perspective

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314
MSHDA Project Number - 3144

PERMIT SET

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):
R-2 RESIDENTIAL
A-2 ASSEMBLY
B BUSINESS
S-2 LOW-HAZARD STORAGE

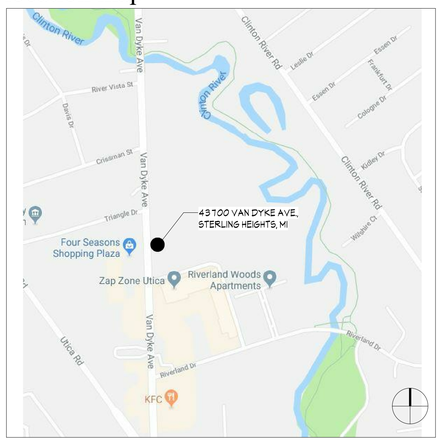
CONSTRUCTION TYPE:
TYPE VA
CODE: SEE SHEETS G002.a AND G002.b.

DEFERRED SUBMITTALS:
WITH PRIOR APPROVAL OF THE BUILDING OFFICIAL HAVING JURISDICTION, PORTIONS OF THE DESIGN THAT QUALIFY FOR DEFERRED SUBMITTAL THAT ARE NOT SUBMITTED AT THE TIME OF APPLICATION ARE TO BE SUBMITTED WITHIN A SPECIFIED TIME PERIOD.
ALL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR APPROVAL BEFORE BEING FORWARDED TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE DESIGN OF THE PROJECT.

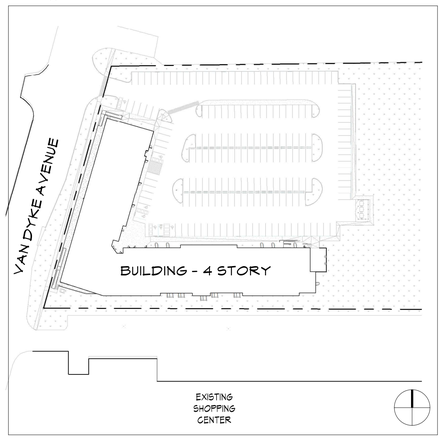
THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN HAS BEEN APPROVED. THE FOLLOWING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AS DEFERRED SUBMITTAL:
1. THE SUBMISSION OF FIRE ALARM SYSTEM CONSTRUCTION DOCUMENTS (SHOP DRAWINGS) SHALL BE REQUIRED FOR REVIEW AND EVALUATION AS PER MBC 2015 SECTION 907.
2. THE SUBMISSION OF AUTOMATIC FIRE SUPPRESSION (SPRINKLER) SYSTEM (SHOP DRAWINGS CONSTRUCTION DOCUMENTS SHALL BE REQUIRED FOR REVIEW AND EVALUATION AS PER MBC 2015 903.
3. THE SUBMISSION OF CERTIFIED WOOD ROOF AND FLOOR JOIST TRUSS DETAILS SHALL BE REQUIRED FOR REVIEW AND EVALUATION PER MBC 2015 SECTION 2303.4.

DELEGATED DESIGNS:
THE FOLLOWING SYSTEMS WILL BE DESIGNED BY SPECIALIZED CERTIFIED SUBCONTRACTORS AND SUBMITTED FOR REVIEW AND APPROVAL.
1. GEOPIER SYSTEM
2. IRRIGATION SYSTEM

location map



site plan



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SUBMITTED UNDER SEPARATE PERMIT SUBMISSION

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E302	ENLARGED UNIT PLAN A2 - ANSI TYPE "B"
E303	ENLARGED UNIT PLAN A3 - ANSI TYPE "B"
E304	ENLARGED UNIT PLAN A4 - ANSI TYPE "B"
E305	ENLARGED UNIT PLAN B1a - ANSI TYPE "B"
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development summary

STERLING HEIGHTS IS SITUATED ON A 10.3-ACRE PARCEL IN STERLING HEIGHTS, MICHIGAN (MACOMB COUNTY). THE MIXED-USE DEVELOPMENT WILL PROVIDE AN AFFORDABLE RESIDENTIAL COMMUNITY FOR FAMILIES WHO ARE SEEKING AFFORDABLE HOUSING IN MACOMB COUNTY. THE PROPOSED BUILDING IS A FOUR (4) STORY STRUCTURE SET ON A SLAB-ON-GRADE WITH MASONRY AND WOOD FRAMED WALLS, AND LOW-PITCHED WOOD TRUSSED ROOF. THE BUILDING IS APPROXIMATELY 134,903 SF, WHICH INCLUDES RETAIL SPACES ON THE 1ST FLOOR ALONG VAN DYKE ROAD, ONE-BEDROOM AND TWO-BEDROOM UNITS WITH RESIDENTIAL AMENITIES SUCH AS A FITNESS CENTER, WI-FI LOUNGES, AND COMMUNITY ROOM.

owner:
The Chaldean Community Foundation
Sterling Heights, MI

civil engineer:
Giffels Webster
Birmingham, MI

structural engineer:
Pinnacle Consulting Engineers, Inc.
West Bloomfield, MI

architect:
Berardi + Partners, Inc.
Columbus, Ohio

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

landscape architect:
Giffels Webster
Birmingham, MI

contractor:
G. Fisher Construction Company
Farmington Hills, MI

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43743
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43743
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ 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 "A0" 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 CADD 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 CODIFIED 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.

PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
4	Addendum 4	1.6.2022

COVER SHEET

G000

NOT FOR CONSTRUCTION

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

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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, ANNULAR 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 ANNULAR 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 ANNULAR 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 E8 14. 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 E 119 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 E 119 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 ANNULAR 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 TWOSTORIES 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 IN- STALLED 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 ANNULAR SPACE AROUND THE PENETRATING ELEMENT SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13 OR WITH A THROUGH-PENETRATION SYSTEM IN ACCORDANCE WITH PARAGRAPHS 3 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 RATING 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 ANNULAR 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 SHAFT.

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 STORES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACE IS FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.

13. ANNULAR SPACE PROTECTION: THE ANNULAR 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 ANNULAR 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 E 119 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, GUYS OR TIE 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:

1. PUBLIC USE AND COMMON USE PORTIONS OF THE DWELLINGS ARE READILY ACCESSIBLE TO AND USABLE BY PERSONS WITH HANDICAPS;
2. 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
3. ALL PREMISES WITHIN SUCH DWELLINGS CONTAIN THE FOLLOWING FEATURES OF ADAPTIVE DESIGN:
4. AN ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING;
5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
6. REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS; AND
7. USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER 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. 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 MICHIGAN BUILDING CODE AS WELL AS ADDITIONAL REQUIREMENTS OF ENTERPRISE GREEN COMMUNITIES AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY.

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 GLUE DOWN. IF INSTALLED WITH PAD, COMBINED CARPET AND PAD HEIGHT SHALL NOT EXCEED 1/2".

GENERAL CONSTRUCTION NOTES:

1. 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.
2. **DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF SHEATHING.** DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD.
3. ALL BEARING WALLS ARE AS INDICATED ON THE STRUCTURAL DRAWINGS.
4. INSULATION: ON WALLS BETWEEN UNITS PROVIDE INSULATION BEHIND ALL OUTLETS, PLUMBING STACKS AND WATER SUPPLY LINES.
5. 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.
6. 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.
7. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.
8. BLOCKING: PROVIDE SOLID BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, RODS AND ACCESSORIES.
9. PROVIDE WOOD BLOCKING IN ALL STANDARD AND HANDICAP DESIGNATED BATHROOMS OF ONE STORY LIVING UNITS FOR INSTALLATION OF FUTURE AND CURRENT GRAB BARS.

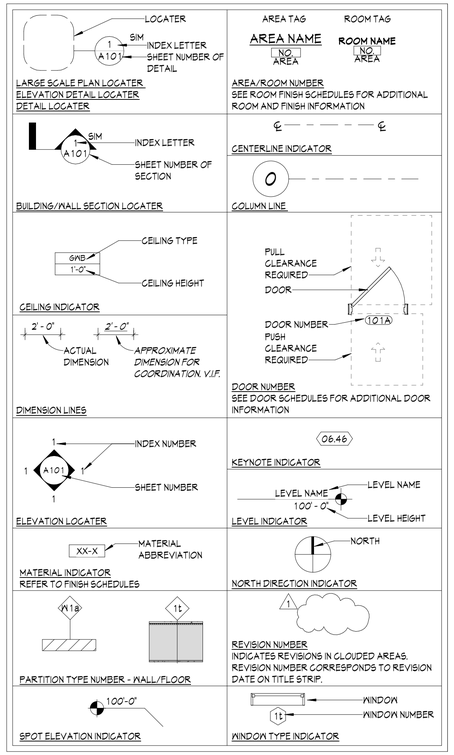
dimensional tolerance:

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. 18").

6" OR LESS:	+/- 1/32"
1' TO 30':	+/- 1/16"
31' TO 55':	+/- 1/8"
56' TO 80':	+/- 3/16"
81' TO 100':	+/- 1/4"

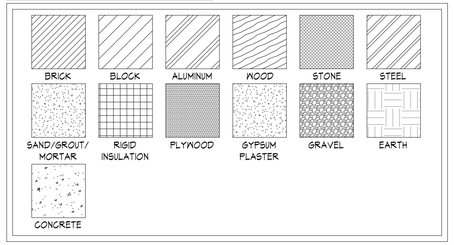
IN INSTANCES WHERE A DIMENSIONAL RANGE IS PROVIDED (i.e. 33'-36') OR MAXIMUM (MAX.) AND MINIMUM (MIN.) DIMENSIONS ARE INDICATED, THE TOLERANCE IS INHERENT IN THE RANGE PROVIDED. ANY CONSTRUCTION VARIANCES BEYOND THIS RANGE WILL NOT BE ACCEPTED. THESE TOLERANCES WILL BE STRICTLY ENFORCED FOR ALL SPACES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

SYMBOLS



1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND PROJECT REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS THIS RECOGNIZED.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND PROJECT MANUAL IN THEIR ENTIRETY AND THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLIMENTARY 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. ALSO SEE NOTES ON THIS SHEET.

HATCH LEGEND



ACCESSORY LOCATION TABLE

ITEM	ANSI TYPE 'A'	ANSI TYPE 'B'	NOTES
COAT CLOSET SHELVING	ADJ. TO 54" OR 48"	54" A.F.F.	
BEDROOM CLOSET SHELVING	ADJ. TO 54" OR 48"	54" @ SINGLE SHELF 48" @ HC UNITS	
DOUBLE CLOSET SHELVING	TOP ADJ. 84" OR 42" / LOWER 36"	84" TOP / 42" LOWER	
LINEN SHELVING	12" O.C. - TOP @ 72"	12" O.C. - TOP @ 72"	TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD
TOWEL BARS	48" A.F.F.	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., 40" FROM BACK WALL TO CL	24" A.F.F., 40" FROM BACK WALL TO CL	
TOILET GRAB BARS	33-36" A.F.F.	33-36" A.F.F.	SEE 6005 SHEETS FOR ADDITIONAL INFORMATION
TUB / SHOWER GRAB BARS	33-36" A.F.F.	33-36" A.F.F.	PROVIDE ADDITIONAL GRAB BAR AT 9" ABOVE TUB DAM
SHOWER HEADS	ADJ. 54" MAX. A.F.F.	ADJ. 54" MAX. A.F.F.	
SHOWER SEATS	18" A.F.F.	18" A.F.F.	
ROBE HOOKS	48" A.F.F.	52" A.F.F.	
BATHROOM MIRROR	SEE ELEVATIONS	SEE ELEVATIONS	BOT. MAX. 40" A.F.F. FOR UFAS & ANSI LOCATIONS
MEDICINE CABINET	BOTTOM SHELF @ 48" A.F.F.	TOP/BOTTOM SHELF @ 42" A.F.F.	
DIRECTIONAL AND ROOM SIGNAGE	48-66" A.F.F. TO CL	48-66" A.F.F. TO CL	MOUNT TO LATCH SIDE OF WALL
SINKS	34" MAX. A.F.F. TO TOP OF SINK RIM	34" MAX. A.F.F. TO TOP OF SINK RIM	
MISCELLANEOUS HANDICAP CLEARANCES:			
KNEE SPACE BELOW COUNTERS, SINKS ETC.:	30" WIDE, 19" DEEP, 27" HIGH		
MAXIMUM FORWARD HAND REACH HEIGHT:	HIGH 48" MAX. LOW 15" MAX.		
MAXIMUM SIDE HAND REACH HEIGHT:	HIGH 54" MAX. LOW 9" MAX.		

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
BLDG.	BUILDING
C.B.	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
C.J.	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.S.	DOWNSPOUT
DWG.	DRAWING
EW.	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
FTG.	FOOTING
GA.	GAUGE
G.F.I.	GROUND FAULT INTERRUPTER
G.S.F.	GROSS SQUARE FEET
GB.	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
JT.	JOINT
LAM.	LAMINATE
LVL	LAMINATED VENEER LUMBER
LT.	LIGHT
LF.	LINEAL FEET
LL.V.	LONG LEG VERTICAL
LL.H.	LONG LEG HORIZONTAL
M.H.	MANHOLE
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MAX.	MAXIMUM
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
REQ'D.	REQUIRED
REINF.	REINFORCING
R&S	ROD AND SHELF
R.D.	ROOF DRAIN
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.F.	SQUARE FEET
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
THK.	THICK
T&G	TON

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES:
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN FUEL GAS CODE
2015 MICHIGAN FIRE CODE
2015 MICHIGAN ENERGY CODE
2011 NATIONAL ELECTRICAL CODE
ASHRAE 90.1-2013
2013 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA-72)
2013 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN LOW RISE RESIDENTIAL OCCUPANCIES (NFPA- 13R)
2009 ICC/ANSI A 117.1
FAIR HOUSING ACT - ACCESSIBILITY GUIDELINES (FHAAG)
CITY OF STERLING HEIGHTS ZONING ORDINANCE (C3 & FP ZONES)

CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):
SECTION 303: A-2 ASSEMBLY (RESTAURANT) - TENANT SPACE IS WHITE BOX ONLY. TENANT FIT-OUT PACKAGE/S IS NOT IN CONTRACT.
A-3 ASSEMBLY (COMMUNITY ROOM, MAIL ROOM, FITNESS CENTER)
SECTION 304: B BUSINESS (OFFICE)
SECTION 310: R-2 RESIDENTIAL (APARTMENTS)
SECTION 311.1: S-2 STORAGE (MECHANICAL ROOMS, TENANT STORAGE, BIKE ROOM)

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (CHAPTER 4):
SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4
PER SECTION 420.2, WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

PER SECTION 420.3, FLOOR ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

BUILDING HEIGHT & AREA (CHAPTER 5):
USE & OCCUPANCY: TYPE V-A CONSTRUCTION WITH NFPA 13R SPRINKLER SYSTEM)
TABLE 504.3: HEIGHT

		ALLOWED	PROVIDED
A	=	70'-0" HEIGHT	13'-10 3/4"
B	=	70'-0" HEIGHT	13'-10 3/4"
R	=	60'-0" HEIGHT	52'-0"
S	=	70'-0" HEIGHT	52'-0"

BUILDING HEIGHT	
TOTAL	HEIGHT ABOVE GRADE
BUILDING HEIGHT (AVERAGE HEIGHT OF HIGHEST ROOF)	52' - 9"

TABLE 504.4: STORIES

		ALLOWED	PROVIDED
A-2	=	3 STORIES	1 STORY
A-3	=	3 STORIES	1 STORY
B	=	4 STORIES	1 STORY
R-2	=	4 STORIES	3 & 4 STORIES
S-2	=	5 STORIES	4 STORIES

STORY HEIGHTS	
STORY	HEIGHT ABOVE GRADE
FOUNDATION - AVG	-4' - 0"
2ND FLOOR BEARING	11' - 10"
3RD FLOOR BEARING	22' - 9 7/8"
4TH FLOOR BEARING	33' - 9 3/4"
ROOF BEARING	44' - 11 5/8"
T/ LOW PARAPET	51' - 0"
T/ HIGH PARAPET	52' - 0"
BUILDING HEIGHT (AVERAGE HEIGHT OF HIGHEST ROOF)	52' - 9"
PROJECT GRADE	523' - 2 205/256"

TABLE 506.2: AREA

		ALLOWED/BLDG	PROVIDED LEVEL	BLDG. 1	BLDG. 2
A-2	=	34,500 SF	1ST FLOOR	9,628 SF	0 SF
A-3	=	34,500 SF	1ST FLOOR	1,425 SF	0 SF
B	=	54,000 SF	1ST FLOOR	1,384 S	
		0 SF			
R-2	=	21,000 SF	1ST FLOOR	1,664 SF	
		15,934 SF			
			2ND FLOOR	17,920 SF	15,934 SF
			3RD FLOOR	17,920 SF	15,934 SF
			4TH FLOOR	17,920 SF	15,934 SF
S-2	=	63,000 SF	1ST FLOOR	2,168 SF	53 SF
			2ND FLOOR	281 SF	53 SF

gross building area	
Name	Area
1ST FLOOR (623.90')	
BLDG. 1	17,977 SF
BLDG. 2	15,975 SF
	33,952 SF
2ND FLOOR	
BLDG. 1	17,917 SF
BLDG. 2	15,734 SF
	33,650 SF
3RD FLOOR	
BLDG. 1	17,917 SF
BLDG. 2	15,734 SF
	33,650 SF
4TH FLOOR	
BLDG. 1	17,917 SF
BLDG. 2	15,734 SF
	33,650 SF
BUILDING TOTAL	134,903 SF

506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
FOR BUILDINGS DESIGNED AS SEPARATED OCCUPANCIES AND EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORY SHALL NOT EXCEED FOUR.

BUILDING 1:

FLOOR	ACTUAL AREA	ALLOWABLE AREA	RATIO
1ST	18,201 SF	22,487 SF	0.80
2ND	18,201 SF	22,487 SF	0.80
3RD	18,201 SF	22,487 SF	0.80
4TH	18,201 SF	22,487 SF	0.80
TOTAL BUILDING AREA:			3.20

BUILDING 2:

FLOOR	ACTUAL AREA	ALLOWABLE AREA	RATIO
1ST	15,886 SF	22,487 SF	0.71
2ND	15,886 SF	22,487 SF	0.71
3RD	15,886 SF	22,487 SF	0.71
4TH	15,886 SF	22,487 SF	0.71
TOTAL BUILDING AREA:			2.84

506.3 FRONTAGE INCREASE:
BUILDING PERIMETER ON PUBLIC WAY = 1,149'-2"
TOTAL BUILDING PERIMETER = 1,273'-6"
WIDTH FACTOR OF PUBLIC WAY = 38'-0"

SECTION 508 MIXED USE & OCCUPANCY:
TABLE 508.4 SEPARATED OCCUPANCIES & REQUIRED FIRE SEPARATION:
SEPARATED USES: (A) (SPRINKLERED NFPA 13) & (B) (SPRINKLERED NFPA 13)
REQUIRED SEPARATION = 1 HOUR
PROVIDED SEPARATION = 1 HOUR

SEPARATED USES: (A) (SPRINKLERED NFPA 13) & (R-2) (SPRINKLERED NFPA 13R)
REQUIRED SEPARATION = 2 HOUR
PROVIDED SEPARATION = 2 HOUR

SEPARATED USES: (A) (SPRINKLERED NFPA 13) & (S-2) (SPRINKLERED NFPA 13)
REQUIRED SEPARATION = N HOUR
PROVIDED SEPARATION = 1 HOUR

SEPARATED USES: (R-2) (SPRINKLERED NFPA 13R) & (S-2) (SPRINKLERED NFPA)
REQUIRED SEPARATION = 2 HOUR
PROVIDED SEPARATION = 2 HOUR

SEPARATED USES: (R-2) (SPRINKLERED NFPA 13R) & (B) (SPRINKLERED NFPA 13)
REQUIRED SEPARATION = 2 HOUR
PROVIDED SEPARATION = 2 HOUR

SEPARATED USES: (B) (SPRINKLERED NFPA 13) & (S-2) (SPRINKLERED NFPA 13)
REQUIRED SEPARATION = 1 HOUR
PROVIDED SEPARATION = 1 HOUR

TYPE OF CONSTRUCTION (CHAPTER 6):
ASSIGNED CONSTRUCTION TYPE: V-A

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENTS	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME	1 HOUR	1 HOURS
BEARING WALLS (EXTERIOR)	1 HOUR[2]	1 HOUR
BEARING WALLS (INTERIOR)	1 HOUR	1 HOUR
NON-BEARING WALLS (EXTERIOR)	0 HOURS	1 HOUR
NON-BEARING WALLS (INTERIOR)	0 HOURS	0 HOUR
FLOOR CONSTRUCTION	1 HOURS	1 HOUR[1]
ROOF CONSTRUCTION	1 HOURS	1 HOUR[3]

*NOTES:
1. REFER TO CODE ANALYSIS TABLE 508.4 ABOVE THAT INDICATES AN INCREASE RATING FOR CERTAIN ELEMENTS OF THE CONSTRUCTION
2. SEE TABLE 602 FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
FIRE SEPARATION CONSTRUCTION OCCUPANCY FIRE-RESISTANCE

FIRE & SMOKE PROTECTION (CHAPTER 7):
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS
NORTH FACADE: 30'-0" OR GREATER, UNPROTECTED, SPRINKLERED
ALLOWED: NO LIMITS
PROVIDED: 22% OPENINGS (3,100 SF)

EAST FACADE: 30'-0" OR GREATER, UNPROTECTED, SPRINKLERED
ALLOWED: NO LIMITS
PROVIDED: 13.5% OPENINGS (1,550 SF)

SOUTH FACADE: 20' TO LESS THAN 25', UNPROTECTED, SPRINKLERED
ALLOWED: NO LIMITS
PROVIDED: 22% OPENINGS (4,421 SF)

WEST FACADE: 10' TO LESS THAN 15', UNPROTECTED, SPRINKLERED
ALLOWED: 45%
PROVIDED: 45% OPENINGS (2,952 SF)

706.4 FIRE WALL FIRE-RESISTANCE RATING:
REQUIRED = 2 HOURS
PROVIDED = 2 HOURS

707.3 FIRE BARRIERS FIRE-RESISTANCE RATING:
SHAFT ENCLOSURES:
REQUIRED = 2 HOURS
PROVIDED = 2 HOURS
INTERIOR EXIT STAIR WAY:
REQUIRED = 2 HOURS
PROVIDED = 2 HOURS
SEPARATED OCCUPANCIES = SEE TABLE 508.4

708.3 FIRE PARTITIONS FIRE-RESISTANCE RATING: 1 HOUR
DWELLING UNITS SEPARATION WALLS:
REQUIRED = 1 HOUR
PROVIDED = 1 HOUR
CORRIDOR WALLS:
PER EXCEPTION #1, ALLOWED: 0.5 HOUR
PROVIDED: 1 HOUR

SECTION 711 FLOOR AND ROOF ASSEMBLIES:
PER SECTION 711.2.4.1, THE HORIZONTAL ASSEMBLY THAT SEPARATES MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LES THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED

SECTION 713 SHAFT ENCLOSURES:
PER SECTION 713.1.2, THE FIRE-RESISTANCE RATING OF THE ENCLOSURE AT THE TOP OF THE SHAFT SHALL NOT BE LESS THAN THE FIRE-RESISTANCE RATING REQUIRED FOR THE SHAFT ENCLOSURE

FIRE PROTECTION SYSTEMS (CHAPTER 9):
SECTION 903 AUTOMATIC SPRINKLER SYSTEMS:
PER SECTION 903.3.1.1 BUILDING TO BE EQUIPPED WITH NFPA 13.

PER SECTION 903.2.11.2, AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE

PER SECTION 903.2.11.5, AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEMS

PER SECTION 903.3.1.2, NFPA 13R SPRINKLER SYSTEM TO BE INSTALLED THROUGHOUT THE BUILDING. SIDEWALL SPRINKLERS ARE PROVIDED TO PROTECT BALCONIES AND GROUND FLOOR PATIOS OF DWELLING UNITS AND SLEEPING UNITS. THE SIDEWALL SPRINKLERS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.1 OF THE MICHIGAN BUILDING CODE.

SECTION 905 STANDPIPE SYSTEMS:
905.3.1 HEIGHT REQUIREMENT:
PER EXCEPTION # 1 OF THE SECTION, A CLASS I STANDPIPE SHALL BE INSTALLED AS DESIGNATED BY THE LOCAL FIRE OFFICIAL

SECTION 906 PORTABLE FIRE EXTINGUISHERS:
PER SECTION 906.1, EXTINGUISHERS ARE REQUIRED TO BE INSTALLED THROUGHOUT THE BUILDING IN ALL AREAS AND USES. EXTINGUISHERS ARE TO BE INSTALLED AND MEET THE REQUIREMENTS OF SECTION 906

SECTION 907 FIRE ALARM & DETECTION SYSTEM:
PER 907.2, NEW BUILDINGS AND STRUCTURES ARE REQUIRED TO INSTALL FIRE ALARM SYSTEM PER NFPA 72 AND CHAPTER 907

PER SECTION 907.2.9.1 EXCEPTION #2, A MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM AND THE OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW

PER SECTION 907.2.9.2, SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED AND MAINTAINED AT ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
2. IN EACH ROOM USED FOR SLEEPING

SECTION 912 FIRE DEPARTMENT CONNECTIONS:
PER SECTION 912.1, A FIRE DEPARTMENT CONNECTION IS REQUIRED TO BE INSTALLED; FINAL LOCATION TO BE DETERMINED BY THE LOCAL FIRE OFFICIAL

SECTION 916 EMERGENCY RESPONDER RADIO COVERAGE
PER SECTION 916.1, EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED IN NEW BUILDINGS

MEANS OF EGRESS (CHAPTER 10):
SECTION 1004 OCCUPANT LOAD:
PER TABLE 1004.1.2, THE FOLLOWING OCCUPANT LOAD IS CALCULATED ON EACH FLOOR. SEE OCCUPANCY BY FLOOR ON SHEET A005b.

PER SECTION 1004.3, A ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.

SECTION 1005 EGRESS WIDTH:
PER SECTION 1005.2, MINIMUM EGRESS WIDTH OF COMPONENTS.
SEE OCCUPANCY BY FLOOR TABLE ABOVE [OR] 44" MINIMUM UNLESS OTHERWISE NOTED*
*NOTE: SEE EGRESS PLANS FOR EGRESS CAPACITY

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS:
PER SECTION 1006.2.1, EXCEPTION # 1 PERMITS (1) MEANS OF EGRESS WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 10

PER TABLE 1006.2.1, ONE EXIT OR EXIT ACCESS DOORWAY IS PERMITTED FROM ROOMS OR SPACES EQUIPPED WITH A SPRINKLER SYSTEM, A MAXIMUM OCCUPANT LOAD OR WITH MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE LISTED BELOW:

OCCUPANCY	OCCUPANT LOAD	DISTANCE
A	49	75'-0"
B	49	100'-0"
R-2	10	125'-0"
S	29	100'-0"

*NOTE: SEE OCCUPANCY BY FLOOR TABLE ON SHEET A005b FOR OCCUPANT LOAD OF EACH ROOM/SPACE. SEE LIFE SAFETY PLANS FOR COMMON PATH OF EGRESS TRAVEL DISTANCE.

PER TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCCESS TO EXITS PER STORY:

OCCUPANT LOAD PER STORY	NO. OF EXITS
1 - 500	2

*NOTE: SEE OCCUPANCY BY FLOOR TABLE ON SHEET A005b FOR OCCUPANT LOAD OF EACH ROOM/SPACE. SEE LIFE SAFETY PLANS FOR COMMON PATH OF EGRESS TRAVEL DISTANCE.

SECTION 1007 EXIT AND EXIT ACCESS DOORWAYS CONFIGURATION:
PER SECTION 1007.1.1.1 EXCEPTION 2, A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

*NOTE: SEE LIFE SAFETY PLAN ON SHEET A005c FOR SEPARATION DISTANCE.

SECTION 1008 MEANS OF EGRESS ILLUMINATION:
PER SECTION 1008.2, THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM IS OCCUPIED, EXCEPT IN DWELLING UNITS AND SLEEPING UNITS IN GROUP R-2.

PER SECTION 1008.3, EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

1. AISLES
2. CORRIDORS
3. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS
4. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS
5. EXIT PASSAGEWAYS
6. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE
7. EXTERIOR LANDINGS FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE
8. ELECTRICAL EQUIPMENT ROOMS
9. FIRE PUMP ROOM

*NOTE: SEE ELECTRICAL PLANS

SECTION 1009 ACCESSIBLE MEANS OF EGRESS:
PER SECTION 1009.1, AT LEAST ONE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN AN ACCESSIBLE SPACE. EXCEPT IN ACCESSIBLE SPACES REQUIRED TO HAVE MORE THAN ONE MEANS OF EGRESS PER SECTIONS 1006.2 OR 1006.3, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

PER SECTION 1009.2.1 EXCEPTION 1, AN ELEVATOR LOCATED AT OR ABOVE THE LEVEL OF EXIT DISCHARGE IS NOT REQUIRED TO BE AN ACCESSIBLE MEANS OF EGRESS IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTE WITH A HORIZONTAL EXIT.

PER SECTION 1009.3 EXCEPTION 2, THE CLEAR WIDTH OF 48" BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

PER SECTION 1009.3 EXCEPTION 4, AREAS OF REFUGE ARE NOT REQUIRED AT EXIT ACCESS STAIRWAYS WHERE TWO-WAY COMMUNICATION IS PROVIDED AT THE ELEVATOR LANDING.

PER SECTION 1009.3 EXCEPTION 5, AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

PER SECTION 1009.3 EXCEPTION 8, AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN GROUP R-2 OCCUPANCIES.

PER SECTION 1009.8, A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE THE LEVEL OF EXIT DISCHARGE.
*NOTE: SEE ELECTRICAL PLANS

PER SECTION 1009.10, DIRECTIONAL SIGNAGE SHALL BE PROVIED AT THE FOLLOWING SPACES:
1. EXITS SERVING A REQUIRED ACCESSIBLE SPACE
2. ELEVATOR LANDINGS

SECTION 1010 DOORS, GATES AND TURNSTILES:
PER SECTION 1010.1.1, THE WIDTH OF THE DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" AND A MAXIMUM CLEAR WIDTH OF 48". THE MINIMUM AND MAXIMUM WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT ARE NOT PART OF THE REQUIRED MEANS OF EGRESS IN GROUP R-2 OCCUPANCY.

PER SECTION 1011.6, STAIRWAY LANDINGS TO BE NOT LESS THAN THE REQUIRED WIDTH OF THE STAIRS PER CODE

PER SECTION 1011.12.2, ROOF ACCESS CAN BE PROVIDED BY A ROOF HATCH & VERTICAL LADDER PER THE EXCEPTION

PER SECTION 1010.1.5, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR, EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED A 2% SLOPE.

PER SECTION 1010.1.6, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH NOT LESS THAN 44" MEASURED IN THE DIRECTION OF TRAVEL.

PER SECTION 1010.1.7, THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 50% SLOPE.

PER SECTION 1010.1.8, SPACES BETWEEN DOORS IN A SERIES SHALL BE 48" MINIMUM PLUS THE WIDTH OF A DOOR SWINGING INTO THE SPACE, EXCEPT IN INDIVIDUAL DWELLING UNITS OTHER THAN TYPE A DWELLING UNITS IN A GROUP R-2 OCCUPANCY.

PER SECTION 1010.1.9.2, DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM ABOVE THE FINISHED FLOOR.

SECTION 1011 STAIRWAYS:
PER SECTION 1011.2, THE MINIMUM WIDTH SHALL BE 44".

PER SECTION 1011.3, THE MINIMUM HEADROOM CLEARANCE SHALL BE 80".

PER SECTION 1011.5.2, STAIR RISER HEIGHTS SHALL BE 7" MAXIMUM AND 4" MINIMUM. TREAD DEPTHS SHALL BE 11" MINIMUM.

PER SECTION 1011.5.5, NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF 1/16" MINIMUM AND 9/16" MAXIMUM. RISERS AT STAIRS THAT SERVE AS AN ACCESSIBLE MEANS OF EGRESS SHALL BE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. THE NOSING SHALL PROJECT 1 1/4" MAXIMUM BEYOND THE TREAD BELOW.

SECTION 1012 RAMPS:
PER SECTION 1012.2.2, RAMPS USED AS PART OF A MEANS OF EGRESS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 8%.

PER SECTION 1012.2.4, THE RISE FOR ANY RAMP SHALL BE 30" MAX (3).

PER SECTION 1012.5.1, THE CLEAR WIDTH OF A RAMP BETWEEN HANDRAILS OR OTHER PERMISSIBLE PROJECTIONS SHALL BE 44" MINIMUM. (3)

PER SECTION 1012.6, LANDINGS SHALL BE PROVIDED AT THE BOTTOM AND TOP OF EACH RAMP WITH A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION. THE LANDING LENGTH SHALL BE 60" MINIMUM.

PER SECTION 1012.6.4, LANDING PROVIDED BETWEEN RAMP RUNS, WHERE CHANGES IN DIRECTION OF TRAVEL OCCUR, SHALL BE 60" BY 60" MINIMUM.

SECTION 1013 SIGNS:
PER SECTION 1013.1, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIST PASSAGEWAY IS MORE THAN 100'-0" FROM THE NEAREST VISIBLE EXIT SIGN.

SECTION 1014 HANDRAILS
PER SECTION 1014.8, PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AND RAMPS AT EACH SIDE SHALL NOT EXCEED 4 1/2" AT OR BELOW THE HANDRAIL HEIGHT.

SECTION 1017 EXIT ACCESS:
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:

OCCUPANCY (SPRINKLERED)	ALLOWED
A	250'-0"
B	300'-0"
R	250'-0"
S-2	400'-0"

*NOTE: SEE LIFE SAFETY PLANS

SECTION 1020 CORRIDORS:
TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING:

OCCUPANCY (SPRINKLERED)	OCCUPANT LOAD	RATING
A	> 30	0 HOUR
B	> 30	0 HOUR
R	> 10	0.5 HOUR
S	> 30	0 HOUR

*NOTE: SEE LIFE SAFETY PLANS

PER SECTION 1020.2, CORRIDOR WIDTH SHALL NOT BE LESS THAN 44", IN DWELLING UNITS, 36" MINIMUM.

PER SECTION 1020.4, DEAD ENDS IN CORRIDORS SHALL BE A MAXIMUM OF 20'-0" IN LENGTH.

SECTION 1023 INTERIOR EXIT STAIRWAYS AND RAMPS
PER SECTION 1023.9, A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY. THE SIGNAGE SHALL STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVALABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5'-0" ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS.

ACCESSIBLITY (CHAPTER 11):
SECTION 1104 ACCESSIBLE ROUTE:
PER SECTION 1104.1, AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM A SITE ARRIVAL POINT TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.

PER SECTION 1104.2, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

PER SECTION 1104.4, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY IN MULTILEVEL BUILDINGS.

SEC TION 1105 ACCESSIBLE ENTRANCES:
PER SECTION 1105.1, AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

PER SECTION 1105.1.1, AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT AND SLEEPING UNIT IN A BUILDING.

SECTION 1106 PARKING AND PASSENGER LOADING FACILITIES:
PER SECTION 1106.2, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN A GROUP R-2, WHERE REQUIRED TO HAVE A TYPE A OR TYPE B DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2%, BUT NOT LESS THAN ONE, SHALL BE ACCESSIBLE.

PER SECTION 1106.5, AT LEAST ONE VAN-ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES.

PER SECTION 1106.6, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE.

SECTION 1107 DWELLING UNITS AND SLEEPING UNITS:
PER SECTION 1107.3, ACCESSIBLE SPACES SHALL INCLUDE BATHROOMS, KITCHEN, LIVING AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING BALCONIES, EXCEPT FOR EXTERIOR BALCONIES THAT ARE PART OF TYPE B UNITS AND HAVE IMPERVIOUS SURFACES AND THAT ARE NOT MORE THAN 4" BELOW THE FINISHED FLOOR LEVEL OF THE ADJACENT INTERIOR SPACE OF THE UNIT.

PER SECTION 1107.4, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING ENTRANCES WITH THE PRIMARY ENTRANCE OF EACH TYPE A AND TYPE B UNITS WITHIN THE BUILDING AND WITH THE EXTERIOR AND INTERIOR SPACES THAT SERVE THE UNITS.

PER SECTION 1107.6.2.2.1, AT LEAST 2%, BUT NOT LESS THAN ONE, OF THE UNITS SHALL BE A TYPE A UNIT IN GROUP R-2 OCCUPANCY. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

TOTAL NO. OF UNITS	REQUIRED	PROVIDED
135	3	3

PER SECTION 1107.6.2.2.2, WHERE THERE ARE FOUR OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE, ALL THE SAID UNITS SHALL BE A TYPE B UNIT.
TOTAL NO. OF UNITS - NO. OF TYPE 'A' UNITS = NO. OF TYPE 'B' UNITS
135 - 3 = 132

*NOTE: SEE OCCUPANCY (RESIDENTIAL) TABLE ON SHEET A005b. SEE BUILDING PLANS AND UNIT PLANS.

SECTION 1109 OTHER FEATURES AND FACILITIES:
PER SECTION 1109.2, EACH TOILET ROOM SHALL BE ACCESSIBLE. AT LEAST ONE OF EACH TYPE OF FIXTURE, ELEMENT, CONTROL OR DISPENSER IN EACH ACCESSIBLE TOILET ROOM SHALL BE ACCESSIBLE.

PER SECTION 1109.4, KITCHENS IN ACCESSIBLE ROOM SHALL BE ACCESSIBLE.

PER SECTION 1109.5.1, A MINIMUM OF TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR STANDING PERSONS.

PER SECTION 1109.9, WHERE FIXED OR BUILT-IN STORAGE ELEMENTS ARE PROVIDED IN ACCESSIBLE SPACES, AT LEAST 5%, BUT NOT LESS THAN ONE OF EACH TYPE SHALL BE

INTERIOR ENVIRONMENT (CHAPTER 12):
PER SECTION 1203.1, BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION OR MECHANICAL VENTILATION.

PER SECTION 1205.2.1, ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM AND PROVIDES AN OPENING NOT LESS THAN 1/10 OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SF, WHICHEVER IS GREATER.

PER SECTION 1207.2, WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED.

PER SECTION 1207.3, FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT OR SLEEPING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURES SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED.

PER SECTION 1208.1, HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE

OCCUPANCY (OTHER)

Name	Area	Occ. Type	Occ. Area	Occ. Load
1ST FLOOR (623.90')				
A-2				
TENANT SPACE	9,180 SF	A-2	60	153
A-3				
MULTI PURPOSE	633 SF	A-3	20	32
COMMUNITY RM.	1,386 SF	A-3	50	28
FITNESS	547 SF	A-3	50	11
LOBBY	844 SF	A-3	200	5
B				
LEASING OFFICE	243 SF	B	100	3
OFFICE	242 SF	B	100	3
RR	65 SF	B	200	1
RR	65 SF	B	200	1
R-2				
ST-3	282 SF	R-2	0	
ST-2	265 SF	R-2	0	
ST-1	223 SF	R-2	0	
CORRIDOR	1,610 SF	R-2	0	
EL-2	74 SF	R-2	0	
EL-1	75 SF	R-2	0	
EL-2	Redundant Area	R-2	0	
CORRIDOR	201 SF	R-2	0	
OUTDOOR ACTIVITY AREA	743 SF	R-2	15	50
VEST.	97 SF	R-2	200	1
TRASH	85 SF	R-2	300	1
S-2				
BIKE STOR.	348 SF	S-2	300	2
TRASH	338 SF	S-2	300	2
MOVE-IN	231 SF	S-2	300	1
J.C.	69 SF	S-2	300	1
MECH.	692 SF	S-2	300	3
PACKAGE ROOM	208 SF	S-2	300	1
MAINT. STOR.	162 SF	S-2	300	1
MECH.	56 SF	S-2	300	1
	19,073 SF			301
2ND FLOOR				
ST-1	226 SF		0	
ST-2	254 SF		0	
ST-3	271 SF		0	
EL-1	81 SF		0	
EL-2	69 SF		0	
CORRIDOR	1,347 SF		0	
CORRIDOR	1,834 SF		0	
MECH.	63 SF		300	1
JAN.	69 SF		300	1
S-2				
TR-2	83 SF	S-2	300	1
MECH.	62 SF	S-2	300	1
	4,364 SF			4
3RD FLOOR				
CORRIDOR	1,834 SF		0	
EL-2	69 SF		0	
EL-1	81 SF		0	
ST-3	271 SF		0	
ST-2	254 SF		0	
ST-1	226 SF		0	
CORRIDOR	1,347 SF		0	
MECH.	62 SF		300	1
JAN.	69 SF		300	1
S-2				
TR-3	83 SF	S-2	300	1
MECH.	63 SF	S-2	300	1
	4,365 SF			4
4TH FLOOR				
EL-2	69 SF		0	
EL-1	81 SF		0	
ST-1	226 SF		0	
ST-2	254 SF		0	
CORRIDOR	1,347 SF		0	
CORRIDOR	Redundant Area		0	
CORRIDOR	1,834 SF		0	
ST-3	271 SF		0	
MECH.	62 SF		300	1
JAN.	69 SF		300	1
S-2				
TR-4	83 SF	S-2	300	1
MECH.	63 SF	S-2	300	1
	4,365 SF			4
	32,167 SF			313

area - rentable - by floor

Name	Area
1ST FLOOR (623.90')	
FITNESS	547 SF
TENANT SPACE	9,180 SF
COMMUNITY RM.	1,386 SF
LOBBY	844 SF
RR	130 SF
CORRIDOR	1,811 SF
EL-1	75 SF
EL-2	74 SF
MAINT. STOR.	162 SF
MECH.	56 SF
MULTI PURPOSE	633 SF
OUTDOOR ACTIVITY AREA	743 SF
TRASH	85 SF
VEST.	97 SF
LEASING OFFICE	243 SF
OFFICE	242 SF
UNIT A1a	6,705 SF
UNIT A1b	717 SF
UNIT A5 TYPE A	664 SF
UNIT B2	5,450 SF
UNIT B5 TYPE A	1,703 SF
MECH.	692 SF
MOVE-IN	231 SF
PACKAGE ROOM	208 SF
TRASH	338 SF
BIKE STOR.	348 SF
J.C.	69 SF
ST-1	223 SF
ST-2	265 SF
ST-3	282 SF
	34,811 SF
2ND FLOOR	
CORRIDOR	3,181 SF
JAN.	69 SF
MECH.	63 SF
UNIT A1a	7,893 SF
UNIT A1b	1,947 SF
UNIT A2	641 SF
UNIT A3	713 SF
UNIT A4	638 SF
UNIT B1a	3,501 SF
UNIT B1b	900 SF
UNIT B2	10,055 SF
UNIT B3	2,730 SF
UNIT B4	791 SF
MECH.	63 SF
TR-3	83 SF
EL-1	81 SF
EL-2	69 SF
ST-1	226 SF
ST-2	254 SF
ST-3	271 SF
	33,629 SF
3RD FLOOR	
CORRIDOR	3,181 SF
JAN.	69 SF
MECH.	62 SF
UNIT A1a	7,893 SF
UNIT A1b	1,947 SF
UNIT A2	641 SF
UNIT A3	713 SF
UNIT A4	638 SF
UNIT B1a	3,501 SF
UNIT B1b	900 SF
UNIT B2	10,055 SF
UNIT B3	2,730 SF
UNIT B4	791 SF
MECH.	63 SF
TR-4	83 SF
EL-1	81 SF
EL-2	69 SF
ST-1	226 SF
ST-2	254 SF
ST-3	271 SF
	33,629 SF
4TH FLOOR	
CORRIDOR	3,181 SF
JAN.	69 SF
MECH.	62 SF
UNIT A1a	7,893 SF
UNIT A1b	1,947 SF
UNIT A2	641 SF
UNIT A3	713 SF
UNIT A4	638 SF
UNIT B1a	3,501 SF
UNIT B1b	900 SF
UNIT B2	10,055 SF
UNIT B3	2,730 SF
UNIT B4	791 SF
MECH.	63 SF
TR-4	83 SF
EL-1	81 SF
EL-2	69 SF
ST-1	226 SF
ST-2	254 SF
ST-3	271 SF
	33,629 SF
GRAND TOTALS	135,696 SF

CITY OF STERLING HEIGHTS ZONING ORDINANCE

MINIMUM NUMBERS OF PARKING SPACES REQUIRED:
ARTICLE XIV DEVELOPMENT STANDARDS, SECTION 6.1-14-24 FOR MULTIPLE-FAMILY DWELLING: 1.25 PARKING SPACE PER DWELLING UNIT

PARKING REQUIRED (RESIDENTIAL)			
Category	Unit Count	Spaces per Unit	Required
LIVING UNITS	135	2	202
PARKING PROVIDED - 190 SPACES			

PLUMBING CODE ANALYSIS

FIXTURES, FAUCETS, AND FIXTURE FITTINGS (CHAPTER 4):
TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

OCCUPANCY	OCC. LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE		
A-2*	642	5	5	2	2	2	1 (SERVICE SINK)
A-3	95	1	1	1	1	1	1 (SERVICE SINK)
B	14	1	1	1	1	NOT REQUIRED	NOT REQUIRED
S-2	9	1	1	1	1	NOT REQUIRED	1 (SERVICE SINK)

*NOTE: TENANT SPACE IS WHITE BOX ONLY. TENANT FIT-OUT PACKAGE/S IS NOT IN CONTRACT AND WILL UNDER A SEPARATE PERMIT.

NUMBER OF PLUMBING FIXTURES PROVIDED:

OCCUPANCY	OCC. LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE		
A-2*	642	SEE NOTE BELOW		SEE NOTE BELOW		SEE NOTE BELOW	SEE NOTE BELOW
A-3	95	1	1	1	1	1	1 (SERVICE SINK)
B	14	1	1	1	1	0	0
S-2	9	1	1	1	1	0	1 (SERVICE SINK)

*NOTE: TENANT SPACE IS WHITE BOX ONLY. TENANT FIT-OUT PACKAGE/S IS NOT IN CONTRACT AND WILL UNDER A SEPARATE PERMIT.

TABLE 403.1 MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED IN EACH DWELLING UNIT (APARTMENT HOUSE):

OCCUPANCY	WATER CLOSETS	LAVATORIES	BATHTUBS/SHOWERS	OTHER
R-2	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 KITCHEN PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS

NUMBER OF PLUMBING FIXTURES PROVIDED IN EACH DWELLING UNIT:

OCCUPANCY	WATER CLOSETS	LAVATORIES	BATHTUBS/SHOWERS	OTHER
R-2	1	1	1	1 KITCHEN; 1 AUTOMATIC CLOTHES WASHER

ENERGY CODE ANALYSIS

BUILDING ENVELOPE
PROJECT TYPE: NEW CONSTRUCTION
BUILDING LOCATION: STERLING HEIGHTS, MICHIGAN
CLIMATE ZONE: 5a

BUILDING USE / ACTIVITY TYPE:
MULTIFAMILY (RESIDENTIAL) = 33,042 SF (FLOOR AREA)

ENVELOPE PASSES: DESIGN X% BETTER THAN CODE
*NOTE: SEE COMCHECK

NOTE: AIR LEAKAGE, COMPONENT CERTIFICATION, AND VAPOR RETARDER REQUIREMENTS #1 THRU #10 SHALL BE MET PER COMCHECK ANALYSIS

occupancy (residential)

Name	Unit Type	#	ANSI Type	Area	Occ. Load
1ST FLOOR (623.90')					
UNIT A1a	1 BR	10	ANSI B	6,705 SF	30
UNIT A1b	1 BR	1	ANSI B	717 SF	4
UNIT A5 TYPE A	1 BR	1	ANSI A	664 SF	3
UNIT B2	2 BR	7	ANSI B	5,450 SF	28
UNIT B5 TYPE A	2 BR	2	ANSI A	1,703 SF	8
		21		15,737 SF	73
2ND FLOOR					
UNIT A1a	1 BR	12	ANSI B	7,893 SF	36
UNIT A1b	1 BR	2	ANSI B	1,947 SF	8
UNIT A2	1 BR	1	ANSI B	641 SF	3
UNIT A3	1 BR	1	ANSI B	713 SF	4
UNIT A4	1 BR	1	ANSI B	638 SF	3
UNIT B1a	2 BR	4	ANSI B	3,501 SF	16
UNIT B1b	2 BR	1	ANSI B	900 SF	5
UNIT B2	2 BR	12	ANSI B	10,055 SF	48
UNIT B3	2 BR	3	ANSI B	2,730 SF	15
UNIT B4	2 BR	1	ANSI B	791 SF	4
		38		29,264 SF	142
3RD FLOOR					
UNIT A1a	1 BR	12	ANSI B	7,893 SF	36
UNIT A1b	1 BR	2	ANSI B	1,947 SF	8
UNIT A2	1 BR	1	ANSI B	641 SF	3
UNIT A3	1 BR	1	ANSI B	713 SF	4
UNIT A4	1 BR	1	ANSI B	638 SF	3
UNIT B1a	2 BR	4	ANSI B	3,501 SF	16
UNIT B1b	2 BR	1	ANSI B	900 SF	5
UNIT B2	2 BR	12	ANSI B	10,055 SF	48
UNIT B3	2 BR	3	ANSI B	2,730 SF	15
UNIT B4	2 BR	1	ANSI B	791 SF	4
		38		29,264 SF	142
4TH FLOOR					
UNIT A1a	1 BR	12	ANSI B	7,893 SF	36
UNIT A1b	1 BR	2	ANSI B	1,947 SF	8
UNIT A2	1 BR	1	ANSI B	641 SF	3
UNIT A3	1 BR	1	ANSI B	713 SF	4
UNIT A4	1 BR	1	ANSI B	638 SF	3
UNIT B1a	2 BR	4	ANSI B	3,501 SF	16
UNIT B1b	2 BR	1	ANSI B	900 SF	5
UNIT B2	2 BR	12	ANSI B	10,055 SF	48
UNIT B3	2 BR	3	ANSI B	2,730 SF	15
UNIT B4	2 BR	1	ANSI B	791 SF	4
		38		29,264 SF	142
GRAND TOTALS		135		103,529 SF	494

gross building area

Name	Area
1ST FLOOR (623.90')	
BLDG. 1	17,977 SF
BLDG. 2	15,975 SF
	33,952 SF
2ND FLOOR	
BLDG. 1	17,977 SF
BLDG. 2	15,734 SF
	33,650 SF
3RD FLOOR	
BLDG. 1	17,977 SF
BLDG. 2	15,734 SF
	33,650 SF
4TH FLOOR	
BLDG. 1	17,977 SF
BLDG. 2	15,734 SF
	33,650 SF
BUILDING TOTAL	134,903 SF

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

CODE ANALYSIS & CODE MATRIX

G002.b

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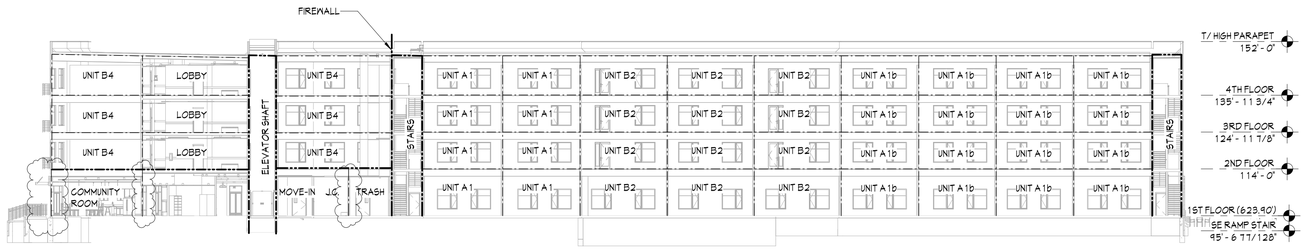
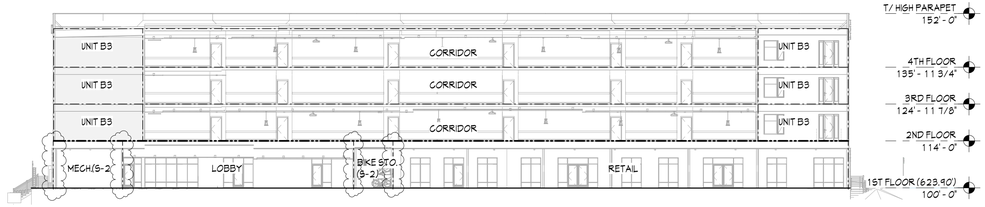
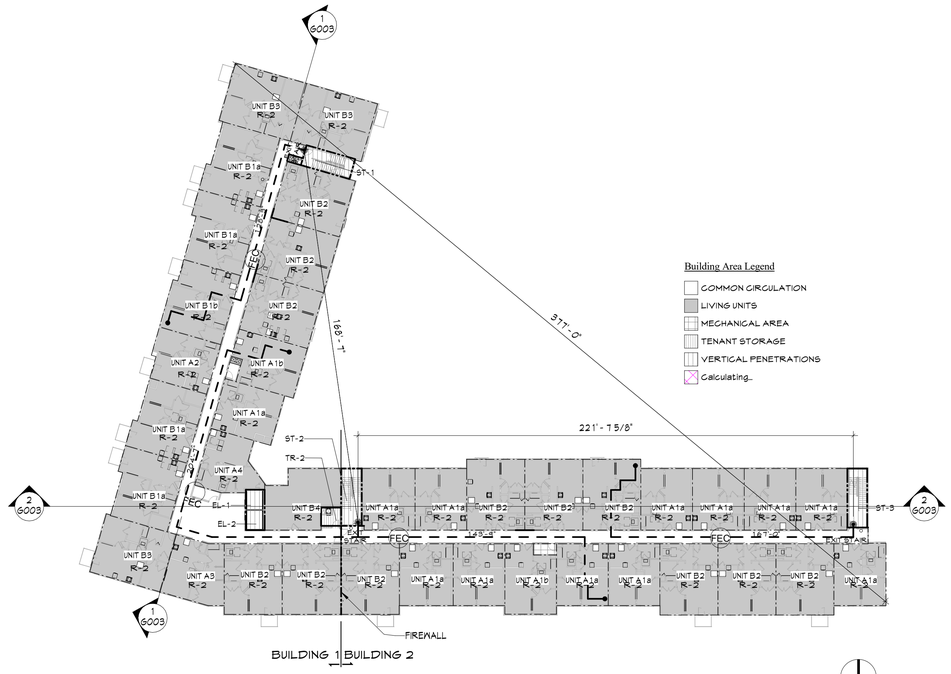


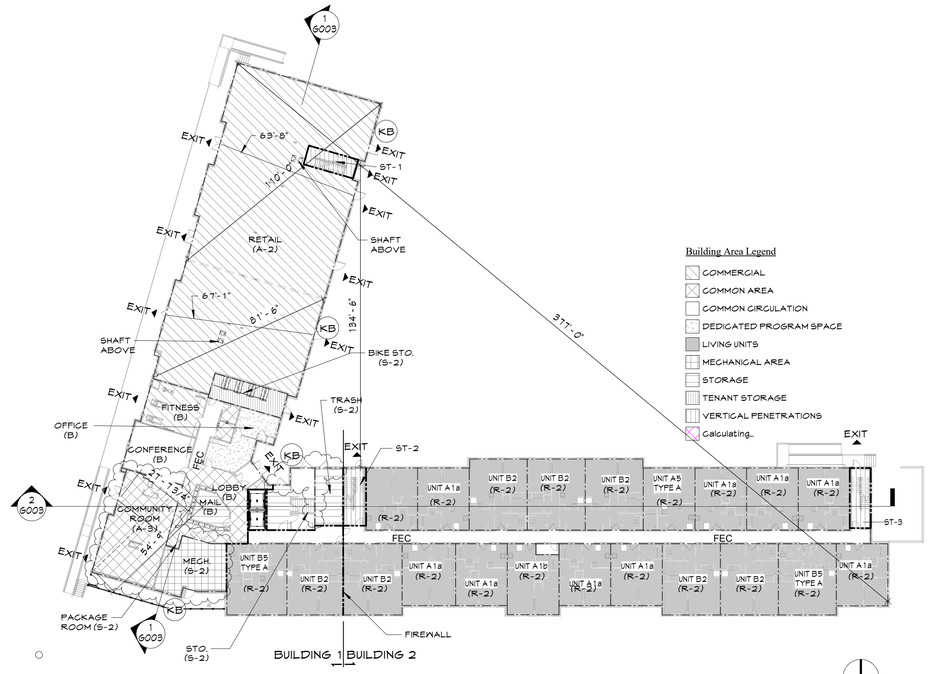
2 G003 CODE SECTION B
3/64" = 1'-0"



1 G003 CODE SECTION A
3/64" = 1'-0"



LIFE SAFETY PLAN (TYP.) - 2ND TO 4TH FLOORS 1/32" = 1'-0"



LIFE SAFETY PLAN - 1ST FLOOR 1/32" = 1'-0"

GENERAL NOTES

1. COORDINATE FINAL LOCATIONS OF ALL FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL.
2. REFER TO SHEET A002 FOR CONSTRUCTION OF ALL RATED PARTITIONS AND COLUMN ENCLOSURES

Legend

- 1 HR RATED FIRE BARRIER OR PARTITION
- 2 HR RATED FIRE BARRIER OR PARTITION, UNO

EGRESS START — EGRESS END

- (KB) FIRE DEPARTMENT KNOX BOX LOCATION
- (FEC) RECESSED FIRE EXTINGUISHER CABINET LOCATION - PROVIDE RATED CABINET IN RATED WALLS
- (RFA) REMOTE FIRE ALARM ANNUNCIATOR PANEL - REFER TO ELECTRICAL DRAWINGS
- (FA) FIRE ALARM PANEL - REFER TO ELECTRICAL DRAWINGS
- EXIT TACTILE 'EXIT' SIGN - SEE DETAILS 1, 2 & 3/A003h
- EXIT STAIR TACTILE 'EXIT STAIRWAY' SIGN - SEE DETAILS 1, 2 & 3/A003h

STATE OF MICHIGAN George D. Berardi ARCHITECT No. 43748 LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
5	Addendum 5	1.14.2022

LIFE SAFETY PLANS

G003

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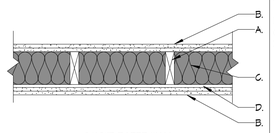
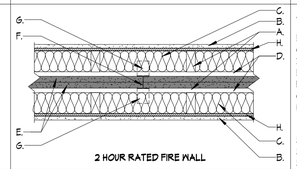
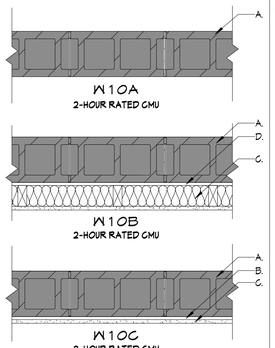
INTERIOR WALLS

WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W7	NOT USED	NOT USED	NOT USED
W8	 2 HOUR RATED WALL	A. 2x6 WOOD STUDS @ 16" O.C. MAX W/ FIRESTOPPING AND MID-HEIGHT LATERAL BRACING. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACING AND STUD THICKNESS. B. TWO LAYERS 5/8" UL RATED GYPSUM WALLBOARD C. MINERAL WOOL BATTS, PLACED TO FILL INTERIOR OF WALL D. 25 MSG GALV STEEL, NOM 2 1/2 IN. WIDE BY 1/2 IN. DEEP RESILIENT CHANNELS PLACED PERPENDICULAR TO STUDS, SPACED VERTICALLY MAX 24 IN O.C. W8A - W/RESILIENT CHANNELS W8B - W/O RESILIENT CHANNELS	RATING: 2 HR UL U301 STC: 61 w/ RC 40 w/o RC
W9	 2 HOUR RATED FIRE WALL	A. 2x4 WOOD STUDS @ 16" O.C. MAX W/ FIRESTOPPING AND MID-HEIGHT LATERAL BRACING. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACING AND STUD THICKNESS. B. 5/8" THK. UL RATED GYPSUM BOARD C. UL APPROVED SOUND BATT INSULATION: INSTALL HORIZONTALLY IN BOTH CAVITIES D. 3/4" AIR SPACE E. (2) LAYERS OF 1" THK. GYPSUM BOARD LINER PANELS FITTEN INTO "H"-SHAPED STUDS F. "H"-SHAPED STUDS SPACED @ 24" O.C. MAX. G. ATTACHMENT CLIP H. STRUCTURAL PANELS - SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS & REQUIREMENTS W9A - AS SHOWN W9B - 2X4 STUD ONE SIDE W9C - 2X6 STUD ONE SIDE	RATING: 2 HR UL U388 STC: 54
W10		A. 8" 1-HOUR RATED CMU BLOCK B. 1/2" DEEP RESILIENT CHANNEL C. 5/8" THK. UL RATED GYPSUM BOARD D. 1/2" AIR SPACE E. GLASS FIBER BATT INSULATION: R- 11 MIN. F. 2x4 WOOD STUDS 16" O.C. MAX. W10A - 8" CMU W10B - 8" CMU W/ 2x4 WOOD STUD FURR-OUT AND GWB ONE SIDE ONLY W10C - 8" CMU W/ RESILIENT CHANNEL AND GWB ONE SIDE ONLY	RATING: 2 HR UL U905 STC: N/A

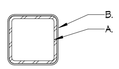
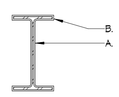
ROOF, WALL, AND FLOOR ASSEMBLY GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL HAVE ON SITE COPIES OF THE FOLLOWING MANUALS FOR THE VARIOUS SUBCONTRACTORS AND INSTALLERS REVIEW FOR COMPLETE DESCRIPTIONS OF ALL FIRE RATED ASSEMBLIES: UNDERWRITERS LABORATORIES INC. DIRECTORY OF FIRE RESISTANCE - VOL 1 (CURRENT EDITION); GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (CURRENT EDITION).
2. THE ARCHITECT HAS ENDEAVORED HEREIN TO INCLUDE ALL INSTALLATION REQUIREMENTS FOR THE FIRE RATED ASSEMBLIES SHOWN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY DETAIL REQUIREMENTS ACCORDINGLY.
3. ONLY APPROVED PRODUCTS BEARING THE APPROPRIATE CLASSIFICATION MARKING, COMPANY NAME, TRADEMARK OR OTHER RECOGNIZED IDENTIFICATION LABEL SHALL BE USED IN THE FIRE RATED ASSEMBLIES.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REQUIREMENTS.
5. SEE STRUCTURAL PLANS FOR LOAD BEARING WALL LOCATIONS.
6. ALL INTERIOR FIRE RATED PARTITIONS SHALL BE CONSTRUCTED CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK - FIRE SAFING AS REQUIRED TO MAINTAIN RATING.
7. REFER TO SHEET A001 FOR THROUGH-PENETRATION REQUIREMENTS. SEE SPECIFICATIONS FOR FIRESTOPPING REQUIREMENTS.
8. FIREPROOFING LOCATIONS - METAL TO NOT BE PRIMED OR PAINTED.
9. FIREPROOFING TO BE REAPPLIED TO ITS REQUIRED THICKNESS AT ALL LOCATIONS WHERE IT IS REMOVED.
10. WOOD BLOCKING - DO NOT ATTACH TO FIREPROOFED MATERIALS.
11. SEE STRUCTURAL DRAWINGS FOR EXACT SIZES AND SPACING OF WOOD STUDS, WOOD TRUSSES AND WOOD JOISTS.
12. SPECIFIC REQUIREMENTS STIPULATED BY UNDERWRITER'S LABORATORY OR OTHER LABELING AGENCY FOR ASSEMBLY WHICH MAY NOT BE INDICATED HEREIN SHALL REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE STRICTLY ADHERED TO AND PROVIDED.
13. SEE ARCHITECTURAL EXTERIOR ELEVATIONS FOR EXTERIOR FINISH SELECTIONS.

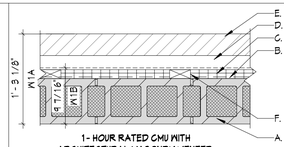
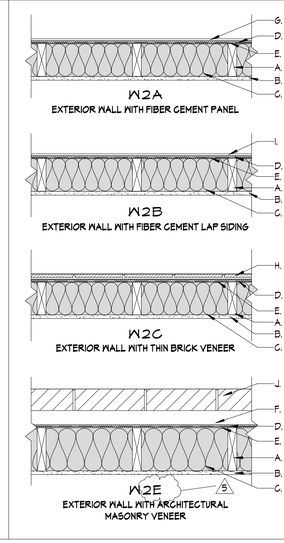
NOTE:

THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE CONSTRUCTION REQUIREMENTS OF EACH WALL TYPE AS IT HAS BEEN TESTED BY THE LISTED TESTING AGENCY. THE DESCRIPTIONS ON THIS PAGE ARE SUMMARIES OF THESE ASSEMBLIES PROVIDED BY THE ARCHITECT FOR THE PURPOSE OF PROVIDING GENERAL CONSTRUCTION REQUIREMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING A CURRENT COPY OF ALL THE LISTED AGENCIES CONSTRUCTION MANUALS AT THE SITE FOR REFERENCE.

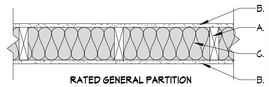
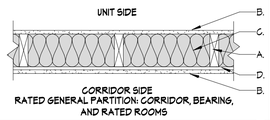
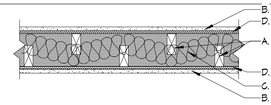
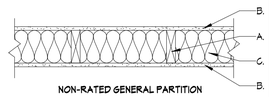
COLUMN TYPE

COLUMN TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
C1		A. MASTIC AND INTUMESCENT COATING B. STEEL COLUMN - REFER TO STRUCTURAL FOR SIZING	RATING: 1 HR UL Y634
C2		A. MASTIC AND INTUMESCENT COATING B. STEEL "STAND ALONE" COLUMN - REFER TO STRUCTURAL FOR SIZING	RATING: 1 HR UL Y633

EXTERIOR WALLS

WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W1	 1- HOUR RATED CMU WITH ARCHITECTURAL MASONRY VENEER OR FIBER CEMENT PANEL	A. 8" 1-HOUR RATED CMU BLOCK; MASONRY CORES TO BE INSULATED AT LOCATIONS ABOVE GRADE WHERE NOT GROUTED SOLID B. FLUID-APPLIED AIR PERMEABLE MEMBRANE C. 1 1/2" THK. RIGID INSULATION D. 2 3/8" AIR SPACE E. ARCHITECTURAL MASONRY VENEER F. 2X4 WOOD STUDS PARALLEL TO CMU, 24" O.C. MAX W1A - AS SHOWN W1B - 8" INSULATED CMU BLOCK W/ FLUID-APPLIED AIR PERMIABLE MEMBRANE, 1 1/2" THK. RIGID INSULATION, 2X4 WOOD STUDS PARALLEL TO CMU @ 24" O.C. MAX AND FIBER CEMENT PANEL	RATING: 1 HR RATING PER OBC T21.1.1 + OBC TABLE T21.1.1(2) MINIMUM FINISHED THICKNESS FACE-TO-FACE: 2.1-2.8 INCHES (BASED ON MATERIAL TYPE)
W2		A. 2x WOOD STUDS 16" O.C. MAX WITH CORRESPONDING TOP AND BOTTOM PLATES. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACING MAXIMUMS AND STUD THICKNESS. B. 5/8" THK. UL RATED GYPSUM BOARD C. GLASS FIBER BATT INSULATION: R-21 MIN. @ 6" STUDS; R-25 MIN. @ 8" STUDS D. WATER RESISTIVE BARRIER E. EXTERIOR GRADE SHEATHING F. AIR SPACE: 2 3/8" @ BRICK VENEER G. FIBERCEMENT PANEL H. THIN BRICK VENEER ON "TABS II" SUPPORT SYSTEM I. FIBER CEMENT LAP SIDING J. ARCHITECTURAL MASONRY VENEER GENERAL NOTE: W2A - 2x6 PLATES AND STUDS W/ FIBER CEMENT PANEL W2B - 2x6 PLATES AND STUDS W/ FIBER CEMENT LAP SIDING W2C - 2x6 PLATES AND STUDS W/ THIN BRICK VENEER W2E - 2x6 PLATES AND STUDS W/ ARCHITECTURAL MASONRY VENEER	RATING: 1 HR UL U356 STC: 55-61

INTERIOR WALLS

WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W3	 RATED GENERAL PARTITION	A. 2x6 WOOD STUDS 16" O.C. MAX W/ FIRESTOPPING AND LATERAL BRACING @ MID-HEIGHT. B. 5/8" UL RATED GYPSUM WALLBOARD C. MINERAL WOOL BATTS, PLACED TO FILL INTERIOR OF WALL W3A - 2X6 PLATES AND STUDS	RATING: 1 HR UL U305 STC: 46
W4	 RATED GENERAL PARTITION: CORRIDOR, BEARING, AND RATED ROOMS	A. 2x6 WOOD STUDS @ 16" O.C. MAX W/ FIRESTOPPING AND MID-HEIGHT LATERAL BRACING. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACING AND STUD THICKNESS. B. 5/8" UL RATED GYPSUM WALLBOARD C. MINERAL WOOL BATTS, PLACED TO FILL INTERIOR OF WALL D. RESILIENT CHANNELS SPACED VERTICALLY 24 IN. O.C. W4A - AS SHOWN	RATING: 1 HR UL U311 STC: 52
W5	 RATED UNIT COMMON WALL	A. 2x4 WOOD STUDS: STAGGERED @ 8" O.C. ON 2"x6" PLATE B. 5/8" UL RATED GYPSUM BOARD C. SOUND BATT INSULATION: INSTALL HORIZONTALLY AND WEAVE BETWEEN STUDS IN ALL CAVITIES. D. STRUCTURAL PANELS - SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS & REQUIREMENTS	RATING: 1 HR UL U340 STC: 52
W6	 NON-RATED GENERAL PARTITION	A. 2x WOOD STUDS 16" O.C. MAX. SEE PLANS FOR LOCATIONS OF STUD THICKNESS. B. 5/8" GYPSUM BOARD. 48" WIDE. C. SOUND BATT INSULATION AT WALLS MARKED WITH AN (*) - SEE FLOOR PLANS NOTE: WALL ASSEMBLY SHALL NOT INTERRUPT ANY CONTINUOUS RATED WALL GWB @ INTERSECTION. SEE DETAIL A/A002 W6A - 2X4 PLATES AND STUDS W6B - 2X6 PLATES AND STUDS W6C - 2X4 PLATES AND STUDS W/ GWB ONE SIDE ONLY W6D - 2X6 PLATES AND STUDS W/ GWB ONE SIDE ONLY	RATING: 0 HR STC: N/A

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ 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 "A0" 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 CADD 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 CODIFIED 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.

PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
5	Addendum 5	1.14.2022

CONSTRUCTION TYPE DETAILS - WALLS

G004.a

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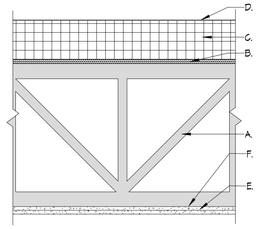
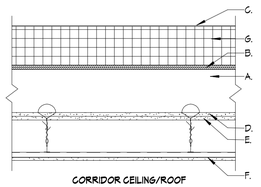
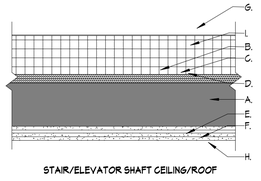
1/14/2022 6:45:30 AM

ROOF TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
R1	 CEILING/ROOF	A. PRE-ENGINEERED WOOD TRUSSES: OPEN WEB FLOOR TRUSSES @ 24" O.C, MAX. SEE STRUCTURAL DRAWINGS (SLOPE 1/4" = 1'-0" MIN.) B. 23/32" EXTERIOR GRADE T&G PLYWOOD SHEATHING. ATTACH PERPENDICULAR TO TRUSSES WITH END JOINTS STAGGERED 4'-0". SECURE TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D SHANK NAILS SPACED @ 3/8" O.C. C. 6.5" RIGID INSULATION R-38(MIN.) D. FULLY ADHERED TPO ROOFING MEMBRANE E. TWO (2) LAYERS OF 1/2" UL RATED GYPSUM WALLBOARD PERPENDICULAR TO WOOD TRUSSES. ATTACH INNER LAYER OF GWB USING 1 1/4" TYPE 'S' STEEL SCREWS SPACED @ 24" O.C. (MIN. 1 1/2" FROM SIDE/END JOINTS). ATTACH OUTER LAYER OF GWB WITH 1 7/8" TYPE 'S' STEEL SCREWS SPACED @ 12" O.C. OFFSET ALL JOINTS 24" O.C. MIN. F. 4 MIL POLYETHYLENE VAPOR BARRIER BETWEEN DRYWALL AND TRUSSES	RATING: 1 HR UL L542 STC: 35-39
R2	 CORRIDOR CEILING/ROOF	A. 2X WOOD JOISTS. SEE STRUCTURAL. SPACED AT 24" O.C, MAX. B. 23/32" EXTERIOR GRADE T&G PLYWOOD SHEATHING ATTACH PERPENDICULAR TO JOISTS WITH END JOINTS STAGGERED 4'-0". SECURE TO JOISTS WITH CONSTRUCTION ADHESIVE AND NO. 6D SHANK NAILS SPACED AT 3/8" O.C. C. FULLY ADHERED TPO ROOFING MEMBRANE D. BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOISTS WITH 1 1/4" TYPE S OF TYPE W DRYWALL SCREWS AT 24" O.C. E. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST THROUGH BASE LAYER WITH 1 7/8" TYPE S OF TYPE W DRYWALL SCREWS AT 12" O.C, AND AT INTERMEDIATE JOIST. USE TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C. F. SUSPENDED DROP 1/2" GYPSUM BOARD CEILING PER DETAIL B/A404. (CONTRACTOR'S OPTION: SUSPEND GWB ON 2X4'S 24" O.C. FOR SPANS 6' TO 10' ONLY) G. 6.5" RIGID INSULATION (R-38)	RATING: 1 HR GA# 600/RC2601 STC: N/A
R3	 STAIR/ELEVATOR SHAFT CEILING/ROOF	A. 2X10 WOOD JOISTS SPACED AT 16" O.C, MAX. B. 23/32" EXTERIOR GRADE T&G PLYWOOD SHEATHING ATTACH PERPENDICULAR TO JOISTS WITH END JOINTS STAGGERED 4'-0". SECURE TO JOISTS WITH CONSTRUCTION ADHESIVE AND NO. 6D SHANK NAILS SPACED AT 3/8" O.C. C. VAPOR BARRIER: COMMERCIAL ROSIN 0.010" THK. D. 7/16" OSB WOOD STRUCTURAL PANEL. MIN. GRADE 'C-D' E. 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOISTS WITH 1 1/4" TYPE S OF TYPE W DRYWALL SCREWS AT 24" O.C. F. PERPENDICULAR RESILIENT CHANNELS #25 MSG GALV. STEEL @ 24" O.C. TO EACH JOIST WITH NO. 8 2 1/2" COARSE DRYWALL SCREW. PROVIDE 5'-0" LONG SECOND CHANNEL AT GYPSUM BOARD BUTT JOINTS OF SECOND LAYER GYPSUM BOARD G. FULLY ADHERED TPO ROOFING MEMBRANE H. TWO (2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED PERPENDICULAR TO RESILIENT CHANNELS AND SECURED TO RESILIENT CHANNEL WITH 1" TYPE 'S' SCREWS 12" O.C. I. 6.5" RIGID INSULATION (R-38)	RATING: 2 HR UL L505 STC: N/A

ROOF, WALL, AND FLOOR ASSEMBLY GENERAL NOTES:

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2. THE ARCHITECT HAS ENDEAVORED HEREIN TO INCLUDE ALL INSTALLATION REQUIREMENTS FOR THE FIRE RATED ASSEMBLIES SHOWN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY DETAIL REQUIREMENTS ACCORDINGLY.
3. ONLY APPROVED PRODUCTS BEARING THE APPROPRIATE CLASSIFICATION MARKING, COMPANY NAME, TRADEMARK OR OTHER RECOGNIZED IDENTIFICATION LABEL SHALL BE USED IN THE FIRE RATED ASSEMBLIES.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REQUIREMENTS.
5. SEE STRUCTURAL PLANS FOR LOAD BEARING WALL LOCATIONS.
6. ALL INTERIOR FIRE RATED PARTITIONS SHALL BE CONSTRUCTED CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK - FIRE SAFING AS REQUIRED TO MAINTAIN RATING.
7. REFER TO SHEET A001 FOR THROUGH-PENETRATION REQUIREMENTS. SEE SPECIFICATIONS FOR FIRESTOPPING REQUIREMENTS.
8. FIREPROOFING LOCATIONS - METAL TO NOT BE PRIMED OR PAINTED.
9. FIREPROOFING TO BE REAPPLIED TO ITS REQUIRED THICKNESS AT ALL LOCATIONS WHERE IT IS REMOVED.
10. WOOD BLOCKING - DO NOT ATTACH TO FIREPROOFED MATERIALS.
11. SEE STRUCTURAL DRAWINGS FOR EXACT SIZES AND SPACING OF WOOD STUDS, WOOD TRUSSES AND WOOD JOISTS.
12. SPECIFIC REQUIREMENTS STIPULATED BY UNDERWRITER'S LABORATORY OR OTHER LABELING AGENCY FOR ASSEMBLY WHICH MAY NOT BE INDICATED HEREIN SHALL REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE STRICTLY ADHERED TO AND PROVIDED.

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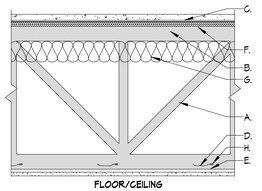
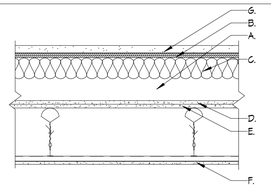
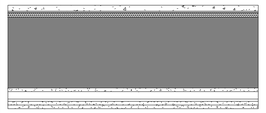
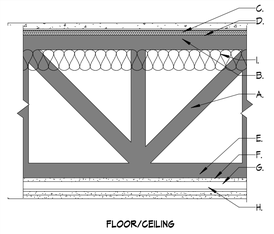
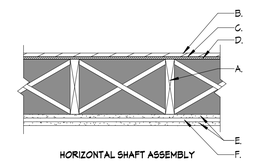
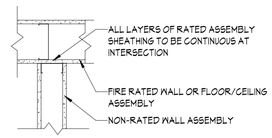
FLOOR TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
F1	 FLOOR/CEILING	A. PRE-ENG. WOOD TRUSSES: 4x2 OPEN WEB FLOOR TRUSSES @ 24" O.C. MAX. - SEE STRUCTURAL DRAWINGS. B. 3/4" T&G SUBFLOORING C. 1" GYP-CRETE TOPPING OVER SUB-FLOOR D. 1/2" RESILIENT CHANNEL @ 16" O.C. E. 5/8" UL RATED GYPSUM WALLBOARD F. 1/4" AT SOUND MAT - IMPACT SOUND CONTROL MAT BETWEEN SUBFLOOR AND GYPCRETE TOPPING IN ALL DWELLING UNIT AREAS THAT RECEIVE A HARD SURFACE FLOOR. (EXTEND MAT 24" BEYOND LIMITS OF HARD SURFACE WITHIN DWELLING UNITS). G. R- 13 FIBERGLASS INSULATION	RATING: 1 HR UL L521 STC: 60 IIC: 56-57
F2	 CORRIDOR CEILING	A. 2X WOOD JOISTS. SEE STRUCTURAL. SPACED AT 16" O.C, MAX. B. 3/4" T&G SUBFLOORING PERPENDICULAR TO JOISTS WITH JOINTS CENTERED OVER JOIST. SECURE TO JOINT USING EXTERIOR GLUE APPLIED TO TOP OF JOIST AND 8D NAILS C. 3 1/2" THK. SOUND ATTENUATION BATT INSULATION D. BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOISTS WITH 1 1/4" TYPE S OF TYPE W DRYWALL SCREWS AT 24" O.C. E. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST THROUGH BASE LAYER WITH 1 7/8" TYPE S OF TYPE W DRYWALL SCREWS AT 12" O.C, AND AT INTERMEDIATE JOIST. USE TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C. F. SUSPENDED DROP 1/2" GYPSUM BOARD CEILING PER DETAIL B/A404. (CONTRACTOR'S OPTION: SUSPEND GWB ON 2X4'S 24" O.C. FOR SPANS 6' TO 10' ONLY) G. 1 1/4" GYPCRETE TOPPING OVER SUB-FLOOR F2A - 2x8 FLOOR JOISTS F2B - 1 3/4" X 9 1/4" LVL JOISTS @ 16" O.C. - 3 F2C - 1 3/4" X 11 1/4" LVL JOISTS @ 16" O.C. F2D - 1 3/4" X 11 7/8" LVL JOISTS @ 16" O.C. - 3	RATING: 1 HR UL L570 STC: 64
			
F4	 FLOOR/CEILING	A. 3 PRE-ENG. WOOD TRUSSES: 22" DEEP OPEN WEB FLOOR TRUSSES @ 24" O.C. MAX. - SEE STRUCTURAL DRAWINGS. B. 3/4" THK. T&G SUBFLOORING C. 1" THK. GYP-CRETE TOPPING D. 1/4" THK. SOUND MAT E. (1) LAYER 5/8" THK. UL RATED GYPSUM BOARD F. 1 1/4" DEEP RESILIENT SOUND ISOLATION CLIPS G. 7/8" DEEP HAT CHANNEL H. (2) LAYERS 5/8" UL RATED GYPSUM BOARD PERPENDICULAR TO RESILIENT SOUND ISOLATION CLIPS. I. 3 1/2" THK. SOUND ATTENUATION BATT INSULATION	RATING: 2 HR UL L577 STC: 60 IIC: 56-57
H1	 HORIZONTAL SHAFT ASSEMBLY	A. 2x10 WOOD JOISTS @ 16" O.C. MAX. -FIRESTOPPED W/ ONE ROW OF 1"x3" BRIDGING. B. 19/32" OSB STRUCTURAL PANELS, MIN. GRADE UNDERLAYMENT. C. VAPOR BARRIER: COMMERCIAL ROSIN 0.010" THICK. D. 7/16" OSB WOOD STRUCTURAL PANEL, MIN. GRADE 'C-D' E. TWO LAYERS OF 5/8" GYPSUM WALLBOARD, BASE LAYER APPLIED PERPENDICULAR TO JOISTS AND NAILED W/ 8D BOX NAILS @ 7" O.C. AND MIN. 1/2" TO ENDS AND EDGES. ENDS ALIGNED W/ JOISTS. 2ND 5/8" LAYER APPLIED PERPENDICULAR TO RESILIENT CHANNELS AND SECURED TO RESILIENT CHANNEL W/ 1" TYPE 'S' SCREWS @ 12" O.C. F. RESILIENT FURRING CHANNELS #25 MSG GALV. STEEL @ 24" O.C. PERPENDICULAR TO JOISTS. SECURE TO EACH JOIST W/ 8D COMMONS. PROVIDE 5'-0" SECOND CHANNEL AT GYPSUM WALLBOARD BUTT JOINTS OF SECOND LAYER OF GYPSUM BOARD.	RATING: 2 HR UL L505 STC: N/A



CONTRACTOR'S OPTION: PROVIDED RATED WALL EQUAL TO THAT OF THE RATED ASSEMBLY IN LIEU OF CONTINUOUS SHEATHING AT INTERSECTION

1 G004.b — NON-RATED TO RATED ASSEMBLY — 1" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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STERLING HEIGHTS, MI 48314

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
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5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD 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.
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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

CONSTRUCTION TYPE DETAILS - FLOORS & ROOFS

G004.b

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

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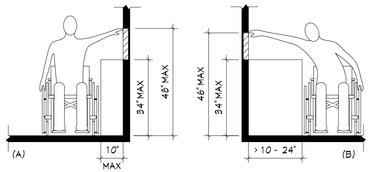
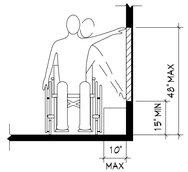
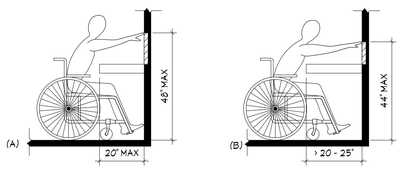


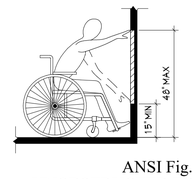
16 G005.a ANSI Fig. 308.3.2 - OBSTRUCTED HIGH SIDE REACH 3/8" = 1'-0"



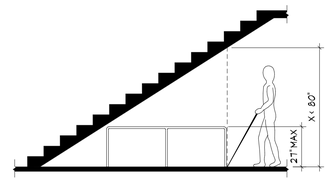
15 G005.a ANSI Fig. 308.3.1 - UNOBSTRUCTED SIDE REACH 3/8" = 1'-0"



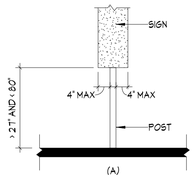
14 G005.a ANSI Fig. 308.2.2 - OBSTRUCTED HIGH FORWARD REACH 3/8" = 1'-0"

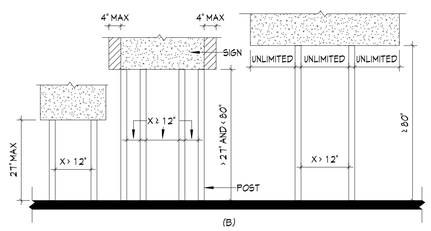


13 G005.a ANSI Fig. 308.2.1 - UNOBSTRUCTED FORWARD REACH 3/8" = 1'-0"

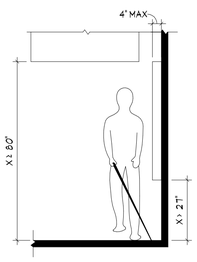


12 G005.a ANSI Fig. 307.4 - REDUCED VERTICAL CLEARANCE 1/4" = 1'-0"

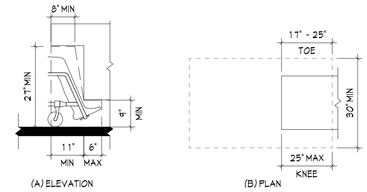




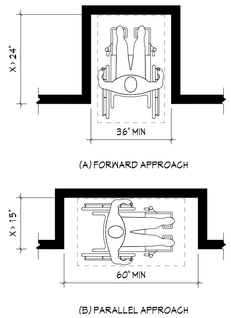
11 G005.a ANSI Fig. 307.3 - POST-MOUNTED PROTRUDING OBJECTS 1/2" = 1'-0"



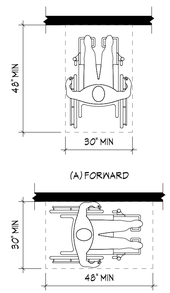
10 G005.a ANSI Fig. 307.2 - LIMITS OF PROTRUDING OBJECTS 3/8" = 1'-0"



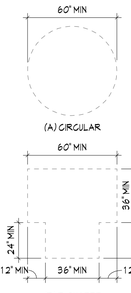
9 G005.a ANSI Fig. 306.2-3 - TOE & KNEE CLEARANCE 1/2" = 1'-0"

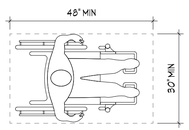


8 G005.a ANSI Fig. 305.7 - MANEUVERING CLEARANCE IN AN ALCOVE 3/8" = 1'-0"



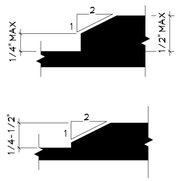
7 G005.a ANSI Fig. 305.5 - POSITION OF CLEAR FLOOR SPACE 3/8" = 1'-0"





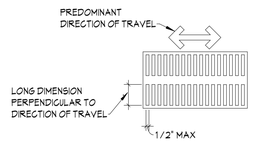
6 G005.a ANSI Fig. 305.3 - SIZE OF CLEAR FLOOR SPACE 1/2" = 1'-0"

5 G005.a ANSI Fig. 304.3 - SIZE OF TURNING SPACE 1/4" = 1'-0"



4 G005.a ANSI Fig. 303.3 - BEVELED CHANGES IN LEVEL 12" = 1'-0"

3 G005.a ANSI Fig. 303.2 - VERTICAL CHANGE IN LEVEL 12" = 1'-0"



2 G005.a ANSI Fig. 302.3 - OPENINGS IN FLOOR SURFACES 1" = 1'-0"

1 G005.a ANSI Fig. 302.2 - CARPET ON FLOOR SURFACES 6" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

GENERAL ACCESSIBILITY

G005.a

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P 614.221.1110 berardipartners.com

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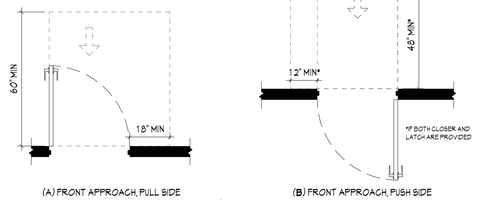
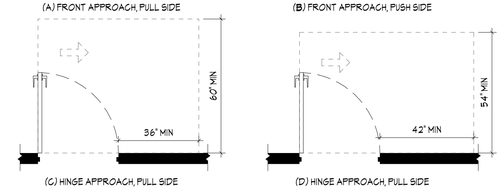


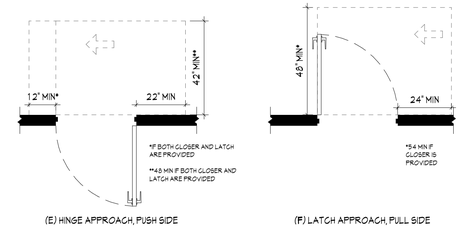
(A) FRONT APPROACH, PULL SIDE

(B) FRONT APPROACH, PUSH SIDE



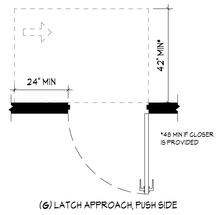
(C) HINGE APPROACH, PULL SIDE

(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE

(F) LATCH APPROACH, PULL SIDE

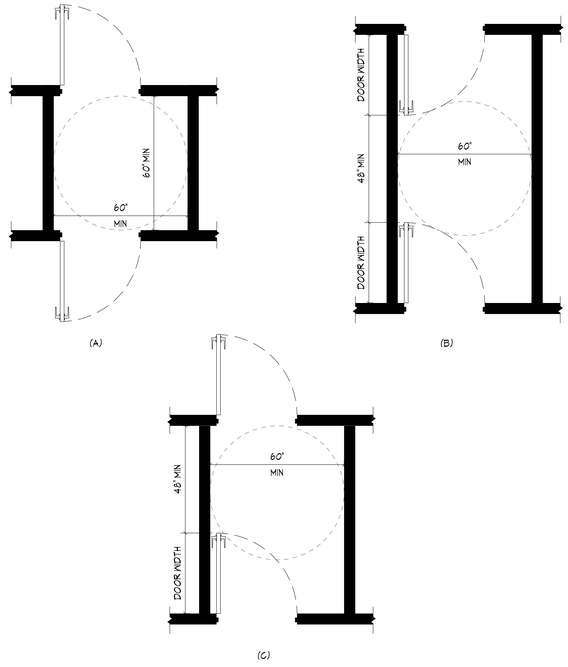


(G) LATCH APPROACH, PUSH SIDE

4 G005.b

ANSI Fig. 404.2.3.2 - MANUVERING CLEARANCE AT MANUAL SWINGING DOORS

3/8" = 1'-0"



(A)

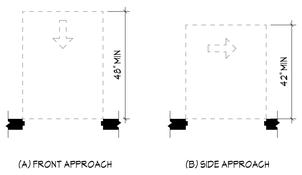
(B)

(C)

8 G005.b

ANSI Fig. 404.2.5 - TWO DOORS IN A SERIES

3/8" = 1'-0"



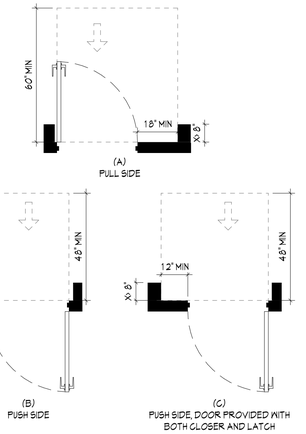
(A) FRONT APPROACH

(B) SIDE APPROACH

6 G005.b

ANSI Fig. 404.2.3.4 - MANUEVERING CLEARANCE AT DOORWAYS WITHOUT DOORS

3/8" = 1'-0"



(A) PULL SIDE

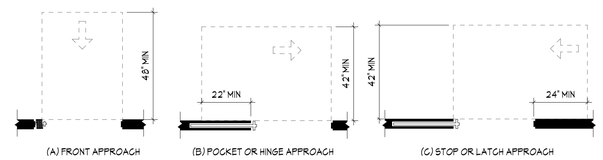
(B) PUSH SIDE

(C) PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

7 G005.b

ANSI Fig. 404.2.3.5 - MANEUVERING CLEARANCE AT RECESSED DOORS

3/8" = 1'-0"



(A) FRONT APPROACH

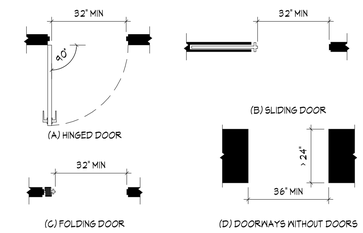
(B) POCKET OR HINGE APPROACH

(C) STOP OR LATCH APPROACH

5 G005.b

ANSI Fig. 404.2.3.3 - MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

3/8" = 1'-0"



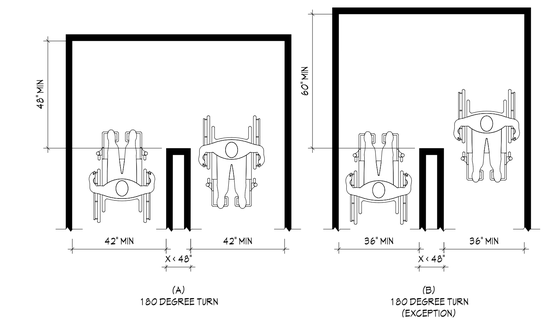
(C) FOLDING DOOR

(D) DOORWAYS WITHOUT DOORS

3 G005.b

ANSI Fig. 404.2.2 - CLEAR WIDTH OF DOORWAYS

3/8" = 1'-0"



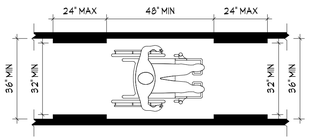
(A) 180 DEGREE TURN

(B) 180 DEGREE TURN (EXCEPTION)

2 G005.b

ANSI Fig. 403.5.1 - CLEAR WIDTH AT 180° TURN

3/8" = 1'-0"



1 G005.b

ANSI Fig. 403.5 - CLEAR WIDTH OF AN ACCESSIBLE ROUTE

3/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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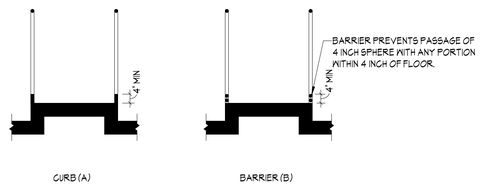
8 G005.c ANSI Fig. 406.10 - DIAGONAL CURB RAMPS
1/8" = 1'-0"

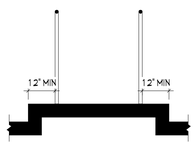
7 G005.c ANSI Fig. 406.7 - LANDINGS
3/8" = 1'-0"

6 G005.c ANSI Fig. 406.3 - SIDES OF CURB RAMPS
3/8" = 1'-0"

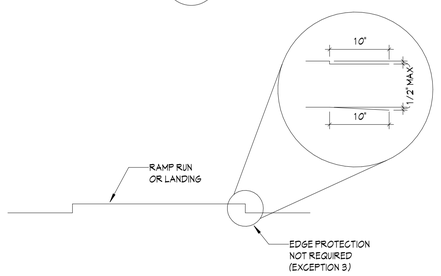
5 G005.c ANSI Fig. 406.2 - COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS
3/8" = 1'-0"



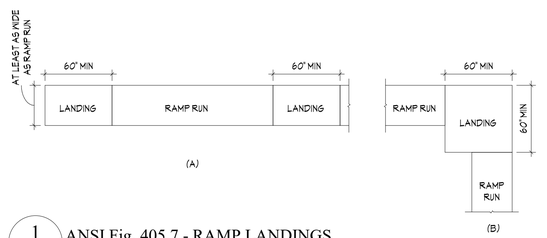
4 G005.c ANSI Fig. 405.9.2 - RAMP EDGE PROTECTION
3/8" = 1'-0"



3 G005.c ANSI Fig. 405.9.1 - EXTENDED FLOOR SURFACE
3/8" = 1'-0"



2 G005.c ANSI Fig. 405.9 - EDGE PROTECTION - LIMITED DROP OFF
1" = 1'-0"



1 G005.c ANSI Fig. 405.7 - RAMP LANDINGS
3/16" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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CURB RAMPS

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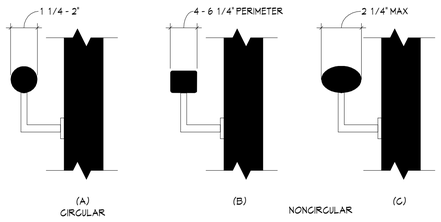
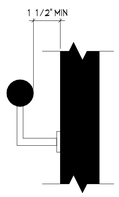
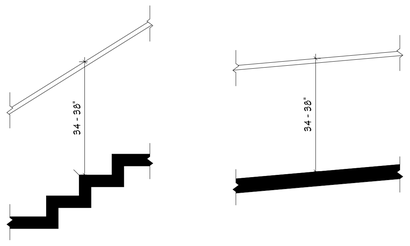


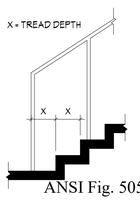
12 G005.d — ANSI Fig. 505.7 - HANDRAIL CROSS SECTION — 3" = 1'-0"



11 G005.d — ANSI Fig. 505.5 - HANDRAIL CLEARANCE — 3" = 1'-0"

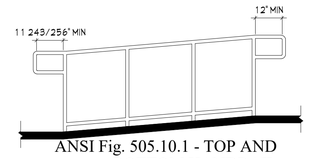


10 G005.d — ANSI Fig. 505.4 - HANDRAIL HEIGHT — 1/2" = 1'-0"

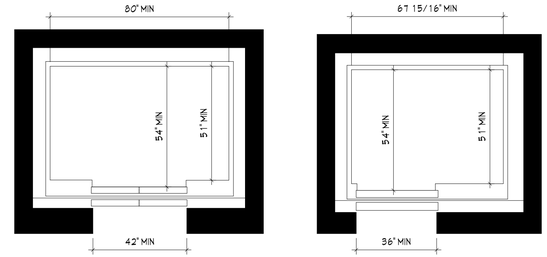


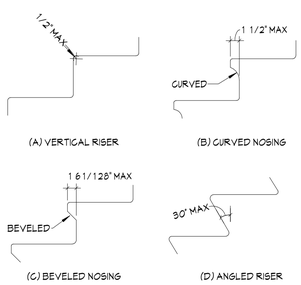
15 G005.d — ANSI Fig. 505.10.3 - BOTTOM HANDRAIL EXTENSIONS AT STAIRS — 3/8" = 1'-0"

14 G005.d — ANSI Fig. 505.10.2 - TOP HANDRAIL EXTENSIONS AT STAIRS — 3/8" = 1'-0"

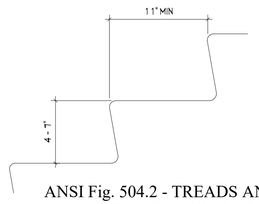


13 G005.d — ANSI Fig. 505.10.1 - TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS — 3/8" = 1'-0"

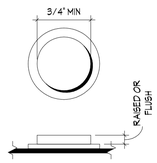




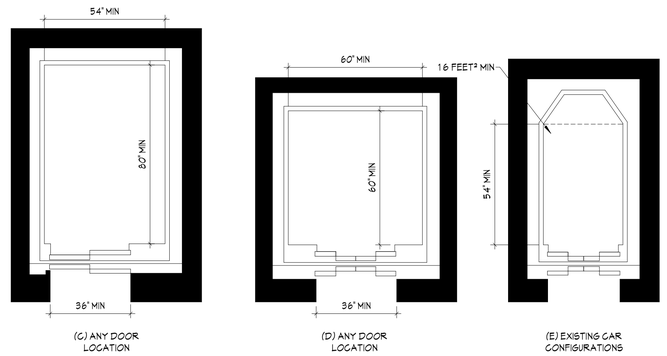
9 G005.d — ANSI Fig. 504.5 - STAIR NOSING — 1" = 1'-0"



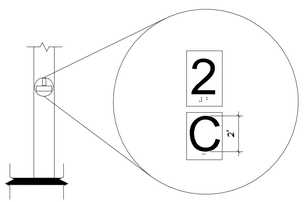
8 G005.d — ANSI Fig. 504.2 - TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS — 1 1/2" = 1'-0"



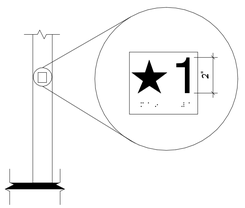
7 G005.d — ANSI Fig. 407.4.6.2 - ELEVATOR CAR CONTROL BUTTONS — 12" = 1'-0"



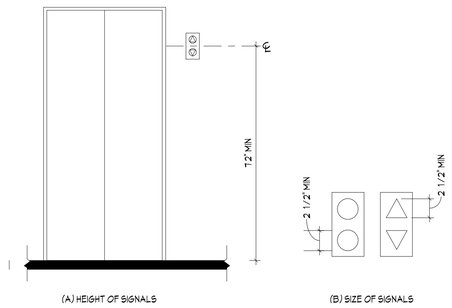
6 G005.d — ANSI Fig. 407.4.1 - INSIDE OF ELEVATOR CARS — 3/8" = 1'-0"



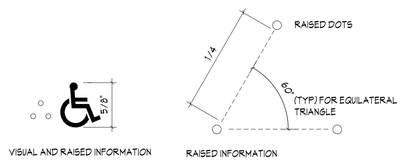
5 G005.d — ANSI Fig. 407.2.3.2 - DESTINATION-ORIENTED ELEVATOR CAR IDENTIFICATION — 3" = 1'-0"



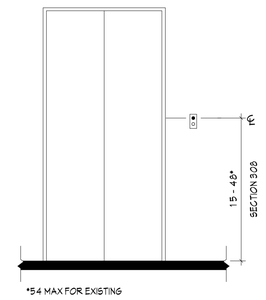
4 G005.d — ANSI Fig. 407.2.3.1 - FLOOR DESIGNATION — 3" = 1'-0"



3 G005.d — ANSI Fig. 407.2.2.2 - ELEVATOR VISIBLE SIGNALS — 1/2" = 1'-0"



2 G005.d — ANSI Fig. 407.2.1.7 - DESTINATION-ORIENTED ELEVATOR INDICATION — 12" = 1'-0"



1 G005.d — ANSI Fig. 407.2.1.1 - HEIGHT OF ELEVATOR CALL BUTTONS — 1/2" = 1'-0"

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LICENSE # 43748
EXPIRES: 03/24/2023

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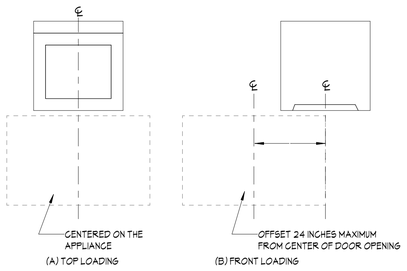
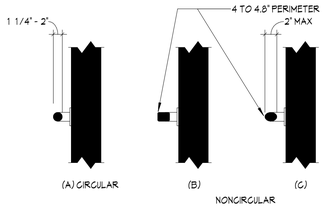
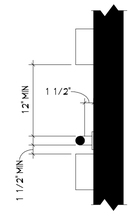


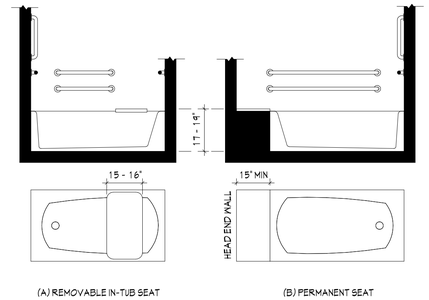
20 G005.e — ANSI Fig. 611.2 - CLEAR FLOOR SPACE
1/2" = 1'-0"



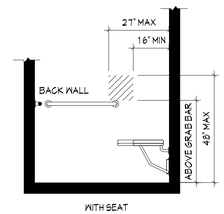
19 G005.e — ANSI Fig. 609.2 - SIZE OF GRAB BARS
1" = 1'-0"



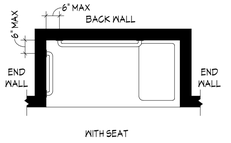
18 G005.e — ANSI Fig. 609.3 - SPACING OF GRAB BARS
1" = 1'-0"



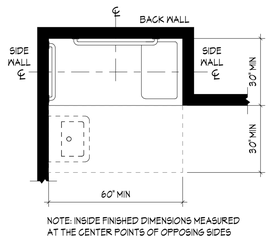
17 G005.e — ANSI Fig. 610.2 - BATHTUB SEATS
3/8" = 1'-0"



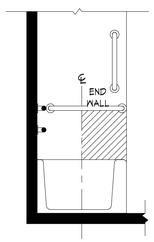
16 G005.e — ANSI Fig. 608.4.2 - STANDARD ROLL-IN-TYPE SHOWER CONTROL AND HANDSHOWER LOCATION
3/8" = 1'-0"



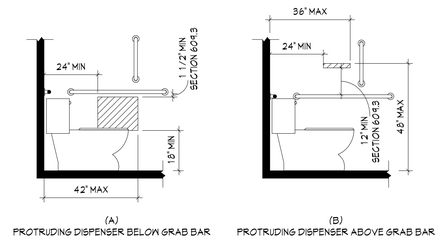
15 G005.e — ANSI Fig. 608.3.2 - GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWERS
3/8" = 1'-0"

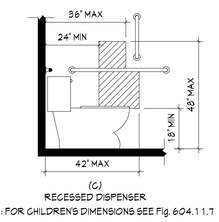


14 G005.e — ANSI Fig. 608.2.2 - STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
3/8" = 1'-0"



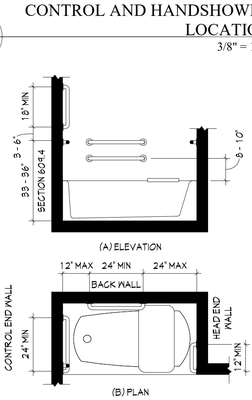
13 G005.e — ANSI Fig. 607.5 - LOCATION OF BATHTUB CONTROLS
1/2" = 1'-0"



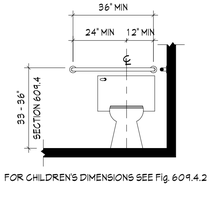


NOTE: FOR CHILDREN'S DIMENSIONS SEE Fig. 604.11.7

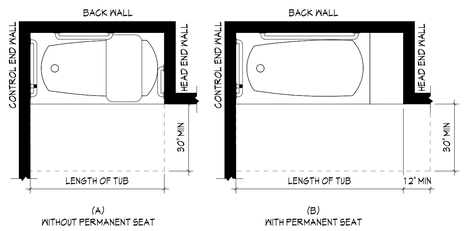
8 G005.e — ANSI Fig. 604.7 - DISPENSER OUTLET LOCATION
3/8" = 1'-0"



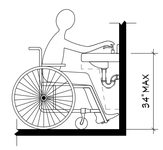
12 G005.e — ANSI Fig. 607.4.2 - GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS
3/8" = 1'-0"



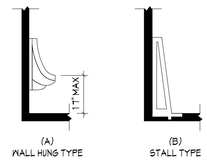
7 G005.e — ANSI Fig. 604.5.2 - REAR WALL GRAB BAR FOR WATER CLOSET
3/8" = 1'-0"



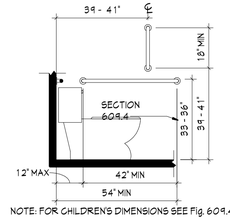
11 G005.e — ANSI Fig. 607.2 - CLEARANCE FOR BATHTUBS
3/8" = 1'-0"



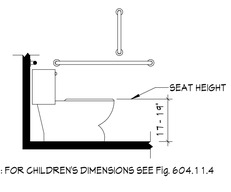
10 G005.e — ANSI Fig. 606.3 - HEIGHT OF LAVATORIES AND SINKS
3/8" = 1'-0"



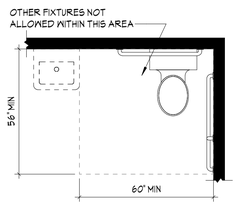
9 G005.e — ANSI Fig. 605.2 - HEIGHT OF URINALS
3/8" = 1'-0"



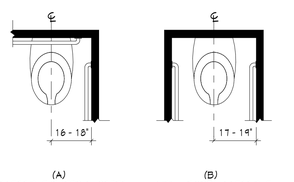
6 G005.e — ANSI Fig. 604.5.1 - SIDE WALL GRAB BAR FOR WATER CLOSET
3/8" = 1'-0"



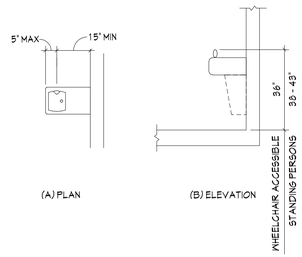
5 G005.e — ANSI Fig. 604.4 - WATER CLOSET SEAT HEIGHT
3/8" = 1'-0"



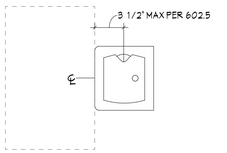
4 G005.e — ANSI Fig. 604.3 - SIZE OF CLEARANCE FOR WATER CLOSET
3/8" = 1'-0"



3 G005.e — ANSI Fig. 604.2 - WATER CLOSET LOCATION
3/8" = 1'-0"



2 G005.e — ANSI Fig. 602.5 - DRINKING FOUNTAIN SPOUT LOCATION
3/8" = 1'-0"



1 G005.e — ANSI Fig. 602.2 - PARALLEL APPROACH AT DRINKING FOUNTAINS PRIMARILY FOR CHILDREN'S USE (EXCP. 2)
1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT #: 17103

#	Description	Date

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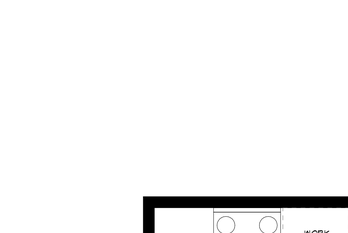
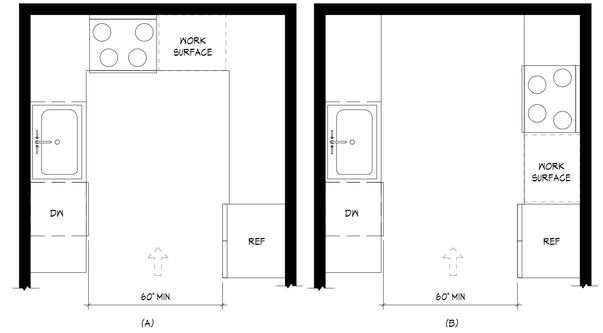
4 G005.f — ANSI Fig. 804.2.1 - PASS-THROUGH KITCHEN — 3/8" = 1'-0"

3 G005.f — ANSI Fig. 703.3.11 - LOCATION OF SIGNS AT DOOR — 1/2" = 1'-0"



2 G005.f — ANSI Fig. 703.3.10 - HEIGHT OF RAISED CHARACTERS ABOVE FLOOR — 3/8" = 1'-0"

1 G005.f — ANSI Fig. 703.3.5 - CHARACTER HEIGHT — 6" = 1'-0"



5 G005.f — ANSI Fig. 804.2.2 - U-SHAPED KITCHEN CLEARANCE — 3/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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SIGNAGE & KITCHEN ACCESSIBILITY

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ANSI TYPE "A" ACCESSIBILITY CODE NOTES:

1. SEE SECTION 1107.6.2.2.1 ON SHEET A005a FOR THE NUMBER OF ANSI TYPE 'A' UNITS REQUIRED AND PROVIDED.
2. REFER TO OCCUPANCY (RESIDENTIAL) TABLE ON SHEET A005b, BUILDING PLANS (A100 SERIES) AND UNIT PLANS (A300 SERIES) FOR LOCATIONS.

5 G005.g — ANSI Fig. 1003.12.1.2 - U-SHAPED KITCHEN CLEARANCE IN TYPE A UNITS
3/8" = 1'-0"

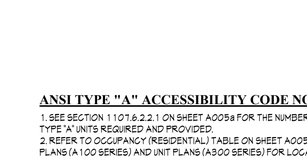
4 G005.g — ANSI Fig. 1003.12.1.1 - MINIMUM KITCHEN CLEARANCE IN TYPE A UNITS
3/8" = 1'-0"

3 G005.g — ANSI Fig. 1003.11.2.5.2 - STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT IN TYPE A UNITS
3/8" = 1'-0"

2 G005.g — ANSI Fig. 1003.11.2.5.1 - CLEARANCE FOR BATHRUBS IN TYPE A UNITS
3/8" = 1'-0"

1 G005.g — ANSI Fig. 1003.11.2.4 - WATER CLOSETS IN TYPE A UNITS
3/8" = 1'-0"

7 G005.g — ANSI Fig. 1003.12.4 - KITCHEN SINK FOR TYPE A UNITS
3/8" = 1'-0"



6 G005.g — ANSI Fig. 1003.12.3 - WORK SURFACE IN KITCHEN FOR TYPE A UNITS
3/8" = 1'-0"

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LICENSE # 43748
EXPIRES: 03/24/2023

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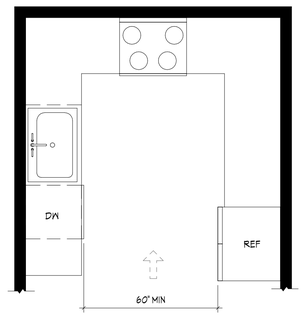
ANSI TYPE "B" ACCESSIBILITY CODE NOTES:

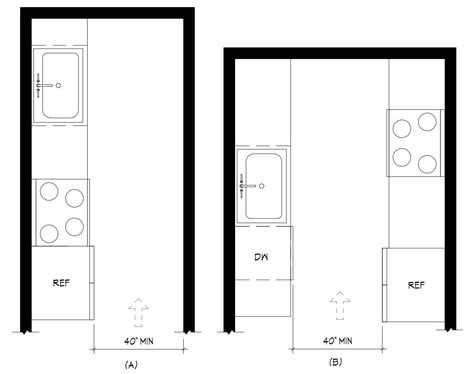
1. SEE SECTION 1107.6.2.2.2 ON SHEET A005a FOR THE NUMBER OF ANSI TYPE 'B' UNITS PROVIDED.
2. REFER TO OCCUPANCY (RESIDENTIAL) TABLE ON SHEET A005b, BUILDING PLANS (A100 SERIES) AND UNIT PLANS (A300 SERIES) FOR LOCATIONS.



ANSI Fig. 1004.12.1.2 - U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS

9 G005.h

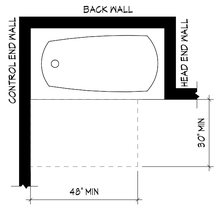
3/8" = 1'-0"



ANSI Fig. 1004.12.1.1 - MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS

8 G005.h

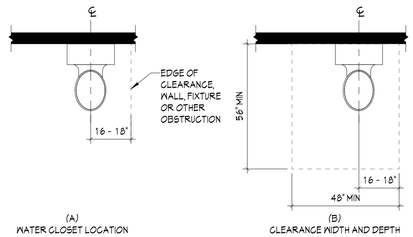
3/8" = 1'-0"



ANSI Fig. 1004.11.3.2.3.1 - BATHROOM CLEARANCE IN TYPE B UNITS - OPTION B BATHROOMS

7 G005.h

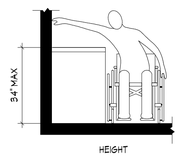
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.2 - CLEARANCE AT WATER CLOSETS IN TYPE B UNITS

3 G005.h

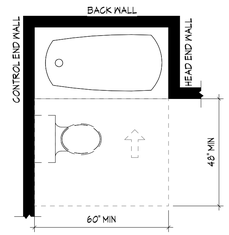
3/8" = 1'-0"



ANSI Fig. 1004.11.3.2.1 - LAVATORY IN TYPE B UNITS - OPTION B BATHROOMS

6 G005.h

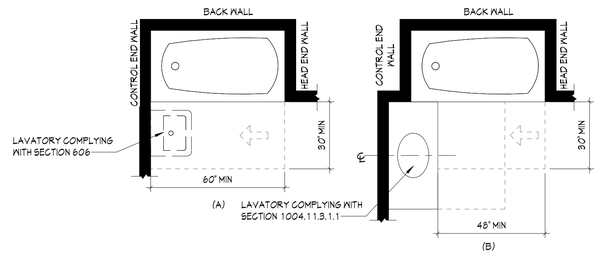
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.3.2 - FORWARD APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOMS

5 G005.h

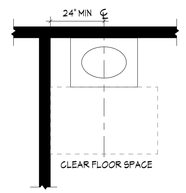
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.3.1 - PARALLEL APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOMS

4 G005.h

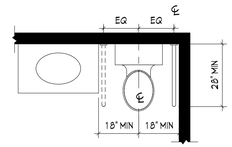
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.1 - LAVATORY IN TYPE B UNITS - OPTION A BATHROOMS

2 G005.h

3/8" = 1'-0"



ANSI Fig. 1004.11.1.1 - SWING-UP GRAB BAR FOR WATER CLOSET

1 G005.h

3/8" = 1'-0"

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EXPIRES: 03/24/2023

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NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ 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 "A0" 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 CADD 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 CODIFIED 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.

PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

TYPE B UNIT ACCESSIBILITY

G005.h

12/10/2021 9:11:25 AM

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CODE SUMMARY

1. GOVERNING BUILDING CODE:

MICHIGAN BUILDING CODE 2015 INCORPORATING THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE.

2. LIVE LOADS

2.1 ROOF:	20 PSF
2.2 SUPPORTED FLOORS:	
2.2.1 RESIDENTIAL	40 PSF + 15 PSF PARTITION LOADS
2.2.2 CORRIDORS AND LOBBIES	100 PSF
2.2.3 BALCONIES	60 PSF
2.2.4 STORAGE AREAS	125 PSF
2.2.5 STAIRS AND EXISTS	100 PSF, OR, 300 POUNDS CONCENTRATED LOAD ON STAIR TREADS
2.2.6 HANDRAILS AND GUARDS	50 PLF IN ANY DIRECTION, OR, 200 POUNDS CONCENTRATED LOAD IN ANY DIRECTION

3. SNOW LOADS

3.1. GROUND SNOW LOAD, Pg= 25 PSF
3.2. FLAT-ROOF SNOW LOAD, Pf= 17.5 PSF
3.3. SNOW EXPOSURE FACTOR, Ce= 1.0
3.4. SNOW LOAD THERMAL FACTOR, Ct= 1.0
3.5. SNOW LOAD IMPORTANCE FACTOR, Is= 1.0
3.6. ROOF SLOPE FACTOR, Cs= 1.0

4. DESIGN WIND LOAD FOR STRUCTURAL FRAME (ALL WIND FORCES ARE ULTIMATE LOADS, AS SPECIFIED WITHIN THE MICHIGAN BUILDING CODE. FOR EAXMPLE, WIND LOADS CARRY A 0.6 LOAD FACTOR IN ASD LOAD COMBINATIONS.)

4.1. BASIC WIND SPEED: VULT = 115 MPH
VASD = 90 MPH
4.2. IMPORTANCE FACTOR: Iw= 1.0
BUILDING CATEGORY: II
4.3. EXPOSURE: B
4.4 INTERNAL PRESSURE COEFFICIENT: +/- 0.18
4.5. VELOCITY PRESSURE, Qz= 34.0 PSF
4.6. MAIN WIND-FORCE-RESISTING SYSTEM PRESSURE (WINDWARD PLUS LEEWARD)
H = HEIGHT: UP TO 50' 32 PSF

5. DESIGN WIND LOAD FOR EXTERIOR COMPONENTS AND CLADDING (TEN SQUARE FEET)

PLEASE NOTE THAT THE WIND LOADS PROVIDED ARE UN-FACTORED LOADS CALCULATED FROM THE MICHIGAN BUILDING CODE 2015 AND ASCE 7-10. FOR EAXMPLE, WIND LOADS CARRY A 0.6 LOAD FACTOR IN ASD LOAD COMBINATIONS.

5.1. TYPICAL EXTERIOR WALL SURFACE: +28.0/-30.0 PSF
5.2. EXTERIOR WALL SURFACE AT CORNERS, WITHIN TEN FEET OF EACH CORNER OF THE BUILDING: +28.0/-37.0 PSF
5.3. TYPICAL ROOF SURFACE: +16.0/-28.0 PSF.
5.4. ROOF SURFACE WITHIN TEN FEET OF THE EDGE OF THE ROOF (NOT AT CORNERS): +16.0/-47.0 PSF.

6. DESIGN SEISMIC LOAD

6.1 SEISMIC IMPORTANCE FACTOR: Ie= 1.0
SEISMIC USE GROUP: II
6.2 MAPPED SPECTRAL RESPONSE ACCELERATIONS: Ss= 0.0874, S1= 0.0454
6.3 SITE (SOIL) CLASS: D
6.4 SITE COEFFICIENTS, Fa= 1.6, Fv= 2.4
MAX. CONSIDERED SPECTRAL RESPONSE ACCELERATIONS, Sms= 0.140, Sm1= 0.109
SPECTRAL RESPONSE COEFFICIENTS: Sds= 0.093, Sd1= 0.073
6.5 SEISMIC DESIGN CATEGORY: B
6.6 BASIC SEISMIC-FORCE-RESISTING SYSTEM: VARIES:
6.6.1 LIGHT-FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIAL ABOVE SECOND FLOOR
6.6.2 ORDINARY REINFORCED MASONRY SHEAR WALLS AND ORDINARY REINFORCED CONCRETE SHEAR WALLS BELOW SECOND FLOOR
6.7 R & Cd
6.7.1 R = 6.5 Cd = 4.0 ABOVE SECOND FLOOR
6.7.2 R = 2.0 Cd = 1.75 BELOW SECOND FLOOR FOR MASONRY SHEARWALLS

6.8 SEISMIC RESPONSE COEFFICIENT:
6.8.1 Cs = 0.0466 ABOVE SECOND FLOOR
6.8.2 Cs = 0,0466 BELOW SECOND FLOOR

6.9 ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE METHOD
6.10 BASE SHEAR = 240,000 POUNDS

7. RAIN LOAD: SEE ARCHITECTURAL DRAWING A105 FOR CALCULATIONS

MISCELLANEOUS

MISC0. STRUCTURAL CONTRACT DOCUMENTS SHOW SOME ARCHITECTURAL INFORMATION WHICH IS SHOWN FOR REFERENCE ONLY. ANY DISSIMILARITY WITH FINAL ARCHITECTURAL CONTRACT DOCUMENTS SHALL BE ASSUMED UNINTENTIONAL, HOWEVER, THE CONTRACTOR SHOULD VERIFY INTENT WITH ARCHITECT PRIOR TO STARTING ANY WORK. SOME INFORMATION IN STRUCTURAL SECTIONS IS NOT DRAWN TO SCALE.

MISC1. THE INFORMATION CONTAINED WITHIN THESE CONTRACT DOCUMENTS REPRESENTS INTELLECTUAL PROPERTY THAT HAS PROVIDED AS A PROFESSIONAL SERVICE FOR THE SPECIFIC USE TO DESCRIBE THE REQUIREMENTS FOR THIS PROJECT. REPRODUCTION, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION

MISC2. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL CODES.

MISC3. THESE STRUCTURAL CONTRACT DOCUMENTS PROVIDE THE REQUIREMENTS FOR A BUILDING CODE COMPLIANT STRUCTURE. ALL SUB CONTRACTORS SHALL REVIEW THE CONTRACT DOCUMENTS FOR POTENTIAL CONCERNS REGARDING CONSTRUCTION 'MEANS AND METHODS' REQUIREMENTS, ET AL, AND NOTIFY THE ARCHITECT WITH THEIR PROPOSAL FOR WORK OF ANY POTENTIAL AFFECT TO THE COST FOR THEIR WORK, PROJECT SAFETY AND COMPLIANCE WITH ALL FEDERAL STATE, AND LOCAL REGULATIONS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE ARCHITECT OF ANY SUCH CONCERNS, THESE CONCERNS WILL BE ASSUMED TO BE MINIMAL AND ACCOMMODATED WITHIN THEIR BID PRICE, NO ADDITIONAL INFORMATION OR COSTS WILL BE NECESSARY FOR THE CONTRACTOR TO PERFORM THE WORK.

MISC4. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED STRUCTURAL ENGINEER, REGISTERED WITH THE STATE OF MICHIGAN, TO PROVIDE A COMPLETE TEMPORARY SHORING DESIGN FOR THE STABILITY OF THE BUILDING DURING CONSTRUCTION. THE SHORING DESIGN SHALL MEET THE REQUIREMENTS OF ASCE 37 (DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION).

MISC5. THE STRUCTURAL CONTRACT DOCUMENTS SHOW A PORTION OF THE WORK TO BE PERFORMED BY THE CONTRACTOR. SUPPLEMENTARY REQUIREMENTS FOR STRUCTURAL STEEL, CONCRETE, ETC. MAY BE FOUND WITHIN THE CONTRACT DOCUMENTS OF OTHER DISCIPLINES AND REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.

MISC6. THESE NOTES ARE COMPLEMENTARY TO THE SPECIFICATIONS AND SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS.

MISC7. EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND UNAMBIGUOUS INFORMATION ON THE CONTRACT DOCUMENTS. THE STRUCTURAL CONTRACT DOCUMENTS ARE NOT INTENDED TO STAND ALONE. CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT AND OTHER BUILDING DISCIPLINES CONTAIN REQUIREMENTS THAT AFFECT THE STRUCTURAL CONTRACT DOCUMENTS. THE INFORMATION WITHIN THESE CONTRACT DOCUMENTS, THEREFORE, MAY CONTAIN AMBIGUOUS INFORMATION. ANY SUCH AMBIGUITY SHALL BE DOCUMENTED BY THE CONTRACTOR AND SUBMITTED WITH THE BID PRICE. THE CONTRACTOR SHALL INCLUDE AN ALLOWANCE FOR ANY SUCH AMBIGUITY ALONG WITH WHAT WAS ASSUMED AS THE BASIS FOR THE ALLOWANCE. (AMBIGUITIES SHALL NOT BE LIMITED TO THOSE BETWEEN DRAWING AND SPECIFICATIONS AND CONTRACT DOCUMENTS OF OTHER DISCIPLINES. AMBIGUITIES DISCUSSED HERE SHALL ALSO INCLUDE INCOMPLETE INFORMATION.) PRIOR TO SUBMISSION OF BIDS, THE CONTRACTORS SHALL SUBMIT A WRITTEN REQUEST FOR THE NECESSARY CLARIFICATION OR SUPPLEMENTARY INFORMATION REQUIRED BY THE CONTRACTOR TO PROCEED WITH THE WORK. THIS REQUEST SHALL BE SUBMIT TO THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER WHO WILL THEN SUBMIT THE REQUEST TO THE ARCHITECT. THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER WILL ATTACH TO THIS WRITTEN REQUEST THE CONTRACTOR'S LIST OF ASSUMPTIONS FOR BIDDING SO THAT THE ARCHITECT MAY DETERMINE THE ADEQUACY OF THE CONTRACTORS BID ASSUMPTION. IN THE ABSENCE OF THIS DOCUMENT, THE ARCHITECT WILL DETERMINE WHICH AMBIGUOUS REQUIREMENT GOVERNS AND THE CONTRACTOR SHALL PROVIDE AT NO ADDITIONAL COST TO THE OWNER. IN THE ABSENCE OF THIS DOCUMENT, THE ARCHITECT WILL DETERMINE THAT WHICH COULD HAVE BEEN ASSUMED FROM THE CONTRACT DOCUMENTS WHERE THE CONTRACT DOCUMENTS INCLUDE INCOMPLETE INFORMATION. THE BASIS FOR THIS DETERMINATION SHALL BE THAT THE CONTRACTOR SHOULD HAVE INCLUDED AN ALLOWANCE BASED UPON SIMILAR INFORMATION PROVIDED ELSEWHERE.

MISC8. THE FULLY COMPLETED STRUCTURE HAS BEEN DESIGNED TO BE STABLE AND CAPABLE OF RESISTING ALL CODE REQUIRED LOADS, TO THE BEST OF ANY STRUCTURAL ENGINEER'S ABILITY. THE CONTRACTOR REMAINS RESPONSIBLE FOR ALL MEANS AND METHODS ISSUES SUCH AS:

MISC8.1. TO DETERMINE THE ERECTION AND PLACING PROCEDURES AND SEQUENCES.
MISC8.2. TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENTS DURING ERECTION BY PROVIDING TEMPORARY SUPPORTS, SUCH AS TEMPORARY BRACING, SHORING, GUYS AND TIE DOWNS.
MISC8.3. TO PROVIDE TEMPORARY SUPPORTS AND THEY SHALL REMAIN UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE, COMPLETED, AND HAVE REACHED THEIR REQUIRED DESIGN STRENGTH.

MISC9. VERIFY THE SIZES, LOCATIONS, ELEVATIONS AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK. INFORM THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS, AND CONDITIONS BEFORE PROCEEDING WITH THE WORK. ("EXISTING CONDITIONS" CAN INCLUDE NEW CONSTRUCTION PLACED IN EARLIER PHASES.)

MISC10. PROVIDE SHORING, BRACING, UNDERPINNING, AND ANY OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION.

MISCELLANEOUS CONT:

MISC11. NORMAL OPERATIONS WILL BE CONTINUED BY THE OWNER THROUGHOUT THE DURATION OF CONSTRUCTION. NORMAL OPERATIONS WILL BE CONTINUED BY THE OWNER OF ADJACENT PROPERTIES THROUGHOUT THE DURATION OF CONSTRUCTION. NORMAL OPERATIONS WILL BE CONTINUED BY THE OWNER OF UTILITIES THROUGHOUT THE DURATION OF CONSTRUCTIONS. ANY INTERFERENCE WITH THE OWNER'S OPERATION OR INTERRUPTION TO UTILITIES SHALL BE COORDINATED WITH EACH OWNER.

MISC12. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SERVICES, ETC., AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE HE CAUSES TO THE PROPERTY, EXISTING AND NEW CONSTRUCTION, AND FOR ANY UNAUTHORIZED DISRUPTIONS TO THE OWNER'S NORMAL USE OF UTILITIES, SERVICES AND THE SURROUNDING FACILITIES.

MISC13. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONTRACT DOCUMENTS, AND SHOP CONTRACT DOCUMENTS FOR SIZE AND LOCATION OF WALL AND FLOOR OPENINGS, WALL OFFSETS, STAIR DETAILS, PIPES, VENTS, DUCTS, CONDUIT, AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS.

MISC14. TYPICAL DETAILS, WHEN USED, APPLY TO ALL CONTRACT DOCUMENTS AND SHALL BE USED EXCEPT WHERE OTHERWISE SHOWN OR NOTED. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE CONTRACTOR WITH COMPLETE AND UNAMBIGUOUS DETAILS. SINCE IT IS NOT POSSIBLE TO CUT EACH AND EVERY DETAIL, THE DETAILS CUT SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

MISC15. THESE DOCUMENTS ATTEMPT TO PROVIDE AS COMPLETE A "PICTURE" AS IS HUMANLY POSSIBLE FOR BIDDING PURPOSES. IT IS NOT THE INTENT OF THESE DOCUMENTS TO REQUIRE THE CONTRACTOR TO FOREGO THEIR NORMAL METHOD OF OPERATION. CONTRACTORS WISHING TO DISCUSS POTENTIAL EQUAL CONSTRUCTION SHOULD NOT HESITATE SUGGEST ANY ALTERNATE. ALL ALTERNATE REQUESTS MUST BE SUBMIT TO THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER FOR THEIR ACCEPTANCE. THE CONTRACTOR SHALL SUBMIT THESE REQUESTS FOR ALTERNATES PRIOR TO PREPARING SHOP DRAWINGS TO ELIMINATE THE POSSIBILITY THAT AN ALTERNATE IS NOT DEEMED EQUAL. THE BUILDING'S STRUCTURAL ENGINEER OF RECORD HAS SOLE DISCRETION AS TO THE EQUALITY OF ANY PROPOSED ALTERNATE.

MISC16. THE ENGINEERING FOR ALTERNATES (AS DESCRIBED ABOVE) IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS OF CONSTRUCTION PHASE ENGINEERING. IT SHALL NOT BE ASSUMED THAT THE ENGINEER OF RECORD WILL PERFORM THE ENGINEERING FOR ANY ALTERNATE, WHETHER DEEMED POTENTIALLY EQUAL OR OTHERWISE, UNLESS THE ENGINEER OF RECORD INDICATES, IN WRITING, THAT THE ALTERNATE DOES NOT REQUIRE ADDITIONAL ENGINEERING TO PROVE EQUALITY. THE CONTRACTOR SHALL, UPON REQUEST, RETAIN THE SERVICES OF A LICENSED STRUCTURAL ENGINEER, REGISTERED WITH THE STATE OF MICHIGAN, TO ENGINEER SUCH ALTERNATE(S). THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DELAY ASSOCIATED WITH THEIR REQUESTED ALTERNATE.

MISC17. ANY WORK THAT IS NOT PLACED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS IS SUBJECT TO REPAIR. THE ENGINEERING FOR ANY WORK PERFORMED THAT IS DEEMED UNACCEPTABLE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS OF CONSTRUCTION PHASE ENGINEERING. IT SHALL NOT BE ASSUMED THAT THE ENGINEER OF RECORD WILL PERFORM THE ENGINEERING FOR ANY WORK THAT IS NOT PLACED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL, UPON REQUEST, RETAIN THE SERVICES OF A LICENSED STRUCTURAL ENGINEER, REGISTERED WITH THE STATE OF MICHIGAN, TO ENGINEER SUCH REPAIR(S). THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DELAY ASSOCIATED WITH THE REPAIR(S) TO THEIR WORK.

MISC17. DIMENSIONS THAT DEPEND UPON SPECIFIC EQUIPMENT PURCHASED, SUCH AS WINDOW, DOOR, AND ELEVATOR OPENINGS AND MECHANICAL EQUIPMENT, TO NAME A FEW, MUST BE COORDINATED BETWEEN SUB CONTRACTORS PRIOR TO SUBMITTING OR PREPARING SHOP DRAWINGS. REQUESTS ON SHOP DRAWINGS TO PROVIDE SUCH DIMENSIONS SHALL BE RESPONDED TO ON THE SHOP DRAWINGS BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR REVIEW. FAILURE TO RESPOND TO SUCH INQUIRY MAY RESULT IN THE RETURN OF A SET OF SHOP DRAWINGS, TO THE GENERAL CONTRACTOR, WITHOUT REVIEW. WHEREVER POSSIBLE, THE GENERAL CONTRACTOR SHOULD COORDINATE THESE ITEMS, AS EARLY AS POSSIBLE, THROUGH THE DISTRIBUTION OF CERTIFIED MANUFACTURER'S SHOP DRAWINGS.

MISC18. EVERY EFFORT HAS BEEN MADE TO PROVIDE THE CONTRACTOR WITH NECESSARY DIMENSIONS ON THE CONTRACT DOCUMENTS. WHERE A DIMENSION IS NOT PROVIDED, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION OF DIMENSION(S) THAT HAS (HAVE) NOT BEEN PROVIDED AND OBTAIN A WRITTEN RESPONSE PRIOR TO SUBMITTING THEIR BID PRICE.

MISC19. THESE CONTRACT DOCUMENTS DEFINE THE REQUIREMENTS FOR THIS WORK AS WELL AS DESIGN RESPONSIBILITIES FOR PORTIONS OF WORK WHETHER THEY ARE "PERFORMANCE SPECIFIED" OR NOT. THESE CONTRACT DOCUMENTS, AND THE BUILDING CODE AS WELL, MAY REFER TO STANDARDS AND/OR GUIDELINES. TYPICALLY, THESE STANDARDS ARE PREPARED BY MANUFACTURING AND/OR MARKETING ASSOCIATIONS. REFERENCE TO THESE STANDARDS AND GUIDELINES ARE FOR QUALITY OF WORK AND FOR GENERAL PHYSICAL DESIGN CRITERIA. USE OF THESE STANDARDS AND GUIDELINES SHALL NOT INCLUDE ANY CRITERIA WITH REGARD TO DESIGN RESPONSIBILITIES, OR DESIGN LOADS, IF INCLUDED THEREIN. ANY DESIGN RESPONSIBILITIES AND/OR DESIGN LOAD RECOMMENDATIONS FOUND WITHIN SUCH GUIDELINES IS SUBJECT TO WRITTEN VERIFICATION (CLEAR AND UNAMBIGUOUS ACCEPTANCE) FROM THE INTERNATIONAL CODE COUNCIL AND/OR THE MINIMUM DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES STANDARDS COMMITTEE OF THE CODES AND STANDARDS DIVISION OF THE STRUCTURAL ENGINEERING INSTITUTE.

FOUNDATIONS

FDN1. A SUBSURFACE INVESTIGATION HAS BEEN PERFORMED ON THIS SITE BY PEA, THE SUBSURFACE INVESTIGATION IS PEA PROJECT NO. 2018-383, DATED DECEMBER 19, 2018. ALL FOUNDATIONS HAVE BEEN DESIGNED BASED ON BEARING CAPACITY OF 3,000 PSF. THE FOUNDATION IS DESIGNED TO BEAR ON ENGINEERED FILL PLACED OVER IMPROVED SITE SOIL. THE IMPROVEMENT OF SITE SOIL SHALL BE BY USING RAP (GEOPIERS) DESIGNED AND INSTALLED BY AN APPROVED CONTRACTOR. THE GEOTECHNICAL INSPECTION AGENCY RESPONSIBLE TO PERFORM QUALITY CONTROL TESTING DURING CONSTRUCTION SHALL REVIEW THE SUBSURFACE INVESTIGATION REPORT PRIOR TO SUBMITTING THEIR PROPOSAL FOR THE WORK. SHOULD THE GEOTECHNICAL INSPECTION AGENCY HAVE ANY CONCERN(S) WITH REGARD TO THE INFORMATION CONTAINED WITHIN THE SUBSURFACE INVESTIGATION, THE CONCERN(S) SHALL BE NOTED WITH THEIR PROPOSAL FOR THE WORK. RECOMMENDATION(S) FOR ANY NECESSARY ADDITIONAL INVESTIGATION(S) REQUIRED TO ADDRESS (AND ELIMINATE) THE NOTED CONCERNS, TOO, SHALL ACCOMPANY THE GEOTECHNICAL INSPECTION PROPOSAL FOR THE WORK. ANY COSTS ASSOCIATED WITH THE ADDITIONAL INVESTIGATION(S) SHALL BE INDICATED WITHIN THE PROPOSAL FOR WORK.

FDN2. THE FOUNDATIONS FOR THIS BUILDING HAVE BEEN DESIGNED TO EXERT A 3,000 POUND PER SQUARE FOOT PRESSURE ON AVERAGE DUE TO CODE-REQUIRED MINIMUM BUILDING LOADS. FOOTINGS SHALL BE PLACED UPON A SOIL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY AS NOTED ABOVE. THE BEARING ELEVATION INDICATED ON PLANS SHALL BE VERIFIED AND APPROVED BY THE GEOTECHNICAL ENGINEER RESPONSIBLE FOR QUALITY CONTROL DURING CONSTRUCTION. THE GEOTECHNICAL ENGINEER RESPONSIBLE FOR QUALITY CONTROL DURING CONSTRUCTION IS SOLELY RESPONSIBLE TO DETERMINE THE BEARING ELEVATION AND THE ACTUAL NET ALLOWABLE BEARING CAPACITY.

FDN3. FILL TO UNDERSIDE OF SLAB ON GRADE, OR VAPOR BARRIER IF ONE EXISTS, PAVEMENT AND FOUNDATION WITH WELL GRADED CLEAN GRANULAR FILL, MAXIMUM SIZE TWO INCHES AND LESS THAN FIVE PERCENT PASSING NUMBER TWO HUNDRED SIEVE.

FDN4. "SUB-GRADE" AND FILL SHALL BE PLACED IN UNIFORM LIFTS, APPROPRIATE TO THE MATERIAL AND METHOD OF COMPACTION, COMPACTED TO MINIMUM NINETY-FIVE PERCENT OF MODIFIED PROCTOR (ASTM D-1557), THE INDEPENDENT TESTING AND INSPECTION AGENCY IS THE SOLE PARTY RESPONSIBLE TO DETERMINE THE DEPTH OF THE AFOREMENTIONED UNIFORM LIFT BASED UPON THE SOIL ENCOUNTERED AND THE CONTRACTOR'S METHOD OF COMPACTION.

FDN5. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

FDN6. DURING WINTER CONSTRUCTION, PROVIDE FROST PROTECTION FOR FOOTING AND AREA WITHIN THREE FEET OF THE FOOTING PERIMETER. PROTECT FOOTINGS IN ORDER TO PREVENT FREEZING AND HEAVING OF THE BEARING STRATUM.

FDN7. FINISHED EXCAVATIONS AND BEARING GRADES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL INSPECTION AGENCY BEFORE ANY CONCRETE IS PLACED.

FDN8. EXPOSED "SUB-GRADE" SOILS ARE TYPICALLY SENSITIVE TO DISTURBANCE AND STRENGTH DEGRADATION WHEN HIGH MOISTURE CONTENTS ARE PRESENT. CONSTRUCTION TRAFFIC OVER EXPOSED "SUB-GRADES' SHALL BE AVOIDED. PROVIDE PROPER DRAINAGE AND GRADING TO AVOID CREATING LOW AREAS WHERE WATER CAN GATHER ON THE "SUB-GRADES".

FDN9. NO BACKFILLING AGAINST FOUNDATION WALLS AND/OR GRADE BEAMS SHALL BE DONE UNTIL CONCRETE HAS ATTAINED SEVENTY-FIVE PERCENT OF ITS TWENTY-EIGHT DAY STRENGTH. BEFORE BACKFILLING, PROVIDE BRACING FOR WALLS OR WALL BUTTRESSES AND GRADE BEAMS SUSTAINING MORE THAN 2'-0" OF UNBALANCED EARTH PRESSURE. THIS BRACING IS TO REMAIN UNTIL THE PERMANENT RESTRAINTS BECOME EFFECTIVE.

FDN10. CONCRETE FOR FOOTINGS AND GRADE BEAMS MAY BE PLACED AT CONTRACTOR'S OPTION INTO UNFORMED TRENCHES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE SLOUGHING OF SIDEWALLS. WHERE SLOUGHING OCCURS, REMOVE SLOUGHED SOIL AND/OR OVER EXCAVATE. CUT TRENCH FOOTING SIDES IN VERTICAL MANNER TO NOT ALLOW TRENCH FOOTING TO "MUSHROOM OUT" NEAR THE TOP.

CONCRETE

CONC1. CONCRETE (NORMAL WEIGHT) FOR FOUNDATIONS, UNLESS OTHERWISE NOTED ON DRAWING, SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH PER THE FOLLOWING CONCRETE MIX GUIDELINES SECTION AT 28 DAYS. ALL CONCRETE FOR THIS WORK SHALL BE PLACED WITH SIX PERCENT (PLUS OR MINUS ONE PERCENT) AIR ENTRAINED WITHIN THE CONCRETE. CONCRETE PLACED DURING "WINTER" MUST BE PROTECTED FROM FREEZING.

CONC2. CONCRETE BAR REINFORCEMENT SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 (60,000 PSI YIELD). WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, AND SHALL BE FURNISHED AND PLACED IN FLAT SHEETS. CONCRETE BAR REINFORCEMENT FOR WELDED REINFORCEMENT CONNECTIONS SHALL CONFORM TO ASTM A706. ALL ASTM STANDARDS SHALL BE LATEST EDITION.

CONC3. UNLESS OTHERWISE NOTED, CONCRETE CONSTRUCTION SHALL CONFORM TO THE FOLLOWING AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS, AMERICAN STANDARDS FOR TESTING AND MATERIALS (ASTM) STANDARDS, AMERICAN WELDING SOCIETY (AWS) STANDARDS, AND CONCRETE REINFORCING STEEL INSTITUTE (CRSI) STANDARDS:
ACI 121 - "QUALITY ASSURANCE SYSTEMS FOR CONCRETE CONSTRUCTION"
ACI 211 - "STANDARD PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE"
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS
ACI 302 - "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"
ACI 304 - "GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE.
ACI 304.2 - "PLACING CONCRETE BY PUMPING METHODS"
ACI 305 - "HOT WEATHER CONCRETING"
ACI 306 - "COLD WEATHER CONCRETING"
ACI 309 - "GUIDE FOR CONSOLIDATING CONCRETE"
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCING"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 347 - "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"
ACI 503.2 - "STANDARD SPECIFICATION FOR BONDING PLASTIC CONCRETE TO HARDENED CONCRETE WITH A MULTI-COMPONENT EPOXY ADHESIVE"
ACI SP-15 - "FIELD REFERENCE MANUAL" WHICH INCLUDES ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
ACI SP-66 - "ACI DETAILING MANUAL"
ASTM C227 - "TEST METHOD FOR POTENTIAL ALKALI REACTIVITY OF CEMENT-AGGREGATE COMBINATIONS"
AWS D1.4 - "STRUCTURAL WELDING CODE REINFORCING"
CRSI (DA4) - "MANUAL OF STANDARD PRACTICE"
CRSI (P1) - "PLACING REINFORCING BARS"

CONCRETE CONT:

CONC4. MIX DESIGNS SHALL BE SUBMIT TO THE ARCHITECT WITH RECENT HISTORICAL DATA (DATA FROM THE PAST NINE MONTHS) OR WITH THE RESULTS FROM THE TWENTY-EIGHT DAY TRIAL MIXTURES RUN FOR THE PROJECT. (THESE ARE THE MINIMUM REQUIREMENTS SET FORTH BY THE AMERICAN CONCRETE INSTITUTE.) DUE OF THE FACT THAT THE CONCRETE CONTRACTOR AND THEIR CHOSEN CONCRETE SUPPLIER ARE THE SOLE PARTIES RESPONSIBLE FOR CONCRETE STRENGTH, AND THAT, TYPICALLY, MIX PROPORTIONS ARE SUBMIT IN LIEU OF MIX DESIGNS, THE CONTRACTOR AND CONCRETE SUPPLIER MAY CHOOSE TO SUBMIT TYPICAL MIX PROPORTIONS FOR REVIEW. BY SUBMITTING MIX PROPORTIONS, THE CONTRACTOR AND CONCRETE SUPPLIER ACCEPT THE FACT THAT THIS NOTE PROVIDING THEM WITH THE REQUIRED SPECIAL PERMISSION TO PROCEED WITHOUT THE ACI REQUIRED MIX DESIGN IS DONE AT THE CONTRACTORS OWN RISK AND VOLITION. (CONCRETE WITH INADEQUATE STRENGTH OR OTHER SPECIFIED PROPERTIES MAY NEED TO BE REMOVED AND REPLACED AT NO COST TO THE OWNER). THE PROPORTIONS WILL BE REVIEWED AGAINST HISTORICAL DATA (AVAILABLE TO US) AND OTHER INDUSTRY STANDARDS, GUIDELINES, AND ENGINEERING JUDGEMENT. THE ADEQUACY OF THE CONCRETE WOULD THEN BE VERIFIED WITH THE COMPRESSION TEST RESULTS, (PLEASE NOTE THAT THE ACCEPTANCE OF ANY CONCRETE, SUBMIT WITH MIX DESIGN OR MIX PROPORTIONS, OCCURS ONLY AFTER THE INDEPENDENT TESTING AND INSPECTION AGENCY HAS VERIFIED THE ADEQUACY OF THE CONCRETE THROUGH TESTING.)

CONC5. POZZOLANIC MATERIAL, SUCH AS FLY ASH AND GROUND, GRANULATED BLAST FURNACE SLAG (GCBFS), MAY NOT BE ADDED TO ANY CONCRETE THAT MAY BE EXPOSED TO VIEW WITHOUT THE APPROVAL OF THE ARCHITECT. THIS APPROVAL MAY REQUIRE A MOCK-UP. FLY ASH AND GCBFS, WHILE NOT IS NOT REQUIRED, IF IT IS DESIRED TO BE USED IN CONCRETE FOR THE PROJECT, THE FOLLOWING REQUIREMENTS APPLY:

CONC5.1. PROVIDE FLY ASH PER ASTM C618, TYPE C OR F. VERIFY THERE IS NO POTENTIAL ALKALI INTERACTION WITH PROPOSED AGGREGATES. IF POTENTIAL EXISTS, DO NOT USE FLY ASH OR USE A NON-REACTIVE AGGREGATE.
CONC5.2. PROVIDE GROUND, GRANULATED BLAST FURNACE SLAG PER ASTM C989, GRADE 100 OR BETTER.
CONC5.3. CONCRETE SHALL NOT CONTAIN MORE THAN TWENTY-FIVE PERCENT FLY ASH, BY WEIGHT, FOR TOTAL CEMENT AND POZZOLANIC MATERIAL.
CONC5.4. CONCRETE SHALL NOT CONTAIN MORE THAN THIRTY PERCENT GGBFS, BY WEIGHT, FOR TOTAL CEMENT AND POZZOLANIC MATERIAL.
CONC5.5. THE COMBINED AMOUNT OF FLY ASH AND GGBFS MAY NOT EXCEED FORTY PERCENT.

CONC6.MINIMUM CONCRETE COVER SHALL BE (UNLESS OTHERWISE NOTED):

CONC6.1. UNFORMED SURFACES IN CONTACT WITH GROUND (FOOTING BOTTOMS): THREE INCHES.
CONC6.2. SLABS ON GRADE: ONE INCH FROM TOP.
CONC6.3. FORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO THE WEATHER (PIERS, WALLS, PITS, ETC.): TWO INCHES.
CONC6.4. NOTE: MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE PLUS ONE-QUARTER INCH FOR SECTIONS TEN INCHES OR LESS AND PLUS ONE-HALF INCH FOR SECTIONS OVER TEN INCHES THICK.

CONC7. A POTENTIAL SLAB ON GRADE JOINTING PATTERN HAS BEEN SHOWN ON THE FOUNDATION PLAN. SHOULD THE CONTRACTOR AND OWNER WISH, ALTERNATE JOINTING PATTERNS MAY BE PROPOSED AND SHALL CONFORM WITH THE FOLLOWING. ALL SLABS ON GRADE SHALL HAVE CONTRACTION OR CONSTRUCTION JOINTS AT A MAXIMUM SPACING OF 24 TIMES THE SLAB THICKNESS (SPACING NEED NOT BE LESS THAN 14'-3") EACH WAY, EXCEPT AS NOTED ON THE CONTRACT DOCUMENTS. MAINTAIN AN ASPECT RATIO OF NOT MORE THAN 1.5. REGARDLESS OF JOINT PATTERN USED, JOINT PATTERNS SHALL BE COORDINATED WITH ANY JOINTS IN FLOORING MATERIALS, SUCH AS TILE, AND WITH CHANGES IN FLOOR FINISH MATERIAL. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING SLAB JOINTS.

CONC8. SIZES OF CONCRETE PLACEMENTS SHALL NOT EXCEED THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE PLANS:

CONC8.1. WALLS AND CONTINUOUS WALL FOOTINGS -- ONE HUNDRED FEET MAXIMUM LENGTH.
CONC8.2. SLABS

STRUCTURAL STEEL CONT:

STL8. ALL WELDING SHALL BE DONE WITH APPROPRIATE E70 SERIES ELECTRODES COMPATIBLE WITH THE NEW AND EXISTING STEEL AND SHALL CONFORM TO THE REQUIREMENTS OF THE "CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.

STL9. REFER TO ARCHITECTURAL CONTRACT DOCUMENTS, AND CONTRACT DOCUMENTS FROM OTHER DISCIPLINES, FOR STEEL PLATES, ANGLES, ETC., ATTACHED TO BEAMS, FRAMES, ETC., FOR SUPPORT OF FASCIA AND OTHER CONSTRUCTION.

STL10. NO FIELD MODIFICATION TO THE FABRICATED MEMBER OR CONNECTION IS ALLOWED WITHOUT SIGNED AND SEALED, TO SCALE SKETCHES PREPARED UNDER THE DIRECT SUPERVISION OF THE CONTRACTOR'S LICENSED STRUCTURAL ENGINEER.

STL11. CONNECTIONS ARE SHOWN WITHIN THESE CONSTRUCTION DOCUMENTS. WHERE NO BEAM CONNECTION IS SHOWN, USE THE FOLLOWING, FOR BIDDING PURPOSES:

STL11.1. ASSUME A CONNECTION SIMILAR TO THOSE SHOWN HEREIN WITH A MINIMUM REACTION OF (0.75) x MAXIMUM ALLOWABLE UNIFORM LOAD (PER AISC TABLE 3-6).
STL11.2. ALL CONNECTION CAPACITIES TO BE GREATER THAN 6 KIPS.
STL11.3. DEVIATION FROM STANDARD CONNECTION DETAILS REQUIRES SUBMISSION OF PROPOSED SIGNED AND SEALED STANDARD DETAILS PRIOR TO THE START OF DETAILING SHOP DRAWINGS. THE INTENT OF THIS REQUIREMENT IS TO SPEED THE APPROVAL PROCESS OF THE SHOP DRAWINGS.

ALTERNATE CONNECTION DETAILS (TO THOSE SHOWN ON THESE CONTRACT DOCUMENTS) WILL BE CONSIDERED. THE CONTRACTOR SHOULD SUBMIT A WRITTEN REQUEST FOR ALTERNATE INCLUDING TO SCALE, SIGNED AND SEALED SKETCHES OF THE ALTERNATE CONNECTIONS. IF THE ALTERNATE CONNECTIONS ARE DEEMED ACCEPTABLE, THE CONTRACTOR MUST THEN SUBMIT SIGNED AND SEALED CALCULATIONS FROM A LICENSED STRUCTURAL ENGINEER, REGISTERED WITH THE STATE OF MICHIGAN, EXPERIENCED IN STRUCTURAL STEEL CONNECTION. THESE CALCULATIONS MUST BE RETURNED FROM REVIEW WITHOUT REJECTION PRIOR TO MATERIAL PROCUREMENT.

STL12. THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION SAFETY OF ALL STEEL CONNECTIONS, INCLUDING BUT NOT LIMITED TO: CONFIGURATION, SEQUENCE, USE OF: BLOCKING, EXTENDED CLIP ANGLES, CLAMPS, ETC.

STL13. DO NOT IMPOSE ANY LOADS OTHER THAN MISCELLANEOUS MINOR LOADS (10 PSF MAXIMUM), UNTIL:

STL13.1. ALL CONCRETE HAS ATTAINED DESIGN STRENGTH
STL13.2 THE BRACED FRAMES HAVE BEEN COMPLETED.
STL13.3. THE MASONRY SHEAR WALLS HAVE BEEN COMPLETED.
STL13.4. FLOOR AND ROOF DECKS IN PLACE AND ATTACHED AS SPECIFIED.

TEMPORARY BRACING SHALL REMAIN IN PLACE AND SHALL CONSIDER THE FULL WIND LOAD EFFECTS UNTIL THE ABOVE REQUIREMENTS ARE MET.

STL14. STEEL AND CONNECTIONS BELOW THE ROOF STRUCTURE (NOT EXPOSED TO WEATHER) SHALL BE CLEANED PER SSPC-SP3 AND SHOP PRIME PAINTED WITH TNEMEC 10-99 PRIMER. FIELD FINISH PAINT WITH TWO COATS OF TNEMIC SERIES 23 ENDURATONE SEMI-GLOSS, COLOR PER OWNER'S STANDARD. WHERE NO INFORMATION IS AVAILABLE WITHIN THE SPECIFICATION OR THE ARCHITECTURAL CONTRACT DOCUMENTS THE FINISH COLOR SHALL BE ASSUMED WHITE. WRITTEN CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT BEFORE ANY PAINT IS PURCHASED. THE STRUCTURAL STEEL BRACED FRAME WILL HAVE SOME EXPOSED (TO VIEW) ELEMENTS AND ARE, THEREFORE, SUBJECT TO THE REQUIREMENTS OF ARCHITECTURALLY EXPOSED STRUCTURAL STEEL AT THE DISCRETION OF THE ARCHITECT.

STL15. EXTERIOR STEEL OPTION ONE: STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE CLEANED PER SSPC-SP6 AND SHOP PRIME PAINTED WITH 2-3 MILS DRY FILM THICKNESS OF SERIES 65 EPOXI-PRIME BY TNEMEC. FIELD FINISH PAINT SHALL BE 2-3 MILS DRY FILM THICKNESS EACH OF TNEMEC SERIES 66 EPOXOLINE SECOND COAT AND TNEMEC SERIES 73 ENDURASHIELD FINISH COAT. FINISH COLOR SHALL BE SELECTED PER OWNER'S STANDARD. SECOND COAT SHALL BE TINTED TO MATCH FINISH COAT. WHERE NO INFORMATION IS AVAILABLE WITHIN THE SPECIFICATION OR THE ARCHITECTURAL CONTRACT DOCUMENTS THE FINISH COLOR SHALL BE ASSUMED WHITE. WRITTEN CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT BEFORE ANY PAINT IS PURCHASED.

STL16. EXTERIOR STEEL OPTION TWO: STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE CLEANED PER SSPC-SP8 BE HOT DIP GALVANIZED PER ASTM A123, GRADE 100. (CLEANING REQUIREMENTS OF HOT DIP GALVANIZING FACILITY MAY BE GREATER THE INDICATED HERE. THE CLEANING PROCEDURES HERE SHALL BE ASSUMED A MINIMUM.) IN LIEU OF HOT DIP GALVANIZING, THE CONTRACTOR MAY CHOOSE TO SUBMIT, FOR POTENTIAL APPROVAL, A METHOD OF COLD GALVANIZING, SUCH AS USING A ZINC RICH PAINT. SUFFICIENT INFORMATION TO JUDGE PRODUCT AND PROCESS FOR USE MUST ACCOMPANY THE SUBMITTAL AS WELL AS TEST RESULTS, FROM INDEPENDENT TESTING LABORATORY, CONFIRMING THE PRODUCT PRODUCES RESULTS SIMILAR TO THE HOT DIP GALVANIZING PROCESS AND REQUIRED MINIMUM COATING AND THICKNESS GRADE. AT A MINIMUM, THE CONTRACTOR SHALL SUBMIT CERTIFICATION FROM THE MANUFACTURER THAT INDICATES THEIR COMPLETE COLD GALVANIZING PROCESS AND THAT IT IS HAS BEEN VERIFIED EQUAL TO OR BETTER THAN HOT DIP GALVANIZING.

STEEL FLOOR DECK

DECK1. ALL STEEL DECKS SHALL BE PROVIDED AS NOTED ON CONTRACT DOCUMENTS AND FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST "STEEL DECK INSTITUTE" SPECIFICATIONS.

DECK2. STEEL DECK SHALL BE FABRICATED FROM STEEL CONFORMING TO SECTION A3 OF THE AMERICAN IRON AND STEEL INSTITUTE'S SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS. THE STEEL USED SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI. STEEL ROOF DECK SHALL BE GALVANIZED CONFORMING TO ASTM A525 COATING DESIGNATION G-90. COMPOSITE STEEL FLOOR DECK SHALL BE GALVANIZED CONFORMING TO ASTM A525 COATING DESIGNATION G-60.

DECK3. STEEL DECKING HAS BEEN DESIGNED USING VULCRAFT'S COMPOSITE CONFORM STEEL FLOOR DECK. THE CONTRACTOR MAY CHOOSE TO SUBMIT AN ANOTHER MANUFACTURER'S STEEL DECK FOR POTENTIAL ACCEPTANCE AS AN ALTERNATE.

DECK4. IN GENERAL, STEEL DECK HAS BEEN SIZED SO IT MAY BE INSTALLED WITHOUT SHORING. IN ISOLATED CASES, WHERE SHORING IS REQUIRED BY THE CONSTRUCTION SHOWN ON THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SHORE THE DECK, OR PROVIDE A SUPPLEMENTARY BEAM, CAPABLE OF WITHSTANDING ALL PRE AND POST COMPOSITE LOADS.

DECK5. AS STATED, STEEL DECK HAS, IN GENERAL, BEEN SIZED SO IT MAY BE INSTALLED WITHOUT SHORING. THIS DOES NOT INCLUDE THE WEIGHT OF EQUIPMENT SUCH AS POWER RAKES, SCREEDS, AND CONCRETE FINISHERS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE ADEQUACY OF THE STEEL DECK TO SUPPORT THE WET WEIGHT OF CONCRETE, EQUIPMENT, AND PERSONNEL WHEN SUCH EQUIPMENT IS USED.

DECK6. HANGER TABS, WHEN REQUIRED BY ARCHITECTURAL CONTRACT DOCUMENTS, SHALL BE PROVIDED.

DECK7. THE CONTRACTOR SHALL FURNISH ALL ACCESSORIES INCLUDING CLOSURES, COLUMN CLOSURES, SCREED ANGLES AND GIRDER FILLERS, AS REQUIRED TO HOLD CONCRETE IN PLACE UNTIL DESIGN STRENGTH IS ATTAINED.

DECK8. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTARY SUPPORT FOR THE FLOOR WHERE SUPPORT IS NOT SPECIFICALLY DETAILED. THE MINIMUM SUPPLEMENTARY SUPPORT PIECE SHALL BE A L3x3x1/4. (AN EXAMPLE OF WHERE A SUPPLEMENTARY SUPPORT IS REQUIRED IS AT A MOMENT CONNECTION WHERE THE TOP PLATE AND BOLTS DO NOT ALLOW STEEL DECK TO BEAR.)

DECK9. THE CONTRACTOR SHALL REINFORCE OPENINGS, AND EDGES OF OPENINGS, AS REQUIRED, UP TO 1'-6". REFER TO SDI INFORMATION FOR GUIDELINES WITH REGARD TO REINFORCING OPENINGS. OPENINGS LARGER THAT 1'-6" SHALL BE REINFORCED USING THE FRAMING REQUIRED BY THE TYPICAL ROOF OPENING DETAIL.

DECK9. ALL STEEL DECK SHALL BE PROVIDED WITH "WIDE RIBS." ALL STEEL FLOOR DECK SHALL BE PROVIDED WITH WIDE RIBS SUITABLE FOR SHEAR STUD PLACEMENT, WHERE STUDS ARE REQUIRED. THE STEEL DECK SHALL BE PLACED SUCH THAT THE FULL SHEAR VALUE OF THE STUD MAY BE DEVELOPED, AS NOTED IN THE AISC SPECIFICATIONS, LATEST EDITION.

DECK10. ALL STEEL DECK SHALL BE PLACED TO ASSURE THAT A SINGLE OR DOUBLE SPAN CONDITION DOES NOT OCCUR. STEEL ROOF DECK SHALL BE LAPPED 0'-2".

DECK11. ALL STEEL DECK SHALL BE WELDED TO STRUCTURAL STEEL PER NOTES CALLED OFF ON THE PLAN. THE CONTRACTOR MAY CHOOSE TO SUBMIT ATTACHMENT OF DECK BY FASTENERS FOR POTENTIAL ACCEPTANCE AS AN ALTERNATE.

ROUGH CARPENTRY / METAL PLATE CONNECTED WOOD TRUSSES

MPCWT1. ANSI/TPI 1 SHALL BE USED FOR THIS WORK. IT IS ASSUMED THAT THE TRUSS MANUFACTURER AND TRUSS DESIGN ENGINEER WILL COMPLY WITH THEIR RESPONSIBILITIES AS DEFINED THEREIN. IT IS ASSUMED THAT THE TRUSS MANUFACTURER WILL BE PROVIDED ALL SHEETS FOR THIS WORK, AND THESE DOCUMENTS AND SHALL BE A BINDING PART OF THEIR CONTRACT WITH THE PURCHASER.

MPCWT2. METAL PLATE CONNECTED WOOD TRUSSES SHALL CONFORM TO THE SPECIFICATIONS OF THE TRUSS PLATE INSTITUTE (TPI), AMERICAN FOREST PRODUCTS ASSOCIATION (AFPA) AND NATIONAL DESIGN STANDARD (NDS) SPECIFICATIONS. ALL CONNECTOR PLATES SHALL BE GALVANIZED. LUMBER USED IN TRUSSES SHALL MEET THE REQUIREMENTS OF FRAMING LUMBER NOTED ABOVE. MINIMUM PROPERTIES SHALL BE AS FOLLOWS:

FOR CHORD MEMBERS:
Fb = 1,250 PSI
Fv = 70 PSI
E = 1,500,000 PSI
FOR WEB MEMBERS:
Fb = 875 PSI
Fv = 70 PSI
E = 1,400,000 PSI

MPCWT3. TRUSSES AND CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE SUPERIMPOSED LOADS OR FORCES INDICATED ON THE CONTRACT DOCUMENTS WITH A MAXIMUM LIVE LOAD DEFLECTION OF L/480 FOR FLOORS AND L/360 FOR ROOFS OR 1" MAXIMUM, TOTAL DEFLECTION SHALL BE LIMITED TO L/240. (THEORETICAL DEFLECTION VALUES SHALL BE ADJUSTED FOR THE EFFECTS OF LONG TERM CREEP PRIOR TO COMPARING TO THE INDICATED ALLOWABLE AND MAXIMUM DEFLECTIONS.)

MPCWT4. METAL PLATE CONNECTED WOOD TRUSS SHALL BE BROUGHT TO BEAR DIRECTLY ABOVE A WALL STUD, CERTAIN EXCEPTIONS APPLY.

MPCWT5. ALL PARTIES SHALL UNDERSTAND THAT THE LATERAL FORCE RESISTING SYSTEM FOR A BUILDING IS NOT THE PERMANENT BRACING SYSTEM FOR INDIVIDUAL TRUSS MEMBERS THAT MOST METAL PLATE WOOD TRUSSES REQUIRE FOR THEIR INDIVIDUAL STABILITY. THIS STATEMENT IS MADE TO CLARIFY THE TERMINOLOGY OF THE ANSI/TPI WHICH REFERS TO THE LATERAL FORCE RESISTING SYSTEM FOR A BUILDING AS PERMANENT BRACING, WHICH MAY BE CONFUSING FOR SOME.

MPCWT6. CONSTRUCTION PHASE ENGINEERING IS REQUIRED TO SPECIFY THE TEMPORARY AND PERMANENT BRACING SYSTEM FOR THE METAL PLATE CONNECTED WOOD TRUSSES. THE CONTRACTOR SHALL ENGAGE A QUALIFIED ENGINEER EXPERIENCED IN THE DESIGN OF WOOD TRUSS STRUCTURES AND LICENSED IN THE STATE OF MICHIGAN, TO PERFORM THIS WORK.

ROUGH CARPENTRY / METAL PLATE CONNECTED WOOD TRUSSES CONT:

MPCWT7. THE TRUSS MANUFACTURER SHALL ENGAGE A QUALIFIED ENGINEER EXPERIENCED IN THE DESIGN OF WOOD TRUSS STRUCTURES AND LICENSED IN THE STATE OF MICHIGAN, AS REQUIRED BY THE BUILDING CODE AND STATE LAWS. THE ENGINEER SHALL CLOSELY FOLLOW THE DESIGN INTENT OF THE TRUSS ROOF STRUCTURE AS SHOWN IN THE CONTRACT DOCUMENTS. THE LICENSED ENGINEER FOR THE WOOD TRUSS MANUFACTURER SHALL BE PROVIDED A COMPLETE SET OF CONTRACT DOCUMENTS. ALL METAL PLATE CONNECTED WOOD TRUSS SHOP DRAWINGS SHALL BE SEALED AND SIGNED FOR SUBMISSION, THIS WILL CONFIRM THAT THE CONTRACTOR'S ENGINEER IS IN COMPLIANCE WITH MICHIGAN LAW. ANY INDICATION THAT THE WORK WILL BE SIGNED AND SEALED AFTER REVIEW IMPLIES NON-COMPLIANCE.

MPCWT8. THE METAL PLATE CONNECTED WOOD TRUSS MANUFACTURER'S SHALL NOT SPECIFY ANY TRUSS WHERE THE REQUIRED BEARING DEPTH EXCEEDS THE WIDTH OF THE WALL OR OTHER SUPPORT MEMBER. THE METAL PLATE CONNECTED WOOD TRUSS MANUFACTURER SHALL NOT SPECIFY ANY TRUSS WHERE THE BEARING WIDTH DOES NOT PROVIDE SUFFICIENT AREA AND THE BEARING PRESSURE EXCEEDS THE ALLOWABLE COMPRESSION PERPENDICULAR TO GRAIN OF THE SPECIFIED TOP PLATE (405 PSI FOR HEM-FIR/425 PSI FOR SPF LUMBER).

MPCWT9. THE CONTRACTOR'S LICENSED ENGINEER SHALL REVIEW ALL SHOP DRAWINGS PREPARED FOR THE FABRICATION AND ERECTION OF THE METAL PLATE CONNECTED WOOD TRUSSES. THE CONTRACTOR'S LICENSED ENGINEER SHALL VERIFY THAT THE SHOP DRAWINGS MEET WITH THE DESIGN INTENT AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND BUILDING CODE. THE CONTRACTOR'S LICENSED ENGINEER SHALL APPLY THEIR "REVIEW STAMP" ON ALL SHOP DRAWINGS TO CONFIRM THIS REVIEW. THE THIRD PARTY ENGINEER SHALL SEAL AND SIGN ALL SHOP DRAWINGS THAT HAVE BEEN PREPARED UNDER THEIR SUPERVISION.

MPCWT10. GENERAL DISCLAIMERS THAT ATTEMPT TO LIMIT ANY ONE PARTY'S LIABILITY SHALL BE ADDRESSED BETWEEN SAID PARTIES WITHIN THEIR CONTRACTUAL AGREEMENTS. CONTRACTUAL RESPONSIBILITIES BETWEEN THESE PARTIES ARE NOT TO APPEAR WITHIN THE SHOP DRAWINGS. SUCH DISCLAIMERS WILL BE FLAGGED AS UNACCEPTABLE.

MPCWT11. TEMPORARY AND PERMANENT BRACING FOR TRUSS STABILITY SHALL BE DESIGNED, SPECIFIED, AND INSPECTED BY THE CONTRACTOR'S LICENSED ENGINEER, REGISTERED IN THE STATE OF MICHIGAN, EXPERIENCED IN SUCH WORK. TEMPORARY BRACING SHALL, AT A MINIMUM, FOLLOW ALL GUIDELINES OF THE WOOD TRUSS COUNCIL OF AMERICA'S TPI-1, HANDLING, INSTALLATION AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES FOR TEMPORARY AND PERMANENT BRACING.

MPCWT12. THE METAL PLATE CONNECTED WOOD TRUSS MANUFACTURER SHALL UNDERSTAND THAT THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE TO SPECIFY A PERMANENT BRACING SYSTEM MAY NEED TO REQUIRE REVISION TO TRUSS PROFILES TO ATTAIN A CONSISTENT PERMANENT BRACING SYSTEM.

ROUGH CARPENTRY / DIMENSIONAL AND ENGINEERED LUMBER

RCL1. A NUMBER OF CONNECTIONS HAVE BEEN SPECIFIED AS A SIMPSON STRONG TIE BY ITS MODEL NUMBER THEN AN UNDERBAR. THE UNDERBAR INDICATES THE DEPTH OF THE CONNECTION WHICH IS TO MATCH THE NOMINAL DEPTH OF THE MEMBER THE CONNECTION WILL BE ACCEPTING, WHICH IS UNKNOWN. THEREFORE, WHERE A 2x6 MEMBER IS REQUIRED, THE UNDEBAR BECOMES A 6, A 2x8 REQUIRES THE UNDERBAR TO BECOME AN 8, AND SO ON.

RCL2. WOOD FRAMING, FABRICATION, AND INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," AND THE TIMBER CONSTRUCTION MANUAL. SHOULD CONTRACTOR REQUIRE ANY GUIDANCE TO COMPLY WITH THE REQUIREMENTS OF THESE PUBLICATIONS, THEY SHALL RETAIN THE SERVICES OF A LICENSED ENGINEER, REGISTERED IN THE STATE OF MICHIGAN, TO PROVIDE SUCH GUIDANCE.

RCL3. ALL LUMBER SHALL COMPLY WITH DOC PS 20, "AMERICAN SOFTWOOD LUMBER STANDARD," AND WITH APPLICABLE GRADE RULES OF INSPECTION AGENCIES CERTIFIED BY ALSC'S BOARD OF REVIEW.

RCL4. ALL FASTENERS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS FOR MATERIAL AND MANUFACTURE:

RCL4.1. NAILS, WIRE, BRADS, AND STAPLES SHALL CONFORM WITH FEDERAL SPECIFICATION FF-N-105.
RCL4.2. WOOD SCREW SHALL CONFORM WITH ASME B18.6.1.
RCL4.3. LAG BOLTS SHALL CONFORM WITH ASME B18.2.1.
RCL4.4. BOLTS AND THREADED ROD SHALL CONFORM WITH ASTM A307.

RCL5. FRAMING LUMBER 2" THICK OR LESS SHALL BE STRESS RATED OR GRADED FOR THE SPECIES AS SCHEDULED WITH A MOISTURE CONTENT OF NINETEEN PERCENT OR LESS. ALL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR WITH MINIMUM PROPERTIES SHALL BE AS FOLLOWS:

Fb = 875 PSI
Fv = 135 PSI
E = 1,400,000 PSI

(SPRUCE-PINE-FIR HAS BEEN SPECIFIED BASED UPON ITS HISTORICAL, DIMENSIONAL STABILITY. THE CONTRACTOR MAY CHOOSE TO PROPOSE AN ALTERNATE MATERIAL FOR USE BUT WILL NEED TO PROVE THE DIMENSIONAL STABILITY OF THAT MATERIAL.)

RCL6. ROOF SHEATHING SHALL BE APA STRUCTURAL I RATED PLYWOOD SHEATHING, EXTERIOR OR EXPOSURE 1, CONTINUOUS OVER TWO OR MORE SPANS WITH LONG DIMENSION ACROSS SUPPORTS AND SPAN RATED FOR CONDITIONS AND LOADS INDICATED. FASTEN WITH 8d RING SHANK COMMON NAILS 0'-6" ON CENTER AT EDGES OF EACH SHEET AND 1'-0" ON CENTER AT INTERMEDIATE SUPPORTS. STAGGER PANELS. ROOF SHEATHING SHALL BE INSTALLED USING SIMPSON STRONG TIE PSCL PANEL SHEATHING CLIP BETWEEN EACH ROOF SUPPORT MEMBER.

RCL7. WALL SHEATHING SHALL BE APA STRUCTURAL I RATED SHEATHING, EXTERIOR OR EXPOSURE 1, CONTINUOUS OVER TWO OR MORE SPANS WITH LONG DIMENSION ACROSS SUPPORTS AND SPAN RATED FOR CONDITIONS AND LOADS INDICATED. FASTEN WITH 8d RING SHANK COMMON NAILS 0'-6" ON CENTER AT EDGES OF EACH SHEET AND 1'-0" ON CENTER AT INTERMEDIATE SUPPORTS. STAGGER PANELS. SEE PLAN FOR SHEAR WALL FASTENING.

RCL8. WALL/CEILING GYPSUM BOARD SHALL BE 5/8 INCH THICK. FASTEN WITH 8d COOLER NAILS OR WALLBOARD NAILS 0'-6" ON CENTER AT EDGES AND INTERMEDIATE SUPPORTS.

