



CODE SUMMARY	
PROJECT DESCRIPTION:	4-STORY NEW CONSTRUCTION APARTMENT BUILDING.
ZONING:	B-2
OCCUPANCY CLASSIFICATION:	R-2, NON-SEPARATED
CONSTRUCTION TYPE:	TYPE III-B, SPRINKLERED
OCCUPANT LOAD:	# PERSONS
APPLICABLE CODES:	BUILDING: BUILDING CODE (MBC) 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
	ACCESSIBILITY: 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

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Architect

Consultant

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CORKTOWN
PROPCO II, LLC**
 350 W. HUBBARD
STREET, SUITE 440,
CHICAGO ILLINOIS

Owner

THE FORMOSA
 1750 Trumbull
Detroit, MICHIGAN

Project

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Revision Date

Date PERMIT DATE

Project Number 2022005

Sheet Title

COVER

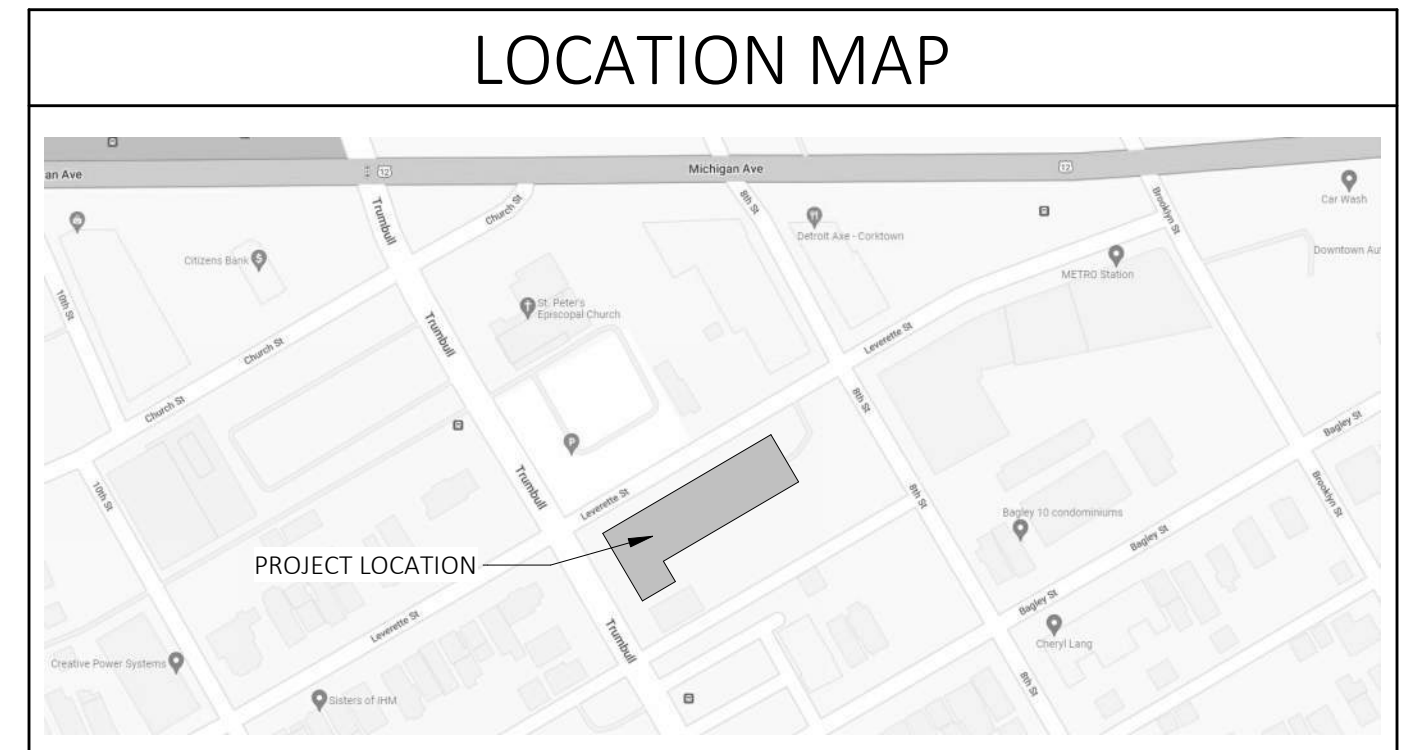
THE FORMOSA

100% SD
05-27-22

PROJECT LOCATION:	1750 TRUMBULL DETROIT, MI 48216	LANDSCAPE ARCHITECT:	GIFFLES WEBSTER STACEY TOBAR LICENSE # 1325 28 W. ADAMS, SUITE 1200 DETROIT, MI 48226
OWNER:	OXFORD PERENNIAL CORKTOWN PROPCO II, LLC 350 W. HUBBARD STREET, SUITE 440 CHICAGO, IL 60654	STRUCTURAL ENGINEER:	RESURGET ENGINEERING PLC MARC STEINHOBEL LICENSE # 51104 4219 WOODWARD AVE., SUITE 306 DETROIT, MI 48201
ARCHITECT OF RECORD:	KRAEMER DESIGN GROUP, LLC ROBERT J. KRAEMER, RA, NCARB, IIDA STATE OF MICHIGAN CERTIFICATE NO. 1301040246 1420 BROADWAY DETROIT, MI 48226 www.thekraemeredge.com (313) 965-3399	MECHANICAL AND ELECTRICAL ENGINEER:	PETER BASSO ASSOCIATES DAVID CONRAD LICENSE # 620105589 5145 LIVERNOIS, SUITE 100 TROY, MI 48201
CIVIL ENGINEER:	GIFFLES WEBSTER MICHAEL MARKS LICENSE # 51582 28 W. ADAMS STREET, SUITE 1200 DETROIT, MI 48226	CONSTRUCTION MANAGER/ GENERAL CONTRACTOR:	SACHSE CONSTRUCTION TODD SACHSE 3663 WOODWARD AVE., SUITE 5/500 DETROIT, MI 48201

