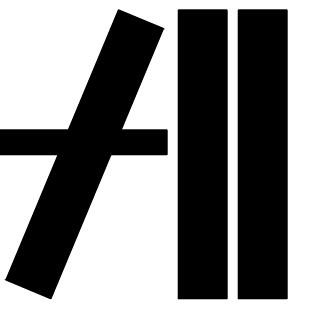


PROPOSED BUILDING RENOVATION FOR:

#1435 - #1437 W. ELIZABETH

PROJECT LOCATION:
1435 - 1437 W. ELIZABETH
DETROIT, MI 48216



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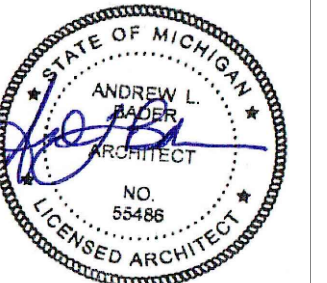
CONSULTANTS

PROJECT TITLE

PROPOSED BUILDING RENOVATION FOR:

#1435 - #1437 W. ELIZABETH

1435 - 1437 W. ELIZABETH
DETROIT, MI 48216



SHEET TITLE

TITLE SHEET & GENERAL NOTES

ISSUE

PERMITS & BIDS
01-13-20

PERMITS
05-26-20

PROJECT NO.
1175-20

SHEET
A-1

GENERAL NOTES AND CONDITIONS

- DO NOT SCALE THESE DRAWINGS. USE INDICATED DIMENSIONS ONLY. THESE DIMENSIONS ARE BASED ON THE BEST OBTAINABLE FIELD MEASUREMENTS UNDER PRE-CONSTRUCTION CONDITIONS AND THE NOMINAL SIZES OF BUILDING MATERIALS USED. THE CONTRACTOR SHALL VERIFY ALL INDICATED DIMENSIONS AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. CERTAIN METHODS OF CONSTRUCTION ON EXISTING CONDITIONS MAY NOT BE CLEARLY VISIBLE FROM A PRE-CONSTRUCTION VISUAL SURVEY. NOR CLEARLY INTERPRETABLE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT UPON DISCOVERING CONDITIONS THAT VARY FROM THE PROPOSED PLANS SO THAT PROPER ADJUSTMENTS CAN BE MADE WITHIN A TIMELY MANNER. THE ARCHITECT DISCLAIMS LIABILITY FOR GRAPHIC ACCURACY OF THE PRINTED CONTRACT DOCUMENTS DUE TO THE REPRODUCTION PROCESS. USE FIELD VERIFIED/FIGURED DIMENSIONS AND FIELD DIMENSIONS ONLY. VERIFY ALL DIMENSIONS IN-FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY ON THE JOB SITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER AND/OR JOB SUPERINTENDENT.
- ALL APPLICABLE LOCAL, CITY, STATE AND NATIONAL CODES ARE TO BE STRICTLY ADHERED. ANY APPARENT DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. GOVERNING BUILDING CODE MICHIGAN RESIDENTIAL CODE 2009.
- ALL COST BIDS ARE TO INCLUDE ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES.
- GC/ SUBCONTRACTORS ARE TO PROVIDE THE OWNER WITH A WORK AND COMPLETION SCHEDULE.
- THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- GC/ SUBCONTRACTORS ARE TO PROVIDE ALL EQUIPMENT, LABOR AND MATERIALS REQUIRED FOR PROPER PROJECT COMPLETION.
- ANY SUBCONTRACTOR AWARDED WITH THE PROJECT MUST BE LICENSED WITHIN THE JURISDICTION OF WHICH THE CONSTRUCTION SITE RESIDES.
- GENERAL AND SUBCONTRACTORS ARE TO PROVIDE THE OWNER WITH AN EIGHTEEN MONTH WARRANTY ON LABOR AND MATERIALS (EXCLUDING WARRANTIES SET BY PRE-MANUFACTURED ITEMS THAT CARRY WARRANTIES OF THEIR OWN).
- GENERAL AND SUBCONTRACTORS AWARDED WITH THE PROJECT ARE TO PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE FOR WORKMEN'S COMPENSATION (\$500,000 MINIMUM), COMPREHENSIVE GENERAL LIABILITY (\$2,000,000 MINIMUM), AND AUTO LIABILITY (\$1,000,000 MINIMUM).
- ALL WORK IS TO BE PERFORMED IN A WORKMANSHIP-LIKE MANNER.
- THE GENERAL CONTRACTOR IS TO COORDINATE SUBCONTRACTORS WORK REQUIREMENTS TO ASSURE THAT WORK CAN PROCEED CONTINUOUSLY AND EXPEDITIOUSLY.
- NO TRADE SHALL PROCEED WITH INSTALLATION OF ANY MATERIALS AND/OR EQUIPMENT WITHOUT FIRST COORDINATING WITH ALL OTHER TRADES. REGARDING SUCH ISSUES AS NECESSARY CLEARANCE, METHODS OF INSTALLATION, ETC. IF SUBCONTRACTOR WORK DEPENDS UPON THE PROPER AND ACCURATE PERFORMANCE OF OTHERS' WORK NOT COVERED UNDER THE SUBCONTRACTOR'S AGREEMENT, THE SUBCONTRACTOR SHALL CAREFULLY EXAMINE SUCH OTHER WORK, DETERMINE WHETHER IT IS IN FIT, READY AND SUITABLE CONDITION FOR THE PROPER AND ACCURATE PERFORMANCE OF THE WORK THEY ARE TO PERFORM. IF DEFECTS IN SUCH OTHER WORK ARE FOUND, SUBCONTRACTOR SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR BEFORE PROCEEDING AND ALLOW THE GENERAL CONTRACTOR TO CORRECT SUCH OTHER WORK IF SUCH IMPROPER CONDITIONS OR DEFECTS ARE NOT REPORTED TO THE GENERAL CONTRACTOR. ALL COSTS ASSOCIATED WITH REPAIRS/ ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR WHOSE WORK PER AGREEMENT, SPECIFICATIONS, AND CONTRACT DOCUMENTS WAS PERFORMED.
- GENERAL AND SUBCONTRACTORS ARE TO VERIFY DIMENSIONS OF ALL EQUIPMENT WITH THE CORRESPONDING MANUFACTURER AND VERIFY THE INFORMATION WITH THE CONTRACT DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.
- THE GENERAL CONTRACTOR/ SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ERECTION, MAINTENANCE AND REMOVAL OF BARRICADES AS REQUIRED TO PROTECT THE PUBLIC AND THE WORKERS DURING THE PERIOD OF CONSTRUCTION.