RCL9. GLUED LAMINATED TIMBER (GLULAM) SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH APA H815, OR AS APPROVED BY BUILDING CODE. ADHESIVES SHALL CONFORM TO ASTM D 2559. MINIMUM PROPERTIES SHALL BE AS FOLLOWS:

Fb = 2,400 PSI
Fv = 1,650 PSI
E = 1,800,000 PSI
Fc = 425 PSI (TENSION OR COMPRESSION FACE)

RCL10. LAMINATED VENEER LUMBER (LVL) SHALL BE LUMBER MANUFACTURED BY LAMINATING WOOD VENEERS IN A CONTINUOUS PRESS USING AN EXTERIOR-TYPE ADHESIVE COMPLYING WITH ASTM D 2559, AND CURED UNDER PRESSURE TO PRODUCE MEMBERS WITH GRAIN OF STRANDS PARALLEL TO THEIR LENGTHS AND COMPLYING WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. MINIMUM PROPERTIES SHALL BE AS FOLLOWS:

Fb = 2,600 PSI
Fv = 285 PSI
E = 2,000,000 PSI

RCL11. ANY DIMENSIONAL DISCREPANCIES THAT MAY EXIST BETWEEN THE SPECIFIED FRAMING SHALL BE ACCOMMODATED BY MASONITE SHIMS. FOR EXAMPLE A 2X12 MAY BE SPECIFIED ALONG WITH 11 7/8" I-JOISTS AND 11 7/8" LVL'S. HERE THERE MAY BE UP TO THREE DIFFERENT (ACTUAL) DEPTHS OF LUMBER AND MASONITE SHIMS ARE REQUIRED.

RCL12. UNLESS NOTED OTHERWISE, REFER TO INTERNATIONAL BUILDING CODE TABLE 2304.9.1 FOR MINIMUM NAILING REQUIREMENTS. ALL NAILS SHALL BE COMMON WIRE NAILS.

RCL13. BOLT WALL PLATES WITH 1/2" DIAMETER ANCHOR BOLTS AT 32" OC, UNLESS OTHERWISE NOTED. BOLT BEAM PLATES WITH 1/2" DIAMETER. ANCHOR BOLTS AT 24" OC, STAGGERED, UNLESS OTHERWISE NOTED.

RCL14. ALL CONNECTIONS FOR FLUSH FRAMING SHALL BE ACCOMPLISHED USING SIMPSON STRONG TIE CONNECTORS. WHERE A SIMPSON STRONG TIE CONNECTOR IS SPECIFIED, PROVIDE THE SPECIFIED CONNECTOR AND INSTALL TO PROVIDE ITS MAXIMUM CAPACITY. SHOULD THE CONTRACTOR WISH TO INSTALL USING "ALTERNATE NAILS," A GREATER CAPACITY CONNECTOR MUST BE PROVIDED SO THAT THE ALTERNATE NAILS CREATE A CONNECTION OF EQUAL OR GREATER CAPACITY. (ONLY "ALTERNATE NAILS" THAT HAVE BEEN TESTED, AND CAPACITIES DETERMINED BY SIMPSON STRONG TIE SO THAT EQUAL ALTERNATES CAN BE DETERMINED, ARE [POTENTIALLY] ACCEPTABLE AS ALTERNATES.) WHERE NO HANGER IS SPECIFIED, THE CONTRACTOR SHALL PROVIDE A CONNECTOR CAPABLE OF SUPPORTING THE CONNECTION AS DETERMINED THROUGH ENGINEERED CALCULATIONS OR BASED UPON THE MAXIMUM ALLOWABLE SHEAR OF A FRAMING MEMBER.

RCL15. TYPICALLY, THE REQUIRED QUANTITY OF BEARING STUDS IS SPECIFIED. IN THE ABSENCE OF A SPECIFIED NUMBER OF BEARING STUDS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL BEARING STUDS, AS REQUIRED. ADDITIONAL BEARING STUDS SHALL BE PROVIDED TO ASSURE AXIAL STRESSES BECOME NO MORE THAN 200 PSI ON 2x4 BEARING WALLS AND NO MORE THAN 400 PSI ON 2x6 BEARING WALLS, UNLESS NOTED OR DETAILED OTHERWISE. THE CONTRACTOR'S LICENSED ENGINEER MAY BE ABLE TO INCREASE THE ALLOWABLE AXIAL STRESS BY PERFORMING CALCULATIONS, SEALED, SIGNED, AND SUBMIT TO THE ARCHITECT FOR RECORD. THE BEARING FORCE SHALL BE DETERMINED BY MULTIPLYING THE AREA OF THE HEADER BY THE ABOVE INDICATED Fv. THIS FORCE MAY BE REDUCED BY ONE-THIRD FOR DIMENSIONAL LUMBER. THE ENGINEER OF RECORD WOULD BE PLEASED TO ACCEPT ANY INQUIRY WHERE A QUANTITY OF BEARING STUDS HAS NOT BEEN SPECIFIED BY THE BUILDING CODE OR THE CONTRACT DOCUMENTS.

RCL16. HOLES IN WALL STUDS SHALL NOT EXCEED ONE INCH IN DIAMETER, AND SHALL BE IN THE MIDDLE ONE-THIRD OF THE STUD. HOLES IN JOISTS, RAFTERS, OR GIRDERS SHALL NOT EXCEED TWO INCHES IN DIAMETER AND SHALL BE IN THE MIDDLE ONE-THIRD OF MEMBER ALONG ITS DEPTH AND LENGTH. DO NOT NOTCH FLOOR OR WALL MEMBERS WITHIN THE SPAN OR AT CONNECTIONS UNLESS OTHERWISE SHOWN.

RCL16. UNLESS NOTED OTHERWISE, DO NOT COUNTERSINK BOLTS OR FASTENERS INTO WOOD. PROVIDE WASHERS WITH BOLTS THAT ARE A MINIMUM OF TWO TIMES THE DIAMETER OF THE BOLT.

RCL17. LATERAL STABILITY FOR COMMERCIAL CONSTRUCTION IS SPECIFIED WITHIN THE BUILDING CODE. THE CONTRACTOR SHALL PROVIDE ONE OF THE BRACED WALL SYSTEMS (WITHIN SECTION 2308.9, WALL FRAMING) FOR EACH PLANE OF EXTERIOR WALL. SHOULD THE ARCHITECTURAL REQUIREMENTS PROHIBIT THE USE OF ANY OF THESE SYSTEMS, THE CONTRACTORS LICENSED ENGINEER SHALL PROVIDE GUIDANCE TO OBTAIN LATERAL STABILITY.

RCL18. PRESSURE TREAT SILL PLATES WITH WATERBORNE PRESERVATIVES TO A MINIMUM RETENTION OF 0.40 PCF. AFTER TREATMENT, KILN-DRY LUMBER TO A MAXIMUM MOISTURE CONTENT OF NINETEEN PERCENT.

RCL19. WHEN TREATED LUMBER IS IN CONTACT WITH STEEL (BOLTS, NAILS, FASTENERS, HANGERS, ETC.), STEEL SHALL BE G-185 GALVANIZED OR STAINLESS. DIMENSIONAL LUMBER BOLTED TO STEEL BEAMS AND COLUMNS SHALL BE UNTREATED, OR PROTECTIVE COATINGS EQUIVALENT TO G-185 SHALL BE APPLIED TO THE STEEL.

ROUGH CARPENTRY / DIMENSIONAL AND ENGINEERED LUMBER CONT:

RCL20. PROVIDE LUMBER TREATED WITH WOOD-PRESERVATIVE-TREATING MATERIAL OF ONE OF THE FOLLOWING ACCEPTABLE PRODUCTS BY THE NOTED MANUFACTURERS:
ACQ-PRESERVE, J.H. BAXTER AND COMPANY
ACQ-PRESERVE, CHEMICAL SPECIALTIES, INC.
WOLMANIZED, ARCH WOOD PROTECTION INC.
CCA, HOOVER TREATED WOOD PRODUCTS, INC.
NATURE WOOD, OSMOSE WOOD PRESERVING, INC.

CONSULT THE MANUFACTURER OF THE CHOSEN TREATMENT FOR MATERIAL AND FINISH REQUIREMENTS FOR FASTENING OF, AND TO, THIS PRODUCT.

COLD-FORMED STEEL FRAMING

CFSF1. THE COLD-FORMED STEEL FRAMING REQUIREMENTS, IF SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, IS SHOWN FOR PURPOSES OF BIDDING. THE CONTRACTOR SHALL RETAIN A LICENSED ENGINEER TO DESIGN AND SPECIFY ALL REQUIRED WORK. THE COMPLETED DESIGN SHALL PROVIDE ALL STEEL RUNNERS (TRACKS), BLOCKING, LINTELS, CLIP ANGLES, SHOES, REINFORCEMENTS, FASTENERS, STRAPPING, BRACING, BRIDGING, AND ACCESSORIES AS RECOMMENDED BY MANUFACTURER AND CONTRACTORS CONSTRUCTION PHASE ENGINEER FOR APPLICATIONS INDICATED, AS NEEDED TO PROVIDE A COMPLETE METAL FRAMING SYSTEM. ACCESSORIES, AND DETAILS REQUIRED FOR PROPER INSTALLATION.

CFSF2. THE CONTRACTOR'S ENGINEER SHALL BE REGISTERED IN THE STATE OF MICHIGAN. THE CONTRACTOR'S ENGINEER SHALL BE EXPERIENCED IN COLD-FORMED STEEL DESIGN AND BE CAPABLE OF PROVIDING THE ARCHITECT WITH A LIST OF PROJECTS, SIMILAR TO THIS, WHICH HAVE BEEN SUCCESSFULLY COMPLETED WITHIN THE PAST FIVE YEARS.

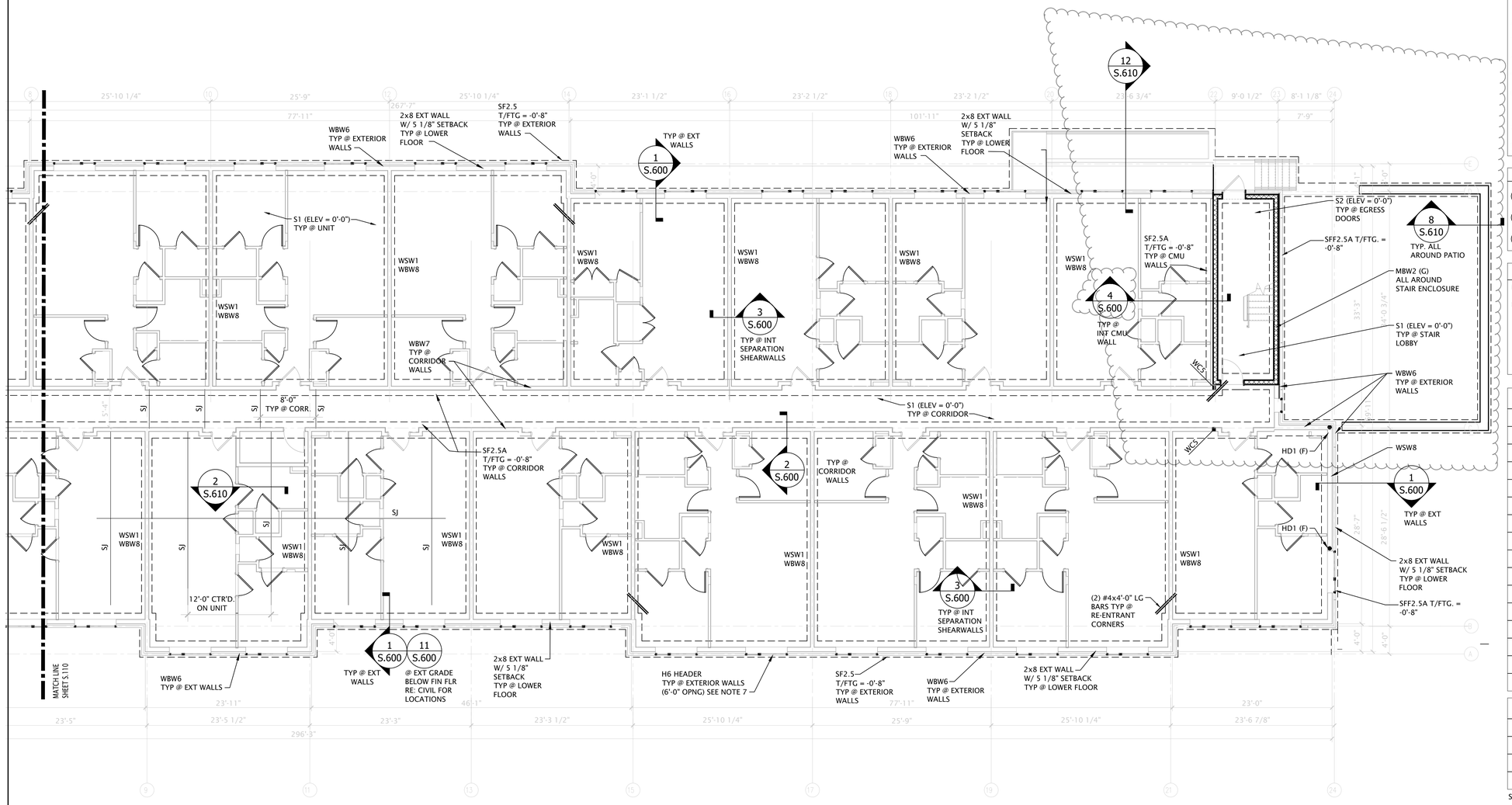
CFSF3. SHOP DRAWINGS MAY BE PREPARED BY THE CONTRACTOR AND REVIEWED BY THE CONTRACTOR'S ENGINEER. SHOP DRAWINGS DO NOT NEED TO BE SEALED AND SIGNED BY THE CONTRACTOR'S ENGINEER HOWEVER THEY MUST BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO SUBMISSION TO THE ARCHITECT FOR REVIEW. CALCULATIONS MAY BE REQUESTED BY THE ARCHITECT, IF REQUESTED, SHALL BE SUBMIT SEALED AND SIGNED BY THE CONTRACTOR'S ENGINEER.

CFSF4. SHOP DRAWINGS SHALL INCLUDE ALL INFORMATION REQUIRED FROM WHICH THE PROJECT CAN BE CONSTRUCTED. INCLUDE PLACING DRAWINGS FOR FRAMING MEMBERS SHOWING SIZE AND GAUGE DESIGNATIONS, NUMBER, TYPE, LOCATION AND SPACING. INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES, AND DETAILS REQUIRED FOR PROPER INSTALLATION.

CFSF5. THE CONTRACTOR'S ENGINEER SHALL BE AVAILABLE FOR ALL FIELD INQUIRY. THE CONTRACTOR'S ENGINEER SHALL, MINIMALLY, VISIT THE SITE UPON COMPLETION OF THE INSTALLATION OF THE COLD-FORMED STEEL STUDS TO VERIFY THAT THE AS-BUILT CONSTRUCTION CONFORMS TO THE DESIGN INTENT OF THE CONTRACT DOCUMENTS AND SHOP DRAWINGS REVIEWED BY THE ARCHITECT. THE CONTRACTOR'S ENGINEER SHALL PROVIDE WRITTEN CERTIFICATION OF THIS VISIT, SEALED AND SIGNED FOR RECORD. (THE CONTRACTOR'S ENGINEER SHALL VISIT THE SITE AS MANY TIMES AS IS REQUIRED TO CONFIRM ANY NON-CONFORMING CONSTRUCTION HAS BEEN SATISFACTORILY REMEDIED.)

CFSF6. COLD-FORMED STEEL STUDS SHALL BE PROVIDED IN CONFORMANCE WITH ASTM A653 AND C955 WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI, MODULUS OF ELASTICITY OF 29,000,000 PSI, AND SHALL BE GALVANIZED TO A MINIMUM G90 COATING.

CFSF7. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION WITH THE FOLLOWING MINIMUM REQUIREMENTS. FOR WALLS WITH NO AXIAL LOAD, PROVIDE BRIDGING AT MID-HEIGHT FOR WALLS LESS THAN OR EQUAL TO 10'-0" HIGH, AND 5'-0" O.C. MAXIMUM FOR WALLS GREATER THAN 10'-0" HIGH. FOR AXIAL LOAD BEARING WALLS, PROVIDE BRIDGING EQUALLY SPAC



FOUNDATION PLAN

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

FOUNDATION GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
2. SJ DESIGNATES SHRINKAGE CONTROL JOINT OR CONSTRUCTION
3. T/FTG INDICATES TOP OF FOOTING ELEVATION
4. FOOTINGS ARE CENTERED ON STEEL OR WOOD COLUMNS UON
5. FROST DEPTH IS 3'-6"
6. ALL FOOTING (FT) AND STRIP FOOTING (SF) CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
7. SEE 10/S.600 FOR BASE PLATE AND ANCHOR ROD DETAILS
8. CPx INDICATES CONCRETE PIER. SEE SCHEDULE ON S.610

KEYNOTES:

1. WOOD COLUMN WC11 IN LINE W/ JACK STUD EACH SIDE OF 2ND FLOOR WINDOW ABOVE
2. WOOD COLUMN WC12 IN LINE W/ JACK STUD EACH SIDE OF 2ND FLOOR WINDOW ABOVE
3. WOOD COLUMN WC11 EACH SIDE OF FIRST FLOOR DOOR

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- X INDICATES EXTERIOR FACE OF 2x6 STUD WALL ABOVE

FOOTING SCHEDULE

MK	FOOTING SIZE	BOTTOM REINF	TOP REINF
SF1.5	1'-6"x1'-4" CONT	(2) #5 CONT	(2) #5 CONT
SF2	2'-0"x3'-4" CONT	(3) #5 CONT	(3) #5 CONT
SF2.5	2'-6"x3'-4" CONT	(3) #5 CONT	(3) #5 CONT
SF2.5A	2'-6"x1'-4" CONT	(3) #4 CONT	(3) #4 CONT
FT4	4'-0"x4'-0"x3'-4"	(5) #5	(5) #4
FT4A	4'-0"x4'-0"x1'-4"	(5) #5	(5) #5
FT5	5'-0"x5'-0"x3'-4"	(6) #5	(6) #4
FT5A	5'-0"x5'-0"x1'-4"	(6) #5	(6) #5
FT6	6'-0"x6'-0"x3'-4"	(7) #5	(7) #4
FT6A	6'-0"x6'-0"x1'-4"	(7) #5	(7) #5
FT7	7'-0"x7'-0"x3'-4"	(8) #6	(8) #4
FT7A	7'-0"x7'-0"x1'-4"	(8) #6	(8) #4
FT8A	8'-0"x8'-0"x1'-4"	(9) #6	(9) #6
FT86	8'-0"x6'-0"x1'-4"	#7 @ 12" EW	#7 @ 12" EW
FT168	16'-0"x8'-0"x2'-6"	SEE 2/S.620	SEE 2/S.620

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR ROD SIZE	NOTES
C1	HSS5x5x5/16	12"x1"x1'-0"	(4) 3/4" DIA	
C2	HSS14x6x1/2	16"x2"x2'-0"	(4) 1 1/2" DIA	
C3	HSS5x5x1/2	12"x1"x1'-0"	(4) 3/4" DIA	

SEE 10/S600 FOR BASEPLATE AND ANCHOR ROD DETAILS

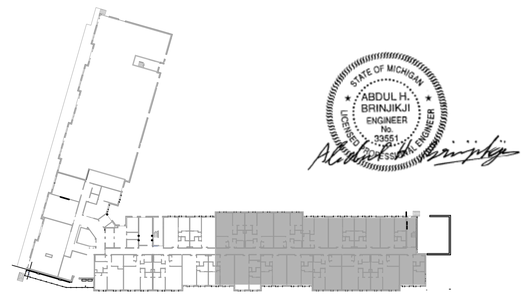
SLAB-ON-GRADE SCHEDULE

MARK	THICKNESS	AIR ENTRAINMENT	AGGREGATE BASE THICKNESS	REINFORCEMENT
S1	4" (3000 PSI CONC)	NO	6" W/ 10 MIL VAPOR BARRIER	SYNTHETIC FIBERS 1 1/2 LBS PER CU YARD COMPLYING WITH ASTM C1116 SECTION 4.1.3 AND SECTION 21
S2	4" (3500 PSI CONC)	YES	4"	WWF 6x6 W2.9xW2.9
S3	5" (3000 PSI CONC)	NO	6" W/ 10 MIL VAPOR BARRIER	WWF 6x6 W2.9xW2.9

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)	HEIGHT
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4600	9'-0"
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6900	9'-0"
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	9200	9'-0"
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900	9'-0"
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400	9'-0"
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,800	9'-0"
WC7	SAWN 4x4	SPF #2	SILL PLATE	5400	9'-0"
WC8	SAWN 4x6	SPF #2	SILL PLATE	8500	9'-0"
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,000	9'-0"
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400	12'-0"
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000	12'-0"
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600	12'-0"

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0).
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.
6. ALL COLUMNS SHALL BE LOCATED IN WALLS SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON TWO SIDES (BRACED IN THE PLANE OF THE WALL).
7. ALLOWABLE AXIAL CAPACITY BASED ON NO ECCENTRICITY.



KEY PLAN
NO SCALE

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
FOUNDATION PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.100

SLAB-ON-GRADE SCHEDULE

MARK	THICKNESS	AIR ENTRAINMENT	AGGREGATE BASE THICKNESS	REINFORCEMENT
S1	4" (3000 PSI CONC)	NO	6" W/ 10 MIL VAPOR BARRIER	SYNTHETIC FIBERS 1 1/2 LBS PER CU YARD COMPLYING WITH ASTM C1116 SECTION 4.1.3 AND SECTION 21
S2	4" (3500 PSI CONC)	YES	4"	WWF 6x6 W2.9xW2.9
S3	5" (3000 PSI CONC)	NO	6" W/ 10 MIL VAPOR BARRIER	WWF 6x6 W2.9xW2.9

FOR TYPICAL SECTION CUTS SEE S.100

FOUNDATION GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
2. SJ DESIGNATES SHRINKAGE CONTROL JOINT OR CONSTRUCTION
3. T/FTG INDICATES TOP OF FOOTING ELEVATION
4. FOOTINGS ARE CENTERED ON STEEL OR WOOD COLUMNS UON
5. FROST DEPTH IS 3'-6"
6. ALL FOOTING (FT) AND STRIP FOOTING (SF) CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
7. SEE 10/S.600 FOR BASE PLATE AND ANCHOR ROD DETAILS
8. CPx INDICATES CONCRETE PIER. SEE SCHEDULE ON S.610

KEYNOTES:

1. WOOD COLUMN WC11 IN LINE W/ JACK STUD EACH SIDE OF 2ND FLOOR WINDOW ABOVE
2. WOOD COLUMN WC12 IN LINE W/ JACK STUD EACH SIDE OF 2ND FLOOR WINDOW ABOVE
3. WOOD COLUMN WC11 EACH SIDE OF FIRST FLOOR DOOR

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- X INDICATES EXTERIOR FACE OF 2x6 STUD WALL ABOVE

FOOTING SCHEDULE

MK	FOOTING SIZE	BOTTOM REINF	TOP REINF
SF1.5	1'-6"x1'-4" CONT	(2) #5 CONT	(2) #5 CONT
SF2	2'-0"x3'-4" CONT	(3) #5 CONT	(3) #5 CONT
SF2.5	2'-6"x3'-4" CONT	(3) #5 CONT	(3) #5 CONT
SF2.5A	2'-6"x1'-4" CONT	(3) #4 CONT	(3) #4 CONT
FT4	4'-0"x4'-0"x3'-4"	(5) #5	(5) #4
FT4A	4'-0"x4'-0"x1'-4"	(5) #5	(5) #5
FT5	5'-0"x5'-0"x3'-4"	(6) #5	(6) #4
FT5A	5'-0"x5'-0"x1'-4"	(6) #5	(6) #5
FT6	6'-0"x6'-0"x3'-4"	(7) #5	(7) #4
FT6A	6'-0"x6'-0"x1'-4"	(7) #5	(7) #5
FT7	7'-0"x7'-0"x3'-4"	(8) #6	(8) #4
FT7A	7'-0"x7'-0"x1'-4"	(8) #6	(8) #4
FT8A	8'-0"x8'-0"x1'-4"	(9) #6	(9) #6
FT86	8'-0"x6'-0"x1'-4"	#7 @ 12" EW	#7 @ 12" EW
FT168	16'-0"x8'-0"x2'-6"	SEE 2/S.620	SEE 2/S.620

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR ROD SIZE	NOTES
C1	HSS5x5x5/16	12"x1"x1'-0"	(4) 3/4" DIA	
C2	HSS14x6x1/2	16"x2"x2'-0"	(4) 1 1/2" DIA	
C3	HSS5x5x1/2	12"x1"x1'-0"	(4) 3/4" DIA	

SEE 10/S600 FOR BASEPLATE AND ANCHOR ROD DETAILS

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)	HEIGHT
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4600	9'-0"
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6900	9'-0"
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	9200	9'-0"
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900	9'-0"
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400	9'-0"
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,800	9'-0"
WC7	SAWN 4x4	SPF #2	SILL PLATE	5400	9'-0"
WC8	SAWN 4x6	SPF #2	SILL PLATE	8500	9'-0"
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,000	9'-0"
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400	12'-0"
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000	12'-0"
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600	12'-0"

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0).
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.
6. ALL COLUMNS SHALL BE LOCATED IN WALLS SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON TWO SIDES (BRACED IN THE PLANE OF THE WALL).
7. ALLOWABLE AXIAL CAPACITY BASED ON NO ECCENTRICITY.

CP1: 20"X20" CONC. PIER REINF. W/ (8) #5 VERT. + #4 @12" (3 SETS) HORIZONTAL TIES - DOWEL VERT. BARS INTO FTG. T/PIER = 0'-8"

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

KEY PLAN
NO SCALE

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
FOUNDATION PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.110

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)	HEIGHT
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4600	9'-0"
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6900	9'-0"
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	9200	9'-0"
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900	9'-0"
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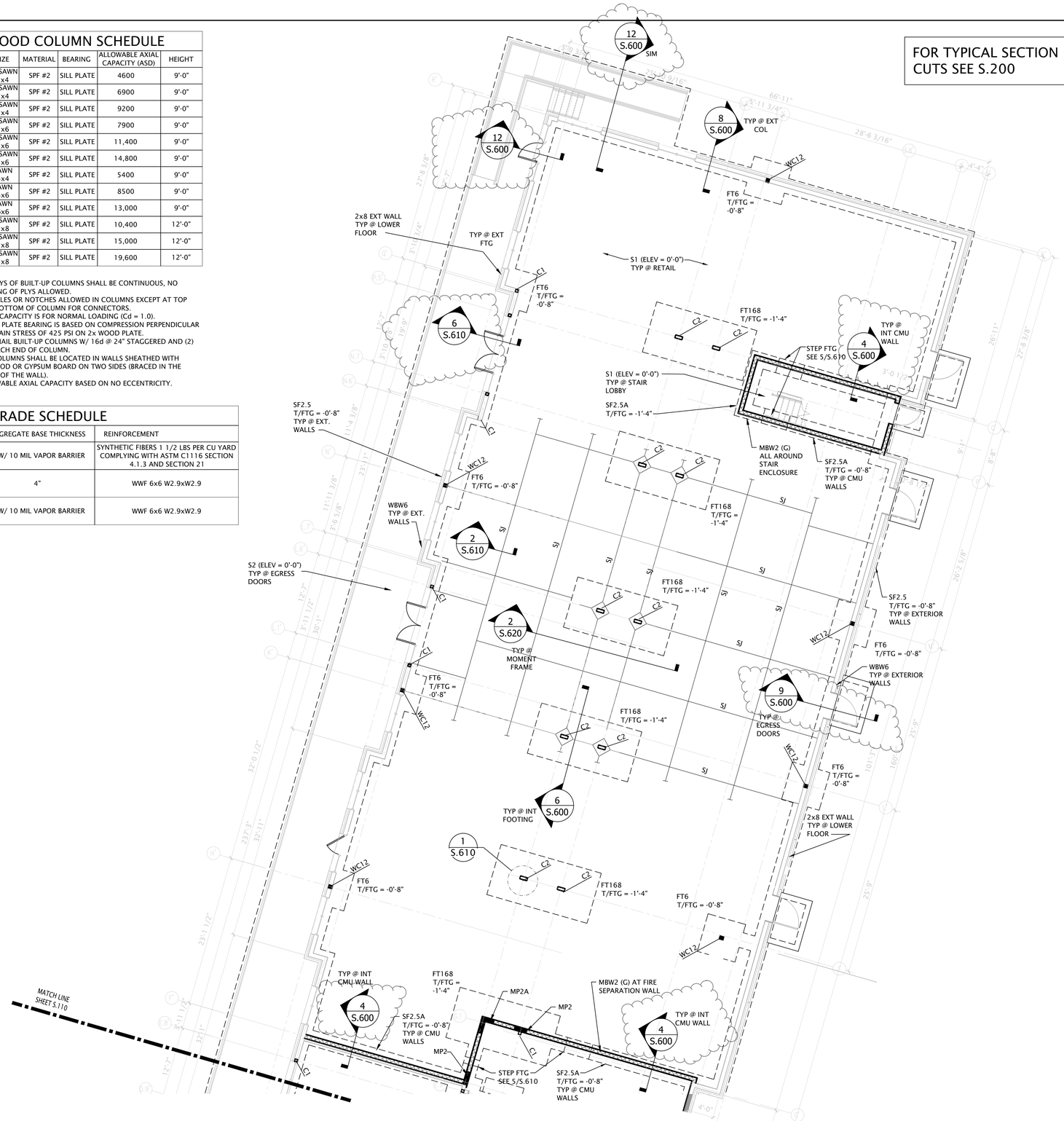
WC8	SAWN 4x6	SPF #2	SILL PLATE	8500	9'-0"
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,000	9'-0"
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400	12'-0"
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000	12'-0"
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600	12'-0"

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0).
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.
6. ALL COLUMNS SHALL BE LOCATED IN WALLS SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON TWO SIDES (BRACED IN THE PLANE OF THE WALL).
7. ALLOWABLE AXIAL CAPACITY BASED ON NO ECCENTRICITY.

SLAB-ON-GRADE SCHEDULE

MARK	THICKNESS	AIR ENTRAINMENT	AGGREGATE BASE THICKNESS	REINFORCEMENT
S1	4" (3000 PSI CONC)	NO	6" W/ 10 MIL VAPOR BARRIER	SYNTHETIC FIBERS 1 1/2 LBS PER CU YARD COMPLYING WITH ASTM C1116 SECTION 4.1.3 AND SECTION 21
S2	4" (3500 PSI CONC)	YES	4"	WWF 6x6 W2.9xW2.9
S3	5" (3000 PSI CONC)	NO	6" W/ 10 MIL VAPOR BARRIER	WWF 6x6 W2.9xW2.9



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

FOUNDATION GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
2. SJ DESIGNATES SHRINKAGE CONTROL JOINT OR CONSTRUCTION
3. T/FTG INDICATES TOP OF FOOTING ELEVATION
4. FOOTINGS ARE CENTERED ON STEEL OR WOOD COLUMNS UON
5. FROST DEPTH IS 3'-6"
6. ALL FOOTING (FT) AND STRIP FOOTING (SF) CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
7. SEE 10/S.600 FOR BASE PLATE AND ANCHOR ROD DETAILS
8. CPx INDICATES CONCRETE PIER. SEE SCHEDULE ON S.610

KEYNOTES:

1. WOOD COLUMN WC11 IN LINE W/ JACK STUD EACH SIDE OF 2ND FLOOR WINDOW ABOVE
2. WOOD COLUMN WC12 IN LINE W/ JACK STUD EACH SIDE OF 2ND FLOOR WINDOW ABOVE
3. WOOD COLUMN WC11 EACH SIDE OF FIRST FLOOR DOOR

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- X INDICATES EXTERIOR FACE OF 2x6 STUD WALL ABOVE

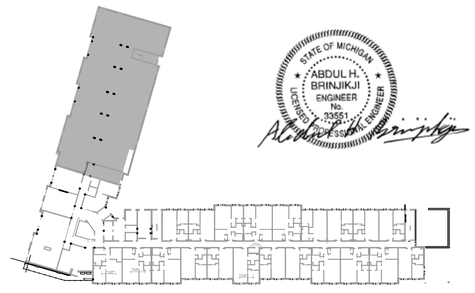
FOOTING SCHEDULE

MK	FOOTING SIZE	BOTTOM REINF	TOP REINF
SF1.5	1'-6"x1'-4" CONT	(2) #5 CONT	(2) #5 CONT
SF2	2'-0"x3'-4" CONT	(3) #5 CONT	(3) #5 CONT
SF2.5	2'-6"x3'-4" CONT	(3) #5 CONT	(3) #5 CONT
SF2.5A	2'-6"x1'-4" CONT	(3) #4 CONT	(3) #4 CONT
FT4	4'-0"x4'-0"x3'-4"	(5) #5	(5) #4
FT4A	4'-0"x4'-0"x1'-4"	(5) #5	(5) #5
FT5	5'-0"x5'-0"x3'-4"	(6) #5	(6) #4
FT5A	5'-0"x5'-0"x1'-4"	(6) #5	(6) #5
FT6	6'-0"x6'-0"x3'-4"	(7) #5	(7) #4
FT6A	6'-0"x6'-0"x1'-4"	(7) #5	(7) #5
FT7	7'-0"x7'-0"x3'-4"	(8) #6	(8) #4
FT7A	7'-0"x7'-0"x1'-4"	(8) #6	(8) #4
FT8A	8'-0"x8'-0"x1'-4"	(9) #6	(9) #6
FT86	8'-0"x6'-0"x1'-4"	#7 @ 12" EW	#7 @ 12" EW
FT168	16'-0"x8'-0"x2'-6"	SEE 2/S.620	SEE 2/S.620

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR ROD SIZE	NOTES
C1	HSS5x5x5/16	12"x1"x1'-0"	(4) 3/4" DIA	
C2	HSS14x6x1/2	16"x2"x2'-0"	(4) 1 1/2" DIA	
C3	HSS5x5x1/2	12"x1"x1'-0"	(4) 3/4" DIA	

SEE 10/S600 FOR BASEPLATE AND ANCHOR ROD DETAILS



KEY PLAN
NO SCALE

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER

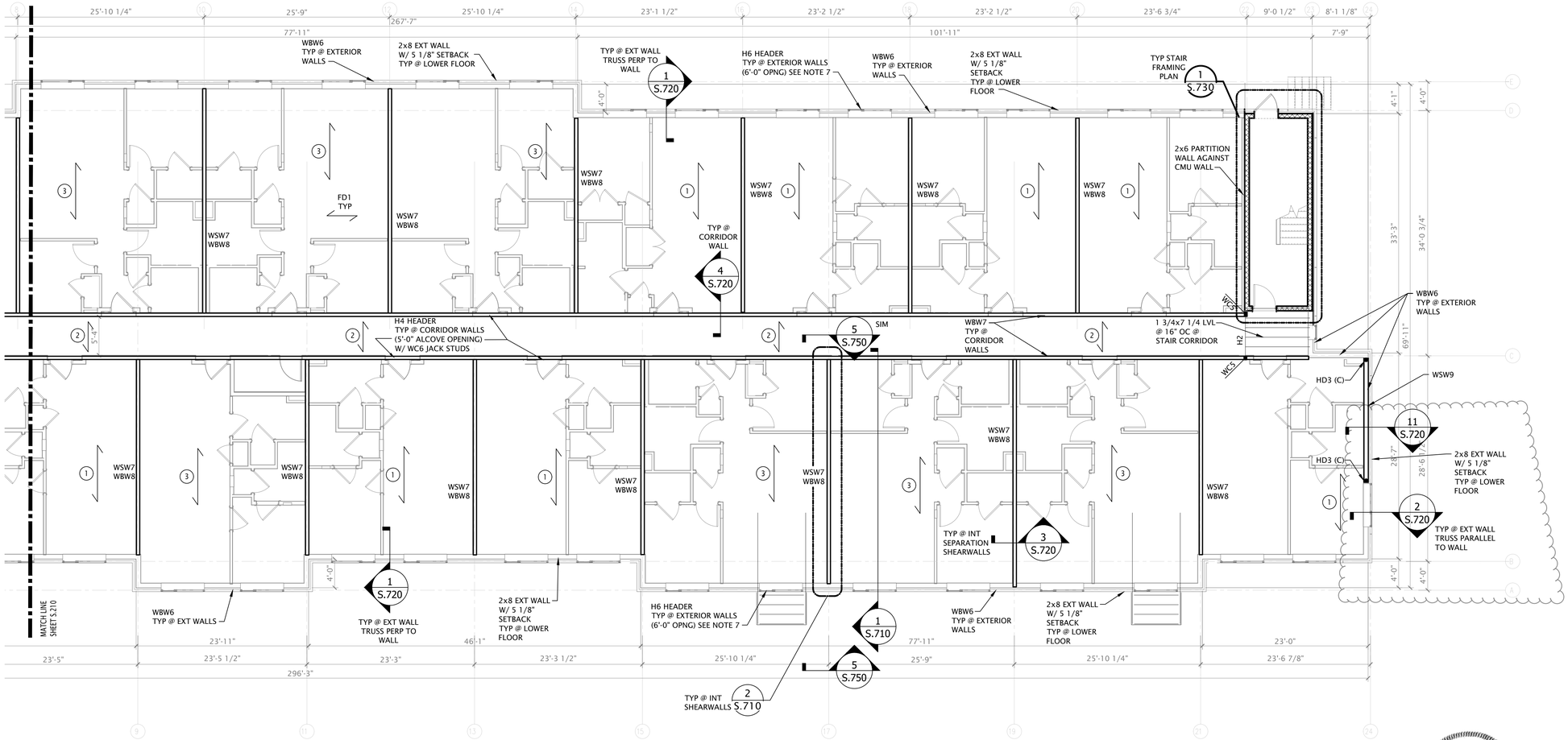
Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
FOUNDATION PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3
9/24/2018 BULLETIN 5

DRAWING NUMBER
S.120



FLOOR FRAMING NOTES:

1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. ⟵⟶ INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:

1. 24" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 24" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO 5/S.720 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- ◇X◇ INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)	HEIGHT
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4600	9'-0"
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6900	9'-0"
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	9200	9'-0"
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900	9'-0"
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400	9'-0"
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,800	9'-0"
WC7	SAWN 4x4	SPF #2	SILL PLATE	5400	9'-0"
WC8	SAWN 4x6	SPF #2	SILL PLATE	8500	9'-0"
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,000	9'-0"
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400	12'-0"
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000	12'-0"
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600	12'-0"

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0).
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.
6. ALL COLUMNS SHALL BE LOCATED IN WALLS SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON TWO SIDES (BRACED IN THE PLANE OF THE WALL).
7. ALLOWABLE AXIAL CAPACITY BASED ON NO ECCENTRICITY.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL
H8	(4) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	15/32"	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	15/32" PLYWOOD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

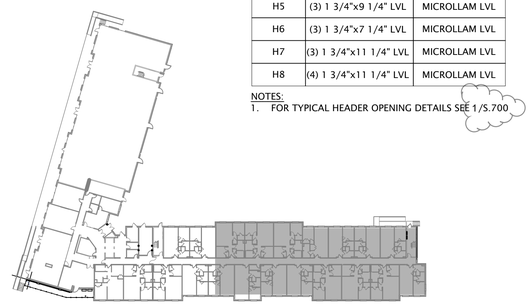
ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER



SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN
NO SCALE

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
SECOND FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.200

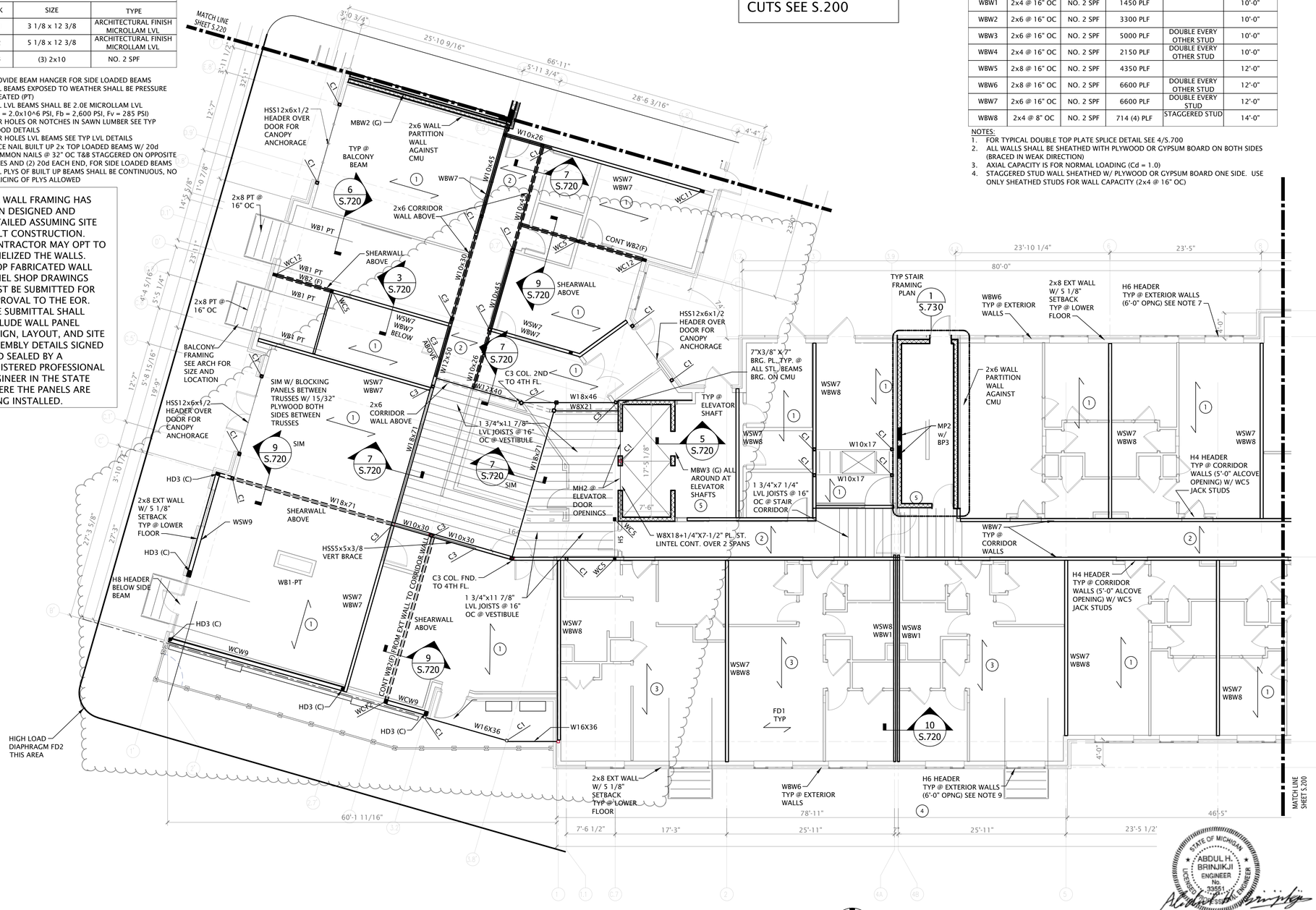
WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

FOR TYPICAL SECTION CUTS SEE S.200



WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

FLOOR FRAMING NOTES:
1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:
1. 24" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 24" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO S/S.720 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND
- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- X — INDICATES CL OF UNIT SEPARATION WALL
- X — INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)	HEIGHT
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4600	9'-0"
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6900	9'-0"
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	9200	9'-0"
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900	9'-0"
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400	9'-0"
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,800	9'-0"
WC7	SAWN 4x4	SPF #2	SILL PLATE	5400	9'-0"
WC8	SAWN 4x6	SPF #2	SILL PLATE	8500	9'-0"
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,000	9'-0"
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400	12'-0"
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000	12'-0"
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600	12'-0"

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0).
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.
6. ALL COLUMNS SHALL BE LOCATED IN WALLS SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON TWO SIDES (BRACED IN THE PLANE OF THE WALL).
7. ALLOWABLE AXIAL CAPACITY BASED ON NO ECCENTRICITY.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL
H8	(4) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	5/8" GYP BD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

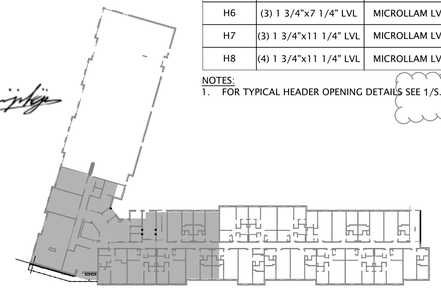
DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	23/32" T & G	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

STATE OF MICHIGAN — ABDUL H. BRINJIKJI — ENGINEER No. 33551 — LICENSED PROFESSIONAL ENGINEER



KEY PLAN
NO SCALE

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT: VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE: SECOND FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.210

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	15/32" PLYWD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	5/8" GYP BD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	15/32"	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

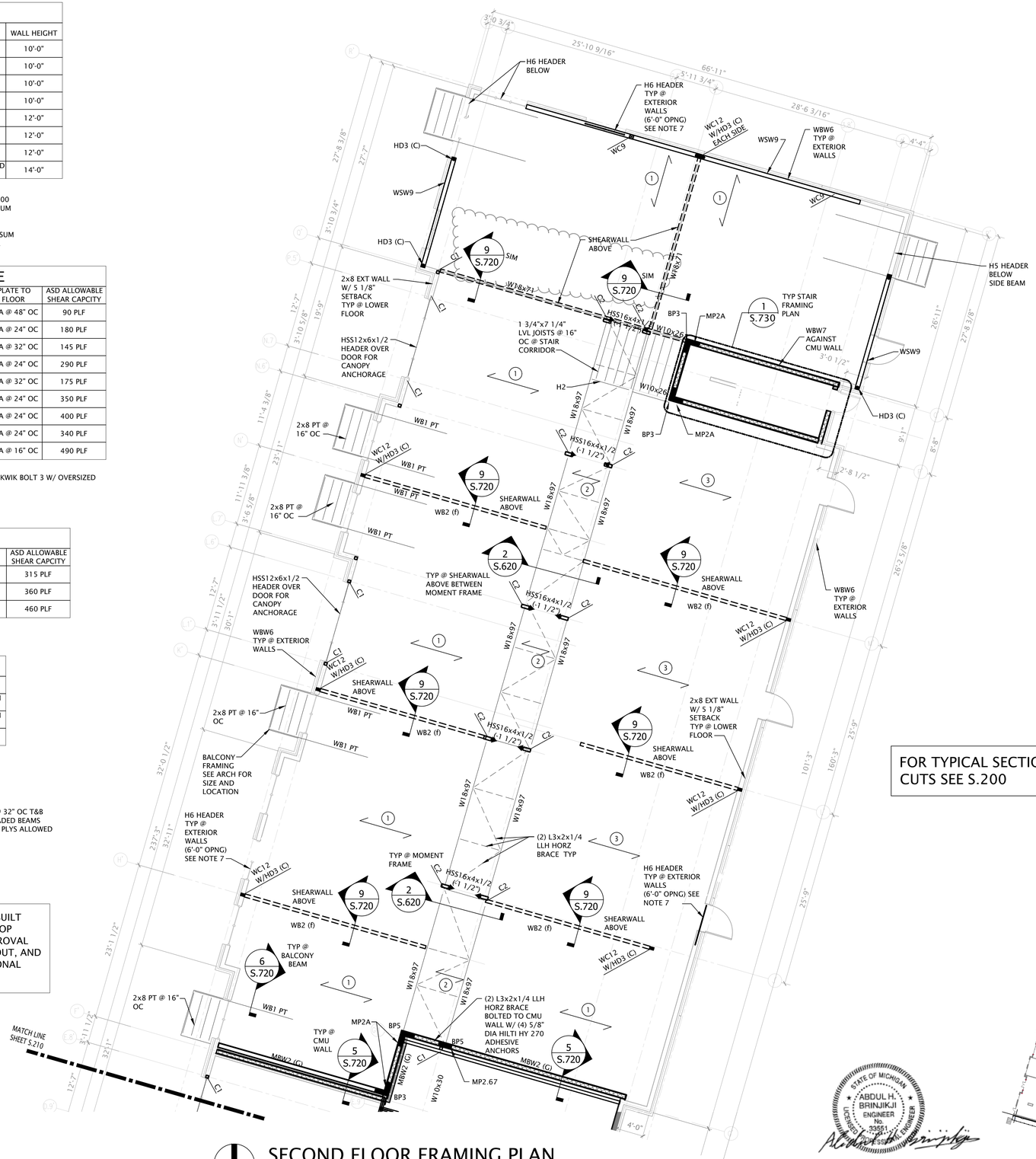
NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.



SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

FOR TYPICAL SECTION CUTS SEE S.200

FLOOR FRAMING NOTES:
1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. ⟋⟍ INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD
8. ▶ INDICATES MOMENT CONNECTION. DESIGN FOR 100 FT-KIPS (ASD). USE FULL PENETRATION WELD. RE: SECTION 2/S.620

KEYNOTES:
1. 24" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 24" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO 5/S.720 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND
- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- ◇X◇ INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

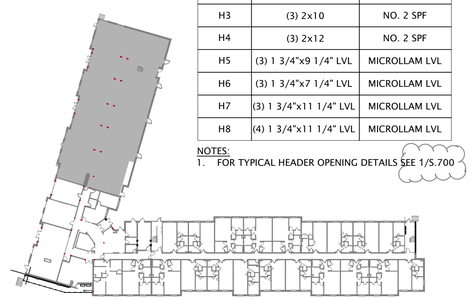
MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)	HEIGHT
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4600	9'-0"
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6900	9'-0"
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	9200	9'-0"
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900	9'-0"
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400	9'-0"
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,800	9'-0"
WC7	SAWN 4x4	SPF #2	SILL PLATE	5400	9'-0"
WC8	SAWN 4x6	SPF #2	SILL PLATE	8500	9'-0"
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,000	9'-0"
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400	12'-0"
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000	12'-0"
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600	12'-0"

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0).
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.
6. ALL COLUMNS SHALL BE LOCATED IN WALLS SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON TWO SIDES (BRACED IN THE PLANE OF THE WALL).
7. ALLOWABLE AXIAL CAPACITY BASED ON NO ECCENTRICITY.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL
H8	(4) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700



KEY PLAN
NO SCALE

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER

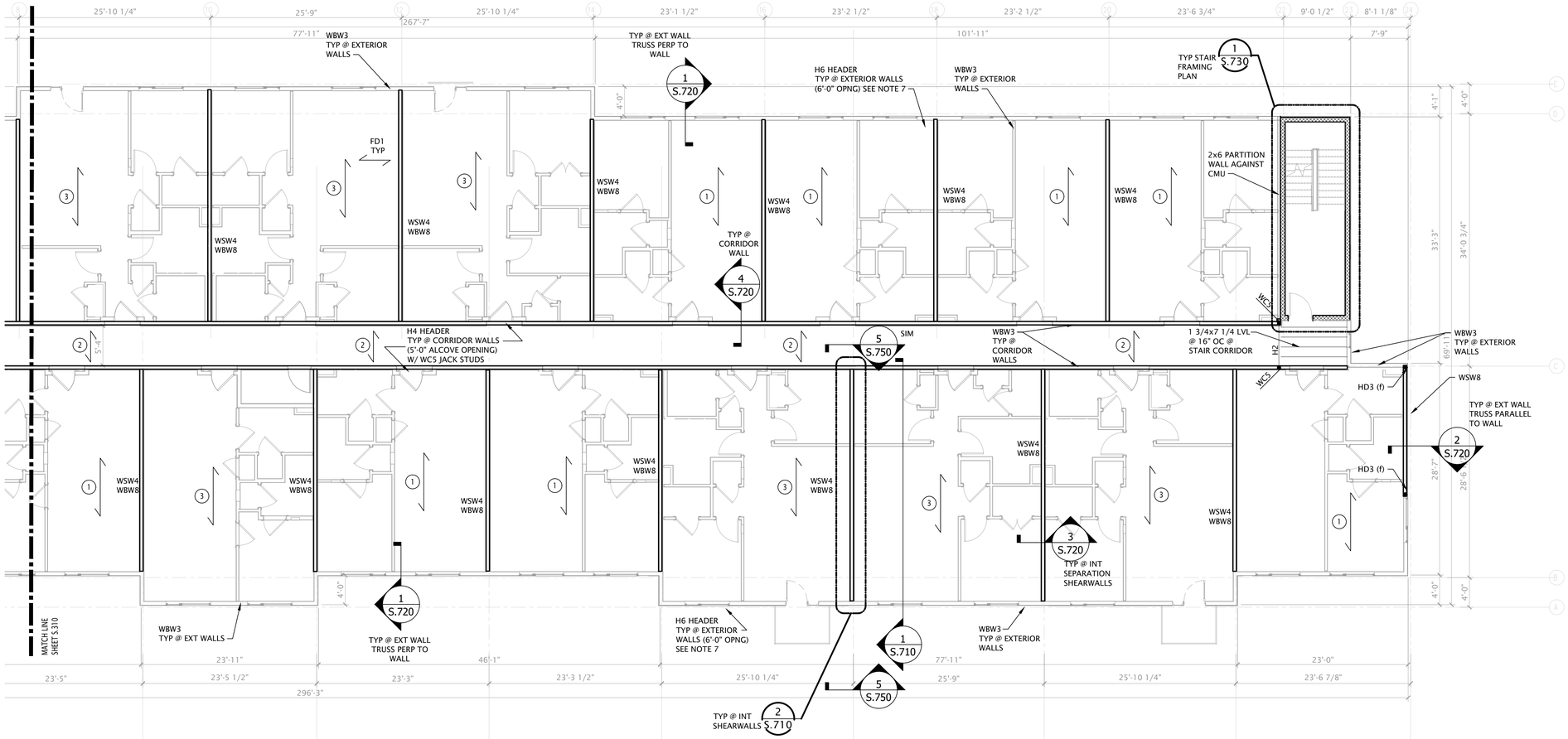
Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
SECOND FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.220



THIRD FLOOR FRAMING PLAN

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

FLOOR FRAMING NOTES:

1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. ⟋⟍ INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:

1. 22" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 22" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO 5/S.720 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- ◇X◇ INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4200
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6700
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	8300
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
WC7	SAWN 4x4	SPF #2	SILL PLATE	4900
WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL
H8	(4) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	15/32"	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

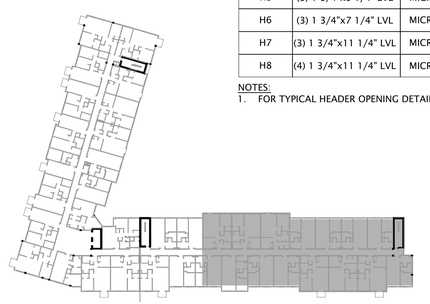
ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER



KEY PLAN

NO SCALE

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
THIRD FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.300

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

FOR TYPICAL SECTION CUTS SEE S.300

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

FLOOR FRAMING NOTES:
1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:
1. 22" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 22" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO S/S.720 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND
- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- X INDICATES CL OF UNIT SEPARATION WALL
- X INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

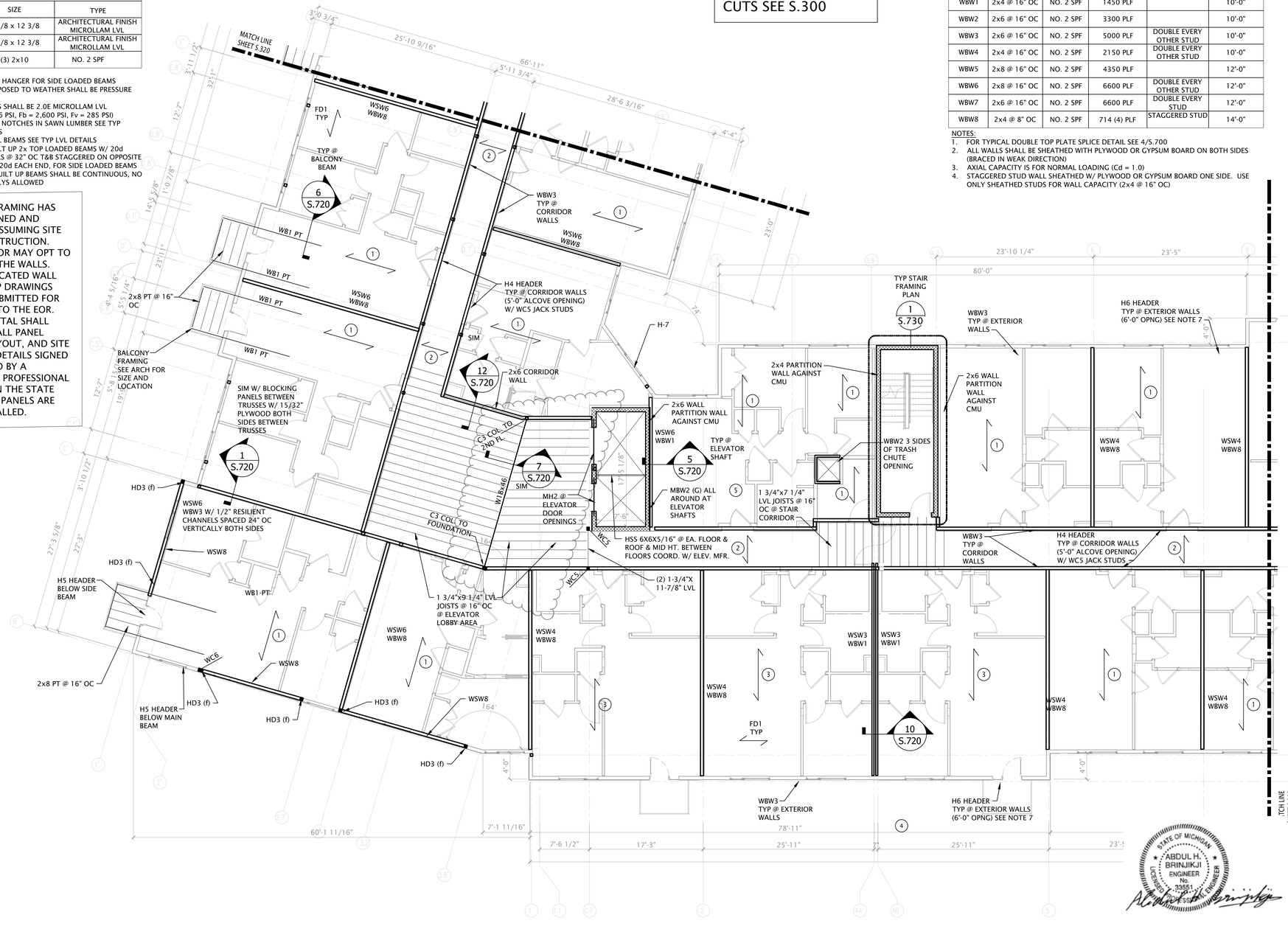
MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4200
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6700
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	8300
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
WC7	SAWN 4x4	SPF #2	SILL PLATE	4900
WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL
H8	(4) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700



THIRD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

WOOD SHEAR WALL SCHEDULE

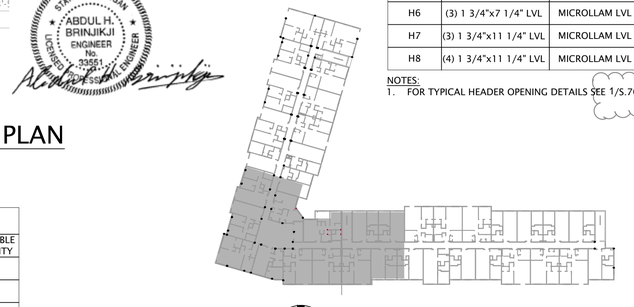
MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY	MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF	WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF	WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF	WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF	WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF							

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	23/32" T & G	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700



KEY PLAN
NO SCALE

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33581
LICENSED PROFESSIONAL ENGINEER

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
THIRD FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.310

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	15/32"	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

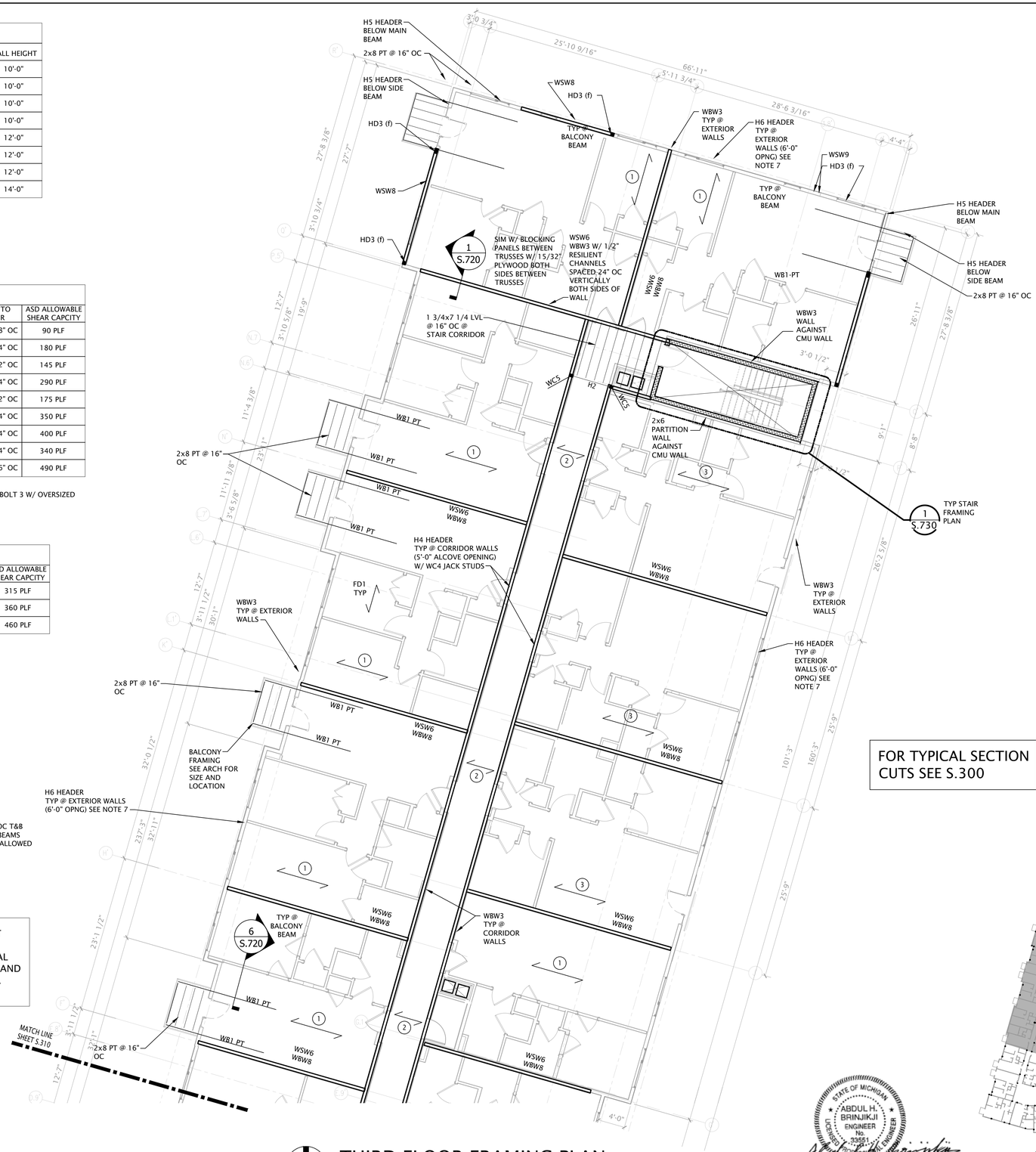
NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.



FOR TYPICAL SECTION CUTS SEE S.300

THIRD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

FLOOR FRAMING NOTES:
1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. ⟋⟍ INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:
1. 22" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 22" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO 5/S.720 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND
- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- ◇X◇ INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

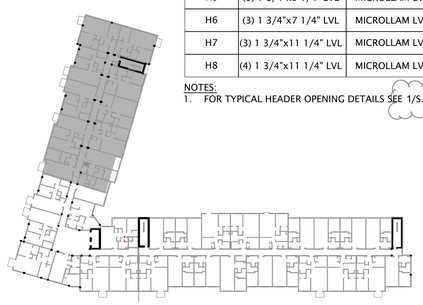
MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4200
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6700
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	8300
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
WC7	SAWN 4x4	SPF #2	SILL PLATE	4900
WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL
H8	(4) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700



KEY PLAN
NO SCALE

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
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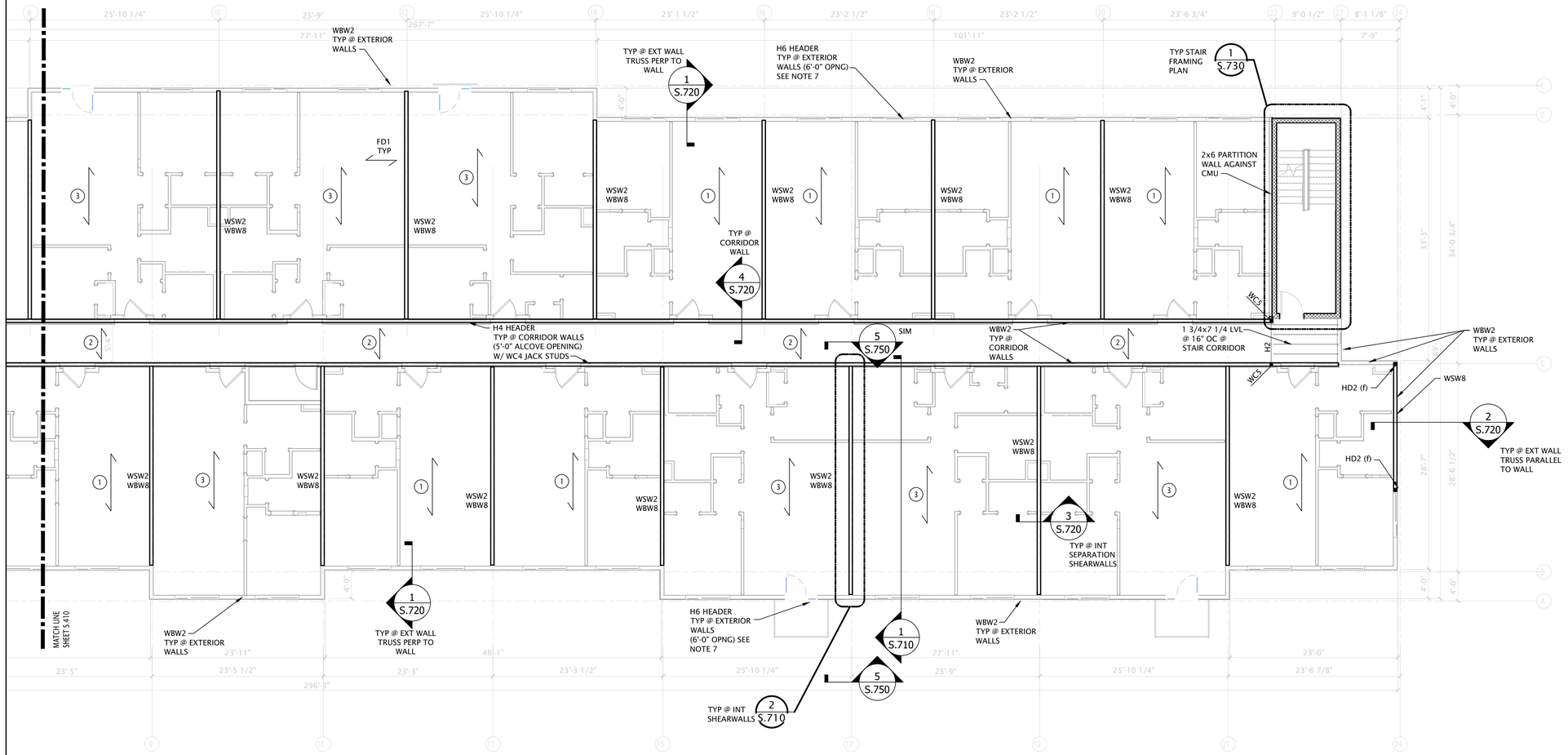
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
THIRD FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.320



FLOOR FRAMING NOTES:

1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:

1. 24" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 24" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO 5/S.720
   FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- <X> INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
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WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
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WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
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NOTES:
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2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	15/32"	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

FOURTH FLOOR FRAMING PLAN

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

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

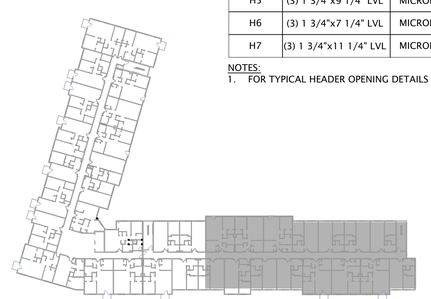
NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700



KEY PLAN
NO SCALE

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
FOURTH FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.400

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

FOR TYPICAL SECTION CUTS SEE S.400

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

FLOOR FRAMING NOTES:
1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:
1. 24" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 24" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO 5/S.720 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND
- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- X — INDICATES CL OF UNIT SEPARATION WALL
- X — INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4200
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6700
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	8300
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
WC7	SAWN 4x4	SPF #2	SILL PLATE	4900
WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	23/32" T & G	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

FOURTH FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN
NO SCALE

STATE OF MICHIGAN — ABDUL H. BRINJIKJI — ENGINEER — No. 33561 — LICENSED PROFESSIONAL ENGINEER

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT: VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE: FOURTH FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.410

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	15/32"	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

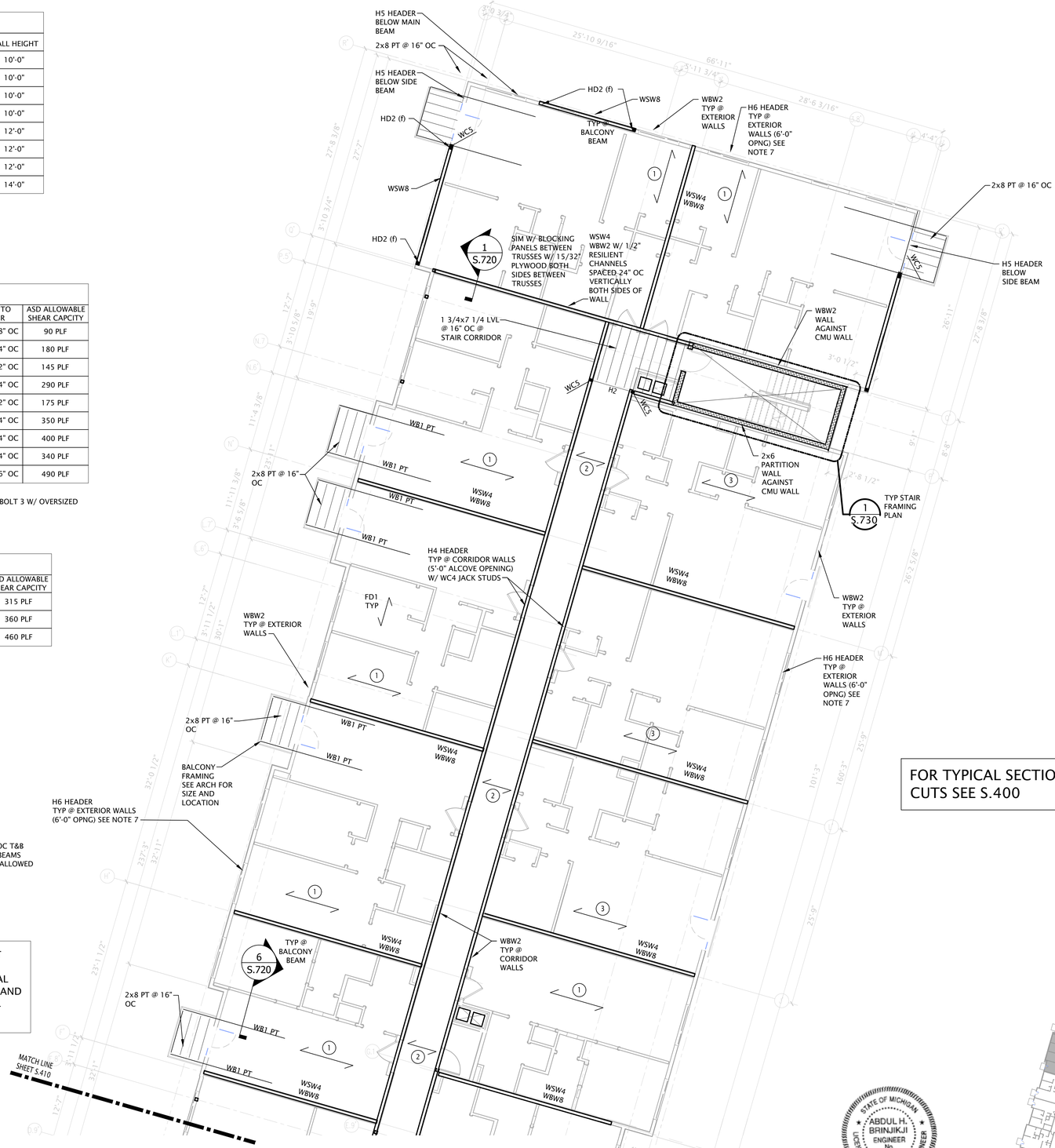
NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.



FOR TYPICAL SECTION CUTS SEE S.400

FOURTH FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

FLOOR FRAMING NOTES:
1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. ⟷ INDICATES ROOF TRUSSES @ 16" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:
1. 24" DEEP FLOOR TRUSSES @ 19.2" OC UON SEE S.700
2. 2x8 FLOOR JOISTS @ 16" OC OVER CORRIDORS UON
3. 24" DEEP FLOOR TRUSSES @ 16" OC SEE S.700
4. FLOOR AND WALL SHEATHING CONTINUOUS OVER FIREJOINT.
5. 2x12 PT CONT LEDGER AT FLOOR SIM TO 5/S.720 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10D @ 8" OC

LEGEND
- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- ◇X◇ INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

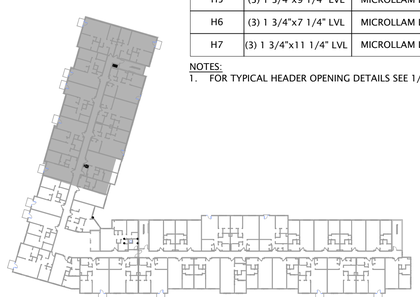
MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4200
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6700
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	8300
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
WC7	SAWN 4x4	SPF #2	SILL PLATE	4900
WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700



KEY PLAN
NO SCALE

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER

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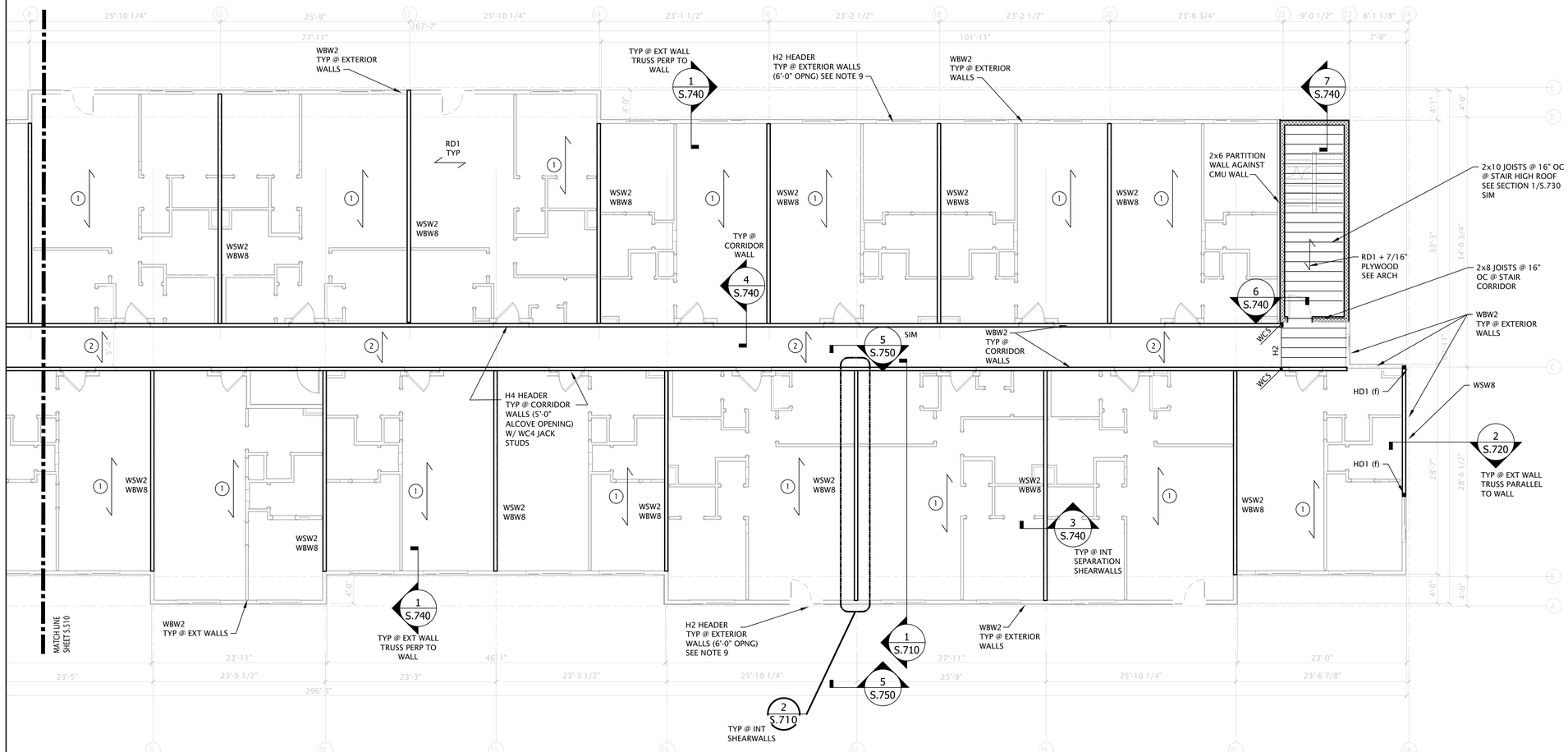
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
FOURTH FLOOR FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.420



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

ROOF FRAMING NOTES:

1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. INDICATES ROOF TRUSSES @ 24" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE ARCH DWGS FOR ATTIC ACCESS PANELS, ROOF DRAINS, VENTS, ETC.
8. SEE ARCH AND MECH DWGS FOR CONDENSING UNITS, SCREENWALLS, AND ALL OTHER ROOFTOP MECH EQUIPMENT. SEE 7/S.740 FOR SUPPORT DETAIL
9. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:

1. 24" DEEP SLOPING TOP CHORD ROOF TRUSSES @ 24" OC UON
2. 2x8 JOISTS @ 24" OC OVER CORRIDORS
3. 2x12 PT CONT LEDGER AT ROOF SIM TO 5/S.740
   FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10d @ 8" OC
4. ROOF SHEATHING CONTINUOUS OVER FIREJOINT SIM TO 6/S.740

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- (X) INDICATES CL OF UNIT SEPARATION WALL
- ◇X◇ INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4200
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6700
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	8300
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
WC7	SAWN 4x4	SPF #2	SILL PLATE	4900
WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	15/32"	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

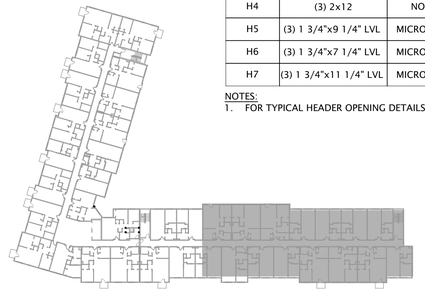
NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL
   (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 39551
LICENSED PROFESSIONAL ENGINEER

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700



KEY PLAN
NO SCALE

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
ROOF FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.500

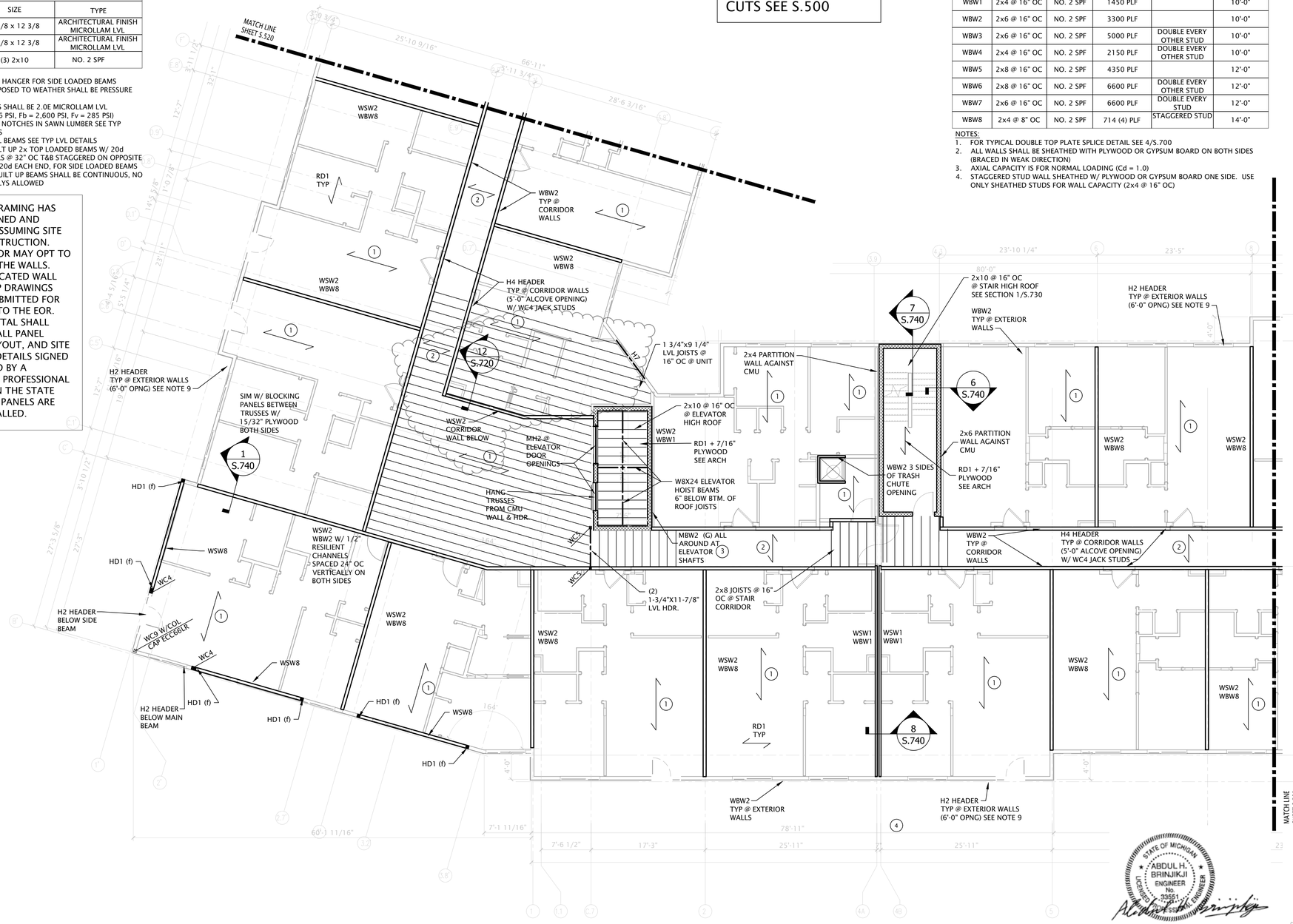
WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

FOR TYPICAL SECTION CUTS SEE S.500



WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

ROOF FRAMING NOTES:
1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. INDICATES ROOF TRUSSES @ 24" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE ARCH DWGS FOR ATTIC ACCESS PANELS, ROOF DRAINS, VENTS, ETC.
8. SEE ARCH AND MECH DWGS FOR CONDENSING UNITS, SCREENWALLS, AND ALL OTHER ROOFTOP MECH EQUIPMENT. SEE 7/S.740 FOR SUPPORT DETAIL
9. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:
1. 24" DEEP SLOPING TOP CHORD ROOF TRUSSES @ 24" OC UON
2. 2x8 JOISTS @ 24" OC OVER CORRIDORS
3. 2x12 PT CONT LEDGER AT ROOF SIM TO 5/S.740 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10d @ 8" OC
4. ROOF SHEATHING CONTINUOUS OVER FIREJOINT SIM TO 6/S.740

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- X — INDICATES CL OF UNIT SEPARATION WALL
- X — INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4200
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6700
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	8300
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
WC7	SAWN 4x4	SPF #2	SILL PLATE	4900
WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600

NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY	MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF	WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF	WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF	WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF	WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF							

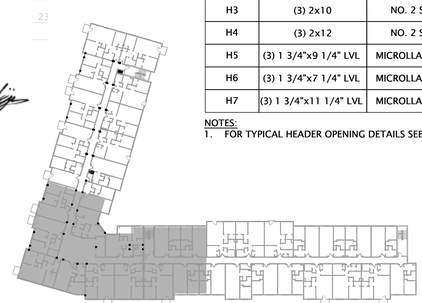
NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	23/32" T & G	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
NO SCALE

Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
ROOF FRAMING PLAN

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.510

WOOD BEARING WALL SCHEDULE

MARK	SIZE	TYPE	ASD ALLOWABLE AXIAL CAPACITY	NOTES	WALL HEIGHT
WBW1	2x4 @ 16" OC	NO. 2 SPF	1450 PLF		10'-0"
WBW2	2x6 @ 16" OC	NO. 2 SPF	3300 PLF		10'-0"
WBW3	2x6 @ 16" OC	NO. 2 SPF	5000 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW4	2x4 @ 16" OC	NO. 2 SPF	2150 PLF	DOUBLE EVERY OTHER STUD	10'-0"
WBW5	2x8 @ 16" OC	NO. 2 SPF	4350 PLF		12'-0"
WBW6	2x8 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY OTHER STUD	12'-0"
WBW7	2x6 @ 16" OC	NO. 2 SPF	6600 PLF	DOUBLE EVERY STUD	12'-0"
WBW8	2x4 @ 8" OC	NO. 2 SPF	714 (4) PLF	STAGGERED STUD	14'-0"

NOTES:
1. FOR TYPICAL DOUBLE TOP PLATE SPLICE DETAIL SEE 4/S.700
2. ALL WALLS SHALL BE SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH SIDES (BRACED IN WEAK DIRECTION)
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0)
4. STAGGERED STUD WALL SHEATHED W/ PLYWOOD OR GYPSUM BOARD ONE SIDE. USE ONLY SHEATHED STUDS FOR WALL CAPACITY (2x4 @ 16" OC)

WOOD SHEAR WALL SCHEDULE

MARK	TYPE	SHEATHING TYPE	EN/BN	SILL PLATE TO 2ND-4TH FLR	SILL PLATE TO 1ST FLOOR	ASD ALLOWABLE SHEAR CAPCITY
WSW1	BLOCKED	5/8" GYP BD	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 16" OC	1/2" DIA @ 48" OC	90 PLF
WSW2	BLOCKED	5/8" GYP BD BOTH SIDES	NO. 6 TYPE S DRYWALL SCREWS @ 8 1/2" OC	16d @ 8" OC	1/2" DIA @ 24" OC	180 PLF
WSW3	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 7" OC	16d @ 16" OC	1/2" DIA @ 32" OC	145 PLF
WSW4	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 7" OC	16d @ 8" OC	1/2" DIA @ 24" OC	290 PLF
WSW5	BLOCKED	5/8" GYP BD	6d COOLER NAILS @ 4" OC	16d @ 12" OC	1/2" DIA @ 32" OC	175 PLF
WSW6	BLOCKED	5/8" GYP BD BOTH SIDES	6d COOLER NAILS @ 4" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	350 PLF
WSW7	BLOCKED	15/32" PLYWD BOTH SIDES	8d NAILS @ 6" OC	16d @ 8" OC	1/2" DIA @ 24" OC	400 PLF
WSW8	BLOCKED	15/32" PLYWD	8d NAILS @ 6" OC	(2) 16d @ 12" OC	1/2" DIA @ 24" OC	340 PLF
WSW9	BLOCKED	15/32" PLYWD	8d NAILS @ 4" OC	(2) 16d @ 8" OC	1/2" DIA @ 16" OC	490 PLF

NOTES:
1. SILL PLATE ANCHORAGE TO 1ST FLOOR SLAB IS 1/2" DIA x4 1/2" LG GALV HILTI KWIK BOLT 3 W/ OVERSIZED WASHERS (2 3/4" EMBEDMENT INTO CONCRETE SLAB)
2. FOR TYP SHEARWALL DETAILS SEE 1/S.710 AND 1/S.750
3. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

DIAPHRAGM SCHEDULE

MARK	LOCATION	TYPE	SHEATHING	EN/BN	ASD ALLOWABLE SHEAR CAPCITY
RD1	ROOF	UNBLOCKED	15/32"	10d @ 6" OC	315 PLF
FD1	FLOOR	UNBLOCKED	23/32" T & G	10d @ 6" OC	360 PLF
FD2	FLOOR	UNBLOCKED	23/32" T & G	10d @ 4" OC	460 PLF

NOTES:
1. FOR TYPICAL DIAPHRAGM DETAIL SEE 5/S.700

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE
WB1	3 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB2	5 1/8 x 12 3/8	ARCHITECTURAL FINISH MICROLLAM LVL
WB3	(3) 2x10	NO. 2 SPF

NOTES:
1. PROVIDE BEAM HANGER FOR SIDE LOADED BEAMS
2. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
3. ALL LVL BEAMS SHALL BE 2.0E MICROLLAM LVL (E = 2.0x10^6 PSI, Fb = 2,600 PSI, Fv = 285 PSI)
4. FOR HOLES OR NOTCHES IN SAWN LUMBER SEE TYP WOOD DETAILS
5. FOR HOLES LVL BEAMS SEE TYP LVL DETAILS
6. FACE NAIL BUILT UP 2x TOP LOADED BEAMS W/ 20d COMMON NAILS @ 32" OC T&B STAGGERED ON OPPOSITE SIDES AND (2) 20d EACH END, FOR SIDE LOADED BEAMS
7. ALL PLYS OF BUILT UP BEAMS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED

ALL WALL FRAMING HAS BEEN DESIGNED AND DETAILED ASSUMING SITE BUILT CONSTRUCTION. CONTRACTOR MAY OPT TO PANELIZED THE WALLS. SHOP FABRICATED WALL PANEL SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL TO THE EOR. THE SUBMITTAL SHALL INCLUDE WALL PANEL DESIGN, LAYOUT, AND SITE ASSEMBLY DETAILS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PANELS ARE BEING INSTALLED.

ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

ROOF FRAMING NOTES:
1. SEE SHEET S.001 FOR GENERAL NOTES.
2. ALL LOAD-BEARING WALLS ARE FOR FRAMING BELOW
3. ALL LOAD-BEARING WALLS NOT SHOWN ARE WBW2
4. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCH DWGS.
5. INDICATES ROOF TRUSSES @ 24" OC. SEE KEYNOTES.
6. ALL HEADERS NOT SHOWN ARE H1 W/ WC4 JACK STUDS
7. SEE ARCH DWGS FOR ATTIC ACCESS PANELS, ROOF DRAINS, VENTS, ETC.
8. SEE ARCH AND MECH DWGS FOR CONDENSING UNITS, SCREENWALLS, AND ALL OTHER ROOFTOP MECH EQUIPMENT. SEE 7/S.740 FOR SUPPORT DETAIL
9. SEE 1/S.700 FOR NUMBER OF JACK AND KING STUDS RQD

KEYNOTES:
1. 24" DEEP SLOPING TOP CHORD ROOF TRUSSES @ 24" OC UON
2. 2x8 JOISTS @ 24" OC OVER CORRIDORS
3. 2x12 PT CONT LEDGER AT ROOF SIM TO 5/S.740 FACE NAIL EDGE TRUSS TOP CHORD TO LEDGER W/ 10d @ 8" OC
4. ROOF SHEATHING CONTINUOUS OVER FIREJOINT SIM TO 6/S.740

LEGEND

- WOOD BEARING WALLS SEE SCHEDULE THIS SHEET.
- MASONRY BEARING WALL SEE SCHEDULE SHEET S.800.
- X — INDICATES CL OF UNIT SEPARATION WALL
- X — INDICATES EXTERIOR FACE OF 2x6 STUD WALL

WOOD COLUMN SCHEDULE

MARK	SIZE	MATERIAL	BEARING	ALLOWABLE AXIAL CAPACITY (ASD)
WC1	(2) SAWN 2x4	SPF #2	SILL PLATE	4200
WC2	(3) SAWN 2x4	SPF #2	SILL PLATE	6700
WC3	(4) SAWN 2x4	SPF #2	SILL PLATE	8300
WC4	(2) SAWN 2x6	SPF #2	SILL PLATE	7900
WC5	(3) SAWN 2x6	SPF #2	SILL PLATE	11,400
WC6	(4) SAWN 2x6	SPF #2	SILL PLATE	14,000
WC7	SAWN 4x4	SPF #2	SILL PLATE	4900
WC8	SAWN 4x6	SPF #2	SILL PLATE	9000
WC9	SAWN 6x6	SPF #2	SILL PLATE	13,700
WC10	(2) SAWN 2x8	SPF #2	SILL PLATE	10,400
WC11	(3) SAWN 2x8	SPF #2	SILL PLATE	15,000
WC12	(4) SAWN 2x8	SPF #2	SILL PLATE	19,600

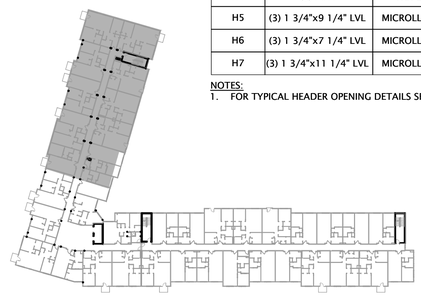
NOTES:
1. ALL PLYS OF BUILT-UP COLUMNS SHALL BE CONTINUOUS, NO SPLICING OF PLYS ALLOWED.
2. NO HOLES OR NOTCHES ALLOWED IN COLUMNS EXCEPT AT TOP AND BOTTOM OF COLUMN FOR CONNECTORS.
3. AXIAL CAPACITY IS FOR NORMAL LOADING (Cd = 1.0) AND 9'-0" COLUMN HEIGHT.
4. WOOD PLATE BEARING IS BASED ON COMPRESSION PERPENDICULAR TO GRAIN STRESS OF 425 PSI ON 2x WOOD PLATE.
5. FACE NAIL BUILT-UP COLUMNS W/ 16d @ 24" STAGGERED AND (2) 16d EACH END OF COLUMN.

FOR TYPICAL SECTION CUTS SEE S.500

WOOD HEADER SCHEDULE

MARK	SIZE	TYPE
H1	(3) 2x6	NO. 2 SPF
H2	(3) 2x8	NO. 2 SPF
H3	(3) 2x10	NO. 2 SPF
H4	(3) 2x12	NO. 2 SPF
H5	(3) 1 3/4"x9 1/4" LVL	MICROLLAM LVL
H6	(3) 1 3/4"x7 1/4" LVL	MICROLLAM LVL
H7	(3) 1 3/4"x11 1/4" LVL	MICROLLAM LVL

NOTES:
1. FOR TYPICAL HEADER OPENING DETAILS SEE 1/S.700



KEY PLAN
NO SCALE

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER

Pinnacle Consulting Engineers, Inc.
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Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
ROOF FRAMING PLAN

ISSUE DATE:
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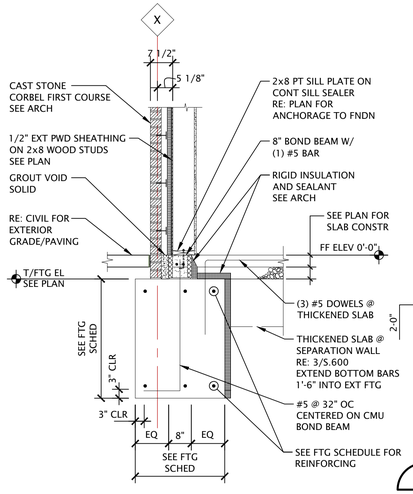
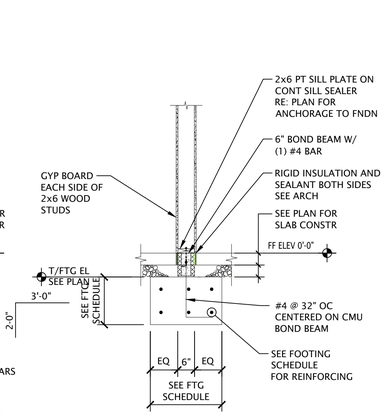


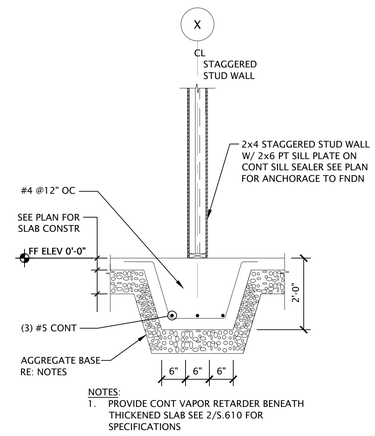
1 S.600 TYPICAL EXTERIOR WALL FOOTING @ CAST STONE

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



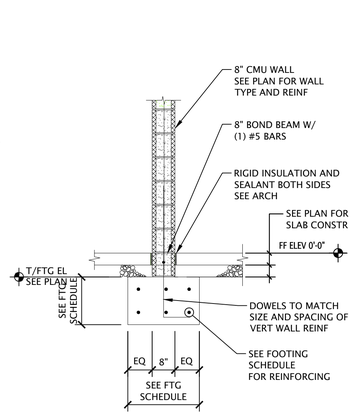
2 S.600 TYPICAL INTERIOR CORRIDOR WALL FOOTING

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



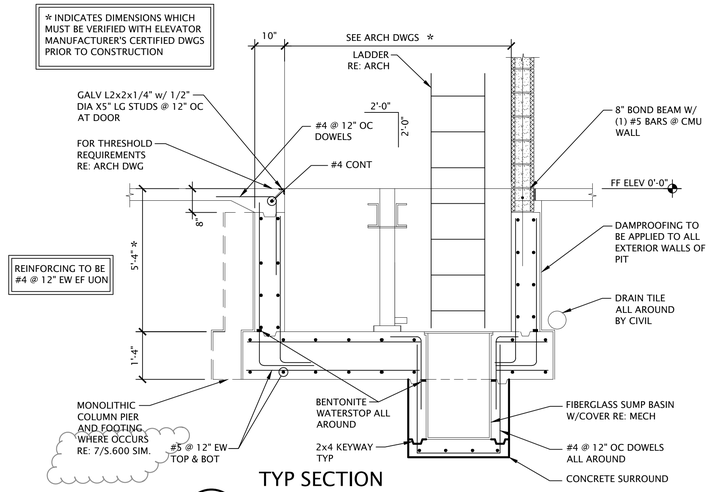
3 S.600 TYPICAL SEPARATION WALL THICKENED SLAB DETAIL

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



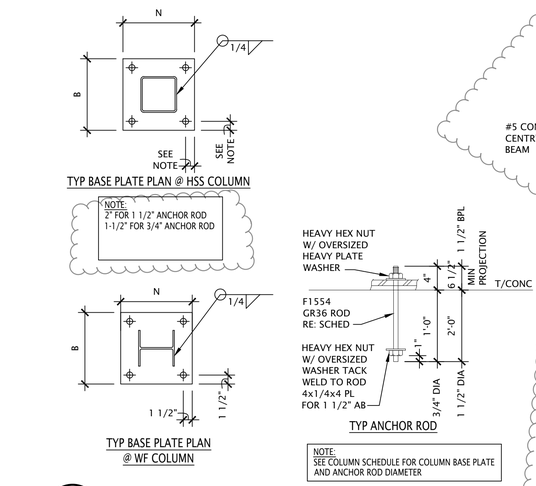
4 S.600 TYPICAL INTERIOR WALL FOOTING @ CMU WALL

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



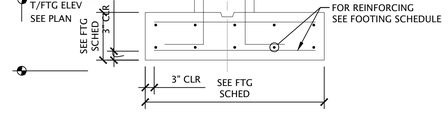
5 S.600 TYP SECTION AT ELEVATOR PIT

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



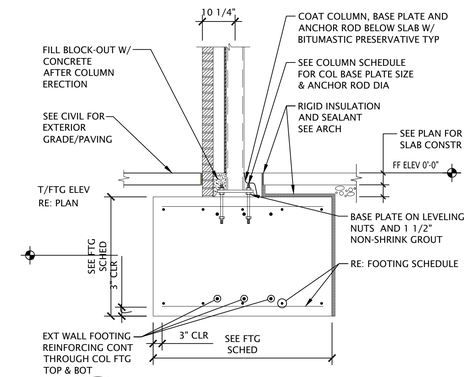
6 S.600 TYPICAL INTERIOR COLUMN ON SPREAD FOOTING

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



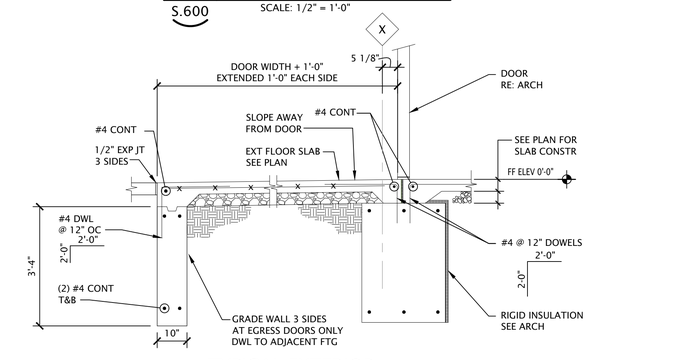
7 S.600 TYP COLUMN W/ CONCRETE PIER FOOTING DETAIL

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



8 S.600 TYP EXTERIOR COLUMN FOOTING

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

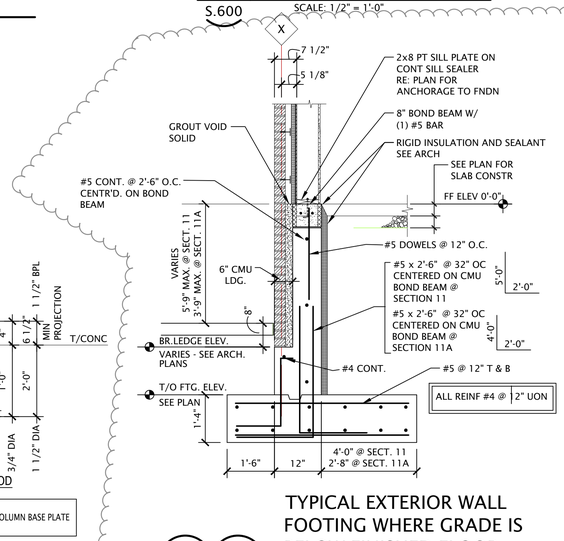


9 S.600 TYPICAL EXTERIOR FOOTING @ EGRESS DOOR

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

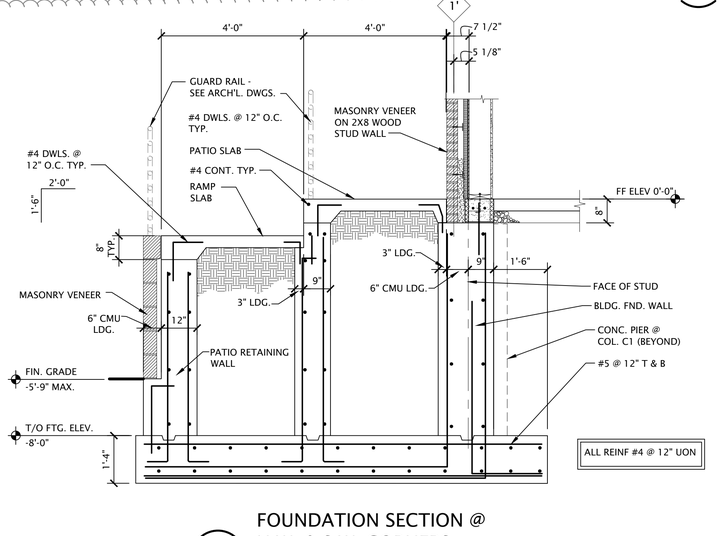
10 S.600 TYP BASE PLATE DETAIL

SCALE: 1" = 1'-0"



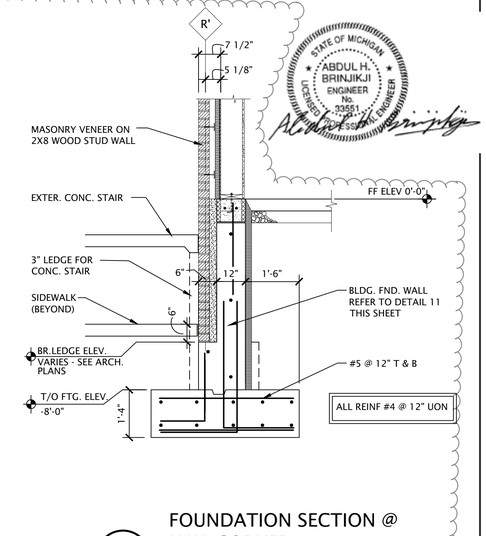
11 S.600 11A S.600 TYPICAL EXTERIOR WALL FOOTING WHERE GRADE IS BELOW FINISHED FLOOR

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



12 S.600 FOUNDATION SECTION @ N.W. & S.W. CORNERS

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



13 S.600 FOUNDATION SECTION @ N.W. CORNER

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

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PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
TYPICAL FOUNDATION DETAILS

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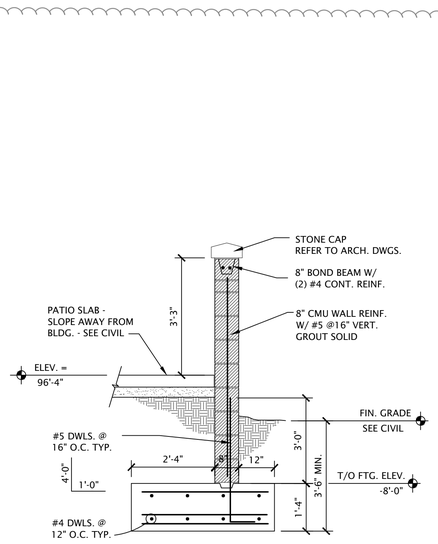
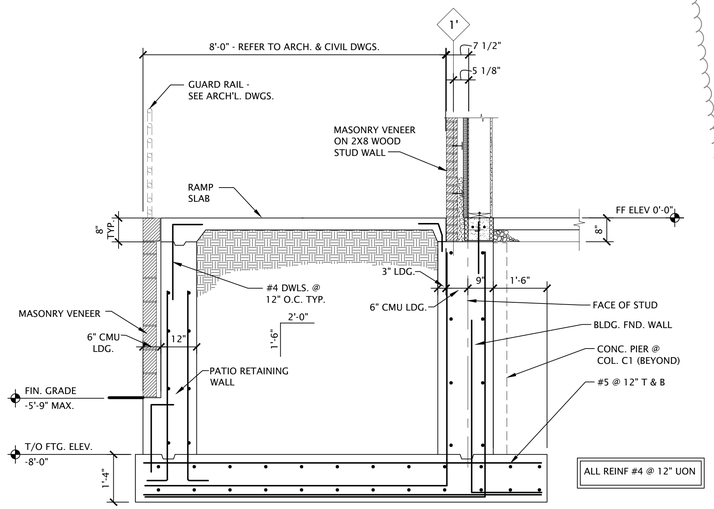


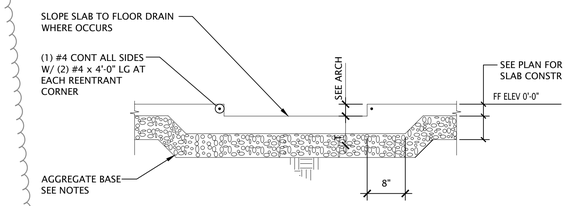
8 S.610 SECTION @ EAST PATIO WALLS

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



6 S.610 FOUNDATION SECTION ALONG WEST ELEVATION

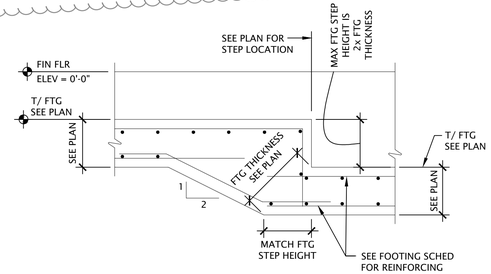
SCALE: 1/2" = 1'-0"



NOTES:
1. PROVIDE CONT VAPOR RETARDER BENEATH DEPRESSED SLAB SEE 2/S.610 FOR SPECIFICATIONS

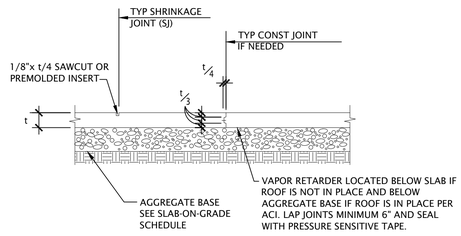
3 S.610 TYPICAL DEPRESSED SLAB DETAIL

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



5 S.610 TYP STEPPED FOOTING DETAIL

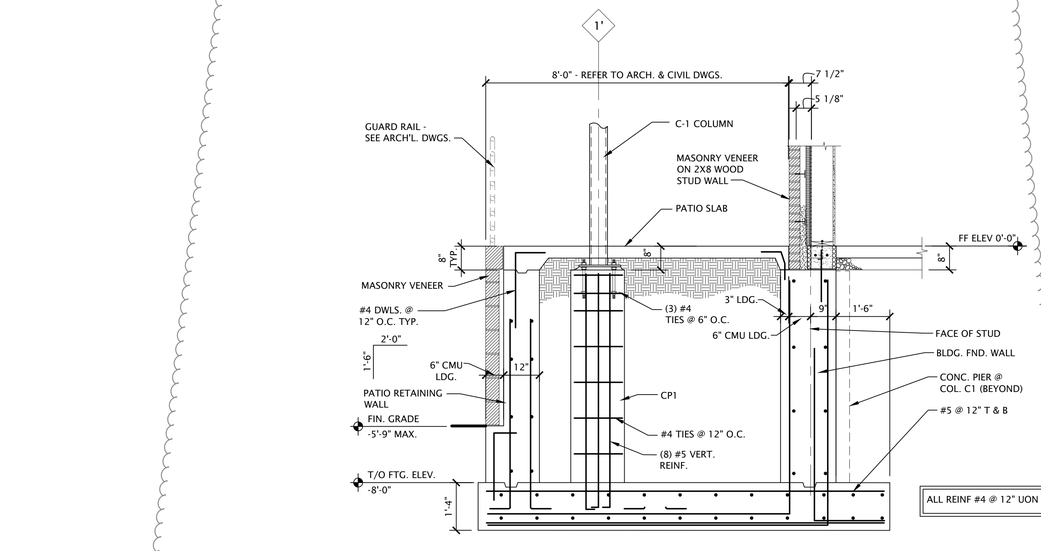
SCALE: 1/2" = 1'-0"



NOTE:
1. SAW CUT CONTROL JOINT SHALL BE COMPLETED BETWEEN 4 TO 12 HOURS AFTER CONCRETE SLAB HAS BEEN PLACED.
2. VAPOR RETARDER SHALL BE ASTM E 1745, CLASS A WITH A WATER VAPOR TRANSMISSION RATE OF 0.012 PERMS OR LESS AS TESTED BY ASTM E 96, NOT LESS THAN 10 MILS THICK

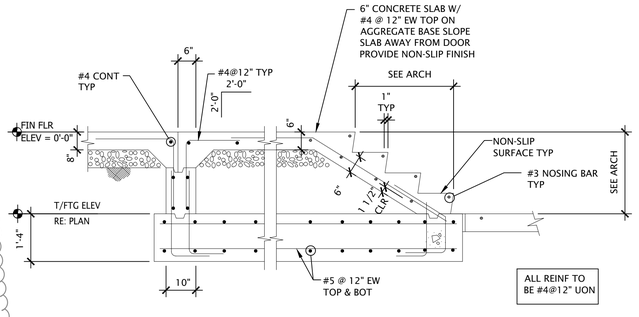
2 S.610 TYP SLAB ON GRADE

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



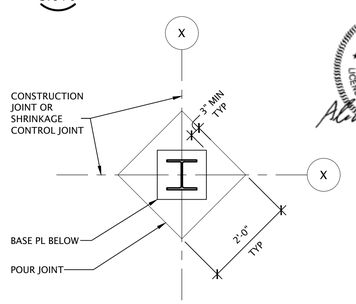
7 S.610 FOUNDATION SECTION ALONG SOUTH ELEVATION

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



4 S.610 TYPICAL CONCRETE STAIR DETAIL

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



1 S.610 TYP COL ISOLATION JOINT

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

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SHEET TITLE:
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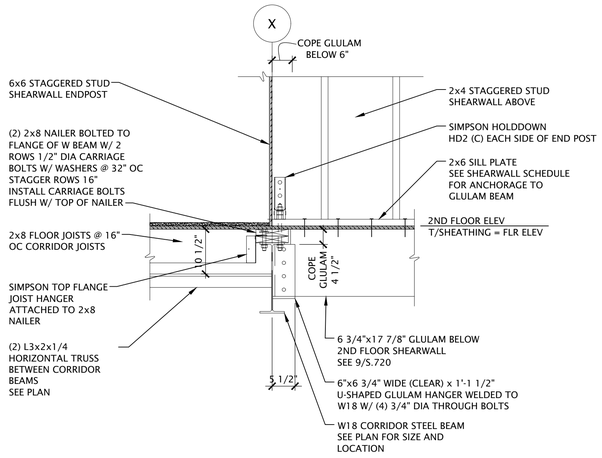
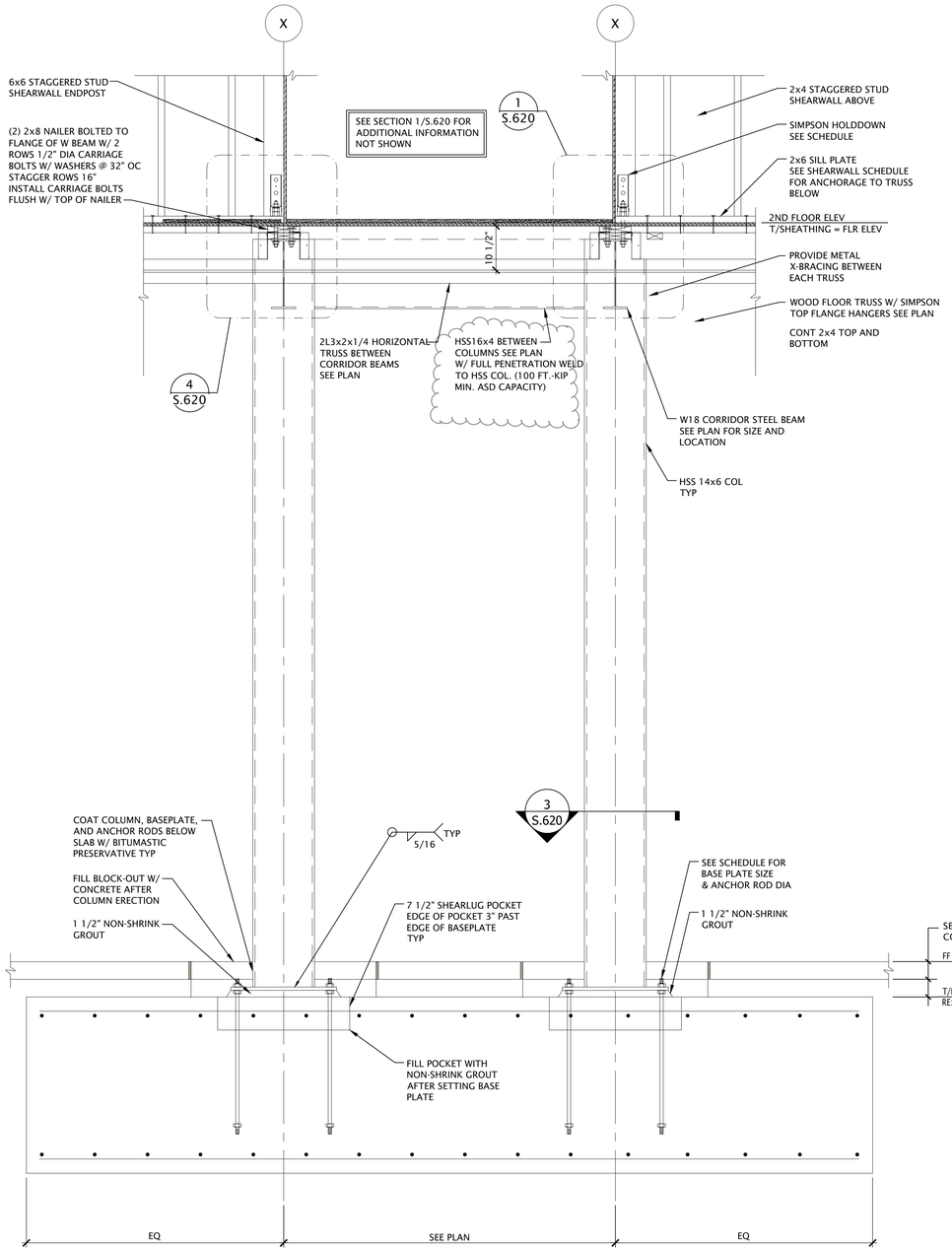


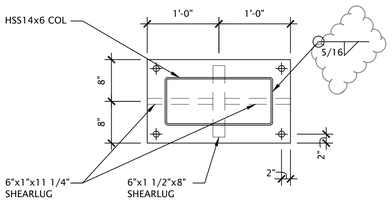
1 S.620 TYP INT SHEARWALL ELEVATION AT RETAIL

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



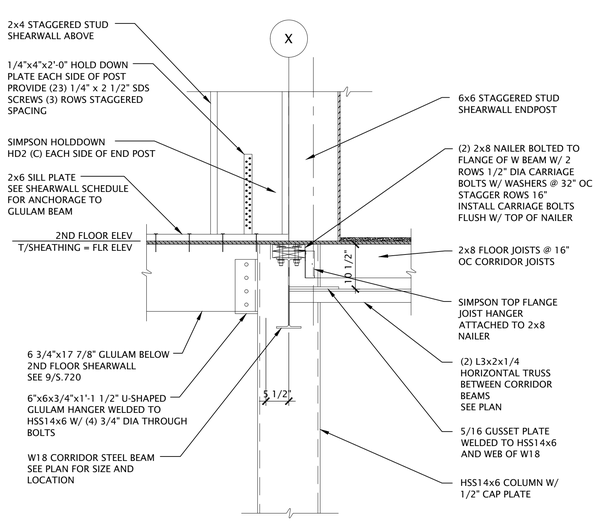
2 S.620 TYP FRAME ELEVATION @ RETAIL

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



3 S.620 SHEARLUG DETAIL

SCALE: 1" = 1'-0"



4 S.620 TYP INT SHEARWALL ELEVATION AT RETAIL

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

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VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE: TYPICAL CONCRETE FLOOR DETAILS

ISSUE DATE:
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STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER

ROOF TRUSS DESIGN CRITERIA

1. DESIGN LOADS

   A. DEAD LOADS: — UNIFORM
   UPPER CHORD DEAD LOAD — 15 PSF (30 PSF AT PARAPET)
   LOWER CHORD DEAD LOAD — 5 PSF
   ADDITIONAL UPPER CHORD DEAD LOAD:
   1. SNOW LOADING AND DRIFTING AGAINST PARAPETS AND ROOFTOP STRUCTURES NON-CONCURRENT WITH UPPER CHORD LL
   2. ALL ROOFTOP MECHANICAL EQUIPMENT, EXHAUST FANS, VENT, ETC.
   3. MECHANICAL EQUIPMENT SCREENWALL
   4. SEE ARCH, MECH, AND ELEC FOR OTHER ADDITIONAL LOADS TO TRUSSES.

   B. LIVE LOADS: — UNIFORM
   UPPER CHORD LIVE LOAD — 20 PSF OR SNOW LOAD
   LOWER CHORD LIVE LOAD — 5 PSF NON-CONCURRENT W/ UPPER CHORD LL
   LIVE LOAD REDUCTION ON SUPPORTING ELEMENTS IN ACCORDANCE WITH BUILDING CODE

2. DEFLECTION CRITERIA

   A. DL + LL ≤ L/240
   B. LL ≤ L/360

3. ALL ROOF TRUSSES SHALL HAVE HURRICANE TIES AT ALL BEARING SUPPORTS
4. MAXIMUM SPACING OF TRUSSES SHALL BE 24" OC
5. ALL TRUSSES SHALL BE BOTTOM CHORD BEARING ON WALLS
6. PROVIDE SIMPSON TRUSS HANGERS AT WOOD BEAMS AND HEADERS DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER

FLOOR TRUSS DESIGN CRITERIA

1. DESIGN LOADS

   A. DEAD LOADS: — UNIFORM
   UPPER CHORD DEAD LOAD — 20 PSF
   LOWER CHORD DEAD LOAD — 5 PSF
   SEE ARCH, MECH, AND ELEC FOR OTHER ADDITIONAL LOADS TO TRUSSES.

   B. LIVE LOADS: — UNIFORM
   UPPER CHORD LIVE LOAD — 40 PSF + 15 PSF PARTITIONS TYP @ UNITS; 100 PSF TYP @ CORRIDORS, PUBLIC AREAS, STORAGE, ETC
   LOWER CHORD LIVE LOAD — 5 PSF NON-CONCURRENT W/ UPPER CHORD LL
   LIVE LOAD REDUCTION ON SUPPORTING ELEMENTS IN ACCORDANCE WITH BUILDING CODE

2. DEFLECTION CRITERIA

   A. DL + LL ≤ L/240
   B. LL ≤ L/480

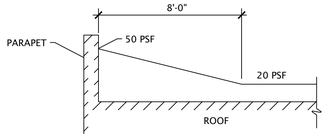
3. MAXIMUM SPACING OF TRUSSES SHALL BE 19.2" OC
4. ALL TRUSSES SHALL BE BOTTOM CHORD BEARING ON WALLS
5. PROVIDE SIMPSON TRUSS HANGERS AT WOOD BEAMS AND HEADERS DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER
6. LOCATE FLOOR TRUSSES 6" FROM PLUMBING WALLS RUNNING PARALLEL TO FLOOR TRUSSES BELOW
7. PROVIDE DOUBLE TRUSSES UNDER LONG PARTITION WALLS RUNNING PARALLEL TO TRUSS BELOW UNLESS SUPPORTED BY WALL BELOW

NAILING SCHEDULE, UON

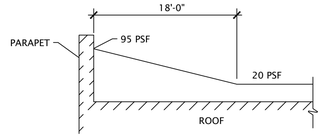
CONNECTION	FASTENING (1)	LOCATION
JOIST TO SILL OR GIRDER	3-8d COMMON 3-3"x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOE NAIL
BRIDGING TO JOIST	2-8d COMMON 2-3"x 0.131" NAILS 2-3" 14 GAGE STAPLES	TOE NAIL AT EA END
SILL PLATE TO JOIST OR BLOCKING	16d BOX @ 16" O.C. 3"x 0.131" @ 8" O.C. 3" 14 GAGE STAPLES @ 12" OC	FACENAIL
TOP PLATE TO STUD, END NAIL	2-16d COMMON 3-3"x 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
STUD TO SILL PLATE	4-8d COMMON 4-3"x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOE NAIL
	2-16d COMMON 3-3"x 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
DOUBLE STUD	16d BOX @ 16" OC 3"x 0.131" @ 8" OC 3" 14 GAGE STAPLES @ 8" OC	FACENAIL
DOUBLE TOP PLATES	16d BOX @ 16" OC 3"x 0.131" @ 12" OC 3" 14 GAGE STAPLES @ 12" OC	TYP FACENAIL
	8-16d COMMON 12-3"x 0.131" NAILS 12-3" 14 GAGE STAPLES	LAP SPLICE
BLK'S BTWN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON 3-3"x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOE NAIL
RIM JOIST TO TOP PLATES	8d COMMON @ 6" OC 3"x 0.131" NAILS @ 6" OC 3" 14 GAGE STAPLES @ 6" OC	TOE NAIL
TOP PLATES LAPS AND INTERSECTIONS	2-16d COMMON 3-3"x 0.131" NAILS 3-3" 14 GAGE STAPLES	FACENAIL
CONTINIOUS HEADER, TWO PIECES	16d COMMON @ 16" OC	ALONG EA EDGE
CEILING JOISTS TO PLATE	3-8d COMMON 5-3"x 0.131" NAILS 5-3" 14 GAGE STAPLES	TOE NAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON	TOE NAIL
CEILING JOISTS, LAPS OVER PARTITIONS	3-16d COMMON 4-3"x 0.131" NAILS 4-3" 14 GAGE STAPLES	FACENAIL
CEILING JOISTS PARALLEL RAFTERS	3-16d COMMON 4-3"x 0.131" NAILS 4-3" 14 GAGE STAPLES	FACENAIL
RAFTER TO PLATE	3-8d COMMON 3-3"x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOE NAIL
BUILT-UP CORNER STUDS	16d COMMON @ 24" OC 3"x 0.131" NAILS @ 16" OC 3" 14 GAGE STAPLES @ 16" OC	
BUILT-UP GIRDER BEAMS	20d COMMON @ 32" OC 3"x 0.131" NAILS @ 24" OC 3" 14 GAGE STAPLES @ 24" OC	FACE NAIL T&B STAGG'D ON OPP SIDES
	2-20d COMMON 3-3"x 0.131" NAILS 3-3" 14 GAGE STAPLES	FACENAIL AT ENDS & AT SPLICE

1.) NAIL SIZES ARE AS FOLLOWS:
8d COMMON = 2 1/2" x 0.131"
16d COMMON = 3 1/2" x 0.162"
20d COMMON = 4" x 0.192"
16d BOX = 3 1/2" x 0.135"

ALL SILL PLATE NAILS OF SHEAR WALLS AND PLYWOOD NAILS SHALL BE COMMON NAILS UON



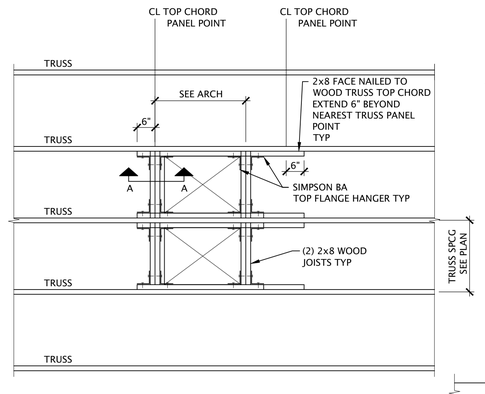
SNOW DRIFT AT BLDG END WALL



SNOW DRIFT AT OUTSIDE CORNERS OF BLDG

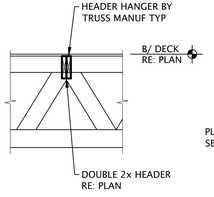
FABRICATED WOOD TRUSSES

1. DESIGN, FABRICATE, ERECT, HANDLE AND BRACE WOOD TRUSSES IN ACCORDANCE WITH THE FOLLOWING:
   A. NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE, LUMBER AND IT'S FASTENING
   B. TIMBER CONSTRUCTIONS STANDARDS
   C. DESIGN SPECIFIACATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES
   D. TRUSS PLATE INSTITUTE PUBLICATION-BTW BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS EXCEPT AS NOTED BELOW.
2. FABRICATE, SUPPLY AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS INCIDENTAL FRAMING AND CONSTRUCTION AND PERMANENT BRACING
3. FABRICATOR SHALL DESIGN AND FURNISH ALL TRUSS TO TRUSS HANGERS AND CONNECTIONS HARDWARE INCLUDING INSTALLATION INFORMATION
4. FABRICATOR SHALL DESIGN AND FURNISH ALL TRUSS TO FRAMING CONNECTIONS HARDWARE INCLUDING INSTALLATION INFORMATION
5. ALL TRUSSES AT SHEAR WALLS (DRAG TRUSSES) SHALL BE DESIGNED FOR AN IN-PLANE LATERAL LOAD OF 3000 LBS (ASD) UON ON PLANS
6. ALL LOADS SHALL BE LOCATED AT TRUSS TOP OR BOTTOM CHORD PANEL POINTS
7. COORDINATE SIZE AND LOCATIONS FOR MECHANICAL AND ELECTRICAL DUCTWORK PRIOR TO CONSTRUCTION
8. OPENINGS IN FLOOR OR ROOF TO BE DESIGNED/FRAMED BY THE TRUSS SUPPLIER
9. TRUSS SUPPLIER TO VERIFY BEARING CONDITIONS PRIOR TO TO TRUSS FABRICATION
10. TRUSS SUPPLIER TO PROVIDE BRIDGING, WEB STIFFENERS, ETC. AS REQUIRED
11. SUBMITTALS:
    A. TRUSS DESIGNS ARE TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. TRUSS SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION:
       1.) DESIGN INFORMATION FOR EACH TYPE OF TRUSS SUPPLIED
       2.) LAYOUT DRAWING INDICATING LOCATION OF EACH SPECIFIED TRUSS TYPE
       3.) PERMANENT MEMBER BRACE LOCATION, BRACE SIZES, AND CONNECTIONS
       4.) TRUSS HANGER TYPE AND LOCATION, FOR ALL TRUSSES FRAMING IINTO TRUSSES
       5.) TRUSS DESIGN AND LAYOUT DRAWING STAMPED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE WHERE TRUSSES ARE TO BE INSTALLED
    B. SUBMITTALS WHICH DO NOT INCLUDE THE ABOVE LISTED INFORMATION WILL BE RETURNED TO THE CONTRACTOR PRIOR TO REVIEW

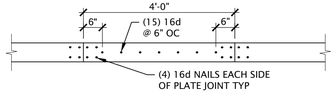


ROOF OR FLOOR TRUSS OPENING DETAIL
3 / S.700
SCALE: 3/4" = 1'-0"

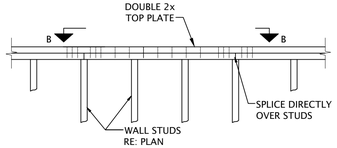
MACHINE NAILING:
USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN PLYWOOD 3/8" OR LESS. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN 1/8" OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE LESS THAN 3/8", THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY. ADD AN ADDITIONAL NAIL FOR EACH NAIL THAT IS DEEMED UNSATISFACTORY.



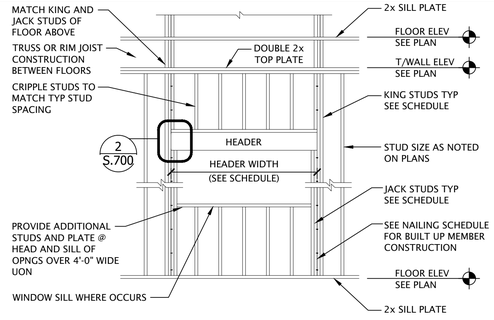
SECTION A-A



SECTION B-B



TYPICAL DOUBLE TOP PLATE SPLICE DETAIL
4 / S.700
SCALE: 3/4" = 1'-0"

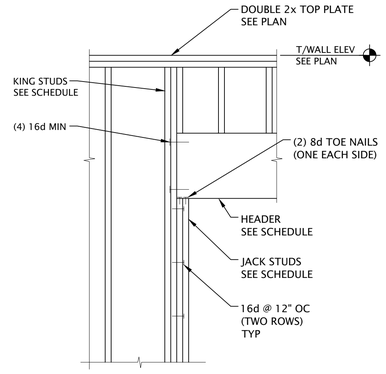


LOAD-BEARING WALL HEADER SCHEDULE

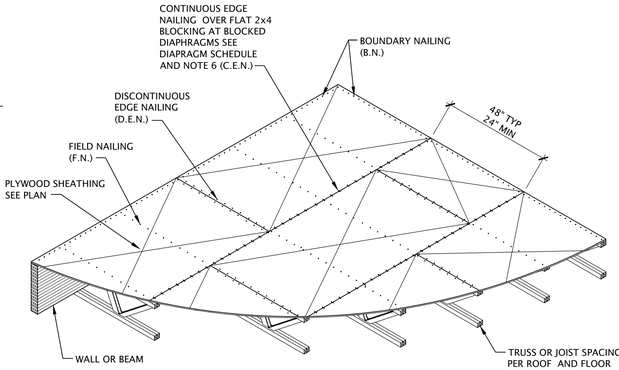
3'-0" OPENING				5'-0" OPENING				8'-0" OPENING			
STORY	SIZE	No. JACK STUDS	No. KING STUDS	STORY	SIZE	No. JACK STUDS	No. KING STUDS	STORY	SIZE	No. JACK STUDS	No. KING STUDS
4TH	(2) 2x8	1	1	4TH	(2) 1 3/4x7 1/4 LVL	1	1	4TH	(2) 1 3/4x9 1/4 LVL	2	2
3RD	(2) 2x8	1	1	3RD	(2) 1 3/4x7 1/4 LVL	2	2	3RD	(2) 1 3/4x9 1/4 LVL	3	3
2ND	(2) 2x8	2	2	2ND	(2) 1 3/4x7 1/4 LVL	2	2	2ND	(2) 1 3/4x9 1/4 LVL	3	3
1ST	(2) 2x8	2	2	1ST	(2) 1 3/4x7 1/4 LVL	3	3	1ST	(2) 1 3/4x9 1/4 LVL	4	3

NOTES:
1. HEADERS NOTED IN SCHEDULE SHALL BE PROVIDED OVER ALL WINDOW, DOOR, AND OTHER OPENINGS UNLESS NOTED OTHERWISE ON PLANS AND SPECIFIC DETAILS. A FULL DEPTH HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE SCHEDULE
2. ALL HEADERS ARE FOR 2x4 WALL. AT 2x6 WALL ADD ONE MORE 2x (I.E. (3)2x). AT 2x8 WALL ADD TWO MORE 2x (I.E. (4)2x)
3. ALL HEADERS ARE SPF No. 2
4. FOR NON-BEARING WALLS SEE 4/S.730
5. ALL EXTERIOR, INTERIOR CORRIDOR, AND TENANT SEPARATION WALLS ARE LOAD-BEARING. SEE PLAN FOR LOCATION OF OTHER LOAD-BEARING WALLS.
6. THIS SCHEDULE ONLY APPLIES WHERE SAME SIZE WINDOWS OR DOORS ARE STACKED OVER EACH OTHER. FOR OFFSET OPENINGS, SEE PLAN FOR HEADER AND JACK STUD REQUIREMENTS.
7. FOR BUILT-UP HEADERS AND KING/JACK STUD COLUMNS, SEE NAILING SCHEDULE THIS SHEET.

TYP LOAD-BEARING WALL HEADER SCHEDULE
1 / S.700
SCALE: 3/4" = 1'-0"



TYP WOOD HEADER DETAIL
2 / S.700
SCALE: 3/4" = 1'-0"



NOTES:
1. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO TRUSS.
2. NAILING SIZE AND SPACING AS NOTED ON DIAPHRAGM SCHEDULE
3. NAILS SHALL HAVE A MIN 3/8" EDGE DISTANCE.
4. USE BOUNDARY NAILING CONTINUOUS @ ALL NAILING ZONE BOUNDARIES. SEE PLAN FOR ZONE EXTENTS.
5. ALL FASTENERS SHALL BE COMMON NAILS, SIMPSONS WSNTL SUBFLOOR SCREWS OF EQUAL LENGTH MAY BE USED IN LIEU OF NAILS
6. ALL PANELS SHALL BE APPLIED WITH 1/8" SPACE AT ALL PANEL EDGES AND PSCL 15/32 PANEL SHEATHING CLIP AT MIDSPAN OF ALL UNSUPPORTED SHEATHING EDGES. PANEL SHEATHING CLIPS ARE NOT REQUIRED FOR T & G PLYWOOD SHEATHING.
7. ALL NAILS OR SCREWS SHALL BE DRIVEN SO THEIR HEAD/ CROWN IS FLUSH W/ SHEATHING

WOOD FRAMING GLUED FLOOR SYSTEM:
ALL FLOOR PANELS SHALL BE GLUED AND NAILED TO THE JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATIONS OF THE APA, THE ENGINEERED WOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND THE GROOVE IN THE EDGE OF THE T&G PANELS WHERE APPLICABLE. GLUE SHALL MEET THE REQUIREMENTS OF THE APA ADHESIVE SPEC. AFG-01 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH PNEUMATIC OR ELECTRIC EQUIPMENT.

TYP DIAPHRAGM DETAIL
5 / S.700
SCALE: 3/4" = 1'-0"

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
LICENSED PROFESSIONAL ENGINEER

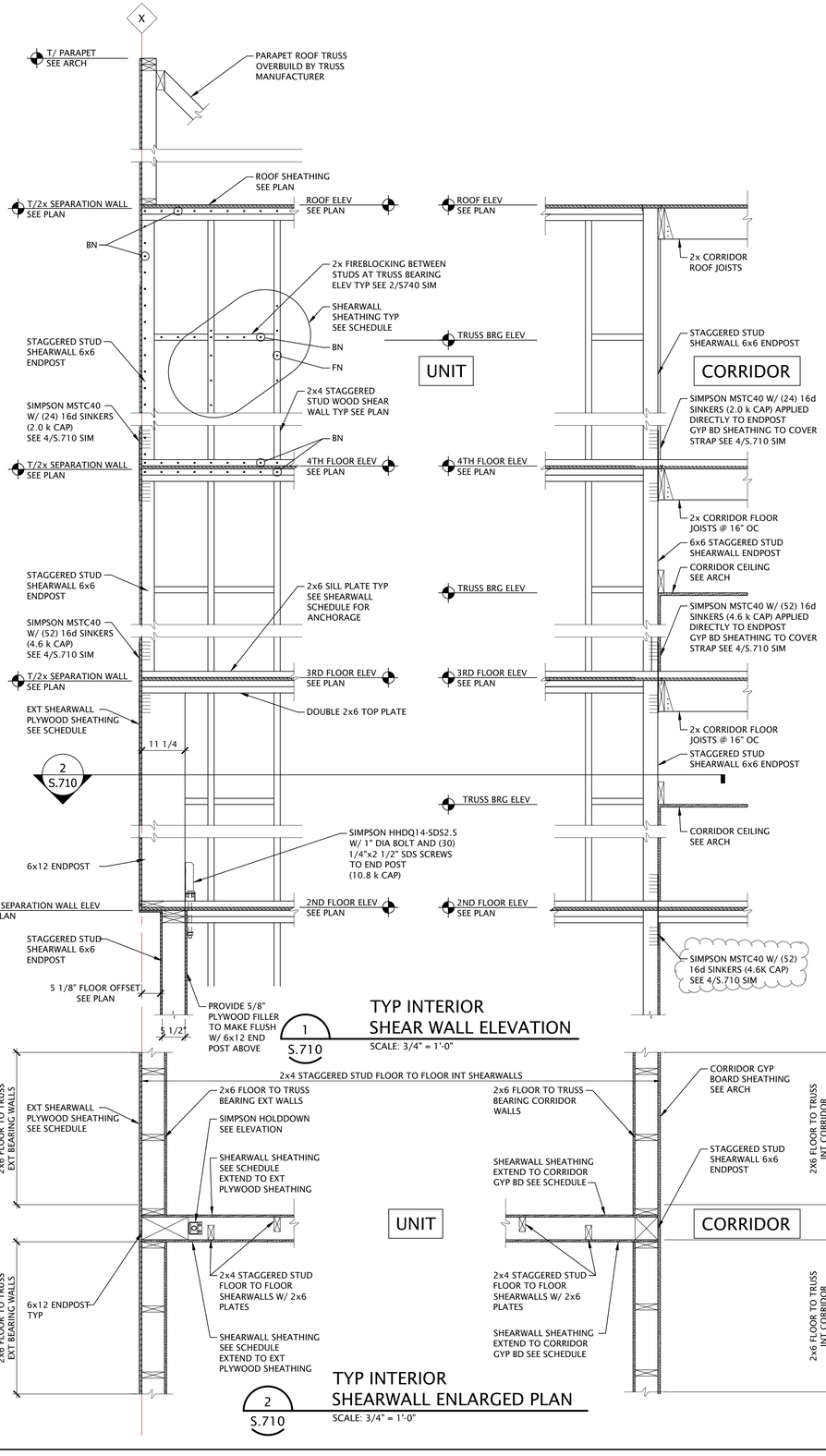
Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

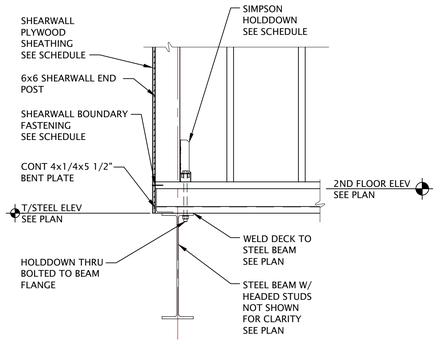
PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
TYPICAL WOOD DETAILS

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.700

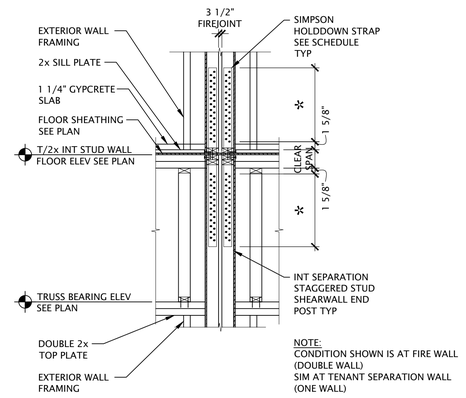




FLOOR TO SLAB HOLDDOWN SCHEDULE

MARK	SIMPSON HOLDDOWN	ANCHOR BOLT DIA	TOTAL NUMBER OF SDS SCREWS	ALLOWABLE TENSION LOAD (160)
HD1 (C)	HDQ8-SDS3	7/8"	(20) 1/4"x3" LG	5000 #
HD2 (C)	HDQ11-SDS2.5	1"	(24) 1/4"x2 1/2" LG	8500 #
HD3 (C)	HDQ14-SDS2.5	1"	(30) 1/4"x2 1/2" LG	10,500 #

3
S.710
FLOOR TO SLAB HOLDDOWN AT
END OF INT SEPARATION SHEARWALL
SCALE: 3/4" = 1'-0"

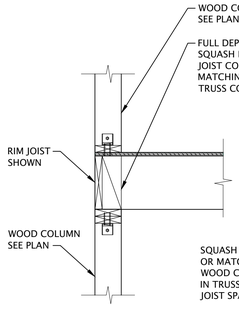


FLOOR TO FLOOR HOLDDOWN SCHEDULE

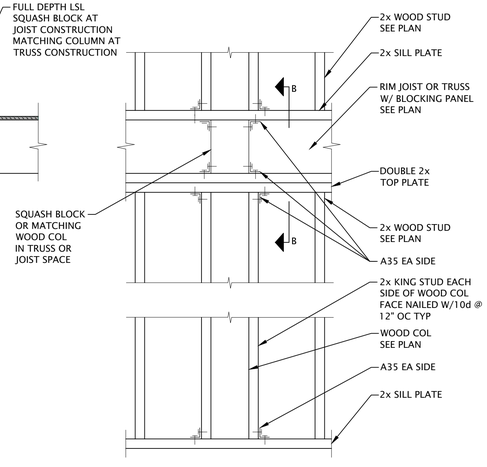
MARK	SIMPSON TIE STRAP	TOTAL NUMBER OF NAILS (2)	ALLOWABLE TENSION LOAD (160)
HD1 (F)	MSTC40 (16 GA) L = 40"	(24) 16d SINKERS	2000 #
HD2 (F)	MSTC66 (14 GA) L = 66"	(48) 16d SINKERS	4000 #
HD3 (F)	MSTC78 (14 GA) L = 78"	(80) 16d SINKERS	6000 #
HD4 (F)			8000 #

NOTES:
1. APPLY STRAP OVER WALL SHEATHING
2. USE HALF OF THE TOTAL NUMBER OF NAILS OVER EACH END LENGTH
3. TENSION LOAD BASED ON WIND LOADING (Cd = 1.6)

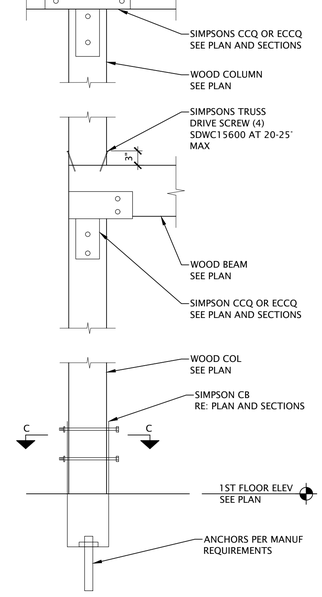
4
S.710
2x4 STAGGERED STUD FLOOR
TO FLOOR HOLDDOWN AT EXT WALL
@ END OF INT SEPARATION SHEARWALL
SCALE: 3/4" = 1'-0"



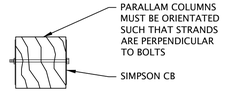
SECTION B-B



ELEVATION AT COLUMN IN WALL

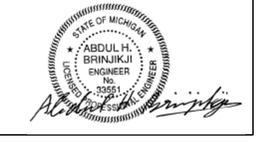


ELEVATION AT ISOLATED COLUMN



SECTION C-C

5
S.710
WOOD COLUMN
CONNECTIONS
SCALE: 3/4" = 1'-0"



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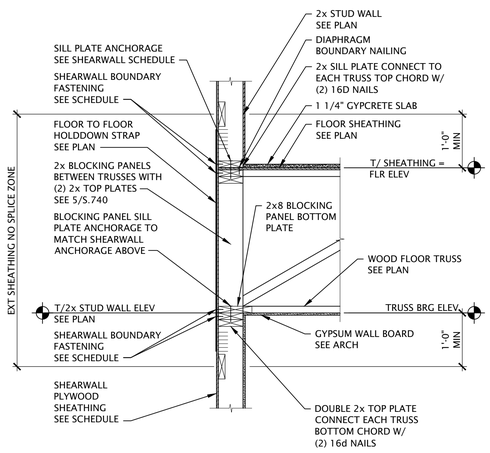
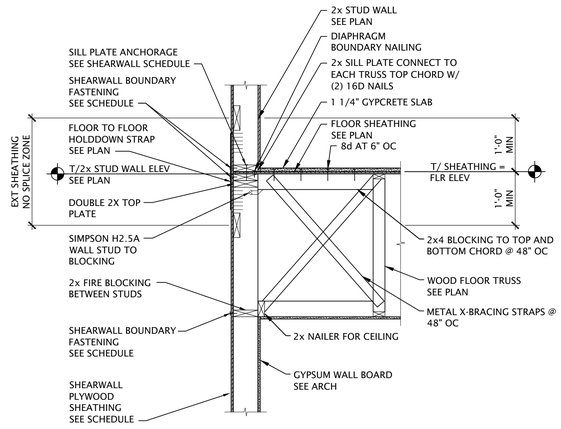


1 S.720

TYP EXTERIOR SHEARWALL FLOOR SECTION @ TRUSS BEARING

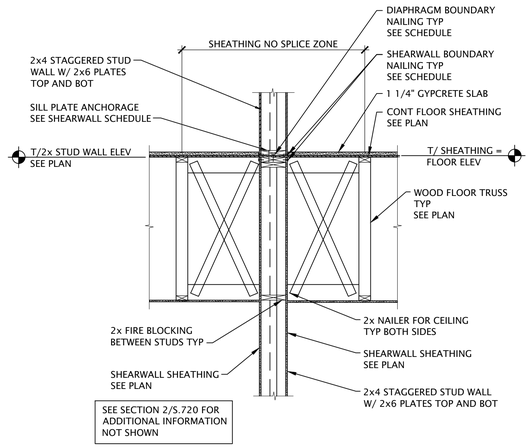
SCALE: 3/4" = 1'-0"



2 S.720

TYP EXTERIOR SHEARWALL FLOOR SECTION PARALLEL TO TRUSS

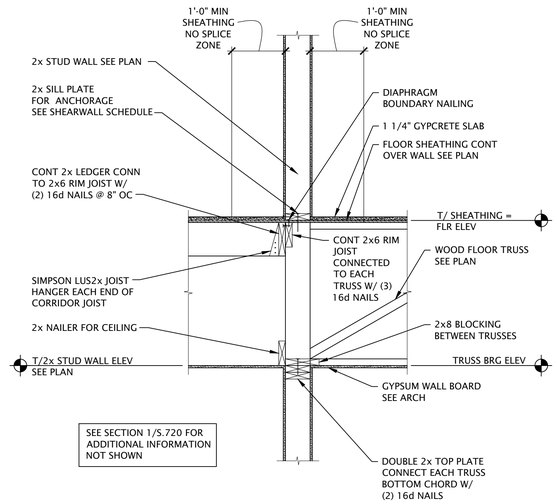
SCALE: 3/4" = 1'-0"



3 S.720

TYP INTERIOR SHEARWALL FLOOR SECTION @ SEPARATION WALLS

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



4 S.720

TYP INTERIOR CORRIDOR WALL SECTION @ TRUSS BEARING

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

5 S.720

TYP FLOOR SECTION @ CMU ELEVATOR/STAIR ENCLOSURE

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

6 S.720

TYP SECTION @ BALCONY BEAM

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

7 S.720

TYP SECTION @ STEEL BEAM

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

8 S.720

TYP INTERIOR SHEARWALL FLOOR SECTION @ FIRE JOINT

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

9 S.720

TYP SECTION @ SHEARWALL

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

10 S.720

TYP EXTERIOR SHEARWALL FLOOR SECTION @ TRUSS BEARING

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

11 S.720

TYP EXTERIOR SHEARWALL FLOOR SECTION PARALLEL TO TRUSS

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

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09-01-2021 PERMIT SET
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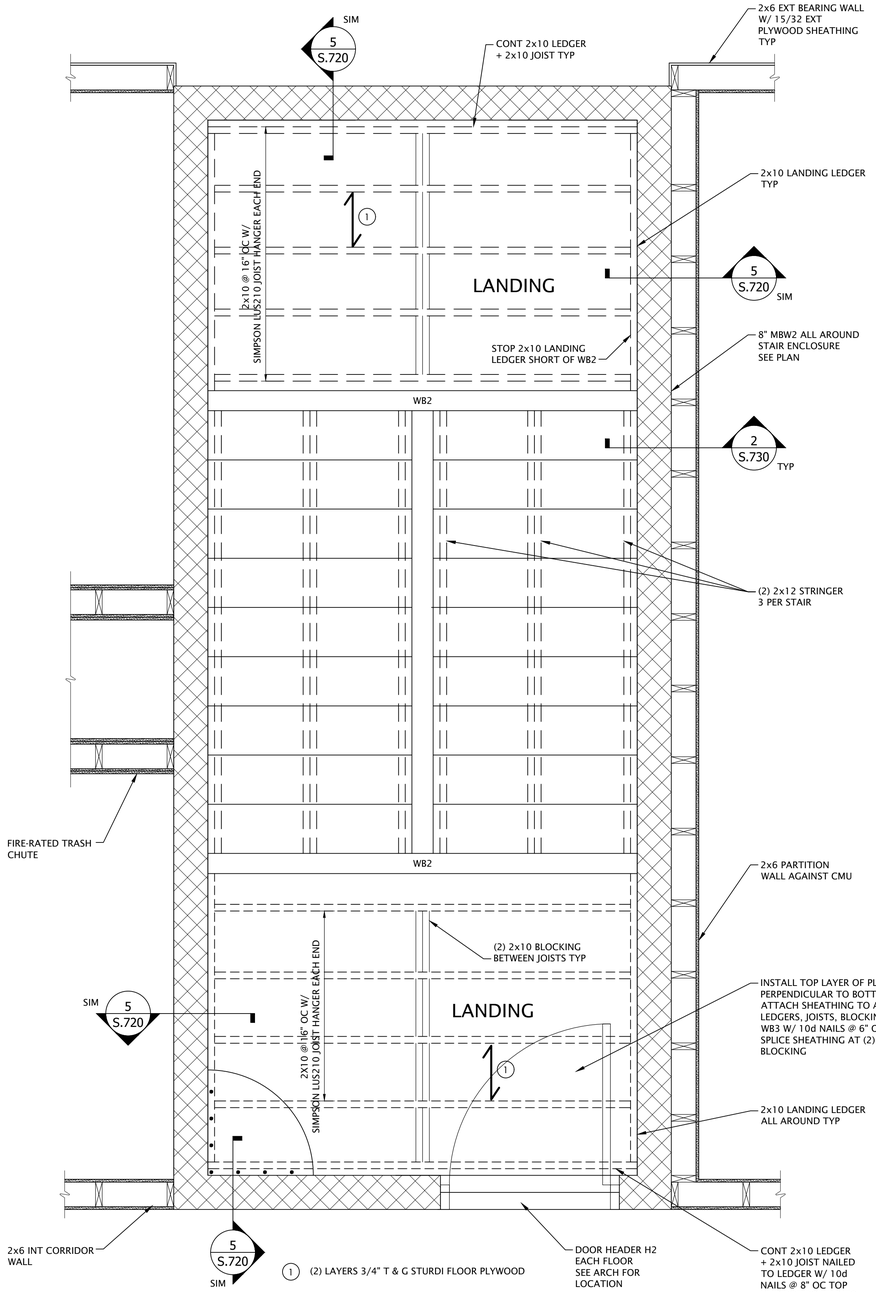
DRAWING NUMBER
S.720

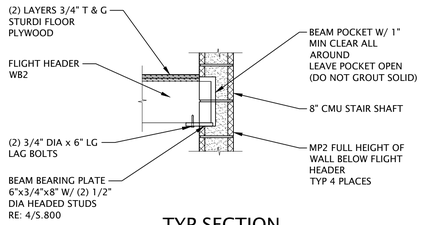


STAIR ST-2

TYP STAIR FRAMING PLAN

1 / S.730

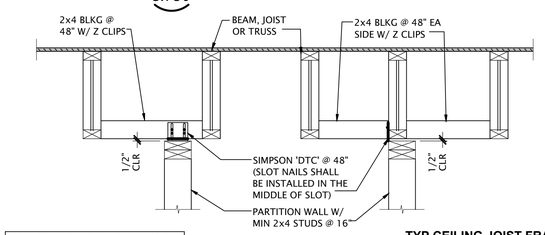
SCALE: 3/4" = 1'-0"



TYP SECTION @ FLIGHT HEADER

2 / S.730

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

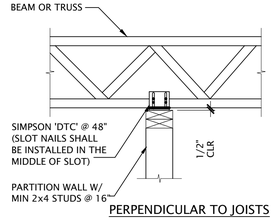


COORDINATE GAP WITH ARCH FOR FIRE RATING REQUIREMENTS

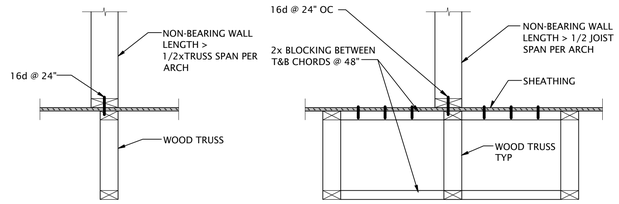
PARALLEL TO JOISTS

TYP CEILING JOIST FRAMING

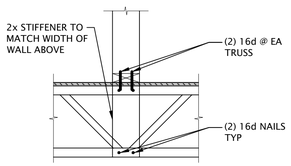
MAX SPAN	CEILING JOIST
9'-0"	2x4 @ 24" OC
14'-0"	2x6 @ 24" OC
18'-0"	2x8 @ 24"



PERPENDICULAR TO JOISTS



FLOOR PARALLEL TO FRAMING



FLOOR PERPENDICULAR TO FRAMING

NON-BEARING WALL HEADER SCHEDULE								
3'-0" OPENING			5'-0" OPENING			7'-0" OPENING		
SIZE	No. JACK STUDS	No. KING STUDS	SIZE	No. JACK STUDS	No. KING STUDS	SIZE	No. JACK STUDS	No. KING STUDS
(2) 2x6	1	1	(2) 2x6	1	1	(2) 2x8	2	2

NOTES:

1. HEADERS NOTED IN SCHEDULE SHALL BE PROVIDED OVER ALL WINDOW, DOOR, AND OTHER OPENINGS UNLESS NOTED OTHERWISE ON PLANS AND SPECIFIC DETAILS. A FULL DEPTH HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE SCHEDULE
2. ALL HEADERS ARE FOR 2x4 WALL. AT 2x6 WALL ADD ONE MORE 2x (I.E. (3)2x)
3. ALL HEADERS ARE SPF No. 2

NON-BEARING PARTITION DETAILS

4 / S.730

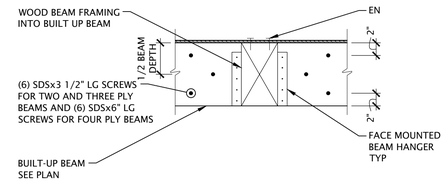
SCALE: 3/4" = 1'-0"

NOT USED

TYP SECTION @ LANDING JOIST

3 / S.730

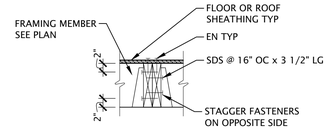
SCALE: 3/4" = 1'-0"



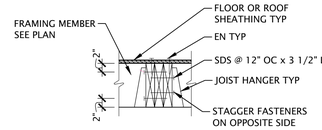
FLUSH FRAMING @ WOOD BEAM

5 / S.730

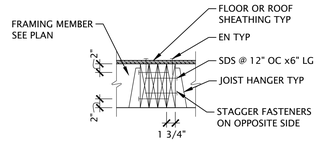
SCALE: 3/4" = 1'-0"



2 PLY LVL 3 1/2" WIDE



3 PLY LVL 5 1/4" WIDE



4 PLY LVL 7" WIDE

NOTES:

1. MINIMUM END DISTANCE FOR BOLTS AND SCREWS IS 6"
2. FASTENERS ARE DESIGNED FOR A MAXIMUM END REACTION OF 3000 LBS FOR NORMAL LOADING (Cd = 1.0) FROM THE WOOD BEAM IF REACTION IS GREATER THAN 3000 LBS, PROVIDE TOP MOUNTED HANGER
3. FASTENERS ARE DESIGNED FOR A MAXIMUM SIDE LOAD OF 1000 PLF FOR NORMAL LOADING (Cd = 1.0)
4. END NAIL (EN) FLOOR OR ROOF SHEATHING TO JOIST OR BEAM SEE 5/S.700

FLUSH FRAMING HANGER DETAILS

6 / S.730

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

Pinnacle Consulting Engineers, Inc.
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Tel. (248) 766-4010

PROJECT:
VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

SHEET TITLE:
TYPICAL WOOD FLOOR DETAILS

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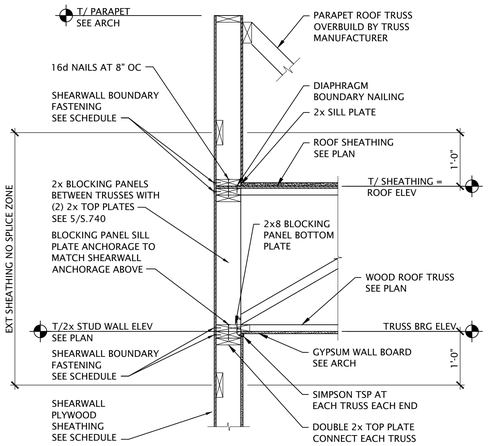
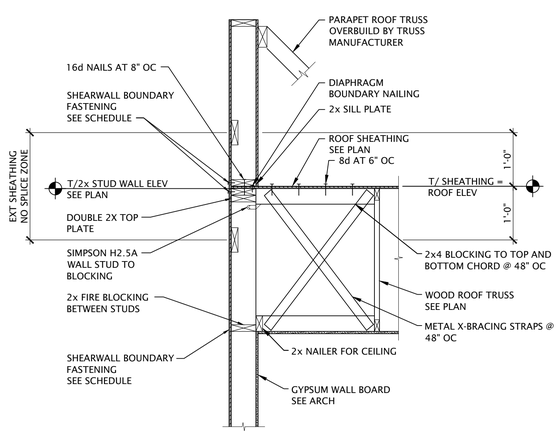


1 S.740

TYP EXTERIOR SHEARWALL ROOF SECTION @ TRUSS BEARING

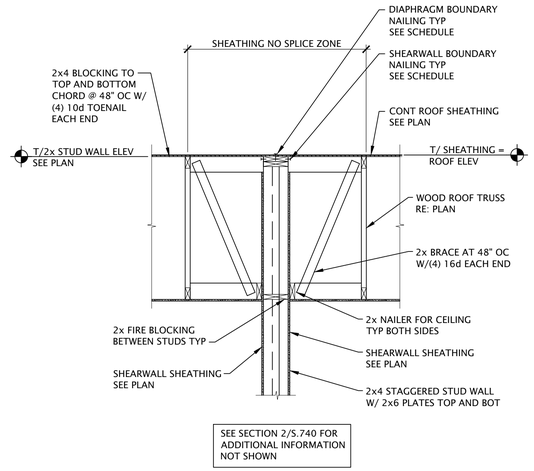
SCALE: 3/4" = 1'-0"



2 S.740

TYP EXTERIOR SHEARWALL ROOF SECTION PARALLEL TO TRUSS

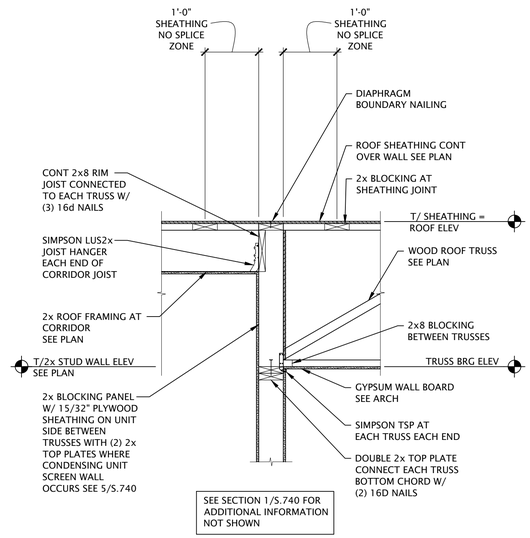
SCALE: 3/4" = 1'-0"



3 S.740

TYP INTERIOR SHEARWALL ROOF SECTION @ SEPARATION WALLS

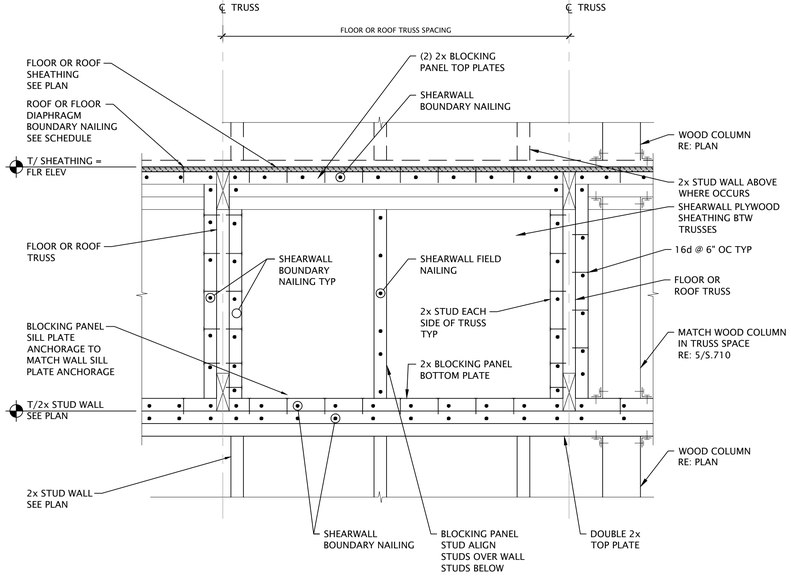
SCALE: 3/4" = 1'-0"



4 S.740

TYP INTERIOR CORRIDOR WALL SECTION @ TRUSS BEARING

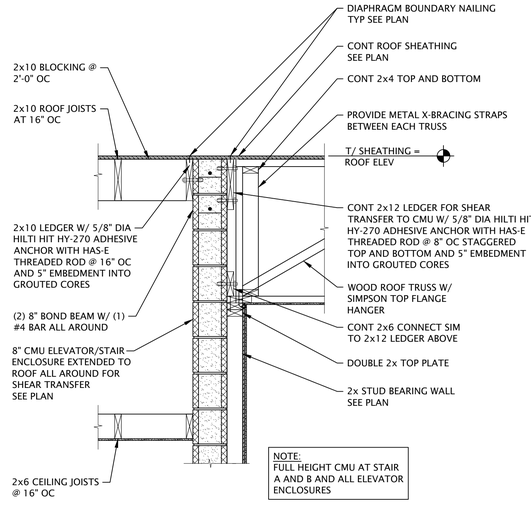
SCALE: 3/4" = 1'-0"



5 S.740

TYP TRUSS BLOCKING PANEL DETAIL

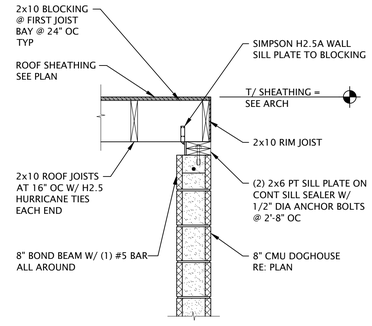
SCALE: 3/4" = 1'-0"



6 S.740

TYP SECTION @ CMU STAIR ROOF

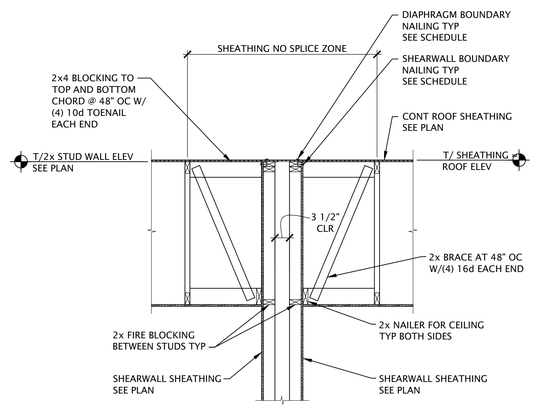
SCALE: 3/4" = 1'-0"



7 S.740

TYP ROOF SECTION @ CMU FRAMED STAIR TOWER

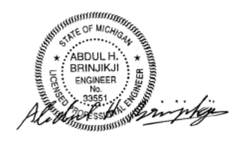
SCALE: 3/4" = 1'-0"



8 S.740

TYP INTERIOR SHEARWALL ROOF SECTION @ FIREJOINT

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



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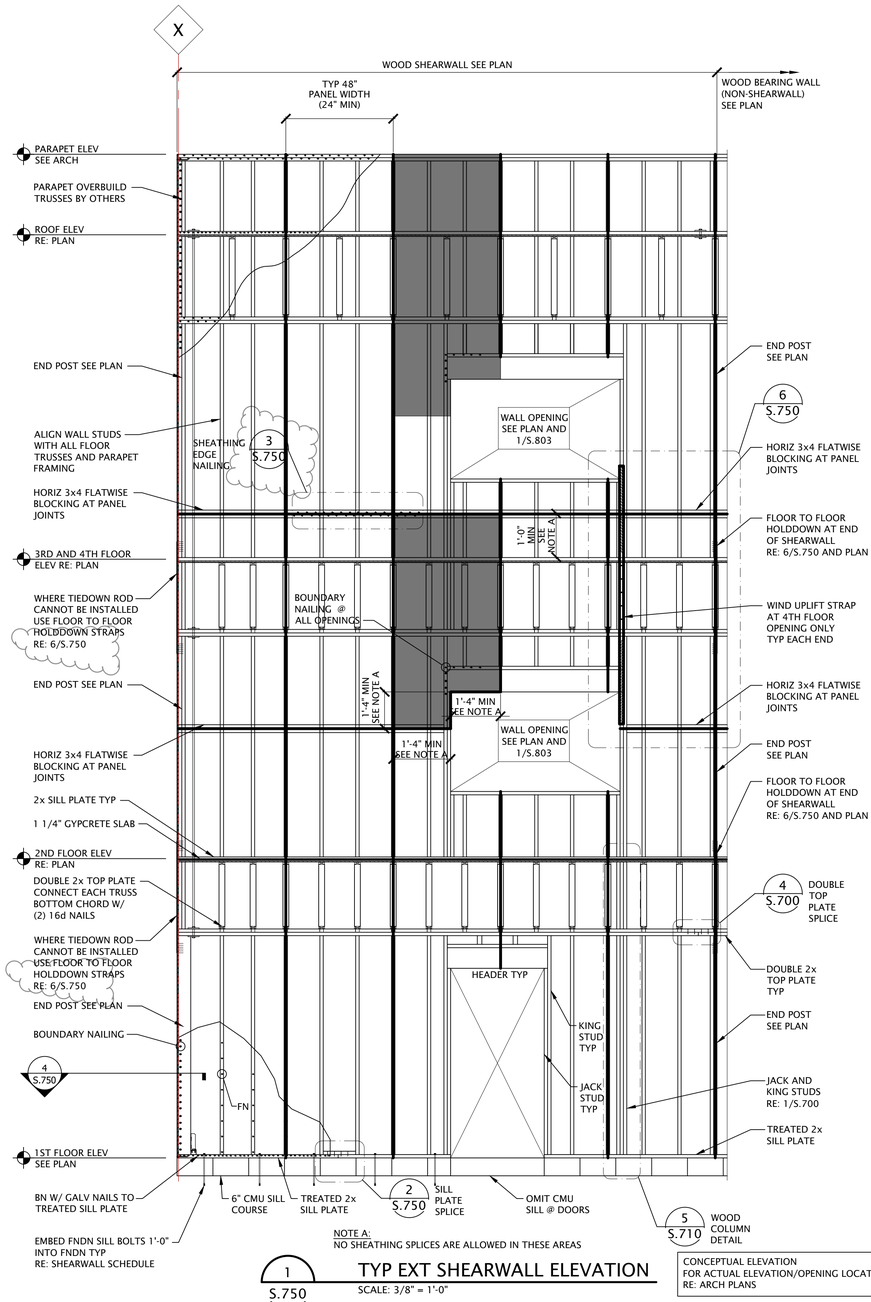
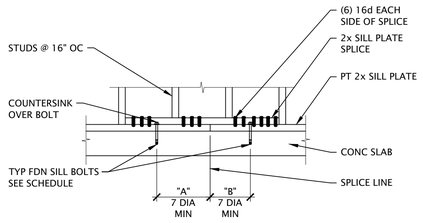


NOTE A:
NO SHEATHING SPLICES ARE ALLOWED IN THESE AREAS

CONCEPTUAL ELEVATION
FOR ACTUAL ELEVATION/OPENING LOCATIONS
RE: ARCH PLANS

1 S.750 TYP EXT SHEARWALL ELEVATION

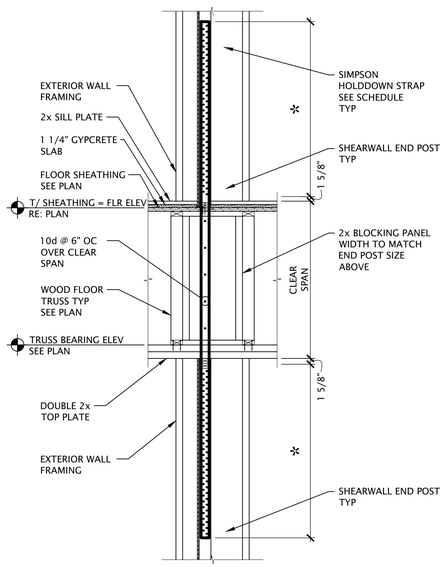
SCALE: 3/8" = 1'-0"



NOTE:
THIS DETAIL REQUIRED WHEN EITHER "A" OR "B" IS GREATER THAN 12"

2 S.750 SHEARWALL SILL PLATE ANCHORAGE SPLICE

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



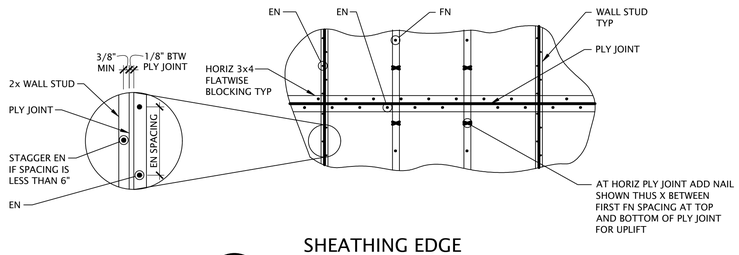
FLOOR TO FLOOR HOLDDOWN SCHEDULE

SIMPSON COILED STRAP (1) HD (F-F)	TOTAL NUMBER OF NAILS (2)	ALLOWABLE TENSION LOAD (160) (3)
CMST16	(40) 16d SINKERS	3000 #
CMST16	(50) 16d SINKERS	4000 #
CMST14	(50) 16d	5000 #
CMST14	(60) 16d	6000 #
CMST12	(74) 10d	7000 #
CMST12	(84) 10d	8000 #
CMST12	(96) 10d	9000 #

NOTES:
1. APPLY STRAP OVER WALL SHEATHING
2. USE HALF OF THE TOTAL NUMBER OF NAILS OVER EACH END LENGTH
3. TENSION LOAD BASED ON WIND LOADING (Cd = 1.6)

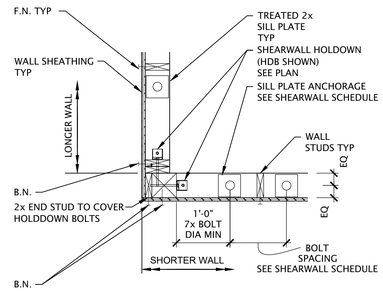
5 S.750 FLOOR TO FLOOR HOLDDOWN AT EXT WALL WITH TRUSS

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



3 S.750 SHEATHING EDGE ADDITIONAL NAILING

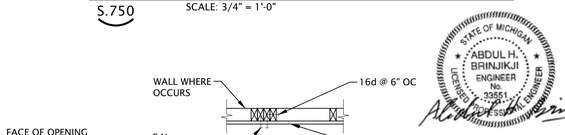
SCALE: 3/4" = 1'-0"



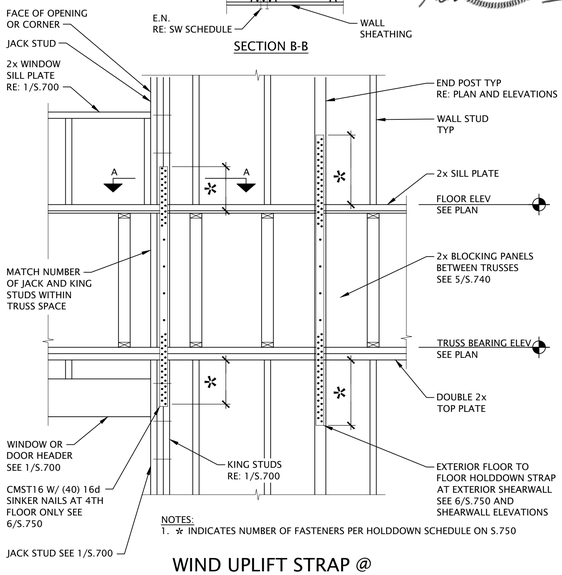
CORNER PLAN

4 S.750 SHEAR WALL INTERSECTION

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



SECTION B-B



NOTES:
1. ✲ INDICATES NUMBER OF FASTENERS PER HOLDDOWN SCHEDULE ON S.750

6 S.750 WIND UPLIFT STRAP @ OPENINGS AND FLOOR TO FLOOR HOLDDOWN STRAP

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

STATE OF MICHIGAN
ABDUL H. BRINJIKJI
ENGINEER
No. 33551
REGISTERED PROFESSIONAL ENGINEER

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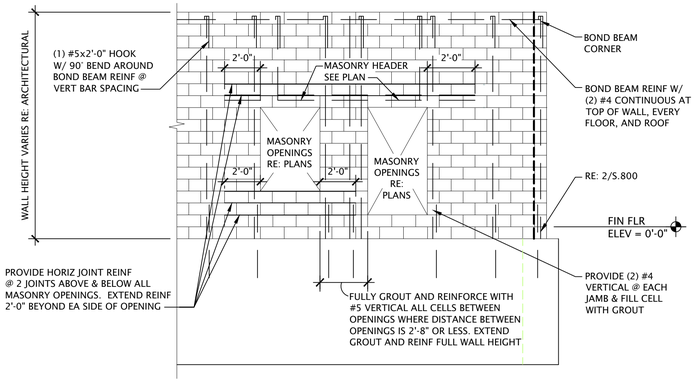
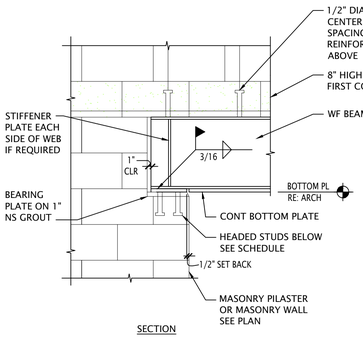
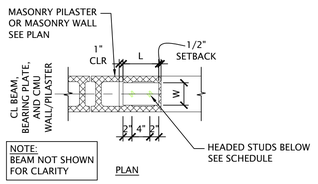


1 S.800 TYPICAL MASONRY WALL SECTIONS & OPENINGS

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



SECTION



PLAN

BEAM PARALLEL TO WALL/PILASTER

BEAM BEARING PLATE SCHEDULE

MARK	WALL CONST	BEARING PLATE SIZE W x t x L	NUMBER AND SIZE OF WELDED ANCHORS	MAX BEAM REACTION (ASD)
BP1	8" CMU	5x1/2x8	(2) 1/2"DIA x 6" LG HEADED STUDS	10 KIPS
BP2	8" CMU	5x5/8x8	(2) 1/2"DIA x 6" LG HEADED STUDS	15 KIPS
BP3	8" CMU	5x1x1'-0"	(3) 1/2"DIA x 6" LG HEADED STUDS	22 KIPS

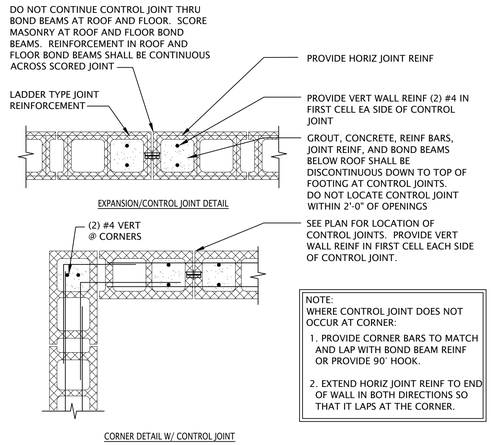
NOTES:
1. ALL BEARING PLATES SHALL BE CAST IN CMU OR CONCRETE WALL. POST INSTALLED PLATES ARE NOT PERMITTED.
2. WHERE PLATE INTERRUPTS VERTICAL WALL REINFORCEMENT, PROVIDE SAME SIZE REINFORCEMENT ADJACENT TO PLATE TO OVERLAP W/ INTERRUPTED REINFORCEMENT.
3. AS A MINIMUM, REINFORCE MASONRY WALLS BELOW BEARING PLATE W/ (2) #4 EF EACH CELL EXTENDING 8" PAST PLATE EDGES.
4. MAX BEAM REACTION BASED ON fp = 0.25f'm = 375 PSI

4 S.800 BEAM BEARING PLATE DETAIL

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

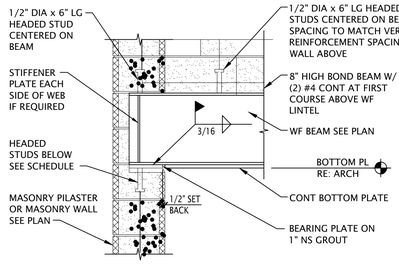
MASONRY REINFORCEMENT SPLICE TABLE

REINFORCING SIZE	1 BAR CENTERED	2 BARS IN CELL OR OFFSET BARS
#4	21"	34" (1 1/2" CLR)
#5	26"	52" (1 1/2" CLR)
#6	43"	74" (2" CLR)

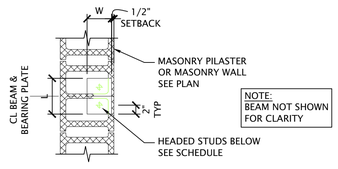


2 S.800 TYPICAL MASONRY CONTROL JOINTS

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



SECTION



PLAN

BEAM PERPENDICULAR TO WALL/PILASTER

MASONRY BEARING WALL SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT
MBW1	8" CMU	#4 @ 32" OC	JOINT @ 16" OC
MBW2	8" CMU	#5 @ 32" OC	JOINT @ 16" OC
MBW3	8" CMU	#5 @ 24" OC	JOINT @ 16" OC
MBW4	12" CMU	#5 @ 24" OC	JOINT @ 16" OC

NOTES:
1. GROUT ALL CELLS SOLID AT VERTICAL REINFORCING UON
2. (G) AFTER MBWxx INDICATES GROUT ALL CELLS SOLID
3. PROVIDE 8" BOND BEAM ABOVE STEEL BEAM LINTEL AT WINDOW SILL W/ (2) #4 CONT AT TOP OF WALL, EVERY FLOOR, AND ROOF.

