

# DHDC 22-7904

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

09/20/2022

### CERTIFICATE OF APPROPRIATENESS

Lillian Candela  
Kraemer Design Group  
1420 Broadway  
Detroit, MI 48226

**RE: Application Number 22-7904; 1567 Church; Corktown Historic District  
Project Scope: Rehabilitate building for multi-family use**

Dear Applicant,

At the Regular Meeting that was held on September 13, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on September 20, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Rehabilitate building for multi-family use***

***With the condition that:***

***Product specifications, cut sheets, glazing types, and window/door schedule for the proposed new windows and storefront entrance systems shall be reviewed and approved by staff prior to issue of permit. Should the proposed windows/entrances not be satisfactory to staff under the Standards and consistent with the intent of the Commission’s approval, the design will be returned to the Commission for additional review.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick B. Landsberg, Director  
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

DATE: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS(ES): \_\_\_\_\_ AKA: \_\_\_\_\_

PARCEL ID: \_\_\_\_\_ HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: \_\_\_\_\_

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\*

Completed Building Permit Application (highlighted portions only)

ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)

Photographs of ALL sides of existing building or site

Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_

Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

**Description of Work** (Describe in detail proposed work and use of property, attach work list)

MBC use change  No MBC use change

**Included Improvements** (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #: \_\_\_\_\_ Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

**Revised Cost** (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



## IDENTIFICATION (All Fields Required)

### Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

### Contractor

Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

## TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

## HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

## PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

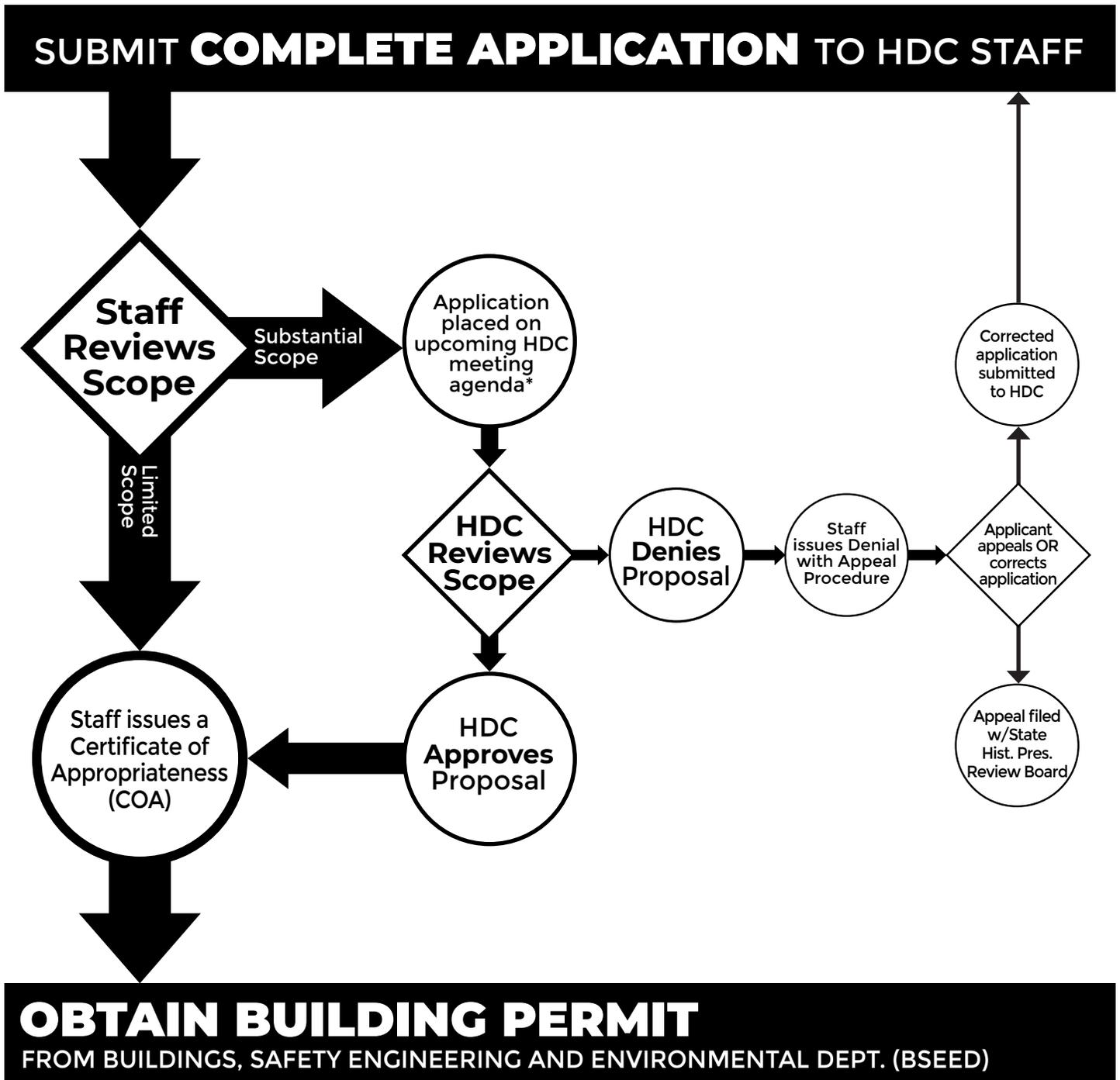
Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



\* THE COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.  
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT: [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

August 18, 2022

City of Detroit  
Historic District Commission  
2 Woodward Avenue  
Suite 808  
Detroit, Michigan 48226

**RE: 1567 Church – HDC Submission**

Dear Historic District Commission:

Kraemer Design Group, LLC (KDG) is writing to the Historic District Commission regarding the proposed rehabilitation of the building at 1567 Church (formerly the John Whittaker Planing Mill, then the Red Arrow Bottling Plant, and most recently the Downtown Self Storage Co.). This project is a part of the Perennial Phase 2 work by Hunter Pasteur and Oxford Perennial Corktown Propco II, LLC (Owner). The proposed exterior work at 1567 Church Street will include exterior masonry cleaning and restoration; historic replica replacement windows; restoration and repair of existing roof monitors and skylight structure and historic replica replacement windows in the monitors; new roofing; and the addition of exterior lighting and signage. We are submitting this package and requesting that we be placed on the HDC July agenda.

The building at 1567 Church Street was originally erected in 1894 as the John Whittaker Planing Mill. This original portion of the building dating to 1894 is identifiable by the brick cornice detailing at the northwest quadrant of the building. The building underwent a series of additions in the early years of the twentieth century, expanding to its current footprint by 1916. From the 1920s to the 1970s the building was utilized as the Red Arrow Bottling Works, a local soda company named after the 32<sup>nd</sup> Infantry Division of the National Guard. The building has been utilized as the Downtown Self Storage Co. since 1999. The building is proposed to be rehabilitated into multi-family residential with some indoor parking on the ground floor and is proposed to be renamed the Red Arrow Lofts.

The following is a detailed description of the proposed exterior work and its historic implications:

Masonry Restoration

The exterior of the building is faced in both a red orange brick and a red brown brick with a simple denticulated cornice brick detailing at the parapet of the primary façade facing Church Street and wrapping partially onto the west façade on 10<sup>th</sup> Street. The brick has been painted a tan and gray color on the primary façade as well as wrapping onto the side elevations. The brick is in fair condition while the brick parapets are in fair-to-poor condition from years of weather and water infiltration and there is significant spalling and dislodged units. The unpainted brick has areas of staining, spalling, and damaged units. The windows have rusticated stone sills and brick headers. All damaged, deteriorated, or spalling masonry units are to be removed and replaced with new material to match original units. Missing units are to be replaced to match the remaining adjacent materials and new brick will match the existing as closely as possible in size, color, texture, and compressive strength. Any salvaged brick will be reused where replacement is needed before new material is used.

The brick and stone will be cleaned and inspected for damage. The paint will be removed from the brick where it is present. The cleaning will be done according to the Secretary of Interior Standards, and NPS Technical Preservation Briefs 1, 2, and 6. Initial mock-ups have been conducted to determine the feasibility of removing the paint from the exterior brick. Additional mock-ups are required to explore the least damaging and most effective way of removing the paint, including studying using a standard detergent wash, or a product such as the Clear Blast Wet Abrasive Blaster system which utilizes low volumes of water, low pressure, and a fine inert granulate. The mock-ups will continue to be studied and if the removal is determined too damaging to the underlying brick than alternative treatments will be presented to the HDC staff.

Exterior Doors

There are currently multiple entrances to the building on the first floor.

- There are four large, metal coiling doors on the building – two on the rear façade facing the alley, one on the west façade facing 10<sup>th</sup> Street, and one on the primary façade along Church Street.



- There are two non-historic hollow metal doors on the north elevation facing Church Street.
- There is one non-historic hollow metal door on the south elevation facing the alley.

Three of the metal coiling door openings will be retained and replaced with modern coiling door systems. Two of these doors, the one on the primary façade and directly opposite on the alley façade, will be used as car entrance and exit locations for the indoor parking proposed for the first floor of the building. The coiling door located on the west elevation is proposed to be replaced with a modern coiling door system. The proposed modern coiling door system will be powder coated with a black finish to match the proposed finish for the historic replica window frames. The new doors will be installed in the existing masonry openings. The fourth metal coiling door located on the alley façade is proposed to be infilled with brick to match existing.

The non-historic hollow metal doors will be removed. The two non-historic doors on the north elevation are proposed to be removed. These doors are currently installed in the location of former window openings. A new historic replica window will be installed in place of one of the doors and a new aluminum storefront system with simulated divided mullions will be installed in the location of the other door. The storefront window is designed to emulate the historic opening which originally existed in this location without appearing falsely historic.

The existing non-historic hollow metal door on the south elevation is proposed to be removed and infilled with brick to match existing. A new hollow metal door is proposed to be installed west of this location to provide necessary egress to the alley. Just to the east of the existing non-historic hollow metal door is a large, infilled opening. It is proposed this infill be removed and the opening be reused for trash removal. A metal coiling door will be installed in this opening providing access to the trash room.

There is an infilled opening on the north elevation approximately centered on the elevation. It is proposed this brick and CMU infill be removed and the primary entrance to the building be located there. The entrance is to be recessed as the door swing cannot obstruct the sidewalk which runs along the façade at this location. The recessed entrance will contain an aluminum storefront system door with sidelight panel finished in black. A simple surround detail is proposed around the recessed entrance. The surround will protrude slightly from the face of the brick façade and be faced in a stucco material and painted black. The surround takes influence from the Colonial Revival style historic door surround seen on the north elevation in a 1942 historic photograph. So as to not appear falsely historic the proposed door surround is to be simple and flat, lacking the ornamentation seen in the historic door surround.

There are currently two loading doors located on the second floor on the south, alley facing elevation. These loading doors consist of masonry openings centered above the two existing metal coiling doors on the ground floor and close via existing fire doors. The fire doors are in poor condition, may contain hazardous materials, and not suitable for modern use. It is proposed the fire doors be removed and fixed aluminum storefront windows be installed in the existing masonry openings. The windows would provide additional light for the residential units against that south elevation.

### Windows

The building has existing wood windows which are double hung with rope and pulley balance systems. The existing windows are a combination of 4-over-4 double hung windows and six-over-six double hung windows. Many of the first-floor windows have been infilled with brick or concrete masonry units. There is one non-historic aluminum window installed in a historic window opening. There are also a series of existing roof monitors and sawtooth skylights on the roof which contain fixed windows.

The existing windows have been evaluated by both Kraemer Design Group and BlackBerry Systems, Inc. The windows have been found to be in very poor condition. The exterior sills are heavily rotted and, in some cases, non-existent allowing for water to infiltrate the window system. The corner joinery at the bottom rail of the lower sash is in very poor condition and is rotting and decaying on most of the existing windows. Many of the sashes have been 'ad-hoc' repaired by securing a steel 'L' bracket to hold the rails and stiles together. The fixed windows found on the roof monitors and skylights are in a similarly very poor condition. These windows were also found to have rot and are disintegrating. Further, the roof monitor windows are severely bowing causing further damage to the wood members which make up the window units. Due to the very poor condition of these windows, it is proposed that the existing windows on the building be replaced with new aluminum thermally broken single hung and fixed window systems. These historic replica windows would include custom mullion details and an exterior custom panning and sill assembly to match existing profile conditions. The condition of the windows as well as the recommendation for historic replica windows is further detailed in the window report provided by BlackBerry Systems, Inc. BlackBerry created their report following multiple site visits to the building



and conducting a detailed assessment of the existing window conditions. Due to a technical glitch, the BlackBerry window report does not include photographs of the windows. These photographs will be submitted to HDC as soon as they are made available. Representative photos of the windows and detailed images of the window conditions described above can be found in the photo document submitted with this application.

Many of the infilled windows on the first-floor are proposed to be re-opened and historic replica windows installed. These infilled openings exist primarily on the north and west elevations of the building. Historic photographs were used to determine the appearance and configuration of the historic windows which once existed in these infilled openings and the proposed historic replica windows match the configuration of those historic windows. Many of the infilled openings retain the historic rusticated stone window sills. In the case of the openings where the stone sills were removed, new rusticated stone sills will be installed to match existing. Historic photographs depict a large, rectangular glazed opening with divided lites on the western side of the north elevation. This is currently the location of a CMU infilled opening with a non-historic hollow metal door centered in the infill. It is proposed this opening be re-opened and a large storefront opening with simulated divided lites be installed. Using the historic photograph as a guide, the new storefront system will draw inspiration from the historic window configuration while not appearing falsely historic. Below the glazed portion of the storefront will be a solid insulated metal panel in a black finish to match the proposed finish of the storefront and the historic replica windows. The historic image used to inspire the storefront opening is Figure #25 of the attached photo document and the proposed storefront configuration can be found in the architectural drawings.

There are only six existing historic wood windows on the east elevation of the building. To provide necessary light to the residential units on the second floor of the building, additional windows are proposed on the east elevation. Five additional historic replica windows are proposed on the east elevation. These windows will match the appearance and configuration of the existing six-over-six arched top windows on this elevation and will be evenly spaced to match the spacing of the existing windows. New rusticated stone sills will be installed below each window to match the existing window conditions. Further, the proposed new windows will be held back from the primary façade and will not be located on the first two structural bays off the primary façade.

There are two second-floor loading doors on the rear alley elevation which are proposed to be removed and replaced with fixed aluminum storefront systems. More information on these two openings can be found in the above section titled "Exterior Doors."

#### Exterior Roof Scope

The existing membrane roofing system is in poor condition and will be replaced or roofed over with a new EPDM or TPO roofing system. The existing membrane roofing system will be tested for hazardous materials and removed if any are found, otherwise new roofing will be installed the existing roofing.

New rooftop mechanical equipment will be installed on the roof as indicated in the attached plans. The mechanical units have been located as far from the parapet of the building as possible so as to be minimally visible. The rooftop units selected were chosen due to their compact size and with the importance of minimal visibility in mind. Please see the attached sightline study which confirms the rooftop units will be minimally visible within a one block radius of the building and in many locations not visible at all.

The skylights and roof monitors are in poor condition. These elements are of wood frame construction with fixed wood windows and clad on the exterior with a variety of non-historic metal paneling. It is proposed that the roof monitors and skylights be prepared and those monitors exhibiting any bowing or sagging be shored up with additional framing. Any damaged framing members are to be replaced. The fixed wood windows are to be replaced with aluminum replica windows as detailed in the above section titled "Windows". The roof monitors will be clad with a neutral-colored fiber cement paneling. If further assessment determines any of the skylights or roof monitors are too damaged to repair or rehabilitate, these elements will be removed and infilled and roofed over with the new membrane roof system.

#### Exterior Signage

There is currently a non-historic illuminated plaque sign mounted on the north elevation above one of the non-historic hollow metal entry doors. This sign is in poor condition. It is proposed that the non-historic sign be removed. There is also currently painted signage for the "Down Town Self Storage Co" on the east elevation of the building. This painted signage is also non-historic and proposed to be removed via brick cleaning as described in the above section titled "Masonry Restoration".



Historic photographs show a long history of painted signage on the building, specifically on the north elevation between the first and second floor windows. The attached photo document includes historic photographs which demonstrate the precedent of painted signage on the masonry exterior. We are proposing painted signage on the north elevation between the first and second floor windows. The building name "RED ARROW LOFTS" is to be painted in this location. Additional building address signage is proposed above the main entrance on the primary façade on the proposed new door surround.

#### Exterior Lighting

There is currently no exterior lighting on the building. New downlight sconces will be installed on the north and west elevations which face Church Street and Tenth Street. These sconces will provide necessary lighting for pedestrians on the sidewalk adjacent to the building. The downlight sconces will be in a black finish. Utilitarian wall pack light fixtures will be installed above the metal coiling doors and hollow metal egress doors on the southern alley facing façade. The wall pack light fixtures will also be a black finish. We are currently studying installing linear light fixtures to light the painted signage. These linear fixtures would be placed beneath the stone sills of the second-floor windows on the westernmost half of the north façade for a total of (5) linear fixtures. This location was selected to minimize visual impact. Our lighting design team recommends the fixtures be mounted on 3" arc arms to provide a more even light spread and to minimize grazing and shadows on the façade. We intend to mock-up the linear fixture with and without the arc arm to assess the visual impact and ensure we select the fixture which provides the best light but with the least visual impact. Should the linear fixtures be selected, they will be custom finished a brown/red color to match the existing brick so as to appear minimally visible.

#### Conclusion

The items listed above provide a synopsis of the proposed scope of work for the exterior rehabilitation of the building at 1567 Church Street. We kindly request approval of the work proposed at 1567 Church Street. Further detail is provided in the attached drawings, photos, and documentation. Please contact Lillian Candela at Kraemer Design Group if you have any further questions.

Sincerely,

**Kraemer Design Group, LLC**

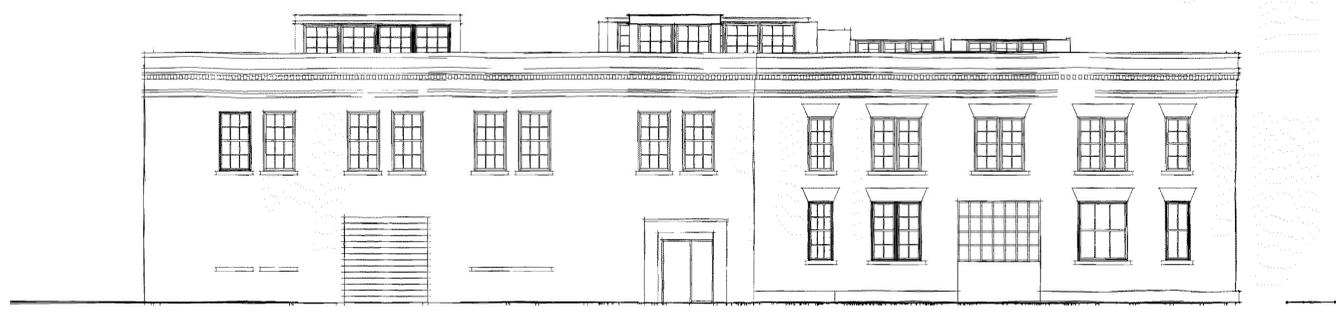


Lillian Candela

Project Architect & Architectural Historian



30 x 42 | PLOTTED ON 5/27/2022 2:03:57 PM | C:\Users\lillian.candela\Documents\REVIT FILES\2022061567 Church KDC ARCH v2 - lillian.candela.rvt



# RED ARROW LOFTS

100% SD  
05-27-22

**PROJECT LOCATION:** 1567 CHURCH STREET  
DETROIT, MI

**OWNER:** OXFORD PERENNIAL CORKTOWN PROPCO II, LLC  
350 W. HUBBARD STREET, SUITE 440,  
CHICAGO, ILLINOIS

**ARCHITECT OF RECORD:** KRAEMER DESIGN GROUP, PLC  
ROBERT J. KRAEMER, RA, NCARB, IIDA  
STATE OF MICHIGAN CERTIFICATE NO. 1301040246  
1420 BROADWAY  
DETROIT, MI 48226  
www.thekraemeredge.com  
(313) 965-3399

**CIVIL ENGINEER:** GIFFELS WEBSTER  
MICHAEL MARKS, PE  
LICENSE #51582  
28 W ADAMS, SUITE 1200  
DETROIT, MI 48226

**LANDSCAPE ARCHITECT:** GIFFELS WEBSTER  
STACEY TOBAR  
LICENSE #1325  
28 W ADAMS, SUITE 1200  
DETROIT, MI 48226

**STRUCTURAL ENGINEER:** RESURGET ENGINEERING PLC  
MARC STEINHOBEL  
LICENSE #62010-51104  
4219 WOODWARD AVE, SUITE 306  
DETROIT, MI 48201

**MECHANICAL AND ELECTRICAL ENGINEER:** PETER BASSO ASSOCIATES  
DAVID CONRAD  
LICENSE #6201055589  
5145 LIVERNOIS, SUITE 100  
TROY, MI 48098

**CONSTRUCTION MANAGER/  
GENERAL CONTRACTOR:** SACHSE CONSTRUCTION  
TODD SACHSE  
3663 WOODWARD AVE, SUITE 5/500  
DETROIT, MI 48201

CODE SUMMARY	
PROJECT DESCRIPTION:	REHABILITATION OF EXISTING TWO-STORY INDUSTRIAL BUILDING TO MULTI-FAMILY APARTMENT UNITS AND INDOOR PARKING.
ZONING:	B4
OCCUPANCY CLASSIFICATION:	R-2,S-2
CONSTRUCTION TYPE:	IIIB, SPRINKLERED, FIRE ALARM SYSTEM
OCCUPANT LOAD:	# PERSONS
APPLICABLE CODES:	BUILDING: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB) 2015 - CHAPTER 14 PERFORMANCE AND COMPLIANCE METHODS BUILDING CODE (MBC) 2015, AS REFERENCED BY MRCEB 2015
	MECHANICAL: MICHIGAN MECHANICAL CODE (MMC) 2015
	PLUMBING: MICHIGAN PLUMBING CODE (MPC) 2015
	ELECTRICAL: MICHIGAN/NATIONAL ELECTRICAL CODE (NEC) 2017 WITH PART 8 AMENDMENTS
	LIFE SAFETY: MICHIGAN BUILDING CODE (MBC) 2015 NFPA 101 2013 DETROIT FIRE CODE
	ENERGY: MICHIGAN UNIFORM ENERGY CODE (MUEC) 2015 A BUILDING THAT HAS BEEN SPECIFICALLY DESIGNATED AS HISTORICALLY SIGNIFICANT BY THE ADOPTING AUTHORITY OR IS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES OR HAS BEEN DETERMINED TO BE ELIGIBLE FOR LISTING BY THE U.S. SECRETARY OF THE INTERIOR NEED NOT COMPLY WITH THE PROVISIONS OF SECTIONS 5, 6, 7, 8, 9, AND 10 OF THE ASHRAE 90.1 STANDARD, (ASHRAE 90.1, EXCEPTION 1 TO PARAGRAPH 4.2.1.3, REFERENCED BY MUEC C503.1)
	ACCESSIBILITY: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB) 2015 SECTION 410 ICC/ANSI A117.1 2009 AS REFERENCED BY MRCEB WITH SECTIONS 611 AND 707 EXEMPTED MICHIGAN BUILDING CODE (MBC) 2015 AS REFERENCED ADA ACCESSIBILITY GUIDELINES (ADAAG) 2010
	ELEVATOR: DETROIT ELEVATOR CODE 2019 ASME A17.1-2010 FOR NEW ELEVATORS AS REFERENCED ASME A17.3-2011 FOR EXISTING ELEVATORS AS REFERENCED ASME A18.1-2008 FOR PLATFORM AND STAIRWAY LIFTS AS REFERENCED

**EXISTING STRUCTURE**

THIS BUILDING IS REVIEWED UNDER THE 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS, CHAPTER 14 PERFORMANCE COMPLIANCE METHODS.

1401.2 APPLICABILITY. STRUCTURES EXISTING BEFORE NOVEMBER 6, 1974, IN WHICH THERE IS WORK INVOLVING ADDITIONS, ALTERATIONS, OR CHANGES OF OCCUPANCY SHALL BE MADE TO CONFORM TO THE REQUIREMENTS OF THIS CHAPTER. THE PROVISIONS IN SECTIONS 1401.2.1 TO 1401.2.5 SHALL APPLY TO EXISTING OCCUPANCIES THAT WILL CONTINUE TO BE, OR ARE PROPOSED TO BE, IN GROUPS A, B, E, F, I-2, M, R, AND S. THIS RULE SHALL NOT APPLY TO BUILDINGS WITH OCCUPANCIES IN GROUP H OR I-1, I-3, OR I-4.  
R 408.30577

1401.2.1 CHANGE IN OCCUPANCY. THIS EXISTING BUILDING IS CHANGED TO A NEW OCCUPANCY CLASSIFICATION AND THIS SECTION IS APPLICABLE, THE PROVISIONS OF THIS SECTION FOR THE NEW OCCUPANCY HAS BEEN USED TO DETERMINE COMPLIANCE WITH THIS CODE.

PREVIOUS USE GROUP(S): GROUP S-1  
PROPOSED USE GROUP(S): GROUP R-2, S-2

1401.2.4 ALTERATIONS AND REPAIRS. THE EXISTING BUILDING OR PORTION THEREOF THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THIS CODE FOR NEW CONSTRUCTION HAS NOT BE ALTERED OR REPAIRED IN SUCH A MANNER THAT RESULTS IN THE BUILDING BEING LESS SAFE OR SANITARY THAN SUCH BUILDING IS CURRENTLY. IF, IN THE ALTERATION OR REPAIR, THE CURRENT LEVEL OF SAFETY OR SANITATION IS TO BE REDUCED, THE PORTION ALTERED OR REPAIRED CONFORMS TO THE REQUIREMENTS OF CHAPTERS 2 THROUGH 12 AND CHAPTERS 14 THROUGH 33 OF THE INTERNATIONAL BUILDING CODE.

1401.2.5 ACCESSIBILITY REQUIREMENTS. ALL PORTIONS OF THE BUILDINGS PROPOSED FOR CHANGE OF OCCUPANCY SHALL CONFORM TO THE ACCESSIBILITY PROVISIONS OF SECTION 410.

SEE SHEET G102 CODE SUMMARY FOR FURTHER INFORMATION

**BID ALTERNATES**

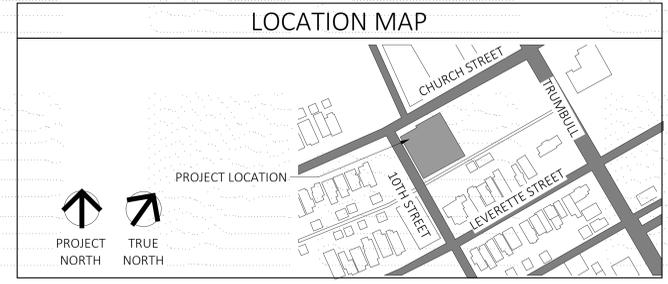
**BID ALTERNATE 1:**  
PROVIDE ALTERNATE DEMISING WALL PARTITION  
BASE BID: TYP. DEMISING WALL PARTITION, AS SHOWN ON SHEET AS01  
DEDUCT ALTERNATE: REMOVE SECOND LAYER OF GYP. FROM DEMISING WALL PARTITION

**DEFERRED SUBMITTALS**

NOTE: THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

THE FOLLOWING SUBMITTALS SHALL BE PREPARED BY OTHERS AND INCLUDED AS PART OF THE CONSTRUCTION DOCUMENTS AS THEY BECOME AVAILABLE: (PER SECTION 107.3.4.2)

- AUXILIARY POWER SYSTEMS	- IRRIGATION SYSTEMS
- AWNINGS	- MATERIAL SAFETY AND DATA SHEETS (MSDS) FOR INTERIOR FINISHES
- CURTAIN WALL SYSTEMS	- PLUMBING SYSTEMS
- ELECTRICAL SYSTEMS (DESIGN-BUILD)	- PREFABRICATED STAIRS
- EMERGENCY CALL SYSTEMS	- RAISED FLOOR SYSTEMS
- EXIT ILLUMINATION	- SHELVING/RACK SYSTEMS
- FIRE ALARM SYSTEMS	- SIGNAGE
- FIRE STOPPING SYSTEMS	- SKYLIGHTS
- FIRE SUPPRESSION SYSTEMS	- SMOKE AND HEAT VENTS
- GLAZING SYSTEMS	- SPECIAL RETAINING WALLS
- GUARD RAILS / HAND RAILS	- STONE VENEER
- HVAC SYSTEMS	- FLOOR OR ROOF TRUSSES
- INTERCOM SYSTEMS	



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Consultant

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350 W. HUBBARD STREET, SUITE 440,  
CHICAGO, ILLINOIS

Owner

**RED ARROW LOFTS**  
1567 CHURCH STREET  
DETROIT, MI

Project

**PRELIMINARY NOT FOR CONSTRUCTION**

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E101	FIRST FLOOR ELECTRICAL PLAN	■
E102	SECOND FLOOR ELECTRICAL PLAN	■
E501	ONE LINE DIAGRAM	■

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Date PERMIT DATE

Project Number 2022006

Sheet Title  
**SHEET INDEX**

Sheet Number  
**G101**



**PROPERTY DESCRIPTION**

(PER TAX RECORD)  
**1567 CHURCH ST.**  
 LAND LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:  
 SOUTH OF CHURCH STREET, LOTS 5 THROUGH 7, BLOCK 80, OF WOODBRIDGE FARM, LIBER 1, PAGES 146 THROUGH 147 OF PLATS, WAYNE COUNTY RECORDS.  
 (TAX ID. 08000462)

**1541 CHURCH ST.**  
 LAND LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:  
 SOUTH OF CHURCH STREET, THE WEST 1/2 OF LOT 4, BLOCK 80, OF WOODBRIDGE FARM, LIBER 1, PAGES 146 THROUGH 147 OF PLATS, WAYNE COUNTY RECORDS.  
 (TAX ID. 08000461)

**1537 CHURCH ST.**  
 LAND LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:  
 SOUTH OF CHURCH STREET, THE EAST 1/2 OF LOT 4, BLOCK 80, OF WOODBRIDGE FARM, LIBER 1, PAGES 146 THROUGH 147 OF PLATS, WAYNE COUNTY RECORDS.  
 (TAX ID. 08000460)

**1533 CHURCH ST.**  
 LAND LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:  
 SOUTH OF CHURCH STREET, THE WEST 1/2 OF LOT 3, BLOCK 80, OF WOODBRIDGE FARM, LIBER 1, PAGES 146 THROUGH 147 OF PLATS, WAYNE COUNTY RECORDS.  
 (TAX ID. 08000459)

**1525 CHURCH ST.**  
 LAND LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:  
 SOUTH OF CHURCH STREET, THE EAST 1/2 OF LOT 3, BLOCK 80, OF WOODBRIDGE FARM, LIBER 1, PAGES 146 THROUGH 147 OF PLATS, WAYNE COUNTY RECORDS.  
 (TAX ID. 08000458)

**1501 CHURCH ST.**  
 LAND LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:  
 SOUTH OF CHURCH STREET, LOTS 1 THROUGH 2, BLOCK 80, OF WOODBRIDGE FARM, LIBER 1, PAGES 146 THROUGH 147 OF PLATS, WAYNE COUNTY RECORDS.  
 (TAX ID. 08000457)