BID ALTERNATES	
TO BE DETERMINED	

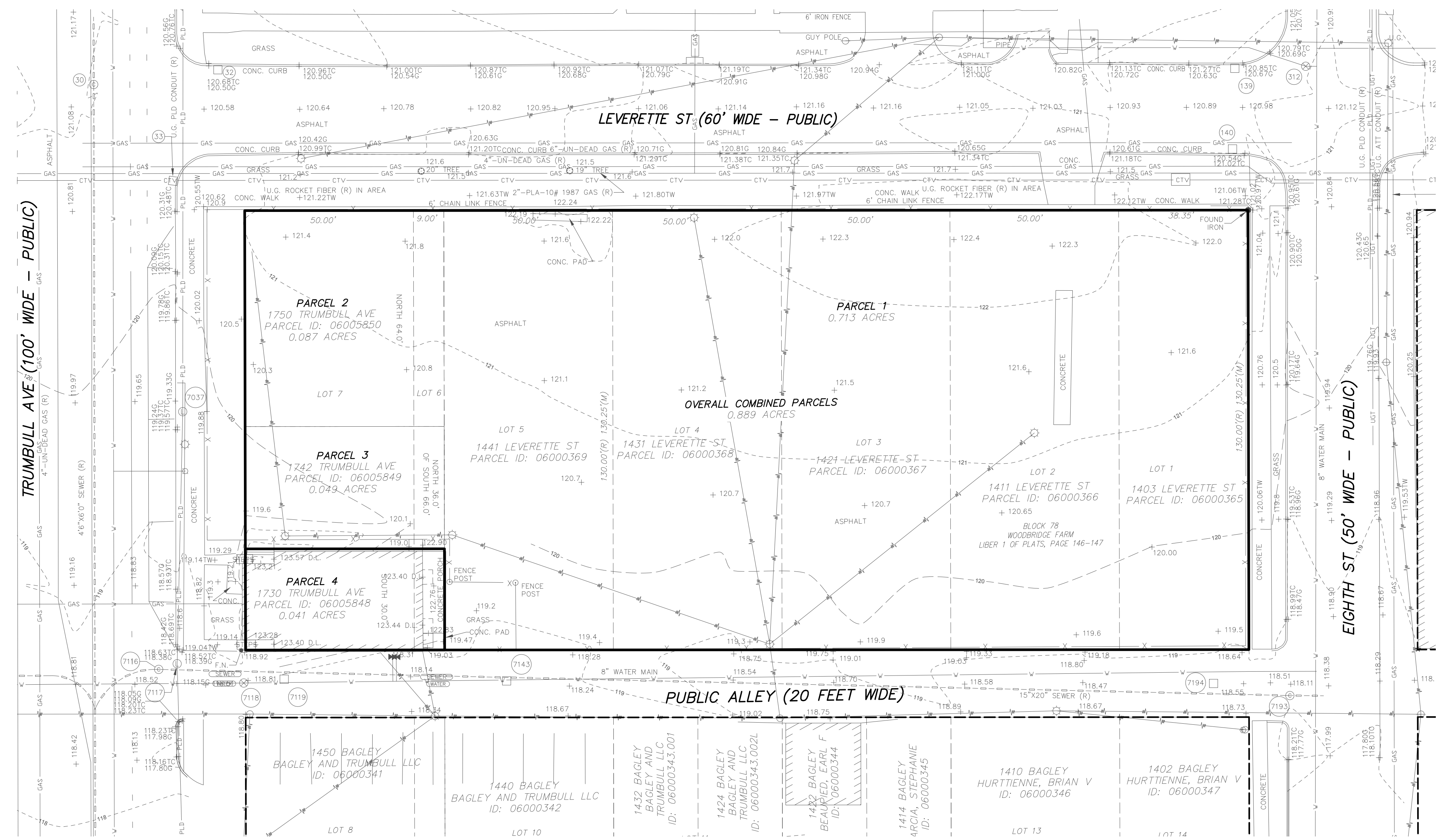
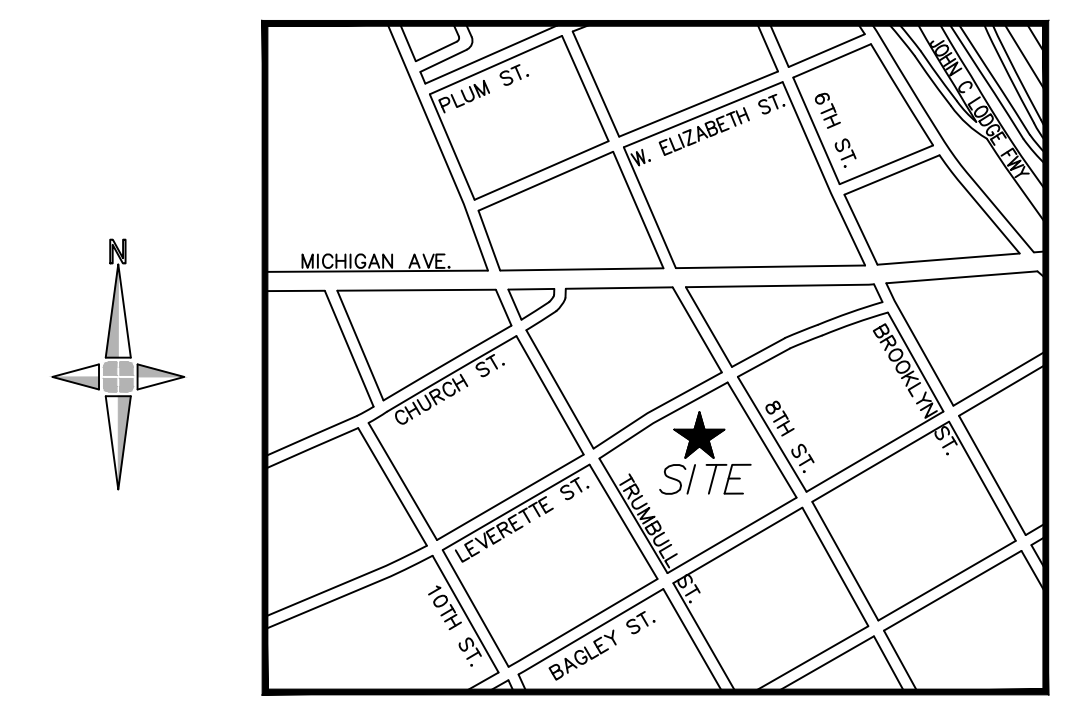
DEFERRED SUBMITTALS	
NOTE: THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR 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	- INTERCOM SYSTEMS
- EMERGENCY CALL SYSTEMS	- MATERIAL SAFETY AND DATA SHEETS (MSDS) FOR INTERIOR FINISHES
- EXIT ILLUMINATION	- PREFABRICATED STAIRS
- FIRE ALARM SYSTEMS	- SHELVEING/RACK SYSTEMS
- FIRE STOPPING SYSTEMS	- SIGNAGE
- FIRE SUPPRESSION SYSTEMS	
- GUARD RAILS / HAND RAILS	



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NOTES

- CABLE TV UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THIS TOPOGRAPHIC SURVEY WAS PROVIDED WITH EXISTING SNOW COVER OF 0" - 0.3". EFFORT HAS BEEN MADE TO LOCATE OBSERVABLE UTILITY STRUCTURES AND EVIDENCE, HOWEVER THE SURVEYOR CANNOT WARRANT COMPLETE FIELD IDENTIFICATION.
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS-WEBSTER ENGINEERS, INC. AT TIME OF SURVEY.
- LEGAL DESCRIPTION WAS PREPARED FROM FIELD MEASUREMENTS, CLIENT PROVIDED DOCUMENTS AND TAX ASSESSOR'S RECORDS.
- GAS & WATER LEAD LOCATION SHOULD BE CONSIDERED AS APPROXIMATE.
- MEASURED BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH (2113), NAD83.



