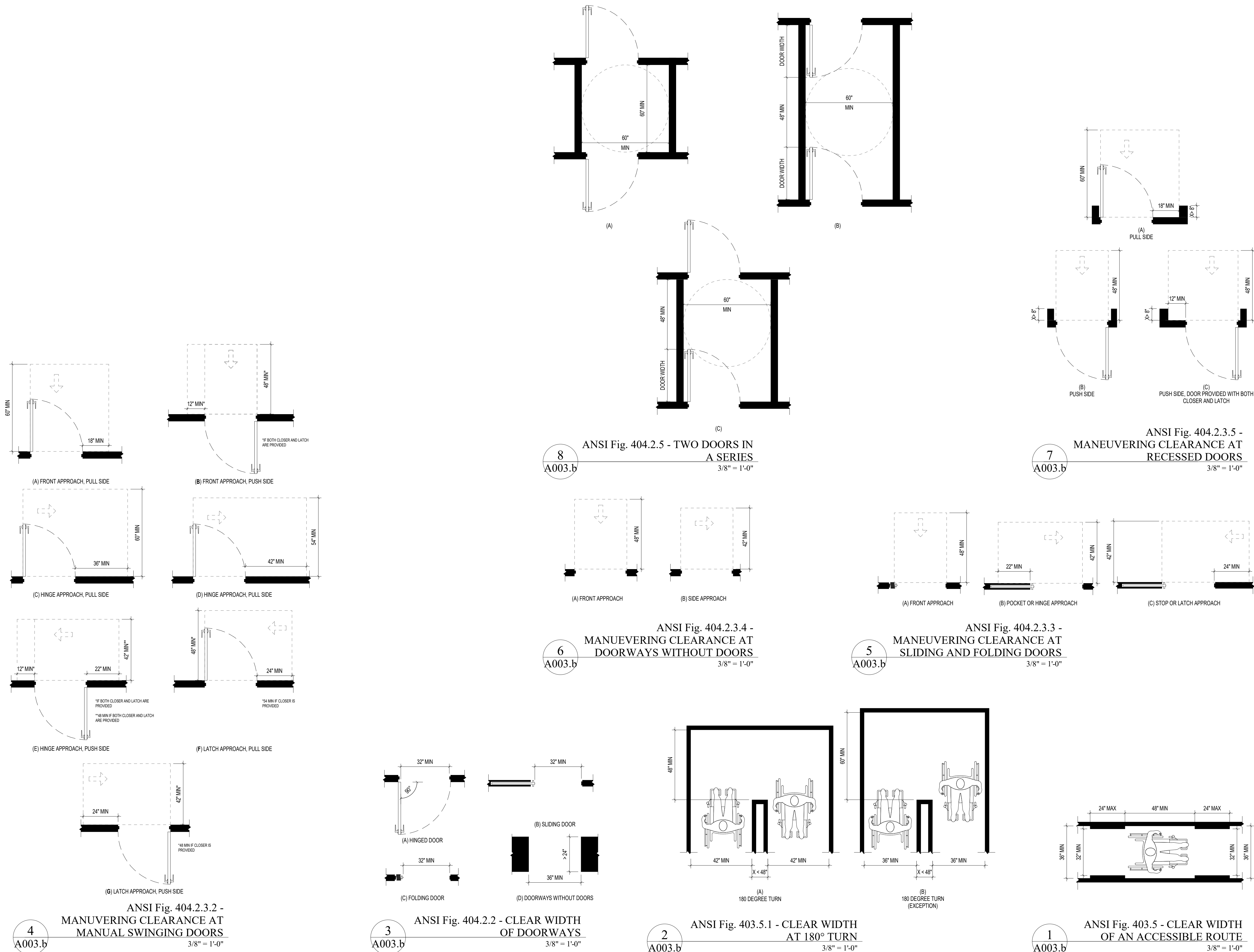
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5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR COORDINATE REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.



BID-CLOSING SET

DATE: 12-17-2021
PROJECT #: 20132

Description Date

ACCESSIBLE ROUTES

A003.b

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com



GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03/24/2025

PIETY HILL 2 LDHA LP

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A01' SHEETS.
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BID-CLOSING SET

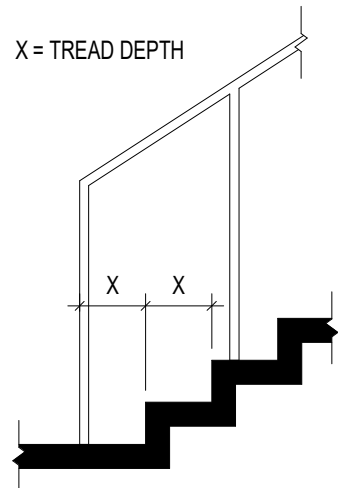
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PROJECT #: 20132

Description Date

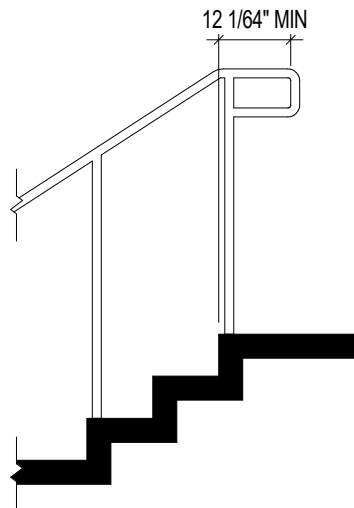
STAIR ACCESSIBILITY

A003.e

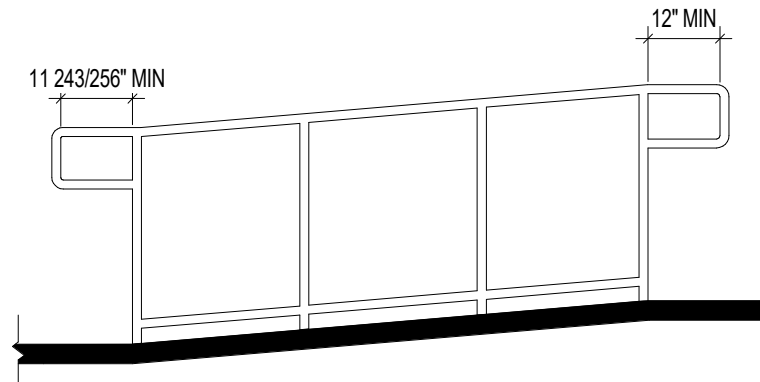
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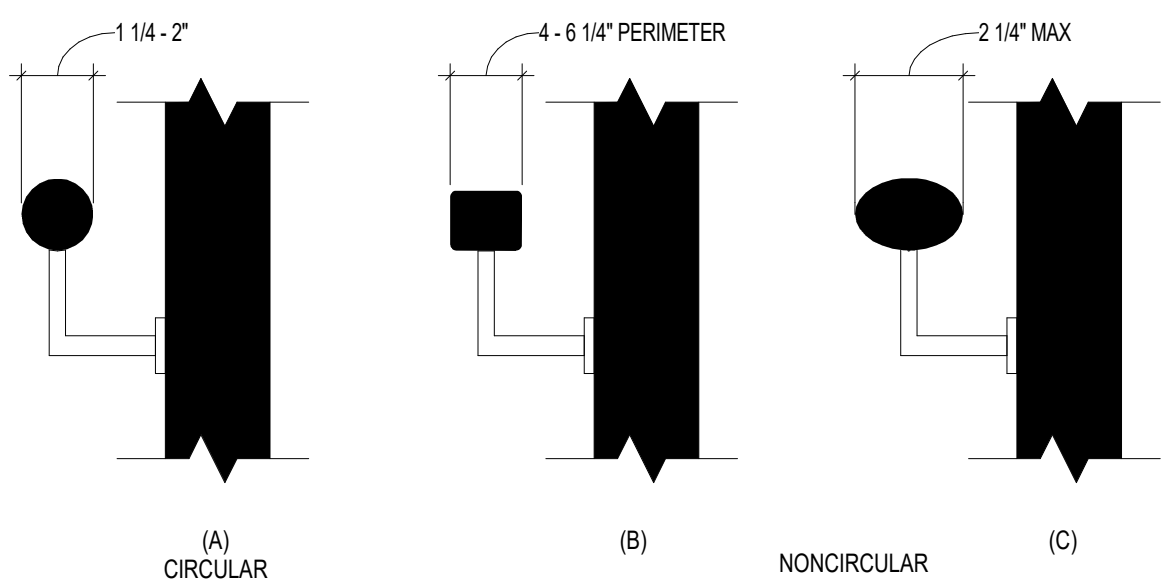
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A003.e
ANSI Fig. 505.10.3 - BOTTOM
HANDRAIL EXTENSIONS AT
STAIRS
3/8" = 1'-0"



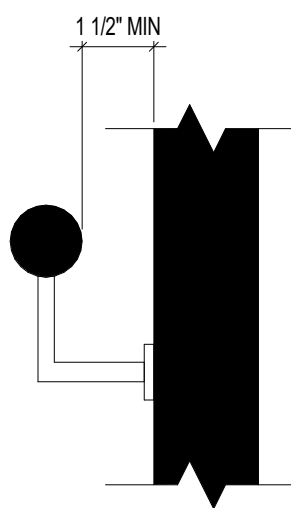
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ANSI Fig. 505.10.2 - TOP
HANDRAIL EXTENSIONS AT
STAIRS
3/8" = 1'-0"



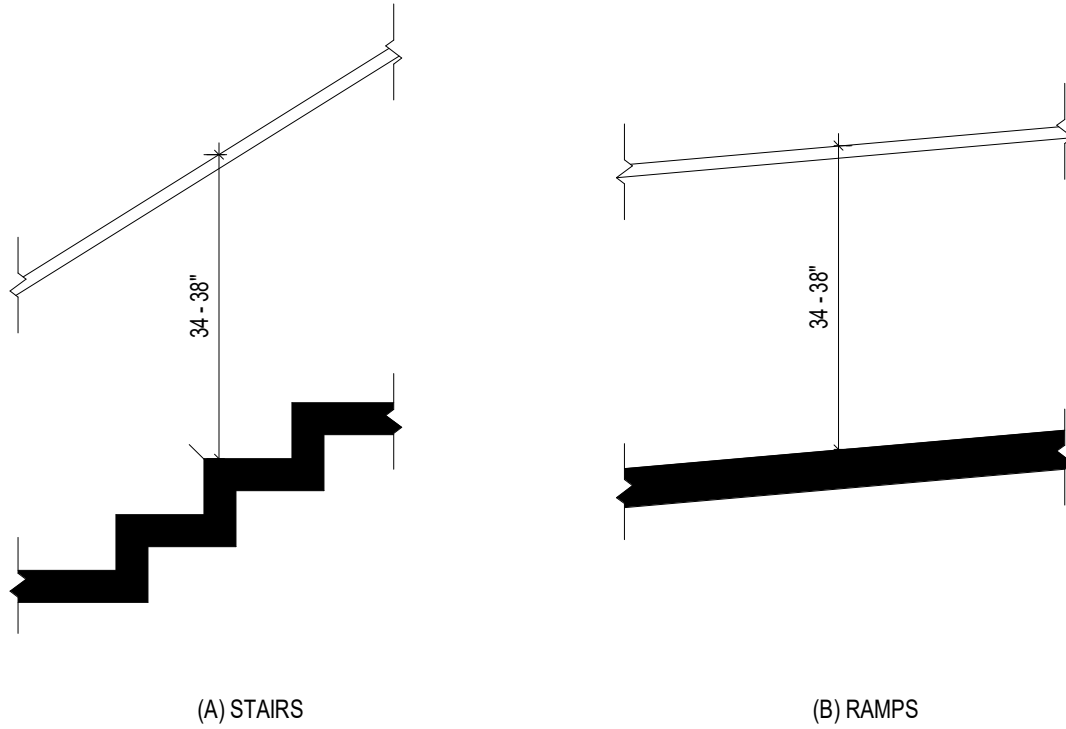
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ANSI Fig. 505.10.1 - TOP AND
BOTTOM HANDRAIL
EXTENSIONS AT RAMPS
3/8" = 1'-0"



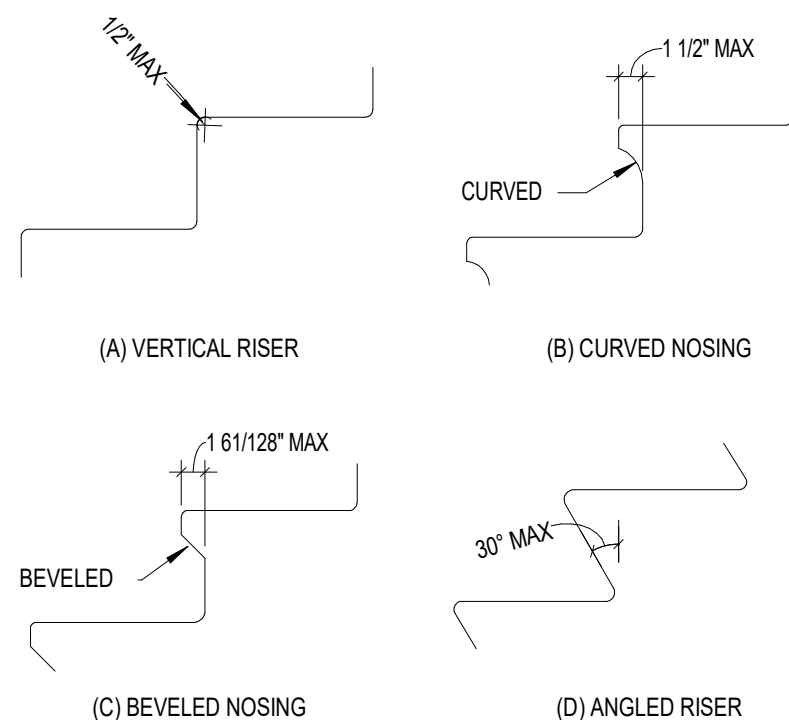
5
A003.e
ANSI Fig. 505.7 - HANDRAIL
CROSS SECTION
3\"/>



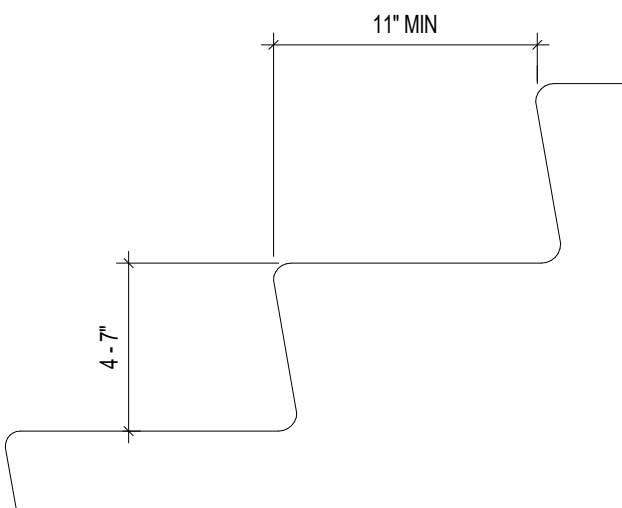
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A003.e
ANSI Fig. 505.5 - HANDRAIL
CLEARANCE
3\"/>



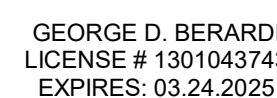
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A003.e
ANSI Fig. 505.4 - HANDRAIL
HEIGHT
1/2\"/>



2
A003.e
ANSI Fig. 504.5 - STAIR NOSING
1\"/>



1
A003.e
ANSI Fig. 504.2 - TREADS AND
RISERS FOR ACCESSIBLE
STAIRWAYS
1 1/2\"/>



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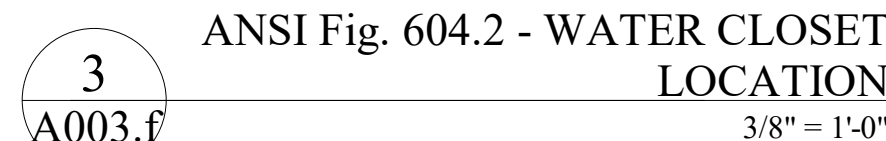
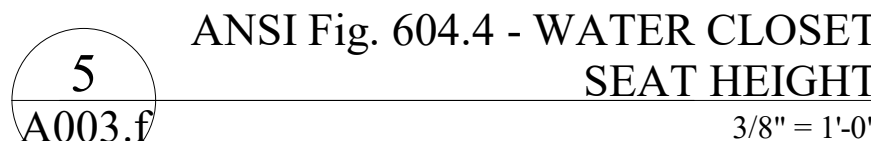
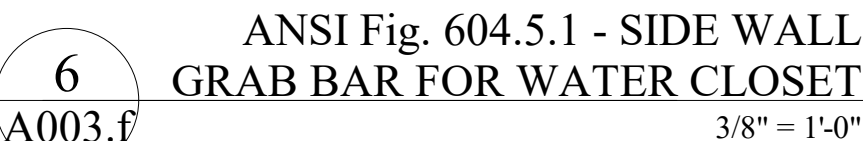
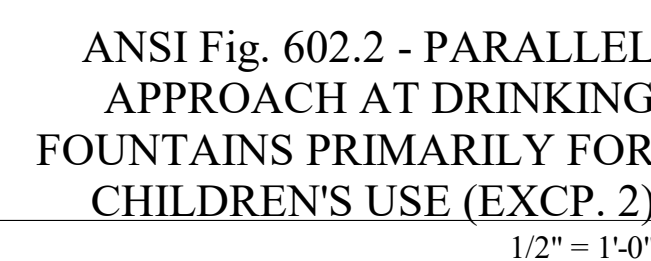
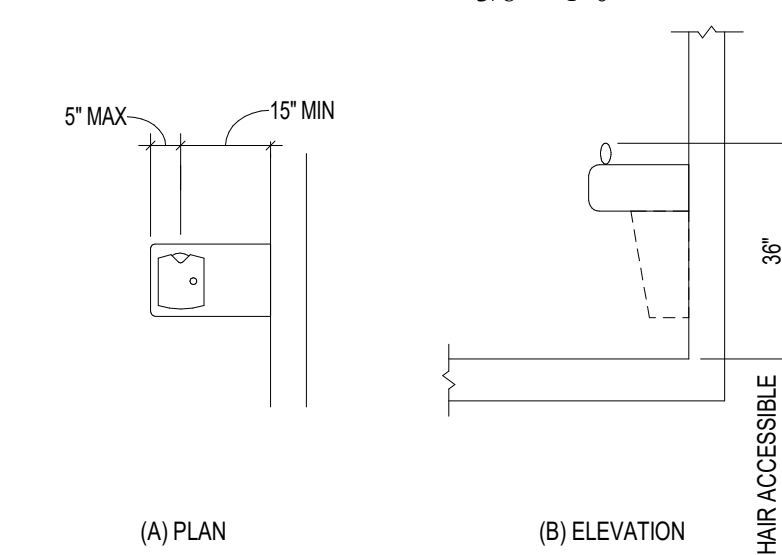
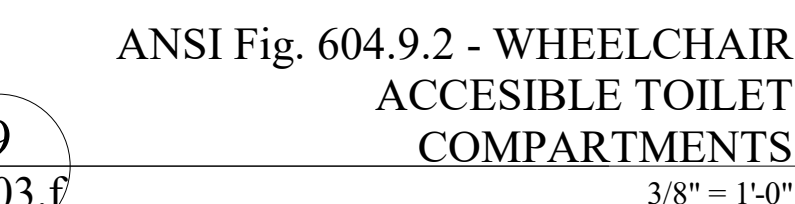
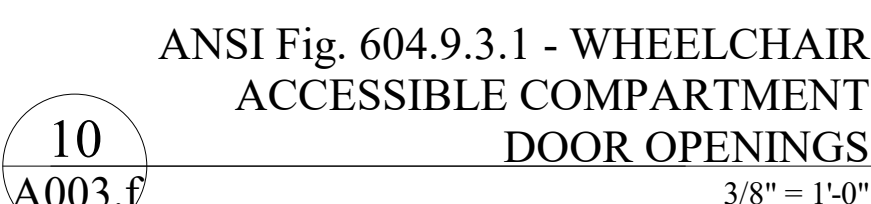
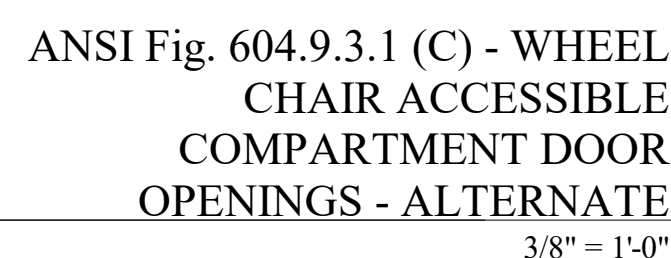
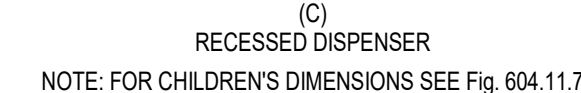
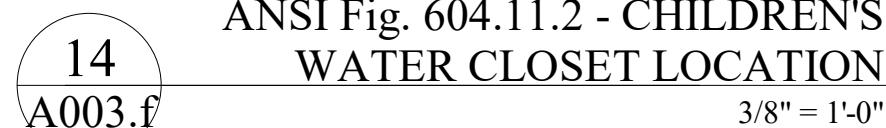
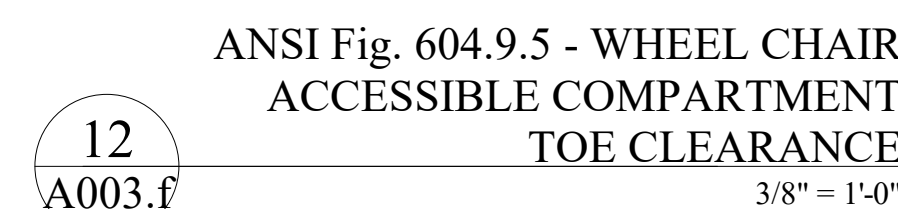
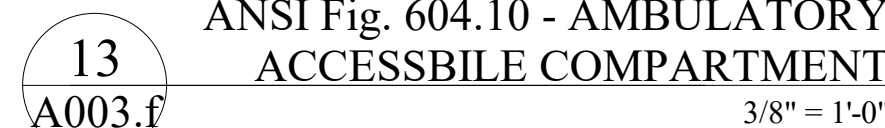
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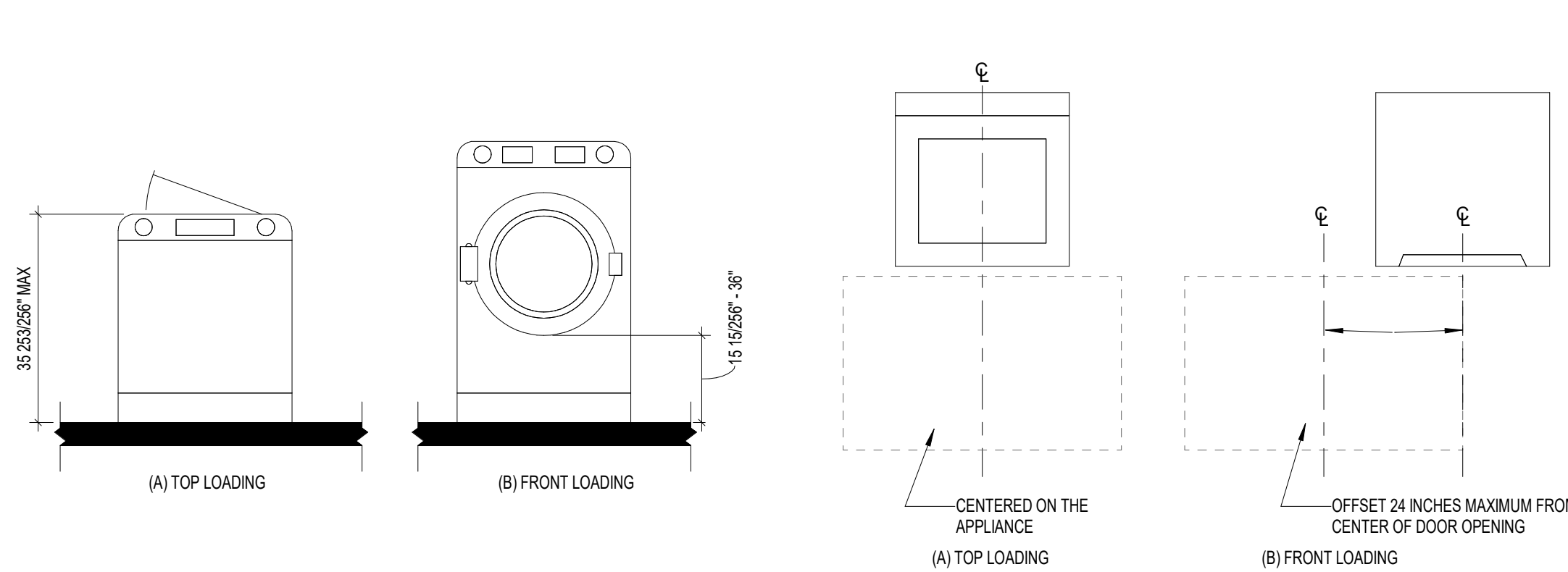
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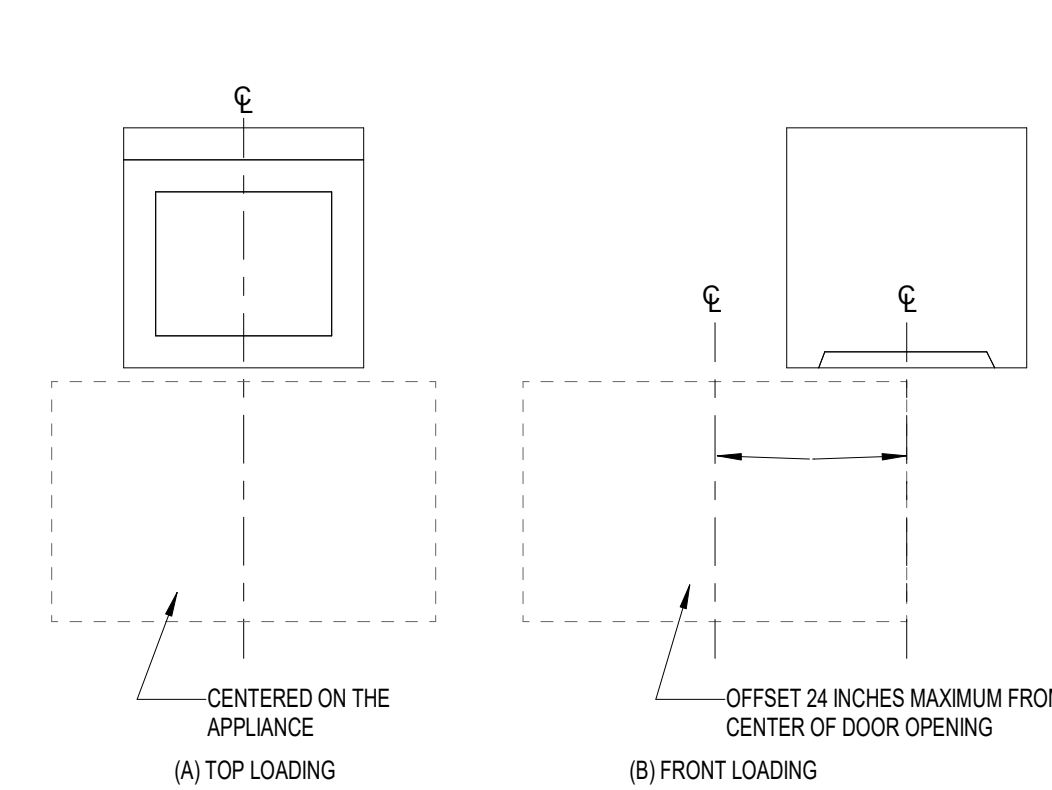
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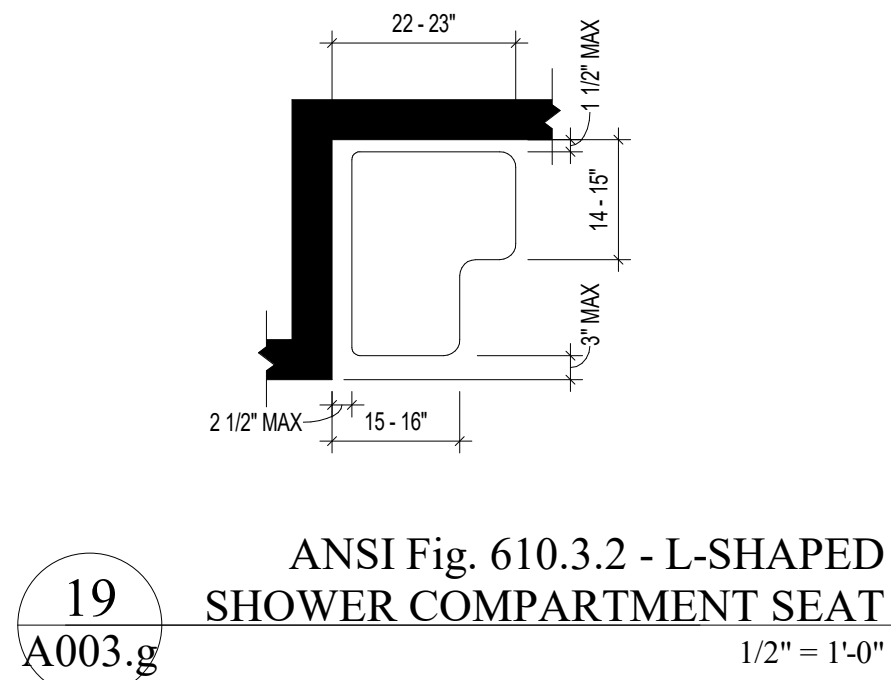




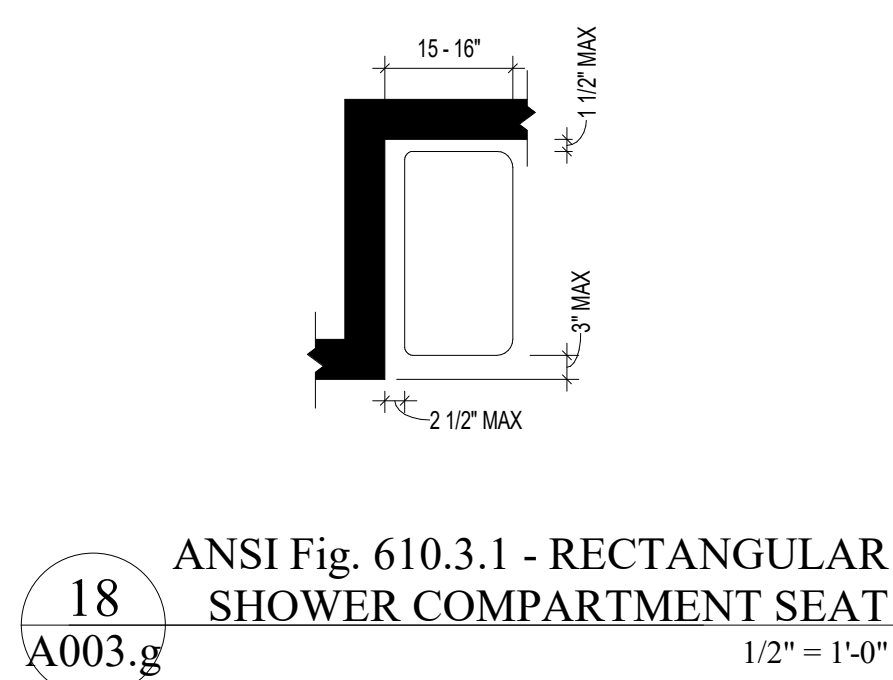
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ANSI Fig. 611.4 - HEIGHT OF LAUNDRY EQUIPMENT
1/2" = 1'-0"



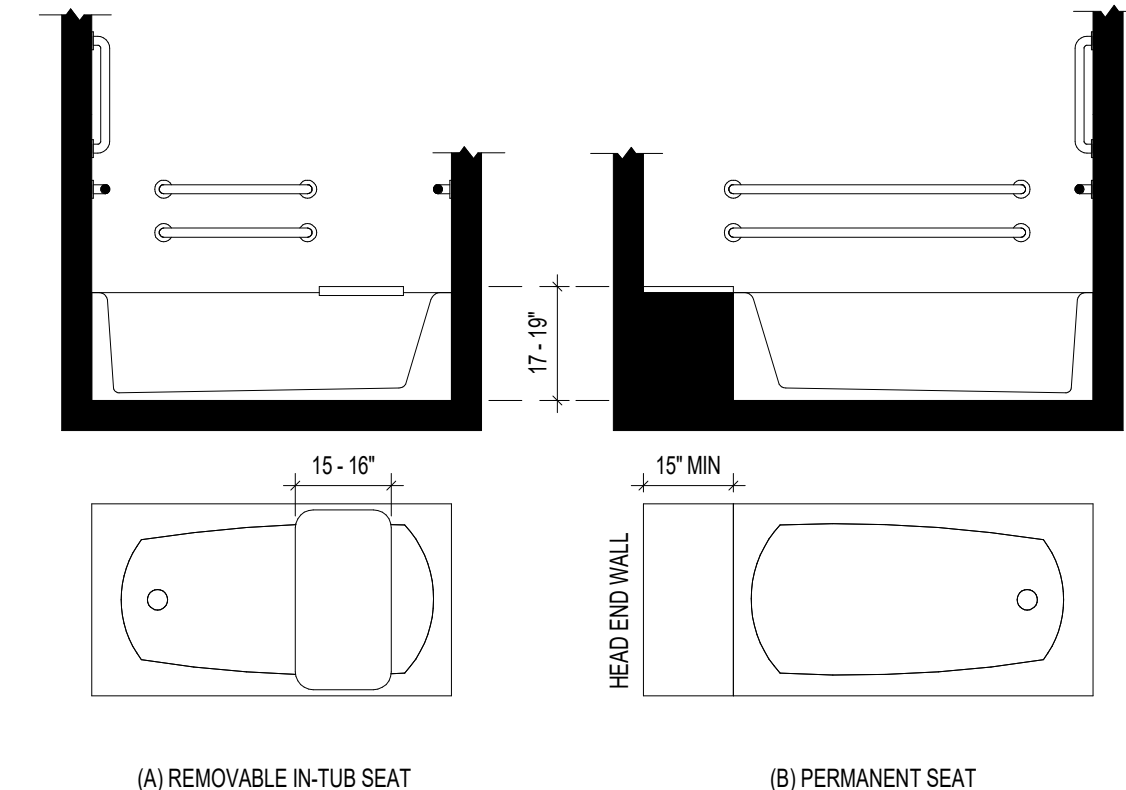
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ANSI Fig. 611.2 - CLEAR FLOOR SPACE
1/2" = 1'-0"



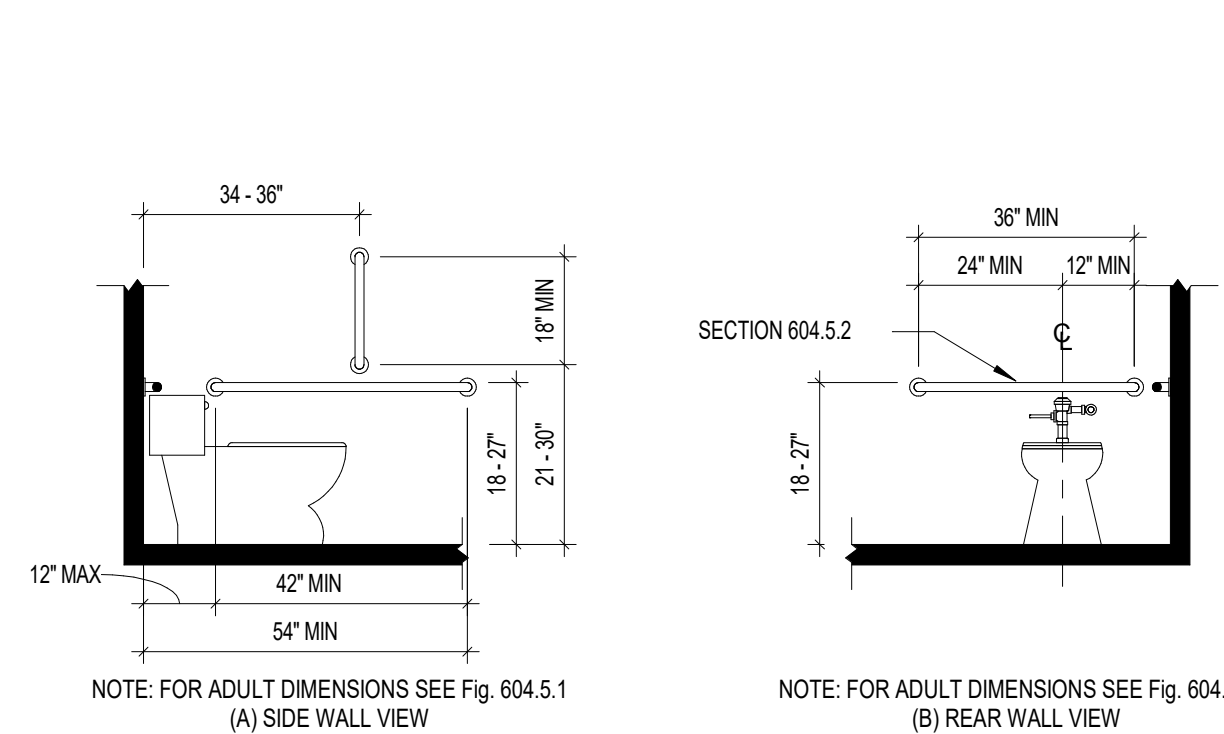
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ANSI Fig. 610.3.2 - L-SHAPED SHOWER COMPARTMENT SEAT
1/2" = 1'-0"



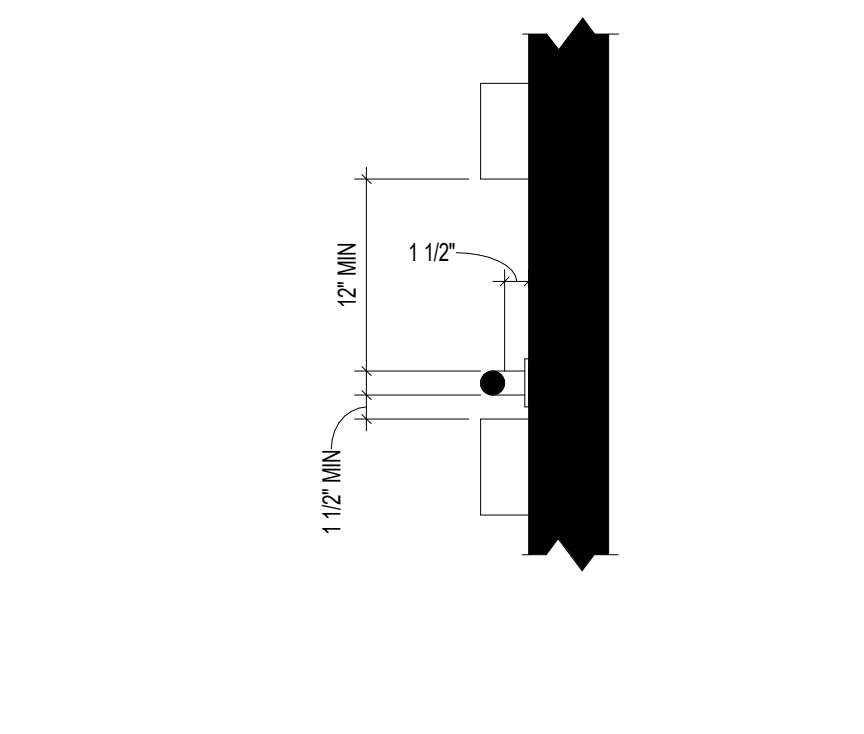
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ANSI Fig. 610.3.1 - RECTANGULAR SHOWER COMPARTMENT SEAT
1/2" = 1'-0"



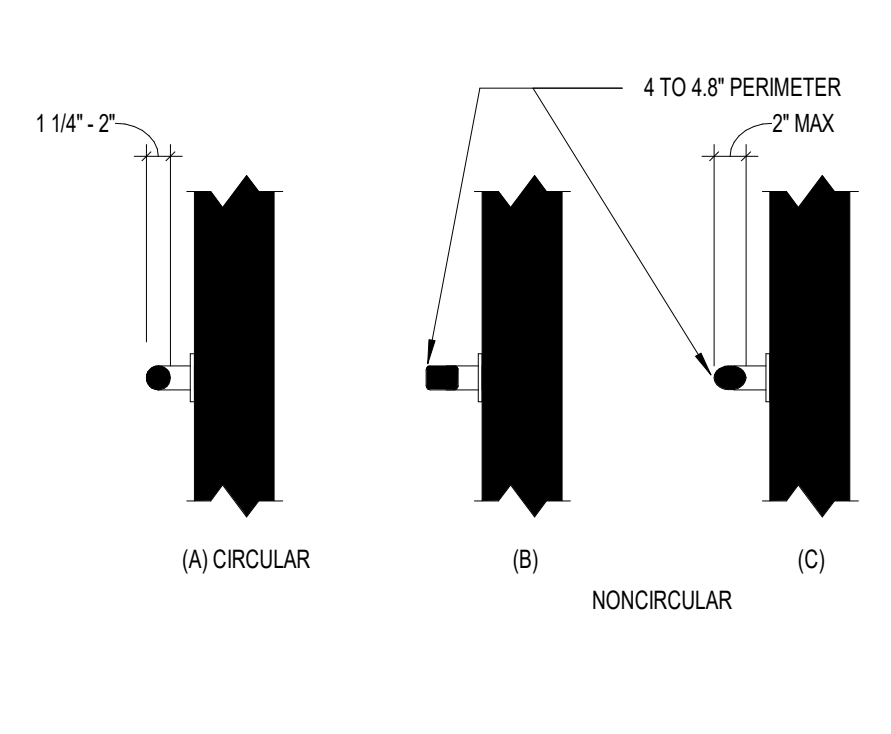
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A003.g
ANSI Fig. 610.2 - BATHTUB SEATS
3/8" = 1'-0"



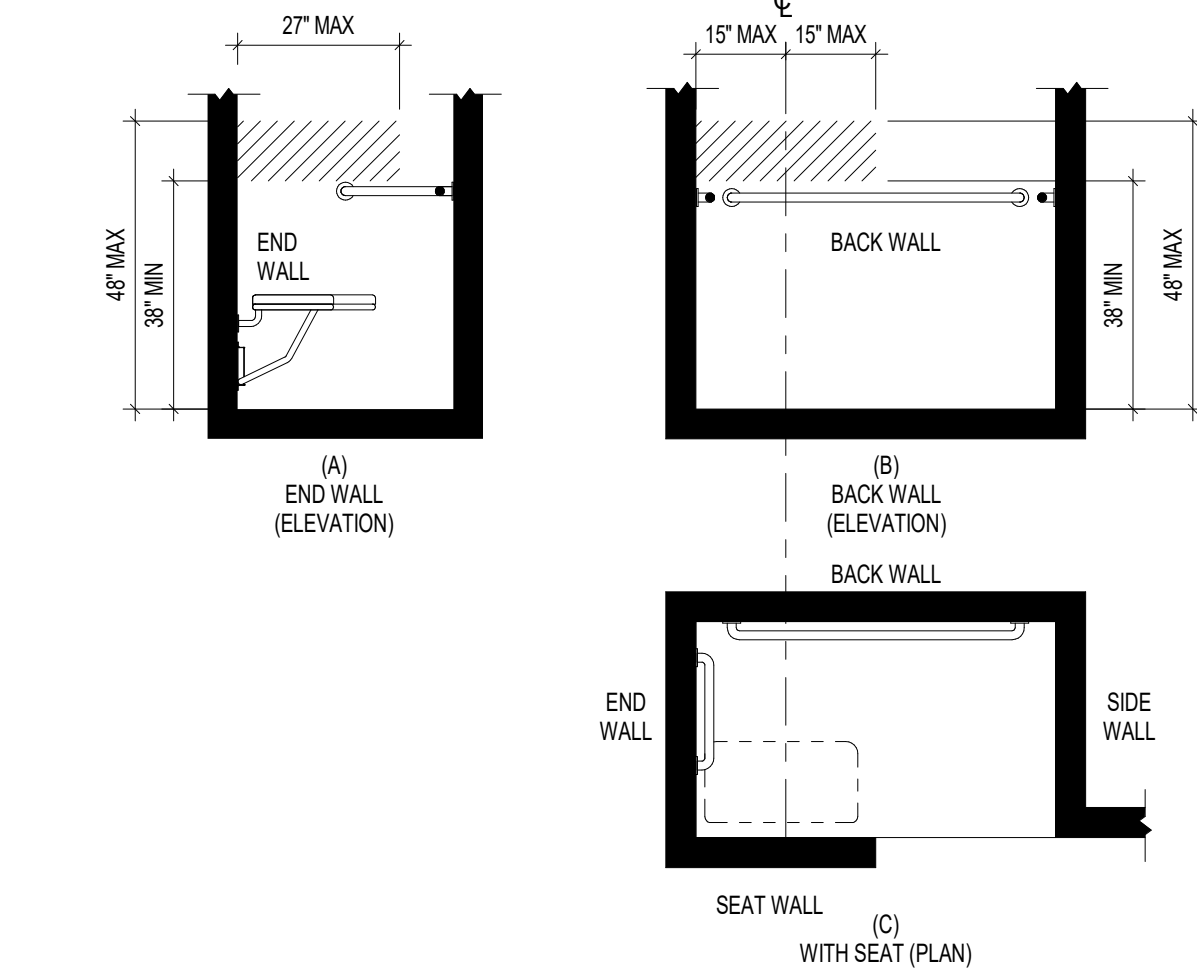
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ANSI Fig. 609.4.2 - POSITION OF CHILDREN'S GRAB BARS
3/8" = 1'-0"



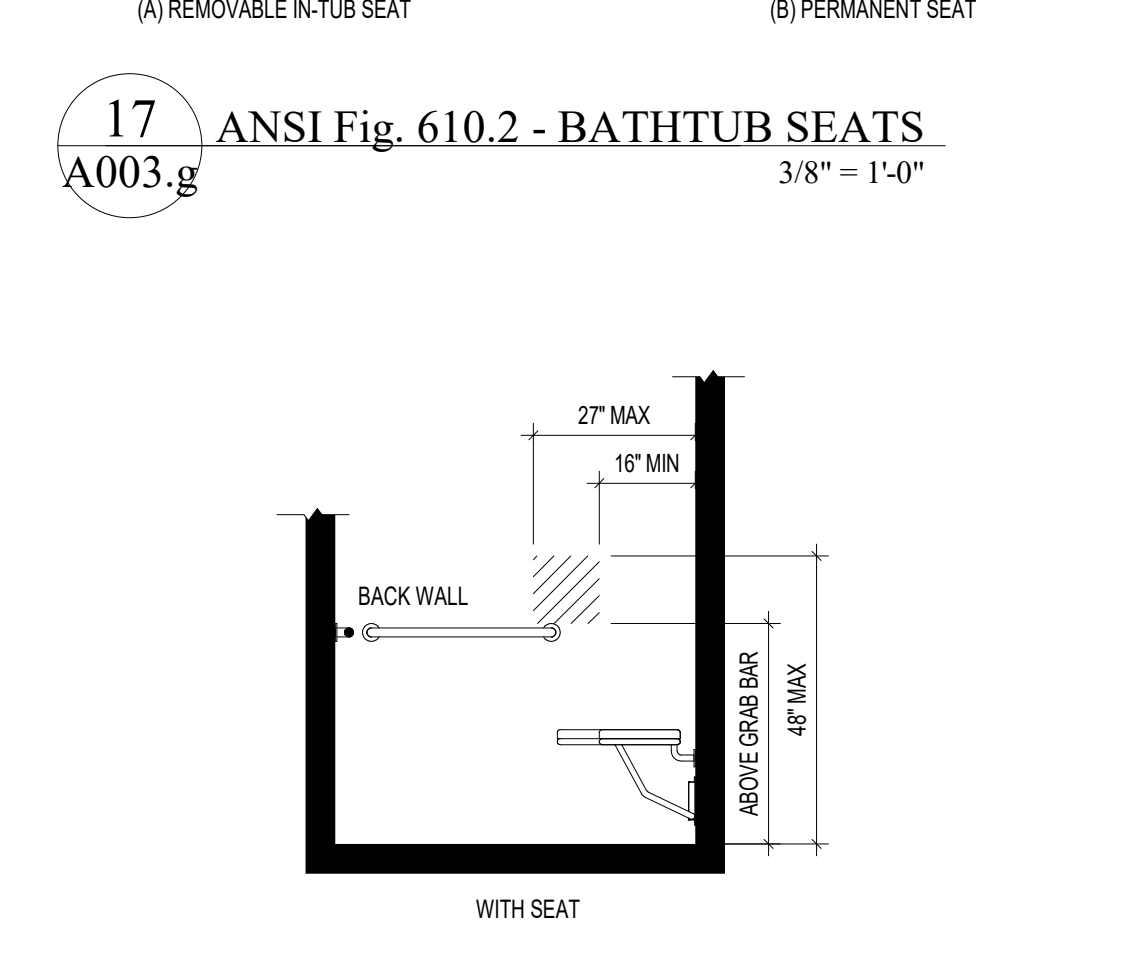
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ANSI Fig. 609.3 - SPACING OF GRAB BARS
1" = 1'-0"