**SCHEDULE OF STRUCTURES**

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
220	PUBLIC LIGHTING MANHOLE	T/DEBRIS	121.62	-2.70	118.92	CABLES NORTHWEST	
270	COMBINED MANHOLE	CL CHANNEL	121.67	-15.15	106.52	NORTHEAST & SOUTHWEST	
271	GATE VALVE	TYPE	121.49	-6.55	114.94	NORTHEAST & SOUTHWEST	
656	PUBLIC LIGHTING MANHOLE	T/DEBRIS	121.28	-4.65	116.63	NORTHEAST & SOUTHWEST	NO WIRES/CABLES
666	PUBLIC LIGHTING MANHOLE	T/DEBRIS	120.99	-2.95	118.04	CABLES NORTHWEST & SOUTHWEST	
674	CATCH BASIN	T/DEBRIS	120.29	-5.80	114.49		18" DIAMETER CONC. CYLINDRICAL STRUCTURE. FULL OF WATER.
687	PUBLIC LIGHTING MANHOLE	T/DEBRIS	120.47	-3.20	117.27		NO CABLES VISIBLE
692	CATCH BASIN	BOTTOM	119.57	-3.45	116.12		FULL OF WATER
695	PUBLIC LIGHTING MANHOLE	BOTTOM	120.00	-2.74	117.26	CABLES NORTH & SOUTH	
700	PUBLIC LIGHTING MANHOLE	T/DEBRIS	119.56	-4.85	114.71	CABLES EAST & WEST	
706	TELEPHONE MANHOLE	BOTTOM	120.37	-5.89	114.48	CABLES SOUTH	LINES POSSIBLY CUT
707	TELEPHONE MANHOLE	BOTTOM	120.50	-5.96	114.54	CABLES EAST & WEST	
732	PUBLIC LIGHTING MANHOLE	T/DEBRIS	119.94	-8.50	111.44	CABLES NORTH, EAST, SOUTH & WEST	
733	PUBLIC LIGHTING MANHOLE	T/DEBRIS	119.66	-6.65	113.01	CABLES NORTHWEST, NORTHEAST, SOUTHWEST & SOUTHWEST	
734	UNKNOWN MANHOLE		120.48				UNABLE TO OPEN- PAVED OVER
737	PUBLIC LIGHTING MANHOLE	T/DEBRIS	120.53	-4.00	116.53	CABLES NORTHWEST & SOUTHWEST	
738	CATCH BASIN	T/DEBRIS	120.33	-4.50	115.83		18" DIAMETER CONC. CYLINDRICAL STRUCTURE
1076	CATCH BASIN	T/WATER	119.35	-3.70	115.65		18" DIA. STRUCTURE. FULL OF WATER.
1079	CATCH BASIN	BOTTOM	119.35	-5.10	114.25		
1164	CATCH BASIN		119.11	-5.45	113.66	ELBOW SOUTH	12" DIA. STRUCTURE
1250	TELEPHONE MANHOLE	T/DEBRIS	120.22	-4.00	116.22	SOUTHWEST	18" DIA. STRUCTURE
1250	TELEPHONE MANHOLE	T/DEBRIS	120.48	-5.90	114.58	CABLES NORTH, EAST, & WEST	
1251	CATCH BASIN	T/WATER	119.87	-3.15	116.72		NO PIPES VISIBLE
1251	CATCH BASIN	T/DEBRIS	119.87	-4.10	115.77		18" DIA. STRUCTURE. FULL OF WATER.
1252	TELEPHONE MANHOLE	T/DEBRIS	119.98	-4.55	115.43	CABLES EAST & SOUTH	
1253	CATCH BASIN	T/WATER	119.72	-3.45	116.27		NO PIPES VISIBLE
1253	CATCH BASIN	T/DEBRIS	119.72	-5.00	114.72		18" DIA. STRUCTURE. FULL OF WATER.
1373	GATE VALVE	T/WATER	120.08	-4.00	116.08		NO PIPES VISIBLE
1465	GATE VALVE	T/WATER	119.81	-4.50	115.31		UNABLE TO DETERMINE
1466	CATCH BASIN	T/DEBRIS	119.98	-2.60	117.38		NO PIPES VISIBLE
1467	TELEPHONE MANHOLE	T/DEBRIS	118.60	-3.20	115.40	CABLES NORTH, EAST, & SOUTH	TELEPHONE, ELECTRIC, & CABLE
1475	CATCH BASIN	T/WATER	119.46	-3.00	116.46		NO PIPES VISIBLE
1475	CATCH BASIN	T/DEBRIS	119.46	-4.00	115.46		18" DIA. STRUCTURE. FULL OF WATER. OUT OF SCOPE OF DRAWING.
1476	COMBINED MANHOLE	18" CHANNEL	120.04	-8.55	110.19	EAST & WEST. FLOWS EAST.	OUT OF SCOPE OF DRAWING
1533	CATCH BASIN	T/DEBRIS	121.43	0.00	121.43		NO PIPES VISIBLE
1537	PUBLIC LIGHTING MANHOLE	T/DEBRIS	120.13	-2.40	117.73		NO CABLES VISIBLE
1540	ROUND CATCH BASIN	T/WATER	120.13	-1.20	118.93		FULL OF DEBRIS. POSSIBLY ABANDONED
1541	COMBINED MANHOLE		121.40	-5.05	116.35	EAST	
1541	COMBINED MANHOLE		121.40	-2.50	118.90	SOUTHWEST	
1541	COMBINED MANHOLE		121.40	-5.40	116.00	SOUTH	
1542	PUBLIC LIGHTING MANHOLE	T/DEBRIS	119.65	-3.10	116.55	CABLES UP & DOWN MICHIGAN AVE.	
1543	ELECTRIC MANHOLE	T/DEBRIS	119.78	-3.50	116.28	CABLES UP & DOWN MICHIGAN AVE.	PAINT MARKINGS INDICATE CABLES ALONG MICHIGAN AVE. UNABLE TO FIELD VERIFY.
1544	PUBLIC LIGHTING MANHOLE	T/DEBRIS	120.41	-3.60	116.81	CABLES SOUTHWEST & WEST	
1545	ROUND CATCH BASIN	T/WATER	120.25	-1.05	119.20		NO PIPES VISIBLE
1546	ROUND CATCH BASIN		120.37	-1.10	119.27	EAST	
1546	ROUND CATCH BASIN		120.37	-1.60	118.77	SOUTHWEST	
1550	CATCH BASIN		119.37	-2.90	116.47	NORTHERLY	
1550	CATCH BASIN		119.37	-3.65	115.72		
1550	CATCH BASIN		119.37	-2.45	116.92	SOUTHERLY. TO ROUND CATCH BASIN #1545	
1550	CATCH BASIN		119.37	-1.90	117.47	SOUTHERLY. TO ROUND CATCH BASIN #1545	
1551	ELECTRIC MANHOLE	T/DEBRIS	120.14	-6.35	113.79	CABLES NORTHERLY & UP & DOWN MICHIGAN AVE.	
1672	GATE VALVE	T/WATER	120.34	-2.40	117.94		UNABLE TO DETERMINE. PAINT MARKINGS INDICATE PIPE RUNS ALONG MICHIGAN AVE.
1703	CATCH BASIN		121.15	-4.30	116.85	WEST	
1703	CATCH BASIN		121.52	-10.20	111.32	NORTHEAST	
1703	CATCH BASIN		121.52	-10.80	110.72	EAST	
1703	CATCH BASIN		121.52	-10.70	110.82	SOUTHWEST	
1703	CATCH BASIN		121.52	-10.00	111.52	WEST	
1703	CATCH BASIN		121.52	-4.00	117.52		
1703	CATCH BASIN		121.52	-10.70	110.82	WEST	
1734	CATCH BASIN		121.29	-4.05	117.24	EAST	INVERT PLUS OR MINUS. 18" DIA. STRUCTURE.
1876	ELECTRIC MANHOLE	T/DEBRIS	120.72	-2.10	118.62	CABLES NORTH & SOUTH	

**BENCH MARK DATA**

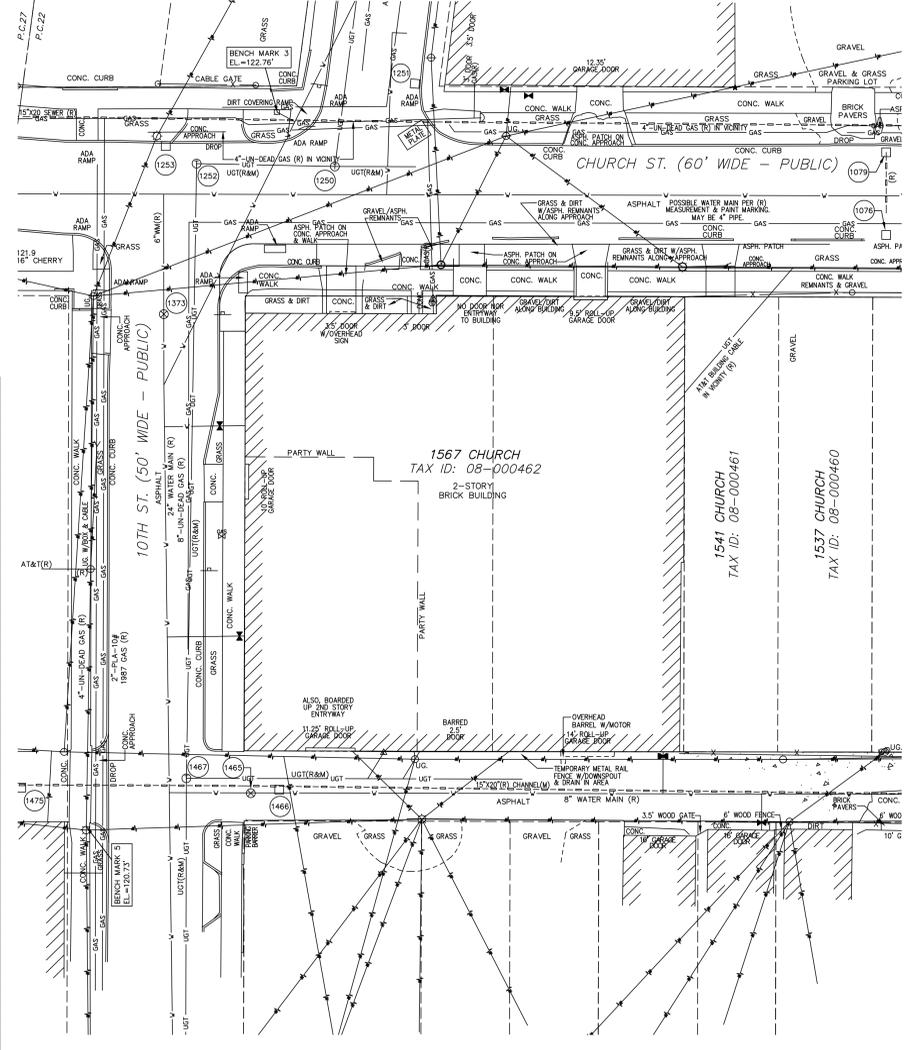
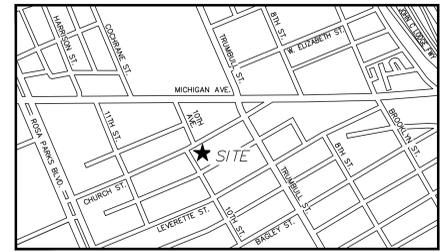
( CITY OF DETROIT ) DATUM  
**BENCH MARK 1**  
 MAG SPIKE IN THE NORTHEAST FACE OF A LIGHT POLE, LOCATED ON THE WEST SIDE OF TRUMBULL AVENUE, PLUS OR MINUS 150 FEET NORTH OF THE CENTERLINE OF LEVERETTE STREET.  
 ELEVATION: 122.31'(R)  
 (SHOWN GRAPHICALLY)  
**BENCH MARK 2**  
 ARROW ON HYDRANT (WITH YEAR STAMP 1940), LOCATED AT THE SOUTHWEST CORNER OF MICHIGAN AVENUE AND 8TH STREET.  
 ELEVATION: 123.08'  
 (OUT OF SCOPE OF PLOTTED AREA)  
**BENCH MARK 3**  
 ARROW ON HYDRANT (1922), LOCATED ON THE NORTHWEST CORNER OF CHURCH STREET AND 10TH STREET.  
 ELEVATION: 122.76'  
 (SHOWN GRAPHICALLY)  
**BENCH MARK 4**  
 ARROW ON HYDRANT (1940), LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE, WEST OF THE WESTERLY ENTRANCE TO A PARKING LOT AT ADDRESS 1645 MICHIGAN AVENUE.  
 ELEVATION: 123.13'  
 (SHOWN GRAPHICALLY)  
**BENCH MARK 5**  
 MAG NAIL IN THE NORTH FACE OF A UTILITY POLE, LOCATED ON THE SOUTHWEST CORNER OF 10TH STREET AND THE PUBLIC ALLEY, WHICH IS BETWEEN CHURCH STREET AND LEVERETTE STREET.  
 ELEVATION: 120.73'  
 (SHOWN GRAPHICALLY)

**NOTES**

- STEAM UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- NO WATER UTILITY MAP WAS AVAILABLE THAT SHOWED THE AREA OF A 20" WIDE PUBLIC ALLEY, LOCATED BETWEEN MICHIGAN AVE. & CHURCH ST., & BETWEEN 10TH ST. & A 18" WIDE PUBLIC ALLEY. THEREFORE, WATER MAIN MAY EXIST, ALTHOUGH NOT SHOWN. CONTACT MISS DIG TO LOCATE ALL WATER MAIN, PRIOR TO CONSTRUCTION.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- THE BASIS OF BEARING FOR THE OVERALL PARCEL AS FIELD SURVEYED IS BASED ON STATE PLANE COORDINATE SYSTEM (NAVD83).
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.  
 (R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.  
 PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.



**1 EXISTING CONDITIONS**  
 1" = 20'

**EXISTING CONDITIONS - LEGEND**

- E/ SITE BOUNDARY
- E/ PAVEMENT
- E/ GRAVEL
- CL ROAD
- E/ WALK
- RAILROAD
- E/ BRICK
- MISC. LINE
- FENCE
- GUARD RAIL
- WALL
- BLDG. LINE
- OVERHEAD WRES
- RAILING
- OVERHANG LINE
- T/ BANK
- B/ BANK
- DITCH/STREAM
- SHRUB/STREAM
- TREE LINE
- WATER EDGE
- WETLAND LINE
- STORM LINE
- SAN. LINE
- WATER LINE
- GAS LINE
- UG ELEC. LINE
- UGT
- CTV
- PLD
- STEAM LINE
- SECTION LINE
- ELECTRIC OVERHEAD
- TELEPHONE OVERHEAD
- RIGHT-OF-WAY
- PROF. POST/GUARD POST
- GY
- DECIDUOUS TREE
- CONIFEROUS TREE
- DEAD TREE
- UTILITY FLAG
- BLDG. CORNER (FIELD LOCATED)
- HANDICAP PARKING
- WETLAND FLAG
- BUSH/SHRUB
- PARKING METER
- RESIDENTIAL MAILBOX
- U.S. MAILBOX
- EXISTING ELEVATION
- SOIL BORING
- MONITORING WELL
- LAWN IRRIG. HEAD
- MISC. TOPOD. SHOT
- CENTERLINE RR. TRACK
- SURVEY CONTROL POINT
- FOUND IRON
- FOUND NAIL
- F. CUT CROSS
- SECTION COR.
- FENCE POST
- BENCH MARK
- FOUND PIPE
- FOUND MON.
- CONC.
- ASPH.
- CONC.
- A.C.
- AIR CONDITIONER
- G.P.
- CHAIN-LINK FENCE
- DOOR LEDGE
- F.F.
- FINISHED FLOOR
- OVERHANG
- F.I.
- FOUND IRON
- S.I.
- SET IRON
- F.I.P.
- FOUND IRON PIPE
- M.
- MEASURED
- R.
- RECORD
- F.M.
- FOUND MONUMENT
- S.N.
- SET NAIL
- OMP
- CORRUGATED METAL PIPE
- RPC

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**PERENNIAL CORKTOWN - PHASE II**  
 1567 CHURCH

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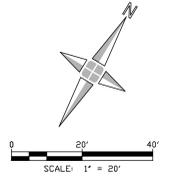
Revision \_\_\_\_\_ Date \_\_\_\_\_

Date \_\_\_\_\_

Project Number 19895-06D

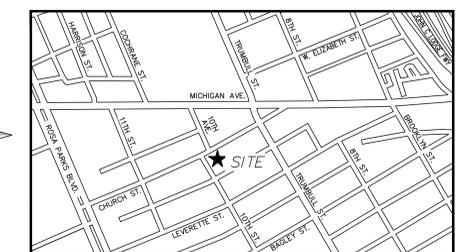
Sheet Title **Existing Conditions**

Sheet Number **C-200**



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LOCATION MAP  
( NOT TO SCALE )



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Project

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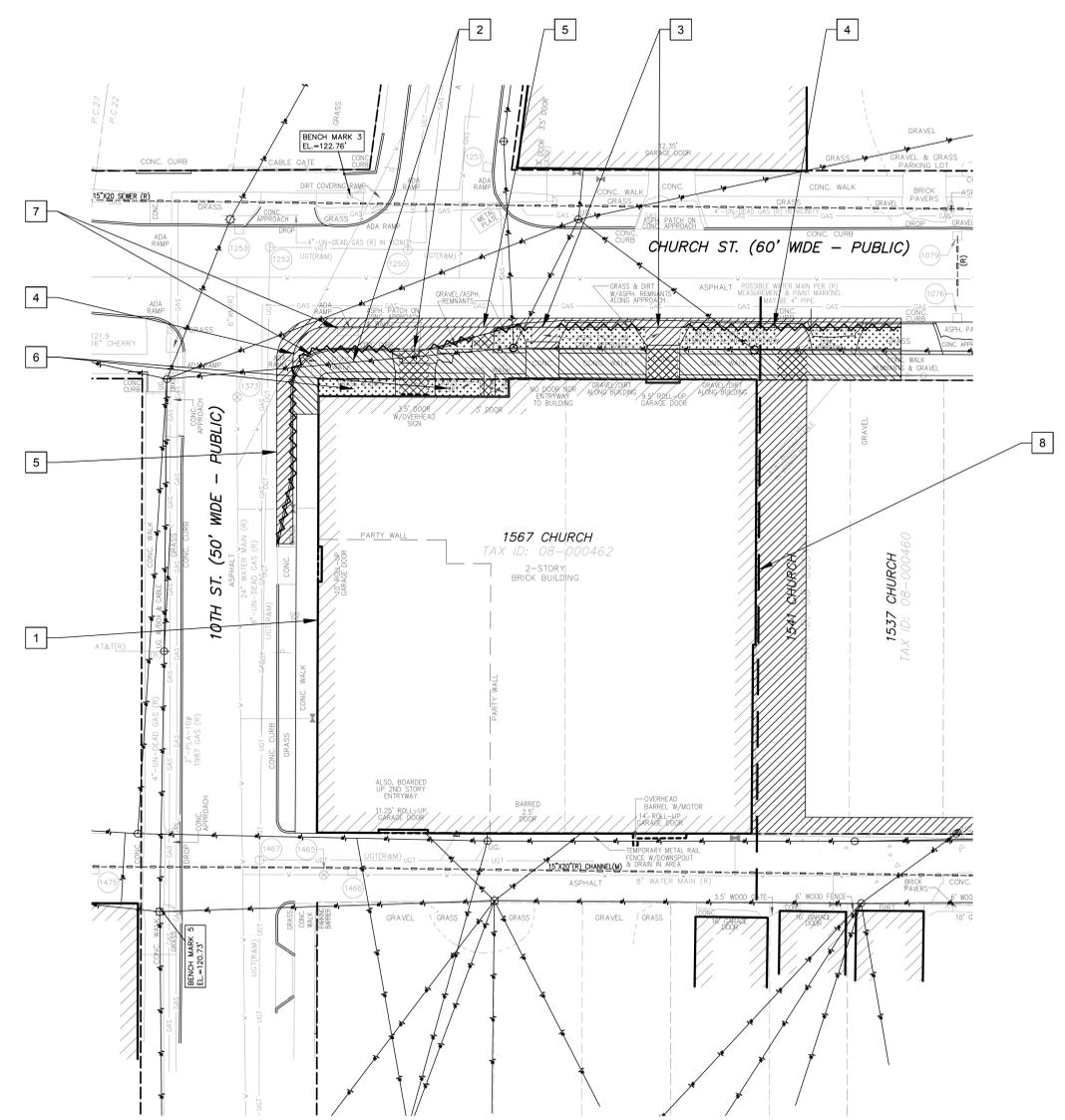
Revision Date

Date

Project Number 19895-06D

Sheet Title  
**Demolition Plan**

Sheet Number  
**C-300**



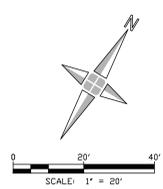
**1** DEMOLITION PLAN  
C-300 1" = 20'

DEMOLITION PLAN - LEGEND

- REMOVE/DEMOLISH UTILITY LINE
- REMOVE/DEMOLISH CURB AND GUTTER
- REMOVE FENCE
- REMOVE/DEMOLISH UTILITY STRUCTURE
- REMOVE TREE, SHRUB, OR ITEM
- REMOVE CONCRETE PAVEMENT
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE SIDEWALK
- REMOVE GRASS, BRUSH, GRAVEL AND/OR DEBRIS

DEMOLITION PLAN - KEYNOTES

- 1** EXISTING PROPERTY LINE, TYP
- 2** REMOVE AND DISPOSE OF CONCRETE PAVEMENT, TYP
- 3** REMOVE AND DISPOSE OF ASPHALT PAVEMENT, TYP
- 4** REMOVE AND DISPOSE OF CONCRETE CURB, TYP
- 5** SAWCUT EXISTING PAVEMENT, TYP
- 6** CLEAR AREA OF GRAVEL, GRASS, BRUSH AND/OR DEBRIS, TYP
- 7** REMOVE EXISTING ADA RAMPS WHERE APPLICABLE
- 8** WORK TO THE RIGHT OF LINE RESPECTIVE OF PARKING DECK (JOB # 202009)

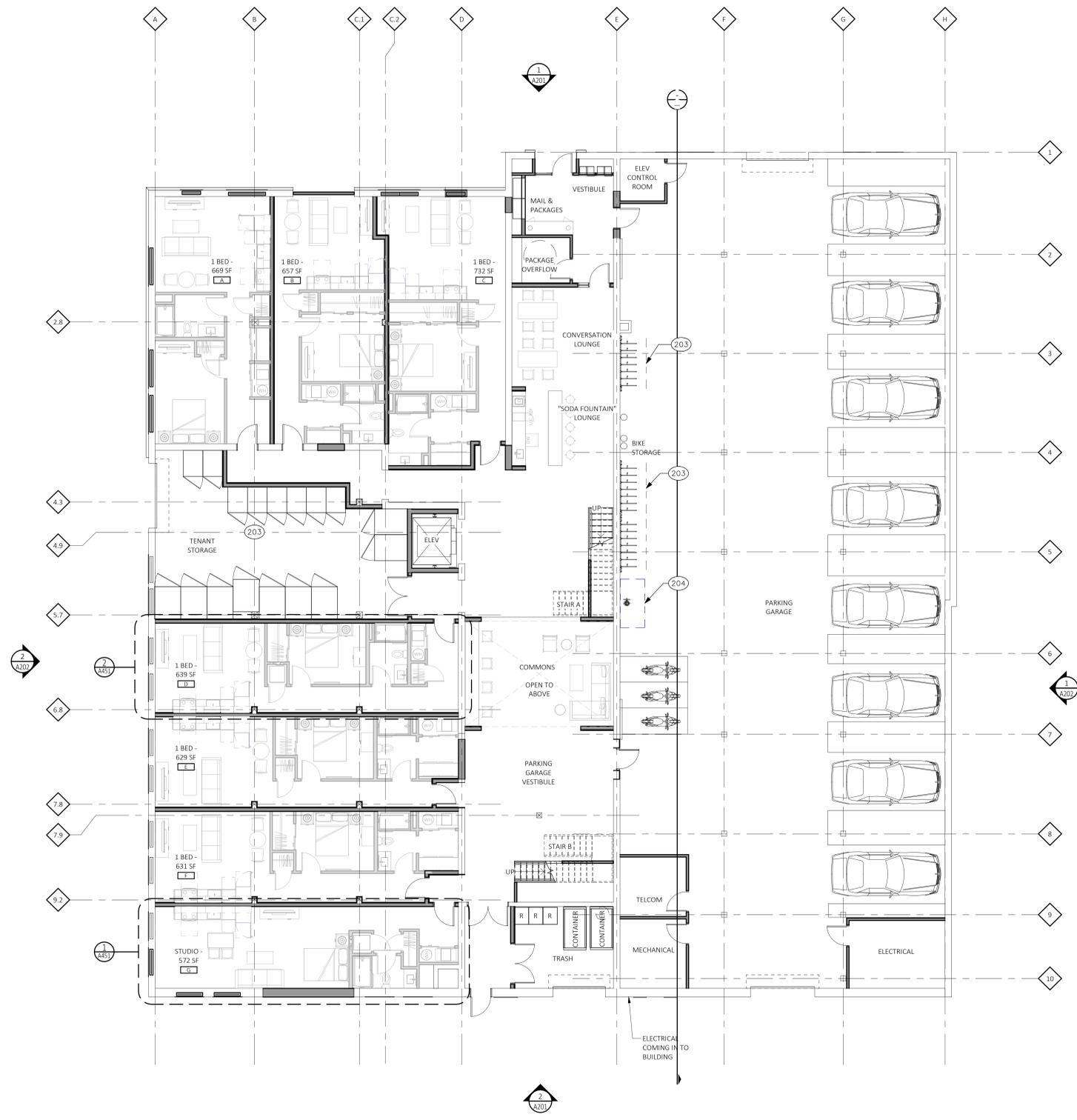








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**FIRST FLOOR PLAN**

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

**GENERAL NOTES**

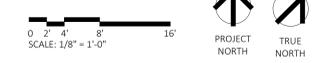
- A FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING FOR PARTITION OR FLOOR. SEE SPECIFICATIONS.
- B FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE (U.L. SYSTEM). SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.
- C PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES.
- D COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- E CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. COORDINATE LOCATIONS AND EXTENTS OF BLOCKING WITH PRODUCT MANUFACTURERS AND SHOP DRAWINGS.
- F LOCATE DOOR FRAMES 6" FROM INSIDE CORNER TO DOOR OPENING, UNLESS NOTED OTHERWISE.
- G ALL INTERIOR GLAZING INCL. DOORS, SIDELITES, & BORROWED LITES SHALL BE CLEAR LAMINATED SAFETY GLASS OR CLEAR TEMPERED SAFETY GLAZING. UNLESS NOTED OTHERWISE.
- H CONTRACTOR SHALL PROVIDE AND INSTALL CORNER GUARDS (CG) AS IDENTIFIED ON PLANS. CG SHALL BE FULL HEIGHT FROM TOP OF BASE TO CEILING. TYP. EXCEPT AT WWV - INSTALL FROM TOP OF WWV TO CLG.
- I RECESSED ITEMS GREATER THAN 16 SQ. IN. IN RATED AND/OR SMOKE WALLS, INCLUDING ELEC PANELS, ELEC DUCTS, MED GAS VALVE BOXES, FIRE EXT CABINETS, ETC. SHALL BE BACKED WITH 5/8" TYPE 'X' GYPSUM BOARD TO MAINTAIN RATING FIRE WALL.
- J SEMI-RECESSED FIRE EXTINGUISHER (FE) ARE SHOWN ON PLAN - SEE PARTITION SCHEDULE/AS01 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
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- L COORDINATE WITH ROOM FINISH AND MATERIAL SCHEDULE.
- M COORDINATE WITH ENLARGED ROOM PLAN FOR ADDITIONAL REQUIREMENTS.
- N SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.