EXISTING CONDITIONS - LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> E/ SITE BOUNDARY E/ PAVEMENT CURB E/ GRAVEL CL ROAD E/ WALK RAILROAD E/ BRICK MISC. LINE FENCE GUARD RAIL WALL BLDG. LINE RAILING OVERHEAD WIRES OVERHANG LINE T/ BANK S/ BANK CL DITCH/STREAM SHRUB LINE TREE LINE WATER EDGE WETLAND LINE STORM LINE SAN. LINE WATER LINE GAS LINE UGE UGT CTV PLD STEAM TEL | <ul style="list-style-type: none"> PROT. POST/GUARD POST 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 CENTRIFFUG. R.R. TRACK MISC. TOPO. SHOT SURVEY CONTROL POINT FOUND IRON F. CUT CROSS SECTION COR. FENCE POST BENCHMARK FOUND PIPE FOUND MON. ASPH. CONCRETE A.C. AIR CONDITIONER GAS METER G.P. GUARD POST C.L.F. CHAIN-LINK FENCE D.L. DOOR LEDGE F.H. FINISHED FLOOR O.H. 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 CMP CORRUGATED METAL PIPE RCP REINFORCED CONCRETE PIPE |
|---|--|

SCHEDULE OF STRUCTURES

(PER TITLE COMMITMENT NO. C000123344 REVISION NO. 1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 30, 2021, REVISION DATE OF SEPTEMBER 14, 2021)

LAND SITUATED IN THE CITY OF DETROIT IN THE COUNTY OF WAYNE IN THE STATE OF MICHIGAN.

PARCEL 1 LOTS 1 TO 5, BLOCK 78, SUBDIVISION OF PART OF THE WOODBRIDGE FARM LYING BETWEEN MICHIGAN AVENUE AND FORT STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 146 AND LIBER 1 OF PLATS, PAGE 41, WAYNE COUNTY RECORDS. PARCEL ID: 06000365, 06000366, 06000367, 06000368, 06000369

PARCEL 2 NORTH 64 FEET OF LOTS 6, 7 AND BLOCK 78, SUBDIVISION OF WOODBRIDGE FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 146 AND LIBER 1 OF PLATS, PAGE 41, WAYNE COUNTY RECORDS. PARCEL ID: 06000365

PARCEL 3 LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: THE NORTH 36 FEET OF THE SOUTH 86 FEET OF LOTS 6 AND 7, BLOCK 78 WOODBRIDGE FARM PRIVATE CLAIM 22, AS RECORDED IN LIBER 1 OF PLATS, PAGE 146 AND LIBER 1 OF PLATS, PAGE 41, OF PLATS, WAYNE COUNTY RECORDS. PARCEL ID: 06000369

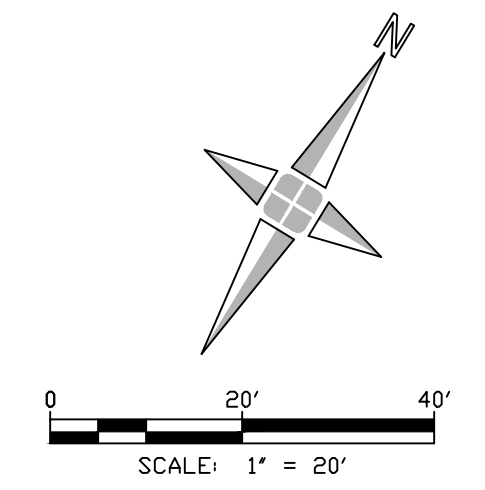
PARCEL 4 THE SOUTH 30 FEET OF LOTS 6 AND 7, BLOCK 78 OF WOODBRIDGE FARM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 146 AND LIBER 1 OF PLATS, PAGE 41, OF WAYNE COUNTY RECORDS. PARCEL ID: 06000348