- GENERAL AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF INSTALLATION AND DETERMINATION OF EXACT LOCATION(S) OF REQUIRED BLOCKING FOR PROPER ANCHORAGE OF WORK PERFORMED BY THEIR RESPECTIVE TRADE. THE CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL THE BLOCKING AS REQUIRED FOR COMPLETE AND SOUND INSTALLATION.
- GENERAL AND SUBCONTRACTORS ARE TO PICK-UP CONSTRUCTION DEBRIS ON A DAILY BASIS AND KEEP THE APPEARANCE OF THE WORK SITE NEAT AND ORDERLY THROUGHOUT THE PERIOD OF CONSTRUCTION. ALL CONSTRUCTION DEBRIS GENERATED BY A SUBCONTRACTOR IS TO BE REMOVED BY SAID CONTRACTOR AND PLACED IN THE ON-SITE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR.
- ALL BUILDING MATERIALS AND INCOMPLETE PORTIONS OF CONSTRUCTION ARE TO BE PROTECTED FROM ADVERSE WEATHER CONDITIONS. ANY DAMAGED MATERIALS WILL BE REPLACED AT THE CORRESPONDING SUBCONTRACTOR'S EXPENSE.
- THE GENERAL CONTRACTOR SHALL COORDINATE TEMPORARY BRACING, SHORING AND SUPPORTS AS REQUIRED DURING CONSTRUCTION. THE SUBCONTRACTORS ARE TO PROVIDE TEMPORARY BRACING, SHORING AND SUPPORTS AS REQUIRED DURING CONSTRUCTION.
- REGARDING FRAMING MEMBERS: SEE STRUCTURAL NOTES.
- ALL DRIP EDGES ARE TO BE ALUMINUM, UNLESS OTHERWISE NOTED. VERIFY COLOR WITH OWNER.
- APPLY SEALANT TO ALL JOINTS BETWEEN DISSIMILAR MATERIALS. ASSURE THE SEALANT VARIETY IS APPROVED FOR USE WITH BOTH MATERIALS. * GYPSUM BOARD ON 2x4 WOOD STUDS SPACED AT 16" ON CENTER.
- THE GENERAL CONTRACTOR IS TO SUPPLY A DUMPSTER, TO BE LOCATED PER THE OWNERS DIRECTION. PROVIDE PROTECTION AS NEEDED TO KEEP DUMPSTER FROM DAMAGING EXISTING CONDITIONS. G.C. TO PROVIDE SEDIMENTATION CONTROL AROUND CONSTRUCTION SITE AND MAINTAIN ON A WEEKLY BASIS.
- MATERIAL SUBSTITUTIONS WILL BE ALLOWED ONLY AFTER WRITTEN APPROVAL HAS BEEN GIVEN BY THE HOME OWNER.
- ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH A MINIMUM FOUR (4) FASTENERS PER SHINGLE STRIP, OR A MINIMUM OF TWO (2) FASTENERS PER INDIVIDUAL SHINGLE. MINIMUM HEADLAP SHALL BE 2 INCHES.
- PROVIDE (2) 2X4 (MIN.) POSTS UNDER ALL HEADER BEARING POINTS, UNLESS OTHERWISE NOTED. ALL HEADERS SHALL BE GLUED & NAILLED. PROVIDE KNEEWALLS AS REQUIRED TO COMPLETE ROUGH FRAMING OF ADDITION.
- PROVIDE 1/2" SILL PLATE ANCHOR BOLTS PLACED 12" FROM CORNERS @ 6'-0" O.C. STRAPS TO BE 12" FROM CORNERS @ 3'-0" O.C.
- PLYWOOD CLIPS TO BE INSTALLED ON ROOF DECKING / SHEATHING.
- INTERIOR FINISHES SHALL BE PER OWNERS SPECIFICATIONS. BUILDER TO COORDINATE ALL INTERIOR FINISH SELECTIONS (INCLUDING PLUMBING FIXTURES) WITH ALL APPLICABLE TRADES.
- PROVIDE 14" X 16" HIGH ACCESS PANELS BEHIND TUBS FOR ACCESS TO SHUT-OFF VALVES AND A 24" X 30" (MIN.) SCUTTLE FOR ACCESS TO ATTIC SPACE, CASING BOTH WITH WOOD MOLDINGS. PROVIDE 18" X 24" (MIN.) CRAWLSPACE ACCESS.
- CONTRACTOR SHALL INSTALL 'HARD-WIRED' SMOKE DETECTORS (WITH BATTERY BACKUP) AS INDICATED ON THE PLANS. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED, SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS WITHIN THE RESIDENCE.
- CONTRACTOR SHALL INSTALL 'HARD-WIRED' CARBON MONOXIDE DETECTORS (WITH BATTERY BACKUP) AS INDICATED ON THE PLANS OR AT THE DIRECTION OF THE BUILDING INSPECTOR.
- ALL AREAS SUBJECT TO REPEATED DAMP CONDITIONS & MOISTURE ACCUMULATION (BATHTUB & SHOWER LOCATIONS) SHALL HAVE BACKER BOARD PER SECTION R702.4.2 AS LISTED IN TABLE R702.4.2.
- DOUBLE-UP FLOOR JOISTS AT ALL TUB LOCATIONS. TYPICAL UNLESS OTHERWISE NOTED.
- PROVIDE NEW FURNACE & REMOTE CONDENSING UNIT FOR NEW BUILDING ADDITION.
- THE ARCHITECT, AS A REPRESENTATIVE OF THE OWNER, WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF THE CONTRACTOR'S OPERATIONS (1) TO BECOME GENERALLY FAMILIAR WITH AND TO KEEP THE OWNER INFORMED ABOUT THE PROGRESS AND QUALITY OF THE PORTION OF THE WORK COMPLETED, (2) TO ENDEAVOR TO INFORM THE OWNER OF DEFECTS AND DEFICIENCIES IN THE WORK, AND (3) TO ENDEAVOR TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN FULLY COMPLETED WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. HOWEVER, THE ARCHITECT WILL NOT BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTIONS TO CHECK THE QUALITY OR QUANTITY OF THE WORK. THE ARCHITECT WILL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEAN, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS. (NOTE AMENDED FROM ARTICLE 4.2.2, AIA DOCUMENT A201-1997)