MASONRY HEADER SCHEDULE

MARK	SIZE	TOP AND BOTTOM REINFORCEMENT
MH1	7 5/8"x24"	(1) #5 TOP (1) #5 BOTTOM
MH2	7 5/8"x16"	(1) #5 TOP (1) #5 BOTTOM
MH3	7 5/8"x16"	(1) #5 BOTTOM
MH4	7 5/8"x8"	(1) #5 TOP (1) #5 BOTTOM
MH5	11 5/8"x24"	(2) #5 TOP (2) #5 BOTTOM

NOTES:
1. GROUT ALL CELLS SOLID AT VERTICAL REINFORCING UON
2. (G) AFTER MBWxx INDICATES GROUT ALL CELLS SOLID
3. PROVIDE 8" BOND BEAM W/ (2) #4 CONT AT TOP OF WALL, EVERY FLOOR, AND ROOF.
4. AS A MINIMUM, WHERE LINTELS BEAR ON HOLLOW MASONRY UNITS, FILL ALL CORES UNDER BEARING W/ GROUT FROM B/LINTEL TO 24" MINIMUM BELOW.
5. THESE LINTELS ARE NOT DESIGNED FOR MASONRY WALLS THAT CARRY FLOOR OR ROOF LOADS.
6. TABLE IS BASED ON PRISM STRENGTH f'm = 1500 PSI
   REINFORCEMENT = ASTM A706 GRADE 60
   MASONRY MORTAR = TYPE S
   MASONRY GROUT COMPRESSION STRENGTH = 2000 PSI
   MASONRY DENSITY = 110 PCF
7. VERTICAL REINFORCEMENT FOR MASONRY WALLS ABOVE HEADERS SHALL BE PROVIDED W/ HOOKS INSTALLED INTO HEADER AND AROUND HEADERS BOTTOM REINFORCEMENT.
8. AS A MINIMUM, PROVIDE (1) #5 REINFORCEMENT BAR ALL AROUND OPENINGS MATCHING HEADER REINFORCEMENT AND EXTENDING 2'-0" PAST THE OPENING.
9. BOTTOM REINFORCEMENT SHALL BE LOCATED 1 1/2" CLEAR FROM BOTTOM OF HEADER.

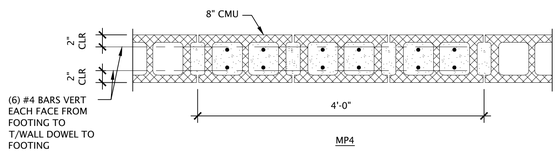
LOOSE STEEL LINTEL SCHEDULE

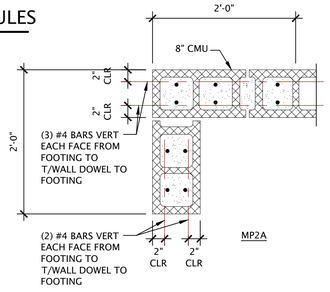
CLEAR OPENING	ONE ANGLE FOR EACH 4" WYTHE	MIN BEARING
0'-8" TO 4'-0"	L3 1/2x3 1/2x1/4	4"
4'-0" TO 6'-0"	L4x3 1/2x1/4 LLV	8"
6-0" TO 8'-0"	L5x3 1/2x5/16 LLV	8"
8'-0" TO 10'-0"	L6x3 1/2x3/8 LLV	8"

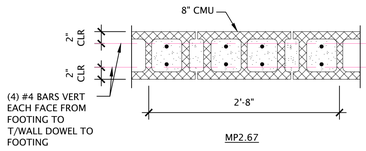
NOTES:
1. WHERE LINTELS BEAR ON HOLLOW MASONRY UNITS, FILL ALL CORES UNDER BEARING W/ GROUT FROM B/LINTEL TO 16" MINIMUM BELOW.
2. THESE LINTELS ARE NOT DESIGNED FOR MASONRY WALLS THAT CARRY FLOOR OR ROOF LOADS.
3. ALL STEEL LINTELS SHALL BE HOT DIPPED GALVANIZED AND FACTORY PRIMED.
4. FOR SLOPED LINTELS, PROVIDE MIN 12" HORIZONTAL LENGTH BEARING AT EACH END. PROVIDE STEEL LUGS WELDED ON INSIDE OF ANGLE MAX 2'-0" OC TO PREVENT BRICK VENEER FROM SLIDING OR SHIFTING.

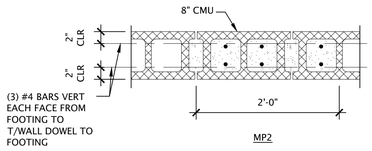
3 S.800 TYPICAL MASONRY SCHEDULES

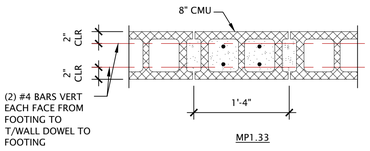
SCALE: NONE











5 S.800 TYPICAL MASONRY PILASTER

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

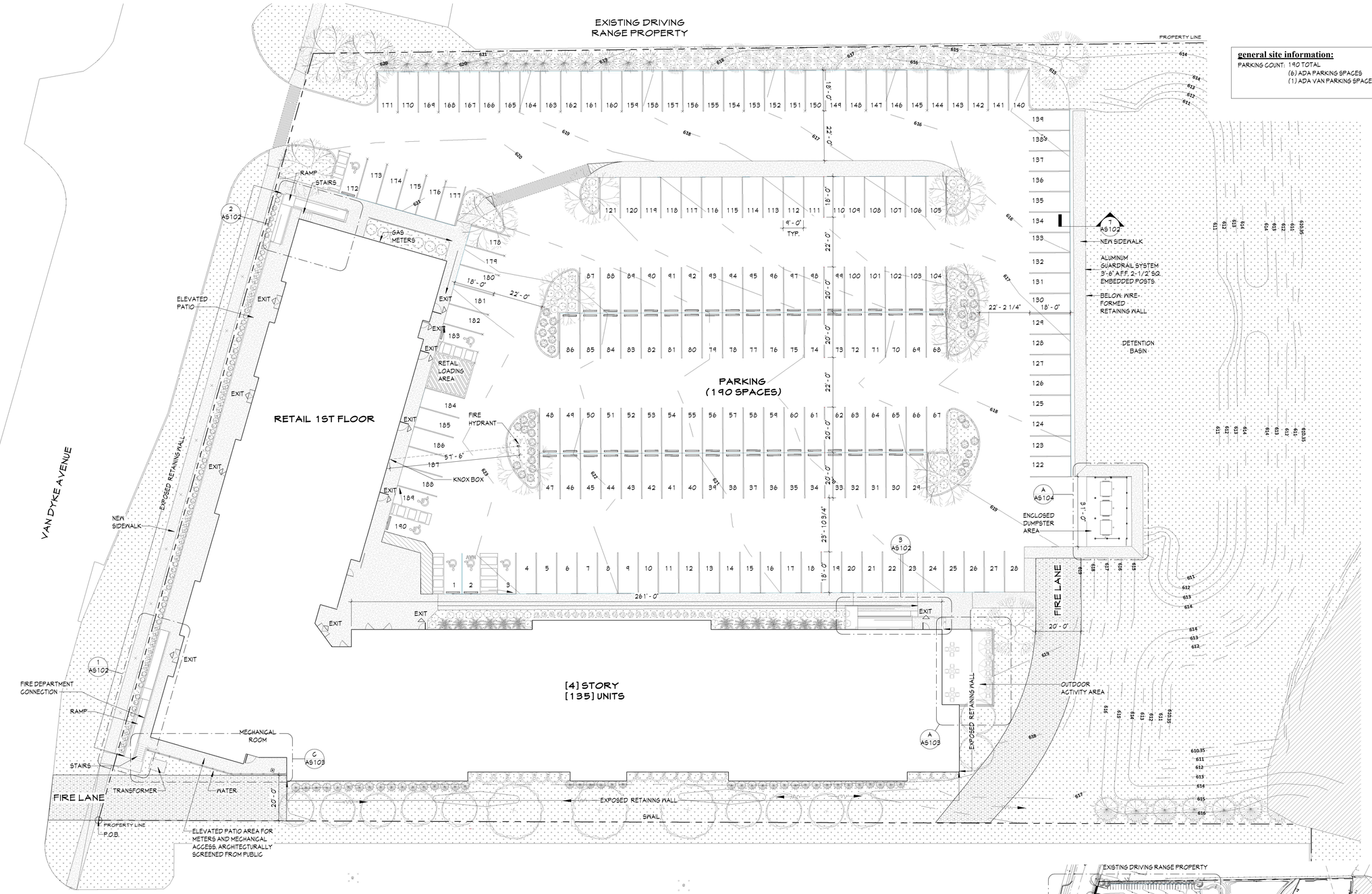
Pinnacle Consulting Engineers, Inc.
6400 Lake shore St., Bloomfield, MI. 48323
Tel. (248) 766-4010

PROJECT: VAN DYKE APARTMENTS
VAN DYKE AVENUE
STERLING HEIGHTS, MICHIGAN

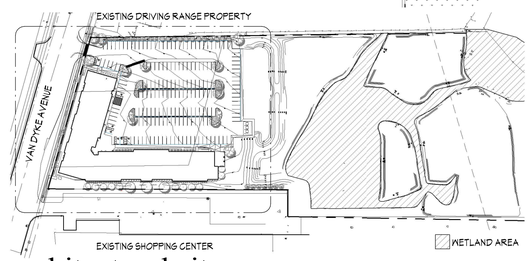
SHEET TITLE: TYPICAL MASONRY DETAILS

ISSUE DATE:
09-01-2021 PERMIT SET
12-10-2021 ADDM. 3

DRAWING NUMBER
S.800



architectural site plan 3/64" = 1'-0"



architectural site overall plan 1" = 160'-0"

general site information:

PARKING COUNT: 190 TOTAL
(6) ADA PARKING SPACES
(1) ADA VAN PARKING SPACES

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

SITE PLAN

AS101
3

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

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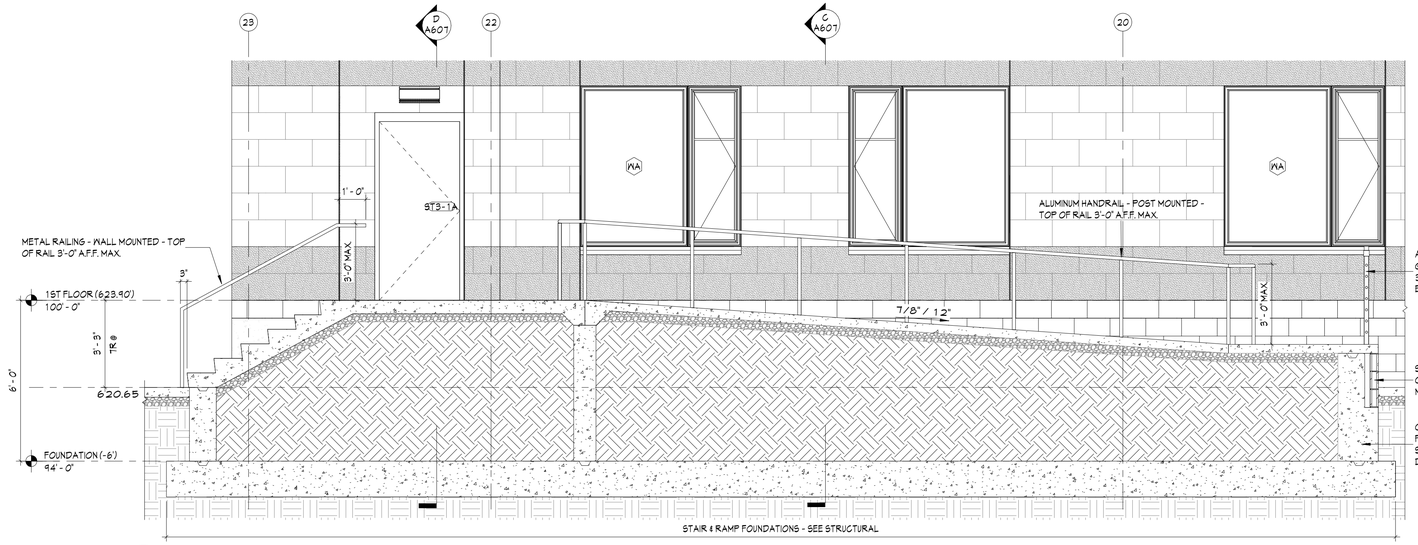
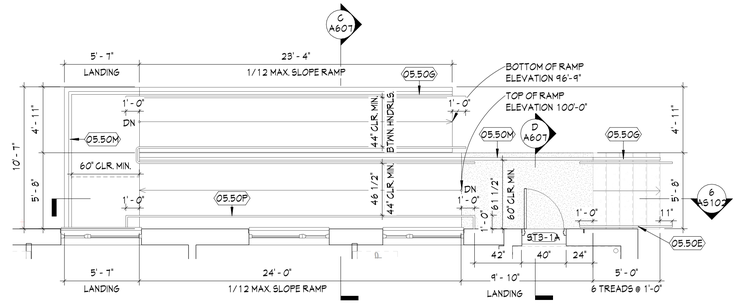
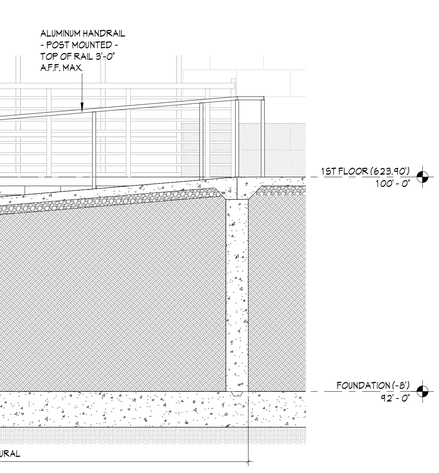


6 AS102 section thru east ramp/stair
3/8" = 1'-0"

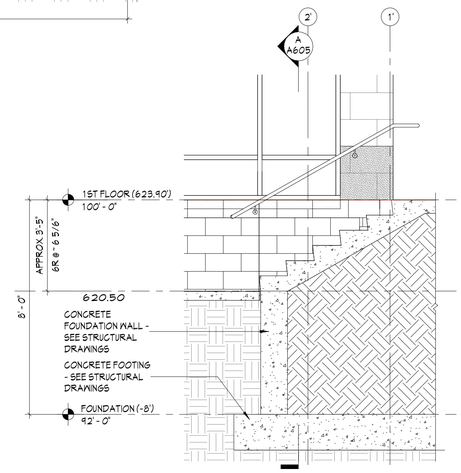


3 AS102 ENLARGED SITE STAIR RAMP PLAN - EAST
3/16" = 1'-0"

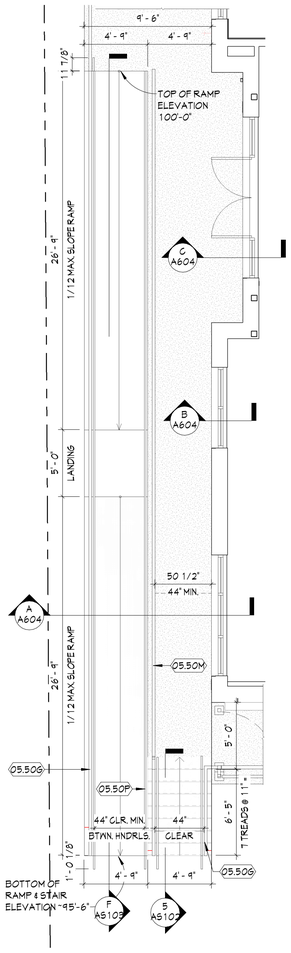


9 AS102 section thru north ramp
3/8" = 1'-0"

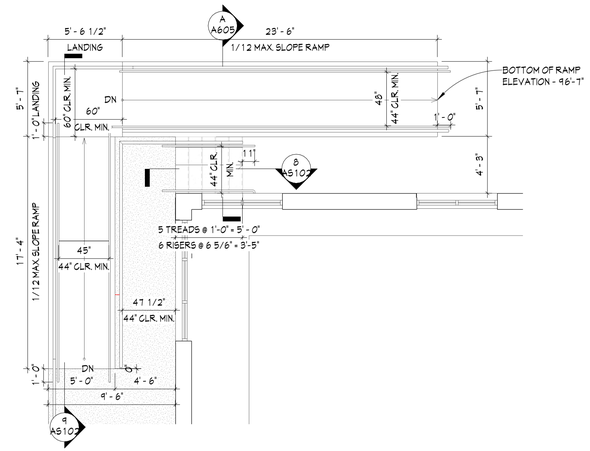
keynotes	
03.30A	CONCRETE FOUNDATION WALL - SEE STRUCTURAL DRAWINGS
03.30B	CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
04.20F	SPLITFACE CONCRETE UNIT MASONRY
05.50E	METAL RAILING - WALL MOUNTED - TOP OF RAIL 3'-0" A.F.F. MAX.
05.50G	ALUMINUM GUARDRAIL SYSTEM 3'-6" A.F.F. W/ HANDRAIL 3'-0" A.F.F. MAX. 2-1/2" SQ. EMBEDDED POSTS
05.50M	ALUMINUM GUARDRAIL SYSTEM 3'-6" A.F.F. 2-1/2" SQ. EMBEDDED POSTS
05.50P	ALUMINUM HANDRAIL - POST MOUNTED - TOP OF RAIL 3'-0" A.F.F. MAX.



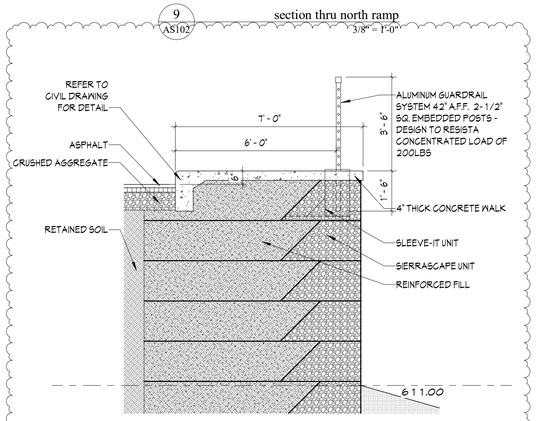
8 AS102 section at north stair
3/8" = 1'-0"



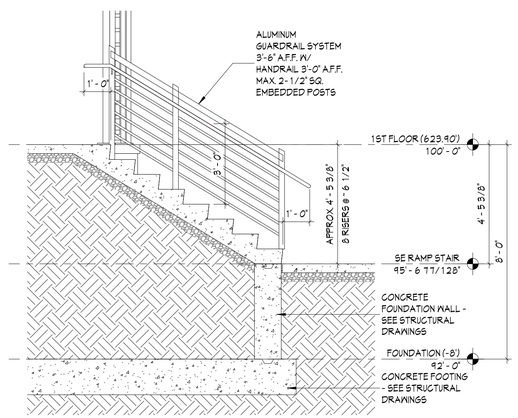
1 AS102 enlarged stair/ramp plan - south
3/16" = 1'-0"



2 AS102 enlarged stair/ramp plan - north
3/16" = 1'-0"



7 AS102 section @ retaining wall
3/8" = 1'-0"



5 AS102 south stair section
3/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021
5	Addendum 5	1.14.2022

SITE DETAILS

AS102

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

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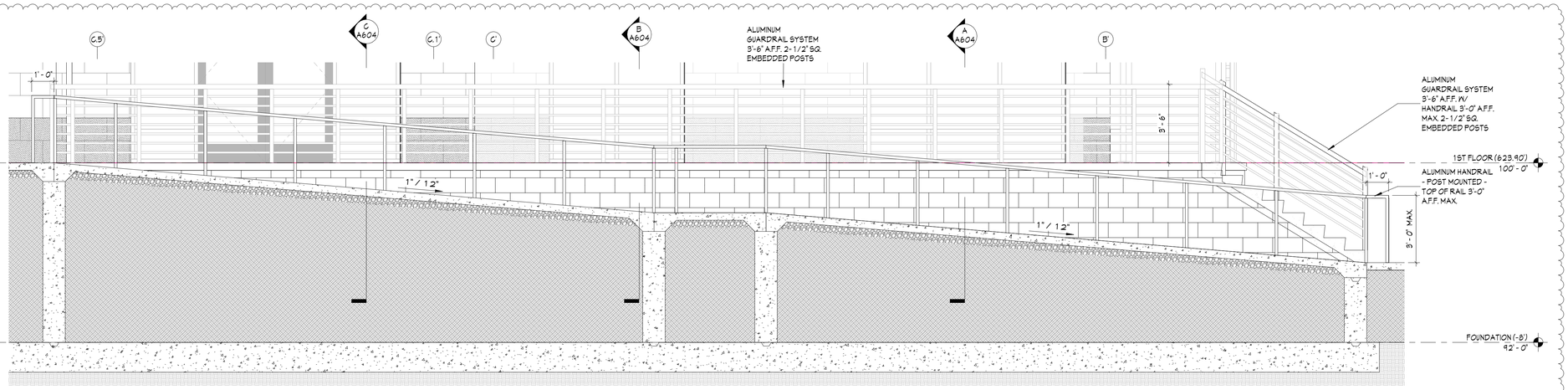
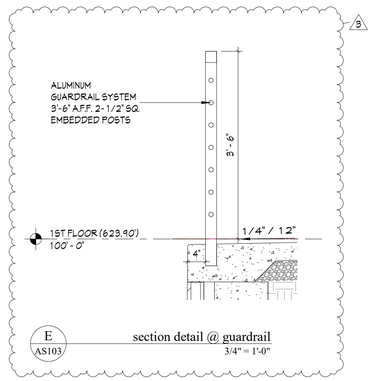


F AS103 section thru south ramp
3/8" = 1'-0"

9



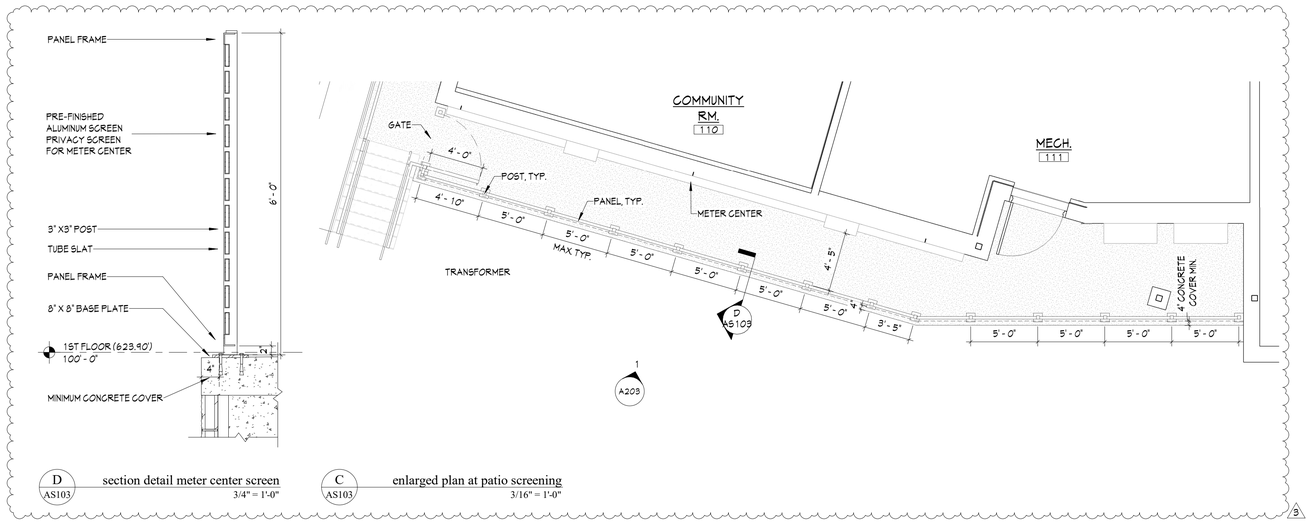
E AS103 section detail @ guardrail
3/4" = 1'-0"

9

keynotes

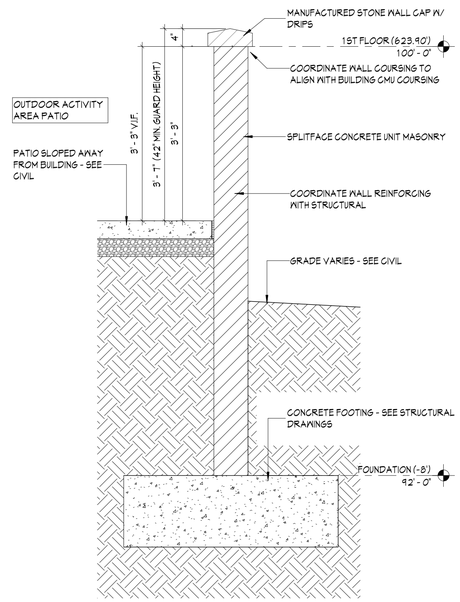
03.30B	CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
04.20F	SPLITFACE CONCRETE UNIT MASONRY
04.70F	MANUFACTURED STONE WALL CAP W/ DRIPS
05.50G	ALUMINUM GUARDRAIL SYSTEM 3'-6" A.F.F. W/ HANDRAIL 3'-0" A.F.F. MAX. 2-1/2" SQ. EMBEDDED POSTS
05.50M	ALUMINUM GUARDRAIL SYSTEM 3'-6" A.F.F. 2-1/2" SQ. EMBEDDED POSTS
05.50P	ALUMINUM HANDRAIL - POST MOUNTED - TOP OF RAIL 3'-0" A.F.F. MAX.
05.70D	PRE-FINISHED ALUMINUM SCREEN PRIVACY SCREEN FOR METER CENTER
22.40T	WALL HYDRANT
31.00G	PATIO SLOPED AWAY FROM BUILDING - SEE CIVIL

9

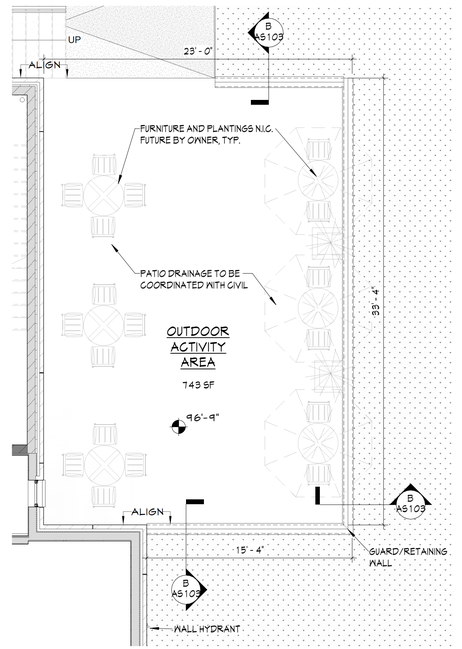


D AS103 section detail meter center screen
3/4" = 1'-0"

C AS103 enlarged plan at patio screening
3/16" = 1'-0"



B AS103 section detail @ east patio wall
3/4" = 1'-0"



A AS103 enlarged plan at east patio
3/16" = 1'-0"

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No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
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PROJECT #: 17103

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3	Addendum 3	12.10.2021

SITE DETAILS

AS103

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

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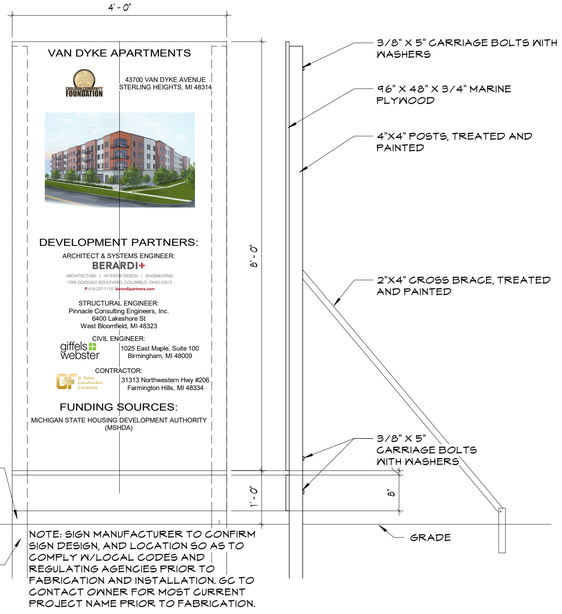
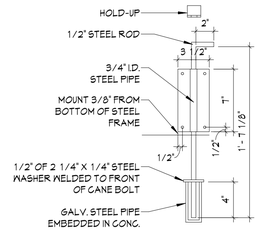
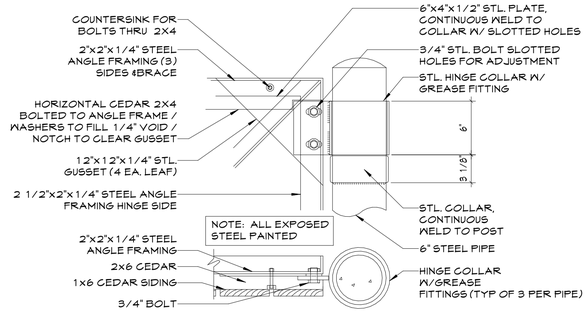


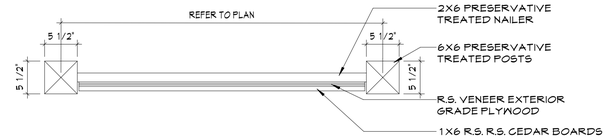
J AS104 CONSTRUCTION SIGN
3/4" = 1'-0"



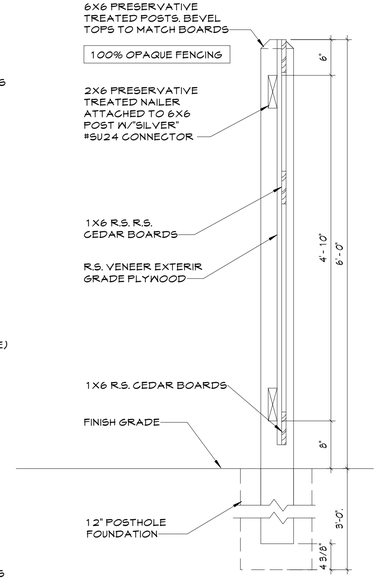
F AS104 TRASH STATION CANE BOLT
1 1/2" = 1'-0"



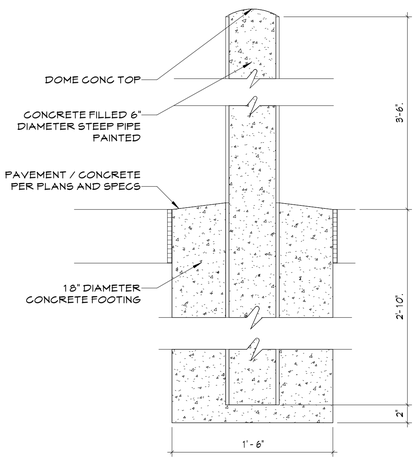
E AS104 TRASH STATION GATE
1 1/2" = 1'-0"



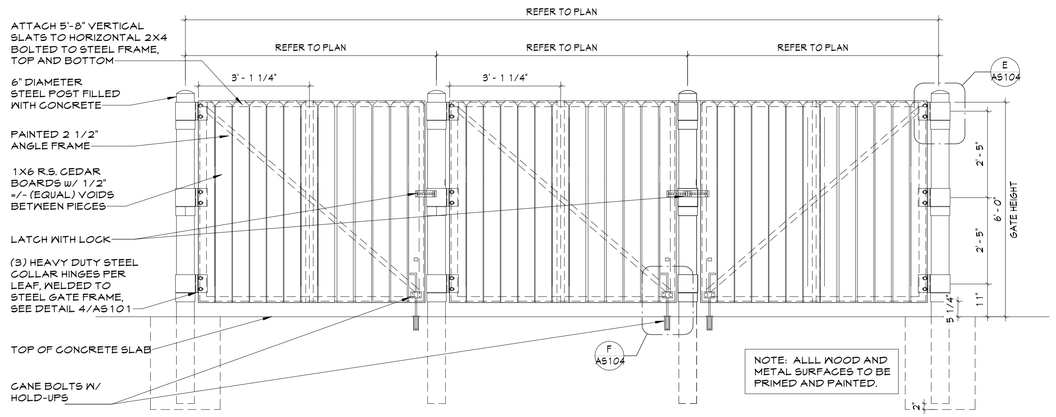
D AS104 TRASH FENCE PLAN DETAIL
1" = 1'-0"



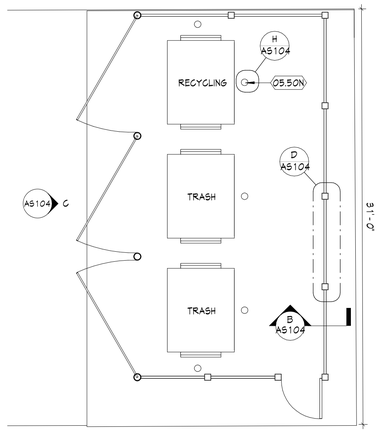
B AS104 TRASH FENCE SECTION DETAIL
1" = 1'-0"



H AS104 PIPE BOLLARD
1 1/2" = 1'-0"



C AS104 TRASH GATE ELEVATION
1/2" = 1'-0"



A AS104 TRASH ENCLOSURE PLAN
3/16" = 1'-0"

keynotes

05.50N	METAL PIPE BOLLARD

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

SITE DETAILS

AS104

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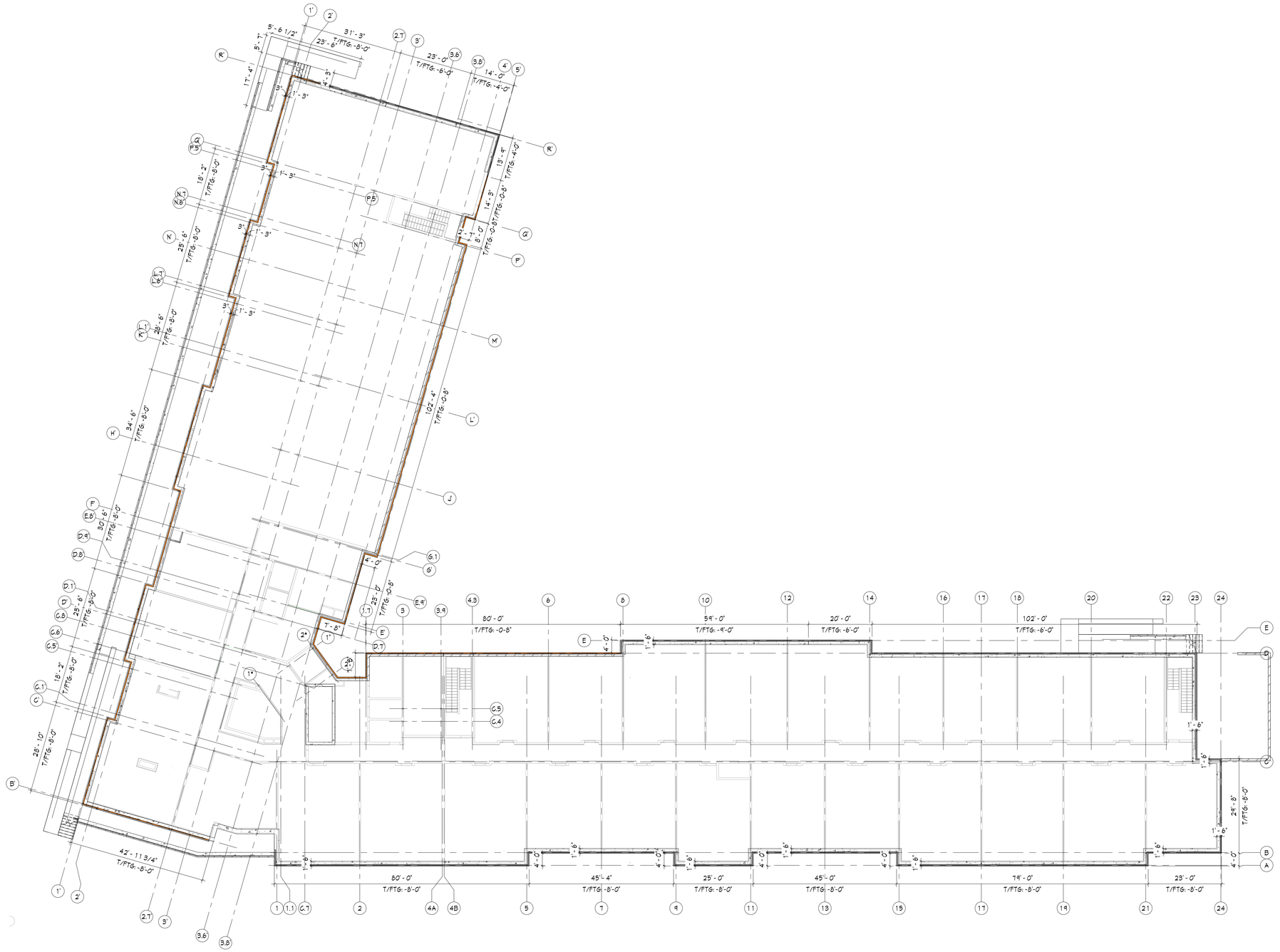

foundation plan - reference 1/16" = 1'-0"

STATE OF MICHIGAN
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ARCHITECT
No. 43748
LICENSED ARCHITECT

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PERMIT SET

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#	Description	Date

FOUNDATION PLAN - REFERENCE

A100

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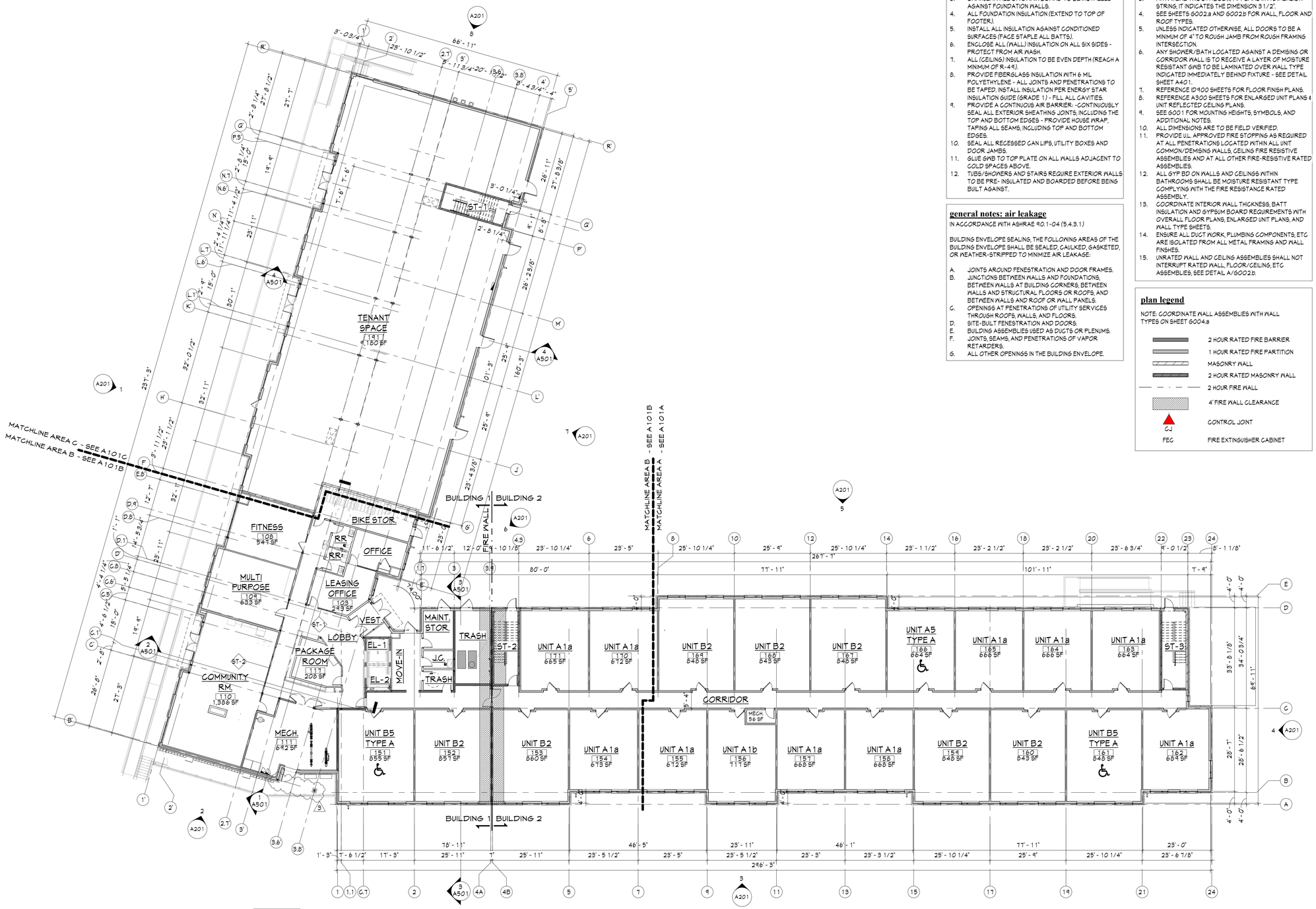

1st floor plan overall 1/16" = 1'-0"

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. ALL FOUNDATION INSULATION (EXTEND TO TOP OF FOOTER).
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE ALL (WALL) INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

general notes: floor plans

1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.0 USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL (') APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3 1/2".
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A4.01.
7. REFERENCE ID 400 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/G002.b.

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G004.a

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- 2 HOUR FIRE WALL
- 4' FIRE WALL CLEARANCE
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

1ST FLOOR PLAN - OVERALL

A101

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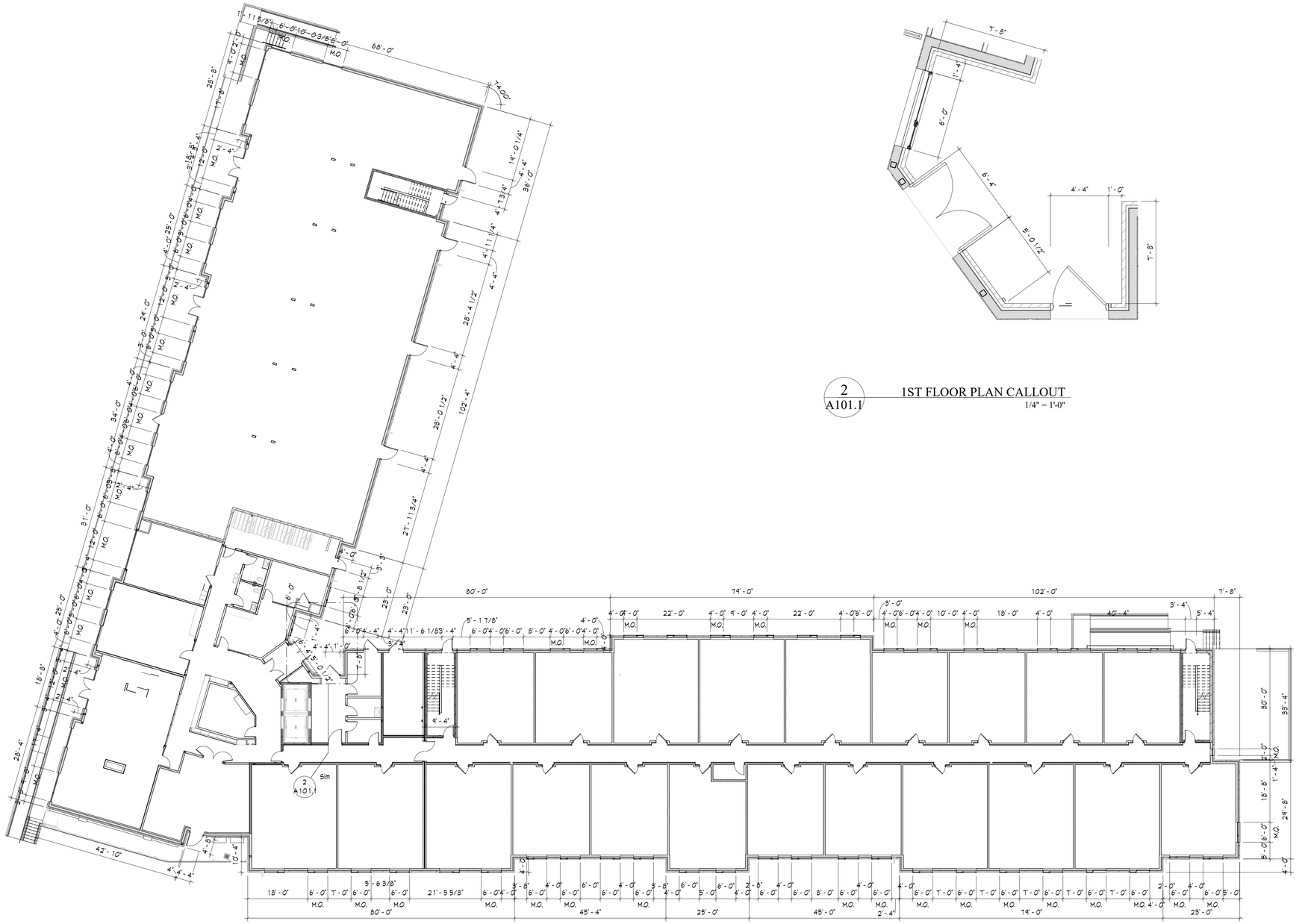

1st floor plan - masonry dims 1/16" = 1'-0"

2
A101.1 1ST FLOOR PLAN CALLOUT
1/4" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
REGISTERED
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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#	Description	Date
1	Addendum 1	11.02.2021

1ST FLOOR - MASONRY DIMS

A101.1

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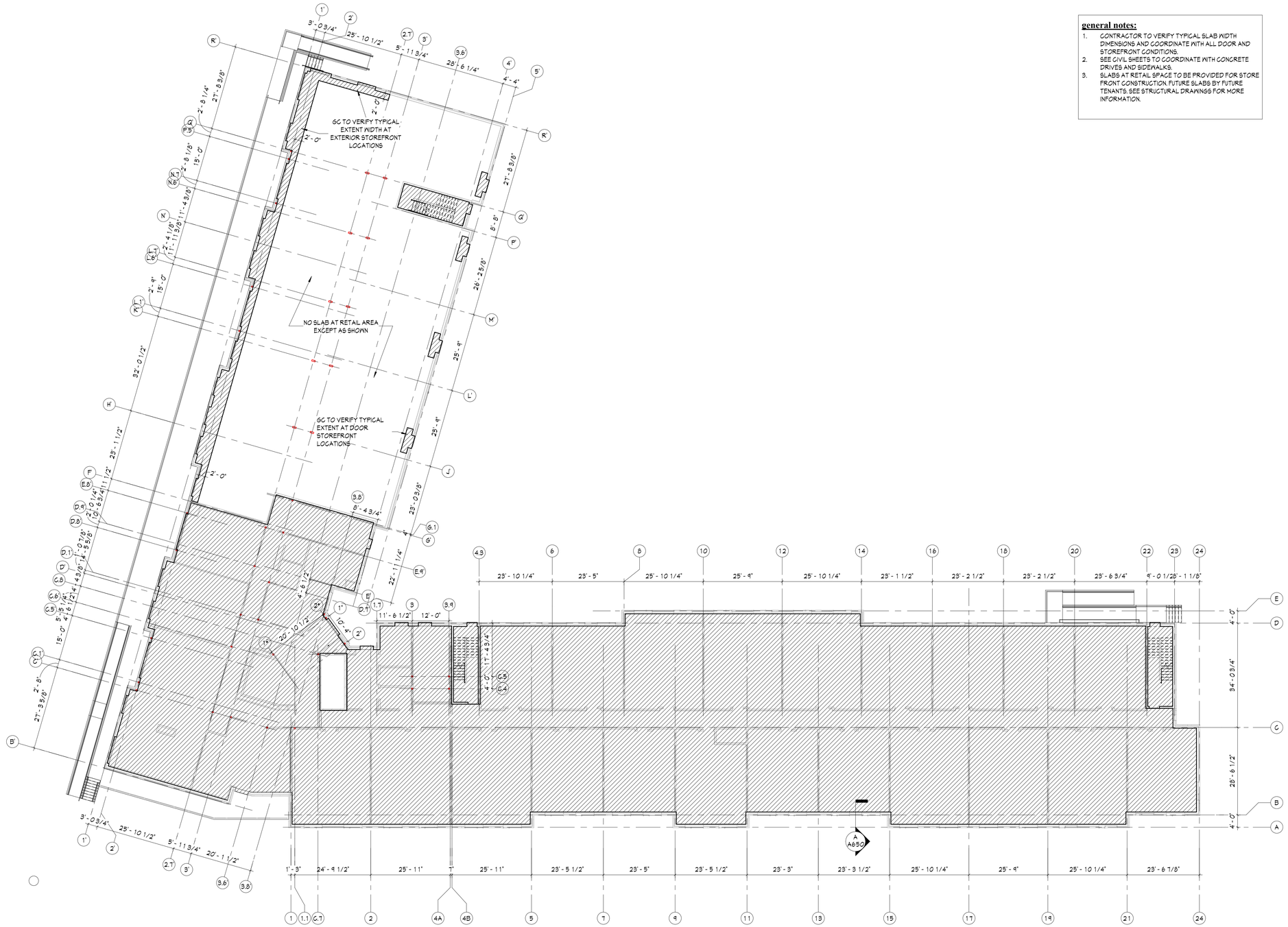

1st floor plan floor slab edge 1/16" = 1'-0"

general notes:

1. CONTRACTOR TO VERIFY TYPICAL SLAB WIDTH DIMENSIONS AND COORDINATE WITH ALL DOOR AND STOREFRONT CONDITIONS.
2. SEE CIVIL SHEETS TO COORDINATE WITH CONCRETE DRIVES AND SIDEWALKS.
3. SLABS AT RETAIL SPACE TO BE PROVIDED FOR STORE FRONT CONSTRUCTION. FUTURE SLABS BY FUTURE TENANTS. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.

STATE OF MICHIGAN
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#	Description	Date

1ST FLOOR SLAB EDGE PLAN

A101.2

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keynotes

22.40T	WALL HYDRANT

coded notes - floor plans

1	CT CABINET - SEE SEE ELECTRICAL DRAWINGS
3	
9	OPEN TO UNDERSIDE OF STRUCTURE

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G004.a

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- 2 HOUR FIRE WALL
- 4' FIRE WALL CLEARANCE
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. ALL FOUNDATION INSULATION (EXTEND TO TOP OF FOOTER).
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE ALL (WALL) INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
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12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

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7. REFERENCE ID 400 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
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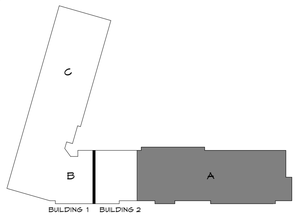
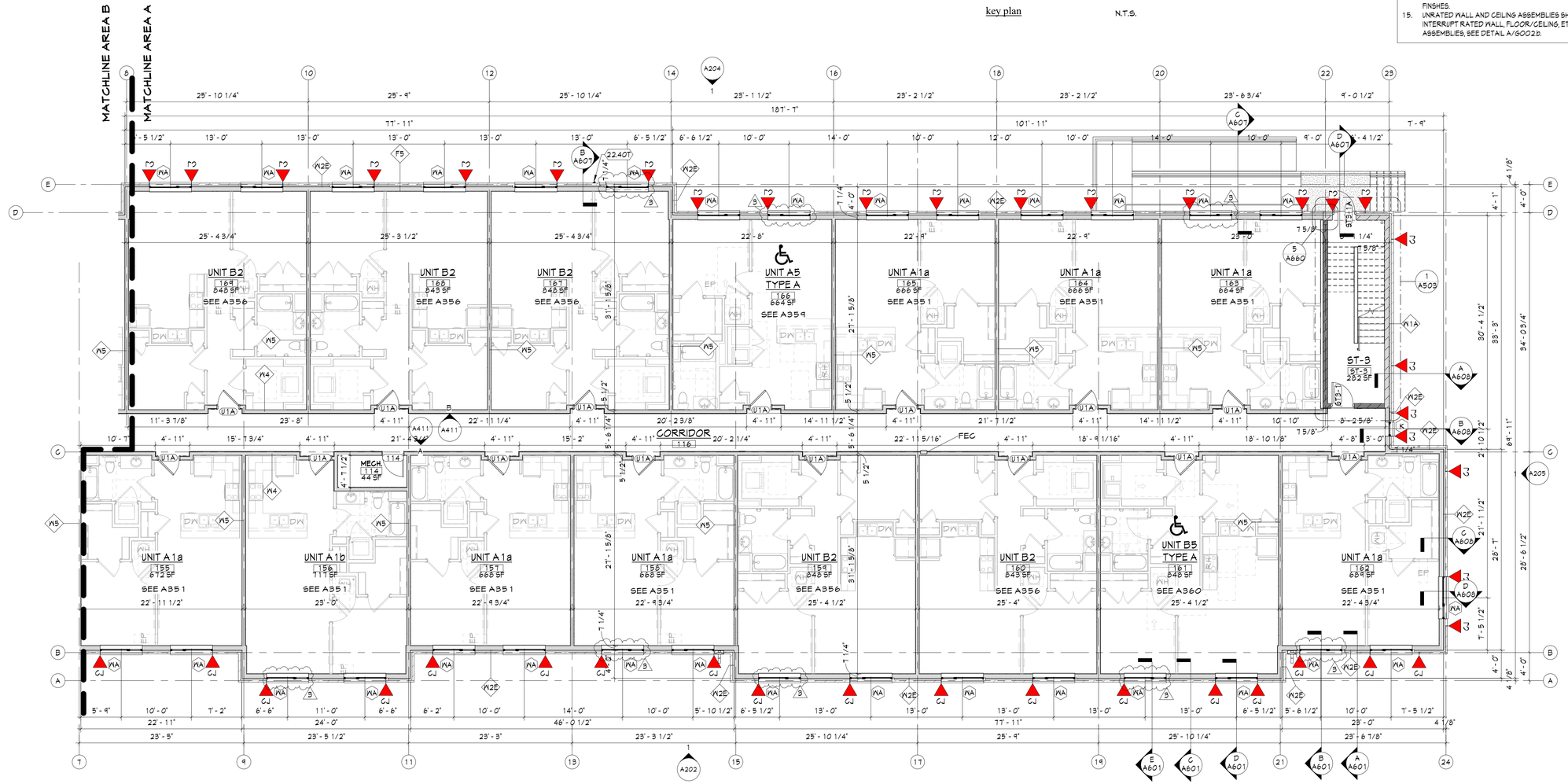
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/G002.b.



key plan N.T.S.



1st floor plan A 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

1ST FLOOR PLAN - AREA A

A101A

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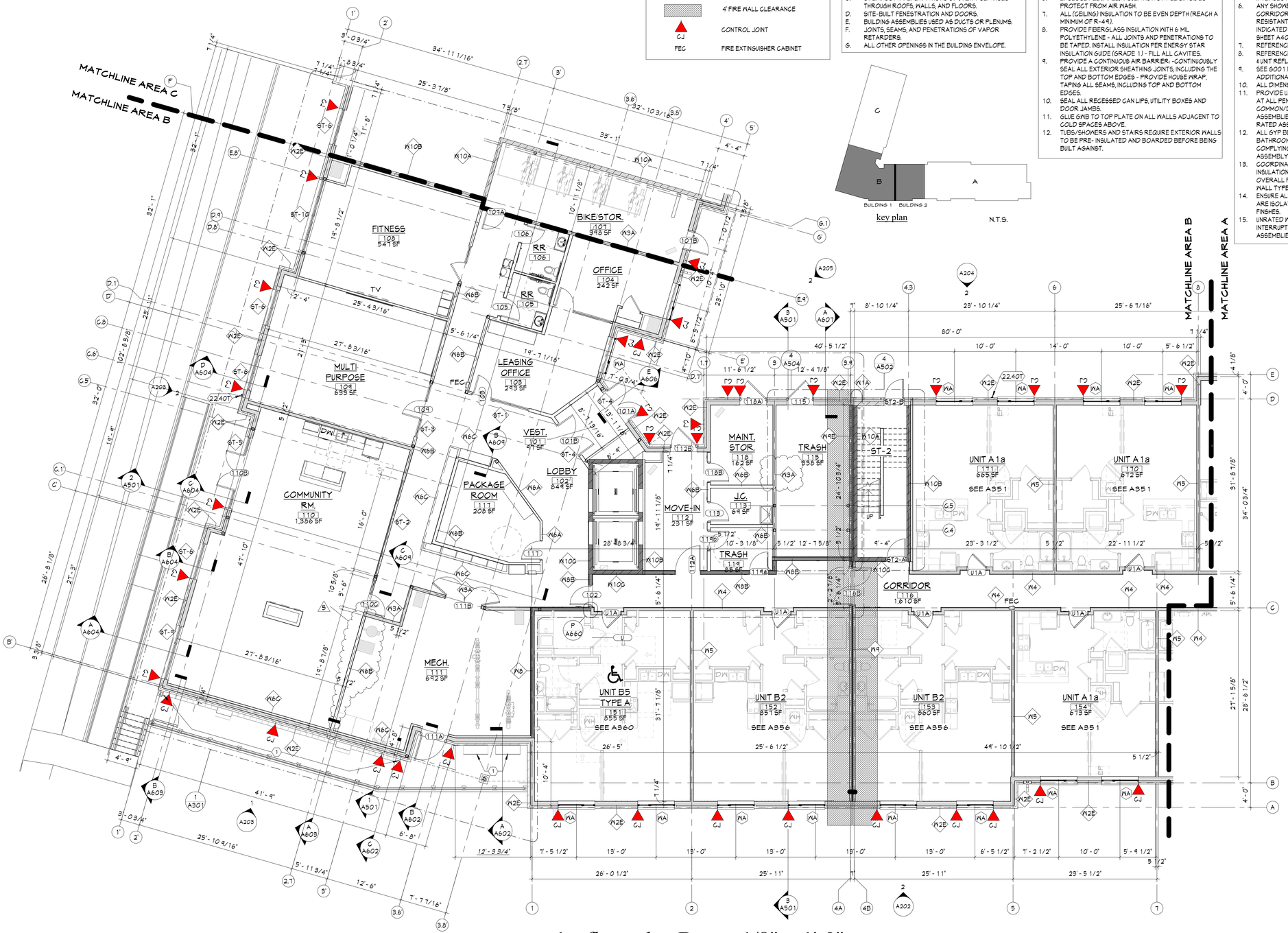

1st floor plan B 1/8" = 1'-0"

key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021
5	Addendum 5	1.14.2022

1ST FLOOR PLAN - AREA B

A101B

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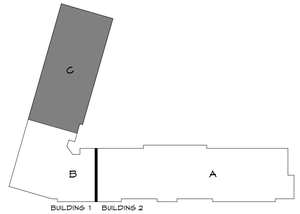
1st floor plan C 1/8" = 1'-0"



key plan N.T.S.

coded notes - floor plans

1	GT CABINET - SEE SEE ELECTRICAL DRAWINGS
3	
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keynotes

05.10B	STRUCTURAL STEEL GOLUMN - SEE STRUCTURAL DRAWINGS
01.10D	PRE-FINISHED ALUMINUM SCUPPER, CONDUCTOR HEAD, AND DOWNSPOUT
12.90D	ACCESSIBLE BIKE RACK
21.12C	FIRE-DEPARTMENT CONNECTION
22.40T	WALL HYDRANT

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

1ST FLOOR PLAN - AREA C

A101C

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

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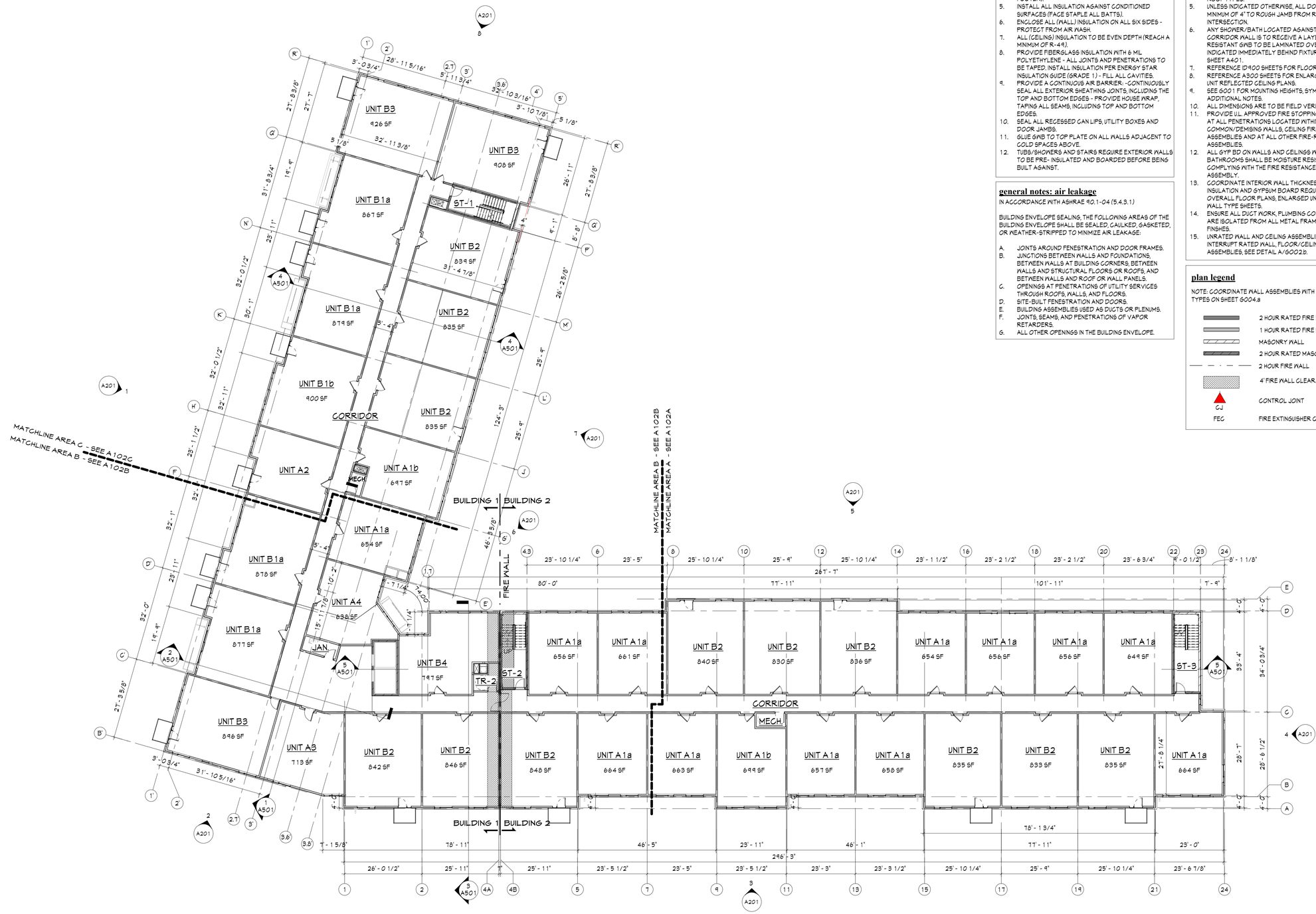
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926 SF
UNIT B3
908 SF
UNIT B 1a
867 SF
ST-1
UNIT B2
839 SF
UNIT B 1a
879 SF
UNIT B2
835 SF
UNIT B 1b
900 SF
CORRIDOR
UNIT B2
835 SF
UNIT A2
MECH.
UNIT A 1b
697 SF
UNIT A 1a
654 SF
UNIT B 1a
878 SF
UNIT A4
838 SF
UNIT B 1a
877 SF
JAN.
UNIT B4
797 SF
TR-2
ST-2
UP
UNIT B3
896 SF
UNIT A3
713 SF
UNIT B2
842 SF
UNIT B2
846 SF
UNIT B2
848 SF
UNIT A 1a
664 SF
UNIT A 1a
663 SF
UNIT A 1b
699 SF
UNIT A 1a
657 SF
UNIT A 1a
658 SF
UNIT B2
835 SF
UNIT B2
833 SF
UNIT B2
835 SF
UNIT A 1a
664 SF
UNIT A 1a
656 SF
UNIT A 1a
661 SF
UNIT B2
840 SF
UNIT B2
830 SF
UNIT B2
836 SF
UNIT A 1a
654 SF
UNIT A 1a
656 SF
UNIT A 1a
656 SF
UNIT A 1a
649 SF
ST-3
CORRIDOR
MECH.
MATCHLINE AREA C - SEE A102C
MATCHLINE AREA B - SEE A102B
MATCHLINE AREA B - SEE A102B
MATCHLINE AREA A - SEE A102A
BUILDING 1 BUILDING 2
FIRE WALL
BUILDING 1 BUILDING 2
A201 8
A201 1
A201 7
A201 6
A201 5
A201 4
A201 3
A201 2
A501
A501
A501

keynotes

coded notes - floor plans

1 CT CABINET - SEE SEE ELECTRICAL DRAWINGS
3
9 OPEN TO UNDERSIDE OF STRUCTURE

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G004.a

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- 2 HOUR FIRE WALL
- 4' FIRE WALL CLEARANCE
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
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3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. ALL FOUNDATION INSULATION (EXTEND TO TOP OF FOOTER).
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE ALL (WALL) INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS6 INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
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general notes: floor plans

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2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL (/) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3 1/2".
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A4.01.
7. REFERENCE ID 900 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
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14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
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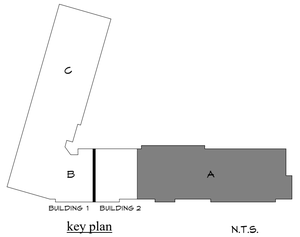
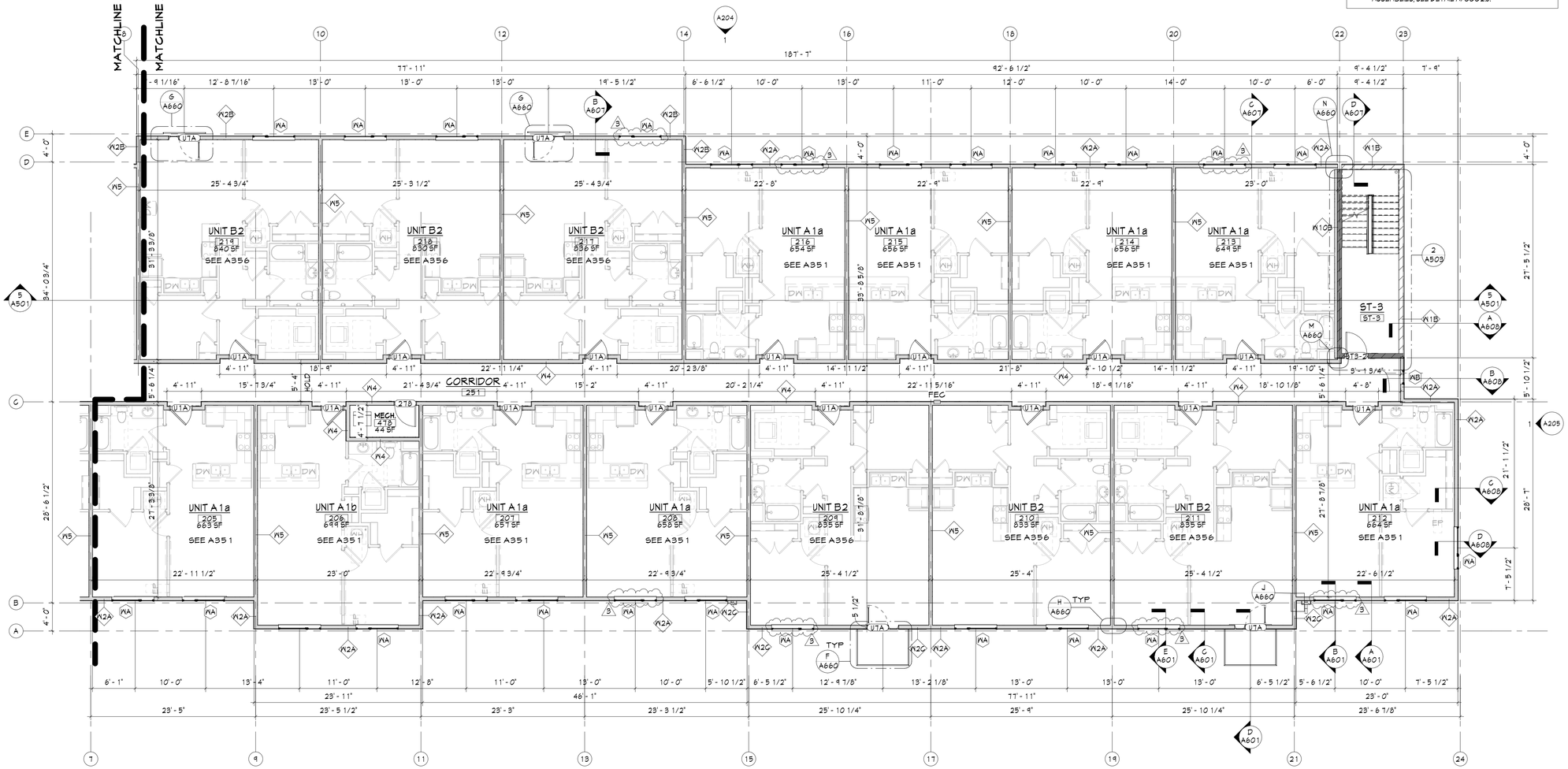


key plan N.T.S.



2nd, 3rd & 4th floor plan A 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

2ND-4TH FLOOR PLAN - AREA A

A102A

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

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keynotes

coded notes - floor plans

1 CT CABINET - SEE SEE ELECTRICAL DRAWINGS
3
9 OPEN TO UNDERSIDE OF STRUCTURE

plan legend

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- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
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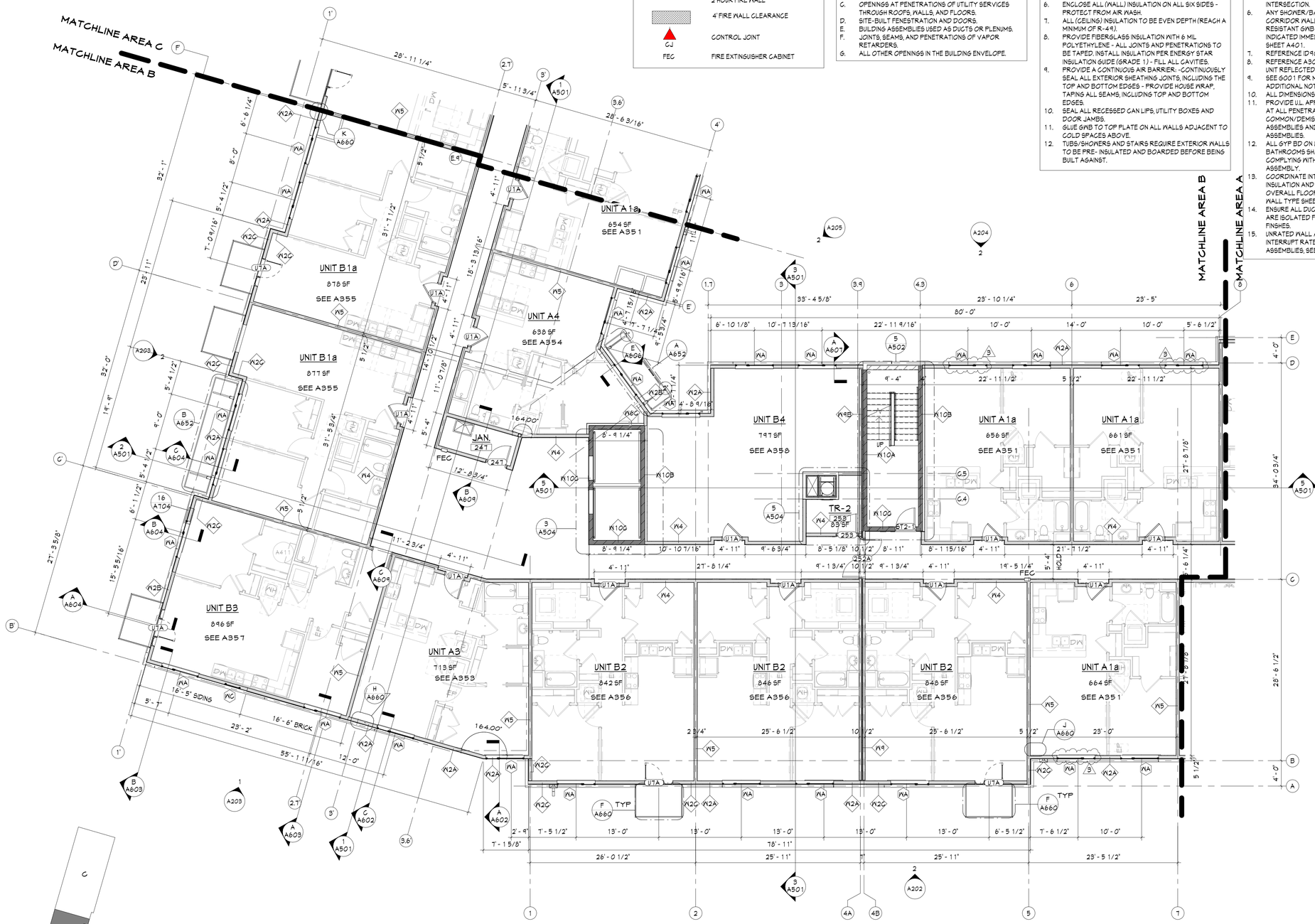

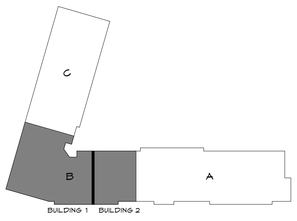

key plan N.T.S.

2nd, 3rd, & 4th floor plan B 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

2ND-4TH FLOOR PLAN - AREA B

A102B

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

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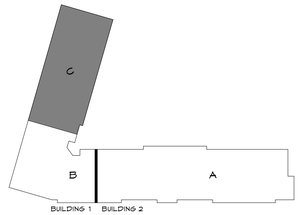
1 A102C — 2nd, 3rd, & 4th floor plan C
1/8" = 1'-0"



key plan N.T.S.

coded notes - floor plans

1	GT CABINET - SEE SEE ELECTRICAL DRAWINGS
3	
9	OPEN TO UNDERSIDE OF STRUCTURE

keynotes

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15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/G002.b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. ALL FOUNDATION INSULATION (EXTEND TO TOP OF FOOTER).
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE ALL (WALL) INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G004.a

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- 2 HOUR FIRE WALL
- 4' FIRE WALL CLEARANCE
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

STATE OF MICHIGAN — George D. Berardi — ARCHITECT — No. 43748 — REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

2ND-4TH FLOOR PLAN - AREA C

A102C

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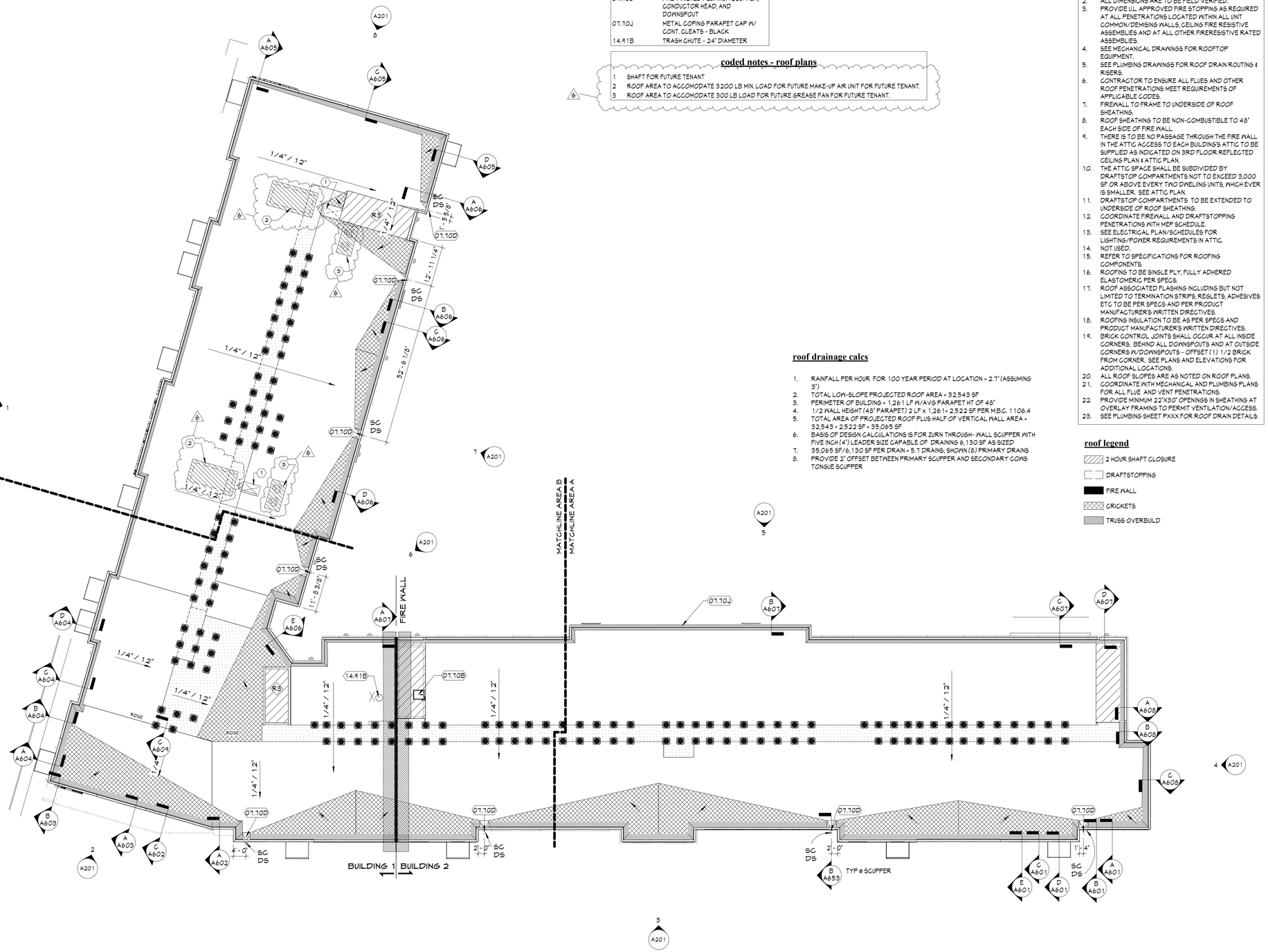

roof plan overall 1/16" = 1'-0"

keynotes

07.10B	ROOF ACCESS HATCH
07.10D	PRE-FINISHED ALUMINUM SCUPPER, CONDUCTOR HEAD, AND DOWNSPOUT
07.10J	METAL COPING PARAPET CAP W/ CONT. CLEATS - BLACK
14.91B	TRASH CHUTE - 24" DIAMETER

coded notes - roof plans

6

1 SHAFT FOR FUTURE TENANT
2 ROOF AREA TO ACCOMODATE 3200 LB MIN. LOAD FOR FUTURE MAKE-UP AIR UNIT FOR FUTURE TENANT.
3 ROOF AREA TO ACCOMODATE 300 LB LOAD FOR FUTURE GREASE FAN FOR FUTURE TENANT.

roof drainage calcs

1. RAINFALL PER HOUR FOR 100 YEAR PERIOD AT LOCATION = 2.1" (ASSUMING 3")
2. TOTAL LOW-SLOPE PROJECTED ROOF AREA = 32,543 SF
3. PERIMETER OF BUILDING = 1,261 LF W/AVG PARAPET HT OF 48"
4. 1/2 WALL HEIGHT (48" PARAPET) 2 LF x 1,261= 2,522 SF PER M.B.G. 1106.4
5. TOTAL AREA OF PROJECTED ROOF PLUS HALF OF VERTICAL WALL AREA = 32,543 + 2,522 SF = 35,065 SF
6. BASIS OF DESIGN CALCULATIONS IS FOR ZURN THROUGH-WALL SCUPPER WITH FIVE INCH (4") LEADER SIZE CAPABLE OF DRAINING 6,130 SF AS SIZED
7. 35,065 SF/6,130 SF PER DRAIN = 5.7 DRAINS; SHOWN (6) PRIMARY DRAINS
8. PROVIDE 2" OFFSET BETWEEN PRIMARY SCUPPER AND SECONDARY CONS TONGUE SCUPPER

general notes: roof plans

1. SEE SHEET G002.a FOR ALL REFERENCED FLOOR/CEILING AND ROOF TYPES.
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
3. PROVIDE UL. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRERESISTIVE RATED ASSEMBLIES.
4. SEE MECHANICAL DRAWINGS FOR ROOFTOP EQUIPMENT.
5. SEE PLUMBING DRAWINGS FOR ROOF DRAIN ROUTING & RISERS.
6. CONTRACTOR TO ENSURE ALL FLUES AND OTHER ROOF PENETRATIONS MEET REQUIREMENTS OF APPLICABLE CODES.
7. FIREWALL TO FRAME TO UNDERSIDE OF ROOF SHEATHING.
8. ROOF SHEATHING TO BE NON-COMBUSTIBLE TO 48" EACH SIDE OF FIRE WALL.
9. THERE IS TO BE NO PASSAGE THROUGH THE FIRE WALL IN THE ATTIC ACCESS TO EACH BUILDING'S ATTIC TO BE SUPPLIED AS INDICATED ON 3RD FLOOR REFLECTED CEILING PLAN & ATTIC PLAN.
10. THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICH EVER IS SMALLER. SEE ATTIC PLAN.
11. DRAFTSTOP COMPARTMENTS TO BE EXTENDED TO UNDERSIDE OF ROOF SHEATHING.
12. COORDINATE FIREWALL AND DRAFTSTOPPING PENETRATIONS WITH MEP SCHEDULE.
13. SEE ELECTRICAL PLAN/SCHEDULES FOR LIGHTING/POWER REQUIREMENTS IN ATTIC.
14. NOT USED.
15. REFER TO SPECIFICATIONS FOR ROOFING COMPONENTS.
16. ROOFING TO BE SINGLE PLY, FULLY ADHERED ELASTOMERIC PER SPECS.
17. ROOF ASSOCIATED FLASHING INCLUDING BUT NOT LIMITED TO TERMINATION STRIPS, REGLETS, ADHESIVES ETC. TO BE PER SPECS AND PER PRODUCT MANUFACTURER'S WRITTEN DIRECTIVES.
18. ROOFING INSULATION TO BE AS PER SPECS AND PRODUCT MANUFACTURER'S WRITTEN DIRECTIVES.
19. BRICK CONTROL JOINTS SHALL OCCUR AT ALL INSIDE CORNERS, BEHIND ALL DOWNSPOUTS AND AT OUTSIDE CORNERS W/DOWNSPOUTS - OFFSET (1) 1/2 BRICK FROM CORNER. SEE PLANS AND ELEVATIONS FOR ADDITIONAL LOCATIONS.
20. ALL ROOF SLOPES ARE AS NOTED ON ROOF PLANS.
21. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL FLUE AND VENT PENETRATIONS.
22. PROVIDE MINIMUM 22"X30" OPENINGS IN SHEATHING AT OVERLAY FRAMING TO PERMIT VENTILATION/ACCESS.
23. SEE PLUMBING SHEET P.XXX FOR ROOF DRAIN DETAILS.

roof legend

- 2 HOUR SHAFT CLOSURE
- DRAFTSTOPPING
- FIRE WALL
- CRICKETS
- TRUSS OVERBUILD

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
6	Addendum 6	5.10.2022

ROOF PLAN - OVERALL

A105

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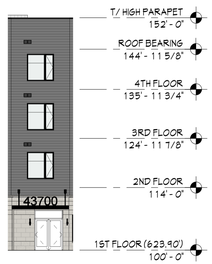
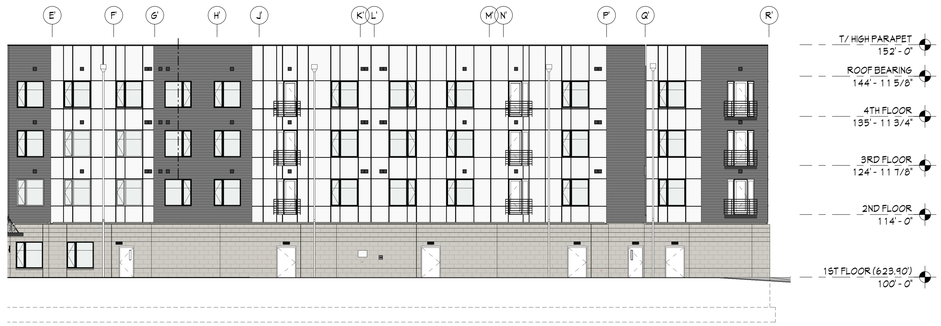
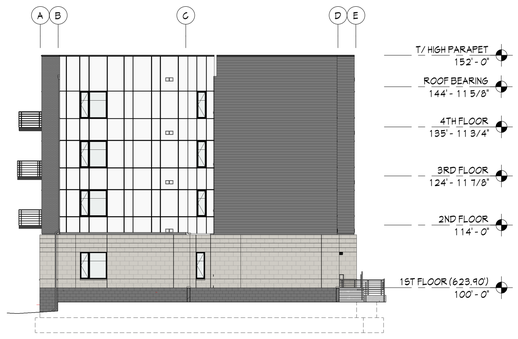


6 A201 — building entrance elevation
1/16" = 1'-0"



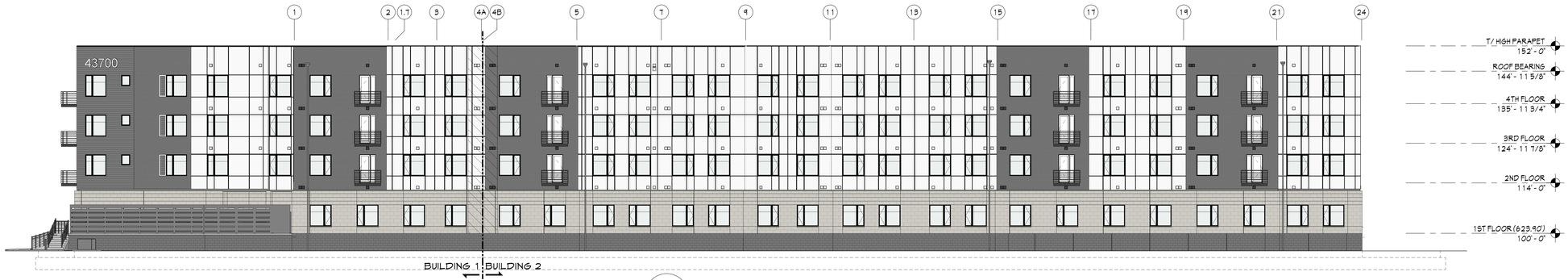
7 A201 — east elevation 3
1/16" = 1'-0"

8 A201 — north elevation 3
1/16" = 1'-0"

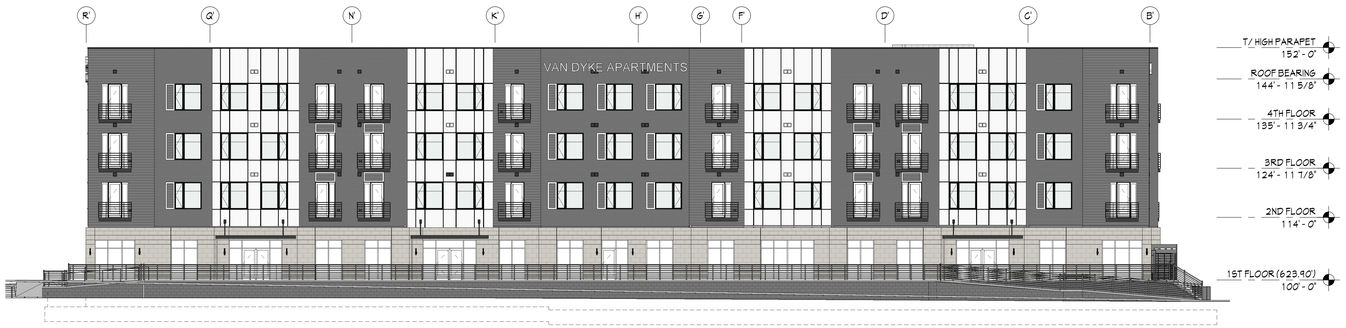


4 A201 — east elevation 2
1/16" = 1'-0"

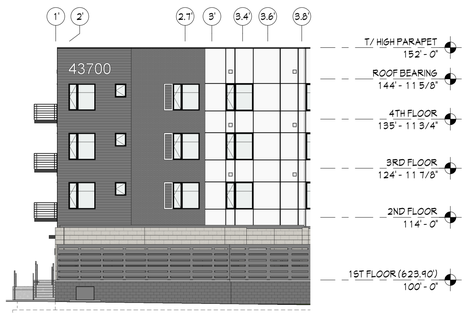
5 A201 — north elevation 2
1/16" = 1'-0"



3 A201 — south elevation 1
1/16" = 1'-0"



1 A201 — west elevation (van dyke ave)
1/16" = 1'-0"



2 A201 — partial south elevation 2
1/16" = 1'-0"

material legend:

ARCHITECTURAL MASONRY VENEER:

AM-1
READING ROCK ROCKCAST - SMOOTH 1' X 2'
COLOR: BUFFSTONE

AM-2
READING ROCK ROCKCAST - SPLIT 1' X 2'
COLOR: BUFFSTONE

BRICK:

BR-1
BELDEN THIN BRICK
COLOR: CHERRY VELOUR

CONCRETE MASONRY:

CMU-1
TBD FULL FACE SPLIT CMU
COLOR: DARK GREY TBD

FIBER CEMENT LAP SIDING:

FS-1
HARDIE PLANK LAP SIDING SMOOTH 8.25"
COLOR: PAINTED SW 6886 ENERGETIC ORANGE

FIBER CEMENT PANEL:

FN-1
HARDIEPANEL SMOOTH 4' X 8'
COLOR: ARCTIC WHITE

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

EXTERIOR ELEVATIONS - OVERALL

A201

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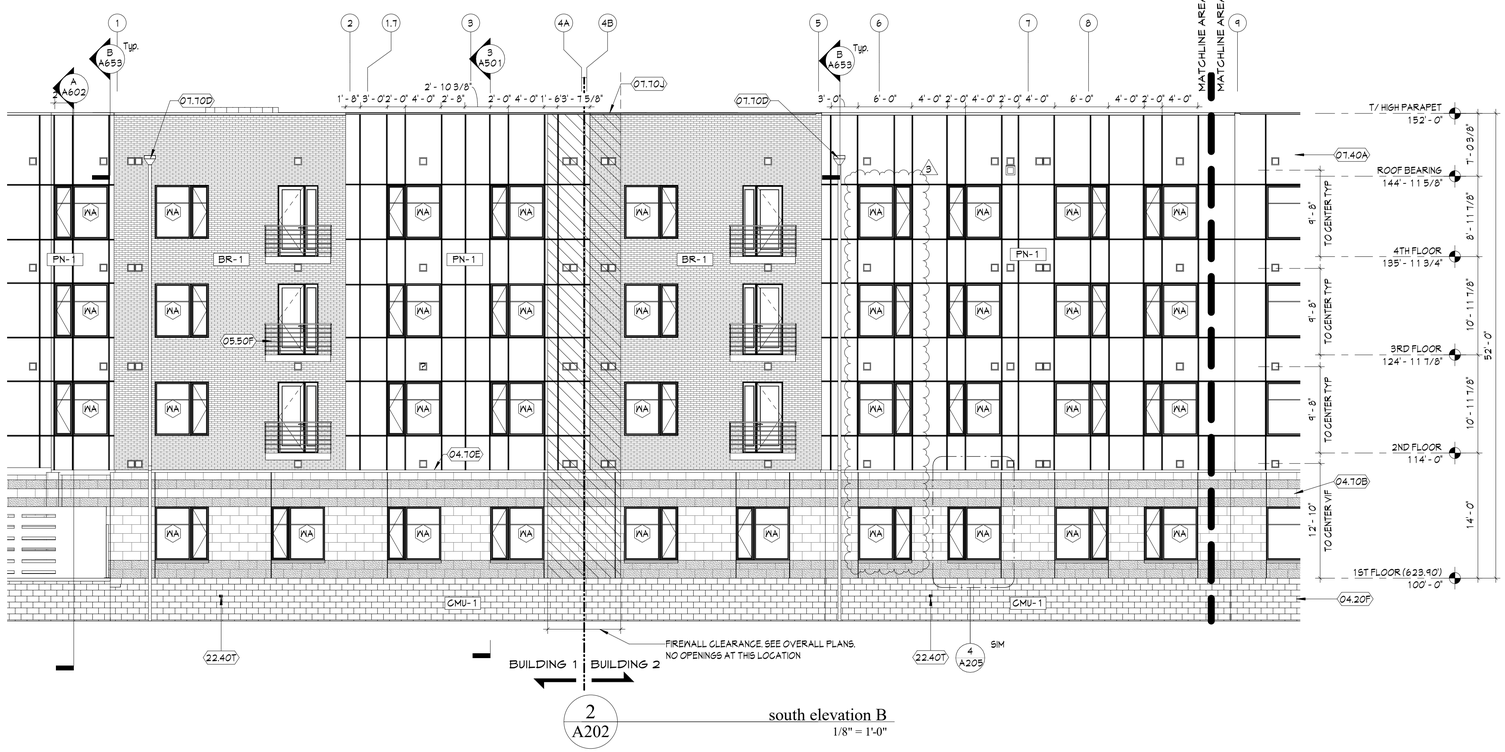

2 / A202 south elevation B
1/8" = 1'-0"

1 / A202 south elevation A
1/8" = 1'-0"

keynotes

04.20F	SPLITFACE CONCRETE UNIT MASONRY
04.70B	MANUFACTURED STONE MASONRY - SMOOTH
04.70G	MANUFACTURED STONE VENEER
04.70E	MANUFACTURED STONE WATERTABLE - ROCKCAST SL-325
05.50F	FASCIA-MOUNTED METAL GUARDRAIL @ 3'-6" HEIGHT A.F.F.
07.40A	FIBER CEMENT PANEL SYSTEM (HARDIE - ARCTIC WHITE)
07.70D	PRE-FINISHED ALUMINUM SCUPPER, CONDUCTOR HEAD, AND DOWNSPOUT
07.70J	METAL COPING PARAPET CAP W/ CONT. CLEATS - BLACK
08.50F	VINYL WINDOW
22.40T	WALL HYDRANT

general notes: elevations

1. ELEVATION REFERENCES SHOWN ON THESE DRAWINGS ARE USED ONLY AS REFERENCE. SEE CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.
2. ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED AS PER THE MANUFACTURER'S DIRECTIVES.
3. ALL EXPOSED CONCRETE TO BE PARGED FINISH.
4. ALL FINISH COLORS AND TEXTURES NOT SPECIFIED TO BE SELECTED BY ARCHITECT.
5. REFER TO A700 SHEETS FOR WINDOW, DOOR AND STOREFRONT INFORMATION.

general notes: building envelope

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3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
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general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

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A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

material legend:

ARCHITECTURAL MASONRY VENEER:

AM-1
READING ROCK ROCKCAST - SMOOTH 1' X 2'
COLOR: BUFFSTONE

AM-2
READING ROCK ROCKCAST - SPLIT 1' X 2'
COLOR: BUFFSTONE

BRICK:

BR-1
BELDEN THIN BRICK
COLOR: CHERRY VELOUR

CONCRETE MASONRY:

CMU-1
TBD FULL FACE SPLIT CMU
COLOR: DARK GREY TBD

FIBER CEMENT LAP SIDING:

FS-1
HARDIE PLANK LAP SIDING SMOOTH 8.25"
COLOR: PAINTED SW 6886 ENERGETIC ORANGE

FIBER CEMENT PANEL:

PN-1
HARDIEPANEL SMOOTH 4' X 8'
COLOR: ARCTIC WHITE

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

EXTERIOR ELEVATIONS

A202

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keynotes

04.10B	MANUFACTURED STONE MASONRY - SMOOTH
04.10E	MANUFACTURED STONE WATERTABLE - ROCKCAST SL-325
05.50F	FASCIA-MOUNTED METAL GUARDRAIL @ 3'-6" HEIGHT A.F.F.
05.50H	SUSPENDED STEEL FRAME ENTRY CANOPY
05.50K	EXTRUDED ALUMINUM CANOPY SYSTEM W/ WALL SUSPENSION
05.50M	ALUMINUM GUARDRAIL SYSTEM 3'-6" A.F.F. 2-1/2" SQ. EMBEDDED POSTS
06.10G	WOOD BALCONY FRAMING - SEE STRUCTURAL
07.40C	FIBER CEMENT SIDING - 8" PLANKS W/ 7.5" EXPOSURE

keynotes

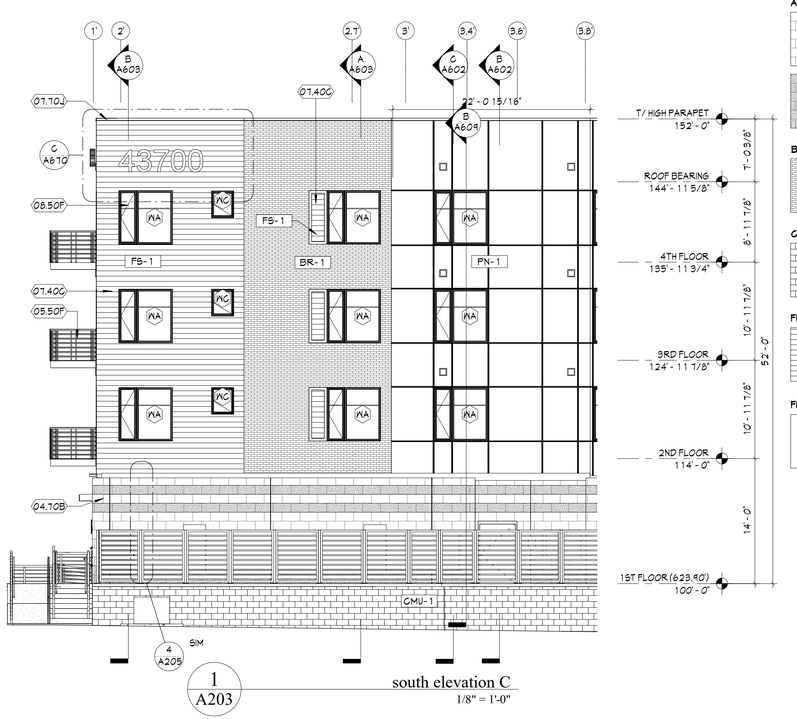
07.70F	PRE-FINISHED ALUMINUM DOWNSPOUT
07.70J	METAL COPING PARAPET CAP W/ CONT. CLEATS - BLACK
08.14D	INSULATED METAL CLAD FULL LITE DOOR
08.40A	ALUMINUM STOREFRONT SYSTEM
08.50F	VINYL WINDOW
22.40T	WALL HYDRANT
26.56A	EXTERIOR WALL SCONCE -SEE FIXTURE SCHEDULE

keynotes

26.56E	STEP LIGHTING -SEE FIXTURE SCHEDULE

3 A203 — west elevation B
1/8" = 1'-0"

2 A203 — west elevation A
1/8" = 1'-0"



1 A203 — south elevation C
1/8" = 1'-0"

general notes: elevations

1. ELEVATION REFERENCES SHOWN ON THESE DRAWINGS ARE USED ONLY AS REFERENCE. SEE CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.
2. ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED AS PER THE MANUFACTURER'S DIRECTIVES.
3. ALL EXPOSED CONCRETE TO BE PARGED FINISH.
4. ALL FINISH COLORS AND TEXTURES NOT SPECIFIED TO BE SELECTED BY ARCHITECT.
5. REFER TO A700 SHEETS FOR WINDOW, DOOR AND STOREFRONT INFORMATION.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. ALL FOUNDATION INSULATION (EXTEND TO TOP OF FOOTER).
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE ALL (WALL) INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
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material legend:

ARCHITECTURAL MASONRY VENEER:

AM-1
READING ROCK ROCKCAST - SMOOTH 1' X 2'
COLOR: BUFFSTONE

AM-2
READING ROCK ROCKCAST - SPLIT 1' X 2'
COLOR: BUFFSTONE

BRICK:

BR-1
BELDEN THIN BRICK
COLOR: CHERRY VELOUR

CONCRETE MASONRY:

CMU-1
TBD FULL FACE SPLIT CMU
COLOR: DARK GREY TBD

FIBER CEMENT LAP SIDING:

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HARDIE PLANK LAP SIDING SMOOTH 8.25"
COLOR: PAINTED SW 6880 ENERGETIC ORANGE

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HARDIEPANEL SMOOTH 4' X 8'
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STATE OF MICHIGAN — George D. Berardi — REGISTERED ARCHITECT — ARCHITECT — No. 43748

GEORGE D. BERARDI
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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

EXTERIOR ELEVATIONS

A203

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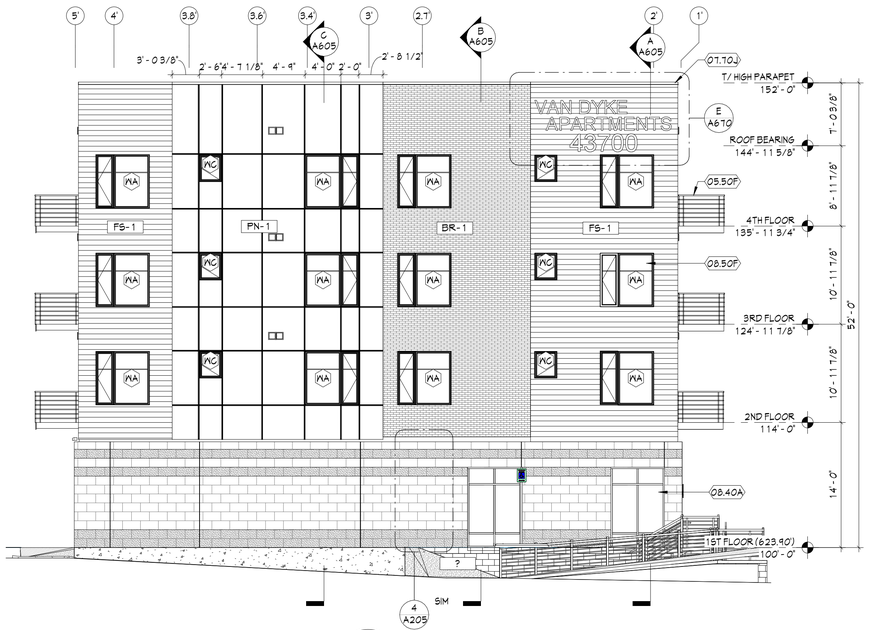
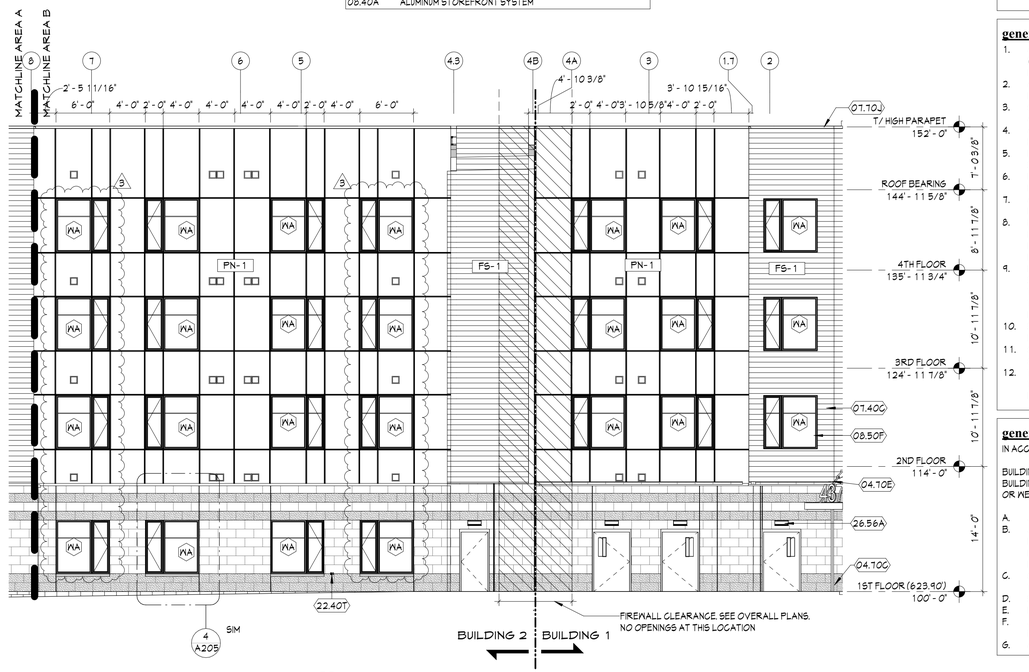
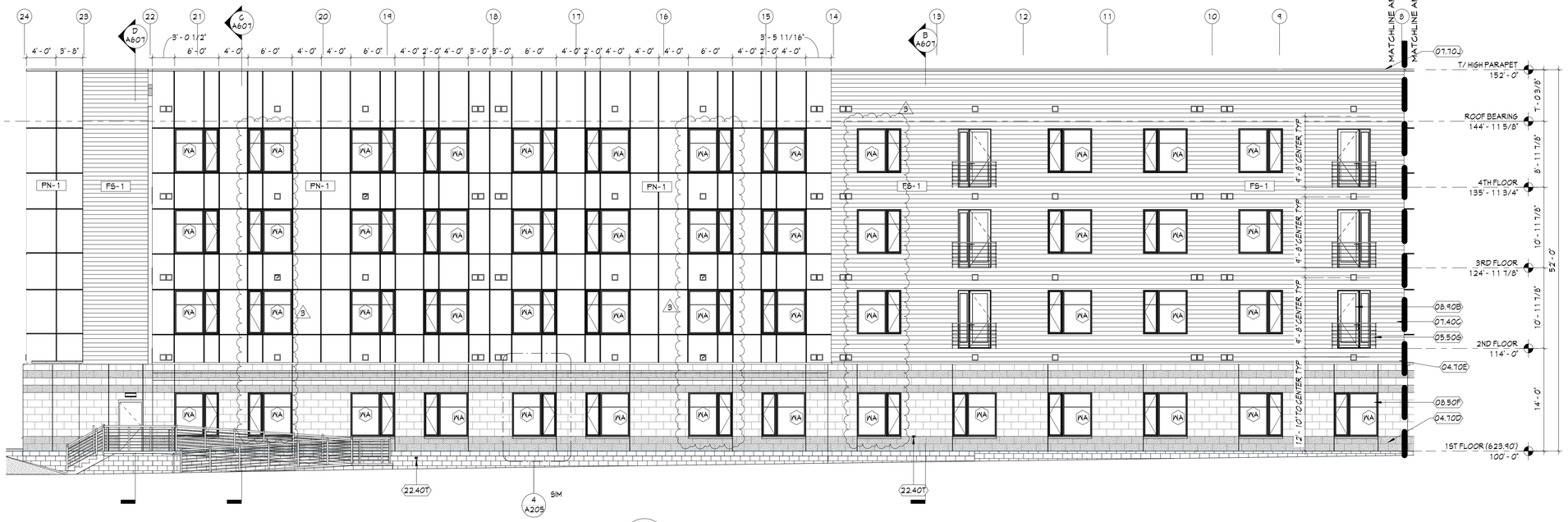


3 A204 north elevation C
1/8" = 1'-0"



2 A204 north elevation B
1/8" = 1'-0"



1 A204 north elevation A
1/8" = 1'-0"

keynotes

04.10C	MANUFACTURED STONE VENEER
04.10D	MANUFACTURED STONE SILL
04.10E	MANUFACTURED STONE WATERTABLE - ROCKCAST SL-325
05.50F	FASCIA-MOUNTED METAL GUARDRAIL @ 3'-6" HEIGHT A.F.F.
05.50G	ALUMINUM GUARDRAIL SYSTEM. 3'-6" A.F.F. W/ HANDRAIL 3'-0" A.F.F. MAX. 2-1/2" SQ. EMBEDDED POSTS
07.40C	FIBER CEMENT SIDING - 8" PLANKS W/ 7.5" EXPOSURE
07.10J	METAL COPING PARAPET CAP W/ CONT. CLEATS - BLACK
08.40A	ALUMINUM STOREFRONT SYSTEM

keynotes

08.50F	VINYL WINDOW
08.90B	EXHAUST LOUVER
22.40T	WALL HYDRANT
26.56A	EXTERIOR WALL SCONCE -SEE FIXTURE SCHEDULE

general notes: elevations

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general notes: building envelope

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material legend:

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COLOR: BUFFSTONE

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READING ROCK ROCKCAST - SPLIT 1' X 2'
COLOR: BUFFSTONE

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BELDEN THIN BRICK
COLOR: CHERRY VELOUR

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

EXTERIOR ELEVATIONS

A204

BERARDI+
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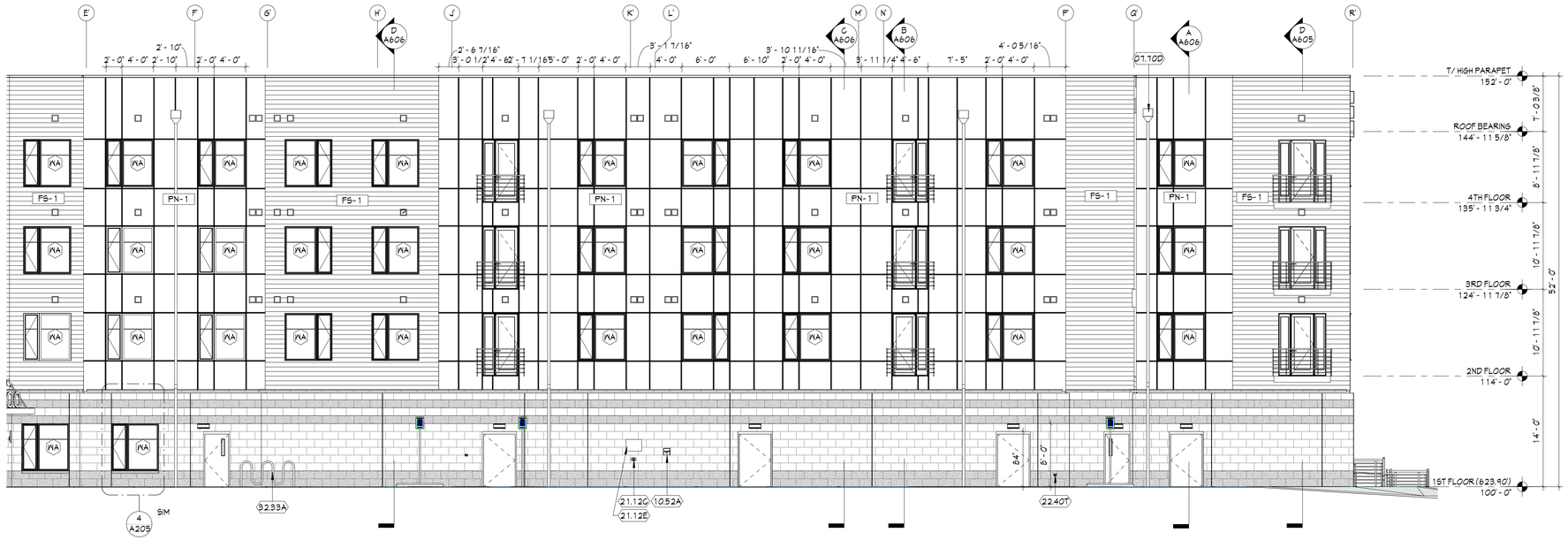
keynotes

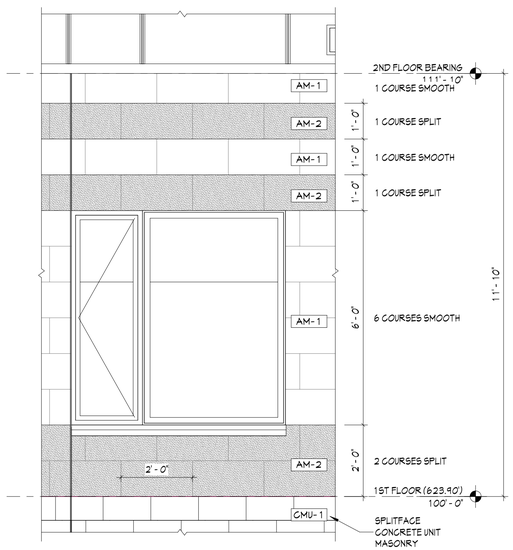
04.20F	SPLITFACE CONCRETE UNIT MASONRY
04.70E	MANUFACTURED STONE WATERTABLE - ROCKCAST SL-325
05.50F	FASCIA-MOUNTED METAL GUARDRAIL @ 3'-6" HEIGHT A.F.F.
05.50K	EXTRUDED ALUMINUM CANOPY SYSTEM W/ WALL SUSPENSION
07.40C	FIBER CEMENT SIDING - 8" PLANKS W/ 7.5" EXPOSURE
07.70D	PRE-FINISHED ALUMINUM SCUPPER, CONDUCTOR HEAD, AND DOWNSPOUT
07.70F	PRE-FINISHED ALUMINUM DOWNSPOUT
07.70J	METAL COPING PARAPET CAP W/ CONT. CLEATS - BLACK
08.40A	ALUMINUM STOREFRONT SYSTEM

keynotes

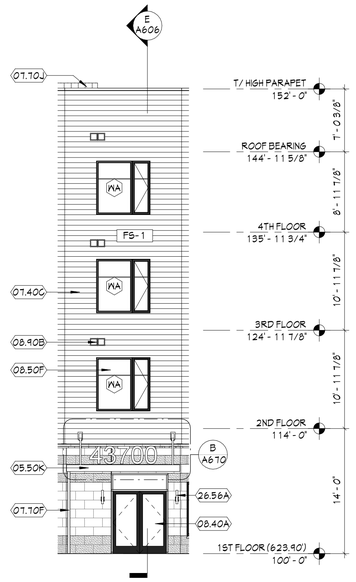
08.50F	VINYL WINDOW
08.90B	EXHAUST LOUVER
10.52A	KNOX BOX
21.12G	FIRE-DEPARTMENT CONNECTION
21.12E	FIRE DEPARTMENT CONNECTION SIGNAGE. SEE DETAIL ON A652
22.40T	WALL HYDRANT
26.56A	EXTERIOR WALL SCONCE -SEE FIXTURE SCHEDULE
32.33A	BICYCLE RACK



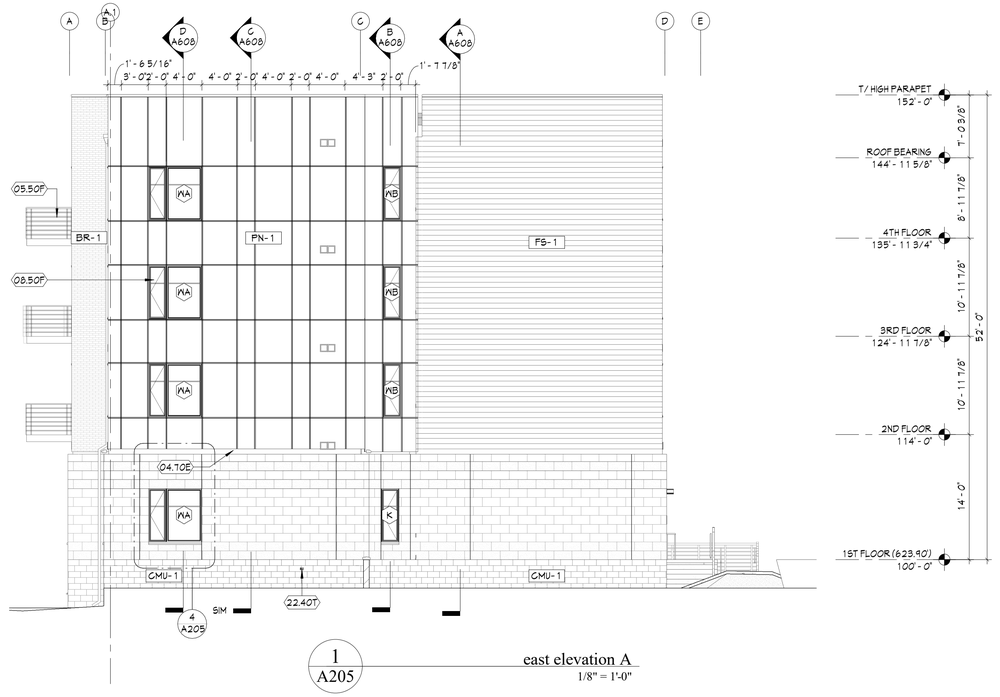
3 A205 — east elevation B
1/8" = 1'-0"



4 A205 — manuf. stone pattern elevation typical
1/2" = 1'-0"



2 A205 — building entrance elevation 2
1/8" = 1'-0"



1 A205 — east elevation A
1/8" = 1'-0"

general notes: elevations

1. ELEVATION REFERENCES SHOWN ON THESE DRAWINGS ARE USED ONLY AS REFERENCE. SEE CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.
2. ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED AS PER THE MANUFACTURER'S DIRECTIVES.
3. ALL EXPOSED CONCRETE TO BE PARGED FINISH.
4. ALL FINISH COLORS AND TEXTURES NOT SPECIFIED TO BE SELECTED BY ARCHITECT.
5. REFER TO A700 SHEETS FOR WINDOW, DOOR AND STOREFRONT INFORMATION.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. ALL FOUNDATION INSULATION (EXTEND TO TOP OF FOOTER).
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE ALL (WALL) INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

material legend:

ARCHITECTURAL MASONRY VENEER:

AM-1
READING ROCK ROCKCAST - SMOOTH 1" X 2"
COLOR: BUFFSTONE

AM-2
READING ROCK ROCKCAST - SPLIT 1" X 2"
COLOR: BUFFSTONE

BRICK:

BR-1
BELDEN THIN BRICK
COLOR: CHERRY VELOUR

CONCRETE MASONRY:

CMU-1
TBD FULL FACE SPLIT CMU
COLOR: DARK GREY TBD

FIBER CEMENT LAP SIDING:

FS-1
HARDIE PLANK LAP SIDING
SMOOTH 8.25"
COLOR: PAINTED SW 6886 ENERGETIC ORANGE

FIBER CEMENT PANEL:

PN-1
HARDIEPANEL
SMOOTH 4' X 8'
COLOR: ARCTIC WHITE

STATE OF MICHIGAN — George D. Berardi — ARCHITECT — No. 43748 — LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

EXTERIOR ELEVATIONS

A205

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
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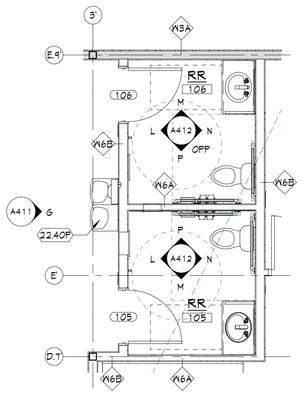

2 / A301 — 1st floor enlarged toilet rooms plan
1/4" = 1'-0"

1 / A301 — 1st floor enlarged core plan
3/16" = 1'-0"

general notes: floor plans

1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.0 USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3 1/2".
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE ID 400 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/G002.b.

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G004.a

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- 2 HOUR FIRE WALL
- 4' FIRE WALL CLEARANCE
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

keynotes

07.70F	PRE-FINISHED ALUMINUM DOWNSPOUT
08.83B	WALL-AFFIXED FRAMELESS MIRROR AT FITNESS ROOM
10.28Y	SURFACE MOUNTED MOP AND BROOM HOLDER, MOUNTED TO DRAIN INTO MOP SINK
10.55B	AUTOMATED PARCEL LOCKERS BY LUXOR ONE OR APPROVED EQUAL. ONE MAIN UNIT AND ONE ADD-ON UNIT. STAND COLOR TBD.
10.57C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8' BELOW SPRINKLER HEAD
12.90A	BIKE RACK
22.40P	DOUBLE ELECTRIC WATER COOLER W/ BOTTLE FILLER

coded notes - floor plans

1	GT CABINET - SEE SEE ELECTRICAL DRAWINGS
3	
9	OPEN TO UNDERSIDE OF STRUCTURE

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

ENLARGED PLAN - RESIDENTIAL LOBBY
A301

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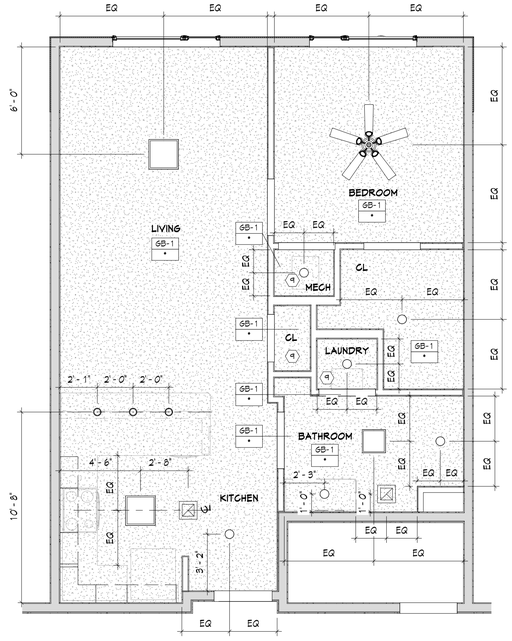
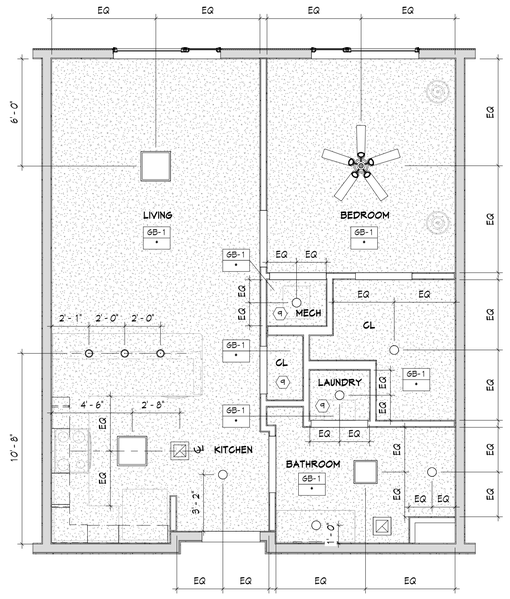
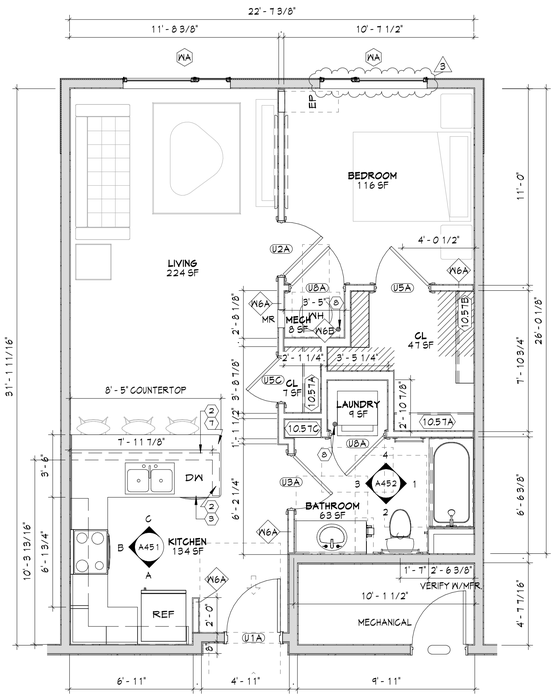


unit rcp A1b 1/4" = 1'-0"

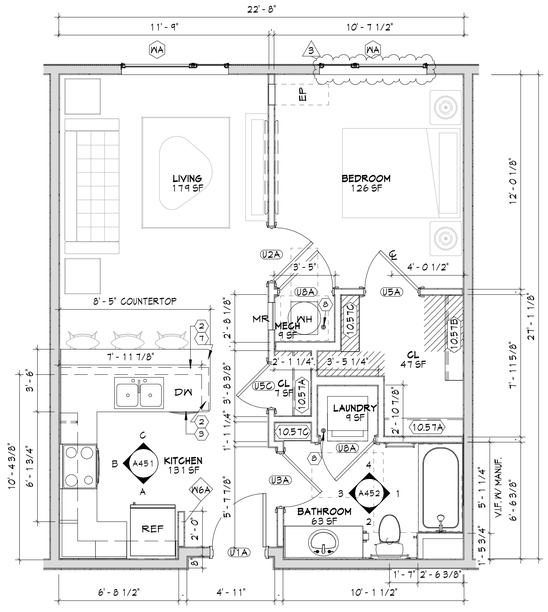


unit rcp A1a 1/4" = 1'-0"



unit plan A1b 1/4" = 1'-0"

690 SF (BOMA RENTABLE)



unit plan A1a 1/4" = 1'-0"

654 SF (BOMA

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN.
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
5. REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION PERTINENT TO SUSPENDED ASSEMBLIES & FRAMED SOFFITS.
6. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, CEILINGS NOT SHOWN GRAPHICALLY SHALL BE GYP. BD. OF THE STRUCTURE ABOVE. SEE FLOOR/ROOF TYPES ON G002.a.
8. CODE MINIMUM CEILING HEIGHT IS 7'-6" AFF. FINISH DIMENSION OF DROP CEILINGS SHALL NOT BE SET BELOW THIS LEVEL. CONTRACTOR TO FIELD VERIFY FINISH DIMENSION ACCOUNTING FOR FLOORING MATERIAL OR VARIATIONS IN FLOOR HEIGHT DUE TO BUILT CONDITIONS.

unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL. UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 15" x 15" @ KITCHEN & LIVING ROOM
	4" DIA. LED PENDANT LIGHT
	6" DIA. RECESSED CAN LIGHT
	CEILING FAN
	12" x 12" EXHAUST GRILL

MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 3'-1" SHELF/ROD LENGTH
2. BEDROOM CLOSET: 11'-0" SHELF/ROD LENGTH
3. KITCHEN COUNTERS: 9'-9"
4. LINEN SHELF: 2'-8" SHELF LENGTH
5. GENERAL STORAGE: 16.24 SQ.FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.

keynotes

10.57A	SINGLE SHELF AND ROD ADJUSTABLE
10.57B	DOUBLE SHELF AND ROD ADJUSTABLE
10.57C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1. ACOUSTIC SOUND MAT, MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2. WALL TYPE W6A BELOW
3. DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4. TWO LAYERS OF GYPSUM BOARD, FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE "X" INSTALLED BEFORE SETTING TUB OR SHOWER
5. OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6. NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A401 FOR DETAIL
7. 2" RADIUS AT COUNTER CORNER
8. FLOOR DRAIN
9. OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEET G003 AND G004 FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    - A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    - B. IN WALLS ADJACENT TO STAIRS.
    - C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. GYPSUM BOARD ON WALLS AND CEILINGS, LOCATED WITHIN BATHROOM IS TO BE MOISTURE RESISTANT. PROVIDE NON-PAPER FACED WALL BOARD AT ALL TUB AND SHOWER WALLS.
14. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER SHALL BE A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
   - A. REFRIGERATOR
   - B. 30" RANGE
   - C. DISHWASHER
   - D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
   - A. EXTERIOR MAXIMUM OF ½" BEVEL
   - B. INTERIOR MAXIMUM OF ¾" BEVEL
7. ALL INTERIOR DOOR OPENINESS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

ENLARGED UNIT PLANS A1a & A1b - ANSI TYPE "B"

A351

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MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 3'-9" SHELF/ROD LENGTH
2. BEDROOM CLOSET: 9'-0" SHELF/ROD LENGTH
3. KITCHEN COUNTERS: 9'-8"
4. LINEN SHELF: 2'-0" SHELF LENGTH
5. GENERAL STORAGE: 15.47 SQ.FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.

keynotes

10.57A	SINGLE SHELF AND ROD ADJUSTABLE
10.57B	DOUBLE SHELF AND ROD ADJUSTABLE
10.57C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
5. REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION PERTINENT TO SUSPENDED ASSEMBLIES & FRAMED SOFFITS.
6. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, CEILINGS NOT SHOWN GRAPHICALLY SHALL BE GYP. BD. OF THE STRUCTURE ABOVE. SEE FLOOR/ROOF TYPES ON G002.a.
8. CODE MINIMUM CEILING HEIGHT IS 7'-6" AFF. FINISH DIMENSION OF DROP CEILINGS SHALL NOT BE SET BELOW THIS LEVEL. CONTRACTOR TO FIELD VERIFY FINISH DIMENSION ACCOUNTING FOR FLOORING MATERIAL OR VARIATIONS IN FLOOR HEIGHT DUE TO BUILT CONDITIONS.

unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL. UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 18" x 18" @ KITCHEN & LIVING ROOM
	4" DIA. LED PENDANT LIGHT
	6" DIA RECESSED CAN LIGHT
	CEILING FAN
	12" x 12" EXHAUST GRILL

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1	ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2	WALL TYPE W6A BELOW
3	DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4	TWO LAYERS OF GYPSUM BOARD. FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE 'X' INSTALLED BEFORE SETTING TUB OR SHOWER
5	OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6	NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A401 FOR DETAIL
7	2" RADIUS AT COUNTER CORNER
8	FLOOR DRAIN
9	OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEET G004.a AND G004.b FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    - A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    - B. IN WALLS ADJACENT TO STAIRS.
    - C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. GYPSUM BOARD ON WALLS AND CEILINGS, LOCATED WITHIN BATHROOM IS TO BE MOISTURE RESISTANT. PROVIDE NON-PAPER FACED WALL BOARD AT ALL TUB AND SHOWER WALLS.
14. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

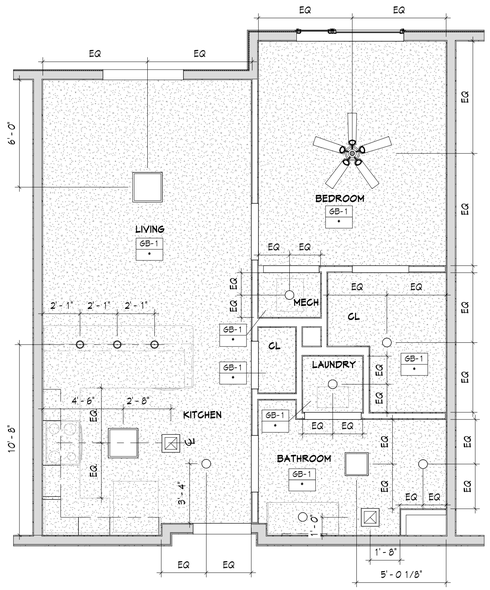
SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER SHALL BE A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

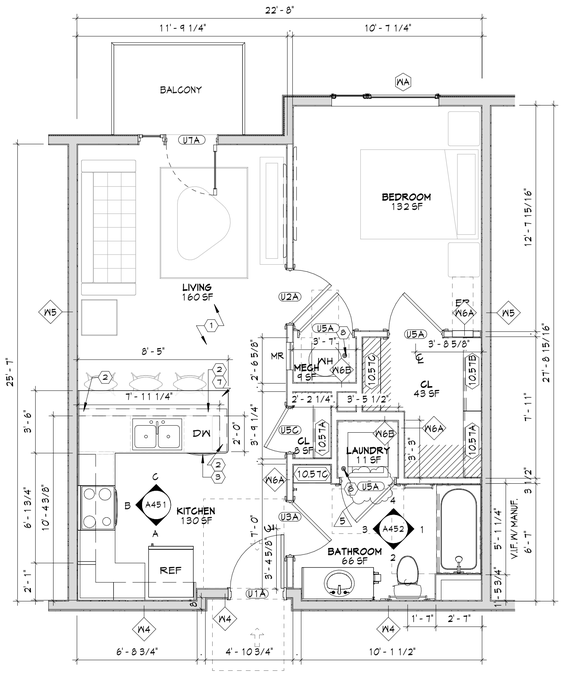
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE 'FAIR HOUSING ACCESSIBILITY GUIDELINES' (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
    - A. REFRIGERATOR
    - B. 30" RANGE
    - C. DISHWASHER
    - D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
    - A. EXTERIOR MAXIMUM OF ½" BEVEL
    - B. INTERIOR MAXIMUM OF ¼" BEVEL
7. ALL INTERIOR DOOR OPENINESS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT



unit rcp A2 1/4" = 1'-0"



unit plan A2 1/4" = 1'-0"

644 SF (BOMA RENTABLE)

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PROJECT DATE:	09/01/2021
PROJECT #:	17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021
5	Addendum 5	1.14.2022

ENLARGED UNIT PLAN A2 - ANSI TYPE "B"

A352

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P 614.221.1110 berardipartners.com

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keynotes

10.57A	SINGLE SHELF AND ROD ADJUSTABLE
10.57B	DOUBLE SHELF AND ROD ADJUSTABLE
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general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
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unit reflected ceiling plan notes:

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unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 15" x 15" @ KITCHEN/LIVING ROOM
	4" DIA LED PENDANT LIGHT
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	CEILING FAN
	12" x 12" EXHAUST GRILL

MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 3'-9" SHELF/ROD LENGTH
2. BEDROOM CLOSET: 9'-0" SHELF/ROD LENGTH
3. KITCHEN COUNTERS: 4'-8"
4. LINEN SHELF: 2'-0" SHELF LENGTH
5. GENERAL STORAGE: 18 SQ. FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.

unit abbreviations

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BCB	BLIND CORNER BASE
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DW	DISHWASHER
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SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN⟶	AIR INTAKE
⟶K/B	KITCHEN/BATH EXHAUST
⟶D	DRYER EXHAUST

coded notes - unit plans

1. ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2. WALL TYPE W6A BELOW
3. DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4. TWO LAYERS OF GYPSUM BOARD, FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE "X" INSTALLED BEFORE SETTING TUB OR SHOWER
5. OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6. NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A401 FOR DETAIL
7. 2" RADIUS AT COUNTER CORNER
8. FLOOR DRAIN
9. OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
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9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    - A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
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15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

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GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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    - D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
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5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
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    - A. EXTERIOR MAXIMUM OF ½" BEVEL
    - B. INTERIOR MAXIMUM OF ¼" BEVEL
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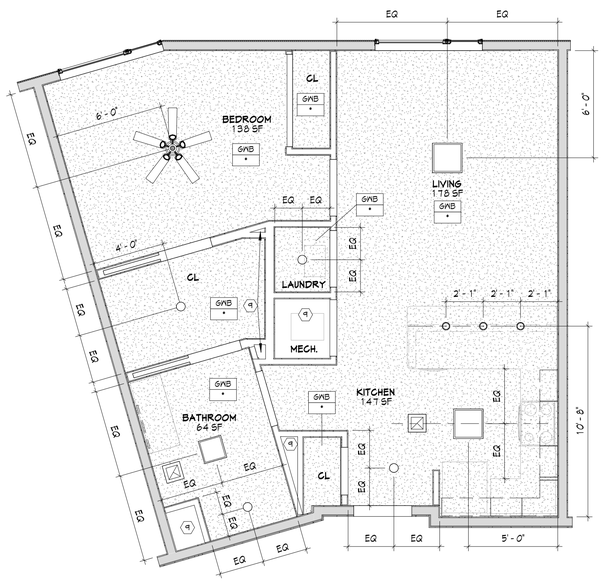
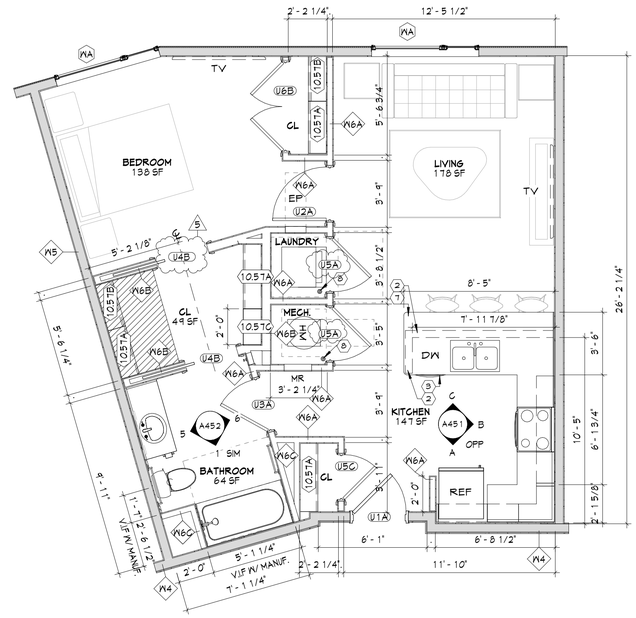
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT



unit rcp A3 1/4" = 1'-0"



unit plan A3 1/4" = 1'-0"

680 SF (BOMA RENTABLE)

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
5	Addendum 5	1.14.2022

ENLARGED UNIT PLAN A3 - ANSI TYPE "B"

A353

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

keynotes

10.57A	SINGLE SHELF AND ROD ADJUSTABLE
10.57B	DOUBLE SHELF AND ROD ADJUSTABLE
10.57C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD

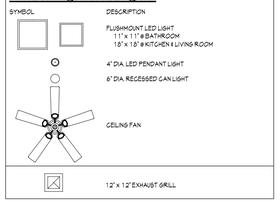
general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN.
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
5. REFER TO STRUCTRAL PLANS AND DETAILS FOR INFORMATION PERTINENT TO SUSPENDED ASSEMBLIES & FRAMED SOFFITS.
6. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, CEILINGS NOT SHOWN GRAPHICALLY SHALL BE GYP. BD. OF THE STRUCTURE ABOVE. SEE FLOOR/ROOF TYPES ON G002.a.
8. CODE MINIMUM CEILING HEIGHT IS 7'-6" AFF. FINISH DIMENSION OF DROP CEILINGS SHALL NOT BE SET BELOW THIS LEVEL. CONTRACTOR TO FIELD VERIFY FINISH DIMENSION ACCOUNTING FOR FLOORING MATERIAL OR VARIATIONS IN FLOOR HEIGHT DUE TO BUILT CONDITIONS.

unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend



MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 3'-0" SHELF/ROD LENGTH
2. BEDROOM CLOSET: 8'-5" SHELF/ROD LENGTH
3. KITCHEN COUNTERS: 7'-7"
4. LINEN SHELF: 3'-0" SHELF LENGTH
5. GENERAL STORAGE: 15.65 SQ.FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1. ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2. WALL TYPE W6A BELOW
3. DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4. TWO LAYERS OF GYPSUM BOARD, FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE "X" INSTALLED BEFORE SETTING TUB OR SHOWER
5. OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6. NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A401 FOR DETAIL
7. 2" RADIUS AT COUNTER CORNER
8. FLOOR DRAIN
9. OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEET G004.A AND G004.B FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    - A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    - B. IN WALLS ADJACENT TO STAIRS.
    - C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. GYPSUM BOARD ON WALLS AND CEILINGS, LOCATED WITHIN BATHROOM IS TO BE MOISTURE RESISTANT. PROVIDE NON-PAPER FACED WALL BOARD AT ALL TUB AND SHOWER WALLS.
14. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

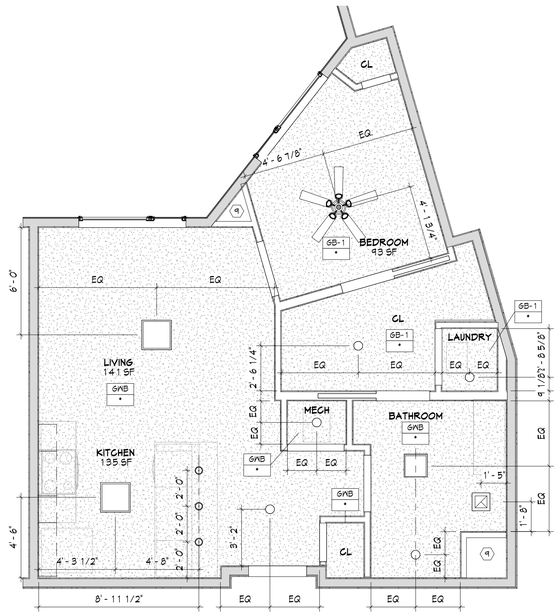
SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER SHALL BE A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

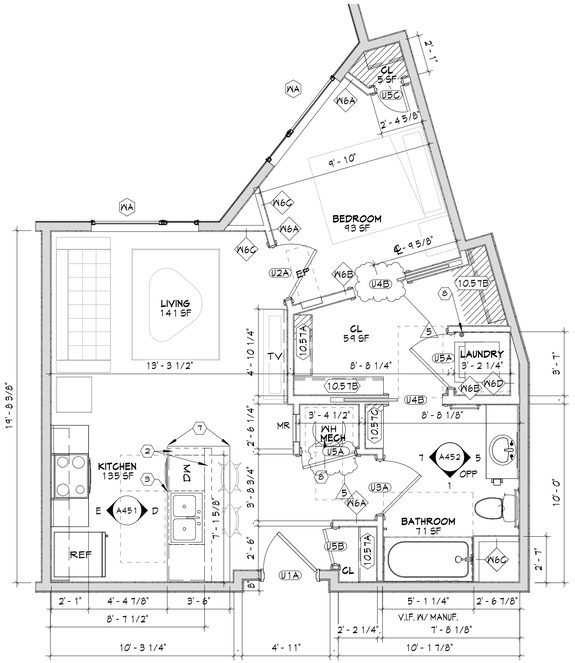
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
    - A. REFRIGERATOR
    - B. 30" RANGE
    - C. DISHWASHER
    - D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
    - A. EXTERIOR MAXIMUM OF ½" BEVEL
    - B. INTERIOR MAXIMUM OF ¼" BEVEL
7. ALL INTERIOR DOOR OPENINESS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT



unit rcp A4 1/4" = 1'-0"



unit plan A4 1/4" = 1'-0"

630 SF (BOMA RENTABLE)

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021
5	Addendum 5	1.14.2022

ENLARGED UNIT PLAN A4 - ANSI TYPE "B"

A354

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P 614.221.1110 berardipartners.com

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1/14/2022 6:45:25 AM

MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 5'-0" SHELF/ROD LENGTH
2. BEDROOM 1 CLOSET: 8'-5" SHELF/ROD LENGTH
3. BEDROOM 2 CLOSET: 4'-8" SHELF/ROD LENGTH
4. KITCHEN COUNTERS: 6'-9"
5. LINEN SHELF: 2'-0" SHELF LENGTH
6. GENERAL STORAGE: 22 SQ.FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN.
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
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unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL. UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 15" x 15" @ KITCHEN/LIVING ROOM
	4" DIA. LED PENDANT LIGHT
	6" DIA. RECESSED CAN LIGHT
	CEILING FAN
	12" x 12" EXHAUST GRILL

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1	ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2	WALL TYPE W6A BELOW
3	DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4	TWO LAYERS OF GYPSUM BOARD, FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE "X" INSTALLED BEFORE SETTING TUB OR SHOWER
5	OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6	NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS, SEE SHEET A401 FOR DETAIL
7	2" RADIUS AT COUNTER CORNER
8	FLOOR DRAIN
9	OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

keynotes

10.51A	SINGLE SHELF AND ROD ADJUSTABLE
10.51B	DOUBLE SHELF AND ROD ADJUSTABLE
10.51C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEET G003 AND G004 FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    B. IN WALLS ADJACENT TO STAIRS.
    C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. GYPSUM BOARD ON WALLS AND CEILINGS, LOCATED WITHIN BATHROOM IS TO BE MOISTURE RESISTANT. PROVIDE NON-PAPER FACED WALL BOARD AT ALL TUB AND SHOWER WALLS.
14. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

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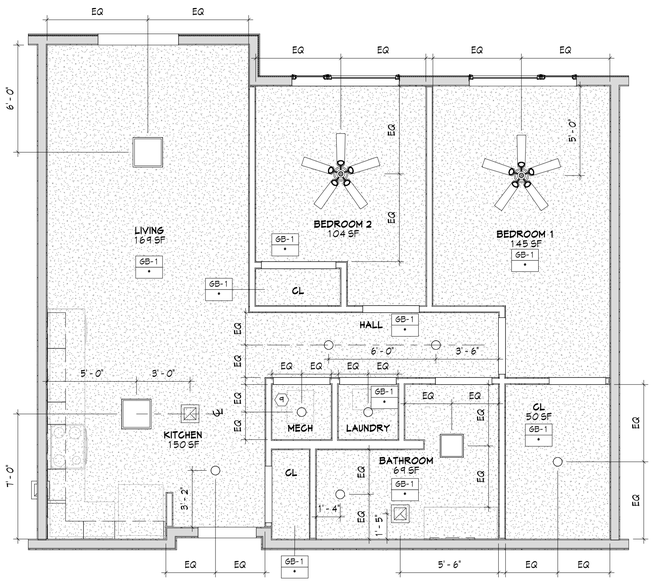
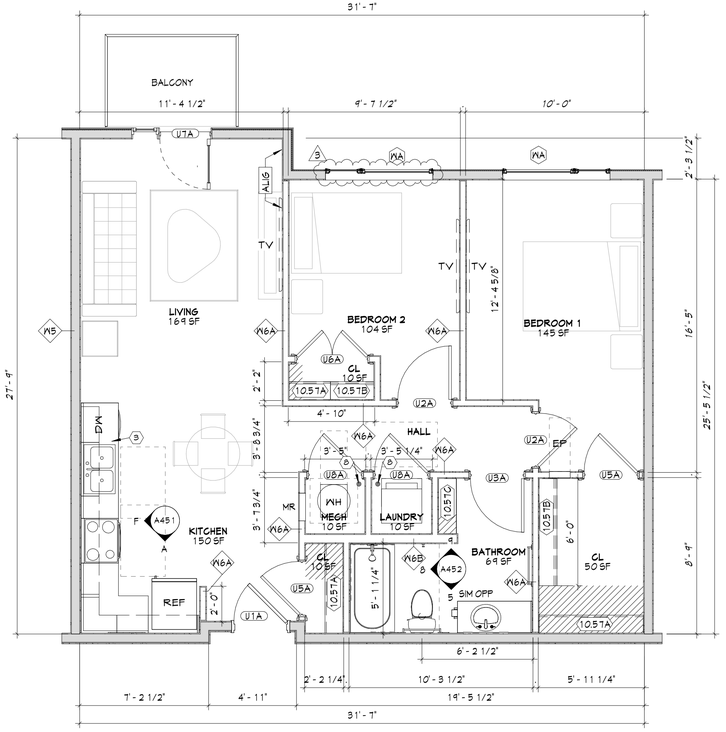
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG) AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
    A. REFRIGERATOR
    B. 30" RANGE
    C. DISHWASHER
    D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
    A. EXTERIOR MAXIMUM OF ½" BEVEL
    B. INTERIOR MAXIMUM OF ¼" BEVEL
7. ALL INTERIOR DOOR OPENINESS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (11"-14") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT



unit rcp B1 1/4" = 1'-0"



unit plan B1 1/4" = 1'-0"

878 SF (BOMA RENTABLE)

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" 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.
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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

ENLARGED UNIT PLAN B1 - ANSI TYPE "B"

A355

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P 614.221.1110 berardipartners.com

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keynotes

10.57A	SINGLE SHELF AND ROD ADJUSTABLE
10.57B	DOUBLE SHELF AND ROD ADJUSTABLE
10.57C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD
11.30H	STACKED LAUNDRY UNIT

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN.
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
5. REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION PERTINENT TO SUSPENDED ASSEMBLIES & FRAMED SOFFITS.
6. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, CEILINGS NOT SHOWN GRAPHICALLY SHALL BE GYP. BD. OF THE STRUCTURE ABOVE. SEE FLOOR/ROOF TYPES ON G002.a.
8. CODE MINIMUM CEILING HEIGHT IS 7'-6" AFF. FINISH DIMENSION OF DROP CEILINGS SHALL NOT BE SET BELOW THIS LEVEL. CONTRACTOR TO FIELD VERIFY FINISH DIMENSION ACCOUNTING FOR FLOORING MATERIAL OR VARIATIONS IN FLOOR HEIGHT DUE TO BUILT CONDITIONS.

unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL. UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 18" x 18" @ KITCHEN & LIVING ROOM
	4" DIA. LED PENDANT LIGHT
	6" DIA. RECESSED CAN LIGHT
	CEILING FAN
	12" x 12" EXHAUST GRILL

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1	ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2	WALL TYPE W6A BELOW
3	DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4	TWO LAYERS OF GYPSUM BOARD, FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE "X" INSTALLED BEFORE SETTING TUB OR SHOWER
5	OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6	NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A401 FOR DETAIL
7	2" RADIUS AT COUNTER CORNER
8	FLOOR DRAIN
9	OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEET G003 AND G004 FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    - A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    - B. IN WALLS ADJACENT TO STAIRS.
    - C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. GYPSUM BOARD ON WALLS AND CEILINGS, LOCATED WITHIN BATHROOM IS TO BE MOISTURE RESISTANT. PROVIDE NON-PAPER FACED WALL BOARD AT ALL TUB AND SHOWER WALLS.
14. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER SHALL BE A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

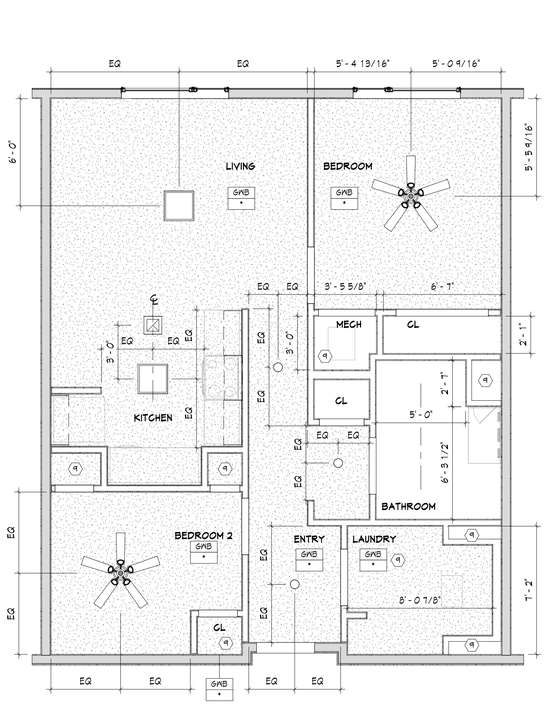
general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE 'FAIR HOUSING ACCESSIBILITY GUIDELINES' (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
    - A. REFRIGERATOR
    - B. 30" RANGE
    - C. DISHWASHER
    - D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN)
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
    - A. EXTERIOR MAXIMUM OF ½" BEVEL
    - B. INTERIOR MAXIMUM OF ¼" BEVEL
7. ALL INTERIOR DOOR OPENINESS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS) SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT

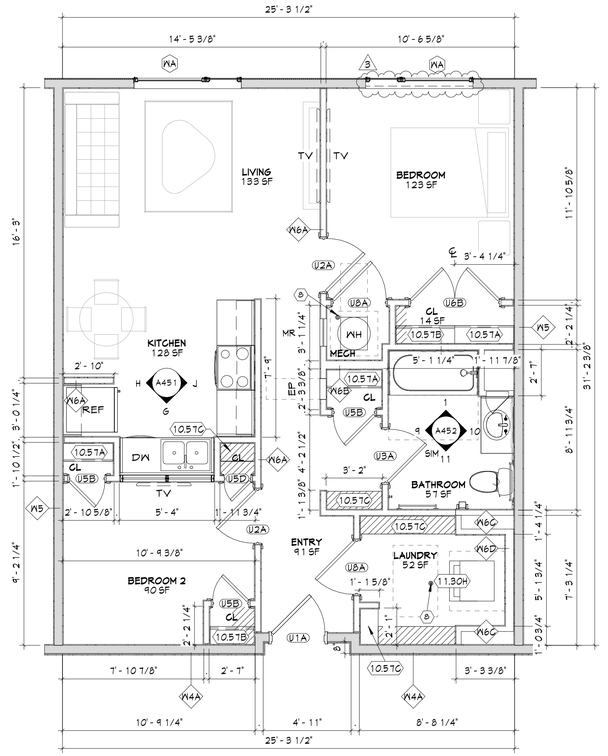
MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 3'-0" SHELF/ROD LENGTH
2. BEDROOM 1 CLOSET: 9'-0" SHELF/ROD LENGTH
3. BEDROOM 2 CLOSET: 5'-0" SHELF/ROD LENGTH
4. KITCHEN COUNTERS: 9'-8"
5. LINEN SHELF: 3'-0" SHELF LENGTH
6. GENERAL STORAGE: 19.5 SQ. FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.



unit rcp B2 1/4" = 1'-0"



unit plan B2 1/4" = 1'-0"

836-842 SF (BOMA RENTABLE)

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

ENLARGED UNIT PLAN B2 - ANSI TYPE "B"

A356

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

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keynotes

10.57A	SINGLE SHELF AND ROD ADJUSTABLE
10.57B	DOUBLE SHELF AND ROD ADJUSTABLE
10.57G	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD

MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 4'-3" SHELF/ROD LENGTH
2. BEDROOM 1 CLOSET: 16'-6" SHELF/ROD LENGTH
3. BEDROOM 2 CLOSET: 4'-3" SHELF/ROD LENGTH
4. KITCHEN COUNTERS: 9'-10"
5. LINEN SHELF: 3'-2" SHELF LENGTH
6. GENERAL STORAGE: 19.5 SQ.FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.

general notes: reflected ceiling plans

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3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
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unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL. UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 18" x 18" @ KITCHEN & LIVING ROOM
	4" DIA LED PENDANT LIGHT
	6" DIA RECESSED CAN LIGHT
	CEILING FAN
	12" x 12" EXHAUST GRILL

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1	ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2	WALL TYPE W6A BELOW
3	DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4	TWO LAYERS OF GYPSUM BOARD, FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE "X" INSTALLED BEFORE SETTING TUB OR SHOWER
5	OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6	NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS, SEE SHEET A401 FOR DETAIL
T	2" RADIUS AT COUNTER CORNER
8	FLOOR DRAIN
9	OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

general notes: unit plans

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3. SEE SHEET G003 AND G004 FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    B. IN WALLS ADJACENT TO STAIRS.
    C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. GYPSUM BOARD ON WALLS AND CEILINGS, LOCATED WITHIN BATHROOM IS TO BE MOISTURE RESISTANT. PROVIDE NON-PAPER FACED WALL BOARD AT ALL TUB AND SHOWER WALLS.
14. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

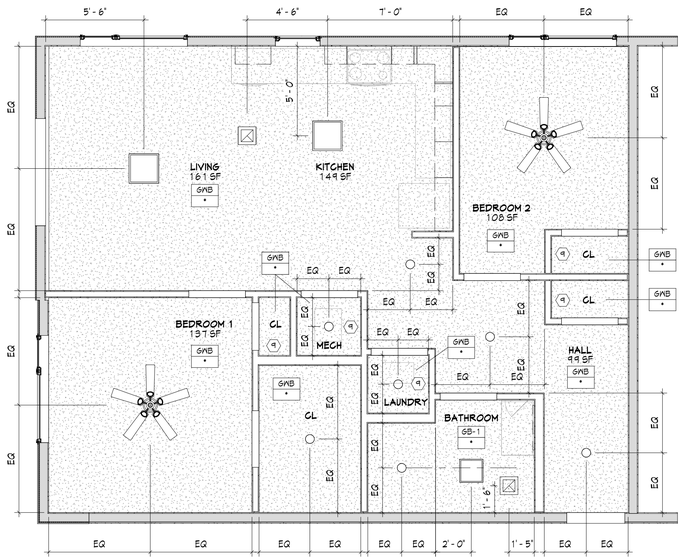
SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER SHALL BE A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

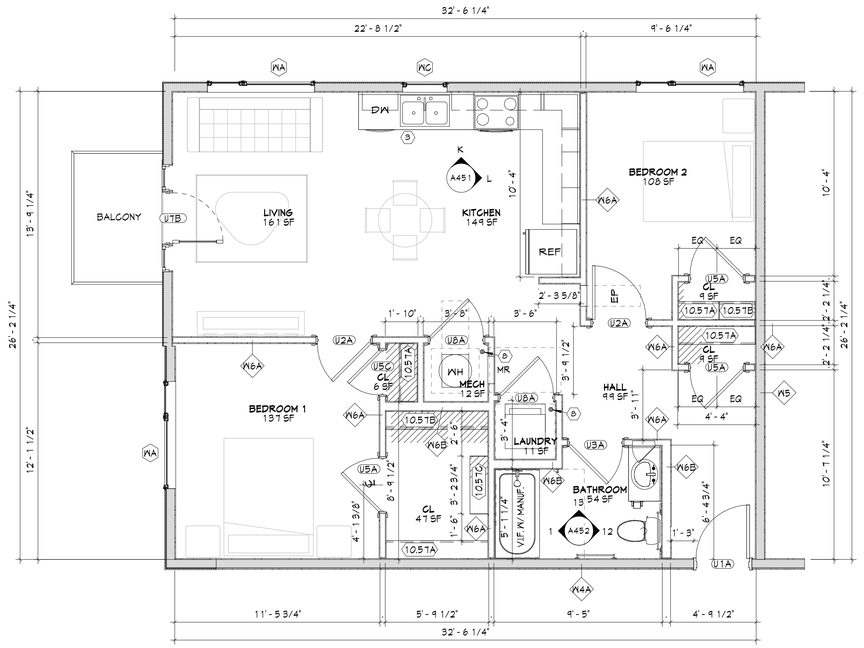
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
   A. REFRIGERATOR
   B. 30" RANGE
   C. DISHWASHER
   D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
   A. EXTERIOR MAXIMUM OF ½" BEVEL
   B. INTERIOR MAXIMUM OF ¼" BEVEL
7. ALL INTERIOR DOOR OPENINGS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-14") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT



unit rcp B3 1/4" = 1'-0"



unit plan B3 1/4" = 1'-0"

926-956 SF (BOMA RENTABLE)

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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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.
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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

ENLARGED UNIT PLAN B3 - ANSI TYPE "B"

A357

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

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keynotes

10.28V	MEDICINE CABINET
10.57A	SINGLE SHELF AND ROD ADJUSTABLE
10.57B	DOUBLE SHELF AND ROD ADJUSTABLE
10.57C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
5. REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION PERTINENT TO SUSPENDED ASSEMBLIES & FRAMED SOFFITS.
6. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, CEILINGS NOT SHOWN GRAPHICALLY SHALL BE GYP. BD. OF THE STRUCTURE ABOVE. SEE FLOOR/ROOF TYPES ON G002.a.
8. CODE MINIMUM CEILING HEIGHT IS 7'-6" AFF. FINISH DIMENSION OF DROP CEILINGS SHALL NOT BE SET BELOW THIS LEVEL. CONTRACTOR TO FIELD VERIFY FINISH DIMENSION ACCOUNTING FOR FLOORING MATERIAL OR VARIATIONS IN FLOOR HEIGHT DUE TO BUILT CONDITIONS.

unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL. UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 18" x 18" @ KITCHEN & LIVING ROOM
	4" DIA LED PENDANT LIGHT
	6" DIA RECESSED CAN LIGHT
	CEILING FAN
	12" x 12" EXHAUST GRILL

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1	ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2	WALL TYPE W6A BELOW
3	DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4	TWO LAYERS OF GYPSUM BOARD. FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE "X" INSTALLED BEFORE SETTING TUB OR SHOWER
5	OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6	NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A401 FOR DETAIL
7	2" RADIUS AT COUNTER CORNER
8	FLOOR DRAIN
9	OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEET G003 AND G004 FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    - A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    - B. IN WALLS ADJACENT TO STAIRS.
    - C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. GYPSUM BOARD ON WALLS AND CEILINGS, LOCATED WITHIN BATHROOM IS TO BE MOISTURE RESISTANT. PROVIDE NON-PAPER FACED WALL BOARD AT ALL TUB AND SHOWER WALLS.
14. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

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GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

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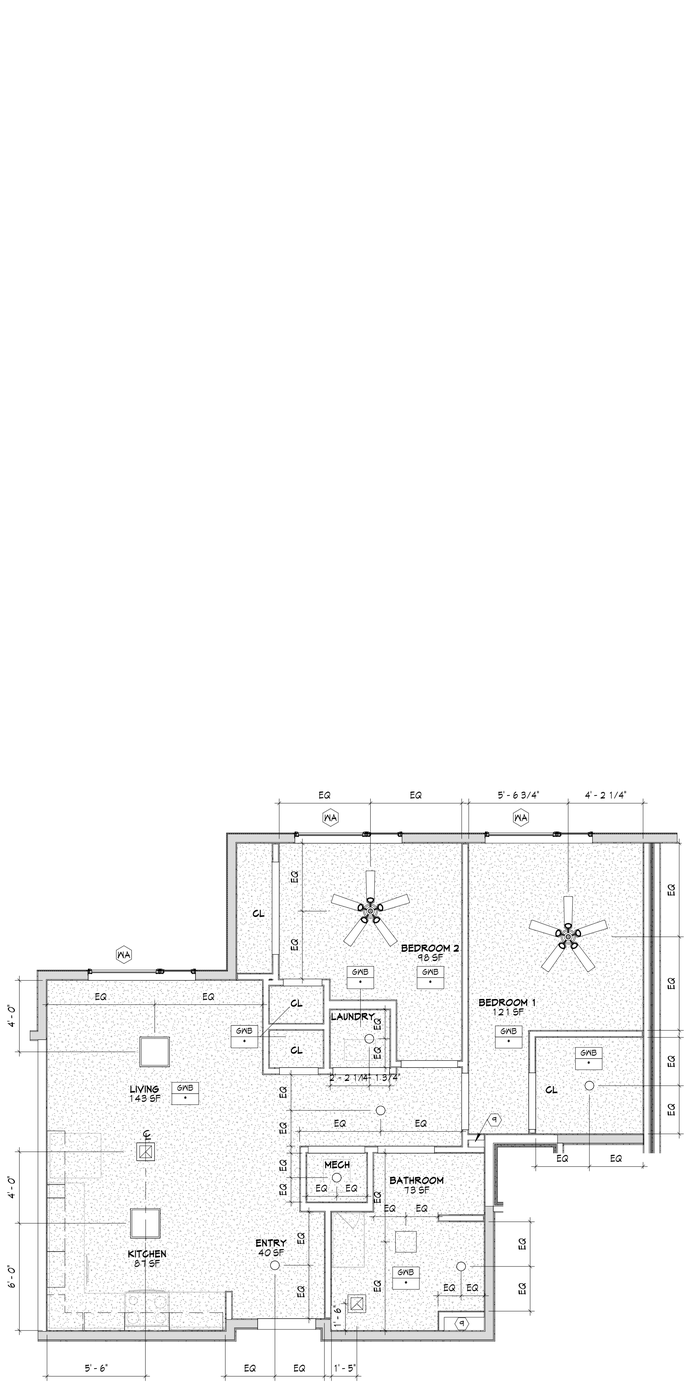
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
    - A. REFRIGERATOR
    - B. 30" RANGE
    - C. DISHWASHER
    - D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
    - A. EXTERIOR MAXIMUM OF ½" BEVEL
    - B. INTERIOR MAXIMUM OF ½" BEVEL
7. ALL INTERIOR DOOR OPENINGS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (11"-19") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT

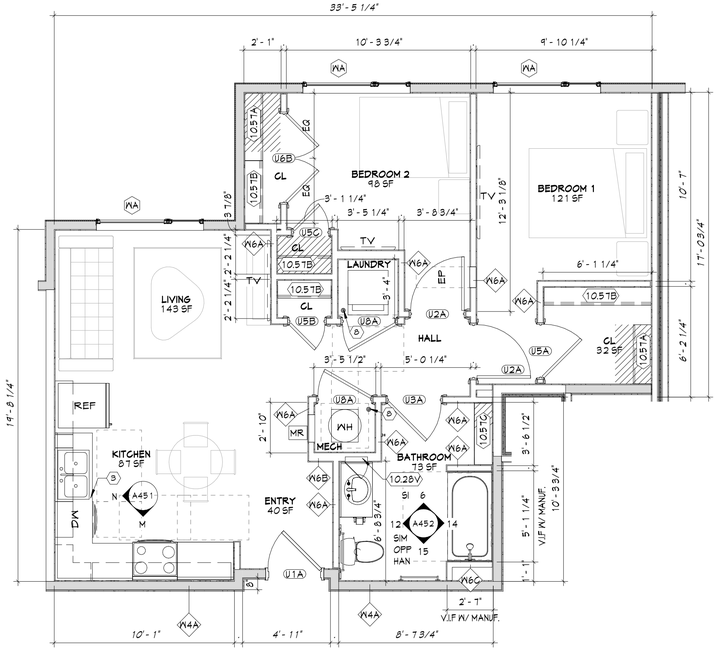
MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 3'-0" SHELF/ROD LENGTH
2. BEDROOM 1 CLOSET: 9'-1" SHELF/ROD LENGTH
3. BEDROOM 2 CLOSET: 7'-3" SHELF/ROD LENGTH
4. KITCHEN COUNTERS: 8'-6"
5. LINEN SHELF: 3'-5" SHELF LENGTH
6. GENERAL STORAGE: 20.8 SQ.FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.



unit rcp B4 1/4" = 1'-0"



unit plan B4 1/4" = 1'-0"

803 SF (BOMA RENTABLE)

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

ENLARGED UNIT PLAN B4 - ANSI TYPE "B"

A358

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P 614.221.1110 berardipartners.com

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keynotes

10.5.7A	SINGLE SHELF AND ROD ADJUSTABLE
10.5.7B	DOUBLE SHELF AND ROD ADJUSTABLE
10.5.7C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN.
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
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unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL. UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 15" x 15" @ KITCHEN & LIVING ROOM
	4" DIA. LED PENDANT LIGHT
	6" DIA. RECESSED CAN LIGHT
	CEILING FAN
	12" x 12" EXHAUST GRILL

unit abbreviations

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BCB	BLIND CORNER BASE
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DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	WORKSPACE (30")

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1	ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
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3	DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
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7	2" RADIUS AT COUNTER CORNER
8	FLOOR DRAIN
9	OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

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5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    - A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    - B. IN WALLS ADJACENT TO STAIRS.
    - C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. GYPSUM BOARD ON WALLS AND CEILINGS, LOCATED WITHIN BATHROOM IS TO BE MOISTURE RESISTANT. PROVIDE NON-PAPER FACED WALL BOARD AT ALL TUB AND SHOWER WALLS.
14. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

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SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

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GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
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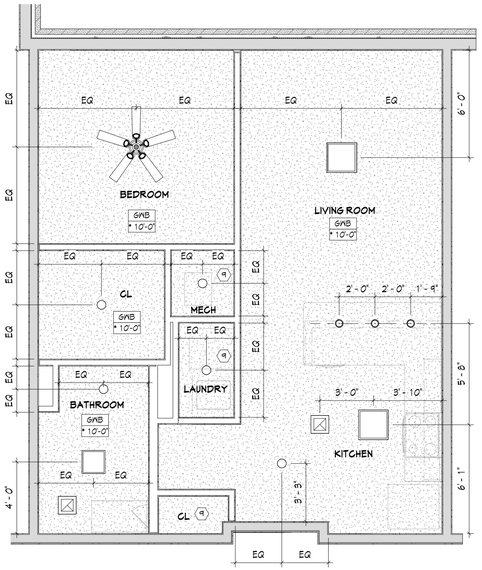
    - A. REFRIGERATOR
    - B. 30" RANGE
    - C. DISHWASHER
    - D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
    - A. EXTERIOR MAXIMUM OF ½" BEVEL
    - B. INTERIOR MAXIMUM OF ¾" BEVEL
7. ALL INTERIOR DOOR OPENINESS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 1/2" "ADA" COMPLIANT, HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT

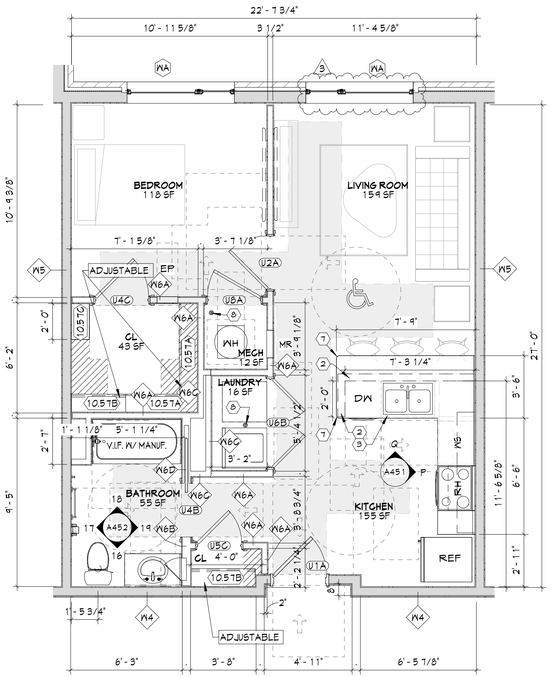
MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 3'-6" SHELF/ROD LENGTH
2. BEDROOM 1 CLOSET: 6'-0" SHELF/ROD LENGTH
4. KITCHEN COUNTERS: 6'-6"
5. LINEN SHELF: 2'-0" SHELF LENGTH
6. GENERAL STORAGE: 15.0 SQ.FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.



unit rcp A5 1/4" = 1'-0"



unit plan A5 'ANSI TYPE A' 1/4" = 1'-0"

654 SF (BOMA RENTABLE)

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE:	09/01/2021
PROJECT #:	17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

ENLARGED UNIT PLAN A5 - ANSI TYPE "A"

A359

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P 614.221.1110 berardipartners.com

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keynotes

10.57A	SINGLE SHELF AND ROD ADJUSTABLE
10.57B	DOUBLE SHELF AND ROD ADJUSTABLE
10.57C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN.
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
5. REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION PERTINENT TO SUSPENDED ASSEMBLIES & FRAMED SOFFITS.
6. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, CEILINGS NOT SHOWN GRAPHICALLY SHALL BE GYP. BD. OF THE STRUCTURE ABOVE. SEE FLOOR/ROOF TYPES ON G002.a.
8. CODE MINIMUM CEILING HEIGHT IS 7'-6" AFF. FINISH DIMENSION OF DROP CEILINGS SHALL NOT BE SET BELOW THIS LEVEL. CONTRACTOR TO FIELD VERIFY FINISH DIMENSION ACCOUNTING FOR FLOORING MATERIAL OR VARIATIONS IN FLOOR HEIGHT DUE TO BUILT CONDITIONS.

unit reflected ceiling plan notes:

*NOTE: CEILINGS OPEN TO UNDERSIDE OF FLOOR ASSEMBLY, EXCEPT AT 1ST FL. UNITS WHERE SPACES WILL BE 10'-00" A.F.F. SUSPENDED GYPSUM BOARD CEILINGS EXCEPT WHERE INDICATED BY CODED NOTE 9.

unit ceiling fixture legend

SYMBOL	DESCRIPTION
	FLUSHMOUNT LED LIGHT 11" x 11" @ BATHROOM 18" x 18" @ KITCHEN & LIVING ROOM
	4" DIA LED PENDANT LIGHT
	6" DIA RECESSED CAN LIGHT
	CEILING FAN
	12" x 12" EXHAUST GRILL

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MR	MECHANICAL RETURN
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RH	RANGE HOOD
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
WC	WALL HUNG CABINET
WH	WATER HEATER
WS	"WORKSPACE (30")"

unit plan legend

E.P.	ELECTRIC PANEL
TV	TELEVISION
IN→	AIR INTAKE
→K/B	KITCHEN/BATH EXHAUST
→D	DRYER EXHAUST

coded notes - unit plans

1	ACOUSTIC SOUND MAT. MAT TO OCCUR UNDER ALL HARD SURFACES AND EXTEND 12" BEYOND EXTENTS OF HARD FLOORING. "KEENE" QQ STEP SOFT
2	WALL TYPE W6A BELOW
3	DISHWASHER OUTLET TO BE LOCATED INSIDE SINK BASE
4	TWO LAYERS OF GYPSUM BOARD. FIRST LAYER 5/8" THK. WATER-RESISTANT TYPE "X" INSTALLED BEFORE SETTING TUB OR SHOWER
5	OPERABLE PARTS OF THE ELECTRICAL PANEL ARE TO BE MOUNTED BETWEEN 15" MIN. AND 48" MAX. A.F.F.
6	NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A401 FOR DETAIL
7	2" RADIUS AT COUNTER CORNER
8	FLOOR DRAIN
9	OPEN TO UNDERSIDE OF FLOOR ASSEMBLY

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEET G004.a AND G004.b FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A401 FOR CODE-REQUIRED GRAB BAR BLOCKING.
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15. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
16. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

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3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
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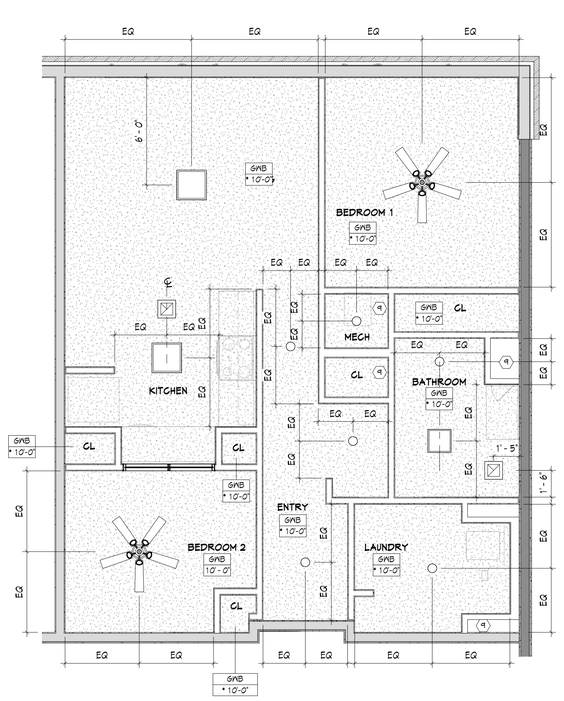
5. ALL CARPET TO BE LOW (LESS THAN ½" HIGH PILE) DENSITY WITH FIRM PAD - NO PAD AT ANSI TYPE 'A' DWELLING UNITS.
6. THRESHOLD REQUIREMENTS:
   - A. EXTERIOR MAXIMUM OF ½" BEVEL
   - B. INTERIOR MAXIMUM OF ¼" BEVEL
7. ALL INTERIOR DOOR OPENINESS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
8. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
9. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (11"-14") OR BE HEIGHT ADJUSTABLE.
10. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
11. BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
12. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
13. ALL DRAWER PULLS TO HAVE "LOOPED" HANDLES FOR EASY GRIP AND PULL.
14. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT

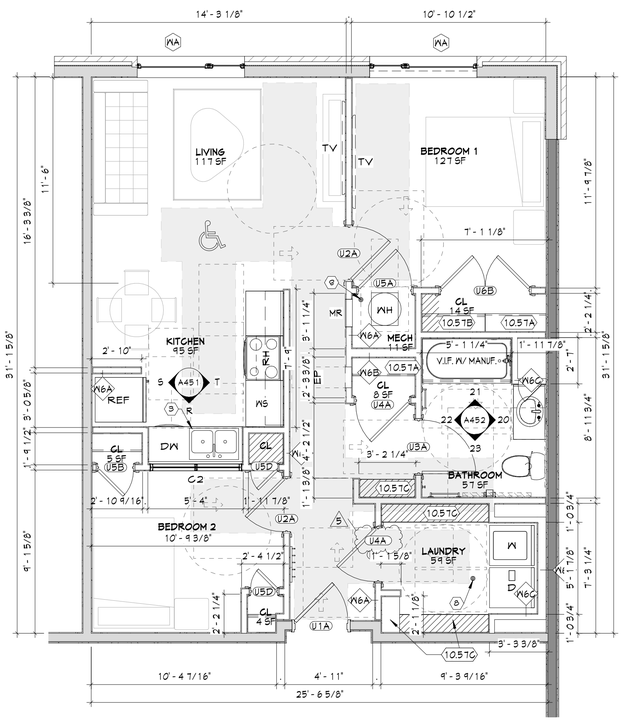
MSHDA STORAGE ANALYSIS:

1. COAT CLOSET: 3'-6" SHELF/ROD LENGTH
2. BEDROOM 1 CLOSET: 6'-4" SHELF/ROD LENGTH
3. BEDROOM 2 CLOSETS: 5'-0" SHELF/ROD LENGTH
4. KITCHEN COUNTERS: 6'-4"
5. LINEN SHELF: 2'-0" SHELF LENGTH
6. GENERAL STORAGE: 19.2 SQ. FT./SHOWN HATCHED

NOTE: DIMENSIONS IN ANALYSIS ARE ROUNDED TO SHOW MINIMUM REQUIREMENTS ARE MET. SEE PLANS FOR ACTUAL DIMENSIONS. GC TO VERIFY DIMENSIONS IN THE FIELD.



unit rcp B5 1/4" = 1'-0"



unit plan B5 'ANSI TYPE A 1/4" = 1'-0"

852 SF (BOMA RENTABLE)

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021
5	Addendum 5	1.14.2022

ENLARGED UNIT PLAN B5 - ANSI TYPE "A"

A360

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

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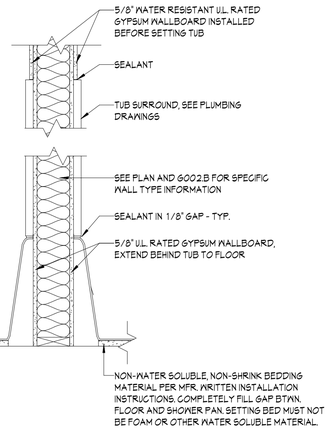
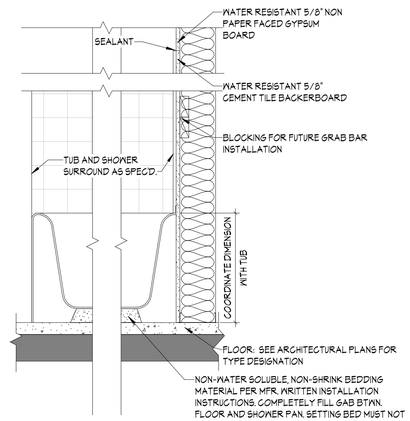
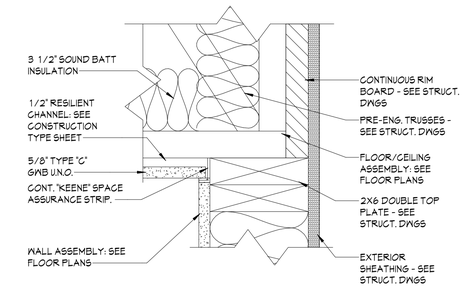


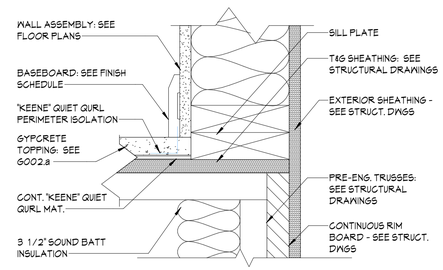
J / A401 — tub section w/ surround 1 hr — 1" = 1'-0"



H / A401 — tub section w/ surround non-rated — 1" = 1'-0"

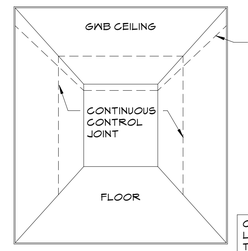


G / A401 — ceiling soundproofing — 3" = 1'-0"



NOTE: APPLY "KEENE" PERIMETER ISOLATION AROUND ALL JUNCTIONS BETWEEN WALL AND PADDING. ALL FLOOR PENETRATIONS TO BE WRAPPED WITH PERIMETER ISOLATION

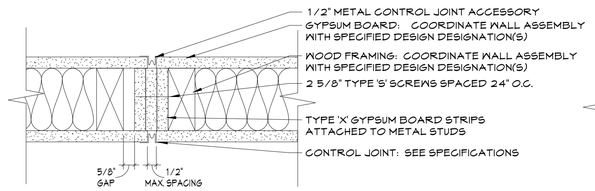
F / A401 — floor soundproofing — 3" = 1'-0"



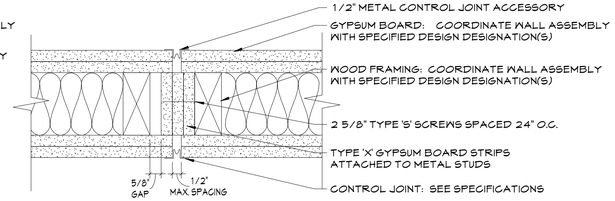
C.J.'S @ 24 FEET O.C. MAX. AND LOCATE NO CLOSER THAN 4'-0" TO DOOR FRAMES. ACTUAL LOCATIONS TO BE APPROVED BY ARCHITECT VIA SHOP DRAWING SUBMITTAL.

corridor perspective

D / A401 — gwb control joint — 1" = 1'-0"



ONE (1) HOUR RATED CONTROL JOINT: BASIS OF DESIGN GA FILE NO. SRS 2101
GA-600 2015 FIRE RESISTANCE MANUAL TESTED IN ACCORRDANCE WITH ASTEM E119

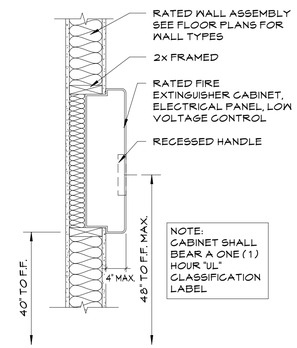


TWO (2) HOUR RATED CONTROL JOINT: BASIS OF DESIGN - GA FILE NO. SRS 2201
GA-600 2015 FIRE RESISTANCE MANUAL TESTED IN ACCORRDANCE WITH ASTEM E119

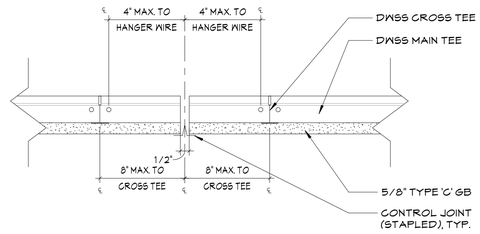
GENERAL NOTE:

1. BASIS OF DESIGN HAS BEEN PROVIDED. ALL SUBSTITUTIONS SHALL BE PROVIDED FOR REVIEW BY THE ARCHITECT'S OFFICE. DEVITATIONS FROM BASIS OF DESIGN SHALL INCLUDE VERIFICATION OF FIRE RESISTANCE COMPLIANCE.
2. DESIGNS DEPICTED ARE GRAPHIC REPRESENTATIONS AND DO NOT DEPICT ALL WALL ASSEMBLY CONDITIONS IDENTIFIED ON PLANS.