1 EXISTING CONDITIONS
C-200 1" = 20'

SCHEDULE OF STRUCTURES

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
7037	PUBLIC LIGHTING MANHOLE	T/DBERRIS	119.34	-1.90	117.44	CABLES NORTH-SOUTH	
7098	GATE VALVE	TI/PIPE	118.70	-6.03	112.67	EAST-WEST	
7099	COMBINED MANHOLE	CL/CHANNEL	118.73	-15.32	103.41	EAST-WEST	18" CHANNEL, FLOWS EAST
7104	PUBLIC LIGHTING MANHOLE	T/DBERRIS	116.09	-2.70	113.39	CABLES NORTH-EAST	
7105	CATCH BASIN	T/WATER	115.92	-3.80	112.12		18" DIAMETER STRUCTURE; NO PIPES VISIBLE
7106	TELEPHONE MANHOLE	T/DBERRIS	116.36	-7.25	109.11	CABLES EAST-WEST	
7107	GATE VALVE	TI/PIPE	116.58	-5.43	111.15	NORTH-SOUTH	
7108	PUBLIC LIGHTING MANHOLE	T/DBERRIS	116.29	-5.34	110.95	CABLES NORTH-SOUTH-WEST	FULL OF WATER; NO OTHER CABLES VISIBLE
7109	GATE VALVE	T/VALVE	116.14	-3.35	112.79		
		TI/PIPE	116.14	-4.90	111.24	EAST-WEST	
7110	PUBLIC LIGHTING MANHOLE	T/DBERRIS	117.51	-3.20	114.31	CABLES NORTH-SOUTH	
7116	COMBINED MANHOLE	CL/CHANNEL	118.44	-12.00	106.44	EAST-WEST	18" CHANNEL, FLOWS WEST
7117	PUBLIC LIGHTING MANHOLE	T/DBERRIS	118.29	-4.60	113.69	CABLES NORTH-SOUTH	
7118	GATE VALVE	TI/PIPE	118.83	-4.60	114.23	EAST-WEST	
7119	CATCH BASIN	T/DBERRIS	118.39	-4.50	113.89		12" DIAMETER STRUCTURE; NO PIPES VISIBLE
7143	CATCH BASIN	T/DBERRIS	118.08	-4.40	113.68		18" DIAMETER STRUCTURE; NO PIPES VISIBLE
		12"	116.08	-4.30	111.78	WEST	
		12"	116.08	-4.97	111.11	NORTH	
		12"	116.08	-4.97	111.11	EAST	
7193	COMBINED MANHOLE	CL/CHANNEL	118.01	-8.15	109.86	EAST-WEST	18" CHANNEL, FLOWS WEST
7194	CATCH BASIN	T/DBERRIS	118.22	-6.15	112.07		18" DIAMETER STRUCTURE; NO PIPES VISIBLE
7240	CATCH BASIN	12"	115.70	-3.35	112.35	WEST	NO OTHER PIPES VISIBLE
7241	GATE VALVE	TI/PIPE	115.97	-4.72	111.25	NORTH-SOUTH	
7242	CATCH BASIN	T/DBERRIS	115.74	-0.90	114.84		NO PIPES VISIBLE
7243	COMBINED MANHOLE	6"	116.17	-2.20	113.97	WEST	6" CLAY PIPE
7244	CATCH BASIN	T/DBERRIS	115.91	-5.65	110.26		18" DIAMETER STRUCTURE; NO PIPES VISIBLE

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Revision	Date
Date	
Project Number	19695-05D
Sheet Title	Existing Conditions
Sheet Number	C-200