RENOVATION GENERAL NOTES

- GENERAL AND OR SUBCONTRACTOR SHALL PROVIDE TEMPORARY BRACING, SHORING, AND SUPPORTS AS REQUIRED FOR EXISTING MATERIALS TO PREVENT DAMAGE DURING CONSTRUCTION.
- GENERAL AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE HIMSELF WITH DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY CONTRACT DOCUMENTS. THE RENOVATION WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS ANTICIPATES THE DEMOLITION OF EXISTING CONSTRUCTION IN PART AND THE REMOVAL AND RELOCATION OF CERTAIN CONSTRUCTION MATERIALS AND EQUIPMENT IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION AND REMODELING WORK BE DONE BY THE SPECIAL TRADE INVOLVED IN THE INITIAL INSTALLATION - THAT IS, MASONRY WORK BY MASONRY TRADE, CONCRETE WORK DONE BY CONCRETE TRADE, MECHANICAL AND ELECTRICAL DONE BY THE MECHANICAL AND ELECTRICAL TRADE RESPECTIVELY, AND SO ON. THEREFORE, EACH CONTRACTOR AND SUBCONTRACTOR SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCES IN HIS PROPOSAL FOR THE COST OF ALL DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULT INTENDED BY THE CONTRACT DOCUMENTS.
- ALL EXISTING AREAS TO REMAIN THAT ARE DAMAGED DURING DEMOLITION AND CONSTRUCTION SHALL BE PATCHED, REPAIRED, AND PAINTED AS REQUIRED TO MATCH SURROUNDS AT NO ADDITIONAL CHARGE TO THE OWNER.
- ALL ABANDONED AND TEMPORALLY DISCONNECTED MECHANICAL AND ELECTRICAL WORK TO BE MADE SAFER BY APPROPRIATE CAPPING AND GROUNDING AS REQUIRED IN ACCORDANCE WITH CODE.
- ALL NEW CONDITIONS, MATERIALS AND CONFIGURATIONS, ETC. ARE TO MATCH EXISTING (UNLESS OTHERWISE NOTED).
- THE OWNER IS RESPONSIBLE FOR INVESTIGATION, REMOVAL, & PROPER DISPOSAL OF ALL FOUND HAZARDOUS MATERIALS ON SITE. (PER ENVIRONMENTAL PROTECTION AGENCY, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY WASTE & HAZARDOUS MATERIAL DIVISION, & AIA DOCUMENT A201-1997)
- CUT AND CAP EXISTING IRRIGATION LINES TO ALLOW FOR NEW CONSTRUCTION. PULL UP HOSES & LEAVE EXPOSED WHERE REMOVED. DISCUSS HOSE SLEEVE ALONG WEST PAVERS W/ OWNER.

SHOP DRAWINGS

- REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE ARCHITECT/ ENGINEER DOES NOT RELIEVE THE CONTRACTOR THE RESPONSIBILITY TO CHECK THE SHOP DRAWINGS BEFORE SUBMITTAL TO THE ARCHITECT/ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS TO CONFORM WITH THE CONSTRUCTION DOCUMENTS.
- PROVIDE ONE REPRODUCIBLE DRAWING SET AND ONE PRINT SET OF SHOP DRAWINGS FOR REVIEW. PROVIDE A SET OF APPROVED SHOP DRAWINGS TO THE LOCAL BUILDING DEPARTMENT.
- NOTES ON SUBMITTED SHOP DRAWINGS FOR WORK "BY OTHERS" CANNOT BE RESPONSIBLY APPROVED BY THE ARCHITECT OR ENGINEER. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE RESPONSIBILITY FOR MATERIALS, CONNECTIONS, ADDITIONAL SHOP DRAWINGS, ETC. PRIOR TO SHOP DRAWING SUBMITTAL TO THE ARCHITECT/ ENGINEER.

ABBREVIATIONS

V.I.F. - VERIFY IN FIELD	L. - LONG	STD. - STANDARD	BP. - BASEPLATE
O.C. - ON CENTER	D. - DEEP	ABV. - ABOVE	C.T. - CERAMIC TILE
Ø - DIAMETER	MATL - MATERIAL	E.P. - ELECTRICAL PANEL	S.T. - STONE TILE
U.O.N. - UNLESS OTHERWISE NOTED	REQ'D - REQUIRED	M.T. - MARBLE THRESHOLD	HDWD - HARDWOOD
S&V - STAIN AND VARNISH	MFR. - MANUFACTURER	P.R. - POWDER ROOM	V.T. - VINYL TILE
PTD. - PAINTED	WD. - WOOD	T&B - TOP AND BOTTOM	W.C. - WATER CLOSET (TOILET)
V.T.O. - VENT TO OUTSIDE	PLWD. - PLYWOOD	T&G - TONGUE AND GROOVE	CONT. - CONTINUOUS
U.S. - UNDERSIDE	SIM. - SIMILAR	P.T. - PRESSURE TREATED	EQ. - EQUAL (FOR DIMENSIONS) OR EQUIVALENT (FOR MATERIAL SPECIFICATIONS)
A.F.F. - ABOVE FINISH FLOOR	CLG - CEILING	V.W.O. - VERIFY WITH OWNER	P. CONC. - POURED CONCRETE
TYP. - TYPICAL	EXT'G - EXISTING	T.B.D. - TO BE DETERMINED	P. B.O. - PROVIDED BY OWNER
H. - HIGH	MTD. - MOUNTED	M.L. - MICROLAM	
W. - WIDE	T.M.E. - TO MATCH EXISTING	¢ - CENTER LINE	PL. - PLATE

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- A-3 ELEVATIONS & REFLECTED CEILING PLAN

BUILDING CRITERIA

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH MICHIGAN CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL (M2015 MICHIGAN REHABILITATION CODE, LEVEL 3) ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH PROJECT SHALL COMPLY WITH THE SAME CODES.