**WORK IN EXISTING STRUCTURES**

- O WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASUREMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A NEW GYPSUM BOARD PARTITION IS SHOWN INTERSECTING A COLUMN ENCASUREMENT THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCASUREMENT.
- P WHERE NEW OR INFILL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
- Q PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REWORK TO ACCOMMODATE NEW OPENINGS, ETC.
- R WHERE EXISTING FIRE-RESISTANCE RATED PARTITIONS ARE DAMAGED OR HAVE EXISTING OPENINGS, PARTITION TO BE PATCHED AND REPAIRED WITH MATERIALS MATCHING THE EXISTING ASSEMBLY TO MEET THE REQUIRED FIRE RESISTANCE RATING. CONTRACTOR TO REVIEW THE CONDITION OF ALL PARTITIONS IN THE FIELD.
- S ALTERNATE PARTITION ASSEMBLIES THAT VARY FROM THE ASSEMBLIES PROVIDED IN THE PARTITION SCHEDULE TO BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT FOR CONSIDERATION. ALTERNATE ASSEMBLIES MAY REQUIRE REVIEW BY THE LOCAL JURISDICTION. ANY REVIEW SHALL NOT CONSTITUTE A CLAIM FOR DELAY.
- T WHERE NEW FINISHES ARE SPECIFIED ON THE FINISH PLAN REMOVE ALL EXISTING FINISHES. PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE. PREPARE THEM TO ACCEPT NEW SCHEDULED FINISH PER MANUFACTURER'S INSTRUCTIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
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- V WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
- W PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.
- X WHERE SLAB ON GRADE REMOVAL IS REQUIRED FOR UTILITY PLACEMENT REFER TO TYPICAL CONCRETE SLAB INFILL DETAIL ON SHEET A\_

**CONSTRUCTION KEYNOTES** ###

- 109 OUTLINE OF SKYLIGHT ABOVE
- 122 EXISTING FLOOR OPENING TO BE INFILLED - REFER TO STRUCTURAL FOR DETAILS
- 203 BICYCLE RACKS - WALL MOUNTED -
- 204 BICYCLE REPAIR STATION -



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Project Number 2022006

Sheet Title  
**FIRST FLOOR  
PLAN**

Sheet Number

**A101**

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

**GENERAL NOTES**

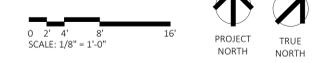
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**CONSTRUCTION KEYNOTES** ###

- 109 OUTLINE OF SKYLIGHT ABOVE
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- 203 BICYCLE RACKS - WALL MOUNTED -
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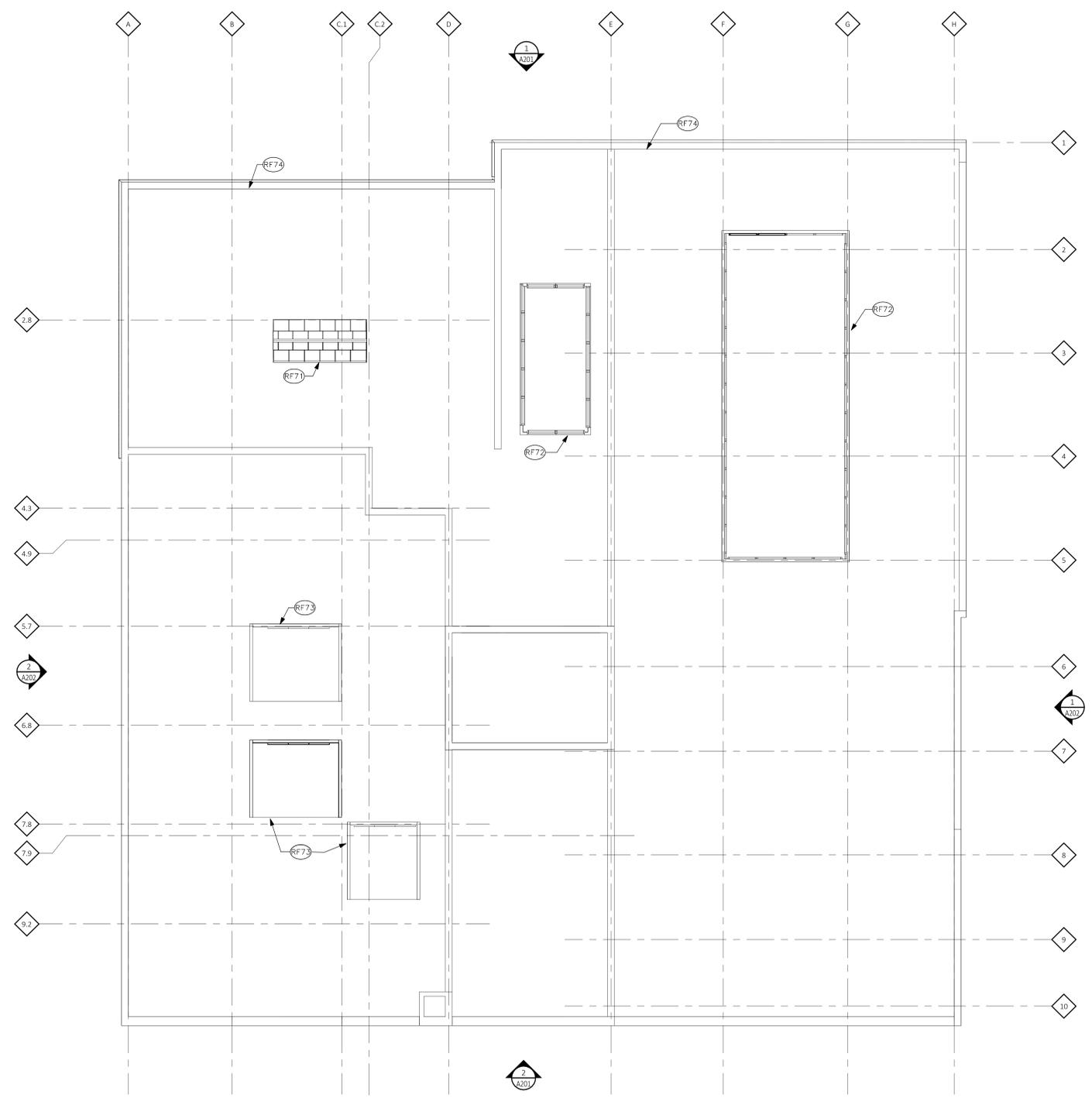
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Project Number 2022006

Sheet Title  
**SECOND FLOOR PLAN**

Sheet Number

**A102**



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

**ROOFING GENERAL NOTES**

- A CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, AND STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.
- B DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM AND COORDINATE.
- C REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM. AREAS ARE MARKED WITH DESIGNATED LETTER, SEE ROOF PLAN AND NOMENCLATURE.
- D MINIMUM SLOPE ALLOWABLE ON THE ROOF SHALL BE NO LESS THAN 1/4" PER FOOT. CRICKET THE UP-SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS OVER 20" IN WIDTH.
- E CONTRACTOR TO ENSURE RUNOFF PITCHES AWAY FROM ROOF EXPANSION JOINTS AND ROOF AREA SEAMS. ELEVATE ROOF EXPANSION JOINTS A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE.
- F ALL CRICKET AND TAPERES SHALL BE INSTALLED WITH A FINISH 1/4" PER FOOT MIN. SLOPE. CRICKET THE UP-SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS.
- G ALL PIPING, CONDUITS, ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS.
- H PROVIDE 22 GAUGE STAINLESS STEEL, 2D FINISH, TREATED WOOD CURB AND BOX HOOD AT ALL GAS LINE AND WATER LINE ROOF PENETRATIONS. SEE A321 FOR TYPICAL ROOF DETAILS.
- I ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF DECK PENETRATIONS AND ROOFTOP EQUIPMENT.
- J PROVIDE WALKWAY PROTECTION PADS AROUND ALL ROOF HATCHES, MECHANICAL UNITS, AT ROOF TOP ACCESS DOORS, AND LADDERS (TOP & BOTTOM).
- K CONTRACTOR SHALL REFER TO A321 FOR TYPICAL ROOF DETAILS IN ADDITION TO DETAILS SPECIFICALLY NOTED ON PLANS.
- L CONTRACTOR TO ENSURE ALL ROOFTOP PENETRATIONS (EQUIPMENT, SOIL STACKS, ETC.) ARE INSTALLED MIN. 2'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE.
- M THROUGH WALL BASE FLASHING MIN. HEIGHT 10" AND MAX. HEIGHT 20" FROM FINISH DECK. DO NOT STEP THROUGH WALL FLASHING CLOSER THAN 5'-0" FROM CORNERS.
- N LOCATE PERIMETER DRAINS MAX. 6" FROM EDGE TYPICAL UNLESS SHOWN OTHERWISE.
- O CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY, WHERE APPLICABLE.
- P OVERFLOW DRAINS SHALL BE SET 2" HIGHER THAN MAIN ROOF DRAIN ELEVATIONS UNLESS NOTED OTHERWISE. OVERFLOW DRAINS SHALL NOT HAVE STRAINERS UNLESS REQUIRED BY LOCAL CODES.
- Q AVOID THE USE OF PITCH PANS ON LOW-PITCH ROOFS EXCEPT WHERE NO OTHER SOLUTION CAN BE USED.
- R SECURE NAILERS AND CANT STRIPS TO ROOF DECK NOT TO PARAPETS OR ADJACENT WALLS, TYPICAL.
- S CONTRACTOR SHALL PROVIDE ALL EQUIPMENT CURBS AND STANDS NECESSARY FOR ROOFTOP EQUIPMENT.

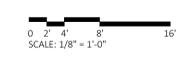
**REROOFING GENERAL NOTES**

- A THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING, OCCUPANTS, AND WORKERS THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS AND COMPLY WITH ALL APPLICABLE REGULATIONS INCLUDING OSHA SAFETY REGULATIONS FOR ROOF REPLACEMENT AND DEMOLITION OPERATIONS.
- B THE CONDITION OF THE EXISTING ROOF ASSEMBLY INCLUDING ROOF COVERING, SUBSTRATE AND DECKING IS UNKNOWN AND MAY BE DAMAGED OR DETERIORATED.
- C CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND MAKE MINOR ADJUSTMENTS AS NECESSARY. NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY AFFECT THE OUTCOME OF THE WORK.
- D THE CONTRACTOR SHALL REMOVE AND REINSTALL ALL EXISTING ROOF OR WALL MOUNTED EQUIPMENT AND ACCESSORIES TO REMAIN IN AREAS OF ROOF REPLACEMENT AS NECESSARY TO COMPLETE THE WORK. ALL CURBED ROOF PENETRATIONS SHALL EXTEND A MIN. OF 12" ABOVE THE FINISHED ROOF SURFACE. PROVIDE OR MODIFY EXISTING CONSTRUCTION WITH NEW TREATED WOOD BLOCKING AS NECESSARY. FIELD VERIFY SIZE, QUANTITY, AND LOCATION OF ALL ROOF PENETRATIONS, EQUIPMENT AND ACCESSORIES. MODIFY/EXTEND EXISTING CONTROL WIRING, CONDUIT, DUCTWORK OR PIPING AS NECESSARY. NOTIFY THE OWNER AND COORDINATE ANY INTERRUPTION IN EQUIPMENT SERVICE PRIOR TO REMOVAL.
- E PROTECT EXISTING UTILITIES DURING CONSTRUCTION. FLASH ALL UTILITY, CONDUIT, AND PIPING PENETRATIONS IN ACCORDANCE WITH THE ROOF MANUFACTURER'S PUBLISHED INSTRUCTIONS. FIELD VERIFY SIZE, QUANTITY AND LOCATION.
- F ALL EXISTING FINISHES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL IN MATERIAL AND APPEARANCE TO THAT WHICH EXISTED BEFORE CONSTRUCTION BEGAN.
- G CONTRACTOR TO MAINTAIN DRAINAGE FLOWS AT ALL TIMES DURING THE PERFORMANCE OF THE WORK.
- H CONTRACTOR TO REMOVE EXISTING ROOFING MATERIALS AT PARAPET WALL AND INSPECT CONDITION OF EXISTING PARAPET WALL. CONTRACTOR SHALL REPORT TO ARCHITECT ANY UNSTABLE CONDITIONS REQUIRING REPAIR PRIOR TO PROCEEDING WITH WORK.
- I CONTRACTOR SHALL PROVIDE PLYWOOD OR COVER BOARD BEHIND MEMBRANE ROOFING AT ALL EXISTING WALL SURFACES TOO ROUGH FOR PROPER INSTALLATION.

**CONSTRUCTION KEYNOTES**

- RF71 EXISTING METAL FRAMED SKYLIGHT
- RF72 EXISTING WOOD FRAMED ROOF MONITOR
- RF73 EXISTING WOOD FRAMED SAWTOOTH SKYLIGHT
- RF74 SALVAGE COPING FROM INTERIOR BEARING WALLS AND REINSTALL ON EXTERIOR FACING PARAPETS WHERE MISSING, TYP.

ROOF LEGEND	
KEY TO ROOF PLAN	
	SCUPPER AND DOWNSPOUT
	DOWNSPOUT
	ROOF DRAIN
	GUTTER
	GUTTER SLOPE
	ROOF/TAPERED INSULATION SLOPE
	HATCH DENOTES EXTENT OF PROTECTIVE ROOF OVERLAYMENT, TYPICAL AT ALL GREASE DUCT EXHAUSTS. REFER TO SPECIFICATIONS.



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Project Number 2022006

Sheet Title  
**ROOF PLAN**

Sheet Number

**A103**



**FIRST FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

- A APPLY SEALANT WHEREVER WALLCOVERING MEETS A DISSIMILAR SURFACE (I.E. WALLCOVERING TO CEILING).
- B PROVIDE BACKING AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR CEILING MOUNTED FIXTURES (LIGHT FIXTURES, FANS, ETC.).
- C ALL ABOVE CEILING SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE CEILING HEIGHTS DOCUMENTED AND CEILING FIXTURES SPECIFIED.
- D CEILING ELEMENTS (LIGHTING FIXTURES, MECHANICAL DIFFUSERS, SPRINKLER HEADS, ETC.) ARE SHOWN FOR LAYOUT AND DESIGN INTENT ONLY. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- E REMOVE OR PROTECT IN PLACE ALL CONSTRUCTION ITEMS THAT ARE CALLED OUT TO REMAIN, BE REUSED OR BE SALVAGED (I.E. SUPPLY GRILLES, RETURN AIR GRILLE, MAINTENANCE PANEL, EXHAUST GRILLES, FA DEVICES, THERMOSTATS, CABLE TELEVISION DEVICES, IN-WALL PHONE OUTLETS, SPRINKLER HEADS, ETC.)
- F CLEAN ALL ITEMS TO REMAIN (I.E. SPRINKLER ESCUTCHEONS, FIRE ALARM DEVICES, ETC.) OF ALL OLD PAINT, OVERSPRAY, RESIDUE, ETC. PRIOR TO APPLICATION OF NEW ROOM FINISHES.
- G VERIFY THAT ACCESS PANELS OF TYPE SPECIFIED ARE INSTALLED IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR. COORDINATE THE LOCATIONS AND SIZES WITH THE ARCHITECT PRIOR TO INSTALLATION.
- H REFER TO ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION INCLUDING CEILING FINISHES.

**AUTOMATIC SPRINKLER SYSTEM DESIGN REQUIREMENTS:**

- I SPRINKLER HEADS LOCATED IN ACOUSTIC CEILING TILE ARE TO BE CENTERED IN TILE AND HEADS IN GYPSUM BOARD CEILINGS ARE TO BE CONCEALED HEAD TYPE TYPICALLY.
- J SPRINKLER HEAD LOCATIONS MAY NOT BE SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS. INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE 100% COVERAGE AS REQUIRED UNDER NFPA 15. SUBMIT LOCATIONS AND SYSTEM CONFIGURATION FOR REVIEW.
- K MAINTAIN 18" MINIMUM VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE EXTENDED SPRINKLER HEADS AND THE TOP OF ANY FILES, SHELVING, LOCKERS, ETC.
- L THE DESIGN-BUILD SPRINKLER CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE BUILDING CODES, INCLUDING THE REQUIREMENTS UNDER THE MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS CHAPTER 14 PERFORMANCE COMPLIANCE METHODS. FOR PROJECTS IN BUILDINGS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES OR IN A LOCALLY DESIGNATED HISTORIC BUILDING, ALL SPRINKLER INSTALLATIONS MUST MEET THE SECRETARY OF INTERIORS STANDARDS FOR REHABILITATION.
- M WHERE EXTERIOR WALLS ARE REQUIRED TO BE FIRE RATED AND OPENINGS THROUGH THOSE WALLS ARE REQUIRED TO BE PROTECTED, PROVIDE APPROVED WATER CURTAINS AT ALL OPENINGS REQUIRED TO BE PROTECTED, PER 705.8.2 OF THE MBC. FIRE DOORS, FIRE SHUTTERS, AND FIRE WINDOW ASSEMBLIES WILL NOT BE PROVIDED UNLESS NOTED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. SEE LIFE SAFETY DRAWINGS AND CODE SUMMARY FOR LOCATIONS OF FIRE RATED WALL ASSEMBLIES.
- N ALL ELEMENTS OF THE SPRINKLER SYSTEM, INCLUDING MAIN LINES, BRANCHES, AND HEADS, MUST BE CONCEALED UNLESS NOTED OTHERWISE. SOFFITS WILL NOT BE PROVIDED IN HISTORIC SPACES UNLESS CLEARLY INDICATED. COORDINATE PLACEMENT OF SPRINKLER SYSTEM ELEMENTS IN ALL HISTORIC SPACES WITH THE ARCHITECT BEFORE INSTALLATION BEGINS. COORDINATE THE CUSTOM COLOR/FINISH OF THE CONCEALED HEAD PLATES WITH THE ARCHITECT.
- O WHERE CONCEALMENT OF SPRINKLER SYSTEM ELEMENTS IS TECHNICALLY INFEASIBLE, THE FIRE PROTECTION CONTRACTOR MUST IDENTIFY THE AFFECTED AREAS TO THE ARCHITECT PRIOR TO COMPLETING SPRINKLER DESIGN. AT ALL EXPOSED CONDITIONS, EXPOSED SPRINKLER SYSTEM ELEMENTS ARE REQUIRED TO BE METAL, AND PAINTED THE SAME CUSTOM COLOR AS THE CEILING OR EXPOSED CONSTRUCTION ABOVE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PAINT APPROVED BY THE PIPE MANUFACTURER.

**SUSPENDED CEILING NOTES:**

- A SUSPENDED CEILING FRAMING SYSTEMS TO RESIST A LATERAL FORCE OF 20% OF THE WEIGHT OF THE CEILING ASSEMBLY AND ANY LOADS TRIBUTARY TO THE SYSTEM. USE A MINIMUM CEILING WEIGHT OF 5 POUNDS PER SQUARE FOOT TO DETERMINE THE LATERAL FORCE.
- B WHERE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM PROVIDE LATERAL SUPPORT BY FOUR WIRES OF MINIMUM NO. 12 GAUGE SPAYED IN FOUR DIRECTIONS 90 DEGREES APART, AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. PROVIDE THESE LATERAL SUPPORT POINTS 12" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL.
- C ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS; MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS.
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- E SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.
- F LOCATE REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES. CENTER SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL PANELS, UNLESS NOTED OTHERWISE.
- G FINISH HVAC DIFFUSERS, DRAPERY PRODUCTS AND SPEAKER GRILLES TO MATCH ADJACENT FINISH UNLESS NOTED OTHERWISE.

**CONSTRUCTION KEYNOTES** ###

LEGEND			
KEY TO CEILING			
	GYPSUM BOARD		EMERGENCY LIGHTING
	EXP EXPOSED CONSTRUCTION		EXHAUST FAN
	#'-#\"/>		



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Revision      Date

Date      PERMIT DATE

Project Number      2022006

Sheet Title

**FIRST FLOOR  
REFLECTED  
CEILING PLAN**

Sheet Number

**A111**

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**SECOND FLOOR REFLECTED CEILING PLAN**

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

**GENERAL NOTES**

- A APPLY SEALANT WHEREVER WALLCOVERING MEETS A DISSIMILAR SURFACE (I.E. WALLCOVERING TO CEILING).
- B PROVIDE BACKING AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR CEILING MOUNTED FIXTURES (LIGHT FIXTURES, FANS, ETC.).
- C ALL ABOVE CEILING SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE CEILING HEIGHTS DOCUMENTED AND CEILING FIXTURES SPECIFIED.
- D CEILING ELEMENTS (LIGHTING FIXTURES, MECHANICAL DIFFUSERS, SPRINKLER HEADS, ETC.) ARE SHOWN FOR LAYOUT AND DESIGN INTENT ONLY. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- E REMOVE OR PROTECT IN PLACE ALL CONSTRUCTION ITEMS THAT ARE CALLED OUT TO REMAIN, BE REUSED OR BE SALVAGED (I.E. SUPPLY GRILLES, RETURN AIR GRILLE, MAINTENANCE PANEL, EXHAUST GRILLES, FA DEVICES, THERMOSTATS, CABLE TELEVISION DEVICES, IN-WALL PHONE OUTLETS, SPRINKLER HEADS, ETC.)
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**AUTOMATIC SPRINKLER SYSTEM DESIGN REQUIREMENTS:**

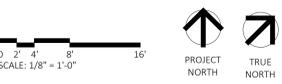
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**CONSTRUCTION KEYNOTES** ###

LEGEND			
KEY TO CEILING			
	GYPSUM BOARD		EMERGENCY LIGHTING
	EXP EXPOSED CONSTRUCTION		EXHAUST FAN
	#'-#\"/>		



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Sheet Title  
**SECOND FLOOR  
REFLECTED  
CEILING PLAN**

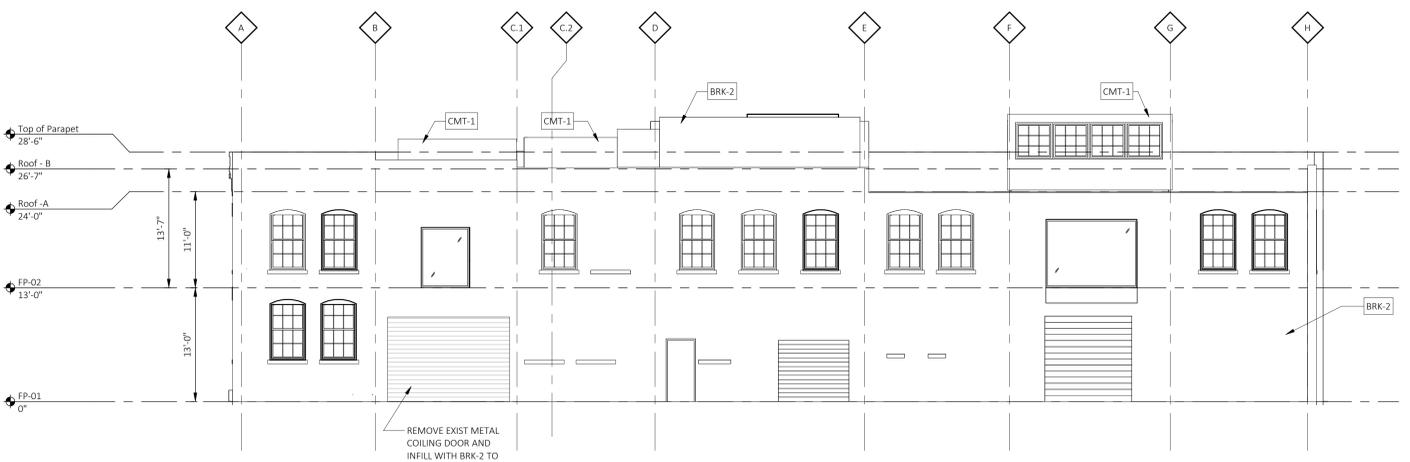
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**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

- A REFER TO A600 SERIES FOR WINDOW AND DOOR SCHEDULE AND DETAILS.
- B REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- C REFER TO ROOF PLAN FOR PARAPET AND OVERHAND INFORMATION.
- D SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING REQUIREMENTS AND FIXTURE TYPES.
- E SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REINTEGRANT CORNERS.
- F PROVIDE BACKING AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR SIGNAGE AND LIGHTING.
- G EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
- H APPLY SEALANT WHENEVER DISSIMILAR MATERIALS MEET.

**RESTORATION GENERAL NOTES**

- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORK STATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THRU SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCORE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK, STONE, AND TERRA COTTA CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING. ALL MASONRY AND TERRA COTTA CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE, UNLESS NOTED OTHERWISE IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BRING MASONRY / STONE UNIT AS CLOSE AS POSSIBLE TO ORIGINAL COLOR WITHOUT BURNING OR ABRASION.
- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST 'CLEANED' COLOR
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCING UNSOUNDNESS OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ALL MASONRY/STONE UNIT SHALL BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA).
- N. INSPECT ALL TERRA COTTA UNITS FOR DAMAGE, SPALLING OR CRAZING.
- O. WHERE TERRA COTTA GLAZING HAS SPALLED AND THE CLAY SUBSTRATE IS IN GOOD CONDITION, COAT RAW CLAY WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- P. WHERE TERRA COTTA UNITS HAVE SPALLED SIGNIFICANTLY, PATCH DAMAGED AREAS WITH APPROVED MASONRY REPAIR MORTAR AS REQUIRED BY DEPTH OF DAMAGED AREA. COAT PATCHED AREA WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- Q. WHERE TERRA COTTA HAS DETERIORATED BEYOND REPAIR, REMOVE AFFECTED TERRA COTTA UNITS AND PROVIDE NEW TERRA COTTA UNITS TO MATCH EXISTING PROFILE, COLOR AND FINISH.
- R. SEE TERRA COTTA RESTORATION SPECIFICATIONS FOR APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL TERRA COTTA RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.

**CONSTRUCTION KEYNOTES** ###

**EXTERIOR ELEVATION MATERIAL LEGEND**

- BRK-1 RED BRICK - EXISTING
- BRK-2 REDDISH BROWN BRICK - EXISTING
- CMT-1 FIBER CEMENT SIDING
- MTL-1 INSULATED METAL PANEL - BLACK
- BRICK TO MATCH BRK-1
- BRICK TO MATCH BRK-2



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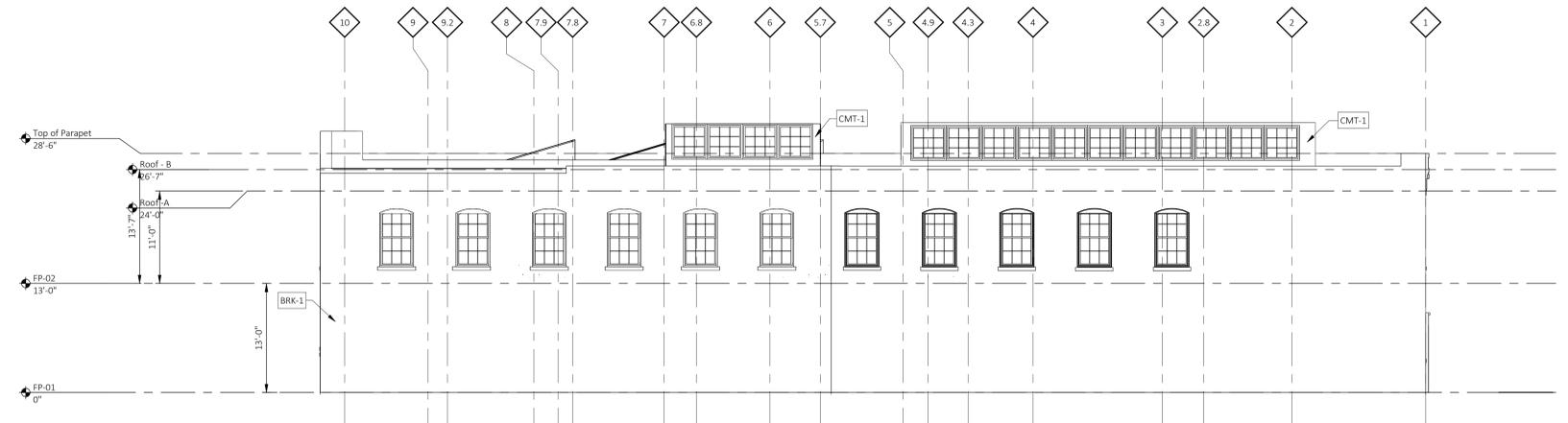
EXTERIOR ELEVATIONS

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**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

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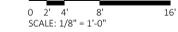
**RESTORATION GENERAL NOTES**

- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORK STATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THRU SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCOPE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK, STONE, AND TERRA COTTA CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING. ALL MASONRY AND TERRA COTTA CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE, UNLESS NOTED OTHERWISE IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BRING MASONRY / STONE UNIT AS CLOSE AS POSSIBLE TO ORIGINAL COLOR WITHOUT BURNING OR ABRASION.
- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST' CLEANED' COLOR.
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCING UNSOUNDNESS OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ALL MASONRY/STONE UNIT SHALL BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA).
- N. INSPECT ALL TERRA COTTA UNITS FOR DAMAGE, SPALLING OR CRAZING.
- O. WHERE TERRA COTTA GLAZING HAS SPALLED AND THE CLAY SUBSTRATE IS IN GOOD CONDITION, COAT RAW CLAY WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- P. WHERE TERRA COTTA UNITS HAVE SPALLED SIGNIFICANTLY, PATCH DAMAGED AREAS WITH APPROVED MASONRY REPAIR MORTAR AS REQUIRED BY DEPTH OF DAMAGED AREA. COAT PATCHED AREA WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- Q. WHERE TERRA COTTA HAS DETERIORATED BEYOND REPAIR, REMOVE AFFECTED TERRA COTTA UNITS AND PROVIDE NEW TERRA COTTA UNITS TO MATCH EXISTING PROFILE, COLOR AND FINISH.
- R. SEE TERRA COTTA RESTORATION SPECIFICATIONS FOR APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL TERRA COTTA RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.

**CONSTRUCTION KEYNOTES** ###

**EXTERIOR ELEVATION MATERIAL LEGEND**

- BRK-1 RED BRICK - EXISTING
- BRK-2 REDDISH BROWN BRICK - EXISTING
- CMT-1 FIBER CEMENT SIDING
- MTL-1 INSULATED METAL PANEL - BLACK
- BRICK TO MATCH BRK-1
- BRICK TO MATCH BRK-2



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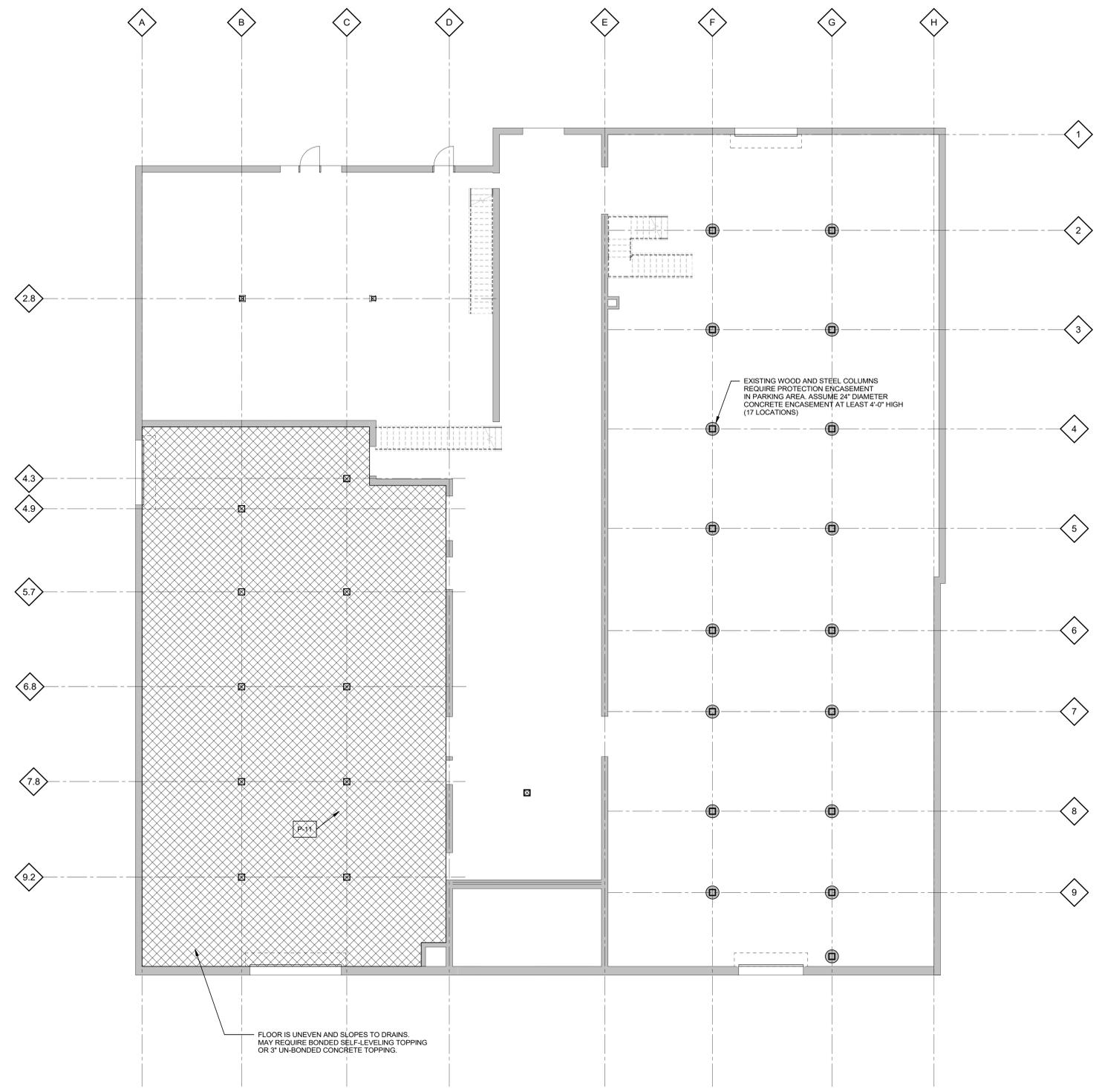
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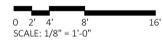
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**A202**

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**FIRST FLOOR - VISUAL ASSESSMENT**  
SCALE: 1/8" = 1'-0"