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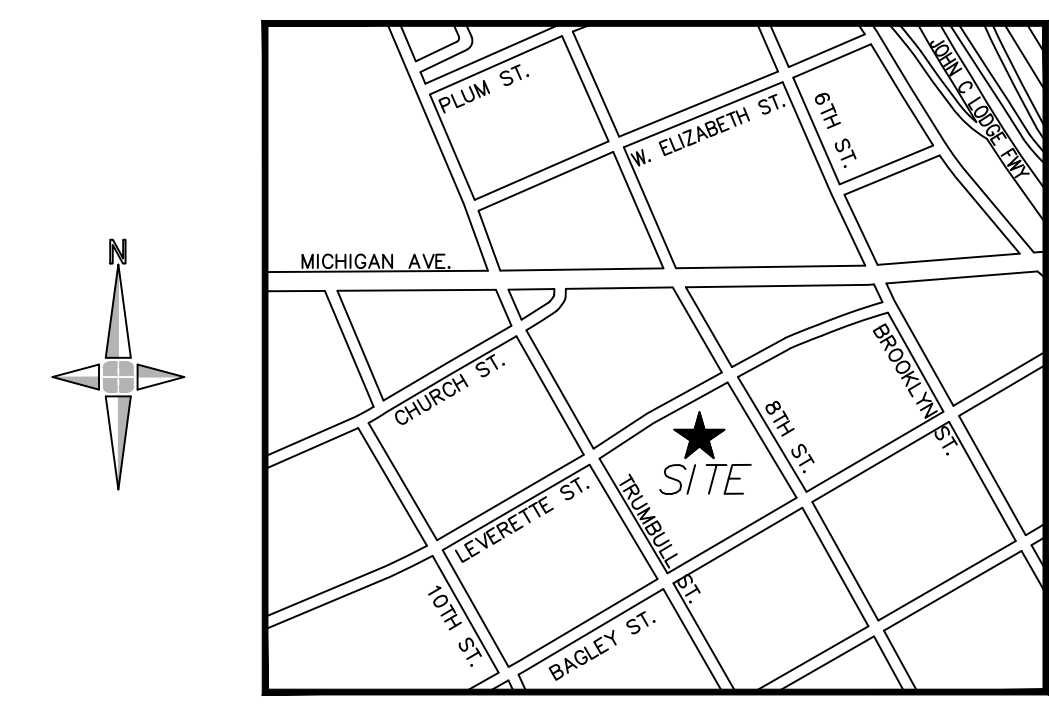
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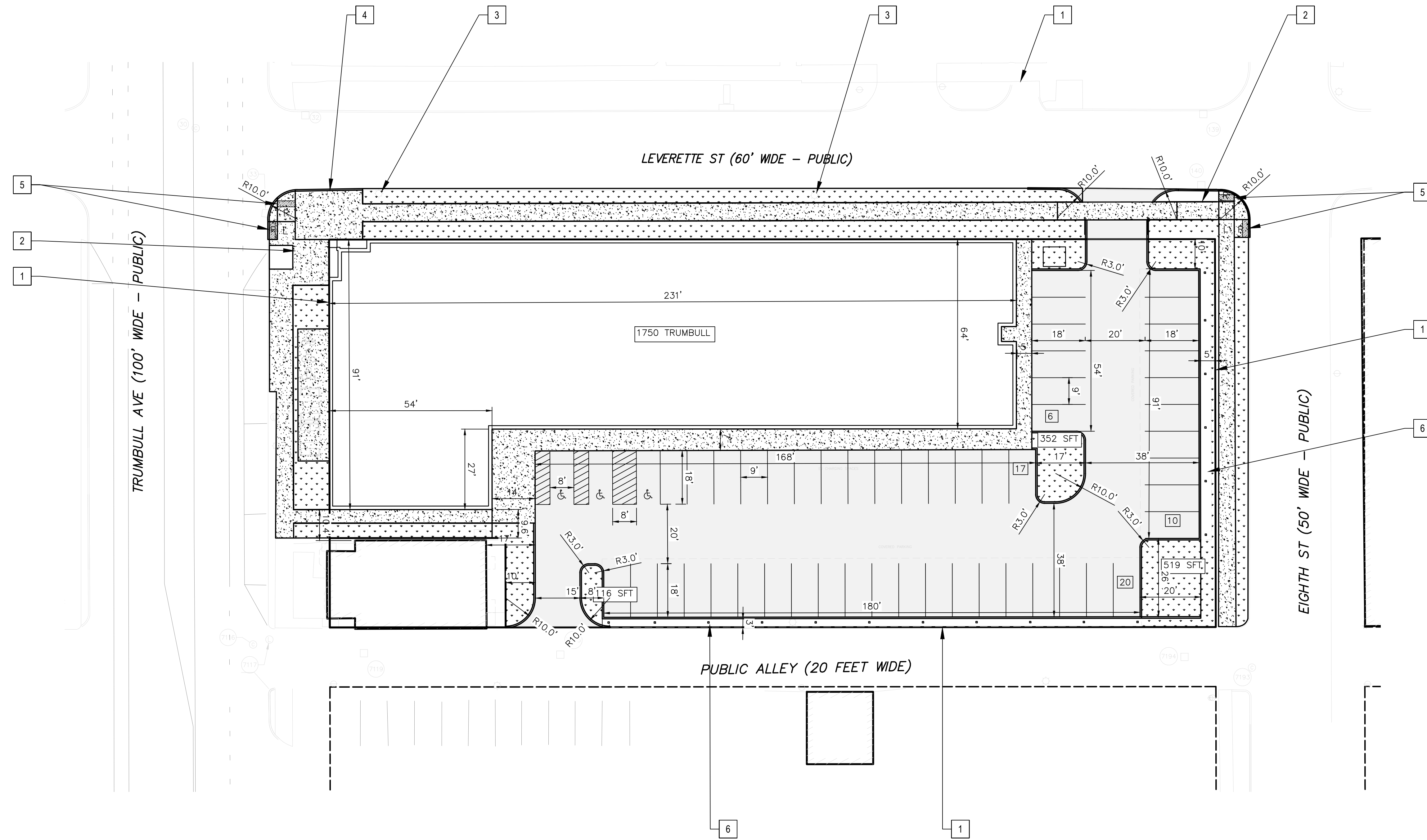
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LOCATION MAP
(NOT TO SCALE)