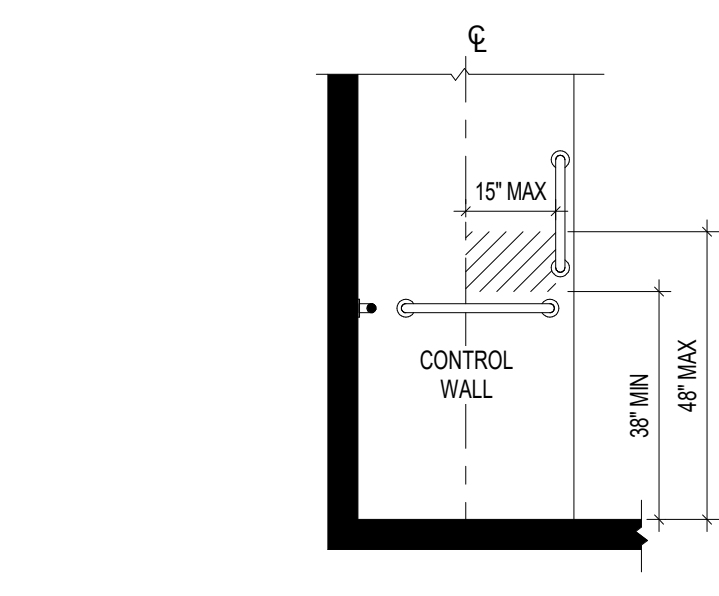
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ANSI Fig. 609.2 - SIZE OF GRAB BARS
1" = 1'-0"



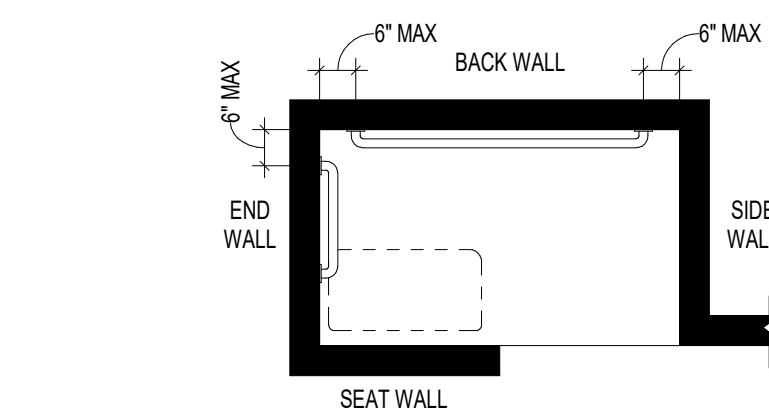
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ANSI Fig. 608.4.3 - ALTERNATE ROLL-IN-TYPE SHOWER CONTROL AND HANDSHOWER LOCATION
3/8" = 1'-0"



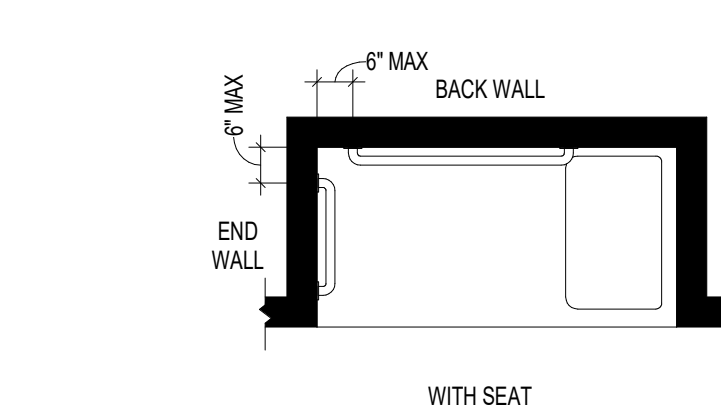
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ANSI Fig. 608.4.2 - STANDARD ROLL-IN-TYPE SHOWER CONTROL AND HANDSHOWER LOCATION
3/8" = 1'-0"



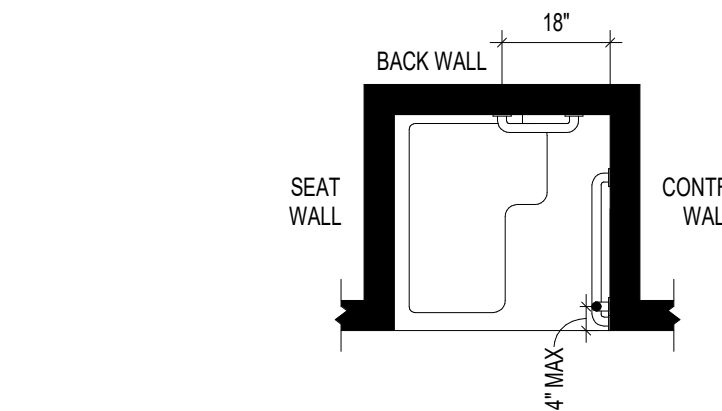
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ANSI Fig. 608.4.1 - TRANSFER-TYPE SHOWER CONTROLS AND HANDSHOWER LOCATION
3/8" = 1'-0"



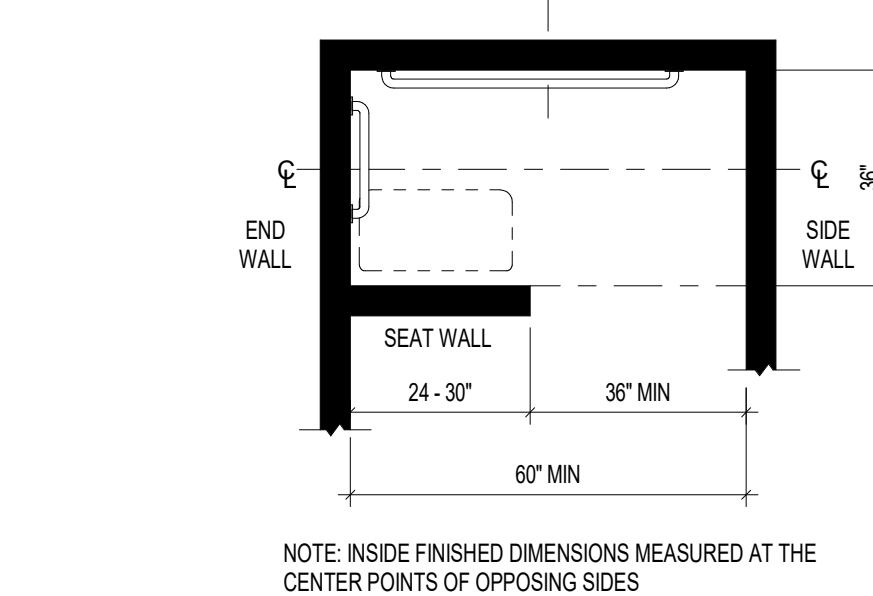
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ANSI Fig. 608.3.3 - GRAB BARS IN ALTERNATE ROLL-IN-TYPE SHOWERS
3/8" = 1'-0"



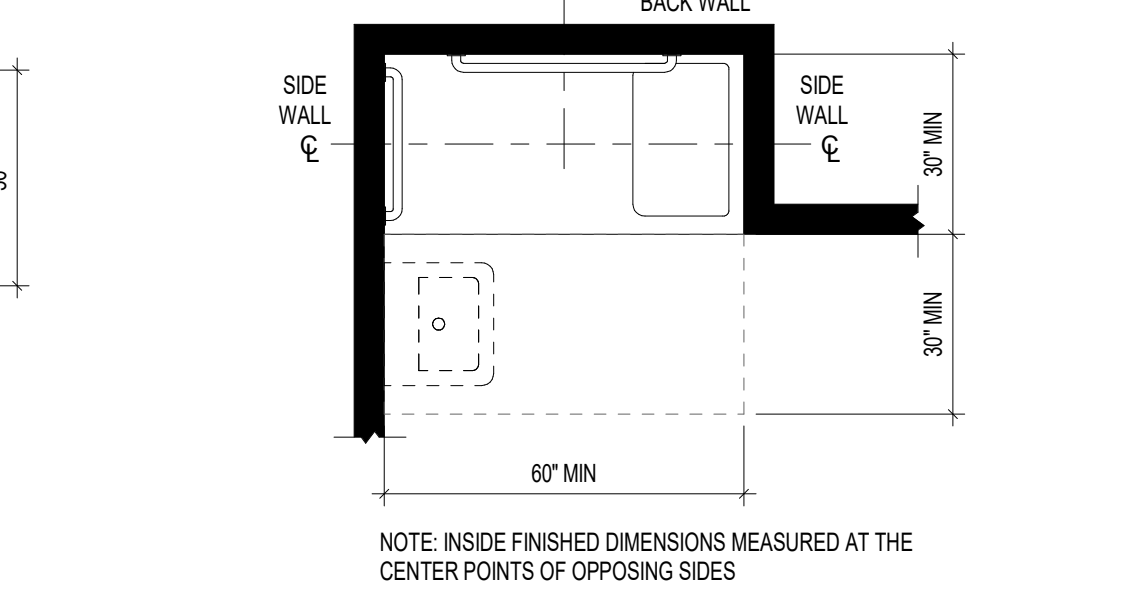
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ANSI Fig. 608.3.2 - GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWERS
3/8" = 1'-0"



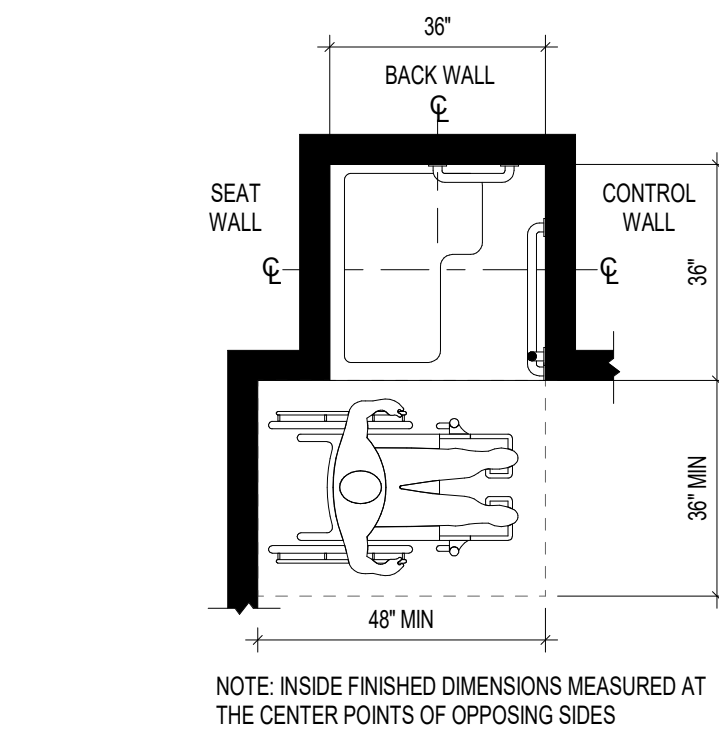
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ANSI Fig. 608.3.1 - GRAB BARS IN TRANSFER-TYPE SHOWERS
3/8" = 1'-0"



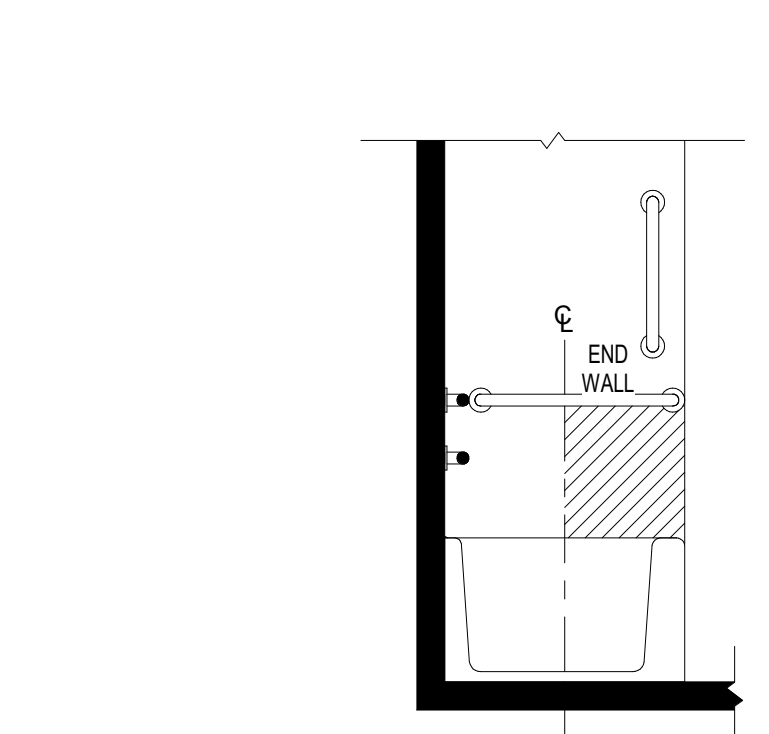
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ANSI Fig. 608.2.3 - ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
3/8" = 1'-0"



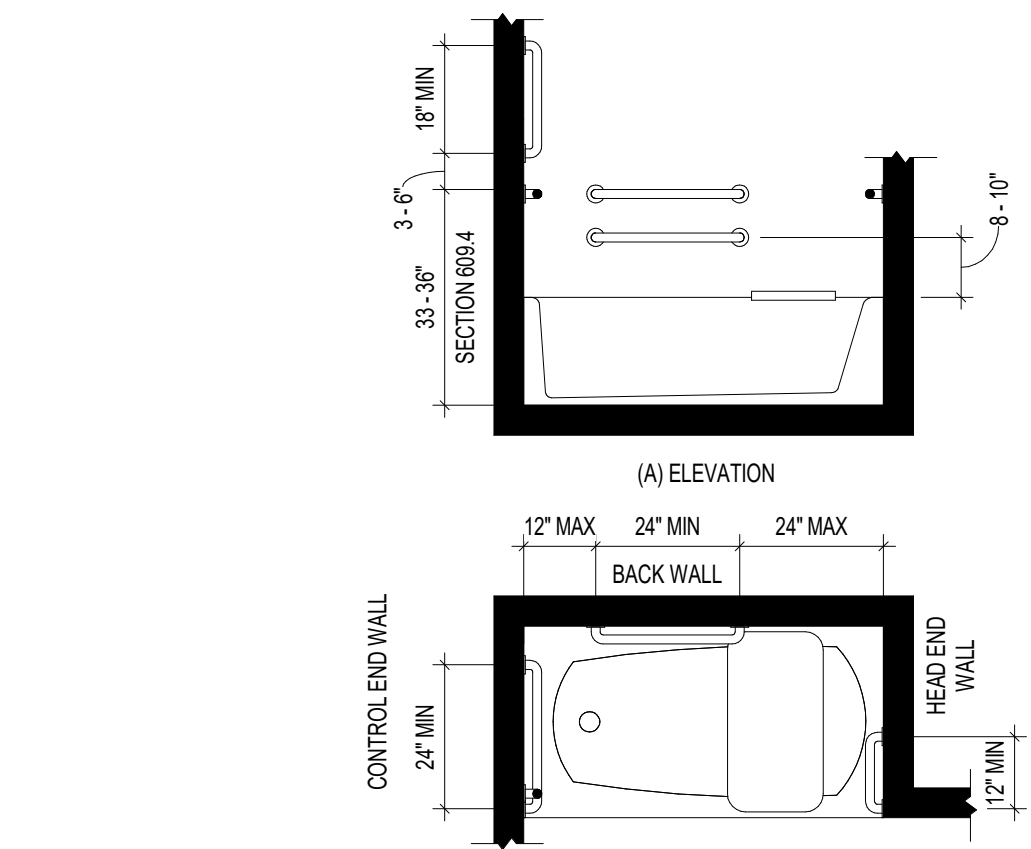
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ANSI Fig. 608.2.2 - STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
3/8" = 1'-0"



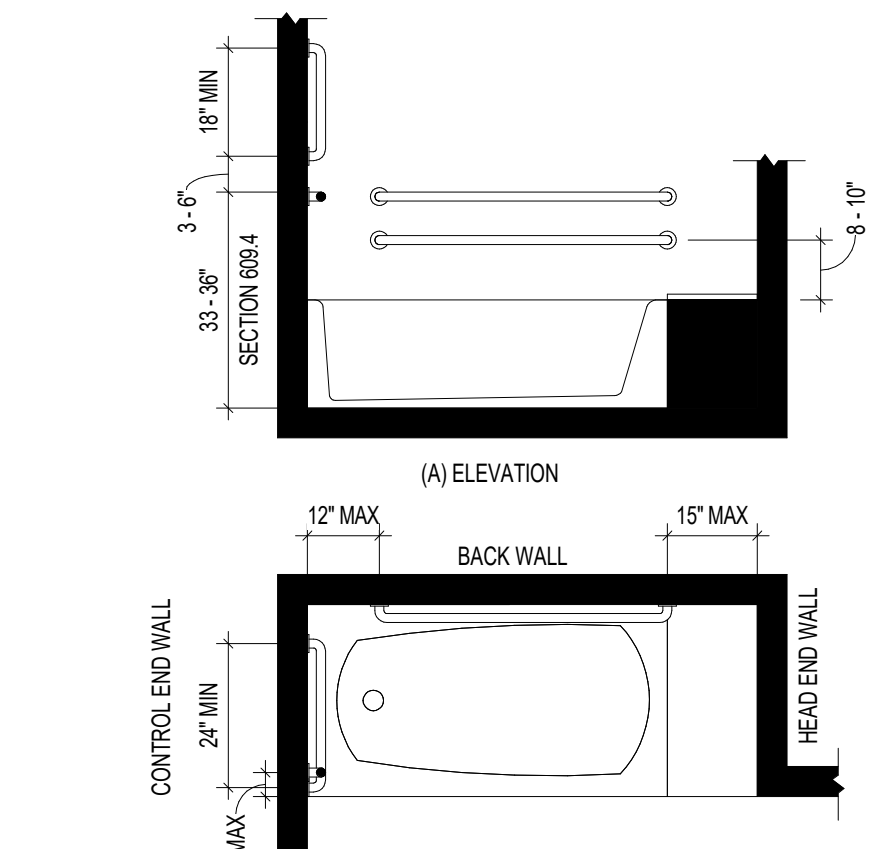
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A003.g
ANSI Fig. 608.2.1 - TRANSFER-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
3/8" = 1'-0"



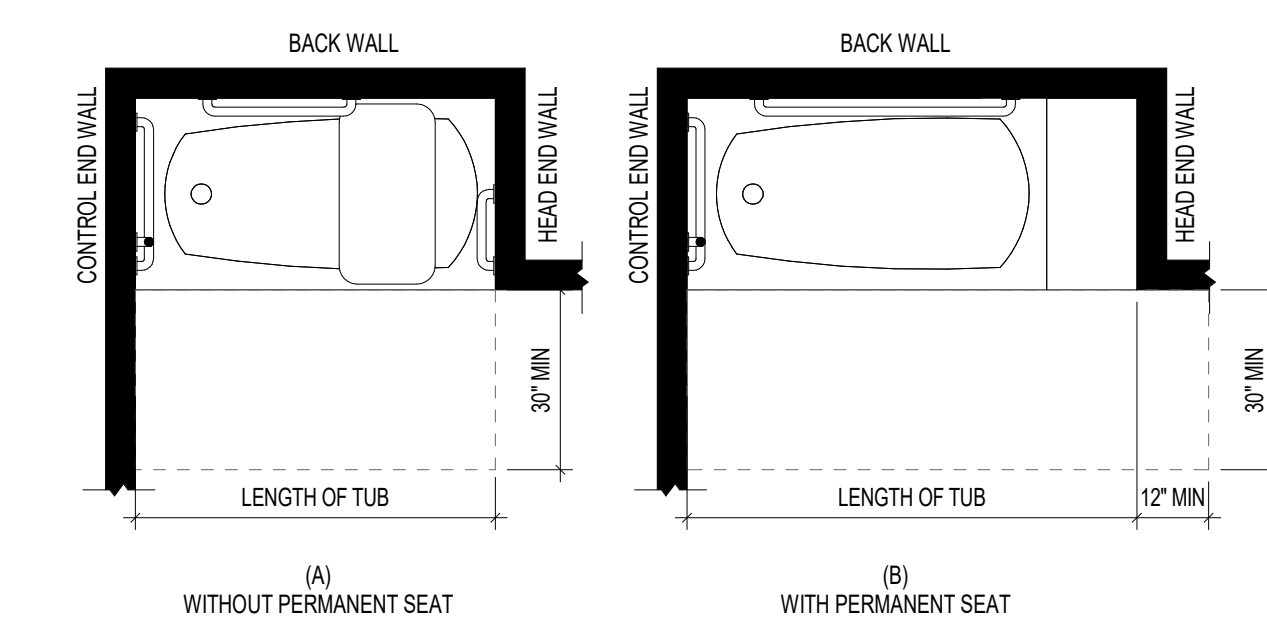
4
A003.g
ANSI Fig. 607.5 - LOCATION OF BATHTUB CONTROLS
1/2" = 1'-0"



3
A003.g
ANSI Fig. 607.4.2 - GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS
3/8" = 1'-0"



2
A003.g
ANSI Fig. 607.4.1 - GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS
3/8" = 1'-0"



1
A003.g
ANSI Fig. 607.2 - CLEARANCE FOR BATHTUBS
3/8" = 1'-0"



GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03.24.2025

PIETY HILL 2 LDHA LP

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DATE: 12-17-2021
PROJECT #: 20132

Description	Date
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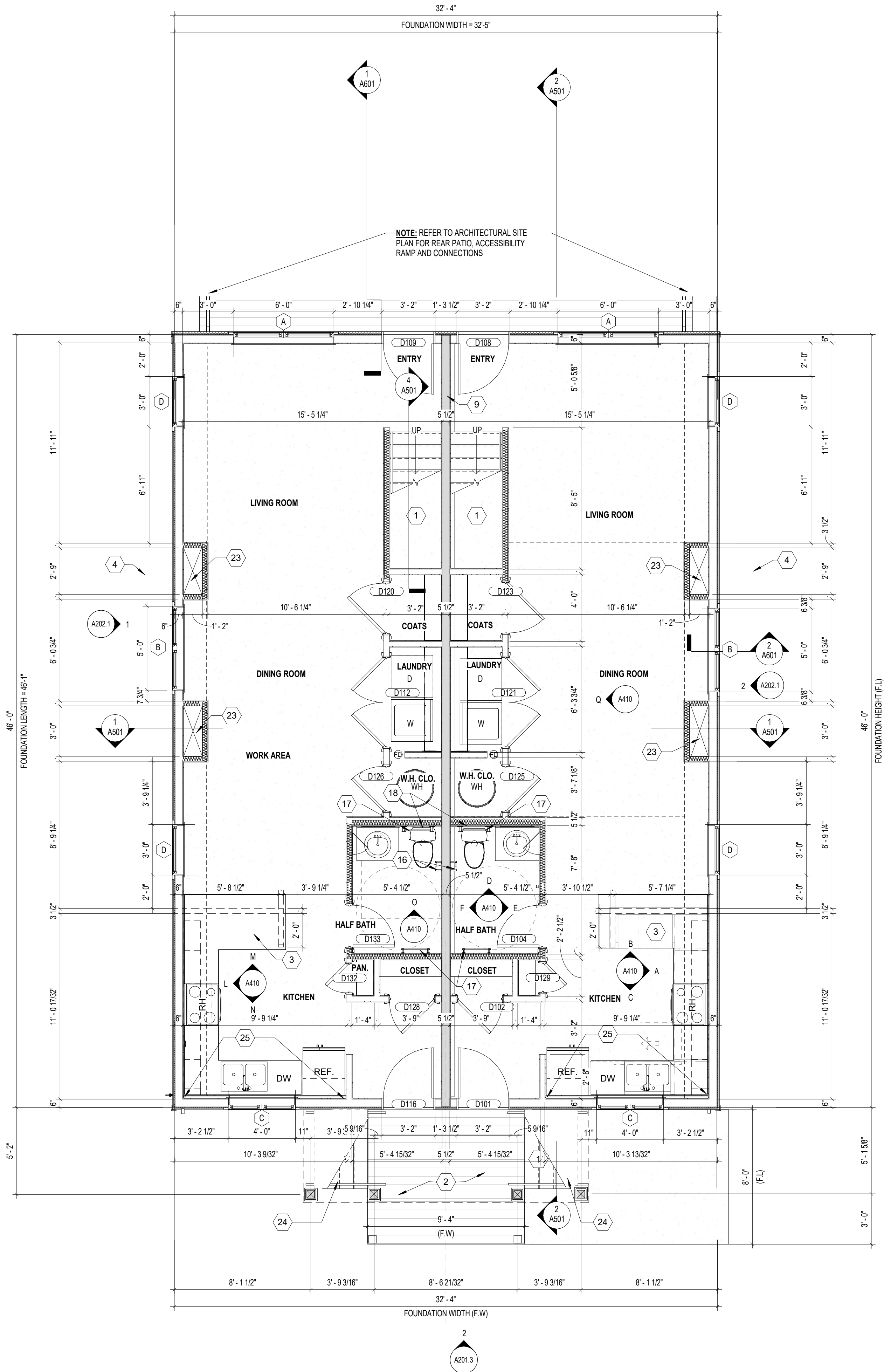
PLUMBING ACCESSIBILITY

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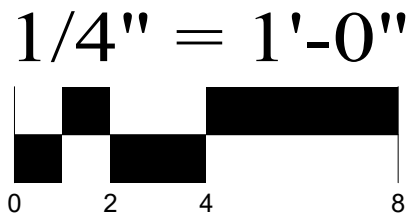
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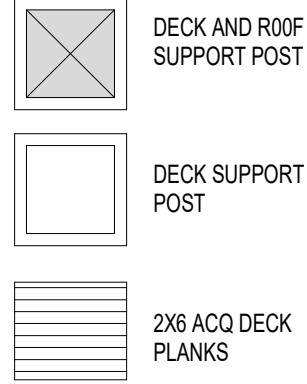
Room Storage Schedule				
UNIT TYPE	Name	Area	STORAGE DIMS	
1ST FLOOR				
UNIT 101				
UNIT 101	CLOSET	8 SF	3'-9 3/4" X 2'-1 1/4"	
UNIT 101	COATS	12 SF	3'-0 5/8" X 3'-10 3/4"	
UNIT 101	LAUNDRY STORAGE	6 SF	1'-0" X 6'-2 1/2"	
		26 SF		
UNIT 102				
UNIT 102	CLOSET	8 SF	3'-9 3/4" X 2'-1 1/4"	
UNIT 102	COATS	12 SF	3'-0 5/8" X 3'-10 3/4"	
		20 SF		
		45 SF		
2ND FLOOR				
UNIT 101				
UNIT 101	BEDROOM 1 CLO	20 SF	3'-0 3/4" X 6'-6 3/4"	
UNIT 101	BEDROOM 2 CLO	13 SF	6'-9 1/4" X 1'-11 1/4"	
UNIT 101	BEDROOM 3 CLO	19 SF	2'-0 3/4" X 9'-5 1/4"	
UNIT 101	STORAGE	10 SF	2'-5" X 3'-11 3/4"	
		62 SF		
UNIT 102				
UNIT 102	BEDROOM 3 CLO	19 SF	2'-0 3/4" X 9'-5 1/4"	
UNIT 102	BEDROOM 2 CLO	13 SF	6'-9 1/4" X 1'-11 1/4"	
UNIT 102	BEDROOM 1 CLO	20 SF	3'-0 3/4" X 6'-6 3/4"	
UNIT 102	STORAGE	10 SF	2'-5" X 3'-11 3/4"	
		62 SF		
		123 SF		



1ST FLOOR



LEGEND



GENERAL NOTES:
FLOOR PLANS

- SEE SHEET A501 FOR UL ASSEMBLY
- ANY DIMENSION SHOWING THE FOLLOWING SYMBOL "X" INSTEAD OF A NUMERIC DIMENSION INDICATES A ROUGH FRAME WALL OF 3 1/2"
- SEE STRUCTURAL NOTES FOR FRAMING LUMBER TYPE, AND SIZE
- FOUNDATION TO BE CAST IN PLACE CONCRETE WITH SLAB ON GRADE
- SECOND FLOOR DECK STRUCTURE TO BE WOODJOISTS AND OSB SHEATHING
- EXTERIOR WOOD DECK FRAMING TO BE OF ACQ LUMBER AND 2X6 PLANK DECK
- ROOF FRAMING TO BE OF ROOF TRUSSES AND OSB SHEATHING
- SHINGLES W/20 YEAR WARRANTY
- WINDOWS TO BE VINYL W/INSULATED GLASS SIDING TO BE VINYL OVER WEATHER BARRIER
- INTERIOR FLOOR FINISHES TO BE LVP OVER BARRIER UNDERLAYMENT EVERYWHERE EXCEPT BEDROOMS - BEDROOMS TO HAVE BROADLOOM CARPET
- ALL COUNTERTOPS TO BE PLASTIC LAMINATE
- ALL APPLIANCES ARE TO BE GAS-FUELED
- ALL UTILITY AND CLOSET SHELVES TO BE OF TYPE, "WIRE"
- EXTERIOR STAIR CONFIGURATIONS SHOWN ARE GENERAL - SEE SITE PLAN FOR SPECIFIC STAIR INFORMATION
- FIRST FLOOR BATHROOM TO BE PROVIDED WITH INTEGRAL WALL BLOCKING FOR FUTURE GRAB BAR SUPPORT. SEE DETAILS 5 & 6 /A1003
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.

CODED NOTES - FLOOR PLANS

- WOOD FRAME STAIRS
- WOOD FRAME PORCH DECK
- PLASTIC LAMINATE COUNTERTOPS
- A/C UNIT CONDENSER ON PAD
- OUTLINE OF BEARING WALLS BELOW
- GUTTER
- ICE GUARD UNDERLAYMENT - INSTALL FROM FASCIA TO MIN. 24" PAST EXTERIOR FACE OF STUD
- RIDGE CAP UNVENTED
- ONE HOUR DEMISING WALL EXTENDING TO THE UNDERSIDE OF DECK SHEATHING
- CUT RECTANGULAR OPENING IN SHEATHING BELOW DORMER TO PROVIDE NATURAL VENTILATION.
- DECORATIVE SHUTTERS
- PERFORATED (VENTED) SOFFIT
- SOLID VINYL SOFFIT
- 6X6 WOOD POST BELOW DECK
- TOILET PAPER DISPENSER
- TOWEL BAR
- GRAB BAR BLOCKING
- ATTIC ACCESS HATCH WITH LADDER - BASIS OF DESIGN IS FAKRO LWP INSULATED - 22 1/2" X 54"
- CONTINUOUS SIDEWALL ROOF FLASHING/COUNTERFLASHING - SEE DETAIL 7/A102.1
- PVC THRU ROOF VENT PIPE - SEE PLUMBING DRAWINGS FOR SIZE AND DETAIL 6/A102.1 FOR ROOF PENETRATION
- RIDGE CAP VENTED
- UTILITY CHASE
- SEE SITE PLAN AND DETAILS FOR EXTERIOR STAIR REQUIREMENTS
- 2X FURRING AT THIS WALL



GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03/24/2025

PIETY HILL
2 LDHA LP

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BID-CLOSING
SET

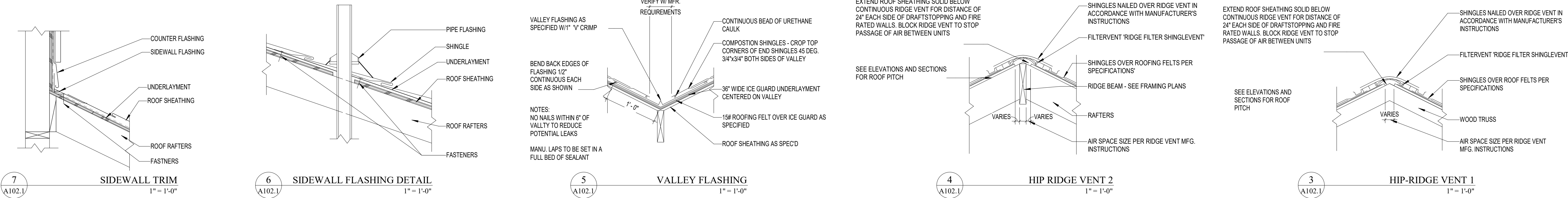
DATE: 12-17-2021
PROJECT #: 20132

#	Description	Date
1	Revision 1	4/6/2022
A	Revision 2	6/1/2023
D	MSHDA REVIEW	05/15/26
E	MSHDA REVISIONS	05/22/26

FIRST FLOOR
PLAN

A101

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PIETY HILL
2 LDHA LP

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 3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A1" SHEETS.
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ROOF CALCULAITON

ROOF VENTILATION BASED ON 1/150

PROJECTED ROOF AREA AT EACH DWELLING UNIT - 840SF (x2 = 1680 SF)
1680/150 = 11.2SF OR 5.6SF VENTILATION/DWELLING

RIDGE VENT FREE AREA VENTILATION = 1.5SF/LINEAR FOOT
1.5 X 15.5 = 23.5 SF
PROVIDE 6SF VENTED RIDGE VENT WITH REMAINDER AS UNVENTED

FREE AREA AT SOFFIT
83SF PER LINEAR FOOT = 4.5/EAVE (x2) = 9SF TOTAL

GENERAL NOTES:
FLOOR PLANS

1. SEE SHEET A501 FOR UL ASSEMBLY
2. ANY DIMENSION SHOWING THE FOLLOWING SYMBOL "X" INSTEAD OF A NUMERIC DIMENSION INDICATES A ROUGH FRAME WALL OF 3" 1/2"
3. SEE STRUCTURAL NOTES FOR FRAMING LUMBER TYPE, AND SIZE
4. FOUNDATION TO BE CAST IN PLACE CONCRETE WITH SLAB ON GRADE
5. SECOND FLOOR DECK STRUCTURE TO BE WOODJOISTS AND OSB SHEATHING
6. EXTERIOR WOOD DECK FRAMING TO BE OF A/Q LUMBER AND 2X6 PLANK DECK
7. ROOF FRAMING TO BE OF ROOF TRUSSES AND OSB SHEATHING
8. SHINGLES W/20 YEAR WARRANTY EXCEPT BEDROOMS - APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
9. WINDOW TO BE VINYL INSULATED GLASS SIDING TO BE VINYL OVER WEATHER BARRIER
10. INTERIOR FLOOR FINISHES TO BE LVP OVER BARRIER UNDERLAYMENT EVERYWHERE EXCEPT BEDROOMS - BEDROOMS TO HAVE BROADLOOM CARPET
11. ALL COUNTERTOPS TO BE PLASTIC LAMINATE
12. ALL APPLIANCES ARE TO BE GAS-FUELED
13. ALL UTILITY AND CLOSET SHELVES TO BE OF TYPE, "WIRE"
14. EXTERIOR STAIR CONFIGURATIONS SHOWN ARE GENERAL - SEE SITE PLAN FOR SPECIFIC STAIR INFORMATION
15. FIRST FLOOR BATHROOM TO BE PROVIDED WITH INTEGRAL WALL BLOCKING FOR FUTURE GRAB BAR SUPPORT. SEE DETAILS 5 & 6 (A1003)
16. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.

CODED NOTES - FLOOR PLANS

- | # | Description | Date |
|----|---|------|
| 1 | WOOD FRAME STAIRS | |
| 2 | WOOD FRAME PORCH DECK | |
| 3 | PLASTIC LAMINATE COUNTERTOPS | |
| 4 | A/C UNIT CONDENSER ON PAD | |
| 5 | OUTLINE OF BEARING WALLS BELOW | |
| 6 | GUTTER | |
| 7 | ICE GUARD UNDERLAYMENT - INSTALL FROM FASCIA TO MIN. 24" PAST EXTERIOR FACE OF STUD | |
| 8 | RIDGE CAP UNVENTED | |
| 9 | ONE HOUR DEMISING WALL EXTENDING TO THE UNDERSIDE OF DECK SHEATHING | |
| 10 | CUT RECTANGULAR OPENING IN SHEATHING BELOW DORMER TO PROVIDE NATURAL VENTILATION. | |
| 12 | DECORATIVE SHUTTERS | |
| 13 | PERFORATED (VENTED) SOFFIT | |
| 14 | SOLID VINYL SOFFIT | |
| 15 | 6X6 WOOD POST BELOW DECK | |
| 16 | TOILET PAPER DISPENSER | |
| 17 | TOWEL BAR | |
| 18 | GRAB BAR BLOCKING | |
| 19 | ATTIC ACCESS HATCH WITH LADDER - BASIS OF DESIGN IS FAKRO LWP INSULATED - 22 1/2" X 54" | |
| 20 | CONTINUOUS SIDEWALL ROOF FLASHING/COUNTERFLASHING - SEE DETAIL 7/A102.1 | |
| 21 | PVC THRU ROOF VENT PIPE - SEE PLUMBING DRAWINGS FOR SIZE AND DETAIL 6/A102.1 FOR ROOF PENETRATION | |
| 22 | RIDGE CAP VENTED | |
| 23 | UTILITY CHASE | |
| 24 | SEE SITE PLAN AND DETAILS FOR EXTERIOR STAIR REQUIREMENTS | |
| 25 | 2X FURRING AT THIS WALL | |

BID-CLOSING
SET

DATE: 12-17-2021
PROJECT #: 20132

#	Description	Date
1	Revision 1	4/6/2022
D	MSHDA REVIEW	05/15/26
E	MSHDA REVISIONS	05/22/26

SECOND FLOOR
& ROOF PLAN
OPTION 1

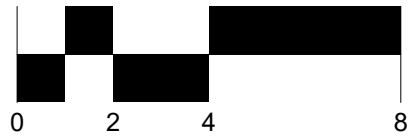
A102.1

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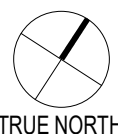
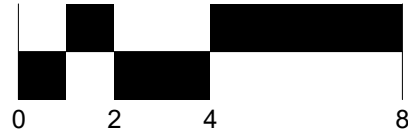
ROOF PLAN
OPTION 1

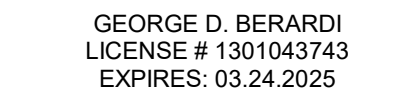
1/4" = 1'-0"



2ND FLOOR
OPTION 1

1/4" = 1'-0"





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ADDITIONALLY, SEE GENERAL INFORMATION ON "A-01" SHEETS.

CODED NOTES - EXTERIOR...	
1	ARCHITECTURAL DIMENSIONAL SHINGLES
2	DECORATIVE GABLE LOUVER VENT
3	VINYL SIDING
3	VINYL SIDING CORNER TRIM (3 1/2")
4	WOOD POST
5	VINYL LATTICE
6	RIDGE VENT
7	DECORATIVE SHUTTER
8	CONCRETE STEM WALL WITH STONE IMPRESSION
9	ABOVE GRADE TO MATCH ADHERED STONE
9	MANUFACTURED ADHERED STONE
10	METAL WRAPPED BEAM, FASCIA OR TRIM, TYP.
11	VINYL SIDING CORNER TRIM (3 1/2")
12	SLOPE TRANSITION FLASHING, CONT.
13	A/C UNIT CONDENSER ON PAD
14	WOOD FRAME GUARDRAILS/HANDRAILS
15	VINYL WINDOW/DOOR TRIM (3 1/2")
16	RAIN BARREL
17	HOSE BIBB ON VINYL MOUNTING BLOCK
18	EXHAUST VENT MOUNTED ON VINYL MOUNTING BLOCK
19	VINYL SOFFIT - UNVENTED - AT BOTTOM OF PROJECTED BAY
20	GUTTER
21	SEE SITE PLAN AND DETAILS FOR EXTERIOR STAIR REQUIREMENTS
22	DOWNSPOUT FASTENED TO BUILDING OR COLUMN AT 4'-0" O.C. MAX SPACING
23	2X10 METAL WRAPPED TRIM
24	

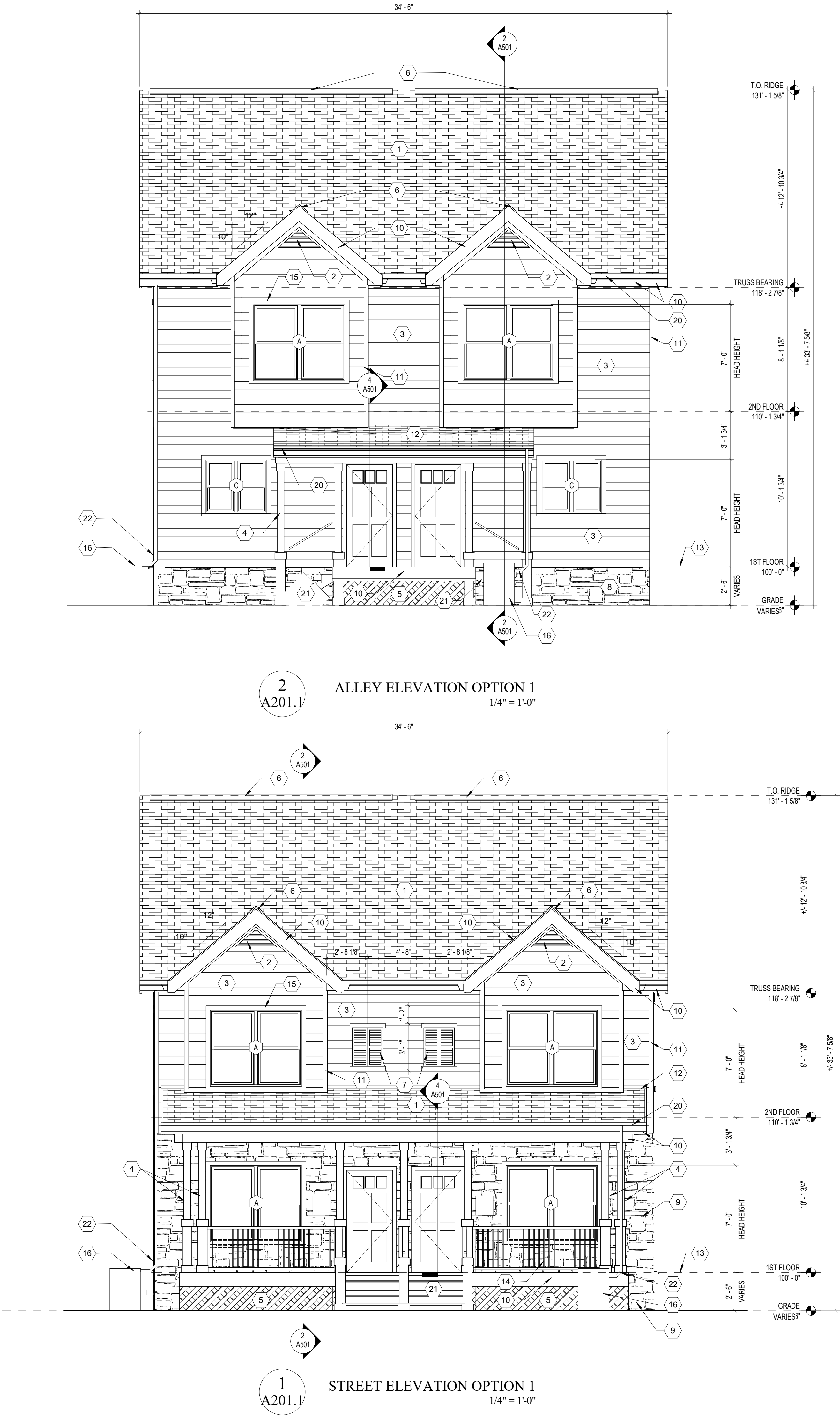
DATE: 12-17-202
PROJECT #: 2013

#	Description	Date
1	Revision 1	4/6/2021

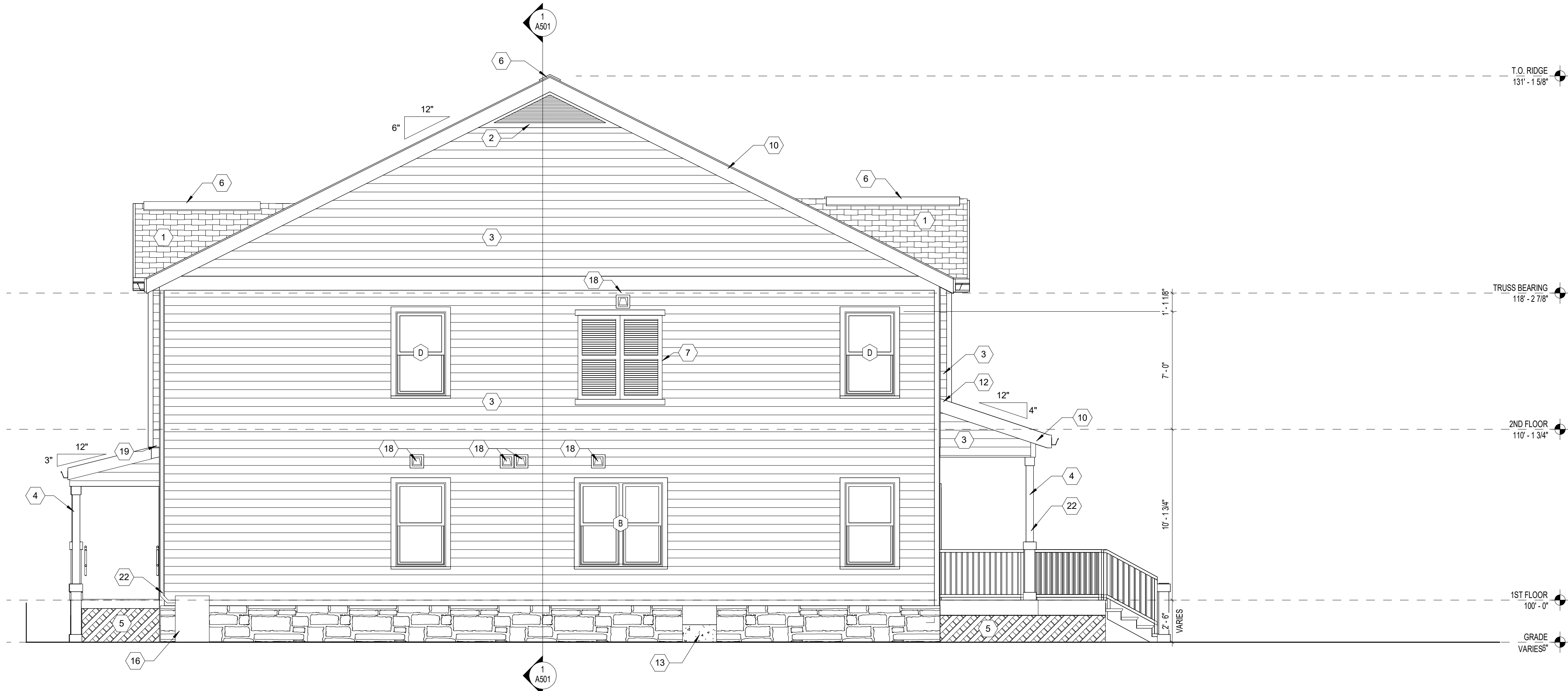
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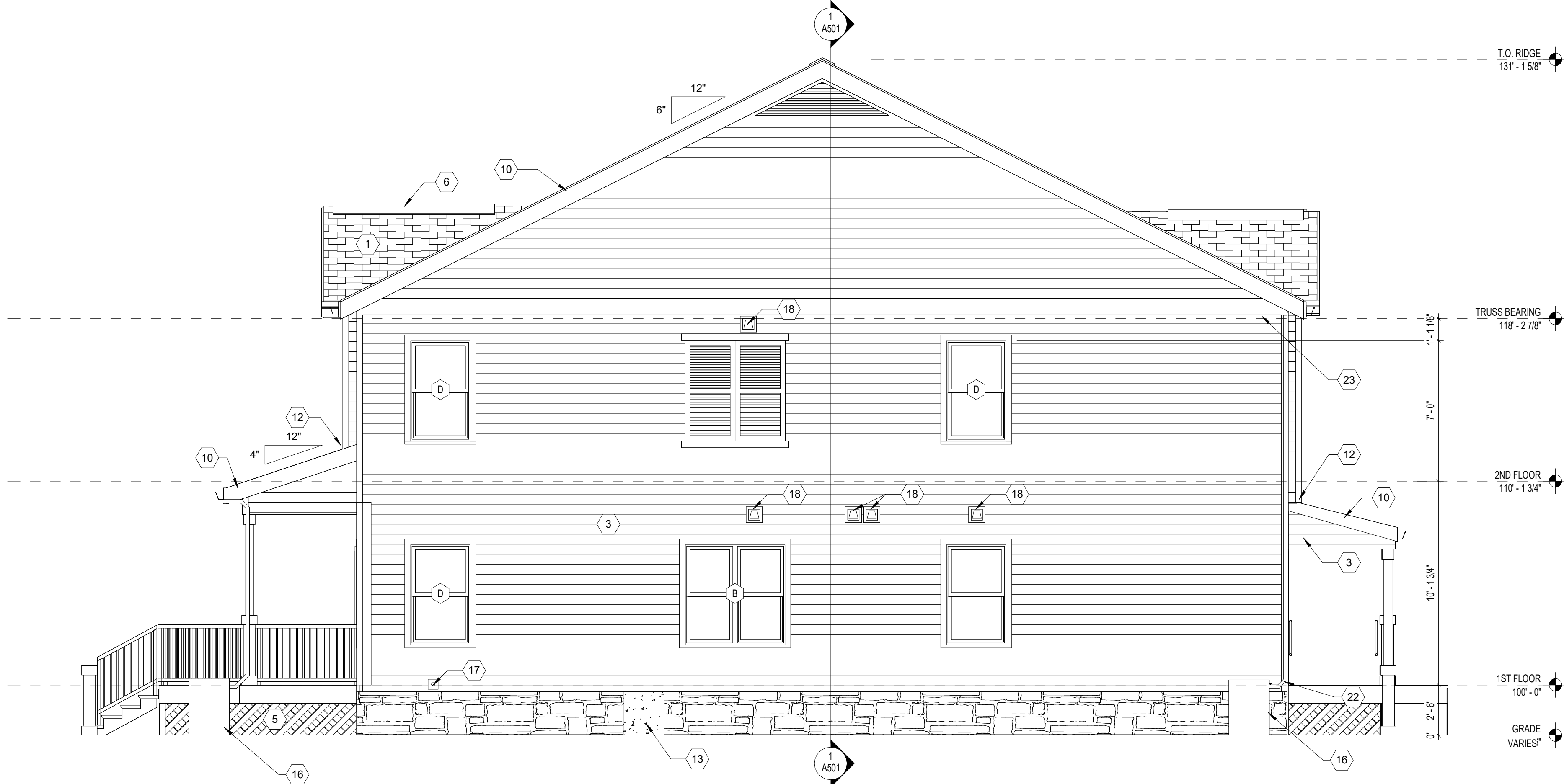
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2
A202.1 LEFT ELEVATION OPTION 1
1/4" = 1'-0"



1
A202.1 RIGHT ELEVATION OPTION 1
1/4" = 1'-0"

GENERAL NOTES:

- VINYL SIDING SHALL BE OF PROFILE 'CLAPBOARD'. VINYL SIDING BASIS OF DESIGN IS XYZ MANUFACTURER, SERIES ABC, COLOR TO BE SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S STANDARD PALETTE
- SYNTHETIC STONE VENEER IS OF TYPE 'ADHERED'. SYNTHETIC STONE VENEER BASIS OF DESIGN IS XYZ MANUFACTURER, SERIES ABC, COLOR TO BE SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S STANDARD PALETTE
- WINDOWS ARE BASED IN ANDERSON SERIES 100 IN CONFIGURATIONS SHOWN ON WINDOW TYPES PAGE PER LOCATION
- VINYL TRIMS FOR WINDOWS, DOORS AND OUTSIDE CORNERS ARE TO BE OF MINIMUM 3 1/2" WIDTH (CASEMENT STYLE) CORNER TRIMS TO BE OF 3 1/2" MINIMUM WIDTH OF LINEAR STYLE AND SELECTED FROM MANUFACTURER'S STOCK PROFILE PALETTE IN COLOR WHITE
- LOUVERS AND SHUTTERS TO BE OF TYPE 'DECORATIVE' IN COLOR WHITE
- FASCIA TO BE METAL WRAPPED WOOD WITH COLOR SELECTION OF PRE-FINISHED METAL FROM MANUFACTURER'S STOCK COLOR PALETTE
- STONE CLADDING: OPTION 1: AS DEPICTED IN CODED NOTE #6 ADHERED MANUFACTURED STONE AS DETAILED IN SECTIONS. OPTION 2: MORTARLESS STONE CLADDING LEDGESTONE SERIES NATURAL CONCRETE PRODUCTS
- ROOFING SHINGLES ARE TO BE OF TYPE 'ARCHITECTURAL DIMENSIONAL' OF COLOR AND TYPE SELECTED BY ARCHITECT FROM MANUFACTURER'S 20 YEAR WARRANTY OPTIONS
- GUTTERS TO BE OF TYPE ALUMINUM OF PROFILE STYLE 'K' AT 2" X 5" WITH 2" X 3" ALUMINUM DOWNSPOUTS. DOWNSPOUTS ARE TO BE PIPED TO RAIN BARRELS AS DEPICTED IN THE DRAWINGS
- WHERE DOWNSPOUTS EJECT TO A LOWER ROOF, PROVIDE A 12" DOWNSPOUT EXTENSION ON THE ROOF AT SAME SLOPE AS ROOF
- PROVIDE VINYL MOUNTING BLOCKS AT ALL ATTACHMENTS TO VINYL SIDING, I.E. HOSE BIBB, LIGHTS, ETC.