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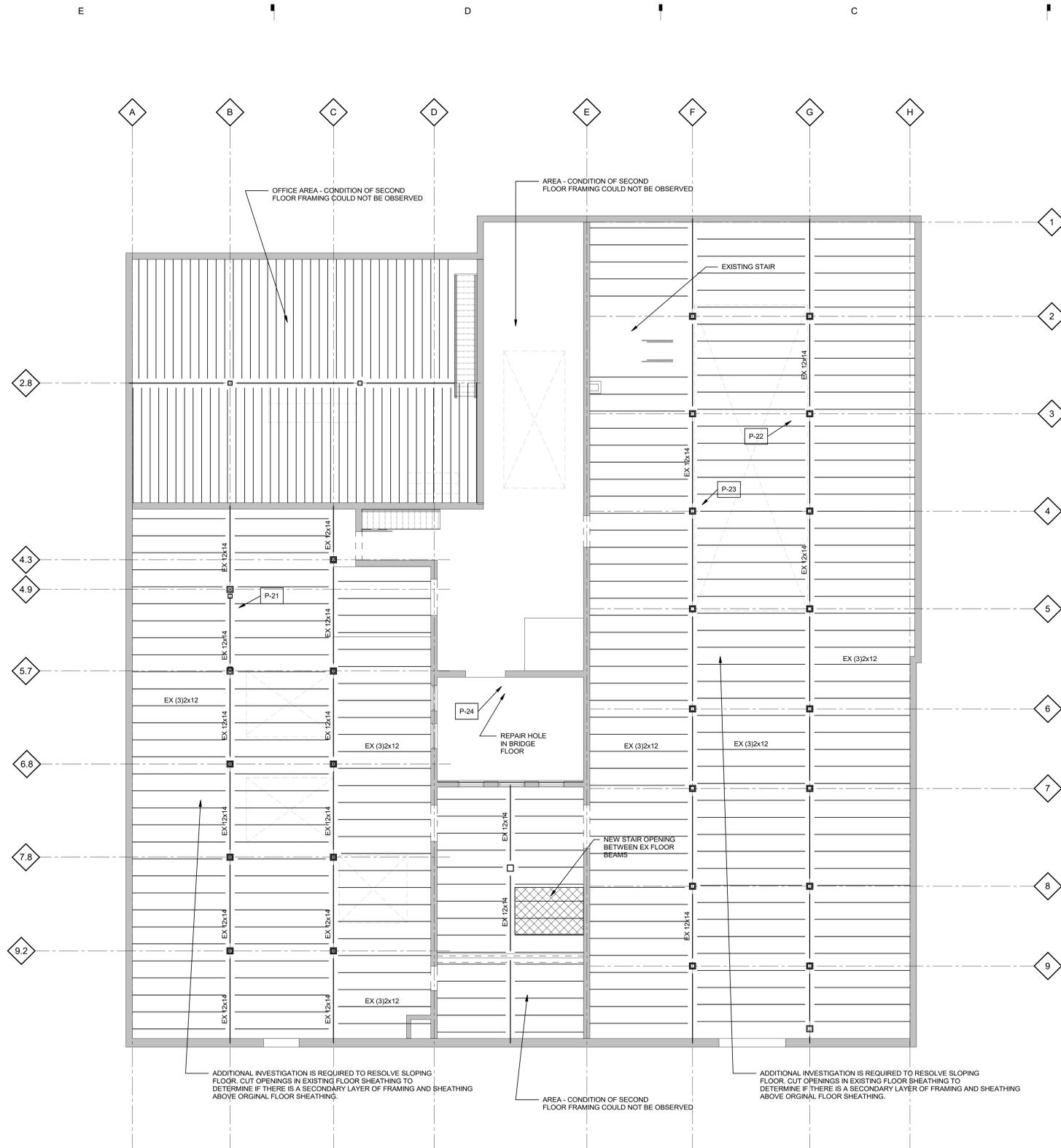
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Sheet Title  
**FIRST FLOOR VISUAL ASSESSMENT**

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Sheet Number  
**SA-100**

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**P-21:**  
COLUMN, BEAM AND 2ND FLOOR FRAMING DETAILS

**P-22:**  
TYPICAL WOOD COLUMN WITH CAST-IRON CAPITAL

**P-23:**  
STEEL REPLACEMENT COLUMN WITH C12X20.7 BEAM SUPPORT CAPITAL

**P-24:**  
STEEL AND WOOD FRAMING AT SECOND FLOOR BRIDGE. NOTE HOLE IN FLOOR THAT NEEDS TO BE REPAIRED

**02 SECOND FLOOR FRAMING PLAN - VISUAL ASSESSMENT**  
SCALE: 1/8" = 1'-0"



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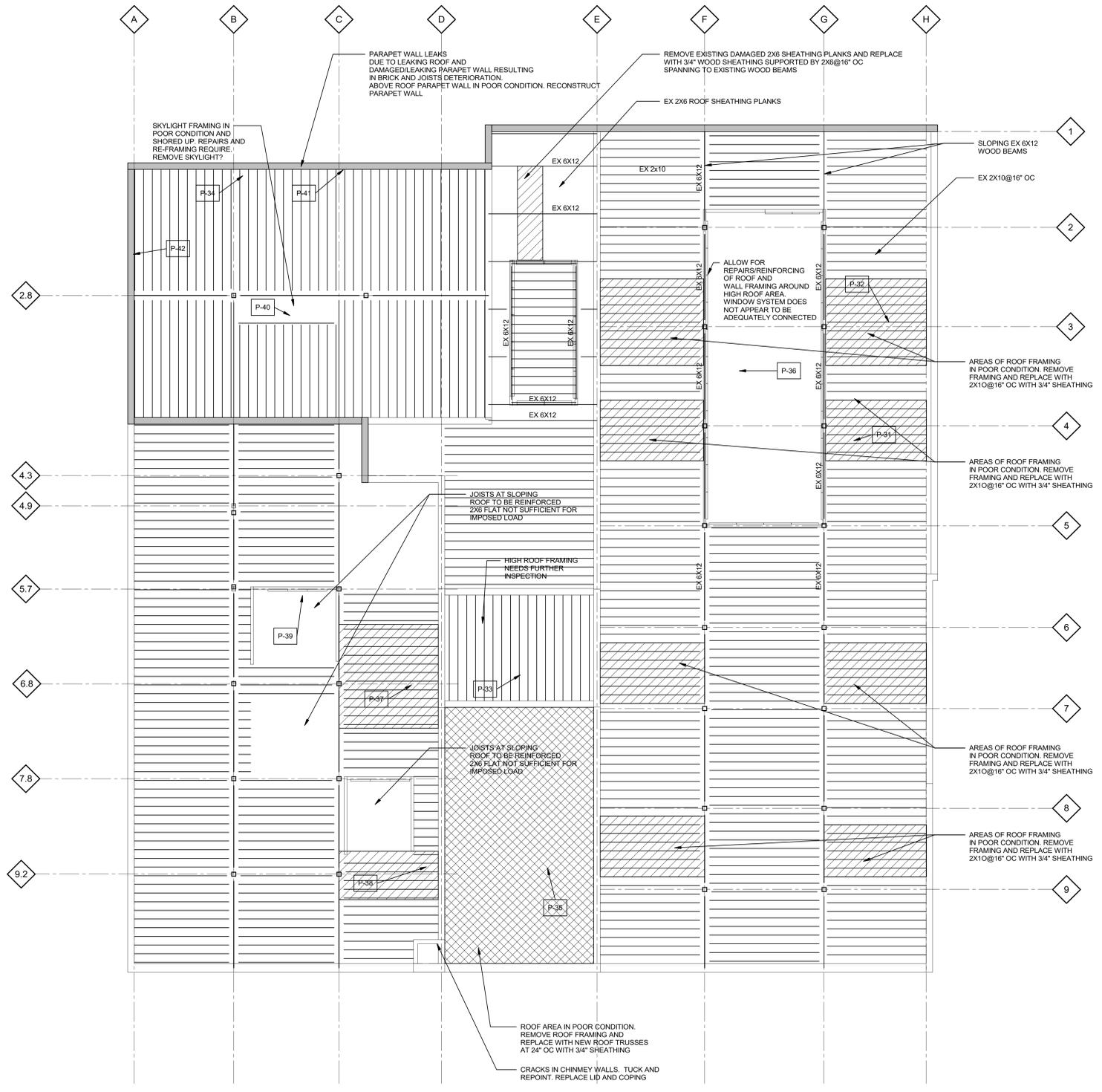
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Date	PERMIT DATE
Project Number	2022006

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Sheet Title  
**SECOND FLOOR FRAMING - VISUAL ASSESSMENT**

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Sheet Number  
**SA-101**



**P-31:** STAINING, MOLD AND ROT ON ROOF SHEATHING AND JOISTS. SUBSTANTIAL REPLACEMENT OF ROOF SHEATHING AND JOISTS REQUIRED. NOTE RIPPED 2X FILLER USED TO CREATE DRAINAGE SADDLES.

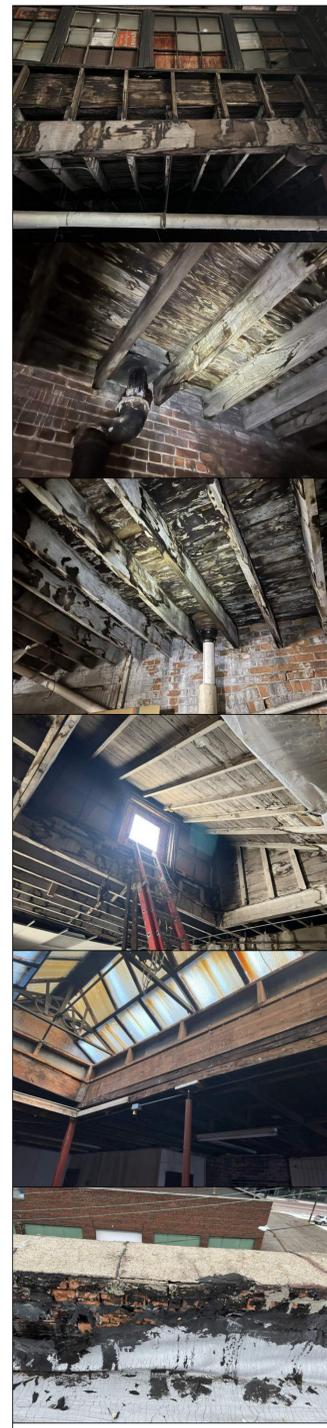
**P-32:** STAINING, MOLD AND ROT ON ROOF SHEATHING AND JOISTS. SUBSTANTIAL REPLACEMENT OF ROOF SHEATHING AND JOISTS REQUIRED NEAR LOW POINTS AT DRAINS.

**P-33:** FURTHER INSPECTION REQUIRED AT HIGH ROOF. APPEARS TO BE MODERATE DETERIORATION OF ROOF SHEATHING AND SOME DETERIORATION OF ROOF JOISTS. WALL SHEATHING PANELS MAY NEED TO BE REPLACED FOR LATERAL STABILITY.

**P-34:** EXTERIOR WALL BELOW PARAPET SHOWING SIGNS OF MOISTURE INFILTRATIONS AND ROT AT BEARING ENDS OF JOISTS. CAUSED BY DAMAGED ROOFING, LOOSE OR DAMAGED COPINGS AND FLASHING. REPLACE ROOFING AND FLASH OVER PARAPET WALLS.

**P-35:** AREA OF ROOF CURRENTLY SHORED TO BE REPLACED WITH PRE-FABRICATED WOOD TRUSSES BEARING ON NEW WOOD LEDGER.

**P-42:** AREA OF ROOF CURRENTLY SHORED TO BE REPLACED WITH PRE-FABRICATED WOOD TRUSSES BEARING ON NEW WOOD LEDGER.



**P-36:** BUMP-UP ROOF WITH SIDE LIGHT WINDOWS NEEDS REPAIR AND STABILIZATION. WINDOWS IN VERY POOR CONDITION. REPAIR AND REPLACEMENT OF WOOD POSTS BETWEEN WINDOWS MAY BE REQUIRED.

**P-36:** ROTTEN AND DAMAGED ROOF SHEATHING AND JOISTS AT ROOF LOW POINT (AT DRAIN).

**P-37:** ROTTEN AND DAMAGED ROOF SHEATHING AND JOISTS AT ROOF LOW POINT (AT DRAIN).

**P-38:** 2X6 FRAMING SUPPORTING SLOPING ROOF AT MONITOR WINDOWS ARE UNDERSIZED AND SAGGING. REPLACE WITH 2X8 OR 2X10.

**P-40:** SKYLIGHT FRAMING IN OFFICE AREA CURRENTLY SAGGING AND SHORED UP. HEADERS AND BEAMS SUPPORTING SKYLIGHT NEED REPAIR WITH NEW GALVANIZED STEEL HANGERS TO REPLACE FAILING TOE NAIL CONNECTIONS.

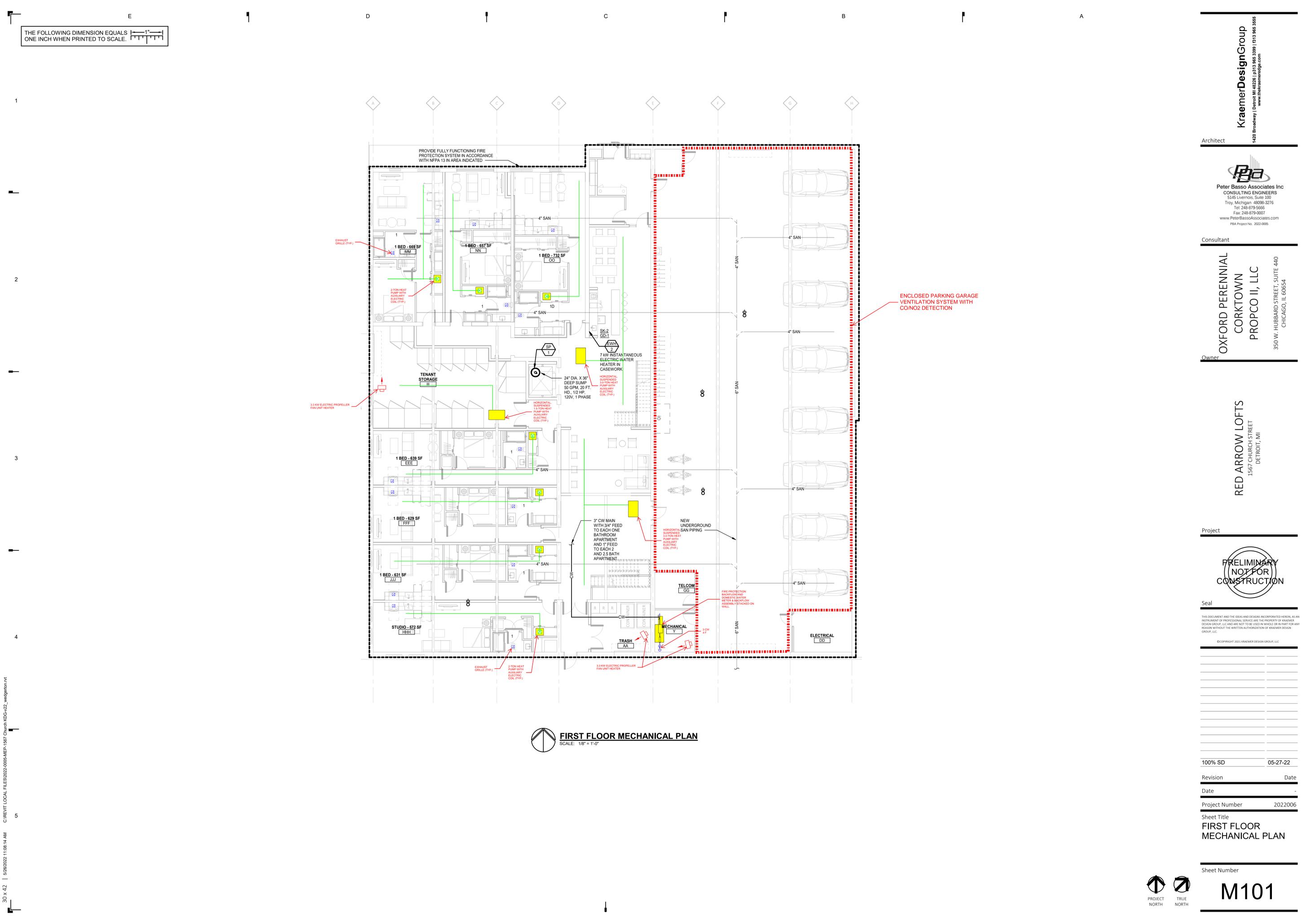
**P-41:** PARAPET WALL AND COPING IN VERY POOR CONDITION WALL ROTATED AND JOISTS AND BRICK DETERIORATED. RECONSTRUCT PARAPET WALL IN SHADE AREA.

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**ROOF FRAMING PLAN - VISUAL ASSESSMENT**  
 SCALE: 1/8" = 1'-0"  
 NORTH

0 2' 4' 8' 16'  
 SCALE: 1/8" = 1'-0"

THE FOLLOWING DIMENSION EQUALS ONE INCH WHEN PRINTED TO SCALE.



**FIRST FLOOR MECHANICAL PLAN**  
SCALE: 1/8" = 1'-0"



**M101**

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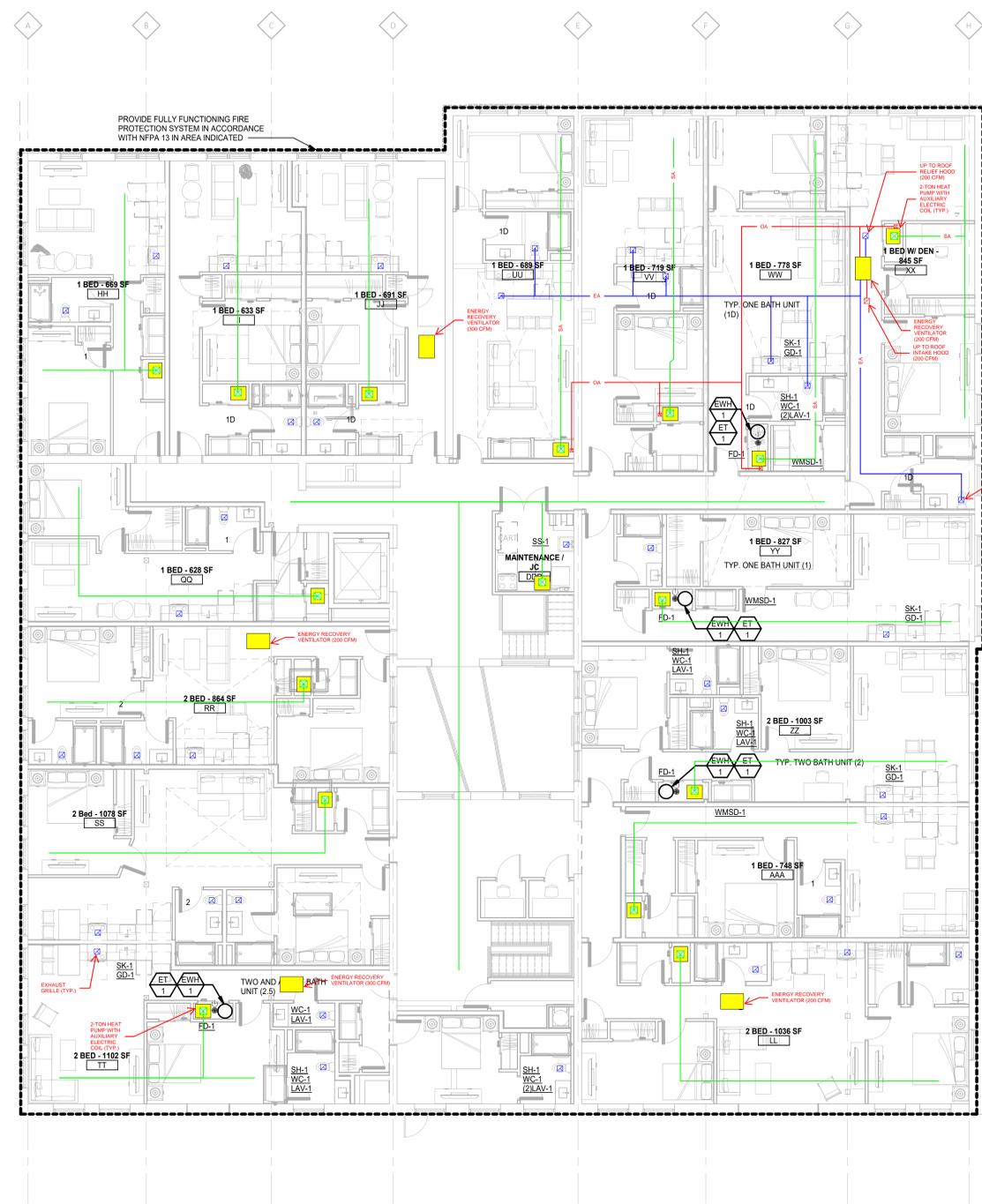
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**FIRST FLOOR  
MECHANICAL PLAN**

Sheet Number

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THE FOLLOWING DIMENSION EQUALS ONE INCH WHEN PRINTED TO SCALE.

1  
2  
3  
4  
5



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

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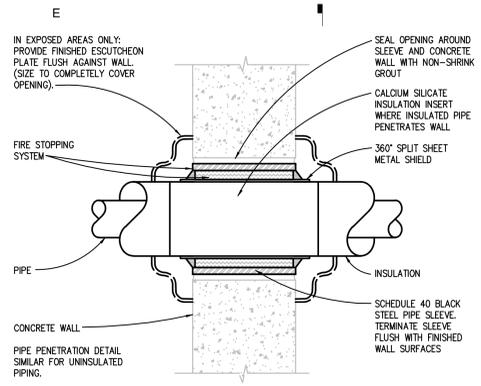
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**SECOND FLOOR  
MECHANICAL PLAN**

Sheet Number  
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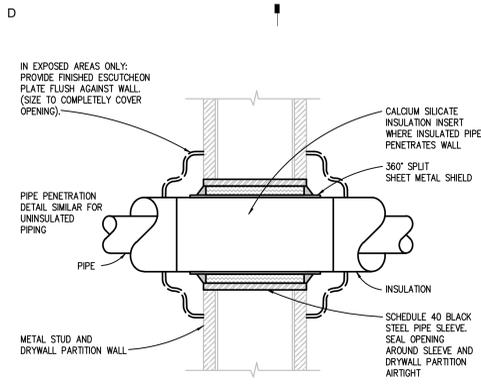






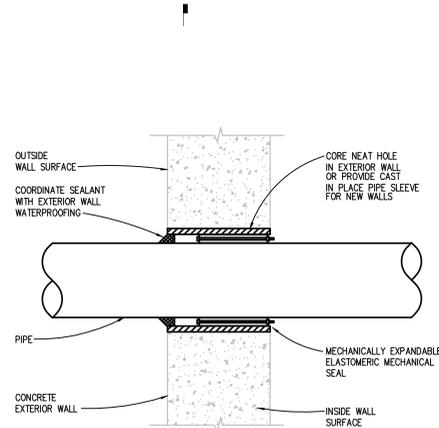
**FIRE RATED AND NON-FIRE RATED POURED CONCRETE OR BLOCK WALL PIPE PENETRATION DETAIL**  
NO SCALE

DETAIL INDICATES THE INSTALLATION REQUIREMENTS FOR A FIRE RATED ASSEMBLY. FOR A NON-FIRE RATED ASSEMBLY PACK SLEEVED OPENING WITH INSULATION MATERIAL AND CAULK WITH NON-HARDENING SEALANT.

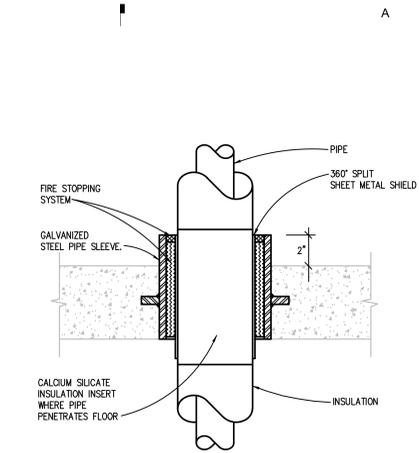


**FIRE RATED AND NON-FIRE RATED METAL STUD AND DRYWALL PARTITION WALL PIPE PENETRATION DETAIL**  
NO SCALE

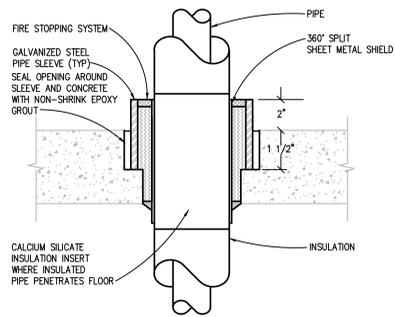
DETAIL INDICATES THE INSTALLATION REQUIREMENTS FOR A FIRE RATED ASSEMBLY. FOR A NON-FIRE RATED ASSEMBLY PACK SLEEVED OPENING WITH INSULATION MATERIAL AND CAULK WITH NON-HARDENING SEALANT.



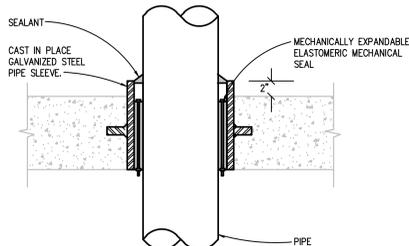
**EXTERIOR BELOW GRADE WALL PIPE PENETRATION DETAIL**  
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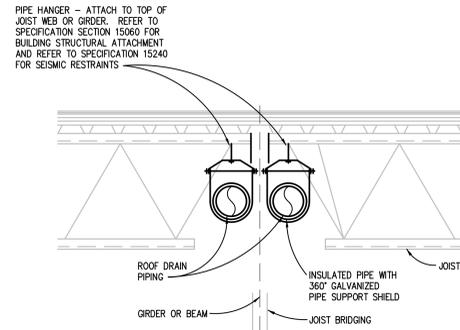
**NEW FLOOR PIPE PENETRATION DETAIL**  
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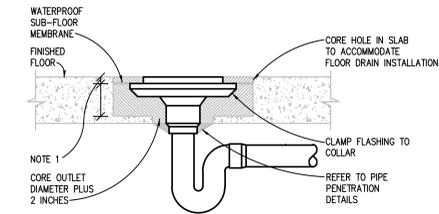
**EXISTING FLOOR PIPE PENETRATION DETAIL**  
NO SCALE



**NEW SLAB ON GRADE FLOOR PIPE PENETRATION DETAIL**  
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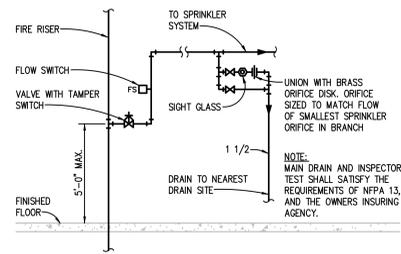


**ROOF DRAIN PIPING DETAIL**  
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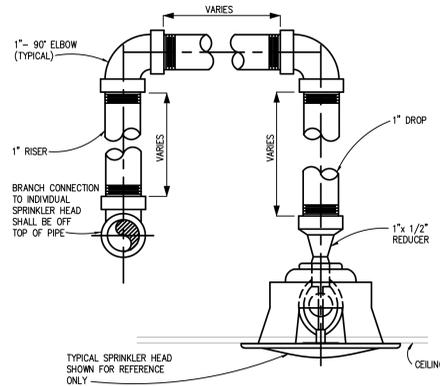


**FLOOR DRAIN DETAIL (EXISTING FLOORS)**  
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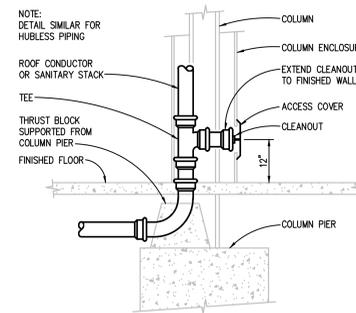
- NOTES
- REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR THICKNESS AND FINISHES.
  - WHERE WATERPROOF FLOOR COVERINGS OCCUR, PROVIDE WIDE FLANGE STRAINER AND PLUG SEEPAGE OPENINGS.
  - PROVIDE EXTENSIONS WHERE REQUIRED TO ACCOMMODATE FLOOR THICKNESS.