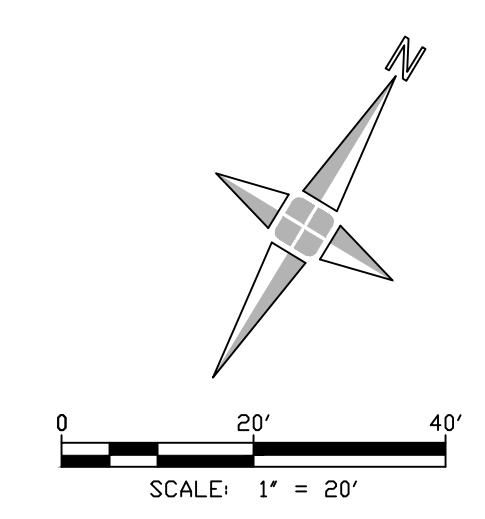
PAVING PLAN - LEGEND

- 4" CONCRETE SIDEWALK PAVEMENT
- 6" CONCRETE SIDEWALK PAVEMENT
- 8" CONCRETE PAVEMENT
- PAVEMENT REPAIR PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS
- ASPHALT PAVEMENT
- LANDSCAPING, SEE SHEET L-100 FOR PLANTING LOCATIONS AND SPECIES
- BRICK PAVERS PER MDOT STANDARDS AND SPECIFICATIONS

PAVING PLAN - KEY NOTES

- | # | NOTE |
|---|--|
| 1 | RIGHT-OF-WAY LINE, TYP. |
| 2 | NEW 4" CONCRETE SIDEWALK PAVEMENT. SEE DETAIL ON SHEET C-800 |
| 3 | PROTECT UTILITY STRUCTURE THROUGHOUT CONSTRUCTION |
| 4 | PROVIDE AND INSTALL NEW INTEGRAL CURB AND SIDEWALK. SEE DETAIL ON SHEET C-800. |
| 5 | ADA COMPLIANT BARRIER FREE CURB RAMP PER CITY OF DETROIT STANDARDS |
| 6 | PROPOSED WALL/FENCE AS PER ARCHITECT |

1 GEOMETRIC & PAVING PLAN
1" = 20'



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Date	
Project Number	19695-05D

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Sheet Title
Geometric & Paving Plan