C / A401 — gypsum board control joints — 3" = 1'-0"



B / A401 — RATED EXTINGUISHER CABINET — 1" = 1'-0"



A / A401 — TYP. UNRATED GYP BOARD CEILING CONTROL JOINT — 3" = 1'-0"

GENERAL NOTES

1. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. SEE DETAILS 1/A4012/A401 FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.

GRAB BAR STRENGTH

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

NOTE:
BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

INTERIOR DETAILS

A401

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

12/10/2021 9:08:12 AM

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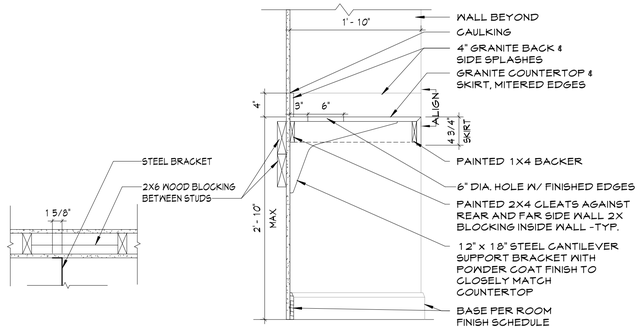
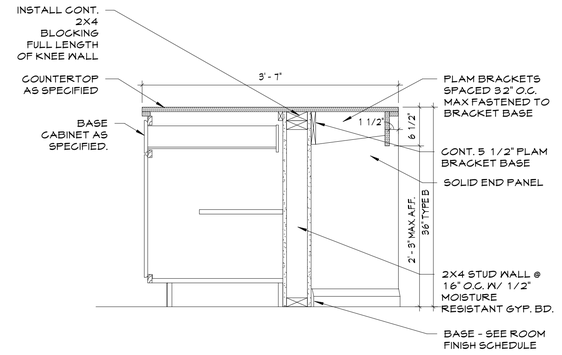


10 A402 WALL HUNG STONE COUNTERTOP
1" = 1'-0"



9 A402 UNIT KITCHEN CABINET
1" = 1'-0"

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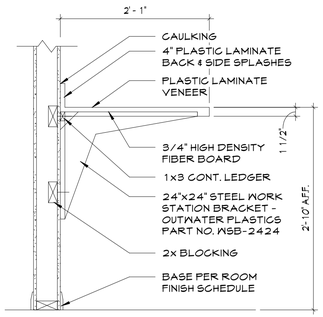
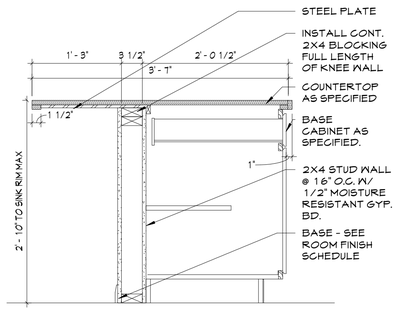
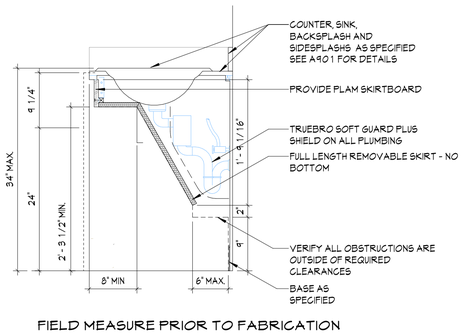


8 A402 TYP. WORK COUNTER DETAIL
1" = 1'-0"

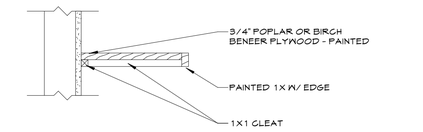


7 A402 COMMUNITY KITCHEN & TYPE A CABINET
1" = 1'-0"

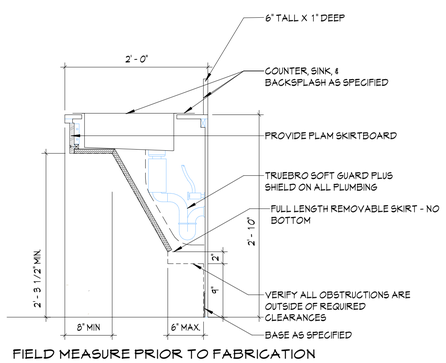


FIELD MEASURE PRIOR TO FABRICATION

6 A402 COMMON AREA RESTROOM DETAIL
1" = 1'-0"

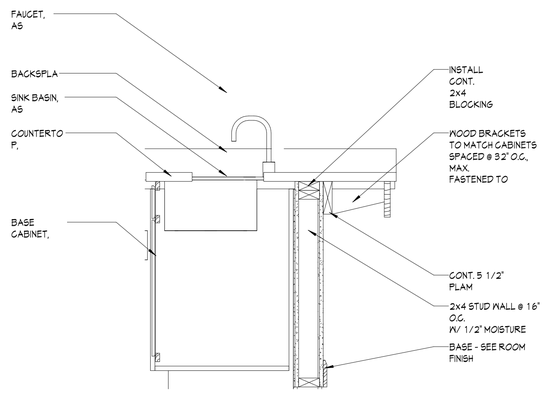


4 A402 EXPOSED LINEN SHELF DETAIL
1 1/2" = 1'-0"

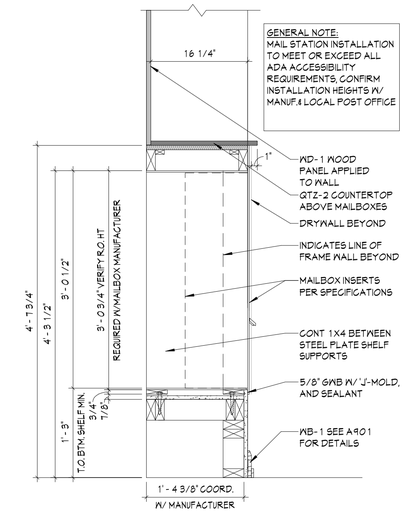


FIELD MEASURE PRIOR TO FABRICATION

5 A402 COMMON AREA & TYPE A DETAIL
1" = 1'-0"



3 A402 UNIT KITCHEN CABINET
1" = 1'-0"



1 A402 MAIL STATION DETAIL 1
1" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

INTERIOR DETAILS

A402

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

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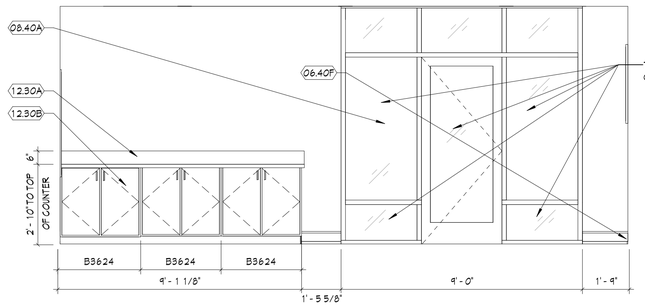
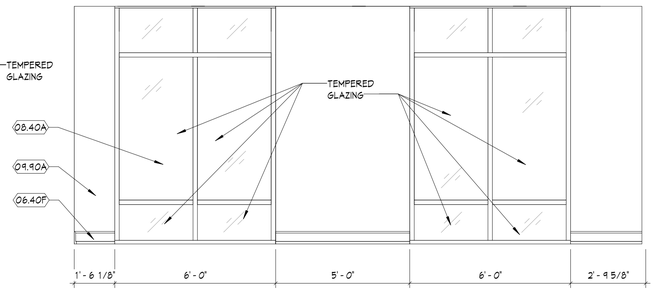
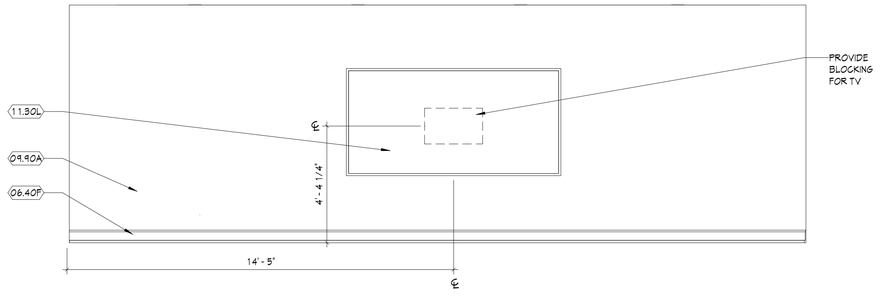


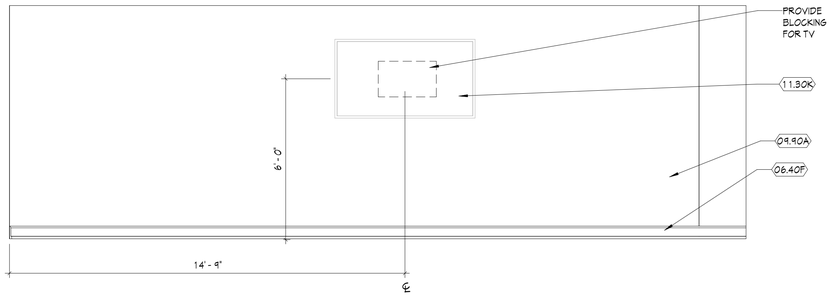
L A411 MULTI PURPOSE ROOM ELEVATION 3/8" = 1'-0"



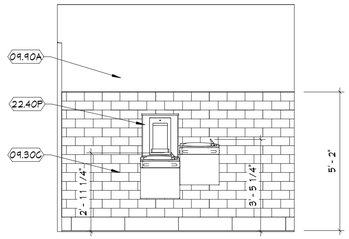
K A411 MULTI PURPOSE ROOM ELEVATION 3/8" = 1'-0"



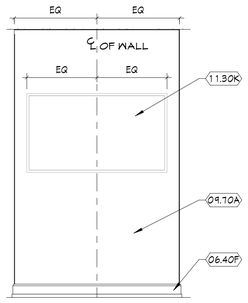
J A411 MULTI PURPOSE ROOM ELEVATION - BOARD 3/8" = 1'-0"



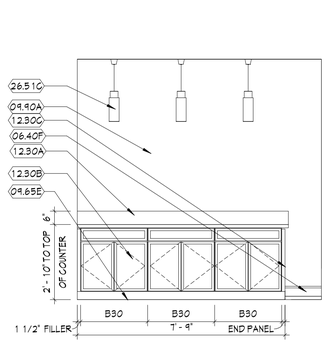
H A411 MULTI PURPOSE ROOM ELEVATION 3/8" = 1'-0"



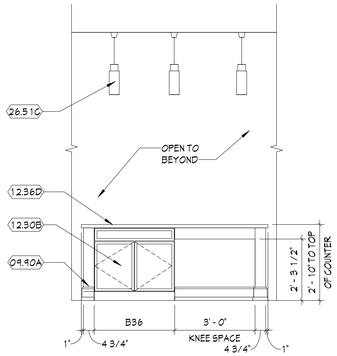
G A411 INTERIOR ELEVATION - WATER FOUNTAINS 3/8" = 1'-0"



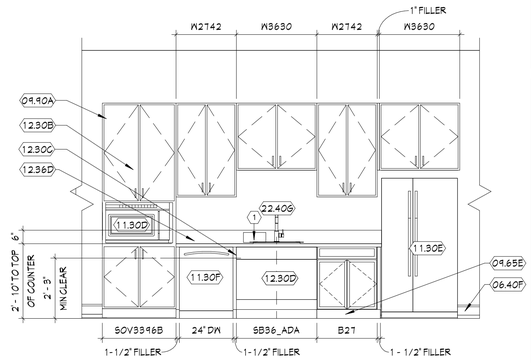
F A411 FIREPLACE - COMMUNITY ROOM 3/8" = 1'-0"



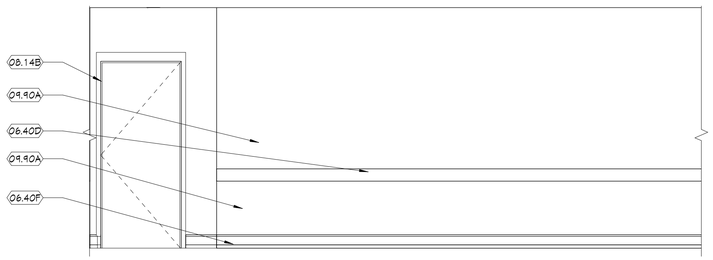
E A411 COFFEE BAR - LEASING OFFICE 3/8" = 1'-0"



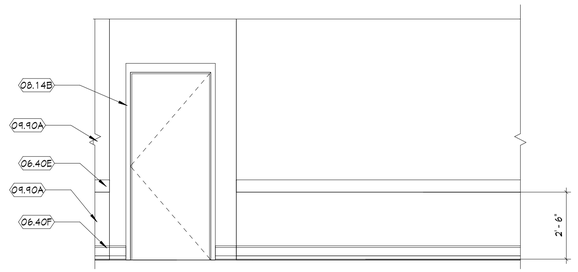
D A411 ISLAND - COMMUNITY ROOM 3/8" = 1'-0"



C A411 COUNTER - COMMUNITY ROOM 3/8" = 1'-0"



B A411 TYPICAL CORRIDOR ELEVATION 2 3/8" = 1'-0"



A A411 TYPICAL CORRIDOR INTERIOR ELEVATION 3/8" = 1'-0"

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5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

NOTE:
BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

coded notes - int. elevations

1 AT ANSI A UNIT KITCHENS: HOOD FAN, HOOD LIGHT, GARBAGE DISPOSAL & KITCHEN EXHAUST SWITCHES TO BE LOCATED ON BACKSPLASH. SEE ELECTRICAL. COORD. W/ MANUFS. MUST MAINTAIN 24" MAX. ARM REACH TO OUTLET.

keynotes

06.40D	WOOD CHAIR RAIL
06.40E	WOOD HAND RAIL
06.40F	WOOD BASE -SEE FINISH SCHEDULE -INSTALL BEHIND ALL MOVEABLE EQUIPMENT AND REMOVABLE CABINETS
08.14B	SOLID CORE MOLDED PANEL DOOR
08.40A	ALUMINUM STOREFRONT SYSTEM
09.30C	CERAMIC TILE APPLIED TO WALL
09.65E	RESILIENT BASE
09.70A	TEXTILE WALL COVERINGS
09.90A	INTERIOR PAINTING -SEE FINISH SCHEDULE
11.30D	MICROWAVE
11.30E	REFRIGERATOR
11.30F	DISHWASHER
11.30K	WALL-MOUNTED TELEVISION, BY OTHERS
11.30L	MARKER BOARD, BY OTHERS
12.30A	MANUFACTURED METAL CASEWORK
12.30B	MANUFACTURED WOOD CASEWORK
12.30C	DECORATIVE END PANEL
12.30D	FILLER PANEL
12.36D	QUARTZ AGGLOMERATE COUNTERTOP
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
22.40P	DOUBLE ELECTRIC WATER COOLER W/ BOTTLE FILLER
26.51C	PENDANT FIXTURE -SEE FIXTURE SCHEDULE

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

INTERIOR ELEVATIONS

A411

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P 614.221.1110 berardipartners.com

12/10/2021 9:08:17 AM

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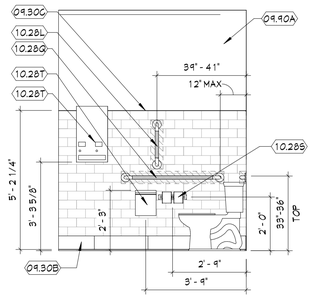

P A412 INTERIOR ELEVATION - PUBLIC RESTROOM - 2
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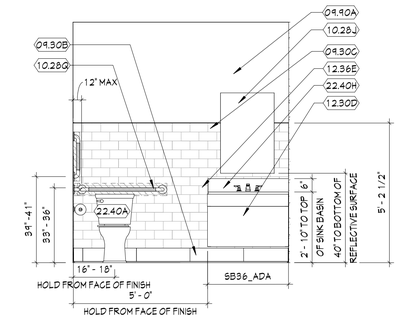

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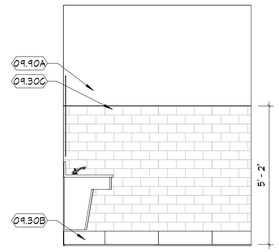

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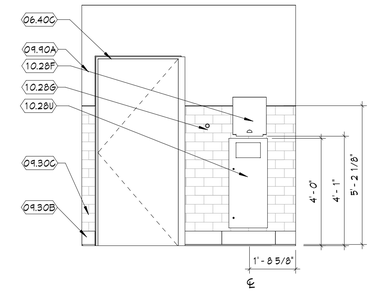

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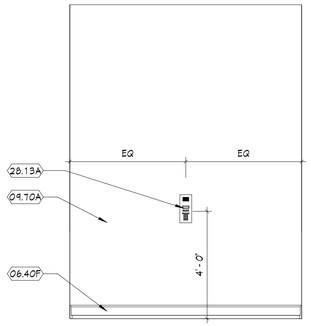

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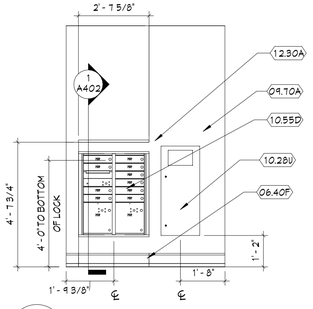
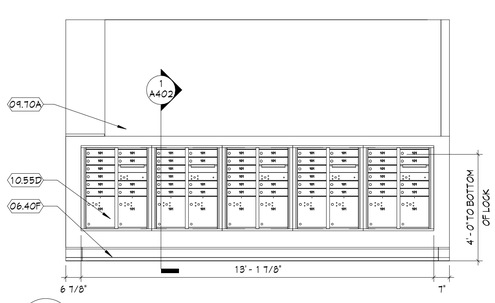


F A412 MAILBOXES FINISH ELEVATION
3/8" = 1'-0"



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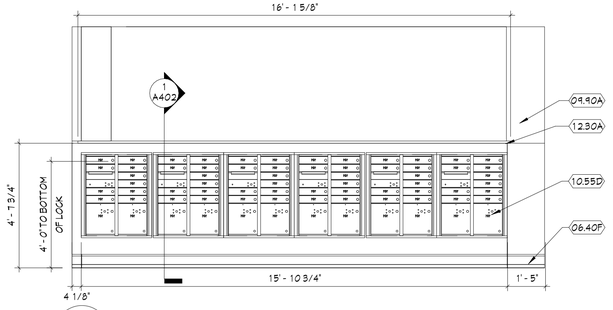
3/8" = 1'-0"



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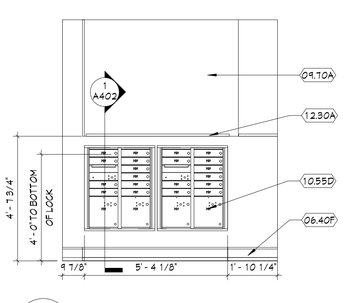
3/8" = 1'-0"



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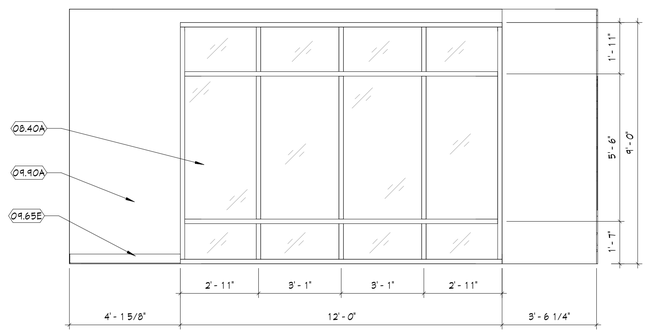
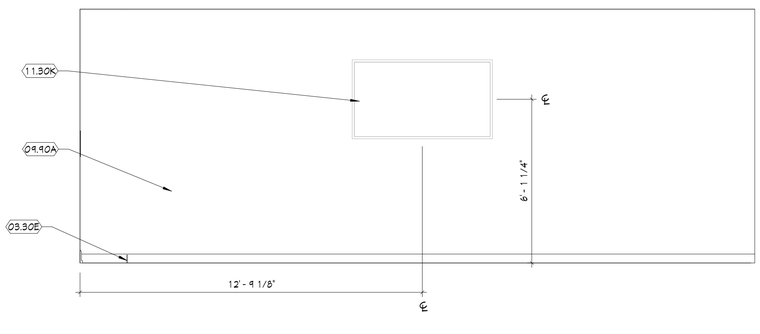
3/8" = 1'-0"



B A412 FITNESS ROOM ELEVATION
3/8" = 1'-0"



A A412 FITNESS ROOM ELEVATION
3/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET A001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. SEE DETAILS 1/A401 & 2/A401 FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.

GRAB BAR STRENGTH

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
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NOTE:
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keynotes

03.30E	4" CONCRETE SLAB - SEE STRUCTURAL
06.40G	DOOR CASING
06.40F	WOOD BASE -SEE FINISH SCHEDULE -INSTALL BEHIND ALL MOVEABLE EQUIPMENT AND REMOVABLE CABINETS
08.40A	ALUMINUM STOREFRONT SYSTEM
09.30B	CERAMIC TILE BASE
09.30C	CERAMIC TILE APPLIED TO WALL
09.65E	RESILIENT BASE
09.70A	TEXTILE WALL COVERINGS
09.90A	INTERIOR PAINTING -SEE FINISH SCHEDULE
10.28F	PAPER TOWEL DISPENSER
10.28G	ROBE HOOK
10.28J	PLATE GLASS MIRROR
10.28L	12" VERTICAL GRAB BAR
10.28Q	42" GRAB BAR
10.28S	SURFACE MOUNTED TOILET PAPER HOLDER
10.28T	SURFACE MOUNTED NAPKIN DISPENSER
10.28U	SURFACE MOUNTED WASTE RECEPTIGLE
10.55D	MAIL BOX
11.30K	WALL-MOUNTED TELEVISION, BY OTHERS
12.30A	MANUFACTURED METAL CASEWORK
12.30D	FILLER PANEL
12.36E	
22.40A	WATER CLOSET (17" - 19" SEAT HEIGHT AT INTERIOR ELEVATION INDIGATES ADA COMPLIANT W.C.)
22.40H	LEVER STYLE FAUCET
28.13A	MULTI-TENANT ENTRY SECURITY AND COMMUNICATION SYSTEM

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
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1	Addendum 1	11.02.2021

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A412

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P 614.221.1110 berardipartners.com

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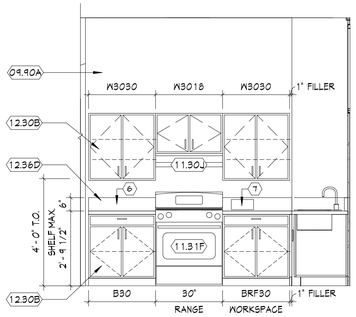
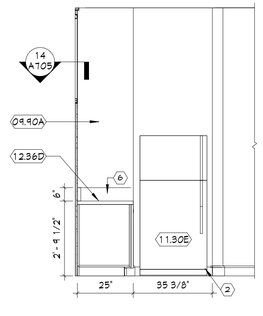
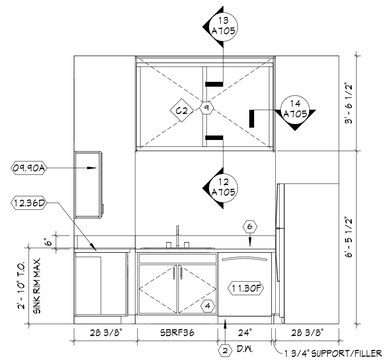


T A451 kitchen B5 'ansi A' elevation 3
3/8" = 1'-0"



S A451 kitchen B5 'ansi A' elevation 2
3/8" = 1'-0"



R A451 kitchen B5 'ansi A' elevation 1
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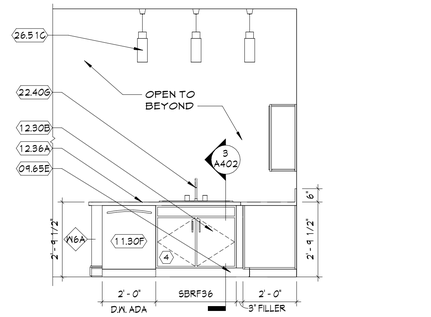
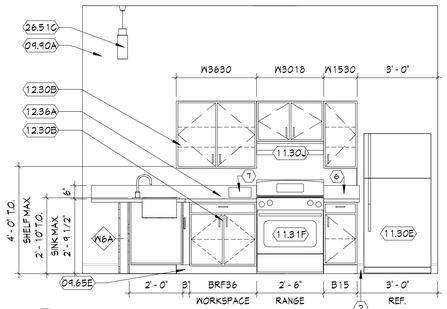


Q A451 kitchen A5 'ansi A' elevation 2
3/8" = 1'-0"



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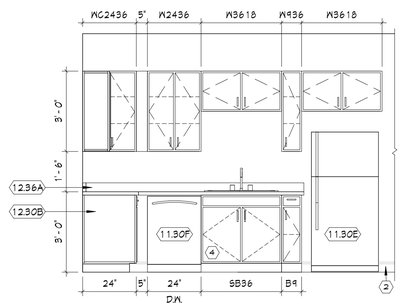

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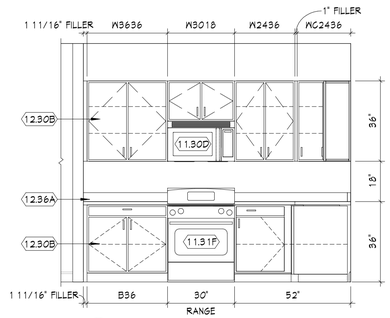

M A451 kitchen B4 elevation 1
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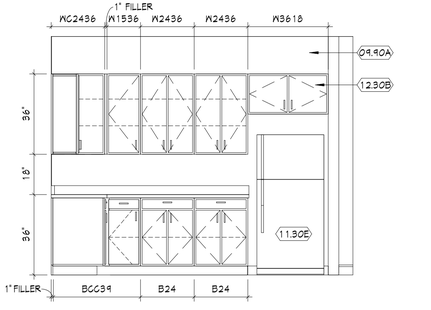

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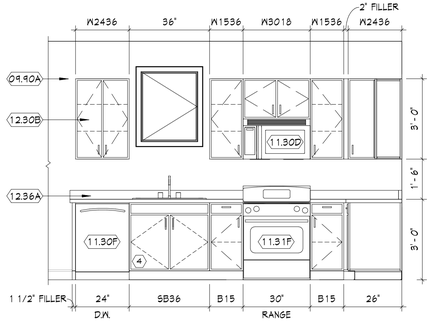

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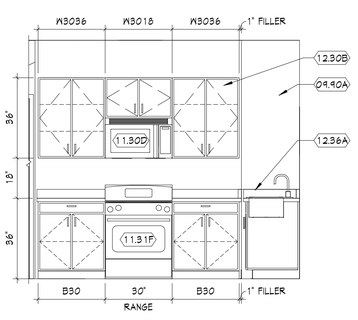

J A451 kitchen B2 elevation 3
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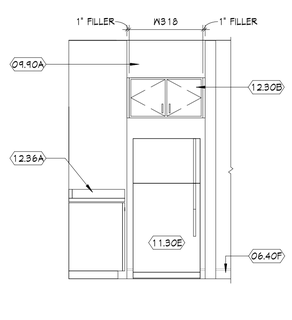

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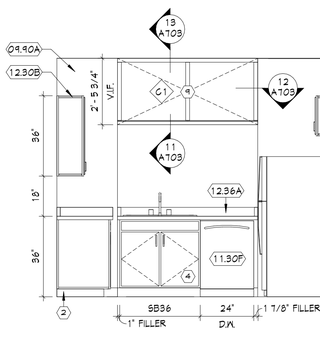

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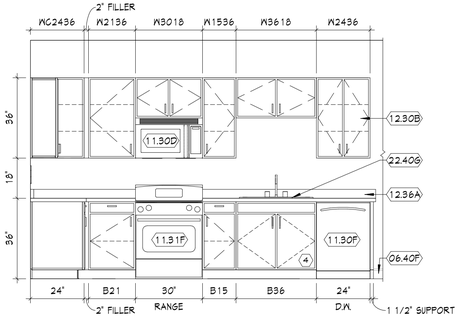

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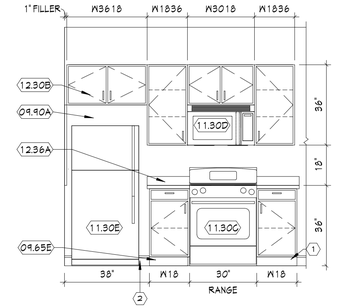

E A451 kitchen elevation
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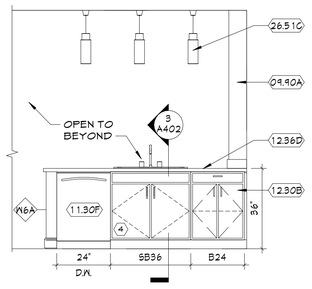
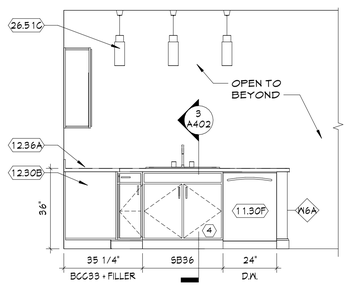
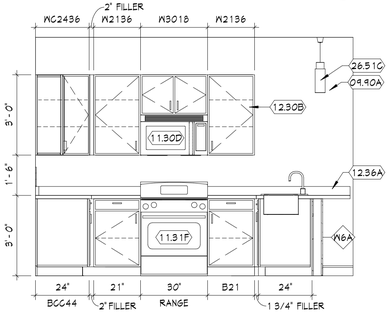


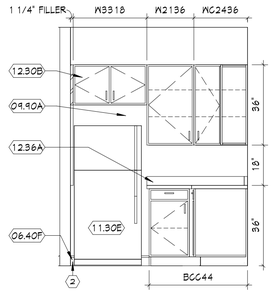
D A451 kitchen elevation
3/8" = 1'-0"



C A451 kitchen elevation
3/8" = 1'-0"



B A451 kitchen elevation
3/8" = 1'-0"



A A451 kitchen elevation
3/8" = 1'-0"

GENERAL NOTES

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THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

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7	7	AT ANSI A UNIT KITCHENS: HOOD FAN, HOOD LIGHT, GARBAGE DISPOSAL, & KITCHEN EXHAUST SWITCHES TO BE LOCATED ON BACKSPLASH, SEE ELECTRICAL GOORD. W/ MANUFS. MUST MAINTAIN 24" MAX. ARM REACH TO OUTLET.
8	8	NON-COMBUSTIBLE BLOCKING FOR FUTURE GRAB BARS, SEE SHEET A401 FOR DETAIL
9	9	BEDROOM CLERESTORY STOREFRONT WINDOW

keynotes

06.40F	WOOD BASE -SEE FINISH SCHEDULE -INSTALL BEHIND ALL MOVEABLE EQUIPMENT AND REMOVABLE CABINETS
09.65E	RESILIENT BASE
09.90A	INTERIOR PAINTING -SEE FINISH SCHEDULE
11.30G	RANGE
11.30D	MICROWAVE
11.30E	REFRIGERATOR
11.30F	DISHWASHER
11.30J	RANGE HOOD WITH LIGHT
11.31F	
12.30B	MANUFACTURED WOOD CASEWORK
12.36A	PLASTIC LAMINATE COUNTERTOP WITH 4" BACK AND SIDE SPLASH (6" SPLASH AT HC UNITS)
12.36D	QUARTZ AGGLOMERATE COUNTERTOP
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
26.51C	PENDANT FIXTURE -SEE FIXTURE SCHEDULE

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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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.
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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

UNIT INTERIOR ELEVATIONS - KITCHENS

A451

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

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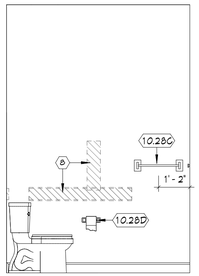
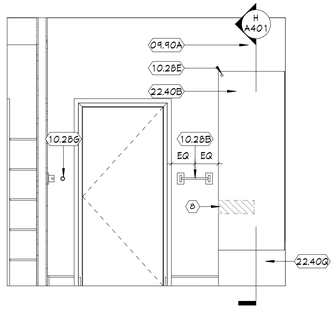


23 A452 bathroom B5 'ansi A' elevation 4
3/8" = 1'-0"



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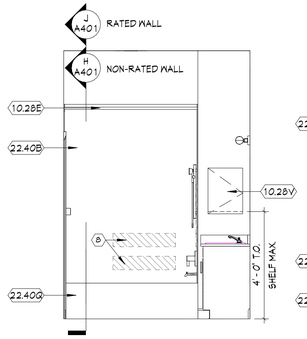

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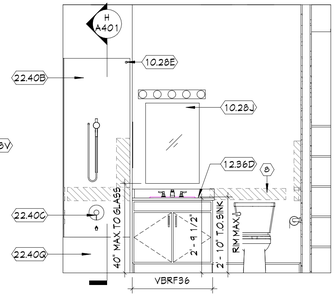

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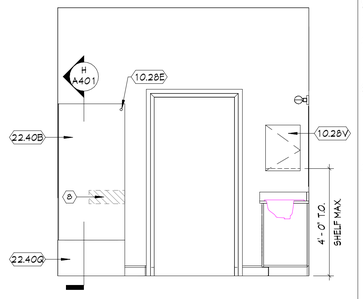

19 A452 bathroom A5 'ansi A' elevation 4
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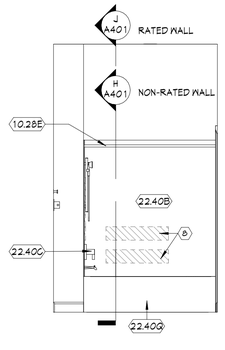

18 A452 bathroom A5 'ansi A' elevation 3
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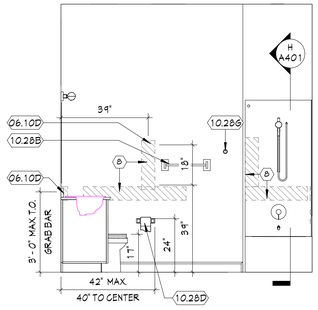

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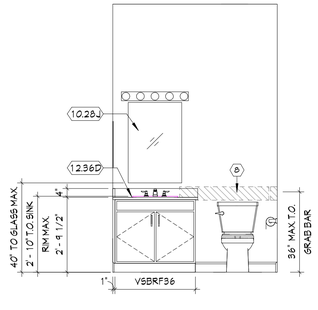

16 A452 bathroom A5 'ansi A' elevation 1
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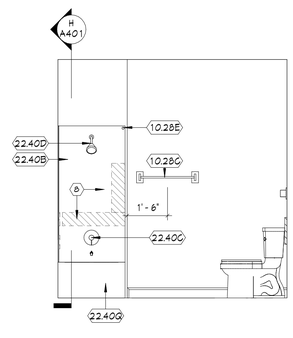
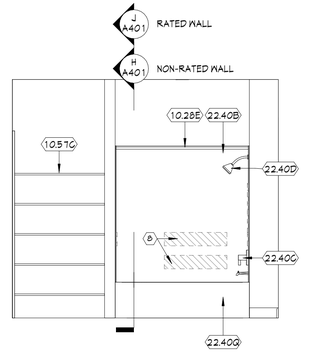
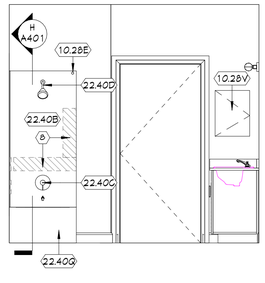


15 A452 unit bathroom elevation
3/8" = 1'-0"



14 A452 unit bathroom elevation
3/8" = 1'-0"



13 A452 unit bathroom elevation
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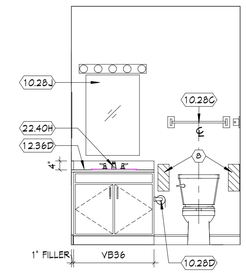
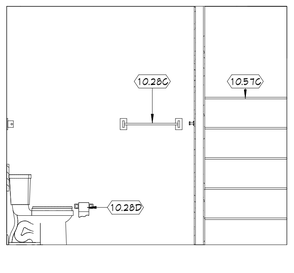
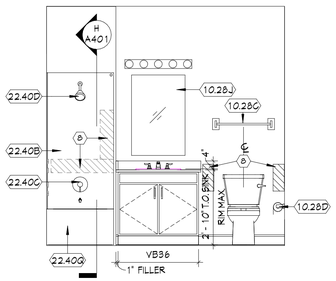


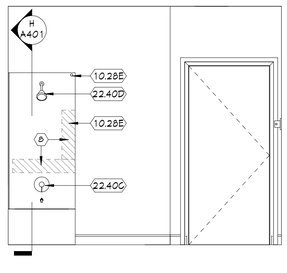
12 A452 unit bathroom elevation
3/8" = 1'-0"



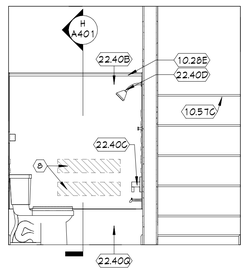
11 A452 unit bathroom elevation
3/8" = 1'-0"



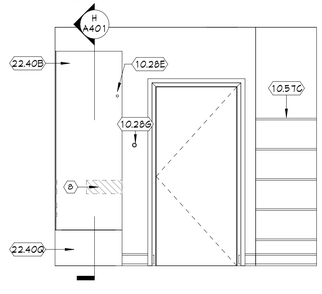
10 A452 unit bathroom elevation
3/8" = 1'-0"



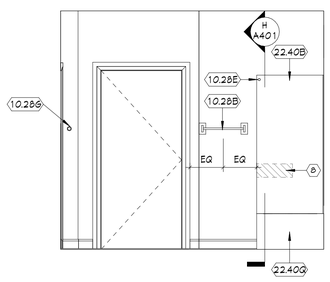
9 A452 unit bathroom elevation
3/8" = 1'-0"



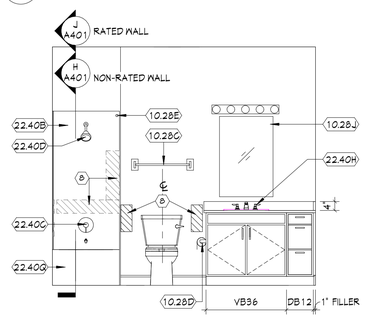
8 A452 unit bathroom elevation
3/8" = 1'-0"



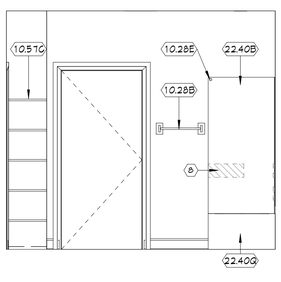
7 A452 unit bathroom elevation
3/8" = 1'-0"



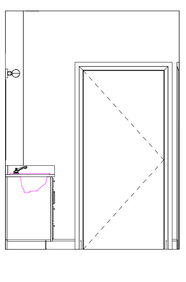
6 A452 unit bathroom elevation
3/8" = 1'-0"



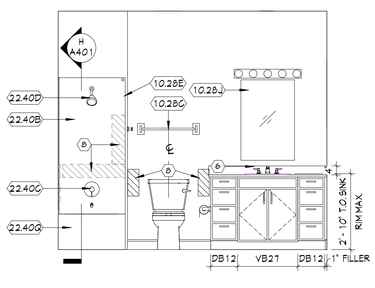
5 A452 unit bathroom elevation
3/8" = 1'-0"



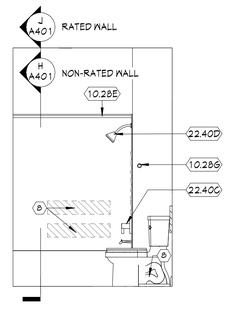
4 A452 unit bathroom elevation
3/8" = 1'-0"



3 A452 unit bathroom elevation
3/8" = 1'-0"



2 A452 unit bathroom elevation
3/8" = 1'-0"



1 A452 unit bathroom elevation
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9	BEDROOM CLERESTORY STOREFRONT WINDOW

keynotes

06.10D	GRAB BAR BLOCKING. SEE NOTES AND DETAIL ON A401
09.90A	INTERIOR PAINTING -SEE FINISH SCHEDULE
10.28B	18" TOWEL BAR
10.28C	24" TOWEL BAR
10.28D	SURFACE MOUNTED TOILET PAPER HOLDER
10.28E	SHOWER CURTAIN ROD
10.28G	ROBE HOOK
10.28J	PLATE GLASS MIRROR
10.28V	MEDICINE CABINET
10.57C	5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING OR 8" BELOW SPRINKLER HEAD
12.36D	QUARTZ AGGLOMERATE COUNTERTOP
22.40B	FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER
22.40G	SHOWER CONTROLS
22.40D	SHOWER HEAD
22.40H	LEVER STYLE FAUCET
22.40Q	BATHTUB

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

UNIT INTERIOR ELEVATIONS - BATHROOMS

A452

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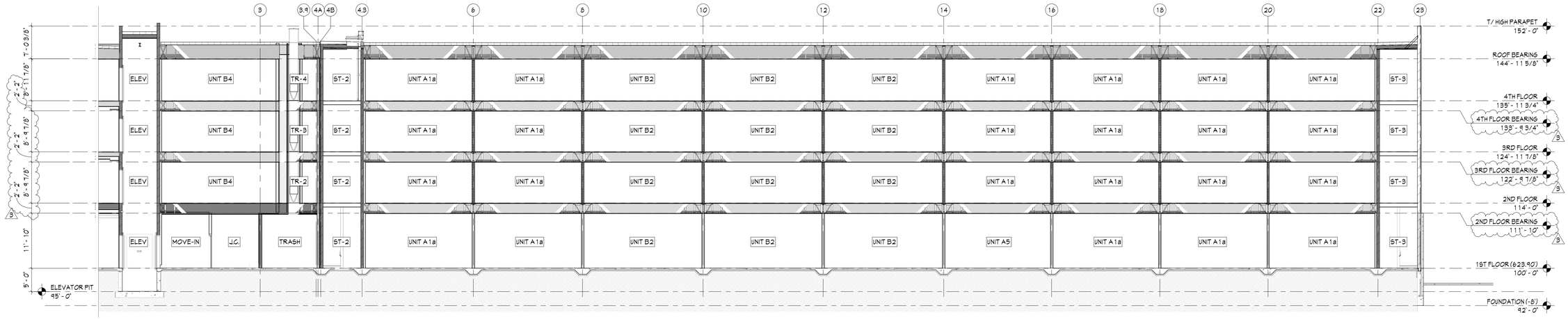
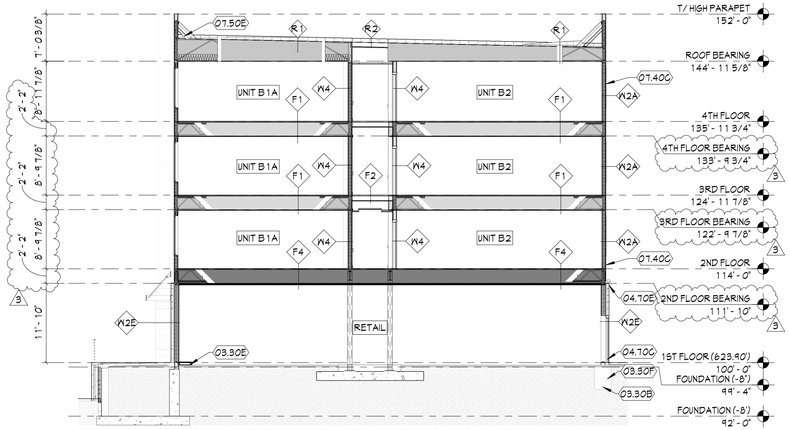
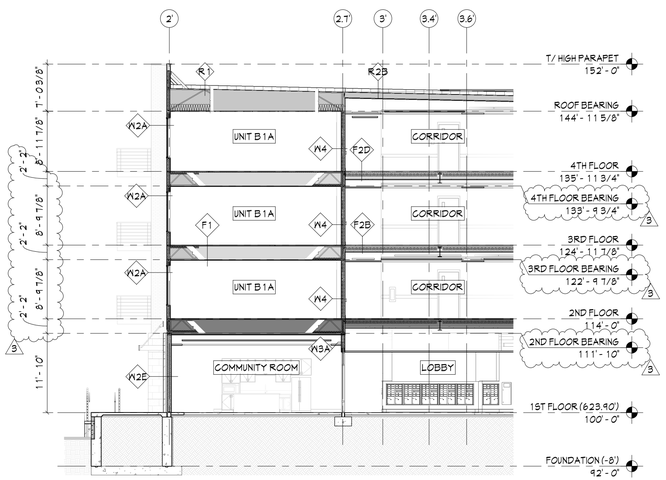


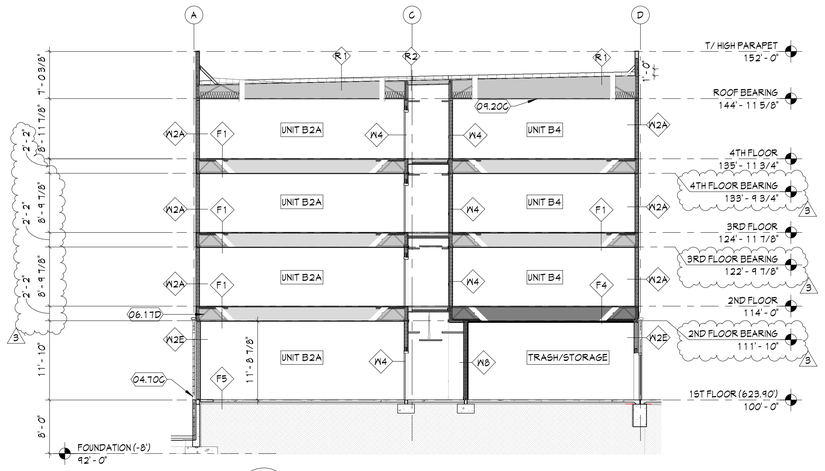
5 A501 building cross section - east-west
3/32" = 1'-0"



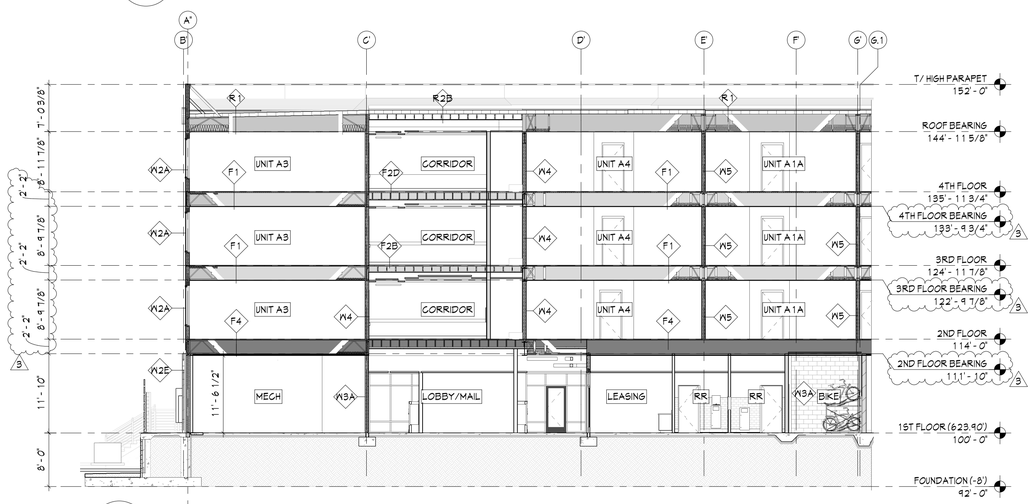
4 A501 building cross section - west bldg.
3/32" = 1'-0"



2 A501 building section - central 2
3/32" = 1'-0"



3 A501 building cross section - east bldg.
3/32" = 1'-0"



1 A501 building section - central 1
3/32" = 1'-0"

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. ALL FOUNDATION INSULATION (EXTEND TO TOP OF FOOTER).
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE ALL (WALL) INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

keynotes

03.30B	CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
03.30E	4" CONCRETE SLAB - SEE STRUCTURAL
03.30F	CONCRETE STEM WALL
04.70C	MANUFACTURED STONE VENEER
04.70E	MANUFACTURED STONE WATERTABLE - ROCKCAST SL-325
06.11D	SHOP FABRICATED WOOD TRUSSES
07.40C	FIBER CEMENT SIDING - 8" PLANKS W/ 7.5" EXPOSURE
07.50E	THERMOPLASTIC MEMBRANE ROOFING
09.20C	GYPSUM BOARD

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

BUILDING CROSS SECTIONS

A501

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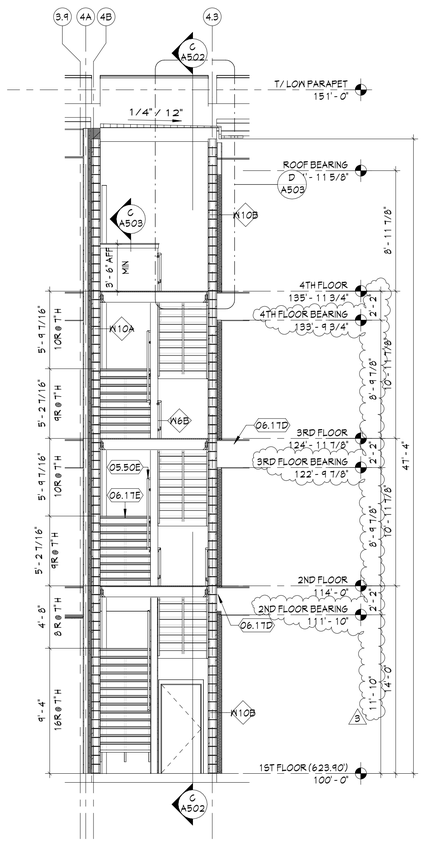
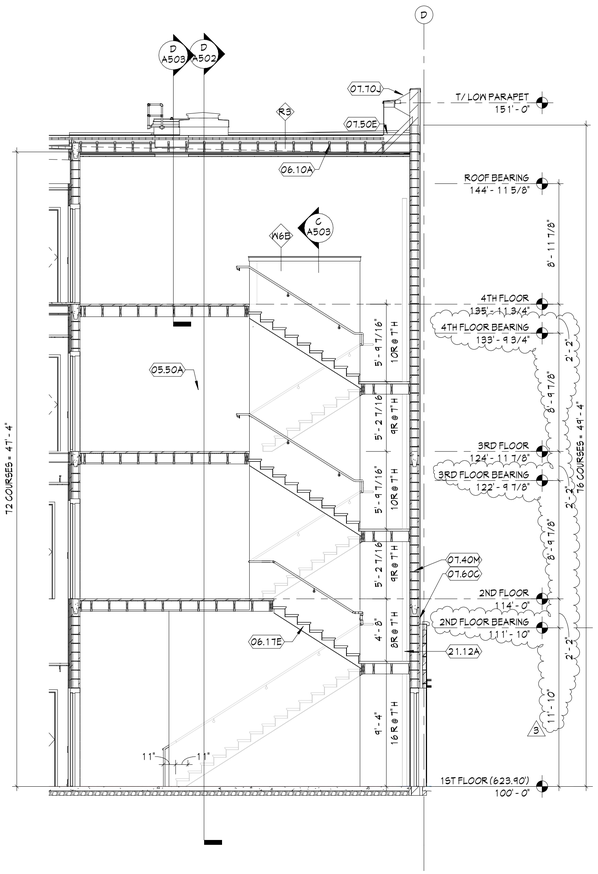
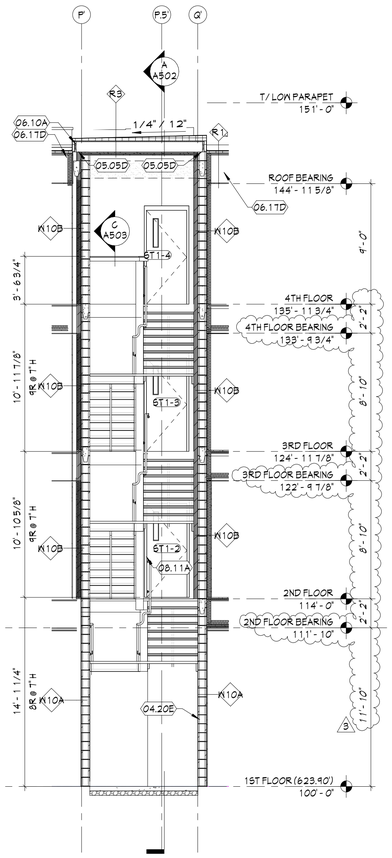
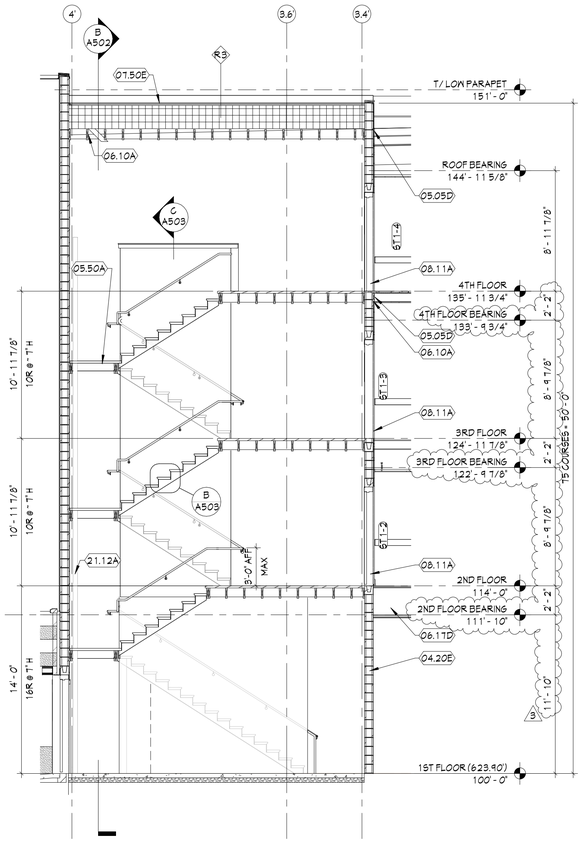
keynotes	
04.20E	CONCRETE UNIT MASONRY
05.05D	METAL JOIST HANGER PER STRUCTURAL SCHEDULE, NOTES OR DETAILS
05.50A	METAL STAIRS/LANDING
05.50C	ROOF ACCESS LADDER
05.50E	METAL RAILING - WALL MOUNTED - TOP OF RAIL 3'-0" A.F.F. MAX.
06.10A	WOOD FRAMING
06.11D	SHOP FABRICATED WOOD TRUSSES

keynotes	
06.11E	SHOP MANUFACTURED WOOD STAIRS
07.40M	
07.50E	THERMOPLASTIC MEMBRANE ROOFING
07.60C	SHEET METAL FLASHING
07.70J	METAL COPING PARAPET CAP W/ CONT. CLEATS - BLACK
08.11A	INSULATED FLUSH STEEL DOOR
21.12A	FIRE SUPRESSION STAND PIPE







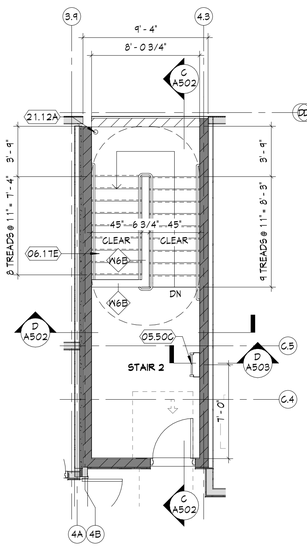


D A502 section - st-2 cross 3/16" = 1'-0"

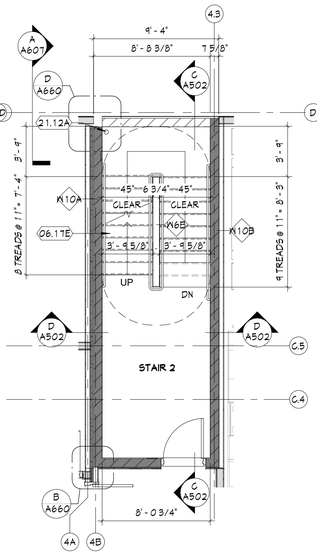
C A502 section - st-2 3/16" = 1'-0"

B A502 section - st-1 cross 3/16" = 1'-0"

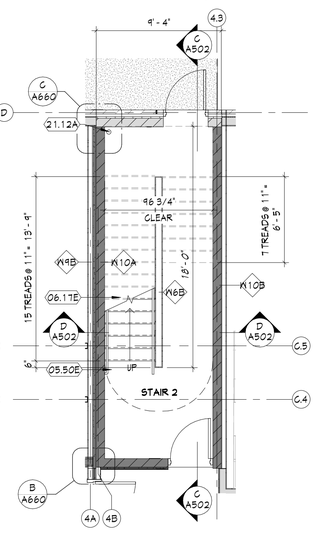
A A502 section - st - 1 3/16" = 1'-0"



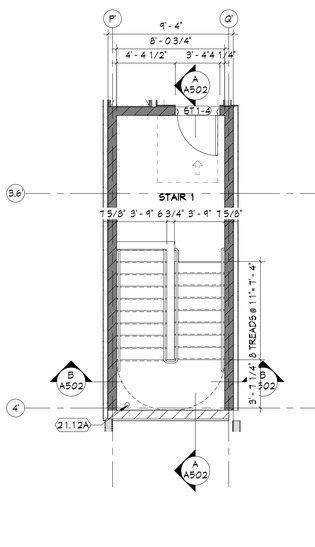
6 A502 st-2 - floor 4 3/16" = 1'-0"



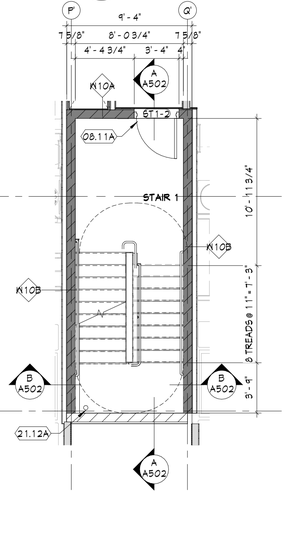
5 A502 st-2 - floor 2-3 3/16" = 1'-0"



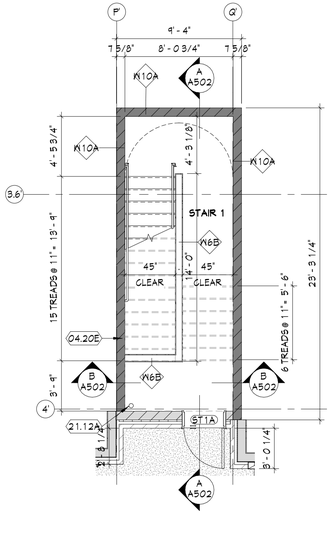
4 A502 st-2 - floor 1 3/16" = 1'-0"



3 A502 st-1 - floor 4 3/16" = 1'-0"



2 A502 st-1 - floor 2-3 3/16" = 1'-0"



1 A502 st-1 - floor 1 3/16" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

STAIR PLANS AND DETAILS

A502

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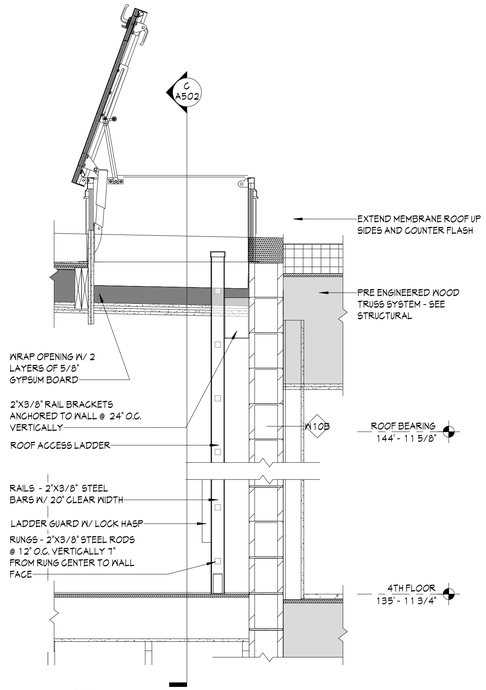
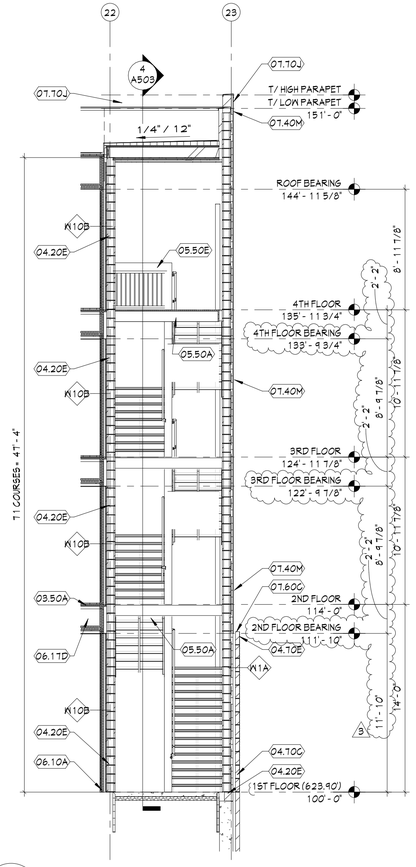
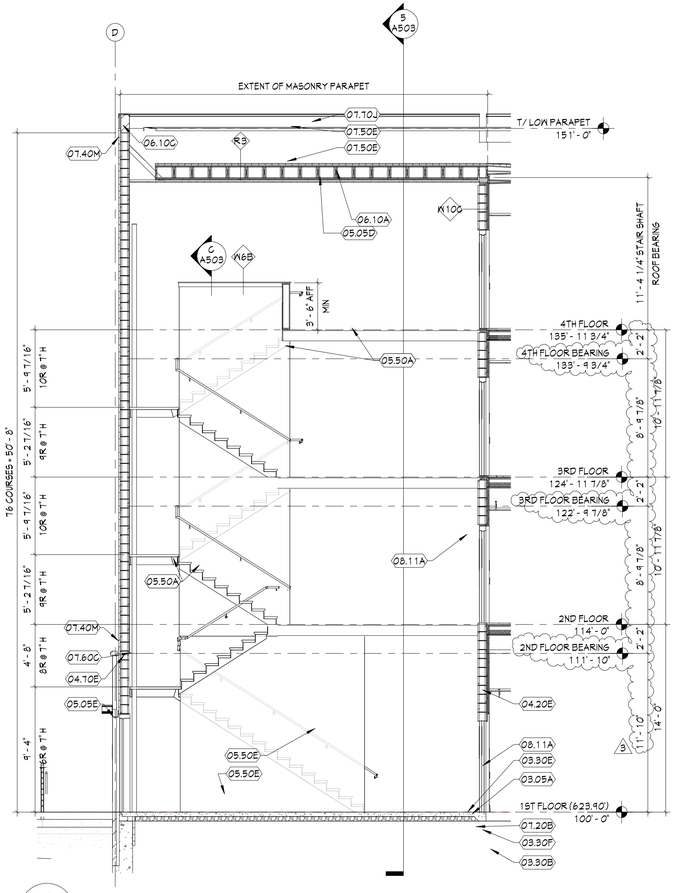


D / A503 section @ roof hatch
3/4" = 1'-0"

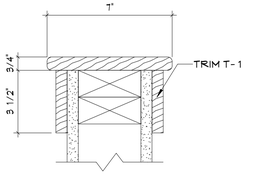


5 / A503 section st-3 cross
3/16" = 1'-0"

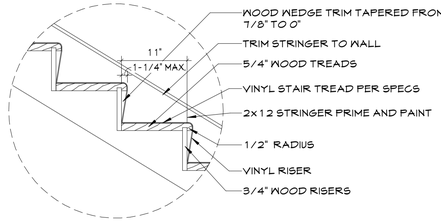


4 / A503 section st-3
3/16" = 1'-0"

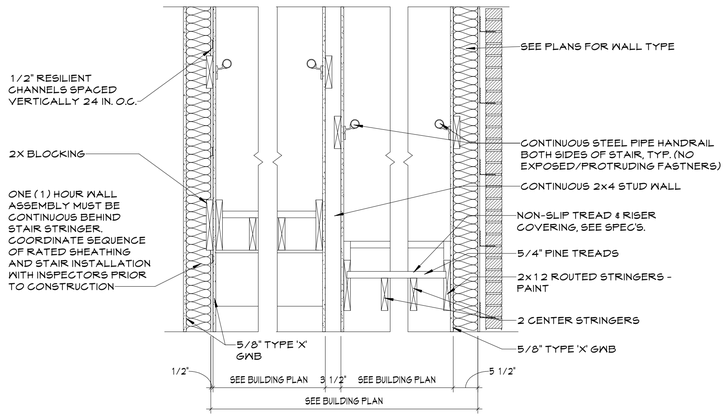
keynotes	
03.05A	UNDERSLAB VAPOR BARRIER
03.30B	CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
03.30E	4" CONCRETE SLAB - SEE STRUCTURAL
03.30F	CONCRETE STEM WALL
03.50A	GYPSUM CEMENT UNDERLAYMENT
04.20E	CONCRETE UNIT MASONRY
04.10C	MANUFACTURED STONE VENEER
04.10E	MANUFACTURED STONE WATERTABLE - ROCKCAST SL-325
05.05D	METAL JOIST HANGER PER STRUCTURAL SCHEDULE, NOTES OR DETAILS
05.05E	STRUCTURAL STEEL ANGLE FOR MASONRY SUPPORT AT OPENINGS - SEE STRUCTURAL SCHEDULES/DETAILS
05.50A	METAL STAIRS/LANDING
05.50C	ROOF ACCESS LADDER
05.50E	METAL RAILING - WALL MOUNTED - TOP OF RAIL 3'-0" A.F.F. MAX.
06.10A	WOOD FRAMING
06.10C	WOOD BLOCKING/NAILER
06.11D	SHOP FABRICATED WOOD TRUSSES
06.11E	SHOP MANUFACTURED WOOD STAIRS
07.20B	RIGID INSULATION
07.40M	
07.50E	THERMOPLASTIC MEMBRANE ROOFING
07.60C	SHEET METAL FLASHING
07.70J	METAL COPING PARAPET CAP W/ CONT. CLEATS - BLACK
08.11A	INSULATED FLUSH STEEL DOOR



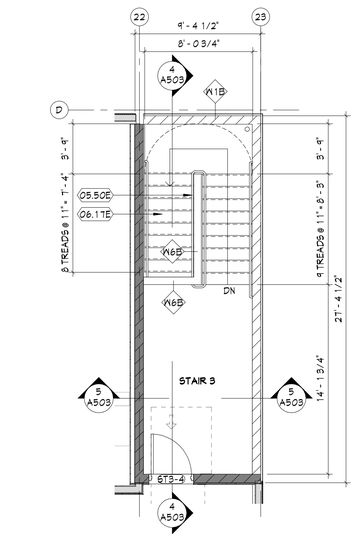
C / A503 stair wall cap
3" = 1'-0"



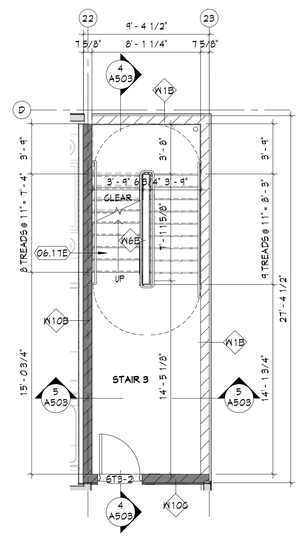
B / A503 tread detail
1" = 1'-0"



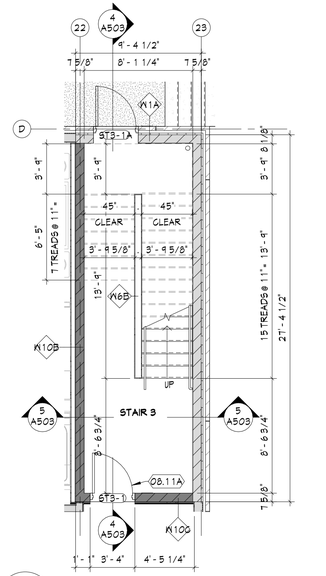
A / A503 stair detail
3/4" = 1'-0"



3 / A503 st-3 - floor 4
3/16" = 1'-0"



2 / A503 st-3 - floor 2-3
3/16" = 1'-0"



1 / A503 stair 3 - first floor
3/16" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43743
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

STAIR PLANS AND DETAILS

A503

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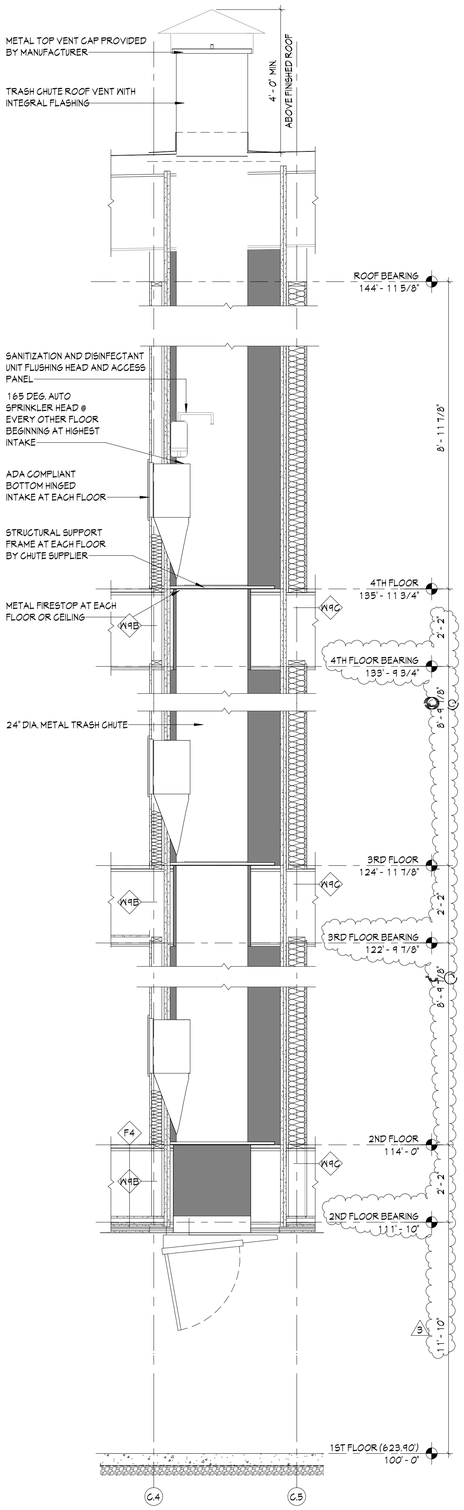
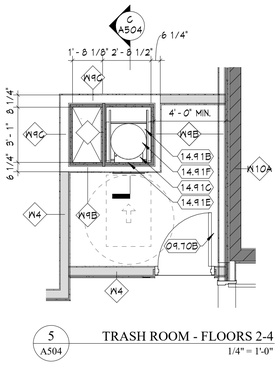
keynotes

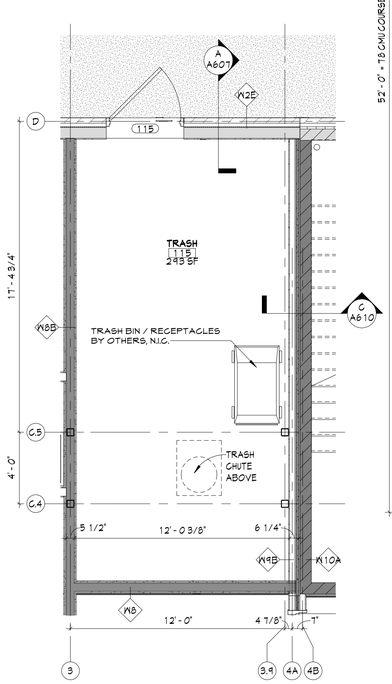
03.30A	CONCRETE FOUNDATION WALL - SEE STRUCTURAL DRAWINGS
03.30B	CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
07.70J	METAL COPING PARAPET CAP W/ CONT. CLEATS - BLACK
09.70B	GLASS FIBER REINFORCED PLASTIC PANELS - MINIMUM HT IS 4'-0" A.F.F. - SEE RELEVANT INTERIOR ELEVATION
14.20A	KONE MONOSPACE 300 3500 CAPACITY SIDE OPENING PASSENGER ELEVATOR OR APPROVED EQUAL. MUST MEET STRETCHER ACCOMODATION.
14.20B	KONE MONOSPACE 300 3500 CAPACITY PASSENGER ELEVATOR WITH FRONT AND REVERSE OPENING OR APPROVED EQUAL.
14.91B	TRASH CHUTE - 24" DIAMETER
14.91C	TRASH CHUTE SANITIZING UNIT @ 2ND & 4TH FLOOR - PROVIDE RATED HOUSING BOX W/LOCKING ACCESS PANEL
14.91E	HOPPER DOOR - BOTTOM HINGED
14.91F	SPRINKLER HEAD ABOVE HIGHEST TRASH CHUTE INTAKE & @ ABOVE EVERY OTHER INTAKE BELOW - (2ND & 4TH FLOOR INTAKES)



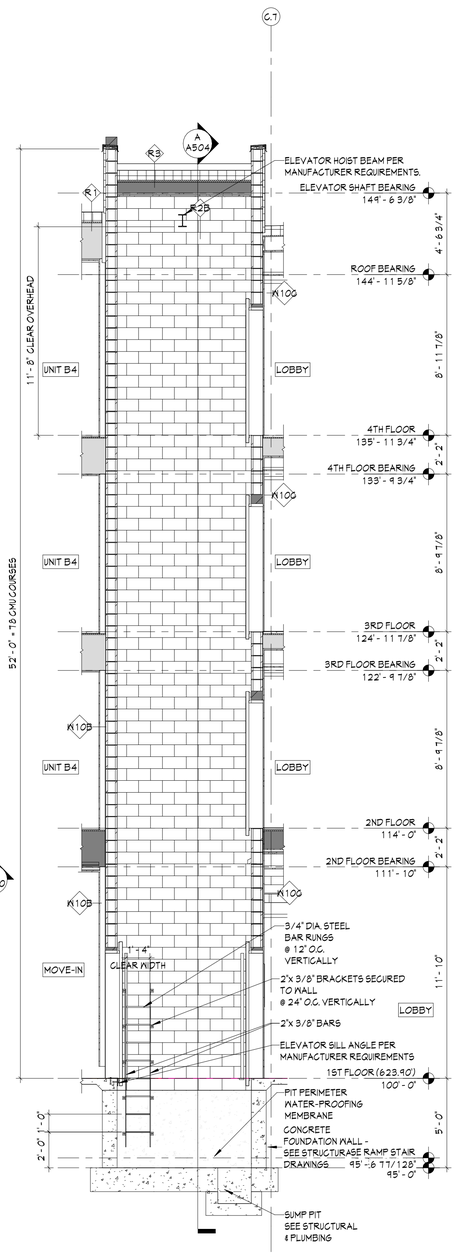
C A504 SECTION - TRASH CHUTE
1/2" = 1'-0"



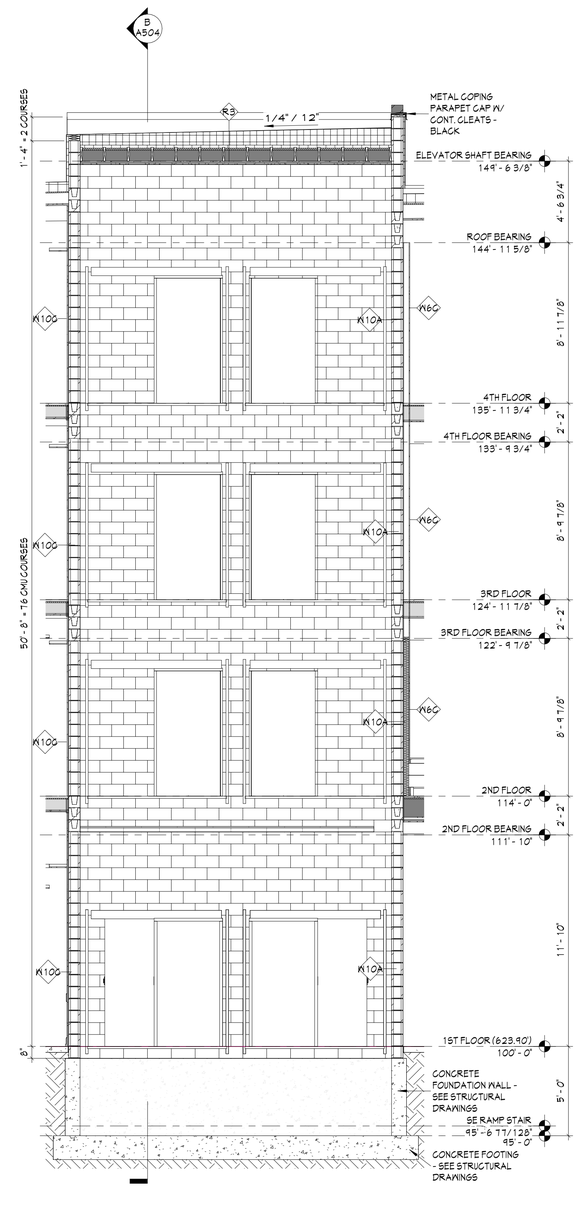
5 A504 TRASH ROOM - FLOORS 2-4
1/4" = 1'-0"



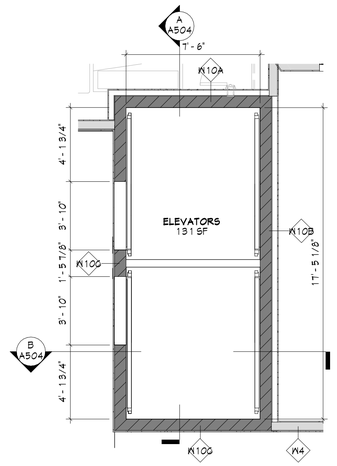
4 A504 TRASH ROOM - 1ST FLOOR
1/4" = 1'-0"



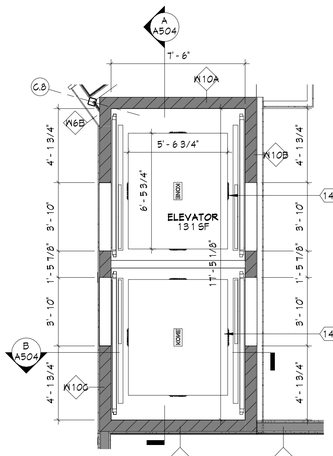
B A504 ELEVATOR SECTION 2
1/4" = 1'-0"



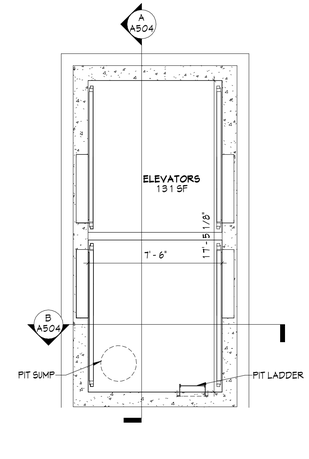
A A504 ELEVATOR SECTION 1
1/4" = 1'-0"



3 A504 PLAN - ELEVATOR - 2-4
1/4" = 1'-0"



2 A504 PLAN - ELEVATOR - 1
1/4" = 1'-0"



1 A504 ELEVATOR PIT
1/4" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

ELEVATOR & TRASH CHUTE PLANS/DETAILS

A504

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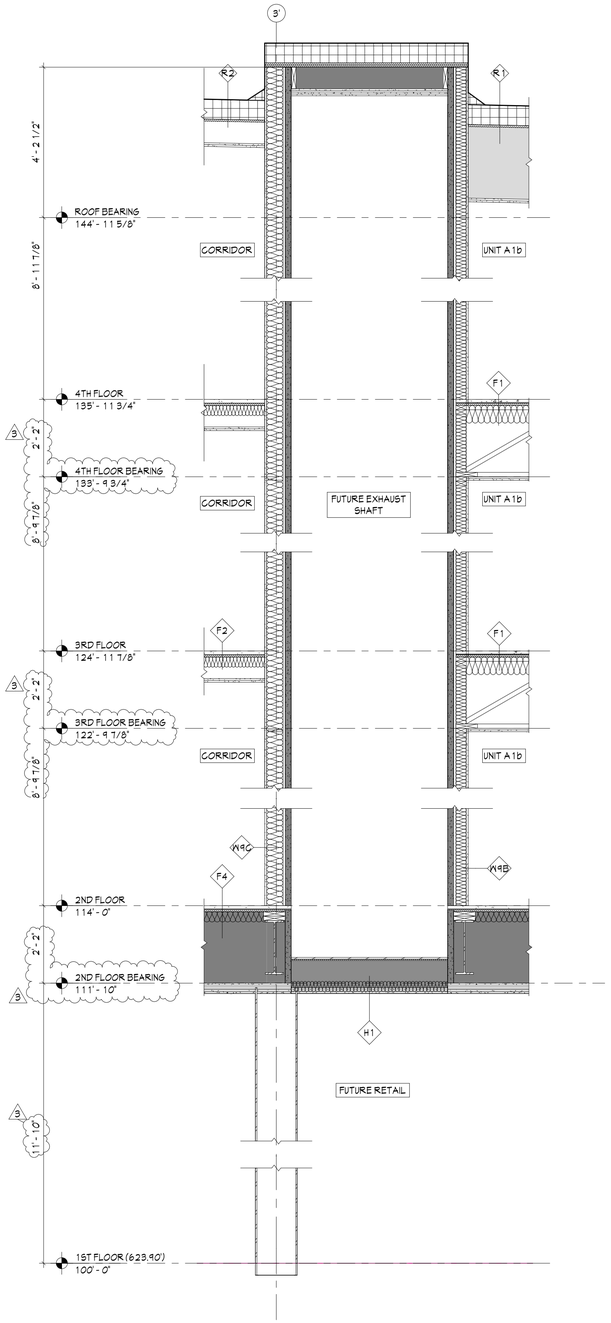
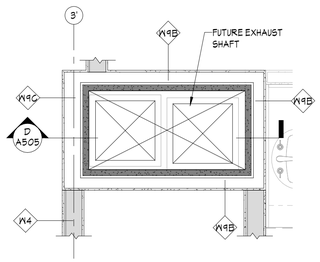
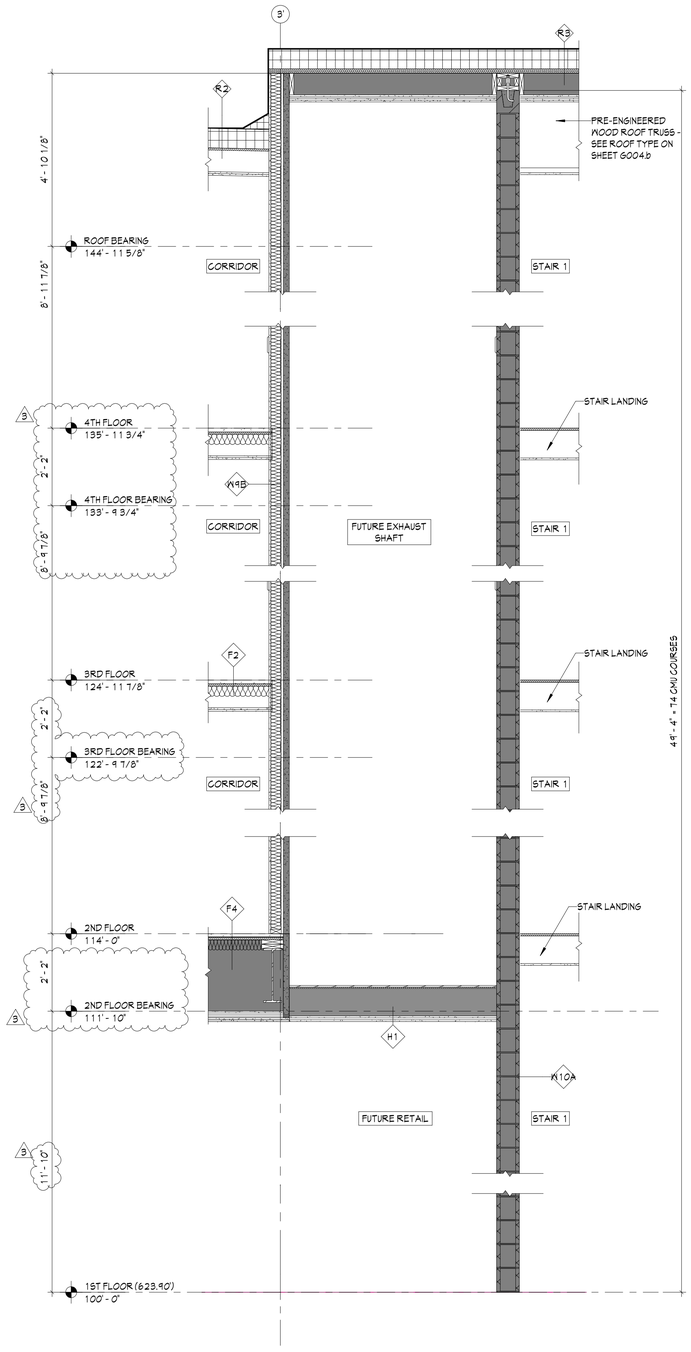


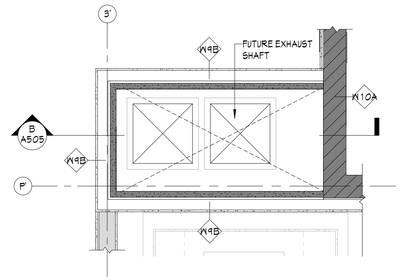
D A505 shaft wall section
1/2" = 1'-0"



C A505 shaft 2 enlarged plan - 2nd-4th fls1
1/2" = 1'-0"



B A505 shaft wall section
1/2" = 1'-0"



A A505 shaft 1 enlarged plan - 2nd-4th fls
1/2" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

SHAFT PLANS AND DETAILS

A505

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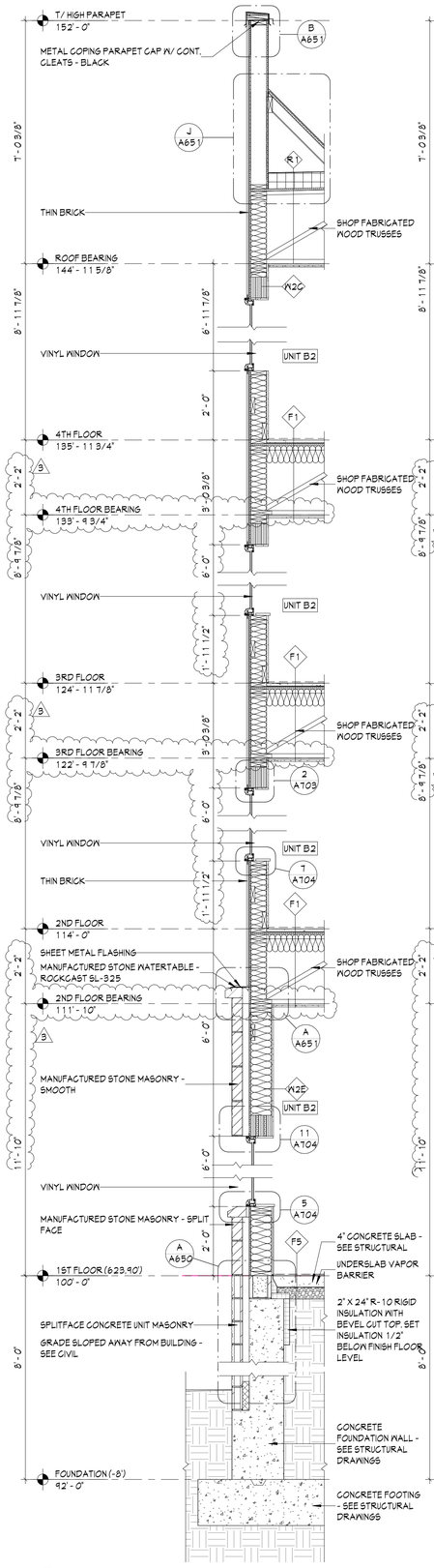
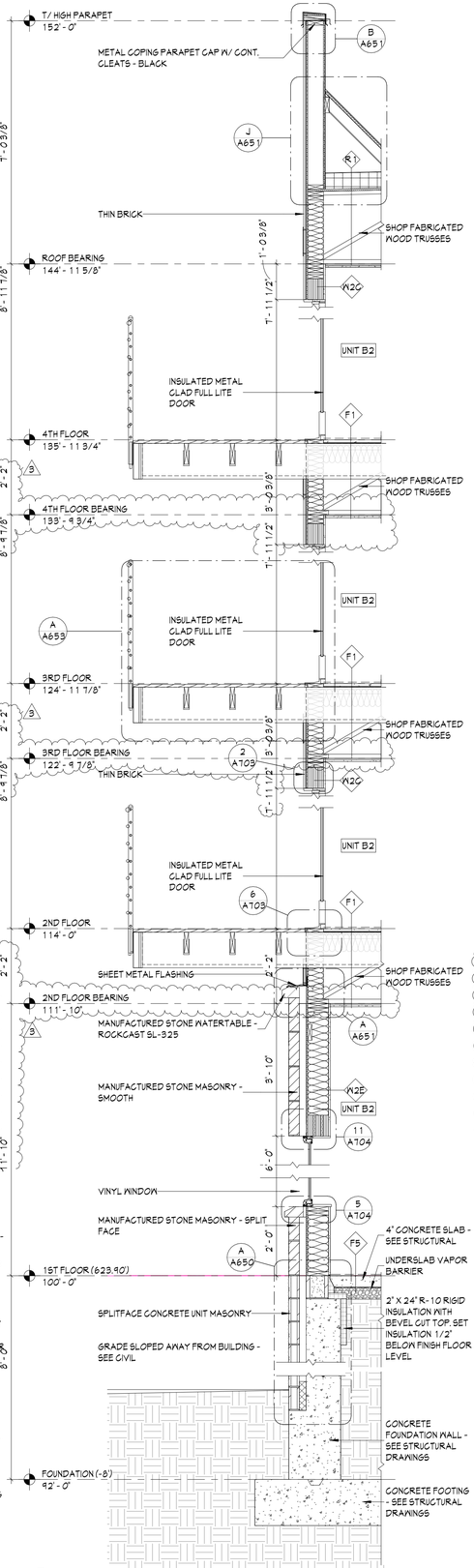


E A601 wall section 1/2" = 1'-0"



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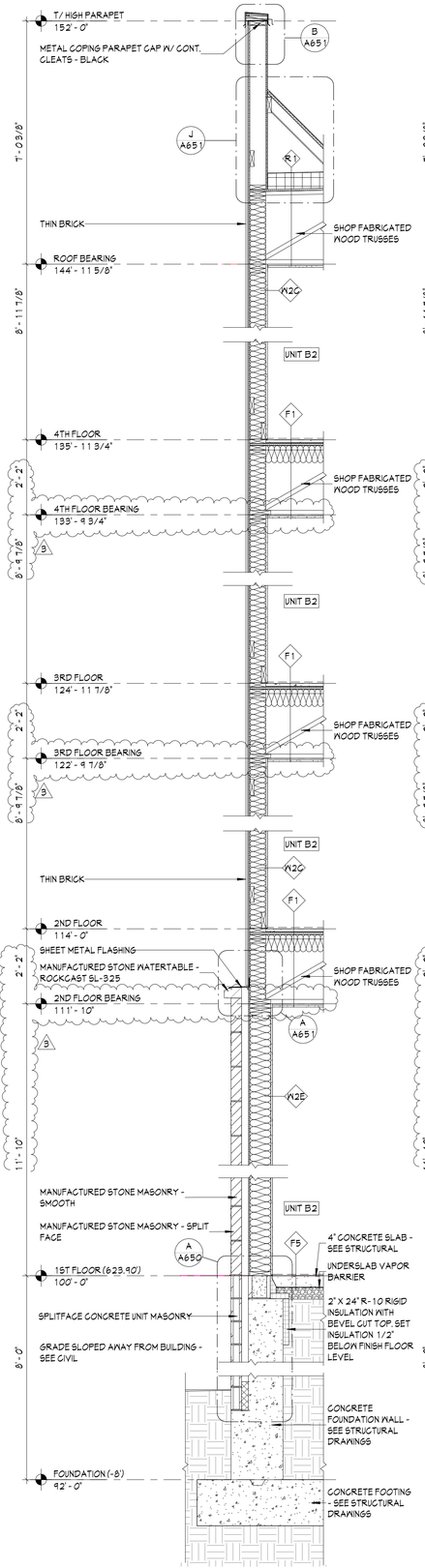

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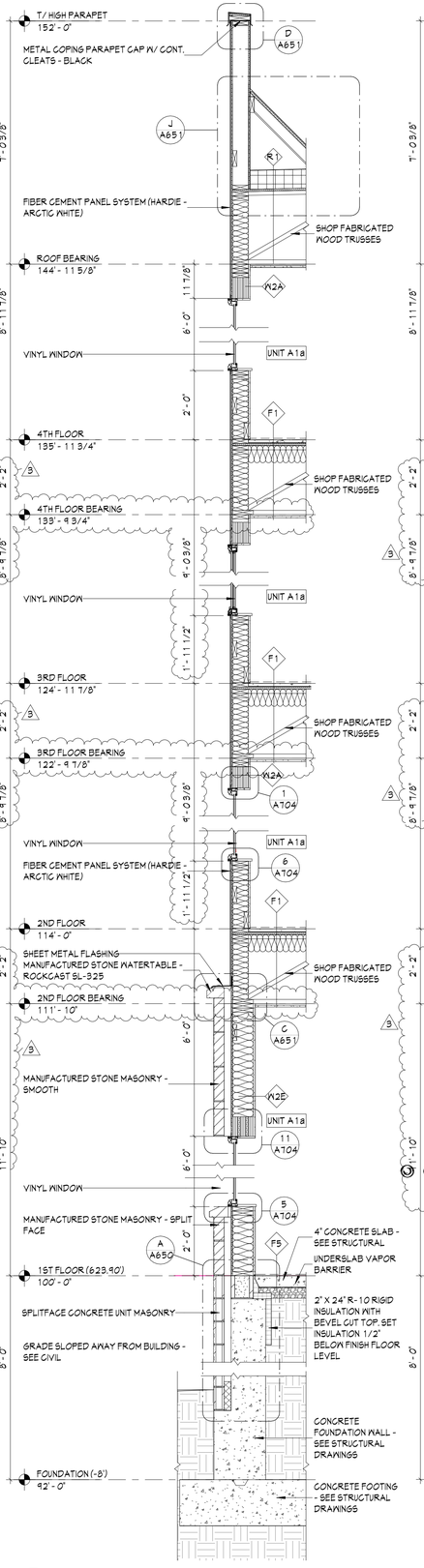

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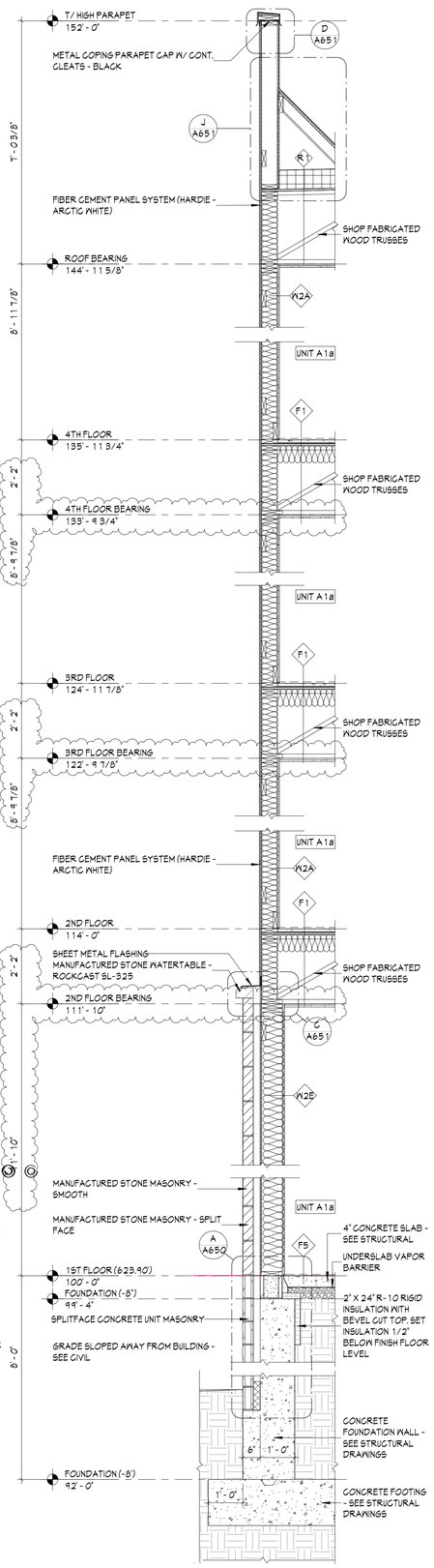

A A601 wall section 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 2 S

A601

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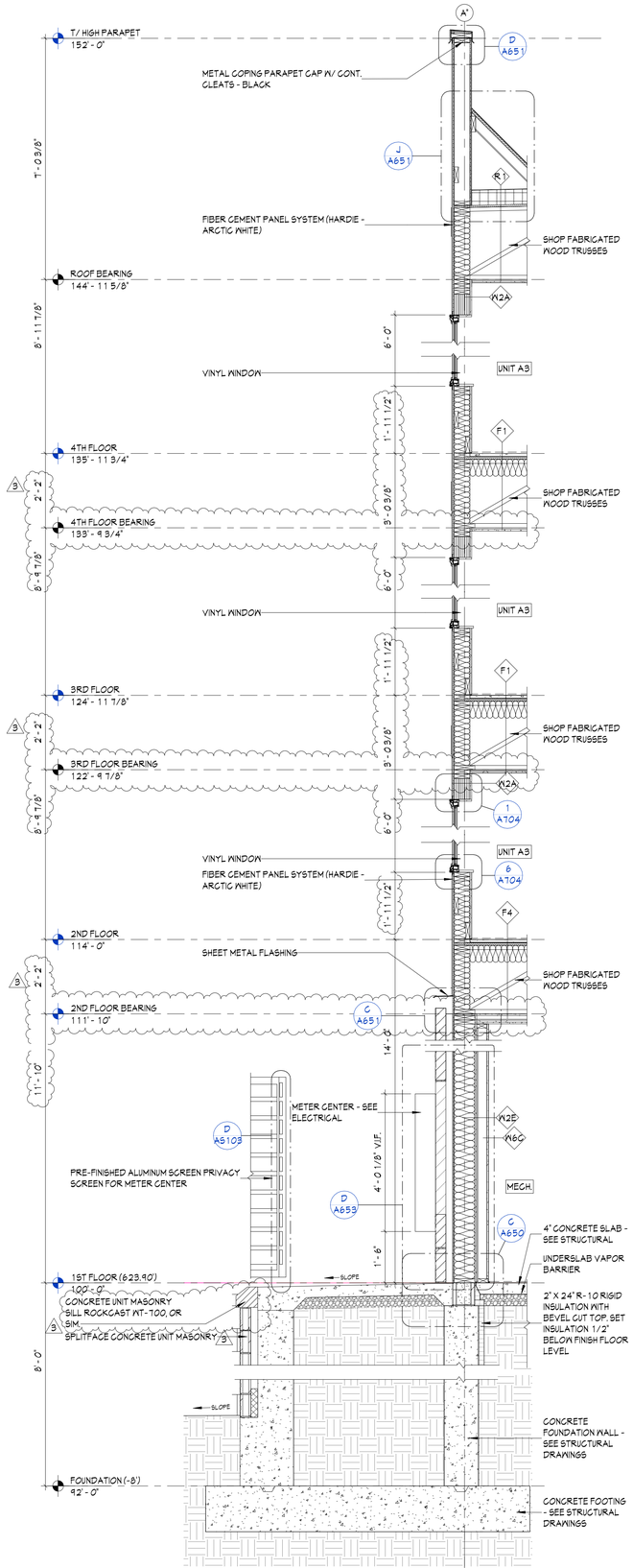
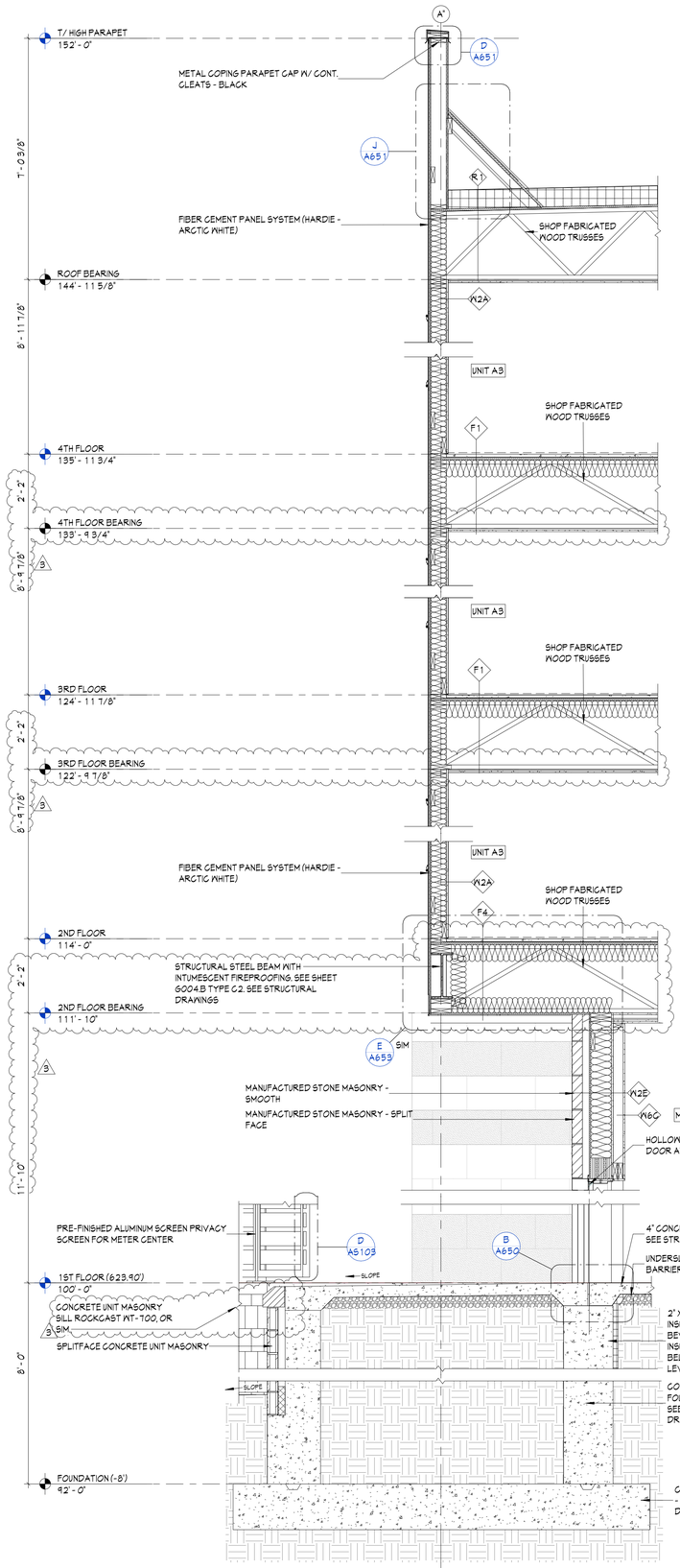
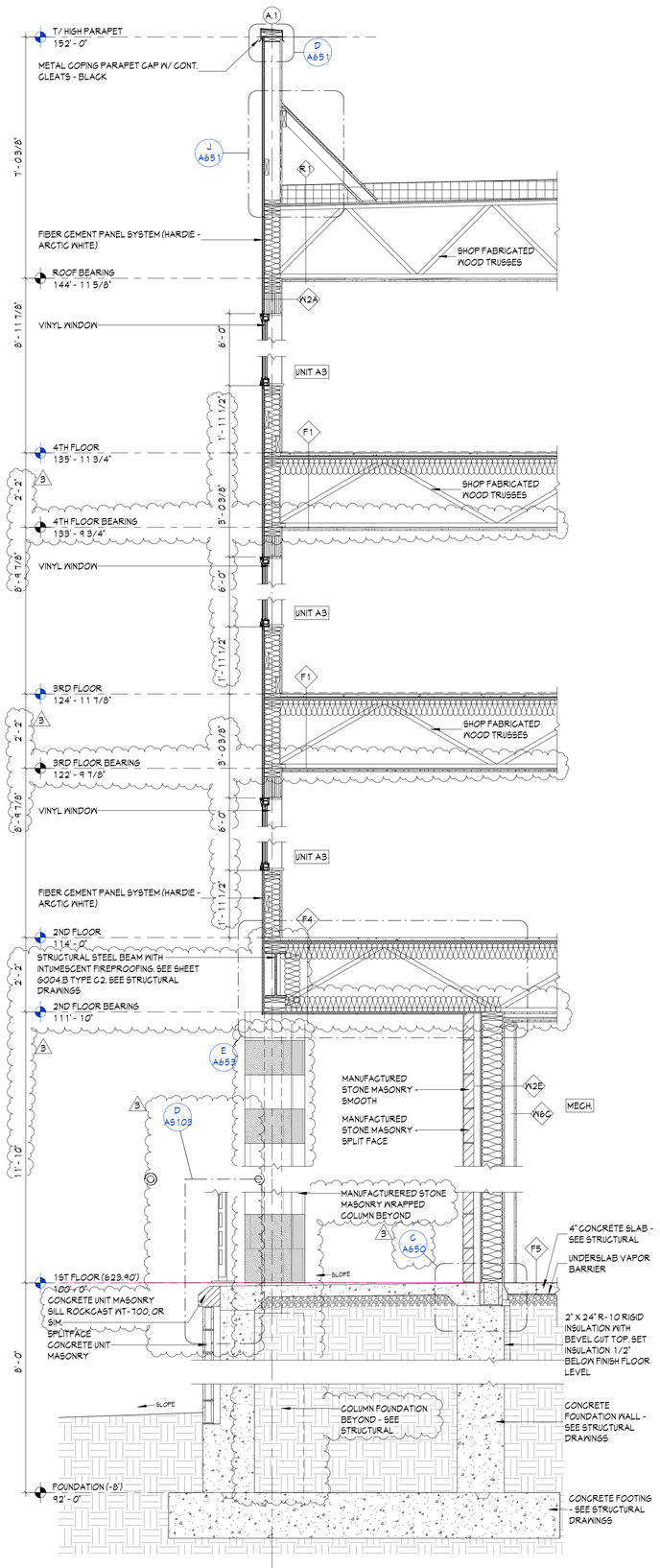


C A602 wall section 1/2" = 1'-0"



B A602 wall section 1/2" = 1'-0"



A A602 wall section - bump mech 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 1 S

A602

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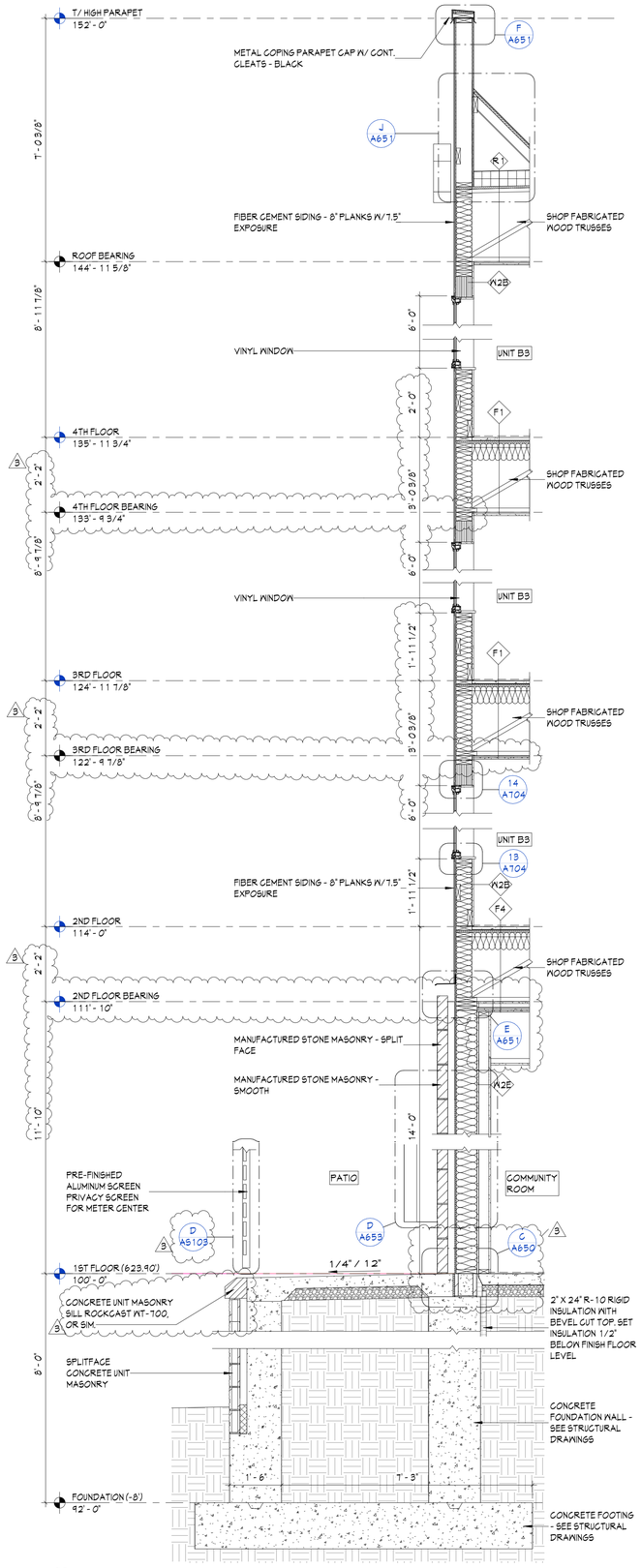
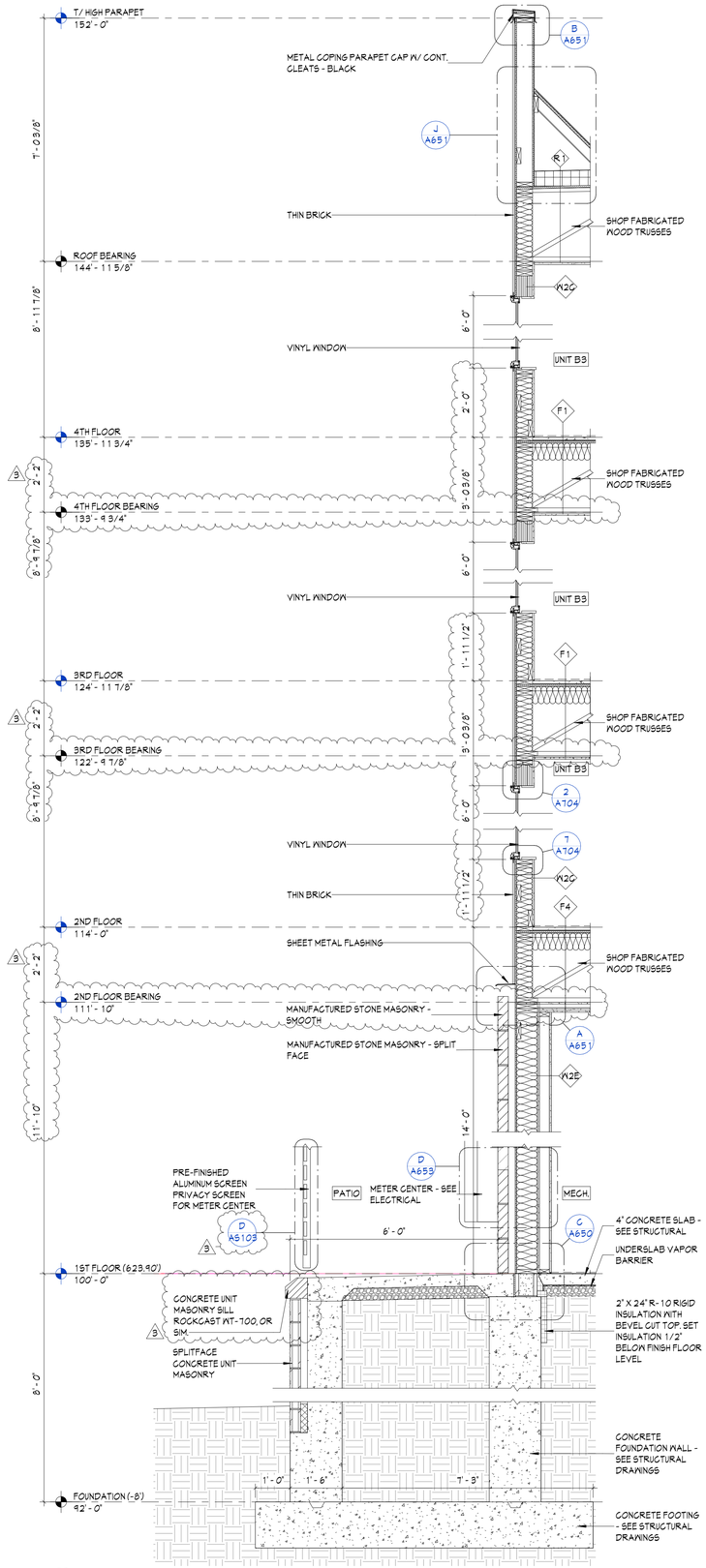


B A603 wall section 1/2" = 1'-0"



A A603 wall section 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 1 S

A603

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P 614.221.1110 berardipartners.com

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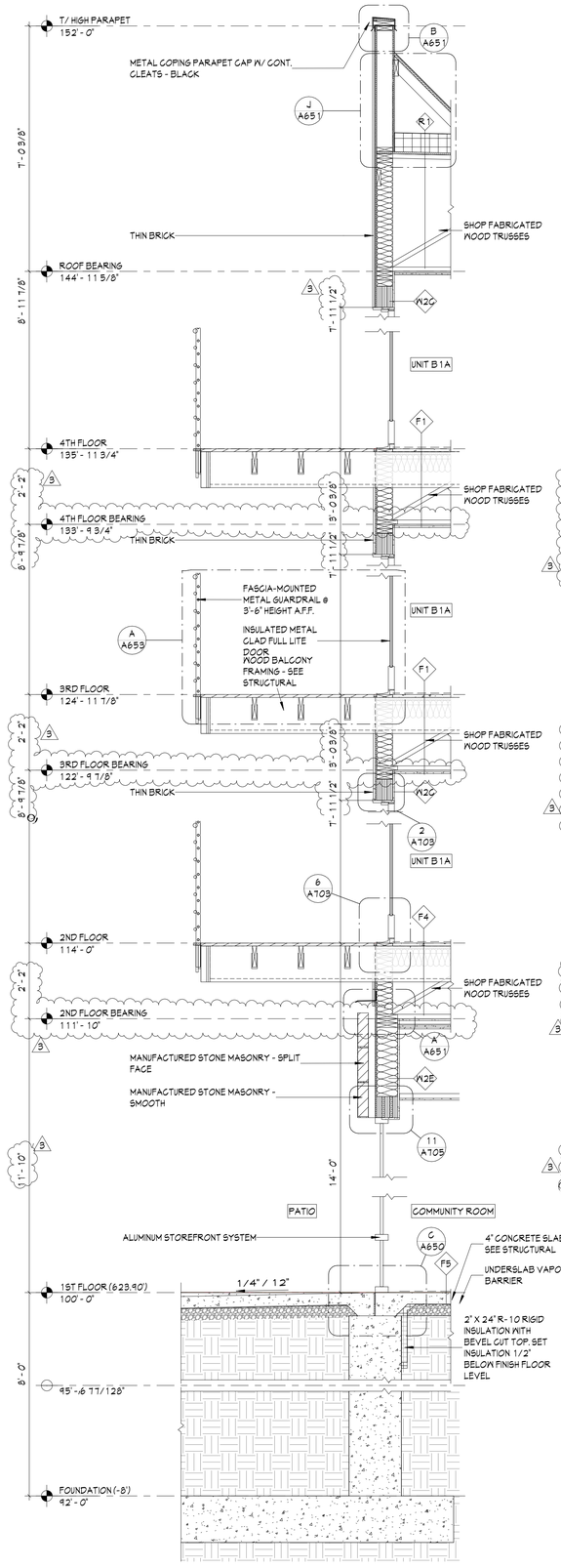
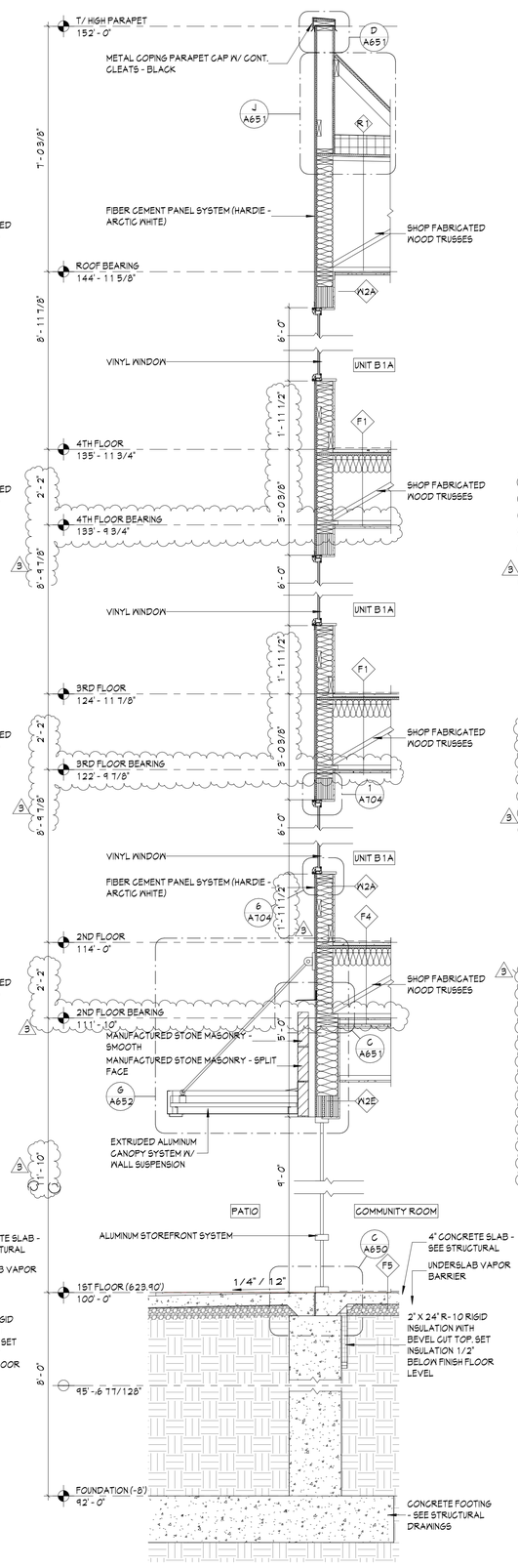


D A604 wall section 1/2" = 1'-0"



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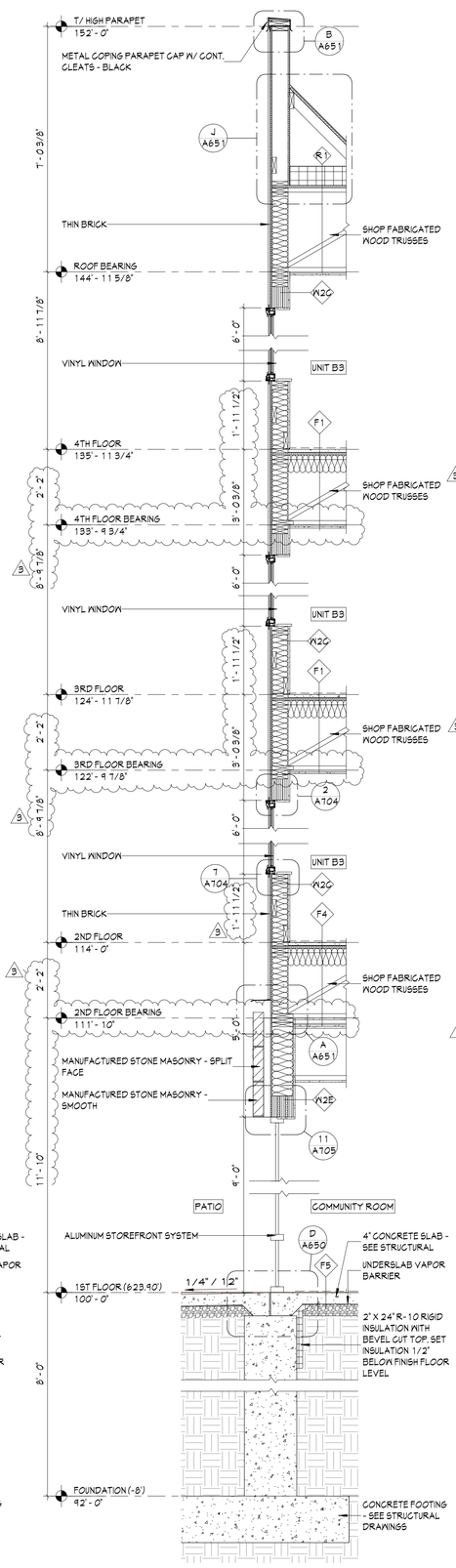
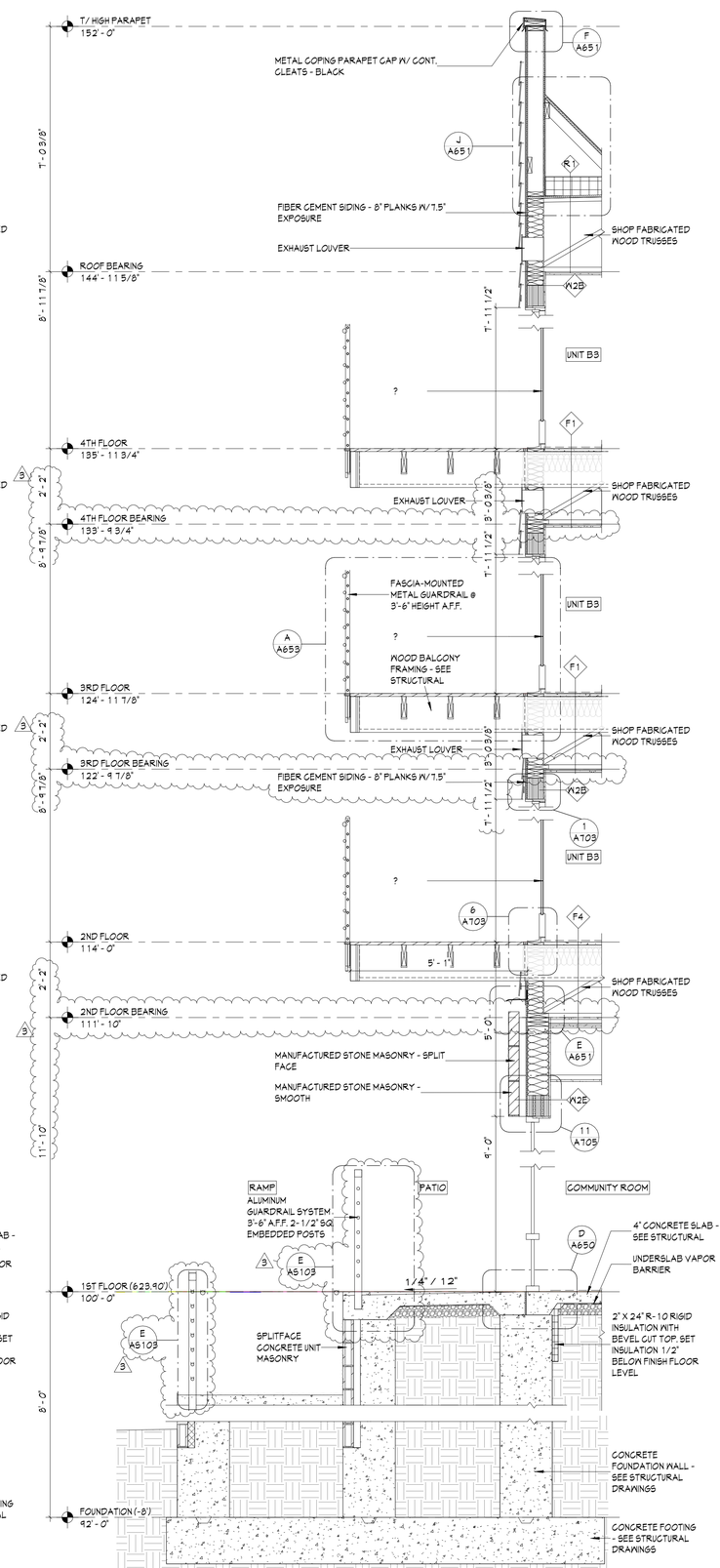


B A604 wall section 1/2" = 1'-0"



A A604 wall section 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 1 W

A604

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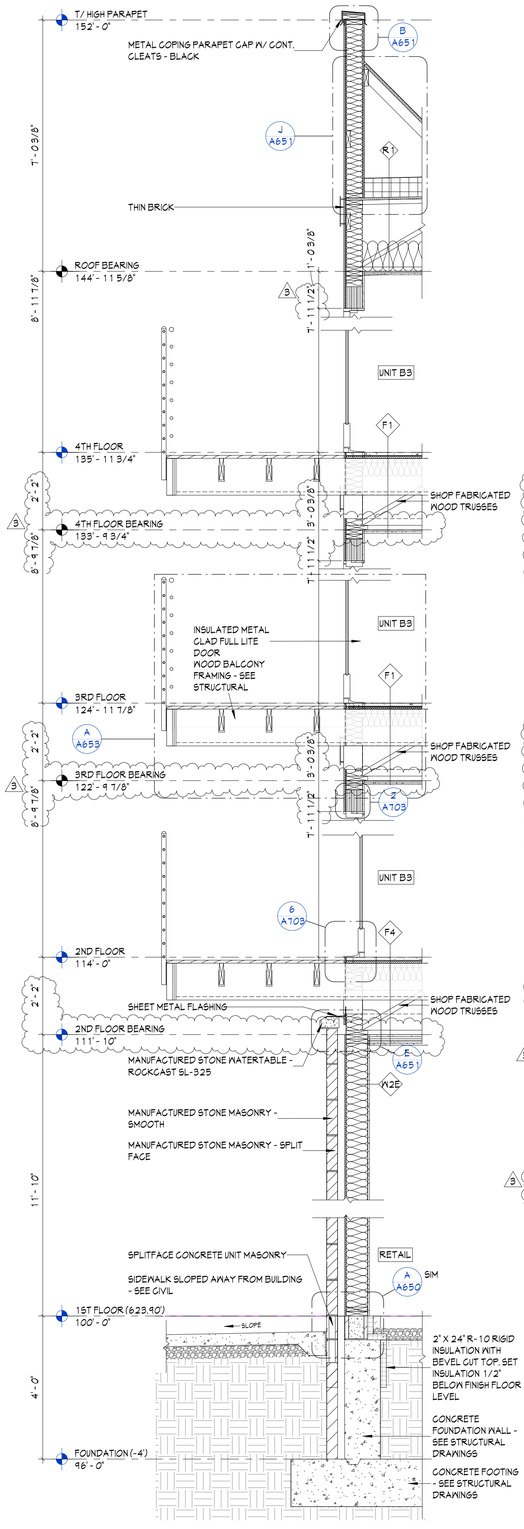
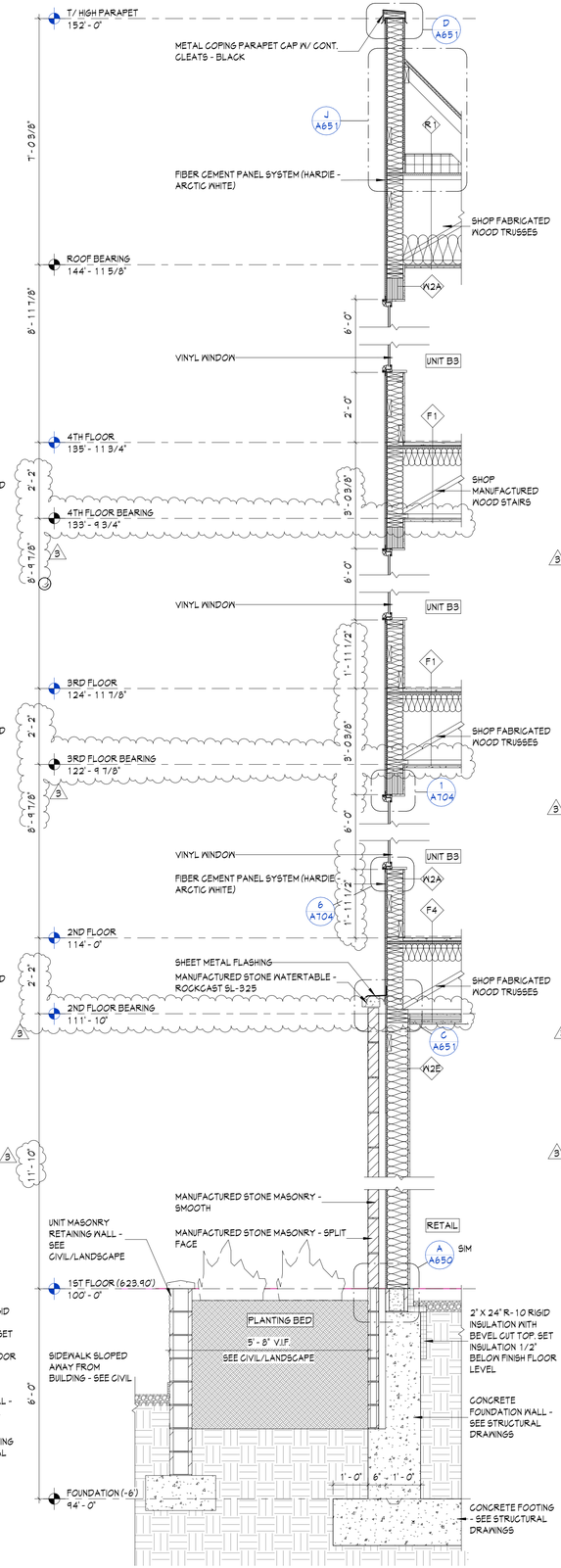


D A605 wall section 1/2" = 1'-0"



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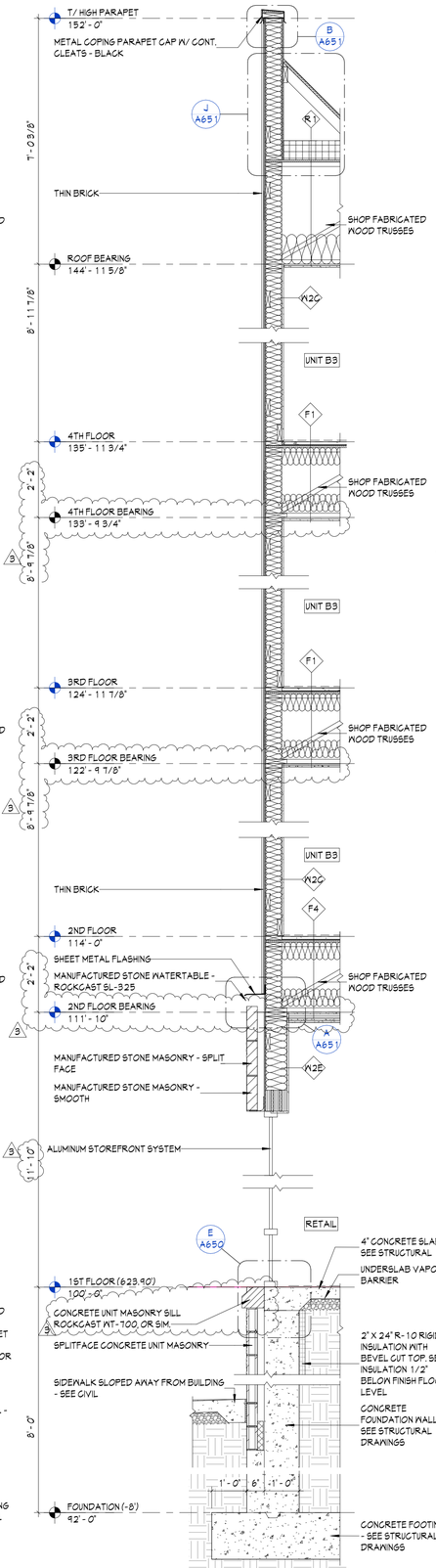
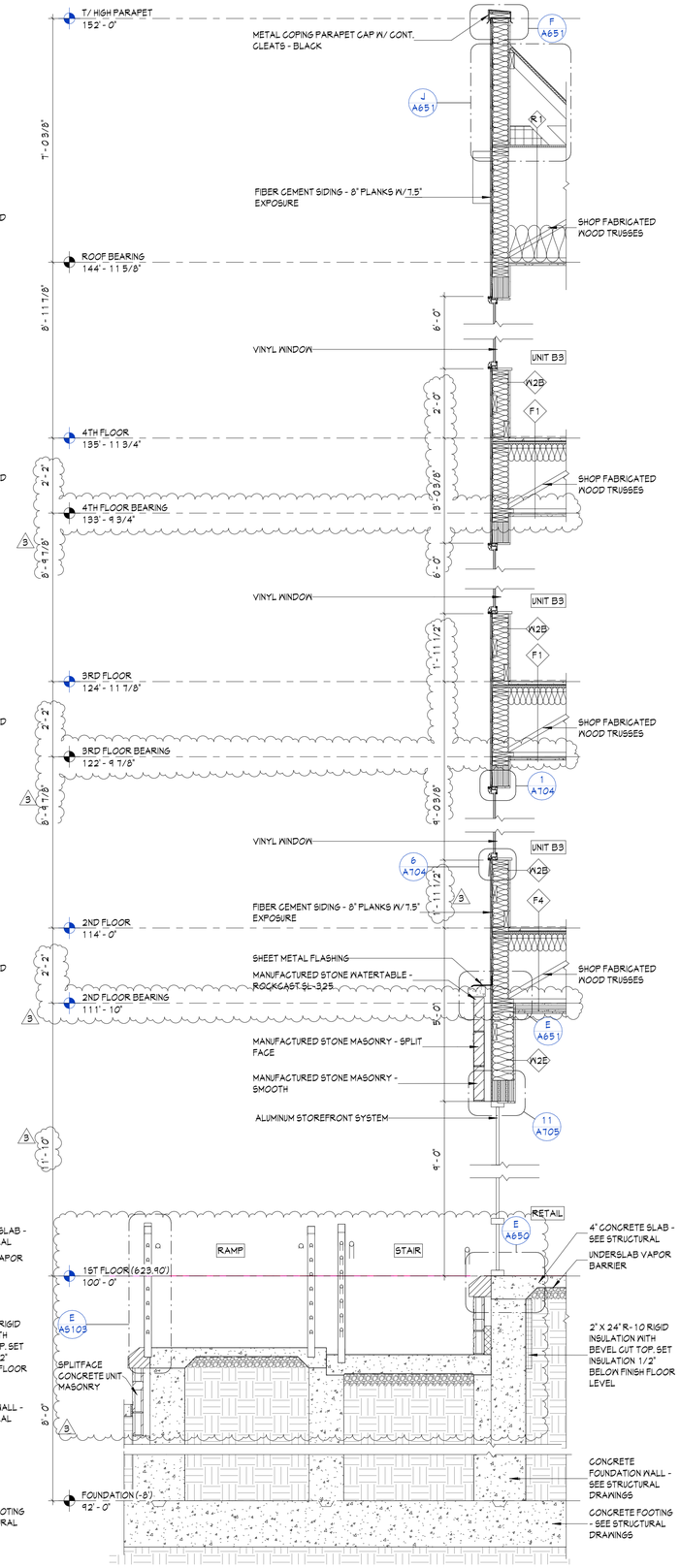


B A605 wall section 1/2" = 1'-0"



A A605 wall section 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 1 W & N

A605

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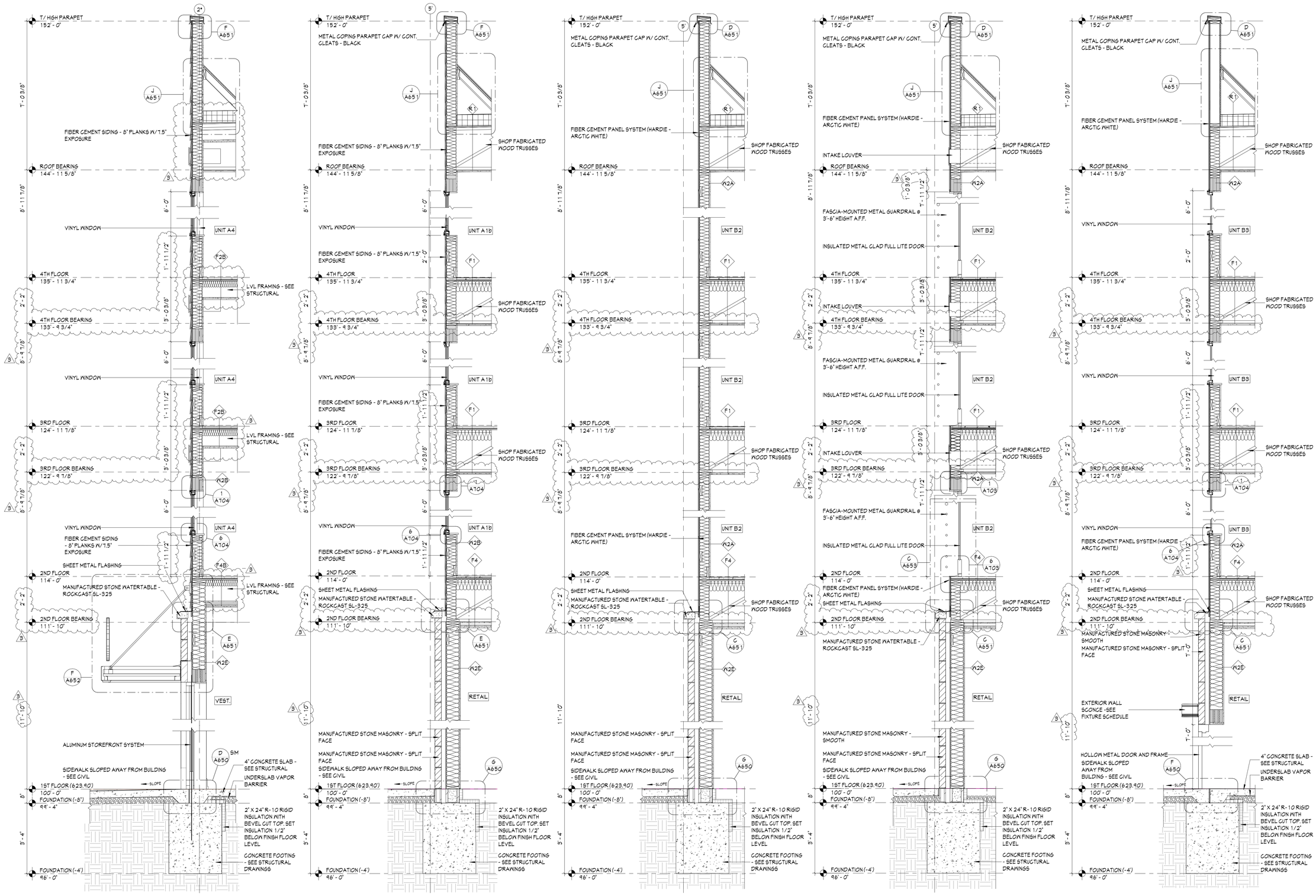

E A606 wall section 1/2" = 1'-0"

D A606 wall section 1/2" = 1'-0"

C A606 wall section 1/2" = 1'-0"

B A606 wall section 1/2" = 1'-0"

A A606 wall section 1/2" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 1 E & ENTRY

A606

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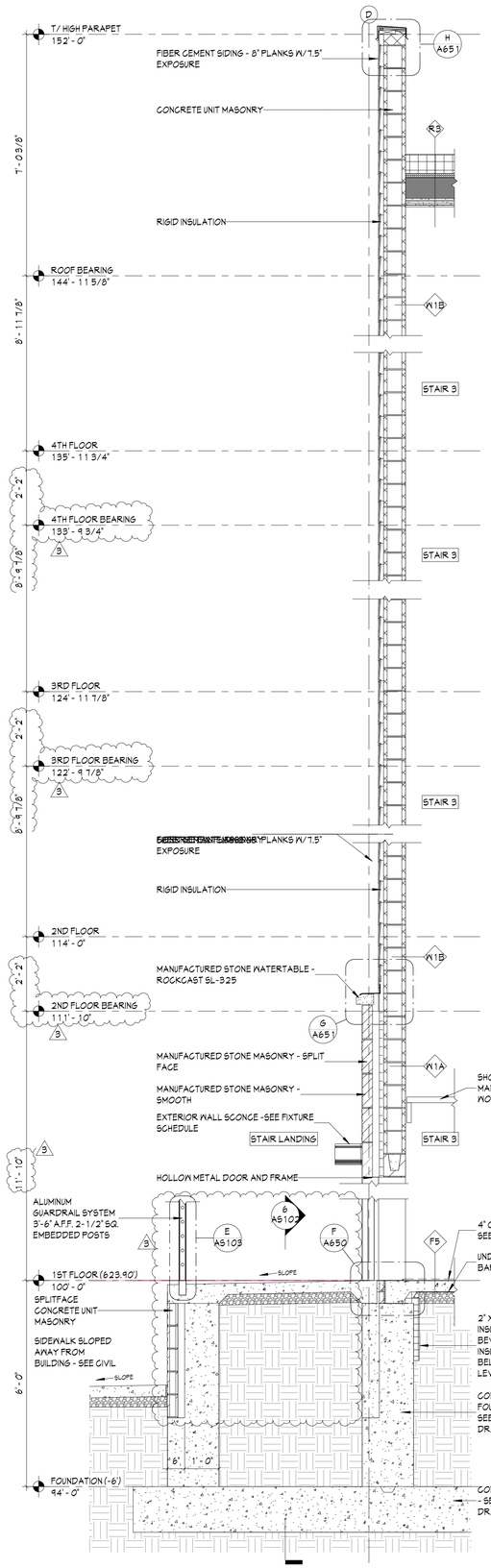
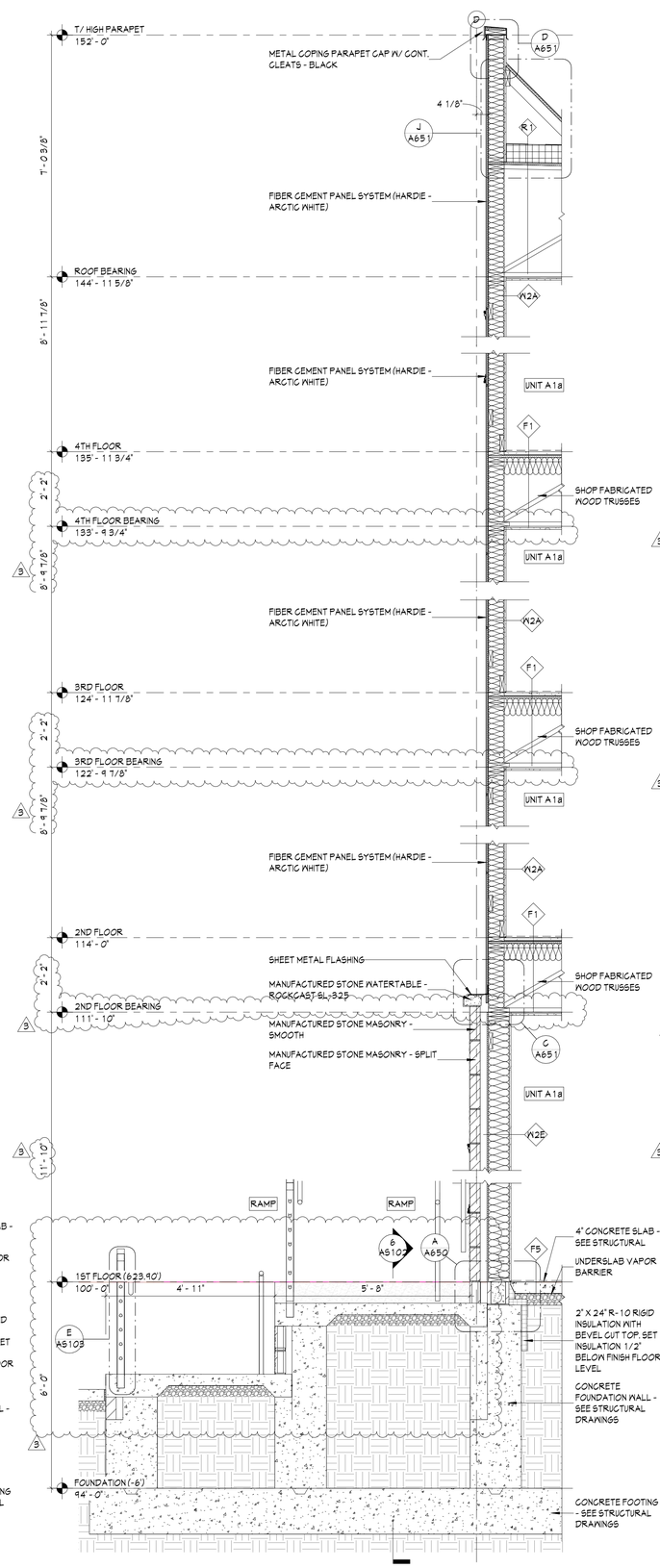


D A607 wall section 1/2" = 1'-0"



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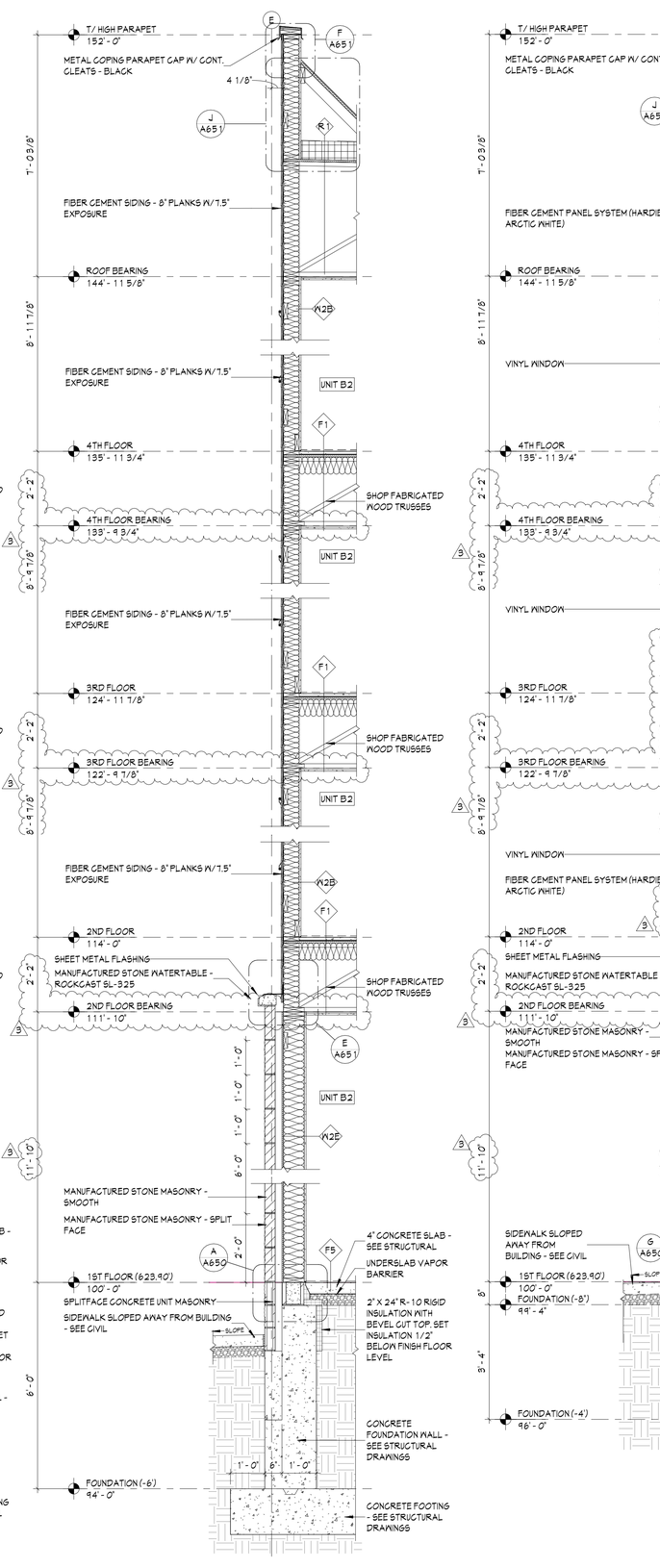

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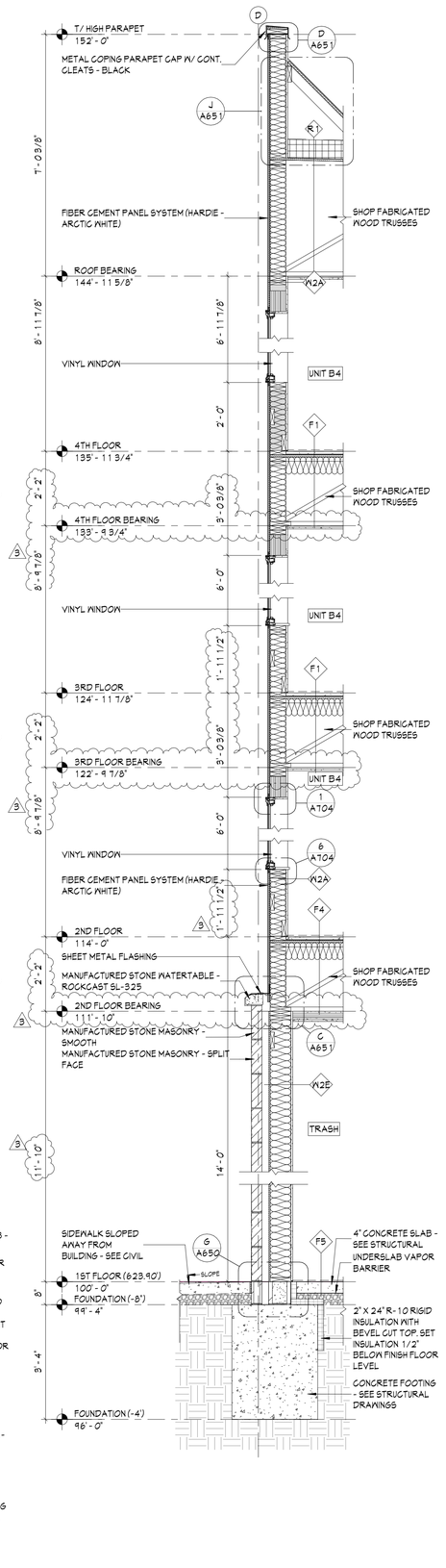

A A607 wall section 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 2 N & E

A607

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P 614.221.1110 berardipartners.com

12/10/2021 9:09:16 AM

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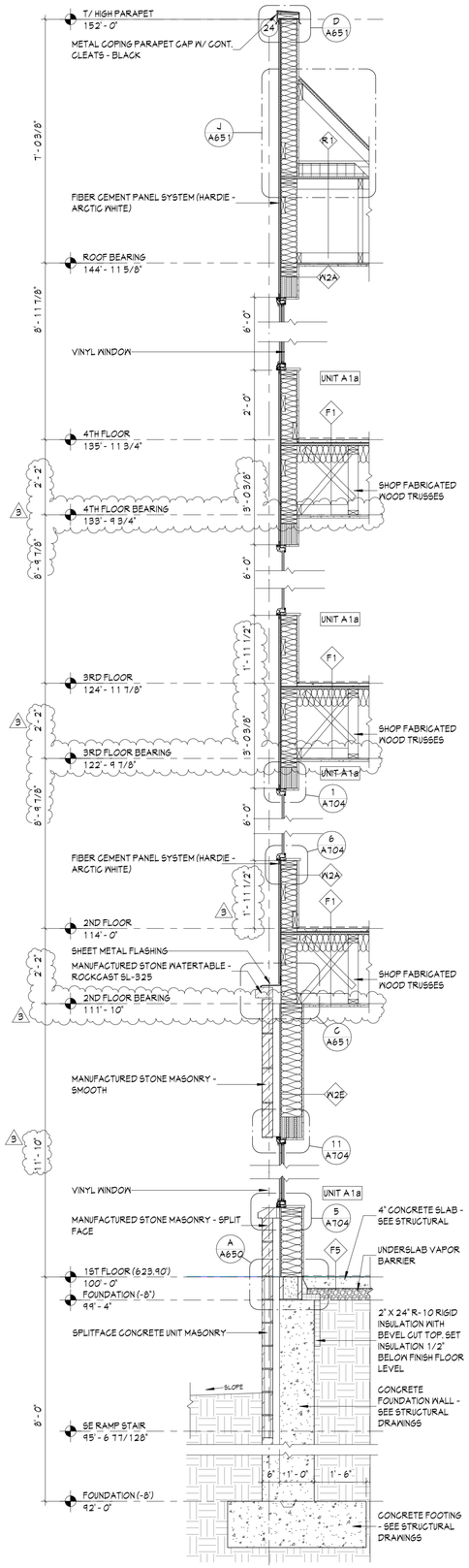
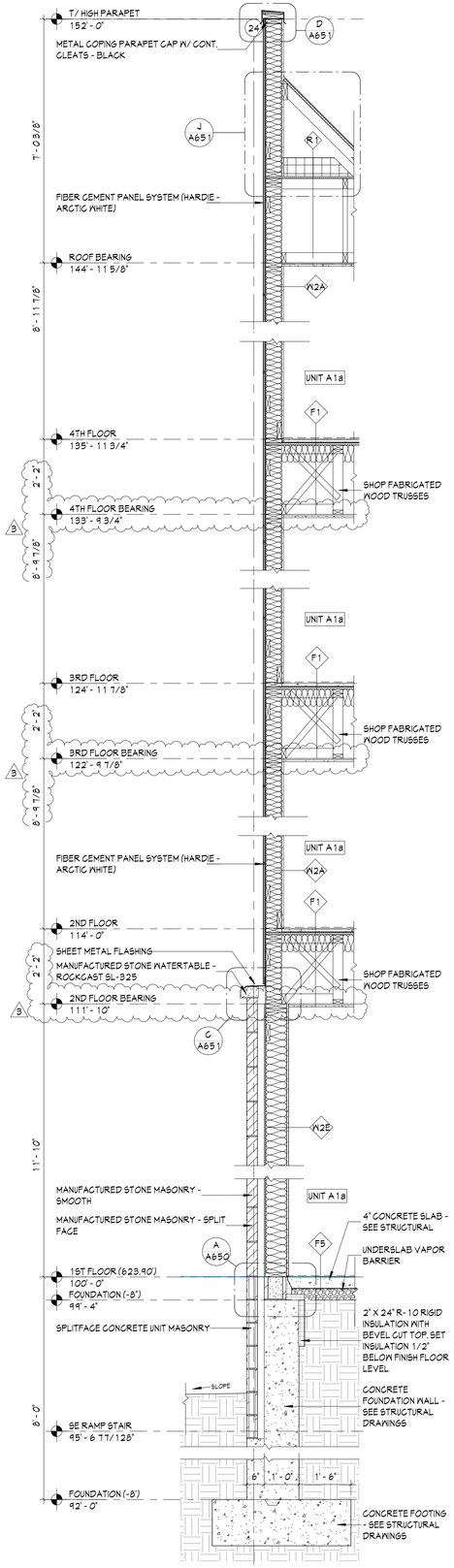
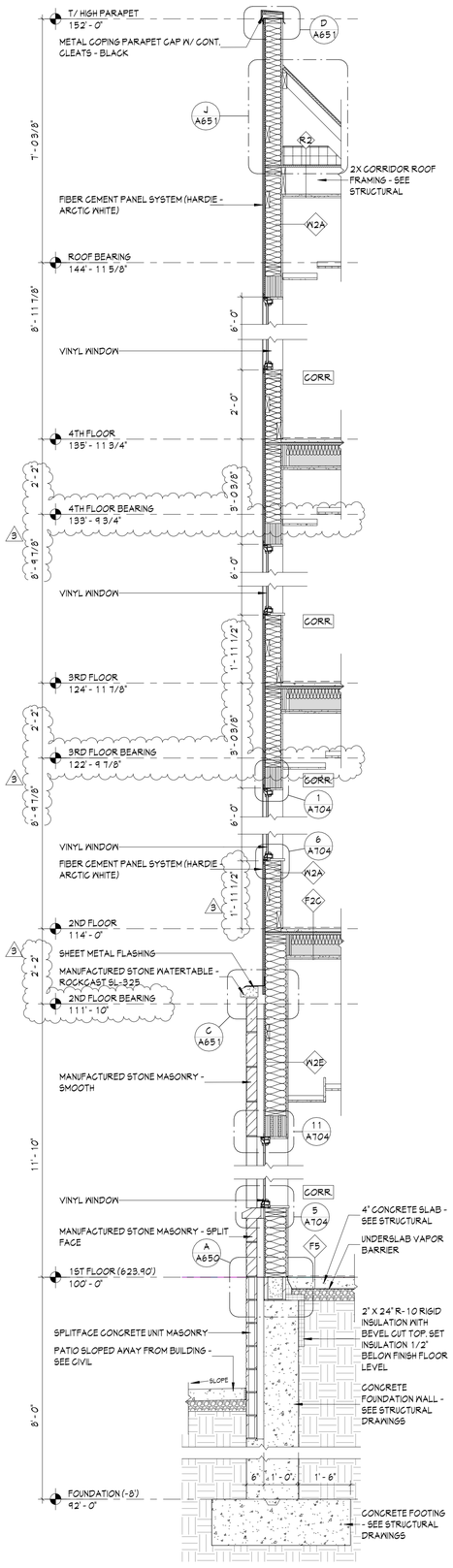


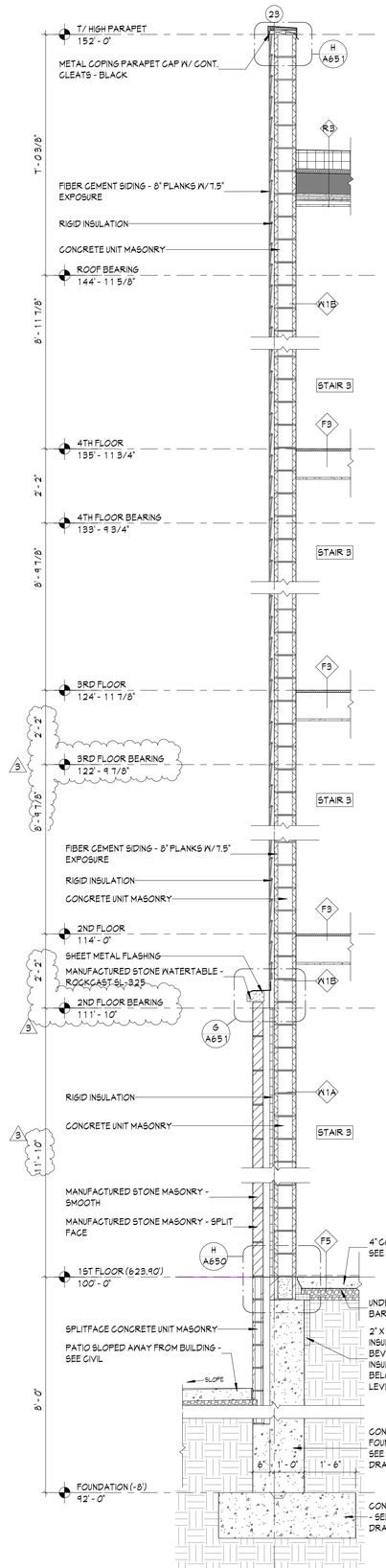
D A608 wall section 1/2" = 1'-0"



C A608 wall section 1/2" = 1'-0"



B A608 wall section 1/2" = 1'-0"



A A608 wall section 1/2" = 1'-0"

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STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 2 E

A608

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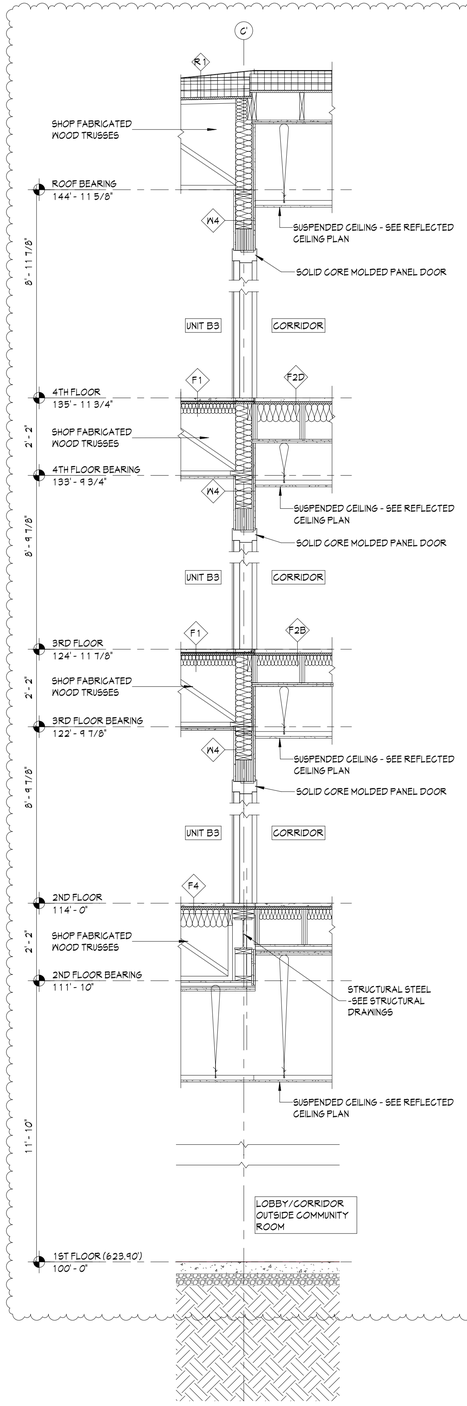