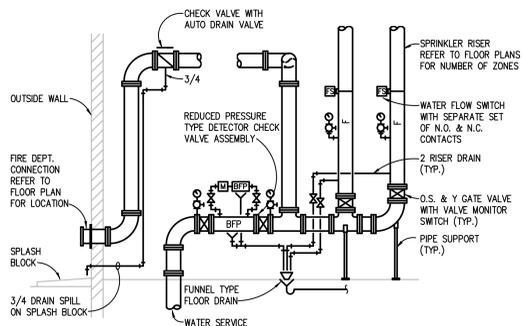
**DRAIN/INSPECTORS TEST DETAIL**  
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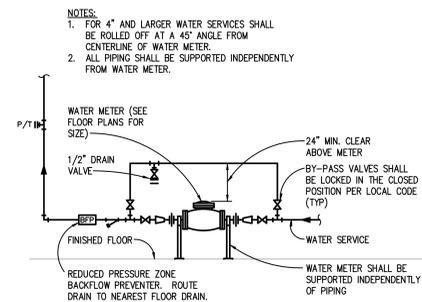
**TYPICAL SPRINKLER PIPING DETAIL**  
NO SCALE



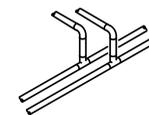
**ROOF CONDUCTOR AND SANITARY STACK BASE CONNECTION DETAIL**  
NO SCALE



**AUTOMATIC SPRINKLER RISER PIPING DIAGRAM**  
NO SCALE



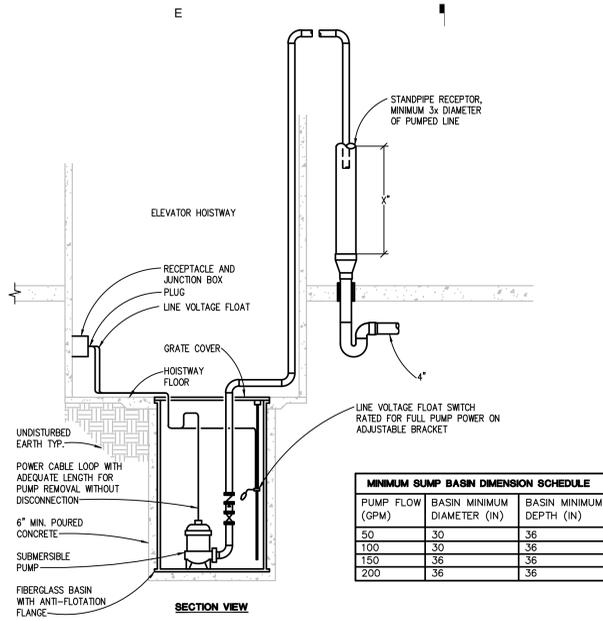
**DOMESTIC WATER METER PIPING DIAGRAM**  
NO SCALE



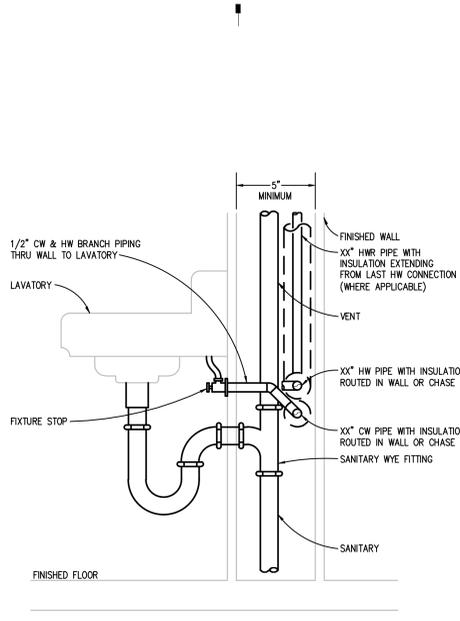
**BRANCH CONNECTION OFF TOP**

APPLIES TO THE FOLLOWING SYSTEMS:  
DOMESTIC WATER  
NATURAL GAS

**TYPICAL BRANCH TAKE-OFF CONNECTION PIPING DETAIL**  
NO SCALE

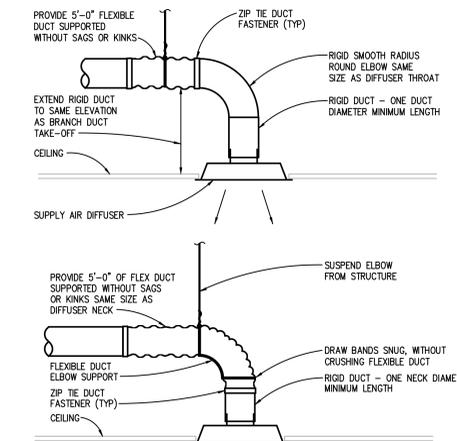
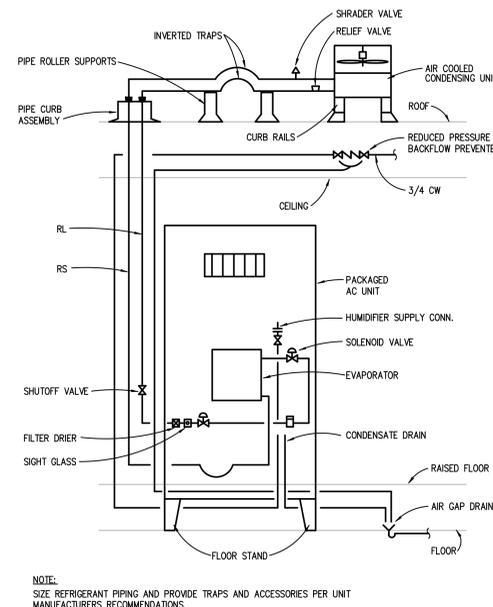
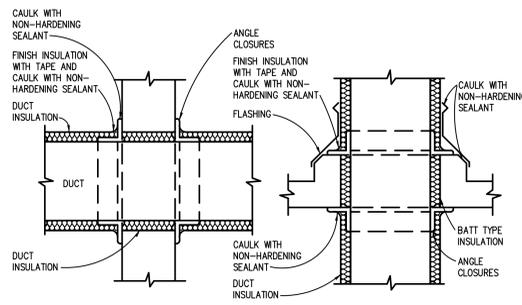
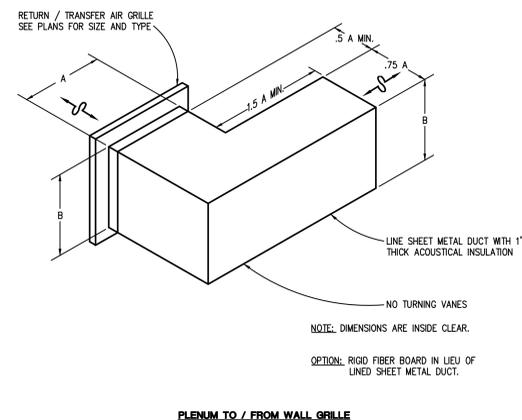
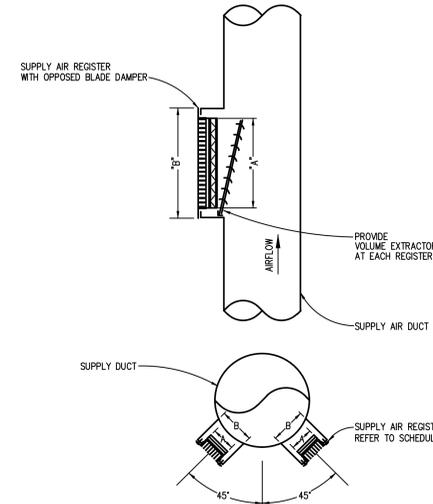
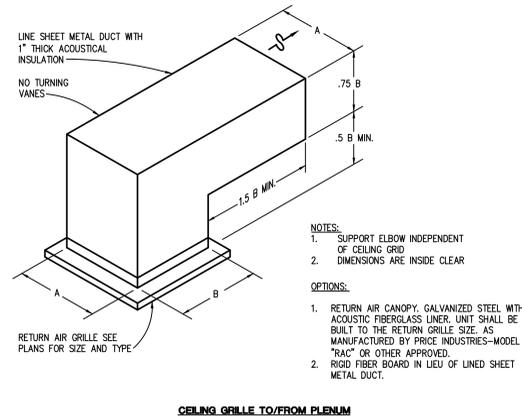
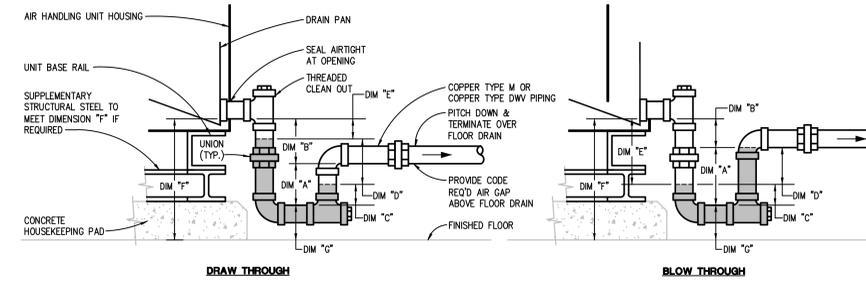


MINIMUM SUMP BASIN DIMENSION SCHEDULE		
PUMP FLOW (GPM)	BASIN MINIMUM DIAMETER (IN)	BASIN MINIMUM DEPTH (IN)
50	30	36
100	30	36
150	36	36
200	36	36



TYPE OF SYSTEM	S.P. AT DRAIN PAN (N.) (NOTE A)	DIMENSION "A" (INCHES) MIN.	DIMENSION "B" (INCHES)	DIMENSION "C" (INCHES) (TRAP SEAL)	DIMENSION "D" (INCHES)	DIMENSION "E" (INCHES)	DIMENSION "F" (INCHES)			
							DRAIN PIPE SIZE (INCHES)			
							1 1/2	2	2 1/2, 3	4
DRAW THROUGH	-5.1 TO -6	5.0	5.0	2	6	2	13.0	14.0	15.0	16.0
	-4.1 TO -5	4.5	4.5	2	5	2	12.0	13.0	14.0	15.0
	-3.1 TO -4	4.0	4.0	2	4	2	11.0	12.0	13.0	14.0
	-2.1 TO -3	3.5	3.5	2	3	2	10.0	11.0	12.0	13.0
	UP TO -2	3.0	3.0	2	2	2	9.0	10.0	11.0	12.0
BLOW THROUGH	UP TO +2	4.0	2.0	2	2	4	9.0	10.0	11.0	12.0
	+2.1 TO +3	5.0	2.0	2	3	5	10.0	11.0	12.0	13.0
	+3.1 TO +4	6.0	2.0	2	4	6	11.0	12.0	13.0	14.0
	+4.1 TO +5	7.0	2.0	2	5	7	12.0	13.0	14.0	15.0
	+5.1 TO +6	8.0	2.0	2	6	8	13.0	14.0	15.0	16.0

NOTES:  
 A. REFER TO AIR HANDLING UNIT SCHEDULE FOR (-) OR (+) STATIC PRESSURE AT DRAIN PAN.  
 B. DIMENSION "C" IS MIN: 3" FOR UP TO 1 1/2" DRAIN PIPE, 4" FOR 2" DRAIN PIPE, 5" FOR 2 1/2" OR 3" DRAIN PIPE, 6" FOR 4" DRAIN PIPE.



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Revision Date

Date

Project Number 2022006

Sheet Title  
**MECHANICAL  
DETAILS**

Sheet Number  
**M602**

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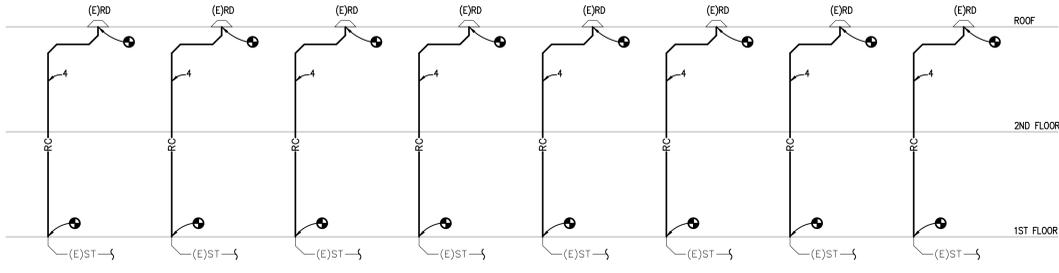
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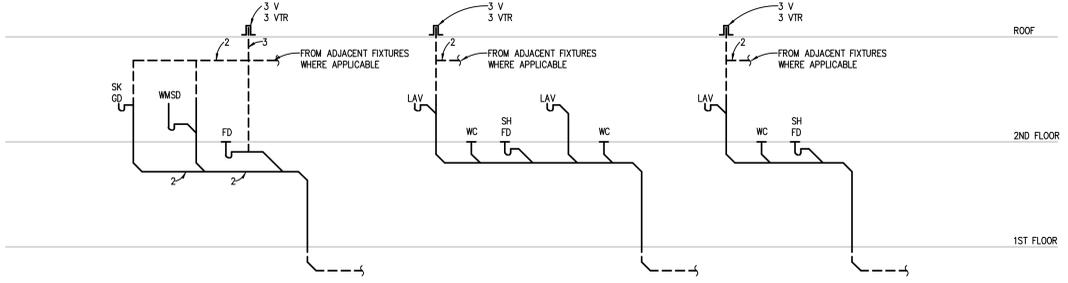
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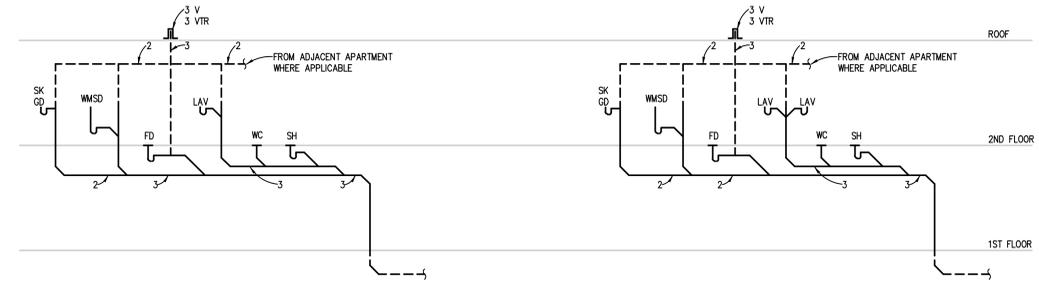


**ROOF DRAINAGE DIAGRAM**  
NO SCALE

NOTE:  
ROOF DRAIN QUANTITY IS AN ESTIMATE. TOTAL ROOF DRAIN QUANTITY TO BE  
UPDATED AS DESIGN PROGRESSES.



**TWO AND A HALF BATH APARTMENT  
SAN & VENT DIAGRAM - 2.5**  
NO SCALE

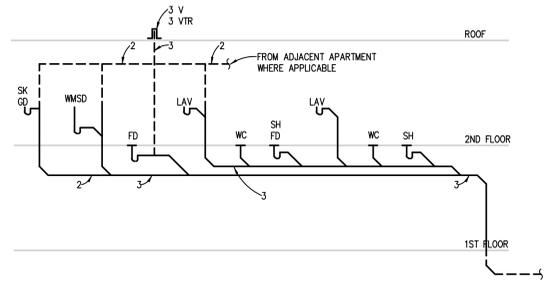


**TYPICAL ONE BATH APARTMENT  
SAN & VENT DIAGRAM - 1**  
NO SCALE

NOTE:  
TYPICAL FOR 10

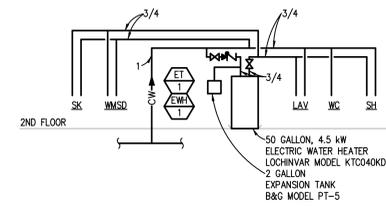
**TYPICAL ONE BATH APARTMENT  
SAN & VENT DIAGRAM - 1D**  
NO SCALE

NOTE:  
TYPICAL FOR 7



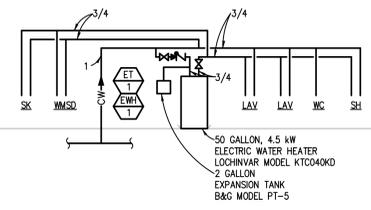
**TYPICAL TWO BATH APARTMENT  
SAN & VENT DIAGRAM - 2**  
NO SCALE

NOTE:  
TYPICAL FOR 4



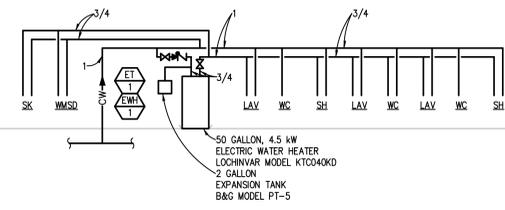
**TYPICAL ONE BATH APARTMENT  
DOMESTIC WATER DIAGRAM - 1**  
NO SCALE

NOTE:  
TYPICAL FOR 10

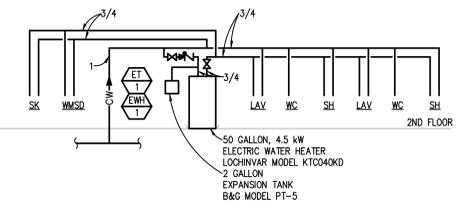


**TYPICAL ONE BATH APARTMENT  
DOMESTIC WATER DIAGRAM - 1D**  
NO SCALE

NOTE:  
TYPICAL FOR 7



**TWO AND A HALF BATH APARTMENT  
DOMESTIC WATER DIAGRAM - 2.5**  
NO SCALE



**TYPICAL TWO BATH APARTMENT  
DOMESTIC WATER DIAGRAM - 2**  
NO SCALE

NOTE:  
TYPICAL FOR 4

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Revision Date

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Project Number 2022006

Sheet Title  
**MECHANICAL  
DETAILS**

Sheet Number

**M604**

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SEWAGE PUMP AND SUMP PUMP SCHEDULE																	
UNIT IDENTIFICATION	SYSTEM SERVED	SIMPLEX OR DUPLEX	PUMP				BASIN				MODULATION/ CONTROL TYPE	ELECTRICAL				MODEL NUMBER	KEYED NOTES
			QUANTITY	FLOW EACH GPM	W.P.D. FT. HEAD	HP EACH	RPM	CONSTRUCTION	DIAMETER INCHES	DEPTH INCHES		COVER TYPE	VOLTS	PHASE	SCCR KA		
SP-1																	

GENERAL NOTES:  
 1. REFER TO SCHEDULES GENERAL NOTES.  
 2. MODEL NUMBERS ARE WELL UNLESS OTHERWISE NOTED.

DOMESTIC WATER HEATER SCHEDULE (ELECTRIC)														
UNIT IDENTIFICATION	STORAGE CAPACITY GALLONS	KW INPUT	RECOVERY GPH	E.W.T. °F	L.W.T. °F	MODULATION/ CONTROL TYPE	ELECTRICAL					MODEL NUMBER	KEYED NOTES	
							VOLTS	PHASE	FLA	MOP	SCCR KA			OPTIONS/ ACCESSORIES
EW-1	50	4.5		40	130									
EW-2	-	7		40	130									

GENERAL NOTES:  
 1. REFER TO SCHEDULES GENERAL NOTES.  
 2. MODEL NUMBERS ARE LOCHINVAR UNLESS OTHERWISE NOTED.

DOMESTIC HOT WATER SYSTEM EXPANSION TANK SCHEDULE															
UNIT IDENTIFICATION	SYSTEM SERVED	ESTIMATED TOTAL SYSTEM VOLUME GALLONS	TYPE	OPERATING PRESSURES AT EXPANSION TANK			SYSTEM OPERATING TEMPERATURES		EXPANSION VOLUME GALLONS	ACCEPTANCE FACTOR	MINIMUM TANK VOLUME GALLONS	DIMENSIONS		MODEL NUMBER	KEYED NOTES
				INITIAL PSIG	PRE-CHARGE PSIG	MAX (OPERATING) PSIG	MINIMUM °F	MAXIMUM °F				DIAMETER INCHES	HEIGHT INCHES		

GENERAL NOTES:  
 1. MODEL NUMBERS ARE BELL & GOSSETT UNLESS OTHERWISE NOTED.  
 2. THE CONTRACTOR SHALL PRE-CHARGE THE TANK TO THE VALUE INDICATED IN THE SCHEDULE. FOR TANKS THAT ARE SUPPLIED PRE-CHARGED BY THE MANUFACTURER, THE CONTRACTOR SHALL CONFIRM THE PRESSURE AND MAKE ADJUSTMENTS AS REQUIRED.

PLUMBING CONNECTION SCHEDULE					
UNIT IDENTIFICATION	CW INCHES	HW INCHES	SAN INCHES	VENT INCHES	KEYED NOTES
WC-1	1/2	-	3	2	
LAV-1	1/2	1/2	1 1/2	1 1/2	
SK-1	3/4	3/4	1 1/2	1 1/2	
SK-2	3/4	3/4	1 1/2	1 1/2	
SS-1	3/4	3/4	3	-	
SH-1	3/4	3/4	-	-	1
FD-1	-	-	3	-	
FD-2	-	-	4	-	

GENERAL NOTES:  
 1. INDIVIDUAL WATER LINE BRANCHES, WASTE LINES, VENTS, AND TRAPS FOR CONNECTION TO INDIVIDUAL FIXTURES, FIXTURE FITTINGS, AND SPECIALTIES SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE OR AS INDICATED ON DRAWINGS, WHICHEVER IS GREATER.

KEYED NOTES:  
 1. PROVIDE MIXING VALVE.

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Revision	Date
Date	
Project Number	2022006

Sheet Title  
**MECHANICAL SCHEDULES**

Sheet Number  
**M703**

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TEMPERATURE CONTROL - SYMBOLS LIST

SCHEMATIC SYMBOLS

Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for Air Flow Controller, Aquastat, Carbon Dioxide Sensor, Carbon Monoxide Sensor, Current Switch, Damper, Damper Motor, Differential Pressure Transmitter, Electric-Pneumatic Relay, Fire Alarm System, Flow Measuring Station, Flow Meter, Flow Switch, Gauge, Humidifier, Humidistat, Humidity Sensor, Level Switch, Limit Switch, Line, Main Control Air Supply, Motor Starter, Occupancy Sensor, Pilot Light, Pressure Switch, Pressure Transmitter, Relay, Selector Switch, Signal, and Switch.

NOTES:

- 1. SOME SYMBOLS & ABBREVIATIONS SHOWN MAY NOT APPLY TO THIS PROJECT.
2. REFER TO MECHANICAL STANDARDS ON DRAWING M0.1 FOR ADDITIONAL SYMBOLS & ABBREVIATIONS THAT MAY BE USED ON TEMPERATURE CONTROL DRAWINGS.

SCHEMATIC SYMBOLS (CONT.)

Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for Smoke Detector, Start/Stop Relay, Static Pressure Transmitter, Switch, Temperature Sensor (Rigid Element in Well, Strap on Bulb, Duct Mounted Avg Element, Duct Mounted Rigid Element), Thermostat, Timer Switch, Transformer, Valve, and Voltage Sensor.

WIRING SYMBOLS

Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for Audible Device, Coil, Contact, Ground, Motor, Pilot Light, Push Button, and Relay.

WIRING SYMBOLS (CONT.)

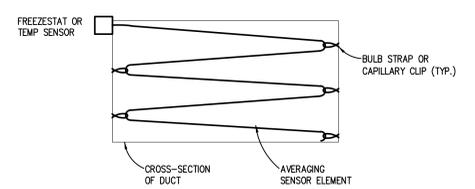
Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for Switch (2 Position Selector, 3 Position Selector, Flow, Limit, Held Closed, Held Open, Liquid Level, Manual SPST, Manual DPST, Manual DPDT, Pressure & Vacuum, Temperature Actuated, Thermal Overload, Transformer, Wire Termination, and Wiring Not Connected).

ABBREVIATIONS

Table with 2 columns: ABBREVIATION and DESCRIPTION. Lists BAS, DDC, TC, NO, NC, NOTO, NOTC, NCTO, SPST, DPST, and DPDT with their respective descriptions.

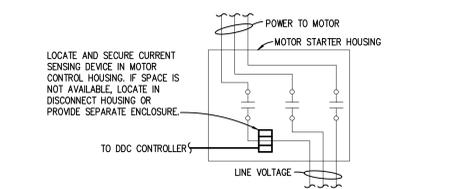
PNEUMATIC CONTROL SYMBOLS (ADDITIONAL)

Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for Load Analyzer, Low Pressure Selector Relay, Manual Gradual Position Switch, Pneumatic Switch, Ratio Relay, Receiver Controller, and Switched Control Air Supply.



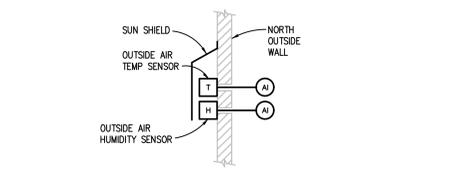
AVERAGING ELEMENT INSTALLATION DETAIL

- 1. FREEZE/STAT QUANTITY SHALL BE ONE PER 20 SQ. FT. OF CROSS-SECTIONAL AREA.
2. AVERAGING DDC SENSOR QUANTITY SHALL BE SUFFICIENT TO COVER AND SENSE THE CROSS-SECTIONAL AREA.
3. PROVIDE REQUIRED CAPILLARY STRAP OR CLIPS TO SUPPORT SENSOR TO PREVENT VIBRATION FROM AIR MOVEMENT.
4. PROVIDE PROTECTION AT EACH CAPILLARY STRAP OR CLIP TO PREVENT ABRASION TO CAPILLARY.



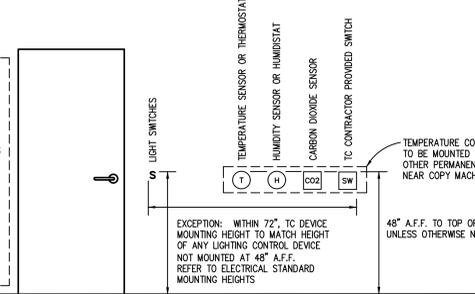
CURRENT SWITCH INSTALLATION DETAIL

- 1. WHERE INDICATED ON CONTROL DETAILS, CURRENT SWITCHES SHALL BE INSTALLED FOR DDC SYSTEM STATUS INDICATION OF FAN OR PUMP OPERATION. APPROPRIATE TIME DELAY FOR STATUS FEEDBACK UPON DDC START AND STOP COMMANDS SHALL BE INCLUDED WITH THE DDC LOGIC TO AVOID UNNECESSARY OPERATIONAL ALARMS.
2. AS APPLICABLE, CURRENT SWITCH SHALL BE ADJUSTED TO MEET THE CURRENT DRAW REQUIRED TO DETECT FAN BELT LOSS, PUMP COUPLING DETACHMENT, OR VFC LOSS.
3. WHEN FAN OR PUMP IS ON AND NOT IN ALARM, DDC SYSTEM SHALL TOTALIZE RUN TIME HOURS FOR OPERATOR INFORMATION FROM BUILDING AUTOMATION SYSTEM OPERATOR INTERFACE.



OA SENSOR INSTALLATION DETAIL

- 1. TC CONTRACTOR HAS THE OPTION OF USING EXISTING OA TEMP AND HUMIDITY SENSORS AS AVAILABLE FOR BUILDING.
2. CALCULATE OA ENTHALPY OR DEW POINT TEMPERATURE AS REQUIRED PER SEQUENCE OF OPERATION REQUIREMENTS.
3. BROADCAST OUTSIDE AIR TEMPERATURE, HUMIDITY, AND CALCULATED OA ENTHALPY OR DEWPOINT TEMPERATURE, AS REQUIRED, THROUGH BAS COMMUNICATION NETWORK TO CONTROLLERS REQUIRING INFORMATION FOR DDC PROGRAMMING LOGIC.



TC DEVICE STANDARD MOUNTING HEIGHTS DETAIL

NO SCALE

TC GENERAL NOTES

- 1. THESE GENERAL NOTES SHALL BE APPLICABLE FOR ALL TEMPERATURE CONTROL (TC) DRAWINGS.
2. "PROVIDE" IS DEFINED AS FURNISH AND INSTALL.
3. TEMPERATURE CONTROLS CONTRACTOR (TC CONTRACTOR) SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.
4. FOR TEMPERATURE CONTROL DRAWINGS ONLY: ALL DETAILED INFORMATION IDENTIFIED WITH HEAVY LINE WEIGHT SHALL BE PROVIDED BY TC CONTRACTOR. ALL OTHER INFORMATION IDENTIFIED WITH LIGHT LINE WEIGHT SHALL BE PROVIDED BY OTHER TRADES.
5. ALL CONTROL SCHEMATICS AND WIRING DIAGRAMS ARE FOR THE CLARIFICATION OF EQUIPMENT INTERLOCKING FUNCTIONS AND THE INTERFACE OF VARIOUS CONTRACTORS' WORK AND SHALL NOT BE MISTAKEN AS SHOP DRAWINGS FOR ACTUAL INSTALLATION.
6. TC CONTRACTOR SHALL PROVIDE DDC CONTROLLERS AS REQUIRED TO MEET INTENT OF DESIGN DOCUMENTS. REFER TO THE PLANS FOR THE DDC FUNCTIONS THAT APPLY TO EACH MECHANICAL SYSTEM.
7. ALL TC PROVIDED COMPONENTS AND ALL TC CONTRACTOR INSTALLED WIRING SHALL BE LABELED PER SPECIFICATIONS.
8. ALL WIRING AND SYSTEM CONTROL VOLTAGES SHALL BE IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATION AND THE ELECTRICAL SPECIFICATIONS.
9. VARIABLE FREQUENCY CONTROLLER, FAN AND PUMP MOTOR STARTERS, STARTER WIRING, CONTROL VOLTAGE TRANSFORMERS AND ASSOCIATED POWER WIRING SHALL BE PROVIDED BY OTHER TRADES.
10. DUCT SMOKE DETECTORS SHALL BE FURNISHED, INSTALLED AND WREDED TO THE FIRE ALARM SYSTEM CONTROL MODULES FOR REQUIRED SAFETIES TO MOTOR STARTERS OR VFCs AS INDICATED. CONTROL MODULES SHALL BE LOCATED NEAR RESPECTIVE MOTOR STARTERS OR VFCs. TC CONTRACTOR SHALL PROVIDE INTERLOCK WIRING FROM CONTROL MODULES TO MOTOR STARTERS OR VFCs.
11. ALL DDC AND CONTROL INTERLOCK WIRING SHALL BE BY TC CONTRACTOR UNLESS OTHERWISE NOTED. TC CONTRACTOR SHALL COORDINATE WITH VFC AND MOTOR STARTER SUPPLIERS TO DETERMINE EXACT WIRING REQUIREMENTS AND TERMINATION POINTS.
12. ALL DDC AND CONTROL INTERLOCK WIRING BETWEEN COMPONENTS SHALL BE INSTALLED WITHOUT INTERMEDIATE STOPS. WIRE SPLICING AT INTERMEDIATE TERMINAL STRIPS IS NOT ACCEPTABLE.
13. ALL ELECTRICAL WIRING AND RACEWAY SYSTEMS SHALL COMPLY WITH ELECTRICAL SPECIFICATION REQUIREMENTS. WHERE RACEWAY IS REQUIRED, TWO SEPARATE ELECTRICAL RACEWAY SYSTEMS SHALL BE PROVIDED: ONE FOR 120V WIRING AND THE OTHER FOR 24V WIRING.
14. TC CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POWER SUPPLIES REQUIRED FOR TC SYSTEM UNLESS OTHERWISE NOTED. REFER TO ELECTRICAL PANEL SCHEDULES FOR SPARE CIRCUITS OR CIRCUITS DEDICATED TO TEMPERATURE CONTROLS. COORDINATE CIRCUIT USE WITH ELECTRICAL CONTRACTOR.
15. TC CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL FIELD MOUNTED COMPONENTS.
16. REFER TO TEMPERATURE CONTROLS STANDARD MOUNTING HEIGHTS DETAIL FOR ELEVATIONS OF WALL MOUNTED TEMPERATURE CONTROL DEVICES. PROVIDE WALL MOUNTED DEVICE GUARDS WHERE INDICATED ON TC DETAILS OR AT SPECIFIC LOCATIONS INDICATED ON MECHANICAL FLOOR PLANS.
17. TC CONTRACTOR SHALL PROVIDE AUXILIARY PANELS FOR REQUIRED PANEL MOUNTED EQUIPMENT SUCH AS RELAYS, TRANSFORMERS, CONTROL TRANSFORMERS, ETC. AUXILIARY PANELS SHALL BE LOCATED NEXT TO ASSOCIATED DDC PANEL. DEPENDING ON WIRE QUANTITY OR COMPLEXITY, PROVIDE CONDUITS BETWEEN PANELS OR WIRING THROUGH WITH CONDUIT STUBS ABOVE ALL ASSOCIATED PANELS.
18. REMOTELY MOUNTED FIELD DEVICES SUCH AS RELAYS, CONTROL TRANSFORMERS, ETC., SHALL BE HOUSED IN AN ENCLOSURE PROVIDED BY THE TC CONTRACTOR.
19. CONTROL TRANSFORMERS WHEN REQUIRED SHALL BE SIZED FOR 150% OF ACTUAL LOAD.
20. FREEZE/STATS SHALL BE MOUNTED ON UPSTREAM FACE OF COOLING COILS. FREEZE/STAT QUANTITY SHALL BE ONE PER 20 SQ. FT. OF CROSS SECTIONAL AREA.
21. CURRENT SWITCHES USED FOR OPERATIONAL STATUS SHALL HAVE CURRENT THRESHOLD SETPOINT ADJUSTED TO INDICATE BELT OR DRIVE FAILURE.
22. ALL CONTROL VALVES, CONTROL DAMPERS AND ASSOCIATED CONTROL ACTUATORS IDENTIFIED ON TC DRAWINGS SHALL BE FURNISHED BY TC CONTRACTOR UNLESS OTHERWISE NOTED. DAMPER SIZE AND LOCATIONS ARE INDICATED ON MECHANICAL FLOOR PLAN DRAWINGS.
23. ALL CONTROL VALVES AND DAMPERS FURNISHED BY THE TC CONTRACTOR SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR. ALL PIPE PENETRATIONS AND BASIC FITTINGS REQUIRED FOR SENSOR INSTALLATIONS SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.
24. DAMPER ACTUATORS SHALL BE INSTALLED BY TC CONTRACTOR WHEN FURNISHED BY TC CONTRACTOR.
25. ALL INSTRUMENTATION TUBING REQUIRED FOR DPS AND DPT COMPONENT INSTALLATIONS SHALL BE PROVIDED BY TC CONTRACTOR.
26. TC CONTRACTOR SHALL FIELD MOUNT ALL REQUIRED "SHIPPED LOOSE" PACKAGED CONTROL COMPONENTS FURNISHED BY EQUIPMENT SUPPLIERS WHERE INDICATED. ALL REQUIRED 24V AND 120V FIELD WIRING SHALL BE PROVIDED BY TC CONTRACTOR UNLESS NOTED OTHERWISE. TC CONTRACTOR SHALL COORDINATE SPECIFIC SYSTEM WIRING REQUIREMENTS WITH PACKAGED EQUIPMENT SUPPLIERS.