CODED NOTES - EXTERIOR...

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23	2X10 METAL WRAPPED TRIM
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GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03/24/2025

PIETY HILL 2 LDHA LP

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BID-CLOSING SET

DATE: 12-17-2021
PROJECT #: 20132

#	Description	Date
1	Revision 1	4/6/2022

SIDE ELEVATIONS OPTION 1

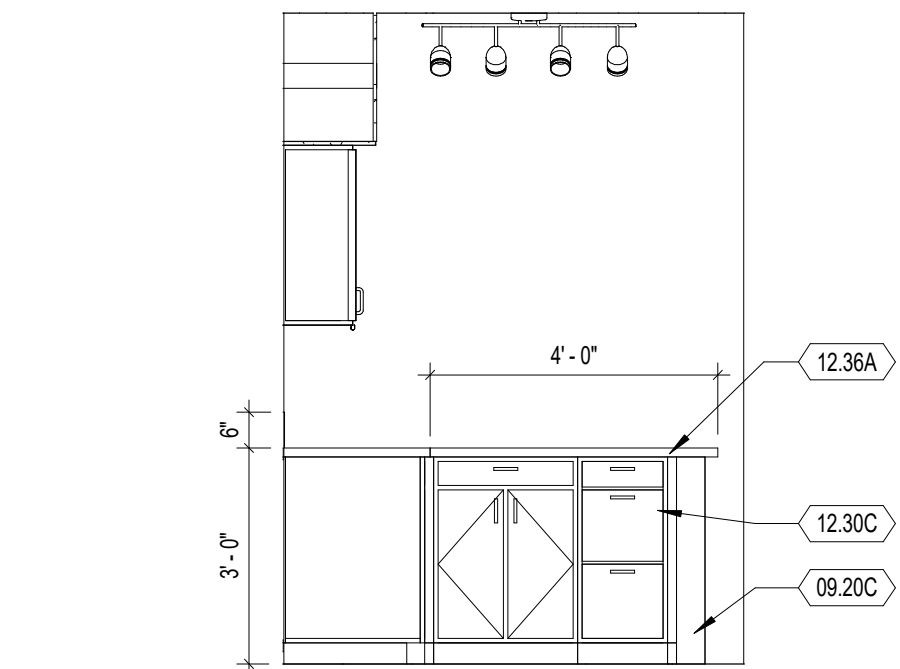
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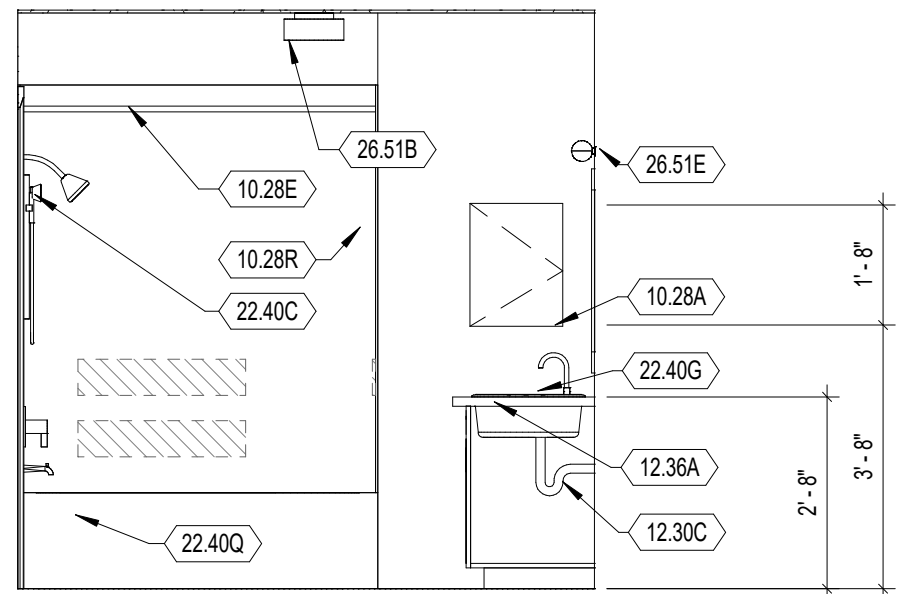
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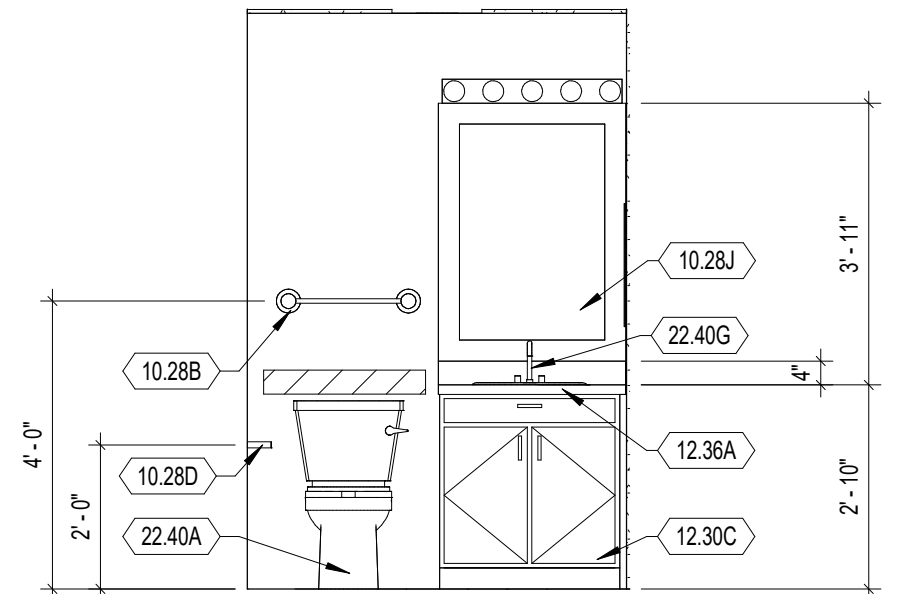
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A410 LAUNDRY ELEVATION
3/8" = 1'-0"



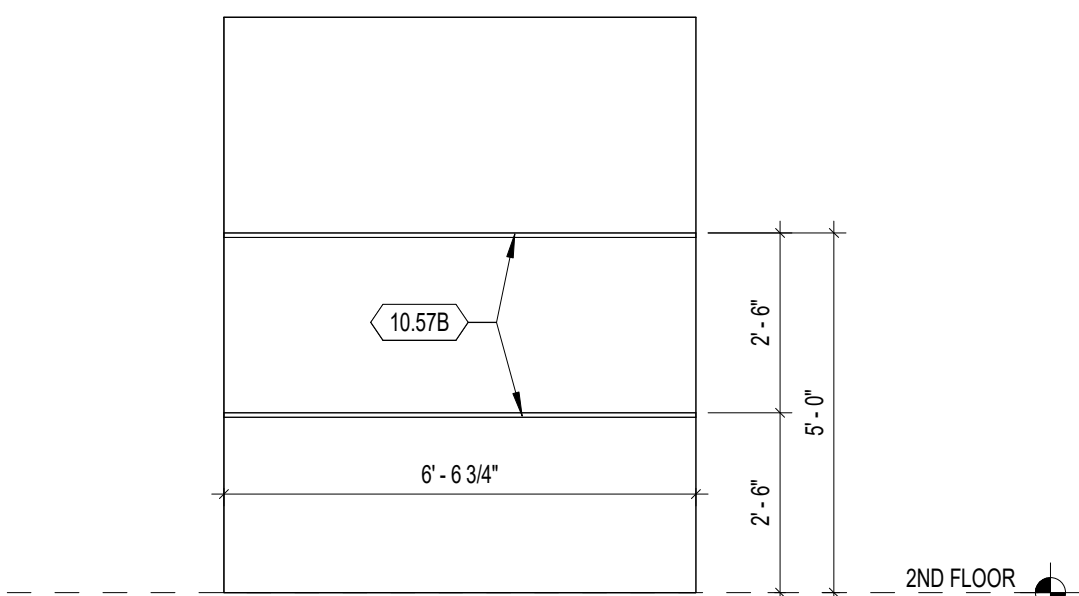
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A410 KITCHEN ELEVATION - UNIT 2
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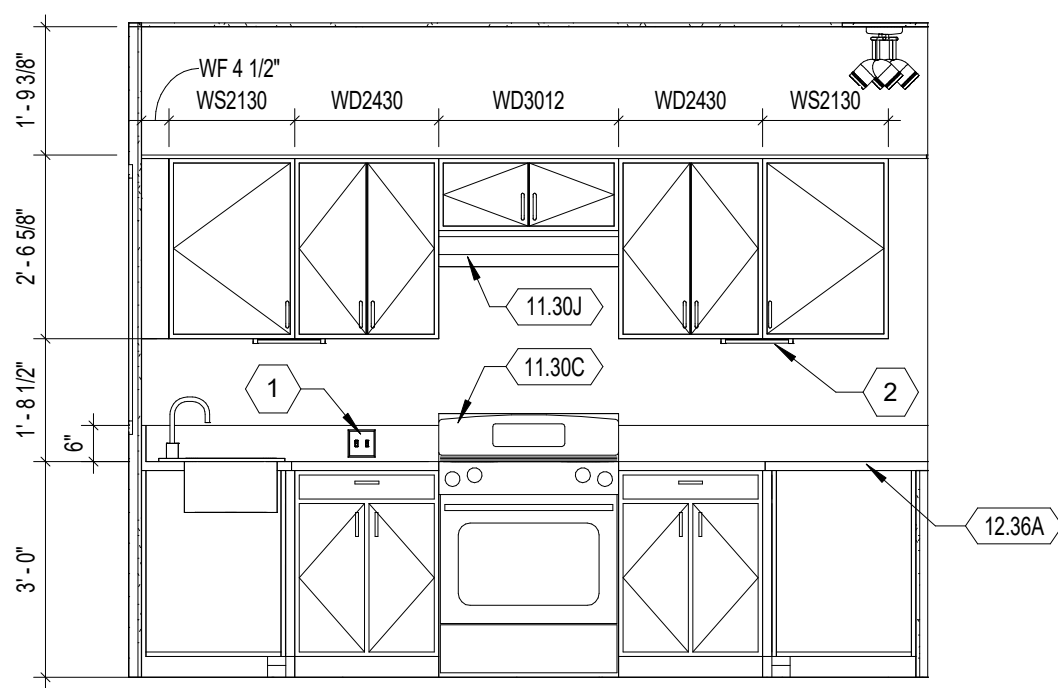
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A410 FULL BATH ELEVATION
3/8" = 1'-0"



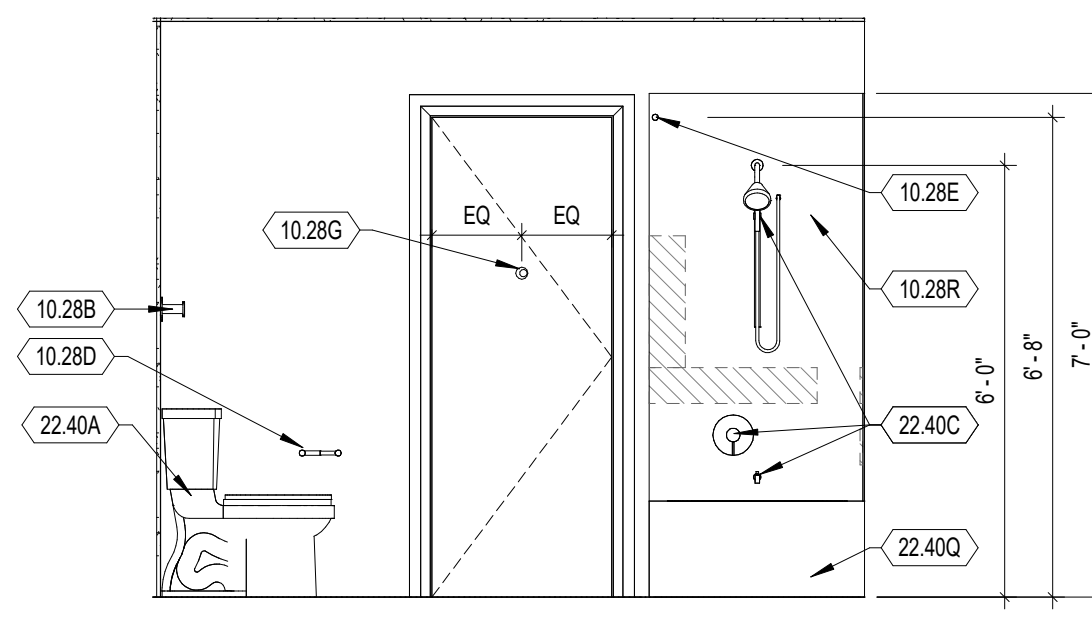
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A410 HALF BATH - UNIT 1
3/8" = 1'-0"



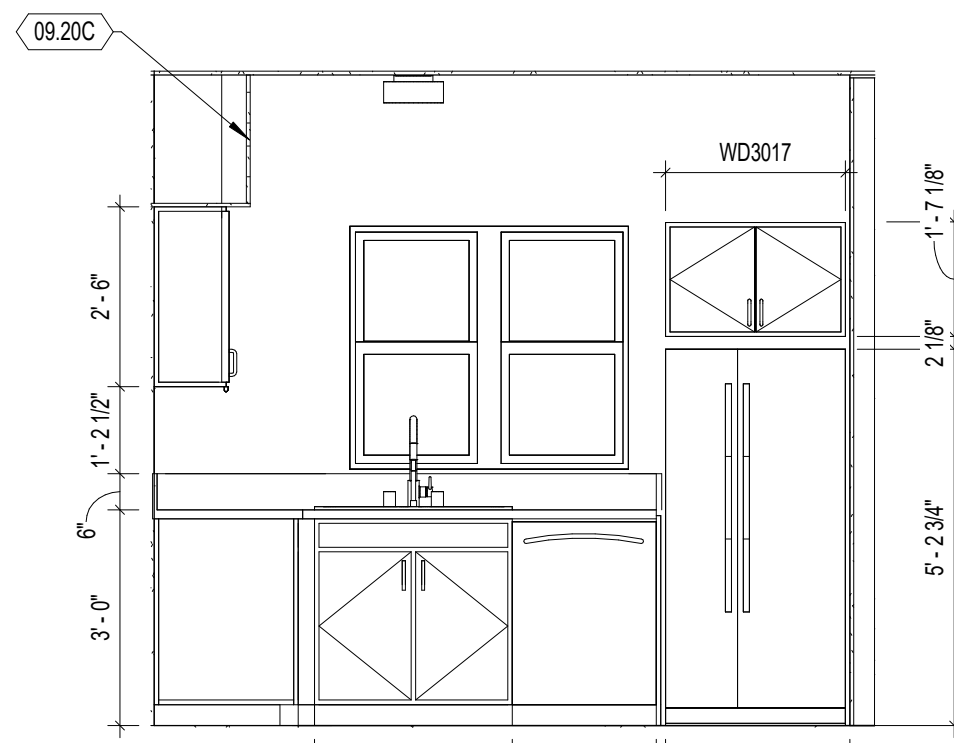
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A410 TYPICAL CLOSET ELEVATION
3/8" = 1'-0"



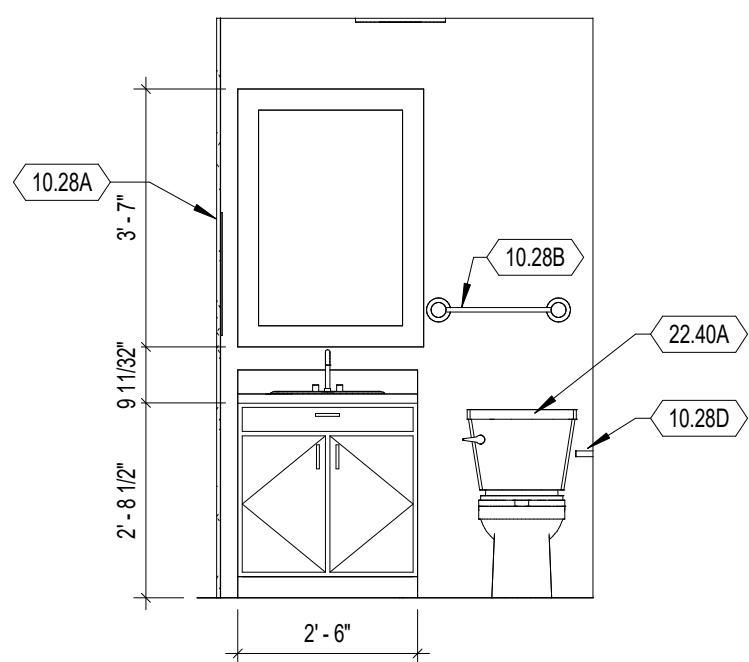
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A410 KITCHEN ELEVATION - UNIT 2
3/8" = 1'-0"



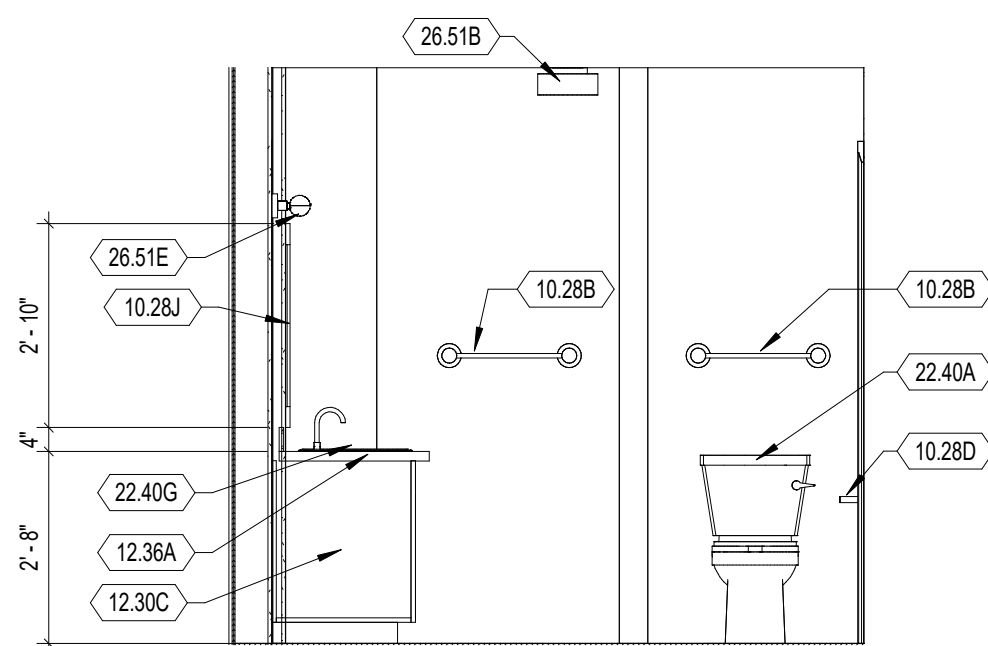
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A410 FULL BATH ELEVATION
3/8" = 1'-0"



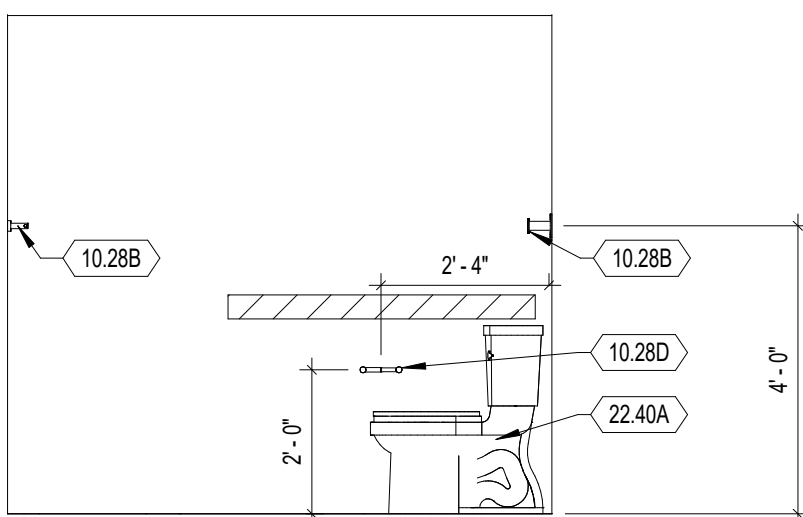
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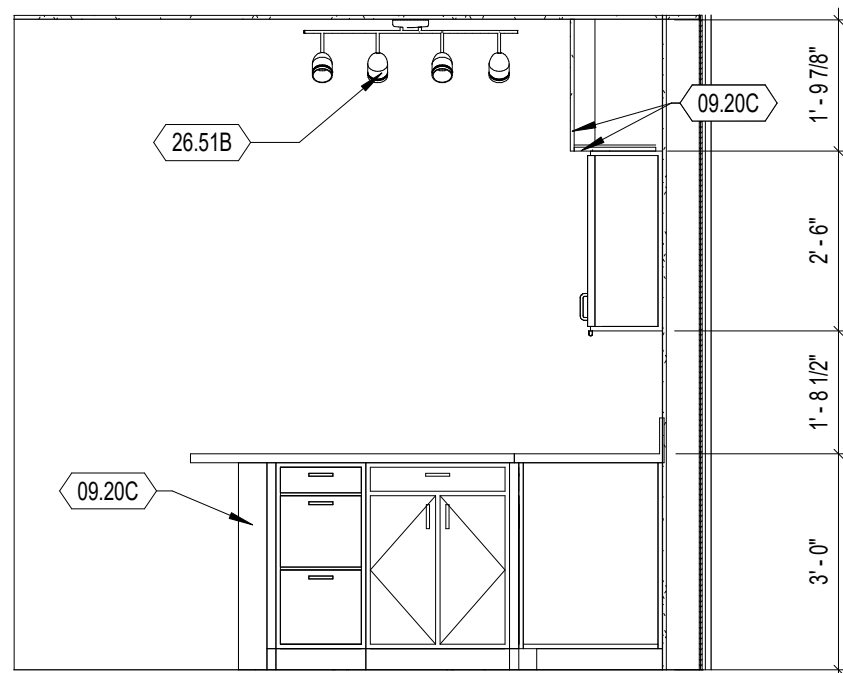
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A410 BATHROOM ELEVATION
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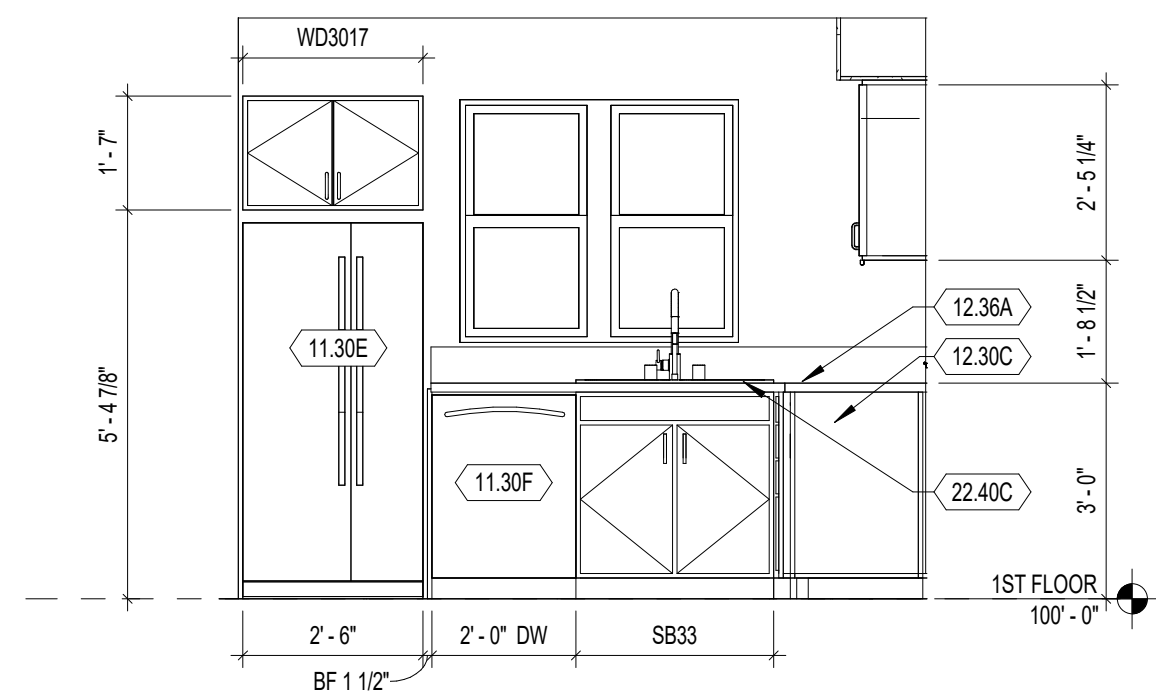
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A410 FULL BATH ELEVATION
3/8" = 1'-0"



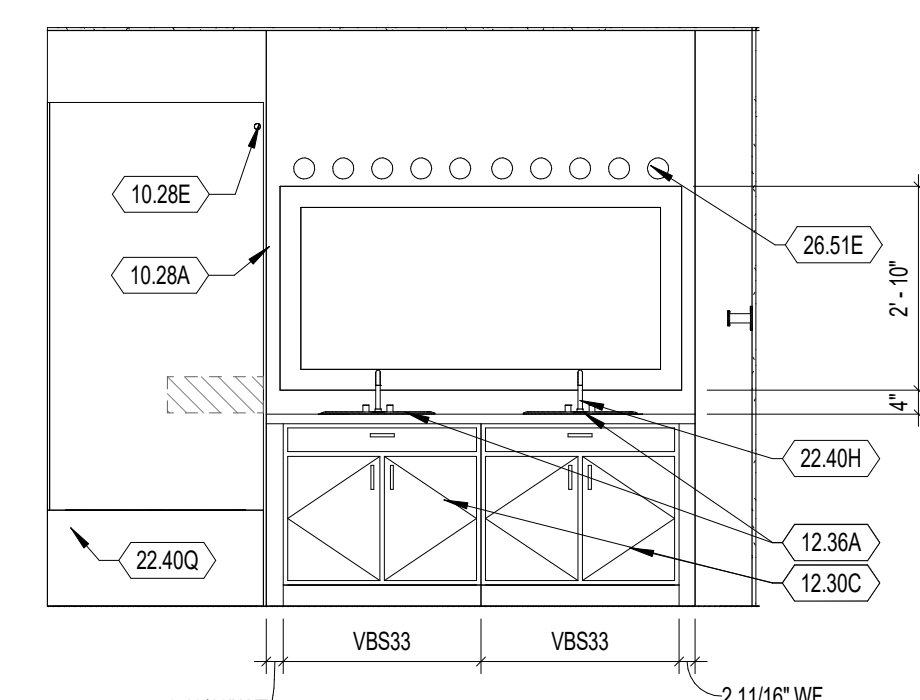
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A410 HALF BATH - UNIT 1
3/8" = 1'-0"



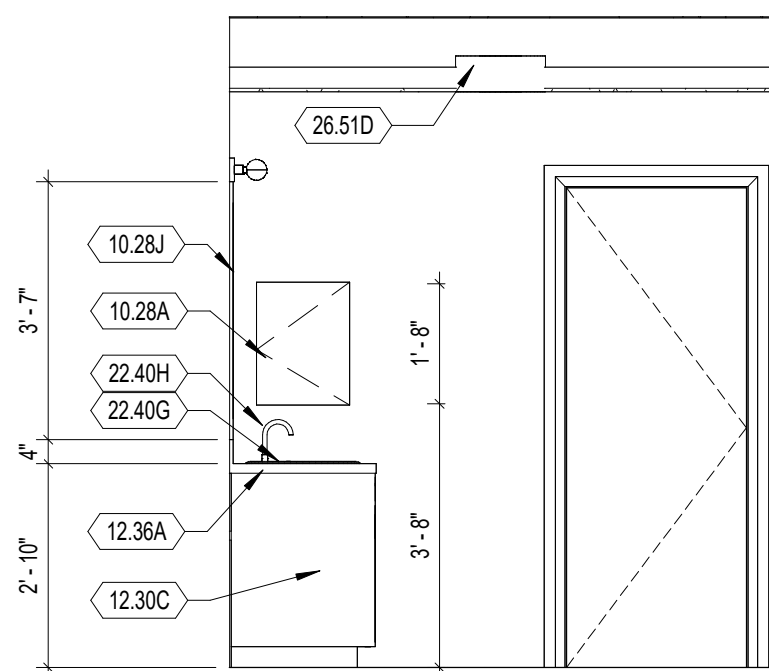
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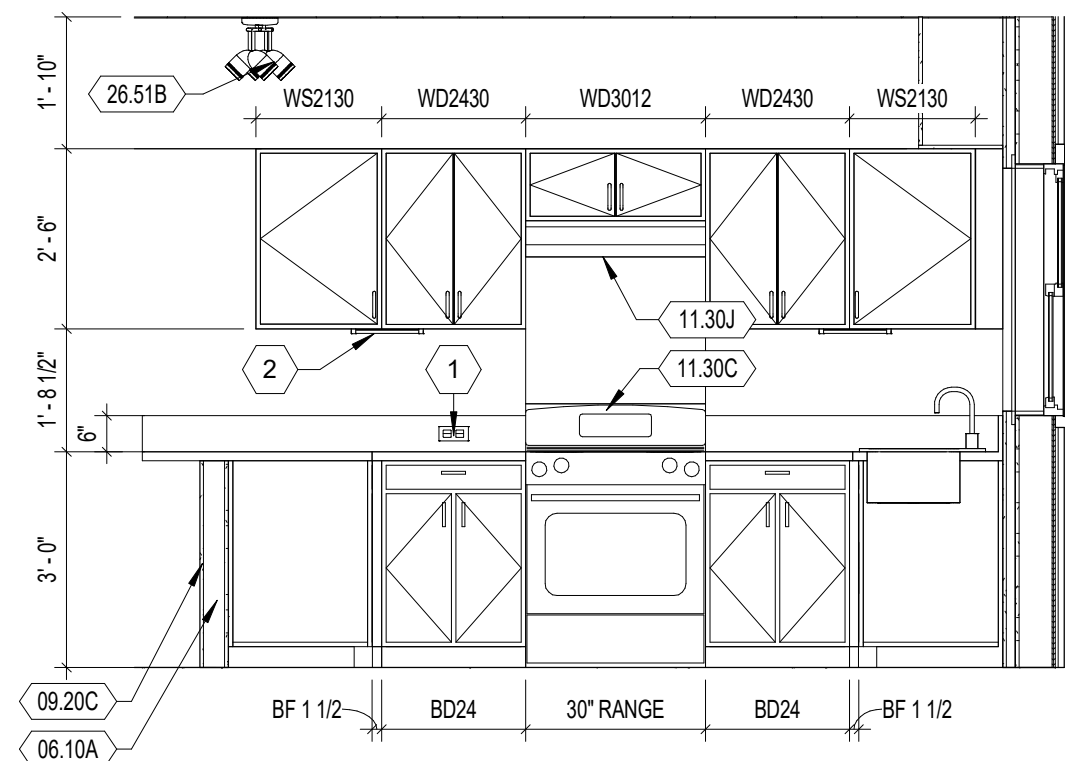
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A410 KITCHEN ELEVATION - UNIT 2
3/8" = 1'-0"



J
A410 FULL BATH ELEVATION
3/8" = 1'-0"



E
A410 HALF BATH - UNIT 1
3/8" = 1'-0"



A
A410 KITCHEN ELEVATION - UNIT 1
3/8" = 1'-0"

GENERAL NOTES:

- ALL COLORS ARE TO BE SELECTED BY THE ARCHITECT. ALL MATERIAL SAMPLES TO BE SUBMITTED IN ONE SUBMITTAL FOR REVIEW AND APPROVAL BY THE ARCHITECT.
- SEE CEILING PLANS FOR CEILING HEIGHTS.
- WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD RATING OF CLASS 1 (ONE) IN VERTICAL EXITS AND PASSAGEWAYS AND CLASS II (TWO) AT CORRIDORS AND ALL OTHER ROOMS.
- TRIM THROUGHOUT TO BE PAINTED SEMI-GLOSS: BASE MOLDING, AND CASING. COLOR PT-1 BY ARCHITECT.
- PAINT, PRIMERS, ADHESIVES, AND SEALANTS TO BE LOW VOC. ALL TILE AND CARPET TO BE GREEN LABEL, CERTIFIED.
- CARPET: LOW DENSITY (LESS THA 1/2" HIGH PILE)
- VOB-2 AT CABINETS
- ELECTRICAL: ROCKER TYPE LIGHT SWITCHES INSTALLED THROUGHOUT. ELECTRICAL SWITCHES, OUTLETS, PLATES, ETC. TO BE WHITE.
- ALL CABINETS: SCHWINN HARDWARE 12-308" PULLS CENTER TO CENTER BRUSHED NICKEL FOR DOORS. EMTECK CONTEMPORARY 1" MUSHROOM BRUSHED NICKEL KNOBS FOR THE DRAWERS.
- MINI BLINDS OR SHADES AT EXTERIOR WINDOWS. SEE KEY FOR PRODUCT INFORMATION.
- FLOORING TO BE NON-SLIP.
- CLOSET FINISHES TO MATCH ADJACENT ROOM FINISHES.
- ALL WALL AND CEILING FINISHES TO RECEIVE A FLAT PAINT FINISH, UNLESS OTHERWISE NOTED.
- ALL CASEWORK TO RECEIVE A SEMI-GLOSS PAINT FINISH, UNLESS OTHERWISE NOTED.
- WIRE SHELVES TO BE INSTALLED IN STORAGE CLOSETS, BEDROOM CLOSETS AND LAUNDRY ROOM.
- BATHROOMS TO INCLUDE TOILET PAPER DISPENSER, TOWEL BAR, ROBE HOOK AND WOOD FRAME MIRROR OVER VANITY.
- REFER TO FINISH KEY FOR PRODUCT INFORMATION.
- PROVIDE HANDRAIL AT STAIR.
- WALL TILE TO BE INSTALLED IN KITCHEN AS HARRING BONE.
- GROUT AT ALL CERAMIC TILE LOCATIONS. SEE KEY FOR PRODUCT INFORMATION, GT-1 USED UNLESS OTHERWISE NOTED.
- TRIM TO BE PAINTED PT-1.



GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03/24/2025

PIETY HILL 2 LDHA LP

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CABINET TYPE NOMENCLATURE

BS = BASE CABINET W/SINGLE DOOR
BD = BASE CABINET W/DOUBLE DOOR
SB = BASE CABINET FOR SINK
SBR = BASE CABINET FOR SINK W/REMOVABLE FRONT
DB = BASE CABINET W/DRAWERS
MWB = MICROWAVE BASE CABINET
VBS = VANITY BASE W/SINK
BFP = BASE FINISH PANEL (COUNTERTOP SUPPORT)

WF = WALL CABINET W/SINGLE DOOR
WD = WALL CABINET W/DOUBLE DOOR
WCC = WALL CORNER CABINET
WF = WALL CABINET SCRIBES/SPACING TRIM (FRONT FACE PROFILE)

EX WS1301 = SINGLE DOOR WALL CABINET @ 15" X 30"
NOTE: EXPOSED SIDES OF BASE OR WALL CABINETS ARE TO FINISHED TO MATCH

BATHROOM ACCESSORIES

HALF BATHROOMS TO BE PROVIDED WITH THE FOLLOWING ACCESSORIES

- MIRROR OVER VANITY
- MEDICINE CABINET ON SIDEWALL
- 24" TOWEL BAR
- TOILET PAPER DISPENSER - SURFACE MOUNTED
- ROBE HOOK ON INTERIOR FACE OF DOOR

FULL BATHROOMS TO BE PROVIDED WITH THE FOLLOWING ACCESSORIES

- MIRROR OVER VANITY
- MEDICINE CABINET ON SIDEWALL
- 24" TOWEL BAR
- TOILET PAPER DISPENSER - SURFACE MOUNTED
- ROBE HOOK ON INTERIOR FACE OF DOOR
- SHOWER CURTAIN ROD

BID-CLOSING SET

DATE: 12-17-2021
PROJECT #: 20132

Description	Date
1 Revision 1	4/6/2022
A Revision 2	6/1/2023
E MSHDA REVISIONS	05/22/2026

INTERIOR ELEVATIONS

A410

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CODED NOTES - INT. ELEVATIONS

- PROVIDE ONE SWITCH EACH FOR EXHAUST FAN MOTOR AND FOR EXHAUST FAN LIGHT SWITCH - SEE ELECTRICAL FOR CIRCUIT INFORMATION
- UNDERCABINET LIGHT TYP.

FIRE/SOUND RATINGS

Technical drawing of rear stairs showing side and cross-section views with dimensions and material specifications.