USE GROUP: R-2, RESIDENTIAL

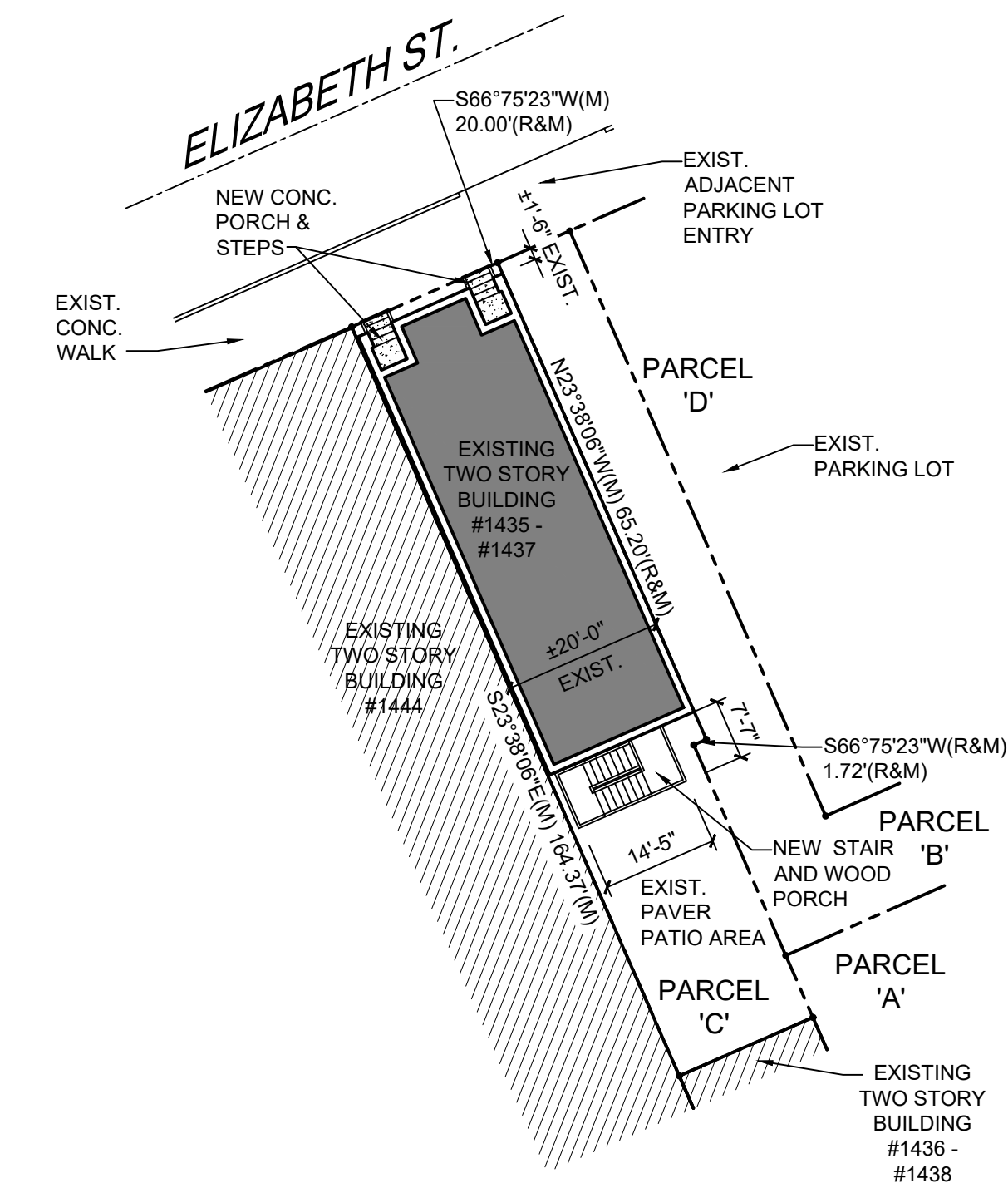
CONSTRUCTION TYPE: EXISTING V

SCOPE OF WORK:

WORK TO INCLUDE RENOVATING AN EXISTING RESIDENTIAL BUILDING. IMPROVEMENTS TO INCLUDE SEPARATING THE EXISTING (2) UNIT BUILDING INTO (4) UNITS. ALL UTILITIES AND INTERIOR FINISHES WILL BE UPDATED.

CODES CURRENTLY IN EFFECT:

- City of DETROIT 2015 MICHIGAN RESIDENTIAL CODE
 - 2015 MICHIGAN REHABILITATION CODE
 - 2015 MICHIGAN BUILDING CODE, MBC 2015
 - 2015 MICHIGAN MECHANICAL CODE, MMC 2015
 - 2015 MICHIGAN PLUMBING CODE, MPC 2015
 - 2017 MICHIGAN ELECTRICAL CODE W/STATE AMENDMENTS, NEC 2017 (NFPA 70)
 - 2015 INTERNATIONAL FUEL GAS CODE, IFGC 2015
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1986 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD AS REFERENCED FROM CHAPTER 110F OF THE 2015 MICHIGAN BUILDING CODE



ARCHITECTURAL SITE
SCALE: 1"=20'-0"

ARCHITECTURAL SITE PLAN PREPARED BY A2 DESIGNS LLC. DEVELOPED FROM SURVEY COMPLETED BY CORE LAND CONSULTING, DATED: 07/23/2019.



A2 DESIGNS LLC

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CONSULTANTS:

PROPOSED BUILDING RENOVATION FOR:

#1435 - #1437 W. ELIZABETH

1435 - 1437 W. ELIZABETH DETROIT, MI 48216



FLOOR PLANS

PERMITS & BIDS 01-13-20

PERMITS 05-26-20

PROJECT NO. 1175-20

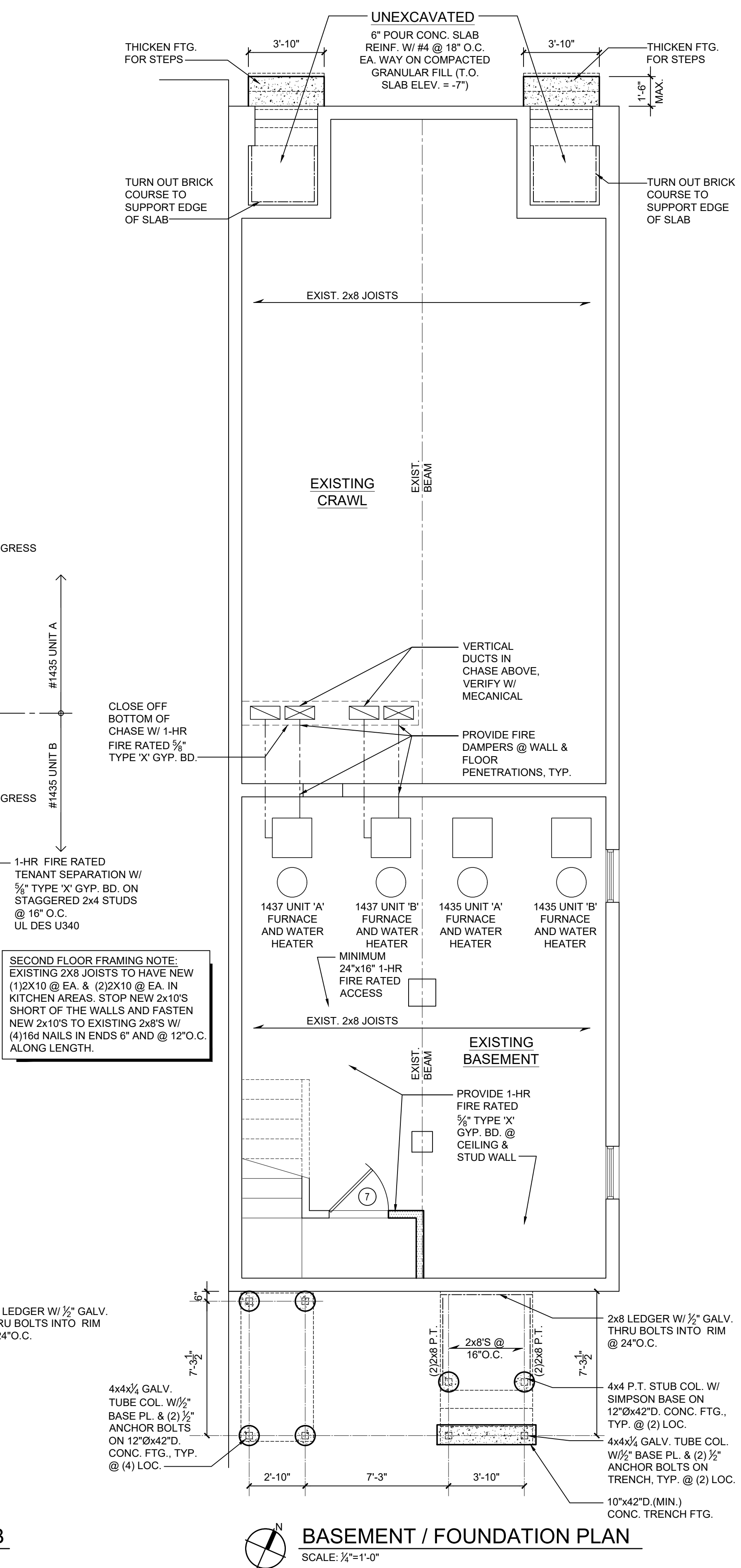
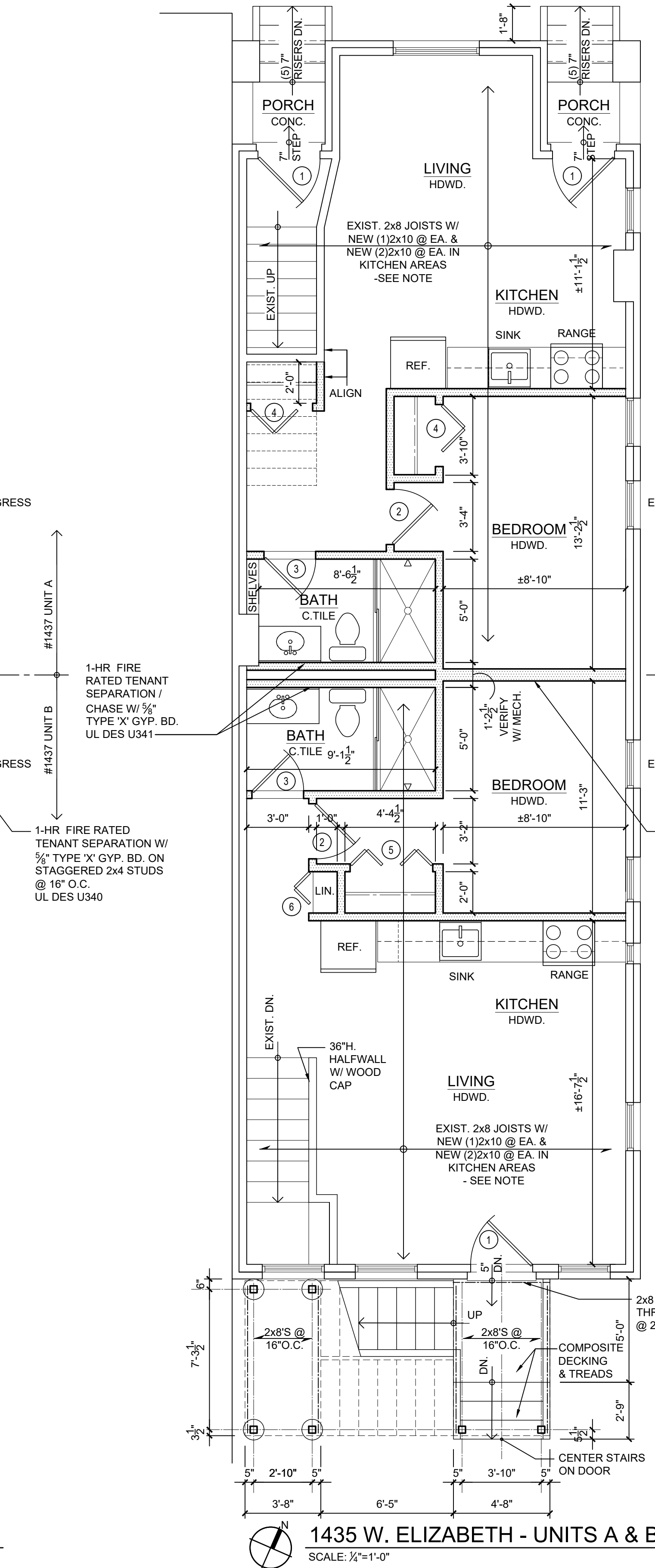
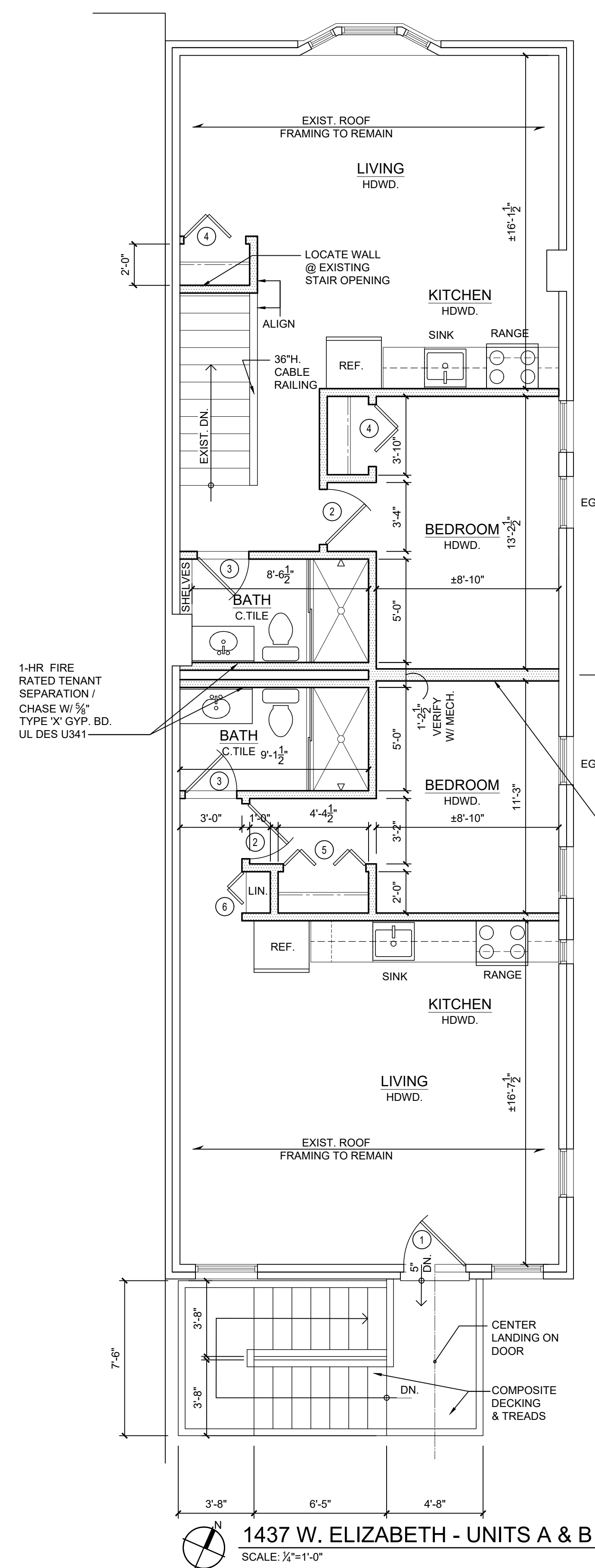
SHEET: A-2