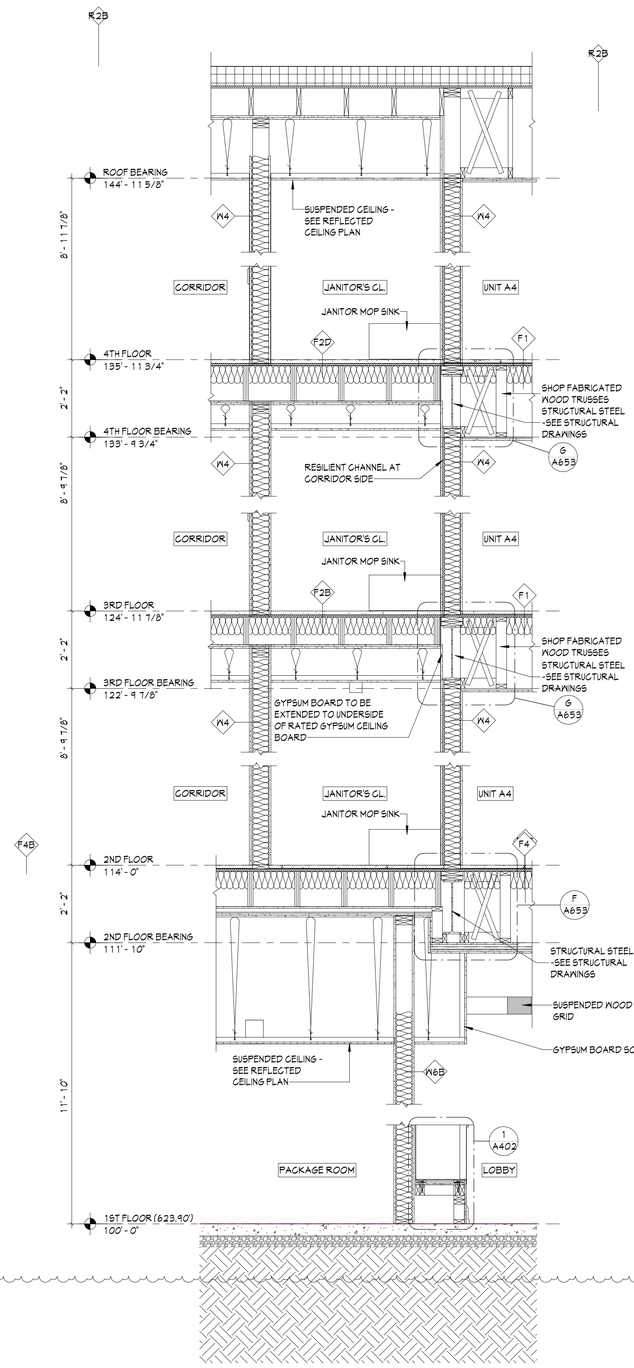

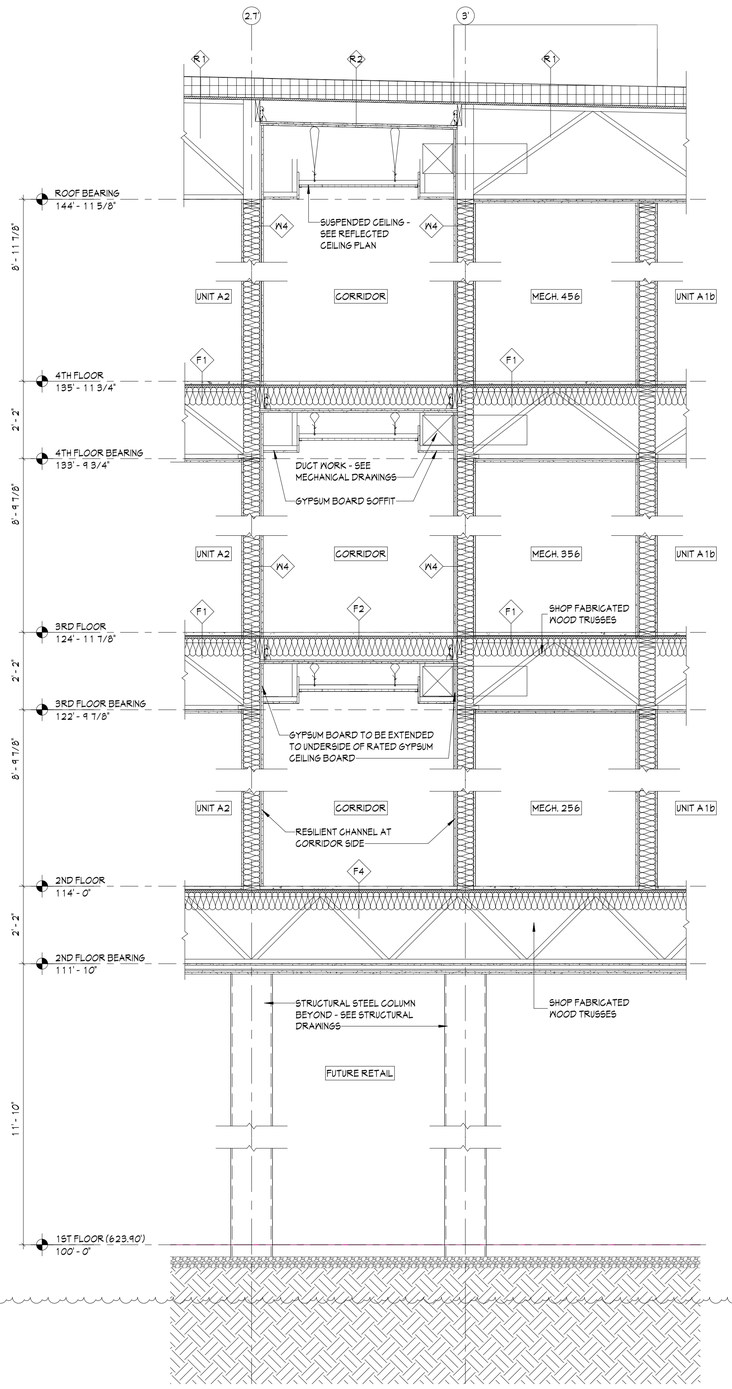

C A609 wall section - elev lobby 2 1/2" = 1'-0"

B A609 wall section - elev lobby 1 1/2" = 1'-0"

A A609 wall section - corridor bldg 1 mech. 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

WALL SECTIONS - BLDG 1 INT

A609

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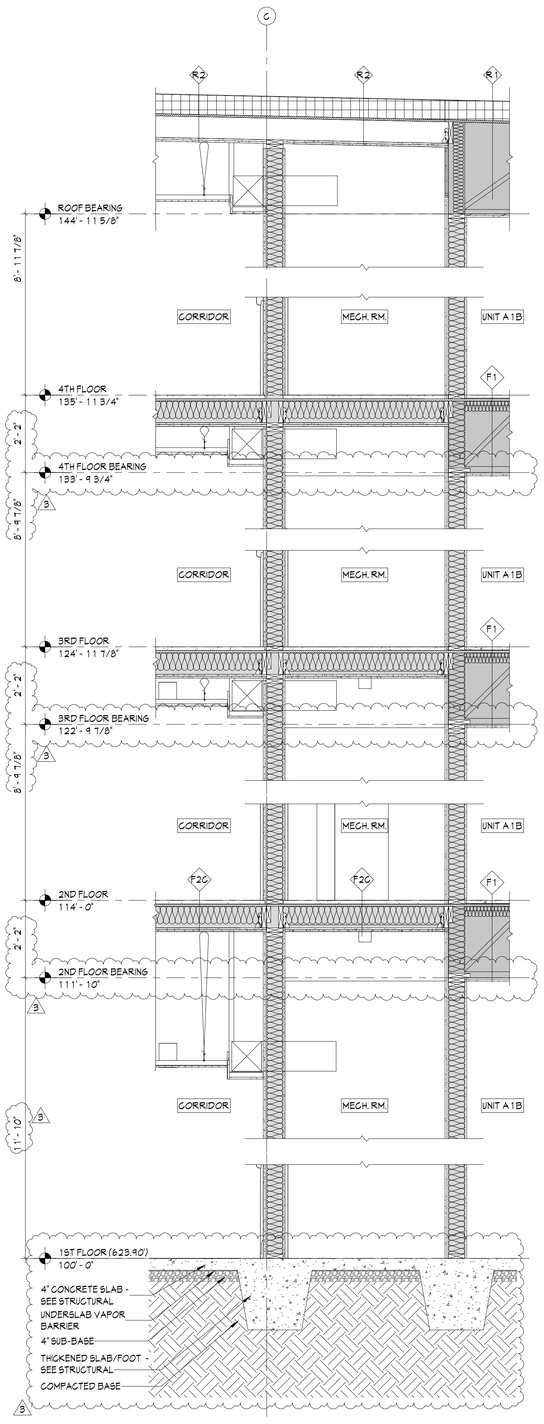
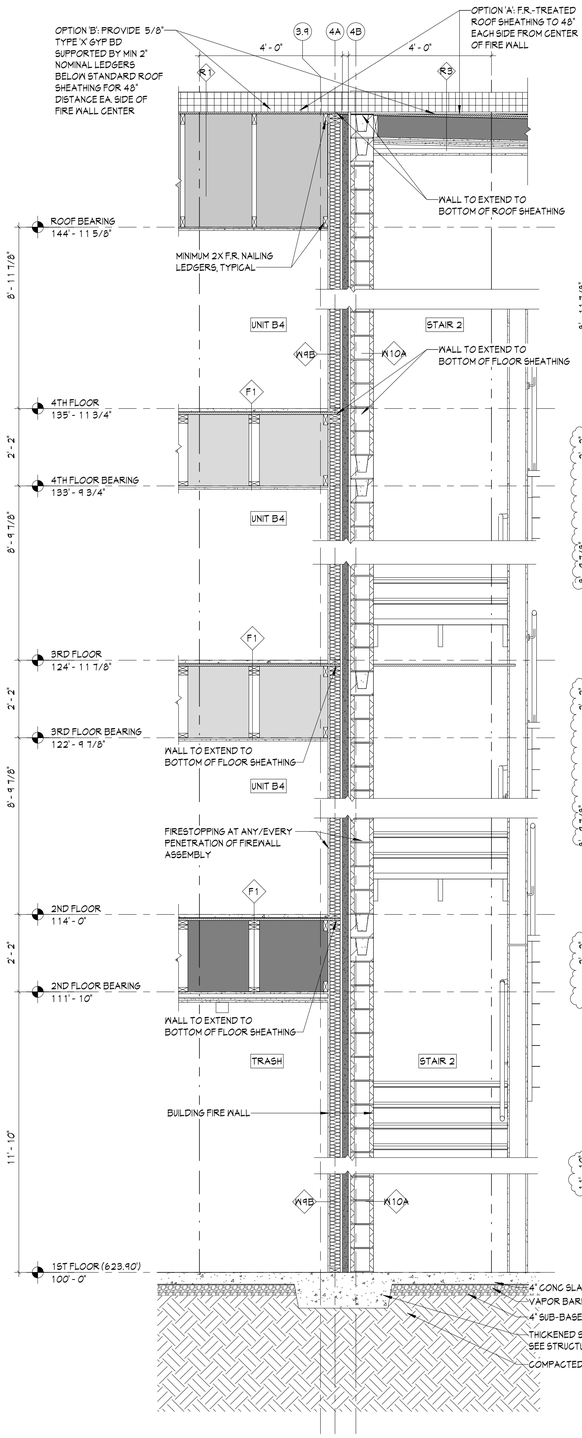
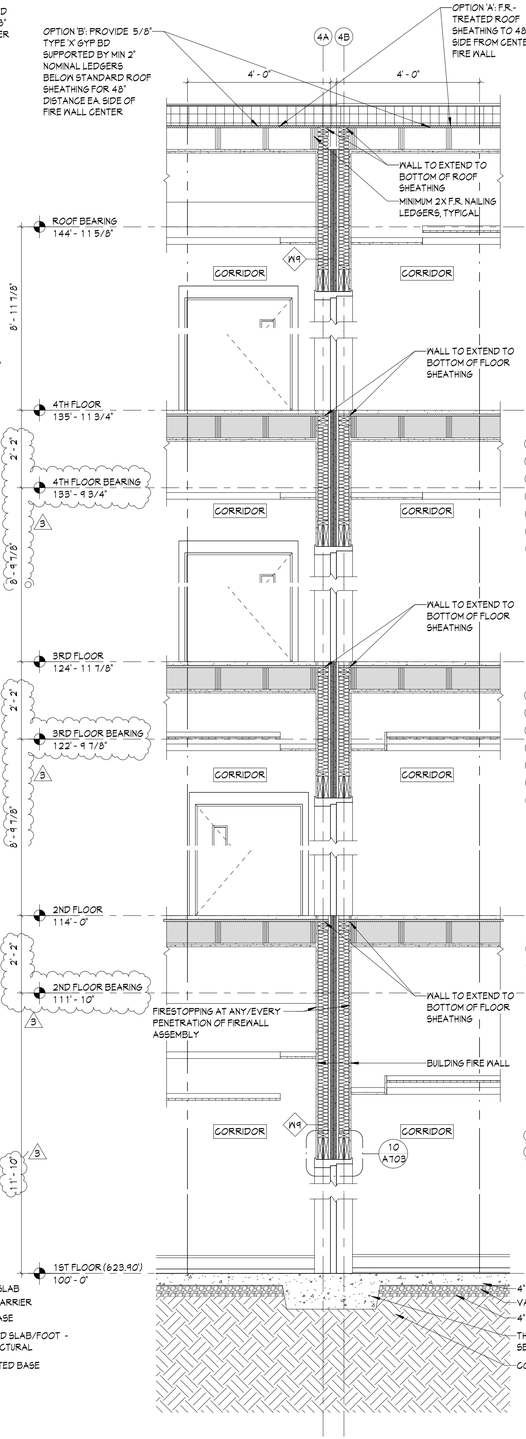


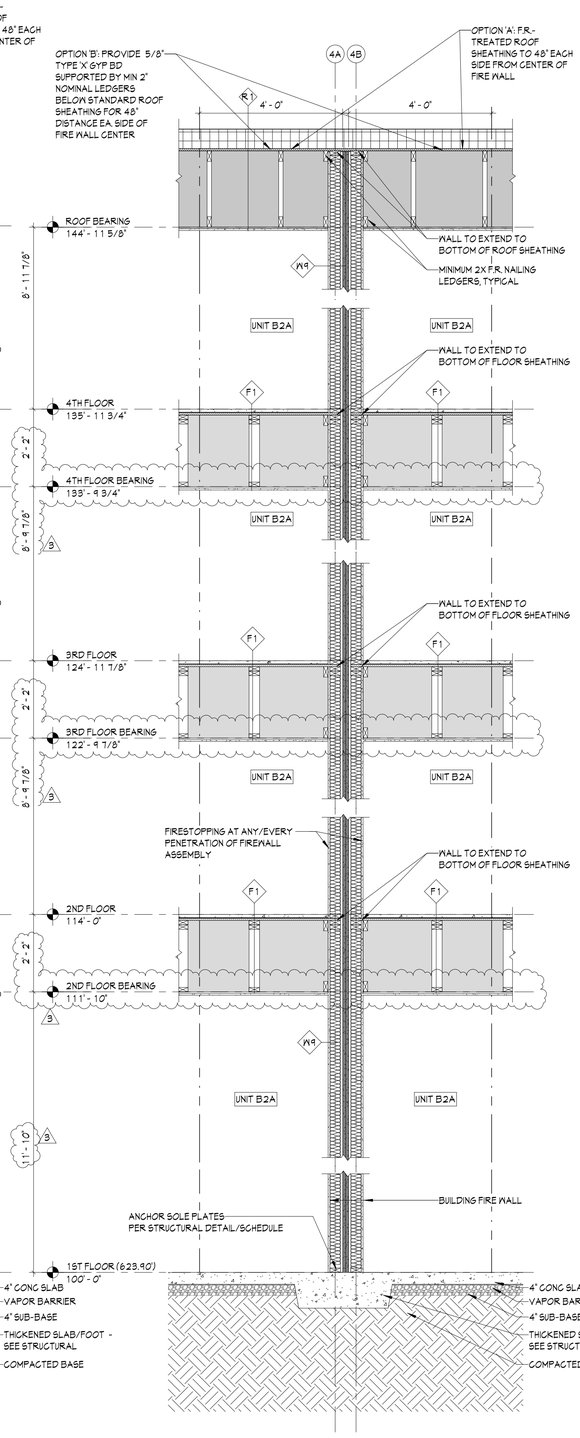
D A610 wall section - bldg 2 corr. mech rm.
1/2" = 1'-0"



C A610 wall section fire wall 3
1/2" = 1'-0"



B A610 wall section fire wall 2
1/2" = 1'-0"



A A610 wall section fire wall 1
1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PROJECT DATE: 09/01/2021
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#	Description	Date
3	Addendum 3	12.10.2021

WALL SECTIONS - FIRE WALL

A610

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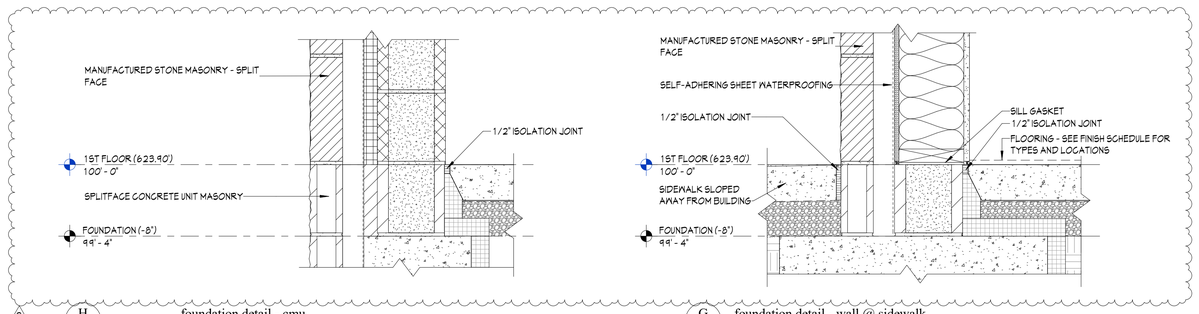
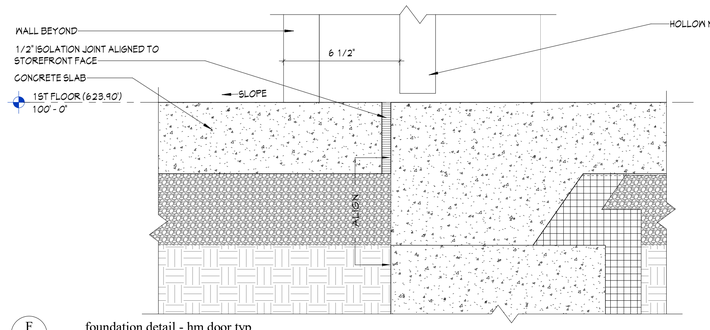
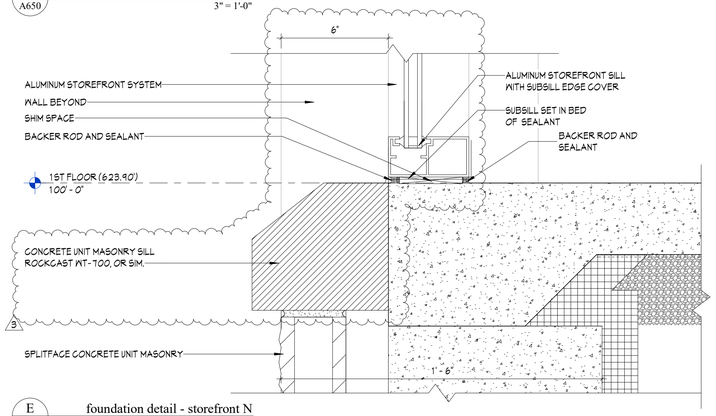


H A650 foundation detail - cmu
1 1/2" = 1'-0"

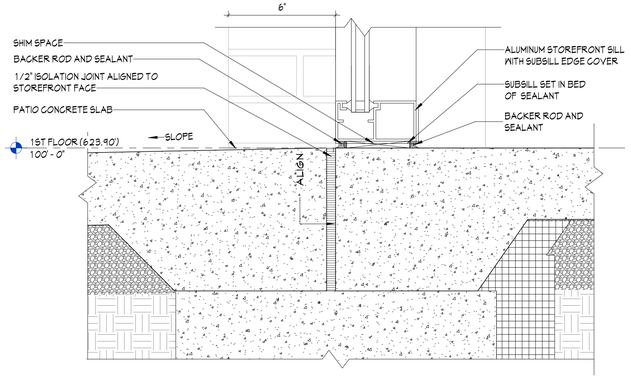
G A650 foundation detail - wall @ sidewalk
1 1/2" = 1'-0"



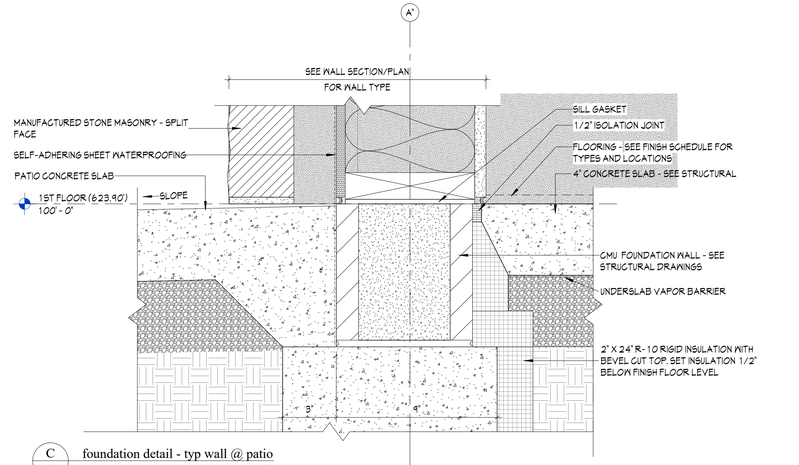
F A650 foundation detail - hm door typ
3" = 1'-0"



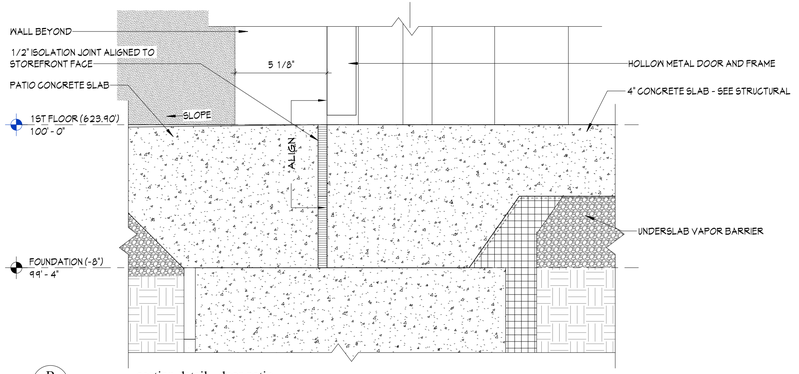
E A650 foundation detail - storefront N
3" = 1'-0"



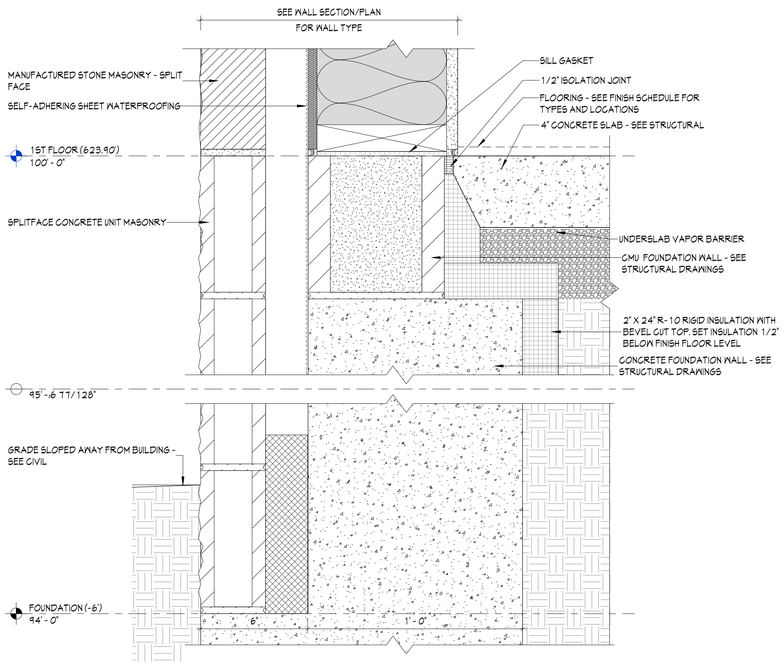
D A650 foundation detail - storefront @ patio
3" = 1'-0"



C A650 foundation detail - typ wall @ patio
3" = 1'-0"



B A650 section detail - door patio
3" = 1'-0"



A A650 foundation detail - typ wall
3" = 1'-0"

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LICENSED ARCHITECT

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SECTION DETAILS - FOUNDATION

A650

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P 614.221.1110 berardipartners.com

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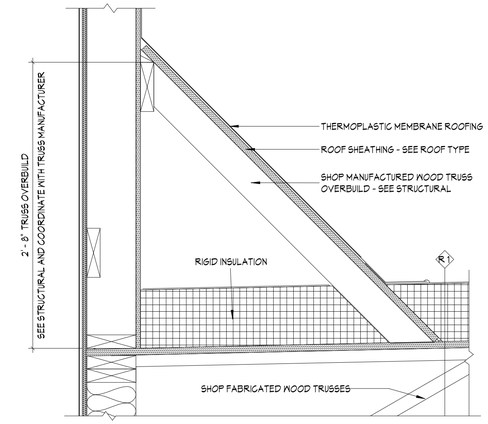
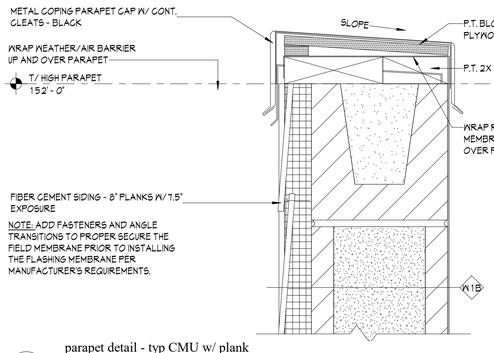
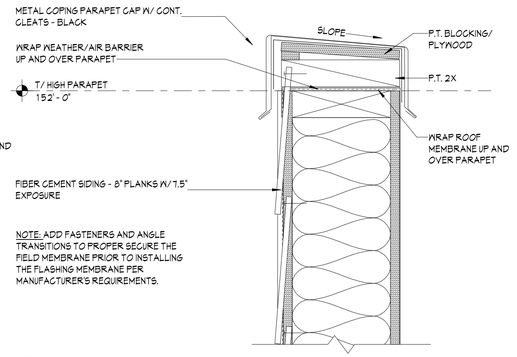


J / A651 section detail - truss overbuild
1 1/2" = 1'-0"



H / A651 parapet detail - typ CMU w/ plank siding
3" = 1'-0"



F / A651 parapet detail - typ plank siding
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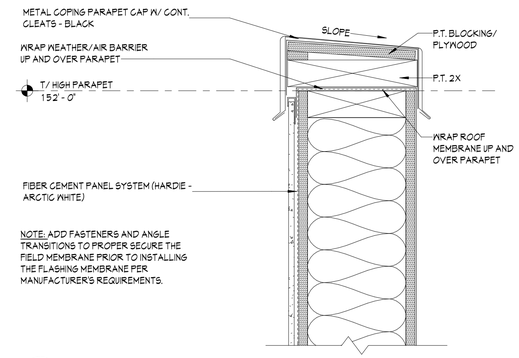
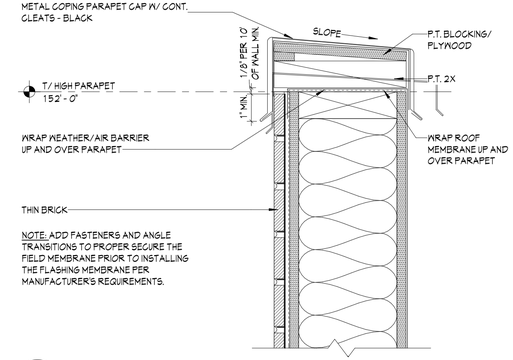
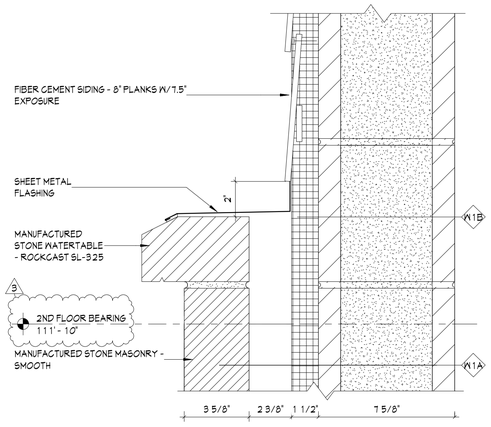


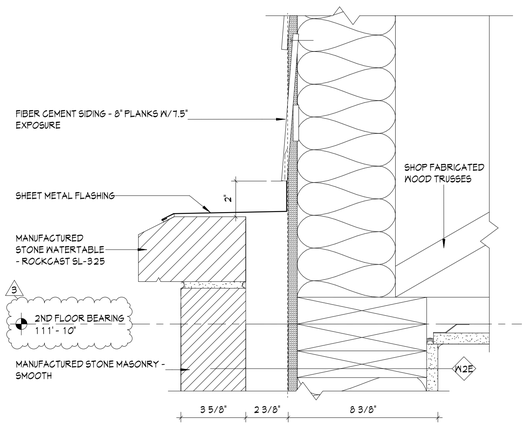
D / A651 parapet detail - typ FCP
3" = 1'-0"



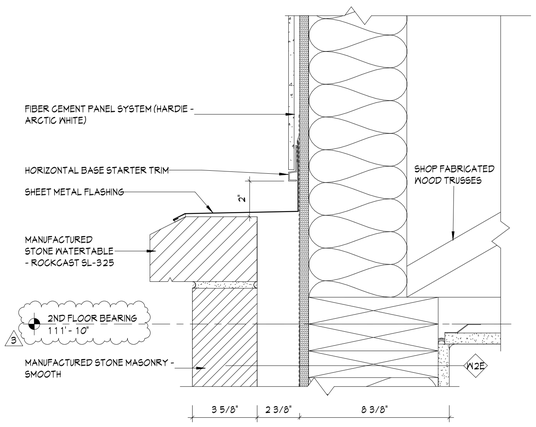
B / A651 parapet detail - typ thin brick
3" = 1'-0"



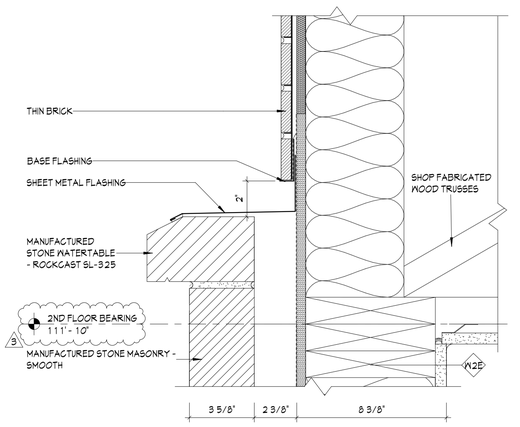
G / A651 section detail - water table @ plank on cmu
3" = 1'-0"



E / A651 section detail - water table @ plank siding
3" = 1'-0"



C / A651 section detail - water table @ FCP
3" = 1'-0"



A / A651 section detail - water table @ thin brick
3" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

SECTION DETAILS - TYPICAL

A651

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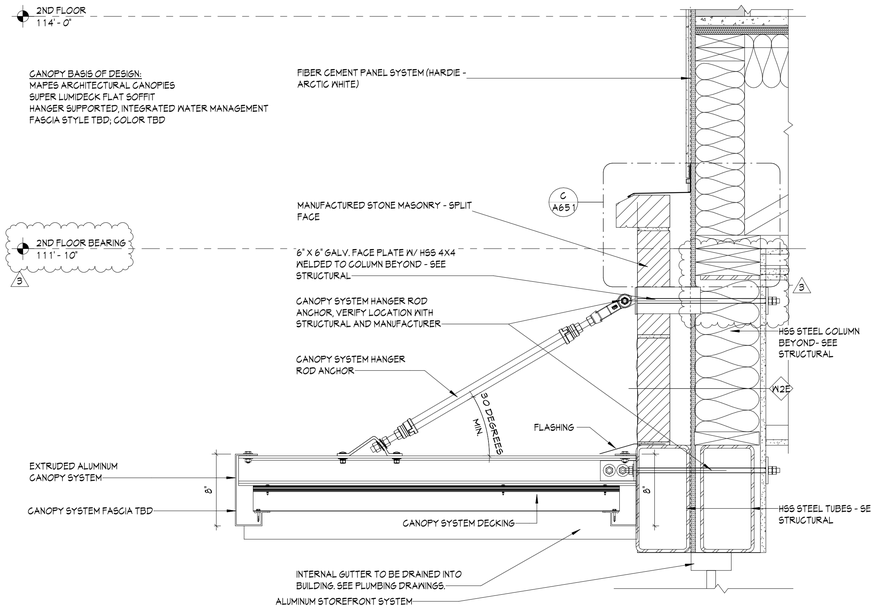
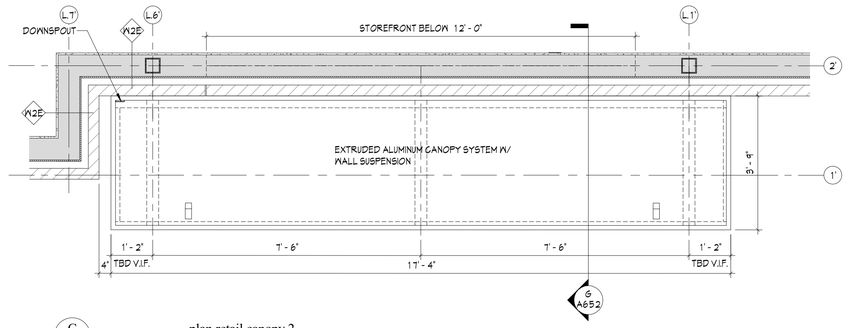


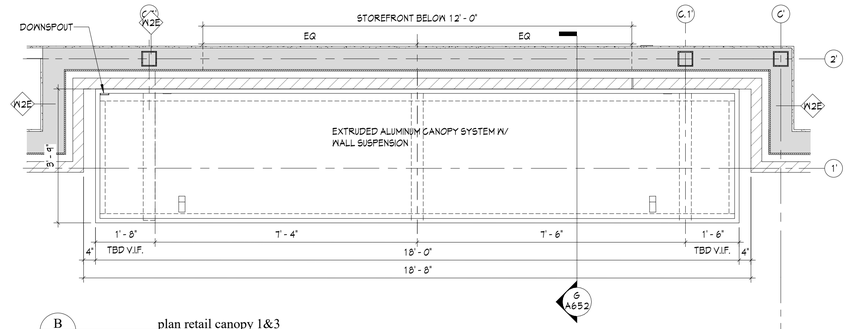
G A652 section detail - retail canopy
1 1/2" = 1'-0"

E A652 3d reference - retail canopy typ

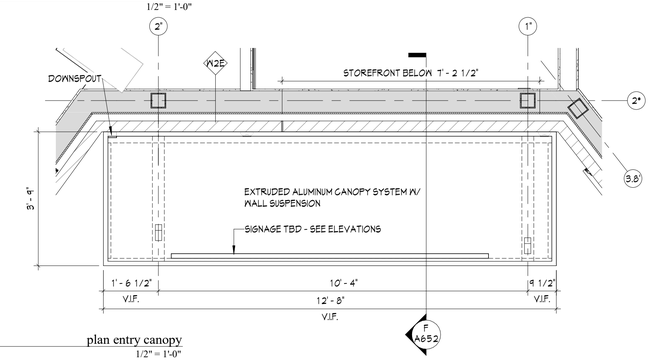
D A652 3d reference - entry canopy



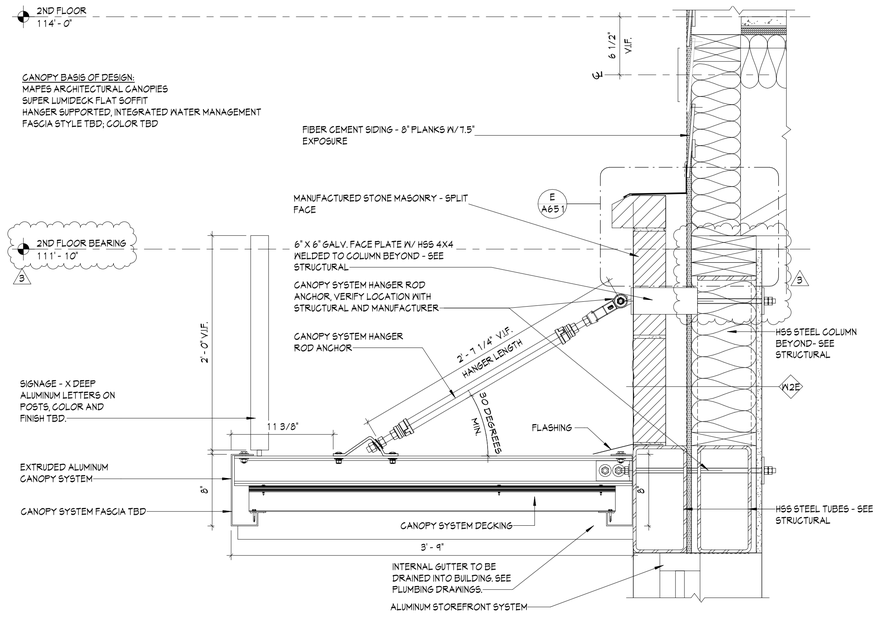
C A652 plan retail canopy 2
1/2" = 1'-0"



B A652 plan retail canopy 1&3
1/2" = 1'-0"



A A652 plan entry canopy
1/2" = 1'-0"



F A652 section detail - entry canopy
1 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

DETAILS - CANOPIES

A652

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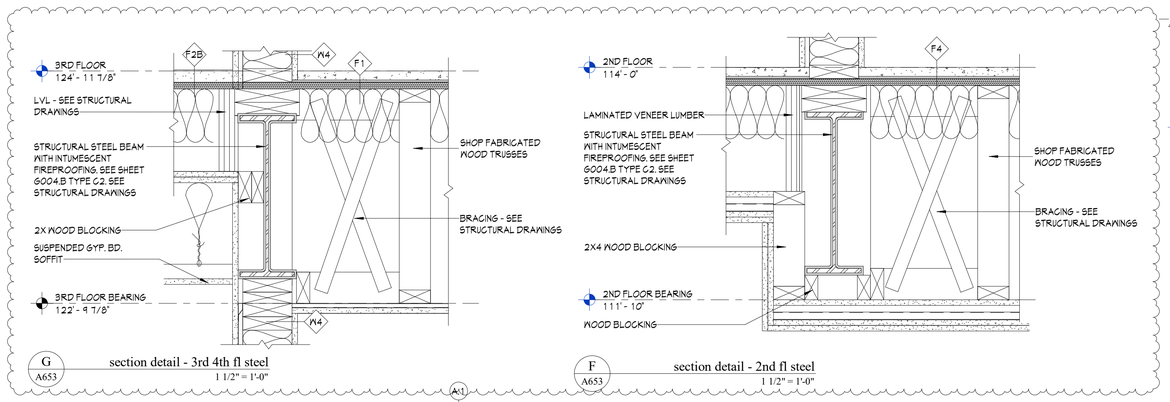
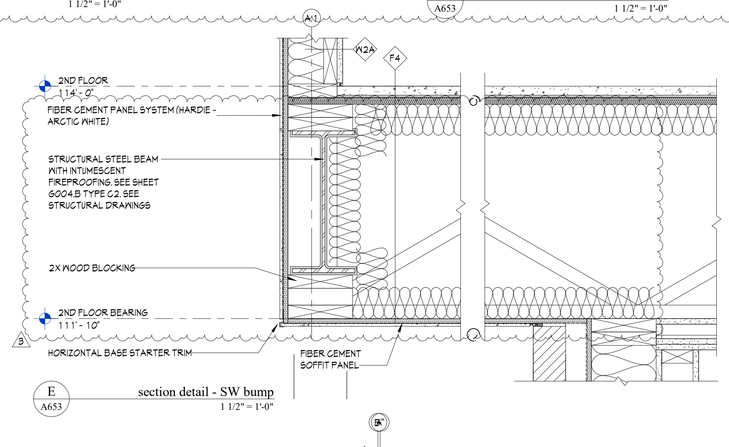
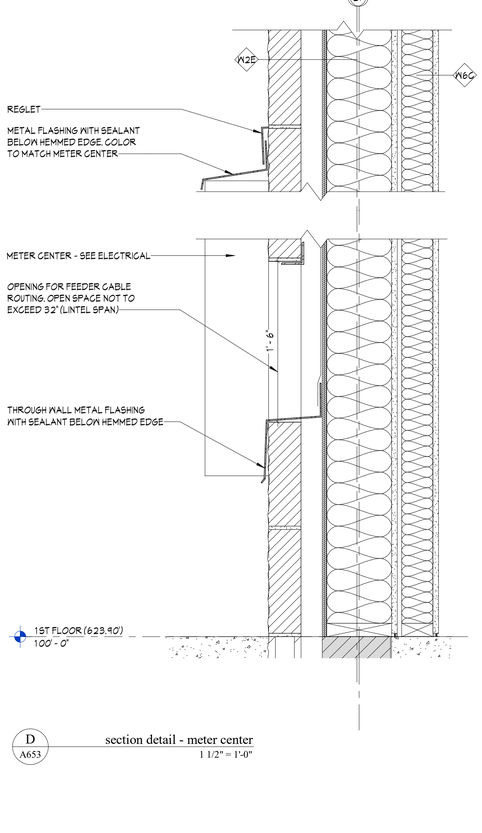


G A653 section detail - 3rd 4th fl steel
1 1/2" = 1'-0"

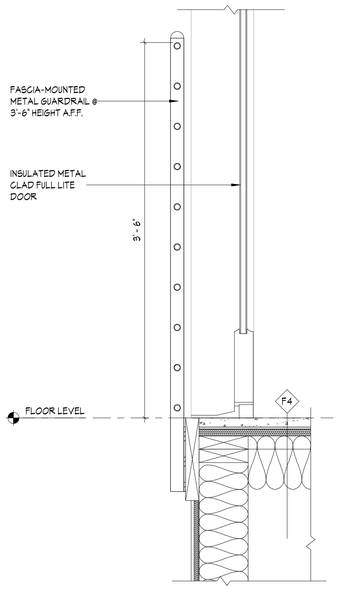
F A653 section detail - 2nd fl steel
1 1/2" = 1'-0"



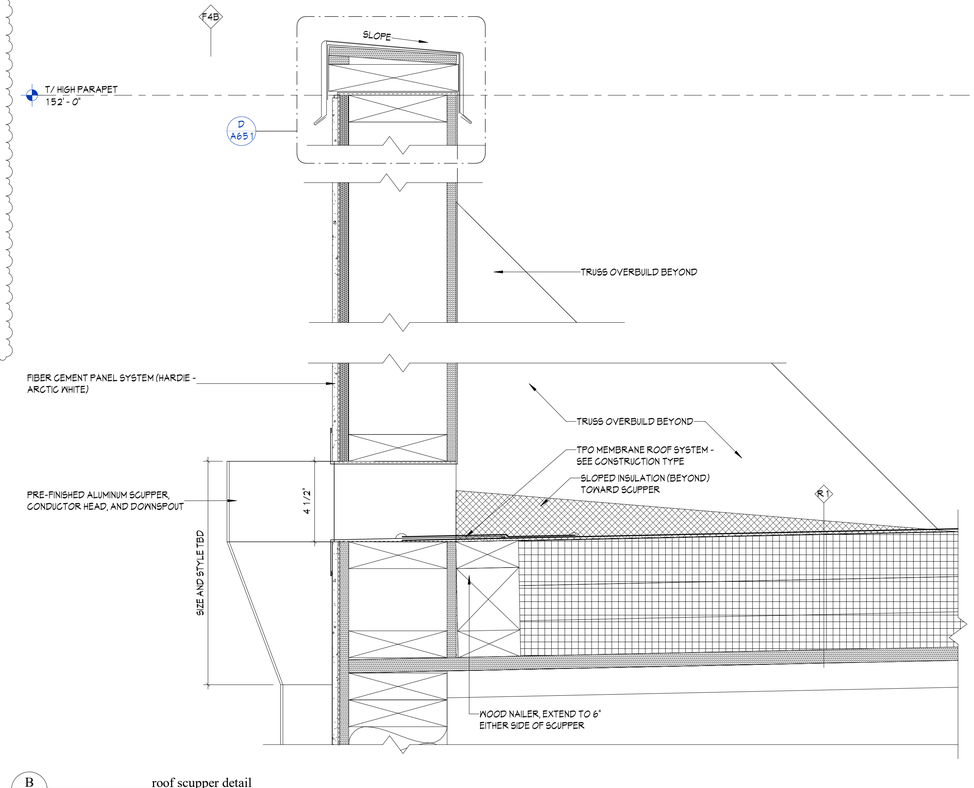
E A653 section detail - SW bump
1 1/2" = 1'-0"



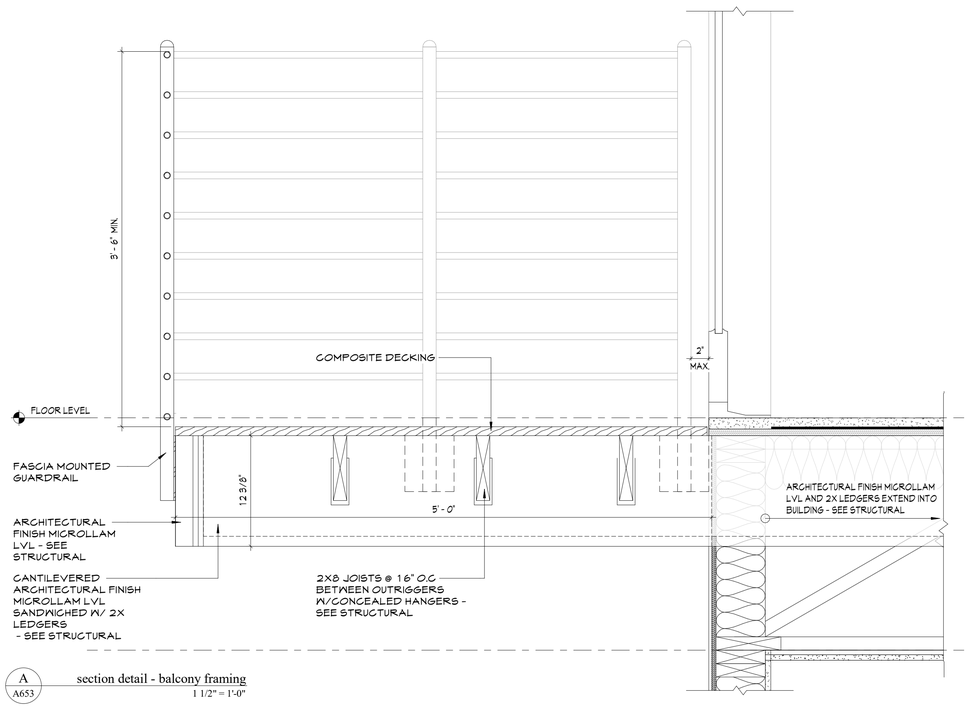
D A653 section detail - meter center
1 1/2" = 1'-0"



C A653 section detail - juliet balcony
1 1/2" = 1'-0"



B A653 roof scupper detail
3" = 1'-0"



A A653 section detail - balcony framing
1 1/2" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

SECTION DETAILS - MISC

A653

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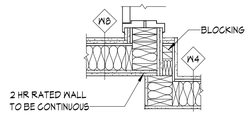
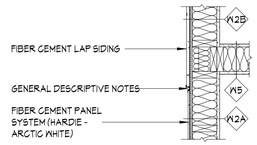


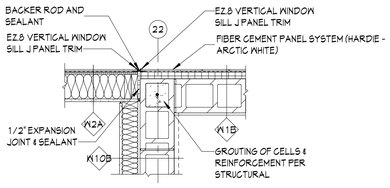
plan detail - 2 hr 1 hr intersection

P A660 — 1st — 3/4" = 1'-0"



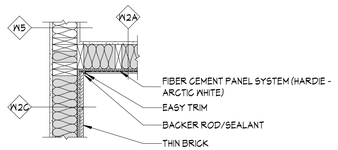
plan detail - mat'l transition

K A660 — 3/4" = 1'-0"



plan detail - stair 3 2-4 fl

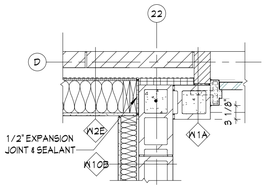
N A660 — 3/4" = 1'-0"



plan detail - mat'l trasition at inside

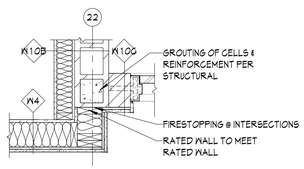
J A660 — 3/4" = 1'-0"

DETAIL E NOT USED



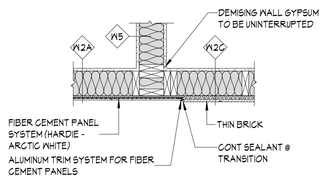
plan detail - stair 3 @ 1st

5 A660 — 3/4" = 1'-0"



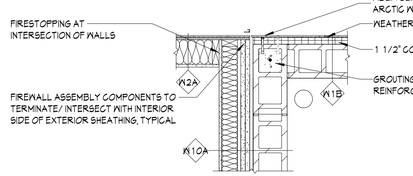
plan detail - stair 3 interior

M A660 — 3/4" = 1'-0"



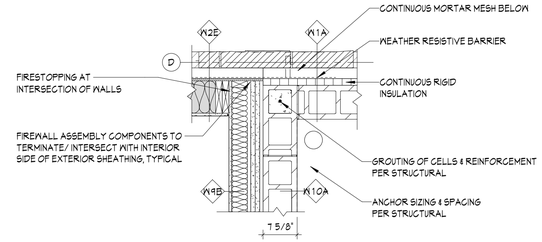
plan detail - material

H A660 — 3/4" = 1'-0"



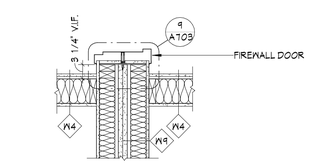
plan detail - fire wall & stair tower

D A660 — 2-4 — 3/4" = 1'-0"



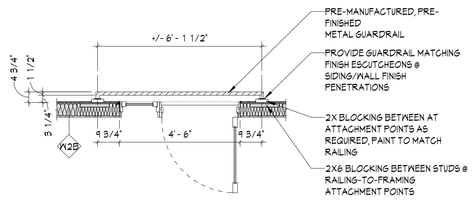
plan detail - fire wall & stair tower

C A660 — @ 1st — 3/4" = 1'-0"



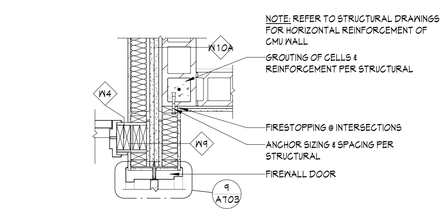
plan detail - door in firewall

L A660 — 3/4" = 1'-0"



plan detail - 'juliet'

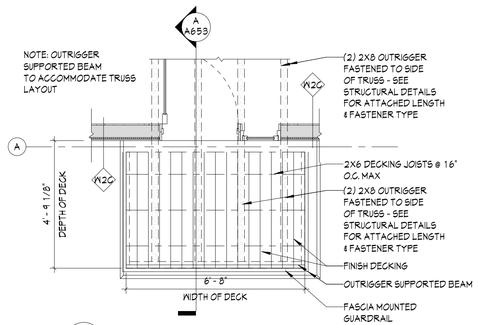
G A660 — 3/8" = 1'-0"



plan detail - fire wall intersection

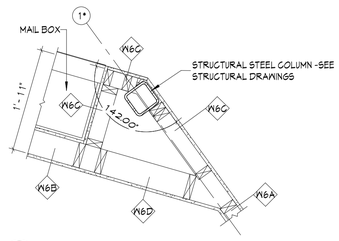
B A660 — 3/4" = 1'-0"

DETAILS 1, 2, 3, 4 NOT USED



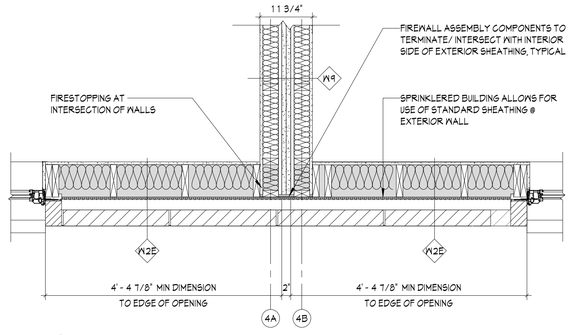
plan detail - balcony typical

F A660 — 3/8" = 1'-0"



plan detail - mail area 3

8 A660 — 3/4" = 1'-0"



fire wall plan detail

A A660 — 3/4" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

PLAN DETAILS

A660

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

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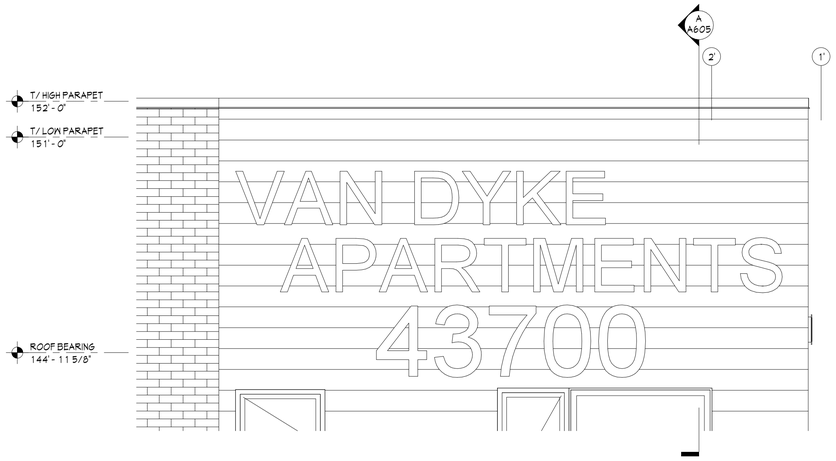
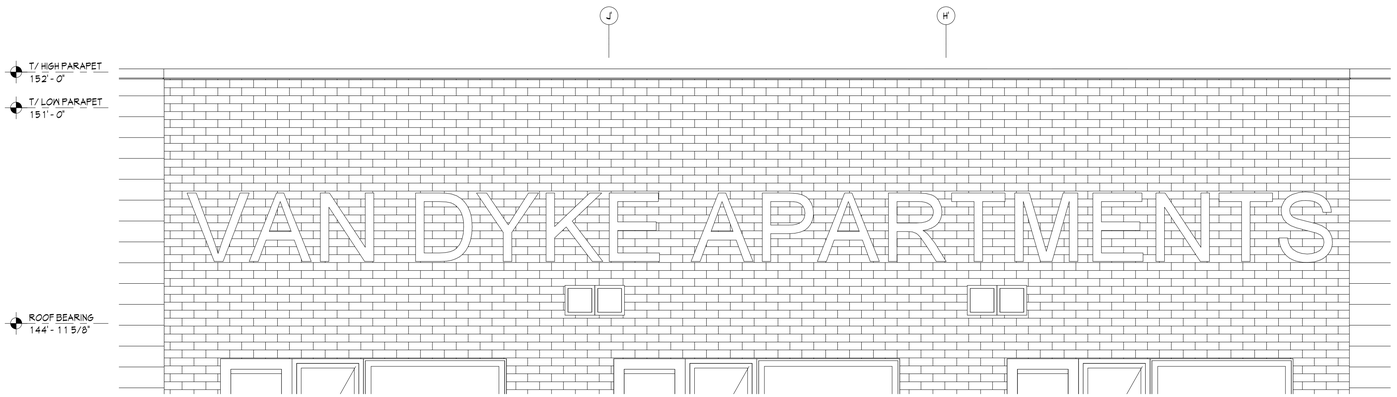
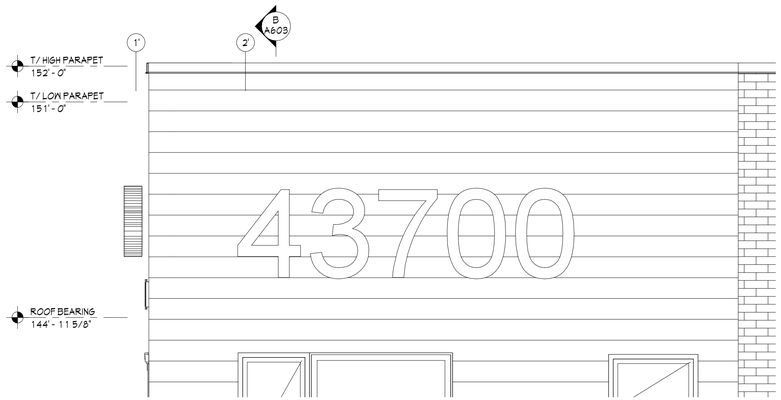


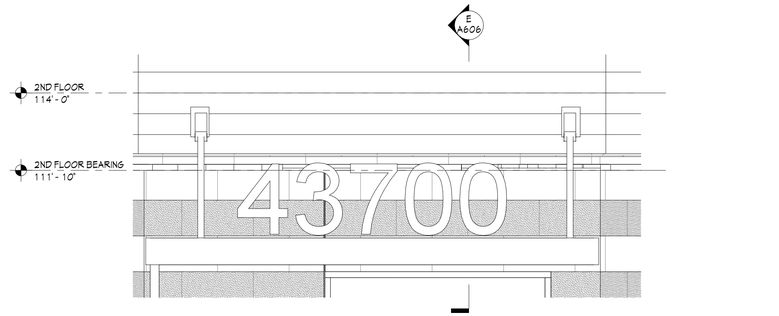
E A670 signage elevation - north
1/2" = 1'-0"



D A670 signage elevation - west
1/2" = 1'-0"



C A670 signage elevation - south
1/2" = 1'-0"



B A670 signage elevation - entry
1/2" = 1'-0"

A A670 FDC signage
12" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
LICENSED
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

EXTERIOR SIGNAGE DETAILS

A670

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

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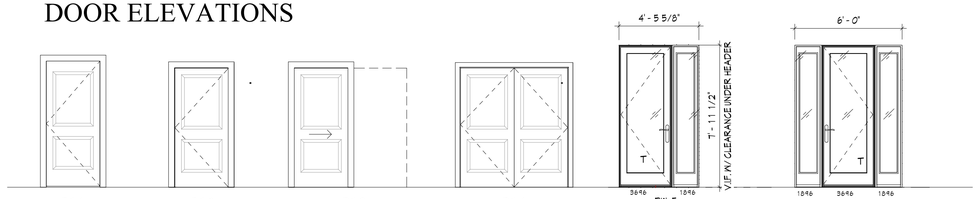
DOOR ELEVATIONS



PW-1
1 3/4" "MASONITE" 2-PANEL (RAISED), PARTICLEBOARD CORE, HINGED DOOR

PW-2
1 3/8" "MASONITE" 2-PANEL; HOLLOW CORE; HINGED DOOR

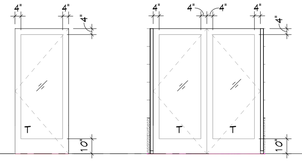
PW-3
1 3/8" "MASONITE" 2-PANEL; HOLLOW CORE; POCKET DOOR

PW-4
1 3/8" "MASONITE" 2-PANEL; HOLLOW CORE; HINGED DOOR

PW-5
ALUMINUM CLAD WOOD SWING PATIO DOOR WITH 12" W SIDELIGHT

PW-6
ALUMINUM CLAD WOOD SWING PATIO DOOR WITH (2) 18" W SIDELIGHT

NOT USED

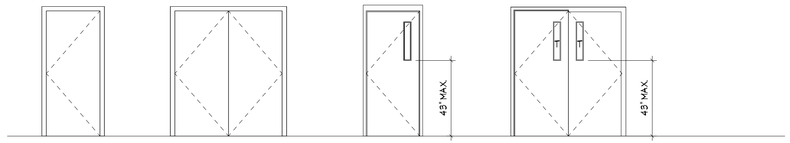


PW-8
1 3/4" "MASONITE" CENDURA SERIES PAINTABLE PAINT-GRADE BIRCH FIRE-RESISTANT MINERAL CORE/BONDED CONSTRUCTION; HINGED DOOR

PW-9
1 3/4" "MASONITE" CENDURA SERIES PAINTABLE PAINT-GRADE BIRCH FIRE-RESISTANT MINERAL CORE/BONDED CONSTRUCTION; BY-PASS DOOR

PW-10
ALUMINUM FULL LITE DOOR

PW-11
ALUMINUM FULL LITE DOUBLE DOOR



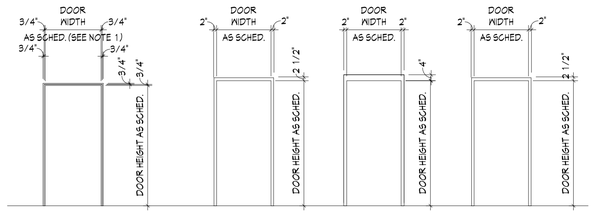
HM-1
1 3/4" PAINTED HOLLOW METAL; HINGED DOOR

HM-2
1 3/4" PAINTED HOLLOW METAL; DOUBLE HINGED DOOR

HM-3
1 3/4" PAINTED HOLLOW METAL WITH 4" x 24" VIEW LITE; HINGED DOOR

HM-4
1 3/4" PAINTED HOLLOW METAL WITH 4" x 24" VIEW LITE ON EACH LEAF; DOUBLE HINGED DOOR

FRAME ELEVATIONS



WD-1
WOOD FRAME

HM-1
HOLLOW METAL FRAME

HM-2
HOLLOW METAL FRAME

AWD-1
BALCONY DOOR FRAME

NOTES:
1. FOR FRAME AT BALCONY DOORS, SEE DOOR ELEVATIONS FOR OVERALL WIDTH AND HEIGHT OF DOOR.

DOOR SCHEDULE

DOORS - COMMON SPACE

Mark	Location	Width	Height	Door Elevation	Frame	Head	Jamb	Sill	Fire Rating	Hardware Set	Remarks
1ST FLOOR (623.90)											
101A	VESTIBULE	6' - 0"	7' - 0"	PW-11	AL	F/A705	3/A705	8/A705	-	AL1	DOUBLE, EXTERIOR STOREFRONT
101B	VESTIBULE	6' - 0"	7' - 0"	PW-11	AL	F/A705	3/A705	8/A705	-	AL2	DOUBLE, EXTERIOR STOREFRONT
102	CORRIDOR	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	13	
103	OFFICE	3' - 0"	7' - 0"	PW-10	AL	F/A705	3/A705	8/A705	-	AL3	INTERIOR STOREFRONT
104A	OFFICE	3' - 0"	7' - 0"	PW-10	AL	F/A705	3/A705	8/A705	-	AL3	INTERIOR STOREFRONT
104B	OFFICE CLOSET	3' - 0"	6' - 8"	PW-1	HM-1	12/A703	11/A703			11.1	
105	RESTROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		-	02	
106	RESTROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		-	02	
107A	BIKE STORAGE	3' - 0"	7' - 0"	PW-8	HM-1	12/A703	11/A703		45 MIN.	15	
107B	BIKE STORAGE	3' - 0"	6' - 8"	HM-3	HM-1	14/A703	13/A703		45 MIN.	15	EXTERIOR
108	FITNESS	3' - 0"	7' - 0"	PW-10	AL	F/A705	3/A705	8/A705	-	AL4	
109	MULTI PURPOSE	3' - 0"	7' - 0"	PW-10	AL	F/A705	3/A705	8/A705	-	15	INTERIOR STOREFRONT
110B	COMMUNITY ROOM	6' - 0"	7' - 0"	PW-11	AL	F/A705	3/A705	8/A705	-	AL5	DOUBLE, EXTERIOR STOREFRONT
110C	COMMUNITY ROOM	3' - 0"	7' - 0"	PW-10	AL	F/A705	3/A705	8/A705	45 MIN.	15	INTERIOR STOREFRONT
111A	MECHANICAL ROOM	4' - 0"	6' - 8"	HM-1	HM-1	14/A703	13/A703		-	11	EXTERIOR
111B	MECHANICAL ROOM	6' - 0"	6' - 8"	HM-2	HM-1	12/A703	11/A703		45 MIN.	08	DOUBLE, INTERIOR
112A	MOVE-IN VESTIBULE	4' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		90 MIN.	09	
112B	MOVE-IN VESTIBULE	4' - 0"	6' - 8"	HM-3	HM-1	14/A703	13/A703		-	10	EXTERIOR
113	JANITOR CLOSET	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		-	11	
114	MECHANICAL ROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		20 MIN.	11	
115	TRASH	4' - 0"	6' - 8"	HM-3	HM-1	14/A703	13/A703		45 MIN.	11	EXTERIOR
116B	CORRIDOR	6' - 0"	7' - 0"	HM-4	HM-1	10/A703	9/A703		90 MIN.	14	FIREWALL
117	PACKAGE ROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		-	15	
118A	MAIN STORAGE	4' - 0"	6' - 8"	HM-3	HM-1	14/A703	13/A703		-	11	EXTERIOR
118B	JANITOR CLOSET	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		-	11	
119a	TRASH	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		90 MIN.	13	
119b	JANITOR CLOSET	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		-	11	
191A	RETAIL	3' - 0"	7' - 0"	PW-10	AL	F/A705	3/A705	8/A705	-	AL4	
191B	RETAIL	6' - 0"	7' - 0"	PW-11	AL	F/A705	3/A705	8/A705	-	AL5	DOUBLE
191C	RETAIL	6' - 0"	7' - 0"	PW-11	AL	F/A705	3/A705	8/A705	-	AL5	DOUBLE
191E	RETAIL	4' - 0"	6' - 8"	HM-1	HM-1	14/A703	13/A703		-	16	EXTERIOR
191F	RETAIL	4' - 0"	6' - 8"	HM-1	HM-1	14/A703	13/A703		-	16	EXTERIOR
191G	RETAIL	4' - 0"	6' - 8"	HM-1	HM-1	14/A703	13/A703		-	16	EXTERIOR
191H	RETAIL	4' - 0"	6' - 8"	HM-1	HM-1	14/A703	13/A703		-	16	EXTERIOR
ST1A	STAIR 1	3' - 0"	6' - 8"	HM-3	HM-1	5/A703	8/A703		-	17.1	EXTERIOR
ST2-A	STAIR 2	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
ST2-B	STAIR 2	3' - 0"	6' - 8"	HM-3	HM-1	5/A703	8/A703		-	17.1	EXTERIOR
ST3-1	STAIR 3	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
ST3-1A	STAIR 3	3' - 0"	6' - 8"	HM-3	HM-1	5/A703	8/A703		60 MIN.	17.1	EXTERIOR
2ND FLOOR											
247	JANITOR CLOSET	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		-	13	
252A	CORRIDOR	6' - 0"	7' - 0"	HM-4	HM-1	10/A703	9/A703		90 MIN.	14	FIREWALL
253	TRASH	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		20 MIN.	13	
256	MECHANICAL ROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		20 MIN.	11	
278	MECHANICAL ROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		20 MIN.	11	
ST1-2	STAIR 1	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
ST2-1	STAIR 2	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
ST3-2	STAIR 3	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
3RD FLOOR											
343	MECHANICAL ROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		20 MIN.	11	
347	JANITOR CLOSET	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		-	13	
352A	CORRIDOR	6' - 0"	7' - 0"	HM-4	HM-1	10/A703	9/A703		90 MIN.	14	FIREWALL
353	TRASH	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		20 MIN.	13	
356	MECHANICAL ROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		20 MIN.	11	
ST1-3	STAIR 1	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
ST2-3	STAIR 2	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
ST3-3	STAIR 3	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
4TH FLOOR											
447	JANITOR CLOSET	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		-	13	
452A	CORRIDOR	6' - 0"	7' - 0"	HM-4	HM-1	10/A703	9/A703		90 MIN.	14	FIREWALL
453	TRASH	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		20 MIN.	13	
455	MECHANICAL ROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		20 MIN.	11	
456	MECHANICAL ROOM	3' - 0"	7' - 0"	HM-1	HM-1	12/A703	11/A703		20 MIN.	11	
ST1-4	STAIR 1	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
ST2-4	STAIR 2	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	
ST3-4	STAIR 3	3' - 0"	7' - 0"	HM-3	HM-1	12/A703	11/A703		90 MIN.	17	

DOORS - LIVING UNITS

Type Mark	Location	Width	Height	Door Elevation	Frame	Head	Jamb	Threshold	Fire Rating	Hardware Set	Remarks
U1A	UNIT ENTRY	3' - 0"	7' - 0"	PW-1	HM-1	12/A703	11/A703			U1	
U2A	UNIT BEDROOM	3' - 0"	6' - 8"	PW-2	WD-1	15/A703	16/A703			U2	
U3A	UNIT BATHROOM	3' - 0"	6' - 8"	PW-2	WD-1	15/A703	16/A703			U2	
U4A	UNIT CLOSET	3' - 0"	6' - 8"	PW-3	WD-1		17/A703			U7	POCKET
U4B	UNIT BATHROOM	3' - 0"	6' - 8"	PW-3	WD-1		17/A703			U3	POCKET
U5A	UNIT LAUNDRY MECH	3' - 0"	6' - 8"	PW-2	WD-1	15/A703	16/A703			U4	
U5B	UNIT CLOSET	2' - 6"	6' - 8"	PW-2	WD-1	15/A703	16/A703			U4	
U5C	UNIT CLOSET	2' - 0"	6' - 8"	PW-2	WD-1	15/A703	16/A703			U4	
U5D	UNIT CLOSET	1' - 6"	6' - 8"	PW-2	WD-1	15/A703	16/A703			U4	
U6A	UNIT CLOSET	4' - 0"	6' - 8"	PW-4	WD-1	15/A703	16/A703			U5	DOUBLE
U6B	UNIT CLOSET	5' - 0"	6' - 8"	PW-4	WD-1	15/A703	16/A703			U5	DOUBLE
U7A	UNIT BALCONY	3' - 0"	7' - 11 1/2"	PW-5	AWD-1	2/A703	4/A703	6/A703			HARDWARE BY DOOR SUPPLIER
U7B	UNIT BALCONY	3'-0"	7' - 11 1/2"	PW-6	AWD-1	1/A703	3/A703				HARDWARE BY DOOR SUPPLIER

GENERAL DOOR NOTES

1. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR KEY.
2. ALL FIRE RATED DOORS SHALL BEAR MANUFACTURER LABELING, THE APPROVED INSPECTION AGENCY AND FIRE PROTECTION RATING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE DOOR SIZES AND FRAMES WITH DIMENSIONS, WALL TYPES AND FINISH WALL THICKNESSES.
4. ALL HINGES AT EXTERIOR DOORS SHALL HAVE NON-REMOVABLE PIN.
5. THRESHOLDS AT ALL DOORS SHALL BE HANDICAP COMPLIANT WITH MAXIMUM HEIGHT OF 1/2".
6. SEE THIS SHEET FOR DOOR HARDWARE SCHEDULE AND SPECIFICATIONS FOR OTHER DOOR AND HARDWARE AND KEYING REQUIREMENTS.
7. DOOR CLOSER TO BE MOUNTED ON BLIND SIDE OF DOOR IN COMMON AREAS.
8. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR NON FIRE RATED DOOR, SHALL BE 5LBF; ADAAG 4.13.11.
9. 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.
10. UNDERCUT INTERIOR UNIT DOORS 1" FROM FINISHED FLOOR ELEVATION - COORDINATE WITH FLOORING THICKNESS.
11. SEE DETAIL 1/A701 FOR ALL EXTERIOR DOOR FLUSH ENTRIES.
12. SEE SHEET A701 FOR ALL SILL, JAMB AND HEAD CONDITION DETAILS.
13. DOORS TO BE FINISHED 6-SIDES (TEXTURE, PRIMED AND PAINTED).
14. A KNOCKER AND TWO VISION LENSES (ISTANDARD AND WHEELCHAIR HEIGHT) ARE TO BE PROVIDED/INSTALLED AT EACH APARTMENT ENTRY DOOR.

LEGEND

DOOR TYPES:
GS = GLASS STEEL
GW = GLASS WOOD
HM = HOLLOW METAL
PW = PANEL WOOD
SA = STOREFRONT ALUMINUM

FRAME TYPES:
AL = ALUMINUM
HM = HOLLOW METAL, PAINTED
RF = "REDFRAME"
WD = WOOD
AWD = ALUMINUM CLAD WOOD

GLAZING:
T = TEMPERED

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43743
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43743
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021
5	Addendum 5	1.14.2022

DOOR SCHEDULE & DETAILS

A701

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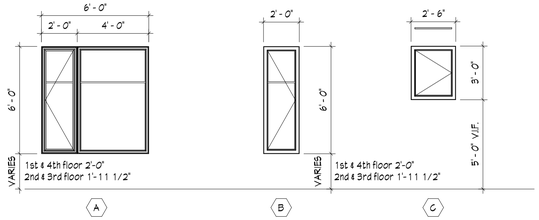
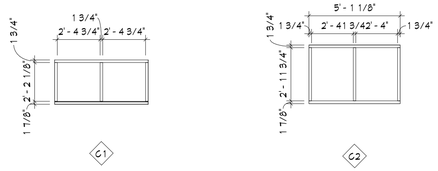
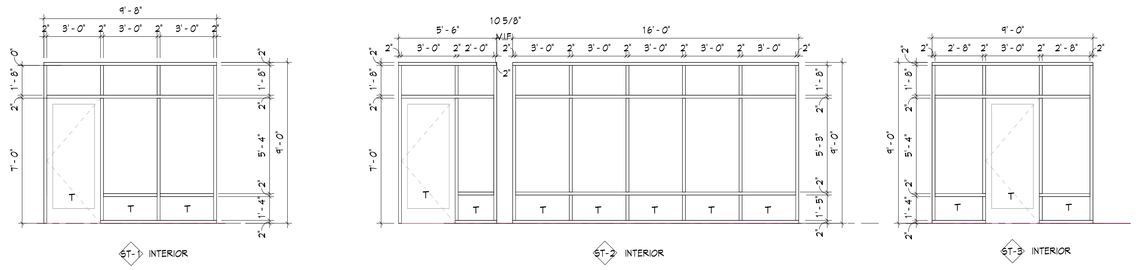
WINDOW ELEVATIONS

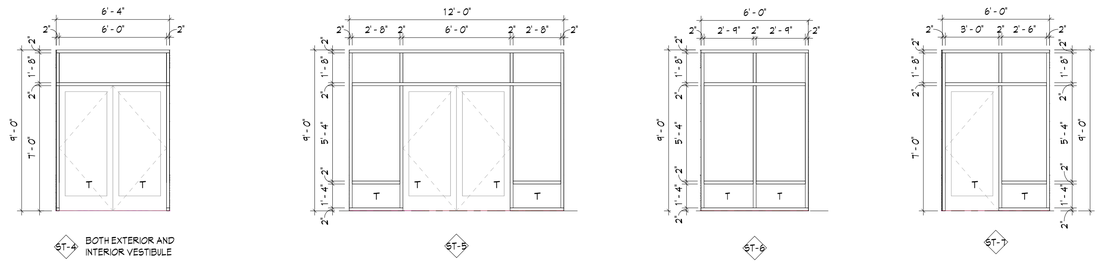


CLERESTORY STOREFRONT ELEVATIONS



STOREFRONT ELEVATIONS





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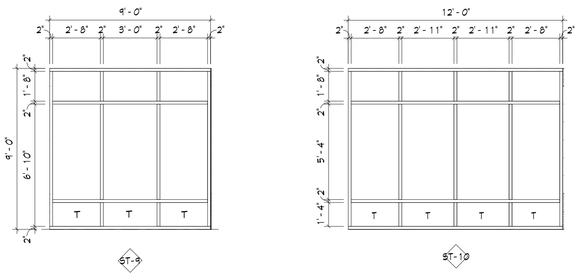

window schedule

Mark	Rough Width	Rough Height	Head	Jamb	Sill	Construction Type	Lite Material	Remarks
WA	4' - 0"	6' - 0"	SEE WALL SECTIONS			VY		Fixed Casement Window
WB	2' - 0"	6' - 0"	SEE WALL SECTIONS			VY		Vent Casement Window
WC	2' - 6"	3' - 0"	SEE WALL SECTIONS			VY		Vent Casement Window

general window notes

1. ALL OPERABLE WINDOWS SHALL BE OPERABLE FROM THE INTERIOR SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE.
2. 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.

legend

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

storefront schedule

Type Mark	Head	Jamb	Sill	Remarks
ST-1	C/A705 & F/A705	B/A705& E/A705	A/A705	
ST-2	C/A705 & F/A705	B/A705& E/A705	A/A705	45 MIN RATED
ST-3	C/A705 & F/A705	B/A705& E/A705	A/A705	
ST-4	INT: C/A705 & F/A705 EXT: J/A705	INT: B/A705 SIM EXT: H/A705	INT: A/A705 EXT: F/A705	
ST-5	J/A705	H/A705	F/A705	
ST-6	J/A705	H/A705	F/A705	
ST-7	J/A705	H/A705	F/A705	
ST-9	J/A705	H/A705	F/A705	
ST-10	J/A705	H/A705	F/A705	

general storefront notes

1. REFER TO SHEET A705 FOR STOREFRONT HEAD, JAMB, AND SILL DETAILS.
2. DIMENSIONS IN STOREFRONT SCHEDULE ARE ROUGH OPENING SIZES. STOREFRONT SIZES TO BE ADJUSTED PER MANUFACTURER'S REQUIREMENTS FOR SHIM SPACE.

legend

GL-1 VISION
GL-2 SPANDREL
GL-3 FIRE RATED
T = TEMPERED

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021
6	AddendumXXXX	XXXXX

STOREFRONT & WINDOW SCHEDULE & DETAILS
A702

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P 614.221.1110 berardipartners.com

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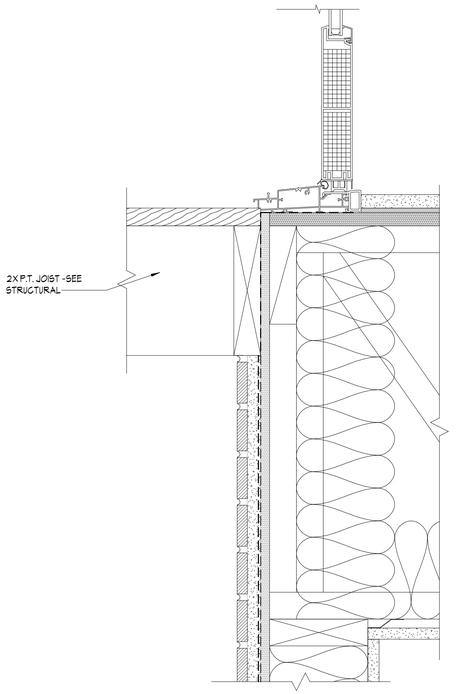
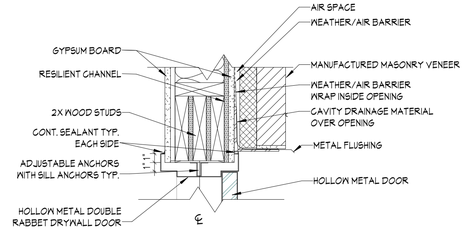
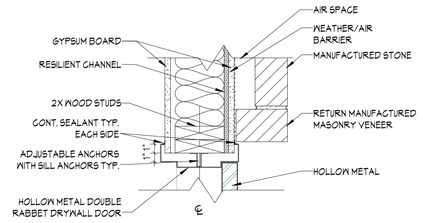


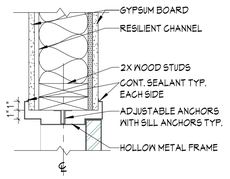
6 A703 — door sill balcony (thin brick)
3" = 1'-0"



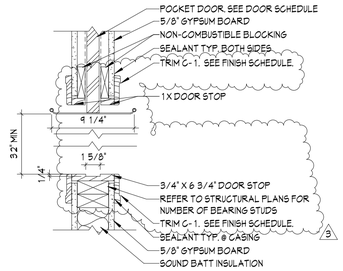
14 A703 — head detail
1 1/2" = 1'-0"



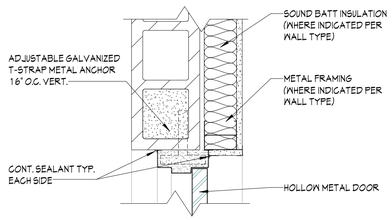
13 A703 — jamb detail
1 1/2" = 1'-0"



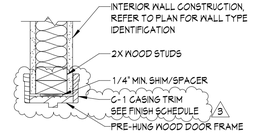
11 A703 — door jamb
1 1/2" = 1'-0"



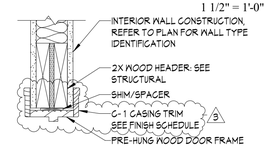
17 A703 — JAMB DETAIL
1 1/2" = 1'-0"



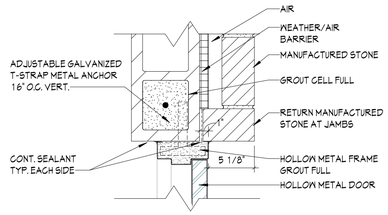
7 A703 — jamb detail
1 1/2" = 1'-0"



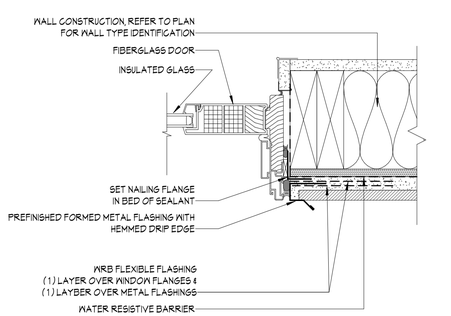
16 A703 — JAMB DETAIL
1 1/2" = 1'-0"



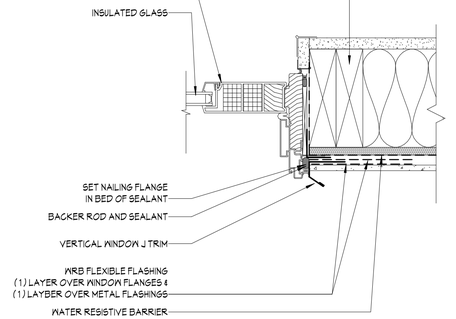
15 A703 — HEAD DETAIL
1 1/2" = 1'-0"



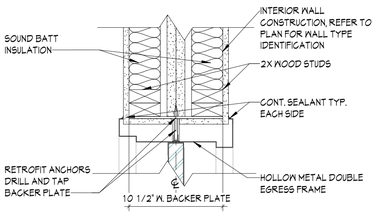
8 A703 — jamb detail
1 1/2" = 1'-0"



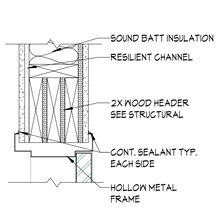
4 A703 — door jamb (thin brick)
3" = 1'-0"



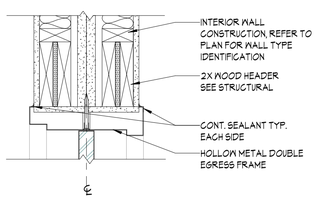
3 A703 — door jamb (panel/siding)
3" = 1'-0"



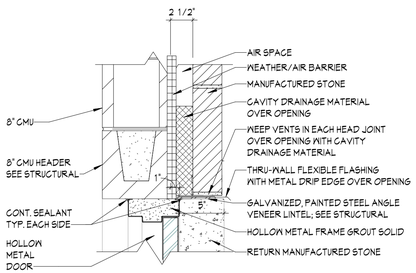
9 A703 — door jamb @ fire wall
1 1/2" = 1'-0"



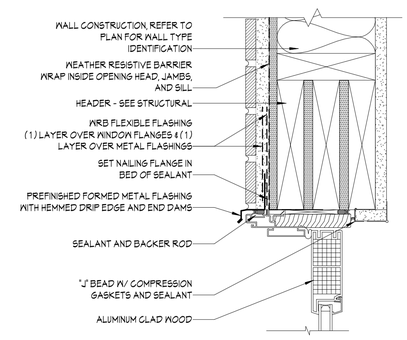
12 A703 — door head
1 1/2" = 1'-0"



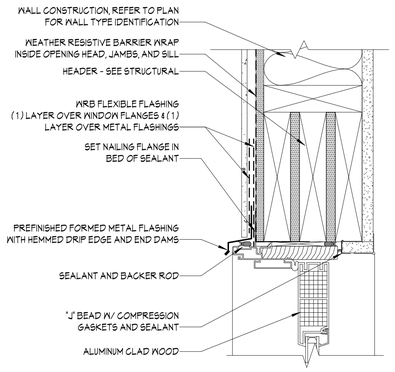
10 A703 — door head @ fire wall
1 1/2" = 1'-0"



5 A703 — door head @ stair shaft
1 1/2" = 1'-0"



2 A703 — door head (thin brick)
3" = 1'-0"



1 A703 — door head (panel/siding)
3" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
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EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

DOOR DETAILS

A703

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

12/10/2021 9:09:49 AM

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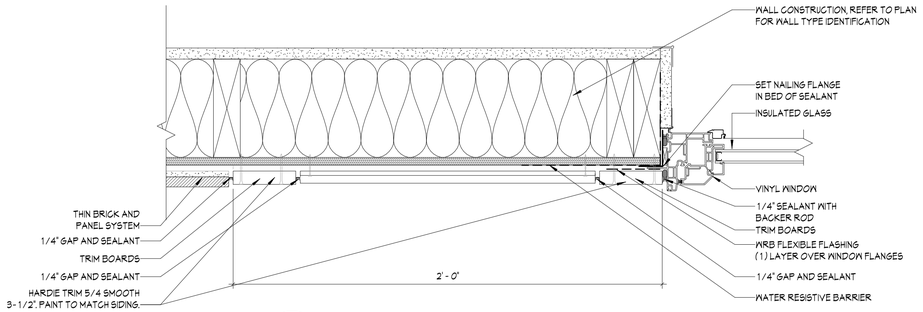
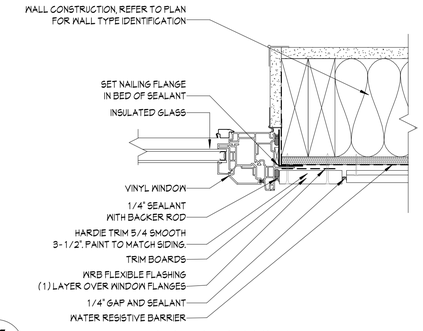
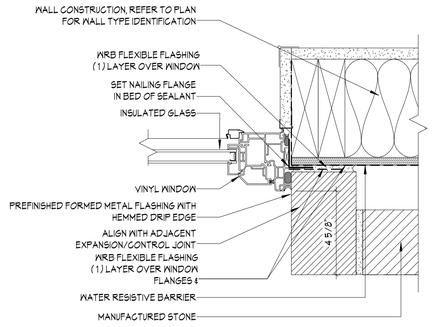


16 A704 window jamb @ siding/panel detail
3" = 1'-0"

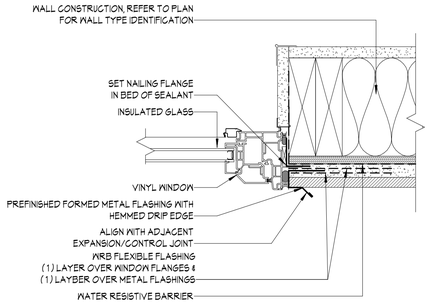
MOVED TO A705



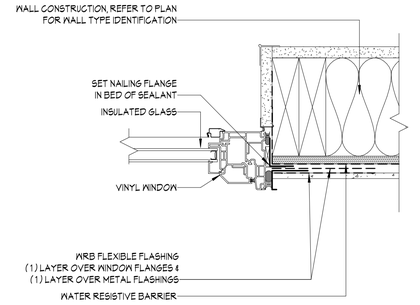
15 A704 window jamb (siding)
3" = 1'-0"



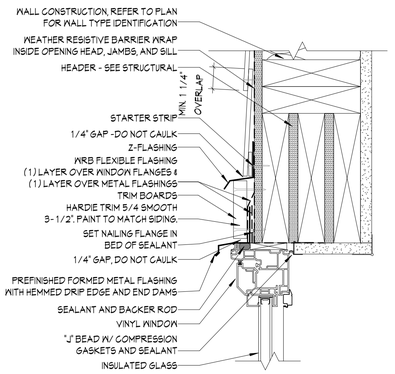
12 A704 window jamb (manufactured stone)
3" = 1'-0"



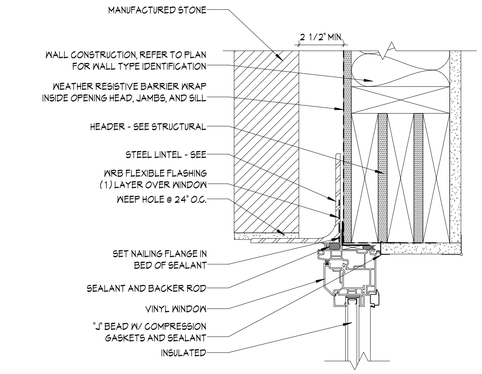
4 A704 window jamb (thin brick)
3" = 1'-0"



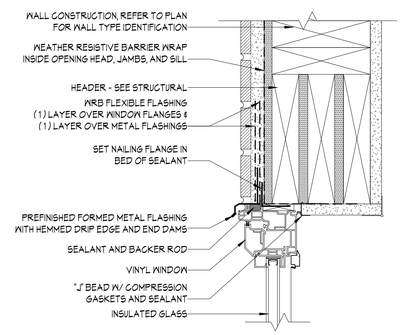
3 A704 window jamb (panel)
3" = 1'-0"



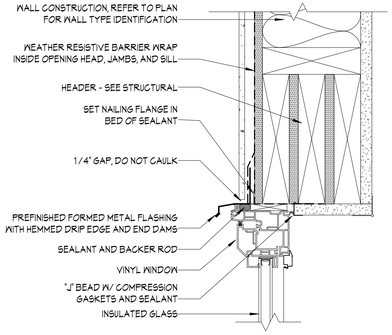
14 A704 window head (siding)
3" = 1'-0"



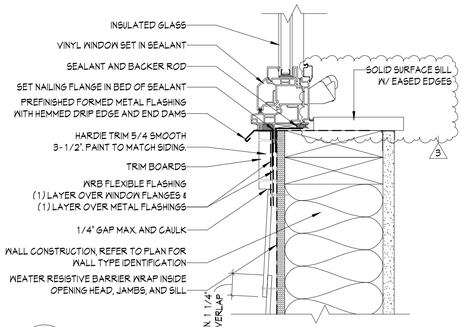
11 A704 window head (manufactured stone)
3" = 1'-0"



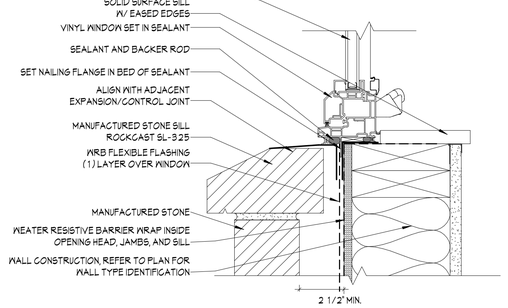
2 A704 window head (thin brick)
3" = 1'-0"



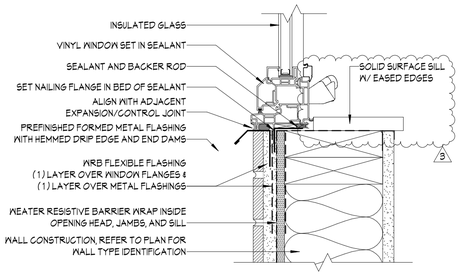
1 A704 window head (panel)
3" = 1'-0"



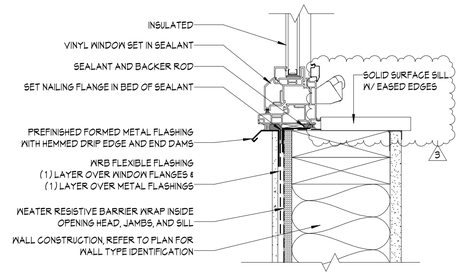
13 A704 window sill (siding)
3" = 1'-0"



5 A704 window sill (manufactured stone)
3" = 1'-0"



7 A704 window sill (thin brick)
3" = 1'-0"



6 A704 window sill (panel)
3" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

WINDOW DETAILS

A704

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

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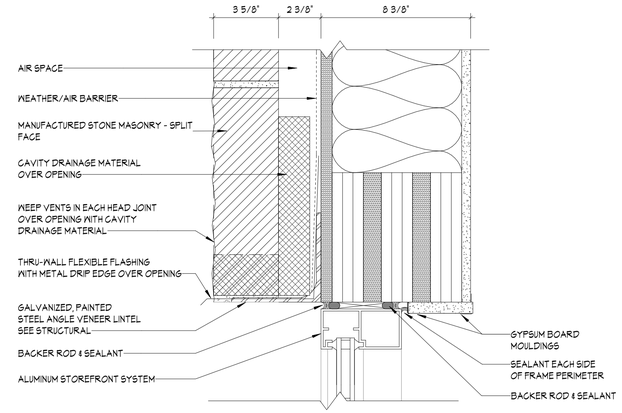
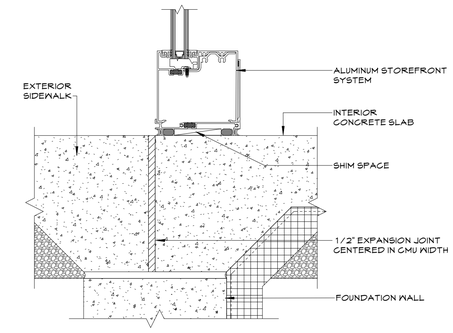
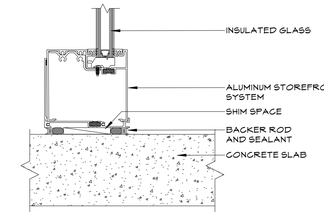


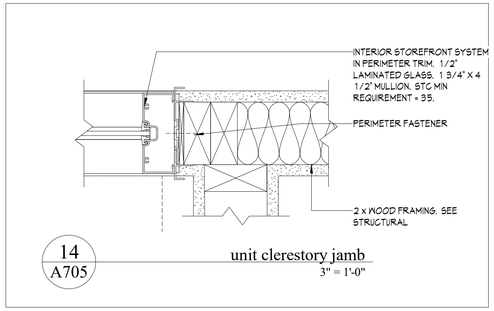
11 / A705 — exterior storefront head detail
3" = 1'-0"



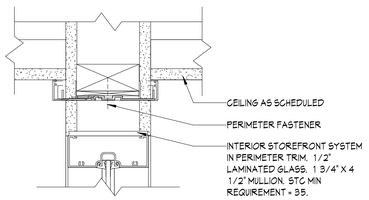
10 / A705 — exterior storefront sill detail
3" = 1'-0"



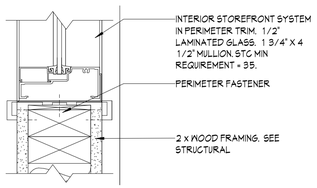
9 / A705 — interior storefront sill detail (concrete slab)
3" = 1'-0"



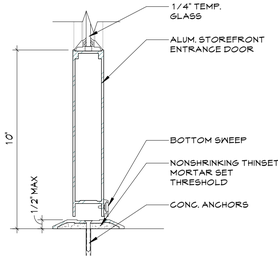
14 / A705 — unit clerestory jamb
3" = 1'-0"



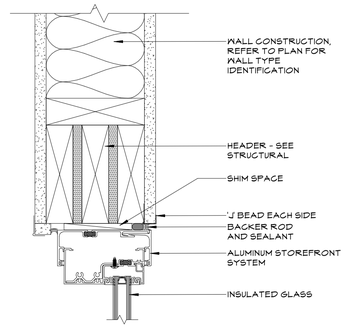
13 / A705 — unit clerestory head
3" = 1'-0"



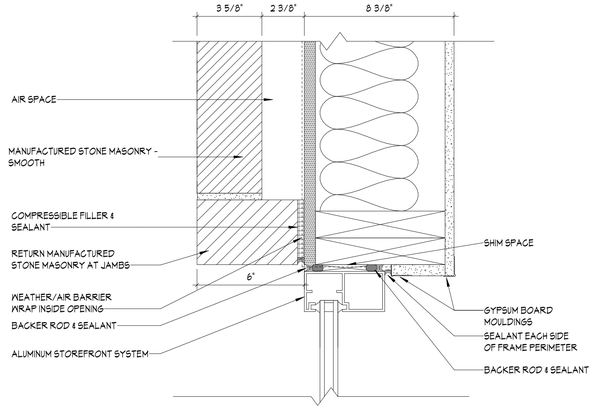
12 / A705 — unit clerestory sill
3" = 1'-0"



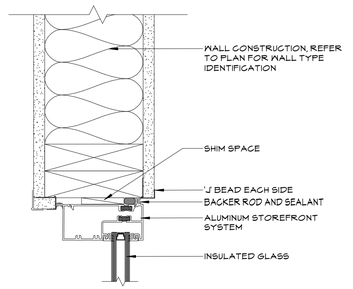
8 / A705 — storefront door threshold detail
3" = 1'-0"



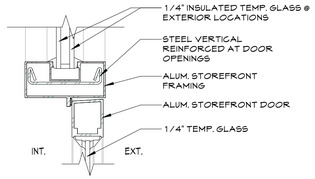
2 / A705 — interior storefront head detail
3" = 1'-0"



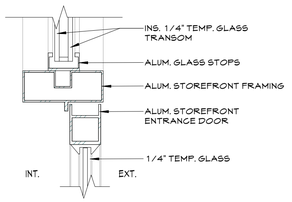
6 / A705 — exterior storefront jamb detail
3" = 1'-0"



5 / A705 — interior storefront jamb detail
3" = 1'-0"



3 / A705 — storefront door jamb detail
3" = 1'-0"



F / A705 — storefront door head detail
3" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

STOREFRONT DETAILS

A705

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P 614.221.1110 berardipartners.com

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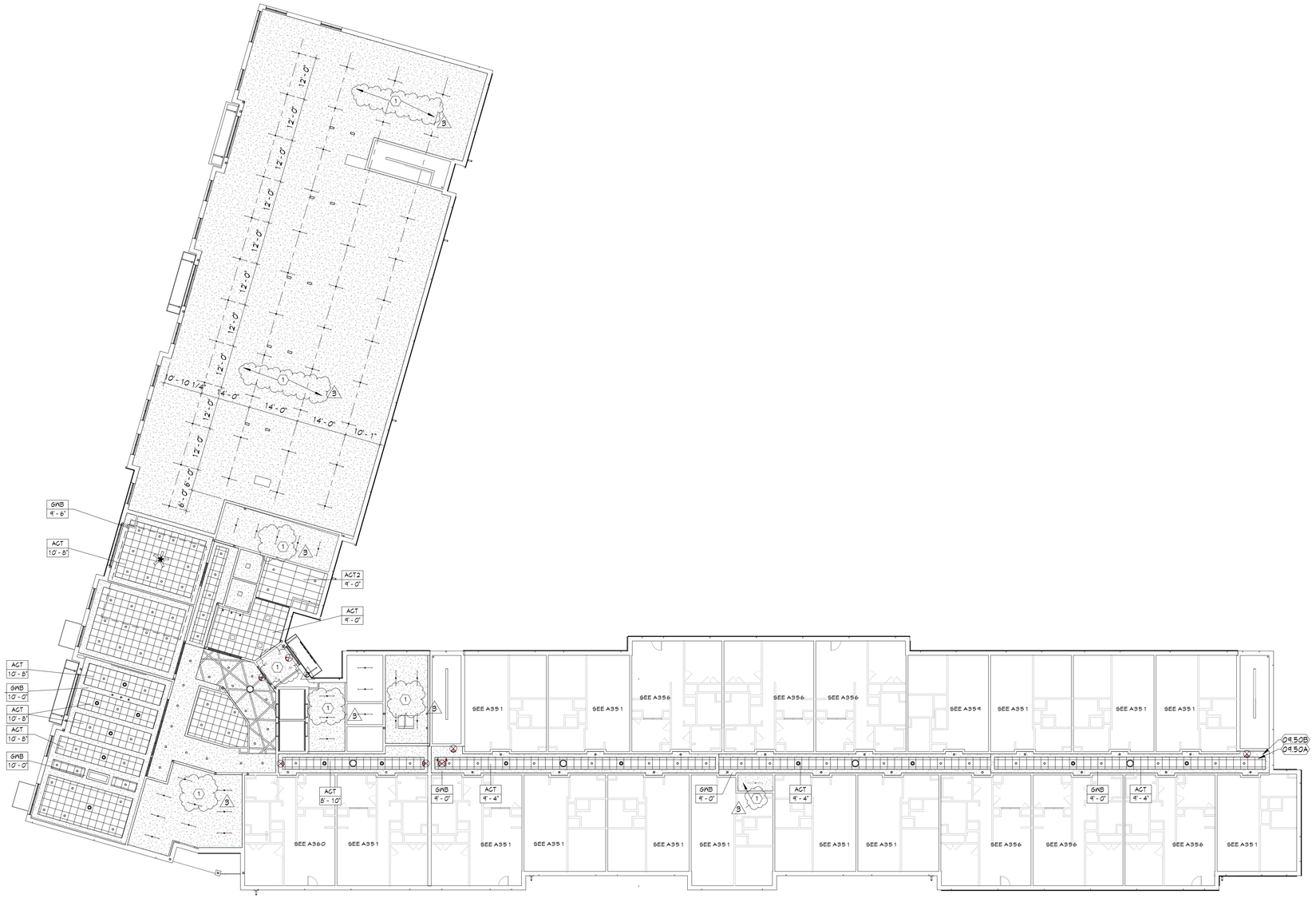

1st floor reflected ceiling plan 1/16" = 1'-0"

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN.
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
5. REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION PERTINENT TO SUSPENDED ASSEMBLIES & FRAMED SOFFITS.
6. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, CEILINGS NOT SHOWN GRAPHICALLY SHALL BE GYP. BD. OF THE STRUCTURE ABOVE. SEE FLOOR/ROOF TYPES ON G002.a.
8. CODE MINIMUM CEILING HEIGHT IS 7'-6" AFF. FINISH DIMENSION OF DROP CEILINGS SHALL NOT BE SET BELOW THIS LEVEL. CONTRACTOR TO FIELD VERIFY FINISH DIMENSION ACCOUNTING FOR FLOORING MATERIAL OR VARIATIONS IN FLOOR HEIGHT DUE TO BUILT CONDITIONS.

reflected ceiling legend

symbols not to scale

- GYPSUM BOARD CEILING
- ACT CEILING
- SUPPLY DUCT
- RETURN DUCT
- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED LED CEILING LIGHT FIXTURE
- RECESSED LED CAN LIGHT
- CEILING FAN
- BATHROOM FAN

keynotes

09.50A	SUSPENDED ACOUSTICAL TILE CEILING
09.50B	SUSPENDED GYPSUM BOARD CEILING

coded notes - reflected ceiling plans

3
1 CEILING UTILIZES GNB OF FLOOR ASSEMBLY - HEIGHT MAY VARY

STATE OF MICHIGAN
George D. Berardi
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No. 43748
LICENSED ARCHITECT

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

1ST FLOOR RCP

A801

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P 614.221.1110 berardipartners.com

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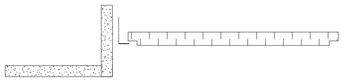
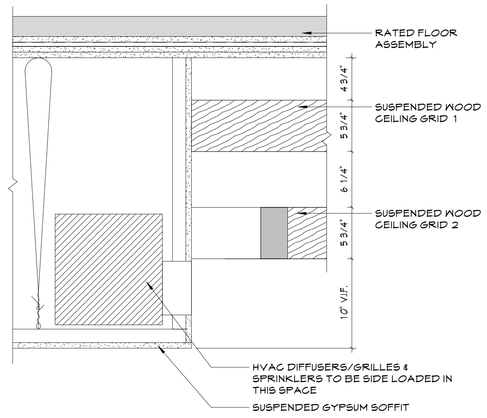
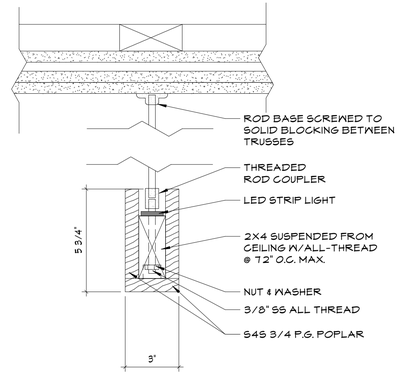


C A801A — soffit detail - gyp act
3" = 1'-0"



B A801A — main lobby edge detail
1 1/2" = 1'-0"



A A801A — wood ceiling grid section
3" = 1'-0"

reflected ceiling legend
symbols not to scale

- GYPSUM BOARD CEILING
- ACT CEILING
- SUPPLY DUCT
- RETURN DUCT
- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED LED CEILING LIGHT FIXTURE
- RECESSED LED CAN LIGHT
- CEILING FAN
- BATHROOM FAN

keynotes

09.50A	SUSPENDED ACOUSTICAL TILE CEILING
09.50B	SUSPENDED GYPSUM BOARD CEILING

coded notes - reflected ceiling plans

1 CEILING UTILIZES GWB OF FLOOR ASSEMBLY - HEIGHT MAY VARY

general notes: reflected ceiling plans

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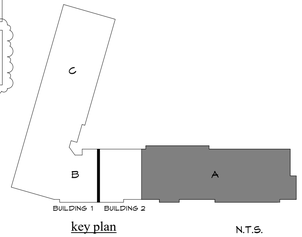
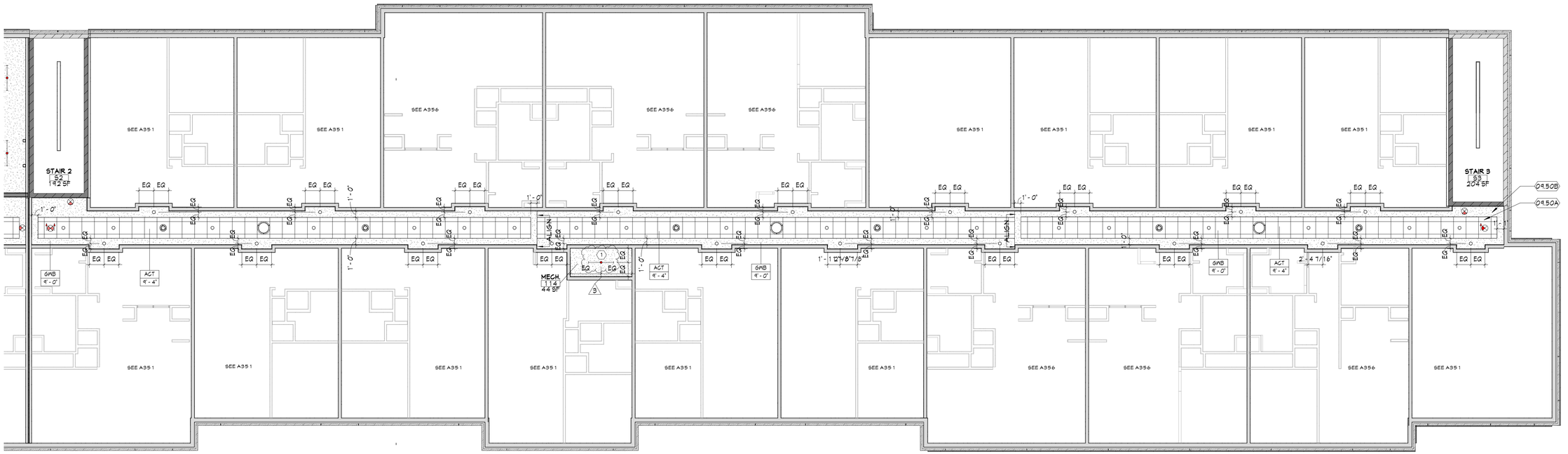


key plan N.T.S.



1st floor reflected ceiling plan A 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12.10.2021

1ST FLOOR RCP ENLARGED A

A801A

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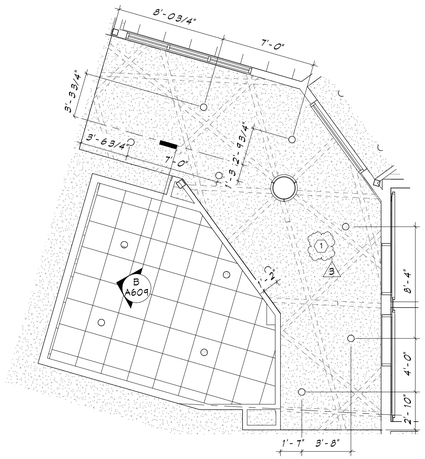
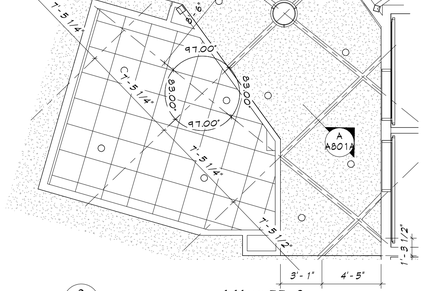
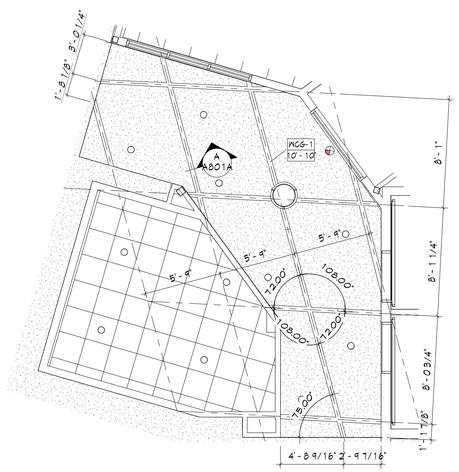


3 A801B — lobby lights
3/16" = 1'-0"



2 A801B — lobby wCG - 2
3/16" = 1'-0"



1 A801B — lobby wcg - 1
3/16" = 1'-0"

enlarged 1st floor core reflected ceiling plan — 3/16" = 1'-0"

coded notes - reflected ceiling plans

1 CEILING UTILIZES GNB OF FLOOR ASSEMBLY - HEIGHT MAY VARY

keynotes

general notes: reflected ceiling plans

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reflected ceiling legend

symbols not to scale

- GYPSUM BOARD CEILING
- ACT CEILING
- SUPPLY DUCT
- RETURN DUCT
- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED LED CEILING LIGHT FIXTURE
- RECESSED LED CAN LIGHT
- CEILING FAN
- BATHROOM FAN

STATE OF MICHIGAN — George D. Berardi — ARCHITECT — No. 43748 — REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021
3	Addendum 3	12.10.2021

1ST FLOOR RCP ENLARGED B

A801B

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2nd & 3rd floor RCP 1/16" = 1'-0"

general notes: reflected ceiling plans

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reflected ceiling legend

symbols not to scale

- GYPSUM BOARD CEILING
- ACT CEILING
- SUPPLY DUCT
- RETURN DUCT
- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED LED CEILING LIGHT FIXTURE
- RECESSED LED CAN LIGHT
- CEILING FAN
- BATHROOM FAN

keynotes

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

2ND & 3RD FLOOR RCP

A802

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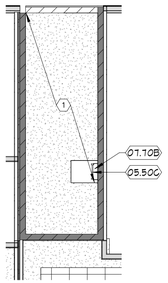
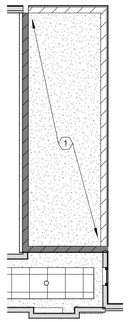


2 A802A — stair 2 4th floor rcp
1/8" = 1'-0"



1 A802A — stair 3 4th floor rcp
1/8" = 1'-0"

reflected ceiling legend
symbols not to scale

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general notes: reflected ceiling plans

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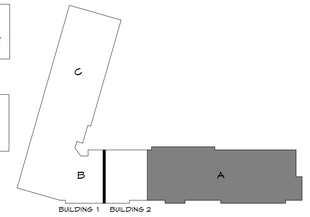
coded notes - reflected ceiling plans

1 CEILING UTILIZES GNB OF FLOOR ASSEMBLY - HEIGHT MAY VARY

keynotes

05.50C	ROOF ACCESS LADDER
07.70B	ROOF ACCESS HATCH



key plan — N.T.S.

2 A802A — 4TH FLOOR STAIR REFLECTED CEILING PLAN

1 A802A — 4TH FLOOR STAIR REFLECTED CEILING PLAN

2nd, 3rd & 4th floor rcp area A — 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
LICENSED ARCHITECT
ARCHITECT
No. 43748

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11.02.2021

2ND, 3RD & 4TH FLOOR RCP A

A802A

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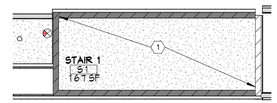
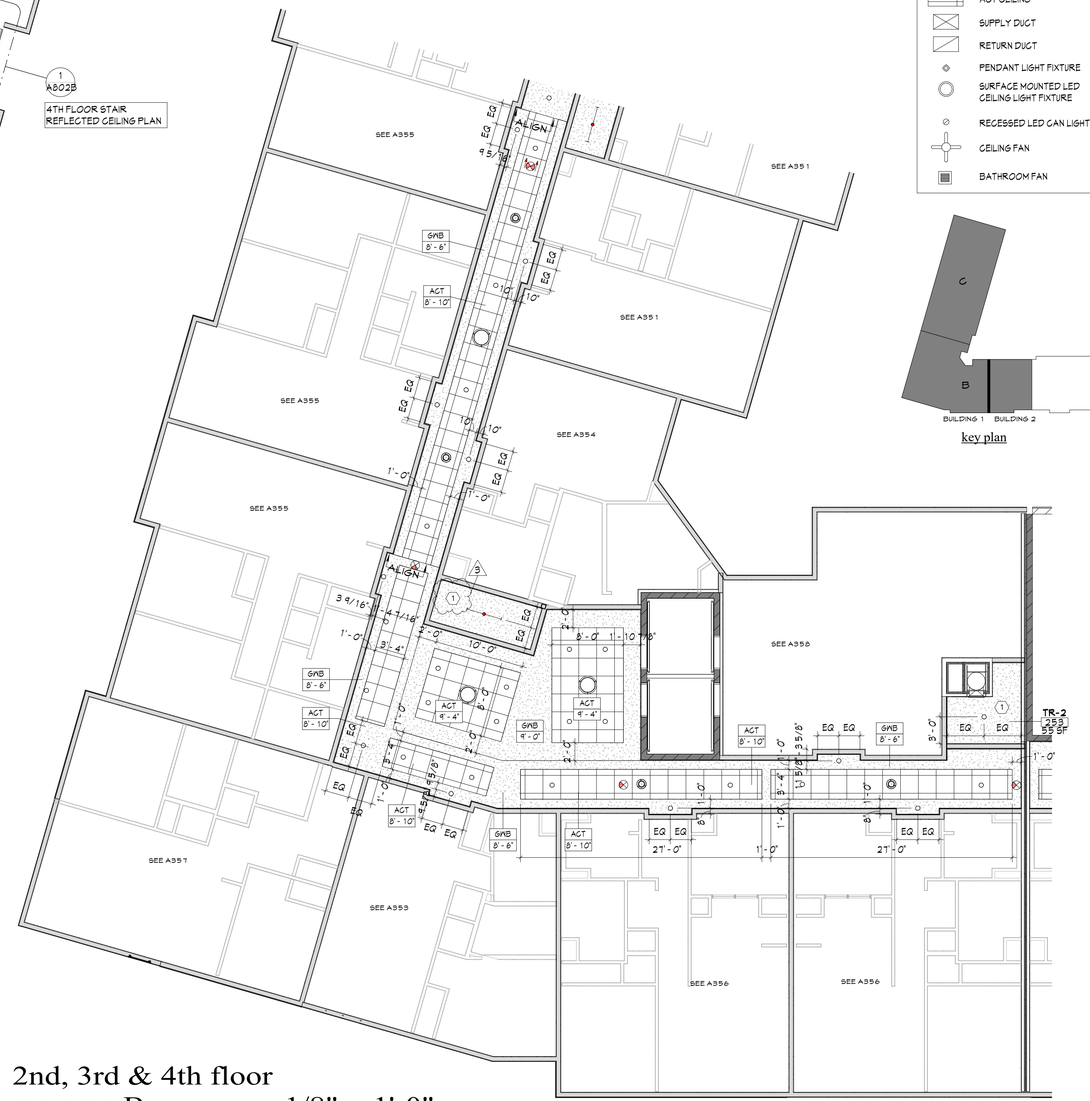
2nd, 3rd & 4th floor
rcp area C 1/8" = 1'-0"



1
A802B
stair 1 4th floor rcp
1/8" = 1'-0"



2nd, 3rd & 4th floor
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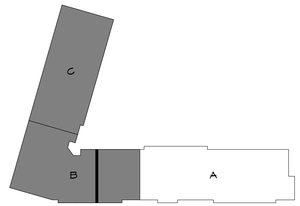

key plan

N.T.S.

coded notes - reflected ceiling plans

1 CEILING UTILIZES GNB OF FLOOR ASSEMBLY - HEIGHT MAY VARY

keynotes

general notes: reflected ceiling plans

1. CEILING FINISHES SHALL BE GYPSUM WALLBOARD OR ACOUSTIC CEILING TILE AS INDICATED ON CEILING PLAN.
2. FINISH CEILING HEIGHT SHALL BE AS INDICATED ON CLG. PLAN.
3. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
4. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
5. REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION PERTINENT TO SUSPENDED ASSEMBLIES & FRAMED SOFFITS.
6. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE, CEILINGS NOT SHOWN GRAPHICALLY SHALL BE GYP. BD. OF THE STRUCTURE ABOVE. SEE FLOOR/ROOF TYPES ON G002.a.
8. CODE MINIMUM CEILING HEIGHT IS 7'-6" AFF. FINISH DIMENSION OF DROP CEILINGS SHALL NOT BE SET BELOW THIS LEVEL. CONTRACTOR TO FIELD VERIFY FINISH DIMENSION ACCOUNTING FOR FLOORING MATERIAL OR VARIATIONS IN FLOOR HEIGHT DUE TO BUILT CONDITIONS.

reflected ceiling legend

symbols not to scale

- GYPSUM BOARD CEILING
- ACT CEILING
- SUPPLY DUCT
- RETURN DUCT
- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED LED CEILING LIGHT FIXTURE
- RECESSED LED CAN LIGHT
- CEILING FAN
- BATHROOM FAN

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43743
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43743
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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3	Addendum 3	12.10.2021

2ND, 3RD & 4TH FLOOR RCP B & C

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FINISH KEY

Image	Key Name	Product Type	Manufacturer	Product Name	Color	Size	Comments	Rep Contact
03 3300 Concrete								
	SC	Sealed Concrete	-	-	-	-	-	-
06 2000 Finish Carpentry								
	C-1	Door & Window Case	Metrie	3-1/4" MDF Casing 420M	PT-1	3-1/4" x 1"	MDF	-
	C-2	Door & Window Case	Metrie	2-3/4" MDF Casing 420M	PT-1	1 1/2" x 1"	MDF	-
	CR-1	Chair Rail	-	Poplar	PT-1	1" x 5 1/2"	-	-
	HR-1	Hand Rail	-	Poplar	PT-1	1 1/2" x 5 1/2"	-	-
	S-1	Spacer	-	Poplar	PT-1	2-1/2" x 3/4"	-	-
	SM-1	Shoemold	-	Poplar	PT-1	3/4" x 1/2"	-	-
	WB-1	Wood Base	Metrie	4-1/4" MDF Baseboard 430M	PT-1	4 1/4"	MDF	-
	WB-2	Wood Base	Metrie	5-1/2" MDF Baseboard 430M	PT-1	5-1/2"	MDF	-
09 6500 Finish Accessories								
	TS-1	Wall Transition	Schluter	Dilex	DILEX-AHKA-T56B	-	-	Craig Weiss: cweiss@schluter.com; 484.310.6002
	TS-2	Floor Transition	Schluter	Jolly	JOLLY-RAL 9010	-	-	Craig Weiss: cweiss@schluter.com; 484.310.6002
	TS-3	Floor Transition	Schluter	Reno-U	RENO-U-AT	-	-	Craig Weiss: cweiss@schluter.com; 484.310.6002
	TS-4	Floor Transition	Tarkett	Wheeled Traffic Transition	GTA-121-GB	-	-	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	TS-5	Floor Transition	Schluter	Reno-U	RENO-U-AT	-	-	Craig Weiss: cweiss@schluter.com; 484.310.6002
	TS-6	Floor Transition	Tarkett	Wheeled Traffic Transition	GTA-24-N	-	-	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	TS-7	Wall Transition	Fry Reglet	Wall Covering Outside Corner	MCTOSC - Silver Satin	-	-	-
	TS-8	Floor Transition	Tarkett	Wheeled Traffic Transition	GTA-32-MG	-	-	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	TS-9	Floor Transition	Schluter	Vinpro-S	VPSSOATSB	-	-	Craig Weiss: cweiss@schluter.com; 484.310.6002
	TS-10	Floor Transition	Schluter	Vinpro-S	VPS40ATSB	-	-	Craig Weiss: cweiss@schluter.com; 484.310.6002
	TS-11	Wall Transition	Fry Reglet	Wall Covering Trim	Silver Satin	-	-	-
	TS-12	Floor Transition	Tarkett	Vinyl Wheeled Traffic Transition	GTA-24-H	-	-	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
09 3000 Tiling								
	CT-1	Ceramic Tile	Daltile	Revotile		12" x 24"	Use GT-1	Lynda Gunding: lynda.gunding@daltile.com; 614.433.6151
	CT-2	Ceramic Tile	Daltile	Agata	AA61 Taupe 6120	6" x 6"	Use GT-2	Lynda Gunding: lynda.gunding@daltile.com; 614.433.6151
	CTB-1	Ceramic Tile Base	Daltile	Revotile	Carrara White RV90 - Matte	6" x 24"	Use GT-1. Cut 12"x 24" tiles down to 6" x 24"	Lynda Gunding: lynda.gunding@daltile.com; 614.433.6151
	GT-1	Grout	Daltile	Rapid Grout	Ultra White D192	-	-	Lynda Gunding: lynda.gunding@daltile.com; 614.433.6151
	GT-2	Grout	Mapei	Ultracolor plus	38 Avalanche	-	-	Steve Rung: srung@mapei.com; 330-204-7261
09 5100 Acoustical Ceilings								
	ACT-1	Acoustic Ceiling Tile	Armstrong Ceiling	CERAMAGUARD Fine Fissured	White	24" x 24"	White Grid Finish XL 15/16" Tee System	Jon McCoy: jmccoy@armstrongceilings.com; 513-414-2283
	ACT-2	Acoustic Ceiling Tile	Armstrong Ceiling	Dune Second Look	White	24" X 48"	15/16" Prelude Grid. White Finish to match ACT	Monty Gillespie: mgillespie@armstrongceilings.com; 513.304.1445
	ACT-3	Acoustic Ceiling Tile	Turf Design	Turf Textures	DOb Planked Oak	4mm	-	Chandra Wilcox: cwilcox@interiorsupplyinc.com; 614.424.8811
09 6500 Resilient Flooring								
	LVP-1	Luxury Vinyl Plank	Patcraft	Timber Grove I	Boxwood 00175	6" x 48"	20 mil wear layer	Tom Conway: tom.conway@patcraft.com; 503.307.4542
	LVP-2	Luxury Vinyl Plank	Patcraft	Timber Grove I	Topiary 01004	6" x 48"	12 mil wear layer	Tom Conway: tom.conway@patcraft.com; 503.307.4542
	RB-1	Rubber Floor	Matsino	Decathlon Design	Lunar Light 4mm	Roll 4' x 48 lin ft	-	Mark Badakas: meadaus@asematsino.com; 614.743.7148
	ST-1	Treads and Risers	Tarkett	Safe-T-Grip Stair Tread and Matching Riser	121 Cement	-	-	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	VCB-1	Vinyl Cove Base	Tarkett	4" Traditional Vinyl Cove Base	63 Burnt Umber	-	Use with CAB-1	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658

FINISH KEY

Image	Key Name	Product Type	Manufacturer	Product Name	Color	Size	Comments	Rep Contact
	VCB-2	Vinyl Cove Base	Tarkett	4" Traditional Vinyl Cove Base	T61 Snowbound	-	Use with CAB-2	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	VCT-1	Vinyl Composition Tile	Armstrong Flooring	Imperial Texture	Silk 51234	12" x 12"	-	Jack MacKeverican: jmackever@armstrongflooring.com; 614.361.5165
09 6800 Carpeting								
	CPT-1	Carpet	Patcraft	Linear Tension	00910 Cobblestone	18" x 36"	-	Tom Conway: tom.conway@patcraft.com; 503.307.4542
	CPT-2	Carpet Tile	Patcraft				-	Tom Conway: tom.conway@patcraft.com; 503.307.4542
	RG-1	Peel & Stick Carpet	Patcraft	Prado Modular	Obsidian 00585	24" x 24"	-	Tom Conway: tom.conway@patcraft.com; 503.307.4542
09 9200 Wall Coverings								
	WC-1	Wall Covering	MDC	Thom Filicia Contract	Proximity Micro - Graphite	-	-	Susan Etheridge, SEtheridge@mdcwall.com, SEtheridge@mdcwall.com>
09 9000 Painting and Coating								
	PT-1	Paint	Sherwin Williams	Promar Zero 200	SW 7006 Extra White, Semigloss	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-2	Paint	Sherwin Williams	Promar Zero 200	SW 7006 Extra White, Flat	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-3	Paint	Sherwin Williams	Promar Zero 200	SW 7029 Agreeable Gray, Eggshel	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-4	Paint	Sherwin Williams	Promar Zero 200	SW 7029 Agreeable Gray, Semi Gloss	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-5	Paint	Sherwin Williams	Promar Zero 200	SW 6196 Frosty White, Eggshel	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-6	Paint	Sherwin Williams	Promar Zero 200	SW 7616 Breezy, Eggshell	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-7	Paint	Sherwin Williams	Promar Zero 200	SW 6196 Frosty White, Semi Gloss	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-8	Paint	Sherwin Williams	Promar Zero 200	SW7649 Silverplate, Semigloss	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-9	Paint	Sherwin Williams	Promar Zero 200	SW7649 Silverplate, Eggshel	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
	PT-10	Paint	Sherwin Williams	Promar Zero 200	SW6222 Riverway, Eggshel	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.1723
10 2600 Wall and Door Protection								
	FRP-1	Fiber Reinforced Plastic	Acrovyn	Acrovyn Solid Colors	449 White	-	-	Chris Gottron: chrisengineered@yahoo.com; 614-415-1249
10 28000 Toilet, Bath, Laundry Accessories								
	RH-1	Robe Hook	Moen	Triva Single Robe Hook	Brushed Nickle	-	-	-
	TB-1	Towel Bar	Moen	Triva Towel Bar	Brushed Nickle	-	Unit bathroom	-
	TP-1	Toilet Paper Holder	Moen	Triva Wall Mounted Euro Toilet Paper Holder	Brushed Nickle	-	Unit bathroom	-
12 200 Window Treatments								
	WB-1	Mini Blinds	BMF Contract	2" Faux Wood Blinds	Coconut 630	-	Classic Headrail, cordless	Michelle Dye: michelle.dye@springwindowfashions.com; 614.565.2142
12 3500 Casework								
	CAB-1	Cabinet	Smart Cabinetry	Maple - Brighton	Graphite	-	-	Mike Beer: mikebeer@smartcabinetry.com
	CAB-2	Cabinet	Smart Cabinetry	Maple - Brighton	Polar White	-	-	Mike Beer: mikebeer@smartcabinetry.com
	HN-1	Cabinet Pull	Amerock	Premise	Satin Nickle	3 - 3/4"	-	-
12 3600 Countertops								
	PLAM-1	Plastic Laminate	Formica	180fx Laminate	Pietra Grafite 7402	-	-	Michael Hertenstein: Mhaelhertenstein@formica.com, 440-668-1030
	QTZ-1	Quartz	Wilsonart	Rio Lpano	G3008	3 CM	-	Leslie Humphrey: humphrieu@sonart.com; 614.843.6853
	QTZ-2	Quartz	Wilsonart	Solar	G4025	3 CM	-	Leslie Humphrey: humphrieu@sonart.com; 614.843.6853
	QTZ-3	Quartz	Wilsonart	Enchanted Rock	G4041	3 CM	-	Leslie Humphrey: humphrieu@sonart.com; 614.843.6853

GENERAL NOTES

1. COLORS ARE TO BE SELECTED BY THE ARCHITECT; MATERIAL SAMPLES TO BE SUBMITTED IN ONE SUBMITTAL FOR REVIEW AND APPROVAL BY THE ARCHITECT.
2. SEE CEILING PLANS FOR CEILING HEIGHTS: A501, A502, A503, & A504.
3. PREMANUFACTURED WINDOW SILLS SHALL BE CULTURED MARBLE; SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT PRIOR TO INSTALLATION.
4. WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD RATING OF CLASS I (ONE) IN VERTICAL EXITS AND PASSAGEWAYS AND CLASS II (TWO) AT CORRIDORS AND ALL OTHER ROOMS.
5. TRIM THROUGHOUT TO BE PAINTED SEMI-GLOSS PT-1: CHAIR RAILS, HAND RAILS, BASE, CASING.
6. PAINT TO BE LOW VOC.
7. CARPET: LOW DENSITY (LESS THAN 1/2" HIGH PILE).
8. ELECTRICAL: ROCKER TYPE LIGHT SWITCHES INSTALLED THROUGHOUT. ELECTRICAL SWITCHES, OUTLETS, PLATES, ETC. TO BE WHITE.
9. KITCHEN FLOORING: SLIP RESISTANT FLOORING TO EXTEND WALL TO WALL CONTINUOUS UNDER APPLIANCE AND REMOVABLE SINK FRONT CAP.
10. KITCHEN CABINETS: LOOP STYLE PULLS ON DRAWERS AND CABINETS.
11. SEE SHEET G003 FOR BASE/TRIM PROFILES
12. FLOORING TO BE NON-SLIP
13. FLOORING TRANSITIONS TO OCCUR WHENEVER THERE IS A CHANGE IN FLOORING OR FLOOR PATTERN. ALL FLOORING TRANSITIONS TO OCCUR AT CENTER OF DOOR SLAB. SEE FINISH PLANS ON I.100 SHEETS FOR MORE DETAILS.
14. CLOSET FINISHES TO MATCH ADJACENT ROOM FINISHES.
15. ALL WINDOWS, TRANSOMS, SIDELIGHTS, ETC. EXTERIOR CONFIRM W/ ARCHITECT IF NOT EXPLICITLY NOTED ON THESE SCHEDULES. UNITS TO RECEIVE MINI BLINDS AND COMMON AREAS TO RECEIVE SOLAR SHADES.
16. ADD BASE MOLD TO EXPOSED END PANELS IN UNITS AND COMMON AREAS
17. PROVIDE MIN 1" RADIUS ON EXPOSED CORNERS OFF COUNTERS IN UNITS.
18. THE SPACE BETWEEN CABINET DOORS SHOULD NOT EXCEED 1/8"
19. FEATHER FLOOR PREP TO ALLOW FOR EASY TRANSITIONS BETWEEN FLOORS. DIFFERENCE IN HEIGHTS NOT TO EXCEED 1/4". EXACT AREA FOR FLOOR PREPARATION TO BE DETERMINED BY THE G.C.
20. MAX WIDTH FOR WINDOW BLINDS AND SHADES IS 4'-0". IF A WINDOW IS WIDER THAN 4'-0" USE BLINDS OR SHADES TO MATCH THE WIDTH OF EACH INDIVIDUAL WINDOW OR AN EQUAL SPLIT OF THE WIDTH OF ON LARGE WINDOW.

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5	Addendum 5	1.14.2022

FINISH SCHEDULE & DETAILS

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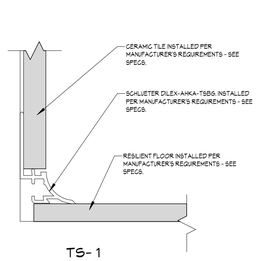
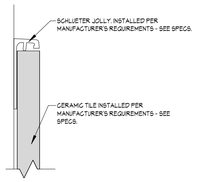
TRANSITIONS



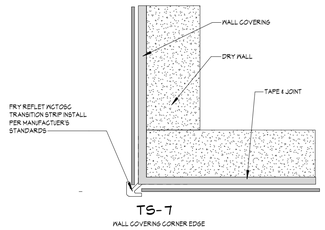
TS-1

CERAMIC WALL TILE TO RESILIENT FLOOR



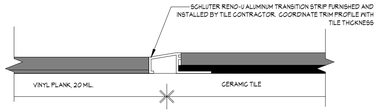
TS-2

CERAMIC WALL TILE FINISHED EDGE



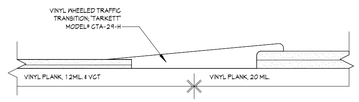
TS-7

WALL COVERING CORNER EDGE



TS-3

LVP TO CERAMIC

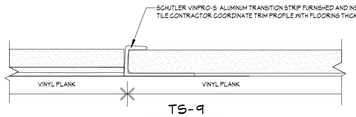


TS-4

SEALED CONCRETE TO RESILIENT FLOOR

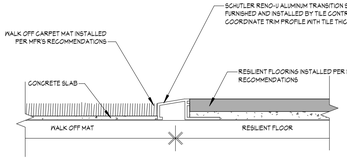
TS-4

SEALED CONCRETE TO RESILIENT FLOOR



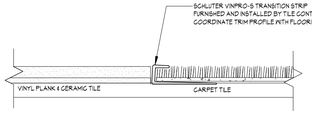
TS-9

RESILIENT FLOOR TO RESILIENT FLOOR



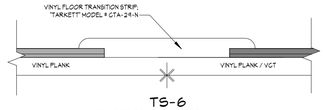
TS-5

WALK-OFF MAT TO RESILIENT FLOOR



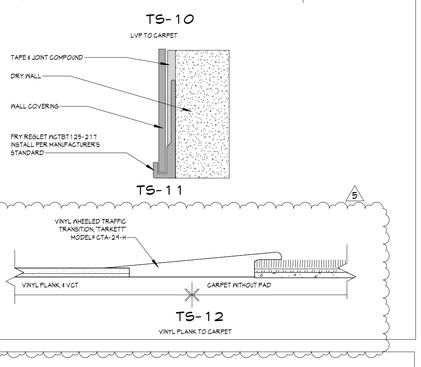
TS-10

LVP TO CARPET



TS-6

VINYL PLANK TO VINYL PLANK/ VCT

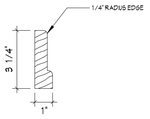


TS-11

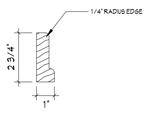
TS-12

VINYL PLANK TO CARPET

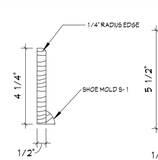
TRIM PROFILES



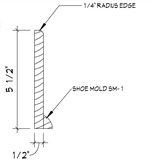
C-1 COMMON AREA DOOR & WINDOW CASING



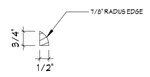
C-2 UNIT DOOR & WINDOW CASING



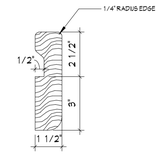
WB-1 BASE TRIM



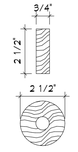
WB-2 BASE TRIM



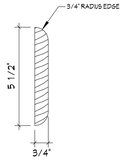
SM-1 SHOEMOLD



HR-1 HANDRAIL



S-1 SPACER



CR-1 CHAIR RAIL

COMMON SPACES TRIM PROFILES 3" = 1'-0"

ALL TRIM SHOWN SHALL BE FINE SANDED, PRIMED AND PAINTED SEMI GLOSS.

COMMON AREA FINISH SCHEDULE

Number	Name	BASE FINISH	FLOOR FINISH	WALL FINISH	CEILING FINISH	CABINET	COUNTER	REMARKS
1st floor								
101	VEST.	WB-2	WD-1	PT-5	PT-2	-	-	-
102	LOBBY	WB-2	LVP-1	PT-5 / PT-6 / WC-1	PT-2	-	-	14
103	LEASING OFFICE	WB-2	CPT-1	PT-4 / WC-1	ACT-1	CAB-1	GTZ-2	1, 2, 14
104	OFFICE	WB-2	CPT-1	PT-4	ACT-2	-	-	2
105	RR	STB-1	CT-1	CT-2 / PT-1	PT-2	CAB-2	GTZ-1	7, 10, 13
106	RR	STB-1	CT-1	CT-2 / PT-1	PT-2	CAB-2	GTZ-1	7, 10, 13
107	BIKE STOR.	WB-2	SC	PT-5	PT-2	-	-	-
108	FITNESS	VCB-1	RB-1	PT-5	PT-2/ ACT-1	-	-	-
109	MULTI PURPOSE	WB-2	LVP-1	PT-4 / WC-1	PT-2/ ACT-1	CAB-2	GTZ-3	2, 13
110	COMMUNITY RM.	WB-2	LVP-1	PT-4 / WC-1	PT-2/ ACT-1	CAB-2	GTZ-3	2, 13
111	MECH.	VCB-2	SC	PT-5	PT-2	-	-	3
112	MOVE-IN	WB-2	LVP-1	PRP-1	PT-2	-	-	-
113	JC.	VCB-2	VCT-1	PT-4	PT-2	-	-	-
115	TRASH	VCB-2	LVP-1	PT-5	PT-2	-	-	-
116	CORRIDOR	WB-2	LVP-1	PT-5/ PT-6	PT-2/ ACT-1	-	-	8, 9, 16
117	PACKAGE ROOM	VCB-2	LVP-1	PT-5	ACT-1	-	-	-
118	MAINT. STOR.	VCB-2	VCT-1	PT-5	PT-2	-	-	6
119	TRASH	VCB-2	LVP-1	PT-5	PT-2	-	-	-
120	CORRIDOR	WB-2	LVP-1	PT-5 / PT-6 / CT-2	PT-2/ ACT-1	-	-	1, 8, 9, 10, 16
141	TENANT SPACE	-	SC	-	-	-	-	-
244	MECH.	VCB-2	SC	PT-5	PT-2	-	-	3
2nd floor								
249	MECH.	VCB-2	VCT-1	PT-5	-	-	-	3
241	JAN.	VCB-2	VCT-1	PT-4	PT-2	-	-	-
251	CORRIDOR	WB-2	LVP-1	PT-5/ PT-6	PT-2/ ACT-1	-	-	8, 9, 16
252	CORRIDOR	WB-2	LVP-1	PT-5/ PT-6	PT-2/ ACT-1	-	-	8, 9, 16
253	TR-2	VCB-2	LVP-1	PT-5	PT-2	-	-	-
256	MECH.	VCB-2	VCT-1	PT-5	-	-	-	3
3rd floor								
343	MECH.	VCB-2	VCT-1	PT-5	-	-	-	3
345	CORRIDOR	WB-2	LVP-1	PT-5/ PT-6	PT-2/ ACT-1	-	-	8, 9, 16
346	CORRIDOR	WB-2	LVP-1	PT-5/ PT-6	PT-2/ ACT-1	-	-	8, 9, 16
347	JAN.	VCB-2	VCT-1	PT-4	PT-2	-	-	-
353	TR-3	VCB-2	LVP-1	PT-5	PT-2	-	-	-
354	MECH.	VCB-2	VCT-1	PT-5	-	-	-	3
4th floor								
438	MECH.	VCB-2	VCT-1	PT-5	-	-	-	3
440	CORRIDOR	WB-2	LVP-1	PT-5/ PT-6	PT-2/ ACT-1	-	-	8, 9, 16
442	CORRIDOR	WB-2	LVP-1	PT-5/ PT-6	PT-2/ ACT-1	-	-	8, 9, 16
449	MECH.	VCB-2	VCT-1	PT-5	-	-	-	3
441	JAN.	VCB-2	VCT-1	PT-4	PT-2	-	-	-
451	TR-4	VCB-2	LVP-1	PT-5	PT-2	-	-	-
455	CORRIDOR	WB-2	LVP-1	PT-5/ PT-6	PT-2/ ACT-1	-	-	8, 9, 16
Circulation								
EL-1	EL-1	WB-2	WD-1	-	-	-	-	-
EL-2	EL-2	WB-2	WD-1	-	-	-	-	-
ST-1	ST-1	VCB-2	ST-1/VCT-1	PT-4	PT-2	-	-	5
ST-2	ST-2	VCB-2	ST-1/VCT-1	PT-4	PT-2	-	-	5
ST-3	ST-3	VCB-2	ST-1/VCT-1	PT-4	PT-2	-	-	5

GENERAL NOTES

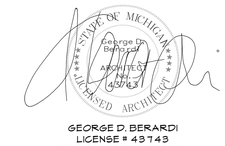
1. COLORS ARE TO BE SELECTED BY THE ARCHITECT. MATERIAL SAMPLES TO BE SUBMITTED IN ONE SUBMITTAL FOR REVIEW AND APPROVAL BY THE ARCHITECT.
2. SEE CEILING PLANS FOR CEILING HEIGHTS: A501, A502, A503, & A504.
3. PREMANUFACTURED WINDOW SILLS SHALL BE CULTURED MARBLE. SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT PRIOR TO INSTALLATION.
4. WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD RATING OF CLASS I (ONE) IN VERTICAL EXITS AND PASSAGEWAYS AND CLASS II (TWO) AT CORRIDORS AND ALL OTHER ROOMS.
5. TRIM THROUGHOUT TO BE PAINTED SEMI-GLOSS PT-1: CHAIR RAILS, HAND RAILS, BASE, CASING.
6. PAINT TO BE LOW VOC.
7. CARPET: LOW DENSITY (LESS THAN 1 1/2" HIGH PILE).
8. ELECTRICAL: ROCKER TYPE LIGHT SWITCHES INSTALLED THROUGHOUT. ELECTRICAL SWITCHES, OUTLETS, PLATES, ETC. TO BE WHITE.
9. KITCHEN FLOORING: SLIP RESISTANT FLOORING TO EXTEND WALL TO WALL CONTINUOUS UNDER APPLIANCE AND REMOVABLE SINK FRONT, CAR.
10. KITCHEN CABINETS: LOOP STYLE PULLS ON DRAWERS AND CABINETS.
11. SEE SHEET I002 FOR BASE/TRIM PROFILES
12. FLOORING TO BE NON-SLIP
13. FLOORING TRANSITIONS TO OCCUR WHENEVER THERE IS A CHANGE IN FLOORING OR FLOOR PATTERN. ALL FLOORING TRANSITIONS TO OCCUR AT CENTER OF DOOR SLAB. SEE FINISH PLANS ON I.100 SHEETS FOR MORE DETAILS.
14. CLOSET FINISHES TO MATCH ADJACENT ROOM FINISHES
15. ALL WINDOWS, TRANSOMS, SIDELIGHTS, ETC. EXTERIOR. CONFIRM W/ ARCHITECT IF NOT EXPLICITLY NOTED ON THESE SCHEDULES. UNITS TO RECEIVE MINI BLINDS AND COMMON AREAS TO RECEIVE SOLAR SHADES.
16. ADD SHOE MOLD TO EXPOSED END PANELS IN UNITS AND COMMON AREAS
17. PROVIDE MIN. 1' RADIUS ON EXPOSED CORNERS OF COUNTERS IN UNITS.
18. THE SPACE BETWEEN CABINET DOORS SHOULD NOT EXCEED 1/8"
19. FEATHER FLOOR PREP TO ALLOW FOR EASY TRANSITIONS BETWEEN FLOORS. DIFFERENCE IN HEIGHTS NOT TO EXCEED 1/4". EXACT AREA FOR FLOOR PREPARATION TO BE DETERMINED BY THE G.C.
20. MAX WIDTH FOR WINDOW BLINDS AND SHADES IS 4'-0". IF A WINDOW IS WIDER THAN 4'-0" USE BLINDS OR SHADES TO MATCH THE WIDTH OF EACH INDIVIDUAL WINDOW OR AN EQUAL SPLIT OF THE WIDTH OF ON LARGE WINDOW.

REMARKS

1. VINYL COVE BASE VCB-1 AT CABINETS
2. MINI BLINDS OR SHADES AT EXTERIOR WINDOWS ONLY. SEE KEY FOR PRODUCT INFORMATION. MINI-BLINDS IN UNITS, SHADES IN PUBLIC SPACES.
3. SUPPLY & INSTALL FRP TO 4'-0" AFF. BEHIND HOP SINK AND TO EXTEND 1'-0" PAST SINK EDGES.
4. CONCEALED METAL BRACKETS FOR COUNTERTOP SUPPORTS.
5. INSTALL RUBBER TREADS AND RISERS AND VCT AT LANDINGS.
6. WIRE SHELVING STORAGE.
7. GROUT AT ALL CERAMIC TILE LOCATIONS. SEE KEY FOR PRODUCT INFORMATION.
8. PT-5 ABOVE HANDRAIL / PT-6 BELOW HANDRAIL
9. UNIT DOOR ALCOVES TO BE PAINTED PT-10
10. CT INSTALLED UP TO 5'-4"
11. ST-1 USED WITH CT-1
12. ST-2 USED WITH CT-2
13. VINYL COVE BASE VCB-2 AT CABINETS
14. WC-1 ACCENT WALL SEE SHEET I.321
15. GTZ-2 COUNTER TOP ABOVE MAILBOXES.
16. END OF CORRIDORS WALLS AND CORRIDOR WALLS WITHOUT HR-1 OR CR-1 TO BE PAINTED PT-5
17. USE CABINET CAB-1 AS BASE CABINET, AND CABINET CAB-2 AS UPPER CABINET.

UNIT FINISH SCHEDULE

ROOM NAME	BASE FINISH	FLOOR FINISH	WALL FINISH	CEILING FINISH	CABINET	COUNTER	REMARKS
A1a							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
A1b							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
A2							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
A3							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
A4							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
B1a							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom 1	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom 2	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet 1	WB-1	CPT-2	PT-3	PT-2	-	-	6
Bedroom Closet 2	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
B1b							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom 1	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom 2	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet 1	WB-1	CPT-2	PT-3	PT-2	-	-	6
Bedroom Closet 2	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Hallway	WB-1	LVP-2	PT-3	PT-2	-	-	-
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
B2							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom 1	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom 2	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet 1	WB-1	CPT-2	PT-3	PT-2	-	-	6
Bedroom Closet 2	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Entry	WB-1	LVP-2	PT-3	PT-2	-	-	-
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
B3							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom 1	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom 2	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet 1	WB-1	CPT-2	PT-3	PT-2	-	-	6
Bedroom Closet 2	WB-1	CPT-2	PT-3	PT-2	-	-	6
Entry	WB-1	LVP-2	PT-3	PT-2	-	-	-
Hallway	WB-1	LVP-2	PT-3	PT-2	-	-	-
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-
B3ADA							
Bathroom	WB-1	LVP-2	PT-4	PT-2	CAB-2	FLAM-1	13
Bedroom 1	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom 2	WB-1	CPT-2	PT-3	PT-2	-	-	2
Bedroom Closet 1	WB-1	CPT-2	PT-3	PT-2	-	-	6
Bedroom Closet 2	WB-1	CPT-2	PT-3	PT-2	-	-	6
Closet	WB-1	LVP-2	PT-3	PT-2	-	-	6
Corridor	WB-1	LVP-2	PT-3	PT-2	-	-	-
Kitchen	VCB-1	LVP-2	PT-3	PT-2	CAB-1 / CAB-2	FLAM-1	13, 17
Laundry	WB-1	LVP-2	PT-3	PT-2	-	-	6
Living Room	WB-1	LVP-2	PT-3	PT-2	-	-	2
Mechanical	WB-1	VCT-1	PT-3	PT-2	-	-	-



GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
5	Addendum 5	1.14.2022

FINISH SCHEDULE & DETAILS

I.002

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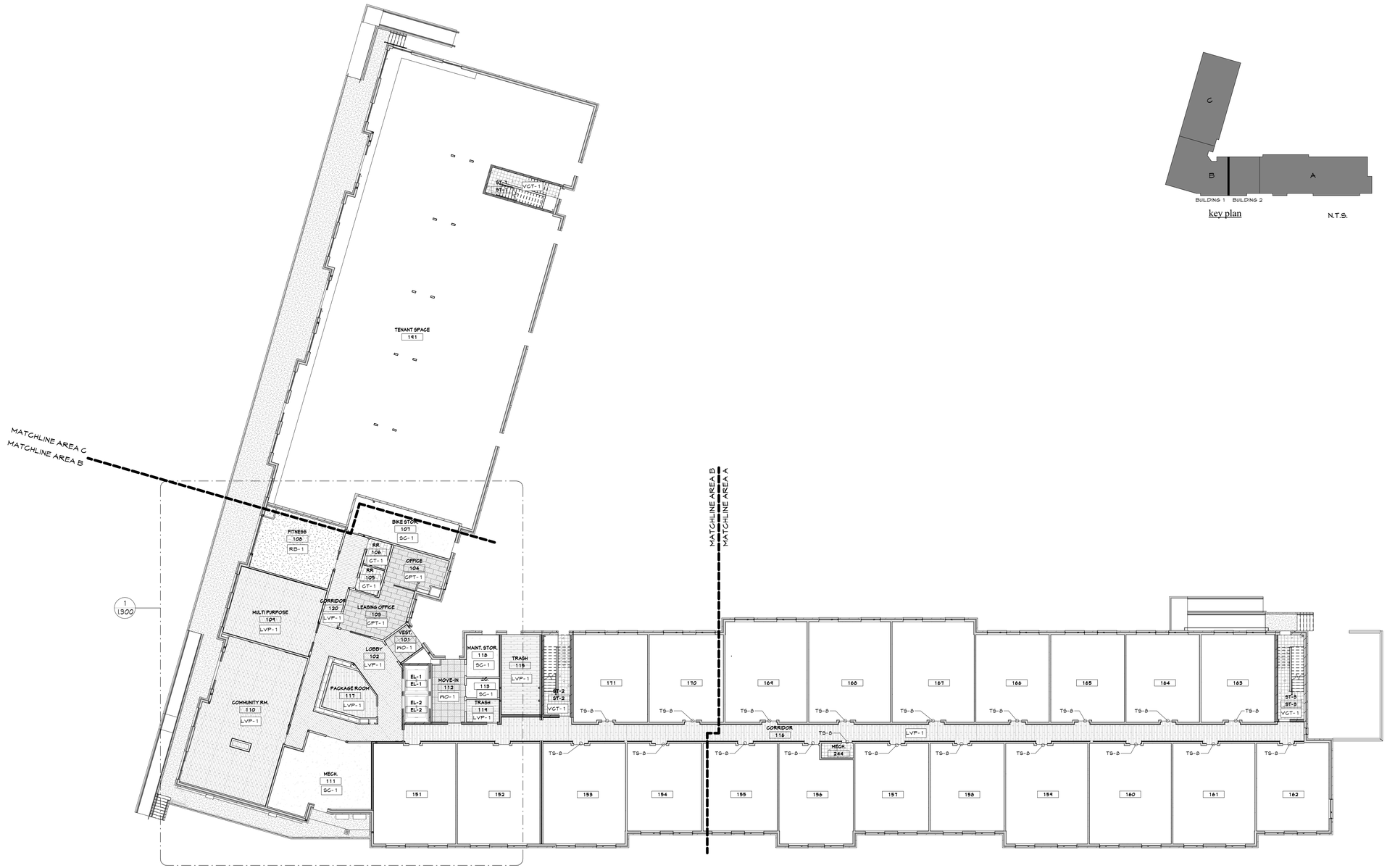

key plan N.T.S.

1ST FLOOR FINISH PLAN 1/16" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

1ST FLOOR FINISH PLAN

I.101

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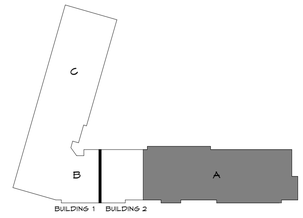
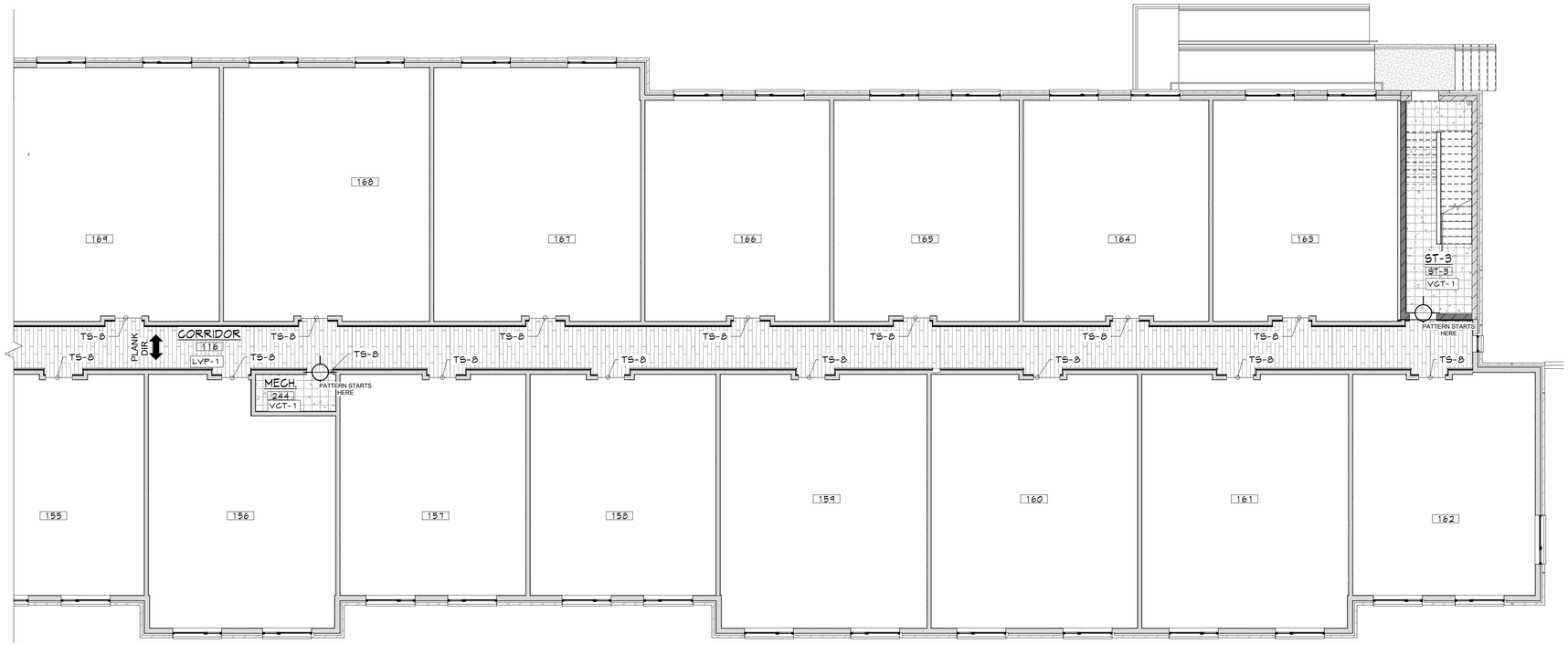


key plan N.T.S.



1st Floor Finish Plan - Area A 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

1ST FLOOR FINISH PLAN - AREA A

I.101A

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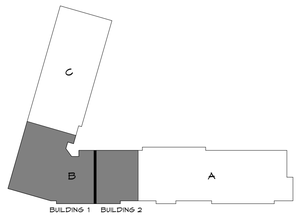
1st Floor Finish Plan - Area B 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43743
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43743
EXPIRES: 03/24/2023

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PROJECT #: 17103

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1ST FLOOR FINISH PLAN - AREA B

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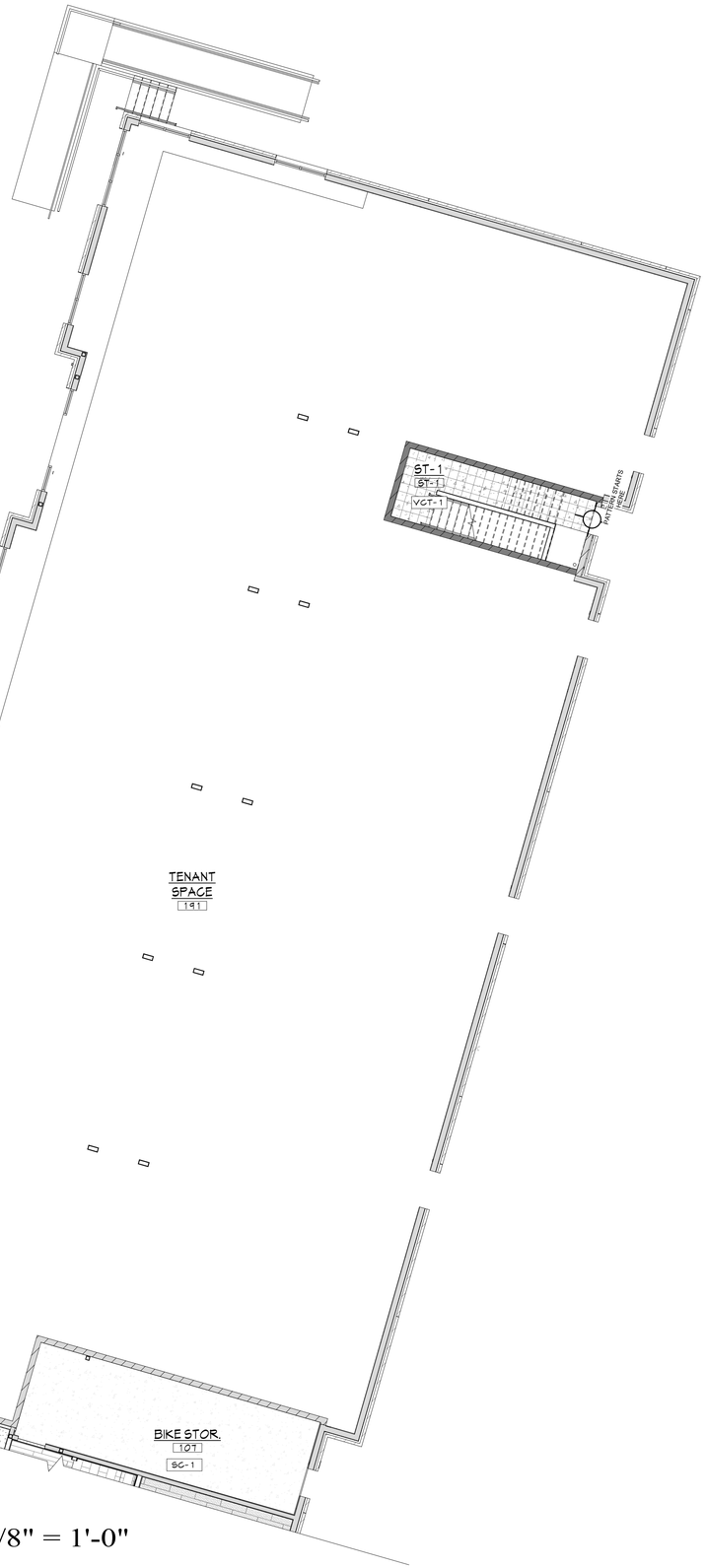
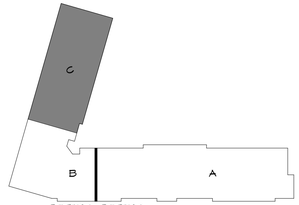


1st Floor Finish Plan - Area C 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
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#	Description	Date

1ST FLOOR FINISH PLAN - AREA C

I.101C

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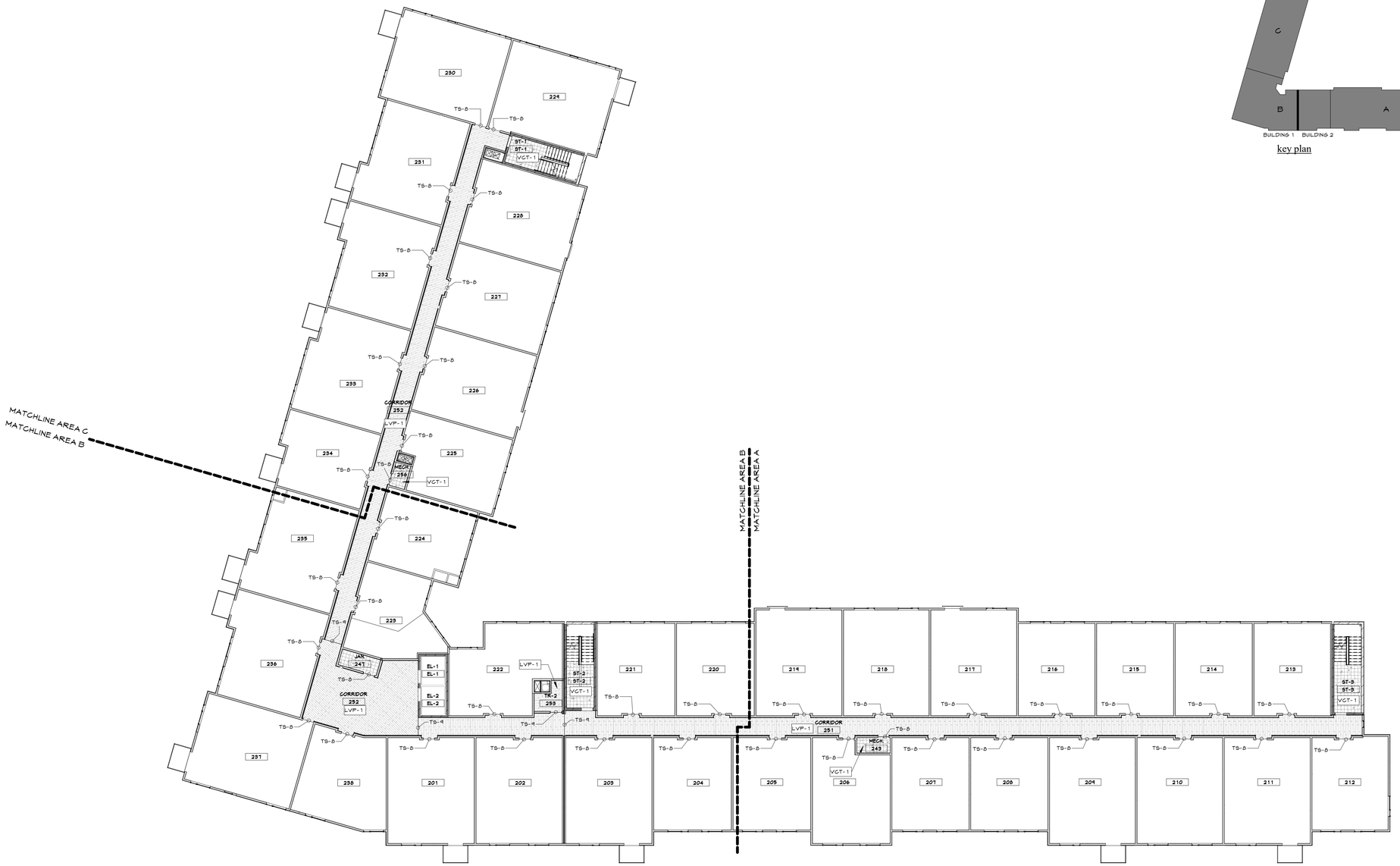
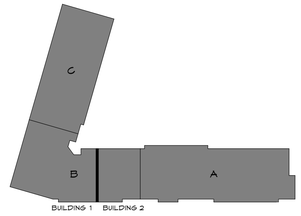


2nd Floor Finish Plan 1/16" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

2ND FLOOR FINISH PLAN

I.102

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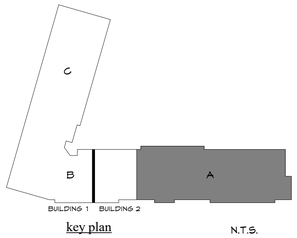
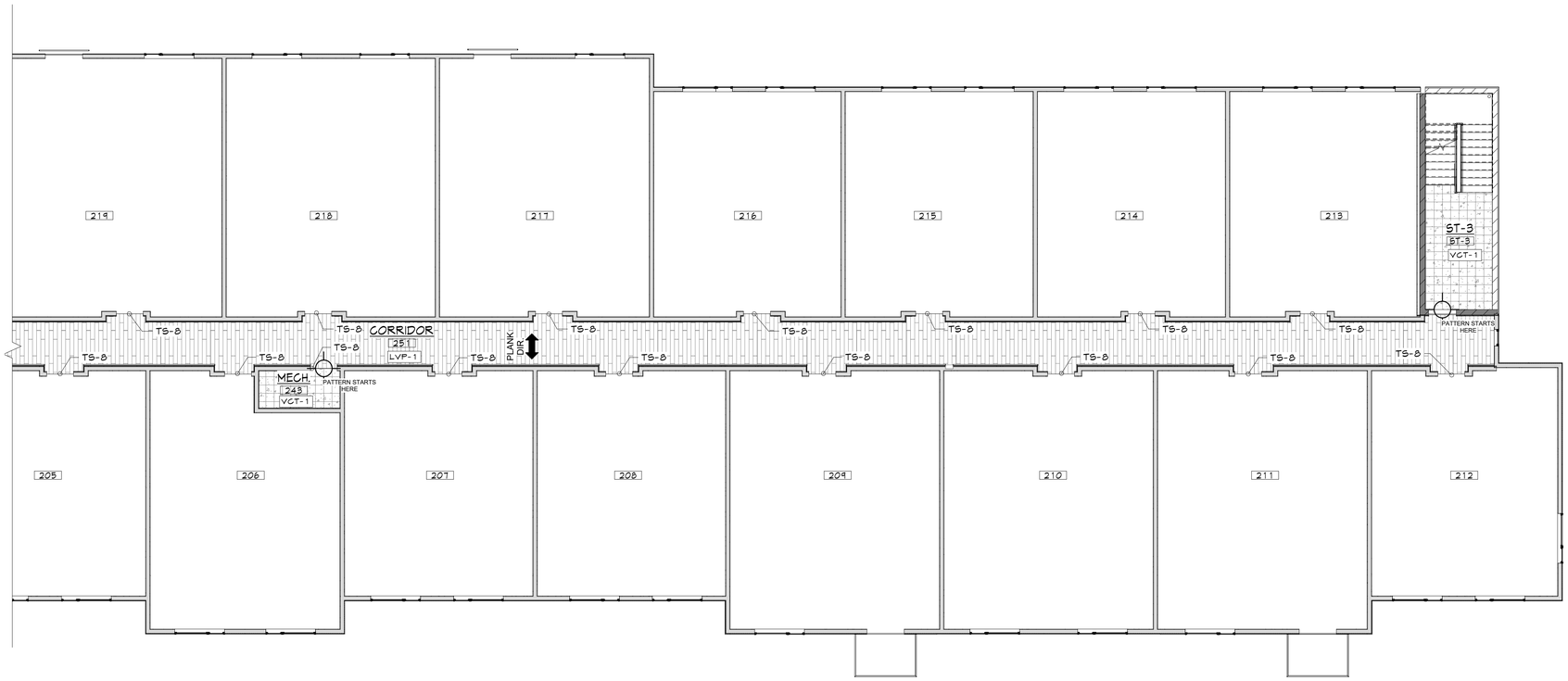


key plan N.T.S.



2nd Floor Finish Plan - Area A 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

2ND FLOOR FINISH PLAN - AREA A

I.102A

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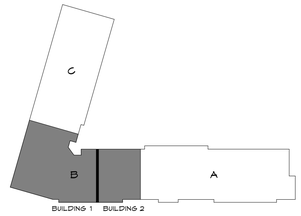

key plan N.T.S.

2nd Floor Finish Plan - Area B 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43743
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43743
EXPIRES: 03/24/2023

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2ND FLOOR FINISH PLAN - AREA B

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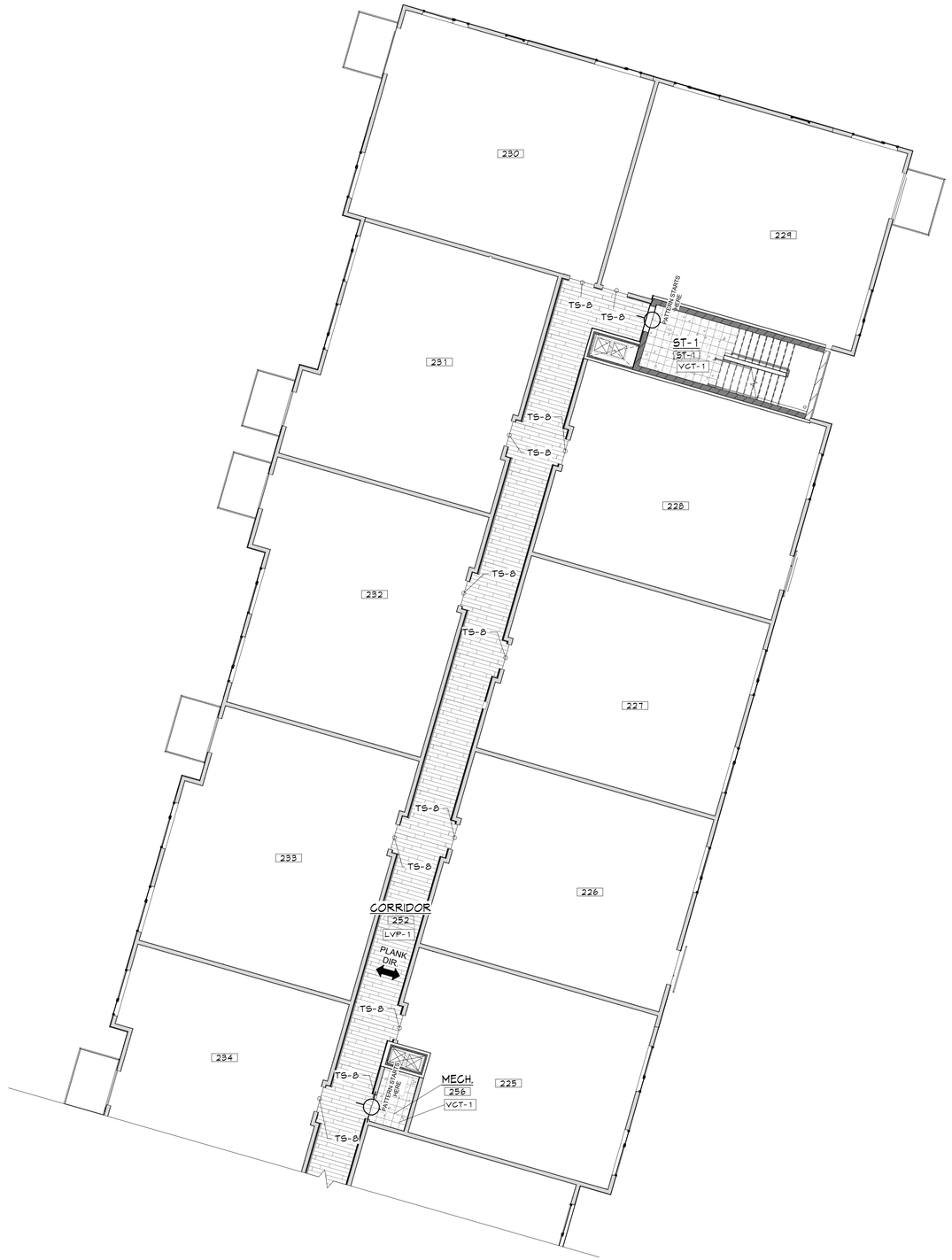
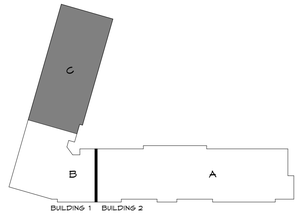


2nd Floor Finish Plan - Area C 1/8" = 1'-0"



key plan N.T.S.

GEORGE D. BERARDI
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EXPIRES: 03/24/2023

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#	Description	Date

2ND FLOOR FINISH PLAN - AREA C

I.102C

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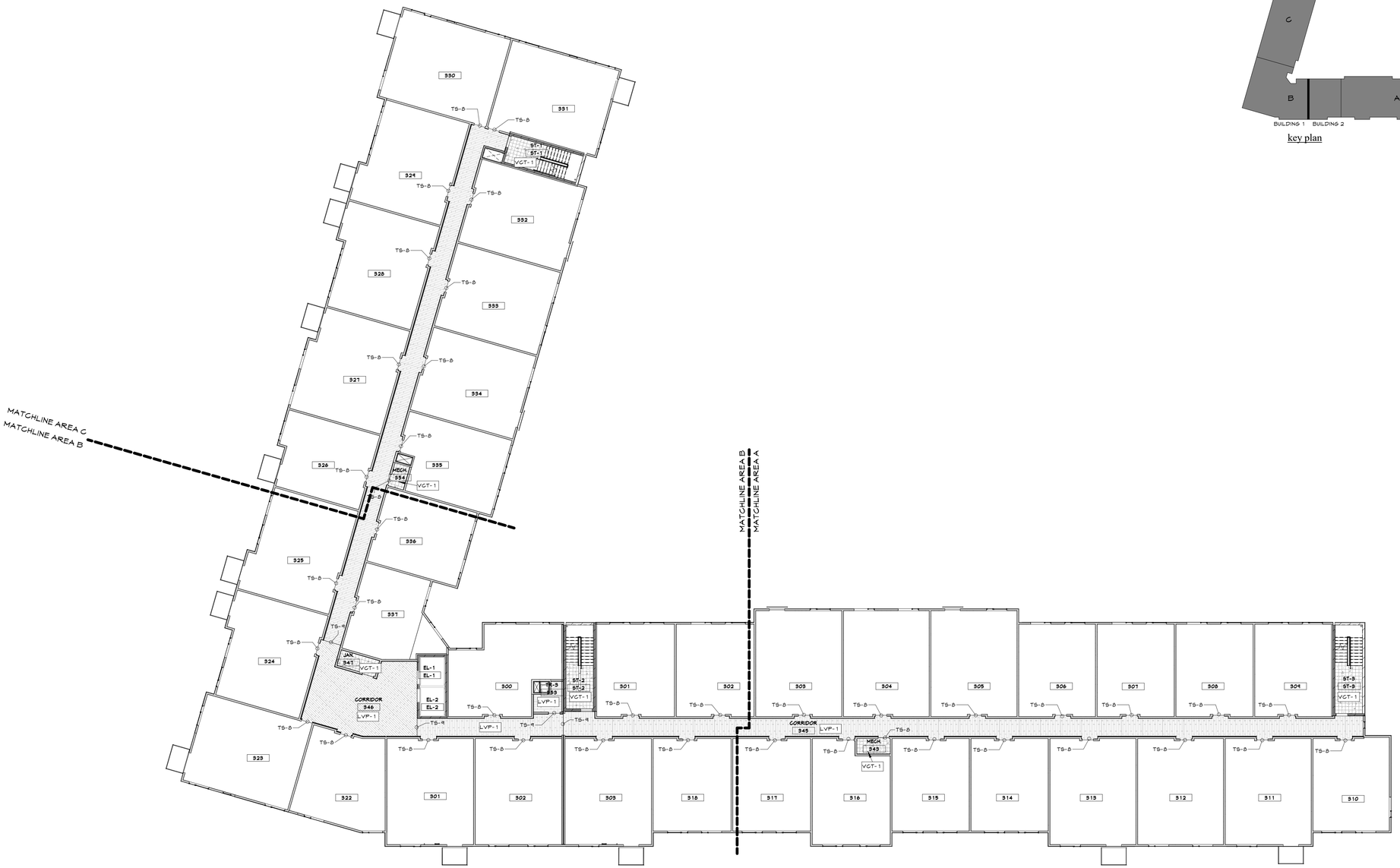
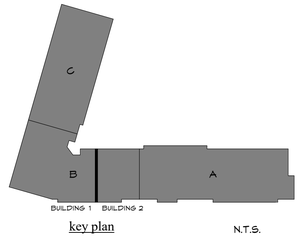


3rd Floor FInish Plan 1/16" = 1'-0"



key plan N.T.S.