Dimensions:

- 3'-8" (Overall width)
- 4 TREADS AT 11" (Tread depth)
- 9 1/4" (Riser height)
- 5 RISERS AT 6" (Riser height)
- 1'-0" (Tread depth)
- 1'-0" (Riser height)

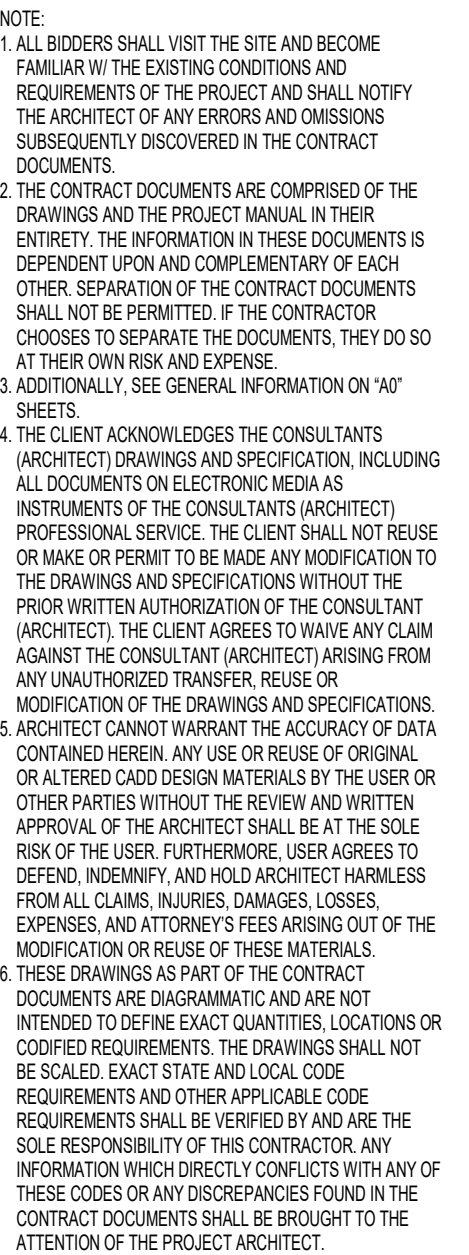
Materials and Components:

- 2X10 WOOD BEAM
- 2X12 MINIMUM
- 2X4 KICK BLOCK WITH 1 1/2"X3" WEDGE ANCHORS AT 24" O.C. (MAX)
- 1 1/2" = 1'-0" (Scale)

Notes:

- NOTE: ALL EXTERIOR WOOD FRAMING TO BE ACQ

rear stairs



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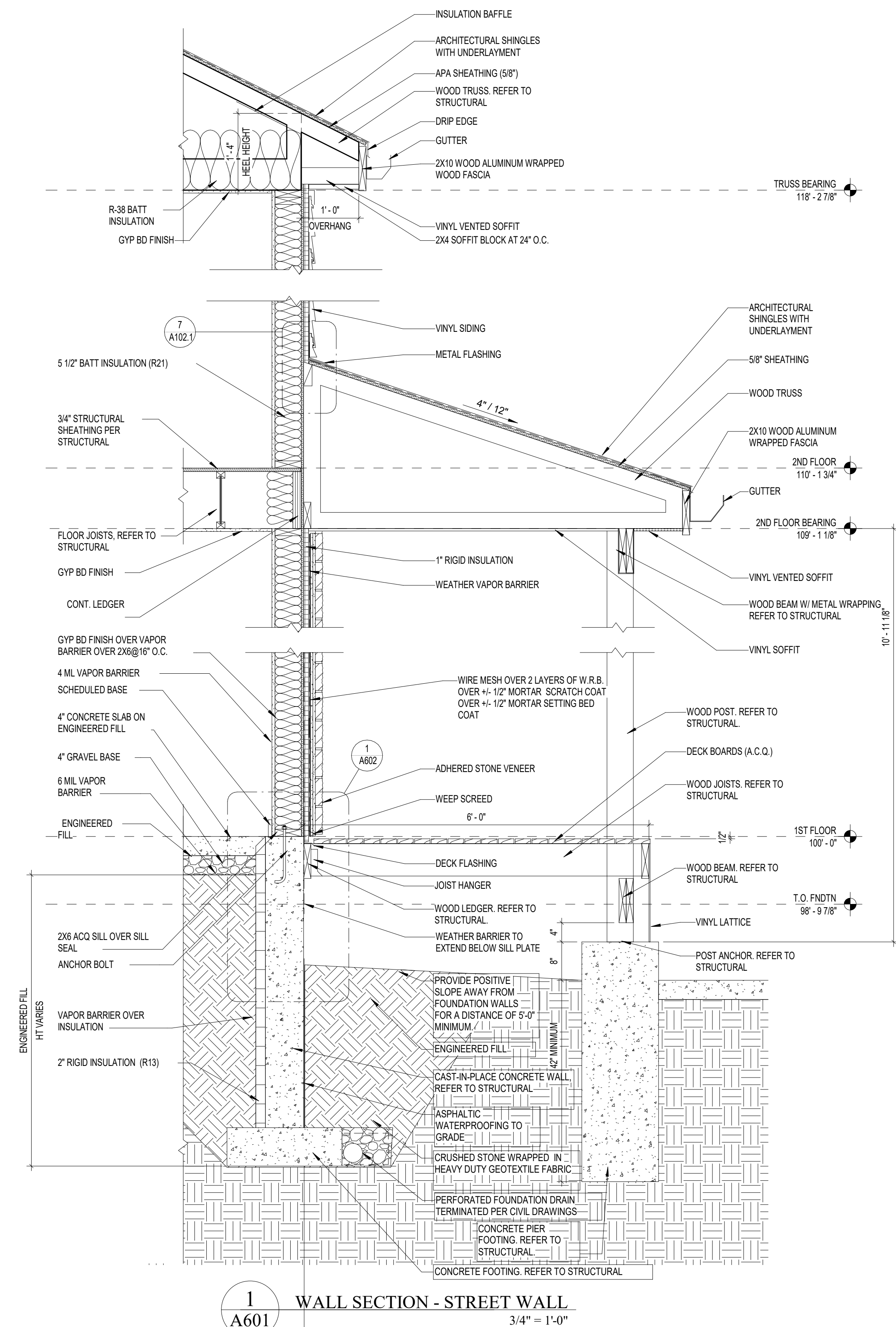
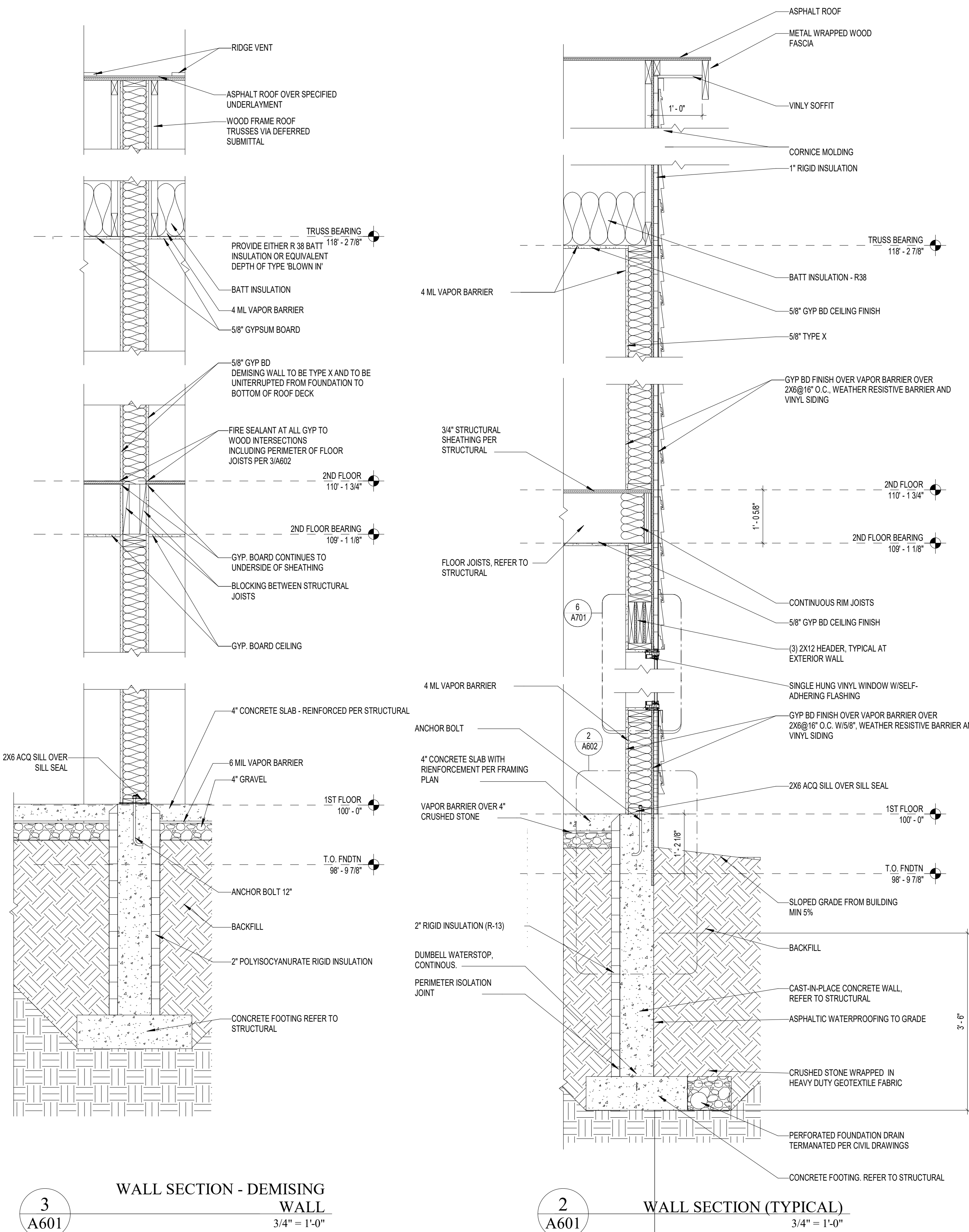
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BID-CLOSING SET

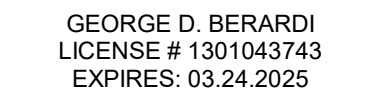
DATE: 12-17-2021
PROJECT #: 20132

#	Description	Date
1	Revision 1	4/6/2022
B	Revision 3	Date 3

WALL SECTIONS

A601

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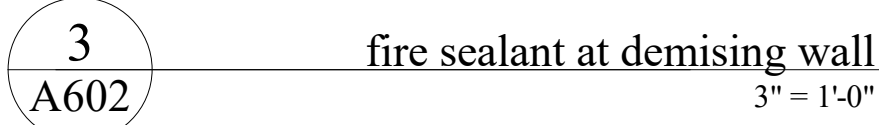
DATE: 12-17-2021
PROJECT #: 20132

Description	Date
Revision 1	4/6/2022

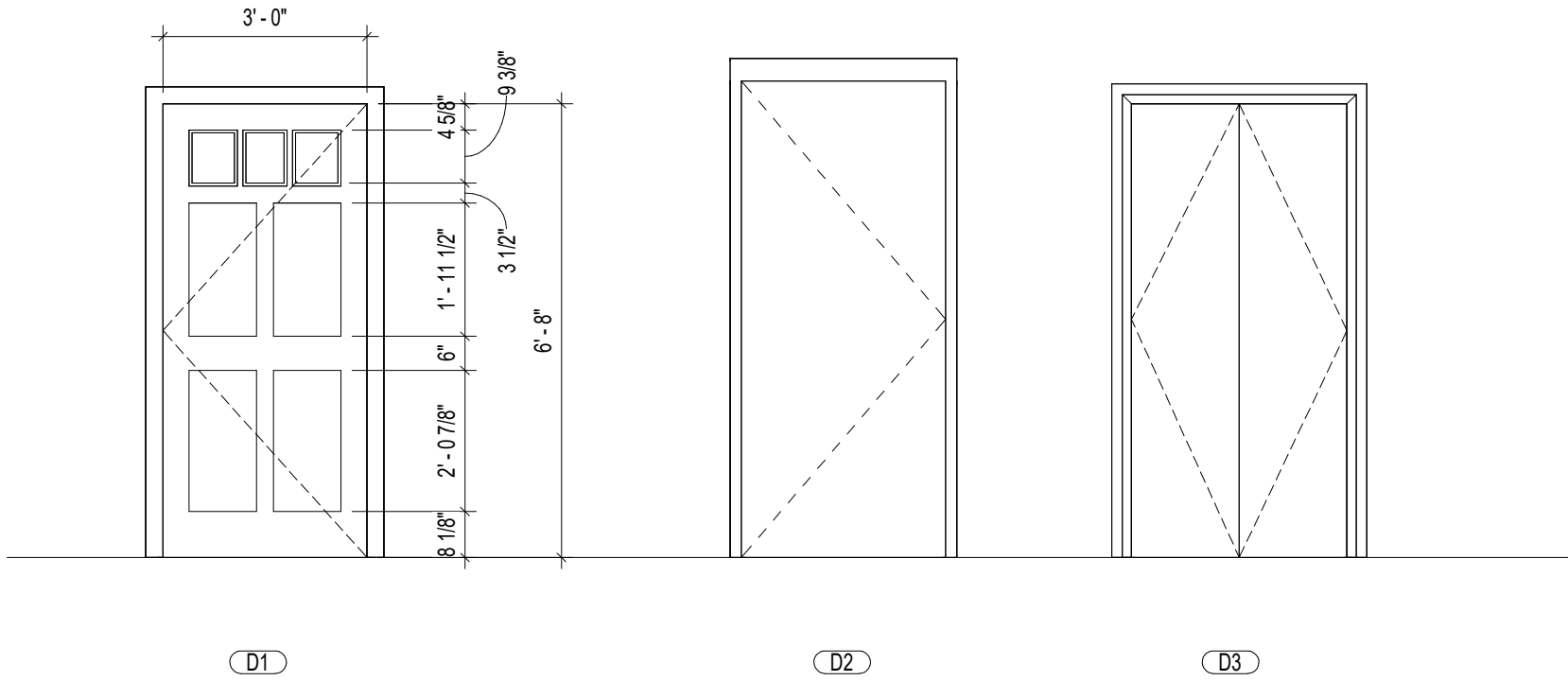
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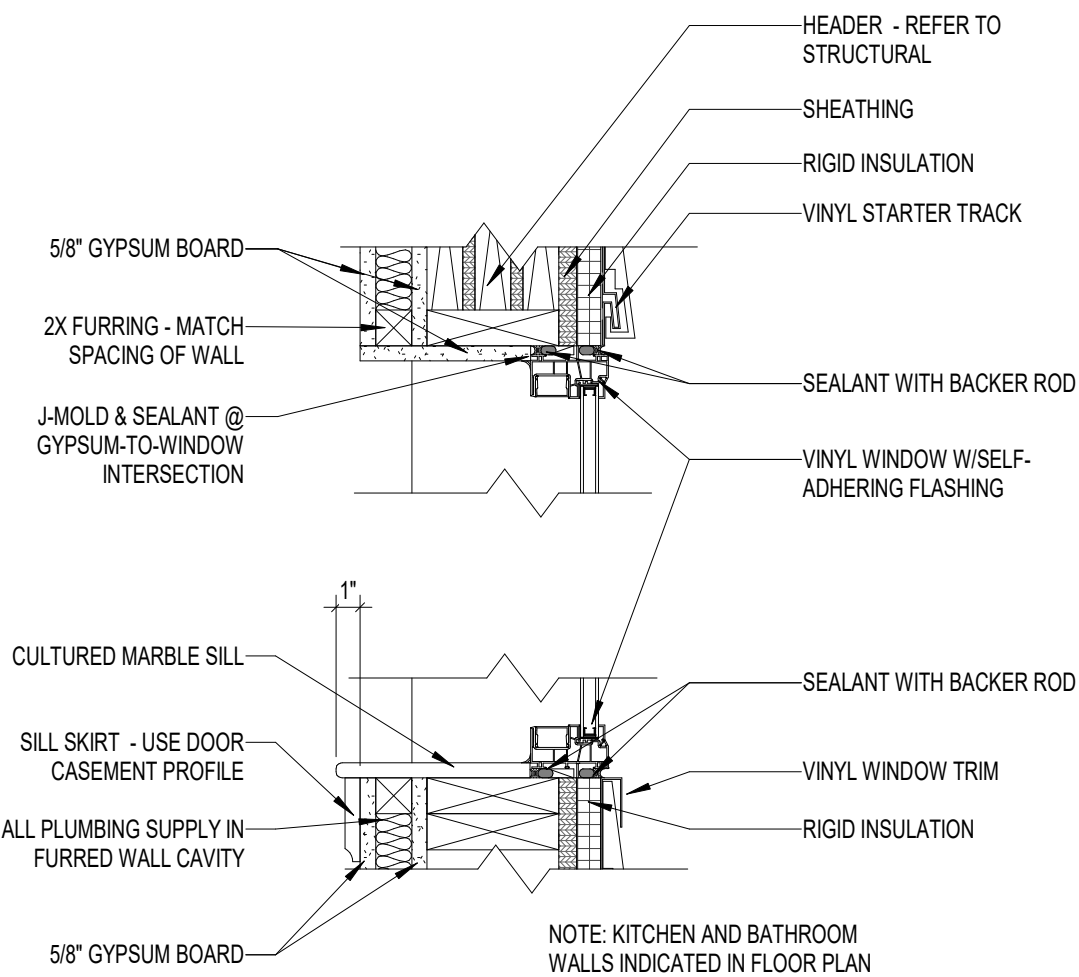


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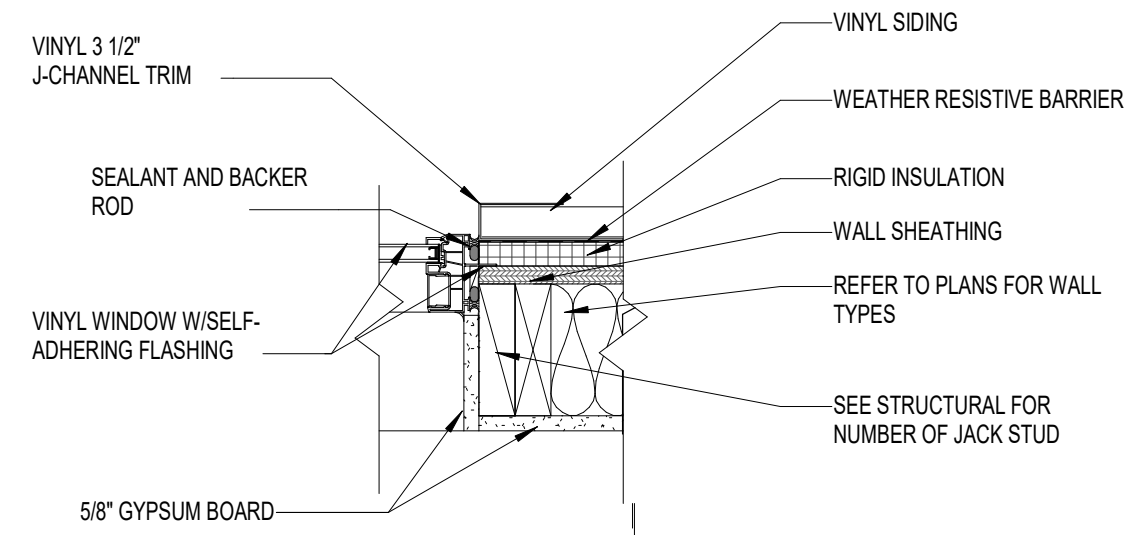
DOOR ELEVATIONS

3/8" = 1'-0"



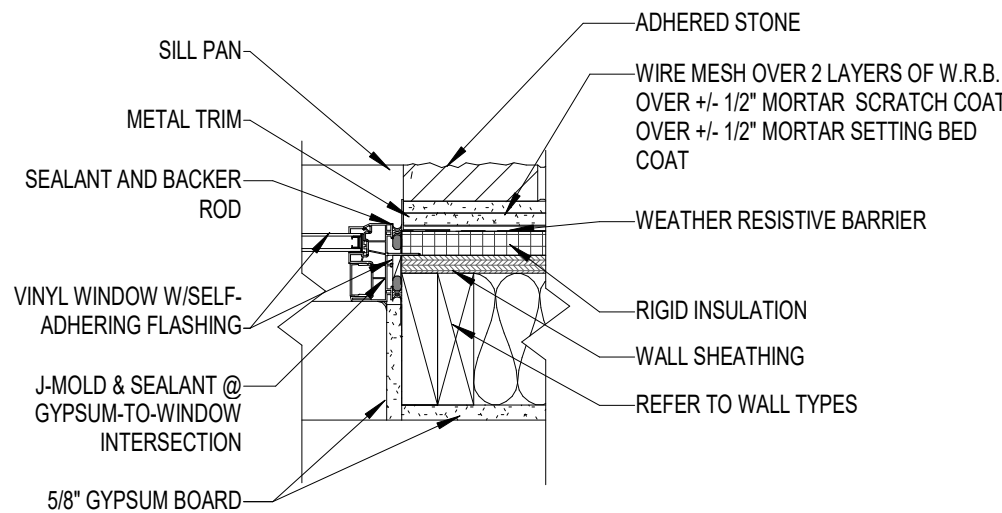
WINDOW HEADER/SILL - FURRED

1 1/2" = 1'-0"



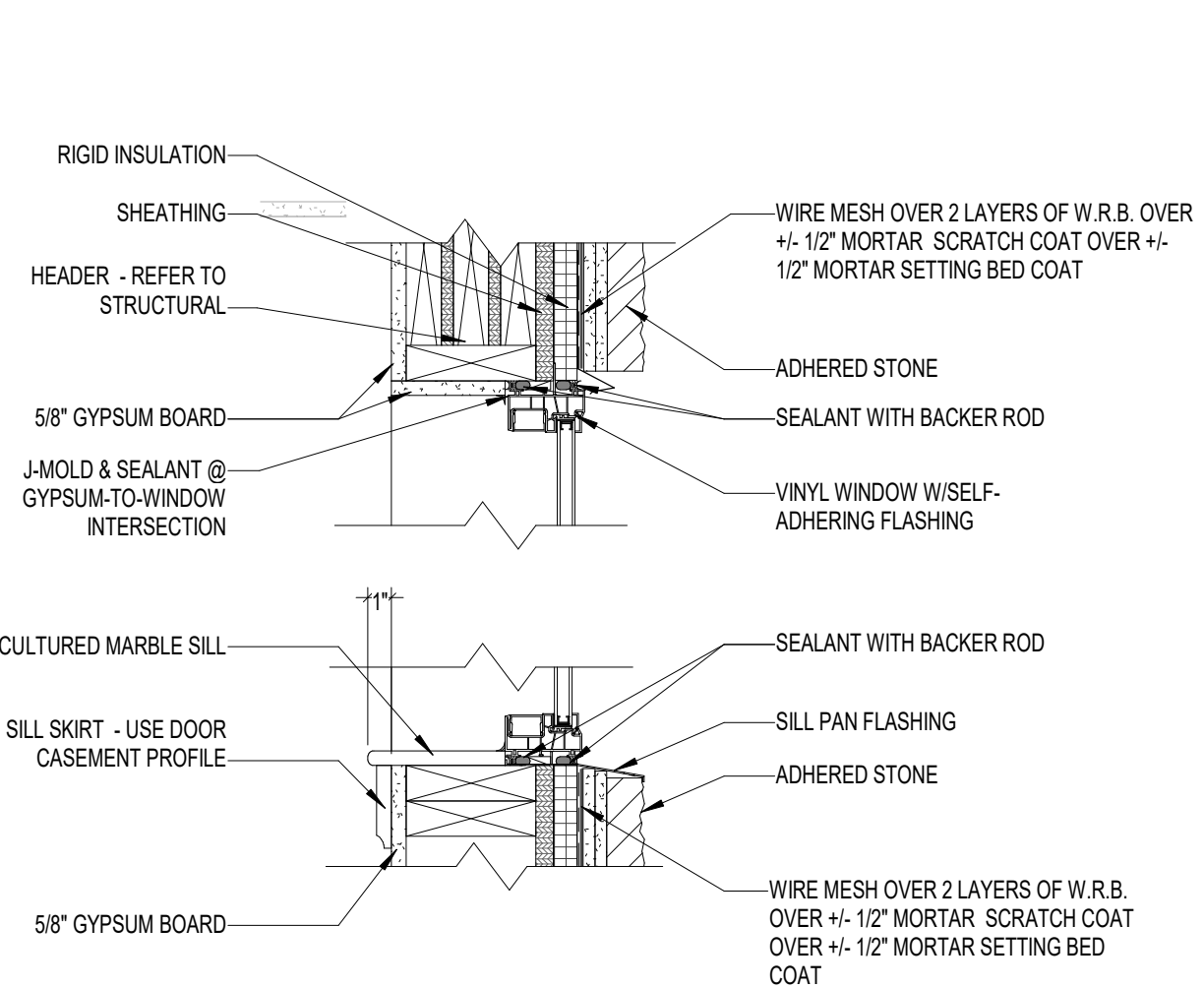
WINDOW JAMB - SIDING

1 1/2" = 1'-0"



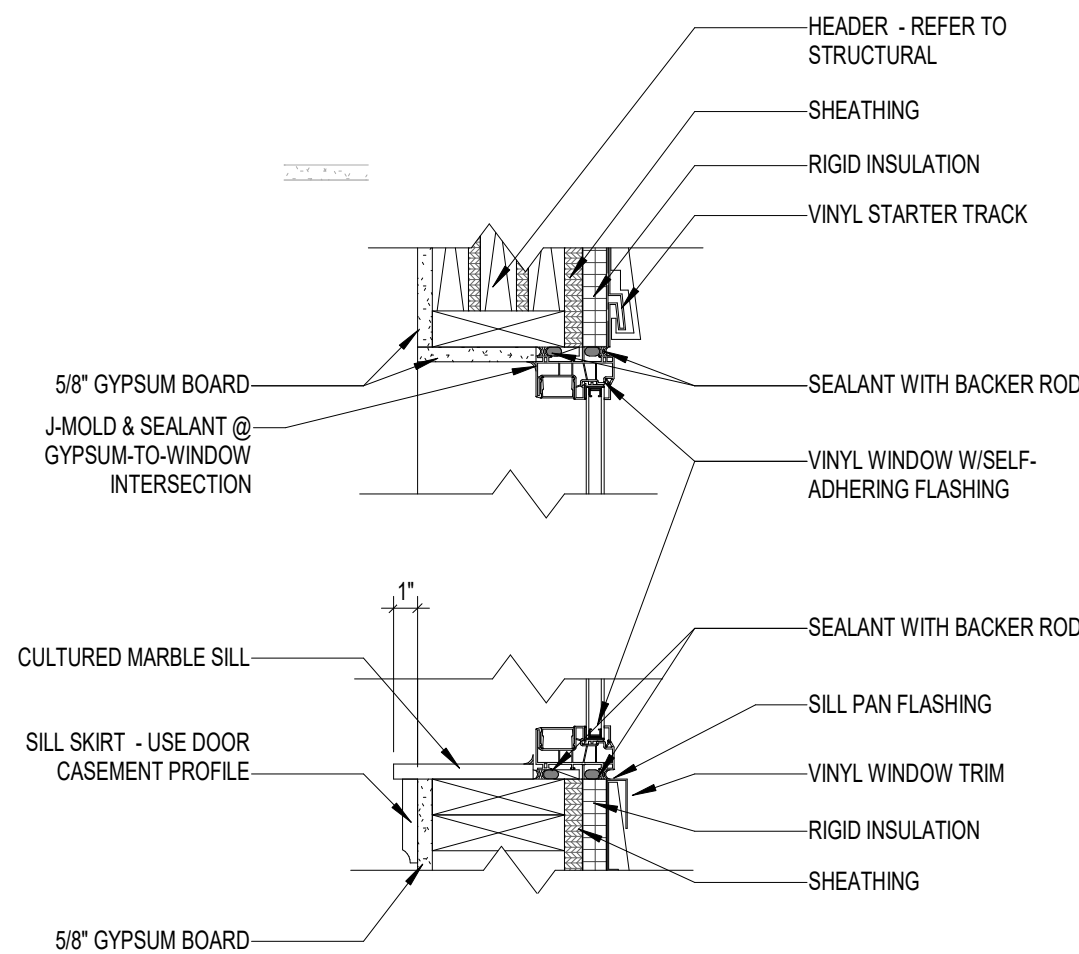
WINDOW JAMB - STONE

1 1/2" = 1'-0"



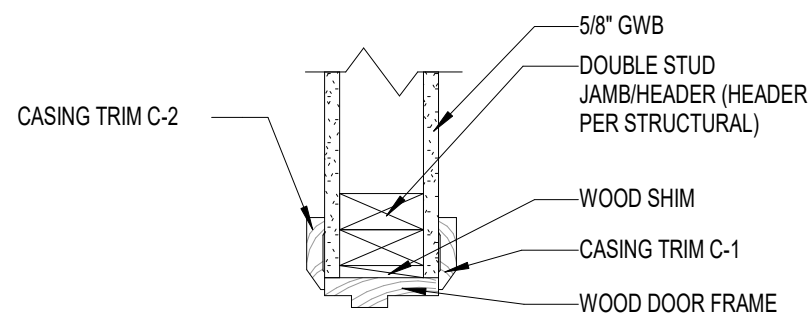
WINDOW HEADER/SILL - STONE

1 1/2" = 1'-0"



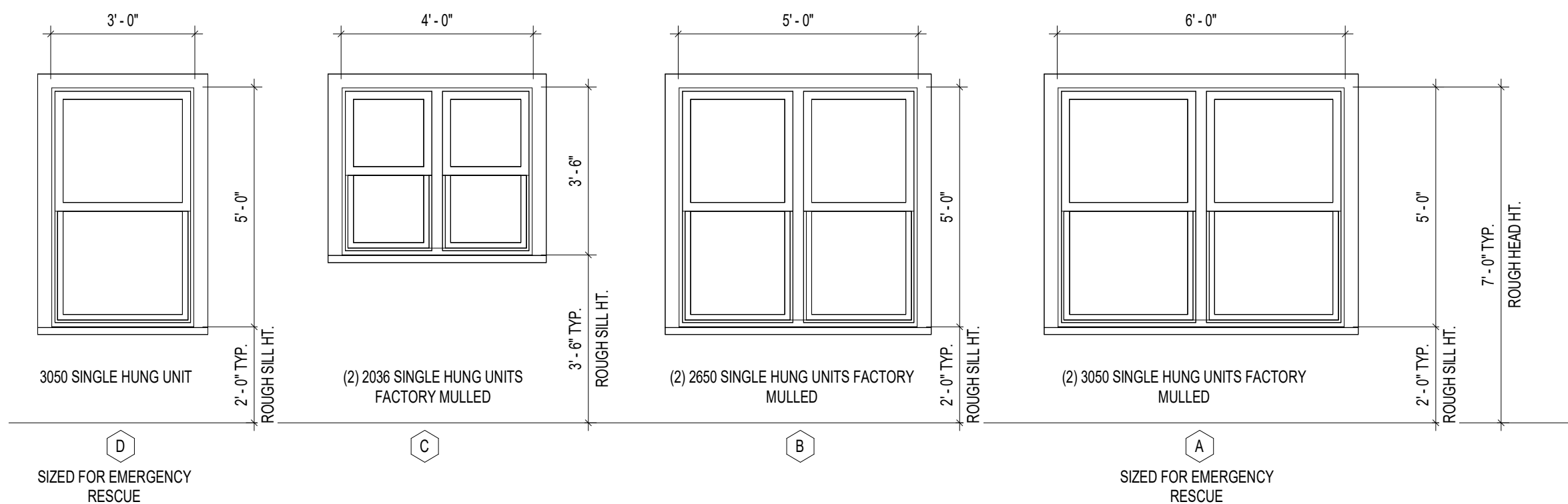
WINDOW HEADER/SILL - TYPICAL

1 1/2" = 1'-0"



TYPICAL - INTERIOR WD HEAD/JAMB

1 1/2" = 1'-0"



WINDOW ELEVATIONS

3/8" = 1'-0"

DOOR SCHEDULE

Mark	D/W - Location	Width	Height	Door Elevation	Frame	Hardware Set	Remarks	Count
D101	KITCHEN	3'-0"	6'-8"	D1	WD	ENTRY	20 MIN	1
D102	CLOSET	2'-8"	6'-8"	D2	F2	U06		1
D104	HALF BATH - UNIT 1	2'-6"	6'-8"	D2	F2	U04		1
D108	ENTRY	3'-0"	6'-8"	D1	WD	ENTRY	20 MIN	1
D109	ENTRY	3'-0"	6'-8"	D1	WD	ENTRY	20 MIN	1
D112	LAUNDRY	5'-4"	6'-8"	D3	F2	U05		1
D116	KITCHEN	3'-0"	6'-8"	D1	WD	ENTRY	20 MIN	1
D120	COATS	3'-0"	6'-8"	D2	F2	U06		1
D121	LAUNDRY	5'-4"	6'-8"	D3	F2	U05		1
D123	COATS	3'-0"	6'-8"	D2	F2	U06		1
D125	WATER HEATER CLOSET	2'-8"	6'-8"	D2	F2	U06		1
D126	WATER HEATER CLOSET	2'-8"	6'-8"	D2	F2	U06		1
D128	LAUNDRY	2'-8"	6'-8"	D2	F2	U06		1
D129	PANTRY	1'-9"	6'-8"	D2	F2	U06		1
D132	PANTRY	1'-9"	6'-8"	D2	F2	U06		1
D133	HALF BATH	2'-6"	6'-8"	D2	F2	U04		1
D201	BEDROOM 3	2'-6"	6'-8"	D2	F2	U04		1
D202A	BEDROOM 3 CLOSET RIGHT	2'-6"	6'-8"	D2	F2	U06		1
D202B	BEDROOM 3 CLOSET LEFT	2'-6"	6'-8"	D2	F2	U06		1
D203	BEDROOM 2	2'-6"	6'-8"	D2	F2	U04		1
D204A	BEDROOM 2 CLOSET RIGHT	2'-6"	6'-8"	D2	F2	U06		1
D204B	BEDROOM 2 CLOSET LEFT	2'-6"	6'-8"	D2	F2	U06		1
D205	STORAGE CLOSET	3'-2"	6'-8"	D3	F2	U05		1
D207	BATHROOM	2'-6"	6'-8"	D2	F2	U04		1
D208	BEDROOM 1	2'-6"	6'-8"	D2	F2	U04		1
D209	BEDROOM 1 - CLOSET	5'-0"	6'-8"	D3	F2	U05		1
D210	BEDROOM 1 - CLOSET	5'-0"	6'-8"	D3	F2	U05		1
D211	BEDROOM 1	2'-6"	6'-8"	D2	F2	U04		1
D212	BATHROOM	2'-6"	6'-8"	D2	F2	U04		1
D214	STORAGE CLOSET	3'-2"	6'-8"	D3	F2	U05		1
D215A	BEDROOM 2 CLOSET RIGHT	2'-6"	6'-8"	D2	F2	U06		1
D215B	BEDROOM 2 CLOSET LEFT	2'-6"	6'-8"	D2	F2	U06		1
D216	BEDROOM 2	2'-6"	6'-8"	D2	F2	U04		1
D217A	BEDROOM 3 CLOSET RIGHT	2'-6"	6'-8"	D2	F2	U06		1
D217B	BEDROOM 3 CLOSET LEFT	2'-6"	6'-8"	D2	F2	U06		1
D218	BEDROOM 3	2'-6"	6'-8"	D2	F2	U04		1

GENERAL DOOR NOTES

- ALL EGRESS DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR KEY.
- ALL FIRE RATED DOORS SHALL BEAR MANUFACTURER LABELING, THE APPROVED INSPECTION AGENCY AND FIRE PROTECTION RATING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE DOOR SIZES AND FRAMES WITH DIMENSIONS, WALL TYPES AND FINISH WALL THICKNESSES.
- ALL HINGES AT EXTERIOR DOORS SHALL HAVE NON-REMOVABLE PIN.
- THRESHOLDS AT ALL DOORS SHALL BE HANDICAP COMPLIANT WITH MAXIMUM HEIGHT OF 1/2".
- SEE THIS SHEET FOR DOOR HARDWARE SCHEDULE AND SPECIFICATIONS FOR OTHER DOOR AND HARDWARE AND KEYING REQUIREMENTS.
- THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR NON FIRE RATED DOOR, SHALL BE 5LBF. ADAAG 4.13.11.
- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON LIVING UNIT OR PUBLIC USE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- UNDERCUT INTERIOR UNIT DOORS 1" FROM FINISHED FLOOR ELEVATION - COORDINATE WITH FLOORING THICKNESS.
- EXTERIOR DOORS TO BE PRE-HUNG/INSULATED FIBERGLASS
- INTERIOR DOORS TO BE PRE-HUNG HOLLOW CORE WOOD OR SOLID WOOD - NO PARTICLE BOARD DOORS
- DOOR FRAMES TO BE SOLID WOOD
- DOOR DESIGN - FLUSH, PANLES, ETC. TO BE CHOSEN BY OWNER AND ARCHITECT

LEGEND

DOOR TYPES:
WD = FLUSH WOOD
P = PANEL
OS = GLASS STEEL
GW= GLASS WOOD ALUM

WINDOW SCHEDULE

Mark	Height	Width	Description	Comments	Sill Height	Head Height	Count
A	5'-0"	6'-0"			2'-0"	7'-0"	6
B	5'-0"	5'-0"			2'-0"	7'-0"	2
C	3'-6"	4'-0"			3'-6"	7'-0"	2
D	5'-0"	3'-0"			2'-0"	7'-0"	8

- WINDOW NOTES:
- WINDOW BASIS OF DESIGN IS ANDERSON 100 SERIES
 - GLAZING TO BE INSULATED AND OF TYPE LOW E
 - NO GRILLE TYPE SELECTED
 - STANDARD LOCK & KEEPER HARDWARE
 - INTERIOR AND EXTERIOR COLORS TO BE SELECTED BY ARCHITECT & OWNER FROM STANDARD COLOR PALETTE
 - JOINED UNITS TO BE FACTORY MULLED
 - PER WINDOW MANUFACTURER'S DATA, WINDOW TYPES A, B1 & E MEET EMERGENCY ESCAPE REQUIREMENTS PER SECTION R310.2

GENERAL WINDOW NOTES

- ALL OPERABLE WINDOWS SHALL BE OPERABLE FROM THE INTERIOR SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE.
- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON LIVING UNIT OR PUBLIC USE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- WHERE A WINDOW SILL IS LESS THAN 24" IN HEIGHT ABOVE FLOOR AND MORE THAN 6'-0" ABOVE GRADE, THE WINDOW SHALL BE PROVIDED WITH AN APPROVED OPENING CONTROL DEVICE.
- ALL WINDOWS ARE BASED ON ANDERSEN SERIES 100 AND ARE SELECTED FROM MANUFACTURER'S STANDARD SIZE CHARTS
- WINDOW TYPE 'G' IS LISTED BY THE MANUFACTURER AS MEETING OR EXCEEDING THE REQUIRED CLEAR AREA OF 5.75 SF FOR EMERGENCY ESCAPE OR RESCUE
- ALL WINDOWS ARE TO BE INSTALLED, FASTENED, FLASHED AND SEALED PER WINDOW MANUFACTURER'S WRITTEN DIRECTIVES FOR SPECIFIC INSTALLATION RELATIVE TO WALL ASSEMBLY HOST AND FINISH MATERIALS

WINDOW NOTES:

- WINDOW BASIS OF DESIGN IS ANDERSON SERIES 100 WINDOWS
- GLAZING TO BE INSULATED AND OF TYPE 'LOW E'
- NO GRILLE TYPE SELECTED FOR USE
- STANDARD LOCK & KEEPER HARDWARE
- EXTERIOR & INTERIOR COLORS TO BE SELECTED BY OWNER & ARCHITECT FROM MANUFACTURER'S STANDARD COLOR PALETTE
- JOINED WINDOW UNITS TO BE FACTORY MULLED
- PER WINDOW MANUFACTURER'S DATA, WINDOW TYPES A, & D MEET EMERGENCY ESCAPE CRITERIA

LEGEND

WINDOW TYPES:
WD = WOOD
AL = ALUMINUM
VY = VINYL
VW=VINYL CLAD WOOD



GEORGE D. BERARDI
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PIETY HILL 2 LDHA LP

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BID-CLOSING SET

DATE: 12-17-2021
PROJECT #: 20132

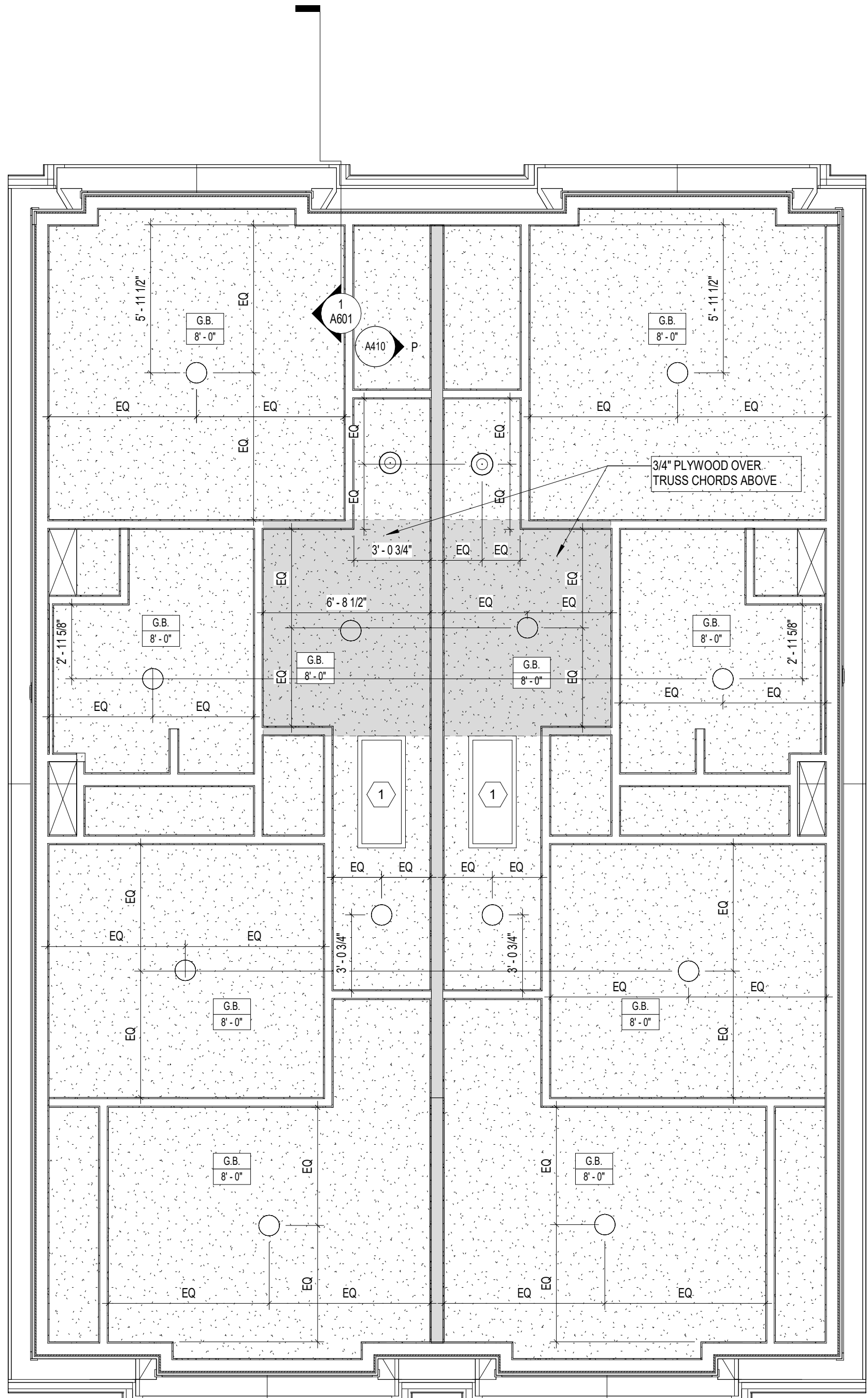
#	Description	Date
1	Revision 1	4/6/2022
A	Revision 2	6/1/2023
B	Revision 3	Date 3

DOOR/WINDOW SCHEDULE & DETAILS

A701

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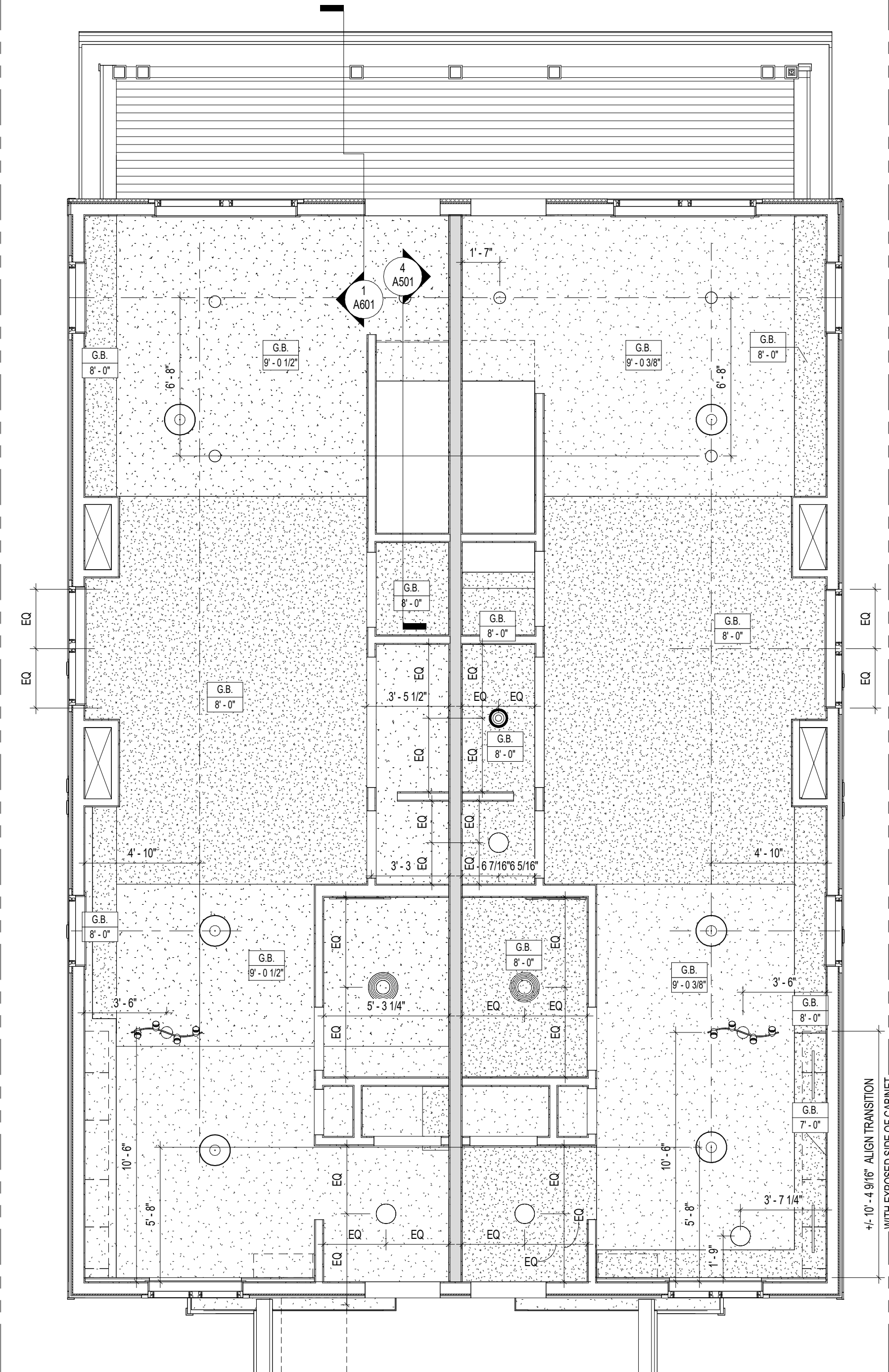
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2
A801

2ND FLOOR

1/4" = 1'-0"



1
A801

1ST FLOOR

1/4" = 1'-0"

GENERAL NOTES
1. ALL CEILINGS ARE GYPSUM BOARD

CODED NOTES - REFLECTED...

- 1 ATTIC ACCESS HATCH WITH LADDER - BASIS OF DESIGN IS FAKRO LWP INSULATED - 22 1/2" X 54"



GEORGE D. BERARDI
LICENSE # 1301043743
EXPIRES: 03.24.2025

PIETY HILL
2 LDHA LP

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BID-CLOSING
SET

DATE: 12-17-2021
PROJECT #: 20132

#	Description	Date
1	Revision 1	4/6/2022
E	MSHDA REVISIONS	05/22/26

1ST & 2ND
FLOOR
REFLECTED
CEILING PLAN

A801

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P 614.221.1110 berardipartners.com

Schedules of through penetration firestop systems

Concrete Floors			Concrete or Block Walls		
Type of penetrant	(HR)	UL-System (XHEZ)	Type of penetrant	(HR)	UL-System (XHEZ)
Circular blank openings	3	C-AJ-0055	Circular blank openings	3	C-AJ-0055
Single metal pipes or conduit	3	C-AJ-1226	Single metal pipes or conduit	3	C-AJ-1226
Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	3	C-AJ-2342	Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	3	C-AJ-2342
Single or bundled cables	3	C-AJ-3095	Single or bundled cables	3	C-AJ-3095
Single insulated pipes	2	C-AJ-5090	Single insulated pipes	2	C-AJ-5090
Electrical busway	3	C-AJ-6006	Electrical busway	3	C-AJ-6006
Non-insulated mechanical ductwork without dampers	3	C-AJ-7046, C-AJ-7084	Non-insulated mechanical ductwork without dampers	2	W-J-7021, W-J-7022
Insulated mechanical ductwork without dampers	N/A	N/A	Insulated mechanical ductwork without dampers	2	W-J-7029
Mixed penetrants	2	C-AJ-8255	Mixed penetrants	2	C-AJ-8255
Wood Floor-Ceiling			Gypsum Wallboard Assemblies		
Type of penetrant	(HR)	UL-System (XHEZ)	Type of penetrant	(HR)	UL-System (XHEZ)
Metal pipes or conduit	2	F-C-1009	Metal pipes or conduit	2	W-L-1058, W-L-1164
Non-metallic pipe or conduit	2	F-C-2232, F-C-2030	Non-metallic pipe or conduit	2	W-L-2078
Single or bundled cables	2	F-C-3012	Single or bundled cables	2	W-L-3065
Insulated pipes	2	F-C-5004	Insulated pipes	2	W-L-7190
Non-insulated mechanical ductwork without dampers	1	F-C-7013	Non-insulated mechanical ductwork without dampers	2	W-L-5028, W-L-5047
Insulated mechanical ductwork without dampers	N/A	N/A	Insulated mechanical ductwork without dampers	2	W-L-7017, W-L-7042, W-L-7155
Mixed penetrants	1	F-C-8026	Mixed penetrants	4	W-L-7153, W-L-7156

See Division 7 specifications for other approved manufacturers.

UL's Online Certifications Directory: www.ul.com/database

Notes:

- Jobsite conditions of each through-penetration firestop system must meet all details of the UL-Classified System selected.
- If jobsite conditions do not match any UL-classified systems in the schedules above, contact one of the approved manufacturers for alternative systems or engineer judgment drawings.
- Where more than one applicable UL-Classified System is listed in the schedules, choose the UL System which is most economical for each through-penetration firestop system.
- Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa.
- For 3-hour rated gypsum walls, contact one of the approved manufacturers for a UL-classified system or engineer judgment drawing.