Table with 2 columns: Revision and Date. Shows revision 100% SD dated 05-27-22.

Table with 2 columns: Revision and Date. Shows revision 100% SD dated 05-27-22.

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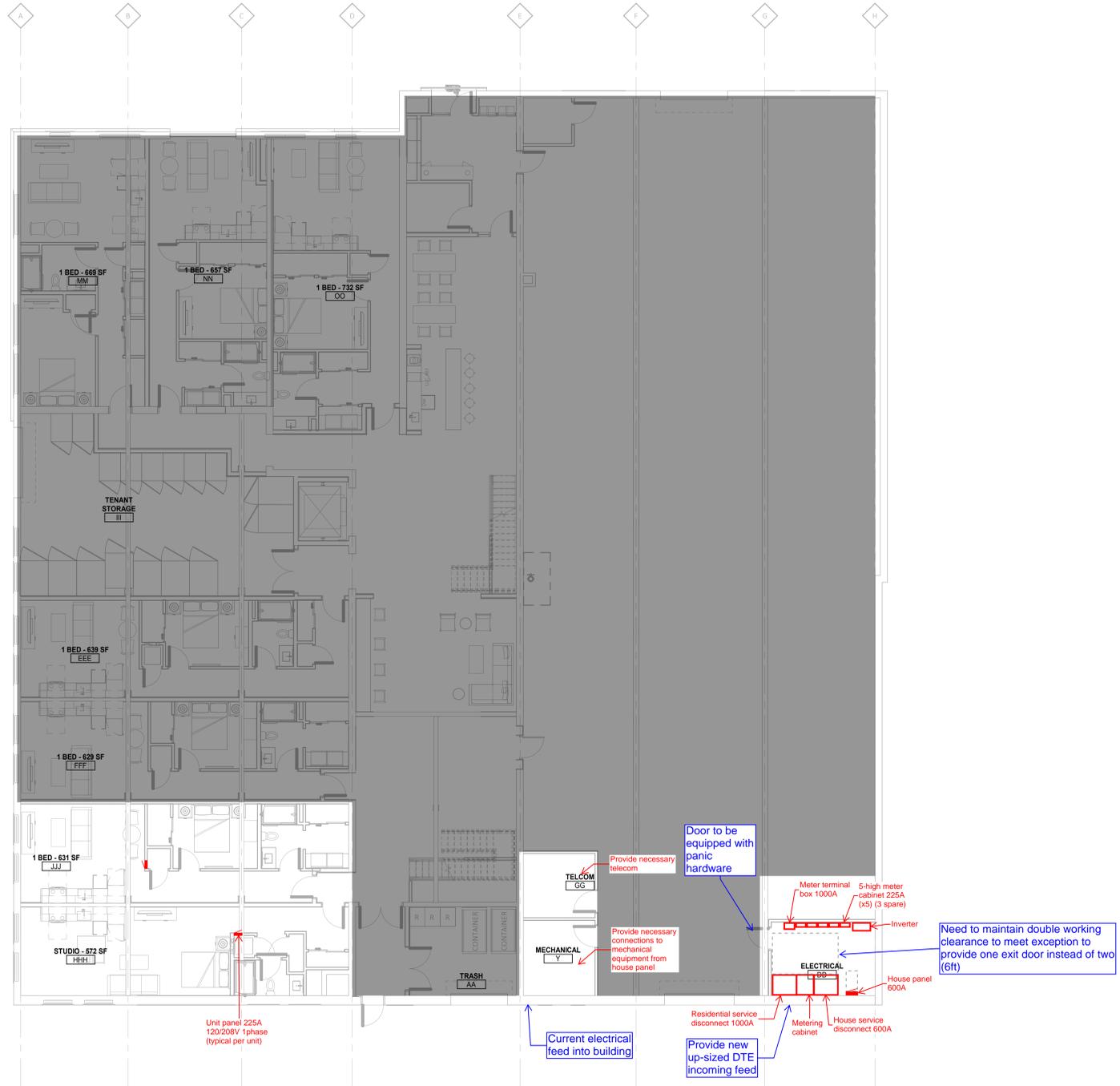
E

D

C

B

A



**FIRST FLOOR ELECTRICAL PLAN**  
SCALE: 1/8" = 1'-0"

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Project Number	2022006

Sheet Title  
**FIRST FLOOR  
ELECTRICAL PLAN**

Sheet Number  
**E101**



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THE FOLLOWING DIMENSION EQUALS ONE INCH WHEN PRINTED TO SCALE.

E

D

C

B

A



**SECOND FLOOR ELECTRICAL PLAN**

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

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Date -

Project Number 2022006

Sheet Title  
**SECOND FLOOR  
ELECTRICAL PLAN**

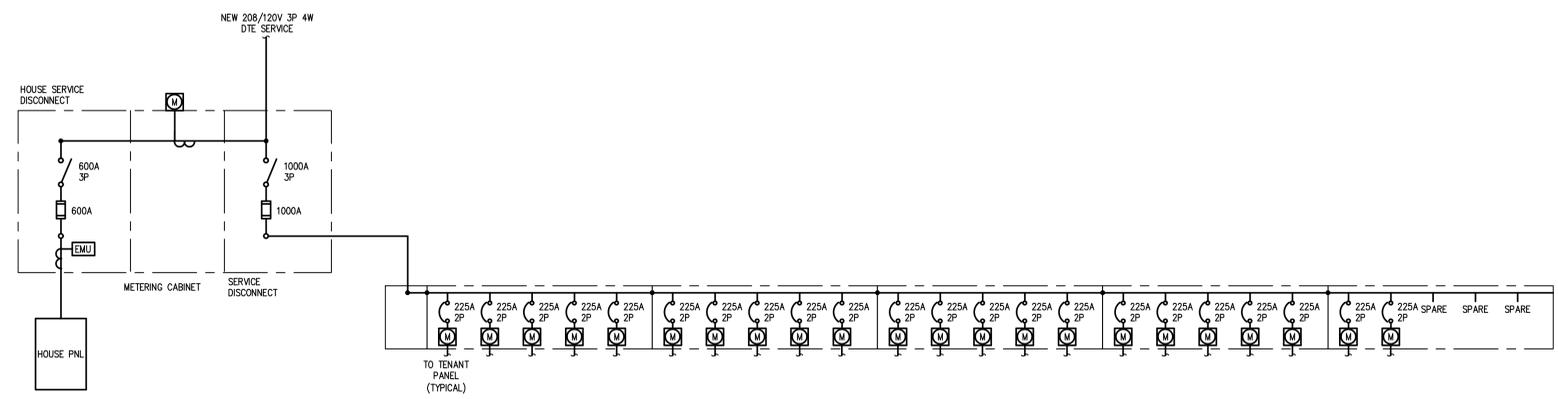
Sheet Number

**E102**



PROJECT NORTH TRUE NORTH

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TYPICAL UNIT PANELBOARD													
#	LOAD TYPE	DESCRIPTION	CB TYPE	CB	VA	ØA	ØC	VA	CB	CB TYPE	DESCRIPTION	LOAD TYPE	#
1		FRIDGE	GFCI	20					20	AFCI	GENERAL OUTLETS & LIGHTS	2	
3		WASHER	GFCI	20					20	AFCI	SMALL APPLIANCE BRANCH CIRCUIT	4	
5		GENERAL OUTLETS & LIGHTS	AFCI	20					20	AFCI	SMALL APPLIANCE BRANCH CIRCUIT	6	
7		DRYER		30					20	GFCI	DISPOSAL (1/2 HP)	8	
9									20	GFCI	DISHWASHER	10	
11		RANGE	GFCI	40					20	GFCI	MICROWAVE	12	
13									25		WATER HEATER	14	
15		FURNACE		40					20		BATHROOM OUTLET	16	
17									20	AFCI	GENERAL OUTLETS & LIGHTS	18	
19		SPARE		20					20	AFCI	GENERAL OUTLETS & LIGHTS	20	
21		SPARE		20					20		SPARE	22	
23		SPARE		20					20		SPARE	24	
25		SPARE		20					20		SPARE	26	
27		SPARE		20					20		SPARE	28	
29		SPARE		20					20		SPARE	30	

PANELBOARD INFORMATION		DEMAND FACTOR		CALCULATED LOAD		FEEDER AND OVERCURRENT SIZING		NOTES	
VOLTAGE:	120/208-1Ø	CONTINUOUS LOAD (C):	100%	ELECTRIC HEAT (E):	100%	NON-CONTINUOUS LOAD (NC):	100%	KITCHEN LOAD (K):	100%
BUS AMPACITY:	225A	RECEPTACLE BASE LOAD (R):	100%	RECEPTACLE DEMAND LOAD (R):	50%	LIGHTING LOAD (L):	100%	ADDITIONAL TRACK LIGHTING LOAD	100%
MAIN TYPE:	200A MCB	MOTORS, HIGHEST LOAD (MH):	125%	MOTORS, REMAINING LOAD (M):	100%	TOTAL (KVA):		TOTAL (AMPS):	
MINIMUM A.I.C.:	200A MCB	NOTE: DEMAND AND SIZING INFORMATION IS CALCULATED FROM CONNECTED LOAD							
MOUNTING:	FLUSH								

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PROP CO II, LLC**  
350 W. HUBBARD STREET, SUITE 440  
CHICAGO, IL 60654

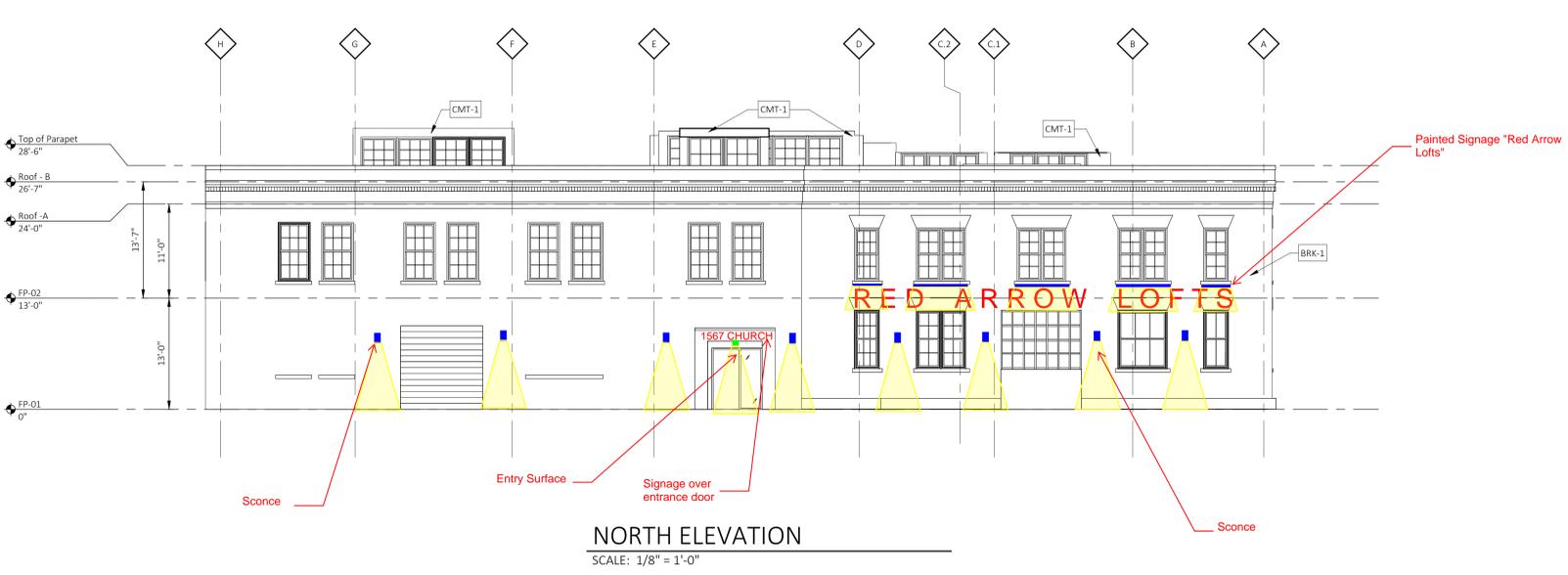
Owner  
**RED ARROW LOFTS**  
1567 CHURCH STREET  
DETROIT, MI

Project  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

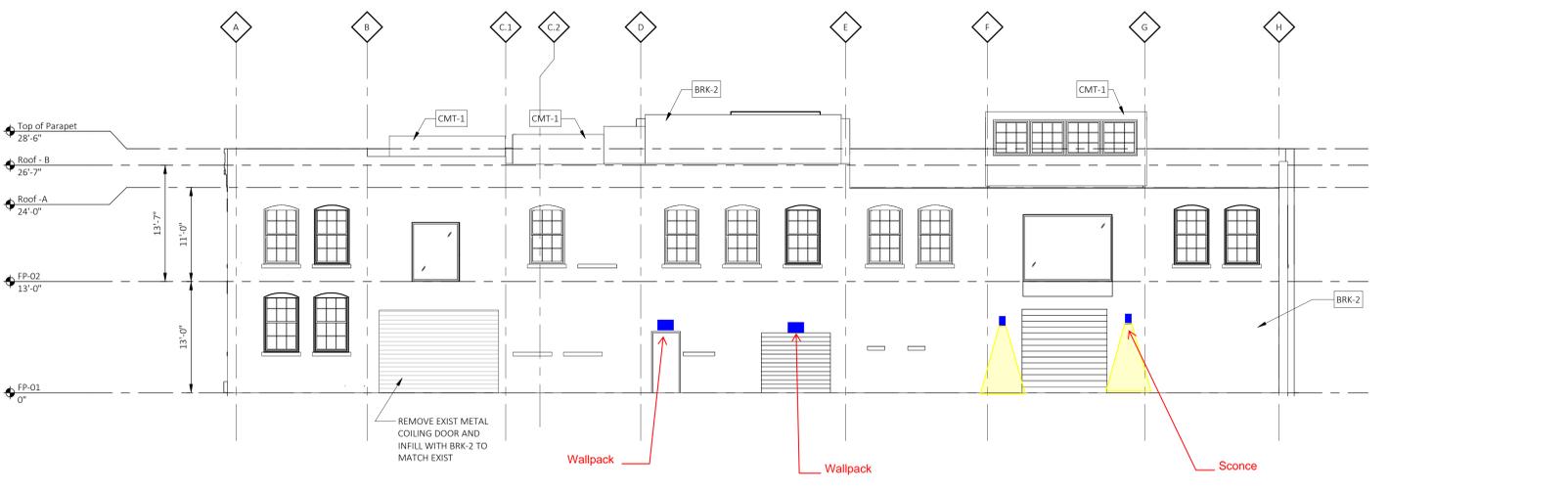
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100% SD	05-27-22
Revision	Date
Date	-
Project Number	2022006
Sheet Title	ONE LINE DIAGRAM
Sheet Number	E501

# PROPOSED EXTERIOR LIGHTING AND SIGNAGE



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



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

- A REFER TO A600 SERIES FOR WINDOW AND DOOR SCHEDULE AND DETAILS.
- B REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- C REFER TO ROOF PLAN FOR PARAPET AND OVERHAND INFORMATION.
- D SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING REQUIREMENTS AND FIXTURE TYPES.
- E SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REINTEGRANT CORNERS.
- F PROVIDE BACKING AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR SIGNAGE AND LIGHTING.
- G EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
- H APPLY SEALANT WHENEVER DISSIMILAR MATERIALS MEET.

## RESTORATION GENERAL NOTES

- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORK STATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THRU SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCOPE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK, STONE, AND TERRA COTTA CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING. ALL MASONRY AND TERRA COTTA CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE, UNLESS NOTED OTHERWISE IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BRING MASONRY / STONE UNIT AS CLOSE AS POSSIBLE TO ORIGINAL COLOR WITHOUT BURNING OR ABRASION.
- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST' CLEANED' COLOR.
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCING UNSOUNDNESS OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
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- M. ALL MASONRY/STONE UNIT SHALL BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA).
- N. INSPECT ALL TERRA COTTA UNITS FOR DAMAGE, SPALLING OR CRAZING.
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## CONSTRUCTION KEYNOTES

## EXTERIOR ELEVATION MATERIAL LEGEND

- BRK-1 RED BRICK - EXISTING
- BRK-2 REDDISH BROWN BRICK - EXISTING
- CMT-1 FIBER CEMENT SIDING
- MTL-1 INSULATED METAL PANEL - BLACK
- BRICK TO MATCH BRK-1
- BRICK TO MATCH BRK-2



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Revision Date

Date PERMIT DATE

Project Number 2022006

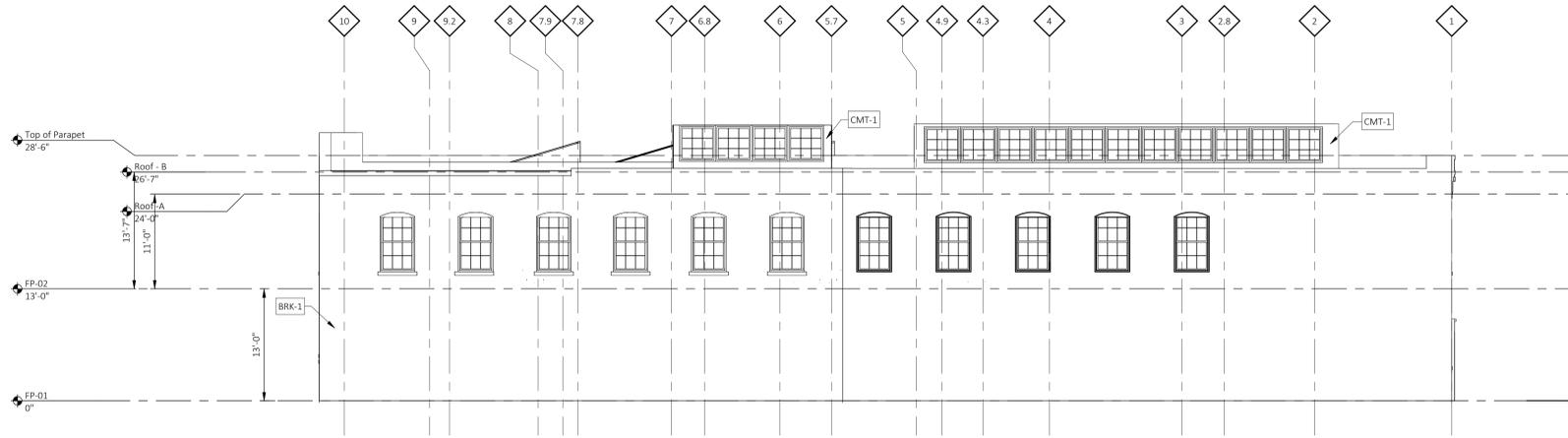
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**EXTERIOR ELEVATIONS**

Sheet Number

# A201

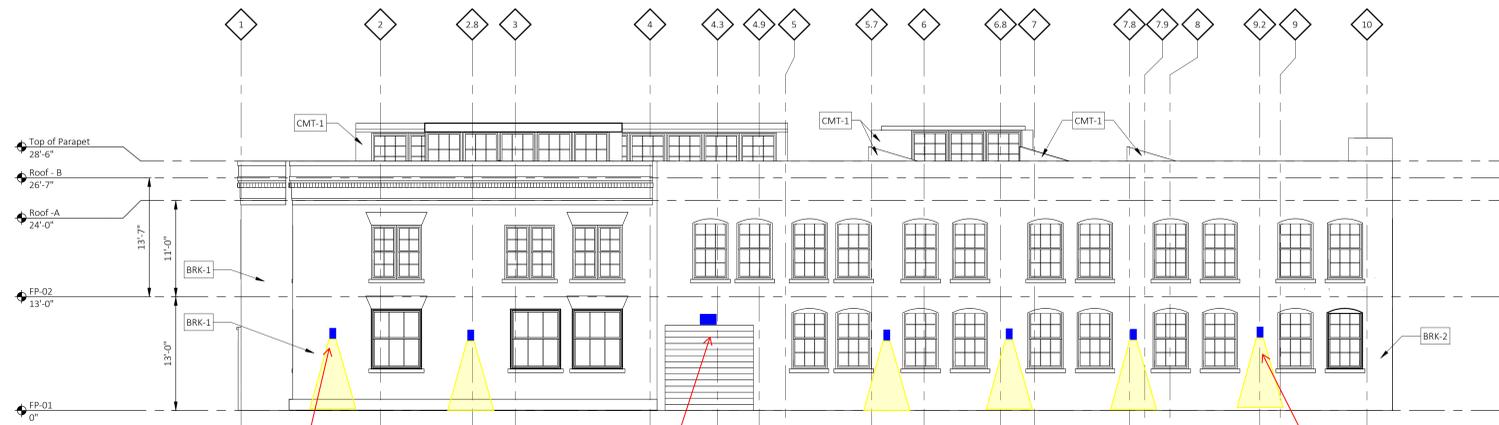
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# PROPOSED EXTERIOR LIGHTING AND SIGNAGE



**EAST ELEVATION**

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



**WEST ELEVATION**

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

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## CONSTRUCTION KEYNOTES

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BRK-2	REDDISH BROWN BRICK - EXISTING
CMT-1	FIBER CEMENT SIDING
MTL-1	INSULATED METAL PANEL - BLACK
[Pattern]	BRICK TO MATCH BRK-1
[Pattern]	BRICK TO MATCH BRK-2

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100% SD	05-27-22
Revision	Date
Date	PERMIT DATE
Project Number	2022006

Sheet Title  
**EXTERIOR  
ELEVATIONS**

Sheet Number

# A202



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PROJECT:

1567 CHURCH STREET

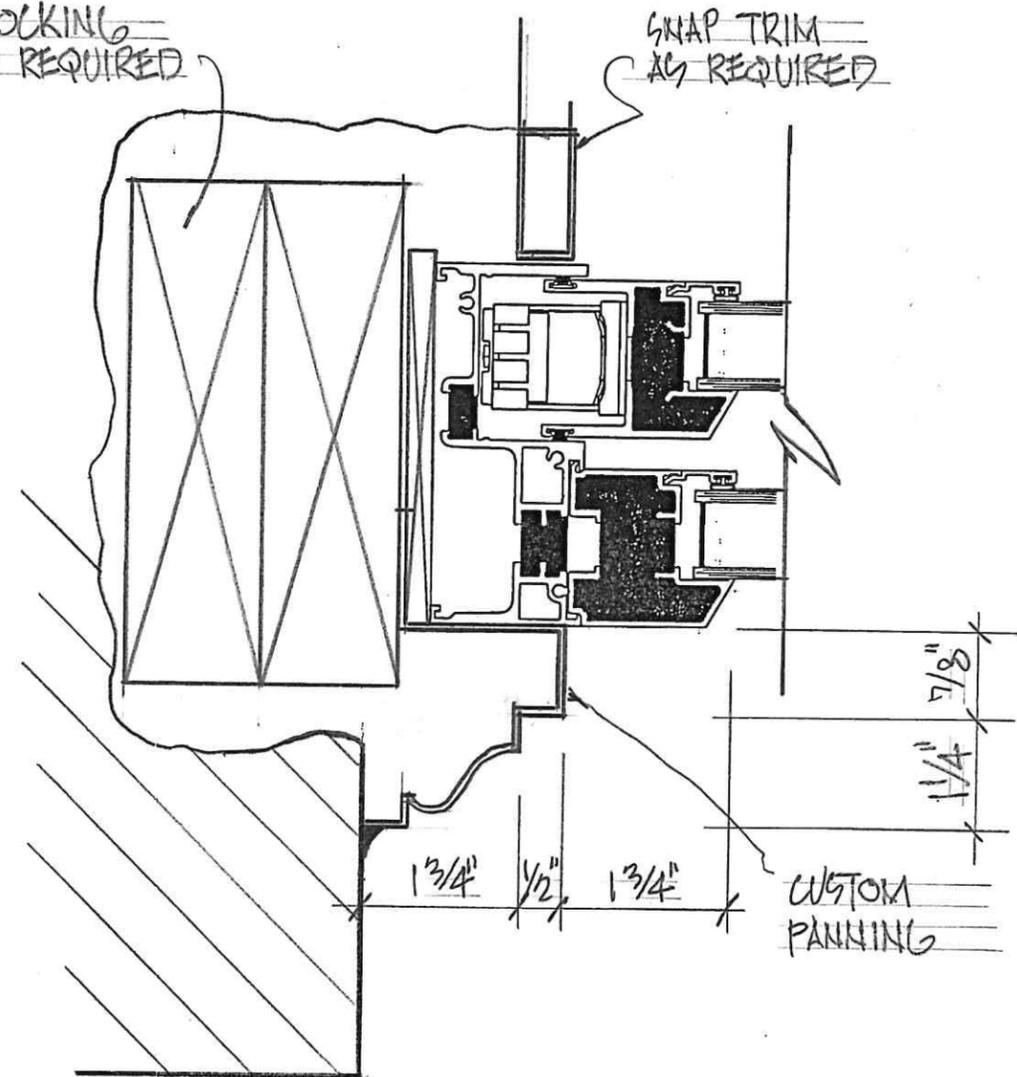
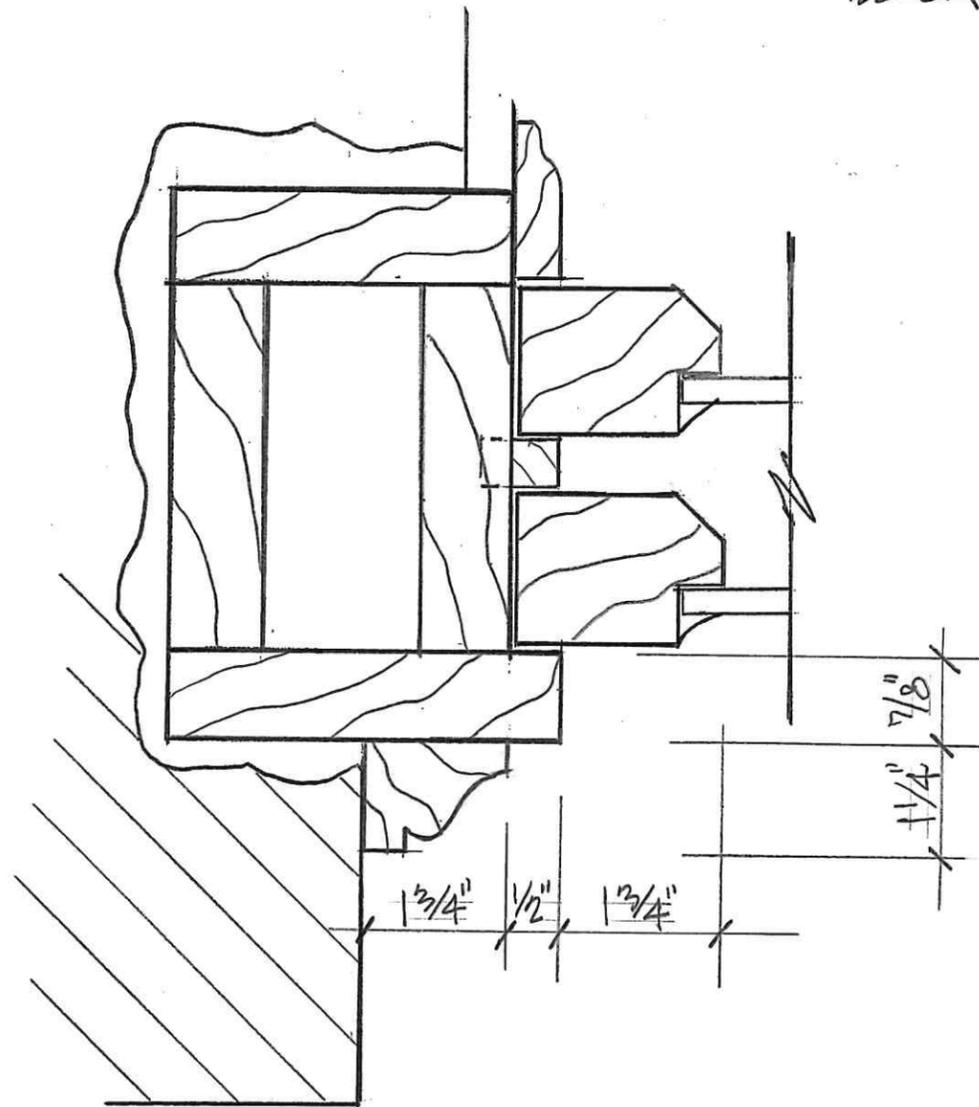
DATE: 6/10/22

WINDOW DESIGNER/ CONTRACTOR

BLACKBERRY SYSTEMS INC.