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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3RD FLOOR FINISH PLAN

I.103

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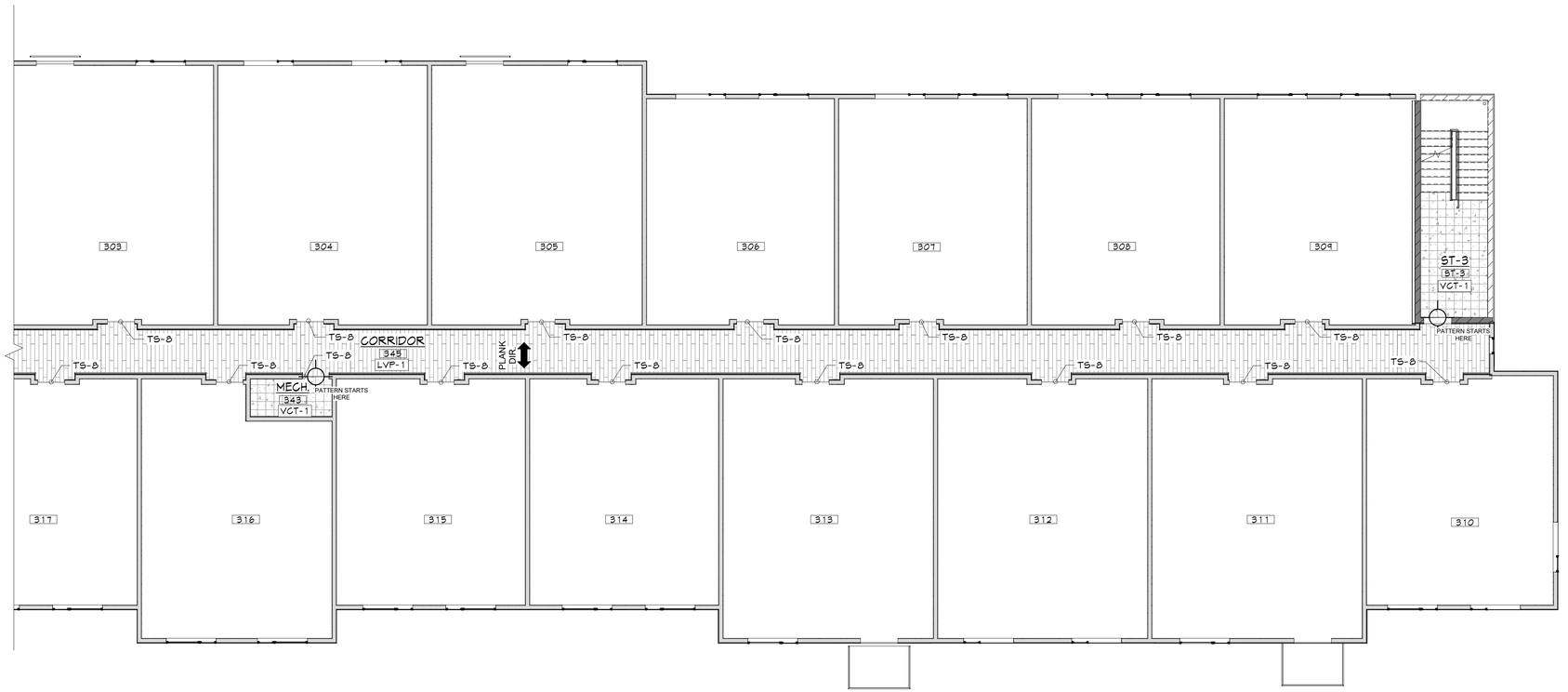
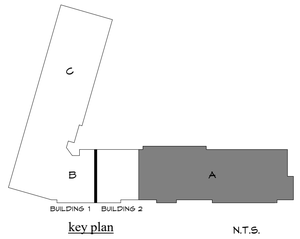


3rd Floor FInish Plan - Area A 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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3RD FLOOR FINISH PLAN - AREA A

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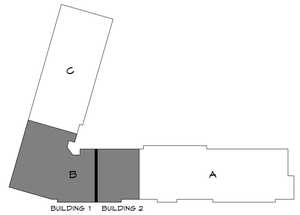

key plan N.T.S.

3rd Floor Finish Plan - Area B 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
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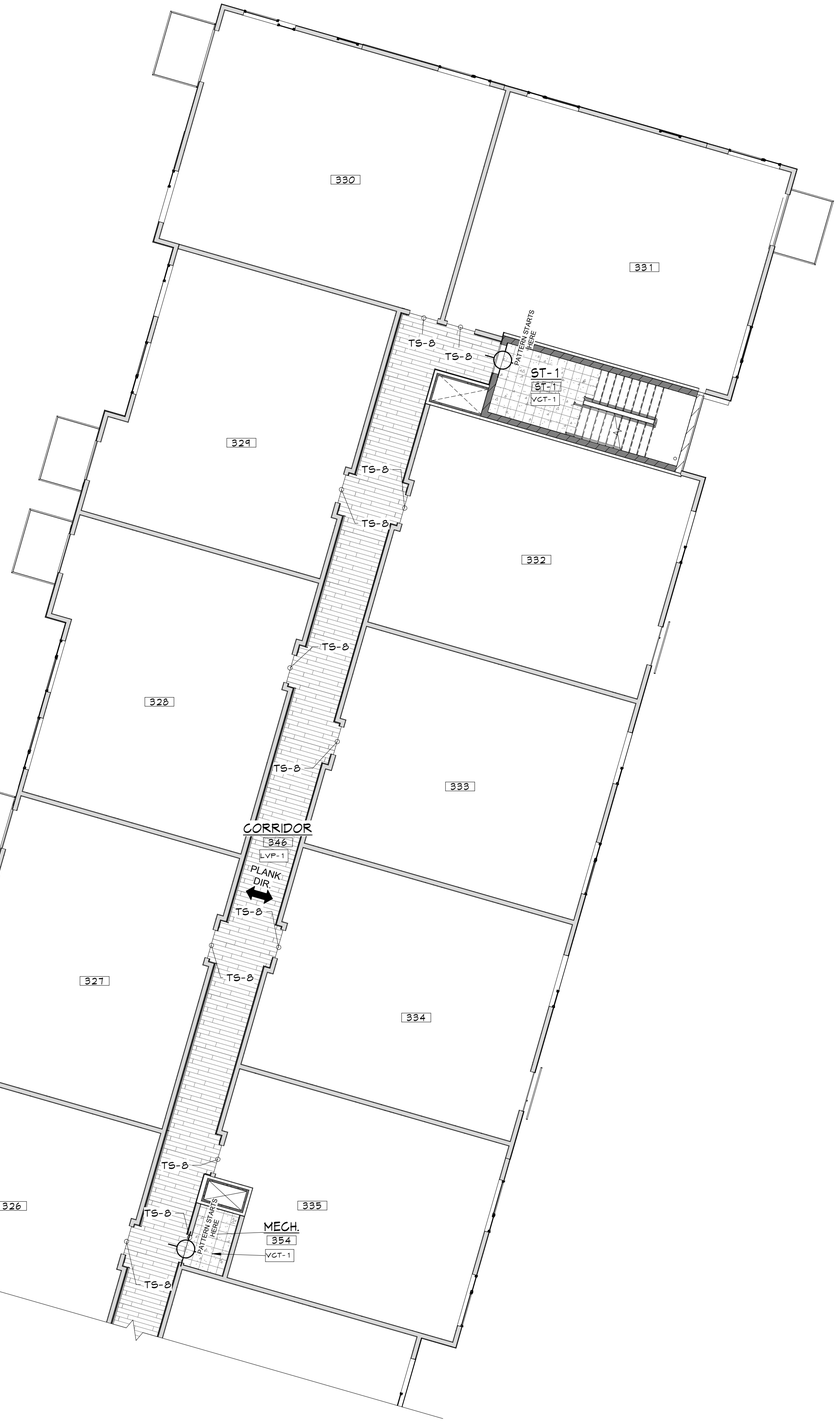

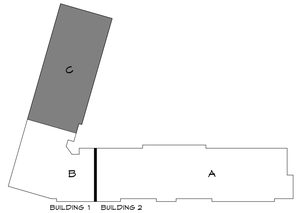

key plan N.T.S.

3rd Floor Finish Plan - Area C 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

3RD FLOOR FINISH PLAN - AREA C

I.103C

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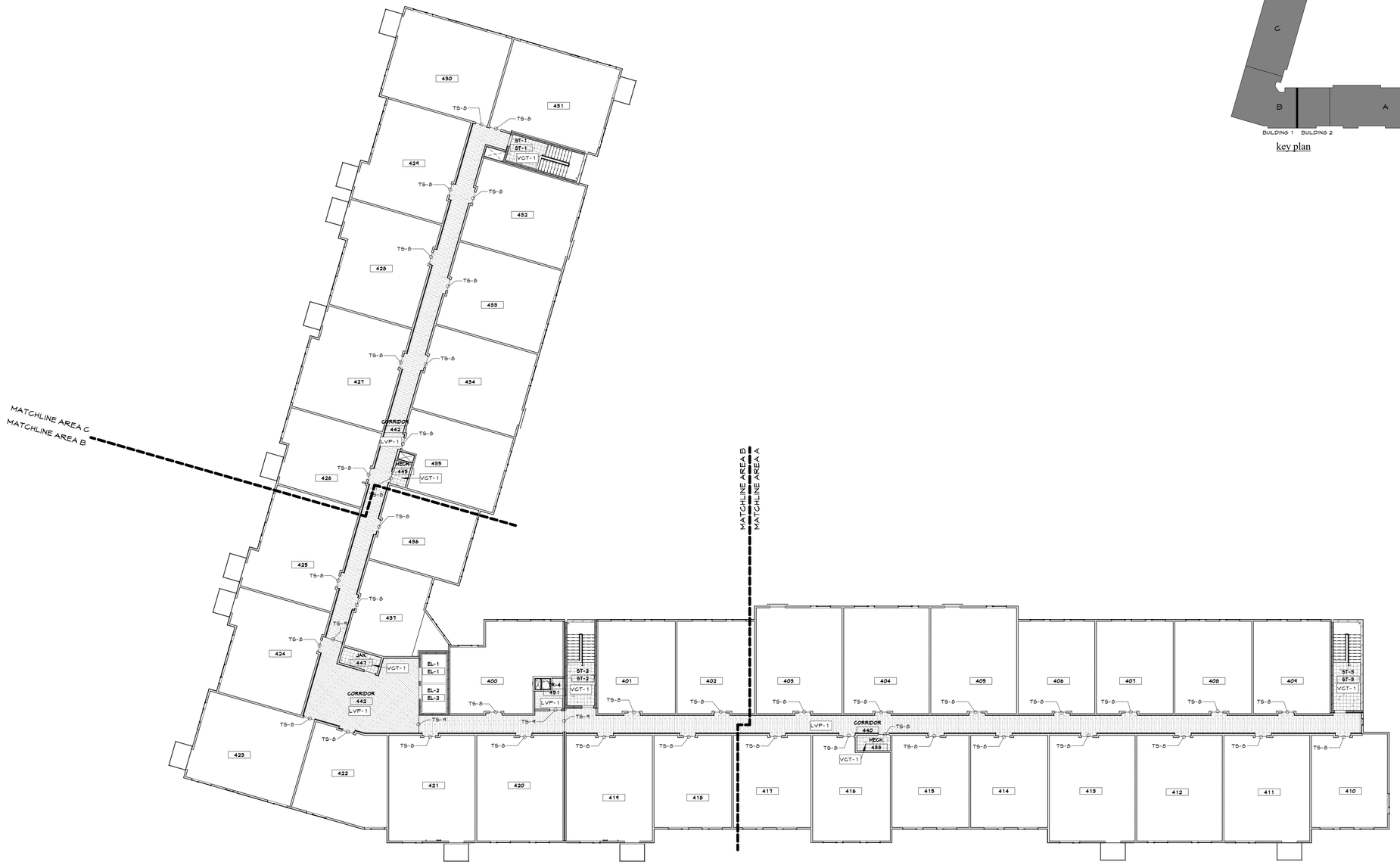
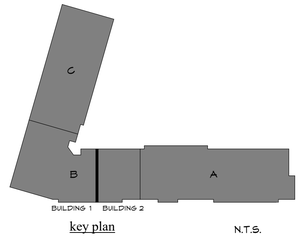


4th Floor Finish Plan 1/16" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

4TH FLOOR FINISH PLAN

I.104

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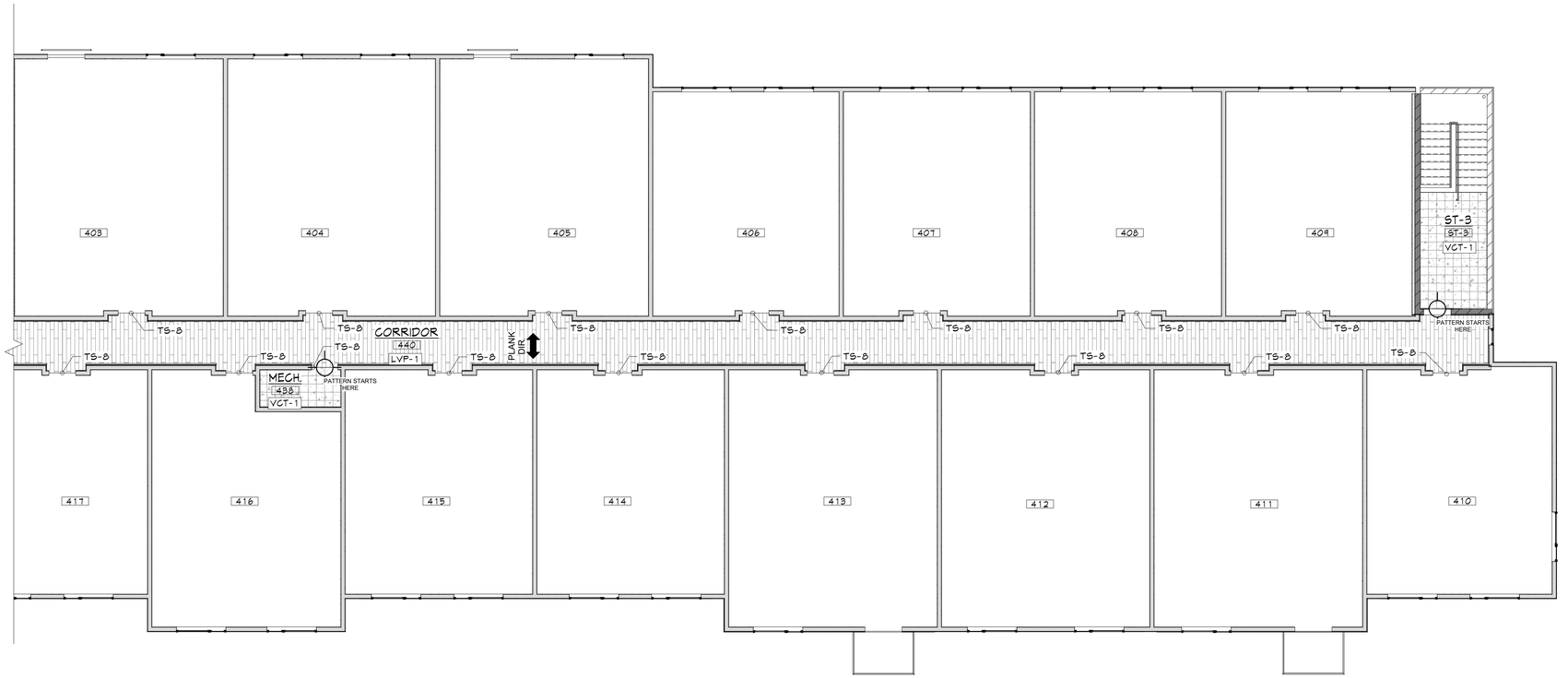
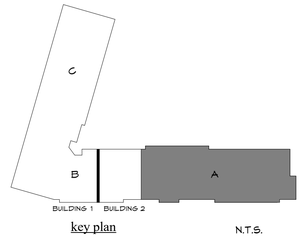


4th Floor Finish Plan - Area A 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

4TH FLOOR FINISH PLAN - AREA A

I.104A

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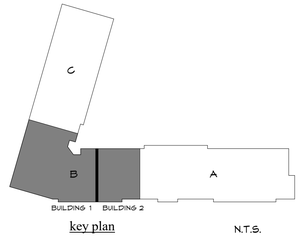

key plan N.T.S.

4th Floor Finish Plan - Area B 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT #: 17103

#	Description	Date

4TH FLOOR FINISH PLAN - AREA B

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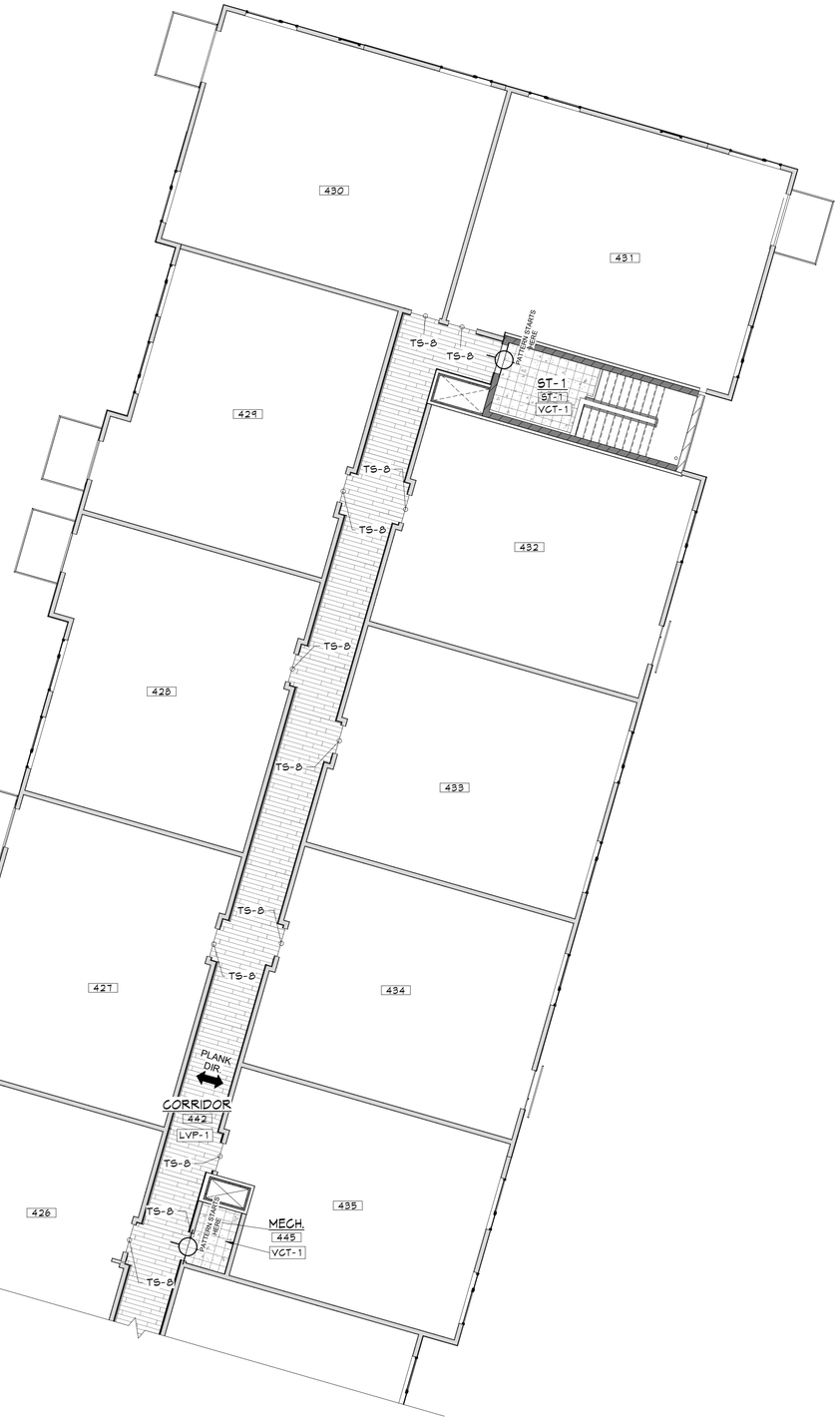

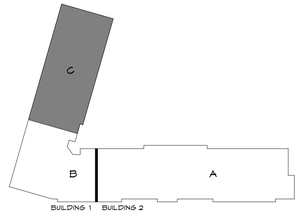

key plan N.T.S.

4th Floor Finish Plan - Area C 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

4TH FLOOR FINISH PLAN - AREA C

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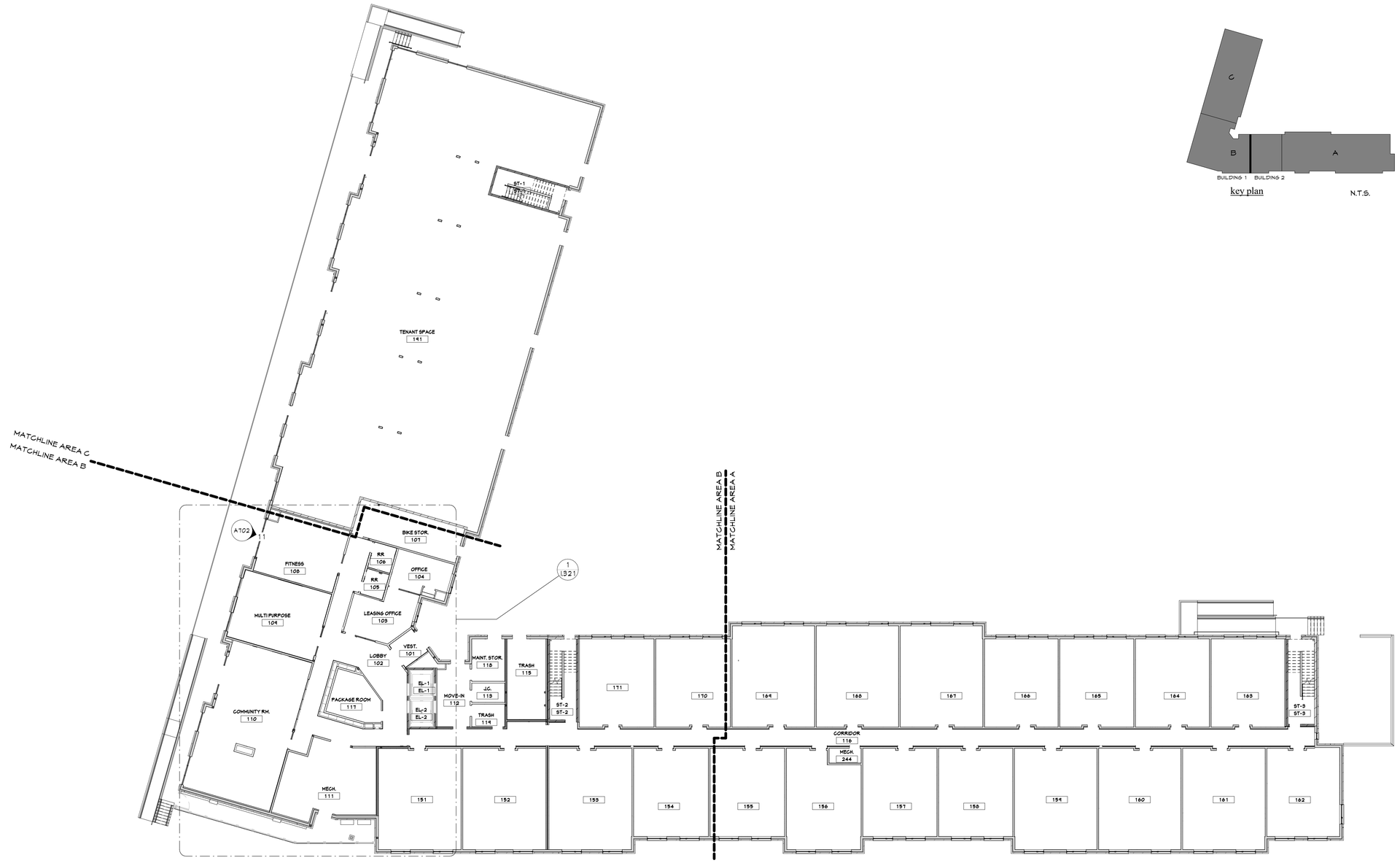

1st Floor Wall Finish Plan 1/16" = 1'-0"

key plan N.T.S.

STATE OF MICHIGAN
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LICENSE # 43748
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PROJECT DATE: 09/01/2021
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#	Description	Date

1ST FLOOR WALL FINISH PLAN

I.151

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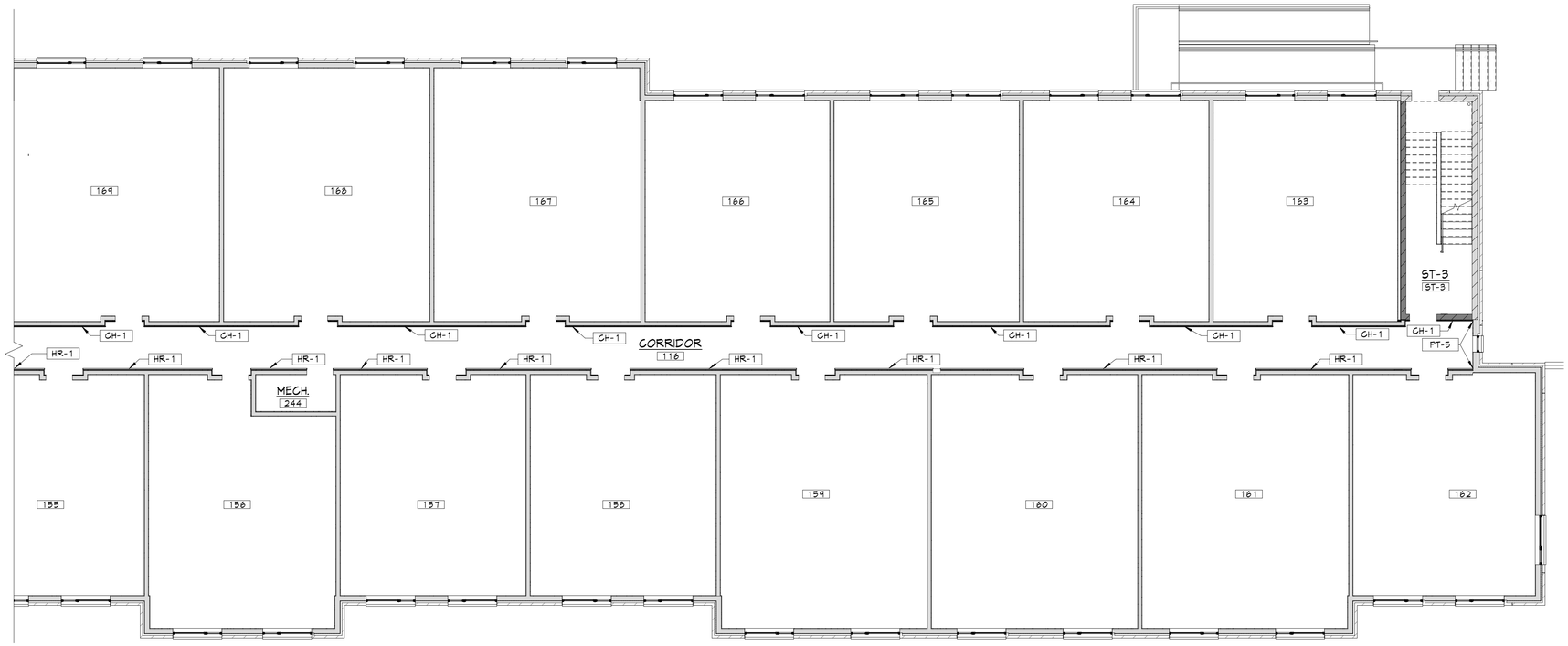
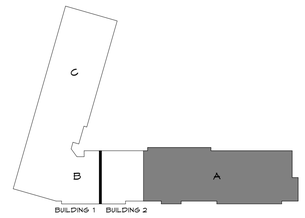


1st Floor Wall Finish Plan - Area A 1/8" = 1'-0"



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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

1ST FLOOR WALL FINISH PLAN - AREA A

I.151A

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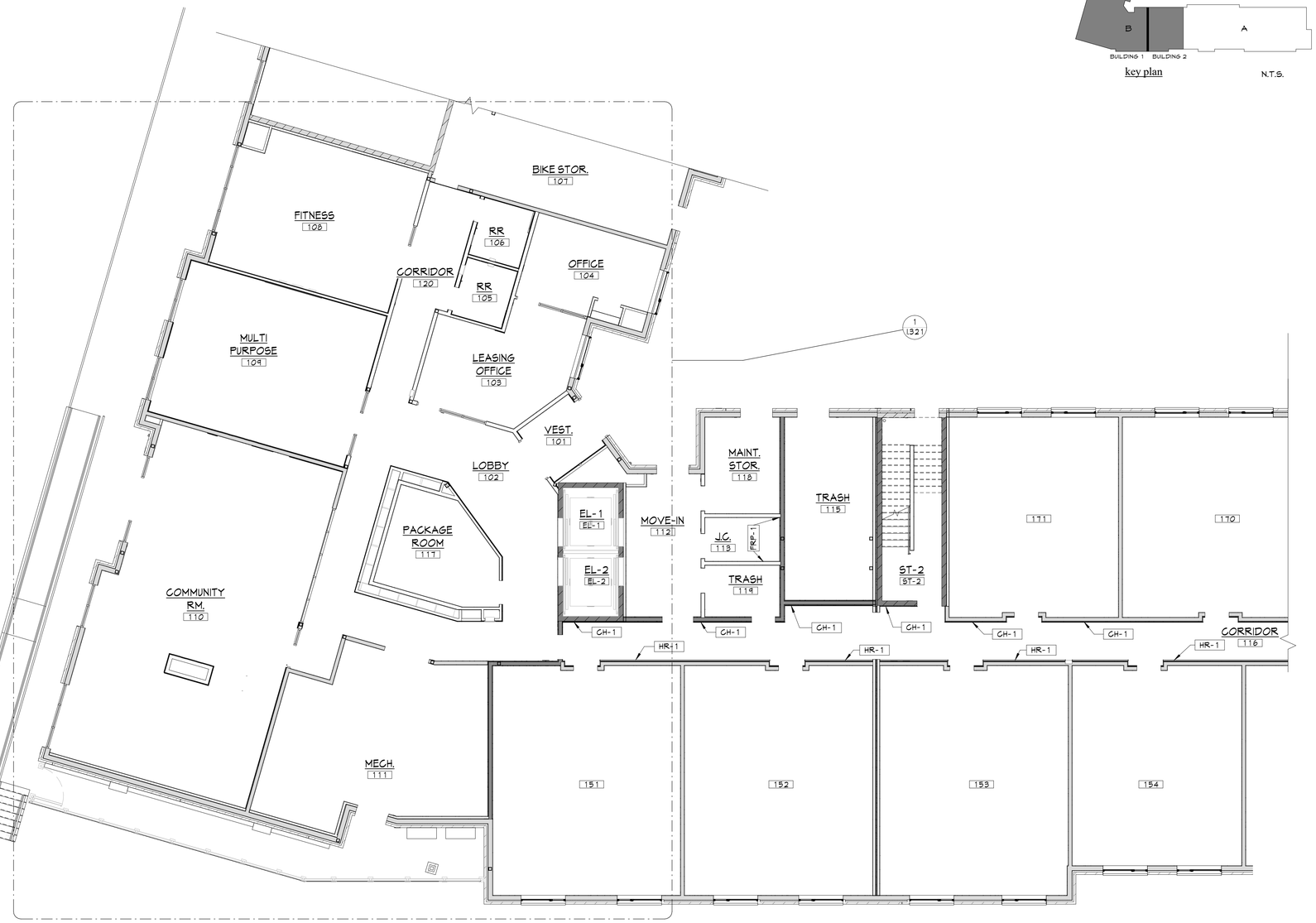

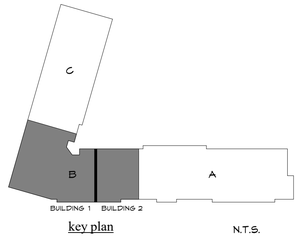

key plan N.T.S.

1st Floor Wall Finish Plan - Area B 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

FIRST FLOOR WALL FINISH PLAN - AREA B

I.151B

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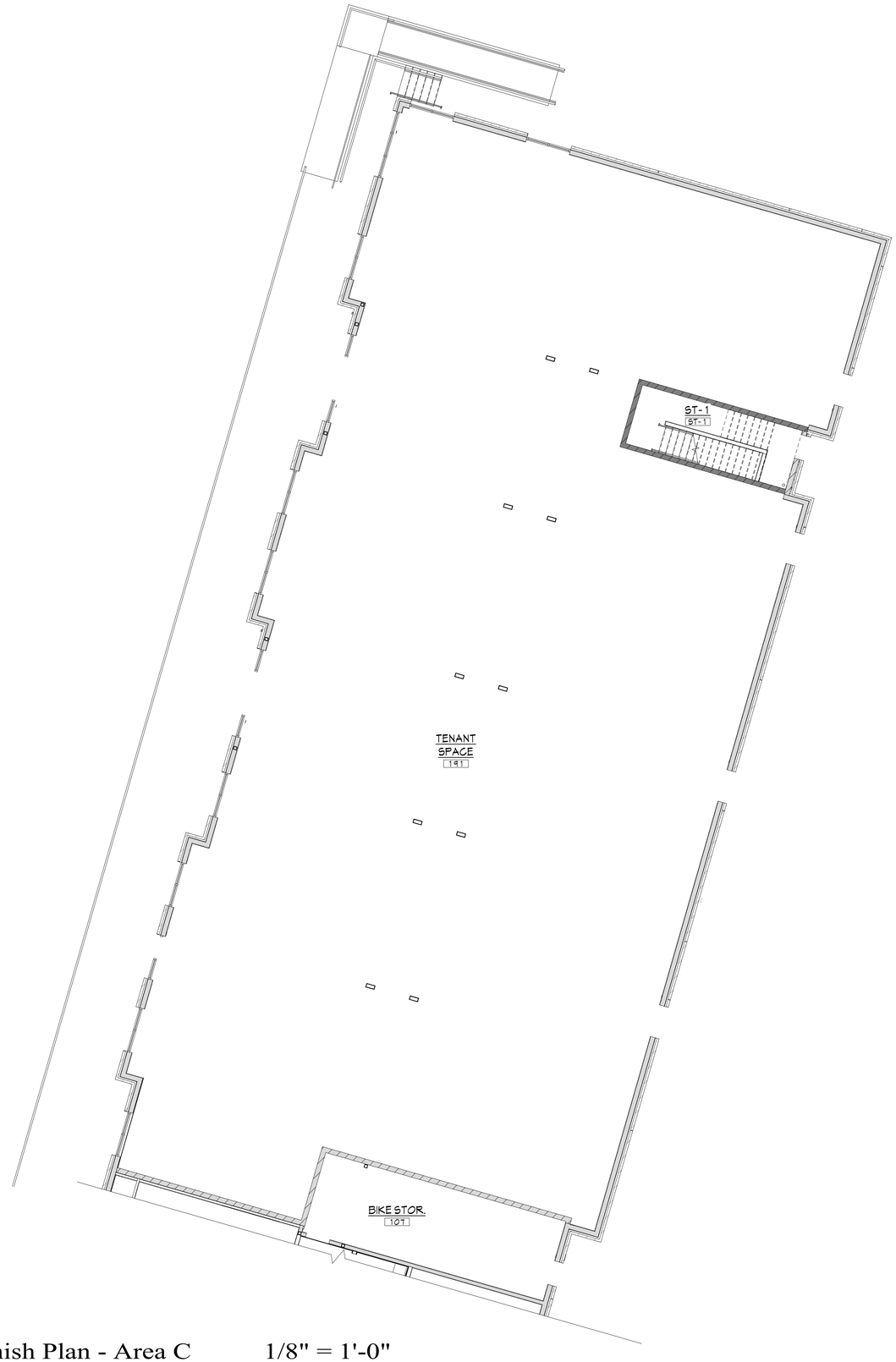
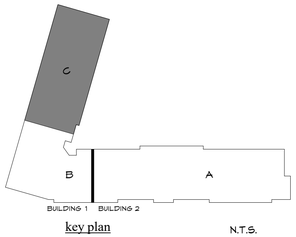


1st Floor Wall Finish Plan - Area C 1/8" = 1'-0"



key plan N.T.S.

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT #: 17103

#	Description	Date

FIRST FLOOR WALL FINISH PLAN - AREA C

I.151C

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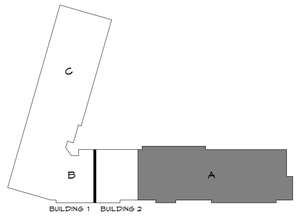
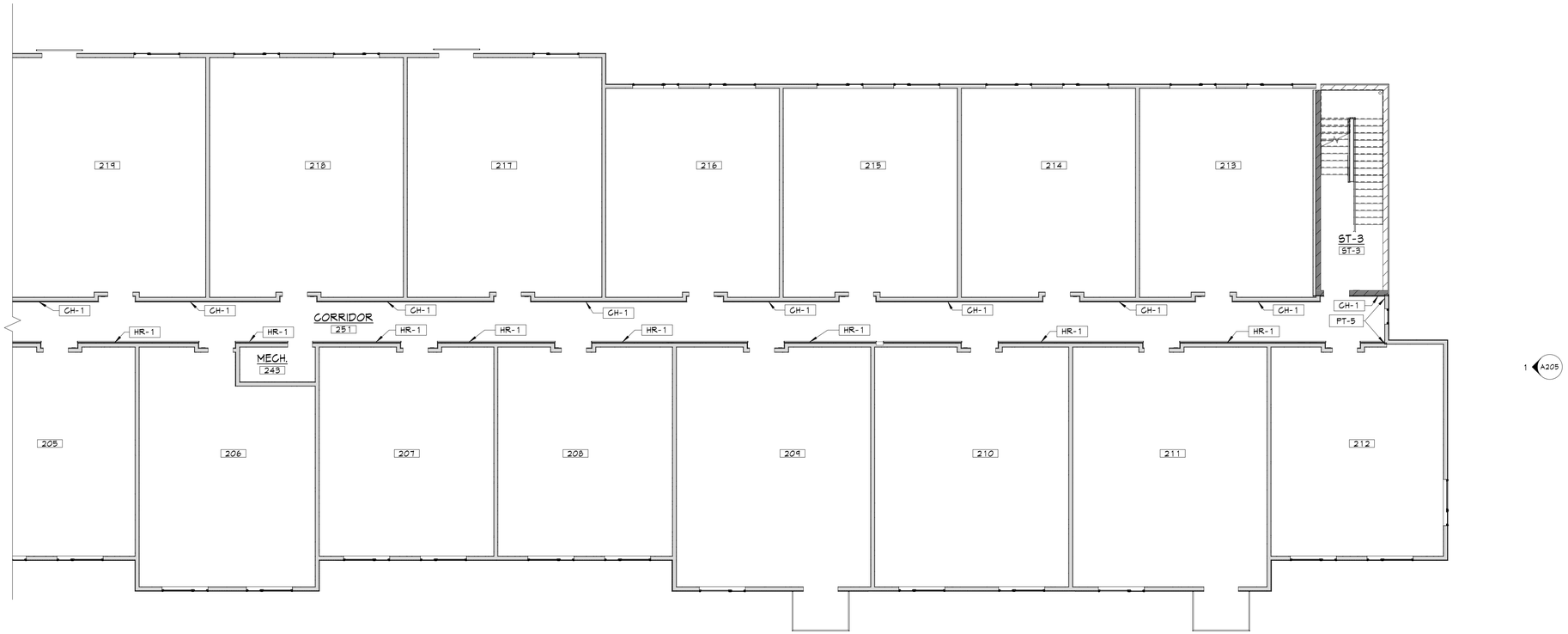


key plan N.T.S.



2nd Floor Wall Finish Plan - Area A 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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2ND FLOOR
WALL FINISH
PLAN - AREA A

I.152A

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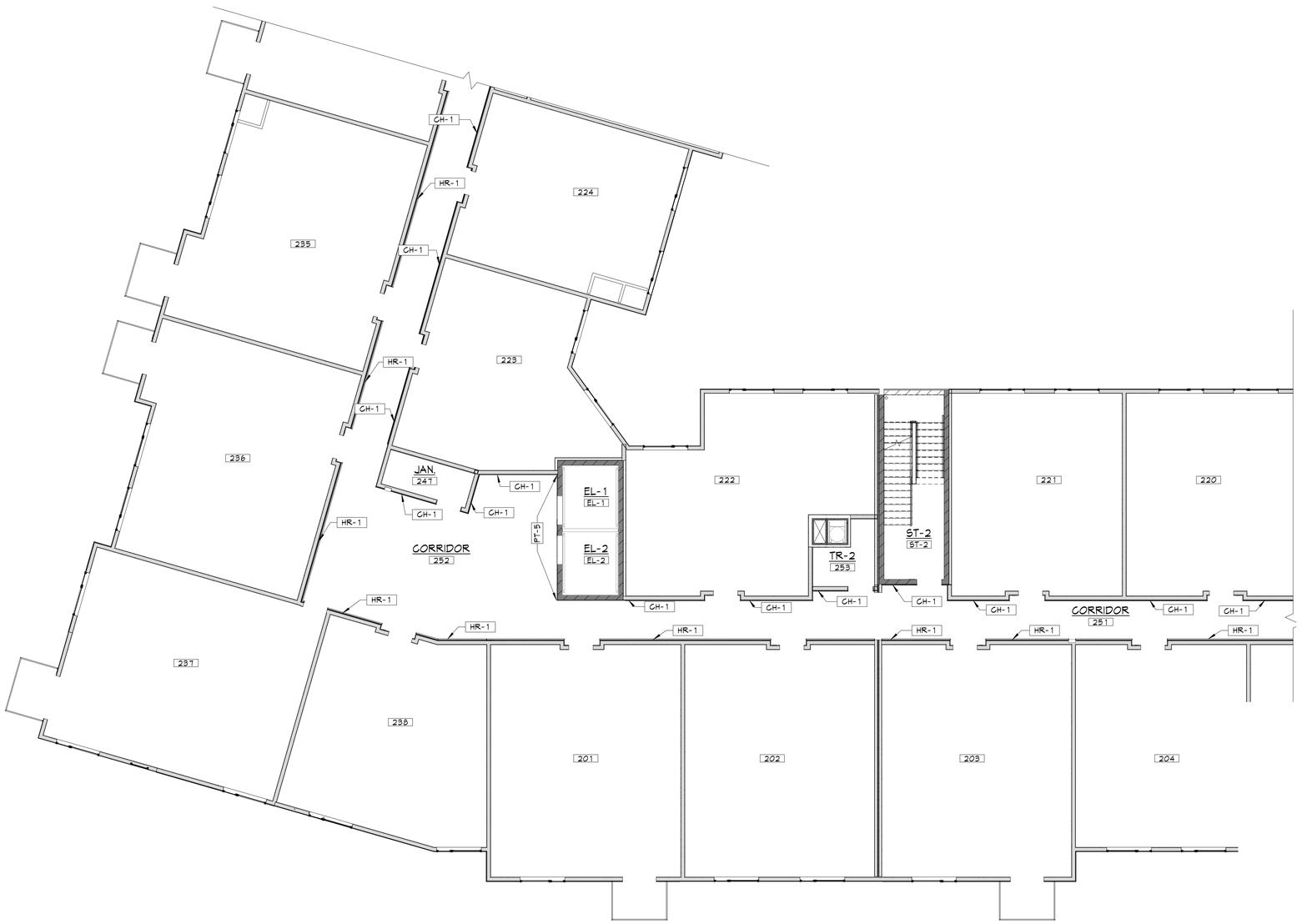

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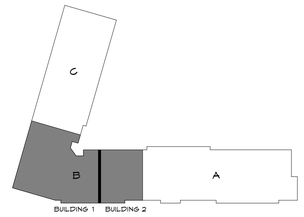

key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
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#	Description	Date

2ND FLOOR
WALL FINISH
PLAN - AREA B

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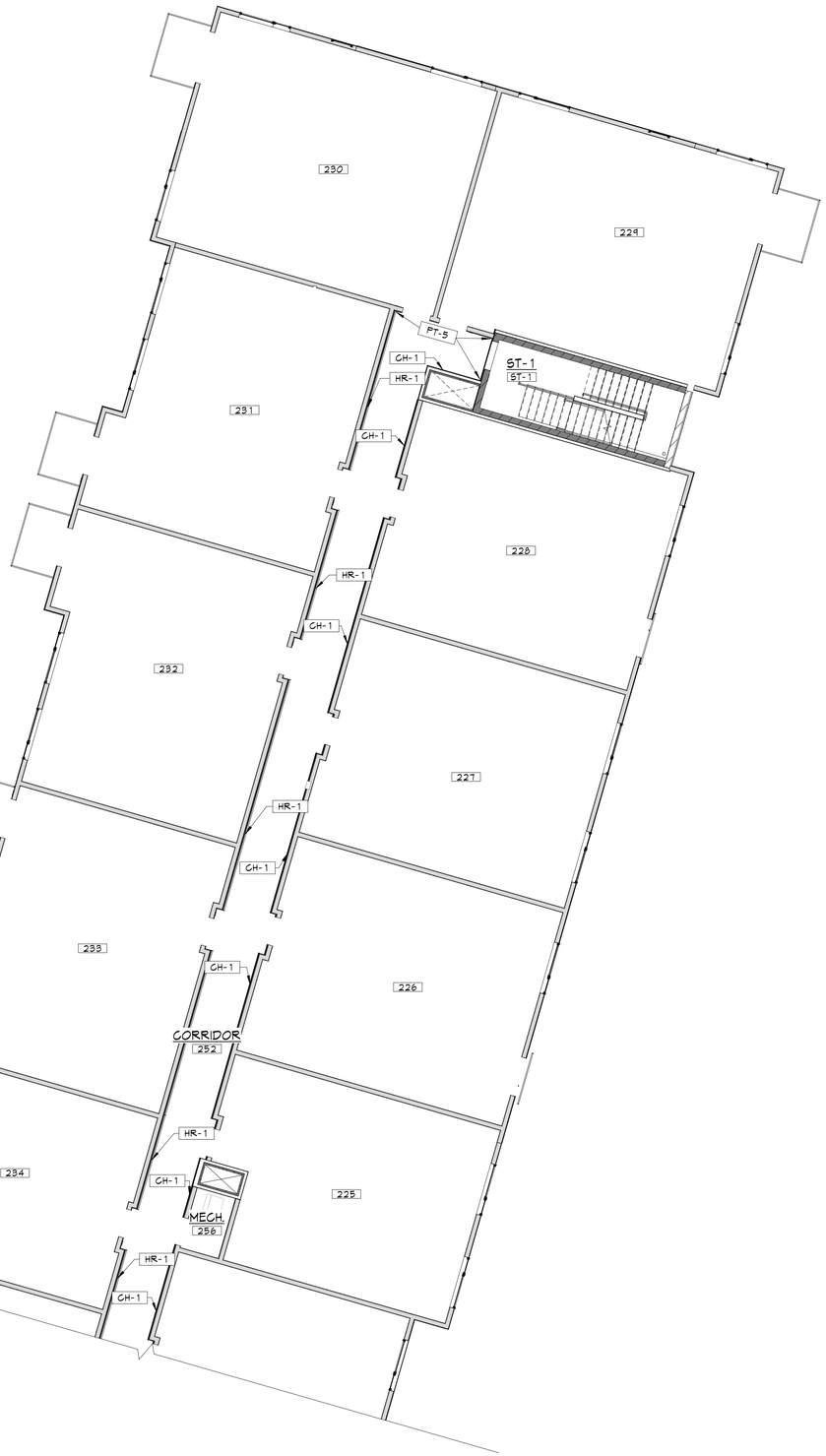
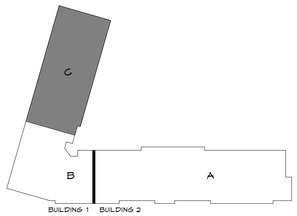


2nd Floor Wall Finish Plan - Area C 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

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2ND FLOOR WALL FINISH PLAN - AREA C

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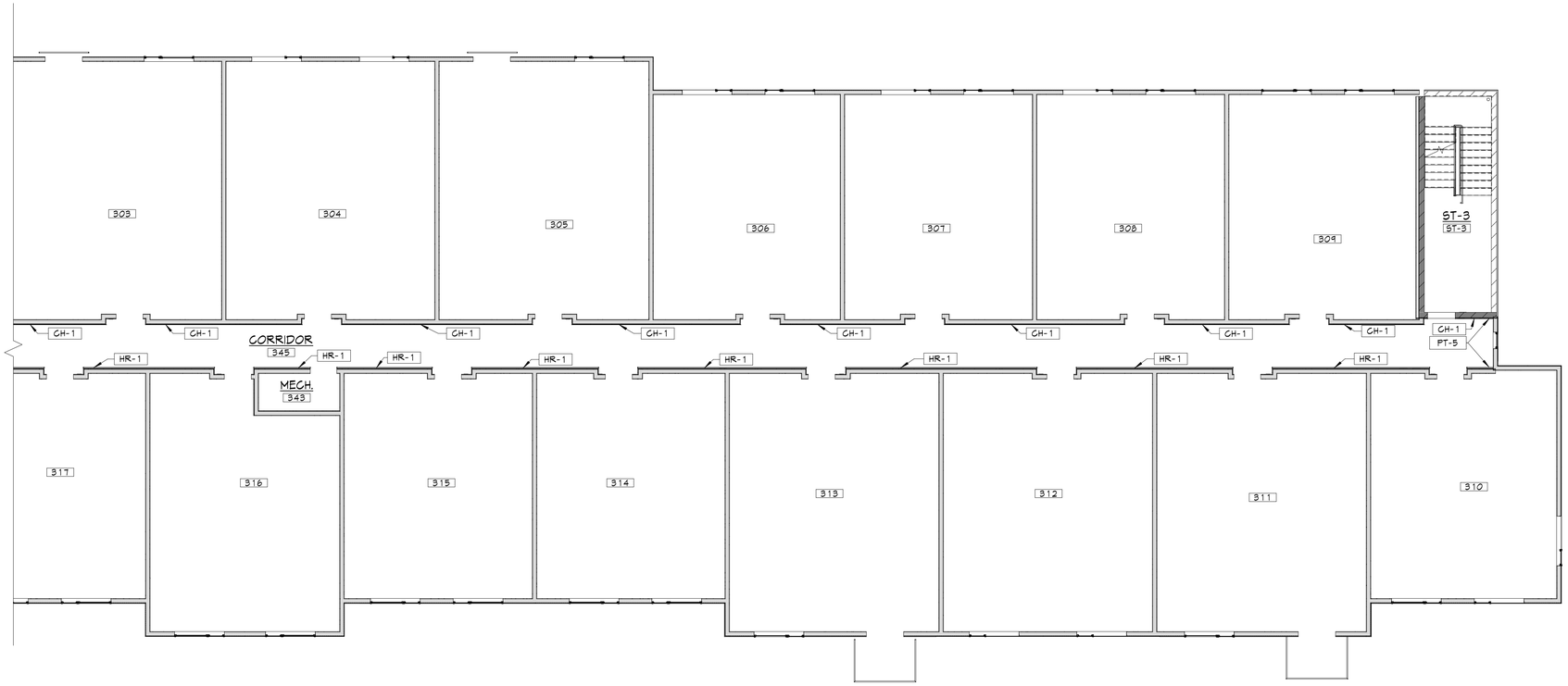
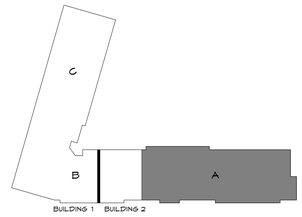


3rd Floor Wall Finish Plan - Area A 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

3RD FLOOR WALL FINISH PLAN - AREA A

I.153A

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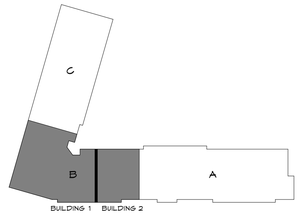

key plan

N.T.S.

3rd Floor Wall Finish Plan - Area B 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
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PROJECT DATE: 09/01/2021
PROJECT #: 17103

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3RD FLOOR
WALL FINISH
PLAN - AREA B

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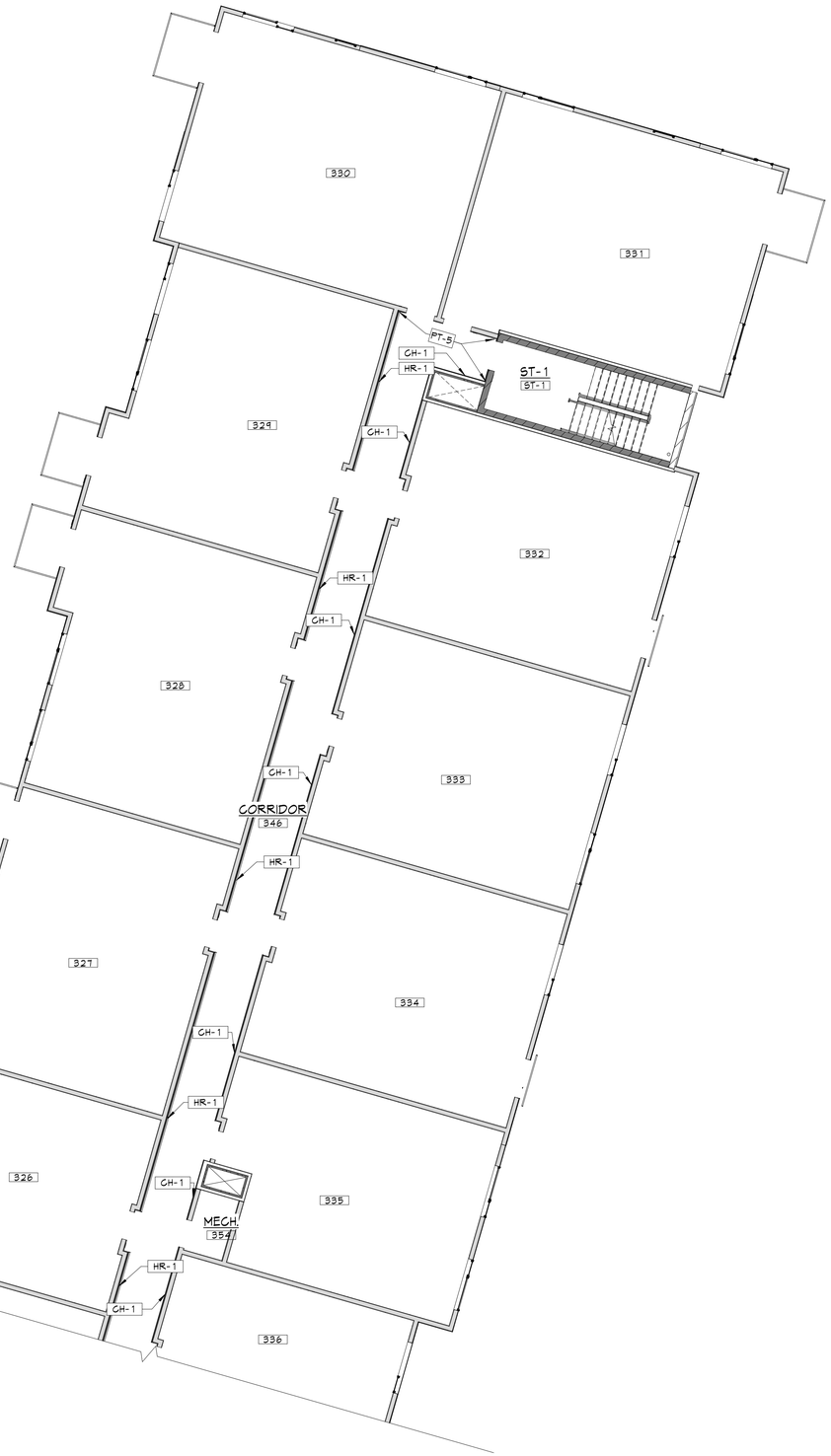
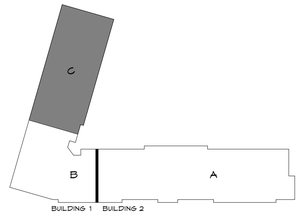


3rd Floor Wall Finish Plan - Area C 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

3RD FLOOR WALL FINISH PLAN - AREA C

I.153C

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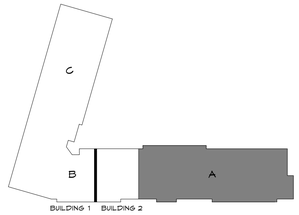
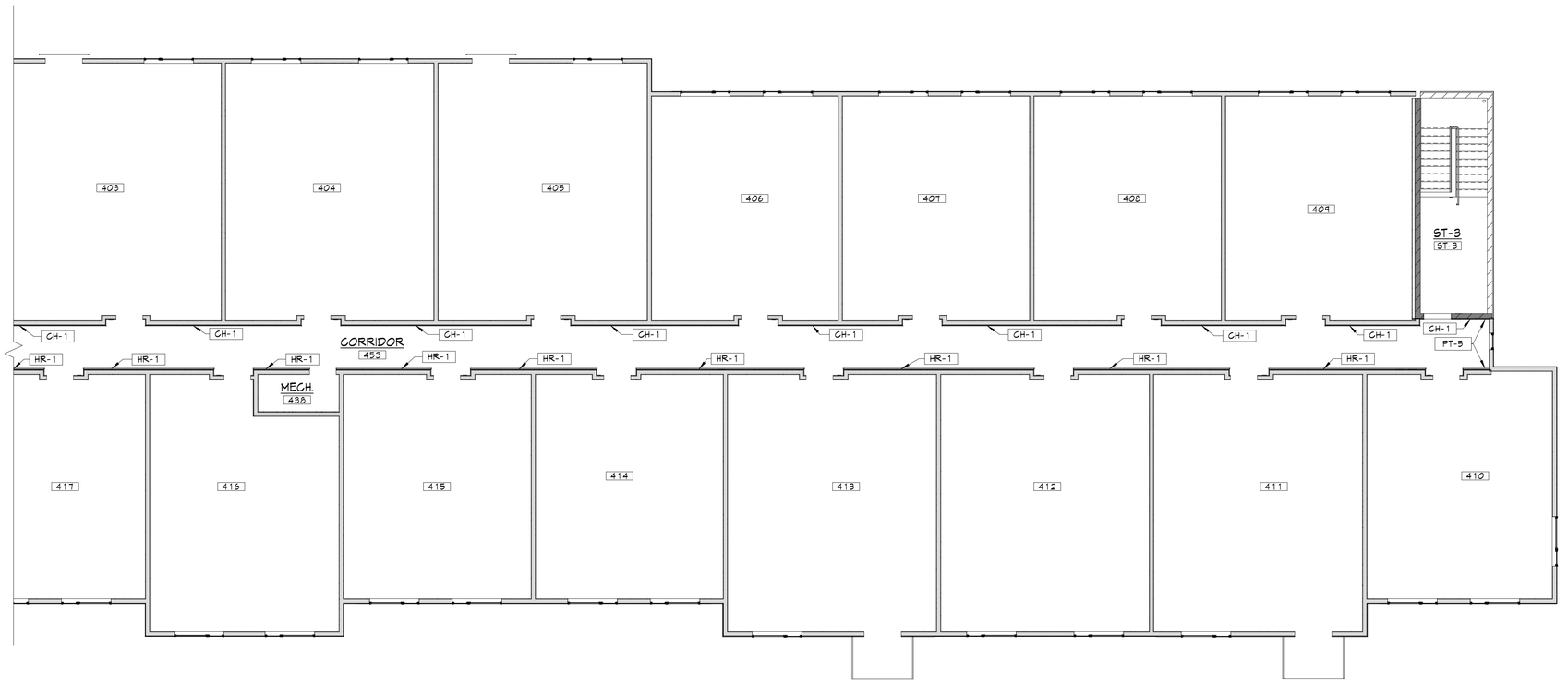


key plan N.T.S.



4th Floor Wall Finish Plan - Area A 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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4TH FLOOR WALL FINISH PLAN - AREA A

I.154A

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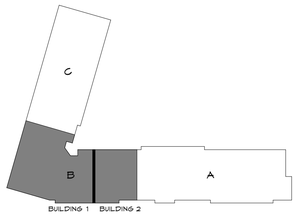
4th Floor Wall Finish Plan - Area B 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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4TH FLOOR WALL FINISH PLAN - AREA B

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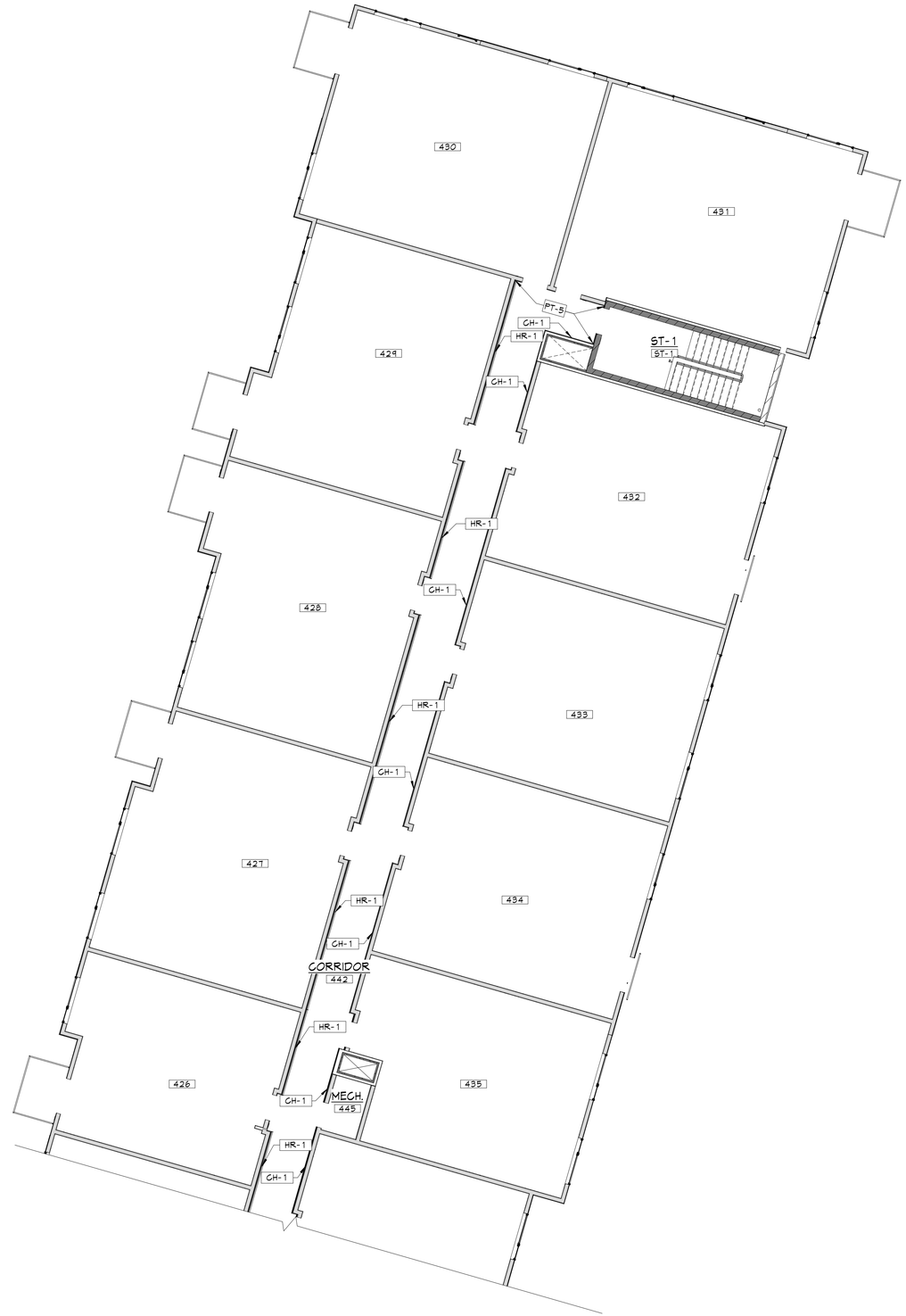
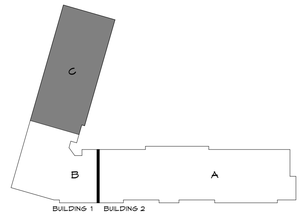


4th Floor Wall Finish Plan - Area C 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PROJECT DATE: 09/01/2021
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4TH FLOOR WALL FINISH PLAN - AREA C

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1st Floor Enlarged Finish Plan 3/16" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

1ST FLOOR ENLARGED PLAN

I.300

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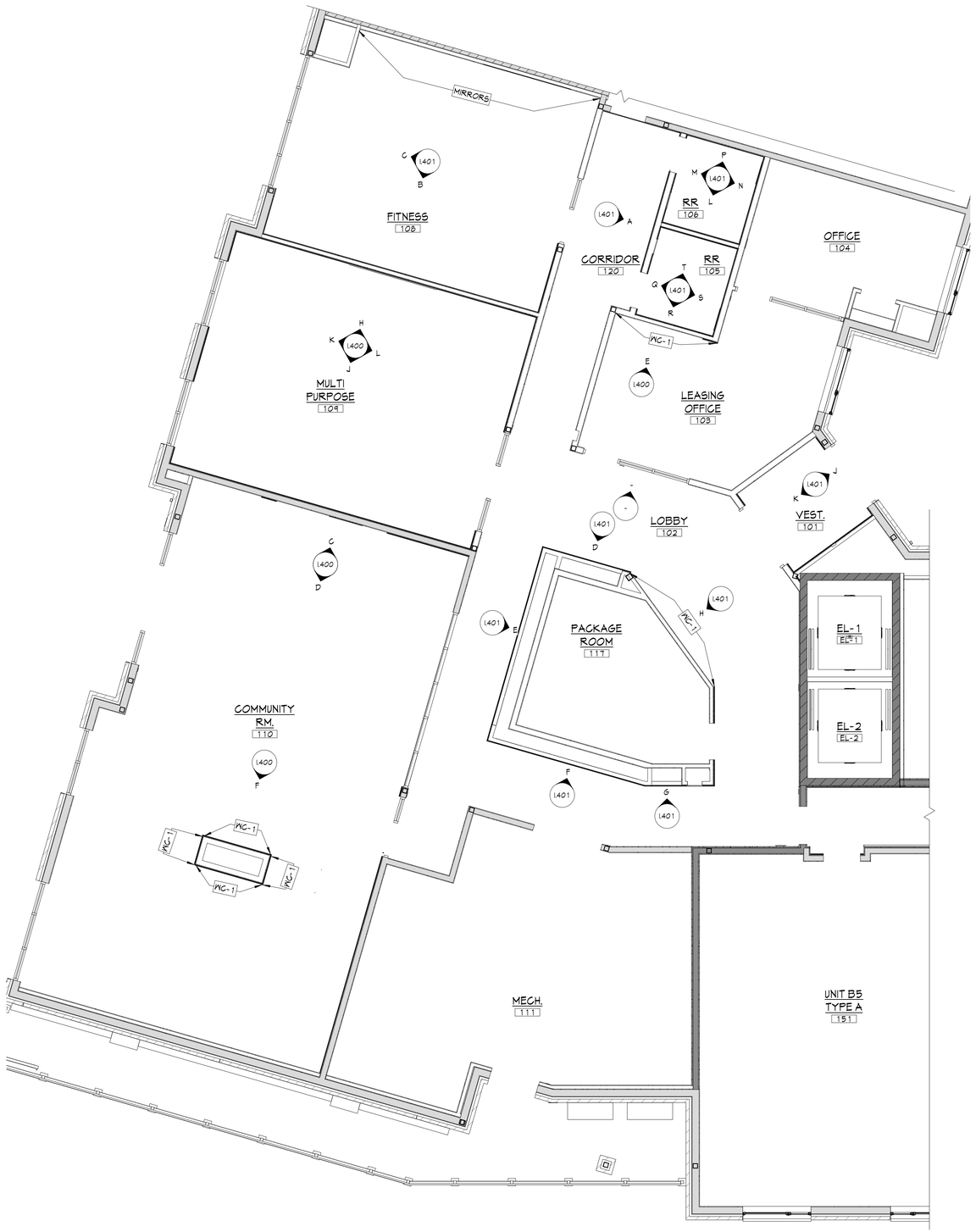

1st Floor Enlarged Wall Finish Plan 3/16" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

ENLARGED WALL FINISH PLAN

I.321

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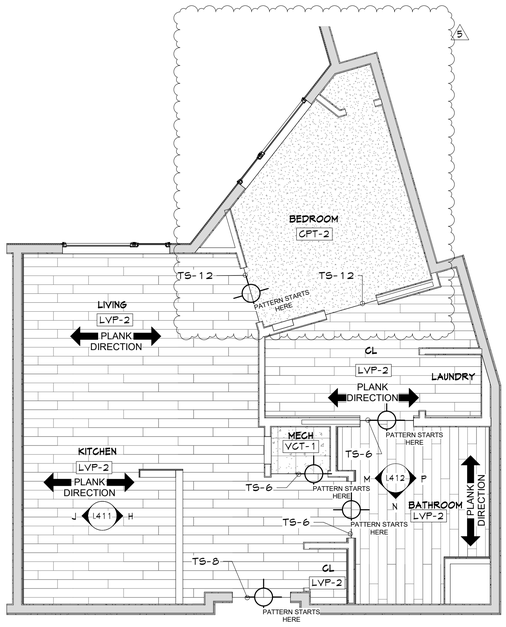
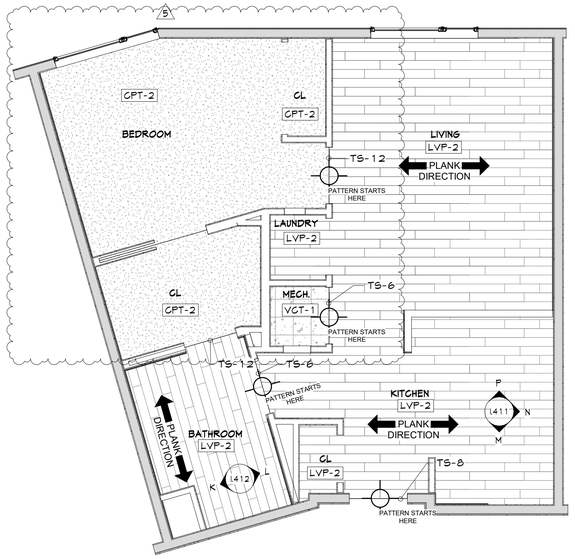


E I.350 unit finish plan A4
1/4" = 1'-0"



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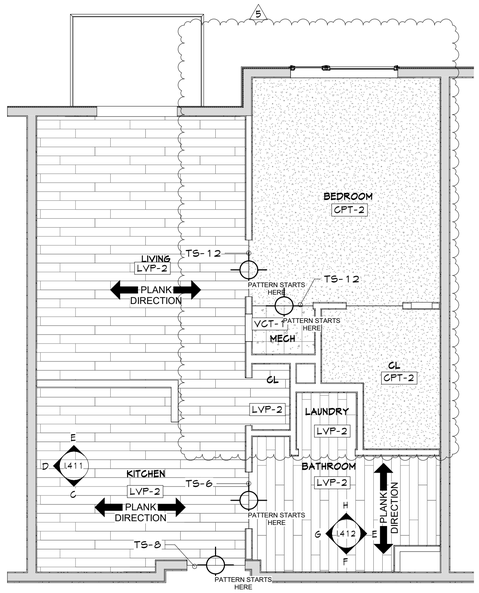
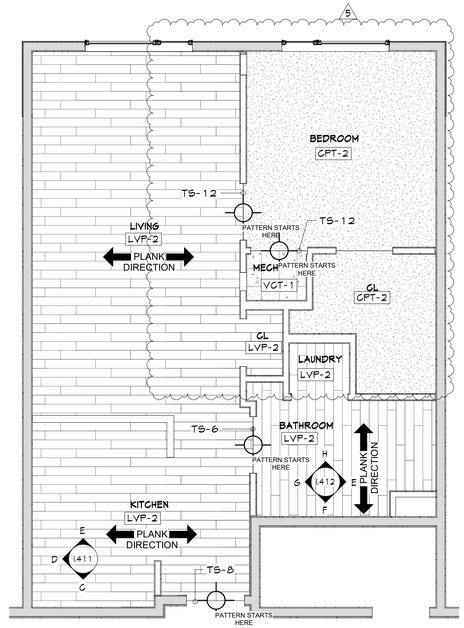
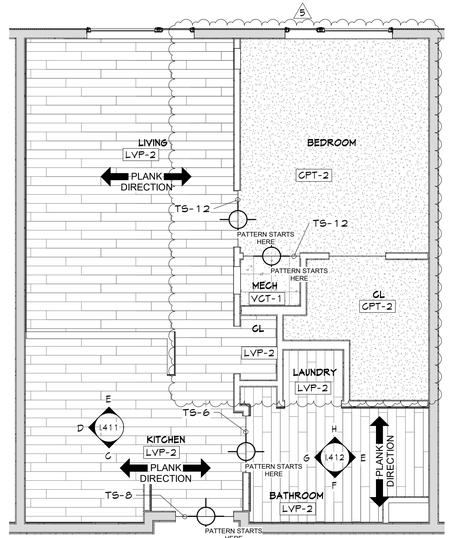
1/4" = 1'-0"



C I.350 unit finish plan A2
1/4" = 1'-0"



B I.350 unit finish plan A1b
1/4" = 1'-0"



A I.350 unit finish plan A1a
1/4" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
5	Addendum 5	1.14.2022

UNIT FINISH PLANS

I.350

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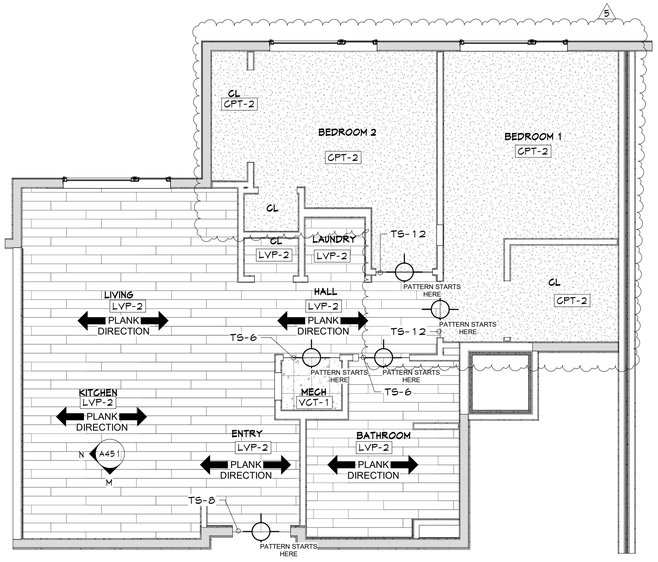
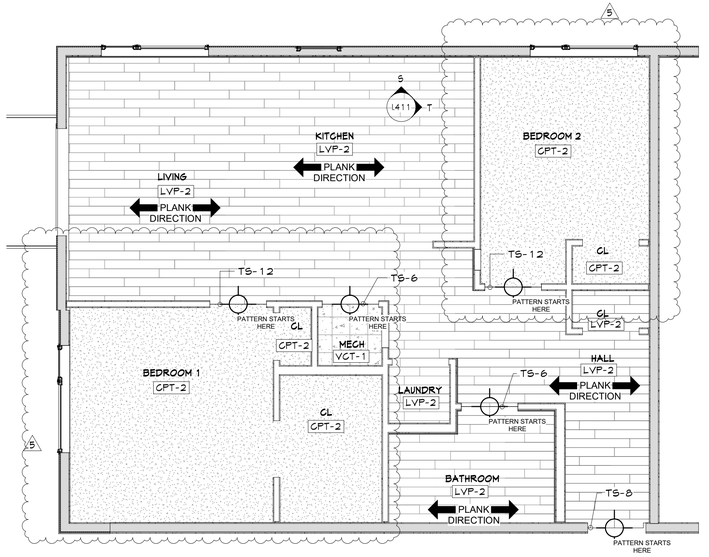


E
I.351

unit finish plan B4
1/4" = 1'-0"



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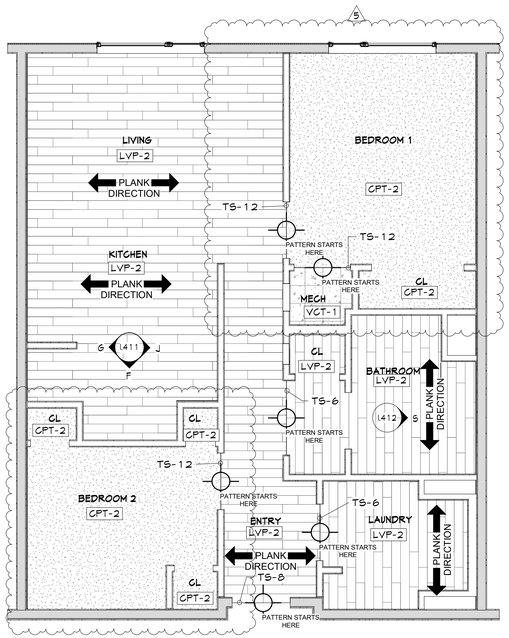
I.351

unit finish plan B3
1/4" = 1'-0"



C
I.351

unit finish plan B2
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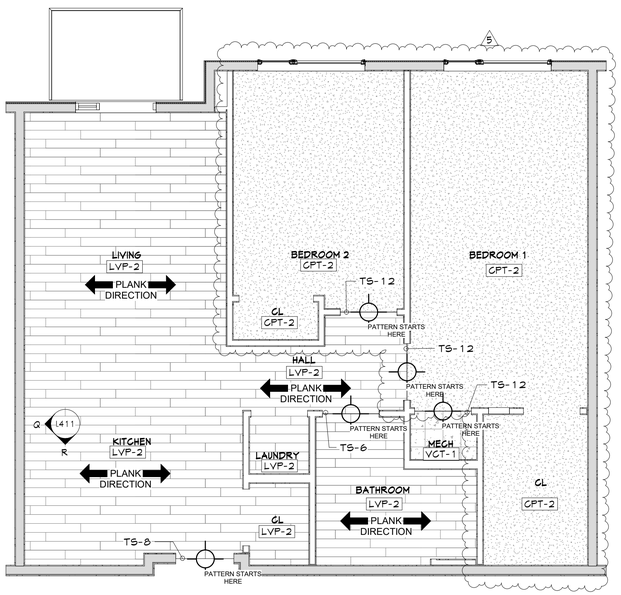
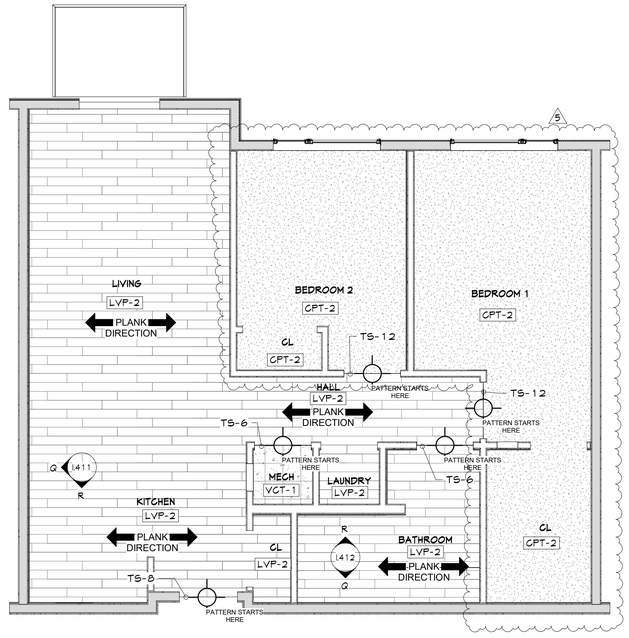


B
I.351

unit finish plan B1b
1/4" = 1'-0"



A
I.351

unit finish plan B1a
1/4" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PROJECT DATE: 09/01/2021
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5	Addendum 5	1.14.2022

UNIT FINISH PLANS

I.351

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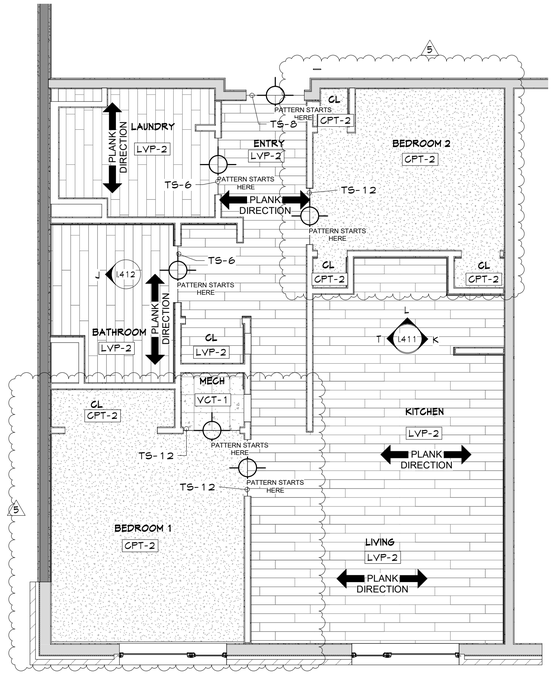
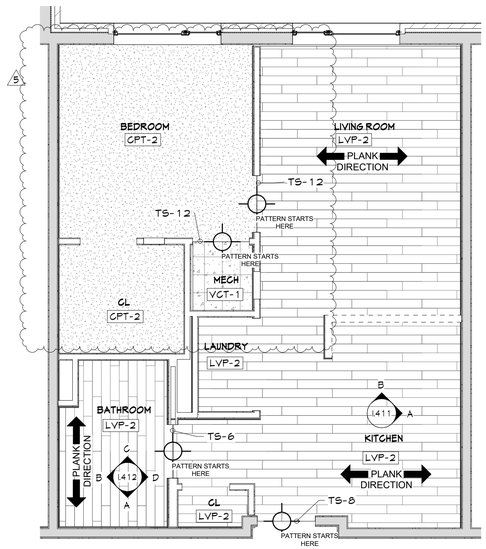


B / I.352 — unit finish plan B5 'type A'
1/4" = 1'-0"



A / I.352 — unit finish plan A5 'type A'
1/4" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
5	Addendum 5	1.14.2022

UNIT FINISH PLANS

I.352

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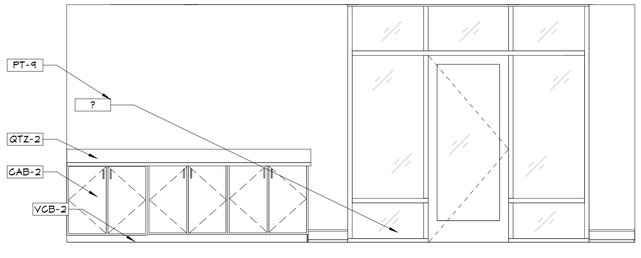
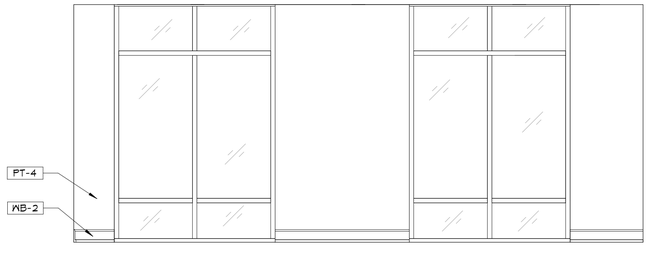


L I.400 MULTIPURPOSE ROOM FINISH ELEVATION
3/8" = 1'-0"



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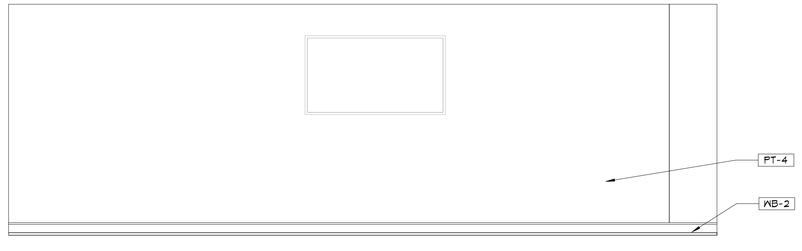
3/8" = 1'-0"



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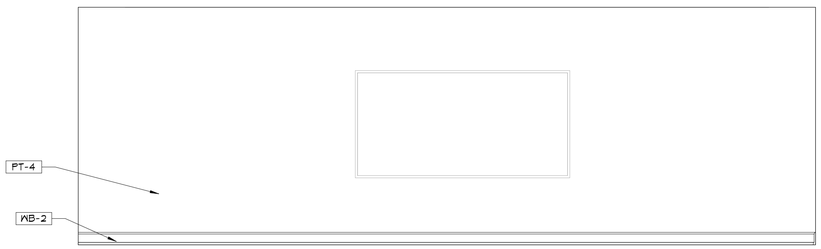
3/8" = 1'-0"



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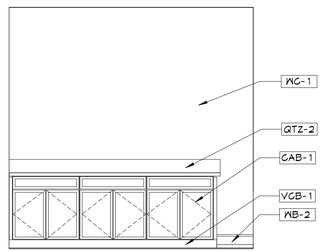

E I.400 COFFEE BAR - LEASING OFFICE FINISH ELEVATION
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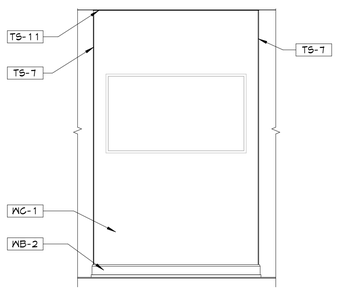
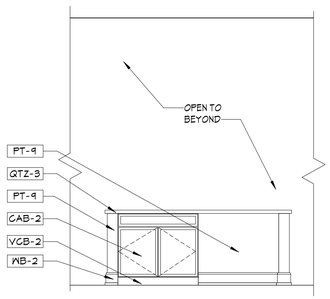


F I.400 COMMUNITY ROOM FINISH ELEVATION
3/8" = 1'-0"



D I.400 ISLAND - COMMUNITY ROOM FINISH ELEVATION
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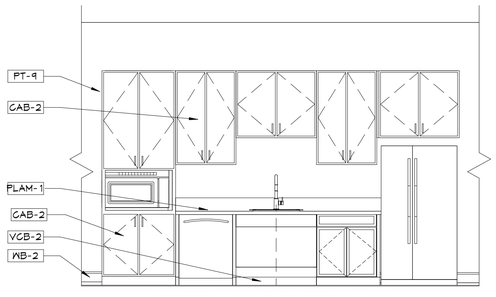
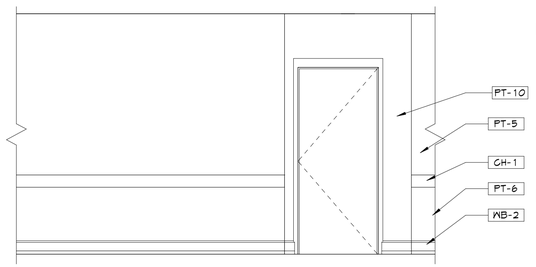
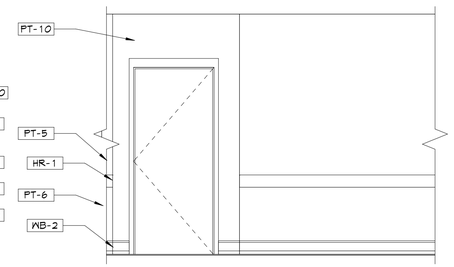


C I.400 COUNTER - COMMUNITY ROOM FINISH ELEVATION
3/8" = 1'-0"



B I.400 TYPICAL CORRIDOR FINISH ELEVATION 2
3/8" = 1'-0"



A I.400 TYPICAL CORRIDOR FINISH ELEVATION
3/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

INTERIOR FINISH ELEVATIONS

I.400

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P 614.221.1110 berardipartners.com

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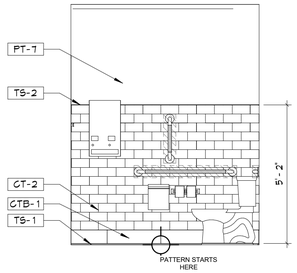
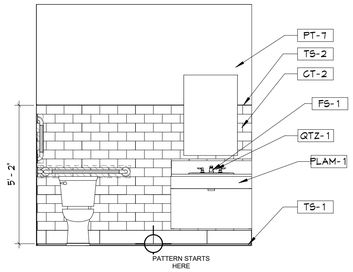
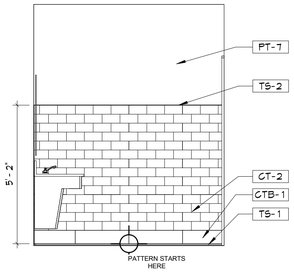


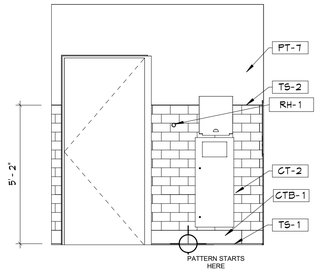
T I.401 Restroom Elevation
3/8" = 1'-0"



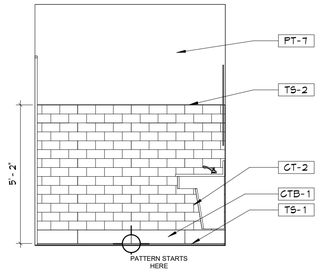
S I.401 Restroom Elevation
3/8" = 1'-0"



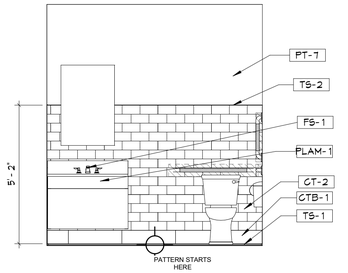
R I.401 Restroom Elevation
3/8" = 1'-0"



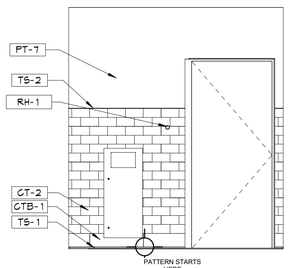
Q I.401 Restroom Elevation
3/8" = 1'-0"



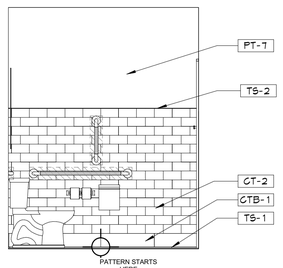
P I.401 Restroom Elevation
3/8" = 1'-0"



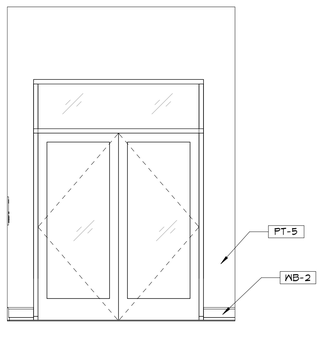
N I.401 Restroom Elevation
3/8" = 1'-0"



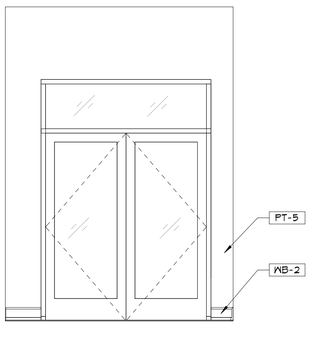
M I.401 Restroom Elevation
3/8" = 1'-0"



L I.401 Restroom Elevation
3/8" = 1'-0"



K I.401 VESTIBULE FINISH ELEVATION
3/8" = 1'-0"



J I.401 VESTIBULE FINISH ELEVATION
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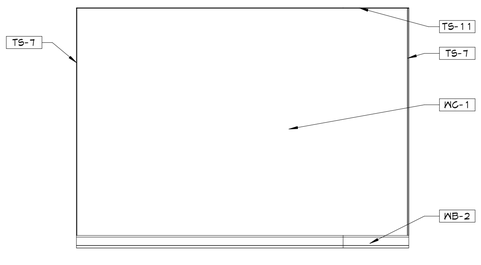

H I.401 ENTRY WALL FINISH ELEVATION
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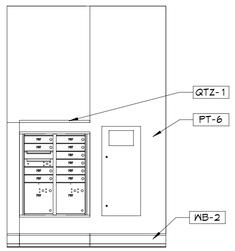
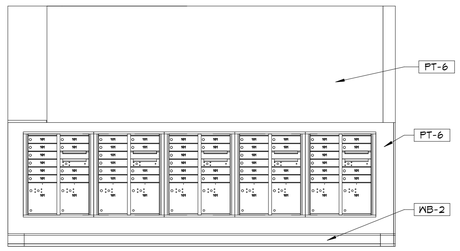
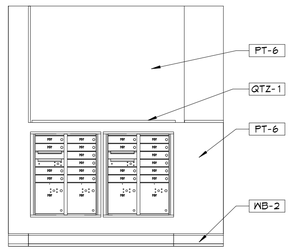


G I.401 MAILBOXES FINISH ELEVATION
3/8" = 1'-0"

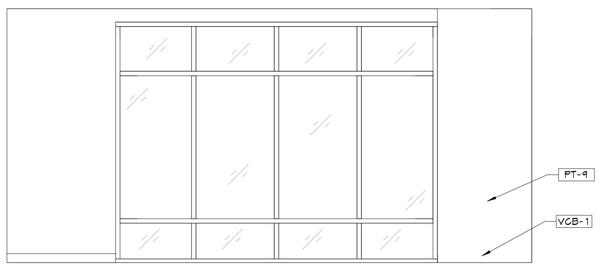


F I.401 MAILBOXES FINISH ELEVATION
3/8" = 1'-0"

E I.401 MAILBOXES FINISH ELEVATION
3/8" = 1'-0"



D I.401 MAILBOXES FINISH ELEVATION
3/8" = 1'-0"



C I.401 FITNESS ROOM FINISH ELEVATION
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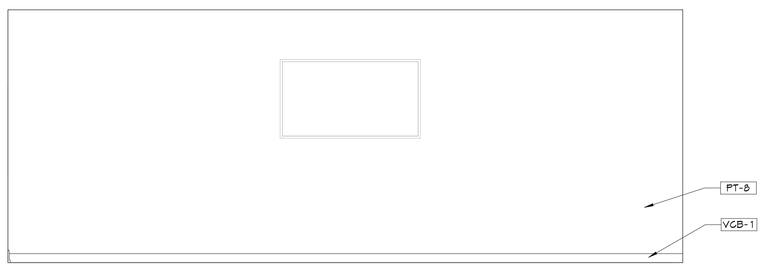
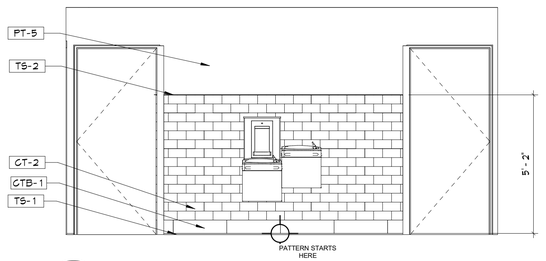


B I.401 MIRRORED WALL - FITNESS FINISH ELEVATION
3/8" = 1'-0"



A I.401 WATER FOUNTAIN
3/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

INTERIOR FINISH ELEVATIONS

I.401

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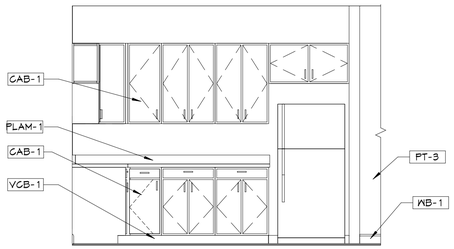
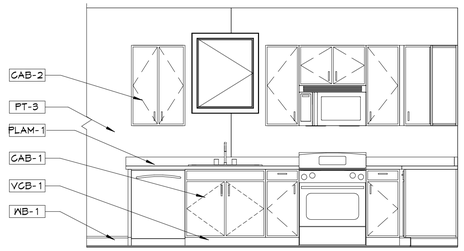
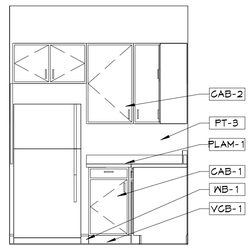


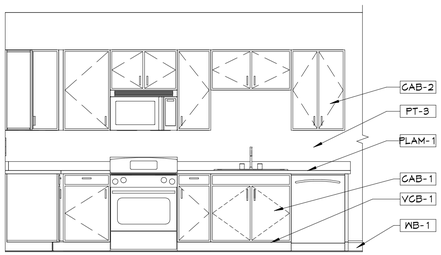
T I.411 unit B3 kitchen finish elevation
3/8" = 1'-0"



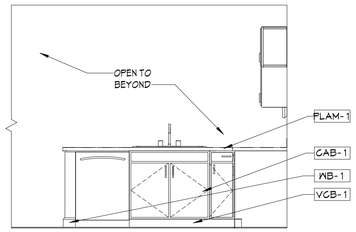
S I.411 unit B3 kitchen finish elevation
3/8" = 1'-0"



R I.411 unit B1 kitchen finish elevation
3/8" = 1'-0"



Q I.411 unit B1 kitchen finish elevation
3/8" = 1'-0"



P I.411 unit A3 kitchen finish elevation
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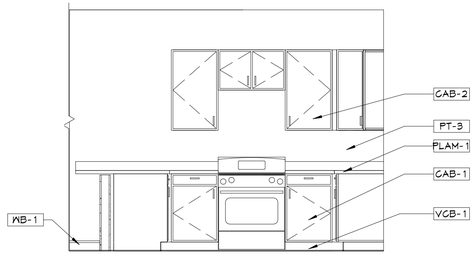

N I.411 unit A3 kitchen finish elevation
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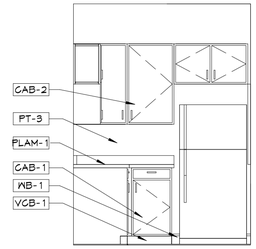

M I.411 unit A3 kitchen finish elevation
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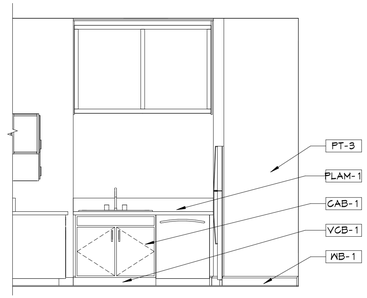

L I.411 unit B5 kitchen finish elevation
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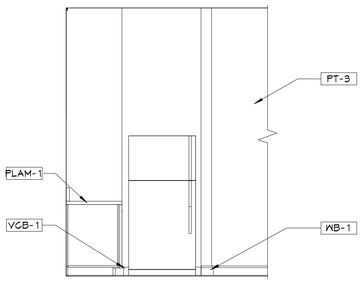

K I.411 unit B5 kitchen finish elevation
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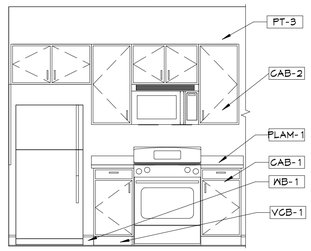

J I.411 unit C kitchen finish elevation
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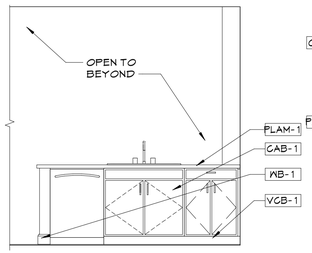

H I.411 unit C kitchen finish elevation
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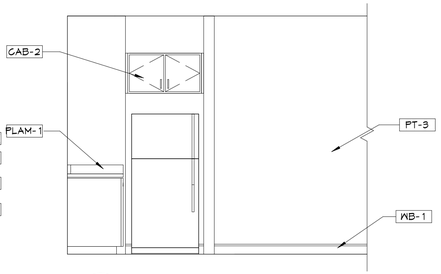

G I.411 unit B2 kitchen finish elevation
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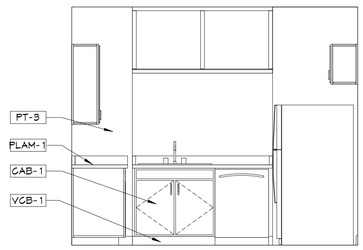
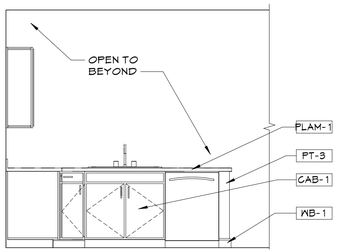


F I.411 unit B2 kitchen finish elevation
3/8" = 1'-0"



E I.411 unit A kitchen finish elevation
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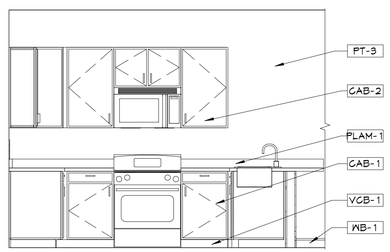

D I.411 unit A kitchen finish elevation
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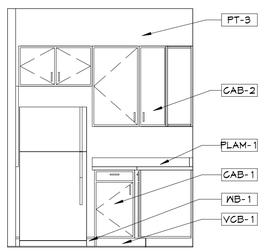

C I.411 unit A kitchen finish elevation
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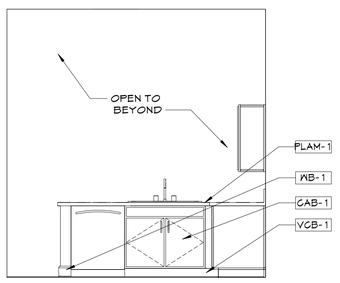
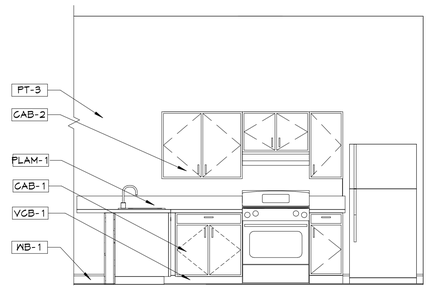


B I.411 unit A5 kitchen finish elevation
3/8" = 1'-0"



A I.411 unit A5 kitchen finish elevation
3/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
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5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD 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 CODIFIED 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 THE 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.

PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

UNIT FINISH ELEVATIONS

I.411

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P 614.221.1110 berardipartners.com

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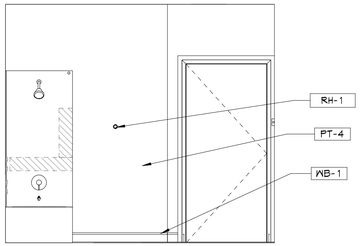
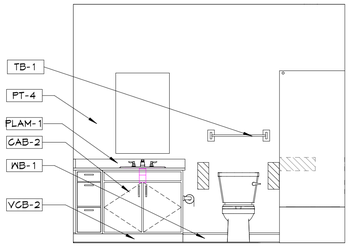
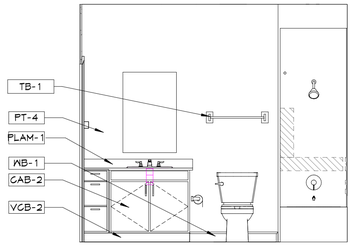


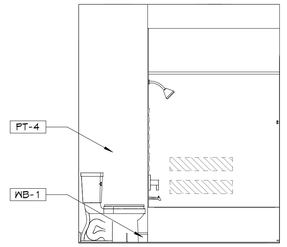
R I.412 unit B1 bathroom finish elevation
3/8" = 1'-0"



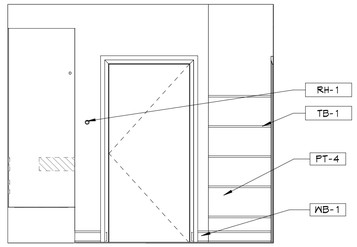
Q I.412 unit B1 bathroom finish elevation
3/8" = 1'-0"



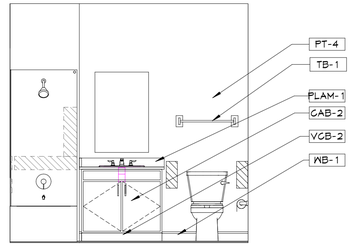
P I.412 unit A4 bathroom finish elevation
3/8" = 1'-0"



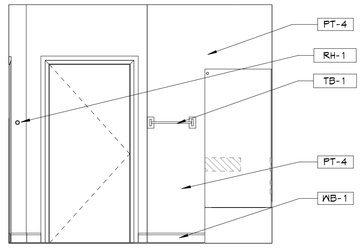
N I.412 unit A4 bathroom finish elevation
3/8" = 1'-0"



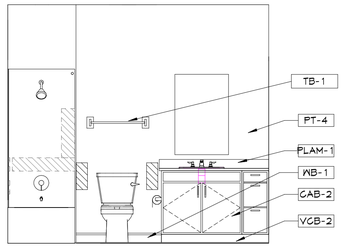
M I.412 unit A4 bathroom finish elevation
3/8" = 1'-0"



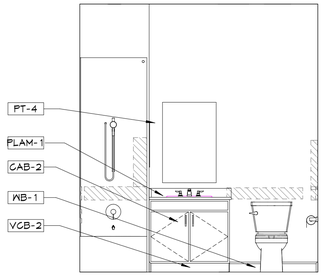
S I.412 unit B2 bathroom finish elevation
3/8" = 1'-0"



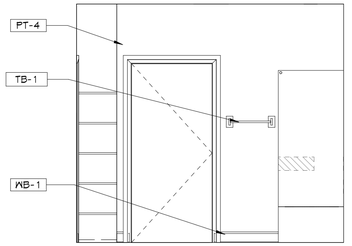
L I.412 unit A3 bathroom finish elevation
3/8" = 1'-0"



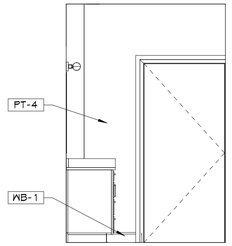
K I.412 unit A3 bathroom finish elevation
3/8" = 1'-0"



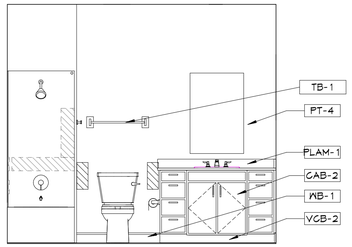
J I.412 unit B5 bathroom finish elevation
3/8" = 1'-0"



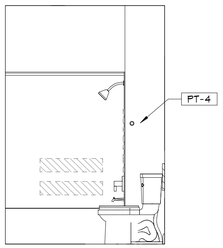
H I.412 unit A bathroom finish elevation
3/8" = 1'-0"



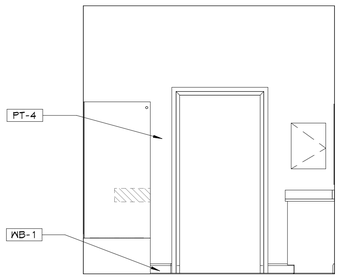
G I.412 unit A bathroom finish elevation
3/8" = 1'-0"



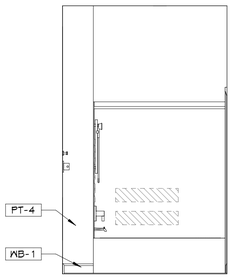
F I.412 unit A bathroom finish elevation
3/8" = 1'-0"



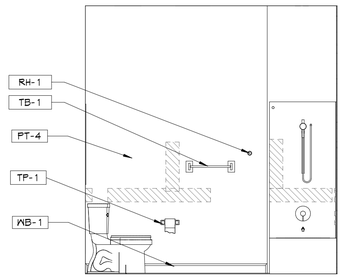
E I.412 unit A bathroom finish elevation
3/8" = 1'-0"



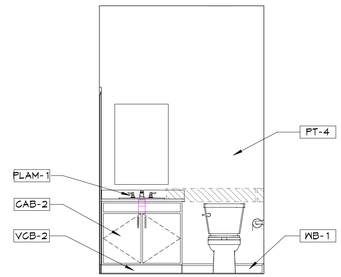
D I.412 unit A5 bathroom finish elevation
3/8" = 1'-0"



C I.412 unit A5 bathroom finish elevation
3/8" = 1'-0"



B I.412 unit A5 bathroom finish elevation
3/8" = 1'-0"



A I.412 unit A5 bathroom finish elevation
3/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

UNIT FINISH ELEVATIONS

I.412

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

12/21/2021 10:38:41 AM

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4"H x 6"W
Room Number Sign

6"H x 8"W
Room ID sign

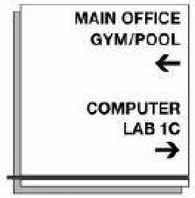
8"H x 8"W
Informational sign

8"H x 8"W
Room ID w/ Windows Inserts

8"H x 8"W
Room ID w/ Slider Display

8"H x 8"W
Regulatory Sign ID

10"H x 8"W
Regulatory Sign ID

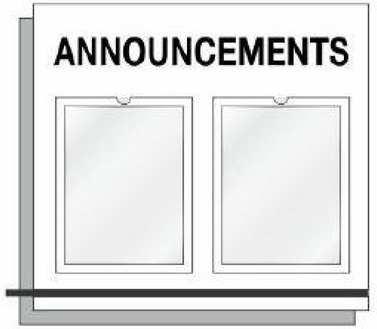


12"H x 12"W
Directional Signage

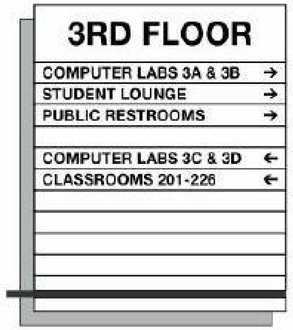
12"H x 12"W
Informational Signage w/
Large Window Insert

6"H x 8"W
Projection Sign

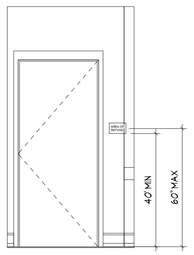
18"H x 12"W
Stair Egress Information Sign



20"H x 24"W
Informational Sign w/ 2 removable
window panels



20"H x 18"W
Directional Sign w/ Magnetic Modulars
Qty: 10



INPRO SIGNSCAPE BOSTON COLLECTION
FACE PLATE: DESIGNER WHITE 0101
BACK PLATE: STERLING 0283
ACCENT: CASTLE 0256
FONT: ADA GILL SANS
TEXT COLOR: BLACK 0152
SIGN MATERIAL: RIGID VINYL

1. LOCATION AND PLACEMENT OF SIGNAGE TO BE REVIEWED BY OWNER PRIOR TO INSTALLATION
2. SIGNAGE VERBAGE PROVIDED BY OWNER
3. REFER TO MOUNTING HEIGHTS ON SHEET G005.F
4. ALL SIGNAGE MUST INCLUDE ADDITIONAL ARABIC TRANSLATEION.

SIGNAGE HEIGHT 3/8" = 1'-0"

SIGNAGE SCHEDULE

Type Mark	Type	Copy	Sign Size	Additional Information	Level Name	Count
DNS						
DNS	DNS - Directional Wall Small	-	12" h x 12" w	Directional Signage	1ST FLOOR	2
DNS	DNS - Directional Wall Small	-	12" h x 12" w	Directional Signage	2ND FLOOR	4
DNS	DNS - Directional Wall Small	-	12" h x 12" w	Directional Signage	3RD FLOOR	4
DNS	DNS - Directional Wall Small	-	12" h x 12" w	Directional Signage	4TH FLOOR	4
DNS: 14						
EM						
EM	EM - Evacuation Map Sign	(Map Insert by Others)	12" h x 12" w	Informational Sign with Large Window Insert	1ST FLOOR	8
EM	EM - Evacuation Map Sign	(Map Insert by Others)	12" h x 12" w	Informational Sign with Large Window Insert	2ND FLOOR	5
EM	EM - Evacuation Map Sign	(Map Insert by Others)	12" h x 12" w	Informational Sign with Large Window Insert	3RD FLOOR	5
EM	EM - Evacuation Map Sign	(Map Insert by Others)	12" h x 12" w	Informational Sign with Large Window Insert	4TH FLOOR	5
EM: 23						
EX						
EX	EX - Exit Sign	EXIT	8" h x 8" w		1ST FLOOR	17
EX: 17						
ICF						
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	8" h x 8" w	Regulatory Sign ID	1ST FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	8" h x 8" w	Regulatory Sign ID	2ND FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	8" h x 8" w	Regulatory Sign ID	3RD FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	8" h x 8" w	Regulatory Sign ID	4TH FLOOR	1
ICF: 4						
OCC						
OCC	OCC - Occupancy Sign	(Refer to Architectural Drawings)	8" h x 8" w		1ST FLOOR	1
OCC: 1						
RR						
RR	RR - Restroom Sign	(Refer to Room Name W/ H.C. Symbol)	10" h x 8" w	Regulatory Sign ID	1ST FLOOR	2
RR: 2						
RSS						
RSS	RSS - Typical Room Sign	(Refer to Room Name)	6" h x 8" w	Room ID Sign	1ST FLOOR	15
RSS	RSS - Typical Room Sign	(Refer to Room Name)	6" h x 8" w	Room ID Sign	2ND FLOOR	4
RSS	RSS - Typical Room Sign	(Refer to Room Name)	6" h x 8" w	Room ID Sign	3RD FLOOR	4
RSS	RSS - Typical Room Sign	(Refer to Room Name)	6" h x 8" w	Room ID Sign	4TH FLOOR	4
RSS: 27						
SCID						
SCID	SCID - Stair Core Level ID Sign	Stair - 2 FLOOR 1 Floors LL to 4 Exit This Level No Roof Access	18" h x 12" w	Stair Egress Information Sign	1ST FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 3 FLOOR 1 Floors LL to 4 Exit This Level No Roof Access	18" h x 12" w	Stair Egress Information Sign	1ST FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 1 FLOOR 2 Floors LL to 4 1 Level Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	2ND FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 2 FLOOR 2 Floors LL to 4 1 Level Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	2ND FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 3 FLOOR 2 Floors LL to 4 1 Level Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	2ND FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 1 FLOOR 3 Floors LL to 4 2 Levels Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	3RD FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 2 FLOOR 3 Floors LL to 4 2 Levels Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	3RD FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 3 FLOOR 3 Floors LL to 4 2 Levels Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	3RD FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 1 FLOOR 4 3 Levels Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	4TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 2 FLOOR 4 Floors LL to 4 3 Levels Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	4TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	Stair - 3 FLOOR 4 Floors LL to 4 3 Levels Above Exit Discharge No Roof Access	18" h x 12" w	Stair Egress Information Sign	4TH FLOOR	1
SCID: 11						
SFF						
SFF	SFF - Smoke Free Facility Sign	Smoke Free Facility	8" h x 8" w	Informational Sign	1ST FLOOR	8
SFF: 8						
SID						
SID	SID - Stair Identification Sign	STAIR - 2	8" h x 8" w	Regulatory Sign ID	1ST FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 3	8" h x 8" w	Regulatory Sign ID	1ST FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 1	8" h x 8" w	Regulatory Sign ID	2ND FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 2	8" h x 8" w	Regulatory Sign ID	2ND FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 3	8" h x 8" w	Regulatory Sign ID	2ND FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 1	8" h x 8" w	Regulatory Sign ID	3RD FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 2	8" h x 8" w	Regulatory Sign ID	3RD FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 3	8" h x 8" w	Regulatory Sign ID	3RD FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 1	8" h x 8" w	Regulatory Sign ID	4TH FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 2	8" h x 8" w	Regulatory Sign ID	4TH FLOOR	1
SID	SID - Stair Identification Sign	STAIR - 3	8" h x 8" w	Regulatory Sign ID	4TH FLOOR	1
SID: 11						
URN						
URN	URN - Unit Room Number Sign	(Refer to Room Number Without "U")	4" h x 6" w	Room Number Sign	1ST FLOOR	20
URN	URN - Unit Room Number Sign	(Refer to Room Number Without "U")	4" h x 6" w	Room Number Sign	2ND FLOOR	38
URN	URN - Unit Room Number Sign	(Refer to Room Number Without "U")	4" h x 6" w	Room Number Sign	3RD FLOOR	38
URN	URN - Unit Room Number Sign	(Refer to Room Number Without "U")	4" h x 6" w	Room Number Sign	4TH FLOOR	38
URN: 134						

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

VAN DYKE APARTMENTS

43700 VAN DYKE AVENUE
STERLING HEIGHTS, MI 48314

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PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

SIGNAGE SCHEDULE

I.500

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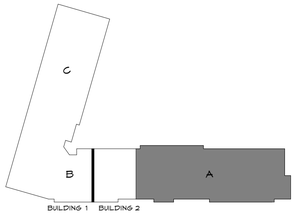
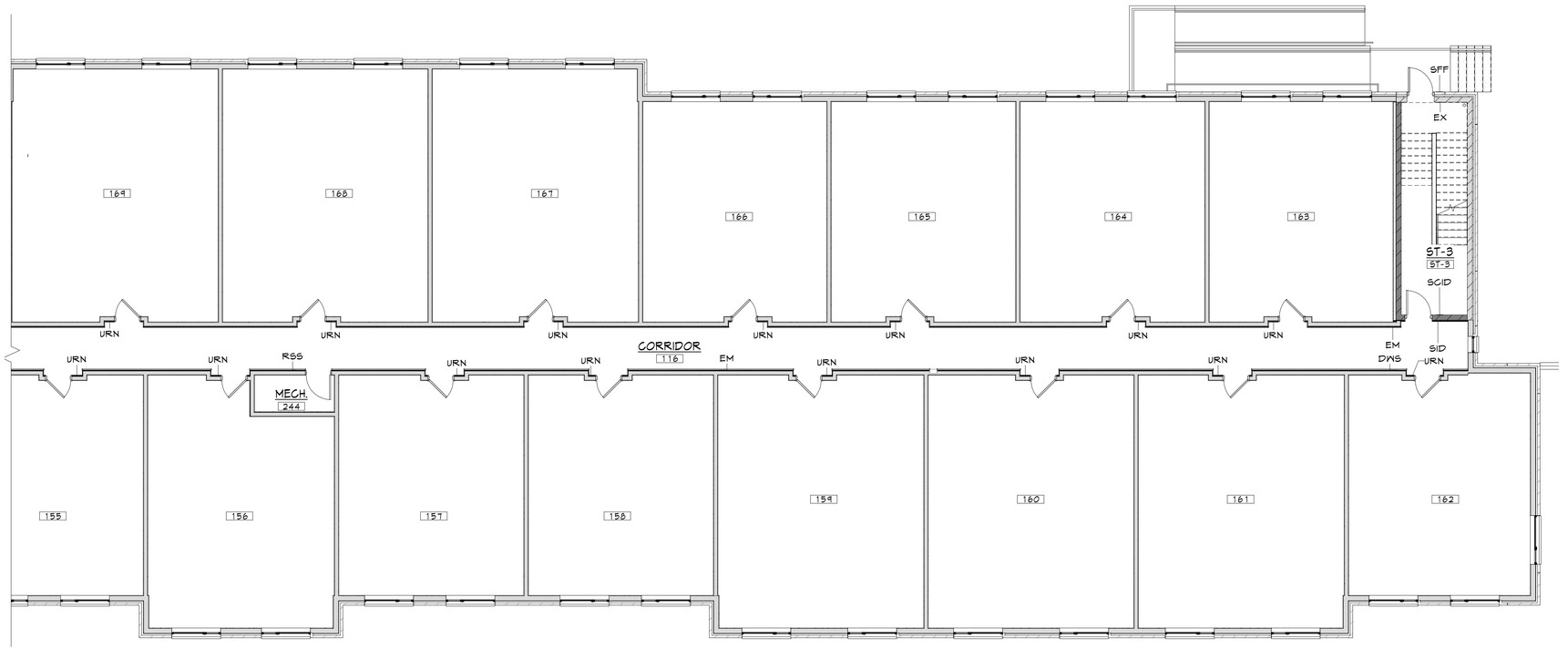


key plan N.T.S.



1st floor signage plan - area A 1/8" = 1'-0"

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#	Description	Date

1ST FLOOR SIGNAGE PLAN - AREA A

I.501A

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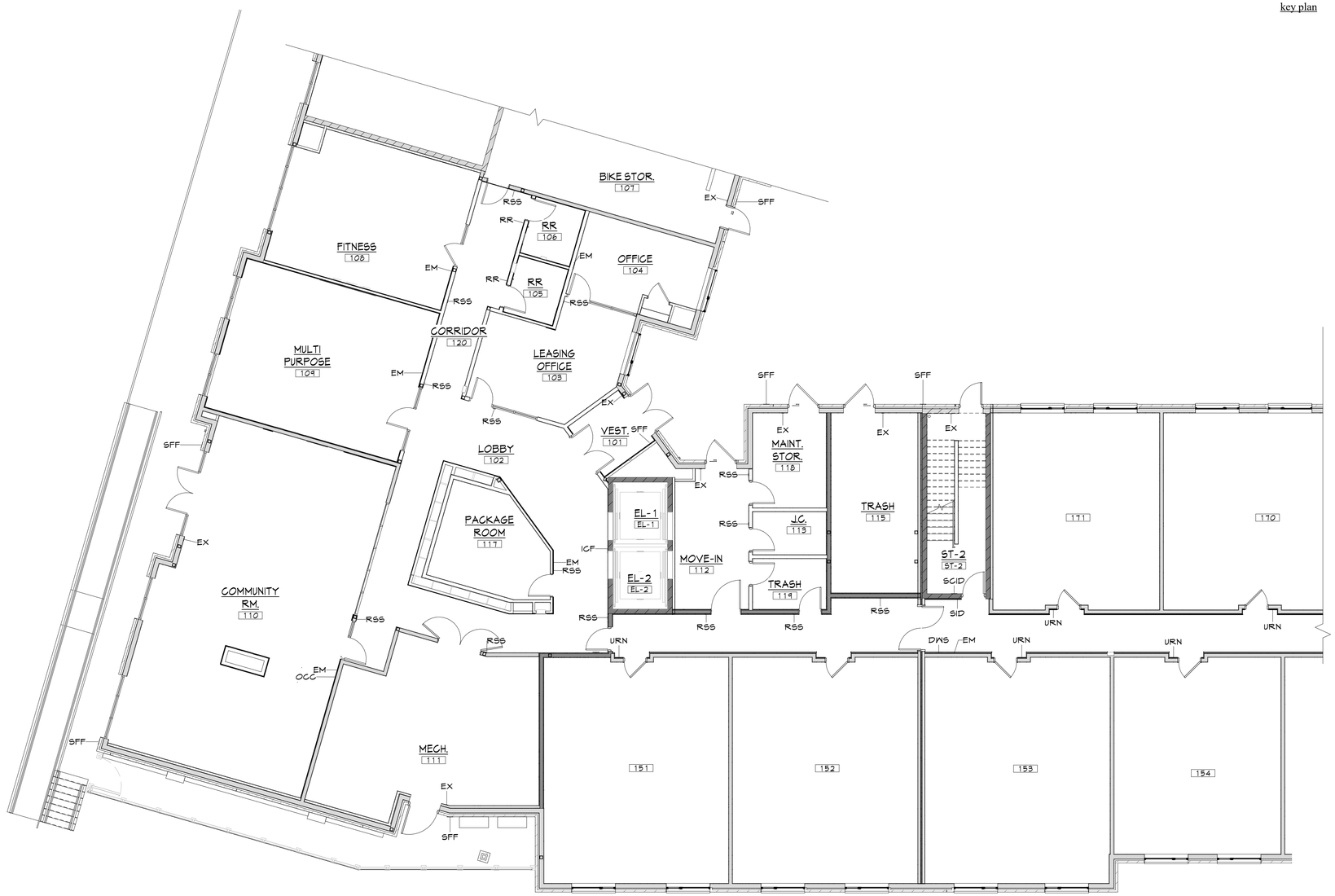

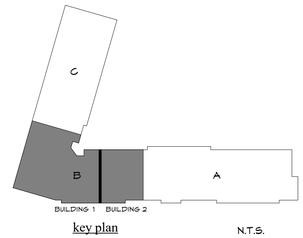

key plan N.T.S.

1st floor signage plan - area B 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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1ST FLOOR SIGNAGE PLAN - AREA B

I.501B

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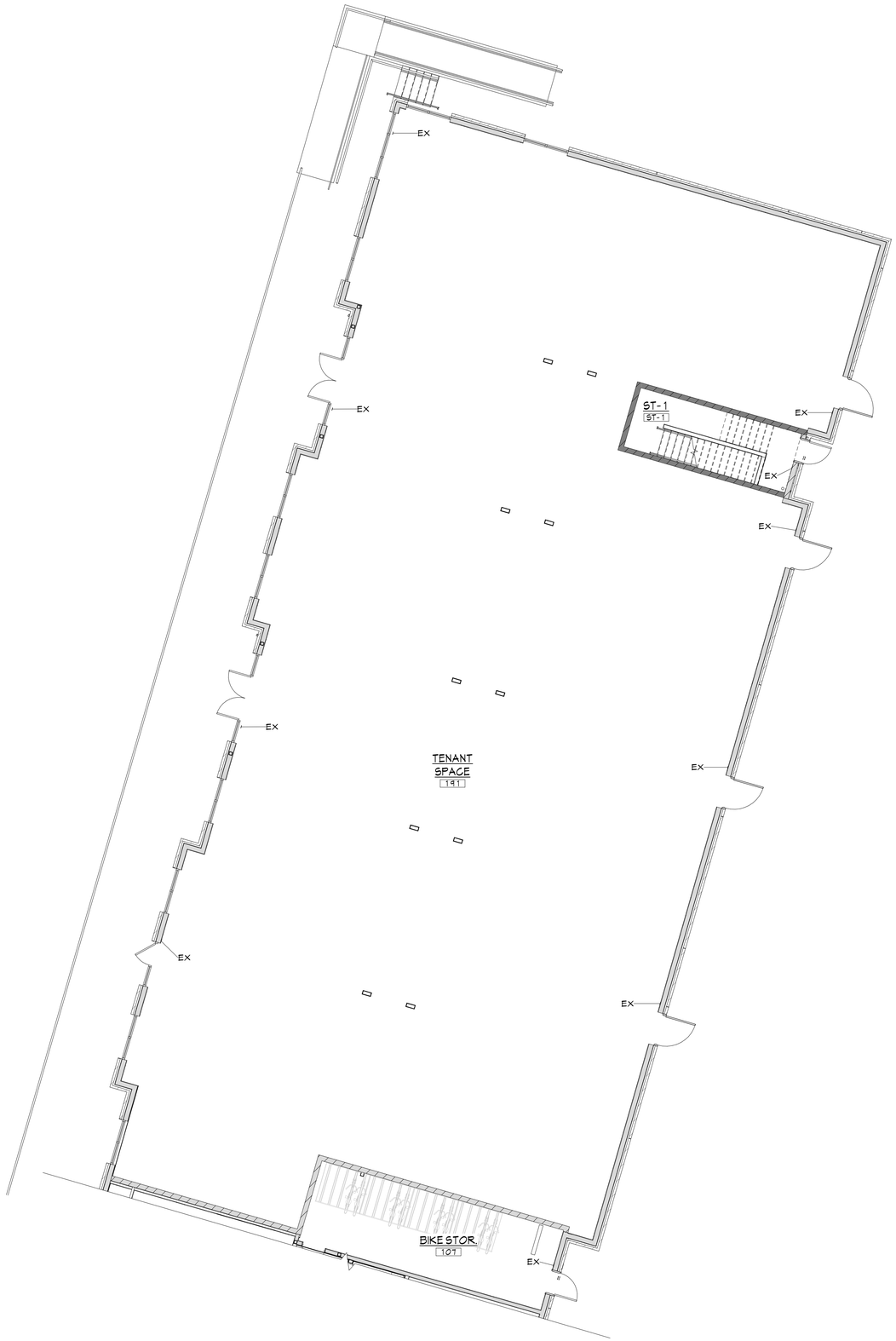
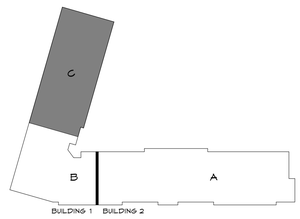


1st floor signage plan - area C 1/8" = 1'-0"



key plan N.T.S.

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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1ST FLOOR SIGNAGE PLAN - AREA C

I.501C

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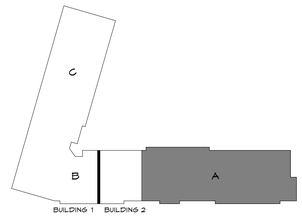
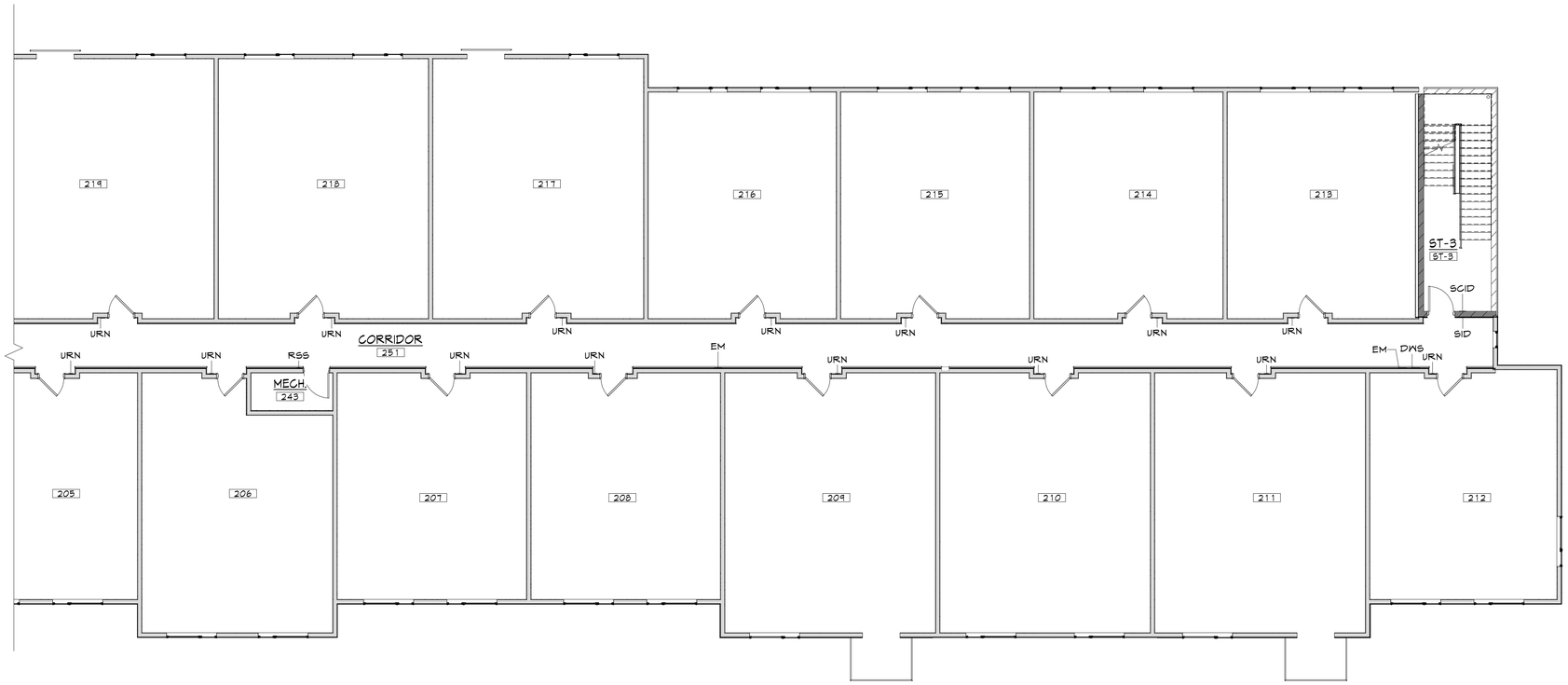


key plan N.T.S.



2ND FLOOR SIGNAGE PLAN - AREA A 1/8" = 1'-0"

STATE OF MICHIGAN
George D. Berardi
ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
LICENSE # 43748
EXPIRES: 03/24/2023

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#	Description	Date

2ND FLOOR SIGNAGE PLAN - AREA A

I.502A

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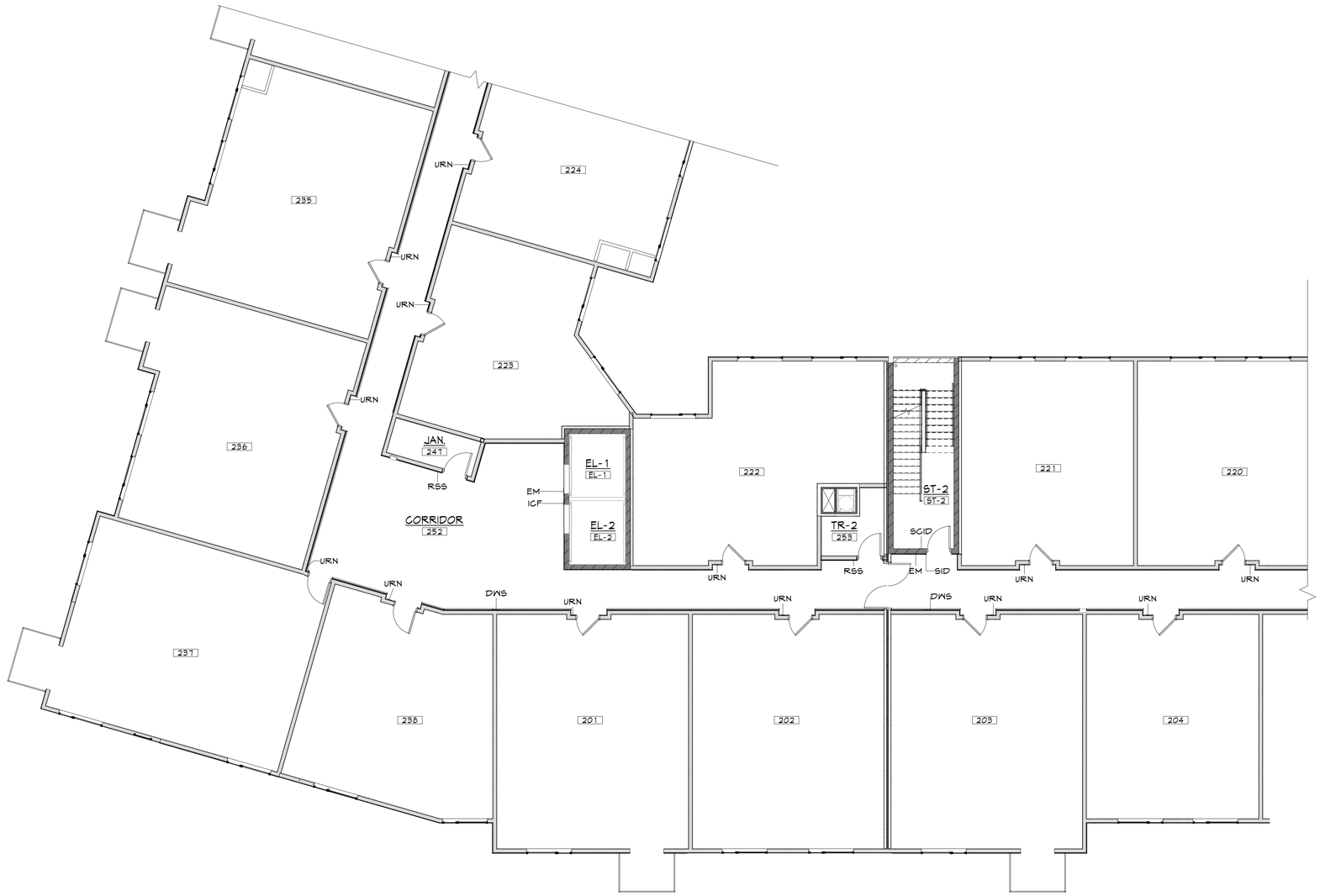

2ND FLOOR SIGNAGE PLAN - AREA B

1/8" = 1'-0"

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ARCHITECT
No. 43748
LICENSED ARCHITECT

GEORGE D. BERARDI
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2ND FLOOR SIGNAGE PLAN - AREA B

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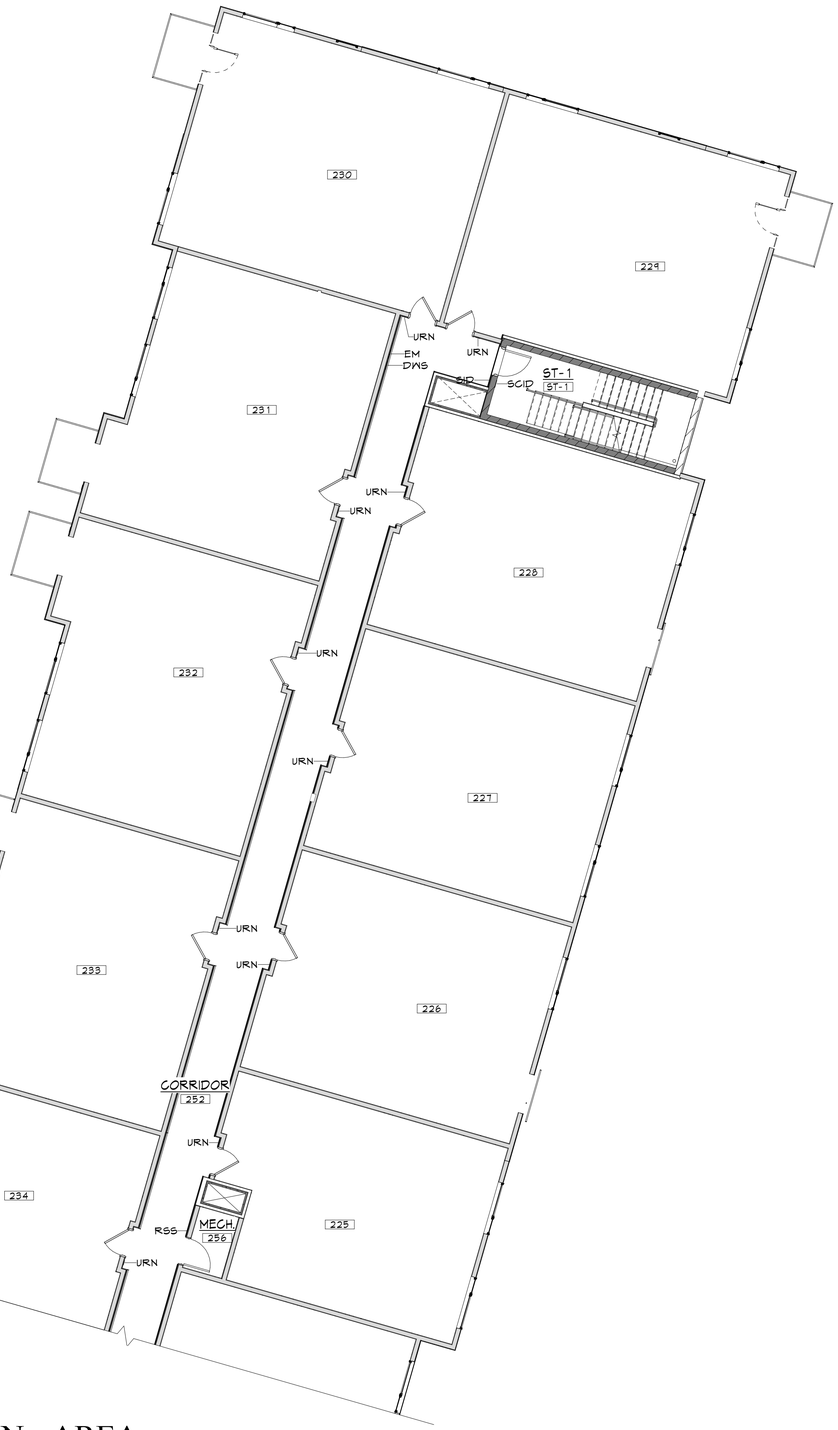

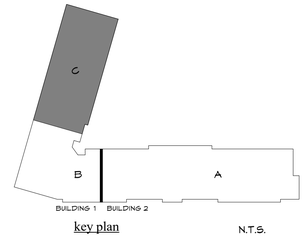

key plan N.T.S.

2ND FLOOR SIGNAGE PLAN - AREA C 1/8" = 1'-0"

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PERMIT SET

PROJECT DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

2ND FLOOR SIGNAGE PLAN - AREA C

I.502C

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
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P 614.221.1110 berardipartners.com

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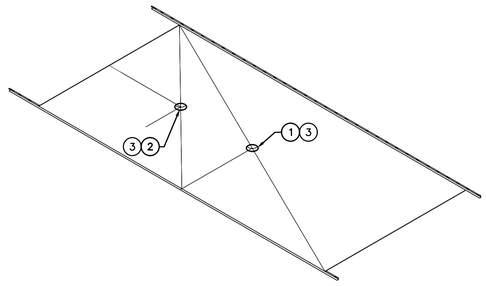
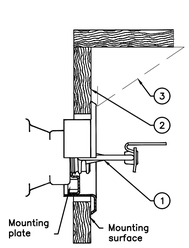


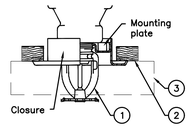
○Detail Notes:

1. Sprinkler head may be located in the center (± 1") of a ceiling tile.
2. If the tile has any other element located within it, and that element lies completely within 1/2 of the ceiling tile, a sprinkler head may be located, centered (± 1" from centerline) in the remaining portion.
3. Sprinkler heads in all spaces must be mounted in a straight line, centered on the dominant Architectural element. It shall be the sprinkler contractor's responsibility to have all elements approved on a 1/4" scale plan by the Architect during shop drawing phase before any work begins.

Sprinkler Head Location

NTS



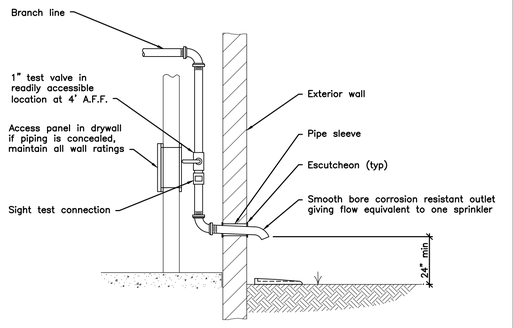


Detail Notes:

1. Sprinkler head recessed white, flow/temperature to be as required by NFPA.
2. Finished face see architect dwgs.
3. Sprinkler contractor must coordinate with G.C. before any work begins as to the location of any trim or molding that may interfere with head locations.

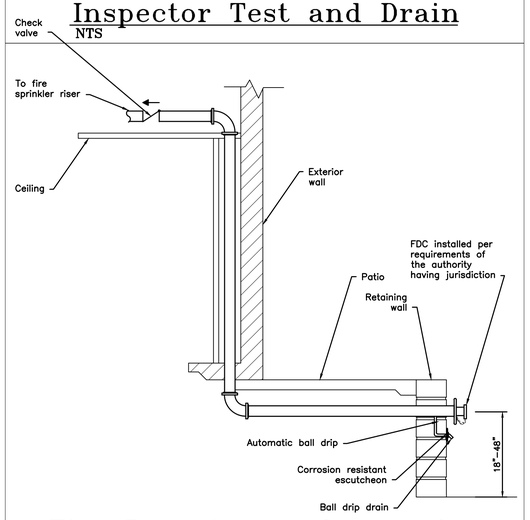
Sprinkler Head Mounting

NTS



Inspector Test and Drain

NTS



Fire Department Connection

NTS

Abbreviations

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

Schedules of through penetration firestop systems*

Concrete floors			Concrete or block walls		
Type of penetrant	F-rating (HR)	UL-Classified system	Type of penetrant	F-rating (HR)	UL-Classified system
Circular blank openings	1	FA 0006,CAJ 0055, CAJ 0090	Circular blank openings	1	CAJ 0055, CAJ 0090
	2	FA 0006,CAJ 0055, CAJ 0090		2	CAJ 0055, CAJ 0090
Single metal pipes or conduit	1	CAJ 1226, FA 1028	Single metal pipes or conduit	1	CAJ 1226, WJ 1067
	2	CAJ 1226, FA 1028		2	CAJ 1226, WJ 1067
Single non-metallic pipe or conduit (i.E. PVC, CPVC, ABS, FRP, ENT)	1	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ 2021, CAJ 2342	Single non-metallic pipe or conduit (i.E. PVC, CPVC, ABS, FRP, ENT)	1	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
	2	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ-2021, CAJ 2371, CAJ 2342		2	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
Single or bundled cables	1	FA 3007, CAJ 3095,CAJ 3180	Single or bundled cables	1	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
	2	FA 3007,CAJ 3095,CAJ 3180		2	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
Cable tray	1	CAJ 4034, CAJ 4035	Cable tray	1	WJ 4027, CAJ 4034, CAJ 4035
	2	CAJ 4034, CAJ 4035		2	WJ 4027, CAJ 4034, CAJ 4035
Single insulated pipes	1	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5098	Single insulated pipes	1	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
	2	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5090		2	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
Electrical busway	1	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036	Electrical busway	1	CAJ 6006, CAJ 6017, CAJ 6036
	2	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036		2	CAJ 6006, CAJ 6017, CAJ 6036
Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, CAJ 7084	Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
	2	CAJ 7046, CAJ 7051, CAJ 7084		2	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
Insulated mechanical ductwork without dampers	N/A**	N/A**	Insulated mechanical ductwork without dampers	1	WJ 7029
				2	WJ 7029
Mixed penetrants	1	CAJ 8099, CAJ 8056, CAJ 8143	Mixed penetrants	1	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
	2	CAJ 8099, CAJ 8056, CAJ 8143		2	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143

Wood floor			Gypsum wallboard assemblies		
Type of penetrant	F-rating (HR)	UL-Classified system	Type of penetrant	F-rating (HR)	UL-Classified system
Metal pipes or conduit	1	FC 1009, FC 1059	Metal pipes or conduit	1	WL 1054, WL 1058, WL 1164
	2	FC 1009, FC 1059		2	WL 1054, WL 1058, WL 1164
Non-metallic pipe or conduit	1	FC 2232, FC 2030, FC 2160, FC 2127, FC 2128	Non-metallic pipe or conduit	1	WL 2078, WL 2075, WL 2128
	2	FC 2029, FC 2030, FC 2128, FC 2127, FC 2160		2	WL 2078, WL 2075, WL 2128
Single or bundled cables	1	FC 3012, FC 3044	Single or bundled cables	1	WL 3065, WL 3111, WL 3112
	2	FC 3012		2	WL 3065, WL 3111, WL 3112
Insulated pipes	1	FC 5004, FC 5037, FC 5036	Cable tray	1	WL 4011, WL 4019
				2	WL 4011, WL 4019
	2	FC 5004, FC 5037	Insulated pipes	1	WL 5028, WL 5029, WL 5047
				2	WL 5028, WL 5029, WL 5047
Non-insulated mechanical ductwork without dampers	1	FC 7013	Non-insulated mechanical ductwork without dampers	1	WL 7017, WL 7040, WL 7042, WL 7155
				2	WL 7040, WL 7042, WL 7155
Insulated mechanical ductwork without dampers	1	N/A**	Insulated mechanical ductwork without dampers	1	WL 7059, WL 7153, WL 7156, WL 7151
	2	N/A**		2	WL 7059, WL 7153, WL 7156, WL 7151
Mixed penetrants	1	FC 8009, FC 8014, FC 8026, FC8025	Mixed penetrants	1	WL 1095, WL 8013
				2	WL 1095, WL 8013

*Based on Hilti model numbers. See Division 7 specifications for other approved manufacturers.

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.

Fire Protection Special Notes

- **Areas Subject to Freezing: Sprinklers for the top floor shall be sidewall type and supply piping shall be run in walls and not in ceiling or attic spaces unless noted otherwise. Piping in attics when required or specified shall be protected from freezing by using a premixed solution of glycol or glycerin or by dry piping systems (even when run within thermal envelope.) Where glycol, glycerin, or dry heads are used, piping and/or heads shall be designed for the modified flow characteristics. CPVC pipe shall not be used with glycol antifreeze or dry sprinkler systems.**
- **The sprinkler subcontractor shall engage a state licensed sprinkler/fire protection system designer for complete design of the fire protection systems. Provide flow tests, hydraulic calculations, design/shop drawings, fee payments, submittals, and other associated costs and then apply for and obtain permits needed for construction. Review and coordinate with other trades, including architectural/structural work, then provide all labor and materials to construct the systems including surface prep, piping, valves, fittings, heads, hangers, inserts, accessories, and miscellaneous materials required. Locate sprinkler heads in the areas, and with spacing to meet the requirements of the authorities having jurisdiction, to provide complete working fire protection systems for the project. Shop Drawings shall be reviewed by architect/engineer prior to submission for permit.**

Fire Protection General Notes

Entire building shall be protected by a NFPA 13R system with NFPA 13 in separated use areas. Sprinkler system layout as shown on these design documents is for basic scope and coordination. Layout is schematic and for aesthetic purposes. Fire suppression contractor shall supply required heads above and below ceiling planes and building elements. Pipe sizes shown on plans and details are minimum pipe sizes.

A. Permits: Provide all work in accordance with current version of all applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include local/state building codes, ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FHAG (Fair Housing Accessibility Guidelines), and related published interpretations. Contractor shall be familiar with codes and AHJ interpretations before the bid. Contractor shall be responsible for obtaining and paying for all permits and inspections. All costs resulting from code interpretation shall be borne by the contractor.

B. Contract Documents: perform work according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, 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. Review and understand the requirements of the Contract Documents before bidding. Confirm contract document and code compliance requirements with the Project Architect and General Contractor during bidding, 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. All costs due to performing work prior to conflict resolution shall be borne by the contractor.

C. 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. Confirm size and location of work prior to bid and construction. Verify all existing conditions prior to bid and construction. Verify exact dimensions and sequencing of the work and coordinate with the site, utilities, building structure and with all other trades. Coordinate exact locations of all work with other trades and suppliers before installation. Concealed conditions may occur, and scope changes required shall be approved by the Owner, the Architect, the Engineer, and the General Contractor, prior to proceeding with installation. All additional costs resulting from lack of coordination shall be borne by the contractor.

D. Alternate Equipment: Alternate equipment and/or manufacturers must be approved prior to bid in writing via addendum, prior to bid in order for their bid to be accepted. If the equipment is not pre-approved then unspecified manufacturers and equipment shall be substituted and submitted for consideration under the specified substitution procedures. All Costs associated with dimensional, performance or other deviations from the basis of design equipment, including engineering costs to evaluate such deviations, shall be borne by the contractor.

E. Definitions: "Approved" means approved by the Engineer and owner before order, purchase, or delivery. "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.

F. Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangars, and other appurtenances) to provide complete working plumbing systems for the project. Offsets, accessories, 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.

G. 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.

H. Penetrations: Penetrations through fire/smoke rated construction shall be protected with a product listed and labeled to maintain the fire /smoke rating of system penetrated. Pipes, lines, drains, etc., which penetrate through walls, slabs, masonry, etc. shall do so through pipe sleeves. All gaps outside and inside of the sleeves shall be caulked or be tightly packed with insulation (blanket or foam) in order to maintain proper protection against heat loss, infiltration, sound transmission, etc.

I. All sprinkler piping larger than 2" shall be steel. See specifications for more information.

J. Areas Subject to Freezing: Sprinklers for the top floor shall be sidewall type and supply piping shall be run in walls and not in ceiling or attic spaces unless noted otherwise. Piping in attics when required or specified shall be protected from freezing by using glycol or dry piping systems (even when run within thermal envelope.) Where glycol, glycerine, or dry heads are used, piping and/or heads shall be designed for the modified flow characteristics. CPVC pipe shall not be used with glycol antifreeze or dry sprinkler systems with pressures in excess of 15 psi.

K. The sprinkler subcontractor shall engage a state licensed sprinkler/fire protection system designer for complete design of the fire protection systems. Provide flow tests, hydraulic calculations, design/shop drawings, fee payments, submittals, and other associated costs and then apply for and obtain permits needed for construction. Review and coordinate with other trades, including architectural/structural work, then provide all labor and materials to construct the systems including surface prep, piping, valves, fittings, heads, hangers, inserts, accessories, and miscellaneous materials required. Locate sprinkler heads in the areas, and with spacing to meet the requirements of the authorities having jurisdiction, to provide complete working fire protection systems for the project. Shop Drawings shall be reviewed by architect/engineer prior to submission for permit.

L. At least one fire department connection shall have a listed check valve and connect to the sprinkler main. Coordinate exact fire department connection requirements and location with the authority having jurisdiction.

M. Provide a test connection pipe with at least 1in. nominal diameter that terminates in an orifice equal to or smaller than the same size as the smallest sprinkler installed in the system. A control valve and drain shall be provided for the test connection.

N. Sprinklers shall be installed in spaces used for heating, air conditioning equipment, washers, dryers, or water heaters regardless of size.

O. Public Areas: Sprinklers in public areas (entry, lobby, corridors, community room, etc.) shall be concealed. If heads must be exposed in any public areas confirm with the owner in writing.

P. Confirm with owner where sidewall heads, pendant heads, and recessed heads are to be used.

Q. Dwelling Units: Listed quick response or listed residential sprinklers shall be used throughout dwelling units per NFPA13R 6.6. In apartment buildings, sprinklers shall be installed in closets that exceed 24ft² or contain mechanical equipment such as washers, dryers, furnaces, or water heaters. and bathrooms that exceed 55ft².

R. Exterior Projections: Sprinklers shall be installed under exterior roofs, canopies and porches exceeding 4 feet in width unless noncombustible, limited combustible, or fire retardant materials and finishes are used per NFPA13 8.15.7.2. Sprinkler heads located on the exterior or in other corrosive environments shall have a corrosive-resistant finish. Provide sprinkler heads in concealed spaces unless the sprinkler designer verifies with the architect and G.C. that non-combustible materials were used in the construction.

S. Stairways: Stairways of noncombustible construction shall have sprinklers installed at the top of the shaft and under the first landing per NFPA13-8.15.3.2. Stairways of combustible construction shall have sprinklers installed beneath all stairways per NFPA13-8.15.3.1.

T. Trash chutes and rooms at the bottom of trash chutes shall be fully sprinklered.

U. Elevator:

- Pit: A sprinkler head is required in pit if combustible hydraulic fluid or combustible belts are used per NFPA13 8.15.5. Sidewall sprinklers shall be installed at each pit not more than 2 feet above the pit floor. If discharge affects operation, provide shunt trip interlock (electrical devices shall be WP and >24" AFF).
- Top of hoistway: Sprinkler at top of hoistway may be omitted per NFPA 13-8.15.5.6 if elevator and hoistway are ASME A17.1 compliant (non or semi-combustible). A sprinkler head may be required at the top of a hoistway per NFPA 13-8.15.5.7 if combustible belts are used – confirm with elevator AHJ.
- Fire Alarm: smoke detectors shall be provided in lobbies and heat detectors within 2' of each hoistway and machine room sprinkler head shall monitor and recall elevators upon activation.
- Sprinklers are not required in machine room, control spaces and hoistway if meeting all requirements of NFPA13-8.15.5.3 (dedicated spaces, NFPA 72 detection, rated separation, not hydraulic).
- To prevent inadvertent sprinkler flow and elevator shut down trapping occupants in car, the FP contractor shall provide a pre-action valve to allow flow to the elevator zone only after the elevator has been recalled by smoke detectors in lobbies.
- Shunt Trip: FP contractor shall provide flow switch(es) for the elevator zone(s) wired by the EC to activate shunt trip devices on all power per NFPA 72-6.16 and ASME A17.1-2.8.3.3.2. If no sprinklers are used in hoistway or machine room per NFPA 13-8.15.5.3, shunt trip protection shall not be provided.
- The certified Fire Protection and Fire Alarm designers shall coordinate requirement specifics with the AHJ, submit plans and product data to the Engineer for review, then submit to AHJ for permit. The pre-action valve, flow switch and sprinkler heads, may be omitted only if authorized in writing by the building AHJ, fire AHJ, elevator AHJ, electrical AHJ, and submitted to the Engineer.

U. Existing Construction: Verify all existing conditions prior to bidding and construction. Per NFPA 13 6.2.6.2.2 sprinklers that have been painted by anyone other than the manufacturer shall be replaced with a new listed sprinkler of the same characteristics, including orifice size, thermal response, and water distribution.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

NOTES, SYMBOLS AND ABBREVIATIONS

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F000

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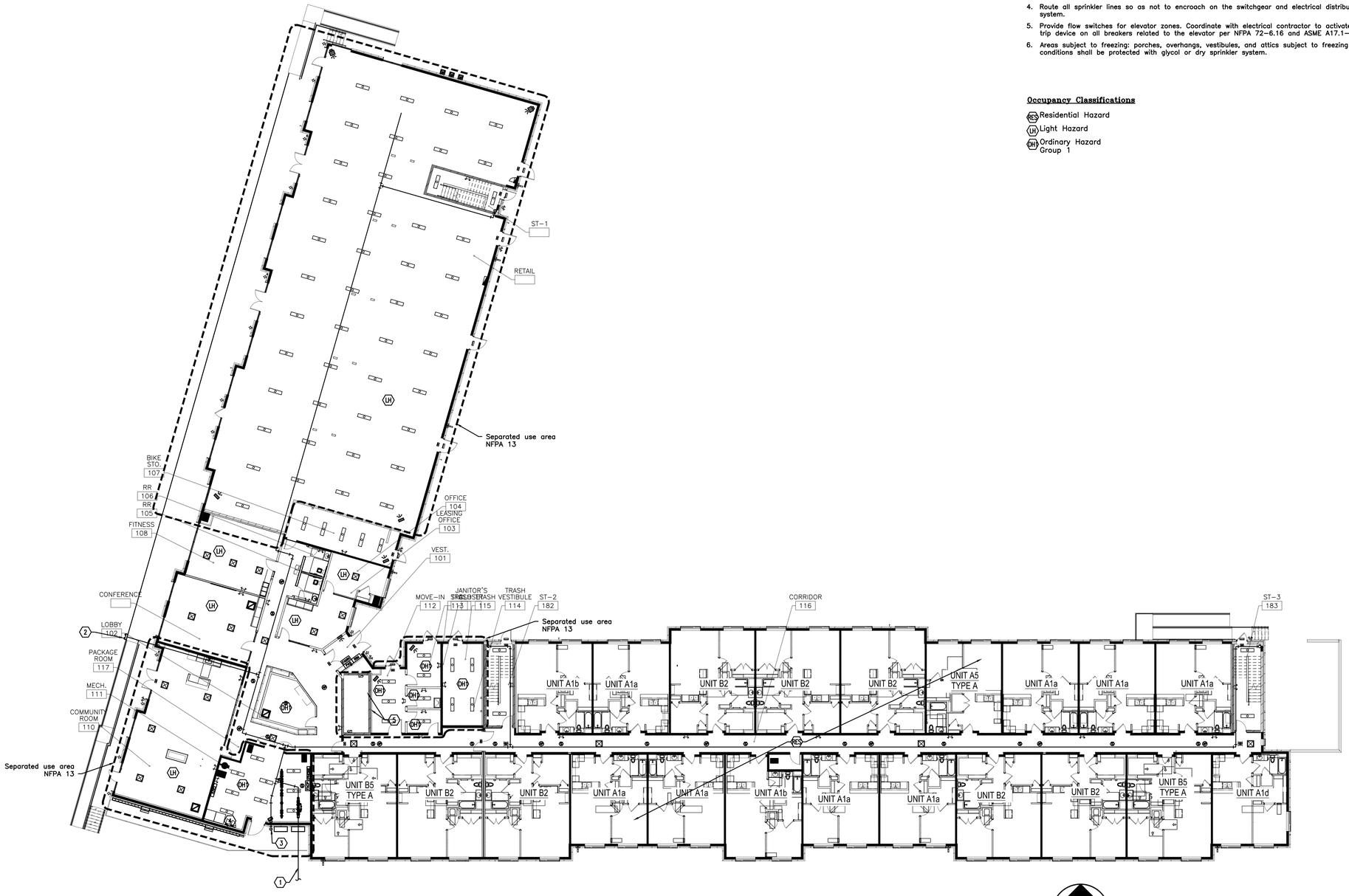
12/13/2021



north

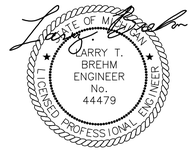
1st floor plan
1/16"=1'-0"

Fire Protection Coded Notes

1. Incoming fire sprinkler service, see site utility plans for continuation.
2. Fire department (siamese) connection(s): Verify exact location, manufacturer, requirement for locking caps, and size with local authority before work begins. Coordinate with G.C. for 2x6 wall and means of drain with interior access panel. Connect to the system with a full size pipe and check valve. Provide signage per the authority having jurisdiction and fire prevention code. Connection must be easily visible from the street.
3. Inspector test station and drain: provide per the authority having jurisdiction and fire prevention code, see detail for more information.
4. Route all sprinkler lines so as not to encroach on the switchgear and electrical distribution system.
5. Provide flow switches for elevator zones. Coordinate with electrical contractor to activate shunt trip device on all breakers related to the elevator per NFPA 72–6.16 and ASME A17.1–2.8.3.3.2.
6. Areas subject to freezing: porches, overhangs, vestibules, and attics subject to freezing conditions shall be protected with glycol or dry sprinkler system.

Occupancy Classifications

- (RES) Residential Hazard
- (LH) Light Hazard
- (OH) Ordinary Hazard Group 1



December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

1ST FLOOR PLAN
- OVERALL
-

F101

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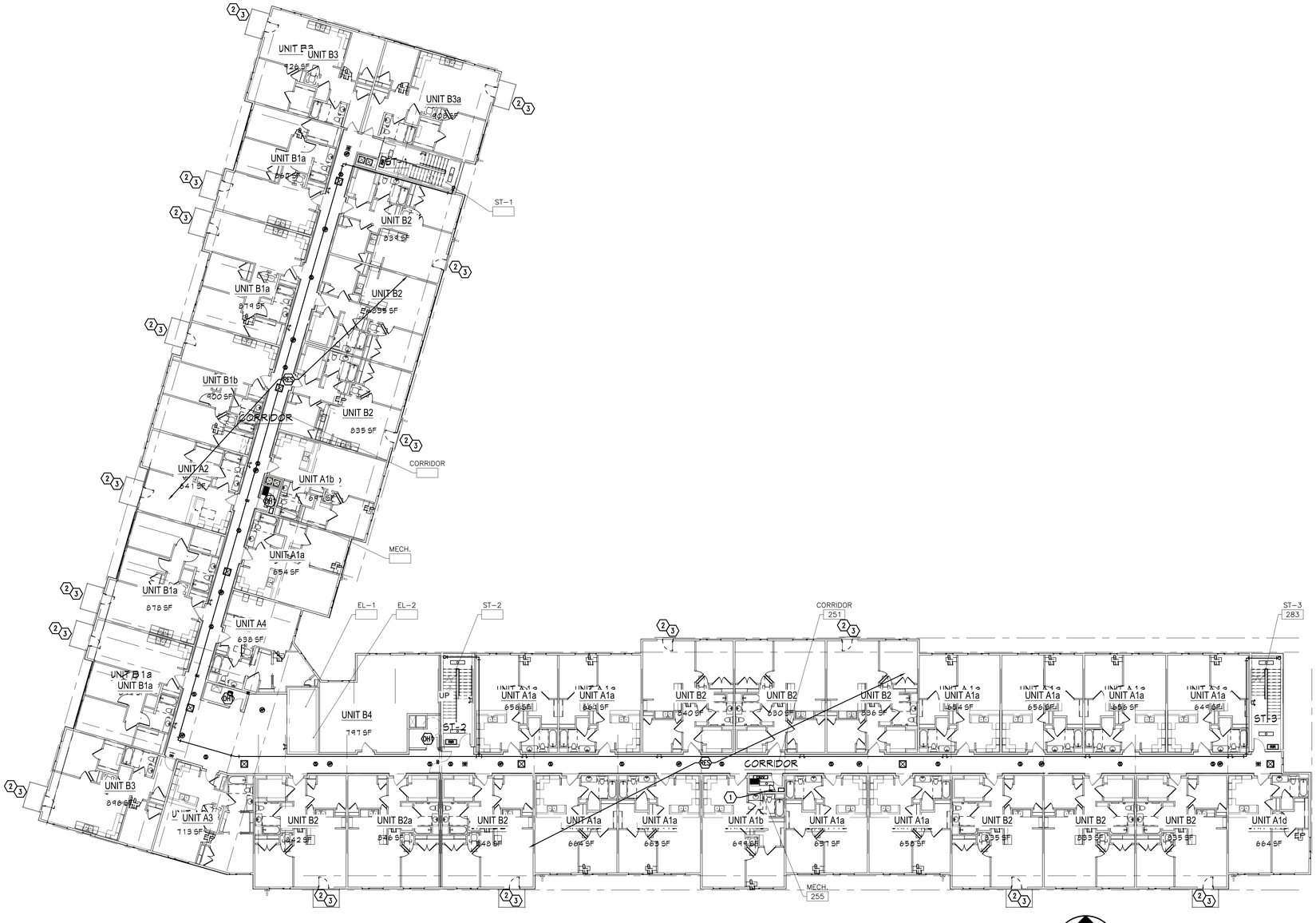

north

2nd & 3rd floor plan

1/16"=1'-0"

Fire Protection Coded Notes

1. Route all sprinkler lines so as not to encroach on the refrigerant and electrical distribution system.
2. Areas subject to freezing: porches, overhangs, vestibules, and attics subject to freezing conditions shall be protected with dry sprinkler heads, a dry pipe sprinkler system, or a CL-failed wet/freeze system.
3. Provide sprinkler protection to balcony/covered patio. Typical.
4. Coordinate with trash chute manufacturer to provide sprinkler protection to trash chute.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

2ND & 3RD FLOOR PLAN - OVERALL

F102

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12/13/2021

north

4th floor plan
1/16"=1'-0"

Fire Protection Coded Notes

1. Route all sprinkler lines so as not to encroach on the switchgear and electrical distribution system.
2. Areas subject to freezing: porches, overhangs, vestibules, and attics subject to freezing conditions shall be protected with dry sprinkler heads, a dry pipe sprinkler system, or a CL-failed wet/freeze system.
3. Provide sprinkler protection to balcony/covered patio. Typical.
4. Coordinate with trash chute manufacturer to provide sprinkler protection to trash chute.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
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December 13, 2021

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

4TH FLOOR PLAN
- OVERALL -

F103

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12/13/2021

Schedules of through penetration firestop systems

Concrete floors			Concrete or block walls		
Type of penetrant	**F-rating (HR)**	**UL-Classified system**	**Type of penetrant**	**F-rating (HR)**	**UL-Classified system**
Circular blank openings	1	FA 0006,CAJ 0055, CAJ 0090	Circular blank openings	1	CAJ 0055, CAJ 0090
	2	FA 0006,CAJ 0055, CAJ 0090		2	CAJ 0055, CAJ 0090
Single metal pipes or conduit	1	CAJ 1226, FA 1028	Single metal pipes or conduit	1	CAJ 1226, WJ 1067
	2	CAJ 1226, FA 1028		2	CAJ 1226, WJ 1067
Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ 2021, CAJ 2342	Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
	2	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ-2021, CAJ 2371, CAJ 2342		2	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
Single or bundled cables	1	FA 3007, CAJ 3095,CAJ 3180	Single or bundled cables	1	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
	2	FA 3007,CAJ 3095,CAJ 3180		2	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
Cable tray	1	CAJ 4034, CAJ 4035	Cable tray	1	WJ 4027, CAJ 4034, CAJ 4035
	2	CAJ 4034, CAJ 4035		2	WJ 4027, CAJ 4034, CAJ 4035
Single insulated pipes	1	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5098	Single insulated pipes	1	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
	2	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5090		2	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
Electrical busway	1	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036	Electrical busway	1	CAJ 6006, CAJ 6017, CAJ 6036
	2	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036		2	CAJ 6006, CAJ 6017, CAJ 6036
Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, CAJ 7084	Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
	2	CAJ 7046, CAJ 7051, CAJ 7084		2	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
Insulated mechanical ductwork without dampers	N/A**	N/A**	Insulated mechanical ductwork without dampers	1	WJ 7029
				2	WJ 7029
Mixed penetrants	1	CAJ 8099, CAJ 8056, CAJ 8143	Mixed penetrants	1	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
	2	CAJ 8099, CAJ 8056, CAJ 8143		2	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
Wood floor			**Gypsum wallboard assemblies**		
Type of penetrant	**F-rating (HR)**	**UL-Classified system**	**Type of penetrant**	**F-rating (HR)**	**UL-Classified system**
Metal pipes or conduit	1	FC 1009, FC 1059	Metal pipes or conduit	1	WL 1054, WL 1058, WL 1164
	2	FC 1009, FC 1059		2	WL 1054, WL 1058, WL 1164
Non-metallic pipe or conduit	1	FC 2232, FC 2030, FC 2160, FC 2127, FC 2128	Non-metallic pipe or conduit	1	WL 2078, WL 2075, WL 2128
	2	FC 2029, FC 2030, FC 2128, FC 2127, FC 2160		2	WL 2078, WL 2075, WL 2128
Single or bundled cables	1	FC 3012, FC 3044	Single or bundled cables	1	WL 3065, WL 3111, WL 3112
	2	FC 3012		2	WL 3065, WL 3111, WL 3112
Insulated pipes	1	FC 5004, FC 5037, FC 5036	Cable tray	1	WL 4011, WL 4019
				2	WL 4011, WL 4019
	2	FC 5004, FC 5037	Insulated pipes	1	WL 5028, WL 5029, WL 5047
				2	WL 5028, WL 5029, WL 5047
Non-insulated mechanical ductwork without dampers	1	FC 7013	Non-insulated mechanical ductwork without dampers	1	WL 7017, WL 7040, WL 7042, WL 7155
				2	WL 7040, WL 7042, WL 7155
Insulated mechanical ductwork without dampers	1	N/A**	Insulated mechanical ductwork without dampers	1	WL 7059, WL 7153, WL 7156, WL 7151
	2	N/A**		2	WL 7059, WL 7153, WL 7156, WL 7151
Mixed penetrants	1	FC 8009, FC 8014, FC 8026, FC8025	Mixed penetrants	1	WL 1095, WL 8013
				2	WL 1095, WL 8013

*Based on Hilti model numbers. See Division 7 specifications for other approved manufacturers.

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.

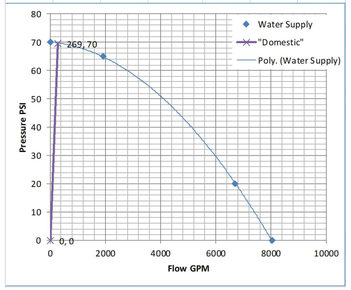
Abbreviations

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	Room
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
DIA or ø	Diameter	MAX	Maximum		
DIP	Ductile iron pipe	MBH	1000 British thermal units per hour	TEMP	Temperature
DN	Down			ΔT	Temperature difference
DX	Direct expansion	MECH	Mechanical	THERM	Thermometer
(E)	Existing to remain	MC	Mechanical contractor	THRD	Threaded
EAT	Entering air temperature	MFGR	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
EWC	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
FSC	Fire Sprinkler Contractor	PC	Plumbing contractor	WP	Water proof
		PLUM	Plumbing		

Site Information

Water Main Information Summary				
Date reading taken	2/14/19			
Static Pressure	70	psi		
Residual pressure at flow	65	psi, at	1932	gpm
Outlet height AFF	1	ft		
Location	At existing strip center			
Distance from tap to building	100	ft		
Recommended service size	4			

Civil sanitary design flow		
Peak design daily flow	186563.250	gpd
Avg. daily flow	37350	gpd
Minimum building sewer size	10	



Gas Information

Total service Gas Calculations

Qty	Eqpm	MBH	Ttl MBH
2	Tenant load	1675	3350
1	House load	426	426
Building total MBH			3776

Developed length	500	Feet
Gas service size	2	Inches

*Design pressure is 2psi with 1psi pressure drop

"House" Gas Calculations

Qty	Eqpm	MBH	Ttl MBH
11	Furnace 1,3, 4, 5, 6	26	286
1	Furnace 2	40	40
1	Water heater	100	100
Building total MBH			426

Developed length	500	Feet
Gas service size	1	Inches

*Design pressure is 2psi with 1psi pressure drop

Future Commercial Tenant Gas Estimates

Qty	Eqpm	MBH	Ttl MBH
1	Cooking equipment	675	675
1	HVAC equipment	400	400
2	Water heater	300	600
Building total MBH			1675

Developed length	200	Feet
Gas service size	1.25	Inches

*Design pressure is 2psi with 1psi pressure drop

Domestic Water Calculations — Based on IPC E103

Fixture	Qty	Cold	Ttl. CWSFU	Hot	Ttl. HWSFU	Comb. WSFU	Ttl. WSFU	DFU	Ttl. DFU
Private									
Bathroom group (tank)*	135	2.70	364.50	1.50	202.50	3.60	486.00	5.0	675.0
Bathtub/Shower	0	1.00	0.00	1.00	0.00	1.40	0.00	2.0	0.0
Dishwashing machine	135	---	---	1.40	189.00	1.40	189.00	0.0	0.0
Kitchen sink	135	1.00	135.00	1.00	135.00	1.40	189.00	2.0	270.0
Laundry tray	0	1.00	0.00	1.00	0.00	1.40	0.00	2.0	0.0
Lavatory	0	0.50	0.00	0.50	0.00	0.70	0.00	1.0	0.0
Washing machine (8 lb)	135	1.00	135.00	1.00	135.00	1.40	189.00	2.0	270.0
Water closet (tank)	0	2.20	0.00	---	---	2.20	0.00	3.0	0.0
Condensate drain	135	---	---	---	---	---	---	2.0	270.0
Emergency floor drain	135	---	---	---	---	---	---	---	---
Public									
Bathtub	0	3.00	0.00	3.00	0.00	4.00	0.00	2.0	0.0
Drinking fountain	1	0.25	0.25	---	---	0.25	0.25	0.5	0.5
Dishwashing machine	0	---	---	1.40	0.00	1.40	0.00	1.0	0.0
Kitchen sink	1	3.00	3.00	3.00	3.00	4.00	4.00	2.0	2.0
Lavatory	2	1.50	3.00	1.50	3.00	2.00	4.00	1.0	2.0
Service sink	4	2.25	9.00	2.25	9.00	3.00	12.00	2.0	8.0
Shower head	0	3.00	0.00	3.00	0.00	4.00	0.00	2.0	0.0
Urinal (1" valve)	0	10.00	0.00	---	---	10.00	0.00	4.0	0.0
Urinal (3/4" valve)	0	5.00	0.00	---	---	5.00	0.00	2.0	0.0
Urinal (Waterless)	0	3.00	0.00	---	---	3.00	0.00	0.5	0.0
Washing machine (15 lb)	0	3.00	0.00	3.00	0.00	4.00	0.00	32.0	0.0
Water closet (valve)	2	10.00	20.00	0.00	0.00	10.00	20.00	6.0	12.0
Water closet (tank)	0	2.20	0.00	0.00	0.00	2.20	0.00	4.0	0.0
Water closet (Flushometer)	0	2.00	0.00	---	---	2.00	0.00	4.0	0.0
Hose bibb	0	---	---	---	---	---	---	---	---
Condensate drain	10	---	---	---	---	---	---	2.0	20.0
Emergency floor drain	3	---	---	---	---	---	---	---	--- DFU
Future kitchen loads	2				80.80	161.60	43.00		86.00
Totals	1103	Qty*	669.75	CWSFU	676.50	HWSFU	1254.85	WSFU	1615.5
*Bath groups=3 fixtures			177	GPM	170	GPM	269	GPM	
							DCW		SAN
Minimum service size							4	"	10 "

Gas Regulator Schedule

Tag	Manufacturer and Model #	Capacity/Ind. Load	Pipe size	Remarks
GR1	Maxitrol 325-37	250/140 MBH	0.375", 0.5"	Provide vent limiter
GR2	Maxitrol 325-5AL	550/300 MBH	0.75", 1"	Provide vent limiter
GR3	Maxitrol 325-7L	1000/900 MBH	0.75", 1"	Must be vented outdoors

Plumbing Legend

Sanitary Stack #	#
Supply Riser #	#
Connect to Existing	
Sanitary Serving The Current Floor	
Vent	V
Domestic Cold Water	
Domestic Hot Water	
Domestic 140°F Water	140
Hot Water Recirculation	R
Low Pressure Gas<2PSI with ΔP<=0.3" WC	G
Medium Pressure Gas, 2PSI with ΔP<=1PSI	MPG
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. All costs resulting from code interpretation shall be borne by the contractor.

B. 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. Review and understand the requirements of the Contract Documents before bidding. Confirm contract document and code compliance requirements with the Project Architect and General Contractor during bidding, 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. All costs due to performing work prior to conflict resolution shall be borne by the contractor.

C. 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. Confirm size and location of all work prior to bid and construction. Verify all existing conditions prior to bidding and construction. Verify exact dimensions and sequencing of the work and coordinate with the site, utilities, building structure and with all other trades. Coordinate exact locations of all work with other trades and suppliers before installation. Concealed conditions may occur, and scope changes required shall be approved by the Owner, the Architect, the Engineer, and the General Contractor, prior to proceeding with installation. All additional costs resulting from lack of coordination shall be borne by the contractor.

D. Substitutions: 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.

E. Definitions: "Approved" means approved by the Engineer and Owner before order, purchase, or delivery. "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.

F. 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.

G. 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.

H. Penetrations: Penetrations through fire/smoke rated construction shall be protected with a product listed and labeled to maintain the fire /smoke rating of system penetrated. Pipes, lines, drains, etc., which penetrate through walls, slabs, masonry, etc. shall do so through pipe sleeves. All gaps outside and inside of the sleeves shall be caulked or be tightly packed with insulation (blanket or foam) in order to maintain proper protection against heat loss, infiltration, sound transmission, etc.