Abbreviations

AFF	Above finished floor	FT	Feet	PRESS	Pressure
AFR	Above finished roof	FTHD	Feet of head	PROP	Propeller
AHU	Air handling unit	FLEX	Flexible	(R)	Remove existing
AS	Air separator	GA	Gauge	(R/R)	Remove and replace
AVG	Average	GALV	Galvanized	RA	Return air
BD	Balancing	GC	General contractor	REG	Register
BFP	Backflow preventer	GPM	Gallons per minute	REQ'D	Required
BHP	Brake horse power	GEN	General	RM	Revolutions per minute
BLDG	Building	HPG	High pressure gas	RPM	Revolutions per minute
BOD	Bottom of duct	HTG	Heating	RTU	Roof top unit
CFM	Cubic feet per minute	HTR	Heater	SA	Supply air
CHWS	Chilled water supply	HVAC	Heating, ventilating and air conditioning	SAN	Sanitary
CHWR	Chilled water return			SHTMTL	Sheet metal
COND	Condensing unit	HORIZ	Horizontal	TSTAT	Thermostat
CONTR	Contractor	HP	Horse power	STD	Standard
CONST	Constant	HW	Hot water	STM	Storm
CONV	Convector	IE	Invert elevation	STRUCT	Structural
DCW	Domestic cold water	IN	Inches	SPLD	Splitter damper
DEMO	Demolition	IRTH	Infrared tube	SQFT	Square feet
DFS	Dry fire sprinkler	LAT	Leaving air temperature	SS	Stainless steel
DHW	Domestic hot water	LBS/LB	Pounds or pound	SUCT	Suction
DHWR	Domestic hot water return	LPG	Low pressure gas	SYS	System
		MA	Mixed air	TCP	Temperature control panel
		MAX	Maximum		Temperature
DIA or Ø	Diameter	MBH	1000 British thermal units per hour	TEMP	Temperature difference
DN	Down			ΔT	Thermometer
DX	Direct expansion	MECH	Mechanical	THERM	Thermometer
(E)	Existing to remain	MC	Mechanical contractor	THRD	Threaded
EAT	Entering air temperature	MPGR	Manufacturer	TSP	Total static pressure
EB	Electric baseboard	MH	Manhole	TYP	Typical
EC	Electrical contractor	MIN	Minimum	UH	Unit heater
EF	Exhaust fan	MPG	Medium pressure gas	UL	Underwriters laboratory
ELEC	Electrical	MTG	Mounting	UNO	Unless Noted Otherwise
EW	Electric water cooler	MUW	Make-up water	V	Vent
EXIST	Existing	N/A	Not applicable	VEST	Vestibule
FAC	Fire Alarm Contractor	NTS	Not to scale	W/	With
FDC	Fire Department Connection	OA	Outside air	WFS	Wet fire sprinkler
		PC	Plumbing contractor	WP	Water proof
FSC	Fire Sprinkler Contractor	PLUM	Plumbing		

Domestic Water Calculations		Based on IPC E103							
Fixture	Qty	Cold	Ttl.	Hot	Ttl.	Comb.	Ttl.	DFU	Ttl.
Private			CWSFU		HWSFU	WSFU	WSFU		DFU
Bathroom group (tank)*	2	2.70	5.40	1.50	3.00	3.60	7.20	5.0	10.0
Bathtub/Shower	0	1.00	0.00	1.00	0.00	1.40	0.00	2.0	0.0
Dishwashing machine	2	---	---	1.40	2.80	1.40	2.80	0.0	0.0
Kitchen sink	2	1.00	2.00	1.00	2.00	1.40	2.80	2.0	4.0
Laundry tray	0	1.00	0.00	1.00	0.00	1.40	0.00	2.0	0.0
Lavatory	2	0.50	1.00	0.50	1.00	0.70	1.40	1.0	2.0
Washing machine (8 lb)	2	1.00	2.00	1.00	2.00	1.40	2.80	2.0	4.0
Water closet (tank)	2	2.20	4.40	---	---	2.20	4.40	3.0	6.0
Condensate drain	2	---	---	---	---	---	---	2.0	4.0
Emergency floor drain	0	---	---	---	---	---	---	---	---
Totals	18	Qty*	14.80	CWSFU	10.80	HWSFU	21.40	WSFU	30.0
*Bath groups=3 fixtures			17.5	GPM	15.4	GPM	21.5	GPM	
Minimum service size							DCW	SAN	
							1"	3"	

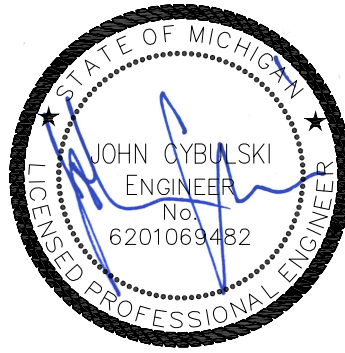
Gas Information					
Gas Calculations (per meter)					
Qty	Eqpm	MBH	Ttl MBH		
1	Furnace	100	100		
1	Dryer	35	35		
1	Range	65	65		
1	Water heater	40	40		
Building total MBH			240		
Developed length		90	Feet		
Gas service size		1.25	Inches		

Plumbing Legend

Sanitary Stack #	Ⓢ
Supply Riser #	Ⓡ
Connect to Existing	⌘
Sanitary Serving The Current Floor	⌘
Vent	⌘
Domestic Cold Water	⌘
Domestic Hot Water	⌘
Domestic 140°F Water	⌘
Hot Water Recirculation	⌘
Low Pressure Gas<2PSI with ΔP<=0.3" WC	⌘
Elbow Up	⌘
Elbow Down	⌘
Tee Up	⌘
Tee Down	⌘
Hose Bibb or Wall Hydrant	⌘
Grade Cleanout	⌘
End of Line Cleanout	⌘
Union	⌘
End Cap	⌘
Check Valve	⌘
Ball Valve	⌘
Gate Valve	⌘
Globe Valve	⌘
Concentric Reducer	⌘
Eccentric Reducer	⌘

Plumbing General Notes

- A. Permits: Provide work in accordance with current version of applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FHAG (Fair Housing Accessibility Guidelines), and all other local/state accessibility codes and interpretations. Contractor shall be responsible for obtaining and paying for all permits and inspections. Contractor shall be familiar with local AHJ interpretations before the bid and construction. All costs resulting from code interpretation shall be borne by the contractor.
- B. Definitions: "Furnish" means to purchase, arrange for delivery to site, and to take delivery at the site. "Install" means to place in position for use. "Provide" means to furnish and install. "HC" means handicap accessible per current ADA, UFAS, and ANSI Type A requirements. "SI" means sensory impaired per ADA, UFAS, and ANSI requirements. "Typical" means that the referenced note shall apply to the entire project unless otherwise noted.
- C. Contract Documents: All work shall be performed according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, and Addenda, Architect's Supplemental Instructions, Bulletins, Change Orders, and other instruction transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, for product quality, construction and finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Before bidding, review and understand the requirements of the Contract Documents. During bidding, confirm contract document and code compliance requirements with the Engineer and General Contractor, and again during the Pre-Construction Conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. Scope changes shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.
- D. Coordination: The drawings are diagrammatic, schematic and shown for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Prior to bid, confirm scope of work with Engineer. Before ordering equipment or supplies, coordinate scope requirements with supplier and submit product data to Engineer for review. Prior to construction, verify existing conditions and attend truss coordination/pre-installation conference. Coordinate exact dimensions and sequencing with all other trades including but not limited to site, utilities, and framing subcontractor truss layout. All additional costs resulting from lack of coordination shall be borne by the contractor.
- E. Penetrations: Penetrations: Penetrations through structure shall be coordinated with structural elements, including studs, joists and trusses, before structure construction is started. Penetrations through fire/smoke rated construction shall be protected with a product listed and labeled to maintain the fire/smoke rating of system penetrated. Penetrations through walls, slabs, masonry, etc. shall do so through sleeves. All gaps outside and inside of the sleeves shall be caulked or be tightly packed in order to maintain proper protection against fire, smoke, heat loss, moisture, air infiltration, sound transmission, etc.
- F. Contractor Deviations: Deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work. Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions, even if accepted by owner and added to construction documents. All costs associated with dimensional, performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.
- G. Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangars, provisions for testing, and other appurtenances) to provide complete working plumbing systems for the project. Offsets, accessories, final connections, and other miscellaneous hardware are not shown, but shall be included at no additional cost where required to complete the system. Major deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work.
- H. Piping: Conceal piping whenever possible. Install equipment (and piping) for easy equipment disconnection and replacement, to facilitate service, maintenance, repair, and replacement of components, and to eliminate interference with other installations. Dashed areas shown in front of, and around equipment are areas required for maintenance and inspection. These areas shall be maintained clear of obstructions to 7'-0" A.F.F., or to the height of the equipment (whichever is larger). Piping shall not run over any electric panel or equipment. Trapeze hangers may be used when grouping pipes. Transitions between dissimilar materials shall be accomplished via manufacturer approved transition fittings. Transitions between plastic and metal piping shall not be made through direct threaded connections.
- I. Underground Pipe: Water service pipe and building sewer shall be separated prevent cross contamination. Minimum parallel distance from a wall to the centerline of an underground pipe shall be 3'-0" for repair access. Piping shall not be installed directly under walls. Provide tracer wire for pipes outside of the building
- J. Sanitary System: Provide cleanouts in all sanitary piping according to the latest plumbing codes. Fixture traps shall be 20 gauge metal and if exposed shall be completely wrapped with a ADA code compliant insulating assembly. Provide floor drain trap primers for all floor drains.
- K. Domestic Water: Verify local utility requirements and install meter according to utility installation requirements. Unless noted otherwise, install a shut off valve in the main immediately after entering the building. The contractor shall provide tap unless performed by the water utility and pay any fees associated with the tap. Provide shock arrestors at the end of every main (1.5" and larger) according to manufacturer recommendations. Provide manual air vents at high points and manual drains at low points of all water piping. For hot and cold domestic supply piping connection(s) at new fixture(s), provide angle stop valve with removable key and escutcheon washer if exposed, or easily accessible shut-off valve in the immediate vicinity of the fixture. Install exterior wall hydrants approximately 20" above grade. All supply piping shall be insulated. All supply piping shall be run in conditioned ceilings, walls on the interior side of insulation, and floors and shall not be run in unconditioned attic spaces.
- L. Domestic Water Heaters: Provide temperature and pressure relief valves at water heaters, and pipe full size to indirect outlet at nearest floor drain. Provide unions and shut off valves at all connections to water heaters and provide an expansion tank for each DHW system.
- M. Natural Gas/Propane: Verify local utility and code requirements, then provide service equipment, piping, and damage protection accordingly. Submit application(s) with all information and fees necessary to obtain permit and service. Provide internally vented regulators if possible, or if required, extend regulator vents to approved exterior locations. Provide a shut off valve in the main immediately before entering the building (unless noted otherwise), and provide gas valve, union and dirt leg at each gas connection to equipment. Coordinate gas connection size and location with equipment requirements. Gas supply to generators shall conform to NFPA 110 7.9.7. The generator supply shall tee off of the gas supply prior to the building main shutoff. Coordinate with utility and AHJ.
- N. Condensate Drains: Trap for condensate drain shall be 1" deeper than the total possible static pressure that the air handling unit can develop. Trap outlet shall be lower than inlet by 1" more than total unit static pressure. All condensate drains draining to sanitary system shall be provided with an air gap.
- O. Piping in exterior walls shall be run on the interior side of building insulation within the building's thermal envelope. Provide metal jacket up 8'-0" A.F.F. on all exposed insulated piping.
- P. Ice Maker: Provide ice maker box and 0.5" DCW supply where refrigerator with ice maker is located. See appliance specifications for more information.
- Q. Ceiling Access Panels: Provide one 24" x 24" ceiling access panel for each valve (including but not limited to balance and control valves). Coordinate access panel locations and show recommended locations on coordination drawings along with valves, structure, lights, and ceiling air devices.
- R. Materials exposed within plenums shall be noncombustible or have a flame spread index of 25 or less and a smoke-developed index of 50 or less.



PIETY HILL 2 LDHA LP

CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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Permit Set

DATE: 12-17-2021
PROJECT #: 20132

⚠ Description Date

PLUMBING
NOTES, SYMBOLS
AND ABBREVIATIONS

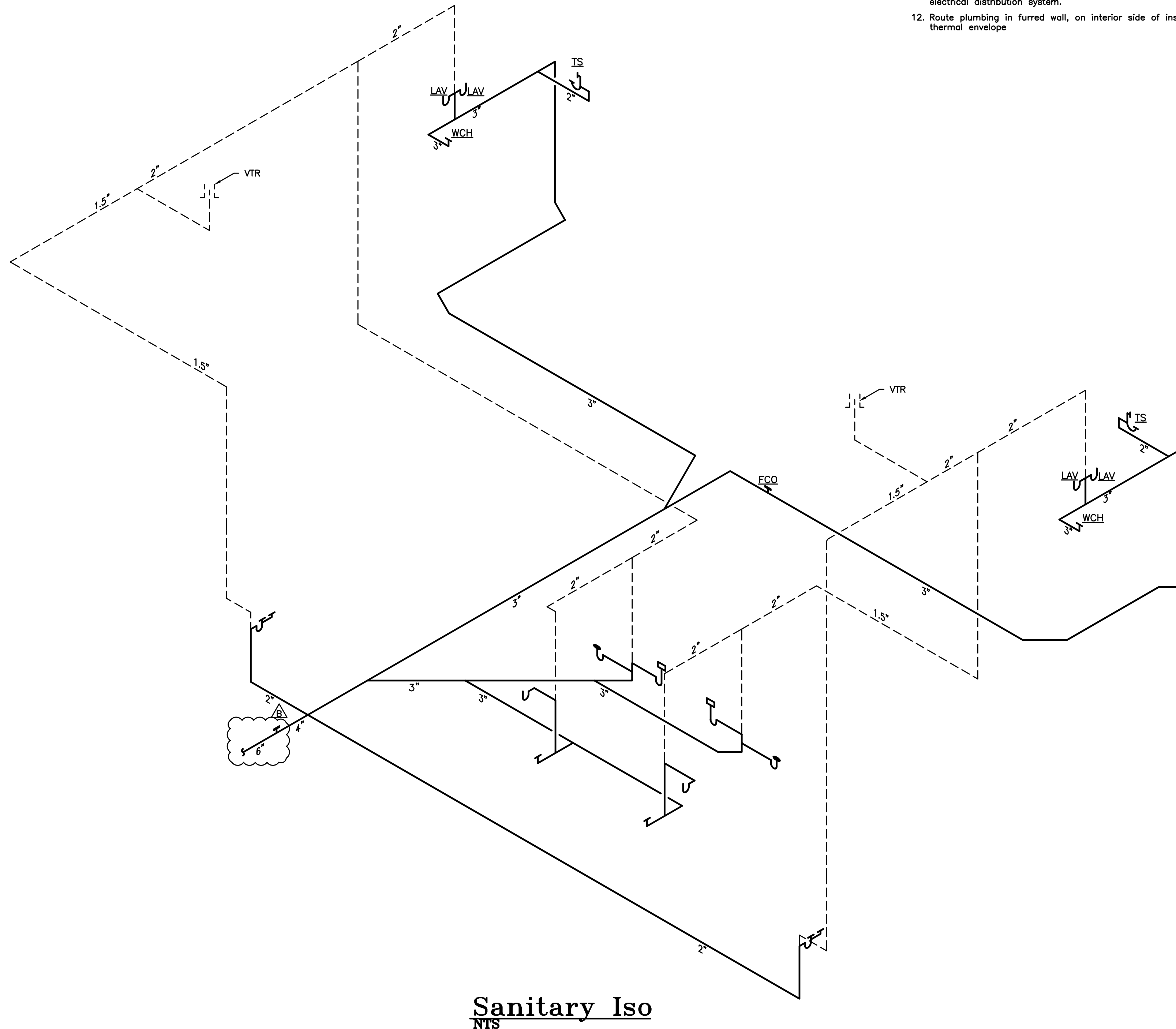
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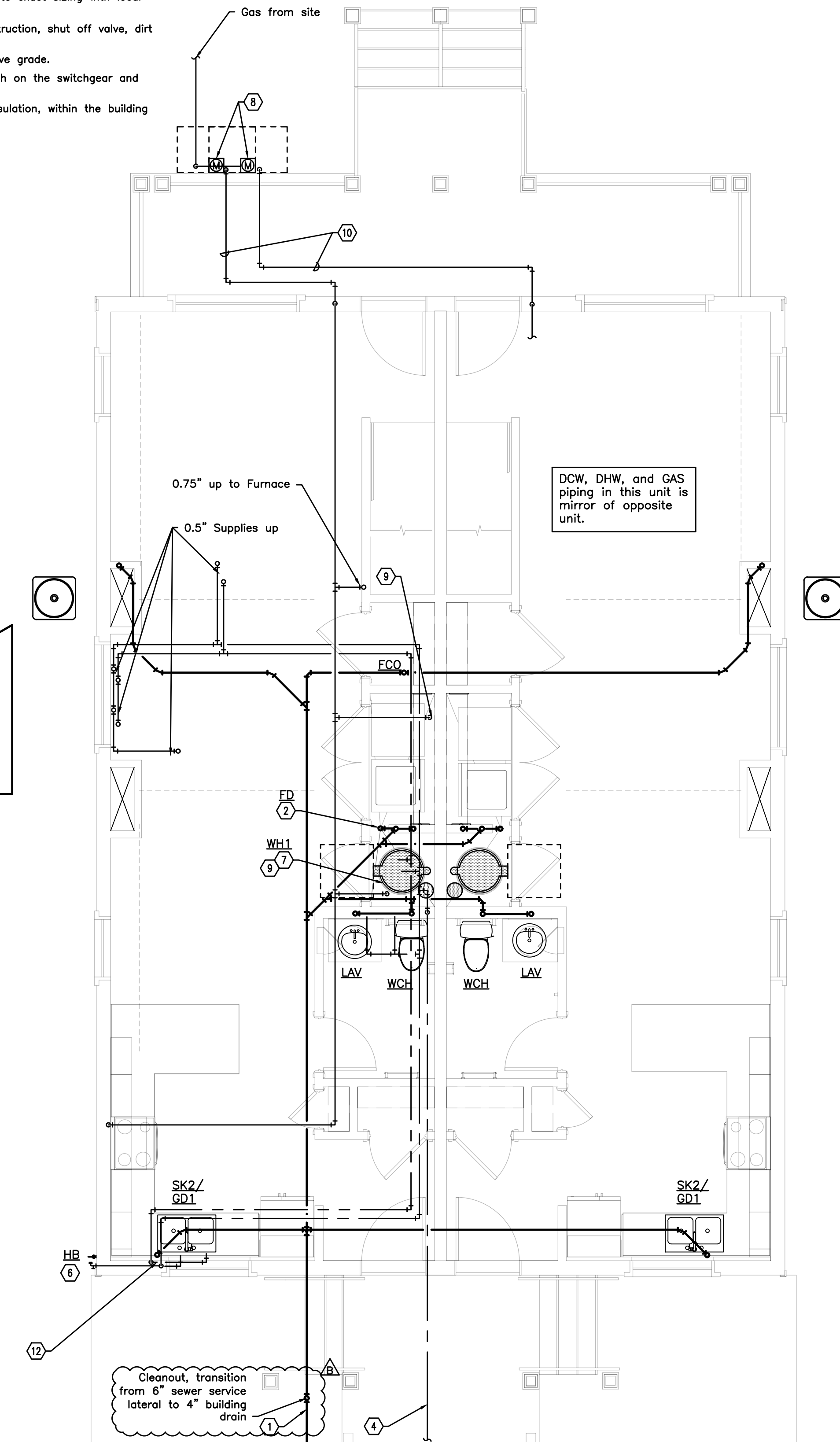
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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

Plumbing Coded Notes

1. Connect 6" service lateral to local sewer main. See site utility plan for more information.
2. Floor drain: Locate floor drain in mechanical areas in unobstructed space away from HVAC and/or water heating equipment footprints. Coordinate with HVAC contractor.
3. Omitted
4. Domestic water service entrance line. Coordinate with the other trades and G.C. during bidding. Water service line to be copper in pea gravel from 5' outside building to domestic water riser. See detail.
5. Omitted
6. 0.5" cold water supply to hose bib. Provide easily accessible shut off valve.
7. Water heater to be approved during shop drawing process prior to work starting. See schematic detail, and the water heater schedule for more information.
8. Gas meter: See site utility plan for routing. Coordinate exact sizing with local utility to ensure proper delivery.
9. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.
10. Route gas from meter, under porch, into house above grade.
11. Route all domestic water lines so as not to encroach on the switchgear and electrical distribution system.
12. Route plumbing in furred wall, on interior side of insulation, within the building thermal envelope



Sanitary Iso
NTS



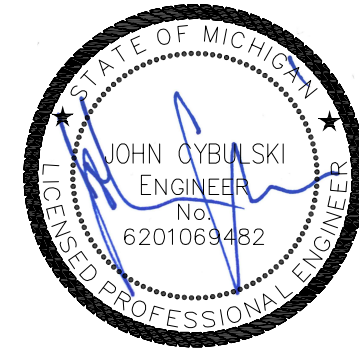
Note: Porch configuration varies per site. See site and architectural plans for more information.

1ST FLOOR

1/4" = 1'-0"



PLAN NORTH



PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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DATE: 12-17-2021
PROJECT #: 20132

Description Date

PLUMBING

FIRST FLOOR PLANS

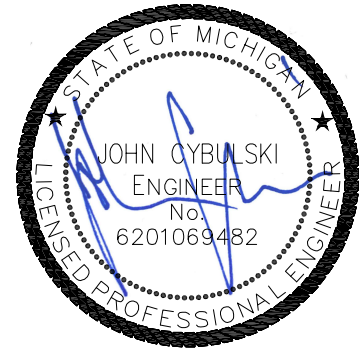
P101

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Plumbing Coded Notes

1. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.



PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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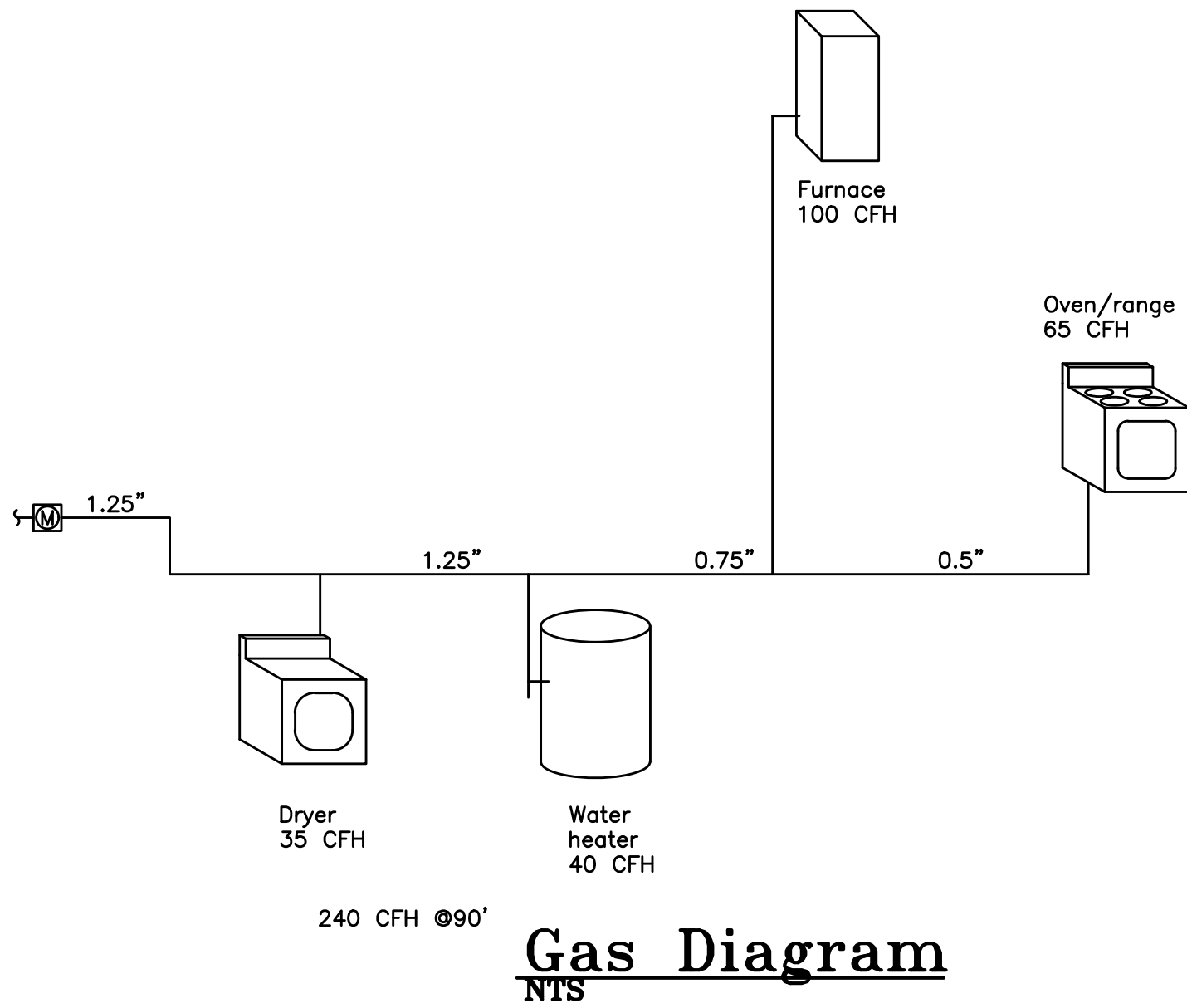
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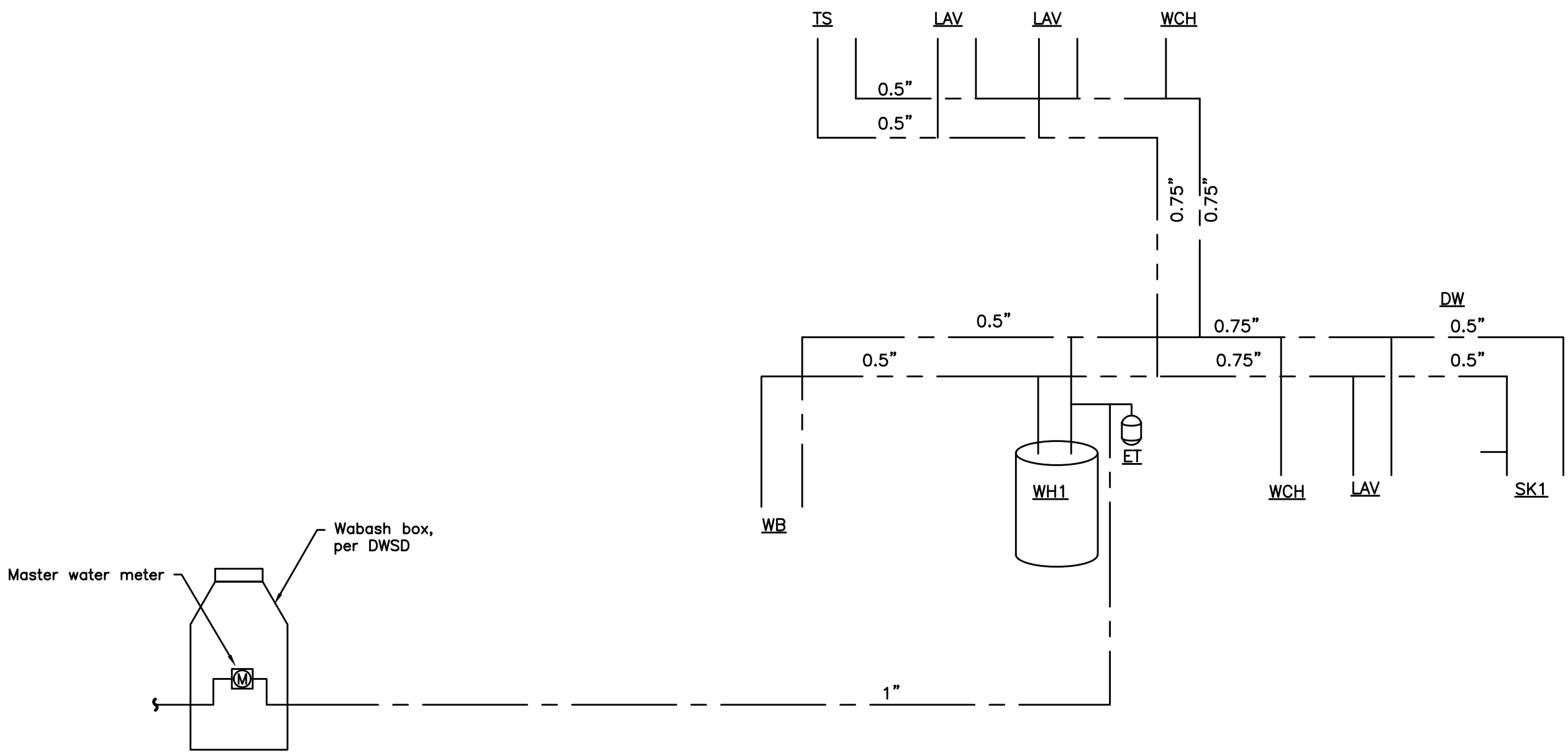
PLUMBING
SECOND
FLOOR PLAN

P102

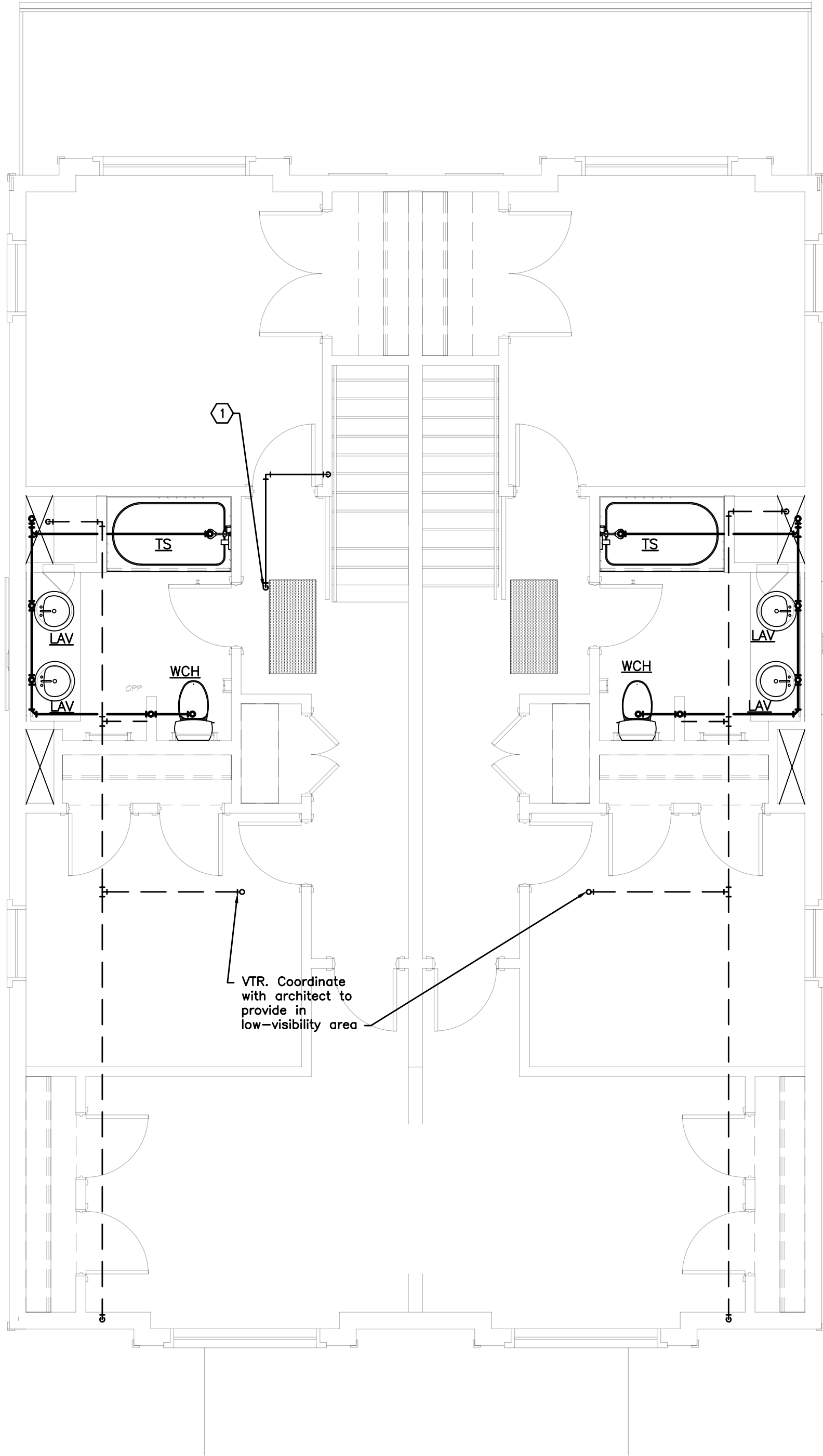
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Gas Diagram
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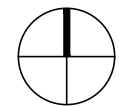


Supply Diagram
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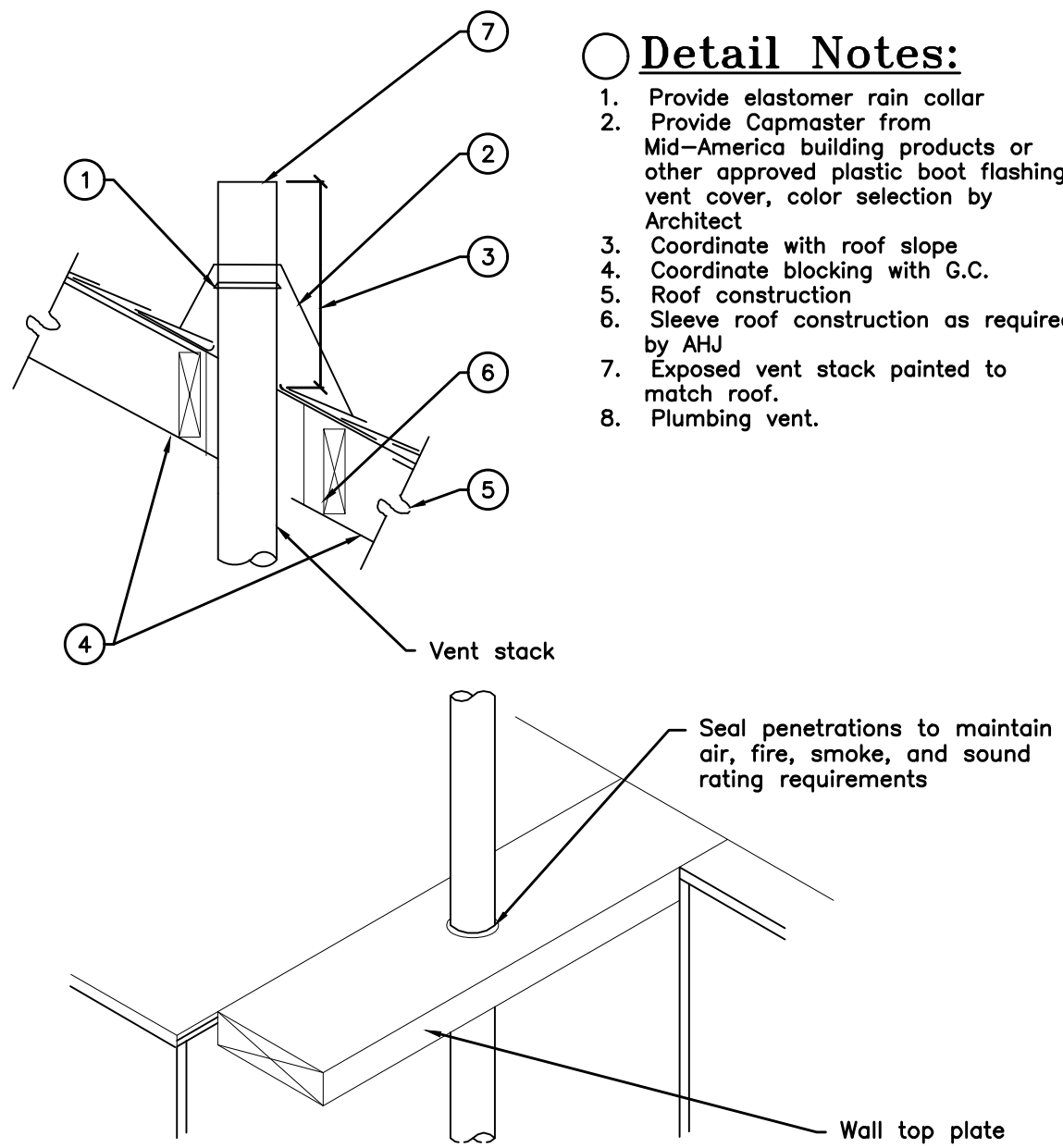


2ND FLOOR

1/4" = 1'-0"

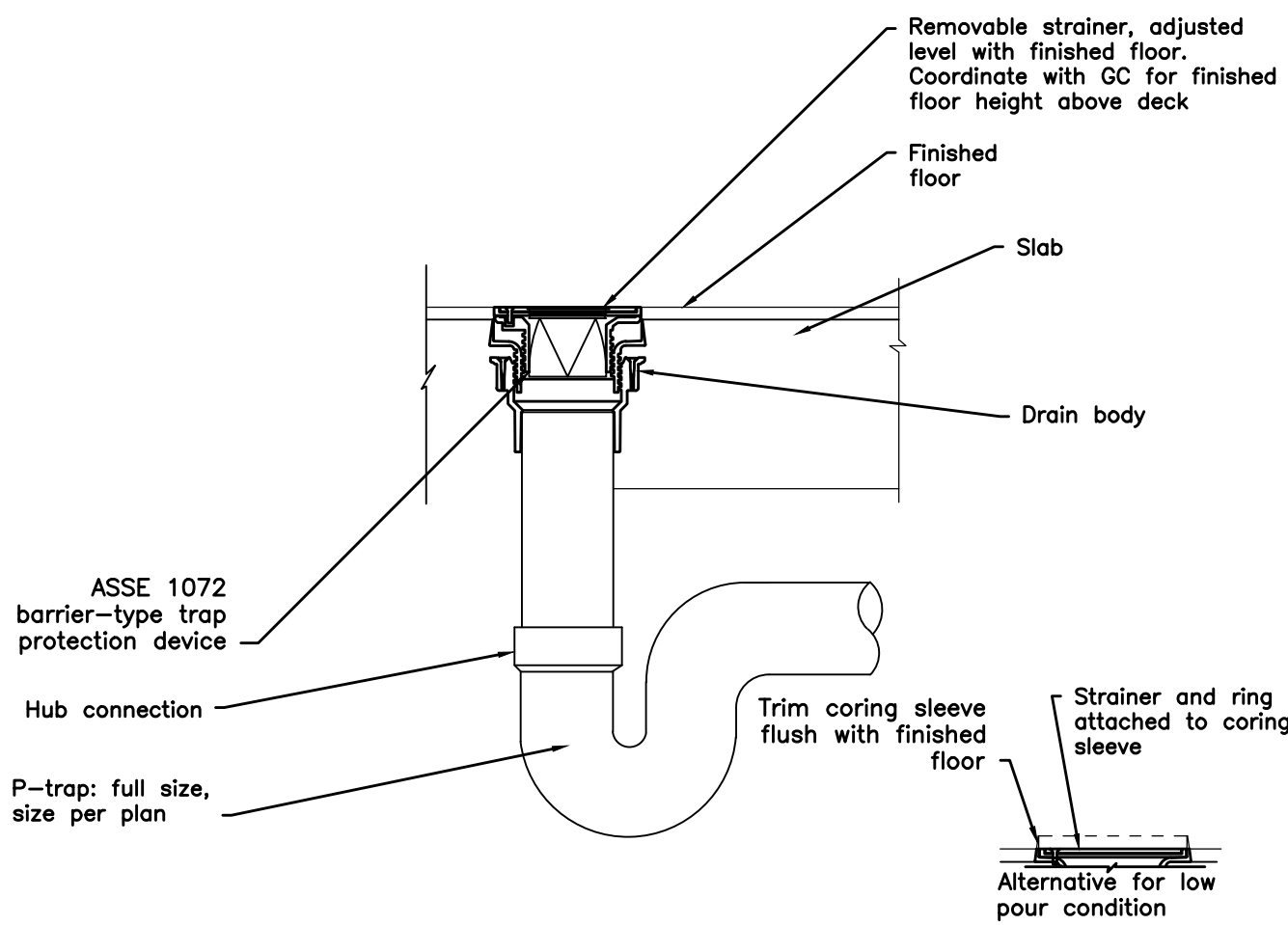


PLAN NORTH



- Detail Notes:**
1. Provide elastomer rain collar
 2. Provide Capmaster from Mid-America building products or other approved plastic boot flashing vent cover, color selection by Architect
 3. Coordinate with roof slope
 4. Coordinate blocking with G.C.
 5. Roof construction
 6. Sleeve roof construction as required by AHJ
 7. Exposed vent stack painted to match roof.
 8. Plumbing vent.

Vent Through Roof
NTS



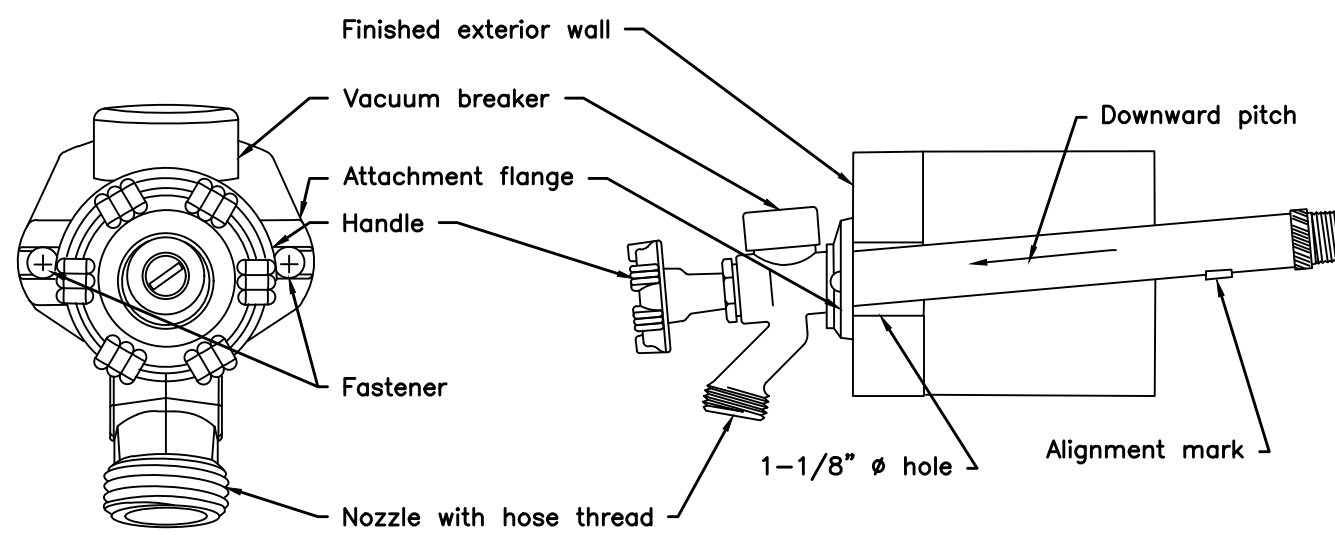
Slab on Grade Floor Drain
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Vacuum breaker backflow preventer with 0.75" male hose thread, approved under ASSE Standard 1011

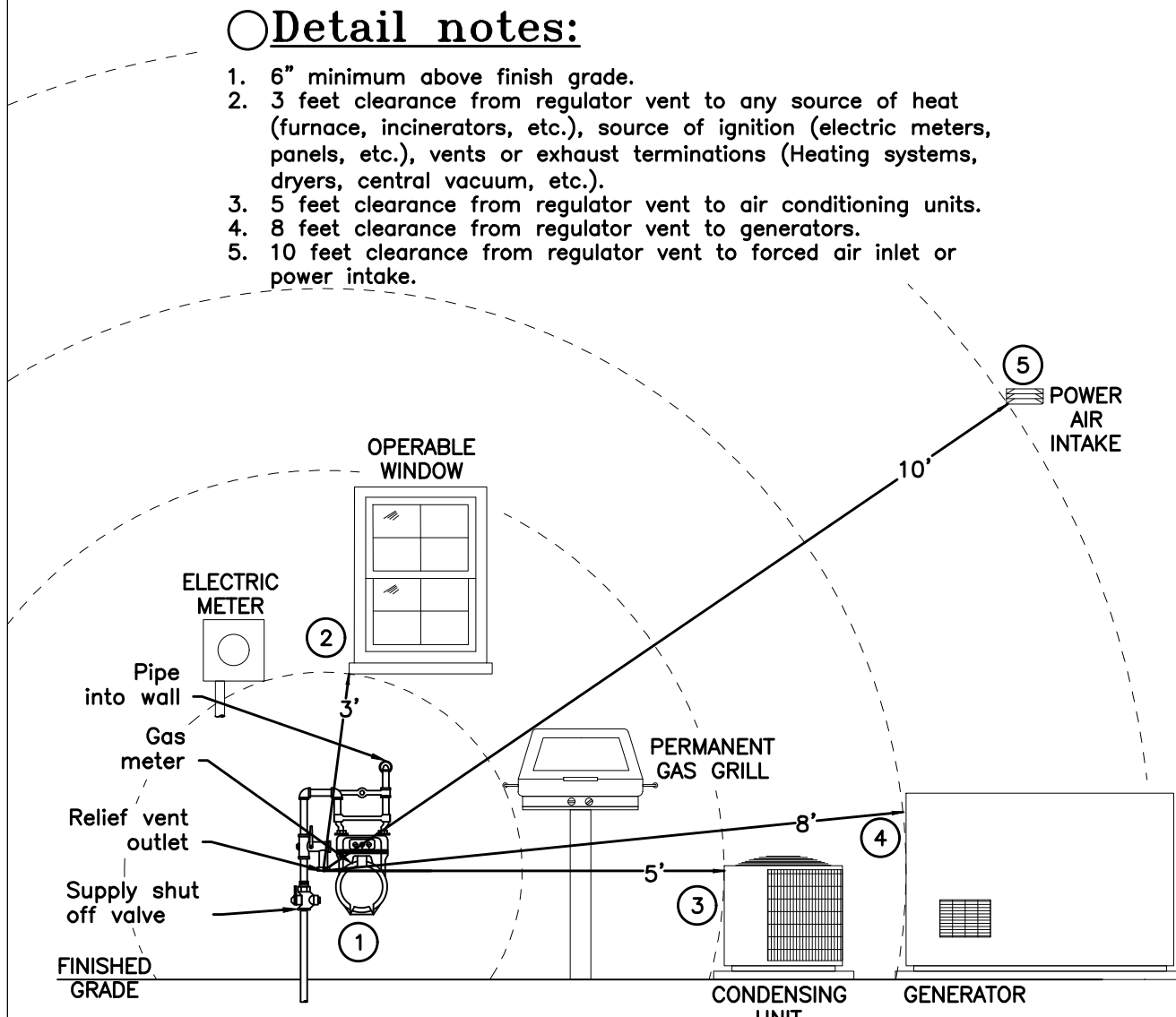
Valve Seat: Permanent type brass valve body with hemispherical seating surface.

Valve: One piece valve plunger accurately controls flow and drainage with a minimum number of runs and without need for adjustments.

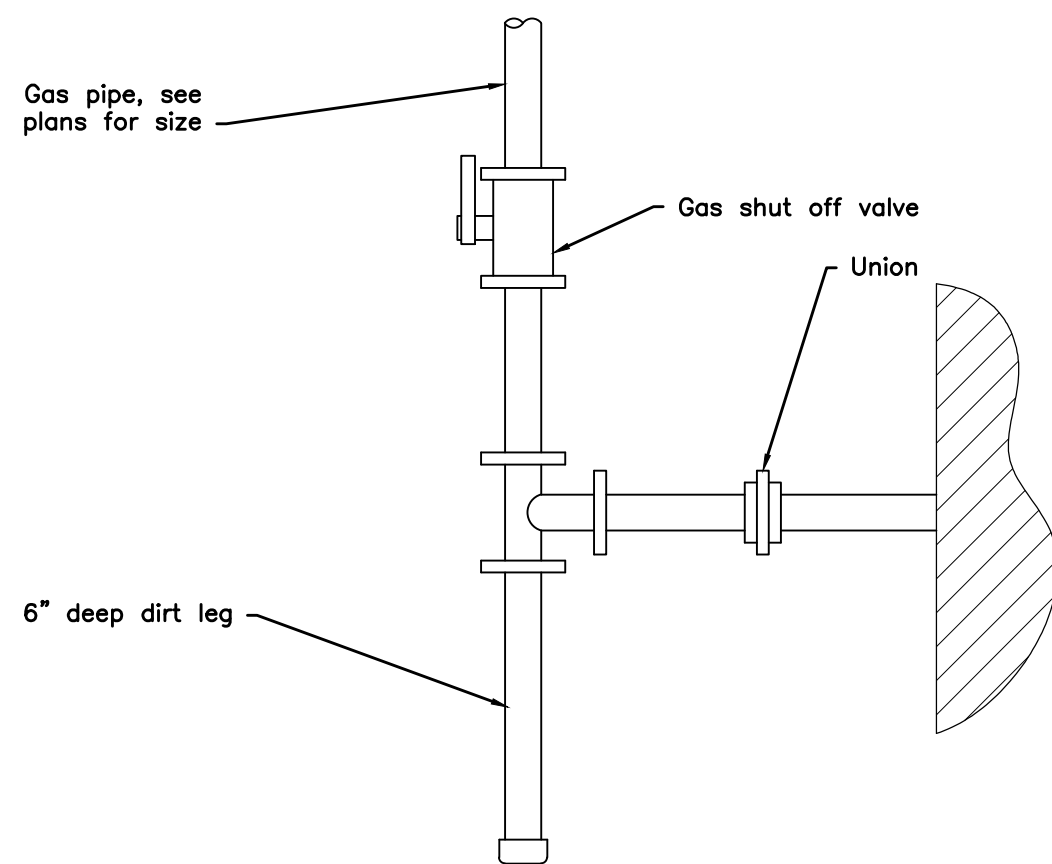
Exterior finish: Chrome finish on brass casting.