DOOR SCHEDULE				
CODE	SIZE	QTY	DESCRIPTION	REMARKS
1	3'-0" x 6'-8"	4	FIBERGLASS ENTRY DOOR	V.W.O.
2	2'-8" x 6'-8"	4	WOOD DOOR	V.W.O.
3	2'-6" x 6'-8"	4	WOOD DOOR	V.W.O.
4	3'-0" x 6'-8"	4	BI-FOLD WOOD DOOR	V.W.O.
5	(2)2'-0" x 6'-8"	2	DOUBLE BI-FOLD WOOD DOOR	V.W.O.
6	2'-0" x 6'-8"	2	BI-FOLD WOOD DOOR	V.W.O.
7	3'-0" x 6'-8"	1	1-HR RATED STEEL DOOR	LANDLORD CONTROLLED

DOOR NOTES:
 1. FINISHED TO BE VERIFIED W/ OWNER.
 2. FINAL DOOR SELECTION BY OWNER.
 3. INSTALL DOOR STOPS AT ALL DOORS. OWNER TO SPEC. STYLE AND TYPE.
 4. ALL GLASS IN DOORS TO BE TEMPERED.

- DOOR & WINDOW SCHEDULE & NOTES**
- ALL INTERIOR DOORS TO BE (6) PANEL SOLID WOOD DOOR. FINISH AS DIRECTED BY OWNER. SEE SCHEDULE FOR SIZES AND INFORMATION.
 - ALL WINDOWS ARE TO BE REPLACED AT THE DIRECTION OF OWNER AND SIZES ARE TO BE VERIFIED IN THE FIELD. GLASS TO BE LOW-E INSULATED. WINDOWS TO HAVE THE "ENERGY STAR" LABEL.
 - ALL WINDOWS ABOVE BATH TUB TO BE TEMPERED.
 - ALL WINDOWS WITHIN 24" OF A DOOR TO BE TEMPERED.
 - ALL WINDOW HARDWARE AND SCREEN FINISHES TO BE VERIFIED WITH OWNER.
 - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES W/ WINDOW SUPPLIER.
 - DOORS & WINDOWS TO BE FLASHED PER SECTION R703.8 OF THE MICHIGAN RESIDENTIAL CODE 2015.
 - ALL GLASS IN DOORS TO BE TEMPERED.
 - BUILDER TO PROVIDE CITY DOCUMENTATION OF WINDOW AND DOOR COMPLIANCE WITH THE MICHIGAN ENERGY CODE.

- NOTES:**
- ALL INTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C.
 - INSULATE EXISTING EXTERIOR WALLS W/ R-13 KRAFT FACED BATT INSULATION.
 - PROVIDE MINERAL WOOL SOUND INSULATION BETWEEN UNITS @ FLOORS & WALLS.
 - INSULATE EXISTING ROOF / ATTIC SPACE W/ R-38(MIN.) INSULATION.
 - INSULATE EXISTING PERIMETER JOIST SPACE W/ R-21 INSULATION.
 - AC CONDENSING UNITS TO BE LOCATED ON ROOF. VERIFY W/ MECHANICAL.
 - Ceilings BETWEEN UNITS TO MAINTAIN 1-HR SEPARATION W/ 5/8" TYPE 'X' GYP. BD. UL DES L501
 - MECHANICAL CONTRACTOR TO PROVIDE FIRE DAMPERS @ ALL CHASE PENETRATIONS.



SECOND FLOOR FRAMING NOTE:
 EXISTING 2x8 JOISTS TO HAVE NEW (1)2x10 @ EA. & (2)2x10 @ EA. IN KITCHEN AREAS. STOP NEW 2x10'S SHORT OF THE WALLS AND FASTEN NEW 2x10'S TO EXISTING 2x8'S W/ (4)16d NAILS IN ENDS 6" AND @ 12" O.C. ALONG LENGTH.



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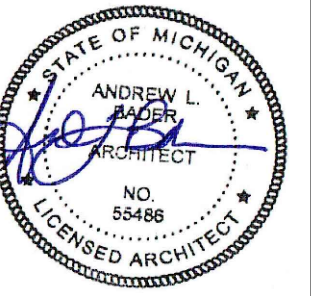
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CONSULTANTS:

PROJECT TITLE:
PROPOSED
BUILDING
RENOVATION FOR:

#1435 -
#1437 W.
ELIZABETH

1435 - 1437 W.
ELIZABETH
DETROIT, MI 48216



SHEET TITLE:
FLOOR
PLANS

ISSUE:
PERMITS & BIDS
01-13-20

PERMITS
05-26-20

PROJECT NO.:
1175-20

SHEET:
A-3

ELECTRICAL GENERAL NOTES

SURFACE MOUNT, SCOFF AND PENDANT LIGHT FIXTURES PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. ALL OTHERS SUPPLIED AND INSTALLED BY CONTRACTOR.

PROVIDE CARBON MONOXIDE DETECTORS AS REQUIRED PER CODE.

USE SLOPED CEILING HOUSINGS FOR RECESSED LIGHTS IN SLOPED CEILINGS.

LEAVE CLEARANCE FOR 45" WIDE DOOR AND WINDOW CASING AT SWITCHES AND OUTLETS. VERIFY LOCATION OF SWITCHED OUTLETS WITH OWNER.

SMOKE DETECTORS- INSTALL AS PER CURRENT MICHIGAN RESIDENTIAL BUILDING CODE. INSTALL IN THE IMMEDIATE VICINITY OF BEDROOMS, IN ALL BEDROOMS AND AT EACH STORY INCLUDING BASEMENT AND ATTIC. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED WITH AC PRIMARY SOURCE AND BATTERY BACKUP.

ALL RECESSED FIXTURES TO BE JUNO OR EQUAL UNLESS OTHERWISE NOTED.

PROVIDE OUTLETS OR POWER AS REQUIRED FOR ALL EQUIPMENT / APPLIANCES SHOWN

USE FOR 3-WAY LOCATIONS LUTRON AY-603P OR EQUAL. FOR SINGLE POLE LOCATIONS USE LUTRON AY-600P OR EQUAL.

ALL SWITCHING TO BE ON DIMMERS EXCEPT FANS. FLUORESCENT LIGHTS, CLOSET LIGHTS AND EXTERIOR SPOTS, UNLESS OTHERWISE SPECIFIED BY OWNER.

SWITCHES 32" AFF. CONTRACTOR TO VERIFY HORIZONTAL POSITION ON WALL W/ RESPECT TO OWNER'S FURNITURE LOCATION.