I. 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.

J. 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

K. 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.

L. 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.

M. 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.

N. 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.

O. 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 provide with an air gap.

P. 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.

Q. Ice Maker: Provide ice maker box and 0.5" DCW supply where refrigerator with ice maker is located. See appliance specifications for more information.

R. The plumbing subcontractor shall provide all shower curtain rods.

S. 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.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

NOTES, SYMBOLS AND ABBREVIATIONS
-
P000

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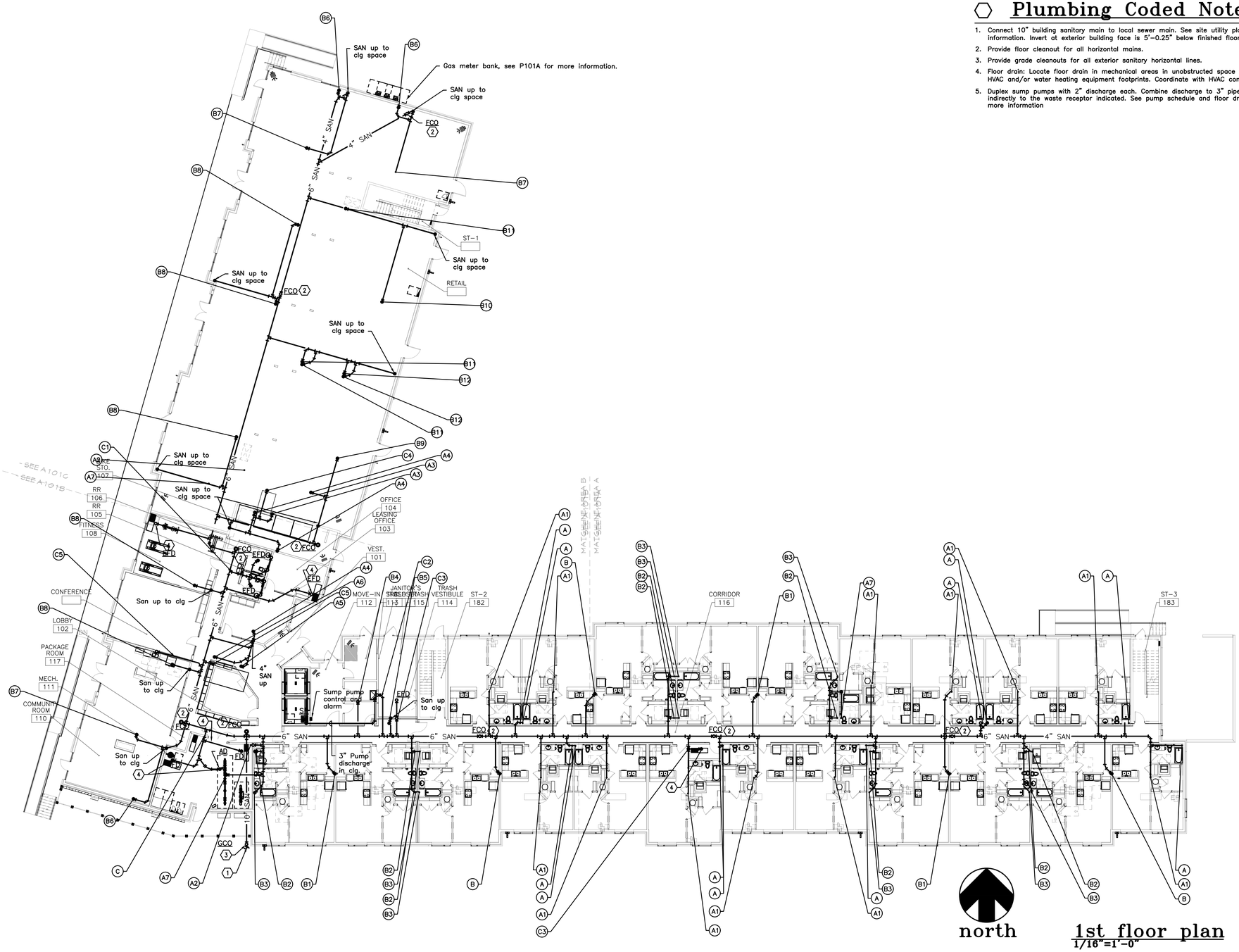
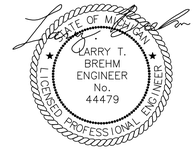


1st floor plan
1/16"=1'-0"

Plumbing Coded Notes

1. Connect 10" building sanitary main to local sewer main. See site utility plan for more information. Invert at exterior building face is 5'-0.25" below finished floor.
2. Provide floor cleanout for all horizontal mains.
3. Provide grade cleanouts for all exterior sanitary horizontal lines.
4. Floor drain: Locate floor drain in mechanical areas in unobstructed space away from HVAC and/or water heating equipment footprints. Coordinate with HVAC contractor.
5. Duplex sump pumps with 2" discharge each. Combine discharge to 3" pipe and connect indirectly to the waste receptor indicated. See pump schedule and floor drain detail for more information



December 13, 2021

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DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

1ST FLOOR PLAN OVERALL UNDERGROUND

P101

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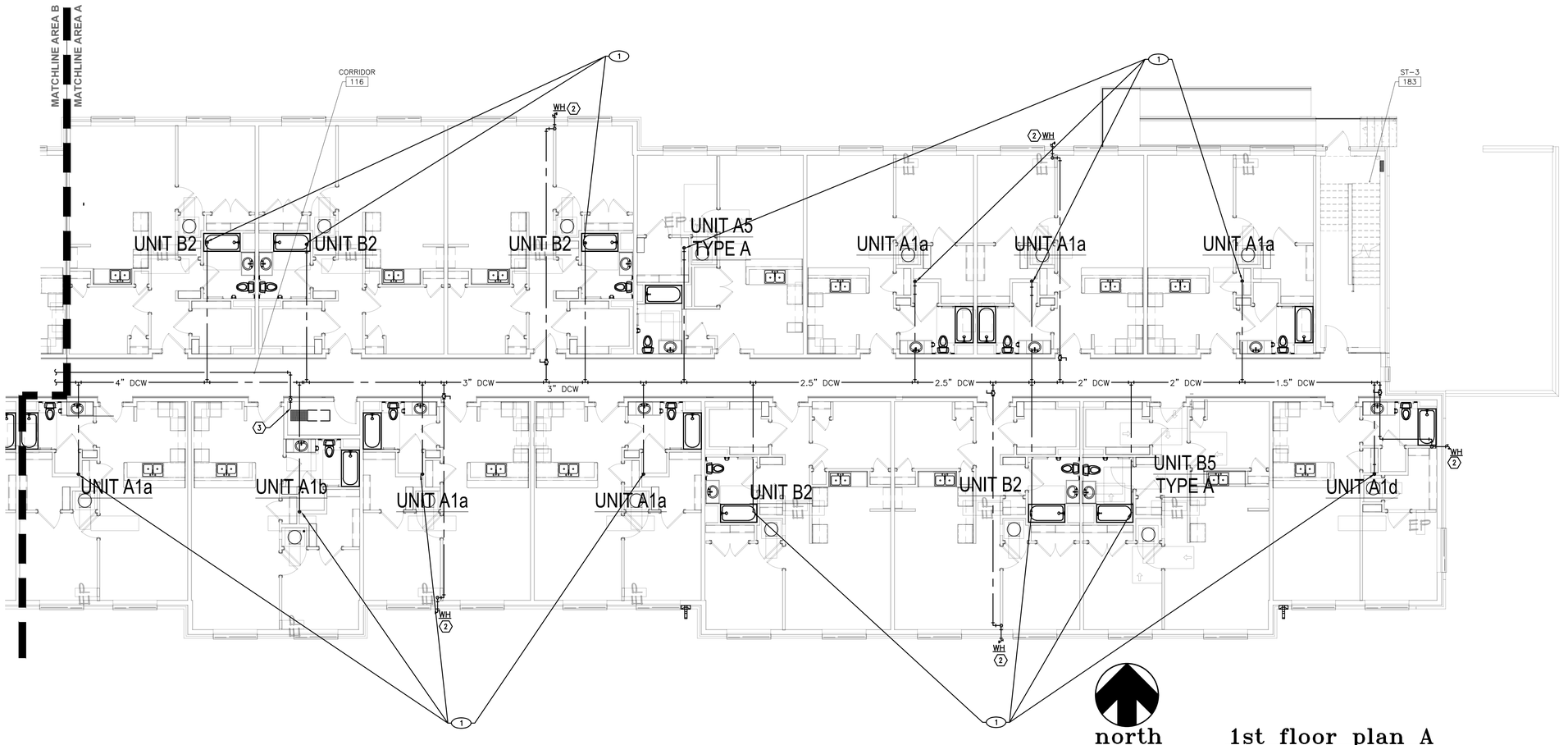

1st floor plan A

1/8"=1'-0"

Plumbing Coded Notes

1. Route all domestic water lines so as not to encroach on the switchgear and electrical distribution system.
2. 0.75" cold water supply to wall hydrant. Provide easily accessible shut off valve above corridor ceiling tiles or in mechanical closet with access panel.
3. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

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#	Description	Date

1ST FLOOR PLAN
- AREA A
-

P101A

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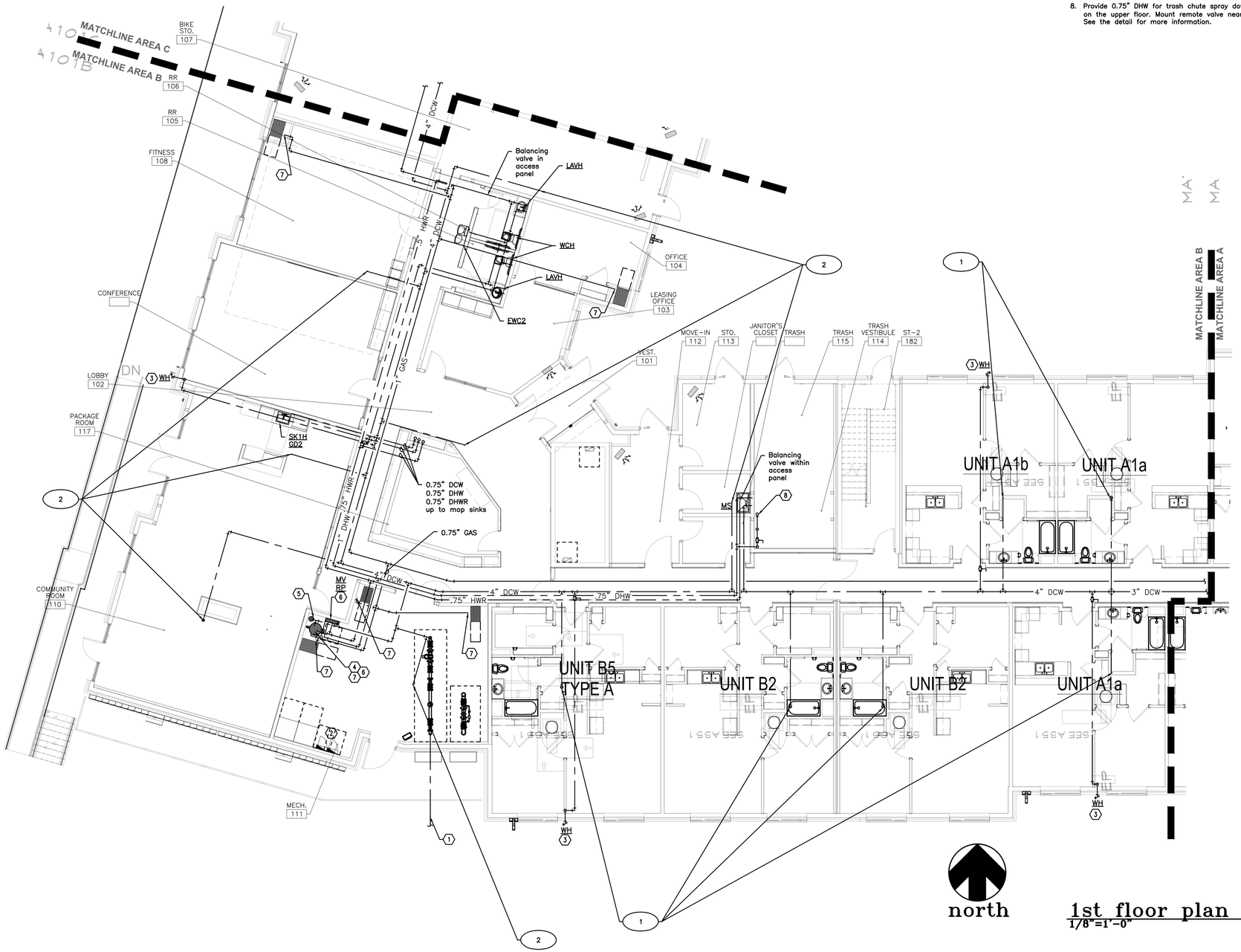

1st floor plan B
1/8"=1'-0"

Plumbing Coded Notes

1. 4" domestic water service entrance line. Coordinate with the other trades and G.C. during bidding. Water service line to be DIP in pea gravel from 5' outside building to domestic water riser. See detail.
2. Route all domestic water lines so as not to encroach on the switchgear and electrical distribution system.
3. 0.75" cold water supply to hose bib. Provide easily accessible shut off valve above corridor ceiling tiles or in mechanical closet with access panel.
4. Water heaters installed per manufacturers specifications. Water heater to be approved during shop drawing process prior to work starting. See schematic detail, and the water heater schedule for more information.
5. Expansion tank for water heater, see water heater schedule and detail for more information.
6. Mixing valve and recirculation pump station, see water heater schedule and detail for more information.
7. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.
8. Provide 0.75" DHW for trash chute spray down with head mounted above chute opening on the upper floor. Mount remote valve near the base of the trash chute at 48" AFF. See the detail for more information.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

1ST FLOOR PLAN
- AREA B -

P101B

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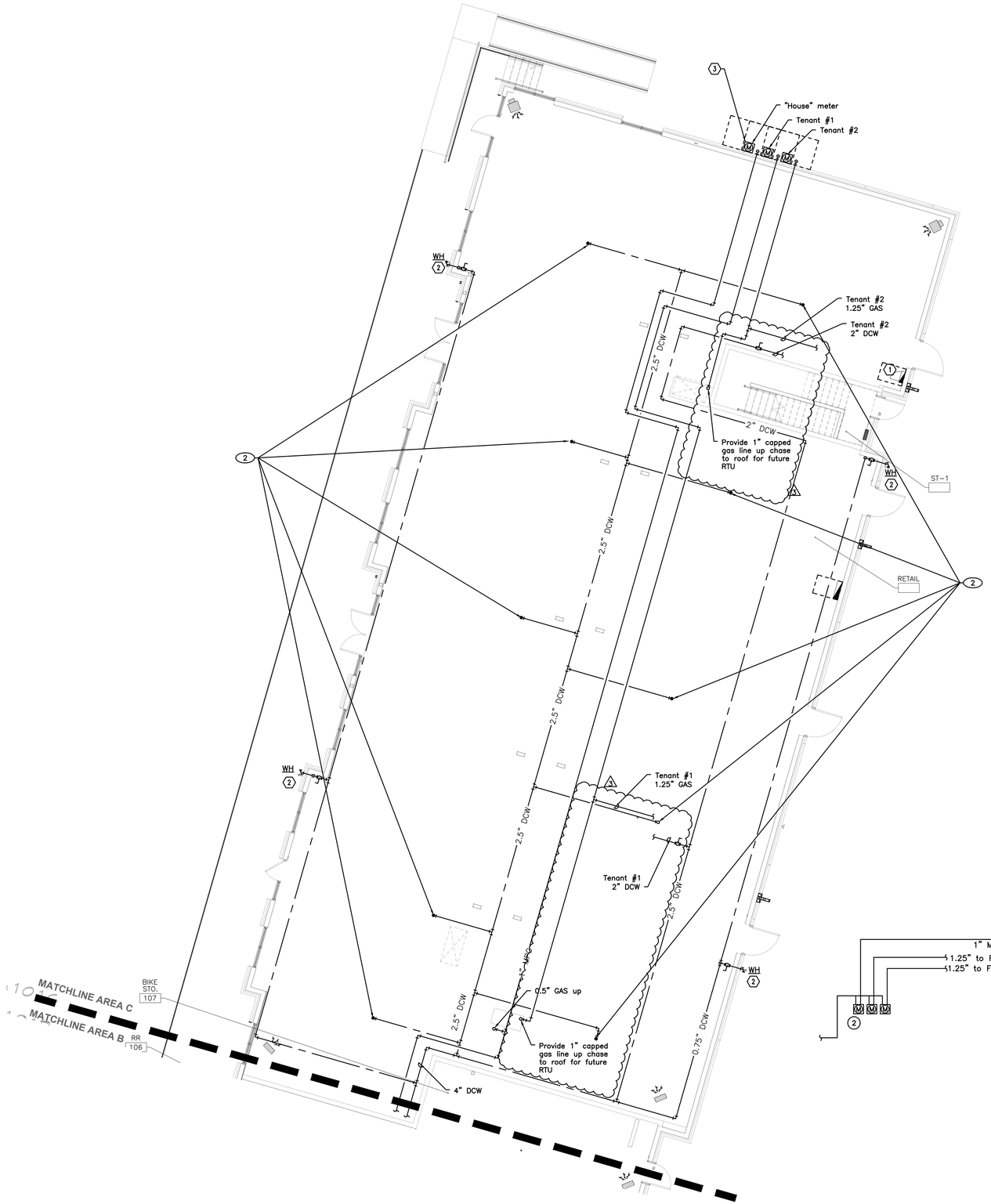
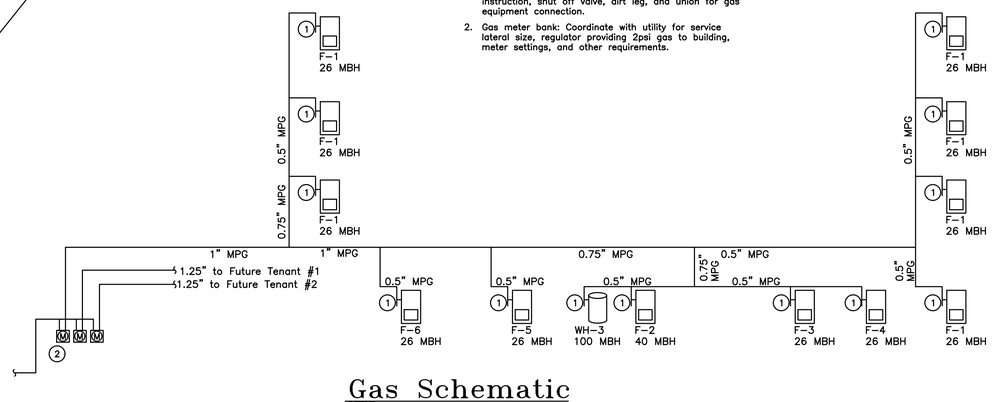


Plumbing Coded Notes

1. Route all domestic water lines so as not to encroach on the switchgear and electrical distribution system.
2. 0.75" cold water supply to hose bib. Provide easily accessible shut off valve above corridor ceiling tiles or in mechanical closet with access panel.
3. Gas meter bank: See site utility plan for routing. Coordinate exact sizing with local utility to ensure proper delivery.

Detail Notes

1. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.
2. Gas meter bank: Coordinate with utility for service lateral size, regulator providing 2psi gas to building, meter settings, and other requirements.



Gas Schematic
NTS

north

1st floor plan C
1/8"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
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No. 44479

December 13, 2021

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

1ST FLOOR PLAN
- AREA C -

P101C

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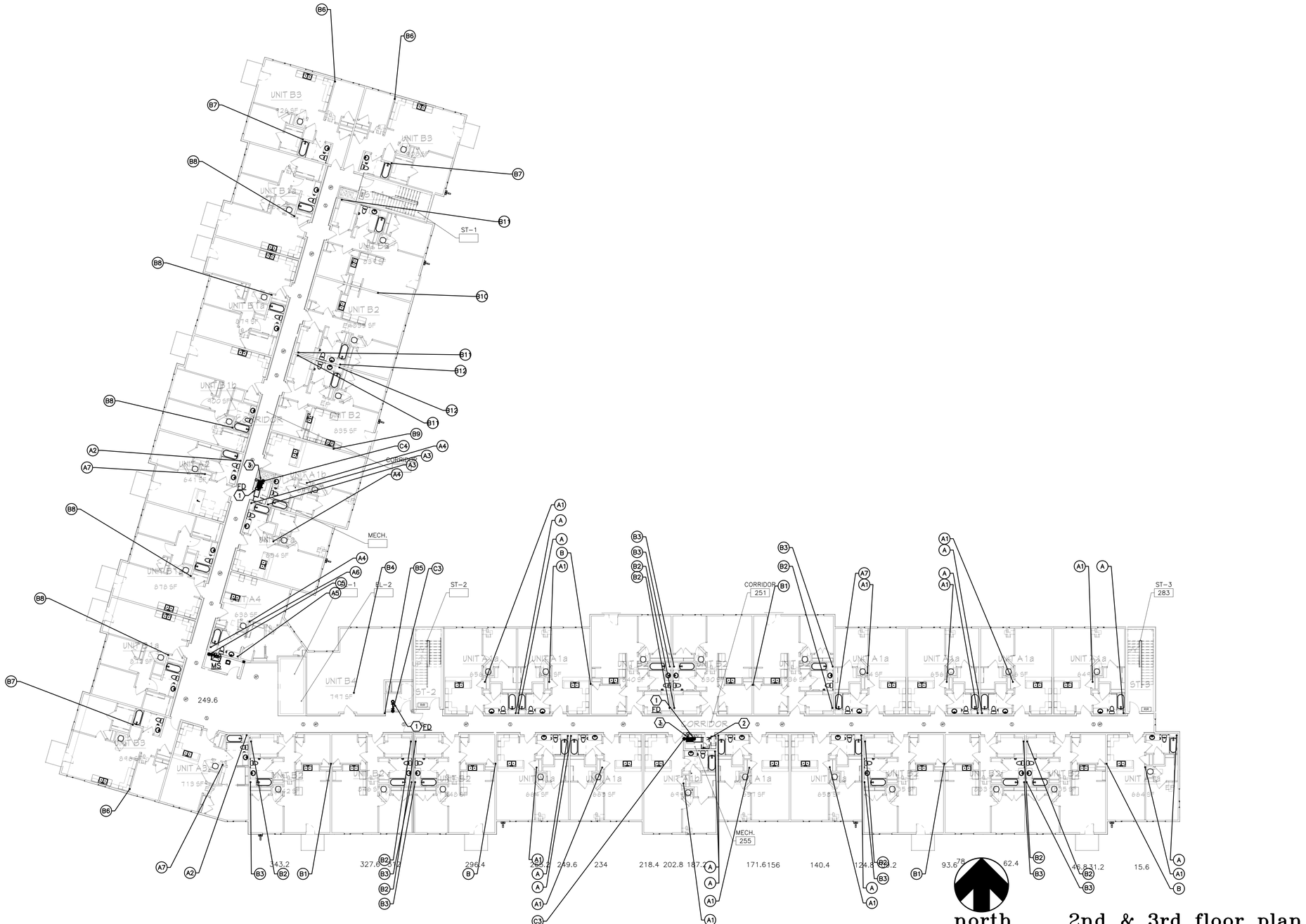
12/13/2021



north

2nd & 3rd floor plan

1/16"=1'-0"

Plumbing Coded Notes

1. Floor drain: Locate floor drain in mechanical areas in unobstructed space away from HVAC and/or water heating equipment footprints. Coordinate with HVAC contractor.
2. Route all domestic water lines so as not to encroach on the switchgear and electrical distribution system.
3. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

2ND & 3RD FLOOR PLAN - OVERALL

P102

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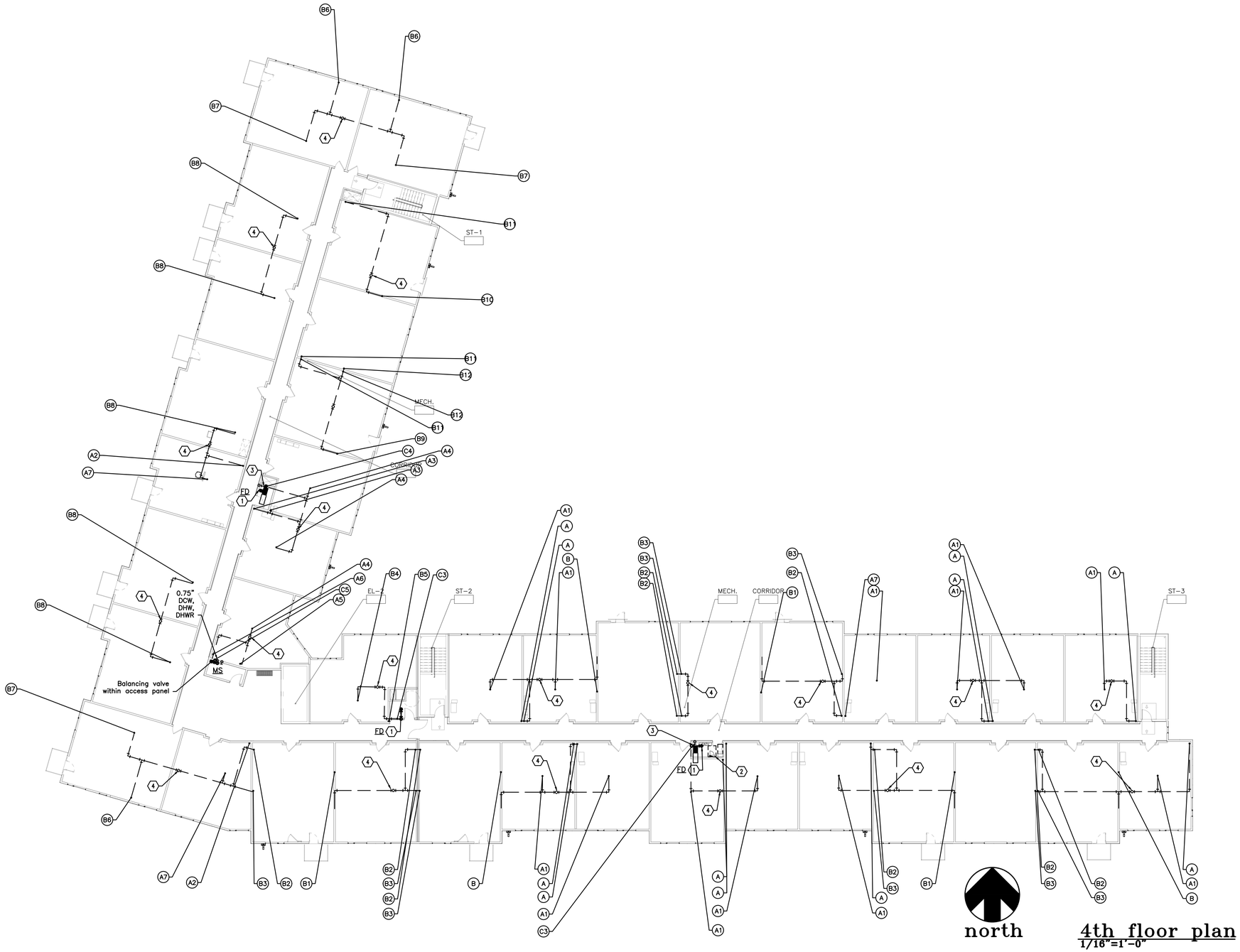

4th floor plan
1/16"=1'-0"

Plumbing Coded Notes

1. Floor drain: Locate floor drain in mechanical areas in unobstructed space away from HVAC and/or water heating equipment footprints. Coordinate with HVAC contractor.
2. Route all domestic water lines so as not to encroach on the switchgear and electrical distribution system.
3. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.
4. 3" vent header and 3" through roof

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

4TH FLOOR PLAN
- OVERALL -

P103

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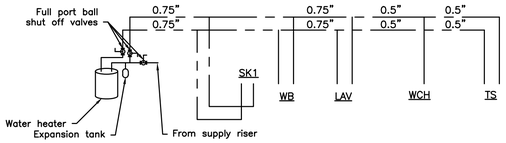
12/13/2021

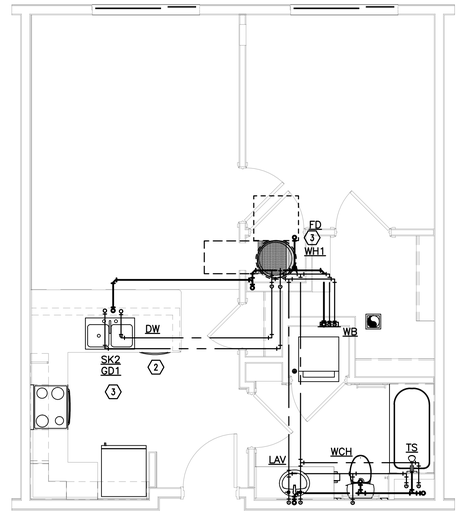
Plumbing Scope Notes

A. Plumbing supply lines for dwellings on the top floor shall be run beneath the floor unless noted otherwise. For all other floors plumbing supply lines shall be run in the ceiling.

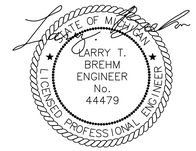
Plumbing Coded Notes

1. Floor drain: Locate floor drain in unobstructed space away from HVAC, laundry, and/or water heating equipment footprints with access to trap and ready access to grate. Coordinate with other trades.
2. Provide dishwasher connection per Dishwasher Connection detail.
3. Provide disposer connection per Garbage Disposal Connection detail.





enlarged unit plan A1a
1/4"=1'-0"



December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLANS A1a, A1b & A1c - ANSI TYPE "B"

P301

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12/13/2021

Plumbing Scope Notes

A. Plumbing supply lines for dwellings on the top floor shall be run beneath the floor unless noted otherwise. For all other floors plumbing supply lines shall be run in the ceiling.

⬡ Plumbing Coded Notes

1. Floor drain: Locate floor drain in unobstructed space away from HVAC, laundry, and/or water heating equipment footprints with access to trap and ready access to grate. Coordinate with other trades.
2. Provide dishwasher connection per Dishwasher Connection detail.
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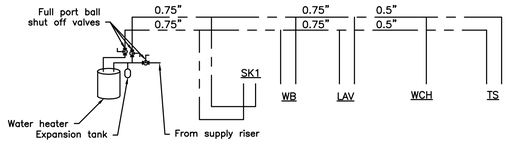

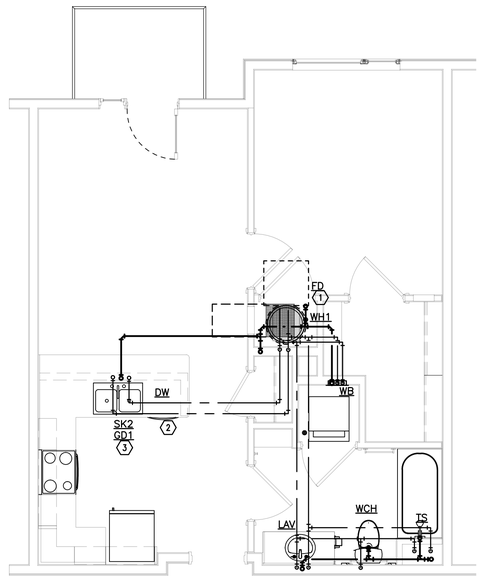

enlarged unit plan A2
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN A2
- ANSI TYPE "B"

P302

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12/13/2021

Plumbing Scope Notes

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Plumbing Coded Notes

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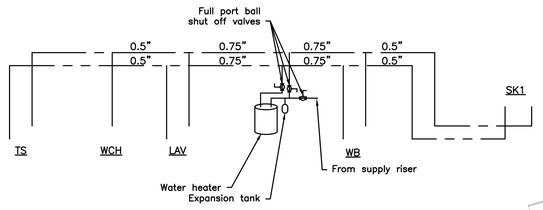
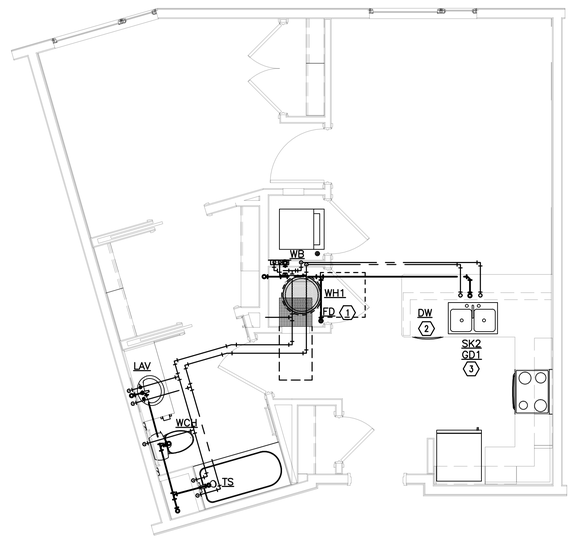
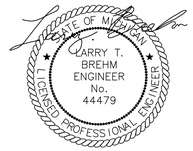




enlarged unit plan A3

1/4"=1'-0"



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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN A3
- ANSI TYPE "B"

P303

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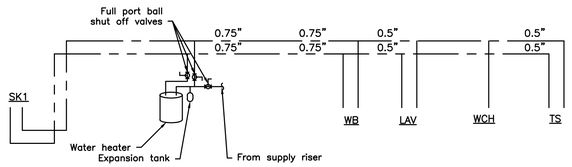
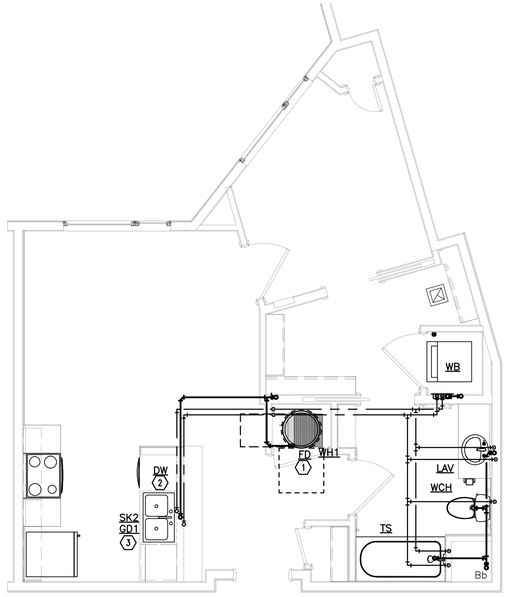
12/13/2021





enlarged unit plan A4
1/4"=1'-0"

Plumbing Scope Notes

A. Plumbing supply lines for dwellings on the top floor shall be run beneath the floor unless noted otherwise. For all other floors plumbing supply lines shall be run in the ceiling.

Plumbing Coded Notes

1. Floor drain: Locate floor drain in unobstructed space away from HVAC, laundry, and/or water heating equipment footprints with access to trap and ready access to grate. Coordinate with other trades.
2. Provide dishwasher connection per Dishwasher Connection detail.
3. Provide disposer connection per Garbage Disposal Connection detail.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN A4
- ANSI TYPE "B"

P304

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Plumbing Scope Notes

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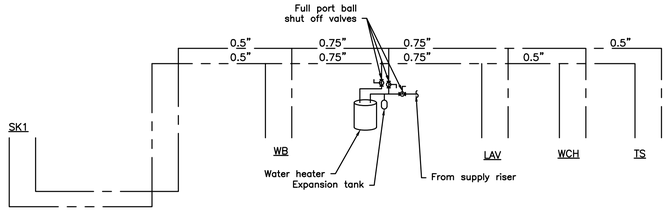

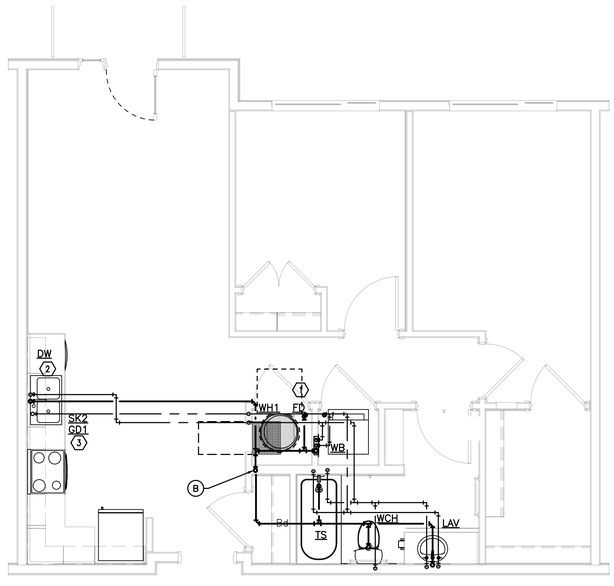

enlarged unit plan B1a
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B1a
- ANSI TYPE "B"

P305

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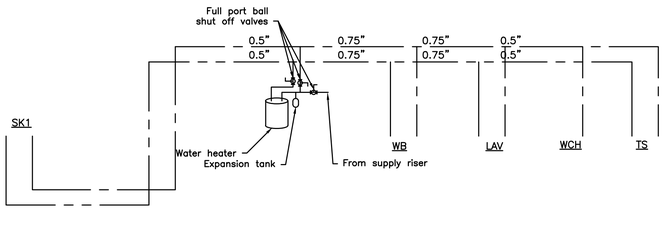

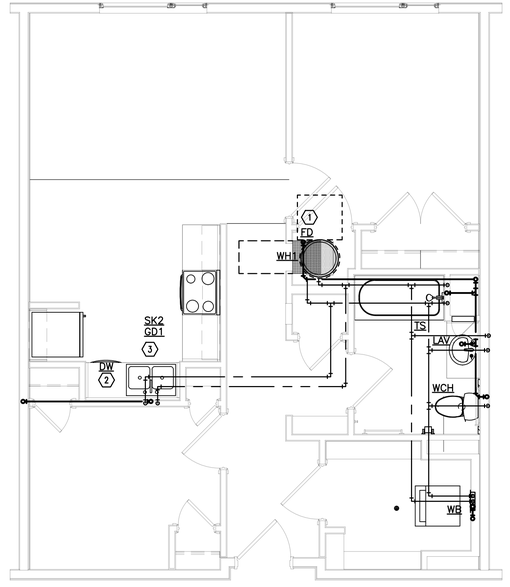

enlarged unit plan B2
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B2
- ANSI TYPE "B"

P306

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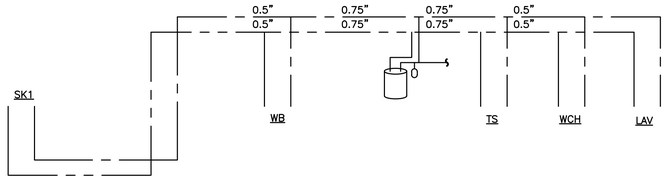
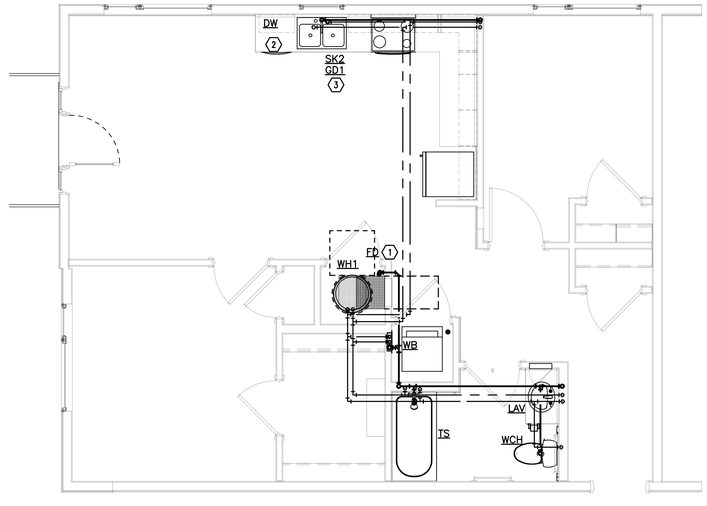
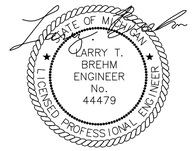




enlarged unit plan B3
1/4"=1'-0"



December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B3
- ANSI TYPE "B"

P307

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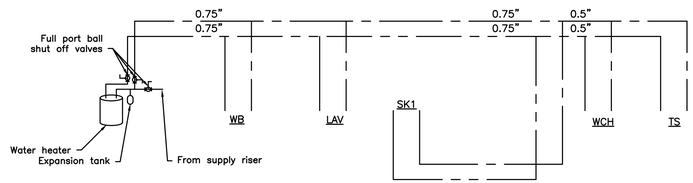

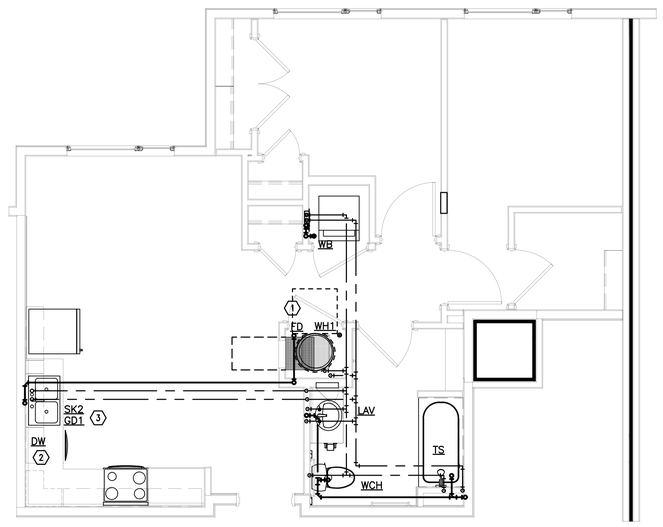

enlarged unit plan B4
1/4"=1'-0"

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STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B4
- ANSI TYPE "B"

P308

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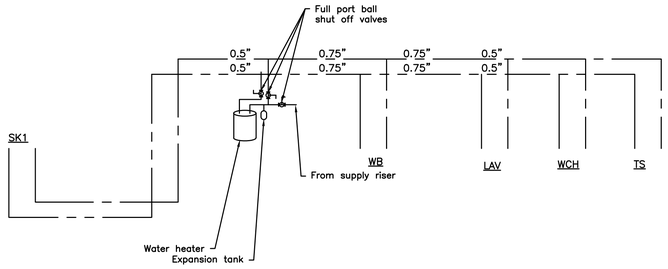

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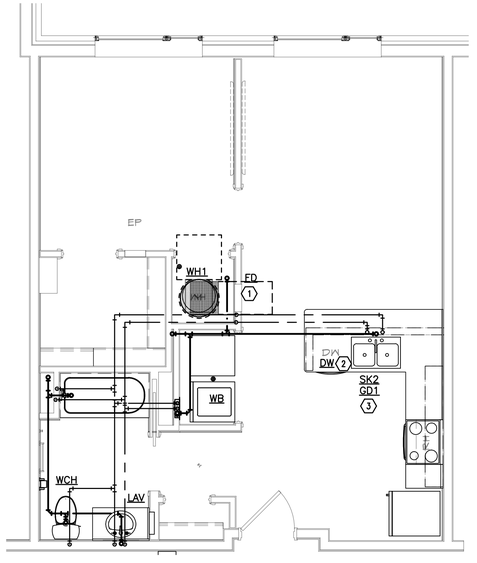

enlarged unit plan A5

1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B4
- ANSI TYPE "B"

P309

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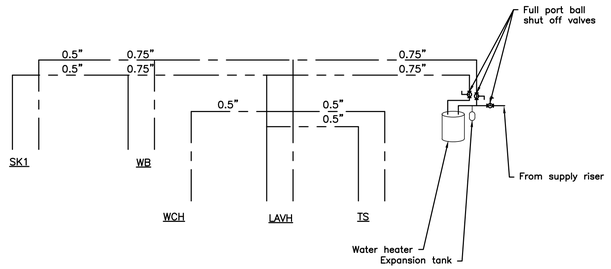

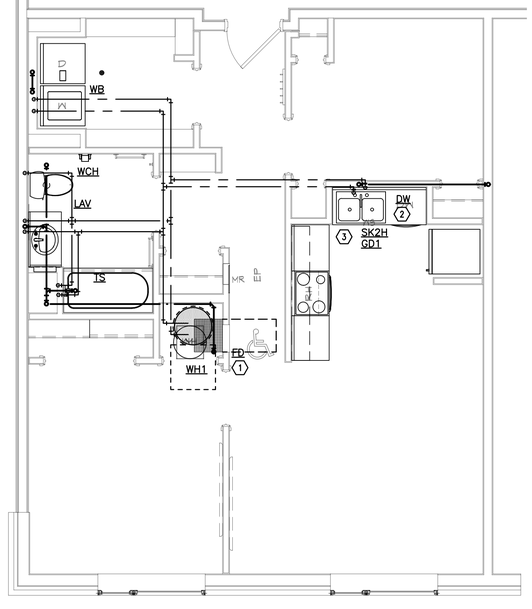

enlarged unit plan B5
1/4"=1'-0"

Plumbing Scope Notes

A. Plumbing supply lines for dwellings on the top floor shall be run beneath the floor unless noted otherwise. For all other floors plumbing supply lines shall be run in the ceiling.

Plumbing Coded Notes

1. Floor drain: Locate floor drain in unobstructed space away from HVAC, laundry, and/or water heating equipment footprints with access to trap and ready access to grate. Coordinate with other trades.
2. Provide dishwasher connection per Dishwasher Connection detail.
3. Provide disposer connection per Garbage Disposal Connection detail.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B4
- ANSI TYPE "B"

P310

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12/13/2021

Storage Tank Water Heater Schedule

Tag	Manufacturer and Model #	Efficiency	Electrical Requirements	Gas Requirements	Storage Tank [Gallons]	Recovery [GPH]	Water Connections [in]	Gas Connections [in]	Expansion Tank [ET]	Mixing Valve [MV]	Remarks
WH1	AO Smith ENLB-50	0.93 UEF	120V, 1ø, 6.2A	---	Integral 50G tank	21 @ 90°F ΔT	0.75"	---	Watts PLT-5	Watts LF1170	Provide ANSI Z21.22 T&P and vacuum relief valve
WH2	AO Smith Cyclone Xi BTX-100	96% Thermal Efficiency	208V, 3ø, 5kW	100 MBH	Integral 50G tank	115 @ 100°F ΔT	0.75"	0.5"	Watts PLT-12	Powers LFMM432	Provide ANSI Z21.22 T&P and vacuum relief valve, concentric vent.

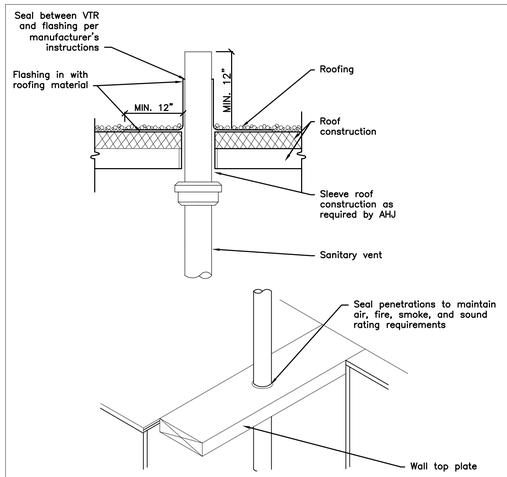
Pump Schedule

Tag	Manufacturer and Model #	GPM	Head (ft)	Head (psi)	Elec. Req.	Remarks
SP	Zoeller Model 152 (x2) with Duplex panel 10-2150	50 ea.	5	2.17	120V, 1ø, 0.4HP ea.	Located in elevator pit. Float activated. Provide heavy duty perforated or grated cover. Provide oil sensor, high/low sensor, alarm, union, check valve and cleanout.
RP	Armstrong Astro 225	3.5	6.5	2.82	120V, 1ø, <0.1HP	NSF 61 lead free construction, vibration isolation mtd., variable speed

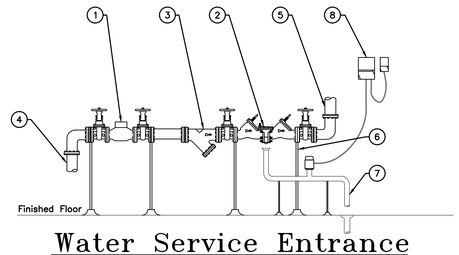
Plumbing Fixture Schedule

Tag	Description	Minimum Piping (See note E.)				Fixture Specifications						
		Waste	Vent	Hot	Cold	Make and Model #	Mat'l	Color	Mount	Controls	Notes	Accessories / Remarks
BS	Barber sink	1.5"	1.5"	0.5"	0.5"	Jeffco 8300	Plastic	By owner	Counter	Jeffco 570	E	Provide hair sprayer, and Zurn Z1175 Hair Interceptor
AD	Area drain (parking garage)	6"	---	---	---	Zurn Z526	Cast iron	---	Floor	---		
EWC2	2 Level wall hung elec. water cooler	1.5"	1.25"	---	0.5"	Oasis PGF8EBFSL	Stainless steel	---	Wall	---	B, E	Fixture to be handicap accessible with bottle filler option.
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 Zurn Z1022 trap primer.
FS	Floor sink	Line sized	---	---	---	Sioux Chief 861	Cast iron	---	Floor	---		Install rim flush with finished floor to allow drainage of liquids on floor.
GCO	Grade clean out	Line sized	---	---	---	Sioux Chief 851	Cast iron	---	Grade	---		
GD1	Garbage Disposal	1.5"	---	---	---	Insinkerator Badger 5	---	---	Below sink	Switch		0.5HP, 120V, 1ø, 4.5A
GD2	Garbage Disposal	1.5"	---	---	---	Insinkerator Evolution Excel	---	---	Below sink	Switch		1HP, 120V, 1ø, 7A
IM	Ice maker outlet box	---	---	---	0.5"	Guy Gray FRIB12ABS	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"	American Standard 0496200	Vitreous China	White	Counter	Moen L4635	E, G, H, I	Provide pop-up drain. Flow rate: 1.2GPM @ 60PSI
LAVH	Handicapped countertop lavatory	1.5"	1.5"	0.5"	0.5"	American Standard 0496200	Vitreous China	White	Counter	Moen L4635	B, E, G, H, I	Provide Truebro Lav-Guard insulation kit, offset tailpiece. Fixture to be handicap accessible. Flow rate: 1.2GPM @ 60PSI. Provide 0.5GPM aerator for public fixtures per IPC 604.4
LS	Laundry sink	1.5"	1.5"	0.75"	0.75"	Fiat FL1	Molded stone	White	Floor	American Standard 2475.550.002	B, E	20 Gallon, fasten sink to wall and fasten legs to floor.
MS	Mop sink	1.5"	1.5"	0.75"	0.75"	Fiat MSB-2424	Molded stone	White	Floor	Fiat 830AA	B, E	Provide #MSG2424 wall guard, #889-CC Mop hanger, #832-AA hose, and hose bracket.
SHBF63	63" Barrier free shower	1.5"	1.5"	0.5"	0.5"	Clarion MP6333BF34	Fiber glass	White	Floor	Moen 52224GBM15 T8370 + 8371HD	A, B, C, D, E, H	Provide ADA compliant factory installed grab bars, folding seat, soap dish, shower rod, and Sioux Chief 825 shower drain. Valve body must have integral water stops. Flow rate = 1.5 GPM
SK1	Kitchen sink – single bowl	1.5"	1.5"	0.5"	0.5"	Just SL-ADA-2122-AGR	Stainless steel	Stainless steel	Counter	Moen CA87480SP	E, F, G, H, J	Provide aerator with flow rate = 1.5GPM @ 60PSI. Fixture to have drain location in rear, outside corner of bowl to maintain ADA clearance with garbage disposer.Maximum sink depth = 6"
SK1H	Kitchen sink – single bowl	1.5"	1.5"	0.5"	0.5"	Just SL-ADA-2122-AGR	Stainless steel	Stainless steel	Counter	Moen CA87480SP	E, F, G, H, J	Fixture to be handicap accessible with drain location in rear, outside corner of bowl to maintain ADA clearance with garbage disposer. Provide an aerator with flow rate = 1.5GPM @ 60PSI. Maximum sink depth = 6",
SK2	Kitchen sink – double bowl	1.5"	1.5"	0.5"	0.5"	Just DL-ADA 2133-AGR	Stainless steel	Stainless steel	Counter	Moen CA87480SP	E, F, G, H, J	Provide aerator with flow rate = 1.5GPM @ 60PSI. Fixture to have drain location in rear, outside corner of bowl to maintain ADA clearance with garbage disposer.Maximum sink depth = 6"
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	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 aerator with flow rate = 1.5GPM @ 60PSI. Maximum sink depth = 6",
TS	Tub shower for recessed slab	1.5"	1.5"	0.5"	0.5"	Clarion MP7911L/R	Fiber glass		Floor	Moen 2353	D, E, H	Valve body must have integral water stops. Specify 15" apron, left or right drain. Provide shower head with flow rate less than or equal to 1.75GPM.
TS	Tub shower	1.5"	1.5"	0.5"	0.5"	Clarion MP7911L/RX	Fiber glass		Floor	Moen 2353	D, E, H	Valve body must 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	---		One piece, brass, LEED-compliant single-throw lever shut off valve, 18 gauge steel box. Mount 48" AFF to top of box
WCH	Water closet – elongated, HC height	3"	2"	---	0.5"	American Standard Cadet 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 white lid, in public spaces provide an open front white seat with white lid. 1.28 GPF,
WCO	Wall clean out	---	---	---	---	Zurn Z1446	Cast iron	---	In wall	---		
WH	Frostproof wall hydrant	---	---	---	0.75"	Woodford B65	---	---	Wall	---		Mount between 18"-24" above grade, coordinate with architectural exterior finishes. Locate top of box at grout line of exterior finish.
WLAV	Wall Hung Lavatory	1.5"	1.5"	0.5"	0.5"	American Standard 0355.012	Vitreous China	White	Wall	Moen L4635	B, E, I	Provide offset tailpiece, and ASSE 1070 rated Watts USG-B mixing valve set to 110°F. Fixture to be handicap accessible. Flow rate: 1.5GPM @ 60PSI
WHA	Water hammer arrester	---	---	---	---	PPP Line sized	---	---	---	---		

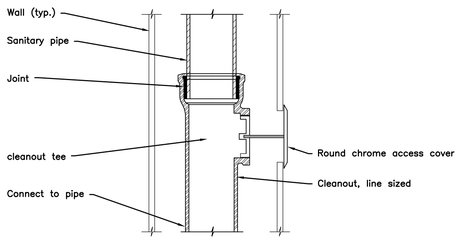
Provide 2 spare of each type of sink, faucet, and water closet as part of the contract.
*See architectural floor plans and unit interior elevations for additional information. all stops, supplies, and risers shall be all metallic.
Notes:
A. See architectural interior elevations for grab bar and accessory requirements and locations. all units shall have grab bars.
B. Unit accessories must be installed to comply with accessibility requirements of the authority having jurisdiction.
C. Provide collapsible rubber curb.
D. Must have ASSE 1016 mixing valve set at 110°F. Mixing valve shall be balanced pressure, thermostatic, or combination balanced pressure thermostatic.
E. Provide new 1/4 turn supply shut off valves, braided stainless steel flexible supplies, p-trap, and fixture drain.
F. Provide sidespray
G. Provide, ASSE 1070 rated Watts USG-B mixing valve set to 110°.
H. Watersense Certified
I. G.C. to provide TrueBro Lav-Guard insulation kit.
J. G.C. to provide TrueBro Basin-Guard ADA barrier.



Vent Thru Roof (Tag=VTR)
NTS



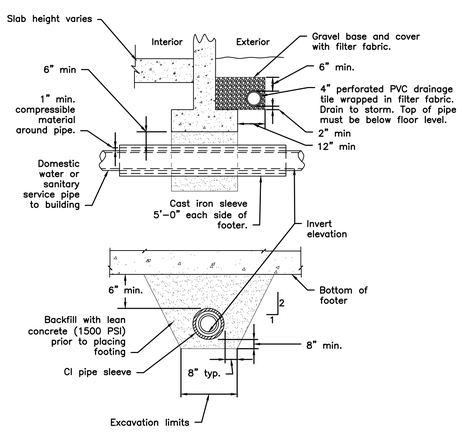
Water Service Entrance
NTS



Provide cleanout in low visibility locations when possible

Wall Cleanout
NTS

No pipes shall be allowed to pass through or under column footings. All pipes shall be installed away from column footings and prior to construction of wall footing.



Footer Coordination Detail
NTS

Detail Notes

1. 4" water meter with remote reader on exterior wall in location approved by local utility company.
2. 3" Watts 957 reduced pressure zone assembly (ASSE 1013).
3. Strainer
4. 4" incoming water service (DIP) – see civil plan for more information
5. Building supply main – see floor plans for more information
6. Painted floor flange mounted pipe stand installed per utility company requirements
7. Provide drainage piping to nearest floor drain with air gap fitting
8. Watts SentryPlus Alert backflow discharge alarm system.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

SCHEDULES

P401

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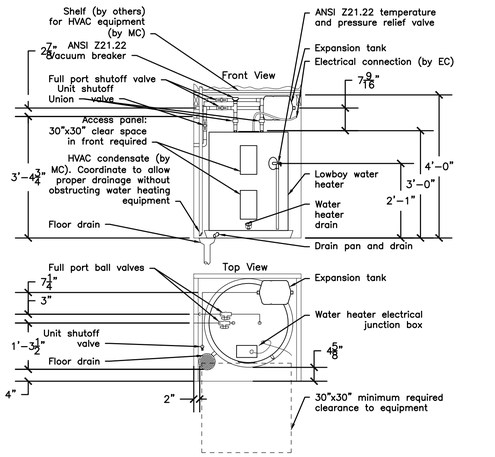
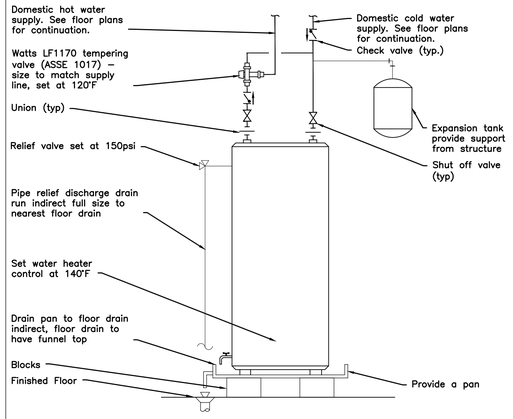
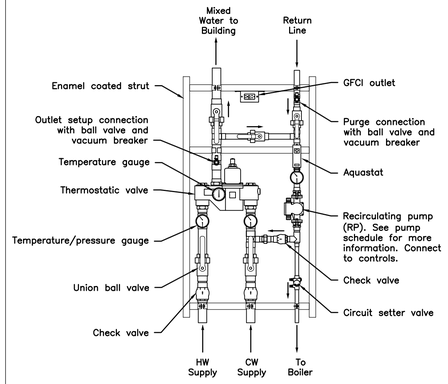


Stacked Water Heater Detail
NTS

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.

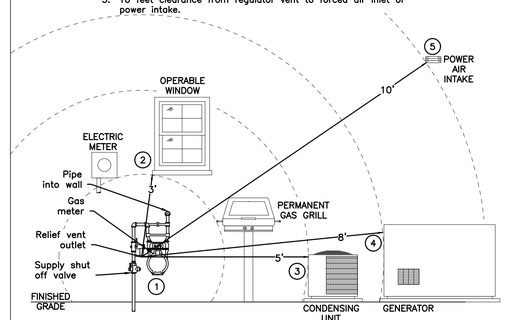


Gas Water Heater
NTS



Mixing Valve Station
NTS

Detail notes:
1. 6" minimum above finish grade.
2. 3 feet clearance from regulator vent to any source of heat (furnace, incinerators, etc.), source of ignition (electric meters, panels, etc.), vents or exhaust terminations (Heating systems, dryers, central vacuum, etc.).
3. 5 feet clearance from regulator vent to air conditioning units.
4. 8 feet clearance from regulator vent to generators.
5. 10 feet clearance from regulator vent to forced air inlet or power intake.



Gas Meter Detail
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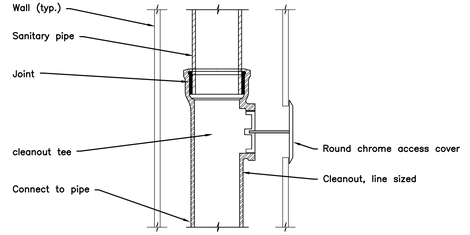
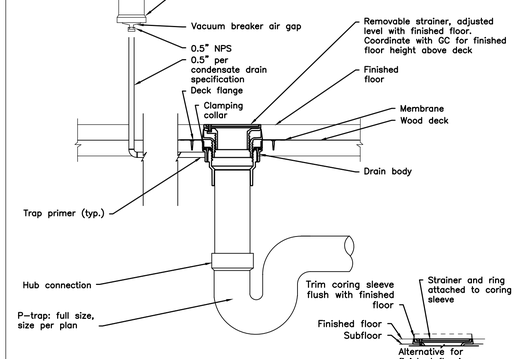


Provide cleanout in low visibility locations when possible

Wall Cleanout
NTS



On Deck Floor Drain
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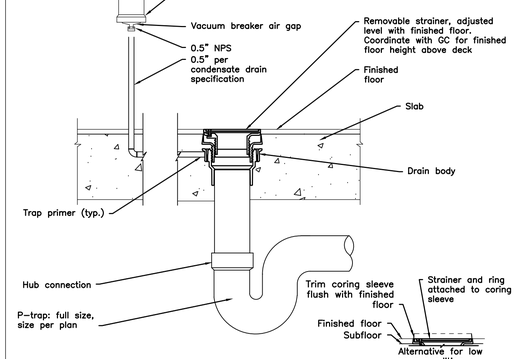
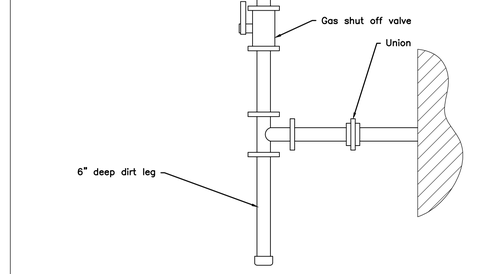
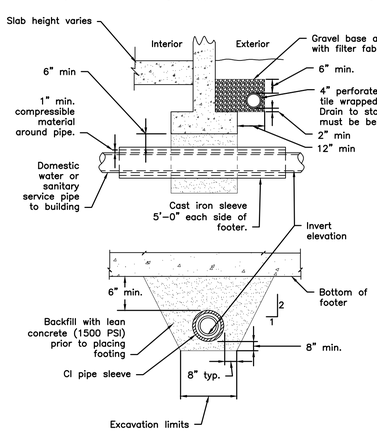


Slab on Grade Floor Drain
NTS

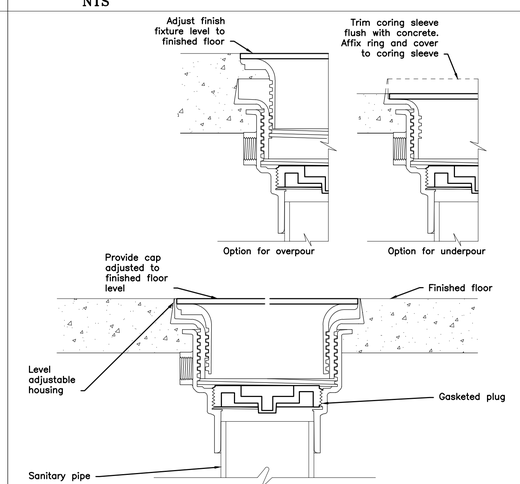


Gas Connection Detail
NTS

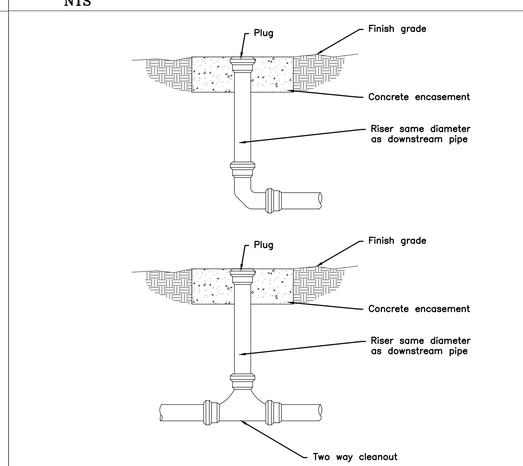
No pipes shall be allowed to pass through or under column footings. All pipes shall be installed away from column footings and prior to construction of wall footing.



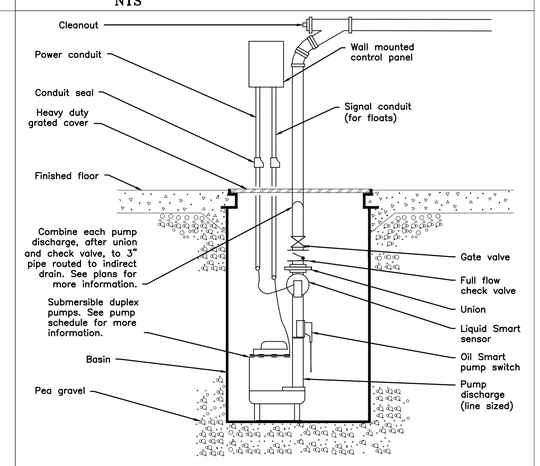
Footer Coordination Detail
NTS



Floor Cleanout
NTS



Grade Cleanout
NTS



Elevator Sump Pump
NTS

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

DETAILS

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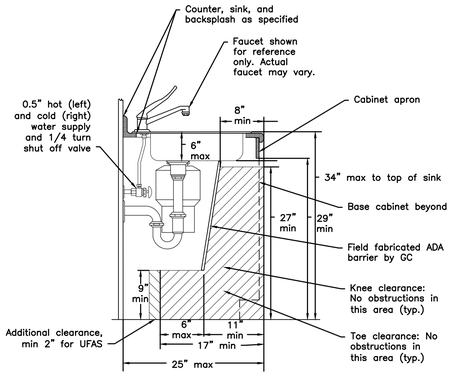


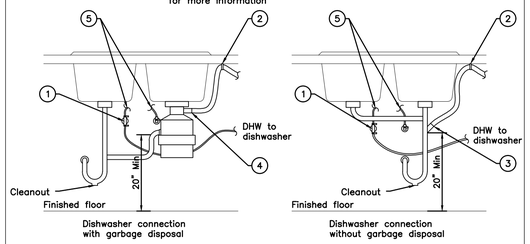
Kitchen Sink Detail

NTS

◯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

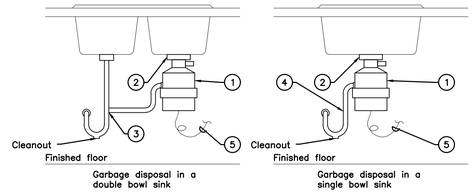


Dishwasher Connections

NTS

◯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.

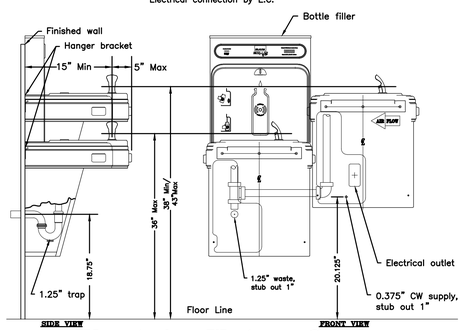


Garbage Disposal Connection

NTS

General Notes

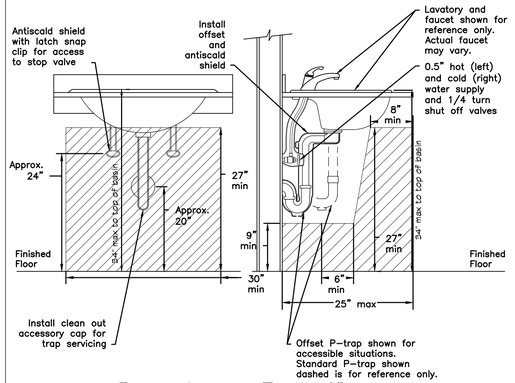
1. IMPORTANT! Cooler must be secured to wall with anchor holes.
2. Provide stop valve, trap, and electrical outlet.
3. Allow 5" min. per side for ventilation.
4. Recommended height shown – adjust vertical dimension to comply with AHJ.
5. Power cord furnished with NEMA 5–15 plug. Electrical connection by E.C.



Electric Water Cooler

NTS

ADA and ANSI 117 conforming, wheelchair accessible P–trap and angle valve assemblies shall be covered with the molded, anti–microbial under sink protective pipe cover. Cover to be white in color, and secure with snap clip flush reusable fastener. 1/4 turn angle stop valves shall have lock–lid locking access cover. Material shall be molded closed cell vinyl, nominal wall diameter of 0.125", smooth, high gloss finish that will not fade or discolor in sunlight. Cover shall fit all 1.25" and 1.5" caster brass or tubular P–trap assemblies, and all 0.375" or 0.5" angle stop assemblies. Surface to be anti–microbial vinyl. UL listing ASTM D–635 self extinguishing 5 second (ATB) 10mm.



Lavatory Detail

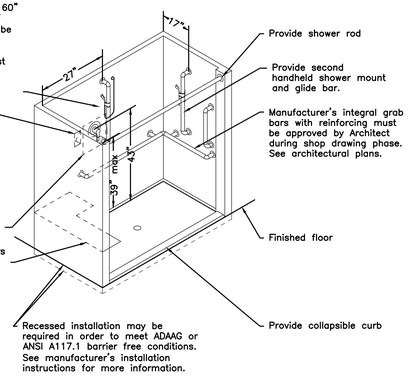
NTS

Provide handheld shower mounted on slide/grab bar with a minimum 60" long hose. Bottom of slide/grab bar must be within 3"–6" above horizontal grab bar. Handheld shower must be capable of being positioned within ADA control area.

Provide soap dish

Control area: All controls located within area between 36"–48" above floor and 16"–27" from back wall. Shower head must be capable of being positioned within control area.

Provide manufacturers integral folding seat



(For SHBF63 only)

Barrier Free Shower

NTS

Vacuum breaker backflow preventer with 0.75" male hose thread, approved under ASSE Standard 1011

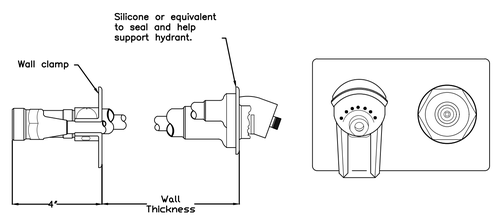
Modular Installation: Fits one standard modular brick course.

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.

Drain: Under nozzle away from hands of operator and with a lip to divert water away from building.

Exterior finish: Chrome finish on brass casting.



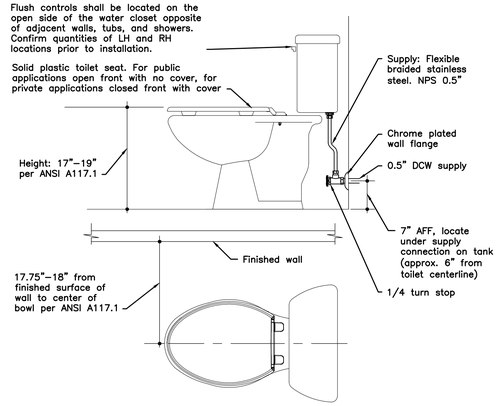
Freeze Proof Wall Hydrant (Tag=WH)

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

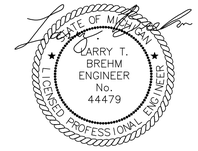
Height: 17"–19" per ANSI A117.1



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



December 13, 2021

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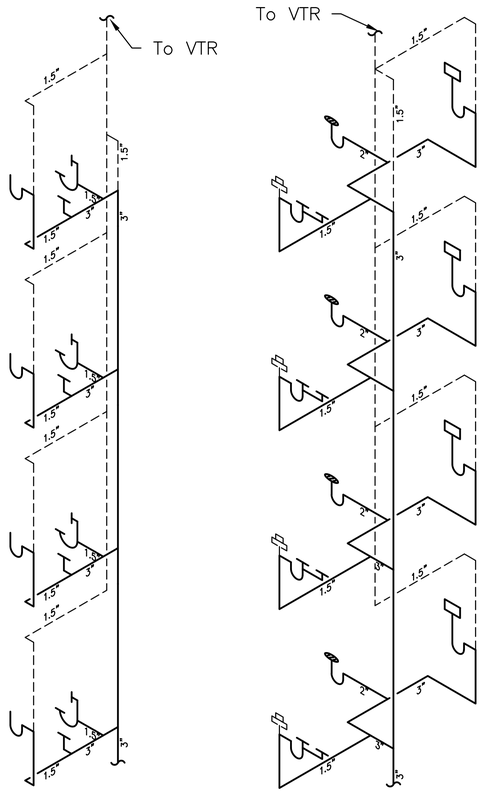
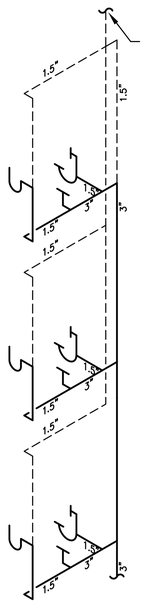


A Stack
NTS

A1 Stack
NTS



A2 Stack
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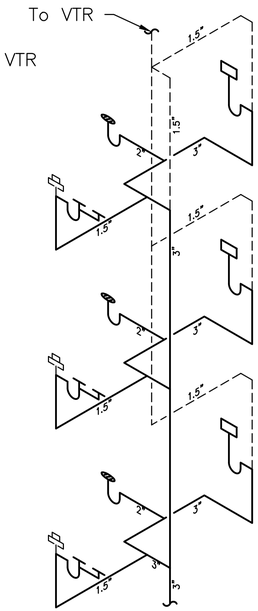

A3 Stack
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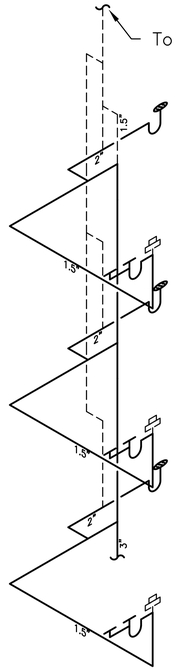

A4 Stack
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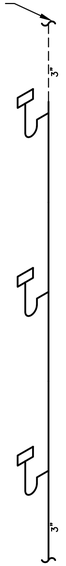

A5 Stack
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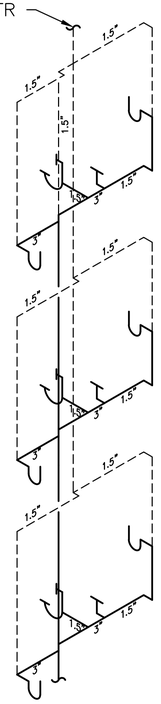

A6 Stack
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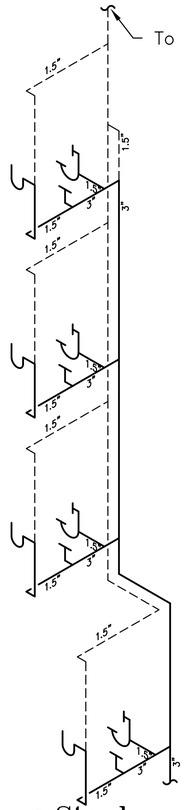
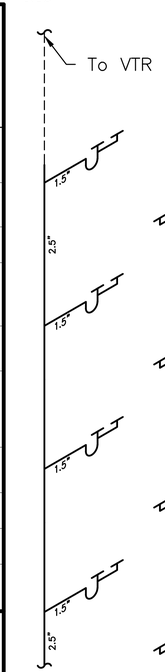


A7 Stack
NTS

Stack Symbol Legend

Floor Number	
Lavatory or Single Bowl Sink	
Water Closet	
Bathtub, Tub/shower	
Double Bowl Sink	
Washer Box	
Floor Drain	
Cleanout	
Air Admittance Valve	
Floor Sink	

Since actual building construction will vary from theoretical construction, Plumbing Contractor is allowed to use alternative venting techniques as long as they provide a better plumbing system (no additional AAVs will be accepted) and meet code as determined by Authority Having Jurisdiction.



B Stack
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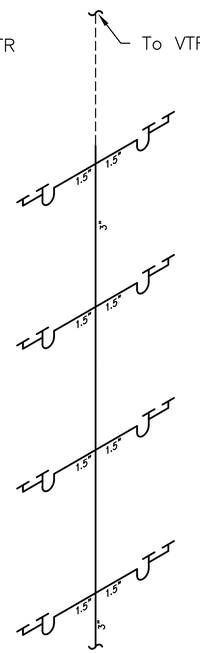

B1 Stack
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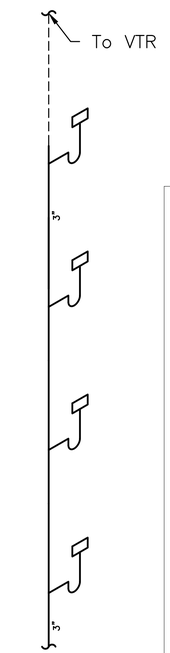

B2 Stack
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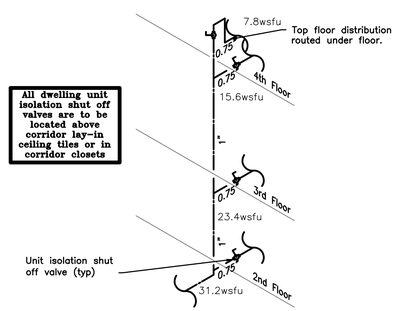

1 Water Supply Riser
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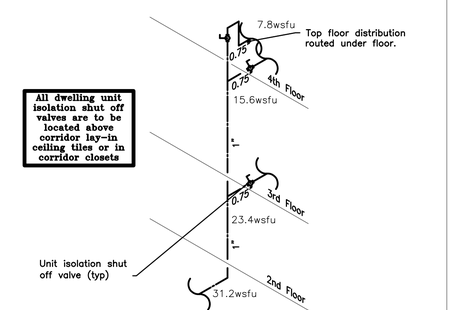

2 Water Supply Riser
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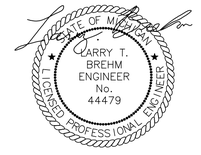

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1	Addendum 1	11/02/2021

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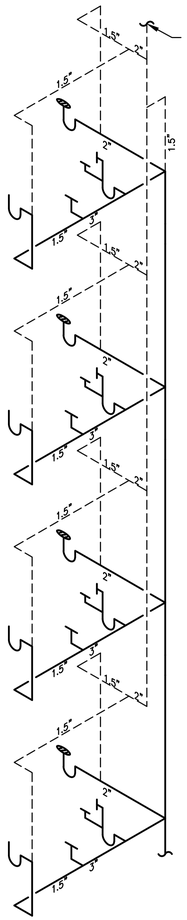

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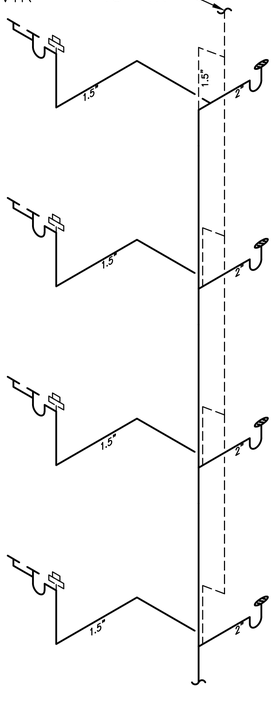

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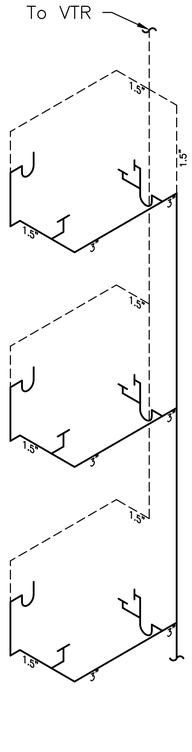

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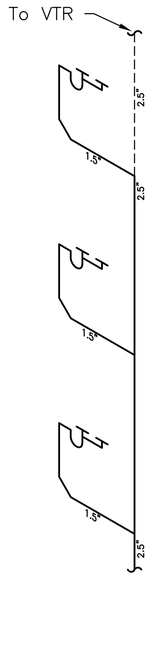

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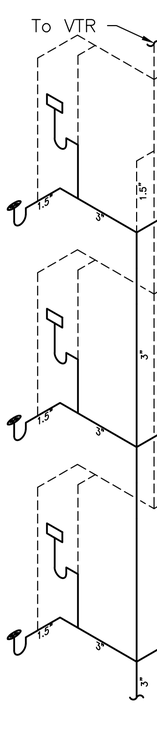

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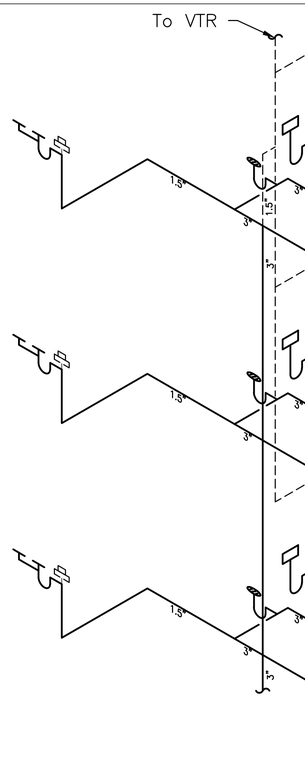

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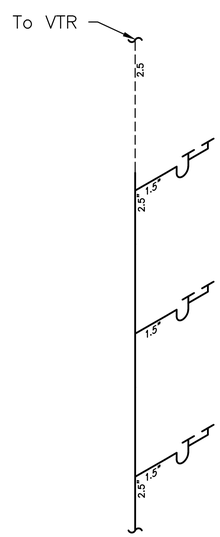

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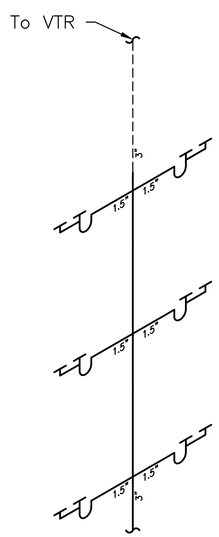

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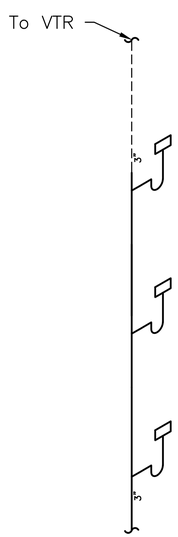

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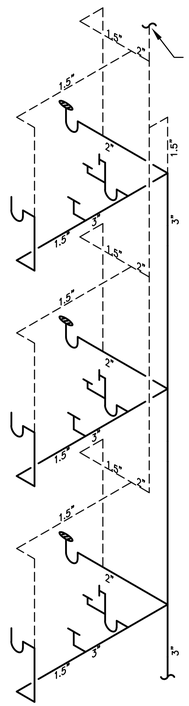

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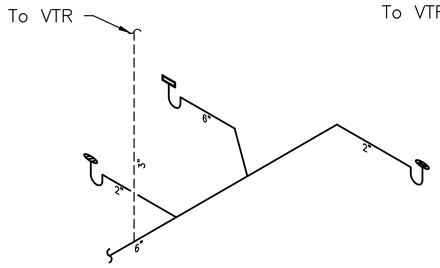

C Stack
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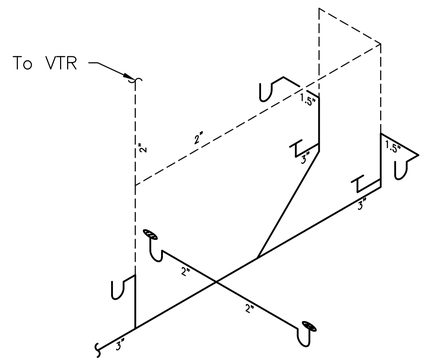

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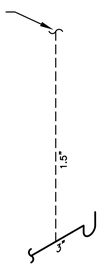

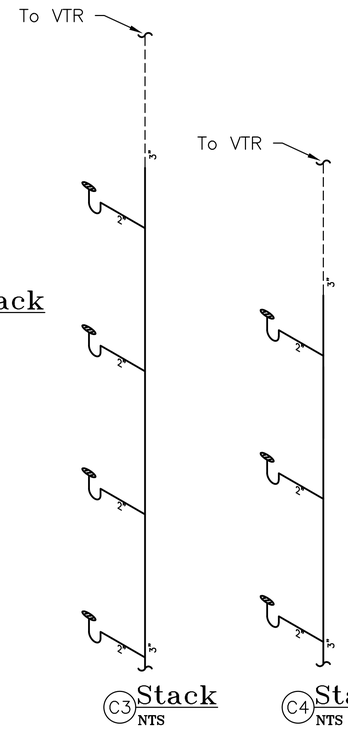

C2 Stack
NTS

C3 Stack
NTS

C4 Stack
NTS

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

DETAILS

P502

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12/13/2021

HVAC Symbols

—D—	Condensate Drain	EF	Exhaust Fan
20/6	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	Ceiling Radiation Fire Damper
	Duct Exhaust Elbow—Turned down 90°—Rectangular	SD	Smoke Damper
	Duct Return Elbow—Turned up 90°—Rectangular	F/SD	Fire/Smoke Damper
	Duct Return Elbow—Turned down 90°—Rectangular	VD	Volume Damper
	Duct Supply Elbow—Turned up 90°—Rectangular		Pipe Turned Down
	Duct Supply Elbow—Turned down 90°—Rectangular		Pipe Turned Up
	Direction of flow		Pipe Capped
R	Change of elevation rise (R), drop (D)	H	Humidistat
S	Smoke Detector	C	CO2 Sensor
H	Heat Detector		Connect to Existing
T	Mount top of thermostat at 47" AFF	MOD	Motor Operated Damper
	Ball Valve		Butterfly Valve
	Diaphragm Valve		Gate Valve
	Gate, Angle Valve		Globe Valve
	Globe Angle Valve		Plug Valve
	Three Way Valve		Check, Swing Gate Valve
	Check, Spring Valve		Pressure—Reducing Regulator Valve
	Quick—Opening Valve		Quick—Closing Valve
	Safety or Relief Valve		Solenoid Valve
	Square—Head Cock Valve		Air Vent, Automatic
	Air Vent, Manual	S	Air Separator
	Pipe Guide		Anchor, Intermediate
	Anchor, Main		Ball Joint
	Expansion Joint		Expansion Loop
	Flexible Connector		Flowmeter, Orifice Plate with Flanges
VFM—1	Flowmeter, Venturi	FS	Flow Switch
	Heat Exchanger, Liquid	R	Pitch of Pipe, Rise (R) drop (D)
	Pressure Gage and Cock	PS	Pressure Switch
CW—1	Pump (Indicate Use)	PSD	Pump Suction Diffuser
	Strainer		Strainer, Blow Off
	Strainer, Duplex		Thermometer
	Thermometer Well, Only	T	Thermostat

Abbreviations

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

Schedules of through penetration firestop systems•

Concrete floors			Concrete or block walls		
Type of penetrant	**F—rating (HR)**	**UL—Classified system**	**Type of penetrant**	**F—rating (HR)**	**UL—Classified system**
Circular blank openings	1	FA 0006,CAJ 0055, CAJ 0090	Circular blank openings	1	CAJ 0055, CAJ 0090
	2	FA 0006,CAJ 0055, CAJ 0090		2	CAJ 0055, CAJ 0090
Single metal pipes or conduit	1	CAJ 1226, FA 1028	Single metal pipes or conduit	1	CAJ 1226, WJ 1067
	2	CAJ 1226, FA 1028		2	CAJ 1226, WJ 1067
SIngle or non—metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ 2021, CAJ 2342	Single or non—metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
	2	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ—2021, CAJ 2371, CAJ 2342		2	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
SIngle or bundled cables	1	FA 3007, CAJ 3095,CAJ 3180	Single or bundled cables	1	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
	2	FA 3007,CAJ 3095,CAJ 3180		2	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
Cable tray	1	CAJ 4034, CAJ 4035	Cable tray	1	WJ 4027, CAJ 4034, CAJ 4035
	2	CAJ 4034, CAJ 4035		2	WJ 4027, CAJ 4034, CAJ 4035
Single insulated pipes	1	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5098	Single insulated pipes	1	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
	2	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5090		2	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
Electrical busway	1	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036	Electrical busway	1	CAJ 6006, CAJ 6017, CAJ 6036
	2	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036		2	CAJ 6006, CAJ 6017, CAJ 6036
Non—insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, CAJ 7084	Non—insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
	2	CAJ 7046, CAJ 7051, CAJ 7084		2	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
Insulated mechanical ductwork without dampers	N/A**	N/A**	Insulated mechanical ductwork without dampers	1	WJ 7029
				2	WJ 7029
Mixed penetrants	1	CAJ 8099, CAJ 8056, CAJ 8143	Mixed penetrants	1	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
	2	CAJ 8099, CAJ 8056, CAJ 8143		2	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143

Wood floor			Gypsum wallboard assemblies		
Type of penetrant	**F—rating (HR)**	**UL—Classified system**	**Type of penetrant**	**F—rating (HR)**	**UL—Classified system**
Metal pipes or conduit	1	FC 1009, FC 1059	Metal pipes or conduit	1	WL 1054, WL 1058, WL 1164
	2	FC 1009, FC 1059		2	WL 1054, WL 1058, WL 1164
Non—metallic pipe or conduit	1	FC 2232, FC 2030, FC 2160, FC 2127, FC 2128	Non—metallic pipe or conduit	1	WL 2078, WL 2075, WL 2128
	2	FC 2029, FC 2030, FC 2128, FC 2127, FC 2160		2	WL 2078, WL 2075, WL 2128
Single or bundled cables	1	FC 3012, FC 3044	Single or bundled cables	1	WL 3065, WL 3111, WL 3112
	2	FC 3012		2	WL 3065, WL 3111, WL 3112
Insulated pipes	1	FC 5004, FC 5037, FC 5036	Cable tray	1	WL 4011, WL 4019
				2	WL 4011, WL 4019
	2	FC 5004, FC 5037	Insulated pipes	1	WL 5028, WL 5029, WL 5047
				2	WL 5028, WL 5029, WL 5047
Non—insulated mechanical ductwork without dampers	1	FC 7013	Non—insulated mechanical ductwork without dampers	1	WL 7017, WL 7040, WL 7042, WL 7155
				2	WL 7040, WL 7042, WL 7155
Insulated mechanical ductwork without dampers	1	N/A**	Insulated mechanical ductwork without dampers	1	WL 7059, WL 7153, WL 7156, WL 7151
	2	N/A**		2	WL 7059, WL 7153, WL 7156, WL 7151
Mixed penetrants	1	FC 8009, FC 8014, FC 8026, FC8025	Mixed penetrants	1	WL 1095, WL 8013
				2	WL 1095, WL 8013

*Based on Hilti model numbers. See Division 7 specifications for other approved manufacturers.

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 all codes listed on cover and interpretations. Contractor shall be responsible for obtaining and paying for all permits and inspections. Contractor shall be familiar with applicable codes and local AHJ interpretations before the bid. All costs resulting from code interpretation shall be borne by the contractor.

B. 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. Review and understand the requirements of the Contract Documents before bidding. Confirm contract document and code compliance requirements with the Project Architect and General Contractor during bidding, 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. All costs due to performing work prior to conflict resolution shall be borne by the contractor.

C. 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. Confirm size and location of all work prior to bid and construction. Verify all existing conditions prior to bidding and construction. Verify exact dimensions and sequencing of the work and coordinate with the site, utilities, building structure and with all other trades. Coordinate exact locations of all work with other trades and suppliers before installation. Concealed conditions may occur, and scope changes required shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All additional costs resulting from lack of coordination shall be borne by the contractor.

D. Substitutions: 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.

E. 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.

F. Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangars, and other appurtenances) to provide complete working HVAC systems for the project. Offsets, accessories, 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.

G. 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.

H. Shop Drawings: Shall be reviewed by architect/engineer prior to submission for permit.

I. Penetrations: Penetrations through fire/smoke rated construction shall be protected with a product listed and labeled to maintain the fire/smoke rating of system penetrated. HVAC, etc., which penetrate 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 with insulation (blanket or foam) in order to maintain proper protection against heat loss, infiltration, sound transmission, etc.

J. 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.

K. 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.

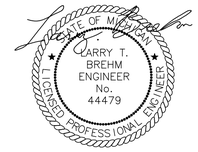
L. Piping in exterior walls shall be run inside of building insulation. Provide metal jacket up 8'—0" A.F.F. on all exposed insulated piping. Trapeze hangers may be used when grouping pipes.

M. 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.

N. Refrigerant: Provide Non—HCFC HVAC refrigerant, charge per manufacturer requirements. Forward test and refrigerant data to builder and green rater when complete.

O. 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.

P. 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.



December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12/10/2021

NOTES, SYMBOLS AND ABBREVIATIONS
-
M000

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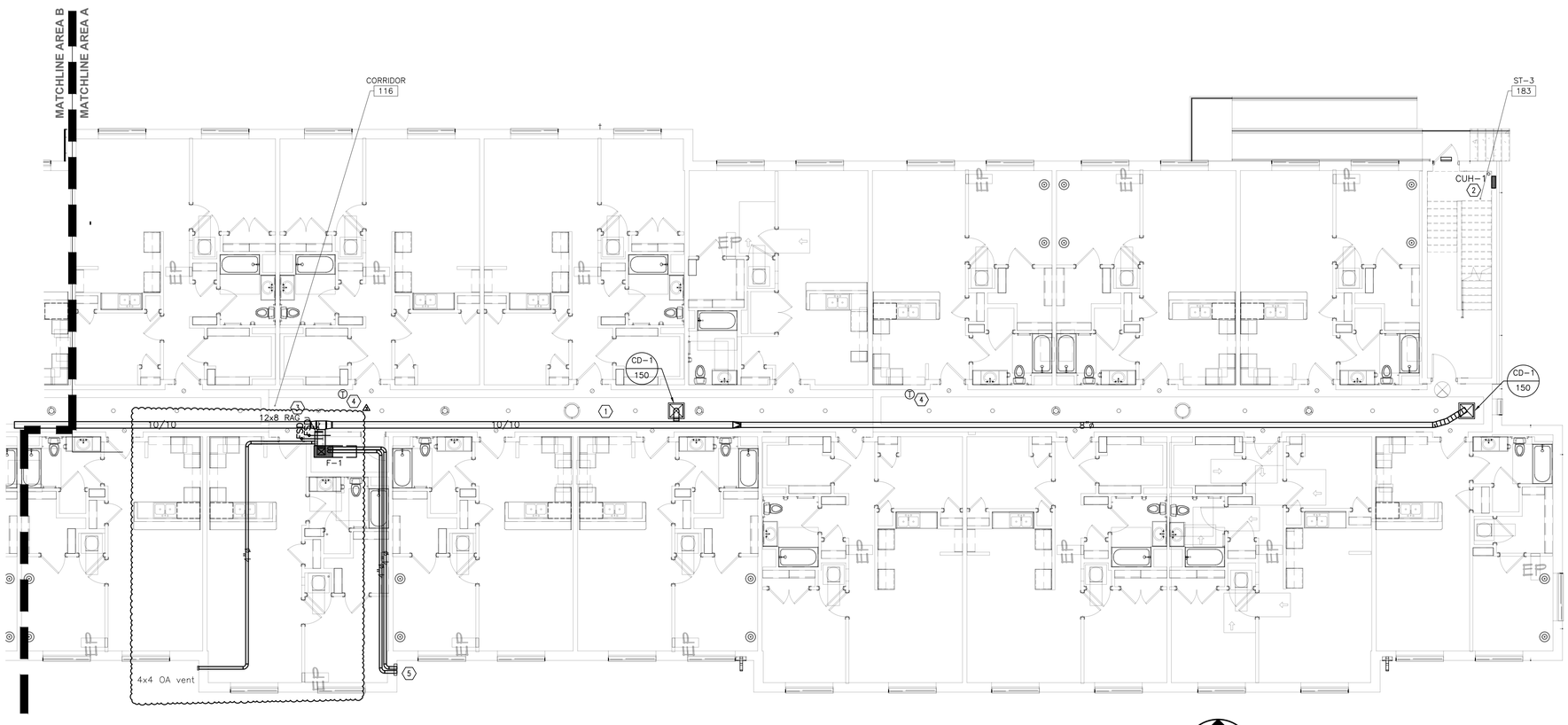
12/13/2021



north

1st floor plan A

1/8"=1'-0"

Coded Notes

1. Ductwork routed within dropped ceiling/soffit.
2. CUH-1 to be recessed within the stairwell wall.
3. Mount RAG at 0'-6" A.F.F.
4. Thermostat to be mounted 4'-0" A.F.F with plastic lockable cover.
5. Combination flue and combustion vent.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12/10/2021

1ST FLOOR PLAN
- AREA A
-

M101A

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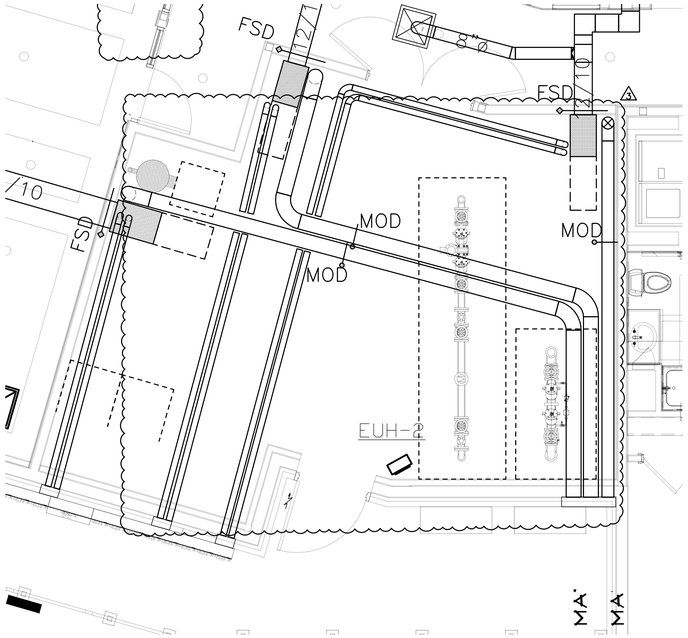
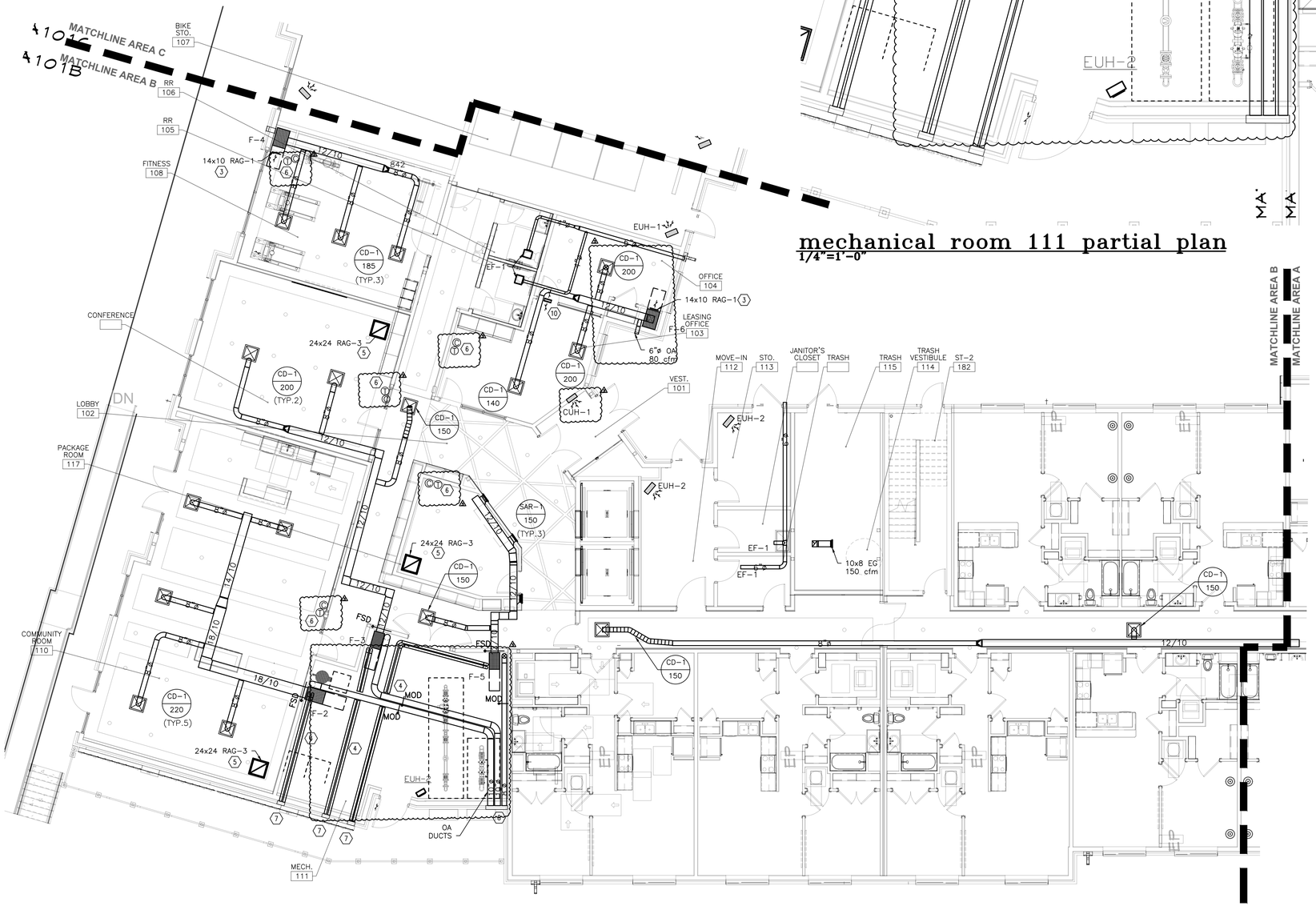


mechanical room 111 partial plan
1/4"=1'-0"



north

1st floor plan B
1/8"=1'-0"

Coded Notes

1. Ductwork routed within dropped ceiling/soffit.
2. EUH-1 mounted at 8'-0" A.F.F.
3. Mount RAG at 0'-6" A.F.F.
4. 4" flue and 4" combustion air routed from furnace. See detail.
5. Plenum style return. Provide radiation dampers at all penetrations of the fire rated ceiling.
6. Thermostat to be mounted 4'-0" A.F.F.
7. Combination flue and combustion vent.
8. OA air intake. Ensure there is minimum 10'-0" of clearance between the OA and exhaust vents.
9. 10x8 exhaust duct running up into shaft. Coordinate shaft location with architectural plans.
10. 12x8 TG. Mount and center above door.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

1ST FLOOR PLAN
- AREA B -

M101B

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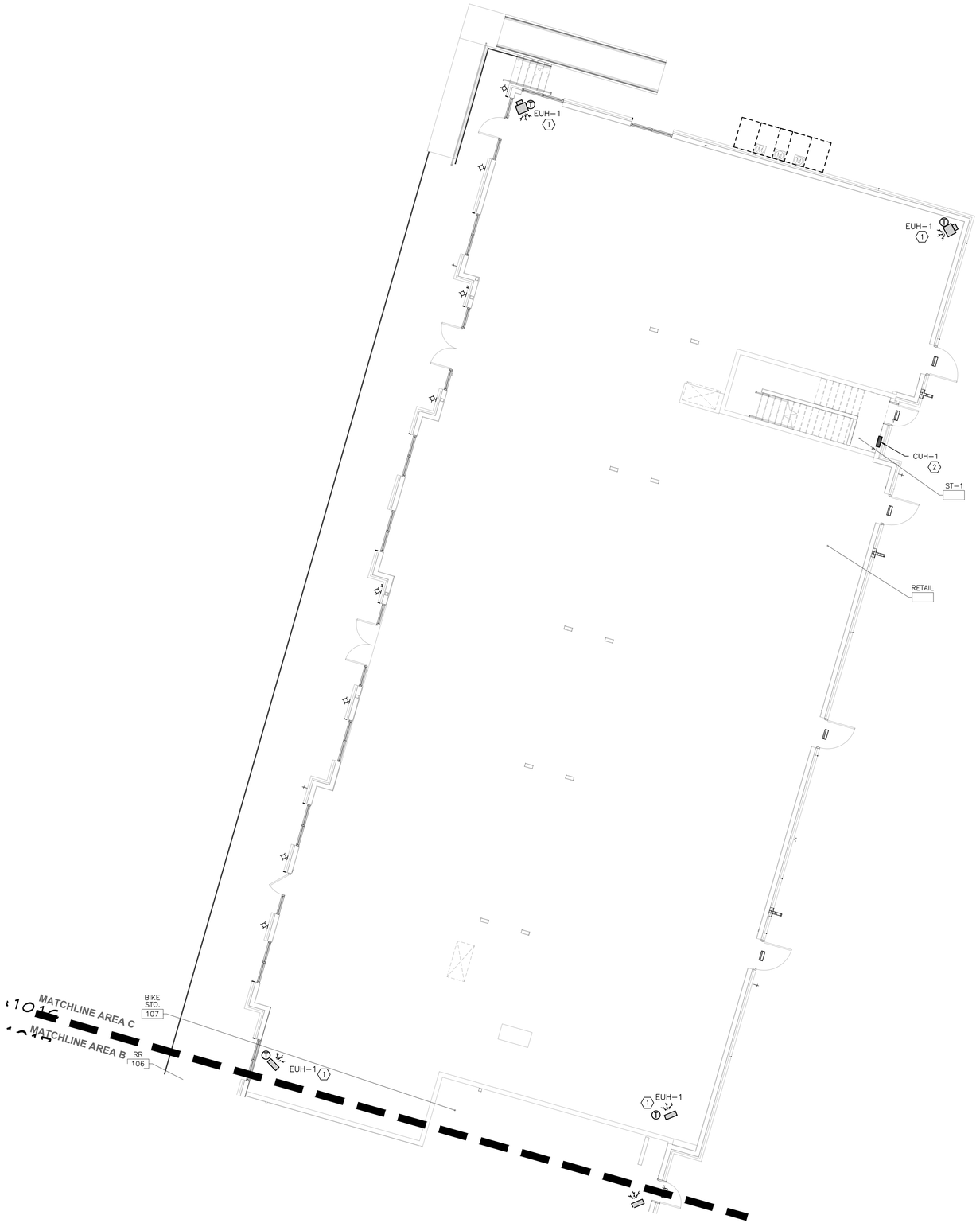

Coded Notes

1. EUH mounted 8'–0" AFF.
2. CUH–1 to be recessed within the wall.

north

1st floor plan C
1/8"=1'–0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

1ST FLOOR PLAN
- AREA C
-

M101C

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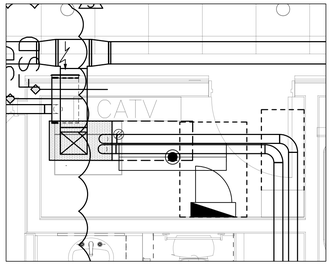
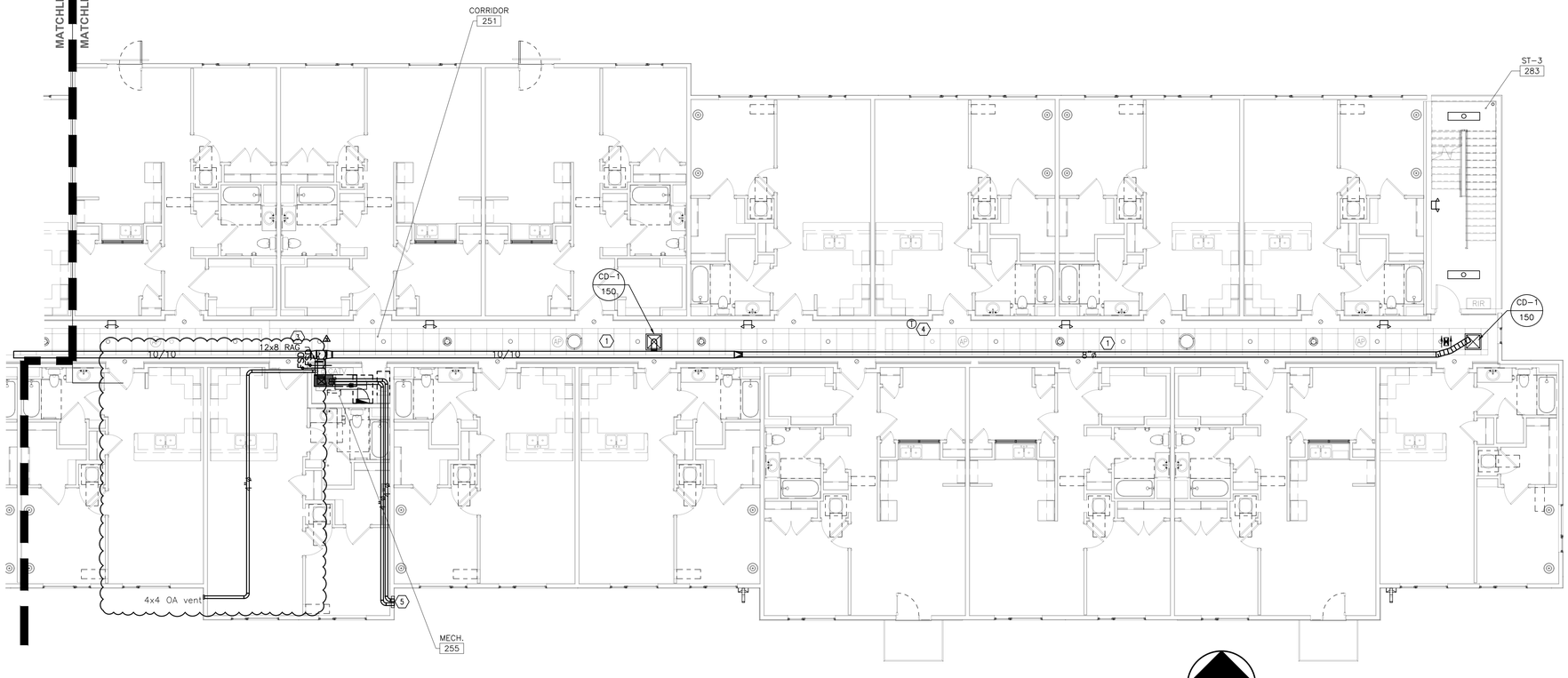


mechanical room 255 partial plan
3/8"=1'-0"



north

2nd, 3rd &4th floor plan A
1/8"=1'-0"

Coded Notes

1. Ductwork routed within dropped ceiling/soffit.
2. CUH-1 to be recessed within the stairwell wall.
3. Mount RAG at 0'-6" A.F.F.
4. Thermostat to be mounted 4'-0" A.F.F with plastic lockable cover.
5. Combination flue and combustion vent.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12/10/2021

2ND & 3RD FLOOR PLAN - AREA A

M102A

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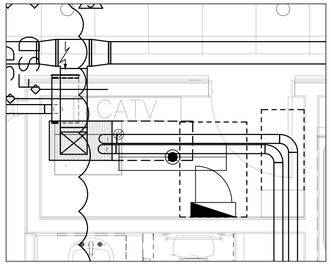
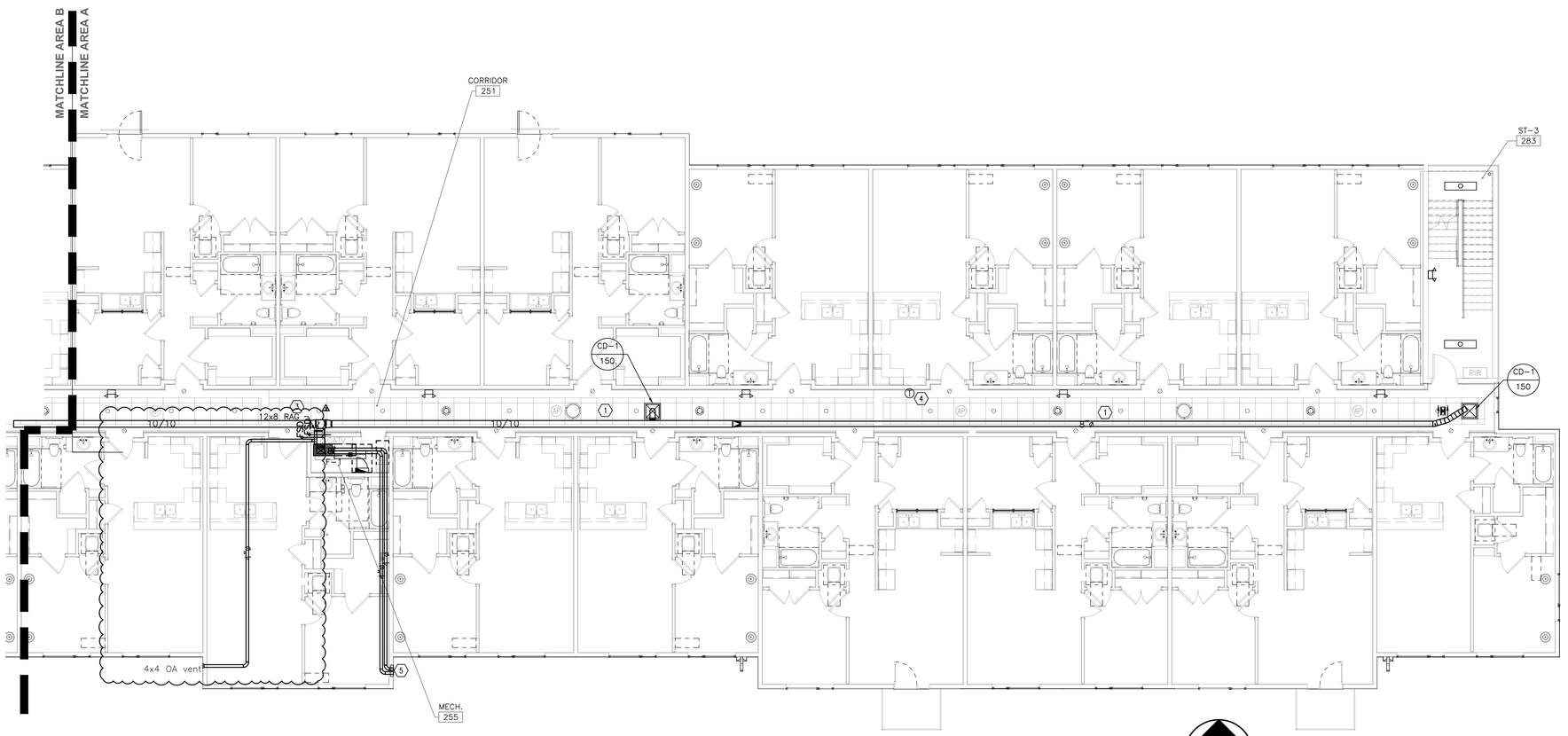


mechanical room 255 partial plan
3/8"=1'-0"



north

2nd, 3rd &4th floor plan A
1/8"=1'-0"

Coded Notes

1. Ductwork routed within dropped ceiling/soffit.
2. CUH-1 to be recessed within the stairwell wall.
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4. Thermostat to be mounted 4'-0" A.F.F with plastic lockable cover.
5. Combination flue and combustion vent.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

January 6, 2022

VAN DYKE APARTMENTS

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DATE: 09/01/2021
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3	Addendum 3	12/10/2021
4	Addendum 4	01/06/2022

2ND, 3RD, & 4TH FLOOR PLAN - AREA A

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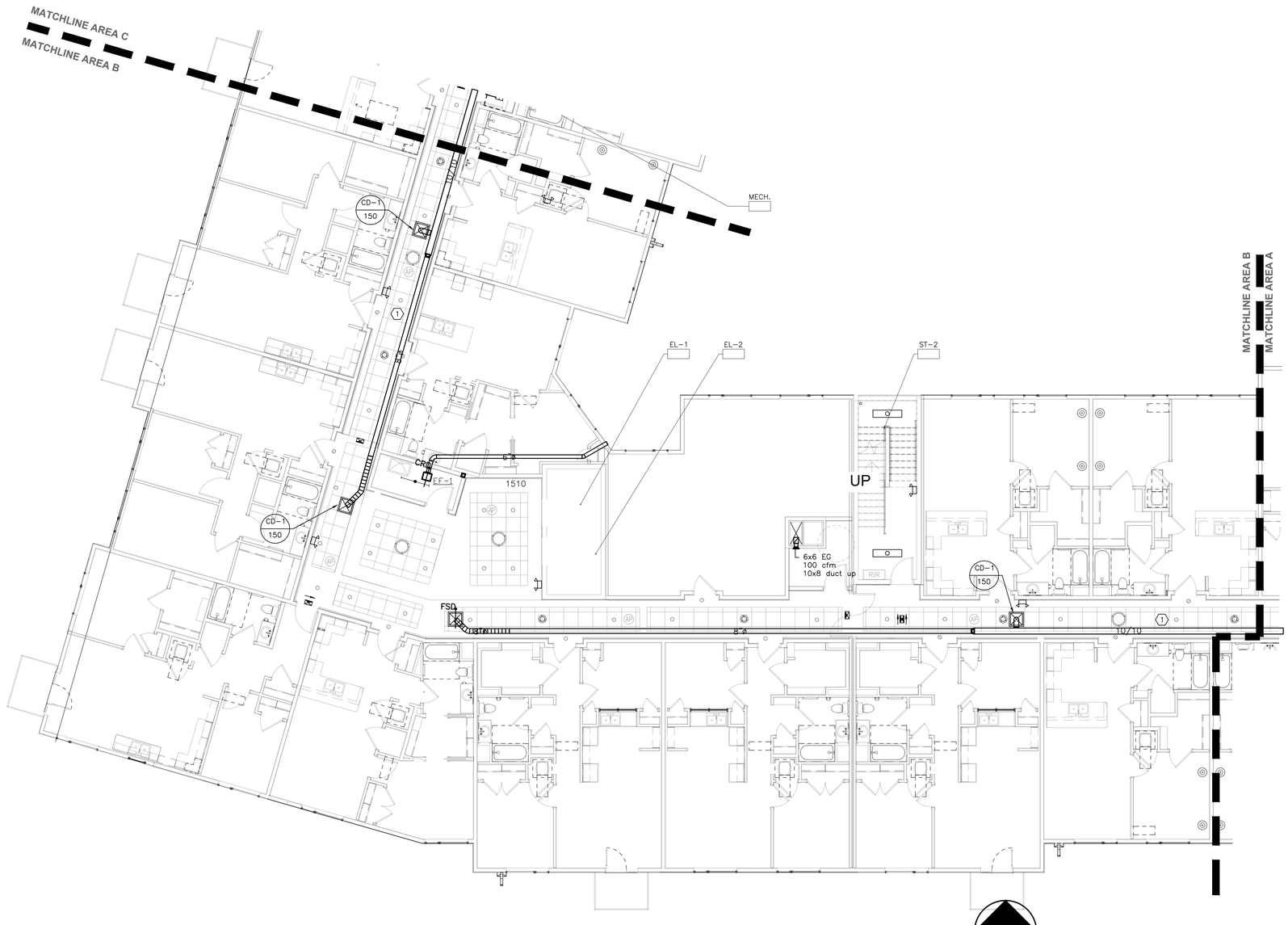
01/06/2022



north

2nd, 3rd & 4th floor plan B

1/8"=1'-0"

Coded Notes

1. Ductwork routed within dropped ceiling/soffit.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

January 6, 2022

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
4	Addendum 4	01/06/2022

2ND, 3RD, & 4TH FLOOR PLAN - AREA B

M102B

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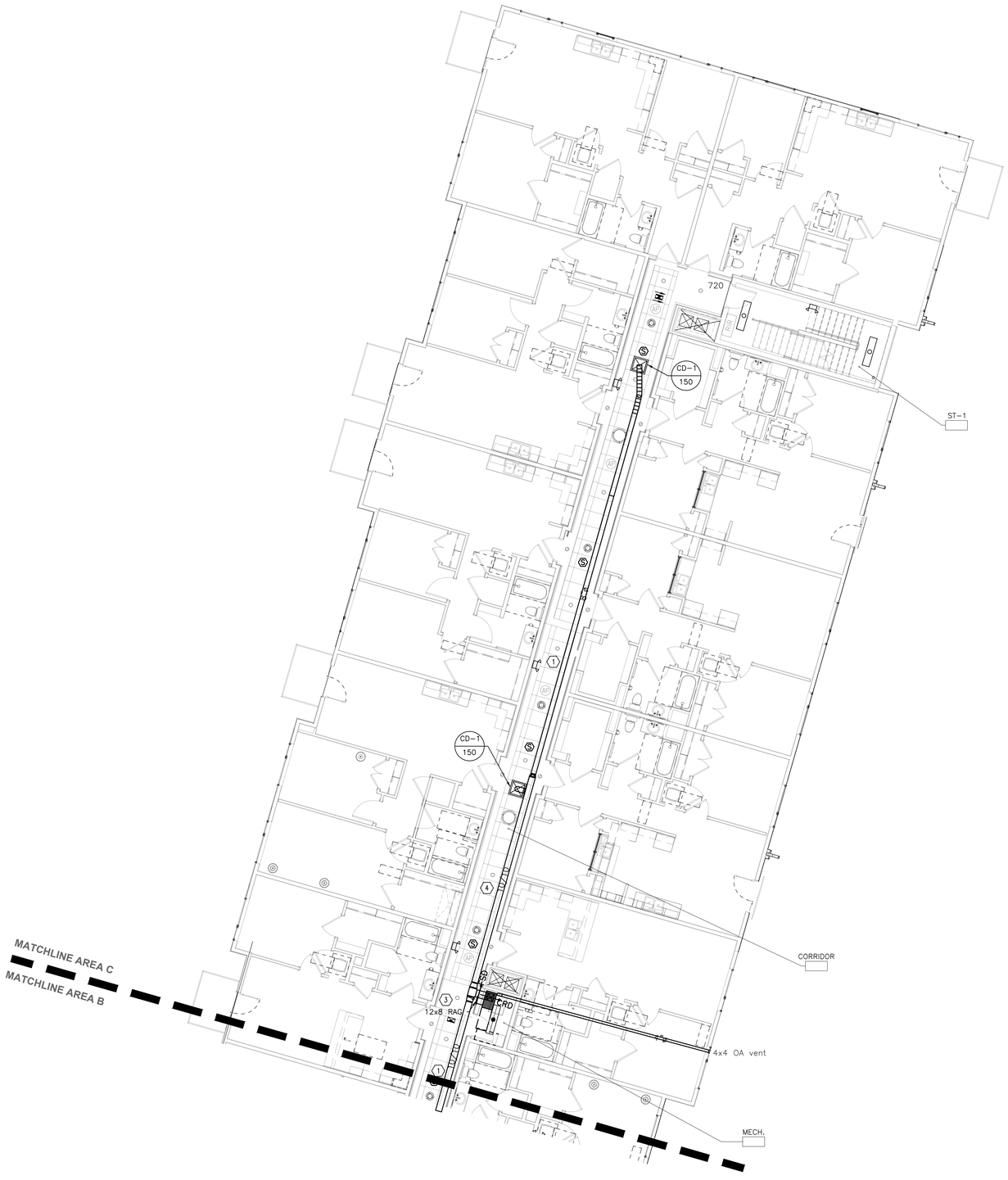
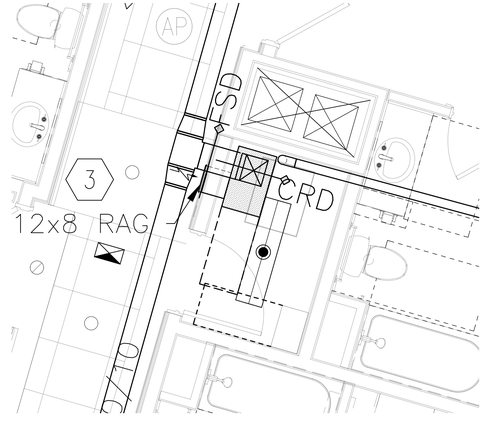
01/06/2022



Coded Notes

1. Ductwork routed within dropped ceiling/soffit.
2. CUH-1 to be recessed within the stairwell wall.
3. Mount RAG at 0'-6" A.F.F.
4. Thermostat to be mounted 4'-0" A.F.F with plastic lockable cover.



mechanical room partial plan
3/8"=1'-0"

north

2nd, 3rd & 4th floor plan C
1/8"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

January 6, 2022

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12/10/2021
4	Addendum 4	01/06/2022

2ND, 3RD, & 4TH FLOOR PLAN - AREA C

M102C

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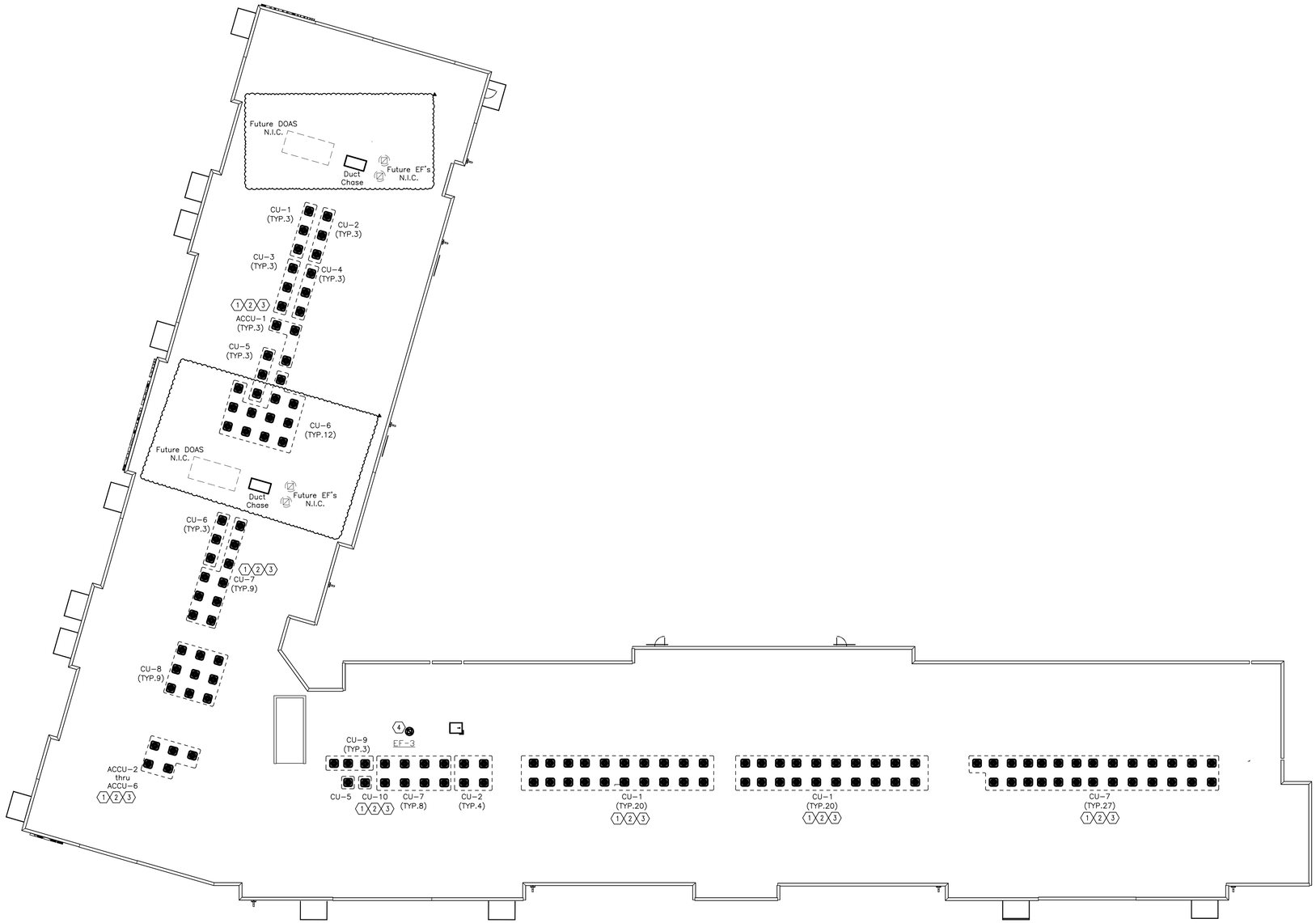
01/06/2022



north

roof plan
1/16"=1'-0"

Coded Notes

1. Condensing units mounted on equipment curbs. Provide restrained spring vibration isolation with minimum 3/4 inch deflection. See spring isolator detail on M402.
2. Run RS and RL lines down to associated units. Observe manufacturers maximum line lengths.
3. Observe all manufacturer clearances.
4. EF mounted on roof curb.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12/10/2021

ROOF PLAN - OVERALL

M104

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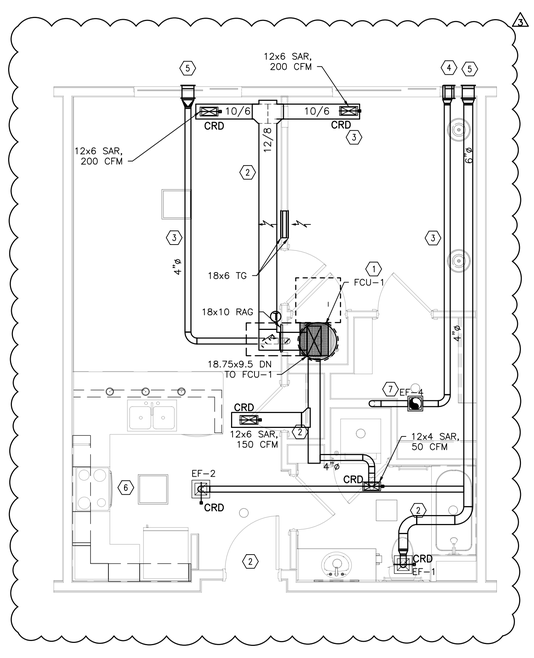
12/13/2021

Coded Notes

1. Route condensate drain indirectly to nearest floor/hub drain with 2" air gap.
2. Ductwork routed within ceiling.
3. Ductwork routed within rated assembly.
4. Flush mounted louvered shutter.
5. 8"x8" brick vent.
6. Ductless range hood, by others.
7. Clothes Dryer Exhaust: Coordinate with GC to provide a 6" stud wall. Provide dryer inlet box and duct up to ceiling/joist space and extend to exterior. Duct shall have minimum 4" diameter, 0.016" thick metal, smooth interior finish, supported an 4' intervals, run without fire dampers, screens or penetrating fasteners. Install with shield plate(s) if within 1.25" of stud face and fire caulk where penetrating rated assembly. If installed within rated wall, provide rated box and maintain rating per IBC. Elbow(s) shall have smooth 10" inside radius. Exterior outlet shall be louvered shutter on lower floors, and 10"x6" SG on top floor (see details). Provide permanent sign showing equivalent duct length and mount within 6' of inlet. If duct length exceeds 35' equivalent length, GC shall submit dryer product data to AHJ showing long length duct capability.



enlarged unit plan A1a
1/4"=1'-0"

STATE OF MICHIGAN
LARRY T. BREHM
ENGINEER
No. 44479
LICENSED PROFESSIONAL ENGINEER

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

ENLARGED UNIT PLANS A1a, A1b & A1c - ANSI TYPE "B"

M301

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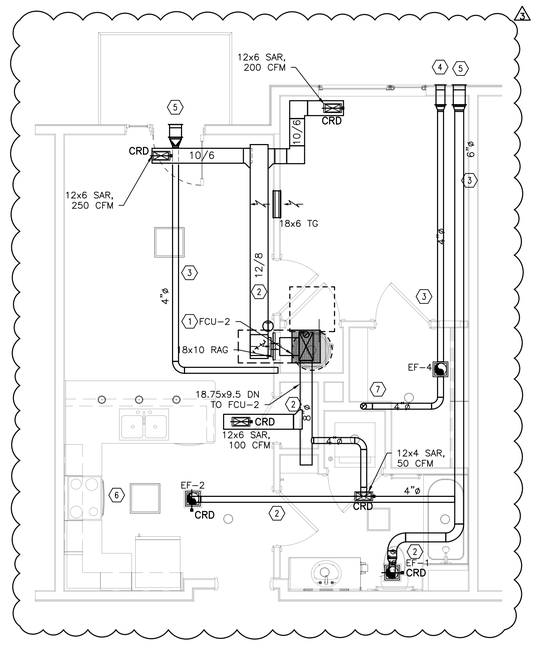
P 614.221.1110 berardipartners.com

12/13/2021

Coded Notes

1. Route condensate drain indirectly to nearest floor/hub drain with 2" air gap.
2. Ductwork routed within ceiling.
3. Ductwork routed within rated assembly.
4. Flush mounted louvered shutter.
5. 8"x8" brick vent.
6. Ductless range hood, by others.
7. Clothes Dryer Exhaust: Coordinate with GC to provide a 6" stud wall. Provide dryer inlet box and duct up to ceiling/joist space and extend to exterior. Duct shall have minimum 4" diameter, 0.016" thick metal, smooth interior finish, supported an 4' intervals, run without fire dampers, screens or penetrating fasteners. Install with shield plate(s) if within 1.25" of stud face and fire caulk where penetrating rated assembly. If installed within rated wall, provide rated box and maintain rating per IBC. Elbow(s) shall have smooth 10" inside radius. Exterior outlet shall be louvered shutter on lower floors, and 10"x6" SG on top floor (see details). Provide permanent sign showing equivalent duct length and mount within 6' of inlet. If duct length exceeds 35' equivalent length, GC shall submit dryer product data to AHJ showing long length duct capability.



enlarged unit plan A2
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN A2
- ANSI TYPE "B"

M302

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12/13/2021

Coded Notes

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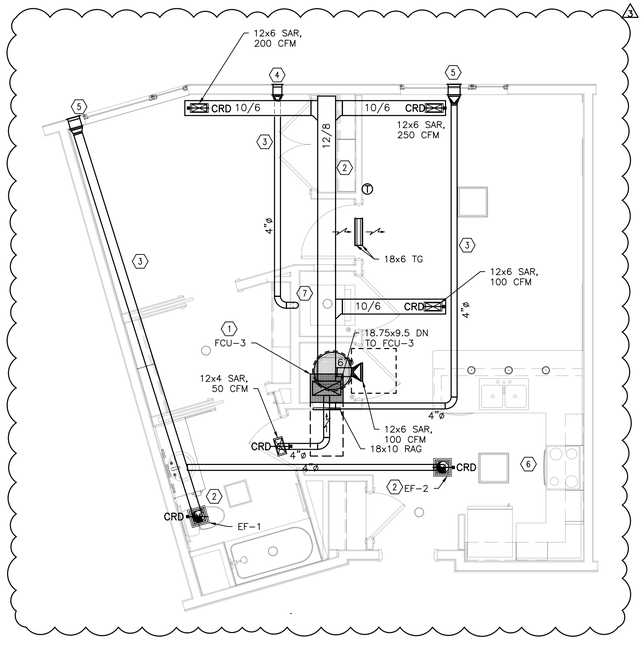

enlarged unit plan A3

1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

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PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

ENLARGED UNIT PLAN A3
- ANSI TYPE "B"

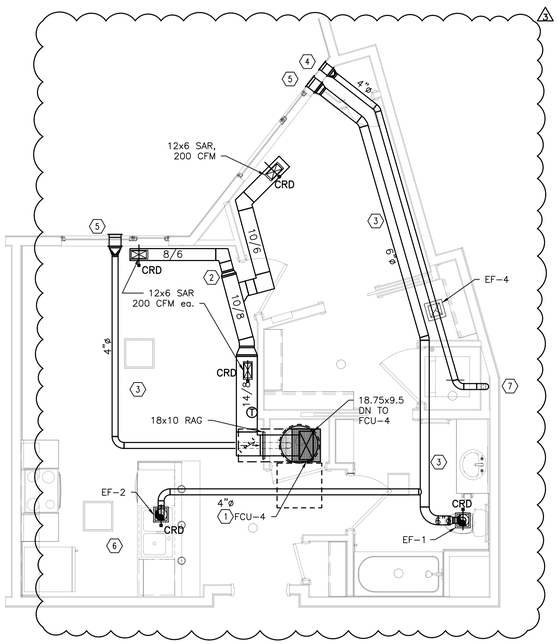
M303

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

12/13/2021

Coded Notes

1. Route condensate drain indirectly to nearest floor/hub drain with 2" air gap.
2. Ductwork routed within ceiling.
3. Ductwork routed within rated assembly.
4. Flush mounted louvered shutter.
5. 8"x8" brick vent.
6. Ductless range hood, by others.
7. Clothes Dryer Exhaust: Coordinate with GC to provide a 6" stud wall. Provide dryer inlet box and duct up to ceiling/joist space and extend to exterior. Duct shall have minimum 4" diameter, 0.016" thick metal, smooth interior finish, supported an 4' intervals, run without fire dampers, screens or penetrating fasteners. Install with shield plate(s) if within 1.25" of stud face and fire caulk where penetrating rated assembly. If installed within rated wall, provide rated box and maintain rating per IBC. Elbow(s) shall have smooth 10" inside radius. Exterior outlet shall be louvered shutter on lower floors, and 10"x6" SG on top floor (see details). Provide permanent sign showing equivalent duct length and mount within 6' of inlet. If duct length exceeds 35' equivalent length, GC shall submit dryer product data to AHJ showing long length duct capability.



enlarged unit plan A4
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

ENLARGED UNIT PLAN A4
- ANSI TYPE "B"

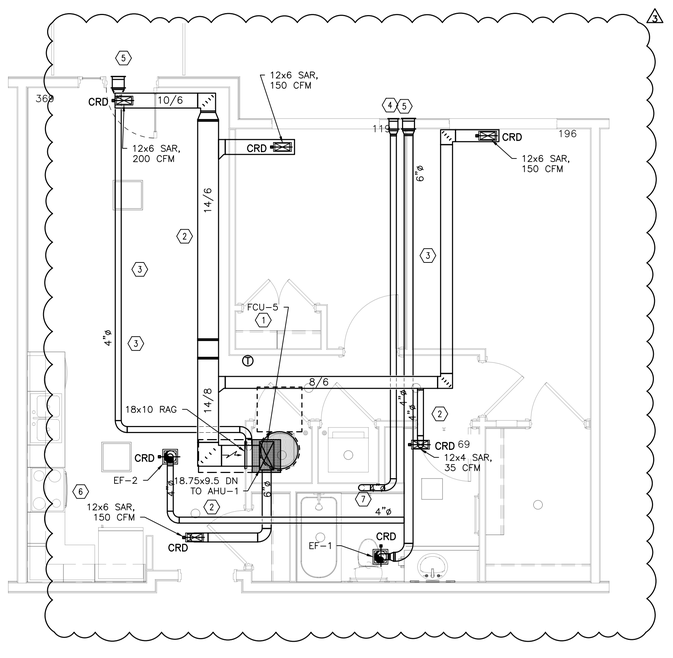
M304

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

12/13/2021

Coded Notes

1. Route condensate drain indirectly to nearest floor/hub drain with 2" air gap.
2. Ductwork routed within ceiling.
3. Ductwork routed within rated assembly.
4. Flush mounted louvered shutter.
5. 8"x8" brick vent.
6. Ductless range hood, by others.
7. Clothes Dryer Exhaust: Coordinate with GC to provide a 6" stud wall. Provide dryer inlet box and duct up to ceiling/joist space and extend to exterior. Duct shall have minimum 4" diameter, 0.016" thick metal, smooth interior finish, supported an 4' intervals, run without fire dampers, screens or penetrating fasteners. Install with shield plate(s) if within 1.25" of stud face and fire caulk where penetrating rated assembly. If installed within rated wall, provide rated box and maintain rating per IBC. Elbow(s) shall have smooth 10" inside radius. Exterior outlet shall be louvered shutter on lower floors, and 10"x6" SG on top floor (see details). Provide permanent sign showing equivalent duct length and mount within 6' of inlet. If duct length exceeds 35' equivalent length, GC shall submit dryer product data to AHJ showing long length duct capability.



enlarged unit plan B1a

1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

ENLARGED UNIT PLAN B1a
- ANSI TYPE "B"

M305

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

12/13/2021

Coded Notes

1. Route condensate drain indirectly to nearest floor/hub drain with 2" air gap.
2. Ductwork routed within ceiling.
3. Ductwork routed within rated assembly.
4. Flush mounted louvered shutter.
5. 8"x8" brick vent.
6. Ductless range hood, by others.
7. Clothes Dryer Exhaust: Coordinate with GC to provide a 6" stud wall. Provide dryer inlet box and duct up to ceiling/joist space and extend to exterior. Duct shall have minimum 4" diameter, 0.016" thick metal, smooth interior finish, supported an 4' intervals, run without fire dampers, screens or penetrating fasteners. Install with shield plate(s) if within 1.25" of stud face and fire caulk where penetrating rated assembly. If installed within rated wall, provide rated box and maintain rating per IBC. Elbow(s) shall have smooth 10" inside radius. Exterior outlet shall be louvered shutter on lower floors, and 10"x6" SG on top floor (see details). Provide permanent sign showing equivalent duct length and mount within 6' of inlet. If duct length exceeds 35' equivalent length, GC shall submit dryer product data to AHJ showing long length duct capability.

enlarged unit plan B2
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

ENLARGED UNIT PLAN B2
- ANSI TYPE "B"

M306

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
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P 614.221.1110 berardipartners.com

12/13/2021

Coded Notes

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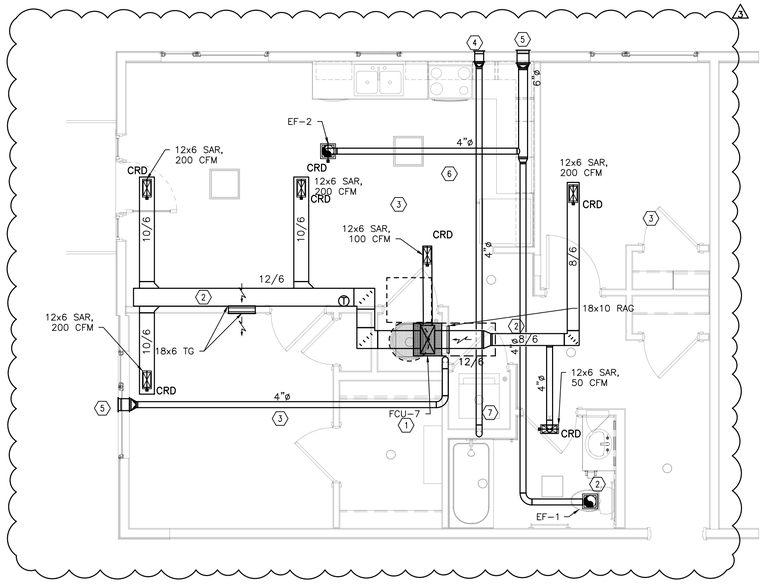

enlarged unit plan B3
1/4"=1'-0"

HARRY T. BREHM ENGINEER No. 44479
STATE OF MICHIGAN LICENSED PROFESSIONAL ENGINEER

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
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3	Addendum 3	12/10/2021

ENLARGED UNIT PLAN B3
- ANSI TYPE "B"

M307

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

12/13/2021

Coded Notes

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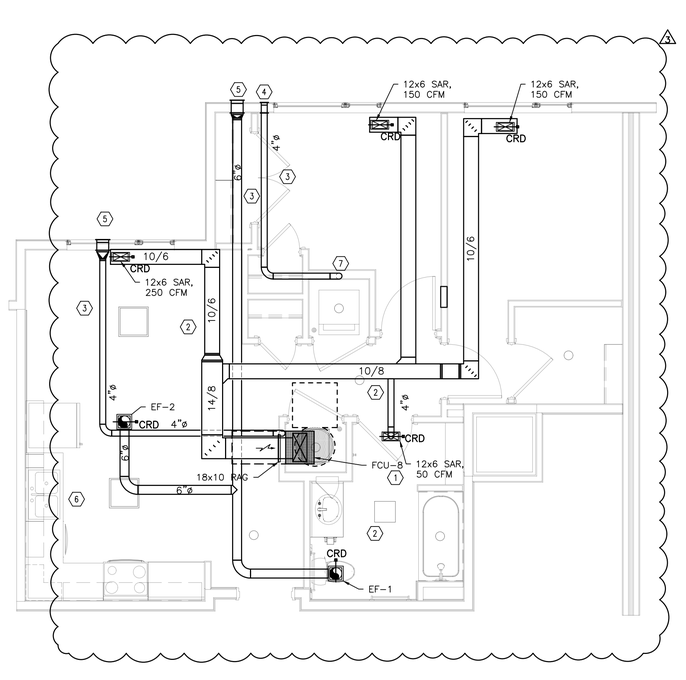

enlarged unit plan B4
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
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ENLARGED UNIT PLAN B4
- ANSI TYPE "B"

M308

BERARDI+
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12/13/2021

Coded Notes

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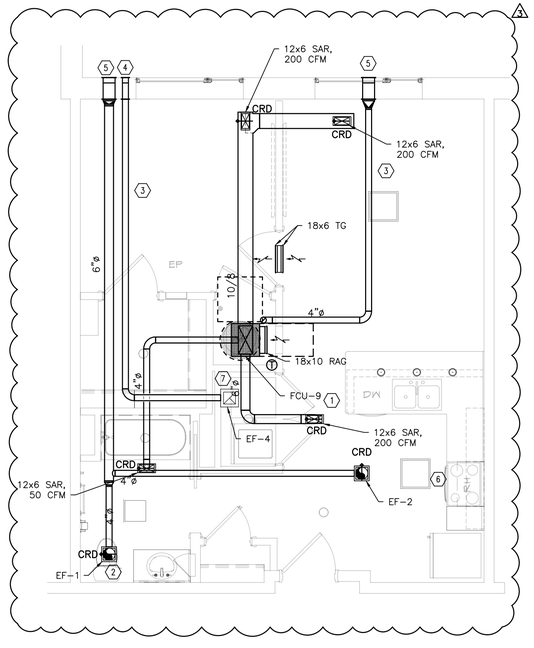

enlarged unit plan A5
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

ENLARGED UNIT PLAN B4
- ANSI TYPE "B"

M309

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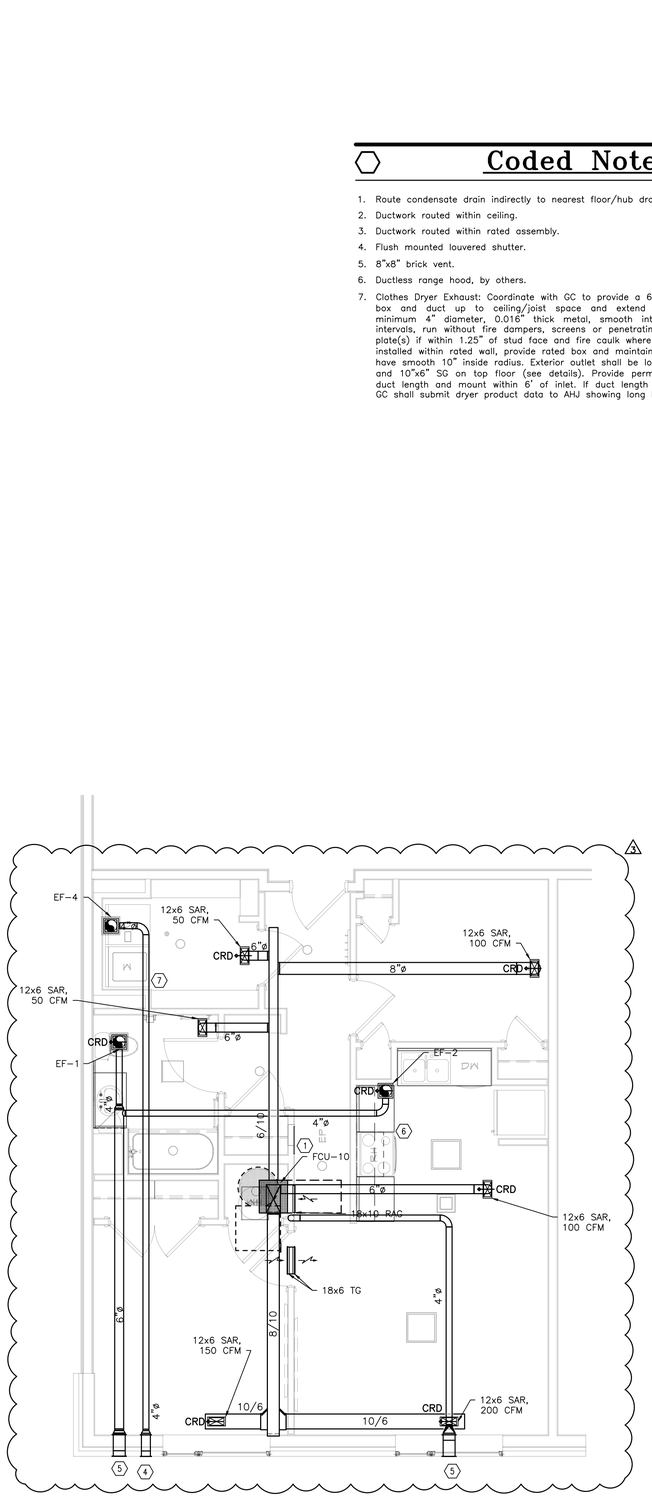
12/13/2021

Coded Notes

1. Route condensate drain indirectly to nearest floor/hub drain with 2" air gap.
2. Ductwork routed within ceiling.
3. Ductwork routed within rated assembly.
4. Flush mounted louvered shutter.
5. 8"x8" brick vent.
6. Ductless range hood, by others.
7. Clothes Dryer Exhaust: Coordinate with GC to provide a 6" stud wall. Provide dryer inlet box and duct up to ceiling/joist space and extend to exterior. Duct shall have minimum 4" diameter, 0.016" thick metal, smooth interior finish, supported an 4' intervals, run without fire dampers, screens or penetrating fasteners. Install with shield plate(s) if within 1.25" of stud face and fire caulk where penetrating rated assembly. If installed within rated wall, provide rated box and maintain rating per IBC. Elbow(s) shall have smooth 10" inside radius. Exterior outlet shall be louvered shutter on lower floors, and 10"x6" SG on top floor (see details). Provide permanent sign showing equivalent duct length and mount within 6' of inlet. If duct length exceeds 35' equivalent length, GC shall submit dryer product data to AHJ showing long length duct capability.



enlarged unit plan B5
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

ENLARGED UNIT PLAN B4
- ANSI TYPE "B"

M310

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12/13/2021

HVAC System Schedule

System	Area Served	OA Air	CFM	E.S.P	Electric Heater	HP	MCA/MOCP	VOLTAGE/PH	Manuf.	Model
FCU-1	A1a	50 cfm	600	0.5 in-wg	8 kW	1/ 3	39.6/40	208/ 1ø	Carrier	FB4CNP018L00
FCU-2	A1b	50 cfm	600	0.5 in-wg	8 kW	1/ 3	39.6/40	208/ 1ø	Carrier	FB4CNP018L00
FCU-3	A2	50 cfm	600	0.5 in-wg	8 kW	1/ 3	39.6/40	208/ 1ø	Carrier	FB4CNP018L00
FCU-4	A3	50 cfm	600	0.5 in-wg	8 kW	1/ 3	39.6/40	208/ 1ø	Carrier	FB4CNP018L00
FCU-5	A4	50 cfm	600	0.5 in-wg	8 kW	1/ 3	39.6/40	208/ 1ø	Carrier	FB4CNP018L00
FCU-6	B1	50 cfm	685	0.5 in-wg	10 kW	1/ 3	50.4/50	208/ 1ø	Carrier	FB4CNP024L00
FCU-7	B2	50 cfm	660	0.5 in-wg	10 kW	1/ 3	50.4/50	208/ 1ø	Carrier	FB4CNP024L00
FCU-8	B3	50 cfm	850	0.5 in-wg	10 kW	1/ 3	50.4/50	208/ 1ø	Carrier	FB4CNP024L00
FCU-9	B4	50 cfm	600	0.5 in-wg	10 kW	1/ 3	50.4/50	208/ 1ø	Carrier	FB4CNP024L00
FCU-10	B5	50 cfm	600	0.5 in-wg	8 kW	1/ 3	39.6/40	208/ 1ø	Carrier	FB4CNP018L00

Gas Furnace Schedule

Mark	CFM	O/A	Area Served	ESP	Voltage	MCA/MOCP	Heat BTU Input	Heat BTU Output	Manuf.	Model	Remarks
F-1*	600	240	Cooridors	0.5 in-wg	115V/1ø	7.5/15	26,000	25,000	Carrier	CNPVP1814ALA	Provide F-1/DX-1 and ACCU-1 as matched set. *
F-2*	1100	1045	Community Room	0.5 in-wg	115V/1ø	7.5/15	40,000	39,000	Carrier	CNPVP3717ALA	Provide F-2/DX-2 and ACCU-2 as matched set. *
F-3*	550	225	Conference	0.5 in-wg	115V/1ø	5.1/15	26,000	25,000	Carrier	CNPVP1814ALA	Provide F-3/DX-3 and ACCU-3 as matched set. *
F-4*	550	540	Fitness	0.5 in-wg	115V/1ø	5.1/15	26,000	25,000	Carrier	CNPVP1814ALA	Provide F-4/DX-4 and ACCU-4 as matched set. *
F-5	650	50	Lobby	0.5 in-wg	115V/1ø	7.5/15	26,000	25,000	Carrier	CNPVP1814ALA	Provide F-5/DX-5 and ACCU-5 as matched set. *
F-6	550	65	Offices	0.5 in-wg	115V/1ø	5.1/15	26,000	25,000	Carrier	CNPVP1814ALA	Provide F-6/DX-6 and ACCU-6 as matched set. *

*System shall be equipped with demand controlled ventilation, including co2 sensor and motorized damper at the o/a duct.

Air Cooled Condensing Unit Schedule

Mark	Paired With	SEER	Voltage	MCA/ MOCP	Manuf.	Model	Remarks
ACCU-1	F-1	15.0	208V/1ø	*	Carrier	24AHA418A003	W/F-1, DX-1
ACCU-2	F-2	15.0	208V/1ø	18.3/ 30	Carrier	24AHA430A003	W/F-2, DX-2
ACCU-3	F-3	15.0	208V/1ø	11.8/ 20	Carrier	24AHA418A003	W/F-3, DX-3
ACCU-4	F-4	15.0	208V/1ø	11.8/ 20	Carrier	24AHA418A003	W/F-4, DX-4
ACCU-5	F-5	15.0	208V/1ø	11.8/ 20	Carrier	24AHA418A003	W/F-5, DX-5
ACCU-6	F-6	15.0	208V/1ø	11.8/ 20	Carrier	24AHA418A003	W/F-6, DX-6

Condensing Unit Schedule

Mark	Cooling MBH Total	SEER	Voltage	MCA/MOCP	Manuf.	Model	Remarks
CU-1	18,000	15.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-2	18,000	15.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-3	18,000	15.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-4	18,000	15.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-5	18,000	15.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-6	18,000	15.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-7	18,000	16.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-8	18,000	16.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-9	18,000	16.0	208V/1ø	11.8/20	Carrier	24AHA418A003	
CU-10	18,000	15.0	208V/1ø	11.8/20	Carrier	24AHA418A003	

Air Device Schedule

Mark	Type	Material	Manufacturer	Model	Remarks
CD-1 / CFM	Ceiling Diffuser	Steel	Titus	TDC	4-Way, White, 6"ø neck, 15"x15" face, Surface mount, Border type 6, Damper
CD-2 / CFM	Ceiling Diffuser	Steel	Titus	TDC	4-Way, White, 8"ø neck, 15"x15" face, Surface mount, Border type 6, Damper
RAG-1	Return Air Grille	Steel	Titus	350R	White
RAG-2	Return Air Grille	Steel	Titus	33R	White, Heavy duty
SAR	Supply Air Register	Steel	Price Industries	540	White, Double deflection, Damper
TG	Transfer Grille	Steel	Titus	33R	White, Heavy duty
BV	Brick Vent	Aluminum	Greenheck	BVE/BVF	8x8 with bug screen, 1" waterstop, BDD, finish per architect

Exhaust Fan Schedule

Mark	CFM	ESP	HP	Voltage	Manuf.	Model	Remarks
EF-1	50	0.3"	Frac.	115V/1ø	Broan	670	BDD, Energy Star, Two Speed
EF-2	70	0.3"	Frac.	115V/1ø	Broan	671	BDD, CRD
EF-3	450	0.3"	Frac.	120V/1ø	Loren Cook	ACEB 100	Provide with 10" curb, disconnect switch and birdscreen
EF-4	170	---	Frac.	115V/1ø	FanTech	DEDPV-705	U.L. 705, Pressure Sensing Switch, Remote LED Panel, Secondary Lint Trap

Electric Heater Schedule

MARK	CAPACITY	VOLTAGE	MANUFACTURER	MODEL	REMARKS
EWH-1	1.5 kW	120V/1ø	Q-MARK	AWH-3150F	U.L., B.I. T'STAT, B.I. disconnect, Tamper resistant.
EUH-1	15,990 BTU/h	208V/1ø	Q-MARK	MWUH7504	U.L., Remote T'STAT.
EUH-2	3.0 kW	208V/1ø	Q-MARK	MUH03-81	INTEGRAL DISCONNECT SWITCH, T'STAT
CUH-1	5.0 kW	208V/3ø	Q-MARK	CU93505203FF	FRONT INLET, TOP OUTLET, BUILT IN T'STAT

Exhaust Fan Schedule

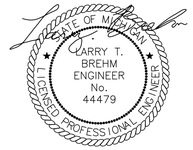
Mark	CFM	ESP	RPM	HP	Voltage	Manuf.	Model	Remarks
EF-1	30/80 *	0.30"	---	Frac.	115V/1ø	Broan	ZB80M	BDD, Energy Star, Two Speed
EF-2	80	0.25"	---	Frac.	115V/1ø	Broan	QTXE110	BDD, Energy Star
EF-3	170	---	2,559	Frac.	115V/1ø	FanTech	DEDPV-705	U.L. 705, Pressure Sensing Switch, Remote LED Panel, Secondary Lint Trap

* 30 CFM continuous - 80 CFM upon activation of built-in motion sensor, adjust timer to 5 minutes.

Outside Air Calculations

Building Space	CFM/Person (Rp)	Occupant Quantity (Pz)	Area Vent. Rate CFM/SF (Ra)	Floor Area (SF) (Az)	Vent. Eff. (Ez)	Zone Required outdoor Airflow rate (RpPz+RaAz)/Ez
Multipurpose	5	152	0.06	1265	0.8	1045
Conference	5	29	0.06	580	0.8	225
Fitness	20	20	0.06	484	0.8	537
Office	5	2	0.06	208	0.8	29
Leasing Office	5	2	0.06	265	0.8	33
Lobby	5	4	0.06	319	0.8	49
1st Fl. Corridor	0	0	0.06	2575	0.8	194
2nd Fl. Corridor	0	0	0.06	3150	0.8	237
3rd Fl. Corridor	0	0	0.06	3150	0.8	237

* Based on Int. Mechanical Code, Table 403.3



December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12/10/2021

SCHEDULES

M401

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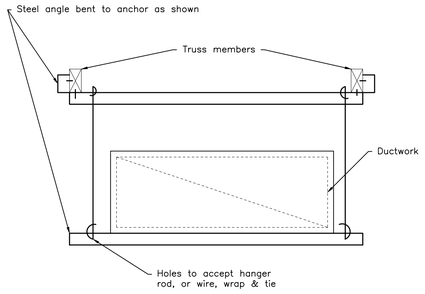
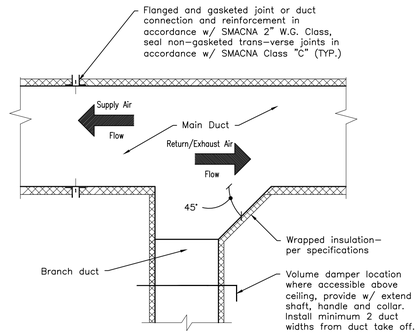


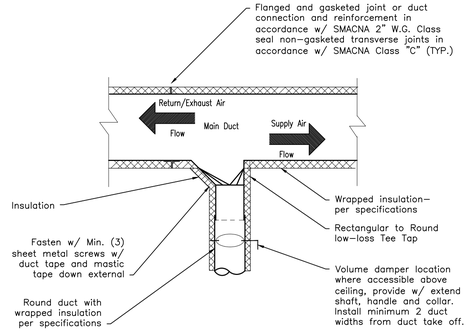
Note:
1. Hanger material must comply with current SMACNA requirements for load use. Strap hangers may be used.

Duct Hanger Detail
NTS

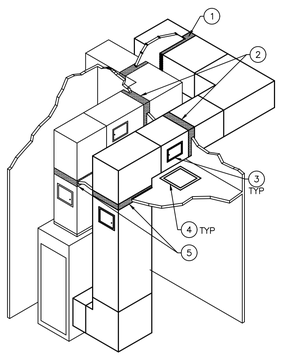
All rectangular takeoffs from rectangular ducts must be 45° entries, fabricated and installed per current SMACNA manual. Straight tap and clinch lock are not permitted.



Typical Square Duct Take-off Detail
NTS



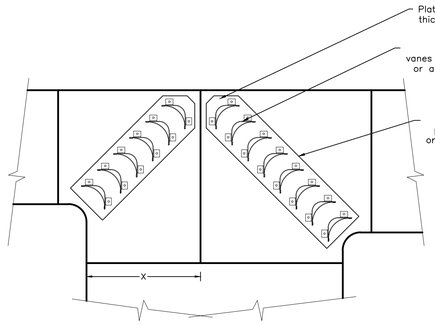
Typical Round Take-off Detail
NTS



Detail Notes:
1. Provide motor operated fire/smoke damper, where noted on plans.
2. Provide vertical gravity action fire damper.
3. NOTE: To provide fire and smoke dampers with duct access doors for maintenance/resetting (typical). Fire/smoke dampers to be accessible from below ceiling level, through duct access doors from ceiling.
4. Ceiling access panels. Rated as required.
5. Provide horizontal radiation/fire damper.

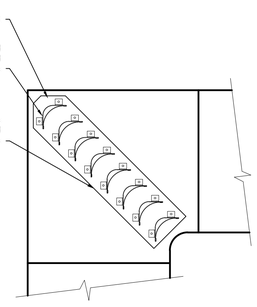
Fire Damper Access Detail
NTS

Turning vanes must be installed in all 90 degree square supply and return ducts. Turing vanes must be fabricated and installed per current SMACNA standards. For lined duct, provide insulated and hat section to prevent insulation crushing.



X dimension is proportional to branch duct dimension.

Rectangular Bullhead Tee
NTS

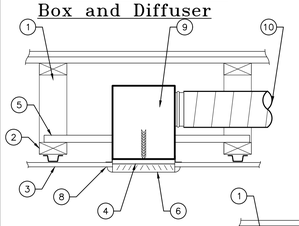


Square elbow with typ "A" double thickness vanes

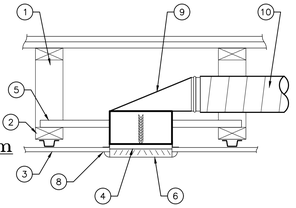
Type "A" vane shall be same gauge thickness as duct.

Rectangular Duct Elbows
NTS

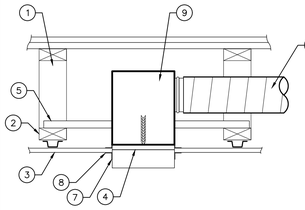
With Steel Plenum Box and Diffuser



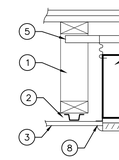
With Steel Boot and Diffuser



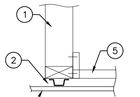
With Steel Plenum Box and Duct Extension



Detail Notes:
1. Wood Truss Assembly.
2. RC Channel or Furring Channel or Steel Framing Member.
3. UL rated gypsum wallboard.
4. Ceiling Radiation Damper – provide per assembly UL listing.
5. ¾"x¾" x 16ga. or 1½"x1½" x 22ga. Support Angle (2 sides).
6. Steel Frame Grille Diffuser.
7. 1"x1" x 22ga. Retaining Angle on all 4 sides.
8. Sub-frame or plaster flange.
9. Steel Plenum Box or Boot.
10. Duct (see plans).



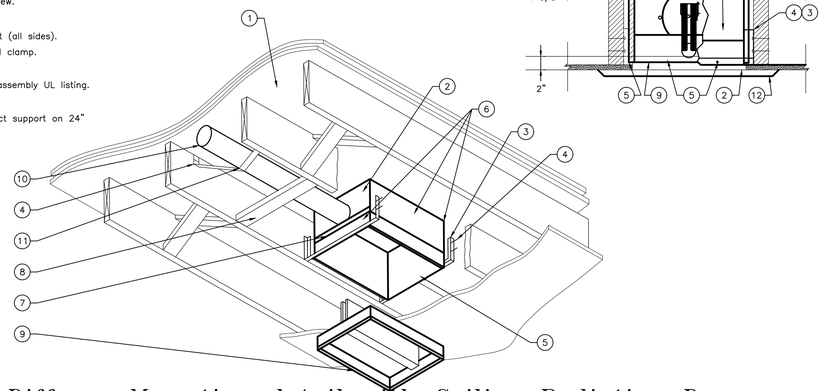
ALTERNATE DAMPER SUPPORT
Damper support may be achieved by suspending the damper from support angles Note #5 or 2" x 4" wood stud fastened to adjacent trusses and the damper suspended with four 19 swg steel with or ¾" x ¾" x 26ga. angle tabs spaced evenly around the damper.

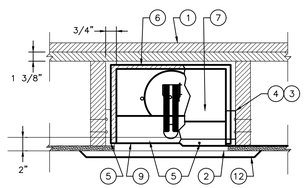


ALTERNATE SUPPORT ANGLE INSTALLATION
Cut the vertical leg of the support angle and fold up 90° both ends. Attach support angle to the inside leg of the truss with minimum of 2 – #8 screws or nails per angle.

Ceiling Radiation Dampers for wood Truss Assemblies
NTS

Detail Notes:
1. Floor/ceiling or roof/ceiling assembly, UL rated.
2. Steel box minimum of 24 gauge.
3. ¾"x¾" 20 gauge mounting angle.
4. #6 Nail or #8 wood screw.
5. #8 Sheet metal screw.
6. ½" thick Thermal blanket (all sides).
7. 16 SWG Steel wire, steel clamp.
8. 2"x4" wood brace.
9. Damper – provide per assembly UL listing.
10. Duct (see plans).
11. 24 gauge x 1" wide duct support on 24" centers.
12. Ceiling diffuser.





Ceiling Diffuser Mounting detail with Ceiling Radiation Damper
NTS

FINISH AND FIRE DAMPER NOTE:

The Mechanical contractor is required to submit shop drawings showing the mounting and style of all fire damper. Every attempt has been made to clearly show all fire rated requirements, finish and accessories for all penetrations, but it is the responsibility of the Mechanical contractor to provide devices with the appropriate rating, finish and accessories.

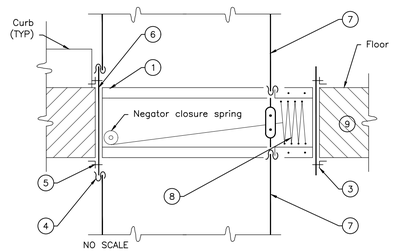
Material: Steel.
Frame: Heavy Duty.
Damper Type: Adjustable opposed-blade assembly.
Type: Opposed blade with spring closing and UL-listed fusible link.

Damper assembly must meet IMC 607.5 "Fire damper & Smoke dampers-access & identification" Dampers shall be provided with an approved means of access, large enough to permit inspection and maintenance of the fire damper and its operating parts. Access shall not affect the integrity of Fire-resistance rated assemblies. Access points shall be permanently identified on the exterior by a label having letters not less than ½ inch in height reading "Smoke Damper" or "Fire Damper." Access doors in ducts shall be tight fitting and suitable for the required duct construction.

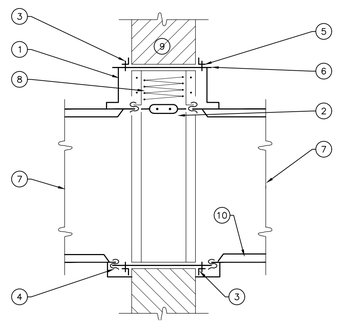
Damper must be supported in wall by sleeve and retaining angles. Damper must remain in place if duct collapses. Seal between wall and sleeve of fire damper with Dow Silicon 2000 foam or approved equal.

NOTE: Damper rating must meet or exceed rating of assembly (Apply to both details).

Detail Notes:
1. Attach damper to sleeve as recommended by manufacturer.
2. Fusible fire link.
3. Retaining angle size as recommended by manufacturer.
4. Typical slip lock duct connection.
5. Bolt to sleeve (TYP) gauge as recommended.
6. Install sleeve assembly floor sleeve to be of gauge as recommended by manufacturer for U.L. approval.
7. Duct.
8. Steel blades with interlocking joints.
9. Fire rated assembly.
10. Duct liner.



Horizontal Fire Damper Type B Installation
NTS



Vertical Fire Damper Type B Installation
NTS

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
HARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

DETAILS

M402

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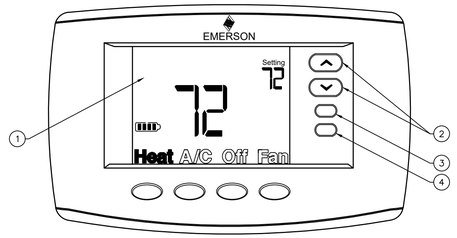
12/13/2021



White–Rodgers #1F95EZ–0671
7 day programmable or non–programmable
Auto–change over
Adaptive intelligent recovery
Battery backup
Battery status
Compressor protection

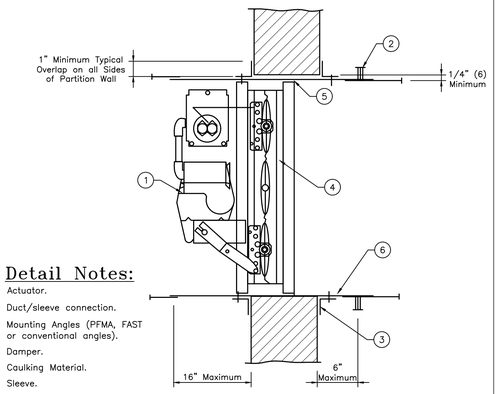
Notes:

- Mount top of thermostat 47" A.F.F.
- For dwelling units, set to non–programmable mode.
- Configure "Fast Heat" to off.

Detail Notes:

1. 6 square inch display.
2. Temperature adjustment.
3. Menu button.
4. Not used.

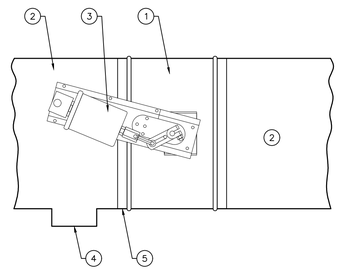
Thermostat Detail
NTS



Detail Notes:

1. Actuator.
2. Duct/sleeve connection.
3. Mounting Angles (PFMA, FAST or conventional angles).
4. Damper.
5. Caulking Material.
6. Sleeve.

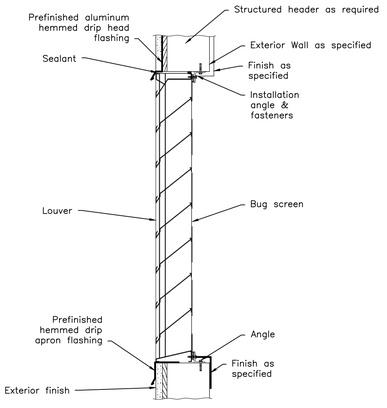
Multiple Blade Combination Fire/Smoke Damper Detail
NTS



Detail Notes:

1. Damper.
2. Duct, see plans.
3. Operator/Actuator.
4. Duct Outlet.
5. No. 8 (Minimum) Fastener.

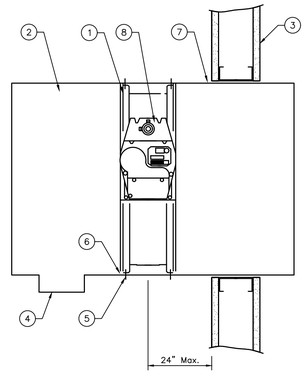
Single Blade Round Smoke Damper Detail
NTS



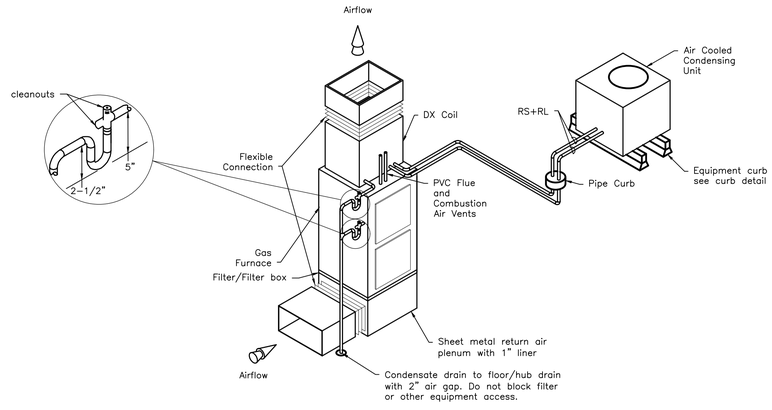
Drainable Stationary Louver Detail
NTS

Detail Notes:

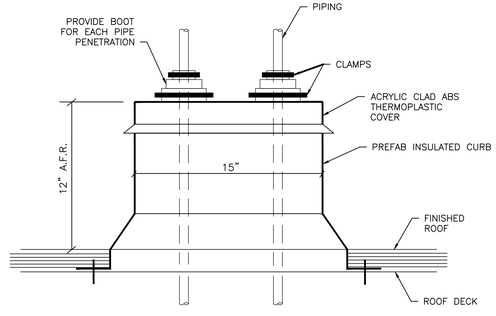
1. Damper.
2. Duct or Sleeve.
3. Smoke Barrier.
4. Duct Outlet.
5. No. 8 (Minimum) Fastener.
6. Caulking Material.
7. Caulking or fire stopping as required by building code.
8. Operator/Actuator.
9. Flanged Duct or Bulkhead.