Freeze Proof Hose Bibb (Tag=HB)
NTS

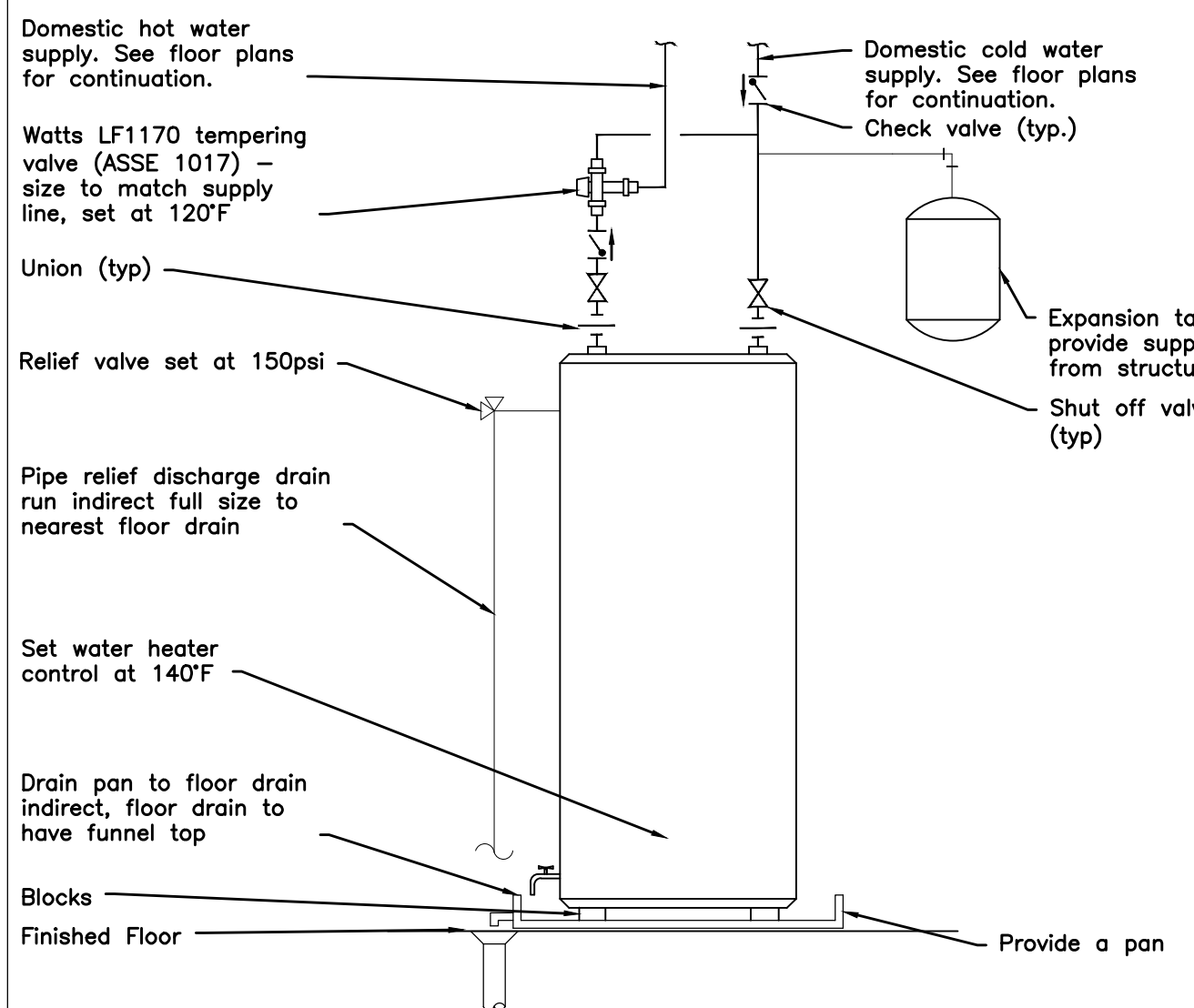


Gas Meter Detail
NTS



Gas Connection Detail
NTS

Note: Vent/intake piping by M.C. See mechanical plans for more information. Bottom fed water heaters and water tanks shall have an ANSI Z21.22 vacuum relief valve. See gas equipment connection detail for gas service connection information.



Gas Water Heater
NTS

Storage Tank Water Heater Schedule											
Tag	Manufacturer and Model #	Efficiency [UEF]	Gas Req's [MBH]	Electrical Requirements	Storage Tank [Gallons]	Recovery [GPH]	Water Conn. [in]	Gas Conn. [in]	Expansion Tank [ET]	Mixing Valve [MV]	Remarks
WH1	Bradford White URG2PDV40S6N	0.70	40	120V, 1ø	Integral 40G tank	43 @ 90°F ΔT	0.75"	0.5"	PLT-5	Watts LF1170	Provide ANSI Z21.22 vacuum relief valve, concentric vent kit, condensate neutralizer.

Pump Schedule						
Tag	Manufacturer and Model #	GPM	Head (ft)	Head (psi)	Elec. Req.	Remarks
SP	Zoeller 508-0015	12.63	8.01	3.47	120V, 1ø, 0.3HP	Zoeller ProPak with model 53 pump, battery backup, fit control, basin.

Plumbing Fixture Schedule											
Tag	Description	Minimum Piping (See note E.)				Fixture Specifications					
		Waste	Vent	Hot	Cold	Make and Model #	Mat'l	Color	Mount	Controls	Notes
DW	Dishwasher	Line Sized	---	Line Sized	---	By G.C., see appliance specifications	---	---	Under Counter	---	Make final connection to kitchen sink per detail and appliance manufacturer's instruction.
FCO	Floor clean out	Line sized	---	---	---	Sioux Chief 834	PVC/ABS	---	Floor	---	
FD/ EFD	Floor drain/ Emergency floor drain	Line sized	---	---	---	Sioux Chief 832 (on grade) 822 (on deck)	PVC/ABS	---	Floor	---	Provide metal floor drain for all public spaces - for condensate use funnel top. Provide trap protection device. Locate floor drain in readily accessible space away equipment footprints.
GD1	Garbage Disposal	1.5"	---	---	---	Insinkerator Badger 5	---	---	Below sink	Switch	0.5HP, 120V, 1ø, 4.5A
HB	Frostproof hose bibb	---	---	---	0.75"	Woodford 17	---	---	Wall	---	For residential applications. Mount between 18"-24" above grade, coordinate with architectural exterior finishes. Provide Tee Key option for all publicly accessible locations.
IM	Ice maker outlet box	---	---	---	0.5"	Guy Gray FR1812ABS	Metal	White	In wall	---	Powder coated white, 1/4 turn ball valve shutoff, fire rated
LAV	Countertop lavatory	1.5"	1.5"	0.5"	0.5"	Toto LT401	Vitreous China	White	Counter	Moen L4635	E, G, H, I Provide pop-up drain. Flow rate: 1.2GPM @ 60PSI
SK2H	Handicapped double bowl sink	1.5"	1.5"	0.5"	0.5"	Just DL-ADA 2133-AGR	Stainless steel	Stainless steel	Counter	Moen CA87480SP	B, E, F, G, H, J Fixture to be handicap accessible with drain locations in rear of bowl to maintain ADA clearance with garbage disposer. Provide Flow rate = 1.5GPM @ 60PSI. Maximum sink depth = 6".
TS	Tub shower	1.5"	1.5"	0.5"	0.5"	Clarion MP7911L/RX	Fiber glass	---	Floor	Moen 2353	D, E, H Valve body <u>must</u> have integral water stops. Specify 15" apron, left or right drain. Provide shower head with flow rate less than or equal to 1.75GPM.
WB	Washer box	3"	2"	0.5"	0.5"	Guy Gray WB200	Steel	---	In wall	---	Provide quarter-turn shut-off valve, 18 gauge steel box, and LEED-compliant steel braided hoses. Mount 48" AFF to top of box.
WCH	Water closet - elongated, HC height	3"	2"	---	0.5"	American Standard Codelt PRO 215AB.104	Vitreous China	---	Floor	---	B, E, H 2.125" Glazed trap way. Specify flush lever on side furthest from obstruction, see detail. Provide a closed front with white seat in dwellings with with white lid, in public spaces provide an open front white seat with white lid. 1.28 GPF.
WHA	Water hammer arrester	---	---	---	---	PPP Line sized	---	---	---	---	Provide at all quick acting valves and fixture branches. Provide additional arrester at fixture branches longer than 20'. See PDI-WH 201 and manufacturer's instruction for more information.

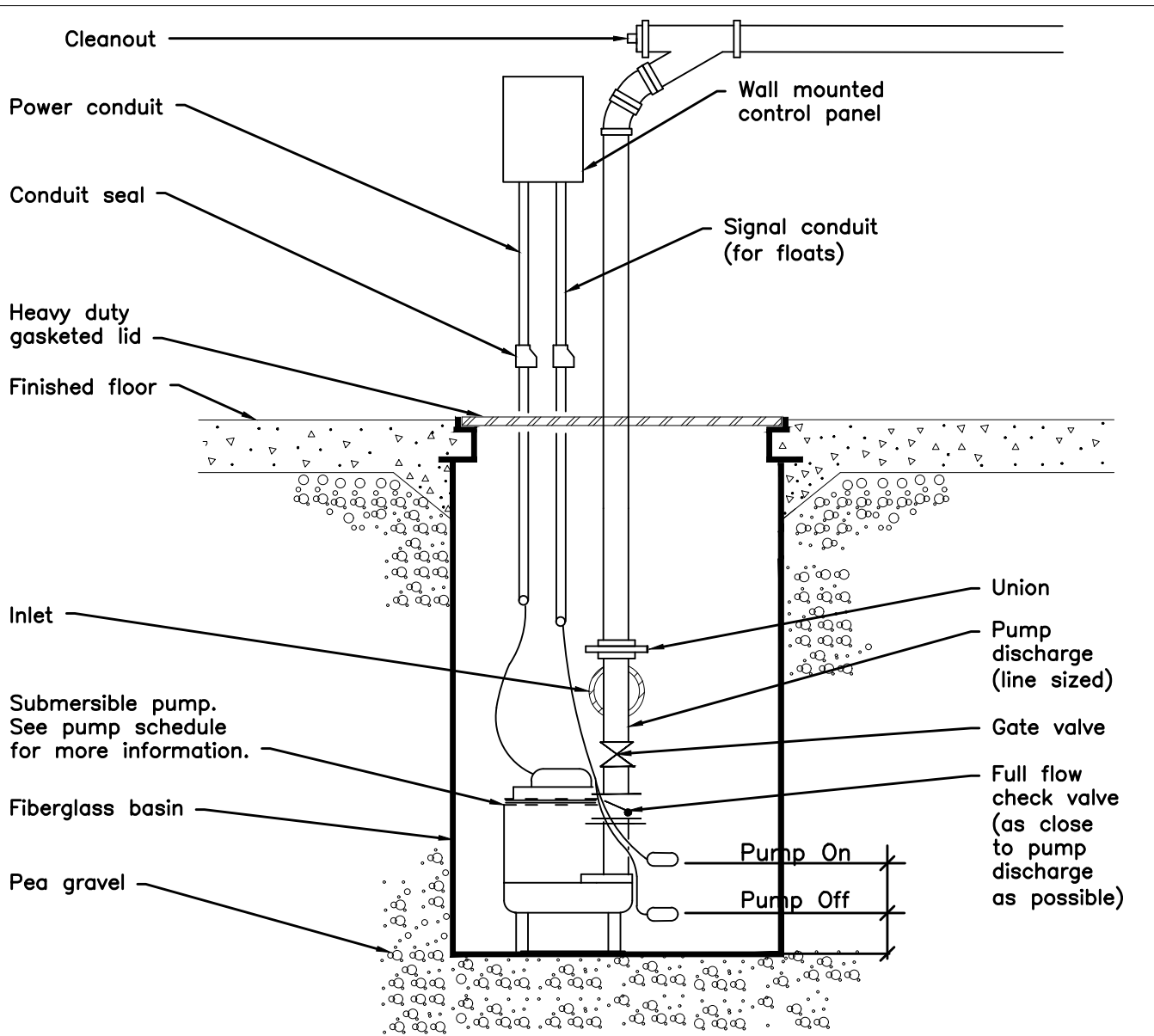
Provide 2 spare of each type of sink, faucet, and water closet as part of the contract.

*See architectural floor plans and unit interior elevations for additional information. all stops, supplies, and risers shall be all metallic.

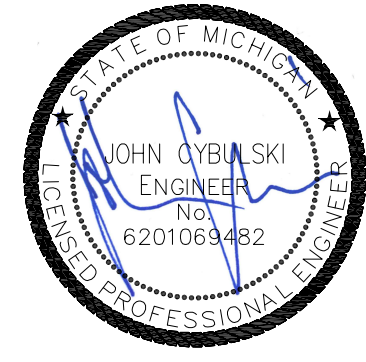
**WaterSense Certification applies to aerator only.

Notes:

- See architectural interior elevations for grab bar and accessory requirements and locations. all units shall have grab bars.
- Unit accessories must be installed to comply with accessibility requirements of the authority having jurisdiction.
- Provide collapsible rubber curb.
- Must have ASSE 1016 mixing valve set at 110°F. Mixing valve shall be balanced pressure, thermostatic, or combination balanced pressure thermostatic.
- Provide new 1/4 turn supply shut off valves, braided stainless steel flexible supplies, p-trap, and fixture drain.
- Provide sidespray
- Provide, ASSE 1070 rated Watts USG-B mixing valve set to 110°.
- WaterSense Certified
- G.C. to provide TrueBro Lav-Guard insulation kit.
- G.C. to provide TrueBro Basin-Guard ADA barrier.



Sump Pump
NTS



PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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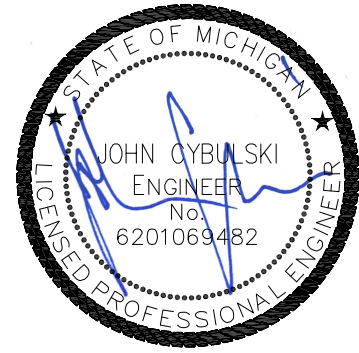
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PLUMBING DETAILS

P401

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PLUMBING
DETAILS

P402

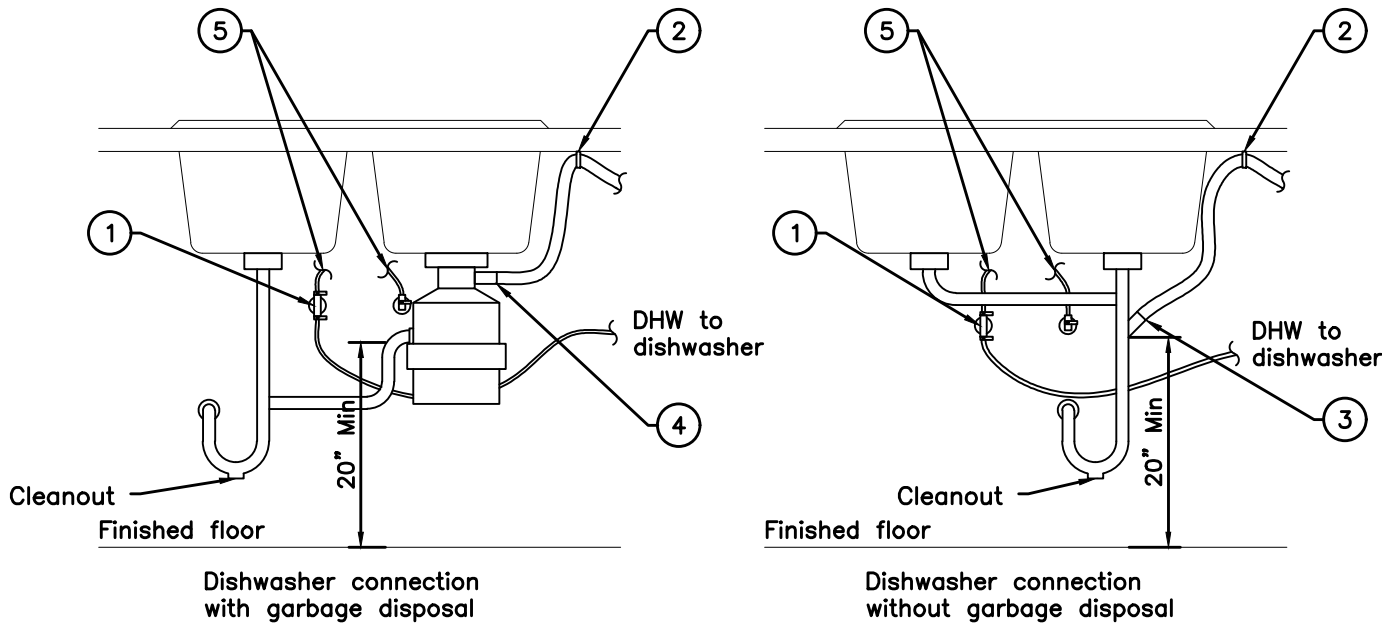
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Detail notes:

1. Provide dual outlet, dual shutoff valve for DHW supply. Provide one supply to sink faucet and one supply to the dishwasher. Valve location may vary.
2. Confirm with AHJ prior to rough in if an air gap is required for dishwasher drain hose. If required provide air gap fitting and coordinate penetration location with architect. If an air gap is not required attach dishwasher drain hose to the underside of the countertop.
3. Attach dishwasher drain hose to waste tee
4. Attach dishwasher drain hose to garbage disposal inlet
5. Extend supply lines to faucet, verify exact location with architect prior to rough in.

Note: Electrical connection by E.C., see electrical plans for more information



Dishwasher Connections

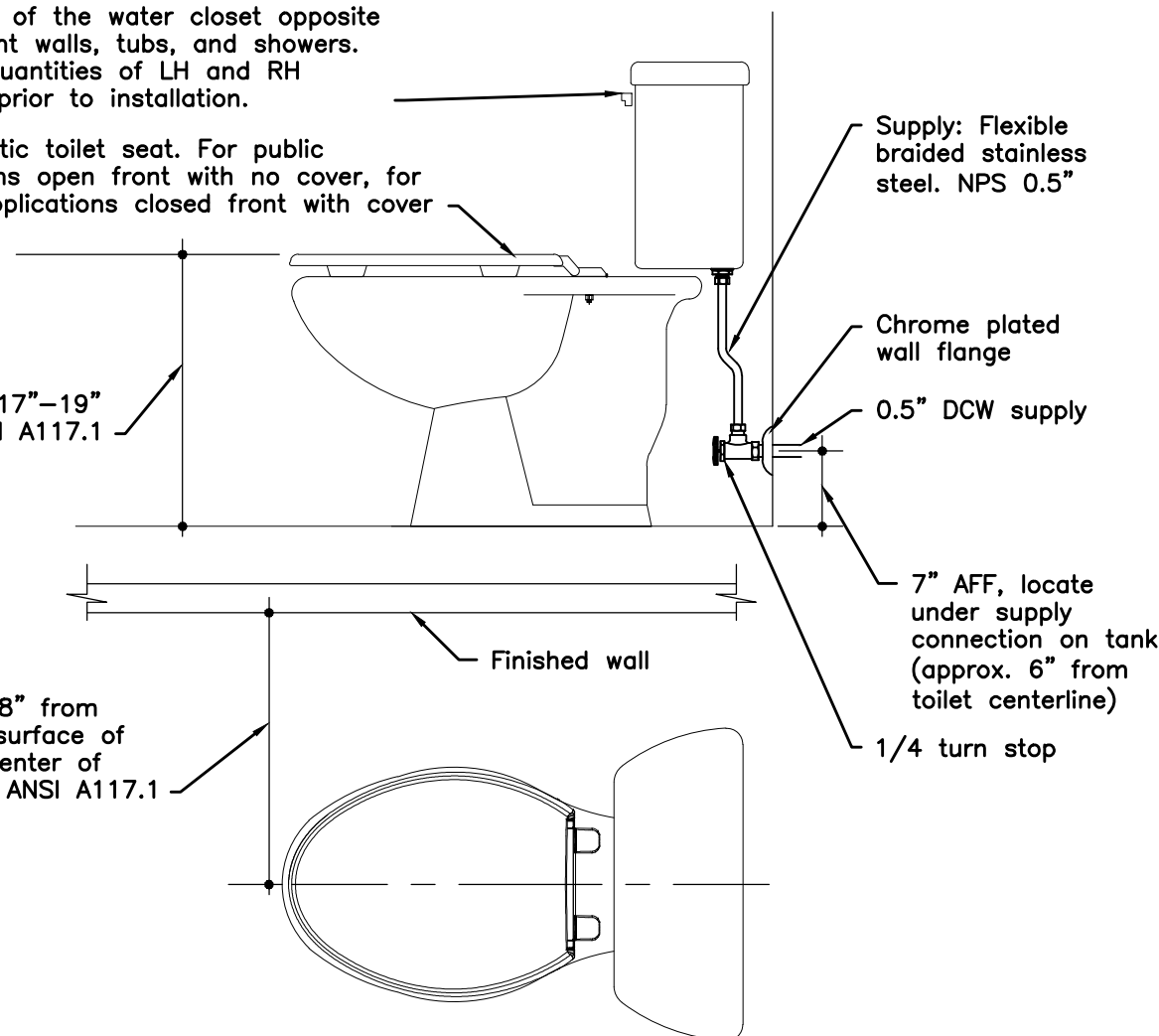
NTS

Flush controls shall be located on the open side of the water closet opposite of adjacent walls, tubs, and showers. Confirm quantities of LH and RH locations prior to installation.

Solid plastic toilet seat. For public applications open front with no cover, for private applications closed front with cover

Height: 17"-19" per ANSI A117.1

17.75"-18" from finished surface of wall to center of bowl per ANSI A117.1



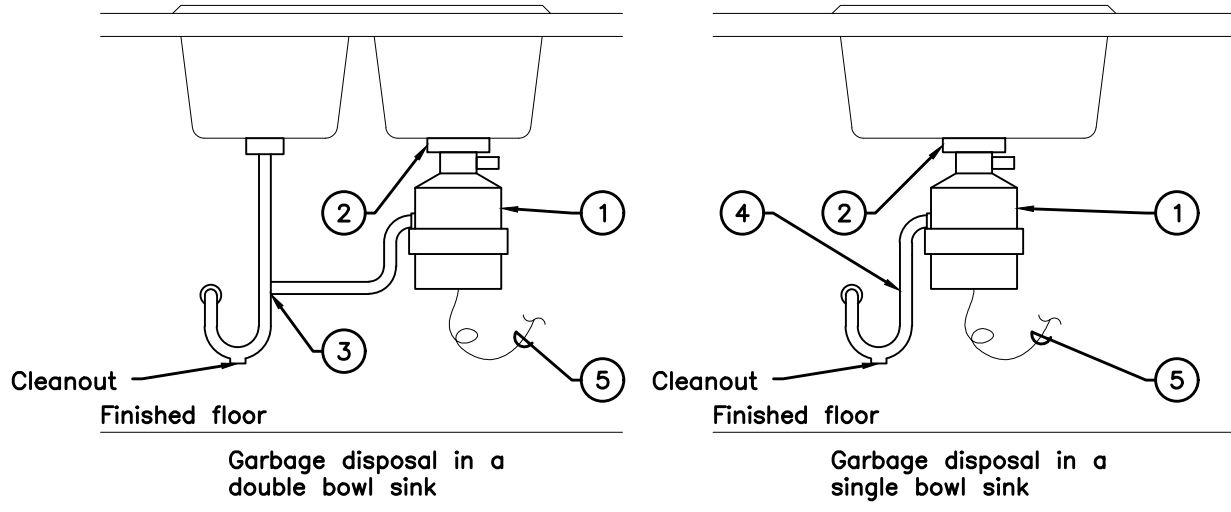
It is the plumbing contractor's responsibility to rough-in pipe and coordinate with G.C. to allow all required clearances and elevations to meet all regulatory requirements, including, but not limited to ANSI A117.1. Locate 17.75" minimum to 18" maximum from centerline of water closet to finished surface of adjacent wall.

HC Water Closet

NTS

Detail notes:

1. Provide garbage disposal where indicated on drawings. For double bowl sinks the garbage disposal shall be installed in the right hand side.
2. Provide mounting ring assembly.
3. Connect garbage disposal discharge to sanitary tee prior to the drain trap.
4. Connect garbage disposal discharge to the drain trap.
5. Electrical contractor to provide electrical connections. Switch shall be installed on the right hand side of the sink. See electrical drawings for more information.



Garbage Disposal Connection

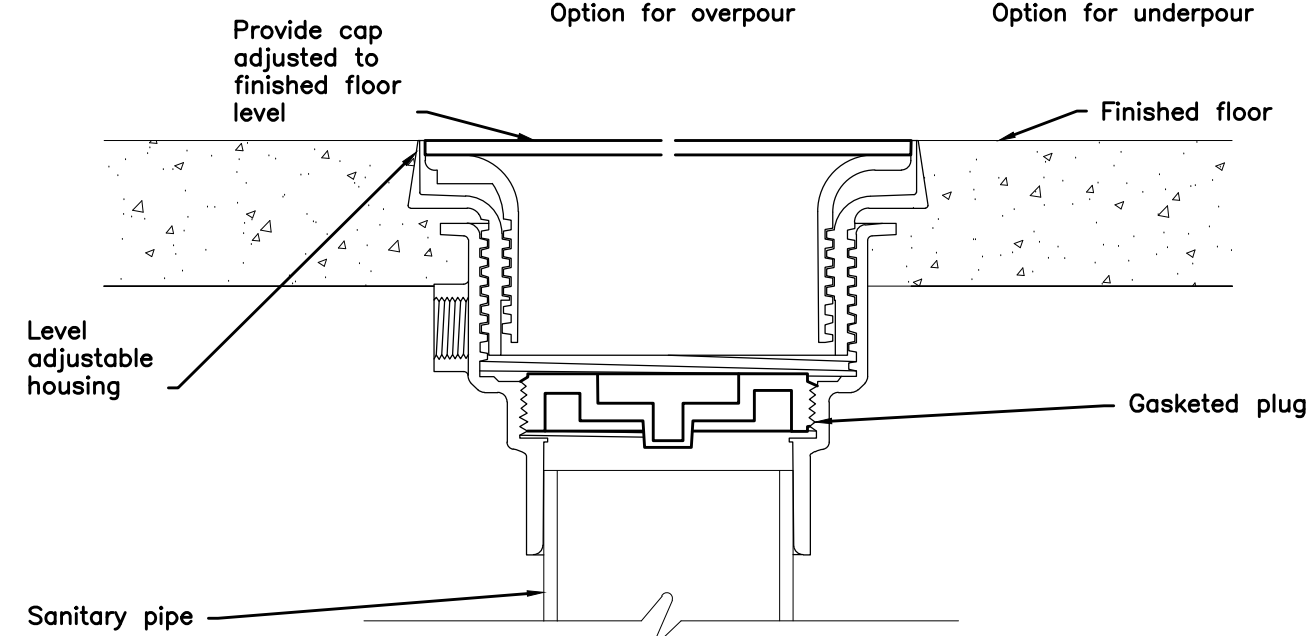
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Adjust finish fixture level to finished floor

Trim coring sleeve flush with concrete. Affix ring and cover to coring sleeve

Option for overpour

Option for underpour



Floor Cleanout

NTS

HVAC Symbols			
	Condensate Drain	EF	Exhaust Fan
	Rectangular or square ductwork: first number indicates dimension of side shown, second number indicates side not shown.	EF	Exhaust Fan with Light
	Duct Exhaust Elbow—Turned up 90°—Rectangular	FD	Fire Damper
	Duct Exhaust Elbow—Turned down 90°—Rectangular	SD	Smoke Damper
	Duct Return Elbow—Turned up 90°—Rectangular		Fire/Smoke Damper
	Duct Return Elbow—Turned down 90°—Rectangular	CRD	Ceiling Radiation Damper
	Duct Supply Elbow—Turned up 90°—Rectangular	CR/SD	Ceiling Radiation/Smoke Damper
	Duct Supply Elbow—Turned down 90°—Rectangular		Volume Damper
	Direction of Flow		Pipe Turned Down
	Change of Elevation Rise (R), Drop (D)		Pipe Turned Up
	Smoke Detector		Pipe Capped
	Heat Detector		Humidistat
	Mount top of thermostat at 47" AFF		CO2 Sensor
	Ball Valve		Connect to Existing
	Diaphragm Valve		Motor Operated Damper
	Gate, Angle Valve		Butterfly Valve
	Globe Angle Valve		Gate Valve
	Three Way Valve		Globe Valve
	Check, Spring Valve		Plug Valve
	Quick—Opening Valve		Check, Swing Gate Valve
	Safety or Relief Valve		Pressure-Reducing Regulator Valve
	Square—Head Cock Valve		Quick-Closing Valve
	Air Vent, Manual		Solenoid Valve
	Pipe Guide		Air Vent, Automatic
	Anchor, Main		Air Separator
	Expansion Joint		Anchor, Intermediate
	Flexible Connector		Ball Joint
	Flowmeter, Venturi		Expansion Loop
	Heat Exchanger, Liquid		Flowmeter, Orifice Plate with Flanges
	Pressure Gage and Cock		Flow Switch
	Pump (Indicate Use)		Pitch of Pipe, Rise (R) drop (D)
	Strainer		Pressure Switch
	Strainer, Duplex		Strainer, Duplex
	Thermometer Well, Only		Strainer, Blow Off
	Time Clock		Thermometer

Abbreviations	
ACC ACCU AD AFF AFR AHU ARCH AS AVG BD BDD BFC BFP BHP BLDG BOD C CD CFM CHWS CHWR CLS CO2 COND CONTR CONST CONV CX DCW DH DHW DIA or Ø DN DNG DX DXC EAR EAT EBB EC EDC EF ELECT ERV EUH EWH EWG (E) FC F FT FTHD FLEX FSC GA GALV GC GPM GEN HC HCWR HCWS HG HP HTG HTR HVAC HV HORIZ HPWR HPWS HW HWR	Air cooled condenser Air cooled condensing unit Access door Above finished floor Above finished roof Air handling unit Architectural Air separator Average Balancing Backdraft Damper Below finished ceiling Backflow preventer Built in Brake horse power Building Bottom of duct Chilled water coil Ceiling diffuser Cubic feet per minute Chilled water supply Chilled water return Ceiling Carbon Dioxide Detector Condensing unit Contractor Constant Convactor Connect to existing Domestic cold water Dehumidifier RA Domestic hot water Domestic hot water return Diameter Down Down Drawing Direct expansion Refrigerant coil Exhaust air grille Exhaust air register Entering air temperature Electric baseboard heater Electrical contractor Electric duct coil Exhaust fan Electrical Energy recovery ventilator Electric unit heater Electric wall heater Electric water cooler Existing Forward curved Furnace Feet Feet of head Flexible Fan speed control Gauge Galvanized General contractor Gallons per minute General Hot water coil Heat/chilled water return Heat/chilled water supply Hot gas Heat pump Heating Heater Heating, ventilating and air conditioning Heating and ventilating Horizontal Horse power Heat pump water return Heat pump water supply Hot water Hot water return
HWS IE IN IRTH LAT LBD LBS/LB MA MAX MBH MECH MC MFCGR MH MIN MOD MTG MUA MUW NA NTS OA OED PC PLUM PRESS PROP PTAC RA RAG RAR RCH REG REQ'D RL RLX RM RPM RS RTU RX SA SAN SAR SFR SFT SHTMTL TSTAT STD STM STRUCT SP SPD SPLD SQFT SS SUCTION SYS TEMP THERM THRD TSP TYP UH V VEST W WP WSHP	Hot water supply Invert elevation Inches Infrared tube Leaving air temperature Linear bar diffuser Pounds or pound Mixed air Maximum 1000 British thermal units per hour Mechanical Mechanical contractor Manufacturer Manhole Minimum Motor Operated Damper Mounting Make-up air Make-up water Not applicable Not to scale Outside air intake Open end duct Plumbing contractor Pressure drop Plumbing Pressure Propeller Packaged terminal air—conditioner Return air Return air grille Return air register Radiant Ceiling Heater Register Required Refrigerant liquid Relocate existing Room Revolutions per minute Refrigerant suction Rooftop unit Remove existing Supply air Sanitary Supply air register Supply fan Supply floor register Soffit grille Sheet metal Thermostat Standard Storm Structural Static pressure Sump pump discharge Splitter damper Square feet Stainless steel Suction System Temperature control panel Temperature Transfer grille Thermometer Threaded Total static pressure Typical Unit heater Underwriters laboratory Unless Noted Otherwise Vent Vestibule With Working point Water source heat pump

Schedules of through penetration firestop systems•					
Concrete Floors			Concrete or Block Walls		
Type of penetrant	(HR)	UL-System (XHEZ)	Type of penetrant	(HR)	UL-System (XHEZ)
Circular blank openings	3	C-AJ-0055	Circular blank openings	3	C-AJ-0055
Single metal pipes or conduit	3	C-AJ-1226	Single metal pipes or conduit	3	C-AJ-1226
Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	3	C-AJ-2342	Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	3	C-AJ-2342
Single or bundled cables	3	C-AJ-3095	Single or bundled cables	3	C-AJ-3095
Single insulated pipes	2	C-AJ-5090	Single insulated pipes	2	C-AJ-5090
Electrical busway	3	C-AJ-6006	Electrical busway	3	C-AJ-6006
Non-insulated mechanical ductwork without dampers	3	C-AJ-7046, C-AJ-7084	Non-insulated mechanical ductwork without dampers	2	W-J-7021, W-J-7022
Insulated mechanical ductwork without dampers	N/A	N/A	Insulated mechanical ductwork without dampers	2	W-J-7029
Mixed penetrants	2	C-AJ-8255	Mixed penetrants	2	C-AJ-8255
Wood Floor—Ceiling			Gypsum Wallboard Assemblies		
Type of penetrant	(HR)	UL-System (XHEZ)	Type of penetrant	(HR)	UL-System (XHEZ)
Metal pipes or conduit	2	F-C-1009	Metal pipes or conduit	2	W-L-1058, W-L-1164
Non-metallic pipe or conduit	2	F-C-2232, F-C-2030	Non-metallic pipe or conduit	2	W-L-2078
Single or bundled cables	2	F-C-3012	Single or bundled cables	2	W-L-3065
Panel boards	2	F-C-3012	Panel boards	2	W-L-7190
Insulated pipes	2	F-C-5004	Insulated pipes	2	W-L-5028, W-L-5047
Non-insulated mechanical ductwork without dampers	1	F-C-7013	Non-insulated mechanical ductwork without dampers	2	W-L-7017, W-L-7042, W-L-7155
Insulated mechanical ductwork without dampers	N/A	N/A	Insulated mechanical ductwork without dampers	2	W-L-7153, W-L-7156
Mixed penetrants	1	F-C-8026	Mixed penetrants	4	W-L-8069
See Division 7 specifications for other approved manufacturers. UL's Online Certifications Directory: www.ul.com/database					
Notes: 1. Jobsite conditions of each through-penetration firestop system must meet all details of the UL-Classified System selected. 2. If jobsite conditions do not match any UL-classified systems in the schedules above, contact one of the approved manufacturers for alternative systems or engineer judgment drawings. 3. Where more than one applicable UL-Classified System is listed in the schedules, choose the UL System which is most economical for each through-penetration firestop system. 4. Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa. 5. For 3-hour rated gypsum walls, contact one of the approved manufacturers for a UL-classified system or engineer judgment drawing.					

- ## HVAC General Notes
- A. Permits: Provide work in accordance with current version of applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FHAG (Fair Housing Accessibility Guidelines), and codes listed on cover and interpretations. Contractor shall be responsible for obtaining and paying for permits and inspections. Contractor shall be familiar with applicable codes and local AHJ interpretations before bid and construction.
- B. Definitions: Furnish means to purchase, arrange for delivery to site, and to take delivery at the site. Install means to place in position for use. Provide means to furnish and install. "HC" means handicap accessible per current ADA, UFAS and ANSI Type A requirements. "SI" means sensory impaired per ADA, UFAS and ANSI requirements.
- C. Contract Documents: All work shall be performed according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, and Addenda, Architect's Supplemental Instructions, Bulletins, Change Orders, and other instruction transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, product quality, construction, finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Before bidding, review and understand the requirements with the Engineer and General Contractor, and again during the pre-construction conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. Scope changes shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.
- D. Coordination: The drawings are diagrammatic, schematic and shown for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Prior to bid, confirm scope of work with Engineer. Before ordering equipment or supplies, coordinate scope requirements with suppliers and submit product data to Engineer for review. Prior to construction, attend truss coordination/pre-installation conference to coordinate structure requirements, and before installing work, verify existing conditions match previous coordination. Coordinate exact dimensions and sequencing with all other trades including but not limited to site, utilities, and framing subcontractor. All additional costs resulting from lack of coordination shall be borne by the contractor.
- E. Penetrations: Penetrations through structure shall be coordinated with structural elements, including studs, joists, and trusses, before ordering materials or structure construction. Membrane and through penetrations of fire/smoke rated construction shall be protected with a product listed and labeled to maintain the rating of system penetrations. Penetrations through walls, slob, masonry, etc. shall do so through sleeves. All gaps outside and inside of sleeves shall be caulked or be tightly packed in order to maintain proper protection against fire, smoke, heat loss, moisture, air infiltration, sound transmission, etc.
- F. Contractions: Deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work. Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions, even if accepted by owner and added to construction documents. All costs associated with dimensional, performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.
- G. Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangers, and other appurtenances) to provide complete working HVAC systems for the project. Offsets, fittings, accessories, and miscellaneous hardware are not shown, but shall be included at no additional cost in order to complete the system.
- H. Warranty: To obtain final project certificates of occupancy upon completion of the work scope, contractor shall warrant that the work has been completed in compliance with established codes and regulations. Certificate shall be given to owner at project completion.
- I. Coordinate radiation/fire dampers with structural assembly/structural shop drawings before ordering. Verify damper outside dimensions fit inside the dimensional clearances of the structural assembly and advise if changes are needed. Verify damper is listed for the application, horizontal or vertical, and concrete, wood, or truss. Verify the UL listing of the damper includes UL listing for the rated assembly and verify the UL listing of rated assembly includes the damper manufacturer and model number. Install all dampers according to manufacturer's instructions.
- J. Condensate Drains: Trap for condensate drain shall be 1" deeper than the total possible static pressure that the air handling unit can develop. Trap outlet shall be lower than inlet by 1" more than total unit static pressure. All condensate drains draining to sanitary system shall be provided with an air gap.
- K. Piping in exterior walls shall be run inside of building insulation. Provide metal jacket up 8"-0" A.F.F. on all exposed insulated piping. Trapeze hangers may be used when grouping pipes.
- L. Air Ducts: Duct leakage shall be less than 4.0 CFM at 25 pascals/100 SF of conditioned floor area. Ducts shall run within thermal envelope. Air distribution within walls shall be fully ducted—no exposed studs, drywall, or sheathing. Ducts run outside thermal envelope shall have R-8 insulation minimum.
- M. Refrigerant: Provide Non-HCFC HVAC refrigerant, charge per manufacturer requirements. Forward test and refrigerant data to builder and green rater when complete. Provide minimum 75" thick, R-3 insulation and insulation weather protection per IECC 403.
- N. Ceiling Access Panels: Provide one 36" x 36" ceiling access panel for each item of equipment located above a drywall ceiling. Provide one 24" x 24" ceiling access panel for each valve (including but not limited to balance and control valves, or damper (including but not limited to balance, fire, smoke and/or combination fire/smoke dampers). Coordinate access panel locations and show recommended locations on coordination drawings along with equipment, valves, dampers, structure, lights, and ceiling air devices.
- O. Flexible ducts and flexible connectors shall not exceed 5'-0" in length. 10 inches WG positive and 1.0 WG negative. R-value 4.2 within thermal envelope, R-value 8.0 outside thermal envelope. See specifications for additional requirements.
- P. Materials exposed within plenums shall be noncombustible or have a flame spread index of 25 or less and a smoke-developed index of 50 or less.

PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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Permit Set

DATE: 12-17-2021
PROJECT #: 20132

#	Description	Date
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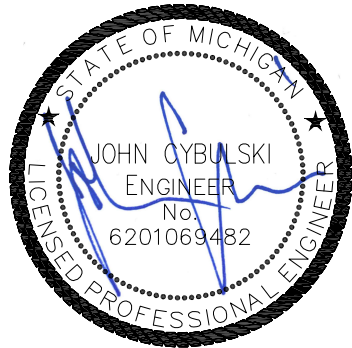
MECHANICAL
NOTES, SYMBOLS
AND ABBREVIATIONS

M000

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Coded Notes

- Ductwork routed within ceiling space and between joists. Coordinate with structural plans.
- Thermostat mounted 47" A.F.F.
- Exhaust fan mounted within ceiling space. Provide damper at penetration of rated ceiling.
- Vent on exterior face of wall. Louver size to correspond with duct size.
- Return grille to be mounted high on wall at 8'-0" A.F.F.
- Route SA and RA ducts up through shaft. Coordinate duct with architectural plans.



PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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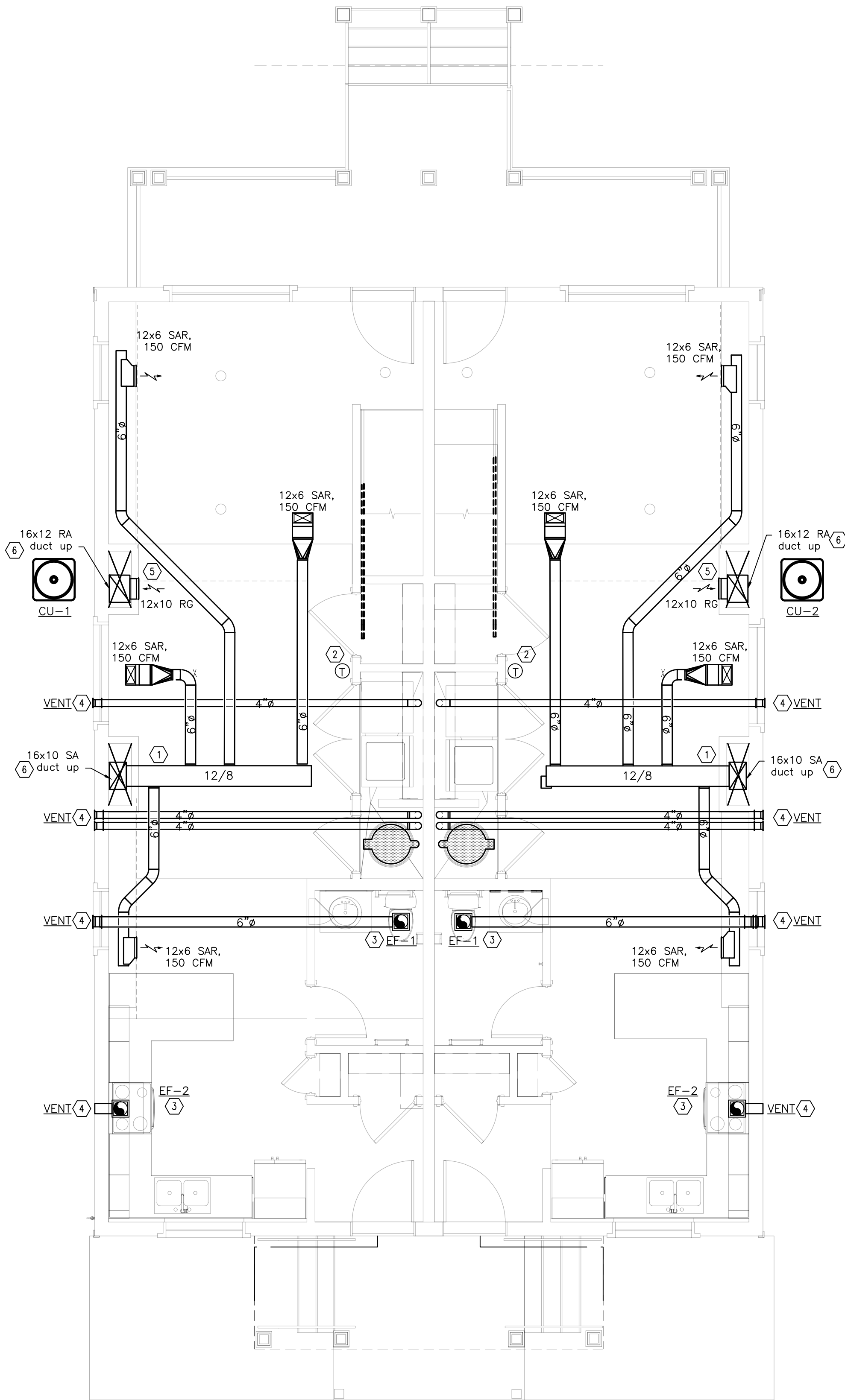
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MECHANICAL
FIRST
FLOOR PLANS

M101

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Note: Porch configuration varies per site. See site and architectural plans for more information

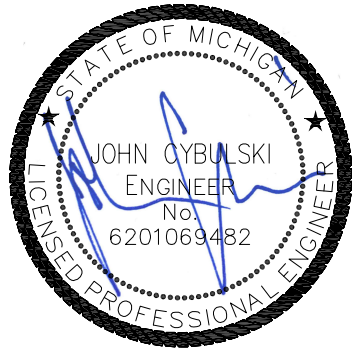
1ST FLOOR

1/4" = 1'-0"



Coded Notes

- 1. Exhaust fan mounted within ceiling space. Provide damper at penetration of rated ceiling.
 - 2. Vent on exterior face of wall. Lower size to correspond with duct size.
 - 3. Return grille to be mounted in ceiling space.
 - 4. Furnace to be located in attic space with supply and return ductwork routed to chases.
- Observe all manufacturers clearances. Combination flue and combustion exhaust to be routed through roof. Condensate to be routed down to 2nd floor restroom.



PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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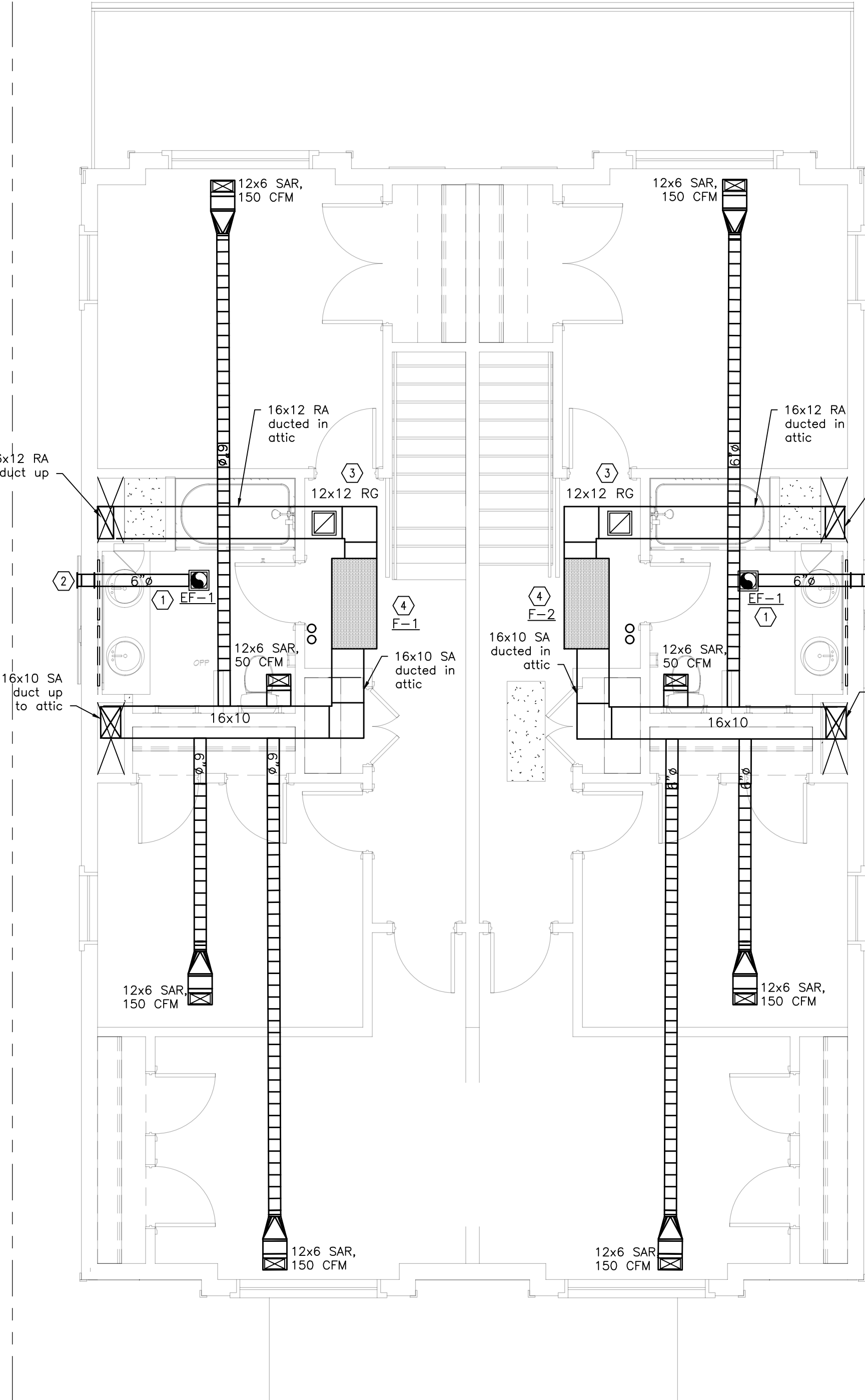
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MECHANICAL
SECOND FLOOR PLAN

M102

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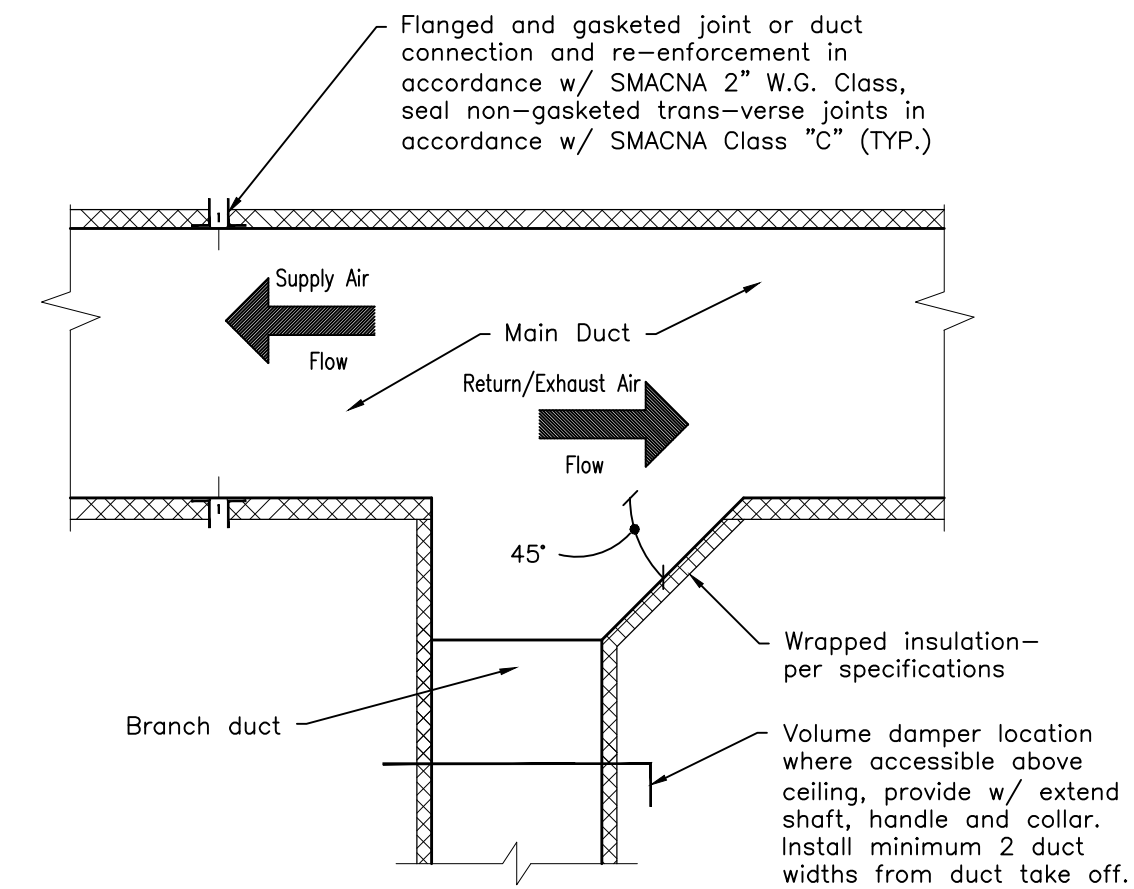
2ND FLOOR

1/4" = 1'-0"



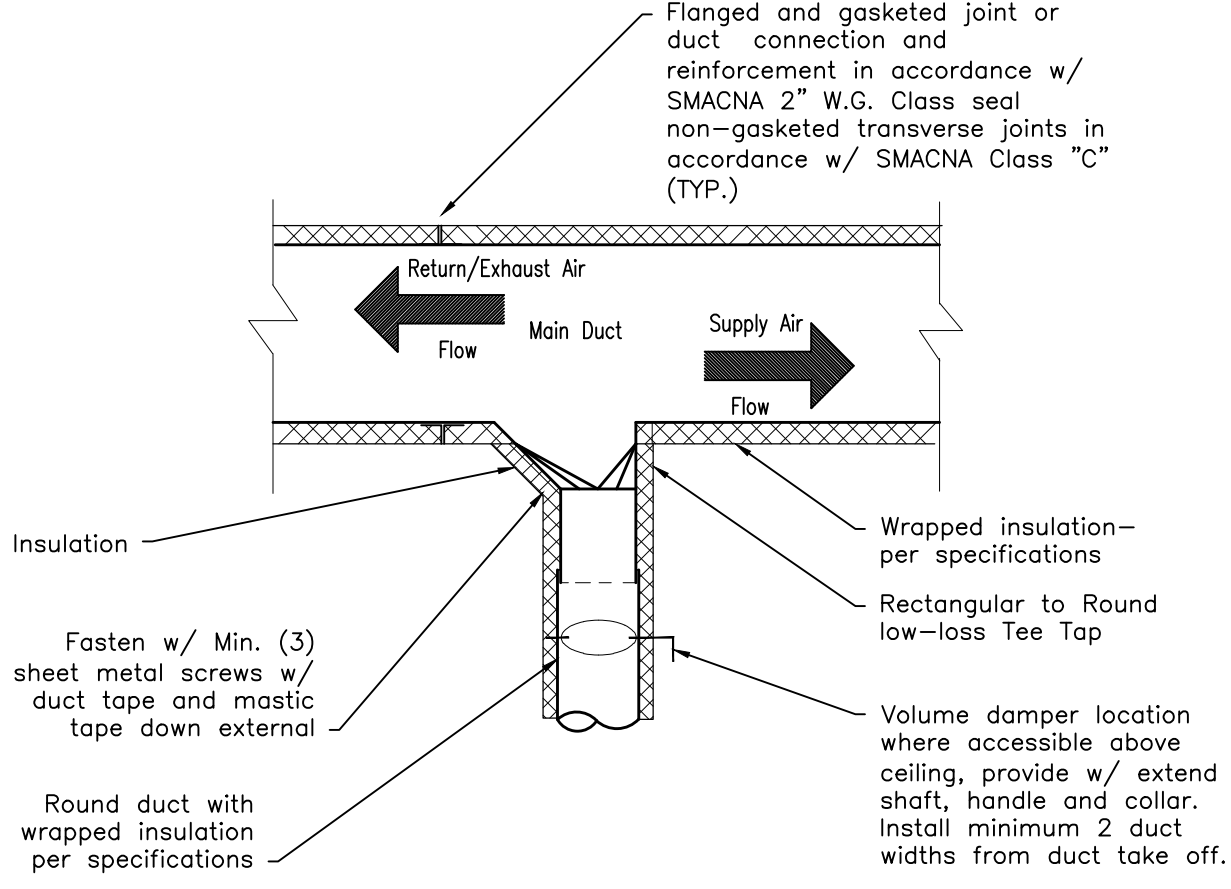
PLAN NORTH

All rectangular takeoffs from rectangular ducts must be 45° entries, fabricated and installed per current SMACNA manual. Straight tap and clinch lock are not permitted.



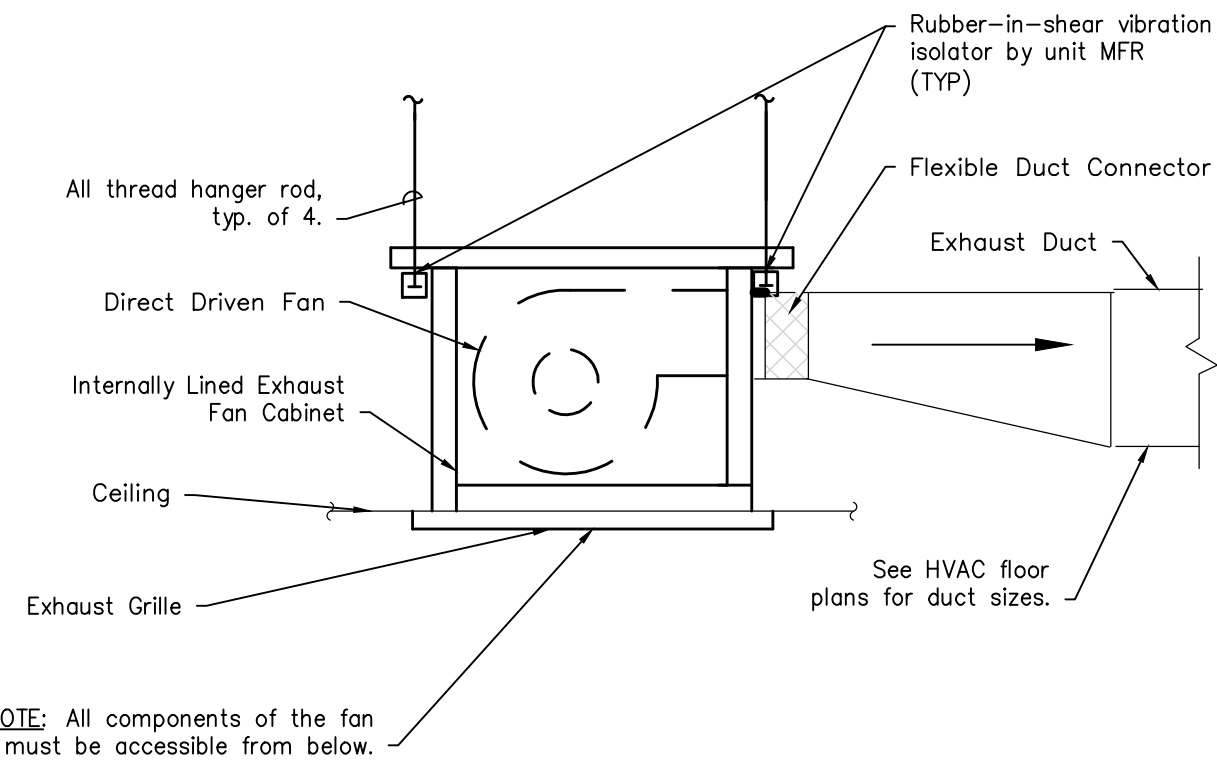
Typical Square Duct Take-off Detail

NTS



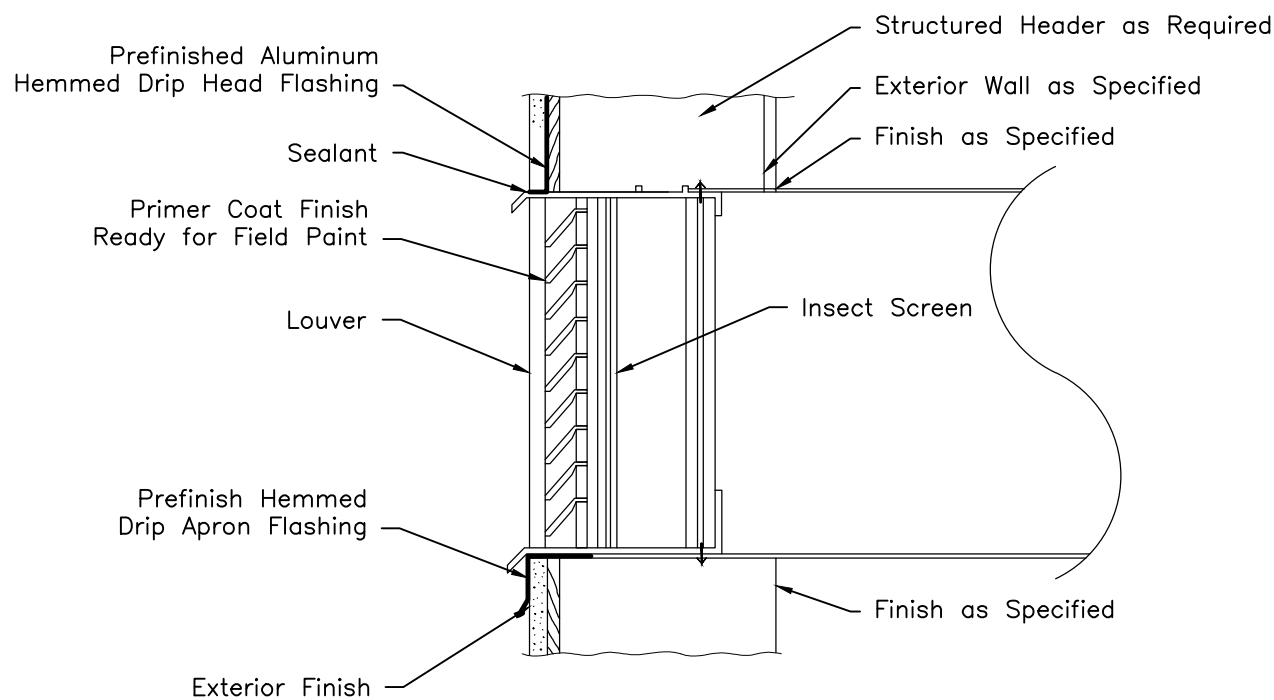
Typical Round Duct Take-off Detail

NTS



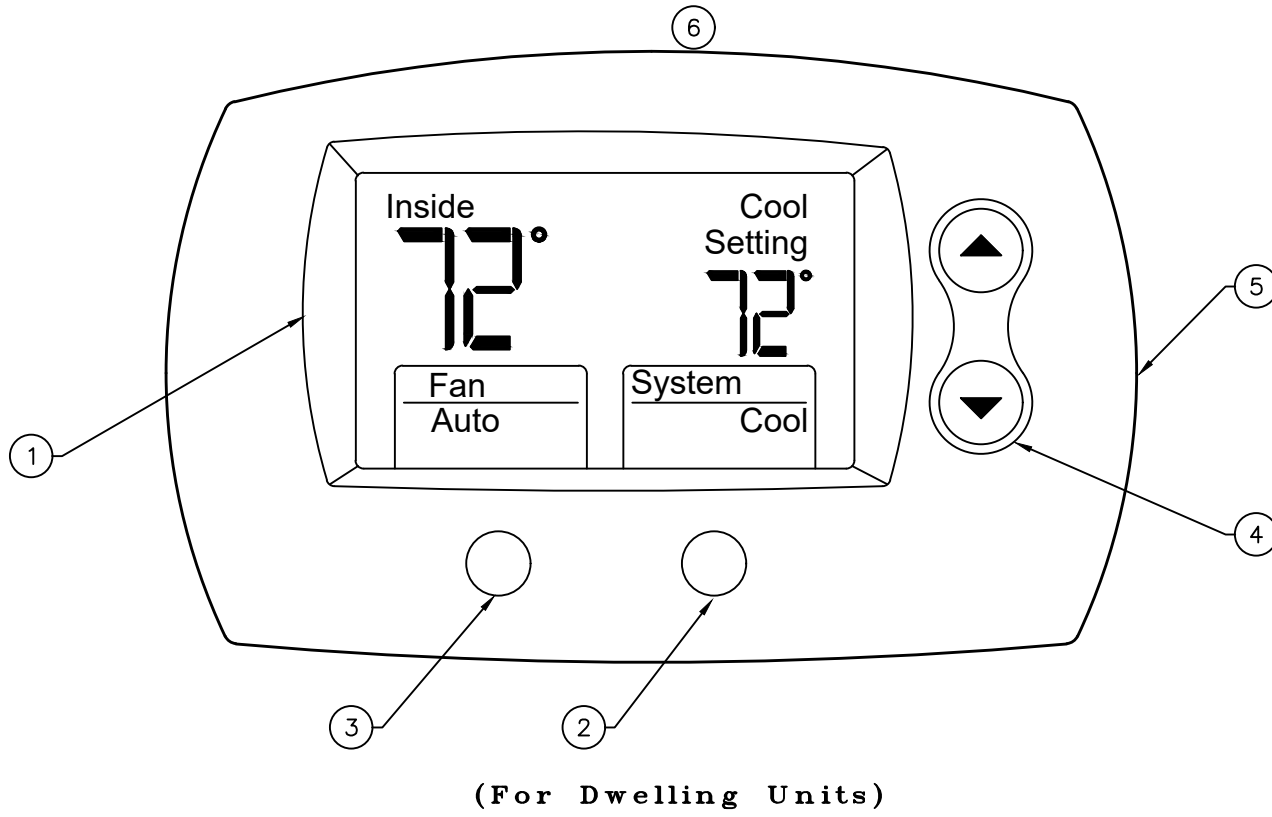
Ceiling Exhaust Fan Detail

NTS



Brick Vent Detail

NTS



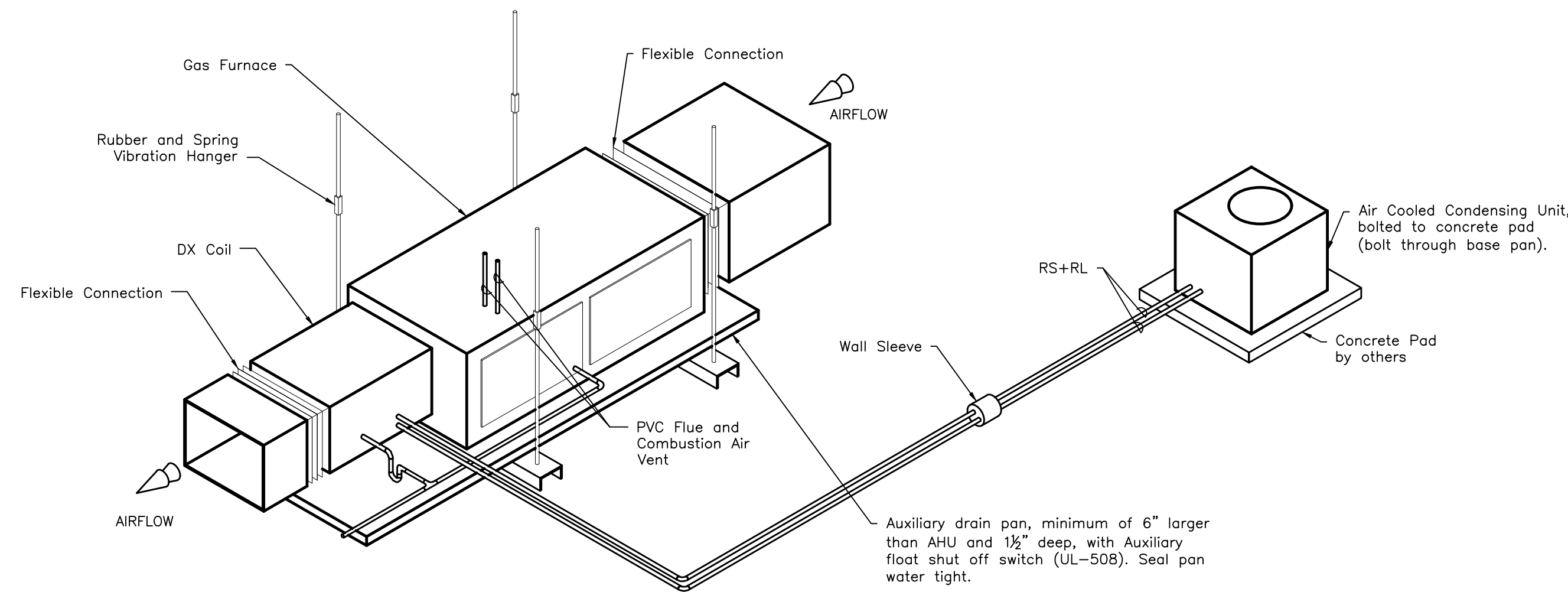
Detail Notes:

1. Large display.
2. Push button mode (Cool-Off-Heat).
3. Push button Fan (Auto-On).
4. Push Button to change temperature.
5. Battery Backup.
6. Mount top of thermostat 47" A.F.F.

Note
Disable built-in thermostat of PTAC and provide manufacturer's "remote escutcheon kit" to indicate remote operation.

Thermostat Detail

NTS



Split System Unit Schematic – Horizontal Gas Furnace

NTS

Gas Furnace Unit Schedule

Mark	CFM	O.A. CFM	ESP	HP	Voltage	MCA/MOCP	Heat BTU		Manuf.	Model	Remarks
							Input	Output			
F-1	1,000	100	0.5"	3/4	120V/1ø	9.8/15	40,000	37,000	Carrier	59SC040E17	W/CU-1, MERV 6 Filters, *
F-2	1,000	100	0.5"	3/4	120V/1ø	9.8/15	40,000	37,000	Carrier	59SC040E17	W/CU-2, MERV 6 Filters, *

* Condensate drain auxiliary float shutoff switch.

DX Cooling Coil Schedule

Mark	CFM	EDB/EWB °F	Total Cooling MBH	Sensible Cooling MBH	Manuf.	Model	Remarks
DX-1	1000	80.3/69.3	37.0	20.7	Carrier	CNPVP4217	W/F-1, CU-1, Cased, *
DX-2	1,000	80.3/69.3	37.0	20.7	Carrier	CNPVP4217	W/F-2, CU-2, Cased, *

* Condensate drain auxiliary float shutoff switch.

Condensing Unit Schedule

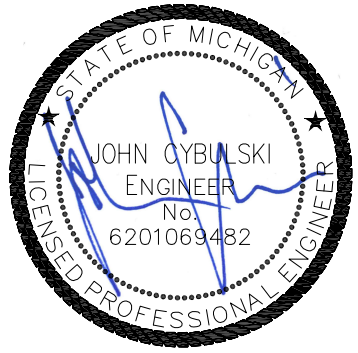
Mark	Cooling BTUH	SEER	Voltage	MCA/MOCP	Manuf.	Model	Remarks
CU-1	30,000	16.5	240V/1ø	16.7/25	Carrier	24SCA5036	W/F-1
CU-2	30,000	16.5	240V/1ø	16.7/25	Carrier	24SCA5036	W/F-2

Air Device Schedule

Mark	Type	Material	Size	Manufacturer	Model	Remarks
FR	Floor Register	Steel	10x6	Hart and Cooley	641	White, Double deflection, Damper, Size specified on sheet
RG	Return Air Grille	Steel	12x10	Titus	350R	White, Size specified on sheet
SR	Supply Air Register	Steel	10x6	Hart and Cooley	641	White, Double deflection, Damper, Size specified on sheet
VENT	Wall Vent	Polymer	6x6	XVENT	DHEB-64L-F	14x10, Flush to exterior wall vent, Coordinate color with architect

Exhaust Fan Schedule

Mark	CFM	ESP	HP	Voltage	Manuf.	Model	Remarks
EF-1	35/80*	0.3"	Frac.	115V/1ø	Broan	ZB80M	BDD, Energy Star, Two Speed, CRD
EF-2	100	0.3"	Frac.	115V/1ø	Broan	QT130	BDD, CRD



PIETY HILL 2 LDHA LP

CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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4. ADDITIONALLY SEE GENERAL INFORMATION ON "A0" SHEETS.

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Permit Set

DATE: 12-17-2021
PROJECT #: 20132

Description Date

MECHANICAL DETAILS

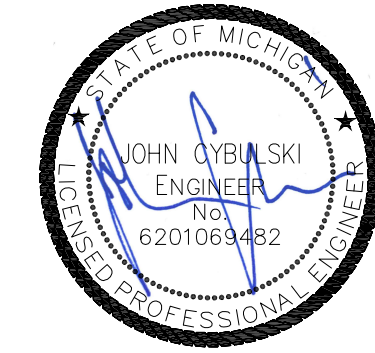
M401

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardi+partners.com

Electrical Symbols Legend								
(Not all Symbols Used)								
Symbol	Description	Mounting Height	Symbol	Description	Mounting Height	Symbol	Description	Mounting Height
	Ground Fault Interrupt protected Receptacle	See Sheet E401		CATV service: Mount on 4"x8" board with 4" conduit to utility – see detail.	verify with utility		Time Clock: 24 Hours/7-day time clock with battery backup. Coordinate with GC and other trades to ensure line voltage power to device and line voltage signal cable to lighting contactor.	See Sheet E401
	Weather Proof Ground Fault Interrupt Duplex Receptacle	See Sheet E401		CATV Outlet: Provide junction box, standard "F" connector, and coaxial cable from dwelling unit to service board/demarc box. Provide home run service for each dwelling unit. No loop wiring from dwelling unit to dwelling unit.	See Sheet E401		Lighting Contactor for Interior Lights: Coordinate and provide exact number of contacts to provide 50% lighting levels in hallways as signaled by the time clock.	See Sheet E401
	USB Receptacle Leviton T5633-X (coordinate with architectural and interior drawings for finish)	Field verify		Phone service: Mount on 4"x8" board with 4" conduit to utility – see detail.	verify with utility		Photoelectric Cell: Provide battery backup and coordinate EXACT mounting position with GC and site conditions. Provide all necessary cable to and from photocell in conduit.	Field verify
	240/208 Volt, 2 Pole Receptacle	See Sheet E401		Telephone Outlet: Provide j-box, plate, jack and cable from outlet to telephone service board/demarc box. No loop wiring from dwelling unit to dwelling unit. Verify exact location with owner prior to rough in.	See Sheet E401		Lighting Contactor for Exterior Lighting: Provide lighting contactor for exterior lighting circuits (Coordinate with EC and electrical lighting plans for exact number of lighting circuits and exact location of contactor.)	See Sheet E401
	Receptacle	See Sheet E401		Fire department communication system outlet	See Sheet E401		Rocker Switch	See Sheet E401
	Switched Receptacle (top half switched Only)	See Sheet E401						
	Single Receptacle	See Sheet E401						
	Quad Receptacle	See Sheet E401		Ethernet Panel: Provide backboard in location as shown or as coordinated with the Owner, GC and the broadband utilities. Contractor to ensure location is secure and can be accessed with all clearances as required by NEC. Backboard must be in well ventilated, conditioned space in compliance with electronic components ambient air specifications.	Mounted on 4"x8" backboard		3-Way Rocker Switch	See Sheet E401
	Floor Receptacle	Floor Mounted		Access Point: Provide Cat 6 cable to access point location, provide 10' service loop at access point location and run back to MDF/IDF location. Power for Access point to be POE, Access point provided by owner.	Ceiling		4-Way Rocker Switch	See Sheet E401
	Electrical Panel	See Sheet E401					Dimmer Rocker Switch	See Sheet E401
	Dwelling Unit Load Center	See Sheet E401		Voice/Data Outlet: Provide j-box, plate, jack and two separate cat 6 cables, one for telephone, and one for data.	See Sheet E401		Timer Switch (Leviton 6215M basis of design)	See Sheet E401
	Disconnect Switch	See Sheet E401		Data Outlet: Provide j-box, plate, jack and cat 6 wire from outlet to service board. Provide 10' service loops, labels and cable performance testing at all cable terminations .	See Sheet E401		Occupancy Sensor Switch	See Sheet E401
	J-Box	Field verify		E-Call Control Panel	Per AHJ		Keyed Switch	See Sheet E401
	J-Box and Snap Switch	Field verify		E-Call annunciator panel	See Sheet E401		Occupancy Sensor	Ceiling Mounted
	Security Camera: Provide vandal proof housing as indicated to show entry call panel in main vestibule. Provide junction box, power wiring and extend signal wiring to CCTV service.	Coordinate with G.C./Arch/Owner		E-Call System Dialer: Provide secure location, dialer shall be hard wired to control panel and have 120V dedicated receptacle.	Field verify		Motion Sensor	Ceiling Mounted
	Emergency Generator Remote Panel-NTPA 110-5.6.6 requires a remote common audible alarm per 5.6.5.2(4) that is powered by the storage battery and located (outside of the EPS service room) at a work site observable by personnel.	per AHJ		E-Call System Wireless Repeater: Repeaters shall be located in each hallway on Ethernet remote boards. Wireless repeaters shall have battery backup and be mounted within the manufacturers recommended practice for the construction materials and size of the building.	Field verify		Daylight Sensor	Ceiling mounted
	Fire Alarm Control Panel: Run conductors and ground from circuit breaker in panel indicated to junction box. Panel shall be fully addressable with battery backup.	60" to top		Wireless E-Call Pull Station/Button	See Sheet E401		Load controller	Ceiling mounted
	Fire Alarm Annunciator Panel	See Sheet E401		Emergency Call Dome Light	See Sheet E401		Recessed Can Light	Ceiling mounted
	Smoke Detector – System Type (unless noted otherwise) All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc. Comply with UL 268, and UL 217	Ceiling mounted		Door Security Panel (Tektone DS-100): Provide junction box and 120V power from a 20A/1P circuit as coordinated with the GC/EC.	See Sheet E401		Pendant or Globe Light Fixture	Ceiling mounted
	Smoke Detector with Relay Base for elevator Recall (See Elevator detail for more information)	Ceiling Mounted		Door Annunciator Panel: Provide in managers suite and outside entry office location.	See Sheet E401		Recessed Mounted Fixture	Ceiling mounted
	Smoke Detector with Strobe All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.	Ceiling mounted		FOB Proximity Reader	See Sheet E401		Surface Mounted Fixture	Ceiling mounted
	Smoke/Carbon Monoxide Detector-System Type All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc. Comply with UL 268 and UL 217	Ceiling mounted		Keypad	See Sheet E401		Emergency Fixture	Ceiling mounted
	Heat Detector – System Type (Fixed Temp. and Rate of Rise)	Ceiling mounted		Push Pad/Door Switch	See Sheet E401		Wall Mounted/Undercabinet Light	78" to bottom of fixture/bottom of cabinet
	Carbon Monoxide Detector	Ceiling mounted		Door Contact (Tektone ST019) with IR019B tone speaker: Mount contacts on door/door framing per manufacturer's guidelines. Wire contacts together at door and designate as (1) zone at door security panel. Coordinate installation with G.C. to avoid conflicts with other trades and door hardware.	Top of door jam		Wall Sconce	72" to top
	Fire Alarm Pull Station	See Sheet E401		Electric lock, coordinate with door hardware supplier for electronic lock type. (door strike, maglock, electrified lockset, electrified mortise lock). Provide power and interconnects with access control and Fire Alarm system if an emergency egress door. Coordinate with Door hardware supplier for transformer and interconnection with door controller. Coordinate location of interconnecting and power wiring. (door jamb, strike, wiring through hinges).	Top of door jam		Pole Light	See pole height on light fixture schedule
	Fire Alarm Horn and Strobe	See Sheet E401		Magnetic Lock: Contractor to provide interlocks and direct main entry area equipment installation by other trades. Coordinate with GC to ensure all interlocks to door operators are verified before doors are ordered, ensure with GC that accessibility requirements are met and power and signal wiring is coordinated and provided for.	Top of door jam		LV Remote Emergency Light Head	96" to bottom
	Fire Alarm Horn	See Sheet E401		Battery Backup: Provide battery backup location for door operators as required by the authority having jurisdiction, coordinate with the GC/EC and door operator manufacturer to ensure equipment is purchased to maintain code compliance.	Field verify		Emergency Light	90" to top
	Fire Alarm Strobe	See Sheet E401		Phone Access System: Basis of Design Selected Engineered Systems TEC1.	See Sheet E401		Emergency Exit Sign	Ceiling mounted or above door
	Smoke Alarm Strobe	See Sheet E401		Master Intercom: Intercom shall contain as many engraved plungers as there are apartments or areas to be called. Directory panels shall be supplied to accommodate an equivalent number of tenant names.	See Sheet E401		Emergency Exit Sign double face	Ceiling mounted or above door
	Fire Alarm Sprinkler Tamper Switch: Provided by FSC and wired to fire alarm by FAC.	N/A		Dwelling Unit Intercom: The stations should be equipped with momentary-action push buttons for talk, listen and door operation.	See Sheet E401		Exhaust Fan – See HVAC plans for more info.	Ceiling mounted
	Fire Alarm Sprinkler Flow Switch: Provided by FSC and wired to fire alarm by FAC.	N/A		Refuge intercom master/emergency egress intercom: Provide power supply and duplex receptacle in electrical room. Install master intercom next to building fire alarm system panel or where required by AHJ. Provide 2 hour rated cabling, in conduit if required. Refuge intercom system shall include limited access to public phone system.	See Sheet E401		Combination Exhaust Fan/Light	Ceiling mounted
	Magnetic Door Hold-Open Device: Interlock with fire alarm system	See Sheet E401		Refuge intercom remote/emergency egress intercom substation: mount one per stairwell landing. Provide 2 hour rated cabling, in conduit if required. Refuge intercom system shall include limited access to public phone system.	See Sheet E401		Fan Forced Ceiling Heater	Ceiling mounted
	Access Point	Ceiling Mounted		Refuge Intercom Control Panel: Run conductors and ground from circuit breaker in panel indicated to junction box. Panel shall be fully addressable with battery backup	Per AHJ		Cove Light	Ceiling mounted
	Door Bell (Nutone LA203WH)	See Sheet E401					Track Lights	Ceiling mounted
	Door Bell with strobe (Nutone LA204WH)	See Sheet E401					Chandelier	Ceiling mounted
	Push Button	See Sheet E401					Connect to Existing	N/A
	Security CCTV DVR: Coordinate with all trades and field conditions before rough-in to ensure proper cabling, power and control wiring.	Coordinate with G.C./Arch/Owner						
	Camera Signal Generator and Amplifier: Coordinate with GC and EC before final rough in. Location must be secured within locking NEMA enclosure.	Coordinate with G.C./Arch/Owner						
	CCTV Monitor: Coordinate with all trades and field conditions before rough in to ensure proper cabling, power and control wiring. Provide Monitor Bracket and coordinate exact location with building staff.	Coordinate with G.C./Arch/Owner						

Electrical General Notes			
A.	Permits: Provide work in accordance with current version of applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FHAG (Fair Housing Accessibility Guidelines), and codes listed on cover and interpretations. Contractor shall be responsible for obtaining and paying for permits and inspections. Contractor shall be familiar with applicable codes and local AHJ interpretations before bid and construction. All costs resulting from code interpretation shall be borne by the contractor.		
B.	Definitions: Furnish means to purchase, arrange for delivery to site, and to take delivery at the site. Install means to place in position for use. Provide means to furnish and install. "It" means handiwork accessible per current ADA, UFAS, and ANSI Type A requirements. "SI" means sensory impaired per ADA, UFAS and ANSI requirements. Where subject to physical damage means exposed less than 8' AFF, AFG.		
C.	Contract Documents: All work shall be performed according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, and Addenda, Architect's Supplemental Instructions, Bulletins, Change Orders, and other instruction transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, product quality, construction, finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Before bidding, review and understand the requirements of the Contract Documents. During bidding, confirm contract document and code compliance requirements with the Engineer and General Contractor, and again during the pre-construction conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. Scope changes shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.		
D.	Coordination: The drawings are diagrammatic, schematic and shown for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Prior to bid, confirm scope of work with Engineer. Before ordering equipment or supplies, coordinate scope requirements with suppliers and submit product data to Engineer for review. Prior to construction, attend truss coordination/pre-installation conference to coordinate structure requirements, and before installing work verify existing conditions match previous coordination. Coordinate exact dimensions and sequencing with all other trades including but not limited to site, utilities, and framing subcontractor. All additional costs resulting from lack of coordination shall be borne by the contractor.		
E.	Penetrations: Penetrations through structure shall be coordinated with structural elements, including studs, joists and trusses, before ordering materials or structure construction. Membrane and through penetrations of fire/smoke rated construction shall be protected with a product listed and labeled to maintain the rating of system penetrated. Penetrations through walls, slabs, masonry, etc. shall do so through sleeves. All gaps outside and inside of sleeves shall be caulked or be tightly packed in order to maintain proper protection against fire, smoke, heat loss, moisture, air infiltration, sound transmission, etc.		
F.	Contractor Deviations: Deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work. Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions, even if accepted by owner and added to construction documents. All costs associated with dimensional, performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.		
G.	Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangers, low voltage wiring, and other appurtenances) to provide complete working systems for the project. Offsets, fittings, accessories, and miscellaneous hardware are not shown, but shall be included at no additional cost in order to complete the system. Provide all final connections. Major deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work.		
H.	Warranty: To obtain final project certificates of occupancy upon completion of the work scope, contractor shall warrant that the work has been completed in compliance with established codes and regulations. Certificate shall be given to owner at project completion.		
I.	Coordinate recessed light fixtures and junction boxes with structural shop drawings before ordering. Coordinate locations with proposed truss and joist locations and advise if changes are needed. Coordinate enclosure listings/ratings (steel, fire rated or ICAT, etc.) for the application (lumber or truss), and verify the UL listing of the assembly allows installation. Membrane penetrations of rated assemblies shall be installed to be code compliant. Coordinate outlet boxes on opposite sides of a rated assembly to remain code compliant (rated, separated, or protected by other listed methods). Equipment or boxes larger than 16 sq.in. within a rated assembly shall be protected by UL listed products. During bid, estimate and include costs for maintaining assembly ratings. During construction, coordinate all penetrations with selected fire sealants supplier. For penetrations which do not have a standard UL installation detail, arrange for engineering determinations from sealants supplier and install modifications to match detail and manufacturer instructions. Refer to architectural fire-stopping specifications for more information.		
J.	Costs: Electrical contractor shall be responsible for all costs associated with the installation of electrical systems including conduit, utility transformer, transformer pad, primary feeders, secondary feeders, trenching, and backfill. E.C. shall coordinate and verify exact utility transformer and service requirements with local utility providing power service. The E.C shall provide for costs of final connections by utility company.		
K.	Underground Wiring: Underground wiring shall be deeper than the minimum depth required by the NEC and shall include tracer wire. Wiring beneath traffic, fire lanes, and driveways shall be encased in concrete or run within 4" rigid steel sleeves. Wiring beneath building slab shall be a minimum distance of 3'-0" from parallel walls for repair access and not directly under walls.		
L.	Lighting: All lights shall be switched per standard practice, ASHRAE 90.1/90.2 and the model energy code. Areas with more than one entry and exit shall have three or three/four way switching, typical for all spaces unless otherwise noted. All incandescent can lights shall have dimmer switches. Exact switch location to be determined in field with architect's representative. Provide all exit lights, in locations and configurations required by the authority having jurisdiction. Service and distribution equipment shall have short circuit capacity of 65,000 AWR unless available fault current is verified with utility and approved by engineer.		
M.	Dwelling Units: All 15A and 20A, 120V receptacles shall be listed tamper-resistant and protected by a listed arc-fault interrupting circuit breaker for locations listed in the NEC. All receptacles at kitchen counter tops and bathroom lavatories shall have ground fault protection for personnel.		
N.	Special Systems: The electrical contractor shall provide conduit and wiring from source to point of use for all low voltage systems including telephone, television, Fire Alarm, Emergency call/Nurse call and security, systems unless noted otherwise.		
O.	Telephone/Data: Telephone and data systems shall use Cat6 wire and RJ45 outlets. All wiring shall be the property of the owner after construction regardless of service supplier used. Coordinate installation with utility in field.		
P.	Television: Television distribution systems shall use RG6 wire and outlet jacks. All shall be the property of the owner after construction regardless of service supplier used. Coordinate installation with utility in field.		
Q.	Voltage Drop: All wire sizes throughout contract documents refer to copper wire (industry standard) unless specifically noted as aluminum. Wire size shall be increased to limit voltage drop to 5% total. Unless otherwise noted or contractor calculations submitted and approved, the following copper wire size combinations shall be used: - Dwelling unit 100 Amp panel feeder #3 AWG up to 210', #2 AWG up to 255', #1/0 AWG up to 320' (3% drop). - Dwelling unit 15 amp branch circuits #14 AWG up to 30', #12 AWG up to 45', #10 AWG up to 70' (2% drop). - Dwelling unit 20 Amp branch circuits #12 AWG up to 60', #10 AWG up to 50', #8 AWG up to 85' (2% drop).		



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Permit Set

DATE: 12-17-2021
 PROJECT #: 20132

Description	Date
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ELECTRICAL
 NOTES, SYMBOLS
 AND ABBREVIATIONS

E000

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
 P 614.221.1110 berardipartners.com

Abbreviations

(E)	Existing to remain	ELEC	Electrical
(R)	Existing to Remove	EWC	Electric water cooler
AFB	Above Finished Floor	FAC	Fire Alarm Contractor
AFG	Above Finished Grade	FSC	Fire Sprinkler Contractor
AFR	Above Finished Roof	FT'	Feet
AHJ	Authority Having Jurisdiction	FTHD	Feet of head
AVG	Average	FLEX	Flexible
AWG	American Wire Gauge	GA	Gauge
BLDG	Building	GALV	Galvanized
CLG	Ceiling	GC	General contractor
CONTR	Contractor	GEN	General
DEMO	Demolition	HP	Horsepower
DIA or Ø	Diameter	HVAC	Heating, ventilating and air conditioning
DN	Down	HORIZ	Horizontal
EB	Electric baseboard	HP	Horse power
EC	Electrical contractor	HW	Hot water
EF	Exhaust fan		

IE	Invert elevation	OA	Outside air
IN."	Inches	PC	Plumbing contractor
LBS/LB	Pounds or pound	PLUM	Plumbing
MA	Mixed air	PRESS	Pressure
MAX	Maximum	PROP	Propeller
MBH	1000 British thermal units per hour	RA	Return air
MECH	Mechanical	REG	Register
MC	Mechanical Contractor	REQ'D	Required
MFOR	Manufacturer	RLX	Relocate Existing
MH	Manhole	RM	Room
MIN	Minimum	RPM	Revolutions per minute
MTG	Mounting	RTU	Roof top unit
MOD	Motor Operated Damper	SA	Sanitary
N/A	Not applicable	SHMTL	Sheet metal
NEC	National Electrical Code	TSTAT	Thermostat
NTS	Not to scale	STD	Standard

STM	Storm
STRUCT	Structural
SPLD	Splitter damper
SF	Square Feet
Sq.In.	Square Inches
THRD	Threaded
TSP	Total static pressure
TYP	Typical
UH	Unit heater
UL	Underwriters laboratory
UNO	Unless Noted Otherwise
V	Vent
VEST	Vestibule
W/	With
WP	Weather proof

Electrical Dwelling Coded Notes

- Gas Range: Provide 120V, 1Ø, 20A GFI receptacle for digital controls. Coordinate exact mounting heights in field prior to rough-in.
- Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field.
- Garbage Disposal: 120V, 1Ø. Provide a GFI receptacle at disposal unit and switch on right side of sink. Installation must meet requirements of NEC 422. Coordinate exact requirements/location with G.C. in field.
- Dishwasher Receptacle: Provide a receptacle in base of cabinet from GFCI protected dedicated circuit. Coordinate exact requirements and location in field with G.C. and dishwasher manufacturer.
- Restroom GFI receptacle: 120V, 1Ø. Provide a GFI receptacle complying with NEC section 210.52(D). Verify location of mounting with architects representative in field, coordinate with mirror, and/or medicine cabinet, and grab bars and/or towel racks.
- Condensing Unit: 240V, 1Ø. Provide a 30A/2P fusible disconnect switch (NEMA 3R) near unit with flexible liquidtight conduit to unit for final connection. Verify size/overcurrent protection, and coordinate exact requirements/location in field with M.C. and actual equipment prior to rough in. Equipment provided by M.C.
- Gas Water Heater: Provide 120V, 1Ø, 20A GFI receptacle for water heater controls. Coordinate exact mounting heights in field prior to rough-in.
- Gas Dryer Receptacle: Provide 120V, 1Ø, 20A receptacle for dryer. Coordinate exact equipment requirements and location in field prior to rough-in.
- Washing Machine Outlet: 120V, 1Ø. Provide GFI receptacle and dedicated circuit.
- Provide hardwired combo smoke/CO detector (or separate CO detector if approved by engineer). Provide outside each sleeping area, minimum one per dwelling unit. Provide one per floor if multi-level dwelling unit. Provide in room/area with entry form attached garage if applicable.
- Exhaust fan by M.C. Coordinate wiring requirements with installation instructions. Bathroom exhaust fan shall be controlled by smart switch. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
- Run conduit and wiring from roof-mounted weatherhead to House Panel 'U' for electrical service. See sheet E102 for approximate weatherhead location. Coordinate all locations and connections with utility, GC and owner prior to rough-in.
- House Service Meter: coordinate all requirements and locations with utility. See E401 for more information.
- Exterior Receptacle: Provide GFCI exterior grade receptacle recessed into exterior wall face with integral weatherproof cover allowing NEMA-3R compliance with cord plugged in.

Service			Panel #		U		Mains:						
Voltage	120/ 240	Location			As Shown		M.C.B. 100A						
Phase	1	Mounting			Recessed								
Wires	3	All circuits feeding 15A and 20A receptacles shall be Arcfault											
Hz	60												
Grd. Bus	Yes												
Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A B		Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps		
1500	12	12	20/1	Small Appliance	1	+	-	2	Bathroom 1	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	-	+	4	Bathroom 2	20/1	12	12	1500
1500	12	12	20/1	Gas Range/Oven	5	+	-	6	Bedroom 1 Lts/Rec	15/1	14	14	1440
1350	12	12	20/1	Refrigerator	7	-	+	8	Bedroom 2 Lts/Rec	15/1	14	14	1440
840	12	12	20/1	Disposal	9	+	-	10	Downstairs Lts/Rec	20/1	12	12	1440
1092	12	12	20/1	Dishwasher	11	-	+	12	Upstairs Lts/Rec	20/1	12	12	1440
1173	12	12	20/1	F-X	13	+	-	14	Gas Water Heater	20/1	12	12	180
1920	10	10	30/2	ACCU-X	15	-	+	16	Clothes Washer	20/1	12	12	1500
1920	10		30/2	ACCU-X	17	+	-	18	Gas Clothes Dryer	20/1	12	12	1500
1500	12	12	20/1	Mech GFI Recept	19	-	+	20	Laundry Receptacle	20/1	12	12	1500
1500	12	12	20/1	Exterior Recept	21	+	-	22	Bedroom 3 Lts/Rec	20/1	14	14	1440
0				Space	23	-	+	24	Spare	20/1			0
0				Space	25	+	-	26	Space				0
0				Space	27	-	+	28	Space				0
0				Space	29	+	-	30	Space				0
0				Space	31	-	+	32	Space				0
Phase A Load (kVA) =					15.81								
Phase B Load (kVA) =					14.86					Connected Amps =		127.81	
Total Connected Load (kVA) =					30.68					Calculated Amps* =		71.61	

* Detailed Calculations available upon request

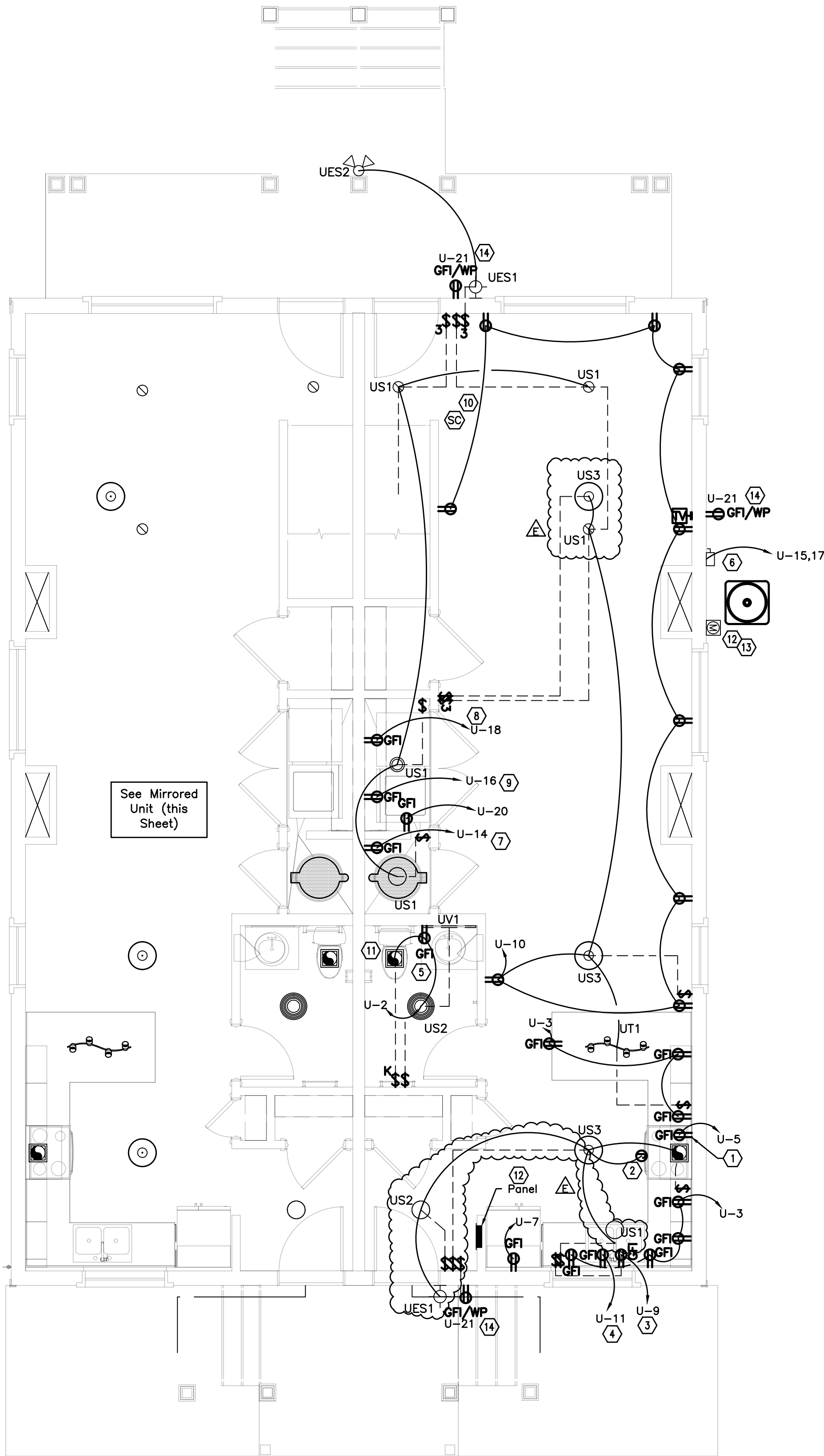
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

Do not install smoke alarms within 3' of bathroom doors.