BLOCKING  
AS REQUIRED

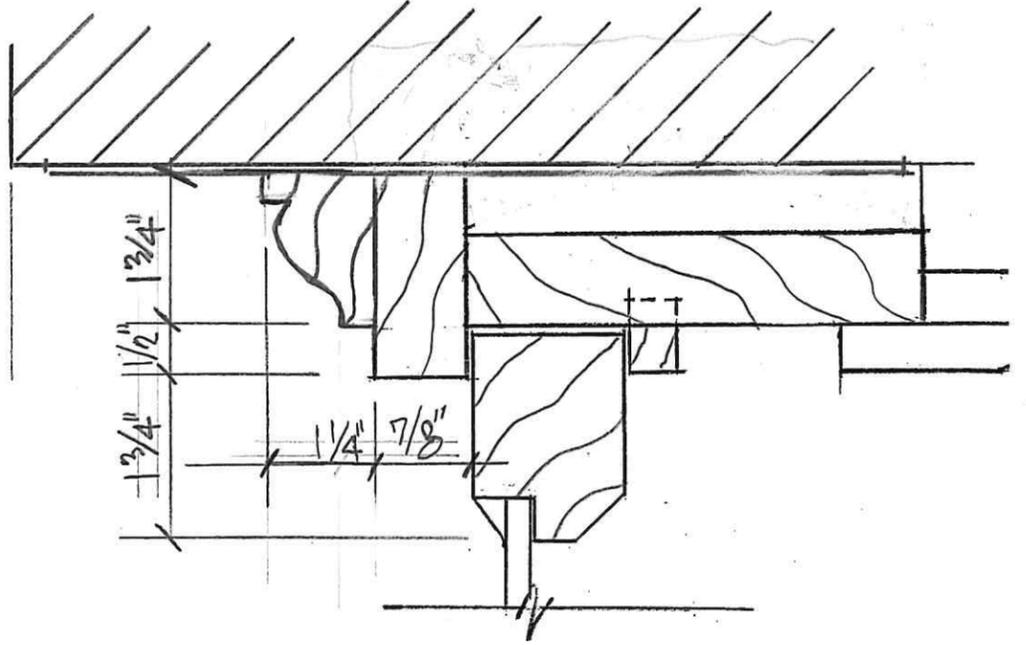
SNAP TRIM  
AS REQUIRED



EXISTING JAMB

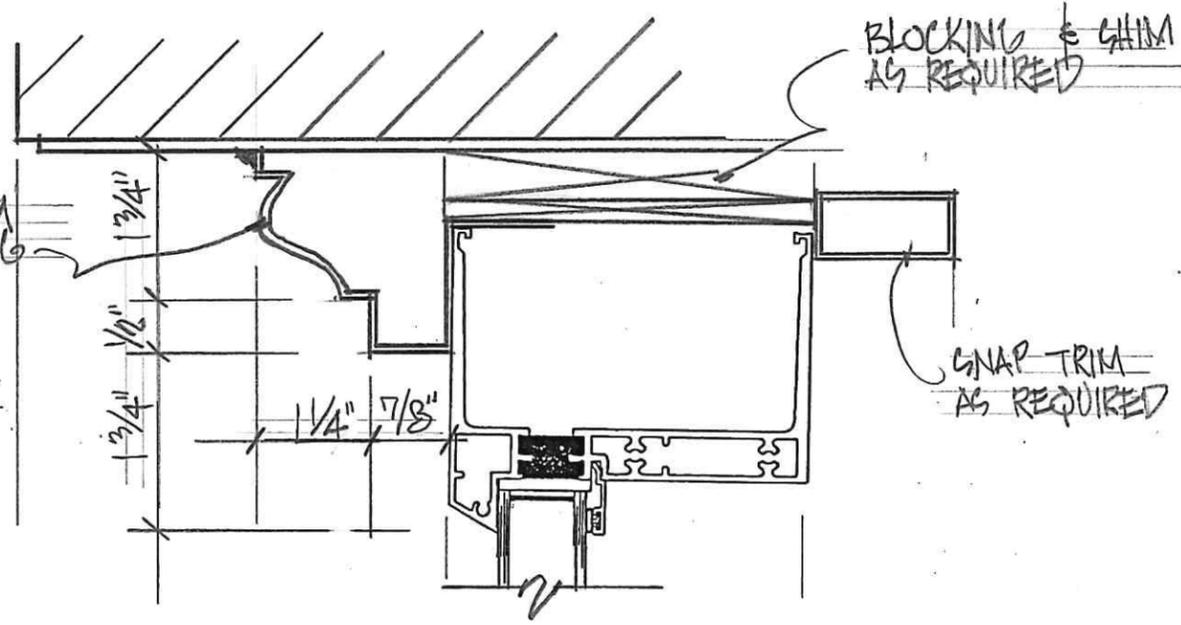
PROPOSED JAMB

HEAD



HEAD

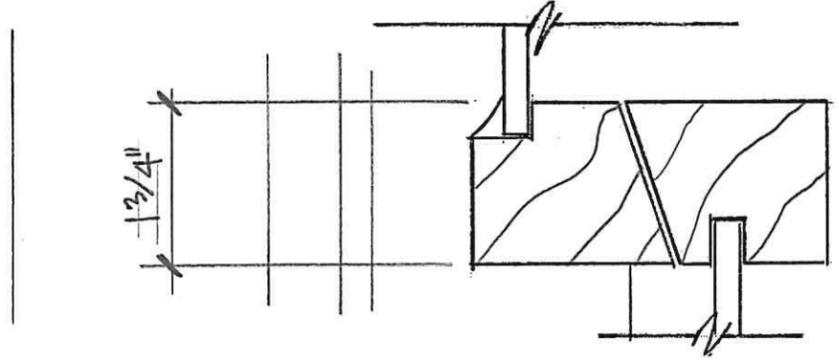
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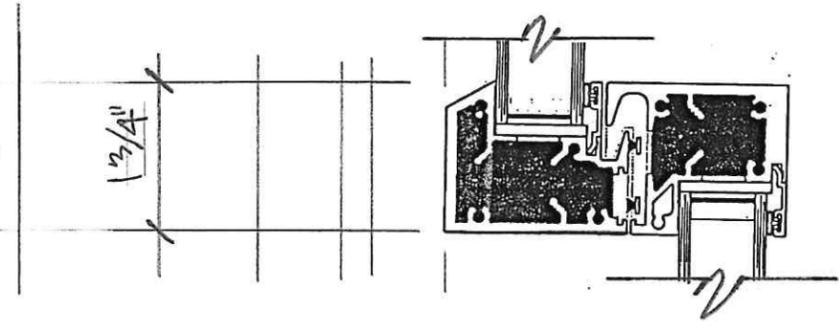
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SNAP TRIM AS REQUIRED

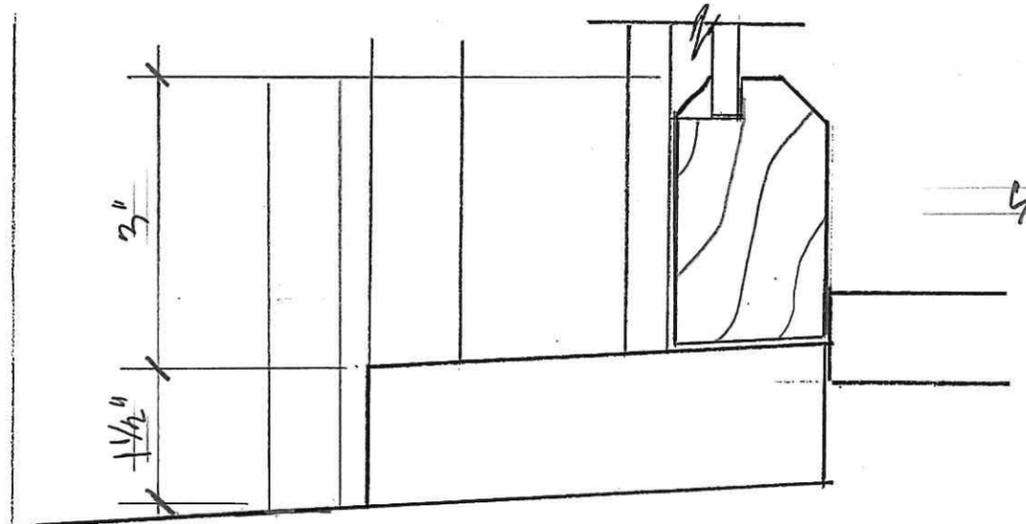
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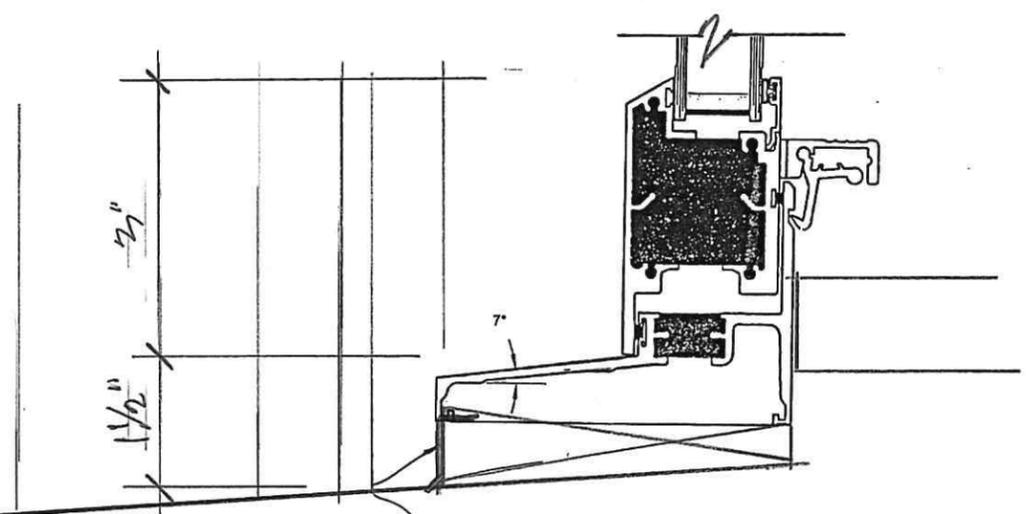
MEETING RAIL



SILL



SILL

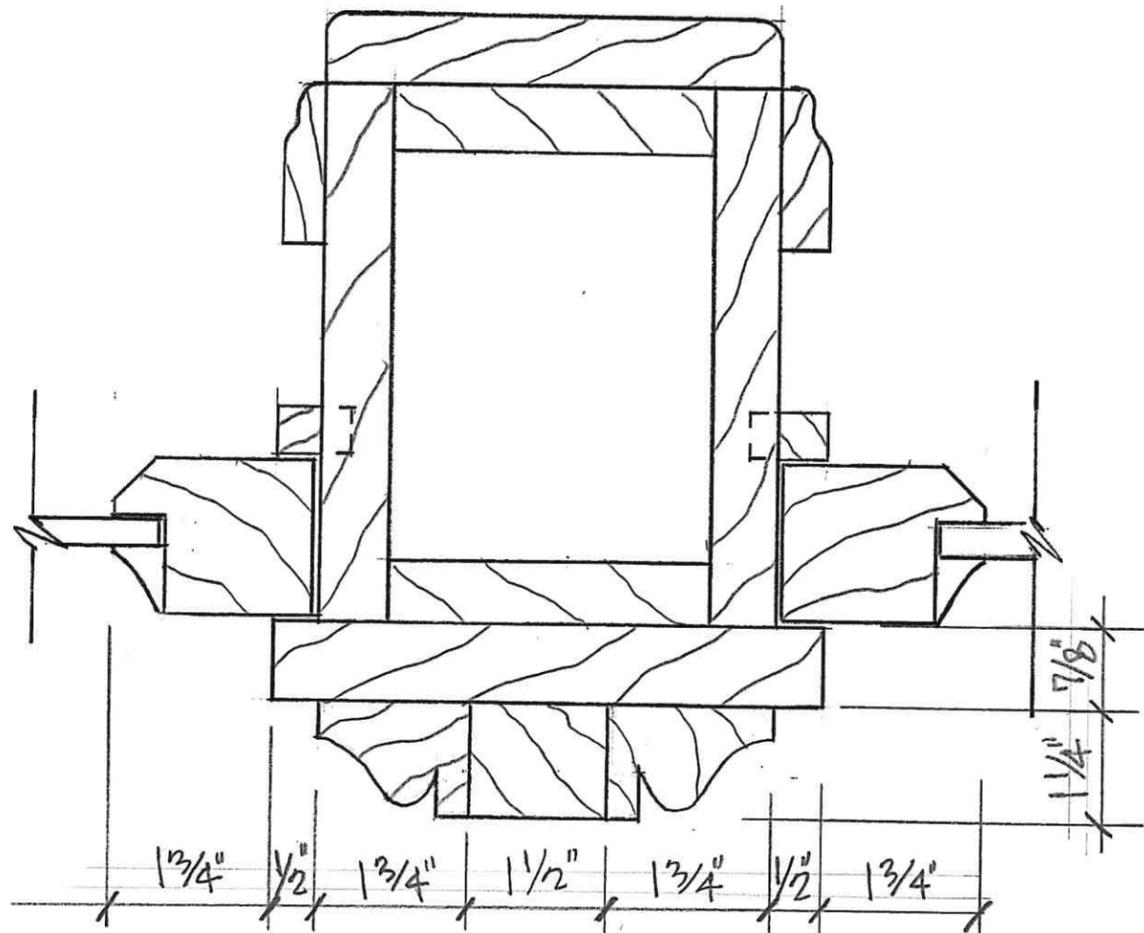


BREAK METAL SILL EXTENSION

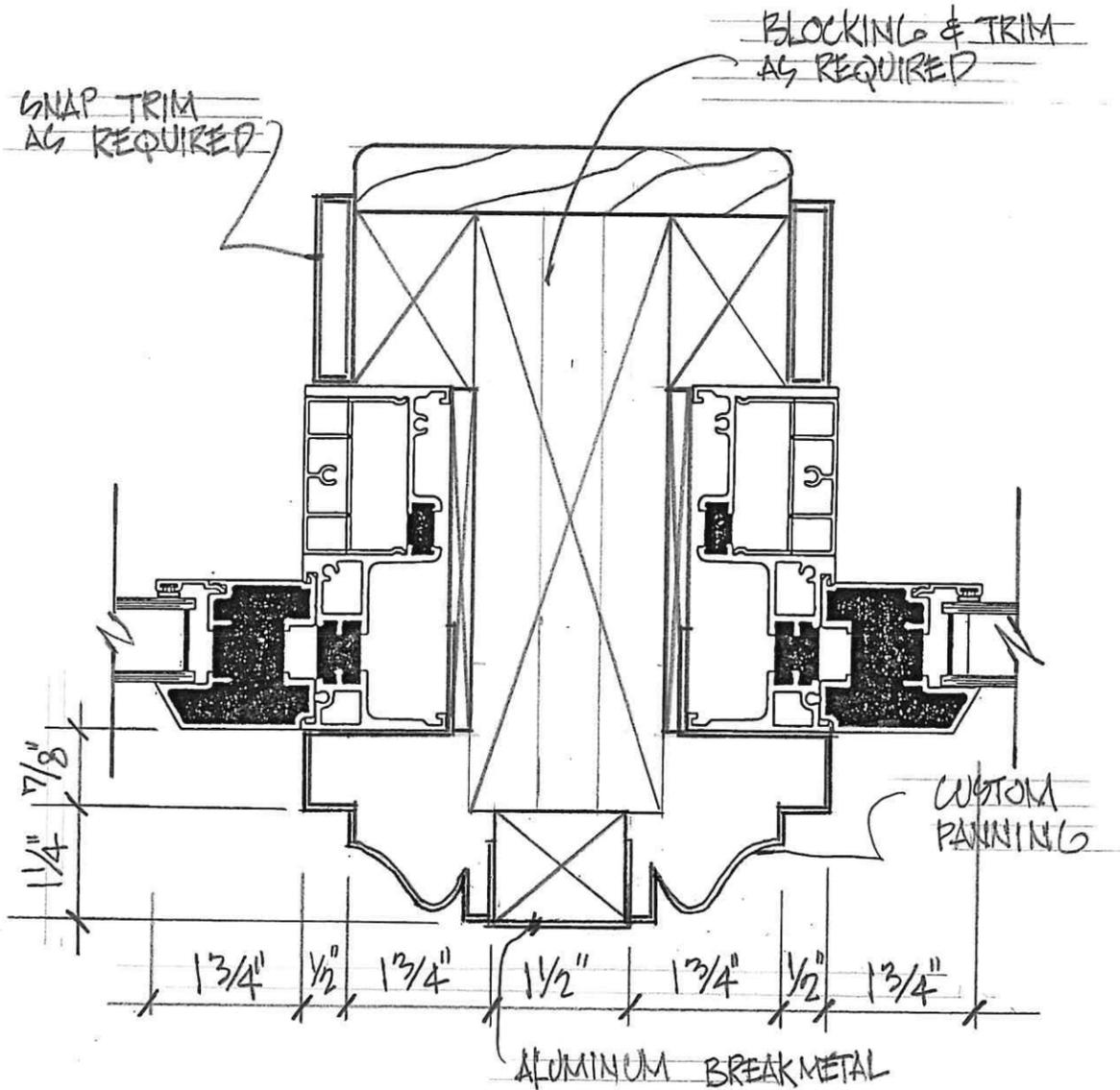
EXISTING

PROPOSED

MULLION



EXISTING



PROPOSED

## Unit Report For 1.5 Ton

Project: PBA - Apartments Std Res  
Prepared By: Nick Evanoff

05/26/2022



**PROPOSED ROOF TOP UNITS**



### Outdoor Unit Parameters

Unit Model: ..... **25HPB**  
Unit Size: ..... **1.5 Tons**  
Voltage: ..... **208/230-1-60** V-Ph-Hz

### Indoor Coil Parameters

Unit Model: ..... **FV4C**  
Unit Size: ..... **Size 002 (18 - 36,000 Btuh)**  
Cabinet Insulation: **Single-piece cabinet with 1-in. super thick insulation**  
Voltage: ..... **208-1-60** V-Ph-Hz  
Refrigerant Type: ..... **Puron**  
Heating Size: ..... **No Heat**

### Outdoor Unit Dimensions and Weight

Unit Length: ..... **31.1875** in  
Unit Width: ..... **31.1875** in  
Unit Height: ..... **35.0625** in  
Unit Shipping Weight: ..... **213.** lb

### Indoor Coil Dimensions and Weight

Unit Length: ..... **22.0625** in  
Unit Width: ..... **17.625** in  
Unit Height: ..... **42.6875** in  
Unit Shipping Weight: ..... **135.** lb

### RESIDENTIAL APPLICATIONS

This warranty is to the original purchasing owner and subsequent owners only to the extent and as stated in the Warranty Conditions and below. The limited warranty period in years, depending on the part and the claimant, is as shown in the table below.

Limited Warranty (Years)		
Item	Original Owner	Subsequent Owner
Parts	10* (or 5)	5
Compressor	10* (or 5)	5

\*If properly registered within 90 days of original installation, otherwise 5 years (except in California and Quebec and other jurisdictions that prohibit warranty benefits conditioned on registration). See Warranty Conditions below.

### OTHER APPLICATIONS

The warranty period is five (5) years on the compressor, and one (1) year on all other parts. The warranty is the original owner only and is not available for subsequent owners.

### Ordering Information

Part Number	Description	Quantity
<b>Outdoor Unit</b>		
25HPB618A003	25HPB Carrier Comfort Heat Pump with Puron 1.5 Tons Cooling 16 SEER @ ARI Conditions	1
<b>Indoor Coil</b>		
FV4CNF002L00	FV4C Performance Series Fan Coil with Puron 2 Tons Cooling 208/230-1-60 Single-piece cabinet with 1-in. super thick insulation Aluminum	1
<b>Accessories</b>		
KFCEH2401C05	5 kW Electric Heater with Circuit Breaker for Indoor Unit	
KFASP0101SPK	Single Point Wiring Kit for Indoor Unit	



PROPOSED  
SURFACE MOUNT  
LIGHT IN RECESSED  
FRONT ENTRANCE.  
BLACK FINISH.



**Ceiling and wall luminaires**

A series of low profile ceiling and wall luminaires with hand-blown, three-ply opal or white crystal glass. This family of luminaires can be utilized individually or in groups for glare-free illumination in interior or exterior spaces.

Aluminum housing · Crystal glass inside white or three-ply opal glass

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com)

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

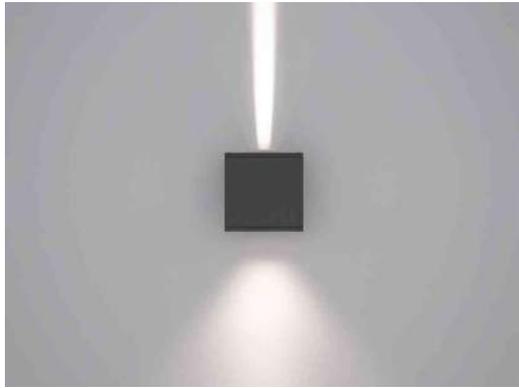
NRTL listed to North American standards · Suitable for wet locations  
Protection class IP 64



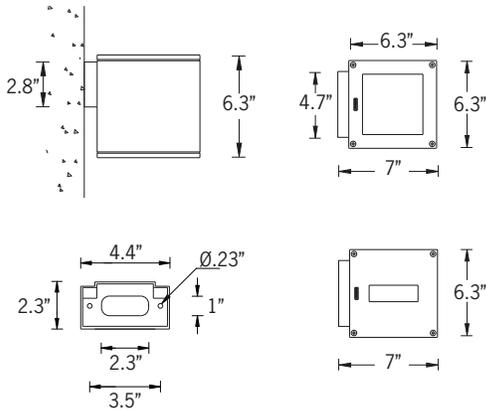
Opal Glass		LED	A	B
<b>33 680</b>	ADA	14.2 W	10%	2%
<b>33 681</b>	ADA	19.6 W	12	2%



Crystal Glass · inside white		LED	A	B
<b>33 682</b>	ADA	14.2 W	10%	2%
<b>33 683</b>	ADA	19.6 W	12	2%



6/14w COB T128 Lumens Down, 80 Lumens Up  
 IP65 • Suitable For Wet Locations  
 IK07 • Impact Resistant  
 Weight 4.6 lbs



Mounting Detail

**PROPOSED SCONCE  
 FIXTURE. BLACK  
 FINISH. DOWNLIGHT  
 ONLY.**

### Construction

#### Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

#### Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

#### Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

#### Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

#### Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

#### BUG Rating

B1 - U3 - G0

#### Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

#### Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

#### Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

#### The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

#### Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

#### Hardware

Provided Hardware is Marine grade 316 Stainless steel.

#### Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

#### Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

#### Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

#### Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

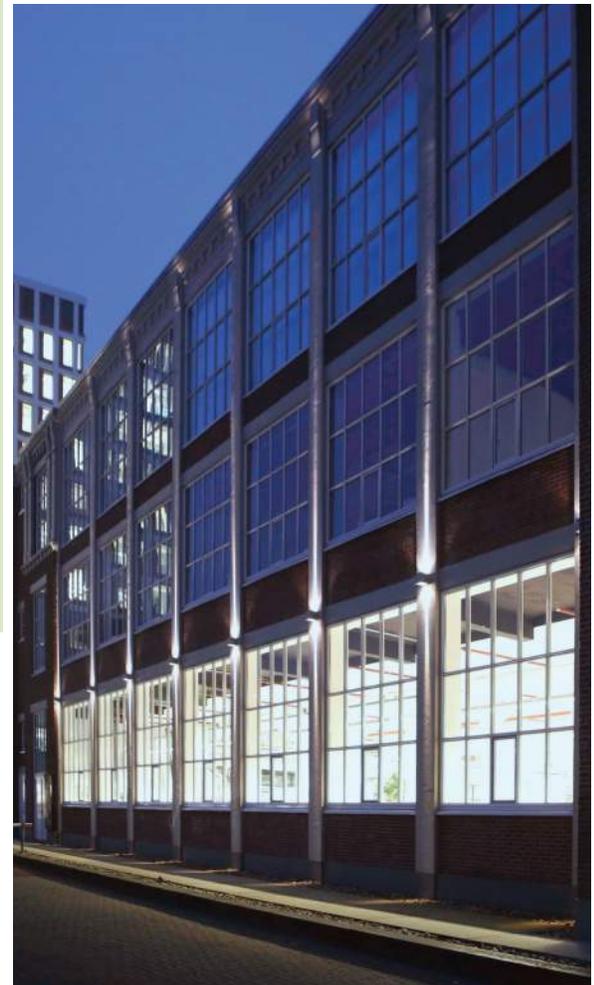
**Square surface wall-mounted architectural lighting range. Family of lighting effects sanctioning imagination and inspiration to reign in designs.**

A small profile wall mounted compact cubic luminaire with up and downward light distributions. The Matrix is designed with five light distribution options, namely narrow, medium, wide, very wide and spike.

The Matrix uses high efficiency, long life LEDs and is designed to illuminate the wall and surfaces in front of the wall, as well as light accents on vertical and horizontal surfaces. The Matrix is suitable for indoor and outdoor applications.

This luminaire is available with decorative spikes and can be used with various combinations of light distribution optics.

This luminaire can be mounted at different angles to produce interesting decorative lighting effects on the side of the building facade. The standard Matrix is designed to mount over a 3" octagonal j-box, a 4" j-box cover plate is available upon request.



# UMT-31396

Matrix 1 Surface

<b>PROJECT</b>	<input type="text"/>	<b>DATE</b>	<input type="text"/>
----------------	----------------------	-------------	----------------------

<b>QUANTITY</b>	<input type="text"/>	<b>TYPE</b>	<input type="text"/>	<b>NOTE</b>	<input type="text"/>
-----------------	----------------------	-------------	----------------------	-------------	----------------------

ORDERING EXAMPLE || UMT - 31396 - 6/14w - N - W30 - 02 - 120/277v - Options

<b>UMT-31396</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<b>LAMP</b>	<b>BEAM</b>	<b>LED COLOR</b>	<b>FINISH COLOR</b>	<b>VOLTAGE</b>
	6/14w COB 1128 Lumens Down 80 Lumens Up	N - Narrow 20° M - Medium 25° W - Wide 36° VW - Very Wide 74°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	<div style="border: 2px solid red; padding: 2px;">01 - BLACK RAL 9011</div> 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify
				<b>INSPIRED BY NATURE FINISHES</b> SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH	THERE IS AN ADDITIONAL COST FOR THESE FINISHES

<input type="text"/>	<input type="text"/>	<input type="text"/>
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## ADDITIONAL OPTIONS

- |   |                                 |
|---|---------------------------------|
| NAT - Natatorium Rated                  | <b>COLORED DICHROIC FILTERS</b> |
| F - Frosted Lens                        | RD - Red Lens                   |
| 4J - Mounting Plate for 4" Junction Box | BL - Blue Lens                  |
| DIM - 0-10v Dimming                     | GR - Green Lens                 |
|   | AM - Amber Lens                 |
|   | [Specify Other Color]           |

## More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

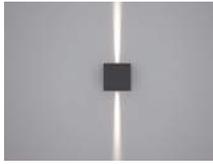


# Matrix Product Family



Matrix 1

• UMT-31396-20w-1208lm



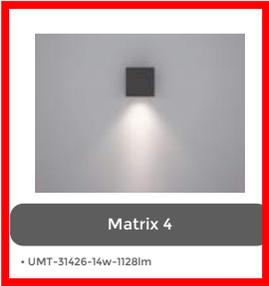
Matrix 2

• UMT-31406-12w-160lm



Matrix 3

• UMT-31416-29w-2256lm



Matrix 4

• UMT-31426-14w-1128lm



Matrix 5

• UMT-31427-6w-80lm



Matrix 6

• UMT-31397-11w-199lm



Matrix 7

• UMT-31398-19w-1247lm



Matrix 8

• UMT-31407-10w-238lm



Matrix 9

• UMT-31428-5w-119lm



# WEDGE2 LED

## Architectural Wall Sconce

### Visual Comfort Optic



Catalog Number

Notes

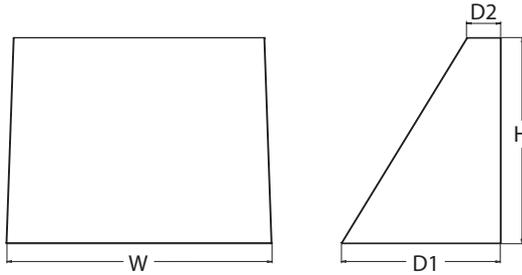
Type

**PROPOSED EXTERIOR WALLPACK FIXTURE (ABOVE SERVICE DOORS). BLACK FINISH.**

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

- Depth (D1):** 7"
- Depth (D2):** 1.5"
- Height:** 9"
- Width:** 11.5"
- Weight:** 13.5 lbs (without options)



### Introduction

The WEDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

### WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

### Ordering Information

**EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD**

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WEDGE2 LED	P1 <sup>1</sup>	P1SW	27K 2700K	80CRI	VF	<b>Shipped included</b> SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>2</sup>	
	P2 <sup>1</sup>	P2SW	30K 3000K	90CRI	VF		<b>Shipped separately</b> AWS 3/8inch Architectural wall spacer
	P3 <sup>1</sup>	P3SW	35K 3500K		VW		PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P4 <sup>1</sup>	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.		40K 4000K			
	P5 <sup>1</sup>			50K <sup>2</sup> 5000K			

Options	Finish
<b>E4WH</b> Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) <b>E10WH</b> Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) <b>E20WC</b> Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) <b>PE<sup>4</sup></b> Photocell, Button Type <b>DS<sup>5</sup></b> Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) <b>DMG<sup>6</sup></b> 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <b>BCE</b> Bottom conduit entry for back box (PBBW). Total of 4 entry points. <b>BAA</b> Buy America(n) Act Compliant	<b>DDBXD</b> Dark bronze <b>DBLXD</b> Black <b>DNAXD</b> Natural aluminum <b>DWHXD</b> White <b>DSSXD</b> Sandstone <b>DDBTXD</b> Textured dark bronze <b>DBLTXD</b> Textured black <b>DNATXD</b> Textured natural aluminum <b>DWHGXD</b> Textured white <b>DSSTXD</b> Textured sandstone
<b>Standalone Sensors/Controls</b> (only available with P1SW, P2SW & P3SW) <b>PIR</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. <b>PIRH</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching <b>PIR1FC3V</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. <b>PIRH1FC3V</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. <b>Networked Sensors/Controls</b> (only available with P1SW, P2SW & P3SW) <b>NLTAIR2 PIR</b> nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. <b>NLTAIR2 PIRH</b> nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	



COMMERCIAL OUTDOOR

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WEDGE2 LED  
 Rev. 03/01/22

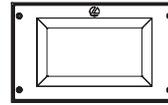
## Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2P8BW DDBXD U	WDGE2 surface-mounted back box (specify finish)

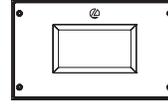
### NOTES

- P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 50K not available in 90CRI
- 347V and 480V not available with E4WH, E10WH, E20WC or DS.
- PE not available in 480V or with sensors/controls
- DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- DMG option not available with sensors/controls
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls



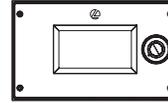
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

### Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

### Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

### Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



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WDGE2 LED  
Rev. 03/01/22

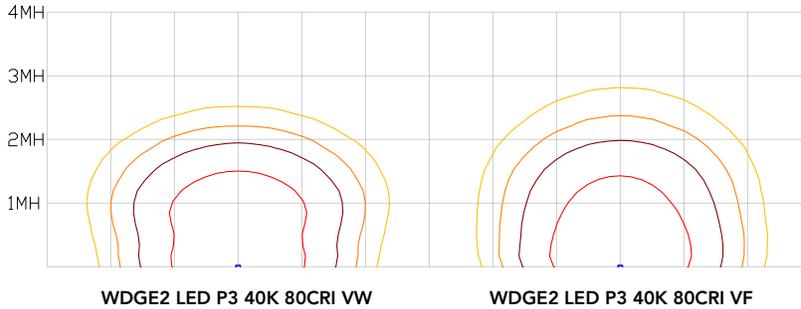
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

### LEGEND



MH = 10ft  
Grid = 10ft x 10ft



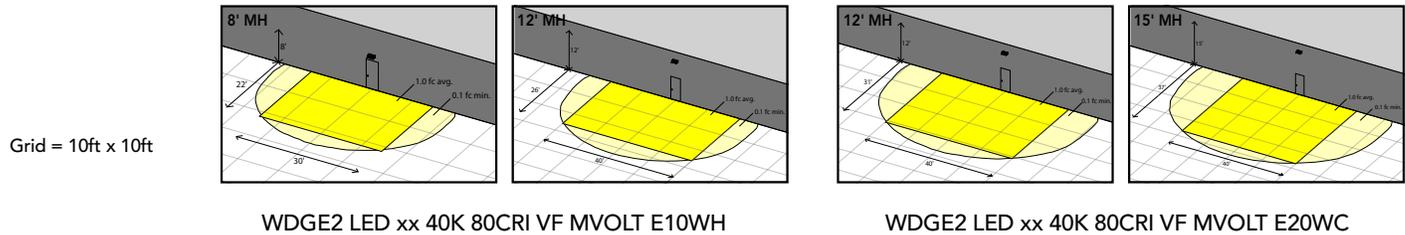
## Emergency Egress Options

### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



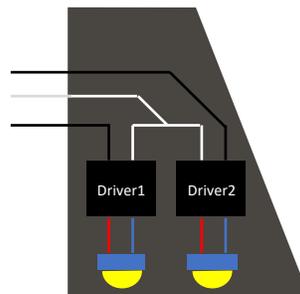
WDGE2 LED xx 40K 80CRI VF MVOLT E10WH

WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

### Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



## Motion/Ambient Sensor (PIR\_, PIRH\_)

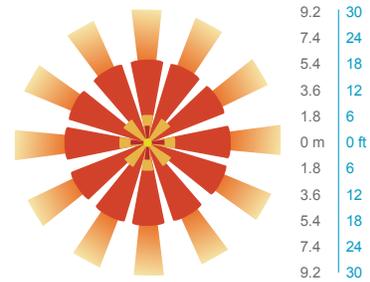
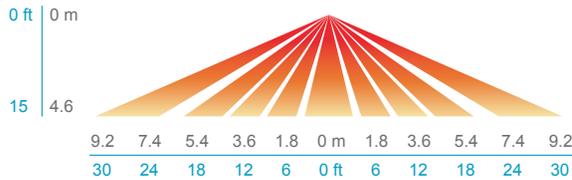
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

## Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

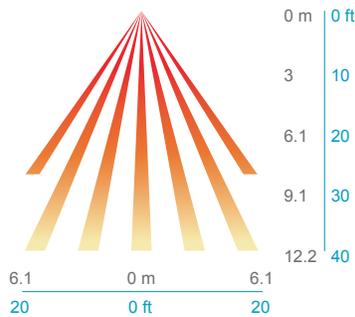
### PIR

#### HIGH VIEW

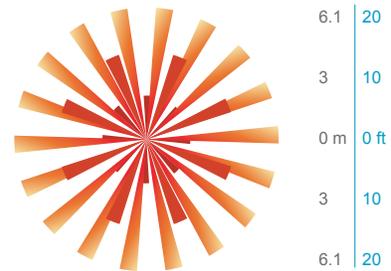


### PIRH

#### SIDE VIEW



#### TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



### NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"



### PBBW – Surface-Mounted Back Box Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



### AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

### BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



# HPNFC-HO

Shallow Profile Linear LED Strip Fixture

**PROPOSED SIGNAGE LIGHT EITHER FIXED MOUNTED OR MOUNTED ON 3" ARC ARM PENDING MOCK-UP. CUSTOM RAL COLOR TO MATCH RED/BROWN BRICK.**

Project:



- Compact, variable light fixture for dry, damp or wet location use.
- Fixture comes in 6" increments (12" minimum)
- Many options in optics, color temperature and accessories.
- EMI Filter integral.
- Boca Flasher's patented CleanDim® technology ensures even dimming from 0-100%.
- Fixtures are compatible with both forward and reverse phase dimming or can use Boca's SDS module for 0-10V DALI or DMX dimming.
- Uses standard line voltage dimmers.
- White or black finish standard.
- Total linear foot per power feed: 8W = 80 ft., 10W = 65 ft.
- Contact Boca Flasher for tips with custom installations.