WALL DUPLEX OUTLETS ARE SHOWN ON PLAN TO DENOTE SPECIFIC OUTLET LOCATIONS DESIRED. ADDITIONAL OUTLETS SHALL BE PROVIDED, SPACED AS REQUIRED BY CODE.

ELECTRICAL LEGEND:

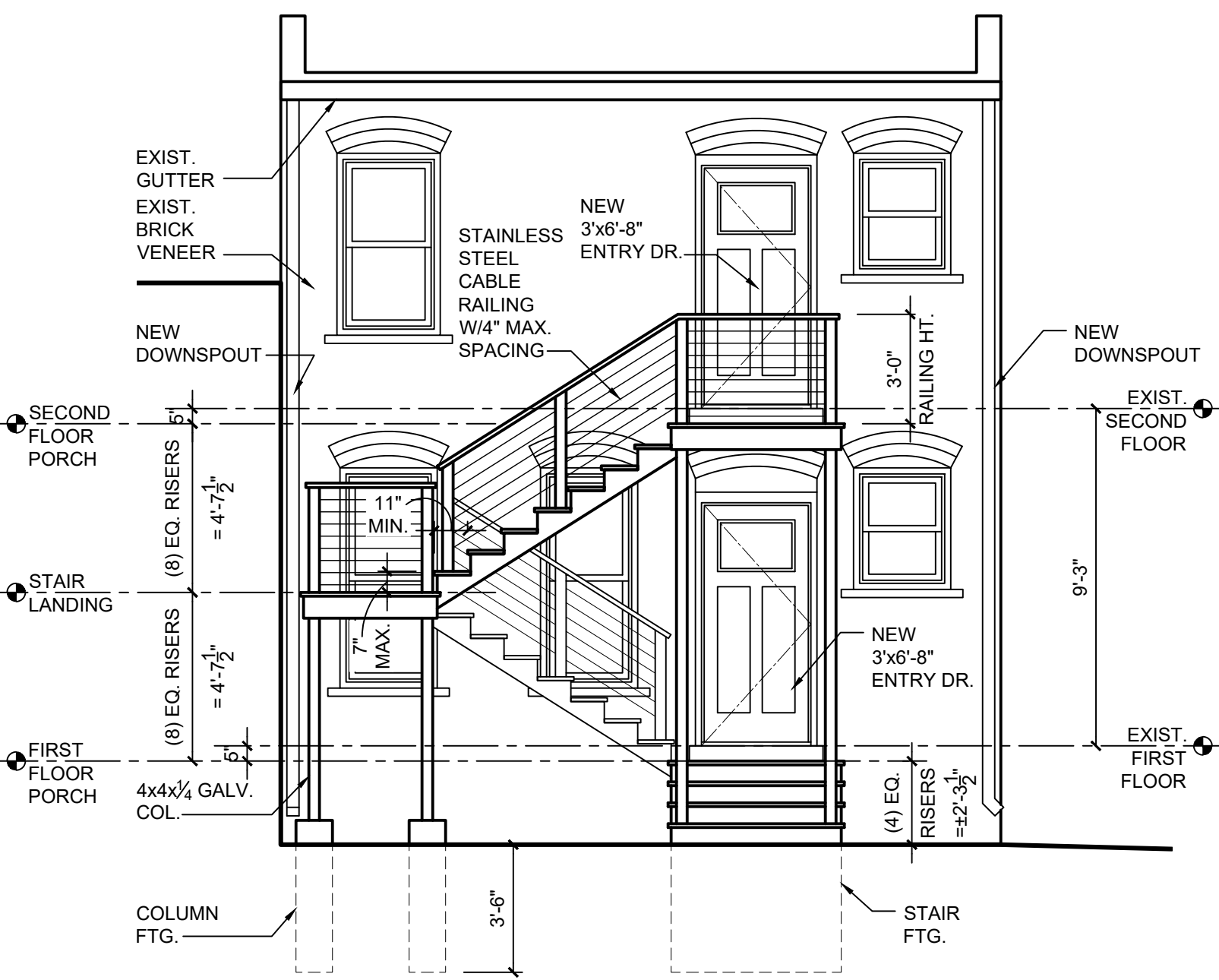
- RECESSED FIXTURE
- ⊕ WALL MOUNTED FIXTURE
- ⊕ SURFACE MOUNTED FIXTURE
- S.D. SMOKE DETECTOR
- ⊕ DUPLEX OUTLET
- C.M. CARBON MONOXIDE DETECTOR
- ⊕ EXHAUST FAN - VENT TO OUTSIDE USE INSULATED DUCT WORK IN ATTIC SPACES PANASONIC FV07VQ2 (70 CFM) OR EQ. FOR POWDER ROOMS W/OUT SHOWER OR TUB. PANASONIC FV11VQ2 (110 CFM) OR EQ. FOR BATHROOMS W. SHOWER OR TUB.
- ⊕ CEILING FAN (W/ LIGHT), PROVIDED BY OWNER & INSTALLED BY CONTRACTOR

NOTES:
1. ALL FIXTURES AND FIXTURE LOCATIONS TO BE VERIFIED BY OWNER.

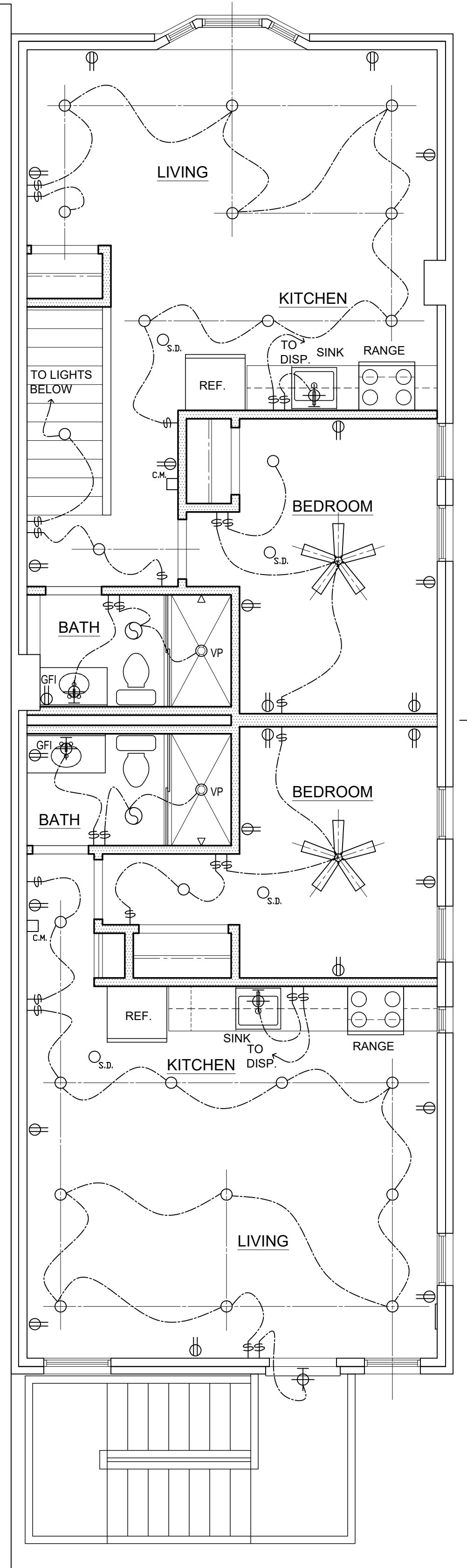
ELEVATION / EXTERIOR FINISH NOTES:

1. REPAIR BRICK AS NECESSARY.
2. SHINGLES TO BE "ARCHITECTURAL" STYLE.
3. VERIFY STAIR MATERIALS W/ OWNER

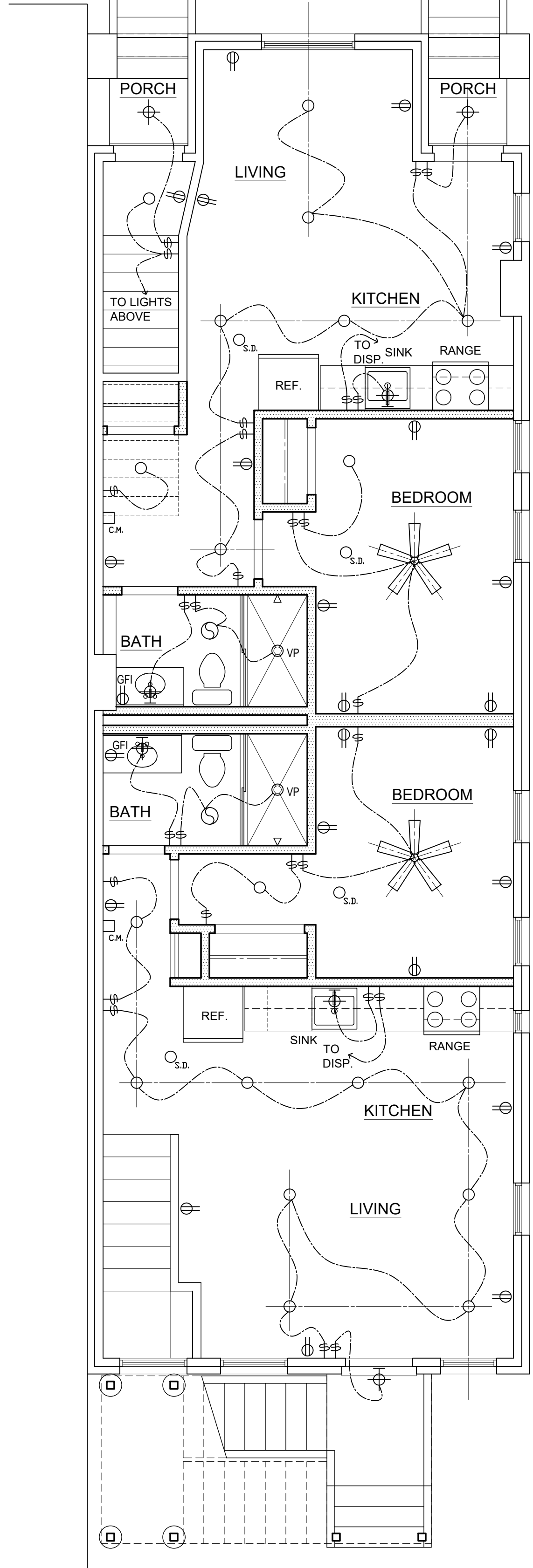
NOTE:
SEE SHEET A-2 FOR WINDOW & DOOR SCHEDULES



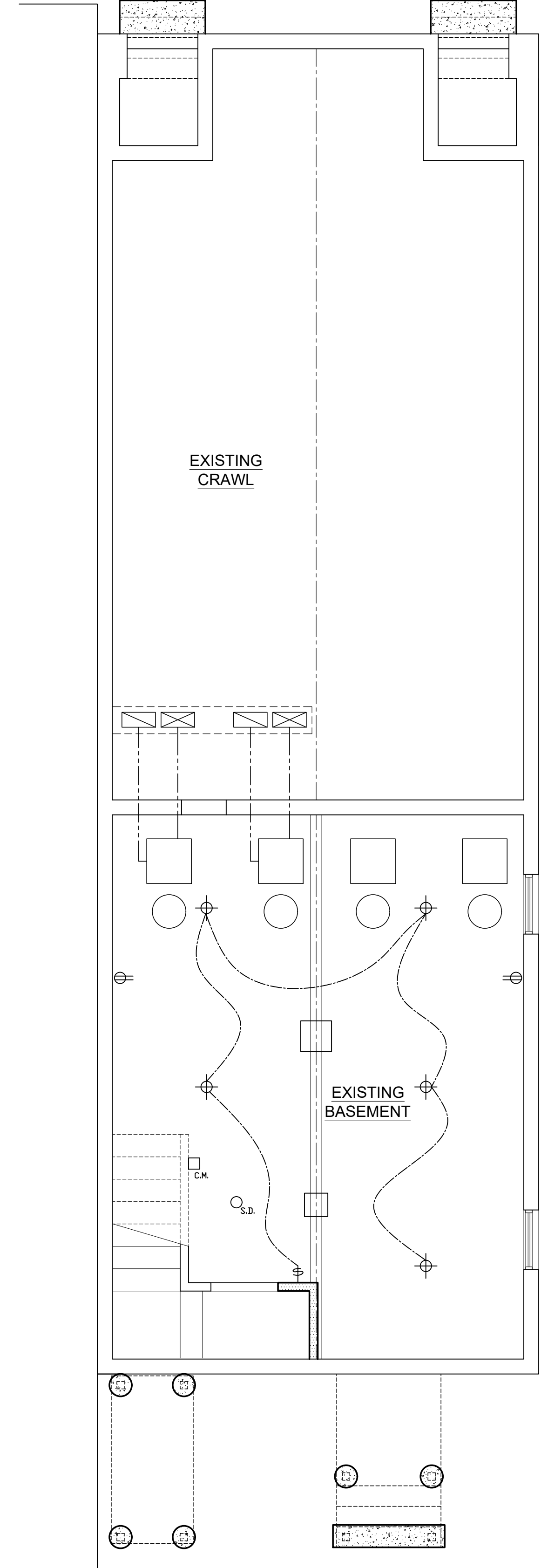
REAR / STAIR ELEVATION
SCALE: 1/2"=1'-0"



1437 W. ELIZABETH - UNITS A & B
REFLECTED CEILING PLAN
SCALE: 1/2"=1'-0"



1435 W. ELIZABETH - UNITS A & B
REFLECTED CEILING PLAN
SCALE: 1/2"=1'-0"



BASEMENT / FOUNDATION PLAN
REFLECTED CEILING PLAN
SCALE: 1/2"=1'-0"