Provide Photoelectric smoke alarms 6'-10' horizontally from permanently installed cooking appliances.

Provide Ionization smoke alarms with an alarm-silencing switch 10'-20' horizontally from a permanently installed cooking appliances.

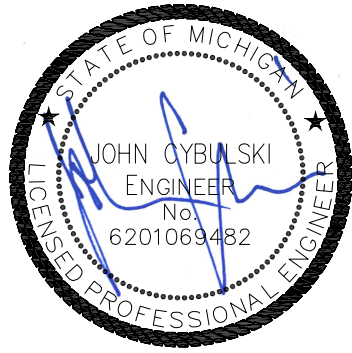
Provide Dual Technology or Ionization smoke alarms 20' or greater horizontally from a permanently installed cooking appliance.



Note: Porch configuration varies per site. See site and architectural plans for more information

1ST FLOOR

1/4" = 1'-0"



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2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
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Permit Set

DATE: 12-17-2021
PROJECT #: 20132

Description Date

E Revision E 05/22/26

ELECTRICAL
FIRST FLOOR PLANS

E101

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Electrical Dwelling Coded Notes

- Restroom GFI receptacle: 120V, 1ø. Provide a GFI receptacle complying with NEC section 210.52(D). Verify location of mounting with architects representative in field, coordinate with mirror, and/or medicine cabinet, and grab bars and/or towel racks.
- Smoke detectors: 120V, 1ø. Smoke detectors shall be run from lighting circuit with lock on clip. Smoke detectors shall be tandem wired for simultaneous annunciation. All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.
- Exhaust fan by M.C. Coordinate wiring requirements with installation instructions. Bathroom exhaust fan shall be controlled by smart switch. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
- Provide roof-mounted weatherhead for overhead electrical connection to utility. Run conduits and wiring from weatherhead to each service panel in basement. See sheet E101 for panel locations. Final connections at weatherhead to utility service by utility. Coordinate all requirements and connections with utility.
- Provide hardwired combo smoke/CO detector (or separate CO detector if approved by engineer). Provide outside each sleeping area, minimum one per dwelling unit. Provide one per floor if multi-level dwelling unit. Provide in room/area with entry from attached garage if applicable.
- Gas Furnace: Provide 120V, 1ø, 20A snap switch for supplementary power to gas furnace. Verify and coordinate exact requirements/location in field with M.C. and actual equipment prior to rough-in. Equipment provided by M.C.

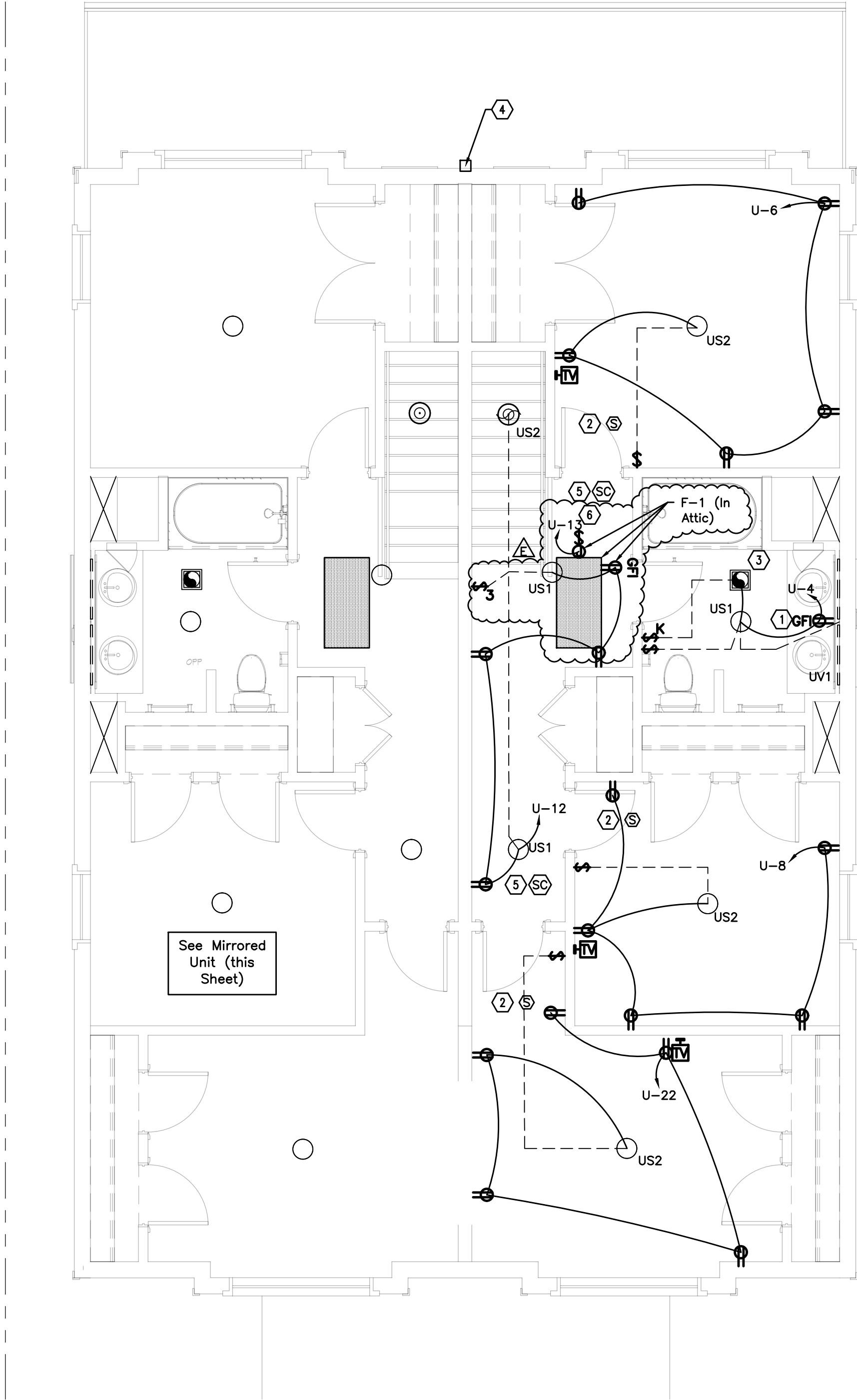
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Do not install smoke alarms within 3' of bathroom doors.

Provide Photoelectric smoke alarms 6'-10' horizontally from permanently installed cooking appliances.

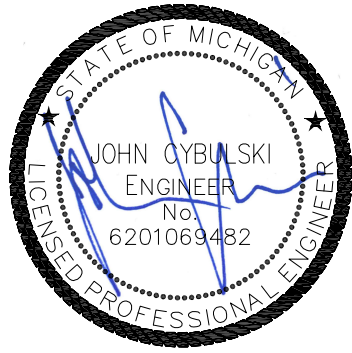
Provide Ionization smoke alarms with an alarm-silencing switch 10'-20' horizontally from a permanently installed cooking appliances.

Provide Dual Technology or Ionization smoke alarms 20' or greater horizontally from a permanently installed cooking appliance.



2ND FLOOR

1/4" = 1'-0" PLAN NORTH



PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
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Set

DATE: 12-17-2021
PROJECT #: 20132

Description Date

E Revision E 05/22/26

ELECTRICAL
SECOND
FLOOR PLAN

E102

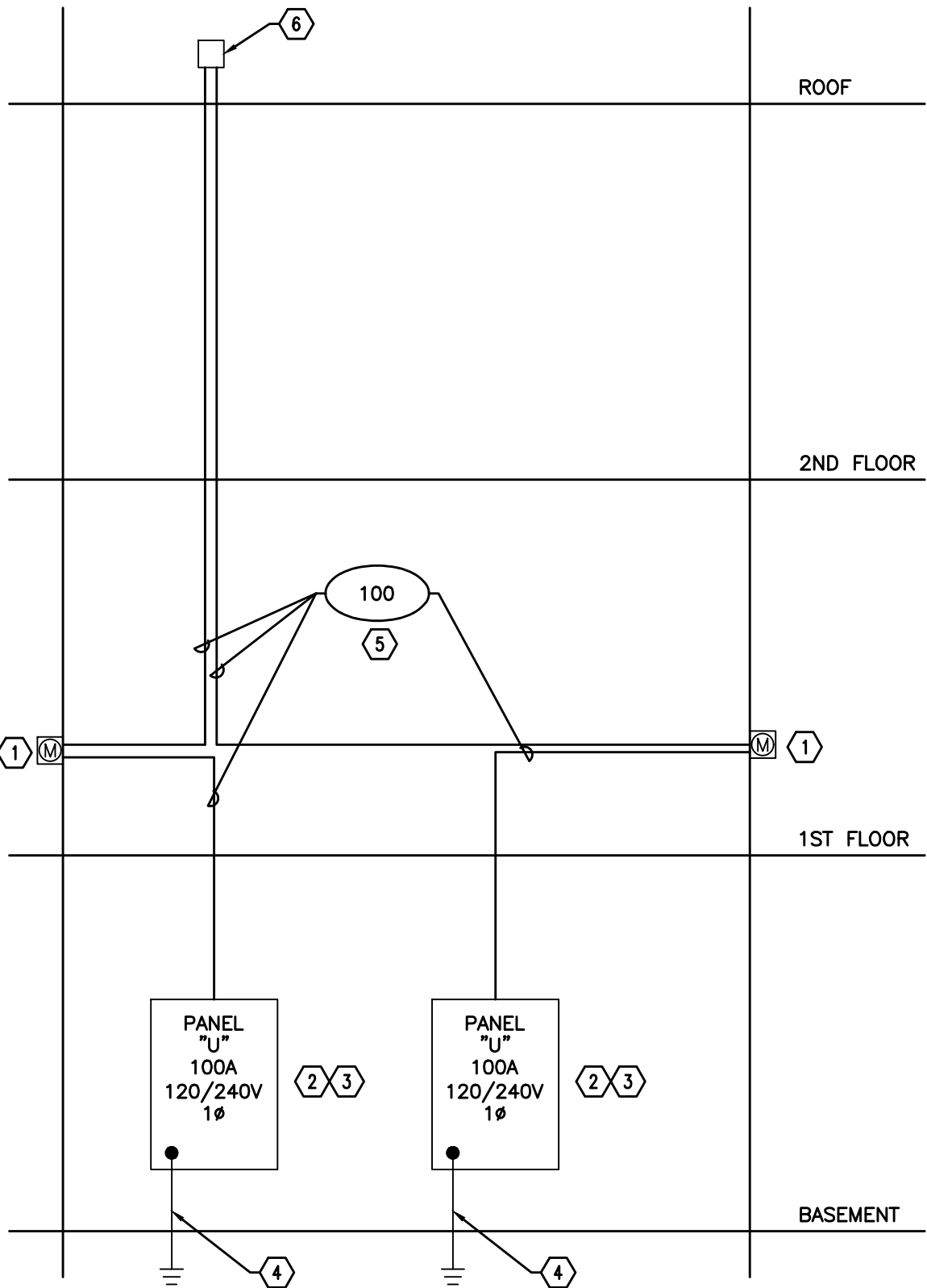
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Load Calculation			
Unit A			
Loads (less HVAC)			
1165	sq. ft. @ 3 watts sq. ft.	3495	VA
2	Small Appliance Circuits @ 1500 watts ea. (Minimum is two)	3000	VA
1	Washing Machine @ 1500 watts	1500	VA
1	Laundry Circuit(s) @ 1500 watts ea.	1500	VA
1	Gas Range @ 180 watts	180	VA
1	Gas Water Heater @ 180 watts	180	VA
1	Gas Clothes Dryer @ 360 watts	360	VA
1	Dishwasher @ 1200 watts	1200	VA
1	Disposal @ 1200 watts	1200	VA
1	Refrigerator @ 1350 watts	1350	VA
1	Microwave @ 1100 watts	1100	VA
1	Range Hood @ 300 watts	300	VA
0	Misc @ 180 watts	0	VA
0	Garage Door @ 1600watts	0	VA
Total Calculated Load (less HVAC)		15365	VA
Instant Water Heaters			
0	Instant water heater 21000 watts	0	VA
HVAC Load			
Heating Load	1200	VA	
Electric Heating Load	0	VA	
Cooling Load	3840	VA	
HVAC Load		5040	VA
Service Demand			
Total Computed Load (NEC 220.82)			
First 10kw of Total Calculated Load (less HVAC) @ 100%		10000	VA
Remainder of Total Calculated Load (less HVAC) @ 40%		2146	VA
100% of nameplate rating for Heating and Cooling		5040	VA
Instant Water Heaters		0	VA
Calculated Service Load		17186	VA
Calculated Service Load			Minimum Service Ampacity
17186 watts	240 volts		71.61 amps

Conductor Schedule

Feeder Amps	Service Amps *	Copper – basis of design					Aluminum				
		Types: THHN and THWN (75°C)									
		Qty of Sets	Qty of Wires See Riser	Feeder Size	Ground Size (* No ground)	Conduit Size	Qty of Sets	Qty of Wires See Riser	Feeder Size	Ground Size (* No ground)	Conduit Size
20		1		12	12	0.75"	1		10	10	0.75"
25		1		10	10	0.75"	1		10	8	0.75"
30		1		10	10	0.75"	1		8	8	0.75"
35		1		8	10	1"	1		6	8	1"
40		1		8	10	1"	1		6	8	1"
45		1		8	10	1"	1		6	8	1"
50		1		6	10	1"	1		4	8	1.25"
60	60*	1		6	10	1"	1		4	8	1.25"
70	70*	1		4	8	1.25"	1		3	6	1.25"
80	80*	1		4	8	1.25"	1		2	6	1.5"
90	90*	1		3	8	1.25"	1		1	6	1.5"
100	100*	1		3	8	1.5"	1		1	6	2"
125	125*	1		1	6	2"	1		2/0	4	2.5"
150	150*	1		1/0	6	2"	1		3/0	4	2.5"

* Service conductors shall not have equipment ground per NEC 250.6
Cable can be substituted for conduit per specifications and NEC requirements, Conduit and Armor clad requirements will be provided per the NEC and specifications

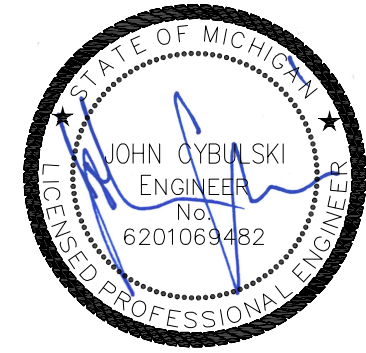


RISER DIAGRAM

N.T.S.

Riser Coded Notes

- House Service Meter: Provide lugs, 2" conduit, socket, meter and all associated wiring. Verify exact utility requirements and locations in field.
- House Service Panel: Provide service entrance rated panel as shown. Bond neutral to ground and connect to grounding system using 3/0 AWG grounding electrode conductor. See grounding system detail for more information.
- Provide Arc Flash warning labels for all panels to comply with NEC 110.21.
- Grounding: Provide grounding system with 3/0 awg grounding electrode conductor from building service to building steel, ground rod, and metal cold water pipe. See grounding system detail for more information.
- 100 Amp panel feeder with #2 AWG conductors and #8 AWG ground for distances up to 100'. For longer distance, use #1 AWG conductor/#8 AWG ground up to 150', and #1/0 AWG conductor/#6 ground up to 160' (<1% drop).
- Provide roof-mounted weatherhead for overhead electrical connection to utility. Run conduits and wiring from weatherhead to utility meter, and then to each service panel in basement. See sheet E101 for panel locations. Final connections at weatherhead to utility service by utility. Coordinate all requirements and connections with utility.



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2 LDHA LP
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CHRISTIAN (CDC)
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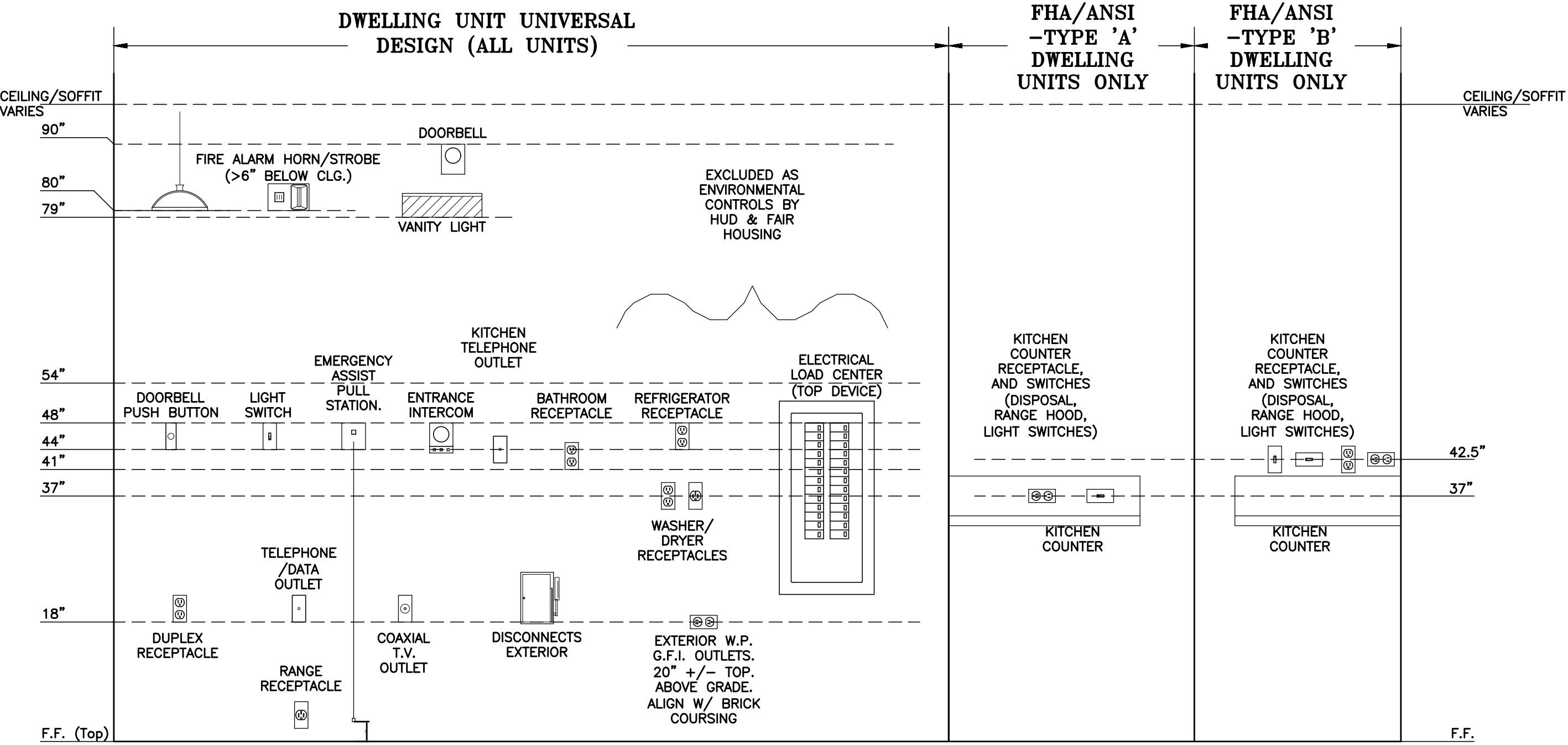
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ELECTRICAL
RISER AND
PANEL SCHEDULES

E401

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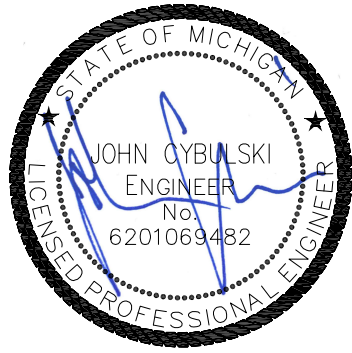
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ALL DEVICE MOUNTING HEIGHTS ARE TO CENTERLINE/TOP/BOTTOM AS DEPICTED. COORDINATE & CONFIRM BOTH VERTICAL AND HORIZONTAL DIMENSIONS WITH OTHER TRADES TO CORRECTLY LOCATE ROUGH IN BOXES. COORDINATE ROUGH IN DIMENSION WITH UNDER LAYMENT (PLYWOOD, GYPCRETE, ETC.) AND FINISHED FLOORING THICKNESS. TYPICAL-ALL LOCATIONS.

Device Mounting Heights (Unless Noted Otherwise)

NOT TO SCALE



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2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
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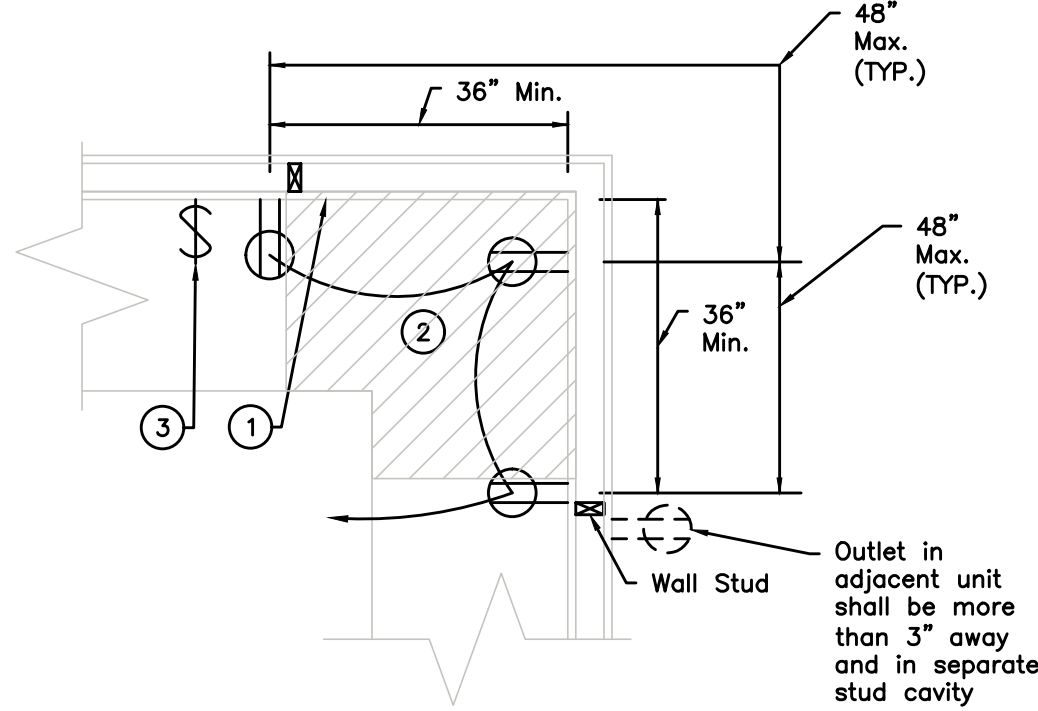
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ELECTRICAL
MOUNTING HEIGHT
DETAILS

E501

○ Detail Notes:

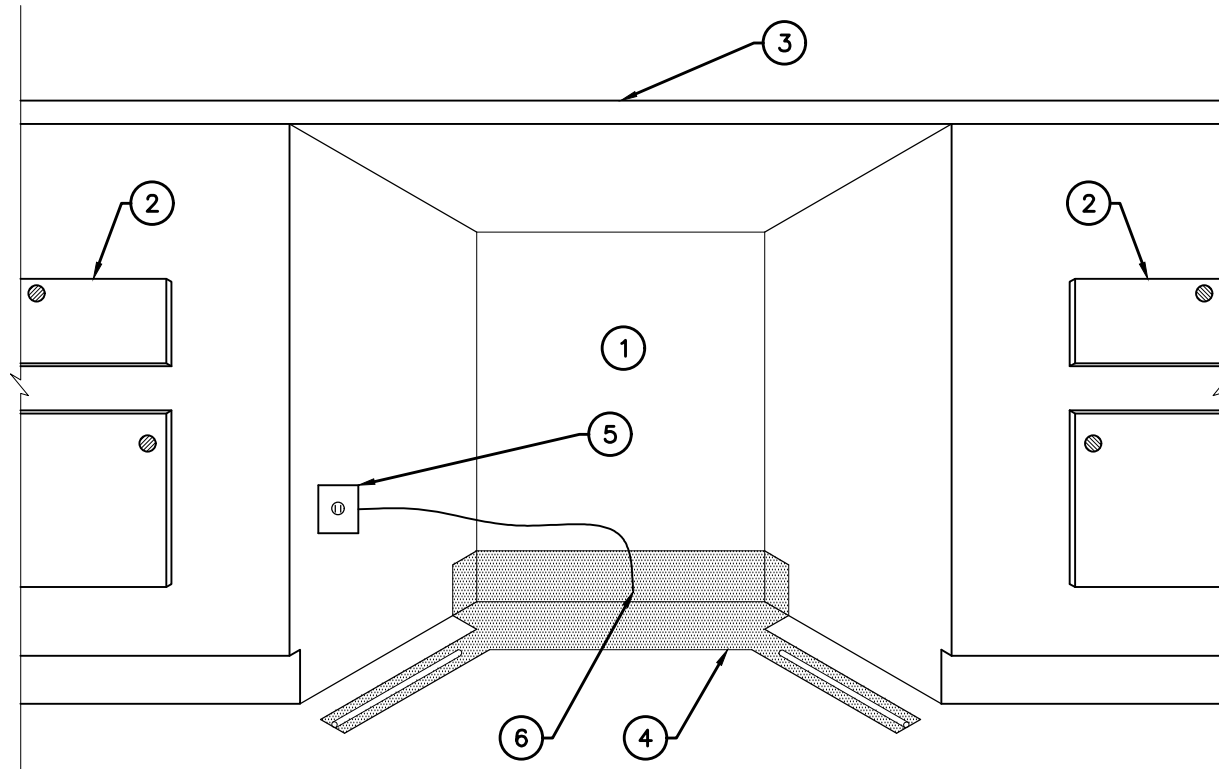
1. A receptacle outlet shall be installed at each kitchen wall countertop space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space.
2. Outlets in this shaded area do not meet accessibility reach requirements, but are required to meet NEC 210.52(C). which requires no point along the wall to be more than 24" measured horizontally from any receptacle.
3. Switches shall be installed at least 36" from wall corner to remain accessible (typical).



Kitchen Counter Detail
NTS

○ Detail Notes:

1. Location for dishwasher.
2. Cabinets, see architectural plans for more information.
3. Countertop, see architectural plans for more information.
4. Location of removable face plate.
5. Receptacle location under sink: Verify with G.C. and equipment supplier that dishwasher is plug compliant and receptacle must be mounted in an accessible location, per NEC.
6. Flexible cord material must comply with use for this application.

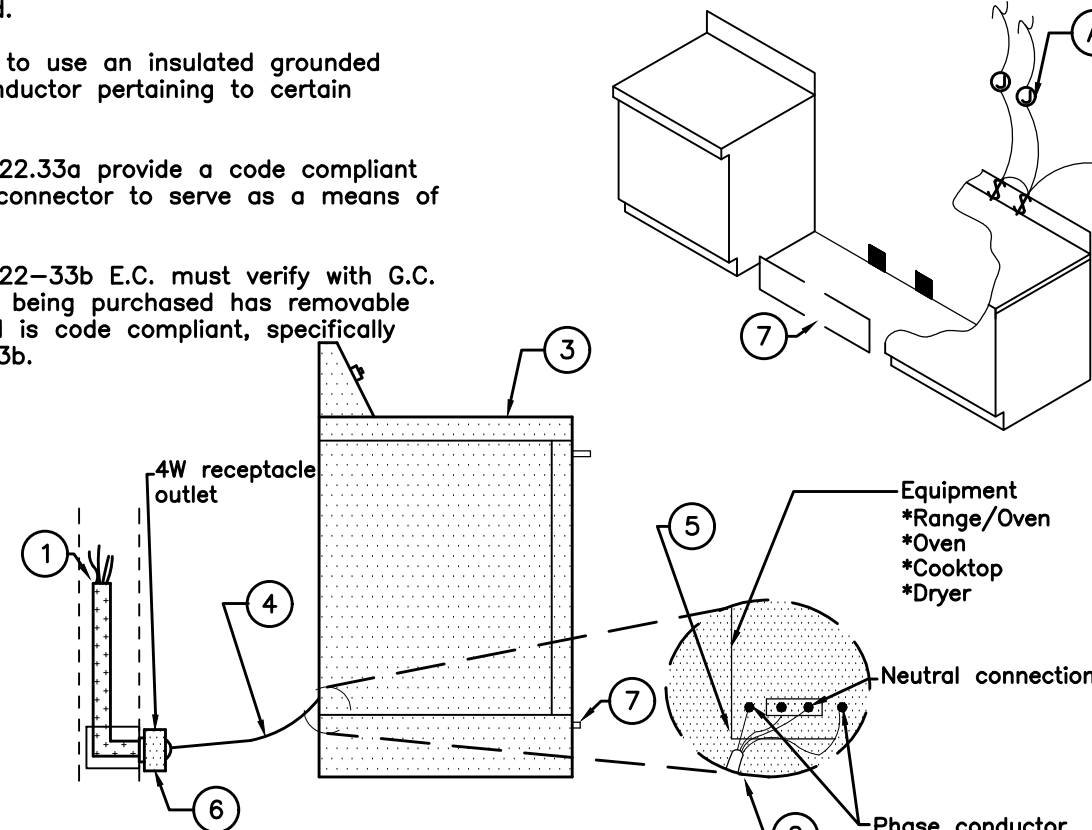


Dishwasher Detail
NTS

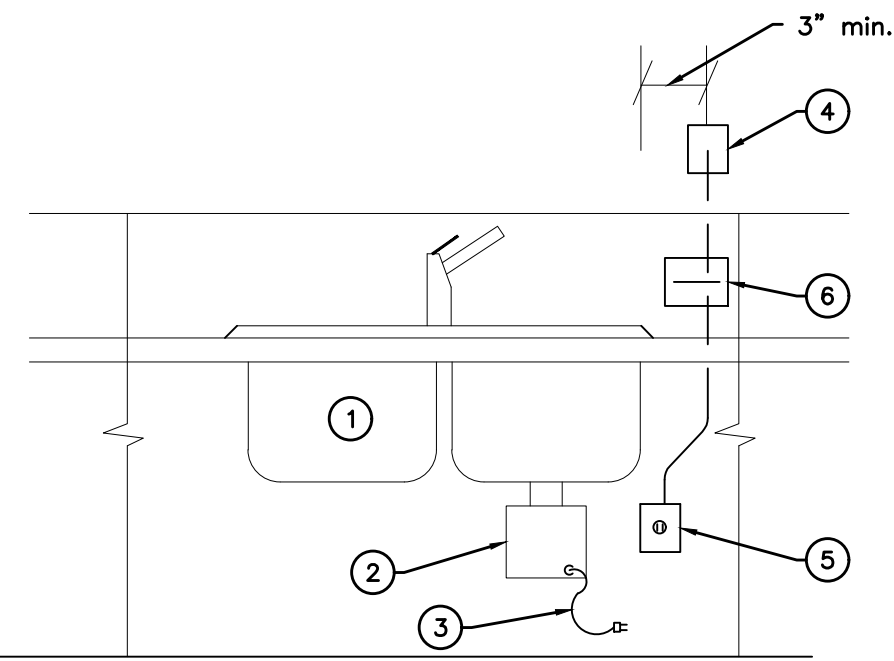
○ Detail Notes:

1. Per NEC 210.19(A)(3) Range 8.75kW or greater shall have 40 Amp minimum branch current rating.
2. Per NEC – Power supply 4W cable w/ insulating neutral.
3. Per NEC 250.140, 134, 138 clothes dryer must be grounded and a 4 conductor receptacle and cord.
4. Per NEC 422.16 and 422.33 flexible cords are allowed.
5. Contractor to use an insulated grounded neutral conductor pertaining to certain appliances.
6. Per NEC 422.33a provide a code compliant separable connector to serve as a means of disconnect.
7. Per NEC 422–33b E.C. must verify with G.C. that range being purchased has removable drawer and is code compliant, specifically NEC 422.33b.

Only applicable to handicap accessible type dwelling units:
A. Provide J–box for range hood fan/light connection as shown with remote wall switches placed horizontally in the middle of the 6" back splashes and just beyond the range side margin.



Range and Dryer Detail
NTS



Note: Kitchen disposal units shall comply with all applicable codes including but not limited to NEC. E.C. must coordinate with G.C. regarding disposal type, framing and backsplash. This equipment will be installed differently for accessible locations. The E.C. must reference the Architectural plans.

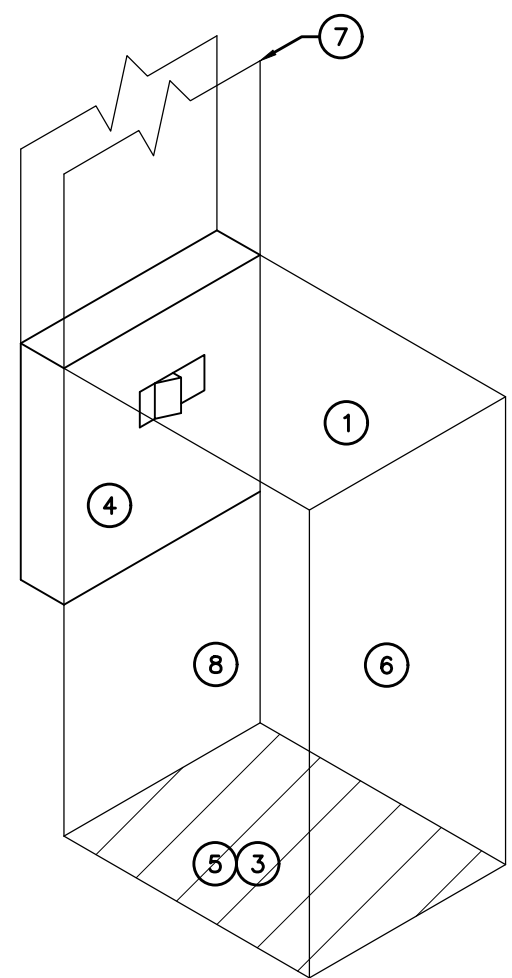
○ Detail Notes:

1. Kitchen sink.
2. Food grinder by other.
3. Cord must be 3–conductor, "S.O." type terminated with grounding type plug. Cord must be between 18" and 36" long.
4. Wall switch (mount differently for accessible units).
5. Single receptacle for disposal, wire thru switch. Coordinate with plumbing and counter backsplash.
6. Wall switch accessible unit locations.

Disposal Detail
NTS

○ Detail Notes:

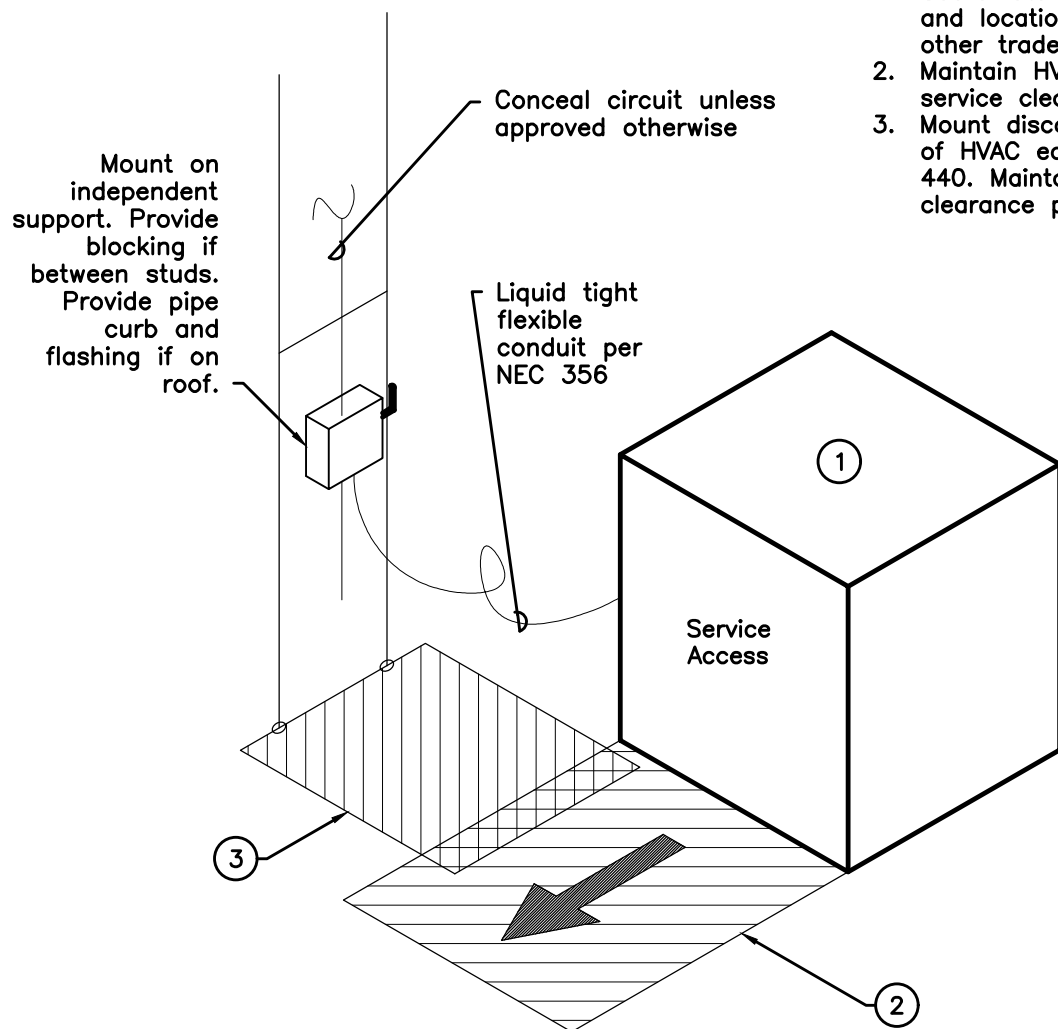
1. Minimum width: Whichever is greater, 30" wide or equipment width.
2. Minimum height: Whichever is greater, 6.5' or equipment height (except equipment less than 200 amps).
3. Depth of 36" for 0–150 volts to ground depth of 48" for 151–600 volts to ground.
4. Electrical equipment.
5. Clear Spaces: Working space required for serviceable electrical devices, per NEC shall not be used for storage. When normally enclosed live parts are exposed for inspection, or servicing the working space, if in a passageway or general open space, shall be suitably guarded.
6. For electric closets, access and entrance to working space: At least one entrance of sufficient area shall be provided to give access to the working space about electric equipment.
7. Dedicated Electrical Space: The space equal to the width and depth of the equipment and extending from the floor to a height of 6ft above the equipment or to the structural ceiling, whichever is lower, shall be dedicated to the electrical installation. No piping, ducts, or equipment foreign to the electrical installation shall be located in this zone.
8. For equipment rated 1200 amperes or more and over 6ft wide that contain overcurrent devices, switch devices, or control devices, there shall be one entrance not less than 24in. wide and 6–1/2ft high at each end of the working space.



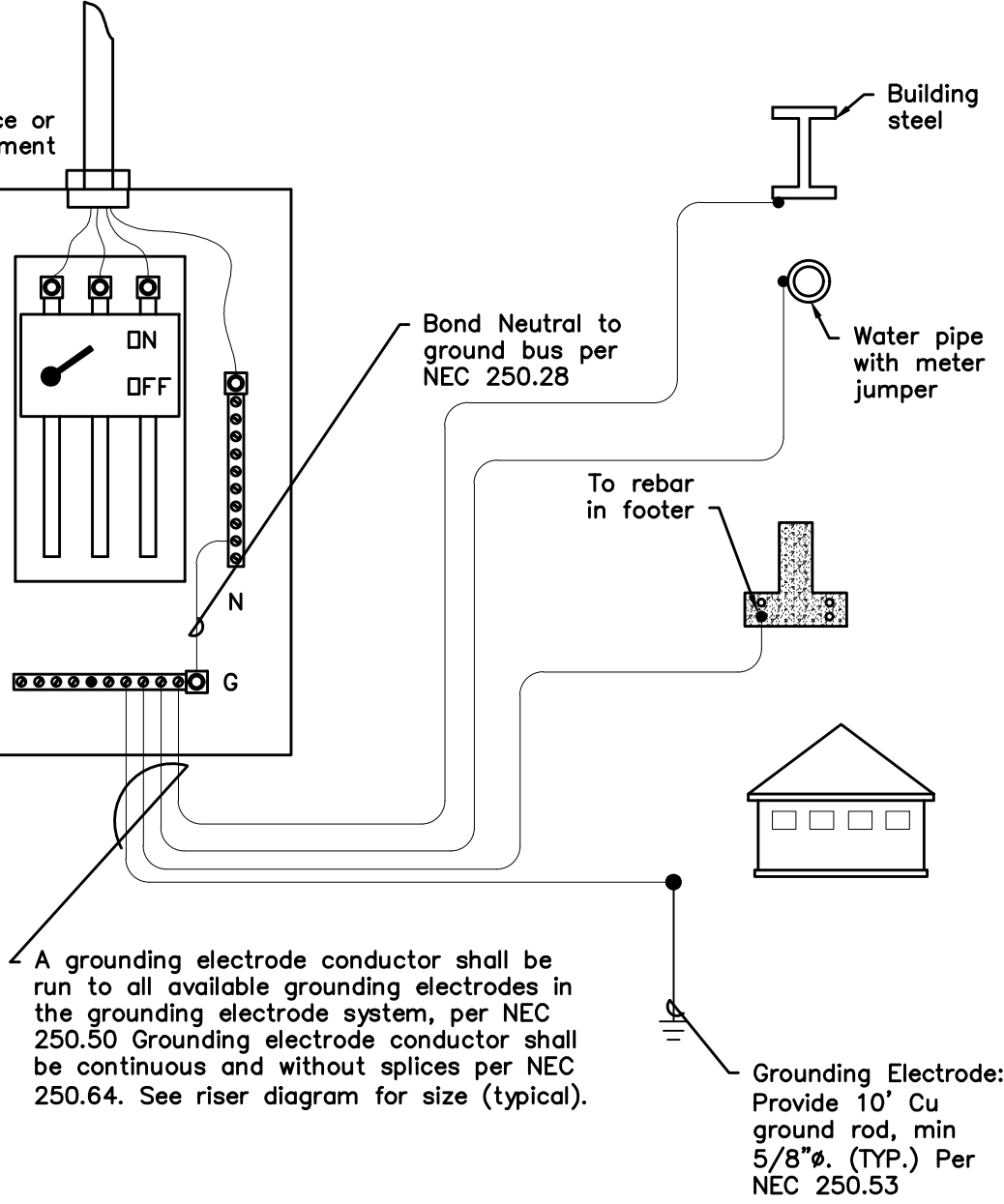
Equipment Clearance Detail
NTS

○ Detail Notes:

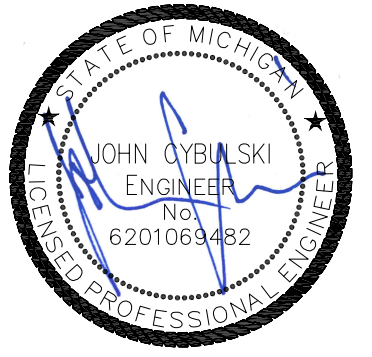
1. Coordinate equipment size and location with G.C. and other trades.
2. Maintain HVAC equipment service clearances.
3. Mount disconnect within sight of HVAC equipment per NEC 440. Maintain disconnect clearance per NEC 110.



Equipment Disconnect Detail
NTS



Grounding System Details
NTS



PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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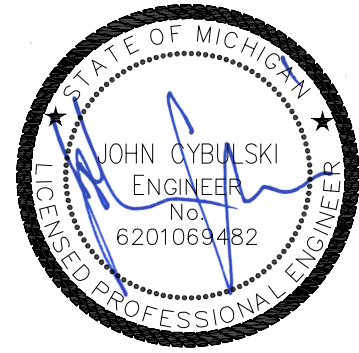
Description Date

**ELECTRICAL
DETAILS**

E502

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

LIGHT FIXTURE SCHEDULE														
TAG	FIXTURE TYPE	MANUFACTURER	MODEL #	FINISH	LAMP TYPE	FIXTURE WATTAGE	VOLTAGE	DIMENSION WIDTH	DIMENSION LENGTH	DIMENSION DEPTH/HEIGHT	COLOR TEMP	LUMENS	ENERGY STAR CERTIFIED?	REMARKS/NOTES
DWELLING UNITS														
UE81	UNIT EXTERIOR SURFACE MOUNTED LIGHT	WAC LIGHTING	FM-W57806	BLACK	LED	10.4	120	-	6.25" Ø	2.5"	3000K	535	YES	WET LOCATION LISTED
UE82	UNIT EXTERIOR SECURITY LIGHT	DEFIANT	DF-5582-WH	WHITE	LED	22	120	7.25	6	8.5	5000K			WET LOCATION LISTED
UK1	UNIT KITCHEN LIGHT	WAC LIGHTING	FM-4014	BRUSHED NICKEL	LED	31	120	5.375"	14"	2.625"	3000K	640	NO	DAMP LOCATION LISTED
US1	UNIT SMALL SURFACE DOWNLIGHT	WAC LIGHTING	FM-W57806	STAINLESS STEEL	LED	10.4	120	-	6.25" Ø	2.5"	3000K	535	YES	
US2	UNIT MEDIUM SURFACE DOWNLIGHT	WAC LIGHTING	FM-W57815	STAINLESS STEEL	LED	26.2	120	-	12" Ø	2.5"	3000K	1376	YES	
US3	UNIT LARGE SURFACE DOWNLIGHT	WAC LIGHTING	FM-W57815	STAINLESS STEEL	LED	31	120	-	15" Ø	2.5"	3000K	1672	YES	
UT1	UNIT TRACK LIGHT	WAC LIGHTING	TK-18054-3000K-90-BN	BRUSHED NICKEL	LED	32	120	36	2.5	5.25	3000K	3200	NO	
UV1	UNIT VANITY LIGHT	WAC LIGHTING	WS-57627	BRUSHED NICKEL	LED	35.5	120	6"	27"	3.5"	3000K	2065	NO	DAMP LOCATION LISTED



PIETY HILL
2 LDHA LP
CENTRAL DETROIT
CHRISTIAN (CDC)
1550 TAYLOR STREET
DETROIT, MICHIGAN 48207
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LIGHT SCHEDULE AND DETAILS

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