Multiple Blade Smoke Damper Detail
NTS



Split System Unit Schematic – Vertical Gas Furnace
NTS



Prefab Pipe Curb Detail
NTS

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
HARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

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M403

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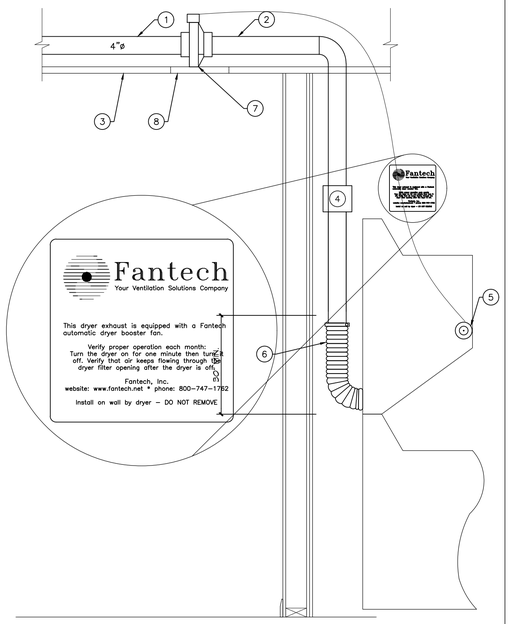
12/13/2021

Stacked W/D Units

Detail Notes:

1. Exhaust duct to flush mounted louvered shutter for lower level dwelling units. Exhaust duct to soffit, for top level dwelling units – see detail.
2. 4"ø 26 gauge exhaust duct routed within fire rated assembly for lower level dwelling units. Duct routed in attic for top level dwelling units, with 1½" flexible duct wrap.
3. Structure.
4. Secondary lint trap, Fantech model #DBLT4. Provide access panel if secondary lint trap is not exposed. Mount bottom >44" min. and top <60".
5. Fan indicator light with operation indicator label. Mount in laundry room accessible per manufacturer's instructions.
6. Metal flex duct for final connection to dryer.
7. Dryer booster fan – see exhaust fan schedule. cord and plug shall connect to washer duplex receptacle.
8. Provide rated access panel in ceiling for fan,

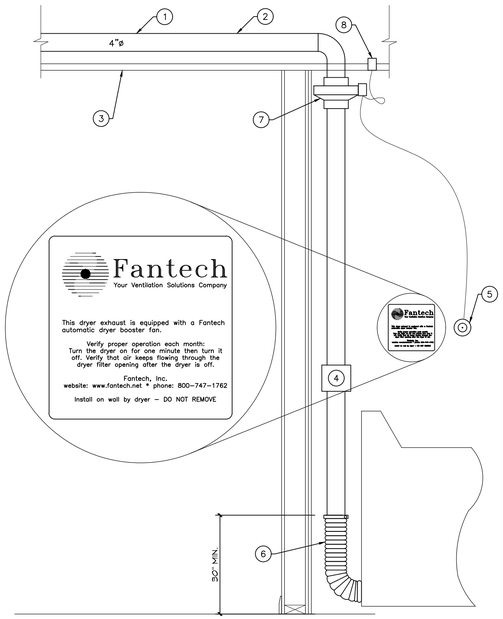


Clothes Dryer Booster Fan Detail
NTS

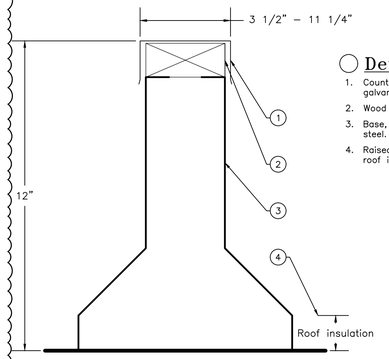
Side-by side W/D Units

Detail Notes:

1. Exhaust duct to flush mounted louvered shutter for lower level dwelling units. Exhaust duct to soffit, for top level dwelling units – see detail.
2. 4"ø 26 gauge exhaust duct routed within fire rated assembly for lower level dwelling units. Duct routed in attic for top level dwelling units, with 1½" flexible duct wrap.
3. Structure.
4. Secondary lint trap, Fantech model #DBLT4. Provide access panel if secondary lint trap is not exposed. Mount bottom >44" min. and top <60".
5. Fan indicator light with operation indicator label. Mount in laundry room accessible per manufacturer's instructions.
6. Metal flex duct for final connection to dryer.
7. Dryer booster fan – see exhaust fan schedule.
8. Receptacle adjacent to fan for cord and plug power connection.



Clothes Dryer Booster Fan Detail
NTS



Detail Notes:

1. Counter flashing, 18 gauge galvanized steel.
2. Wood Nailer.
3. Base, 18 gauge galvanized steel.
4. Raised cant. coordinate with roof insulation.

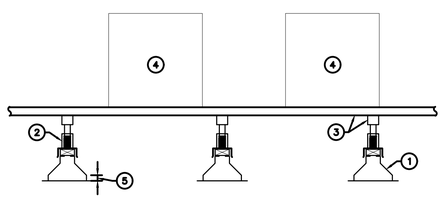
Equipment Curb Detail
NTS

General Note:

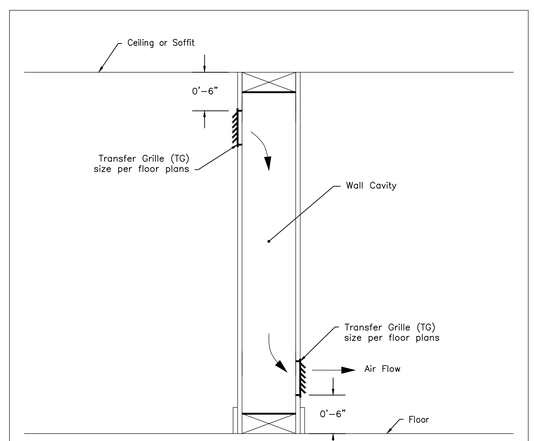
Vibration isolation is a delegated design. Mechanical Contractor shall coordinate requirements with vibration isolation manufacturer's representative. See specifications.

Detail Notes:

1. Equipment support. See curb detail.
2. Restrained spring vibration isolator.
3. Structural support (unistrut).
4. Condensing unit.
5. Roof insulation.



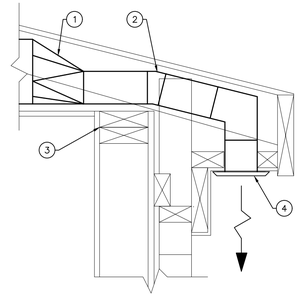
Roof Mounted Condensing Unit Detail
NTS



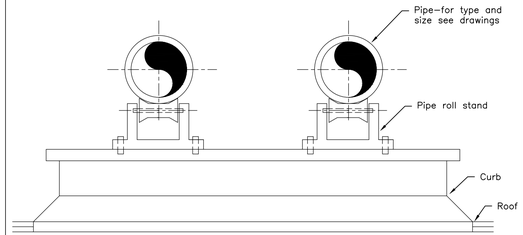
Dwelling Unit Transfer Grille Detail
NTS

Detail Notes:

1. Transition to duct from duct shown on plan.
2. Eave elbow to fit in truss space.
3. See arch. detail for exact framing
4. Aluminum soffit grille (SG) with insect screen. Mill finish, ready to paint.



Soffit/Grille Detail
NTS General Exhaust



Pipe Support Detail
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STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

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DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
3	Addendum 3	12/10/2021

DETAILS

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12/13/2021

Electrical Symbols Legend

(Not all Symbols Used)

Symbol	Description	Mounting Height
GFI	Ground Fault Interrupt Duplex Receptacle	See Sheet E401
WP GFI	Weather Proof Ground Fault Interrupt Duplex Receptacle	See Sheet E401
	240/208 Volt, 2 Pole Receptacle	See Sheet E401
	Receptacle	See Sheet E401
	Switched Receptacle (top half switched Only)	See Sheet E401
	Single Receptacle	See Sheet E401
	Quad Receptacle	See Sheet E401
	Floor Receptacle	Floor Mounted
	Electrical Panel	See Sheet E401
	Dwelling Unit Load Center	See Sheet E401
	Disconnect Switch	See Sheet E401
	J-Box	Field verify
	J-Box and Snap Switch	Field verify
EGRP	Emergency Generator Remote Panel–NFPA 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
FACP	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
FANN	Fire Alarm Annunciator Panel	See Sheet E401
S	Smoke Detector – System Type (unless noted otherwise) All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.	Ceiling mounted
S	Smoke Detector with Relay Base for elevator Recall (See Elevator detail for more information)	Ceiling Mounted
S	Smoke Detector with Strobe All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.	Ceiling mounted
SC	Smoke/Carbon Monoxide Detector–System Type All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.	Ceiling mounted
135 H	Heat Detector – System Type (Fixed Temp. and Rate of Rise)	Ceiling mounted
CO	Carbon Monoxide Detector	Ceiling mounted
F	Fire Alarm Pull Station	See Sheet E401
F	Fire Alarm Horn and Strobe	See Sheet E401
F	Fire Alarm Horn	See Sheet E401
F	Fire Alarm Strobe	See Sheet E401
S	Smoke Alarm Strobe	See Sheet E401
TS	Fire Alarm Sprinkler Tamper Switch: Provided by FSC and wired to fire alarm by FAC.	N/A
FS	Fire Alarm Sprinkler Flow Switch: Provided by FSC and wired to fire alarm by FAC.	N/A
M	Magnetic Door Hold–Open Device: Interlock with fire alarm system	See Sheet E401
AP	Access Point	Ceiling Mounted
DB	Door Bell (Nutone LA203WH)	See Sheet E401
DB	Door Bell with strobe (Nutone LA204WH)	See Sheet E401
	Push Button	See Sheet E401
DVR	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
AMP	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
MONTR	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
CAM	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

Symbol	Description	Mounting Height
CATV	CATV service: Mount on 4'x8' board with 4" conduit to utility – see detail.	verify with utility
TV	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
PHONE	Phone service: Mount on 4'x8' board with 4" conduit to utility – see detail.	verify with utility
	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
F	Fire department communication system outlet	See Sheet E401
ENET	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
	Voice/Data Outlet: Provide j–box, plate, jack and two separate cat 6 cables, one for telephone, and one for data.	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
ECP	E–Call Control Panel	Per AHJ
EANN	E–Call annunciator panel	See Sheet E401
ED	E–Call System Dialer: Provide secure location, dialer shall be hard wired to control panel and have 120V dedicated receptacle.	Field verify
ER	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
E	Wireless E–Call Pull Station/Button	See Sheet E401
E	Emergency Call Dome Light	See Sheet E401
DMAST	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
DANN	Door Annunciator Panel: Provide in managers suite and outside entry office location.	See Sheet E401
FR	FOB Proximity Reader	See Sheet E401
K	Keypad	See sheet E401
P	Push Pad/Door Switch	See Sheet E401
DC	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
EL	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
ML	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
BB	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
PAS	Phone Access System: Coordinate location with the telecom. provider to ensure this system does not share telecom. punch downs, but this system shall punch down, and intercept, the dwelling unit phone home runs between the dwelling and the telecom. punch down. Punch downs for this system must be located within secure area, or in locking enclosure.	See Sheet E401
ICOM	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
IC	Dwelling Unit Intercom: The stations should be equipped with momentary–action push buttons for talk, listen and door operation.	See Sheet E401
RIM	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
RIR	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
RCP	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

Symbol	Description	Mounting Height
TC	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
LCI	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
PC	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
LCE	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
$	Rocker Switch	See Sheet E401
$3	3–Way Rocker Switch	See Sheet E401
$4	4–Way Rocker Switch	See Sheet E401
$D	Dimmer Rocker Switch	See Sheet E401
$T	Timer Switch (Leviton 6215M basis of design)	See Sheet E401
$OS	Occupancy Sensor Switch	See Sheet E401
$K	Keyed Switch	See Sheet E401
OS	Occupancy Sensor	Ceiling Mounted
MS	Motion Sensor	Ceiling Mounted
DL	Daylight Sensor	Ceiling mounted
LC	Load controller	Ceiling mounted
	Recessed Can Light	Ceiling mounted
	Pendant or Globe Light Fixture	Ceiling mounted
	Recessed Mounted Fixture	Ceiling mounted
	Surface Mounted Fixture	Ceiling mounted
	Emergency Fixture	Ceiling mounted
	Wall Mounted/Undercabinet Light	79" to bottom of fixture/Bottom of cabinet
	Wall Sconce	72" to top
	Exterior Wall Light	72" to top
	Exterior Wall Pack Light	Wall mounted
	Pole Light	See pole height on light fixture schedule
	LV Remote Emergency Light Head	96" to bottom
	Emergency Light	90" to top
	Emergency Exit Sign	Ceiling mounted or above door
	Emergency Exit Sign double face	Ceiling mounted or above door
	Exhaust Fan – See HVAC plans for more info.	Ceiling mounted
	Combination Exhaust Fan/Light	Ceiling mounted
	Fan Forced Ceiling Heater	Ceiling mounted
	Cove Light	Ceiling mounted
	Track Lights	Ceiling mounted
	Chandelier	Ceiling mounted
	Connect to Existing	N/A

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

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 all codes listed on cover and interpretations. Contractor shall be responsible for obtaining and paying for all permits and inspections. Contractor shall be familiar with applicable codes and local AHJ interpretations before the bid. All costs resulting from code interpretation shall be borne by the contractor.

B. **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. Review and understand the requirements of the Contract Documents before bidding. Confirm contract document and code compliance requirements with the Project Architect and General Contractor during bidding, 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. All costs due to performing work prior to conflict resolution shall be borne by the contractor.

C. **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. Confirm size and location of all work prior to bid and construction. Verify all existing conditions prior to bidding and construction. Verify exact dimensions and sequencing of the work and coordinate with the site, utilities, building structure and with all other trades. Coordinate exact locations of all work with other trades and suppliers before installation. Concealed conditions may occur, and scope changes required shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All additional costs resulting from lack of coordination shall be borne by the contractor.

D. **Substitutions:** 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.

E. **Definitions:** "Approved" means approved by the Engineer and Owner before order, purchase, or delivery. "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.

F. **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, accessories, and other miscellaneous hardware are not shown, but shall be included at no additional cost where required 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.

G. **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.

H. **Penetrations:** Conduits, cables, wiring, etc., which penetrate walls, slabs, masonry, etc. shall do so through pipe sleeves. Penetrations through all assemblies shall have sleeves and sealed outside and inside with caulk or tightly packed with insulation (blanket or foam) to prevent heat loss, infiltration, sound transmission, etc. Penetrations through membranes of fire and/or smoke rated assemblies shall be protected with products listed and labeled to maintain the rating of the assembly. Boxes in rated assemblies shall be installed to be code compliant. Boxes on opposite sides of a rated assembly shall be code compliant (separated by a 24 inch horizontal distance, fireblocking, or protected by putty pads or other approved means or 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 all penetrations which do not have a standard UL installation detail, arrange for engineering determinations from sealants supplier and install modifications required to match detail. Refer to architectural firestopping specifications for more information.

I. **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.

J. **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.

K. **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.

L. **Dwelling Units:** All 15A and 20A, 120V receptacles shall be 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.

M. **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.

N. **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.

O. **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.

P. **Fire Alarm:** Fire alarm system shall be addressable and shall be a delegated design, and installed in accordance with NFPA 72. See architectural plans for handicap accessible, UFAS and sensory impaired dwelling units and areas and provide strobes in all rooms to show visual alarm indication. Fire alarm system shall be designed by a NICET certified designer and submitted to the AHJ for permit. Submittals shall include battery calculations and installation drawings. Circuit breaker shall be marked in red and provide with a locking device.

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.

House 100 Amp panel feeder #2 AWG up to 160', #1 AWG up to 130', #1/0 AWG up to 160' (1% drop.
House 200 Amp panel feeder #3/0 AWG up to 115', #4/0 AWG up to 140', #250 kCmil up to 155' (1% drop.
House 15 Amp branch circuits #14 AWG up to 55', #12 AWG up to 90', #10 AWG up to 145' (4% drop.
House 20 Amp branch circuits #12 AWG up to 70', #10 AWG up to 105', #8 AWG up to 170' (4% drop.

R. **Elevator:** Elevator hoistway and machine room shall be sprinkled per NFPA13–8.15.5. For each sprinkler head in elevator hoistway and machine room, provide a fire alarm heat detector within 2' of each head to monitor temperatures. Connect heat detector and/or flow switch to activate shunt trip and disconnect power before sprinkler head operates. Smoke detectors shall be provided at lobbies, hoistway and machine room with auxiliary relays to recall elevator and discharge occupants to a safe floor before power is disconnected. Flow switch(es) for the elevator zone(s) shall be installed by the F.P. contractor and wired by the electrical contractor to activate trip shunt trip device(s) upon water flow. The certified Fire Protection and Fire Alarm designers shall verify exact requirements with the AHJ, coordinate with each other, submit shop drawings and product data to the AHJ for permit, then submit approved permit drawings to the engineer after submitted and approved. The sprinkler heads, heat detectors, pre–action valve, flow switch and/or shunt trip may be omitted only if authorized in writing by the building AHJ, fire AHJ, elevator AHJ, electrical AHJ, and the Engineer.

S. **Health Care Facility:** Patient care spaces have been designed to have basic, limited health care and will not have electrical or electronic life support, invasive procedures where patients are electrically connected to line connected electromedical devices, or any areas with critical care or wet procedures. Otherwise, all patient care areas shall include hospital grade receptacles, redundant grounding systems, and GFPE protection per NEC 517. Verify with owner that all patient care anticipated in the areas shall remain basic, non–invasive and non–critical and confirm in writing to engineer.

T. **Emergency radio responder system,** provide 3rd party testing for emergency communication radio coverage, provide allowance for Emergency radio responder system, system shall include one amplifier, and one base antenna, the system shall also include one DAS antenna per floor. Installation to occur after building emergency radio coverage is measured by the fire marshal/3rd party. Final installation requirements to be verified by local Fire department.

Abbreviations

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

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

NOTES, SYMBOLS AND ABBREVIATIONS

E000

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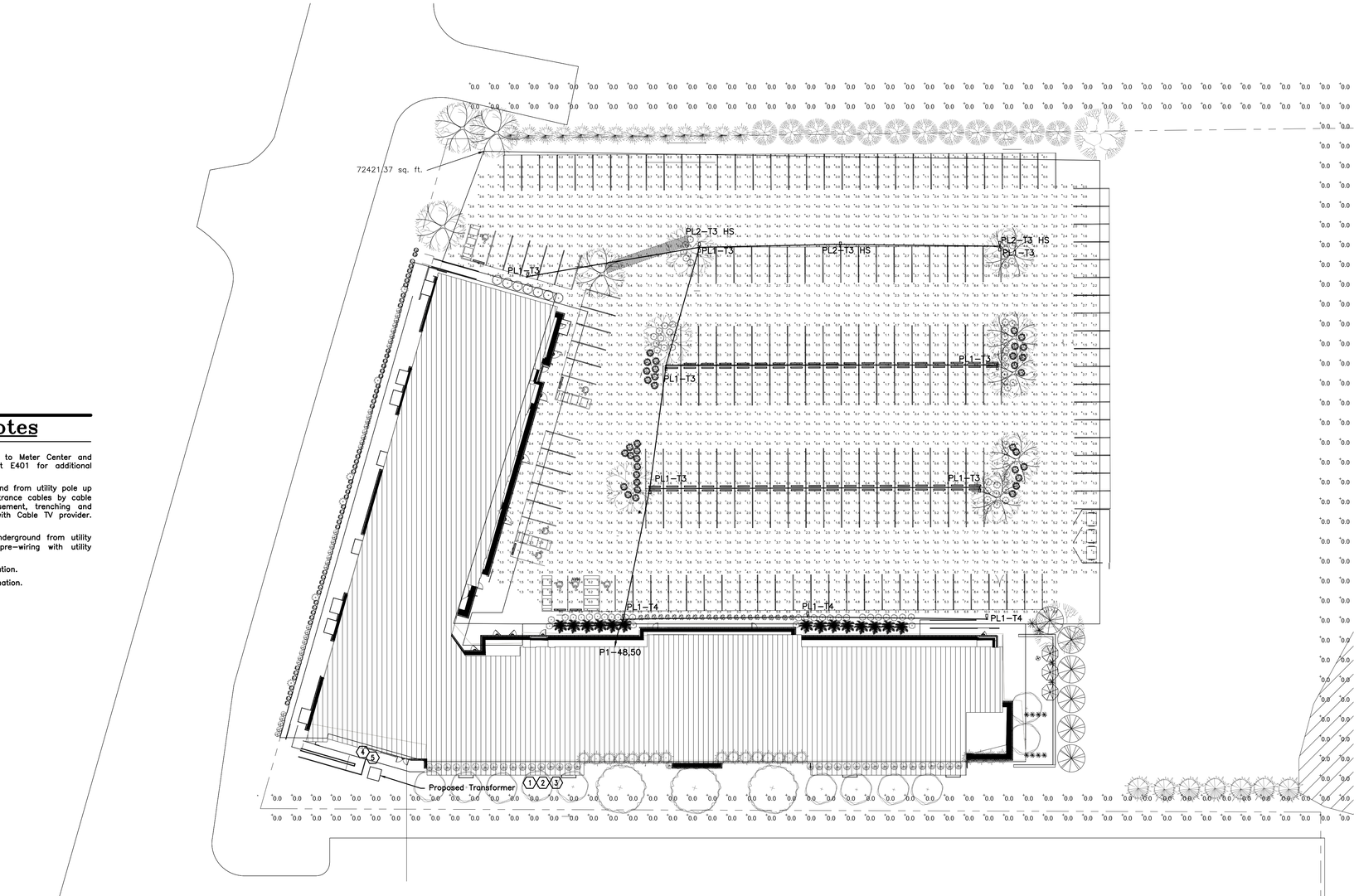
12/13/2021

Electrical Coded Notes

1. Underground conductors and ground from utility transformer to Meter Center and House Main Distribution panel. See Riser Diagram on sheet E401 for additional information.
2. CATV service, provide (1) 4" conduit with pull string underground from utility pole up to service (demarc) box for wiring. Underground cable TV entrance cables by cable TV company. All cable TV service conduits, concrete encasement, trenching and backfill is by electrical contractor. Coordinate requirements with Cable TV provider. See detail on sheet E.601.
3. Telephone Service. Provide (2) 4" conduit with pull string underground from utility pole up to service (demarc) box for wiring. Coordinate pre-wiring with utility company. See detail on sheet E.601 for additional information.
4. Meter center location, see EP101B and E401 for more information.
5. House service location, see EP101B and E401 for more information.



All Poles 20'

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	PL1-T3	7	Lithonia Lighting	DSX2 LED P4 30K T3M MVOLT HS	DSX2 LED P4 30K T3M MVOLT with houseside shield	LED	1	DSX2_LED_P4_30K_T3M_MVOLT_HS.ies	24396	1	270
	PL1-T4	3	Lithonia Lighting	DSX2 LED P4 30K T4M MVOLT HS	DSX2 LED P4 30K T4M MVOLT with houseside shield	LED	1	DSX2_LED_P4_30K_T4M_MVOLT_HS.ies	23545	1	270
	PL2-T3 HS	3	Lithonia Lighting	DSX2 LED P1 30K T3M MVOLT HS	DSX2 LED P1 30K T3M MVOLT with houseside shield	LED	1	DSX2_LED_P1_30K_T3M_MVOLT_HS.ies	13848	1	140

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	3.7 fc	14.6 fc	0.1 fc	146.0:1	37.0:1
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

site utility plan
1"=30'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

SITE UTILITY PLAN

E001

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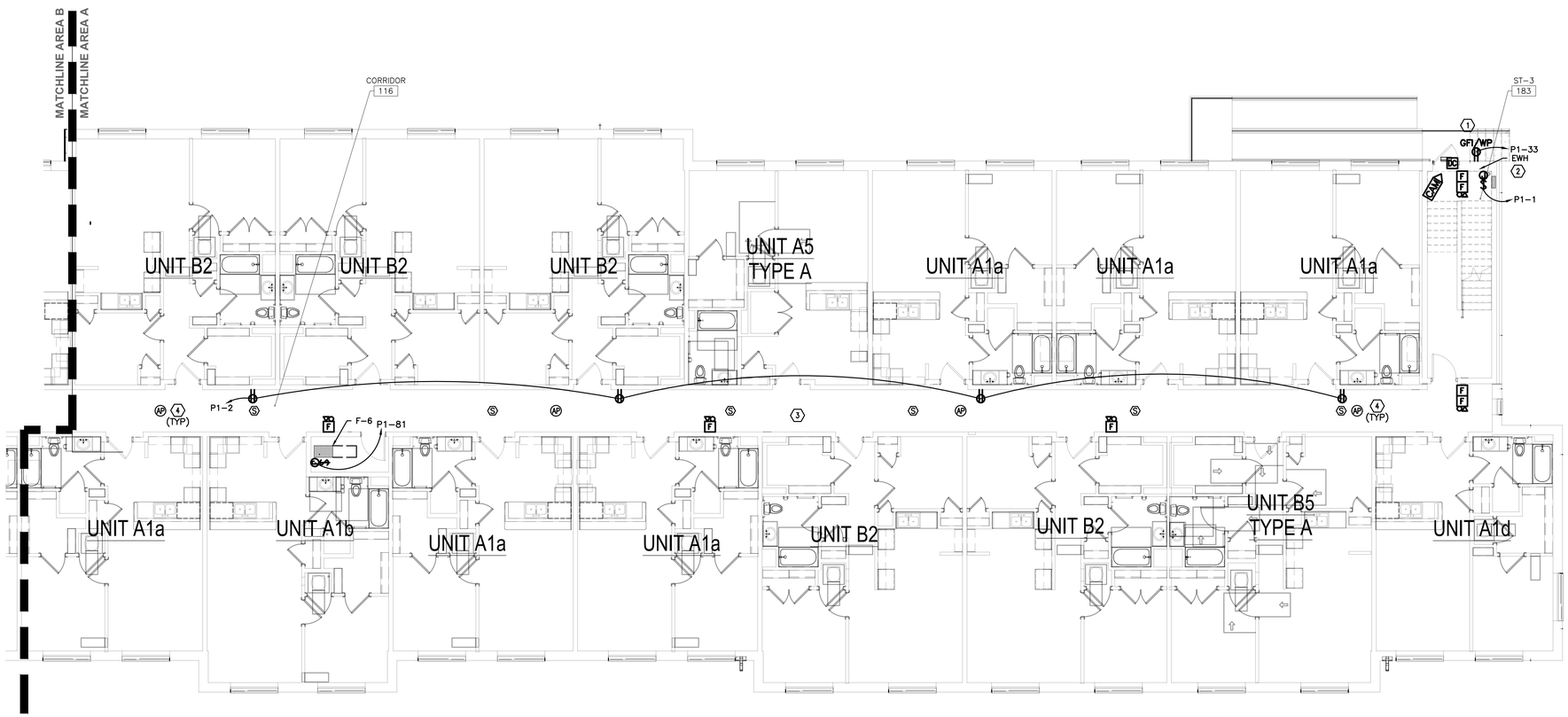

1st floor plan A
1/8"=1'-0"

Coded Notes

1. Exterior Receptacle: Provide GFCI exterior grade receptacle recessed into exterior wall face with integral weatherproof cover allowing NEMA-3R compliance with cord plugged in.
2. Electric Unit Heater: 208V, 1ø, 5kW, Run conductors and ground in a 3/4" conduit from breaker in panel indicated to j-box.
3. Emergency responder radio system allowance, provide a $20,000 per floor allowance for an Emergency responder radio system, provide 3rd party testing for emergency radio coverage after construction is finished.
4. 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.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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DATE: 09/01/2021
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POWER
1ST FLOOR PLAN
- AREA A

EP101A

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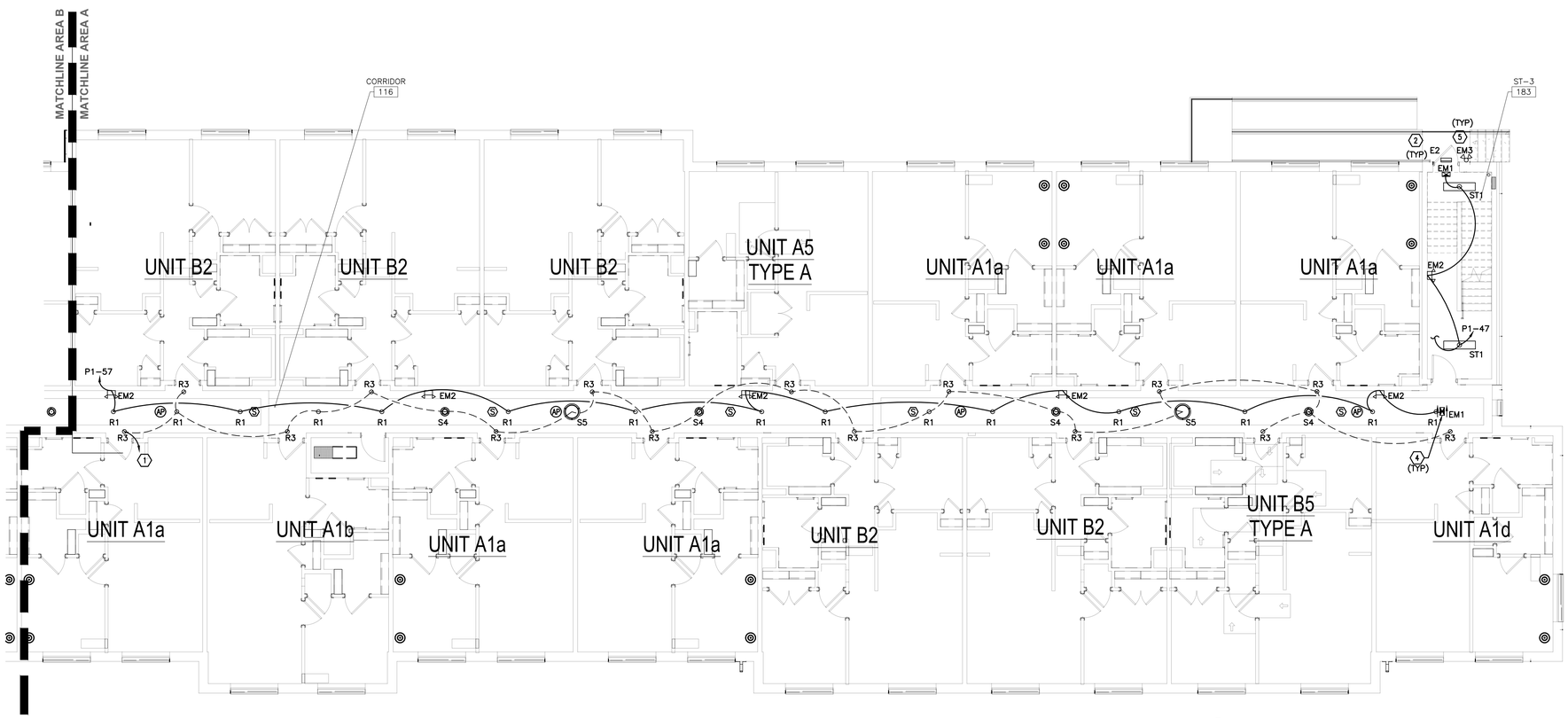

north

1st floor plan A
1/8"=1'-0"

Lighting Coded Notes

1. Provide astronomical time clock to control common area lighting, provide local override switches. See interior lighting contactor on EL101B for circuit tags.
2. Provide elevator lights and switching, with lockable disconnect, as required by the authority having jurisdiction. See detail.
3. Exterior lights shall be wet location rated (damp location rated if covered) and controlled through a photocell. See exterior contactor for circuits. E2 fixtures are also controlled by integral motion sensor.
4. Provide all exit lights, in locations and configurations required by the authority having jurisdiction.
5. Low voltage cable for emergency remote heads, run from nearest EM2 fixture.
6. Provide porcelain lamp holder with receptacle (powered from unswitched leg) and 17W LED lamp located every 20' along catwalk for attic lighting. Provide a switch (3way/4way as needed) at every access hatch.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
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#	Description	Date

LIGHTING
1ST FLOOR PLAN
- AREA A

EL101A

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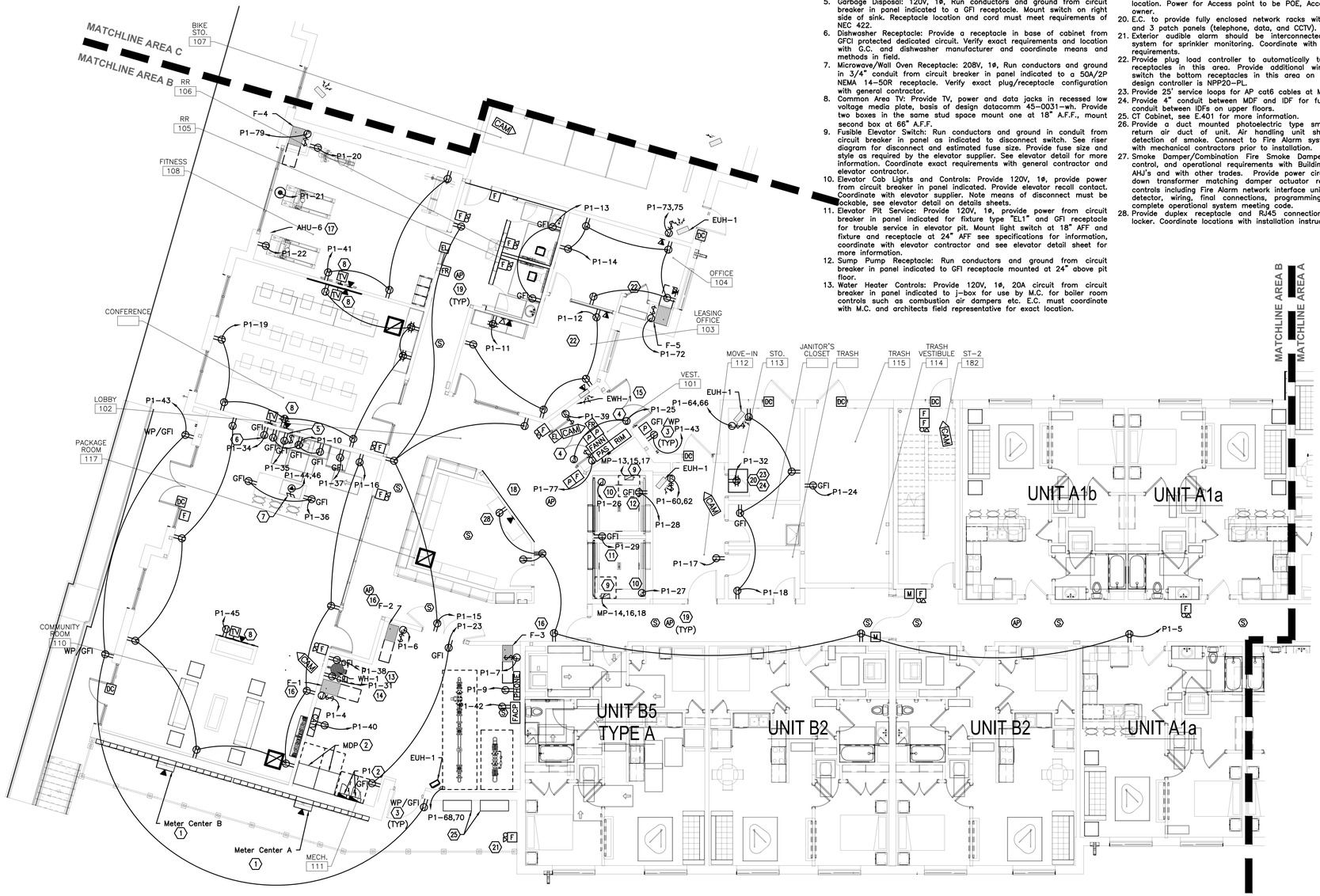
12/13/2021

Electrical Coded Notes

1. Service Meter Bank: See riser diagram for more information. For approximate location of transformer, see site development plan. Coordinate all work with local utility, AHJ and other trades. Submit transformer and pad/pole size and exact location before starting work. Coordinate exact location of trench with general contractor and record on as built drawings. Sleeve through foundation wall and slab when passing through. Provide seals and clearances per NEC 230.
2. House Panel Location: see panel schedule and riser diagram for more information.
3. Exterior Receptacle: Provide GFCI exterior grade receptacle recessed into exterior wall face with integral weatherproof cover allowing NEMA-3R compliance with cord plugged in.
4. Electric operated doors 120V: Coordinate with door contractor and G.C. Run power to battery backup and j-box for motor connection. Provide conduits and control wiring to door controller/phone access system and override switch in managers office. Provide all final connections, programming and testing for a perfectly working system.
5. Garbage Disposal: 120V, 1ø, Run conductors and ground from circuit breaker in panel indicated to a GFI receptacle. Mount switch on right side of sink. Receptacle location and cord must meet requirements of NEC 422.
6. Dishwasher Receptacle: Provide a receptacle in base of cabinet from GFCI protected dedicated circuit. Verify exact requirements and location with G.C. and dishwasher manufacturer and coordinate means and methods in field.
7. Microwave/Wall Oven Receptacle: 208V, 1ø, Run conductors and ground in 3/4" conduit from circuit breaker in panel indicated to a 50A/2P NEMA 14-50R receptacle. Verify exact plug/receptacle configuration with general contractor.
8. Common Area TV: Provide TV, power and data jacks in recessed low voltage media plate, basis of design datacomm 45-0031-wh. Provide two boxes in the same stud space mount one at 18" A.F.F., mount second box at 66" A.F.F.
9. Fusible Elevator Switch: Run conductors and ground in conduit from circuit breaker in panel as indicated to disconnect switch. See riser diagram for disconnect and estimated fuse size. Provide fuse size and style as required by the elevator supplier. See elevator detail for more information. Coordinate exact requirements with general contractor and elevator contractor.
10. Elevator Cab Lights and Controls: Provide 120V, 1ø, provide power from circuit breaker in panel indicated. Provide elevator recall contact. Coordinate with elevator supplier. Note means of disconnect must be lockable, see elevator detail on details sheets.
11. Elevator Pit Service: Provide 120V, 1ø, provide power from circuit breaker in panel indicated for fixture type "EL1" and GFI receptacle for trouble service in elevator pit. Mount light switch at 18" AFF and fixture and receptacle at 24" AFF see specifications for information, coordinate with elevator contractor and see elevator detail sheet for more information.
12. Sump Pump Receptacle: Run conductors and ground from circuit breaker in panel indicated to GFI receptacle mounted at 24" above pit floor.
13. Water Heater Controls: Provide 120V, 1ø, 20A circuit from circuit breaker in panel indicated to j-box for use by M.C. for boiler room controls such as combustion air dampers etc. E.C. must coordinate with M.C. and architects field representative for exact location.
14. Recirculation Pump: 120V, 1ø, Run conductors and ground from circuit breaker in panel indicated to j-box.
15. Wall Heater: 120V, 1ø, 1.5kW, Run conductors and ground in 3/4" conduit from circuit breaker in panel indicated to unit.
16. Furnaces: 120V, 1ø, Run conductors and ground in 3/4" conduit from circuit breaker in panel indicated to snap switch in gas fired furnace and duct mounted motorized damper. Mount in unit provide MC cable as connection to furnace. Coordinate exact location with mechanical contractor.
17. Ductless split AHU: Power provided by exterior unit through factory supplied wiring harness.
18. Emergency responder radio system allowance, provide a $20,000 per floor allowance for an Emergency responder radio system, provide 3rd party testing for emergency radio coverage after construction is finished.
19. 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.
20. E.C. to provide fully enclosed network racks with cable management and 3 patch panels (telephone, data, and CCTV).
21. Exterior audible alarm should be interconnected to the fire alarm system for sprinkler monitoring. Coordinate with the AHJ for location requirements.
22. Provide plug load controller to automatically turn off 50% of the receptacles in this area. Provide additional wire for switch-leg to switch the bottom receptacles in this area on a schedule. Basis of design controller is NPP20-PL.
23. Provide 25' service loops for AP cat6 cables at MDF/IDF.
24. Provide 4" conduit between MDF and IDF for future use. Provide 4" conduit between IDFs on upper floors.
25. CT Cabinet, see E.401 for more information.
26. Provide a duct mounted photoelectric type smoke detector in the return air duct of unit. Air handling unit shall shut down upon detection of smoke. Connect to Fire Alarm system. Coordinate work with mechanical contractors prior to installation.
27. Smoke Damper/Combination Fire Smoke Damper: coordinate power, control, and operational requirements with Building, Fire and Electrical AHJ's and with other trades. Provide power circuit, wiring, and step down transformer matching damper actuator requirements. Provide controls including Fire Alarm network interface unit and/or local smoke detector, wiring, final connections, programming and testing for a complete operational system meeting code.
28. Provide duplex receptacle and RJ45 connection for digital storage locker. Coordinate locations with installation instructions in field.



north

1st floor plan B
1/8"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

POWER
1ST FLOOR PLAN
- AREA B

EP101B

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12/13/2021

Lighting Coded Notes

1. Provide astronomical time clock to control common area lighting, provide local override switches. See interior lighting contactor on EL101B for circuit tags.
2. Provide elevator lights and switching, with lockable disconnect, as required by the authority having jurisdiction. See detail.
3. Exterior lights shall be wet location rated (damp location rated if covered) and controlled through a photocell. See exterior contactor for circuits. E2 fixtures are also controlled by integral motion sensor.
4. Provide all exit lights, in locations and configurations required by the authority having jurisdiction.
5. Low voltage cable for emergency remote heads, run from nearest EM2 fixture.
6. Provide porcelain lamp holder with receptacle (powered from unswitched leg) and 17W LED lamp located every 20' along catwalk for attic lighting. Provide a switch (3way/4way as needed) at every access hatch.

1st floor plan B
1/8"=1'-0"

MATCHLINE AREA B
MATCHLINE AREA A

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
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No. 44479

December 13, 2021

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LIGHTING
1ST FLOOR PLAN
- AREA B

EL101B

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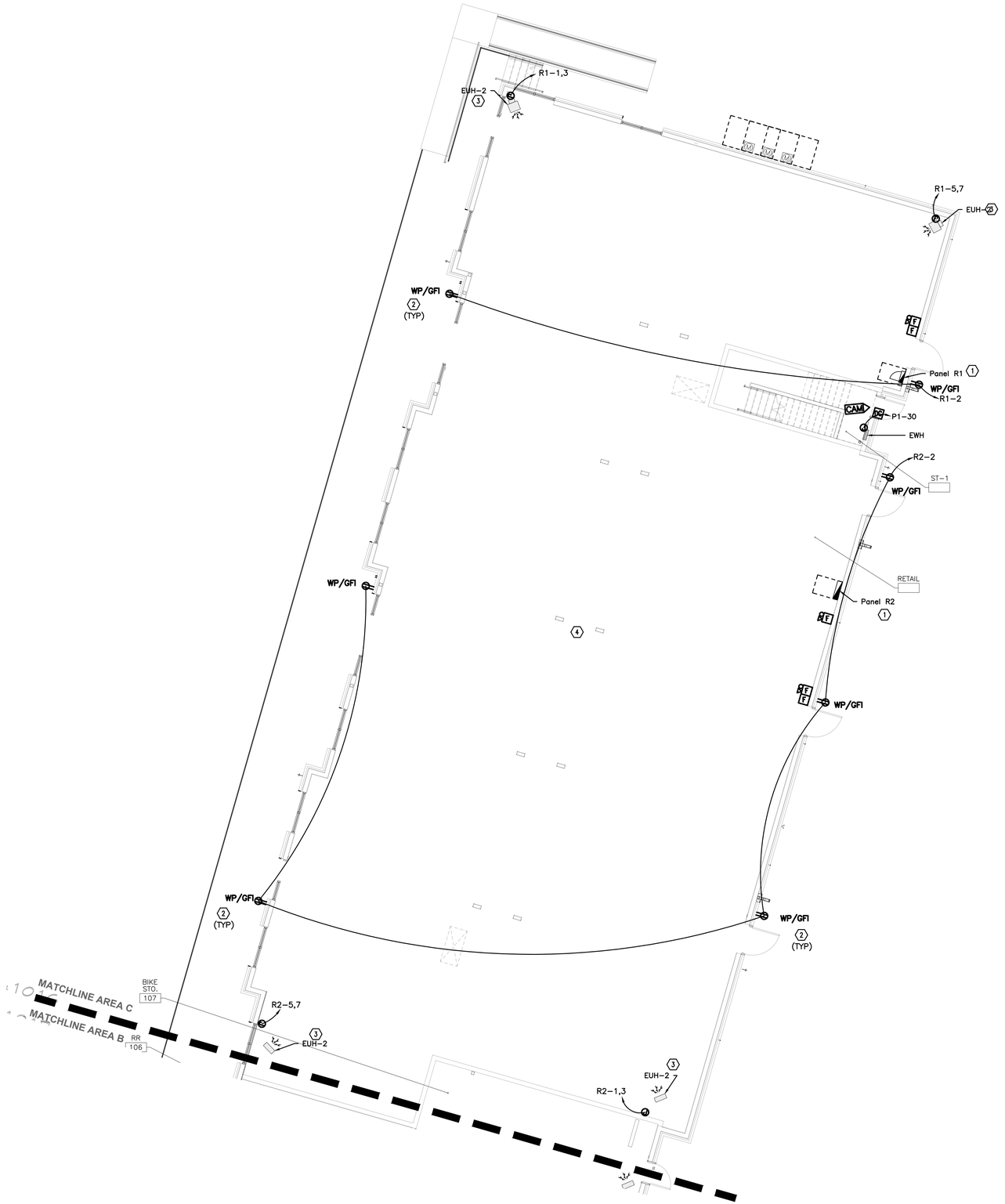

Coded Notes

1. House Panel Location: see panel schedule and riser diagram for more information.
2. Exterior Receptacle: Provide GFCI exterior grade receptacle recessed into exterior wall face with integral weatherproof cover allowing NEMA-3R compliance with cord plugged in.
3. Electric Unit Heater: 208V, 1ø, 3kW, Run conductors and ground in a 3/4" conduit from breaker in panel indicated to j-box.
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north

1st floor plan C
1/8"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

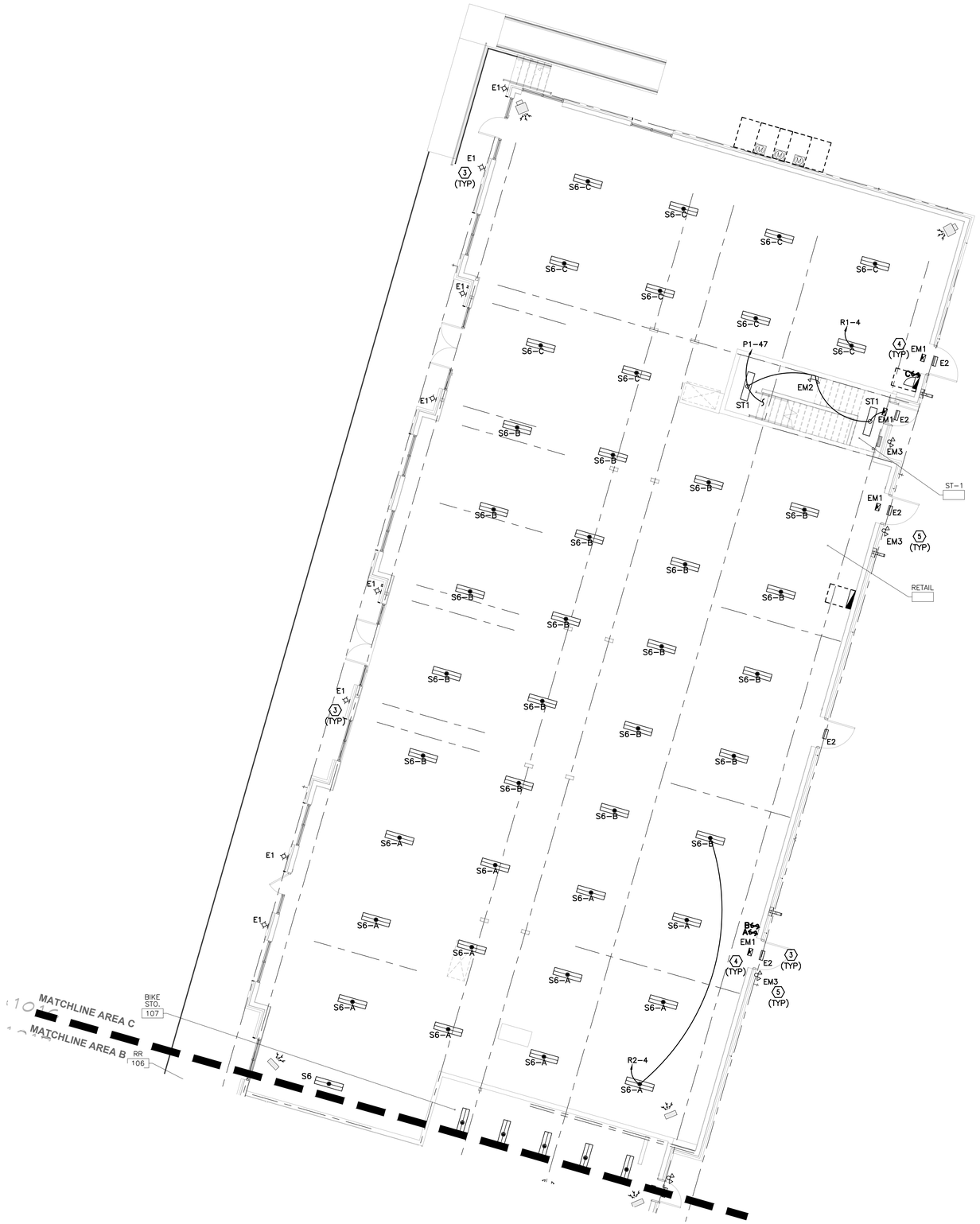
#	Description	Date

POWER
1ST FLOOR PLAN
- AREA C

EP101C

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

12/13/2021



north

1st floor plan C
1/8"=1'-0"

Lighting Coded Notes

1. Provide astronomical time clock to control common area lighting, provide local override switches. See interior lighting contactor on EL101B for circuit tags.
2. Provide elevator lights and switching, with lockable disconnect, as required by the authority having jurisdiction. See detail.
3. Exterior lights shall be wet location rated (damp location rated if covered) and controlled through a photocell. See exterior contactor for circuits. E2 fixtures are also controlled by integral motion sensor.
4. Provide all exit lights, in locations and configurations required by the authority having jurisdiction.
5. Low voltage cable for emergency remote heads, run from nearest EM2 fixture.
6. Provide porcelain lamp holder with receptacle (powered from unswitched leg) and 17W LED lamp located every 20' along catwalk for attic lighting. Provide a switch (3way/4way as needed) at every access hatch.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

LIGHTING
1ST FLOOR PLAN
- AREA C

EL101C

BERARDI+
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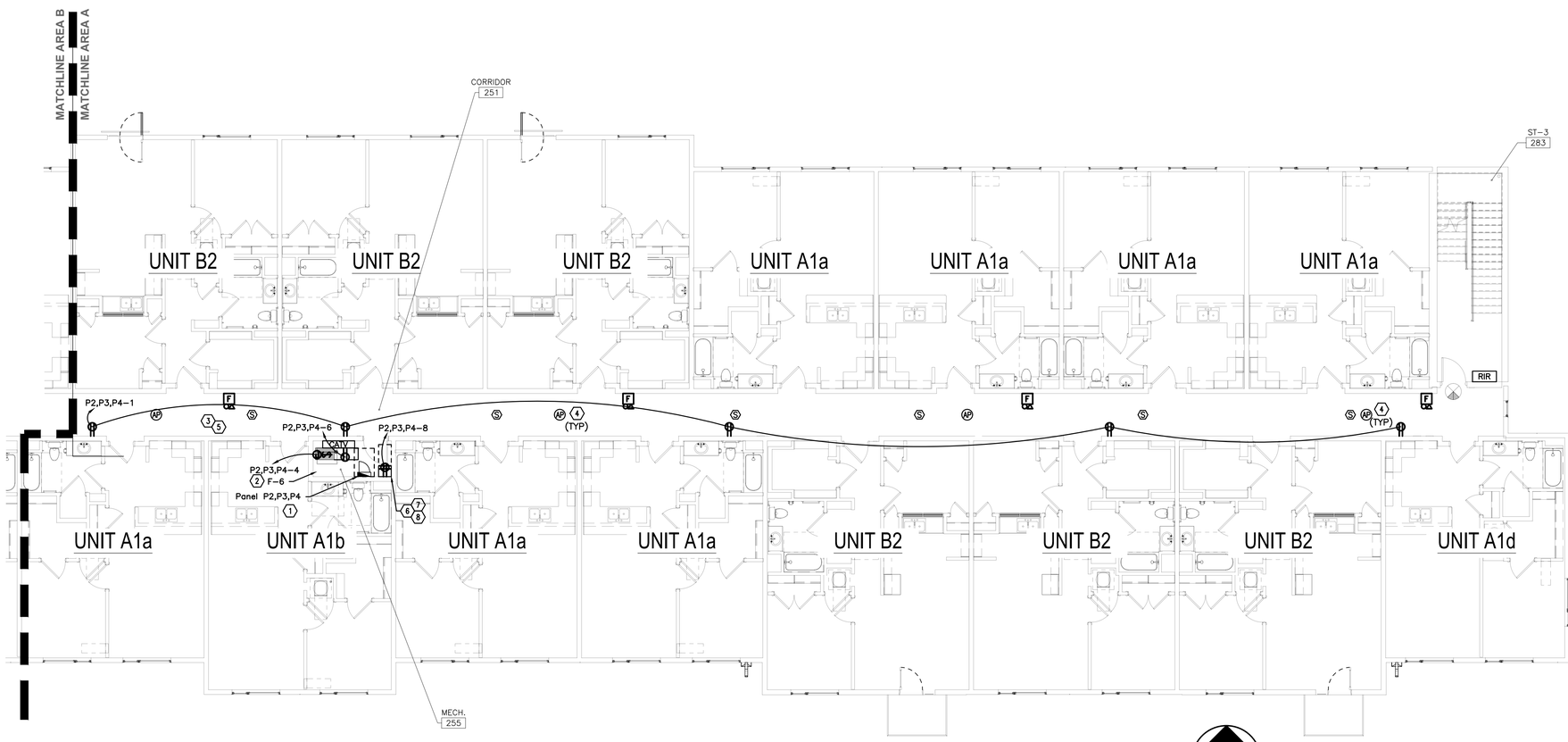
12/13/2021



north

2nd, 3rd &4th floor plan A

1/8"=1'-0"

Coded Notes

1. House Panel Location: see panel schedule and riser diagram for more information.
2. Furnaces: 120V, 1ø, Run conductors and ground in 3/4" conduit from circuit breaker in panel indicated to snap switch in gas fired furnace and duct mounted motorized damper. Mount in unit provide MC cable as connection to furnace. Coordinate exact location with mechanical contractor.
3. Emergency responder radio system allowance, provide a $20,000 per floor allowance for an Emergency responder radio system, provide 3rd party testing for emergency radio coverage after construction is finished.
4. 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.
5. Attic Heat Detectors: Provide Heat detectors in attic adjacent to sprinkler system.
6. Provide 8 U rack for network switch. Coordinate location with owner/architectural representative.
7. Provide 25' service loops for AP cat6 cables at MDF/IDF.
8. Provide 4" conduit between MDF and IDF for future use. Provide 4" conduit between 2nd floor IDF and 3rd floor IDF.
9. Provide a duct mounted photoelectric type smoke detector in the return air duct of unit. Air handling unit shall shut down upon detection of smoke. Connect to Fire Alarm system. Coordinate work with mechanical contractors prior to installation.
10. Smoke Damper/Combination Fire Smoke Damper: coordinate power, control, and operational requirements with Building, Fire and Electrical AHJ's and with other trades. Provide power circuit, wiring, and step down transformer matching damper actuator requirements. Provide controls including Fire Alarm network interface unit and/or local smoke detector, wiring, final connections, programming and testing for a complete operational system meeting code.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

POWER
2ND & 3RD FLOOR
PLAN - AREA A

EP102A

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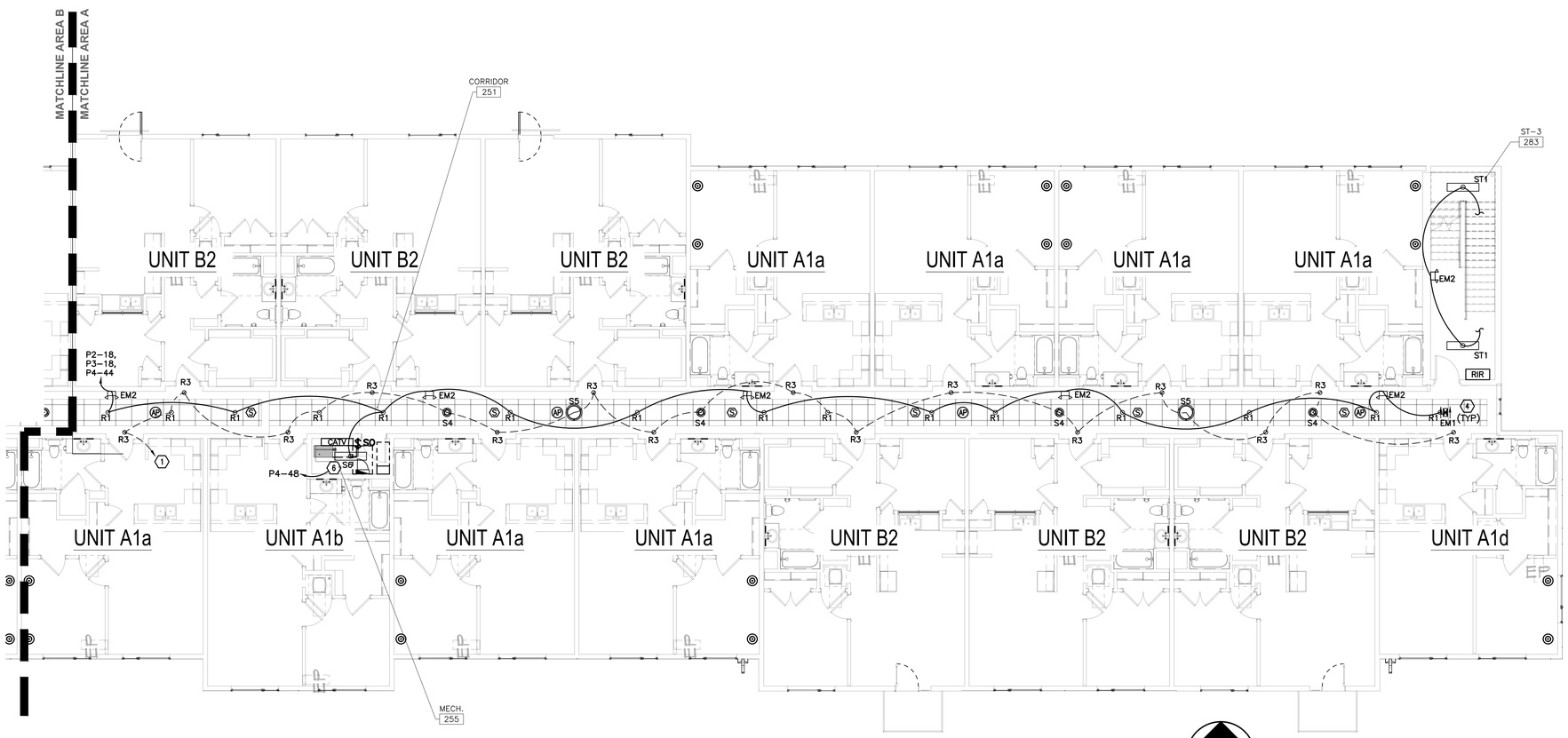

north

2nd, 3rd &4th floor plan A

1/8"=1'–0"

Lighting Coded Notes

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STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

January 6, 2022

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
4	Addendum 4	01/06/2022

LIGHTING 2ND, 3RD, & 4TH FLOOR PLAN - AREA A

EL102A

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

01/06/2022

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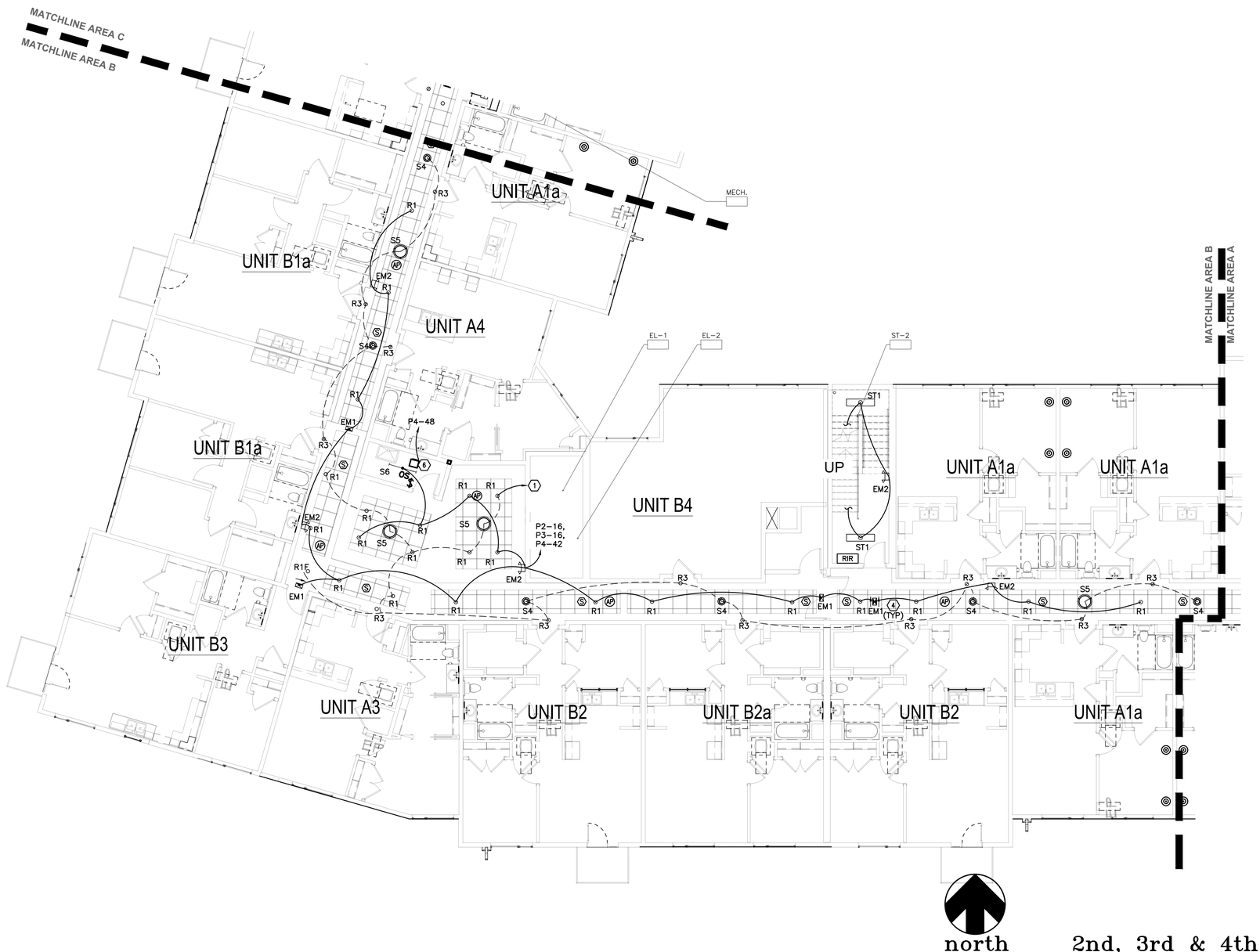

north

2nd, 3rd & 4th floor plan B
1/8"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

January 6, 2022

VAN DYKE APARTMENTS

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DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
4	Addendum 4	01/06/2022

LIGHTING 2ND, 3RD, & 4TH FLOOR PLAN - AREA B

EL102B

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

01/06/2022

Lighting Coded Notes

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north

2nd, 3rd & 4th floor plan C
1/8"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

January 6, 2022

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LIGHTING
2ND, 3RD & 4TH FLOOR PLAN - AREA C

EL102C

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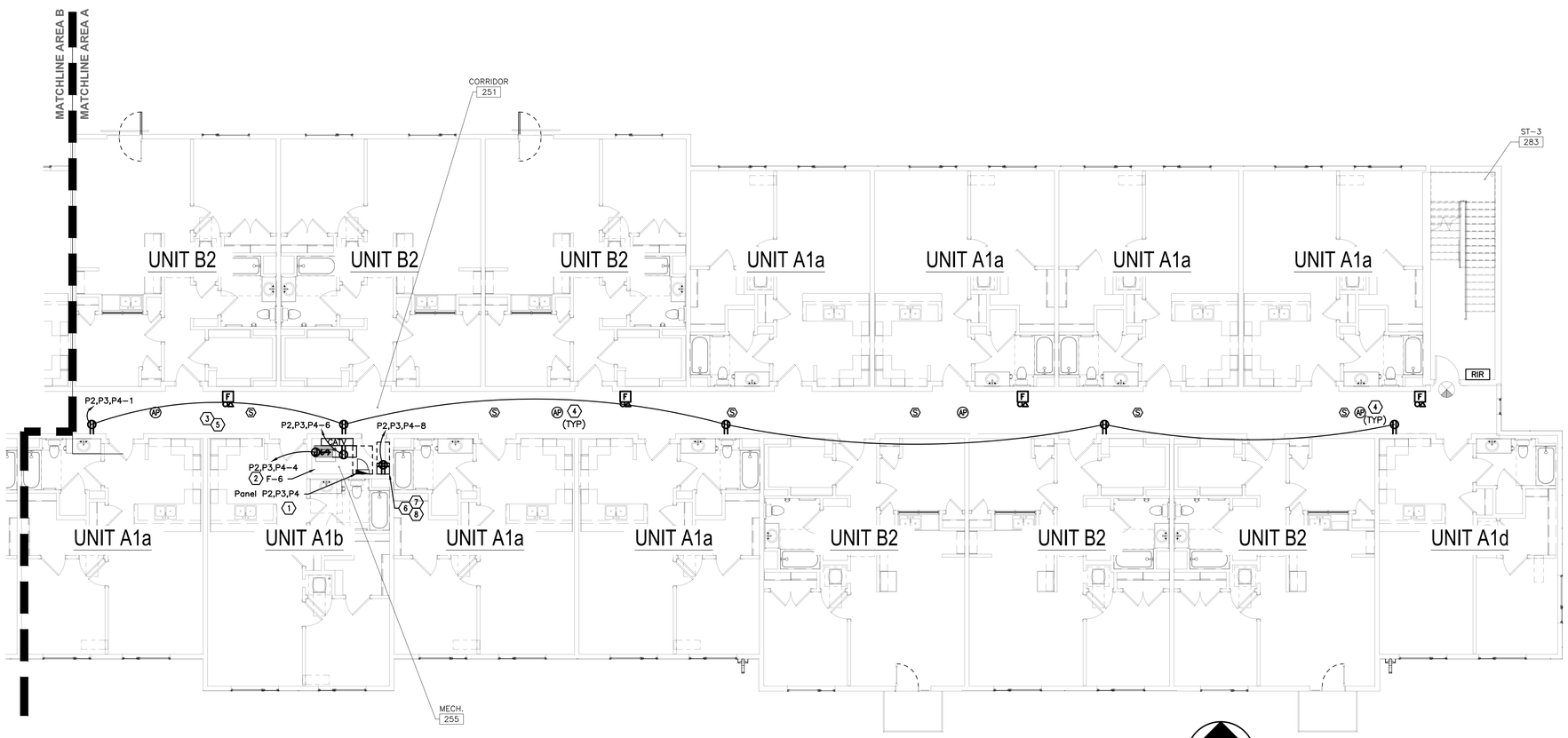
01/06/2022



north

2nd, 3rd &4th floor plan A
1/8"=1'-0"

Coded Notes

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9. Provide a duct mounted photoelectric type smoke detector in the return air duct of unit. Air handling unit shall shut down upon detection of smoke. Connect to Fire Alarm system. Coordinate work with mechanical contractors prior to installation.
10. Smoke Damper/Combination Fire Smoke Damper: coordinate power, control, and operational requirements with Building, Fire and Electrical AHJ's and with other trades. Provide power circuit, wiring, and step down transformer matching damper actuator requirements. Provide controls including Fire Alarm network interface unit and/or local smoke detector, wiring, final connections, programming and testing for a complete operational system meeting code.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

January 6, 2022

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
4	Addendum 4	01/06/2022

POWER
2ND, 3RD, & 4TH FLOOR
PLAN - AREA A

EP102A

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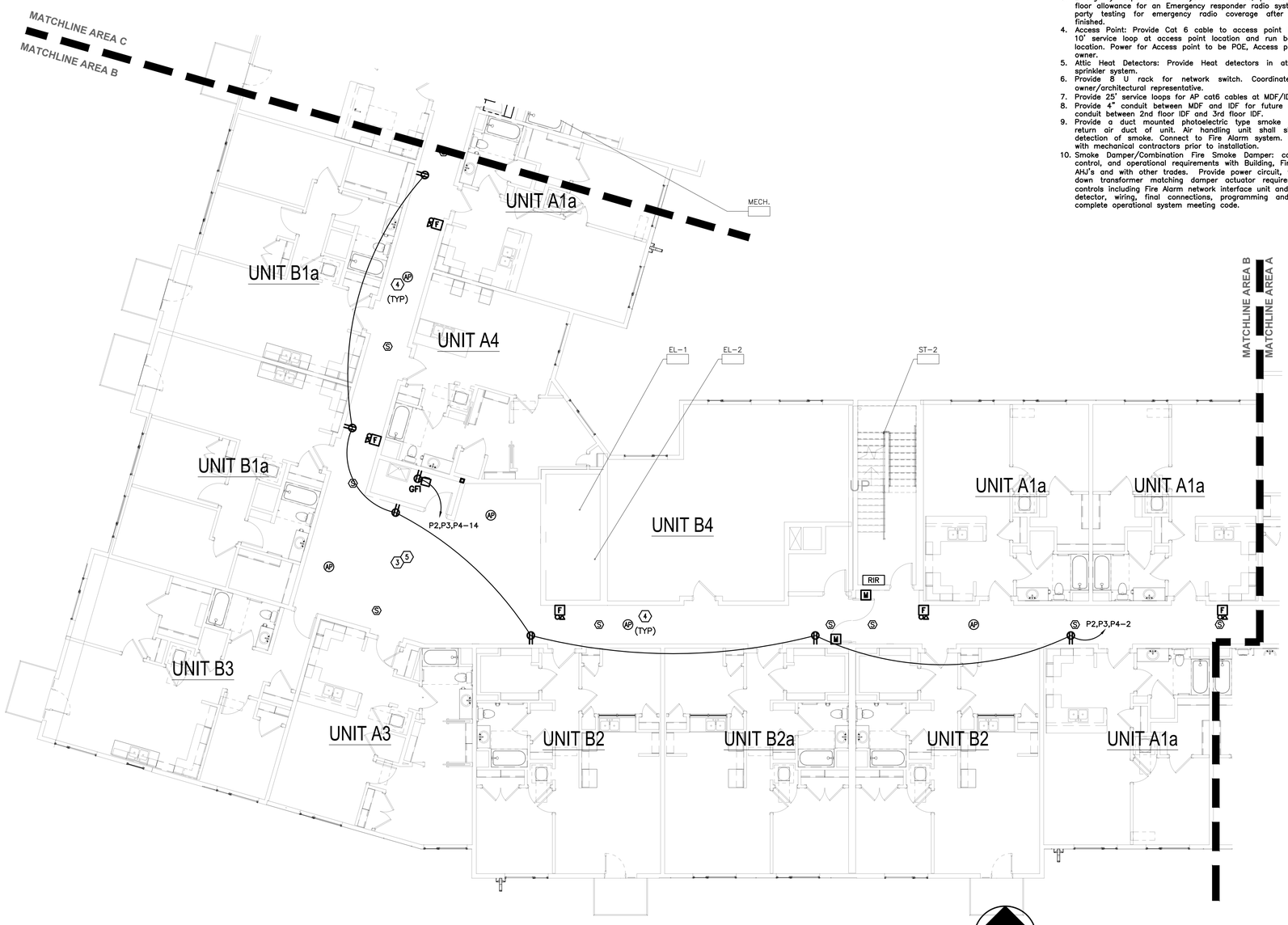
01/06/2022



north

Coded Notes

1. House Panel Location: see panel schedule and riser diagram for more information.
2. Furnaces: 120V, 1ø, Run conductors and ground in 3/4" conduit from circuit breaker in panel indicated to snap switch in gas fired furnace and duct mounted motorized damper. Mount in unit provide MC cable as connection to furnace. Coordinate exact location with mechanical contractor.
3. Emergency responder radio system allowance, provide a $20,000 per floor allowance for an Emergency responder radio system, provide 3rd party testing for emergency radio coverage after construction is finished.
4. 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.
5. Attic Heat Detectors: Provide Heat detectors in attic adjacent to sprinkler system.
6. Provide 8 U rack for network switch. Coordinate location with owner/architectural representative.
7. Provide 25' service loops for AP cat6 cables at MDF/IDF.
8. Provide 4" conduit between MDF and IDF for future use. Provide 4" conduit between 2nd floor IDF and 3rd floor IDF.
9. Provide a duct mounted photoelectric type smoke detector in the return air duct of unit. Air handling unit shall shut down upon detection of smoke. Connect to Fire Alarm system. Coordinate work with mechanical contractors prior to installation.
10. Smoke Damper/Combination Fire Smoke Damper: coordinate power, control, and operational requirements with Building, Fire and Electrical AHJ's and with other trades. Provide power circuit, wiring, and step down transformer matching damper actuator requirements. Provide controls including Fire Alarm network interface unit and/or local smoke detector, wiring, final connections, programming and testing for a complete operational system meeting code.

2nd, 3rd & 4th floor plan B
1/8"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

January 6, 2022

VAN DYKE APARTMENTS

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STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
4	Addendum 4	01/06/2022

POWER
2ND, 3RD, & 4TH FLOOR PLAN - AREA B (4)

EP102B

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01/06/2022

Coded Notes

1. House Panel Location: see panel schedule and riser diagram for more information.
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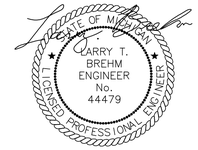
north

2nd, 3rd & 4th floor plan C
1/8"=1'-0"



January 6, 2022

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
4	Addendum 4	01/06/2022

POWER
2ND, 3RD, & 4TH FLOOR PLAN - AREA C

EP102C

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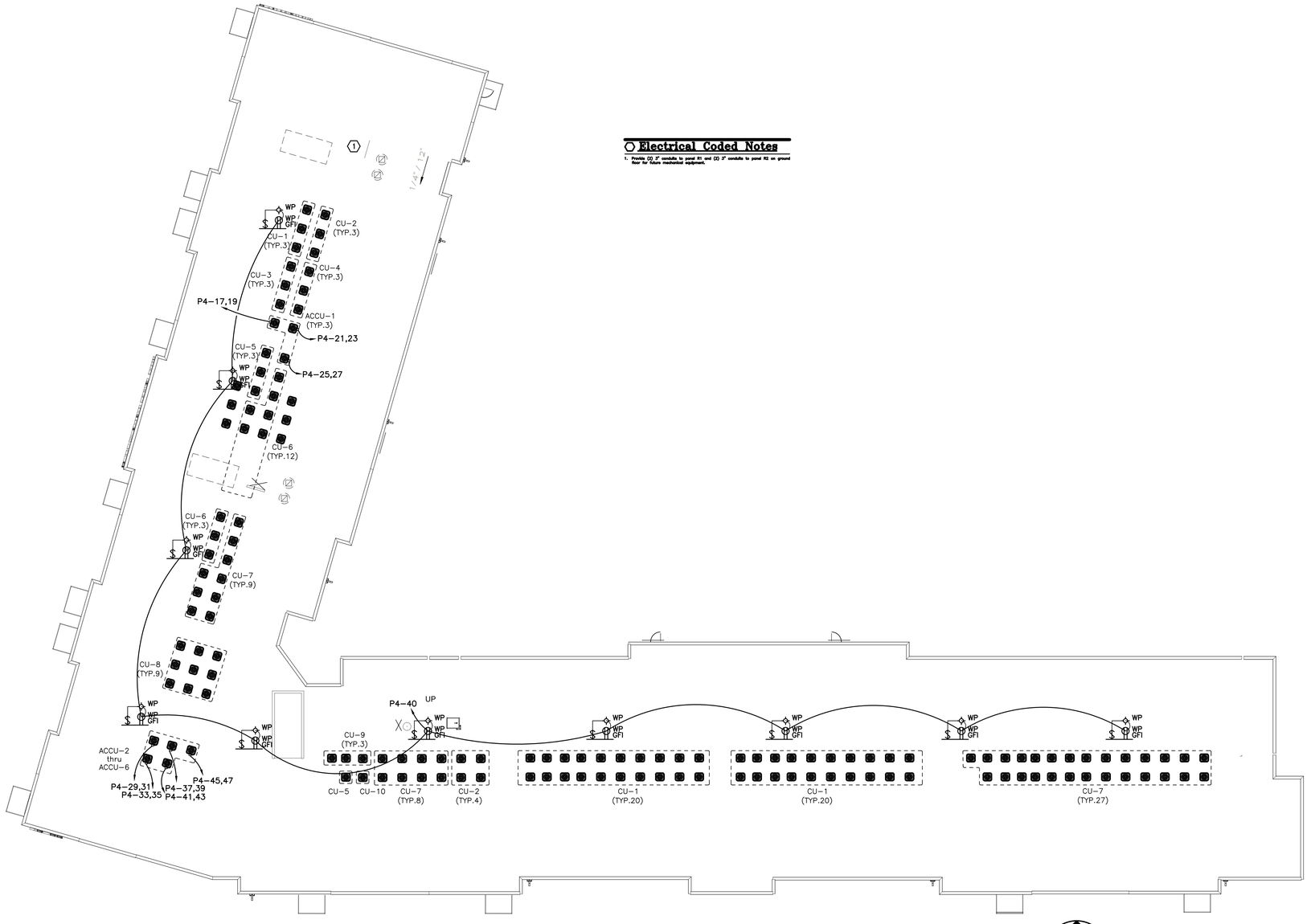

Electrical Coded Notes

1. Provide (2) 2" conduits to panel S1 and (2) 2" conduits to panel R2 on ground floor for future mechanical equipment.

north

roof plan
1/16"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

ROOF PLAN - OVERALL
-
E104

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12/13/2021

	Service		Panel #	U	Mains:	
Voltage	120/208		Location	As Shown	M.C.B.	150A
Phase	1		Mounting	Recessed		
Wires	3					
Hz	60			All circuits feeding 15A and 20A receptacles shall be Arcfault		
Grd. Bus	Yes					

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A		Phase B		Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
2808	8	10	40/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
2808	8		40/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =					21.66				
				Phase B Load (kVA) =					21.56		Connected Amps =		207.81
				Total Connected Load (kVA) =					43.22		Calculated Amps* =		129

* Detailed Calculations available upon request

Load Calculation

Unit A

Loads (less HVAC)

638	sq. ft. @ 3 watts sq. ft	1914	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32064**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8825.6	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26922**	**VA**

Calculated Service Load					Minimum Service Ampacity	
26921.6	watts		208	volts	**129.43**	**amps**

Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1Ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
7. HVAC Indoor Unit: 208V, 1Ø. Provide a 60A/2P non–fused disconnect switch at unit. 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.
8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1Ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1Ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (coaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

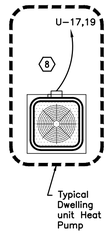
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

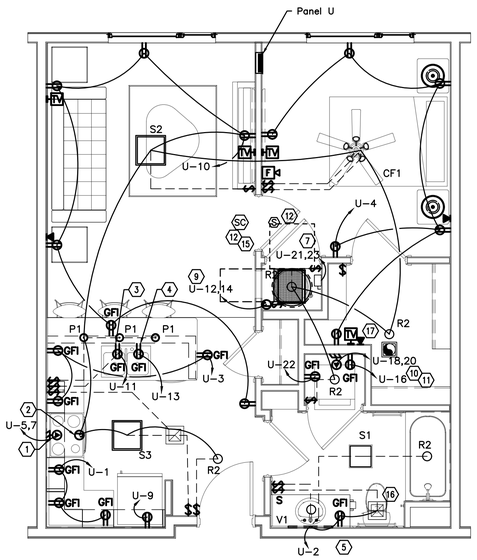
Do not install smoke alarms within 3' of bathroom doors.

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.





enlarged unit plan A1a
1/4"=1'–0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLANS A1a, A1b & A1c - ANSI TYPE "B"

E301

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

12/13/2021

Service		Panel #	U	Mains:	
Voltage	120/208	Location	As Shown	M.C.B.	150A
Phase	1	Mounting	Recessed		
Wires	3				
Hz	60		All circuits feeding 15A and 20A receptacles shall be Arcfault		
Grd. Bus	Yes				

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A		Phase B		Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
2808	8	10	40/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
2808	8		40/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =					21.66				
				Phase B Load (kVA) =					21.56			Connected Amps =	207.81
				Total Connected Load (kVA) =					43.22			Calculated Amps* =	129

* Detailed Calculations available upon request

Load Calculation

Unit A

Loads (less HVAC)

638	sq. ft. @ 3 watts sq. ft	1914	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32064**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8825.6	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26922**	**VA**

Calculated Service Load					Minimum Service Ampacity	
26921.6	watts		208	volts	**129.43**	**amps**

Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
7. HVAC Indoor Unit: 208V, 1ø. Provide a 60A/2P non–fused disconnect switch at unit. 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.
8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (cooaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

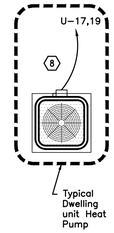
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

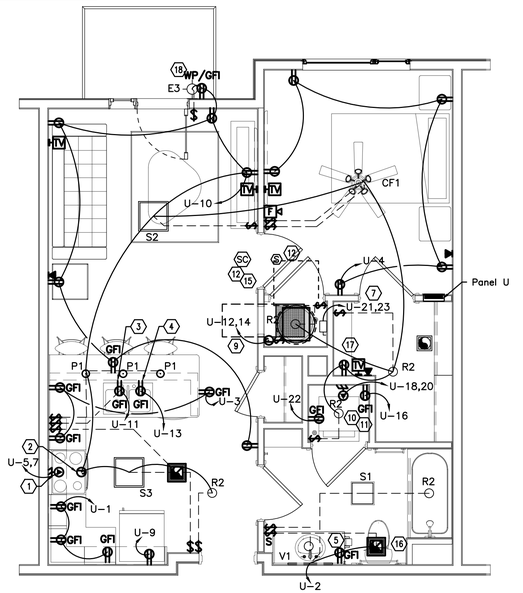
Do not install smoke alarms within 3' of bathroom doors.

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.





enlarged unit plan A2
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN A2 - ANSI TYPE "B"

E302

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P 614.221.1110 berardipartners.com

12/13/2021

Service		Panel #	U	Mains:	
Voltage	120/208	Location	As Shown	M.C.B.	150A
Phase	1	Mounting	Recessed		
Wires	3				
Hz	60				
Grd. Bus	Yes		All circuits feeding 15A and 20A receptacles shall be Arcfault		

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A		Phase B		Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
2808	8	10	40/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
2808	8		40/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =					21.66				
				Phase B Load (kVA) =					21.56		Connected Amps =		207.81
				Total Connected Load (kVA) =					43.22		Calculated Amps* =		129

* Detailed Calculations available upon request

Load Calculation

Unit A

Loads (less HVAC)

638	sq. ft. @ 3 watts sq. ft	1914	VA
2	Small Appliance Circuits @ 1500 watts ea. **(Minimum is two)**	3000	VA
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1	Clothes Dryer @ 5000 watts	5000	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)	**32064**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8825.6	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26922**	**VA**

Calculated Service Load					Minimum Service Ampacity	
26921.6	watts		208	volts	**129.43**	**amps**

Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1Ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
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8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1Ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1Ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (coaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

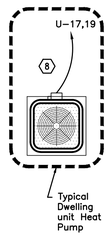
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

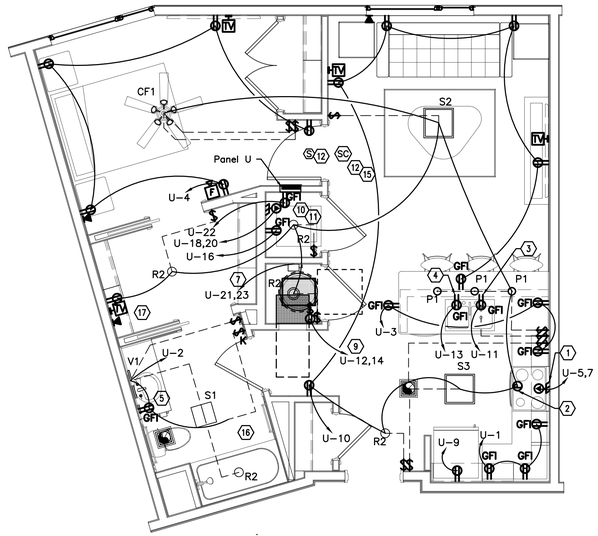
Do not install smoke alarms within 3' of bathroom doors.

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.





enlarged unit plan A3
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN A3 - ANSI TYPE "B"

E303

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

12/13/2021

Service		Panel #	U	Mains:	
Voltage	120/208	Location	As Shown	M.C.B.	150A
Phase	1	Mounting	Recessed		
Wires	3				
Hz	60		All circuits feeding 15A and 20A receptacles shall be Arcfault		
Grd. Bus	Yes				

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A			Phase B	Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
2808	8	10	40/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
2808	8		40/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =				21.66					
				Phase B Load (kVA) =				21.56	Connected Amps =				207.81
				Total Connected Load (kVA) =				43.22	Calculated Amps* =				129

* Detailed Calculations available upon request

Load Calculation

Unit A

Loads (less HVAC)

638	sq. ft. @ 3 watts sq. ft	1914	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32064**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8825.6	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26922**	**VA**

Calculated Service Load					Minimum Service Ampacity	
26921.6	watts		208	volts	**129.43**	**amps**

Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1Ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
7. HVAC Indoor Unit: 208V, 1Ø. Provide a 60A/2P non–fused disconnect switch at unit. 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.
8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1Ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1Ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (coaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

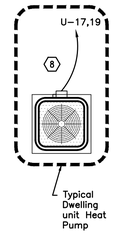
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

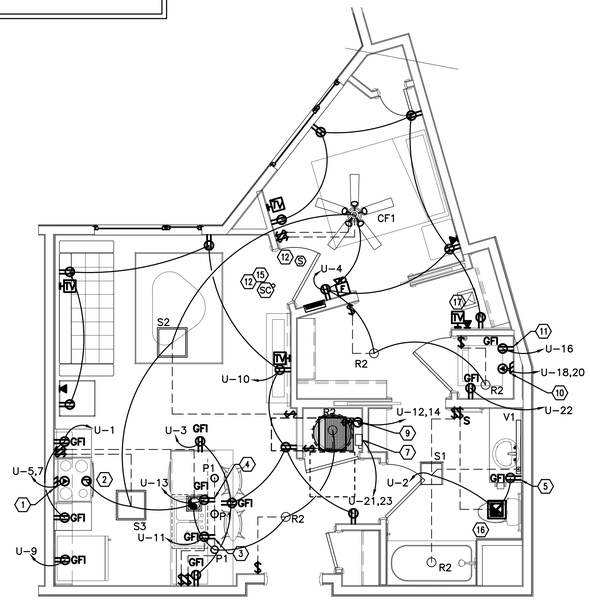
Do not install smoke alarms within 3' of bathroom doors.

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.





enlarged unit plan A4
1/4"=1'-0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN A4 - ANSI TYPE "B"

E304

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

12/13/2021

	Service			Panel #			U				Mains:				
Voltage	120/208			Location			As Shown				M.C.B.		150A		
Phase	1			Mounting			Recessed								
Wires	3														
Hz	60						All circuits feeding 15A and 20A receptacles shall be Arcfault								
Grd. Bus	Yes														

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A			Phase B	Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6		50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
5200	6	10	50/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
5200	6		50/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =				24.06					
				Phase B Load (kVA) =				23.95	Connected Amps =				230.81
				Total Connected Load (kVA) =				48.01	Calculated Amps* =				129

* Detailed Calculations available upon request

Load Calculation
Unit B

Loads (less HVAC)

692	sq. ft. @ 3 watts sq. ft	2076	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32226**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8890.4	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26986**	**VA**

Calculated Service Load						Minimum Service Ampacity	
26986.4	watts		208	volts		**129.74**	**amps**

Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
7. HVAC Indoor Unit: 208V, 1ø. Provide a 60A/2P non–fused disconnect switch at unit. 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.
8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (cooaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

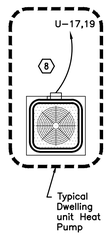
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

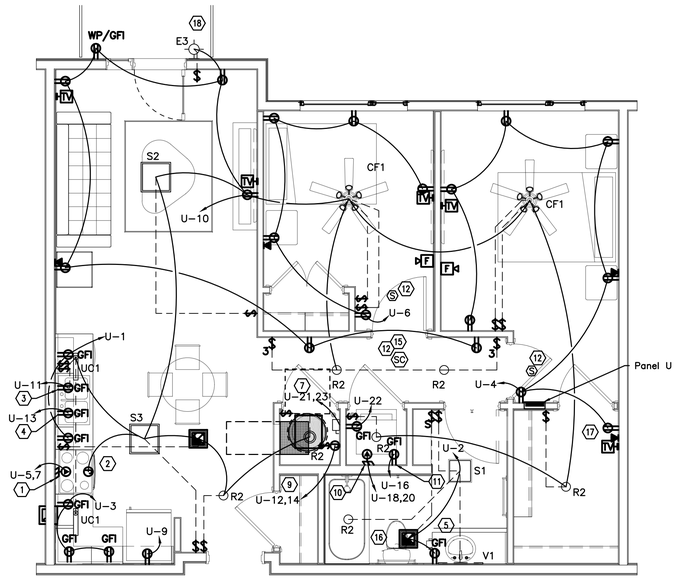
Do not install smoke alarms within 3' of bathroom doors.

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.





enlarged unit plan B1a
1/4"=1'–0"

LARRY T. BREHM ENGINEER No. 44479
STATE OF MICHIGAN LICENSED PROFESSIONAL ENGINEER

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B1a - ANSI TYPE "B"

E305

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

12/13/2021

Service		Panel #	U	Mains:	
Voltage	120/208	Location	As Shown	M.C.B.	150A
Phase	1	Mounting	Recessed		
Wires	3				
Hz	60		All circuits feeding 15A and 20A receptacles shall be Arcfault		
Grd. Bus	Yes				

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A			Phase B	Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
5200	6	10	50/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
5200	6		50/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =					24.06				
				Phase B Load (kVA) =					23.95		Connected Amps =		230.81
				Total Connected Load (kVA) =					48.01		Calculated Amps* =		129

* Detailed Calculations available upon request

Load Calculation
Unit B

Loads (less HVAC)

692	sq. ft. @ 3 watts sq. ft	2076	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32226**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

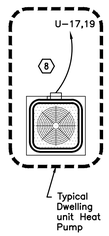
HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8890.4	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26986**	**VA**

Calculated Service Load						Minimum Service Ampacity	
26986.4	watts		208	volts		**129.74**	**amps**



Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
7. HVAC Indoor Unit: 208V, 1ø. Provide a 60A/2P non–fused disconnect switch at unit. 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.
8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (coaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

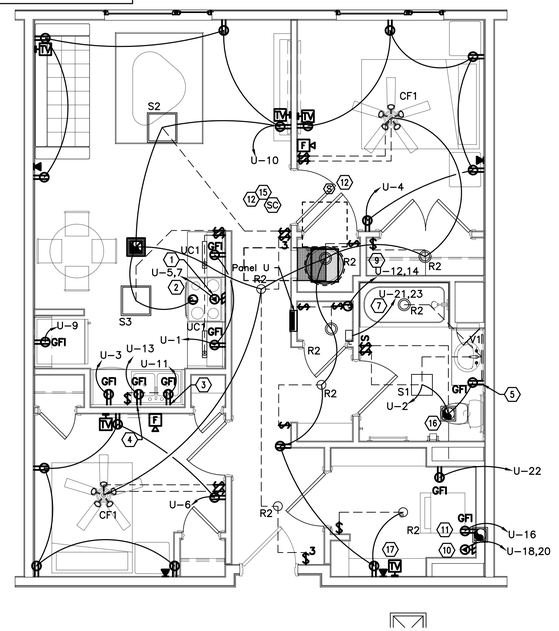
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

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.



enlarged unit plan B2
1/4"=1'–0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B2 - ANSI TYPE "B"

E306

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

12/13/2021

	Service			Panel #	U		Mains:	
Voltage	120/208			Location	As Shown		M.C.B.	150A
Phase	1			Mounting	Recessed			
Wires	3							
Hz	60				All circuits feeding 15A and 20A receptacles shall be Arcfault			
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	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP-1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP-1	19	–	+	20	Clothes Dryer	30/2		10	3000
4992	6	10	50/2	AHU-1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
4992	6		50/2	AHU-1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =					23.85				
				Phase B Load (kVA) =					23.75		Connected Amps =		228.81
				Total Connected Load (kVA) =					47.59		Calculated Amps* =		129

* Detailed Calculations available upon request

Load Calculation
Unit B

Loads (less HVAC)

692	sq. ft. @ 3 watts sq. ft	2076	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32226**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

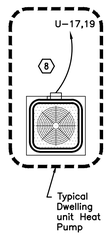
HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8890.4	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26986**	**VA**

Calculated Service Load						Minimum Service Ampacity	
26986.4	watts		208	volts		**129.74**	**amps**



Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
7. HVAC Indoor Unit: 208V, 1ø. Provide a 60A/2P non–fused disconnect switch at unit. 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.
8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (coaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

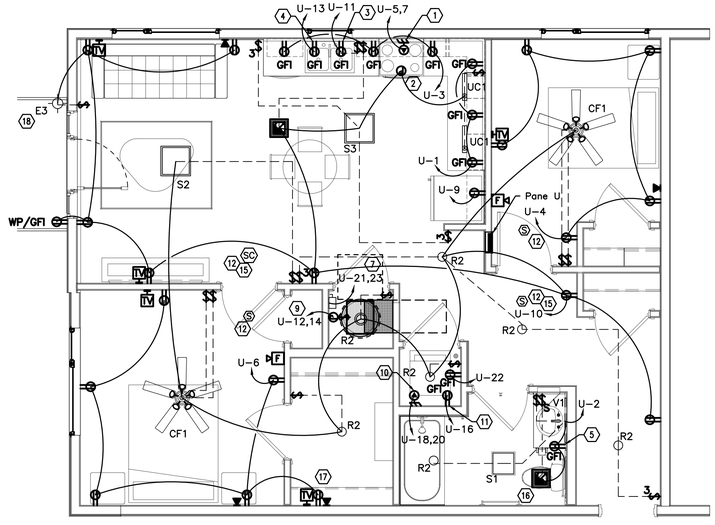
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

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.



enlarged unit plan B3
1/4"=1'-0"

LARRY T. BREHM ENGINEER No. 44479
STATE OF MICHIGAN LICENSED PROFESSIONAL ENGINEER

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "AI" 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.
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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B3
- ANSI TYPE "B"

E307

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P 614.221.1110 berardipartners.com

12/13/2021

	Service		Panel #	U	Mains:	
Voltage	120/208		Location	As Shown	M.C.B.	150A
Phase	1		Mounting	Recessed		
Wires	3					
Hz	60			All circuits feeding 15A and 20A receptacles shall be Arcfault		
Grd. Bus	Yes					

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A		Phase B		Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
5200	6	10	50/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
5200	6		50/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =					24.06				
				Phase B Load (kVA) =					23.95		Connected Amps =		230.81
				Total Connected Load (kVA) =					48.01		Calculated Amps* =		129

* Detailed Calculations available upon request

Load Calculation
Unit B

Loads (less HVAC)

692	sq. ft. @ 3 watts sq. ft	2076	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32226**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8890.4	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26986**	**VA**

Calculated Service Load						Minimum Service Ampacity	
26986.4	watts		208	volts		**129.74**	**amps**

Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1Ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
7. HVAC Indoor Unit: 208V, 1Ø. Provide a 60A/2P non–fused disconnect switch at unit. 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.
8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1Ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1Ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (coaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

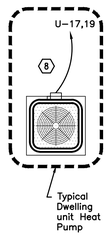
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

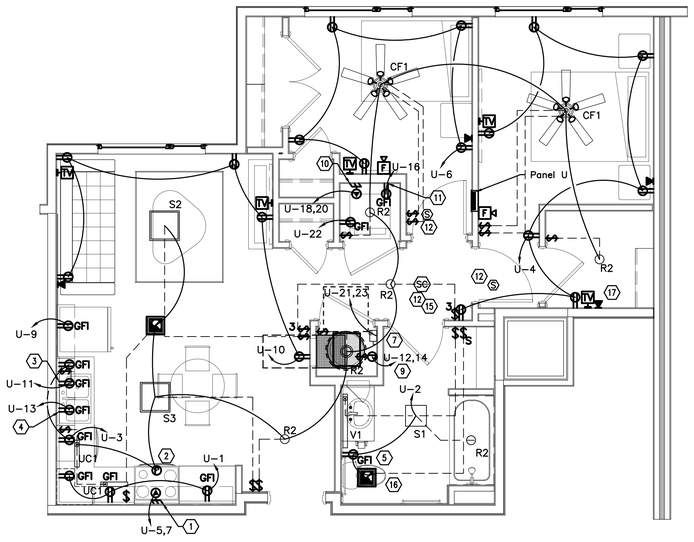
Do not install smoke alarms within 3' of bathroom doors.

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.





enlarged unit plan B4
1/4"=1'–0"

LARRY T. BREHM ENGINEER No. 44479 LICENSED PROFESSIONAL ENGINEER STATE OF MICHIGAN

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021

ENLARGED UNIT PLAN B4
- ANSI TYPE "B"

E308

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P 614.221.1110 berardipartners.com

12/13/2021

Service		Panel #	U	Mains:	
Voltage	120/208	Location	As Shown	M.C.B.	150A
Phase	1	Mounting	Recessed		
Wires	3				
Hz	60		All circuits feeding 15A and 20A receptacles shall be Arcfault		
Grd. Bus	Yes				

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A			Phase B	Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
2808	8	10	40/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
2808	8		40/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =					21.66				
				Phase B Load (kVA) =					21.56	Connected Amps =			207.81
				Total Connected Load (kVA) =					43.22	Calculated Amps* =			129

* Detailed Calculations available upon request

Load Calculation

Unit A

Loads (less HVAC)

638	sq. ft. @ 3 watts sq. ft	1914	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32064**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8825.6	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26922**	**VA**

Calculated Service Load					Minimum Service Ampacity	
26921.6	watts		208	volts	**129.43**	**amps**

Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1Ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
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8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1Ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1Ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (coaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

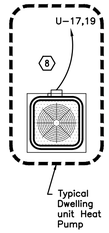
Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

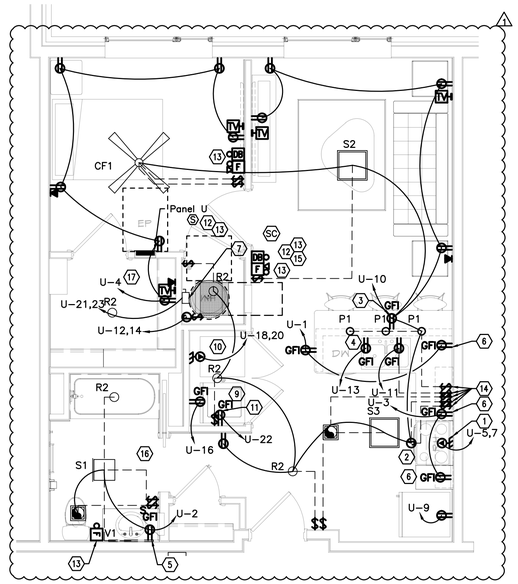
Do not install smoke alarms within 3' of bathroom doors.

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.





enlarged unit plan A5

1/4"=1'–0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date
1	Addendum 1	11/02/2021
3	Addendum 3	12/10/2021

ENLARGED UNIT PLAN A5 - ANSI TYPE "A"

E309

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12/13/2021

	Service			Panel #				U			Mains:	
Voltage	120/208			Location				As Shown			M.C.B.	150A
Phase	1			Mounting				Recessed				
Wires	3											
Hz	60											
Grd. Bus	Yes							All circuits feeding 15A and 20A receptacles shall be Arcfault				

Connected Volt-Amps	Wire Size	Grd Size	CB Size	Load Description	Phase A			Phase B	Load Description	CB Size	Grd Size	Wire Size	Connected Volt-Amps
1500	12	12	20/1	Small Appliance	1	+	–	2	Bathroom	20/1	12	12	1500
1500	12	12	20/1	Small Appliance	3	–	+	4	Bdrm lights/recept	15/1	14	14	1440
4800	6	10	50/2	Range/oven	5	+	–	6	Space				0
4800	6	10	50/2	Range/oven	7	–	+	8	Space				0
1350	12	12	20/1	Refrigerator	9	+	–	10	Lights/receptacles	20/1	12	12	1440
840	12	12	20/1	Disposal	11	–	+	12	Water Heater	30/2	10	10	3000
1092	12	12	20/1	Dishwasher	13	+	–	14	Water Heater	30/2		10	3000
0			20/1	Spare	15	–	+	16	Clothes Washer	20/1	12	12	1500
1173	12	12	20/2	HP–1	17	+	–	18	Clothes Dryer	30/2	10	10	3000
1173	12		20/2	HP–1	19	–	+	20	Clothes Dryer	30/2		10	3000
2808	8	10	40/2	AHU–1	21	+	–	22	Laundry Receptacle	20/1	12	12	1500
2808	8		40/2	AHU–1	23	–	+	24	Spare	20/1			0
0			20/1	Spare	25	+	–	26	Spare	20/1			0
0				Space	27	–	+	28	Space				0
0				Space	29	+	–	30	Space				0
0				Space	31	–	+	32	Space				0
				Phase A Load (kVA) =				21.66					
				Phase B Load (kVA) =				21.56		Connected Amps =			207.81
				Total Connected Load (kVA) =				43.22		Calculated Amps* =			129

* Detailed Calculations available upon request

Load Calculation

Unit A

Loads (less HVAC)

638	sq. ft. @ 3 watts sq. ft	1914	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	Range @ 8000 watts	8000	VA
1	Electric Water Heater @ 6000 watts	6000	VA
1	Clothes Dryer @ 5000 watts	5000	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)	**32064**	**VA**

Instant Water Heaters

0	instant water heater 21000 watts	0	VA

HVAC Load

Heating Load	5600	VA
Electric Heating Load	0	VA
Cooling Load	2496	VA
HVAC Load	**8096**	**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%	8825.6	VA
100% of nameplate rating for Heating and Cooling	8096	VA
Instant Water Heaters	0	VA
Calculated Service Load	**26922**	**VA**

Calculated Service Load						Minimum Service Ampacity	
26921.6	watts		208	volts		**129.43**	**amps**

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.

Electrical Dwelling Coded Notes

1. Electric Range: 208/240V, 1Ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).
3. 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.
4. 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.
5. 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.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
7. HVAC Indoor Unit: 208V, 1Ø. Provide a 60A/2P non–fused disconnect switch at unit. 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.
8. Condensing Unit: 208V, 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.
9. Electric Water Heater: 208V, 1Ø. Provide toggle type service disconnect and final connection to unit.
10. Electric Dryer Receptacle: Provide a NEMA 14–30 receptacle from 30A/2P breaker with #10 AWG CU, 4 wire circuit. Coordinate exact equipment requirements and location in field prior to rough in.
11. Washing Machine Outlet: 120V, 1Ø. Provide GFI receptacle and dedicated circuit.
12. 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.
13. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room) , smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
14. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backsplash, plumbing, and other trades.
15. 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.
16. Exhaust fan and controls smart switch furnished by M.C. Install per manufacturer's instructions.
17. Residential Structured Media Center: Telephone (cate5e, rj45 terminations), Data (cat5e, rj45 terminations) and Television (coaxial) cabling service homeruns for unit shall terminate at cabinet shown unless noted otherwise or approved by Engineer and Owner. Telecom services shall be networked from this location and be routed throughout the dwelling unit using a star topology (no daisy chain or loop wiring). Locate near 120V quad receptacle outlet for future routers/switches/amplifiers/cable modems by tenant. All unit telecom service cabling homeruns shall originate from a single central utility distribution location unless approved by Engineer and Owner. See detail E.701.
18. Coordinate with architectural elevation plans for exterior light fixture locations.

Sensory Impaired and HC unit requirements

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Sensory Impaired	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Handicapped	Hardwired /with Strobe	Hardwired /with Strobe		Restroom/ Living Room	Bedroom	Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood

enlarged unit plan B5
1/4"=1'–0"

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

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ENLARGED UNIT PLAN B5
- ANSI TYPE "A"

E310

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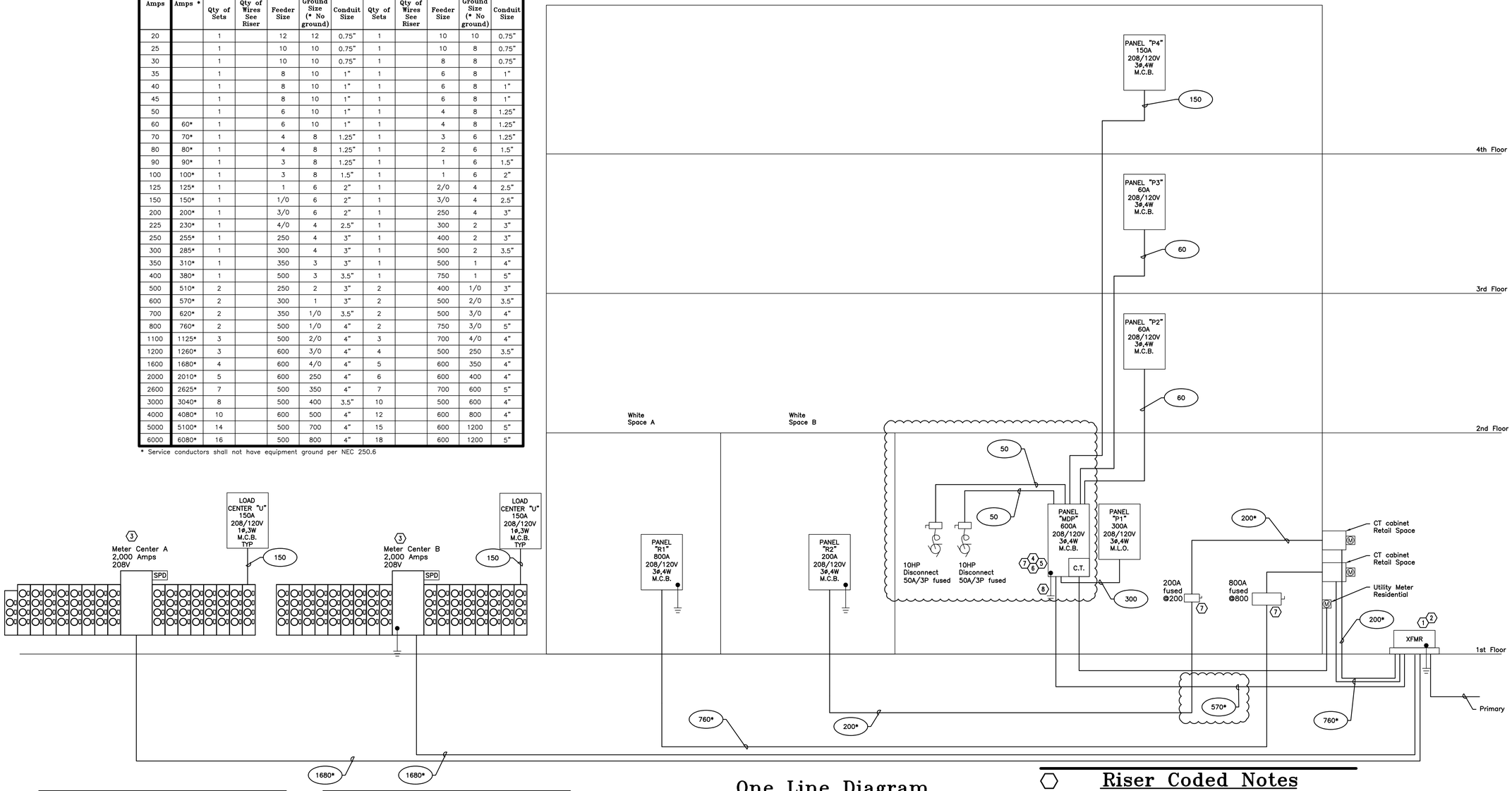
12/13/2021

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"
200	200*	1		3/0	6	2"	1		250	4	3"
225	230*	1		4/0	4	2.5"	1		300	2	3"
250	255*	1		250	4	3"	1		400	2	3"
300	285*	1		300	4	3"	1		500	2	3.5"
350	310*	1		350	3	3"	1		500	1	4"
400	380*	1		500	3	3.5"	1		750	1	5"
500	510*	2		250	2	3"	2		400	1/0	3"
600	570*	2		300	1	3"	2		500	2/0	3.5"
700	620*	2		350	1/0	3.5"	2		500	3/0	4"
800	760*	2		500	1/0	4"	2		750	3/0	5"
1100	1125*	3		500	2/0	4"	3		700	4/0	4"
1200	1260*	3		600	3/0	4"	4		500	250	3.5"
1600	1680*	4		600	4/0	4"	5		600	350	4"
2000	2010*	5		600	250	4"	6		600	400	4"
2600	2625*	7		500	350	4"	7		700	600	5"
3000	3040*	8		500	400	3.5"	10		500	600	4"
4000	4080*	10		600	500	4"	12		600	800	4"
5000	5100*	14		500	700	4"	15		600	1200	5"
6000	6080*	16		500	800	4"	18		600	1200	5"

* Service conductors shall not have equipment ground per NEC 250.6



One Line Diagram

NTS

Electrical Meter Center A Load Summary

Description	Connected	Assumed Demand Factor	Demand	N.E.C. Code Section
67 Units (VA)	2,504,728	0.23	576,087.44	220.84
Total Load (VA)	2,504,728		576,087.44	
Service: (208V, 3ø, 4W)	6958		1,600	

Electrical Meter Center B Load Summary

Description	Connected	Assumed Demand Factor	Demand	N.E.C. Code Section
68 Units (VA)	2,542,112	0.23	584,685.76	220.84
Total Load (VA)	2,542,112		584,685.76	
Service: (208V, 3ø, 4W)	7061		1,624	

Riser Coded Notes

1. Pad Mounted Utility Transformer: Provide primary feeder (excavation, conduit, concrete encasement, backfill), secondary feeder (excavation, conduit, concrete encasement, backfill, conductors), and pad for inspection, transformer, and final connection by utility company. Include $1000 per dwelling unit allowance for utility costs and charge as a separate line item in bid. Verify utility requirements and existing conditions in field before bid and coordinate with utility and other trades during construction. All equipment connected downstream shall have 65,000 Amp SCCR. Provide copper ground rod (5/8" diam., 10' long) exothermically welded to 3/0 AWG grounding electrode conductor.
2. Provide secondary enclosure, coordinate with utility for requirements.
3. Meter Center: Provide modular meter center, 3 pole main circuit breaker, and service entrance rating. Provide one meter module for each dwelling unit, and meter socket sized to match feeder and panel amperage. Bond neutral to ground and connect to grounding system using 3/0 AWG grounding electrode conductor.
4. House Service Meter: Provide CT in switchgear, provide 2" conduit to socket, meter. Verify exact utility requirements in field.
5. 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.
6. Provide Arc Flash warning labels for all panels to comply with NEC 110.21.
7. Main Disconnects: Each service entrance shall be fed by a separate set of service lateral conductors. If electrical service has multiple service disconnect locations, provide signage at each main disconnect location clearly describing electrical supply characteristics (amps, voltage, phases) and locations of other main disconnects as required by NEC 230.40. Before manufacturing plaque, meet with AHJ to determine exact language to be used then provide as directed by AHJ.
8. 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.

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RISER DIAGRAM

E401

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P 614.221.1110 beradipartners.com

12/13/2021

Ratings:
PANEL: P1
AMPS: 300
VOLTS: 208
PHASE: 3
WIRE: 4

GENERAL INFORMATION:
LOCATION: MECH
MOUNTING: SURFACE
FED FROM: PANEL MP
SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS:
MAIN BREAKER: 300
W/ SHUNT TRIP: N
MAIN LUGS ONLY: N
SUB-FEED LUGS: N
FEED THRU LUGS: N

BUSS OPTIONS:
NEUTRAL BUS: Y
SERVICE RATED: N
GRD. BUS: Y
ISO. GRD. BUS: N

BRANCH OPTIONS*
G = W/ GFCI PROTECTION
A = W/ ARC FAULT
R = W/ RELAY CONTROL
L = W/ LOCK ON DEVICE

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
1500	EWH	12	12	20/1		1	A	2		20/1	12	12	1ST FLR AREA A CORR RECEPTACLES	720
0	SPACE					3	B	4					SPACE	0
900	1ST FLR AREA B CORR RECEPTACLES	12	12	20/1		5	C	6		20/1	12	12	F-2	948
948	F-3	12	12	20/1		7	A	8		20/1	12	12	F-4	948
1500	1ST FLR PHONE BOARD RECEPTACLES	12	12	20/1		9	B	10		20/1	12	12	COMMUNITY RITCHEN RECEPTACLES	1500
1500	LEASING OFFICE BOARD	12	12	20/1		11	C	12		20/1	12	12	LEASING OFFICE RECEPTACLES	720
1500	RESTROOM GFI'S	12	12	20/1		13	A	14		20/1	12	12	OFFICE RECEPTACLES	900
1440	LOBBY RECEPTACLES	12	12	20/1		15	B	16		20/1	12	12	COMMUNITY ROOM RECEPTACLES	1440
360	MOVE-IN RECEPTACLES	12	12	20/1		17	C	18		20/1	12	12	STORAGE ROOM RECEPTACLES	1080
900	FITNESS CENTER RECEPTACLES	12	12	20/1		19	A	20		20/1	12	12	FITNESS CENTER EQUIPMENT	1500
1500	FITNESS CENTER EQUIPMENT	12	12	20/1		21	B	22		20/1	12	12	FITNESS CENTER EQUIPMENT	1500
1500	MECHANICAL ROOM GFI'S	12	12	20/1		23	C	24		20/1	12	12	TRASH ROOM GFI'S	1500
1500	MOTORIZED ENTRYWAY DOORS	12	12	20/1		25	A	26		20/1	12	12	ELEVATOR CAB LIGHTS	1000
1000	ELEVATOR CAB LIGHTS	12	12	20/1		27	B	28		20/1	12	12	ELEVATOR SUMP PUMP	1500
1500	ELEVATOR SERVICE RECEPTACLES	12	12	20/1		29	C	30		20/1	12	12	EWH	1500
500	RCP-1	12	12	20/1		31	A	32		20/1	12	12	IT RACK/MDP	1500
1260	EXTERIOR GFI/WP RECEPTACLES	12	12	20/1		33	B	34		20/1	12	12	COMMUNITY ROOM DISHWASHER	1092
840	COMMUNITY ROOM DISPOSAL	12	12	20/1		35	C	36		20/1	12	12	SMALL APPLIANCE RECEPTACLES	1500
1350	COMMUNITY ROOM FRIDGE	12	12	20/1		37	A	38		20/1	12	12	WH-1	500
1500	EWH-1	12	12	20/1		39	B	40		20/1	12	12	CATV	180
540	FITNESS RECEPTACLES	12	12	20/1		41	C	42		20/1	12	12	FACP	180
540	EXTERIOR RECEPTACLES	12	12	20/1		43	A	44		50/2	10	6	MICROWAVE/OVEN	4500
180	COMMUNITY ROOM TV	12	12	20/1		45	B	46		50/2		6	" "	4500
800	STAIR LIGHTING	12	12	20/1		47	C	48		20/2	12	12	SITE LIGHTING	1200
800	FIRST FLOOR TIMECLOCK LIGHTING	12	12	20/1		49	A	50		20/2		12	" "	1200
800	SECOND FLOOR TIMECLOCK LIGHTING	12	12	20/1		51	B	52		20/1	12	12	1ST FLOOR NIGHT LIGHTING	800
800	THIRD FLOOR TIMECLOCK LIGHTING	12	12	20/1		53	C	54		20/1	12	12	FIRST FLOOR COMMON AREA LTG	1000
800	FOURTH FLOOR TIMECLOCK LIGHTING	12	12	20/1		55	A	56		20/1	12	12	FIRST FLOOR COMMON AREA LTG	1000
800	FIRST FLOOR TIMECLOCK LIGHTING	12	12	20/1		57	B	58		20/1	12	12	EXTERIOR BUILDING LIGHTING	800
800	SECOND FLOOR TIMECLOCK LIGHTING	12	12	20/1		59	C	60		20/2	12	12	EUH-1	1500
800	THIRD FLOOR TIMECLOCK LIGHTING	12	12	20/1		61	A	62		20/2		12	" "	1500
800	FOURTH FLOOR TIMECLOCK LIGHTING	12	12	20/1		63	B	64		20/2	12	12	EUH-1	1500
800	FIRST FLOOR TIMECLOCK LIGHTING	12	12	20/1		65	C	66		20/2		12	" "	1500
800	SECOND FLOOR TIMECLOCK LIGHTING	12	12	20/1		67	A	68		20/2	12	12	EUH-1	1500
800	THIRD FLOOR TIMECLOCK LIGHTING	12	12	20/1		69	B	70		20/2		12	" "	1500
800	FOURTH FLOOR TIMECLOCK LIGHTING	12	12	20/1		71	C	72		20/1	12	12	F-5	1200
1500	EUH	12	12	20/2		73	A	74					SPACE	0
1500	" "	12	12	20/2		75	B	76					SPACE	0
1500	EWH-1	12	12	20/1		77	C	78		20/1			SPARE	0
1200	F-4	12	12	20/1		79	A	80		20/1			SPARE	0
1200	F-6	12	12	20/1		81	B	82		20/1			SPARE	0
0	SPACE					83	C	84		20/1			SPARE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	16,400	125%	20,500
RECEPTACLES	24,480	100% FOR < 10KVA 50% REMAINING VA	17,240
ELECTRIC SPACE HEAT	19,500	100%	19,500
COOLING	0	0%	0
MOTORS	7,944	100% + 25% LARGEST	8,319
MISCELLANEOUS	20,142	100%	20,142
PANEL TOTAL (VA)	88,466		85,701
CURRENT @ 208V 3Ø (AMPS)	245.6		237.9

PHASE A CONNECTED LOAD (KVA)= 31.41
PHASE B CONNECTED LOAD (KVA)= 30.59
PHASE C CONNECTED LOAD (KVA)= 26.47
TOTAL CONNECTED LOAD (KVA)= 88.47

TOTAL CONNECTED LOAD (AMPS)= 245.56

Ratings:
PANEL: P4
AMPS: 150
VOLTS: 208
PHASE: 3
WIRE: 4

GENERAL INFORMATION:
LOCATION: ROOM NUMBER AND NAME
MOUNTING: FLUSH/SURFACE
FED FROM: PANEL MP
SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS:
MAIN BREAKER: 150
W/ SHUNT TRIP: N
MAIN LUGS ONLY: N
SUB-FEED LUGS: N
FEED THRU LUGS: N

BUSS OPTIONS:
NEUTRAL BUS: Y
SERVICE RATED: N
GRD. BUS: Y
ISO. GRD. BUS: N

BRANCH OPTIONS*
G = W/ GFCI PROTECTION
A = W/ ARC FAULT
R = W/ RELAY CONTROL
L = W/ LOCK ON DEVICE

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
900	AREA A CORR RECEPTACLES	12	12	20/1		1	A	2		20/1	12	12	AREA B CORR RECEPTACLES	1080
540	AREA C CORR RECEPTACLES	12	12	20/1		3	B	4		20/1	12	12	F-6	1500
1500	F-5	12	12	20/1		5	C	6		20/1	12	12	CATV	180
360	IDF	12	12	20/1		7	A	8		20/1	12	12	IDF	360
800	AREA A LIGHTING	12	12	20/1		9	B	10		20/1	12	12	AREA C LIGHTING	800
800	AREA A NIGHT LIGHTING	12	12	20/1		11	C	12		20/1	12	12	AREA C NIGHT LIGHTING	800
800	AREA B LIGHTING	12	12	20/1		13	A	14		20/1	12	12	JANITORS CLOSET RECEP	180
800	AREA B NIGHT LIGHTING	12	12	20/1		15	B	16		20/1	12	12	2ND FLOOR NIGHT LIGHTING	800
1248	ACCU-1	12	12	20/2		17	C	18					SPACE	0
1248	" "	12		20/2		19	A	20					SPACE	0
1248	ACCU-1	12	12	20/2		21	B	22					SPACE	0
1248	" "	12		20/2		23	C	24					SPACE	0
1248	ACCU-1	12	12	20/2		25	A	26					SPACE	0
1248	" "	12		20/2		27	B	28					SPACE	0
1872	ACCU-2	10	10	30/2		29	C	30					SPACE	0
1872	" "	10		30/2		31	A	32					SPACE	0
1248	ACCU-3	12	12	20/2		33	B	34					SPACE	0
1248	" "	12		20/2		35	C	36					SPACE	0
1248	ACCU-4	12	12	20/2		37	A	38					SPACE	0
1248	" "	12		20/2		39	B	40		20/1	12	12	MAINTENANCE RECEPTACLES	1800
1248	ACCU-5	12	12	20/2		41	C	42		20/1	12	12	4TH FLOOR NIGHT LIGHTING	800
1248	" "	12		20/2		43	A	44		20/1	12	12	4TH FLOOR NIGHT LIGHTING	800
1248	ACCU-6	12	12	20/2		45	B	46		20/1	12	12	4TH FLOOR NIGHT LIGHTING	800
1248	" "	12		20/2		47	C	48		20/1	12	12	ATTIC LIGHTING	600
0	SPACE					49	A	50		20/1			SPARE	0
0	SPACE					51	B	52		20/1			SPARE	0
0	SPACE					53	C	54		20/1			SPARE	0
0	SPACE					55	A	56					SPACE	0
0	SPACE					57	B	58					SPACE	0
0	SPACE					59	C	60					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	7,800	125%	9,750
RECEPTACLES	5,220	100% FOR < 10KVA 50% REMAINING VA	5,220
ELECTRIC SPACE HEAT	3,000	0%	0
COOLING	21,216	100% + 25% LARGEST	22,152
MOTORS	0	100%	0
MISCELLANEOUS	180	100%	180
PANEL TOTAL (VA)	37,416		37,302
CURRENT @ 208V 3Ø (AMPS)	103.9		103.5

PHASE A CONNECTED LOAD (KVA)= 11.34
PHASE B CONNECTED LOAD (KVA)= 13.28
PHASE C CONNECTED LOAD (KVA)= 12.79
TOTAL CONNECTED LOAD (KVA)= 37.42

TOTAL CONNECTED LOAD (AMPS)= 103.86

Ratings:
PANEL: P2
AMPS: 60
VOLTS: 208
PHASE: 3
WIRE: 4

GENERAL INFORMATION:
LOCATION: MECH 255
MOUNTING: FLUSH/SURFACE
FED FROM: PANEL MP
SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS:
MAIN BREAKER: 60
W/ SHUNT TRIP: N
MAIN LUGS ONLY: N
SUB-FEED LUGS: N
FEED THRU LUGS: N

BUSS OPTIONS:
NEUTRAL BUS: Y
SERVICE RATED: N
GRD. BUS: Y
ISO. GRD. BUS: N

BRANCH OPTIONS*
G = W/ GFCI PROTECTION
A = W/ ARC FAULT
R = W/ RELAY CONTROL
L = W/ LOCK ON DEVICE

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
900	AREA A CORR RECEPTACLES	12	12	20/1		1	A	2		20/1	12	12	AREA B CORR RECEPTACLES	1080
540	AREA C CORR RECEPTACLES	12	12	20/1		3	B	4		20/1	12	12	F-6	1500
1500	F-5	12	12	20/1		5	C	6		20/1	12	12	CATV	180
360	IDF	12	12	20/1		7	A	8		20/1	12	12	IDF	360
800	AREA A LIGHTING	12	12	20/1		9	B	10		20/1	12	12	AREA C LIGHTING	800
800	AREA A NIGHT LIGHTING	12	12	20/1		11	C	12		20/1	12	12	AREA C NIGHT LIGHTING	800
800	AREA B LIGHTING	12	12	20/1		13	A	14		20/1	12	12	JANITORS CLOSET RECEP	180
800	AREA B NIGHT LIGHTING	12	12	20/1		15	B	16		20/1	12	12	2ND FLOOR NIGHT LIGHTING	800
0	SPACE					17	C	18		20/1	12	12	2ND FLOOR NIGHT LIGHTING	800
0	SPACE					19	A	20		20/1	12	12	2ND FLOOR NIGHT LIGHTING	800
0	SPACE					21	B	22		20/1			SPARE	0
0	SPACE					23	C	24		20/1			SPARE	0
0	SPACE					25	A	26		20/1			SPARE	0
0	SPACE					27	B	28		20/1			SPARE	0
0	SPACE					29	C	30					SPACE	0
0	SPACE					31	A	32					SPACE	0
0	SPACE					33	B	34					SPACE	0
0	SPACE					35	C	36					SPACE	0
0	SPACE					37	A	38					SPACE	0
0	SPACE					39	B	40					SPACE	0
0	SPACE					41	C	42					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	7,200	125%	9,000
RECEPTACLES	3,420	100% FOR < 10KVA 50% REMAINING VA	3,420
ELECTRIC SPACE HEAT	3,000	100%	3,000
COOLING	0	0%	0
MOTORS	0	100% + 25% LARGEST	0
MISCELLANEOUS	180	100%	180
PANEL TOTAL (VA)	13,800		15,600
CURRENT @ 208V 3Ø (AMPS)	38.3		43.3

PHASE A CONNECTED LOAD (KVA)= 4.48
PHASE B CONNECTED LOAD (KVA)= 5.24
PHASE C CONNECTED LOAD (KVA)= 4.08
TOTAL CONNECTED LOAD (KVA)= 13.80

TOTAL CONNECTED LOAD (AMPS)= 38.30

Ratings:
PANEL: R1
AMPS: 200
VOLTS: 208
PHASE: 3
WIRE: 4

GENERAL INFORMATION:
LOCATION: RETAIL
MOUNTING: SURFACE
FED FROM: PANEL MP
SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS:
MAIN BREAKER: 200
W/ SHUNT TRIP: N
MAIN LUGS ONLY: N
SUB-FEED LUGS: N
FEED THRU LUGS: N

BUSS OPTIONS:
NEUTRAL BUS: Y
SERVICE RATED: N
GRD. BUS: Y
ISO. GRD. BUS: N

BRANCH OPTIONS*
G = W/ GFCI PROTECTION
A = W/ ARC FAULT
R = W/ RELAY CONTROL
L = W/ LOCK ON DEVICE

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
2343	EUH-2	10	10	30/2		1	A	2		20/1	12	12	EXTERIOR RECEPTACLES	360
2343	" "	10		30/2		3	B	4		20/1	12	12	RETAIL AREA LIGHTING	800
2343	EUH-2	10	10	30/2		5	C	6					SPACE	0
2343	" "	10		30/2		7	A	8					SPACE	0
0	SPACE					9	B	10					SPACE	0
0	SPACE					11	C	12					SPACE	0
0	SPACE					13	A	14					SPACE	0
0	SPACE					15	B	16					SPACE	0
0	SPACE					17	C	18					SPACE	0
0	SPACE					19	A	20					SPACE	0
0	SPACE					21	B	22					SPACE	0
0	SPACE					23	C	24					SPACE	0
0	SPACE					25	A	26					SPACE	0
0	SPACE					27	B	28					SPACE	0
0	SPACE					29	C	30					SPACE	0
0	SPACE					31	A	32					SPACE	0
0	SPACE					33	B	34					SPACE	0
0	SPACE					35	C	36					SPACE	0
0	SPACE					37	A	38					SPACE	0
0	SPACE					39	B	40					SPACE	0
0	SPACE					41	C	42					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	800	125%	1,000
RECEPTACLES	360	100% FOR < 10KVA 50% REMAINING VA	360
ELECTRIC SPACE HEAT	9,372	100%	9,372
COOLING	0	0%	0
MOTORS	0	100% + 25% LARGEST	0
MISCELLANEOUS	0	100%	0
PANEL TOTAL (VA)	10,532		10,732
CURRENT @ 208V 3Ø (AMPS)	29.2		29.8

PHASE A CONNECTED LOAD (KVA)= 5.05
PHASE B CONNECTED LOAD (KVA)= 3.14
PHASE C CONNECTED LOAD (KVA)= 2.34
TOTAL CONNECTED LOAD (KVA)= 10.53

TOTAL CONNECTED LOAD (AMPS)= 29.23

Ratings:
PANEL: P3
AMPS: 60
VOLTS: 208
PHASE: 3
WIRE: 4

GENERAL INFORMATION:
LOCATION: ROOM NUMBER AND NAME
MOUNTING: FLUSH/SURFACE
FED FROM: PANEL MP
SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS:
MAIN BREAKER: 60
W/ SHUNT TRIP: N
MAIN LUGS ONLY: N
SUB-FEED LUGS: N
FEED THRU LUGS: N

BUSS OPTIONS:
NEUTRAL BUS: Y
SERVICE RATED: N
GRD. BUS: Y
ISO. GRD. BUS: N

BRANCH OPTIONS*
G = W/ GFCI PROTECTION
A = W/ ARC FAULT
R = W/ RELAY CONTROL
L = W/ LOCK ON DEVICE

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
900	AREA A CORR RECEPTACLES	12	12	20/1		1	A	2		20/1	12	12	AREA B CORR RECEPTACLES	1080
540	AREA C CORR RECEPTACLES	12	12	20/1		3	B	4		20/1	12	12	F-6	1500
1500	F-5	12	12	20/1		5	C	6		20/1	12	12	CATV	180
360	IDF	12	12	20/1		7	A	8		20/1	12	12	IDF	360
800	AREA A LIGHTING	12	12	20/1		9	B	10		20/1	12	12	AREA C LIGHTING	800
800	AREA A NIGHT LIGHTING	12	12	20/1		11	C	12		20/1	12	12	AREA C NIGHT LIGHTING	800
800	AREA B LIGHTING	12	12	20/1		13	A	14		20/1	12	12	JANITORS CLOSET RECEP	180
800	AREA B NIGHT LIGHTING	12	12	20/1		15	B	16		20/1	12	12	3RD FLOOR NIGHT LIGHTING	800
0	SPACE					17	C	18		20/1	12	12	3RD FLOOR NIGHT LIGHTING	800
0	SPACE					19	A	20		20/1	12	12	3RD FLOOR NIGHT LIGHTING	800
0	SPACE					21	B	22		20/1			SPARE	0
0	SPACE					23	C	24		20/1			SPARE	0
0	SPACE					25	A	26		20/1			SPARE	0
0	SPACE					27	B	28		20/1			SPARE	0
0	SPACE					29	C	30					SPACE	0
0	SPACE					31	A	32					SPACE	0
0	SPACE					33	B	34					SPACE	0
0	SPACE					35	C	36					SPACE	0
0	SPACE					37	A	38					SPACE	0
0	SPACE					39	B	40					SPACE	0
0	SPACE					41	C	42					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	1,500	125%	1,875
RECEPTACLES	900	100% FOR < 10KVA 50% REMAINING VA	900
ELECTRIC SPACE HEAT	9,372	100%	9,372
COOLING	0	0%	0
MOTORS	0	100% + 25% LARGEST	0
MISCELLANEOUS	0	100%	0
PANEL TOTAL (VA)	11,772		12,147
CURRENT @ 208V 3Ø (AMPS)	32.7		33.7

PHASE A CONNECTED LOAD (KVA)= 5.59
PHASE B CONNECTED LOAD (KVA)= 3.84
PHASE C CONNECTED LOAD (KVA)= 2.34
TOTAL CONNECTED LOAD (KVA)= 11.77

TOTAL CONNECTED LOAD (AMPS)= 32.68

Ratings:
PANEL: R2
AMPS: 800
VOLTS: 208
PHASE: 3
WIRE: 4

GENERAL INFORMATION:
LOCATION: RETAIL
MOUNTING: SURFACE
FED FROM: PANEL MP
SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS:
MAIN BREAKER: 800
W/ SHUNT TRIP: N
MAIN LUGS ONLY: N
SUB-FEED LUGS: N
FEED THRU LUGS: N

BUSS OPTIONS:
NEUTRAL BUS: Y
SERVICE RATED: N
GRD. BUS: Y
ISO. GRD. BUS: N

BRANCH OPTIONS*
G = W/ GFCI PROTECTION
A = W/ ARC FAULT
R = W/ RELAY CONTROL
L = W/ LOCK ON DEVICE

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
2343	EUH-2	10	10	30/2		1	A	2		20/1	12	12	EXTERIOR RECEPTACLES	900
2343	" "	10		30/2		3	B	4		20/1	12	12	RETAIL AREA LIGHTING	1500
2343	EUH-2	10	10	30/2		5	C	6					SPACE	0
2343	" "	10		30/2		7	A	8					SPACE	0
0	SPACE					9	B	10					SPACE	0
0	SPACE					11	C	12					SPACE	0
0	SPACE					13	A	14					SPACE	0
0	SPACE					15	B	16					SPACE	0
0	SPACE					17	C	18					SPACE	0
0	SPACE					19	A	20					SPACE	0
0	SPACE					21	B	22					SPACE	0
0	SPACE					23	C	24					SPACE	0
0	SPACE					25	A	26					SPACE	0
0	SPACE					27	B	28					SPACE	0
0	SPACE					29	C	30					SPACE	0
0	SPACE					31	A	32					SPACE	0
0	SPACE					33	B	34					SPACE	0
0	SPACE					35	C	36					SPACE	0
0	SPACE					37	A	38					SPACE	0
0	SPACE					39	B	40					SPACE	0
0	SPACE					41	C	42					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	1,500	125%	1,875
RECEPTACLES	900	100% FOR < 10KVA 50% REMAINING VA	900
ELECTRIC SPACE HEAT	9,372	100%	9,372
COOLING	0	0%	0
MOTORS	0	100% + 25% LARGEST	0
MISCELLANEOUS	0	100%	0
PANEL TOTAL (VA)	11,772		12,147
CURRENT @ 208V 3Ø (AMPS)	32.7		33.7

PHASE A CONNECTED LOAD (KVA)= 5.59
PHASE B CONNECTED LOAD (KVA)= 3.84
PHASE C CONNECTED LOAD (KVA)= 2.34
TOTAL CONNECTED LOAD (KVA)= 11.77

TOTAL CONNECTED LOAD (AMPS)= 32.68

RATINGS:
PANEL: MP
AMPS: 600
VOLTS: 208
PHASE: 3
WIRE: 4

GENERAL INFORMATION:
LOCATION: MAINTENANCE
MOUNTING: SWITCHGEAR
FED FROM: PANEL MP
SHORT CIRCUIT: 65k Amps

MAIN OPTIONS:
MAIN BREAKER: 600
W/ SHUNT TRIP: N
MAIN LUGS ONLY: N
SUB-FEED LUGS: N
FEED THRU LUGS: N

BUSS OPTIONS:
NEUTRAL BUS: Y
SERVICE RATED: Y
GRD. BUS: Y
ISO. GRD. BUS: N

BRANCH OPTIONS*
G = W/ GFCI PROTECTION
A = W/ ARC FAULT PROTECTION
R = W/ RELAY CONTROL
L = W/ LOCK ON DEVICE

VA	LOAD	WIRE	GRD	CB/P	CKT	Ø	CKT	CB/P	GRD	WIRE	LOAD	VA
31406	PANEL P1	300	4		1	A	2		10	6		4480
30592		300		300/3	3	B	4	60/3		6	PANEL P3	5240
26468		300			5	C	6			6		4080
4480	PANEL P2	6	10		7	A	8		6	1/0		11344
5240		6		60/3	9	B	10	150/3		1/0	PANEL P4	13280
4080		6			11	C	12			1/0		12792
3960	EL-1	6	10		13	A	14		10	6		3960
3960		6		50/3	15	B	16	50/3		6	EL-2	3960
3960		6			17	C	18			6		3960
					19	A	20					
					21	B	22					
					23	C	24					
					25	A	26					
					27	B	28					
					29	C	30					

	CONNECT (VA)	DEMAND FACTOR	DEMAND (VA)	N.E.C. CODE
LIGHTING	31,400	125%	39,250	215.2 (1)
TRACK LIGHTING	0	LOAD *75 W/FT	0	220.43(B)
RECEPTACLES	36,540	100% FOR < 10KVA 50% REMAINING VA	23,270	220.44
FIXED ELECTRIC SPACE HEATING	28,500	100%	28,500	220.60
COOLING	21,216	0%	0	430.24, 220.60
MOTORS	31,704	100% + 25% LARGEST	34,674	430.24
TANK TYPE WATER HEATER	500	125%	625	422.13
TANKLESS WATER HEATER	0	100%	0	
KITCHEN EQUIPMENT	13,782	65%	8,958	220.56
CLOTHES DRYER	0	100%	0	220.54
MISCELLANEOUS	6,400	100%	6,400	
PANEL TOTAL (VA)	170,042		141,877	
CURRENT @ 208V 3Ø (AMPS)	472.0		393.3	

PHASE A 59.63
PHASE B 62.27
PHASE C 55.34
TOTAL CONNECTED 177.24

TOTAL CONNECTED 491.97

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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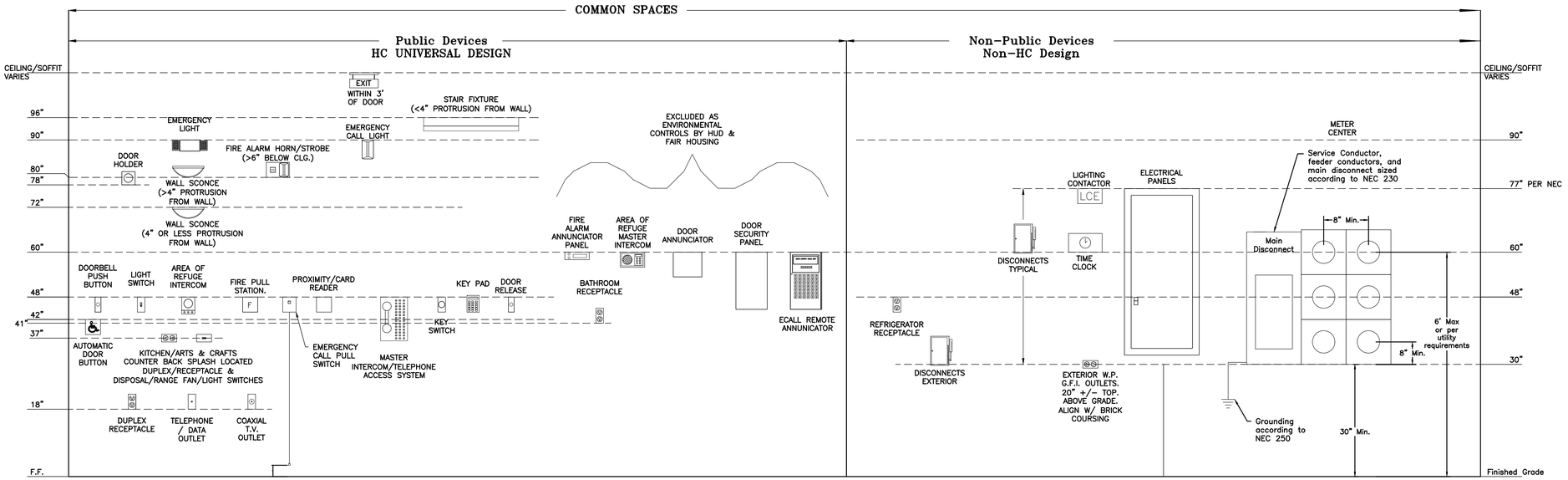

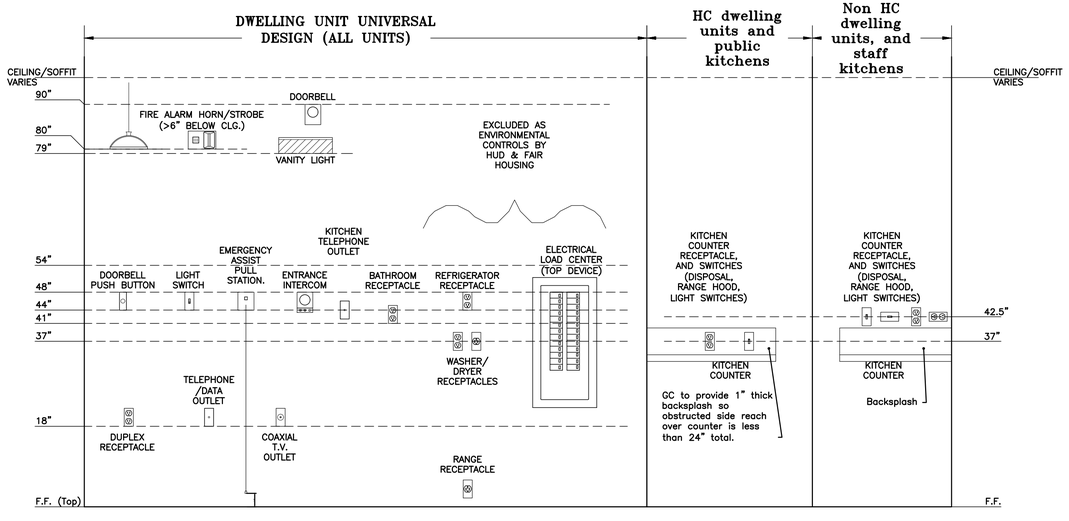

ALL DEVICE MOUNTING HEIGHTS ARE TO CENTERLINE/TOP/BOTTOM AS DEPICTED. COORDINATE & CONFIRM BOTH VERTICAL AND HORIZONTAL DIMENSIONS WITH OTHER TRADES TO CORRECTLY LOCATE ROUGH IN BOXES. COORDINATE ROUGH IN DIMENSION WITH UNDER LAYMENT (PLYWOOD, GYPCRETE, ETC.) AND FINISHED FLOORING THICKNESS. TYPICAL–ALL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

BPI Device Mounting Heights (Unless Noted Otherwise)

NOT TO SCALE

METER CENTER NOTES:

A. Contact the local utility company before installation of meter center.
B. Install per utility requirements.
C. Height not to exceed 5 meter positions, coordinate with physical dimensions of equipment to confirm 5 meter sockets can fit in the max and minimum dimensions.
D. All sockets (inside and out) and breakers must be permanently and plainly marked to designate the specified unit served.
E. If installation contains poly–phase meter sockets, these must be plainly marked.
F. Meter socket(s) may be connected to an external ground rod if permitted by local inspection Authorities.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
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No. 44479

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

MOUNTING HEIGHT DETAIL

E501

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

12/13/2021

Detail Notes

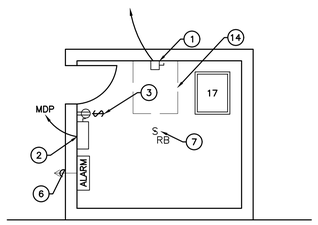
1. Provide shunt trip fusible elevator control switch (Eaton ES472) which can be locked in the open position. Coordinate with other trades to maintain service clearance per NEC 110 and 620.5. Provide overcurrent protection per elevator manufacturers recommendations using time delay RK1 fuses. If circuit breaker is used, it shall have shunt trip and be current limiting. Connect sprinkler flow switch to control shunt trip and disconnect power prior to sprinkler head discharge per ASME A17.1.
2. Provide separate circuit for car lights, receptacle(s), auxiliary power, and ventilation per NEC 620.22 and lockable disconnect switch per NEC 620.53 located in machine room. Circuit shall be 30A, 120V to disconnect and fused per elevator suppliers requirements.
3. Provide separate circuit, lights (switch at point of entry), and GFCI receptacle(s) per NEC 620-23 and 620-85.
4. In hoistway pit, provide separate branch circuit, lighting with 10 fc floor illumination, switch at point of entry, and GFCI receptacle(s) per ASME A17.1-2.2.5, NEC 620-24 and 620.85.
5. For sump pump, provide non-GFCI circuit per NEC 620-85.
6. Provide separate conduits for power, control, and communication per NEC 620.32.
7. Provide smoke/heat detectors in lobbies and hoistway per NFPA 72. Detectors shall be system type detectors with relay base auxiliary contacts and shall be interconnected with elevator controls to coordinate discharge to primary and/or secondary floors. For new construction, provide listed fire alarm system logic interface controls, and for renovation, route existing recall wiring though new relay bases unless approved by AHJ, and Engineer.
8. Provide a heat detector within 2 feet of each sprinkler head per ASME A17.1-2.8.3 and NFPA72. The heat detector shall initiate elevator recall prior to sprinkler discharge and prior to flow switch/shunt trip disconnection of electric power. The fire alarm panel / fire fighter detector system must conform to NFPA 72 and the system shall be compliant under ASME A17.1 rule 211.
9. Elevator emergency return unit with fire fighters service operation compliant with ASME A17.1.
10. Telephone circuits for car emergency telephone and controller communications. Provide outlets next to controller, raceways and wiring to traveler cable connection in pit, and final connections.
11. Where hoistway ventilation is required by code (>3 stories), provide power to elevator shaft ventilation louver damper and step down transformer. Interlock controls with fire alarm system (if applicable).
12. If the building is a High Rise, provide an Emergency Communication system speaker in elevator cab. Coordinate exact mounting, wiring, and routing requirements (through elevator cab wiring harness) with the elevator manufacturer before installation to maintain elevator UL listing.
13. Elevator light located in top of elevator shaft. See panel schedule for circuit indicated. Light fixtures shall provide adequate lighting levels at all work surfaces. A minimum of 10 foot-candles at the pit floor and at the pit platform, all bulbs shall be externally guarded and must comply with ASME A17.1 2.2.5.
14. Coordinate with other trades to provide wall space and clearances for elevator controller, relays, and miscellaneous connections.
15. Hoistway auxiliary disconnect by EC.
16. Inspection and test panel wired by EC.
17. Autotransformer wired by EC.
18. Power distribution block wired by EC.
19. Test and inspection panel autotransformer wired by EC.
20. Motor Controller and Variable Frequency Drive.

GENERAL NOTES:

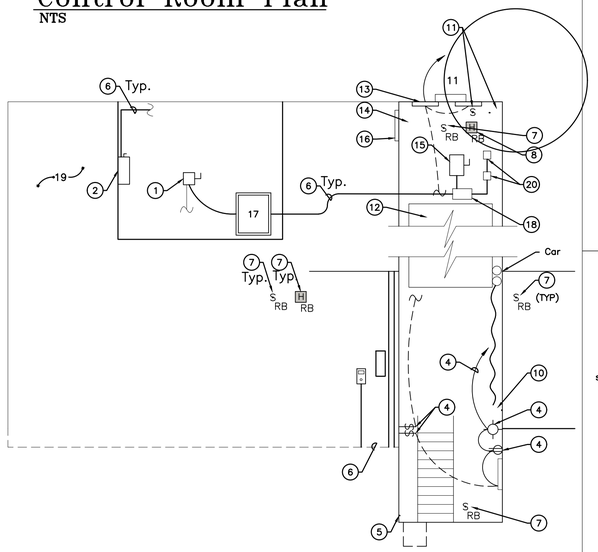
A. Coordinate with other trades and provide all work required as determined by the (building, elevator, electrical, and fire) authorities having jurisdiction. Include (power, lighting and special systems) work required by state building and fire codes, NFPA 72, NFPA 70 (NEC) and ASME A17.1. as well as elevator manufacturer requirements.

B. Before starting work, submit coordinated shop drawings of elevator machine room and hoistway showing coordinated locations of equipment and devices (with clearances) and showing routing of power, communication, and controls raceways. Shop drawings shall include plan view and wall elevations.

Note: All work shown is to be adopted to the installation and equipment. Provide incidental detectors, devices, interlocks, circuits, raceways, controls and connections according to manufacturer recommendations to complete a permitted, and operational elevator.



Control Room Plan
NTS



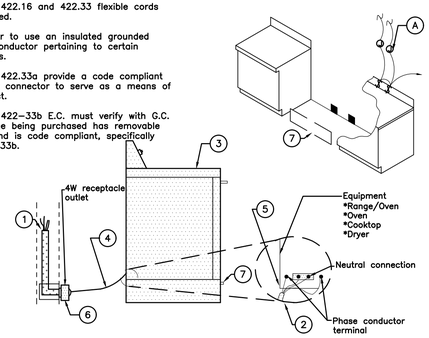
MachineRoomLess Elevator Detail
NTS

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:

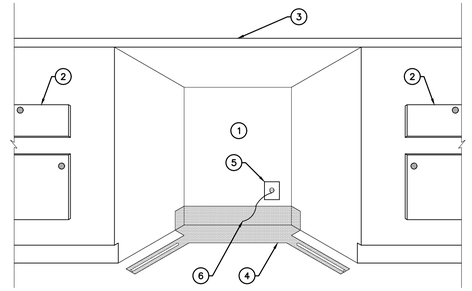
A. Provide J-box for range hood fan/light connection as shown with remote wall switches placed horizontally in the middle of the 6" back splashes and just beyond the range side margin.



Range and Dryer Detail
NTS

Detail Notes:

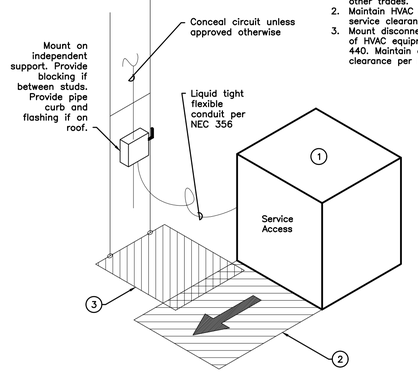
1. Location for dishwasher.
2. Cabinets, see architectural plans for more information.
3. Countertop, see architectural plans for more information.
4. Location of removable face plate.
5. Receptacle location: Verify with G.C. and equipment supplier that dishwasher is plug compliant and receptacle must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



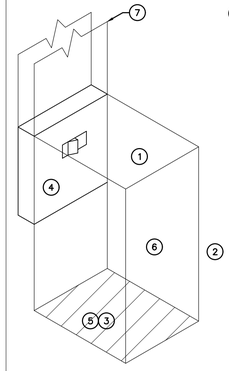
Dishwasher Detail
NTS

Detail Notes:

1. 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

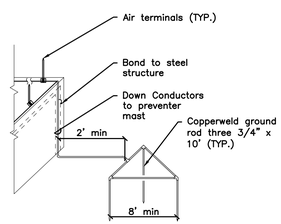


Equipment Clearance Detail
NTS

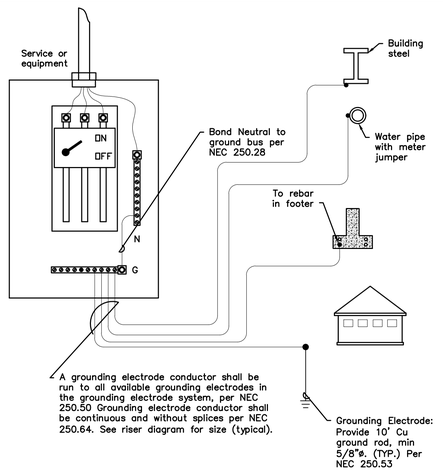
Detail Notes:

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.

A. Complete System: Provide pricing for a complete system. All lightning protection systems, sub-systems, and components shall be designed and provided according to the latest version of NFPA 780 – Standard for the Installation of Lightning Protection Systems. In order to reduce likelihood of building fire or destruction during a lightning strike, provide perimeter conductors, down conductors, and ground rods. Provide Class I copper materials for buildings <75', and Provide Class II copper materials for buildings >75' tall. Perimeter conductors shall be continuous around the roof with one down conductor per 100' of perimeter with ground rods to provide a path to ground. If structure is metal, bond to down conductors every 60' or less to prevent side flash destruction. The complete lightning protection system shall include air terminals and all other accessories required per NFPA 780. Air terminals shall be provided on 20' centers along roof edges and peaks, and on 50'' centers over large flat roofs.



Lightning Protection Detail
NTS



Grounding System Details
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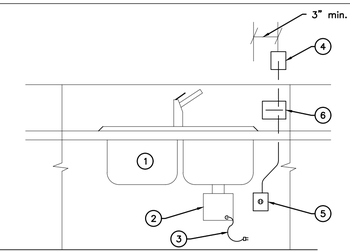

Note: Kitchen disposal units shall comply with all applicable codes including but not limited to NEC. E.C. must coordinate with G.C. regarding disposal type, framing and backsplash. This equipment will be installed differently for accessible locations. The E.C. must reference the Architectural plans.

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

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

DETAILS

E502

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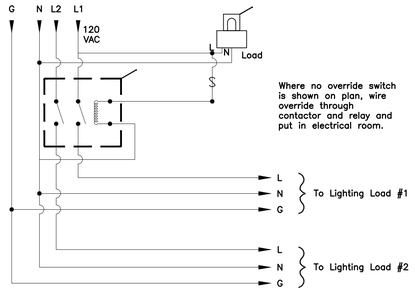
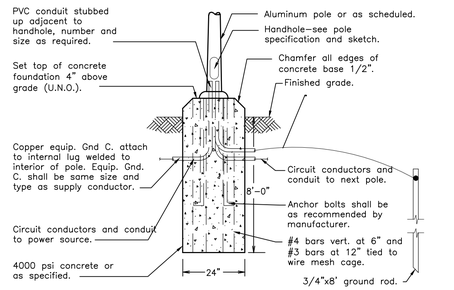
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

12/13/2021



Photocell Control Wiring Detail

NTS



* Provide foundation with 24" diameter, 8' concrete depth, and steel as shown, or provide foundation designed by a structural engineer based on installed fixture, pole wind load and actual soil conditions.

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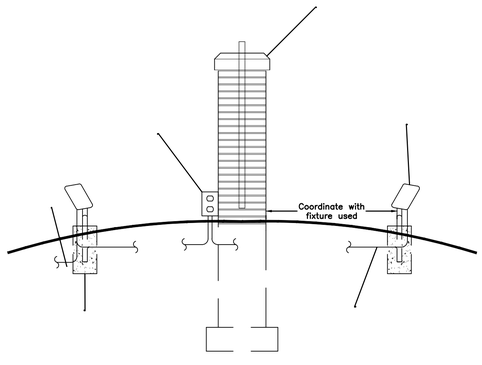
Light Pole Base Detail

NTS

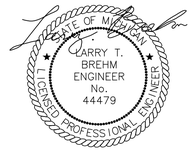


Permanent Sign Detail

NTS

LIGHT FIXTURE SCHEDULE

TAG	IMAGE	TYPE	MANUFACTURER	MODEL #	LAMP	LAMP QTY	LAMP WATTAGE	VOLTAGE	DIMENSIONS	COLOR TEMP	LUMENS	REMARKS
CF1		CEILING FAN	PROGRESS	P2553-152WB	LED	2	9.5	120	Ø52X15.75	3000	800	
E1		EXTERIOR WALL SCONE	WAC LIGHTING	WS-W29118-30-BK	LED	1	16	120	4.5X18X2.5	3000	1424	
E2		EXTERIOR WALL PACK	LITHONIA LIGHTING	WSR P2 30K SR4 MVOLT PIR DBLXD	LED	1	29	MVOLT	4X5.5X1.5	3000	2863	
E3		EXTERIOR STEP LIGHT	WAC LIGHTING	WL-LED200 C BK	LED	1	3.5	MVOLT	3X5X1.5	3000		
EM1		EXIT SIGN	LITHONIA	EDG-2-R-EL	LED	1	2.5	120	3X12.125X13	N/A	N/A	COORDINATE CHEVRONS WITH LIGHTING AND EGRESS PLANS COORDINATE LOCATION IN FIELD COORDINATE MOUNTING AND HEAD CLEARANCE IN FIELD
EM2		EMERGENCY FIXTURE	LITHONIA	ELM2L	LED	2	2.4	120	3.10X4.68X9.75	N/A	N/A	COORDINATE BATTERY REQUIREMENTS WITH REMOTE HEADS
EM3		REMOTE HEAD	LITHONIA	ELMRE SP640LT	LED	2	2.4	120	4.81X4.67X7.4	N/A	N/A	
P1		DWELLING UNIT MINI PENDANT	PROGRESS	P500000-009-30	LED	1	9	120	Ø5.75X9.5	3000	670	COORDINATE STEM HEIGHT IN FIELD AND WITH ARCHITECTURAL/INTERIOR SECTIONS/ELEVATIONS
P2		COMMON AREA MINI PENDANT	PROGRESS	P500192-009	A19 LED	1	7	120	Ø6.25*14	3000		COORDINATE STEM HEIGHT IN FIELD AND WITH ARCHITECTURAL/INTERIOR SECTIONS/ELEVATIONS
P3		COMMUNITY ROOM PENDANT	OXYGEN	3-6142-24	LED	5	12.8	120	Ø25X15.25	3000	2500	COORDINATE STEM HEIGHT IN FIELD AND WITH ARCHITECTURAL/INTERIOR SECTIONS/ELEVATIONS
PL1		POLE LIGHT	LITHONIA	DSX2 LED XX XX MVOLT HS	LED	1	140	120		3000		SEE E001 FOR CONFIGURATION AND DISTRIBUTION
R1		RECESSED CAN	DMF LIGHTING	DRDH N IC 4 DRD2M 10 9 30 GA T DRD2T S 4 S WH	LED	1	12.5	120	4X4	3000	1000	COORDINATE WITH FRAME MEMBER BEFORE ROUGH IN COORDINATE CEILING CONDITIONS
R1F		FIRE RATED CAN	DMF LIGHTING	DRDH N JS DRD2M 10 9 30 GA T DRD2T S 4 S WH	LED	1	12.5	120	4X4	3000	1000	
R2		SURFACE MOUNTED DOWNLIGHT	PROGRESS	P810012-028-30	LED	1	11.5	120	Ø5.5X1.125	3000	650	
R3		2" RECESSED CAN	DMF LIGHTING	DRDH N JD DRD2M 07 9 30 GA T DRD2T S JD B WH	LED	1	9.5	120	2X2	3000	700	
S1		SURFACE MOUNT RESTROOM LIGHT	WAC LIGHTING	FM-180112	LED	1	24	120	12X12X1.75	3000	1800	
S2		SURFACE MOUNT LIVING ROOM LIGHT	WAC LIGHTING	FM-180112	LED	1	24	120	12X12X1.76	3000	1800	
S3		KITCHEN LIGHT	WAC LIGHTING	FM-180118	LED	1	32	120	18X18X1.76	3000	2375	
S4		13.5" CORRIDOR LIGHT	OXYGEN	3-662-24	LED	1	21.5	120	Ø13.5X4	3000	2350	
S5		24" CORRIDOR LIGHT	WAC LIGHTING	FM-96922	LED	1	41	120	Ø22X10.4	3000	2571	
S6		UTILITY LIGHT	LITHONIA	SBL4 LED WRAP	LED	1	32	120	48X8.625X2.625	3500	3933	
ST1		STAIR LIGHT	WAC LIGHTING	FM-4622-3000K-90 TT	LED	1	42.5	120	Ø22X.875	3000	2375	
T1		TAPE LIGHT	TIVOLI	TPLE HO I 30 24	LED		4.5/FT	24	1/16X15/32	3000		PROVIDE MCHAN-8-LP PROVIDE 24V TRANSFORMERS COORDINATE WITH DRAWING TO PROVIDE POWER LEADS AND JUMPERS
V1		DWELLING UNIT VANITY	PROGRESS	P2782-0930K9	LED	1	35	120	24X3 7/16X4 3/4	3000	1448	
V2		COMMON AREA VANITY	PROGRESS	P2782-0930K9	LED	1	35	120	24X3 7/16X4 3/4	3000	1448	



December 13, 2021

VAN DYKE APARTMENTS

43700 VAN DYKE ROAD
STERLING HEIGHTS, MI 48314

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

LIGHT FIXTURE SCHEDULE

E601

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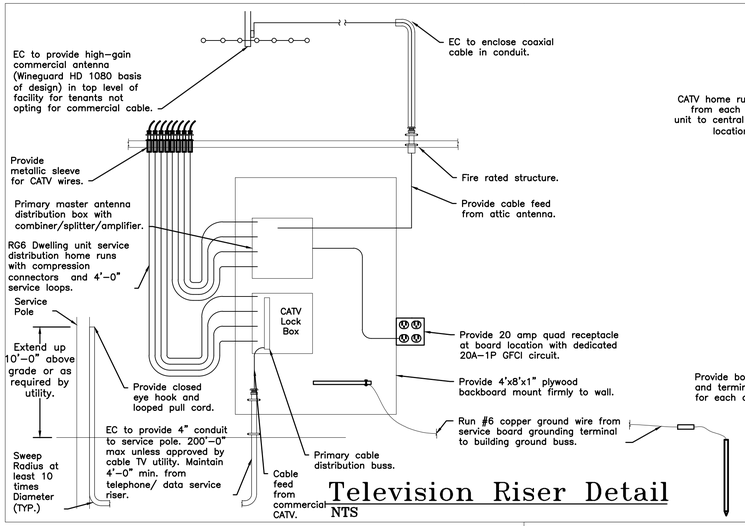
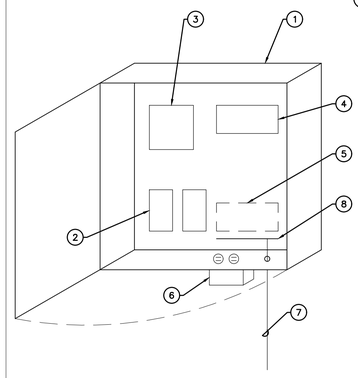
12/13/2021



Television Riser Detail
NTS



Detail Notes:

1. Hubbell Advantage preconfigured networking solution recessed wall box with hinged cover. Provide with 4 way splitter for coax/CATV, 8 port phone module.
2. 4 way CATV splitter.
3. 8 port phone module.
4. Provide 8 port CAT5E data switch.
5. Location for Ethernet switch by other.
6. Field installed duplex receptacle.
7. Ground wire to ground bus.
8. Wall mount ground bus Hubbell REKGB.

Residential Structured Media Center
NTS

Detail Coded Notes:

1. Contractor Responsibility: Electrical Contractor is responsible for all costs associated with the telephone system including, but not limited to: service entrance, connection fees, trenching, cable, conduit, premises wiring, and outlets. Coordinate with requirements of local telephone exchange carrier, telephone equipment supplier, and with architect's field representative.
2. Service Entrance: Provide 3" conduit (min.) to service pole as required by local utilities. Conduit shall be rigid steel, or if PVC is allowed, encase with 3" of concrete beneath paved areas, and provide rigid steel elbows and risers. Within conduit, provide 500 lb. pull cord with looped ends and spare working length at ends.
3. Provide 48"x96"x1" plywood mounting board painted with 2 coats of fire resistant paint.
4. Maintain Fire Ratings: Where penetrating a fire rated assembly, provide metallic sleeves for wiring and seal sleeves to maintain fire ratings.
5. Distribution Cable: Four pair, CAT6 #24 AWG, solid copper, unshielded, twisted pair construction in PVC sheath. Comply with ICEA S–90–661–2002. If cable is run within a plenum, cable shall be in conduit or plenum cable shall be used, coordinate with mechanical contractor.
6. Installation: Install cable without damaging conductors and jacket. Use pulling methods that will not damage cable or raceway. Do not exceed manufacturer's recommended pulling tensions. Pull cables simultaneously where more than one is being installed in the same raceway or at the same location. Conduits shall not have more than two 90° bends without a pull box, gutter, or other access. Do not bend cable tighter than minimum radius recommended by manufacturer. Secure cable to independent supports at intervals to prevent sagging between supports, but allow cable to be pulled.
7. Outlets: Wall outlets shall be located as shown on plan. Outlets shall be plug–in latching type with "RJ45" modular 8P8C four position connector. Wall Plates shall be designed for telephone service, and shall match power receptacle outlets in in color, material, and finish. Wall telephone units shall include provision for support of phone and handset. Install cables loose in walls unless walls are solid or filled with insulation. In solid walls, install with J–Box and raceway and terminate raceway with a bushing in ceiling space above outlet. Rough–in with switch box (1–1/2" min. depth) and 12" wire pigtail (min. length).
8. Mapping: Label each end of all cables with nylon cable identifiers using permanent markings. Also label service end of wire with the room number. Test the continuity of all pulled wires, each conductor and submit a written report to the engineer. Print ½ size building plans with room numbers and outlets labeled and permanently attach to back board for future reference.
9. Distribution Terminations: Provide 8'–0" service loops and CAT5e swingout patch panel.
10. Service Terminations: Provide 4'–0" service loops and CAT5e punchdown/patch panel. Coordinate with local phone company, leave space for and pay for interface module/smart jack from local phone company if applicable.
11. Single station Uninterruptible Power Supply (UPS): UPS shall have 620VA output with 1.5 AmpHour storage capacity to provide 30 minutes of backup power for phone equipment. Attach to wall with pipe strapping or other method approved by owner or architects field representative.
12. Provide 20 amp duplex receptacle at board location with dedicated 20A–1P GFCI circuit.
13. Run #6 copper ground wire from service board grounding terminal to building ground buss.

General Telephone Riser Notes:

A. Furnish and install telephone system Electrical components, devices, and accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction. Comply with EIA/TIA 570 and with NFPA 70. Entire system shall be installed per local utility company regulations and NEC. Drawings and general provisions of contract, including general and supplementary conditions and division 1 specification sections, apply to this system.

B. Telephone cables and installation of all equipment shall be the complete responsibility of the electrical subcontractor. Wiring may be subcontracted to the local Telephone Company but cost for contract work to be paid by the electrical contractor. Cost of installation for fully operation system except for the provision of telephone handsets, shall be borne by the electrical subcontractor. Pre–wire arrangements may be coordinated with specialty telephone equipment suppliers, however cost, installation and direct warranty shall be the sole responsibility of the electrical subcontractor. All installations shall be coordinated with the local telephone utility, by the electrical subcontractor.

C. Pre–wiring: Contact the telephone company for pre–wiring the building. Pay all charges required by the utility for a pre–wired telephone system. No additional costs will be accepted by owner for a pre–wired telephone system.

D. Telephone Service: Comply with local telephone exchange carrier's requirements for details of telephone service. As new outlets are installed, label them "Not in Service" with temporary labels. Install outlet boxes and telecommunications outlets.

E. Install backboards and outlets at elevations indicated. Electrical Contractor shall coordinate installation with Telephone Company and install all necessary conductors, conduit risers/sleeves and sleeves thru fire partitions as required. Electrical Contractor shall fire seal all conduits and sleeves after cables have been installed. Coordinate installation with telephone equipment supplier and general contractor regarding any special installation requirements.

F. Provide all wiring and connections to interface with new telephone system. Coordinate with Owner's telephone system provider.

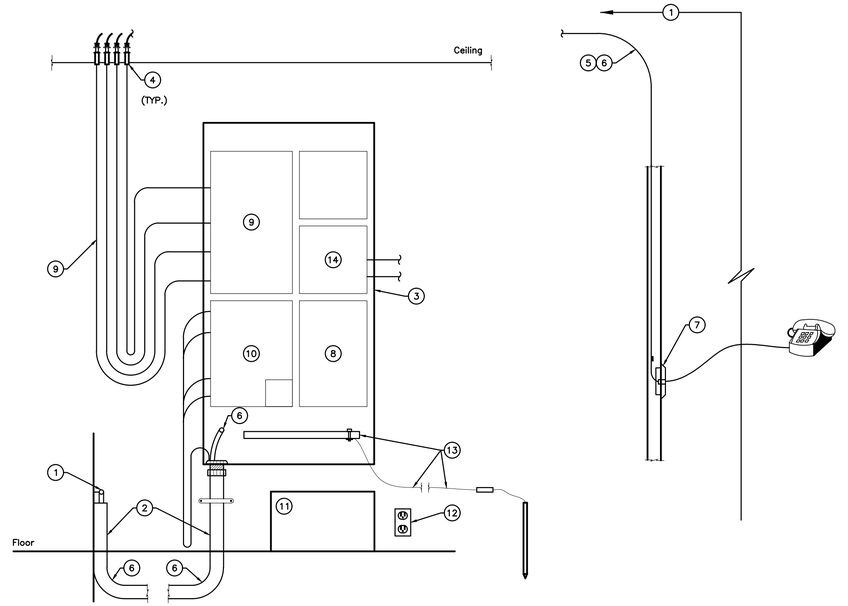
G. Identify telephone system backboards and cabinets as: "Telephone" Identify terminal at terminal strips, telecommunications outlets, and pull and junction boxes with approved designations.

H. Ground equipment: Install ground terminal at local exchange carrier service location and connect according to Division 26 Section "Grounding." Tighten electrical connectors and terminal according to manufacturers published torque values. If manufacturers torque values are not indicated, use those specified in UL4 86A and UL486B.

I. Perform the following field quality control testing: Test continuity of each circuit pair loop.

J. Existing telephone service: Do not interrupt utilities serving occupied facilities unless permitted by owner. If permitted contractor must arrange temporary utility services, and notify architect at least three days in advance. Do not proceed with utility interruptions without Architect's written permission.

K. Existing telephone outlets and wiring: Maintain fully operational until system has been tested and is operational.



Telephone Riser Detail
NTS

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
LARRY T. BREHM
ENGINEER
No. 44479

December 13, 2021

VAN DYKE APARTMENTS

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PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

SPECIAL SYSTEM DETAILS

E701

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12/13/2021

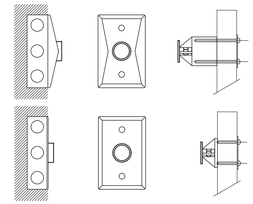
Schedules of through penetration firestop systems*

Concrete floors			Concrete or block walls		
Type of penetrant	**F-rating (HR)**	**UL-Classified system**	**Type of penetrant**	**F-rating (HR)**	**UL-Classified system**
Circular blank openings	1	FA 0006,CAJ 0055, CAJ 0090	Circular blank openings	1	CAJ 0055, CAJ 0090
	2	FA 0006,CAJ 0055, CAJ 0090		2	CAJ 0055, CAJ 0090
Single metal pipes or conduit	1	CAJ 1226, FA 1028	Single metal pipes or conduit	1	CAJ 1226, WJ 1067
	2	CAJ 1226, FA 1028		2	CAJ 1226, WJ 1067
SIngle non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ 2021, CAJ 2342	Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
	2	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ-2021, CAJ 2371, CAJ 2342		2	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
SIngle or bundled cables	1	FA 3007, CAJ 3095,CAJ 3180	Single or bundled cables	1	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
	2	FA 3007,CAJ 3095,CAJ 3180		2	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
Cable tray	1	CAJ 4034, CAJ 4035	Cable tray	1	WJ 4027, CAJ 4034, CAJ 4035
	2	CAJ 4034, CAJ 4035		2	WJ 4027, CAJ 4034, CAJ 4035
Single insulated pipes	1	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5098	Single insulated pipes	1	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
	2	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5090		2	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
Electrical busway	1	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036	Electrical busway	1	CAJ 6006, CAJ 6017, CAJ 6036
	2	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036		2	CAJ 6006, CAJ 6017, CAJ 6036
Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, CAJ 7084	Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
	2	CAJ 7046, CAJ 7051, CAJ 7084		2	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
Insulated mechanical ductwork without dampers	N/A**	N/A**	Insulated mechanical ductwork without dampers	1	WJ 7029
				2	WJ 7029
Mixed penetrants	1	CAJ 8099, CAJ 8056, CAJ 8143	Mixed penetrants	1	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
	2	CAJ 8099, CAJ 8056, CAJ 8143		2	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
Wood floor			**Gypsum wallboard assemblies**		
Type of penetrant	**F-rating (HR)**	**UL-Classified system**	**Type of penetrant**	**F-rating (HR)**	**UL-Classified system**
Metal pipes or conduit	1	FC 1009, FC 1059	Metal pipes or conduit	1	WL 1054, WL 1058, WL 1164
	2	FC 1009, FC 1059		2	WL 1054, WL 1058, WL 1164
Non-metallic pipe or conduit	1	FC 2232, FC 2030, FC 2160, FC 2127, FC 2128	Non-metallic pipe or conduit	1	WL 2078, WL 2075, WL 2128
	2	FC 2029, FC 2030, FC 2128, FC 2127, FC 2160		2	WL 2078, WL 2075, WL 2128
Single or bundled cables	1	FC 3012, FC 3044	Single or bundled cables	1	WL 3065, WL 3111, WL 3112
	2	FC 3012		2	WL 3065, WL 3111, WL 3112
Insulated pipes	1	FC 5004, FC 5037, FC 5036	Cable tray	1	WL 4011, WL 4019
				2	WL 4011, WL 4019
	2	FC 5004, FC 5037	Insulated pipes	1	WL 5028, WL 5029, WL 5047
				2	WL 5028, WL 5029, WL 5047
Non-insulated mechanical ductwork without dampers	1	FC 7013	Non-insulated mechanical ductwork without dampers	1	WL 7017, WL 7040, WL 7042, WL 7155
				2	WL 7040, WL 7042, WL 7155
Insulated mechanical ductwork without dampers	1	N/A**	Insulated mechanical ductwork without dampers	1	WL 7059, WL 7153, WL 7156, WL 7151
	2	N/A**		2	WL 7059, WL 7153, WL 7156, WL 7151
Mixed penetrants	1	FC 8009, FC 8014, FC 8026, FC8025	Mixed penetrants	1	WL 1095, WL 8013
				2	WL 1095, WL 8013

*Based on Hilti model numbers. See Division 7 specifications for other approved manufacturers.

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.



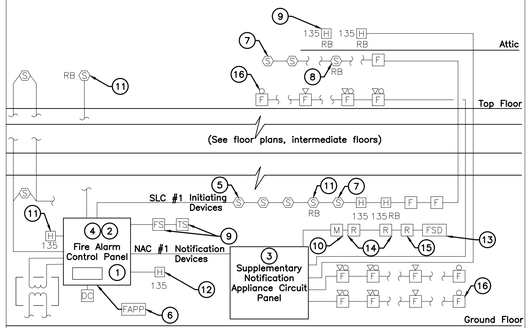
Magnet must require no more than 3 watts to develop 25-lbf holding force. The electromagnetic door released by a remote smoke detector switch, fire alarm control or sprinkler system. In the event of power failure, doors are released to close automatically, but may be opened or closed manually at any time. The door holders shall have a sprayed aluminum finished. All units must have "multi-voltage" design allowing them to operate in 12V DC, 24V AC/DC, or 120V AC,

Units to be;
1. Cast aluminum construction with satin aluminum finish.
2. Wall mounted with matching door hardwire.

Contractor must provide extensions when necessary to make contact with the door.

Electromagnetic Door Holder Detail

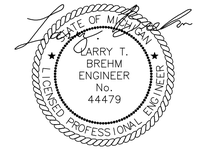
NTS



Detail Notes:

1. Fire alarm system: NICET and state certified alarm designer as Designer of Record shall design per NFPA 72. Coordinate design requirements with Authority Having Jurisdiction (AHJ) and install as directed by AHJ.
2. Fire Alarm Control Panel: panel shall be fully addressable and shall supervise initiation and notification appliance wiring. Panel shall contain a secondary power supply capable of powering the system as required by code. Connect the control panel to a dedicated branch circuit with lock on clip, red marking, and identified on directory as Fire Alarm Circuit per NFPA 72.
3. Provide additional power supplies if power requirements or voltage drop exceeds system control panel capacity, per NFPA 72.
4. Digital Alarm Communication Transmitter (DACT): provide digital alarm communication device (auto dialer) per NFPA 72 and connect to two telephone lines upstream of telephone switching equipment one line to be dedicated.
5. System Protection: provide smoke detectors at each control panel, power supply, and DACT per NFPA 72.
6. Fire Alarm Annunciator Panel: locate in or near front entrance (typical) for fire department review upon arrival. Contact the local fire authority and install where directed.
7. Smoke detectors in common areas shall be system type detectors.
8. Duct Smoke Detectors: provide, wire, and program for all air handling units. Detector shall have auxiliary contact for HVAC system shut down.
9. Sprinkler system: wire and program system to supervise/monitor flow and tamper switches.
10. Magnetic Hold Open devices: program to release associated (fire rated) doors upon activation of the fire alarm system.
11. Elevator: provide initiating devices at elevator lobbies, equipment rooms, and in hoistway with relays to initiate elevator recall or provide system interface units. Heat detectors shall be placed within 2'-0" of hoistway sprinkler heads to monitor high and low temperatures. Provide waterflow switch and wiring to shunt trip breaker which will disconnect power upon sprinkler activation.
12. Kitchen Hood: extend wiring from contacts in kitchen hood fire suppression system.
13. Fire Smoke Damper: provide relay and control wiring to fire smoke dampers to close upon activation of the fire alarm system.
14. Elevator relay: provide interface units and control wiring to primary and secondary elevator recall relays in elevator machine room.
15. Provide system interface unit relays and connect to activate smoke guard systems and to shut down HVAC systems.
16. Provide annunciation devices in dwelling unit bedrooms to produce 75dBA/520Hz at the pillow. Devices in HC/SI dwellings shall include 110-177cd visible notification in all areas.

Fire Alarm Riser



December 13, 2021

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "AI" 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 CADD 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 CODIFIED 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.

PERMIT SET

DATE: 09/01/2021
PROJECT #: 17103

#	Description	Date

FIRE ALARM DETAILS

E801

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12/13/2021