## PRODUCT SPECIFICATIONS:

HPNFC	LED SPACING	COLOR OPTION	OPTIC	VOLTAGE	FINISH	LOCATION	MOUNTING	LENS	OPTIONS
	<b>HO8</b> 5W/FT	<b>2700K</b>	<b>10°</b>	<b>120V</b>	<b>W</b> White	<b>I</b> Interior-IP50	<b>F</b> Fixed	<b>C</b> Clear	<b>SB</b> Square Baffle
	<b>HO8</b> 8W/FT	<b>3000K</b>	<b>30°</b>	<b>277V</b>	<b>B</b> Black	<b>E</b> Exterior-IP65	<b>S</b> Swivel	<b>D</b> Diffused	<b>ASYM</b> Asymmetric Baffle
	<b>HO8</b> 10W/FT	<b>3500K</b>	<b>60°</b>			<b>W</b> Wet-IP68	<b>H</b> Hinge	<b>SI</b> Satin Ice (Interior Use Only)	<b>SKB</b> Kicker Baffle
		<b>4000K</b>	<b>10°x60°</b>				<b>3Arc</b> 3" Arc Swivel	<b>OW</b> Opal White (Exterior Use Only)	<b>HL</b> Hexcell Louver (Cannot be used with Satin Ice White or 120° optic)
		<b>5000K</b>	<b>30°x60°</b>				<b>6Arc</b> 6" Arc Swivel		
		<b>Amber</b>	<b>120°</b>						
		<b>Red</b>							
		<b>Green</b>							
		<b>Blue</b>							

## LENS OPTIONS:



### Diffused\*

- Interior or exterior use.
- 87% transmission.
- Lens is 1/8" (.09) thick, adds 1/16" to overall height of fixture. Call factory for more information.

\*Additional charges apply.



### Satin Ice White\*

- Interior use only.
- Best for direct view use.
- 42% transmission.
- Lens is 1/4" (.25) thick, adds 1/8" to overall height of fixture. Call factory for more information.

\*Additional charges apply.

# HPNFC-HO

Shallow Profile Linear LED Strip Fixture



## TECHNICAL SPECIFICATIONS:

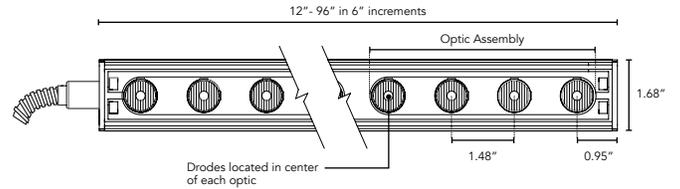
WATTAGE	5, 8 or 10 watts per linear ft.
INPUT VOLTAGE	90-120V or 230-277V
CONTROL	Leading Edge/Trailing Edge line dimmer 0-10V, DALI, DMX*
LED SPACING	1.5" on center
LENGTH	12" - 96", 6" increments
TOTAL HEIGHT	1.04" (not including clip)
TOTAL WIDTH	1.68"
COLOR OPTIONS	2700K, 3000K, 3500K, 4000K, 5000K, amber, red, green, blue
MOUNTING	Fixed, swivel, 3" Arc or 6" Arc
AVAILABLE OPTICS	10°, 30°, 60°, 10° x 60°, 30° x 60°, 120°
RATING	IP50, IP65, IP68
COLOR RENDERING INDEX (CRI)	90 + CRI
POWER CABLE	UL Standard 6.5 ft.
ENVIRONMENTAL	Operating temperature -40°F-140°F Ambient (-40°C-60°C)** Storage temperature -40°F-140°F Ambient indoor fixtures operation limited to = <50% relative humidity

\*\* Military spec available under special request-lead times may be impacted.

## DIMENSIONS:

- For vertical installation please contact the factory for specific mounting instructions.
- For installations above 4' please contact the factory.

Plan View



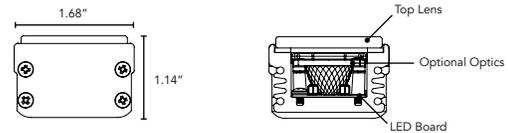
Elevation View



Hinge View

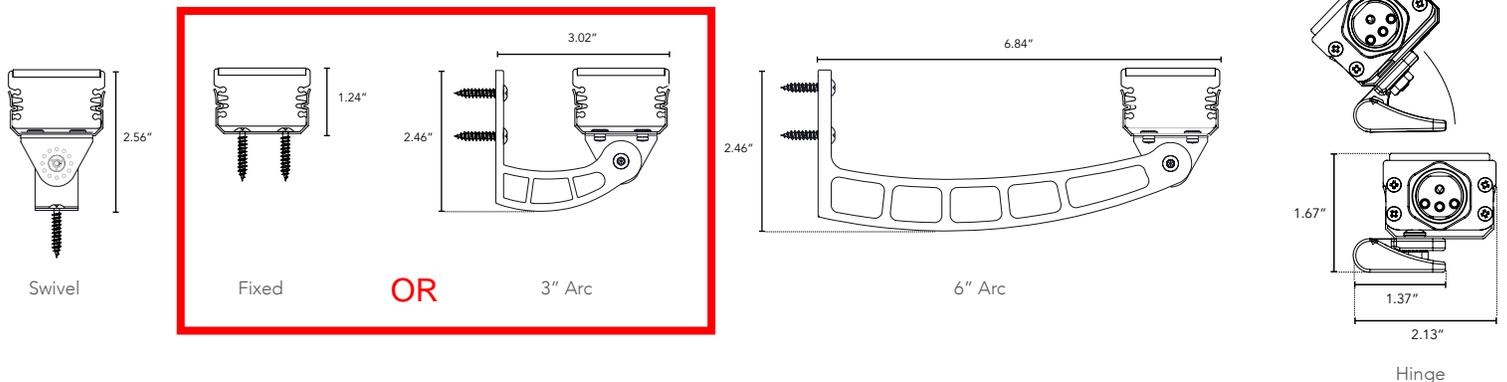


End View



## MOUNTING INFORMATION:

- For vertical installation please contact the factory for specific mounting instructions.



Boca Flasher, Inc. 508 South Military Trail, Deerfield Beach, Florida 33442 USA Phone: 561.989.5338 Fax: 561.982.8323 © 2017 Boca Flasher, Inc

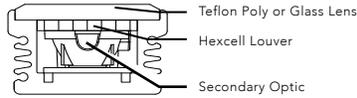
We are constantly improving our fixtures and reserve the right to change options and specifications. For specific requirements, contact your Boca Flasher sales representative. This product complies with IES LM-79-08 testing procedures and relevant standards. HPNFC-HO meets or exceeds Title 24 Compliance. >45 Lumens per Watt. For additional information and details visit our website at [www.bocaflasher.com](http://www.bocaflasher.com). All products proudly manufactured in the USA. All rights reserved. All names and trademarks are property of their respective owners.

# HPNFC-HO

Shallow Profile Linear LED Strip Fixture



## BODY CHOICES:



### Hexcell Louver

- Economical solution to off axis glare issues.
- Louver is located flush to secondary optic, preventing unwanted striation.
- Louver cannot be utilized when no optic (120°) is specified.
- Louver is behind lens to ensure no damage is done during installation or after. This also ensures no dust build-up.
- Louver ships pre-fitted making on site fixture installation easy.
- No unsightly clips, screws, or brackets.
- Can be used with other baffles.
- Adds nothing to overall height.
- To specify add "HL" in options box.

\*Additional charges may apply.



SB - Square Baffle



SSB - Sq. Slanted Baffle



SKB - Sq. Kicker Baffle

### Baffle Square Design

- Design cuts off light at 90°
- Baffles are lightweight black PVC with non-reflective surfaces to avoid glare from interior sections.
- One piece baffle slides onto the extruded housing making installation easy.
- SB only adds .75" to overall height  
SSB adds .90" to overall height  
SKB adds 1.625" to overall height
- To specify add "SB" or "SSB" for slanted version or "SKB" for kicker version in options box.

## LUMINAIRE INFORMATION:

LUMENS PER LAMP -3500K 30X60	936 (1 lamp)
TOTAL LAMP LUMENS	936
LUMINAIRE LUMENS	936
TOTAL LUMINAIRE EFFECIENCY	100%
LUMEN EFFECACY RATING	94
TOTAL LUMINAIRE WATTS	10.02
BALLAST FACTOR	1.00
CIE TYPE	Direct
SPACING CRITERION (0-180)	0.58
SPACING CRITERION (90-270)	0.62
SPACING CRITERION (Diagonal)	0.60
BASIC LUMINOUS SHAPE	Rectangular
LUMINOUS LENGTH (0-180)	0.31m
LUMINOUS WIDTH (90-270)	0.04m
LUMINOUS HEIGHT	0.03m

- Lo8 Data - 10W for 6W use 0.65 multiplier
- Specific Files Available On Request

**630/631**  
**634/635**

PROPOSED METAL  
COILING DOOR  
REPLACEMENT.  
BLACK  
POWDERCOAT  
FINISH

**FIREKING®**



ROLLING FIRE DOOR COLLECTION



FIRE PROTECTION.  
INNOVATIVE DESIGN.  
OPTIMIZED PERFORMANCE.



INDUSTRY LEADING  
COMMERCIAL & INDUSTRIAL SOLUTIONS



**Standard features at a glance**

**Technical data**

Application	Exterior/Interior for fire rated walls
Operation	Non-motorized, mechanical floor resettable hoist with viscous governor
Mounting	Face of wall (between jambs optional on 630,631,635)
Models	630 – Standard fire door 631 – Basic fire door 634 – Fire door up to 24'x24'; 4 hour rating UL 635 – Insulated fire door
Drop speed	Meets NFPA 80 requirements of 6" to 24" per second

**Curtain**

Material	Steel slats in a variety of gauges
Finish	Baked-on polyester top coat in Gray, Tan, White or Brown
Guides	Three steel angles (some use structural and some are roll formed)
Bottom bar	Steel double angle

**Counterbalance system**

Counterbalance	High tensile helical torsion spring housed in a steel tube or pipe
Brackets	Steel plates to support counterbalance, curtain and hood

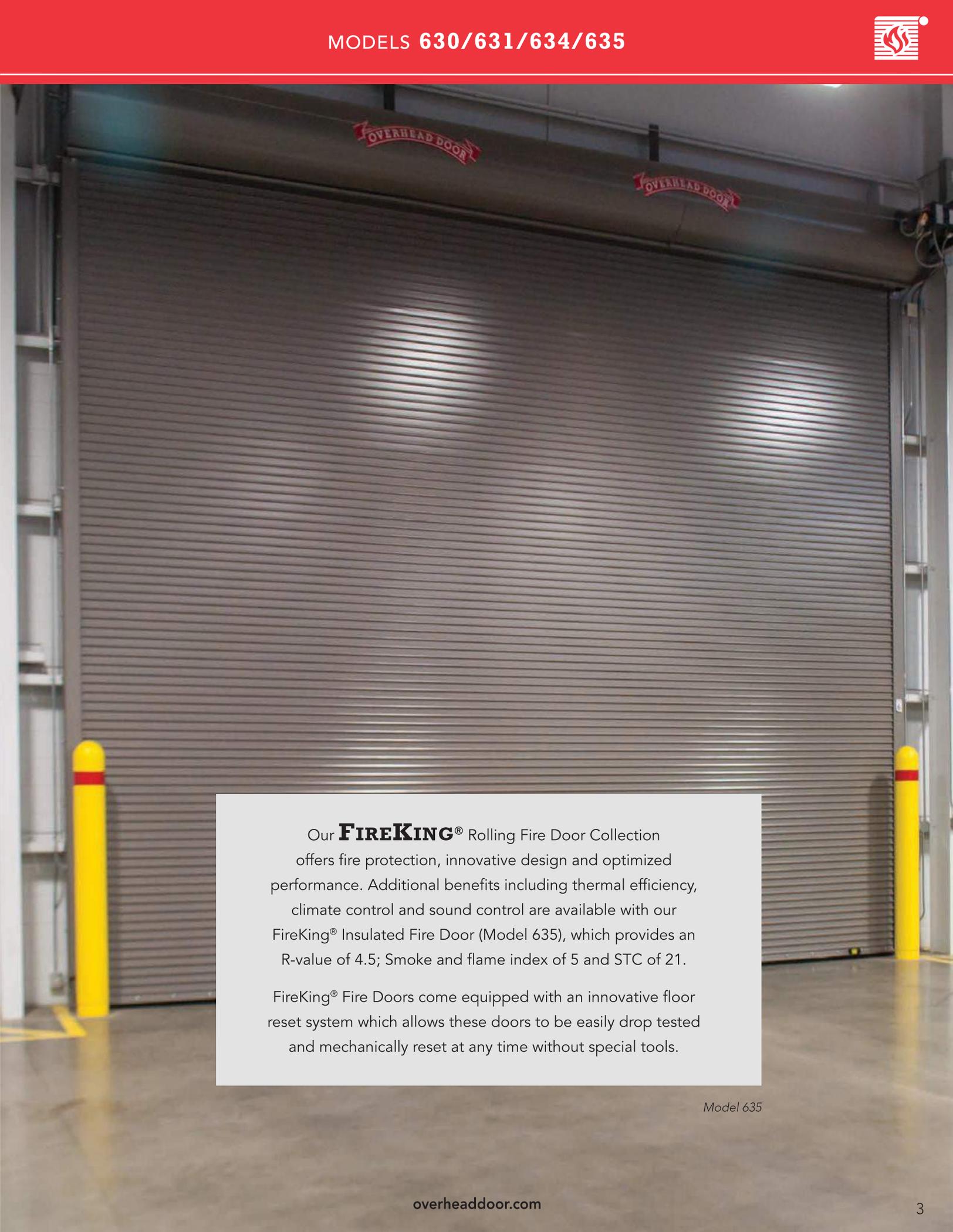
**Limited warranty**

2-Year Limited;  
3-Year/20,000 Cycles Limited on Overhead Door™ door and operator system (when purchased together)

**Options**

- Between jamb mount (630, 631, 635)
- Fire Sentinel® time-delay release device
- FireLite® vision lite (Flat and insulated slats only with a max of 4 per door)
- Smoke detectors and heat detectors
- UL-listed brush-type smoke seals "S" label (flat or insulated slats only)
- Flame baffle system - an FM requirement
- UL, ULC and FM labels available
- Horns and horns with strobes
- Tension release: push-up or crank, electric motor: RHX® or RSX®
- Non-tension hoist or electric motor: RSX® FDO or RHX® FK
- Stainless or galvanized steel: curtain, hood, guides, bottom bar
- Slide bolts, cylinder locks, interlocks
- Wind load options to include: Florida Building Code (FBC), Miami-Dade, Texas Department of Insurance (TDI)
- PowderGuard® Premium powder coat in approximately 200 RAL standard colors or color-matched to specification
- PowderGuard® Zinc and PowderGuard® Textured finishes

**Cover image:** Model 630 with C187 slats, Gray powder coat finish  
**Image above:** Model 630 with C187 slats



Our **FIREKING**<sup>®</sup> Rolling Fire Door Collection offers fire protection, innovative design and optimized performance. Additional benefits including thermal efficiency, climate control and sound control are available with our FireKing<sup>®</sup> Insulated Fire Door (Model 635), which provides an R-value of 4.5; Smoke and flame index of 5 and STC of 21.

FireKing<sup>®</sup> Fire Doors come equipped with an innovative floor reset system which allows these doors to be easily drop tested and mechanically reset at any time without special tools.

*Model 635*

**Fire door selection chart**

Series	630	631	634	635
<b>Label</b>				
UL/ULC/FM 1½ or 3 hr	Up to 13'6" (4,115 mm) width/height, max. 152 sf (14,121 sm)	Up to 13'6" (4,115 mm) width/height, max. 152 sf (14,121 sm)		Up to 13'6" (4,115 mm) width/height, max. 152 sf (14,121 sm)
UL 4 hr	Up to 13'6" (4,115 mm) width/height, max. 152 sf (14,121 sm)	Up to 13'6" (4,115 mm) width/height, max. 152 sf (14,121 sm)	Up to 13'6" (4,115 mm) width/height, max. 152 sf (14,121 sm) FM 4 hour is an option	Up to 13'6" (4,115 mm) width/height, max. 152 sf (14,121 sm)
UL oversized door	Over 152 sf (14,121 sm)	Over 152 sf (14,121 sm)	Over 152 sf (14,121 sm)	Over 152 sf (14,121 sm)
FM (optional) oversized door	Over 152 sf (14,121 sm), but less than 18' (5,486 mm) height or width. Over 18' must be certified by FM*		Over 152 sf (14,121 sm), but less than 18' (5,486 mm) height or width. Over 18' must be certified by FM*	Over 152 sf (14,121 sm), but less than 18' (5,486 mm high)*
<b>Applications</b>				
Masonry/steel	●	●	●	●
Non-masonry	●	●		●
<b>Standard</b>				
Maximum width	41'2" (12,548 mm)	14' (4,267 mm)	41'2" (12,548 mm)	24' (7,351 mm)
Maximum height	25'4" (7,722 mm)	12' (3,658 mm)	25'4" (7,722 mm)	24' (7,351 mm)
Curtain material	Painted galvanized steel/stainless steel	Painted galvanized steel	Painted galvanized steel/stainless steel	Painted galvanized steel/stainless steel
R-value**				4.5
Sound transmission class				21 STC†
Finish color	Gray/Tan/White/Brown	Gray/Tan/White/Brown	Gray/Tan/White/Brown	Gray/Tan/White/Brown
<b>Available Options</b>				
Fire Sentinel® time-delay release device	●	●	●	●
Smoke detectors	●	●	●	●
FireLite® vision lites	●	●	●	●
UL listed brush-type smoke seals	●	●	●	●
Windload (FBC, TDI, MiamiDade)	●		●	●
<b>Operation options</b>				
Push-up	Up to 80 sf (7.43 sm)	Up to 80 sf (7.43 sm)	Up to 80 sf (7.43 sm)	
Chain hoist	●	●	●	●
Crank	●	●	●	●
Electric motor	●	●	●	●
<b>Locking option</b>				
Slide locks or cylinder locking bottom bar w/mortise cylinder	●	●	●	●
<b>Finish options</b>				
Approximately 200 powder coat premium colors	●	●	●	●

\* FM reviews designs for openings over 18' (5,486 mm) wide  
Information is subject to change. Please call your local Overhead Door™ Distributor for special applications or if your application is not listed. All 635 Series doors are chain hoist minimum.

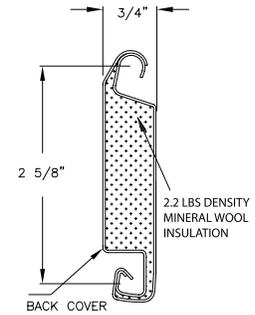
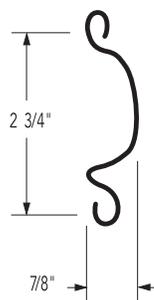
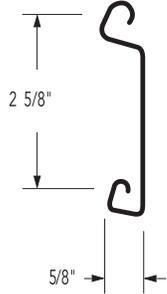
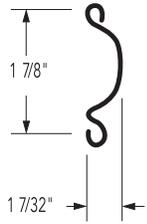
\*\* R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

† Sound transmission classification.



**Slat data**

**C-187 slat      F-265 slat      C-275 slat      F-265i slat**



**630 Face-of-wall mounted (between jambs optional)**

Slat	Opening width	Standard	Optional
C-187	Thru 14'0" (4,267 mm)	22 ga. steel	20 ga. steel or 22 ga. ss
	Thru 20'0" (6,096 mm)	20 ga. steel	18 ga. steel or 20 ga. ss
	Thru 14'0" (4,267 mm)		22, 20, 18, 16 ga. steel or 22, 20 ga. ss
C-275	Thru 20'0" (6,096 mm)		20, 18, 16 ga. steel or 20 ga. ss
	Thru 41'2" (12,548 mm)		18, 16 ga. steel
F-265	Thru 14'0" (4,267 mm)		22, 20 ga. steel or 22 ga. ss
	Thru 41'2" (12,548 mm)		18 ga. steel

**634 Face-of-wall mounted**

Slat	Opening width	Standard	Optional
C-187	Thru 20'0" (6,096 mm)	20 ga. steel	18 ga. steel or 20 ga. ss
	Thru 20'0" (6,096 mm)		20, 18 ga. steel or 20 ga. ss
C275	Thru 41'2" (12,548 mm)		18, 16 ga. steel
	Thru 20'0" (6,096 mm)		20, 18 ga. steel or 20 ga. ss
F265	Thru 41'2" (12,548 mm)		18 ga. steel

**631 Face-of-wall mounted (between jambs optional)**

Slat	Opening width	Standard	Optional
C-187	Thru 14'0" (4,267 mm)	24 ga. steel	
F265	Thru 14'0" (4,267 mm)		24 ga. steel

**635 Face-of-wall mounted (between jambs optional)**

Slat	Opening width	Standard	Optional
F265 with back cover	Thru 24'0" (7,315 mm)	24 ga. steel front 24 ga. steel back	22 ga. steel front 24 ga. steel back; 22 ga. ss front 24 ga. ss back;

Slats are galvanized and painted or stainless steel (ss).  
Note: Maximum wall opening height for 22 ga. is 12'0" (3658 mm).

**Maximum insulation**

The mineral wool insulation material used in FireKing® insulated fire doors is compressed within the steel slat, completely and uniformly filling the slat for maximum insulation. Overhead Door™ products provide consistent quality in design and performance.

**Color options**



PowderGuard® Premium powder coat paint finish is available in approximately 200 RAL colors, or may be color matched to architect's specifications to best complement the look of the facility. PowderGuard® Zinc and PowderGuard® Textured finishes are also available.



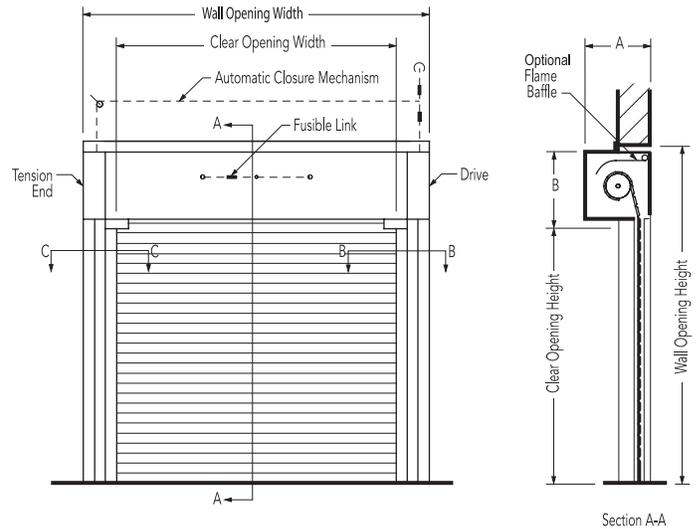
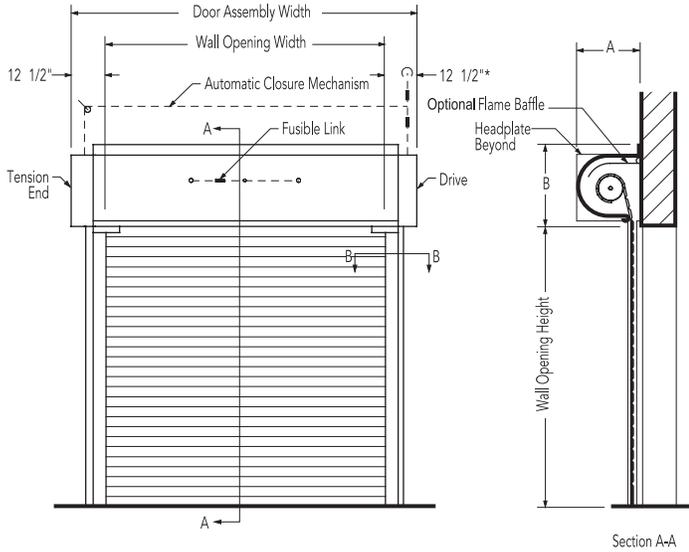
**BLACK TO MATCH PROPOSED WINDOW FRAMES**

**Door clearance elevations**

Operation: crank, chain hoist, electric

Chain hoist has only one sash chain located on drive side.

**Face-of-wall mounted** | **Between jambs mounted**



\* Add 7" for crank operation.

\* Options may effect clearance dimensions. For more detailed information, consult your local Overhead Door™ Distributor.

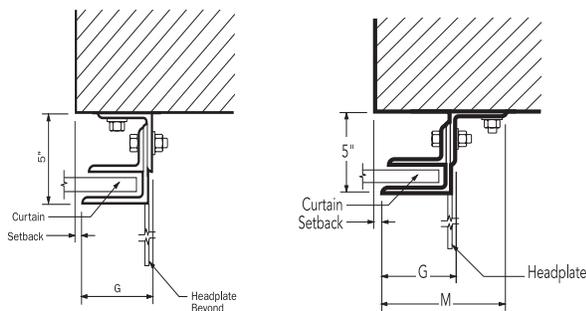
**Angle guide**

**Face-of-wall mounted** | **Between jambs mounted**

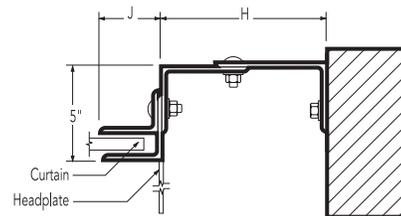
**E guide**

**Z guide**

Section B-B

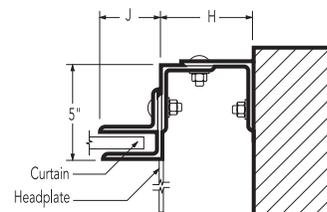


Drive Side - Electric, Chain or Crank  
Section B-B



Whenever expansion mounting bolts are used maintain a minimum of 6 bolt diameters from edge of wall.

Tension side & push-up drive side  
Section C-C



Whenever expansion mounting bolts are used maintain a minimum of 6 bolt diameters from edge of wall.



## Electric operators

Our broad line of electric operators suits new construction and retrofit applications, as well as unusual or special requirements. In order to improve safety and enhance door and motor life, industry quality assurance guidelines recommend the choice of a single manufacturer for both door and operator applications. Overhead Door® commercial operators are UL 325 2010 compliant.

### Model RHX® FK

Model RHX® FK is a heavy duty motor featuring industrial gearbox in oil bath design. It offers unique features like LimitLock™, dual frequency radio system and 16 digit menu setup. Combined with FireKing® fire doors this system offers a unique floor resettable feature as well as providing for easy drop test and reset of fire door within seconds.



### Model RSX® FDO

Model RSX® FDO is a standard duty motor specifically for fire door operation. While similar to RSX, this model has additional features including: floor level auto reset and timed delay of door drop upon alarm activation, automatic door open upon alarm reset, battery back-up and mechanical braking system.



### Model RHX®

Model RHX® is a heavy duty commercial operator designed to operate doors up to 24' (7,315 mm) in height and 3696 pounds (1676 kg). Available as either a trolley, sidemount or centermount.



### Model RSX®

Model RSX® is a standard duty commercial operator designed to operate doors up to 24' (7,315 mm) in height and 1620 pounds (735 kg). It offers unique features like LimitLock®, SuperBelt™ and 16 digit menu setup.



### Electric operator selection guide

	Horsepower	Max. area of door*	Super Belt™	Worm gear	Adjustable clutch	Totally enclosed	Continuous duty	Explosion proof	Mounting type
RHX® FK	1/2 HP, 3/4 HP, 1 HP, 3 HP	400 sq ft (37.161 sm)		•	•	•	•	•	F
RSX® FDO	1/2 HP, 3/4 HP, 1 HP	400 sq ft (37.161 sm)	•	•	•	•	•		F, T
RHX®	1/2 HP, 3/4 HP, 1 HP	480 sq ft (44.593 sm)		•	•	•	•	•	F, T, W
RSX®	1/2 HP, 3/4 HP, 1 HP	168 sq ft (15.608 sm)	•		•	•	•		F, T, W

Mounting options:

F=Front of hood W= Wall mount T= Top of hood

\* Based on slat profile, gauge steel and overall weight of door. Contact Distributor for appropriate motor selection.

### Safety recommendations

We strongly recommend the use of interlock switches and an electric safety edge for all electrically operated rolling service doors. If a sensing edge or other reversing device is not installed, a constant-contact control switch must be used to close the door. We recommend a self-mounting, four-wire, fail-safe electric sensing device as defined by UL 325 2010. Contact your Overhead Door™ Distributor for more information.

With the optional selection of a commercial operator for the Fire Door system the floor resettable chain hoist is not available.

The automatic closing of the door must be tested at the time the door is installed, and the door shall be inspected and tested not less than annually as required by NFPA 80. This requirement applies to all fire doors – even those that are not used and remain in the closed position. The doors must be checked regularly for conditions that may affect the operation of the door.





## Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

[www.overhaddoor.com](http://www.overhaddoor.com)

**The original, innovative choice for unequalled quality and service.**

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first sectional garage door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.



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