Sheet Number
C-500

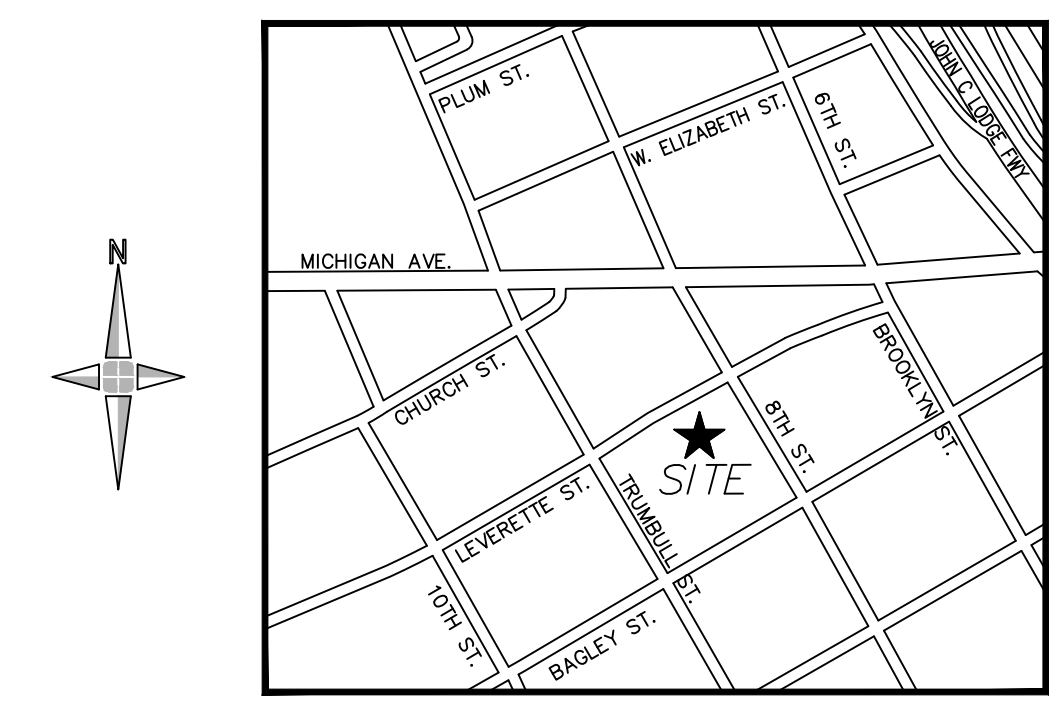
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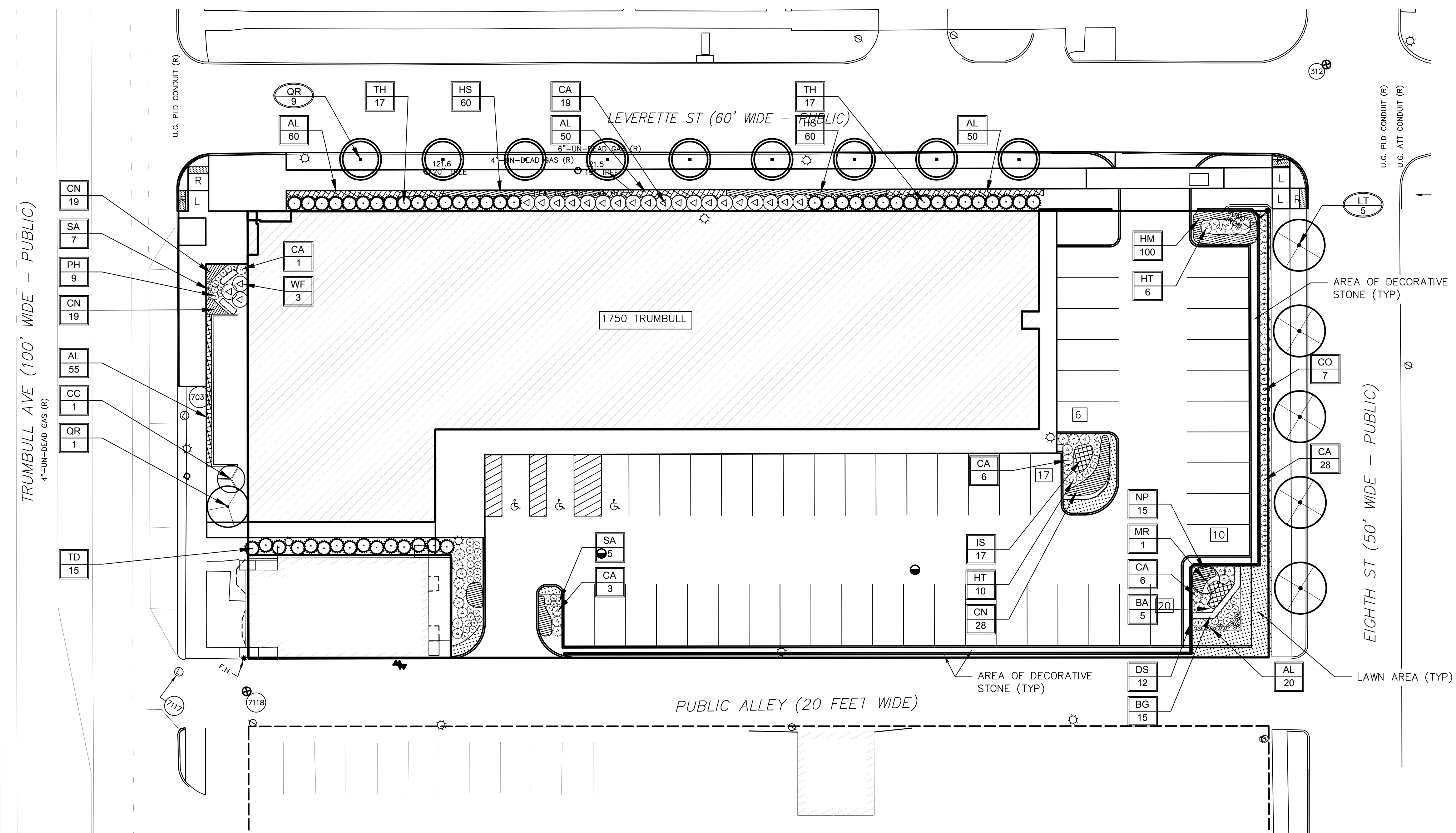
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LOCATION MAP
(NOT TO SCALE)



XX
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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/NOTES
QR	9	QUERCUS robur 'REGAL PRINCE'	UPRIGHT ENGLISH OAK	5" CAL, B&B
LT	5	LIRIODENDRON tulipifera	TULIP TREE	5" CAL, B&B

ROW GREENBELT TREE SCHEDULE

XX
XXX

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/NOTES
CC	1	CERCIS canadensis	REDBUD	2.5" CAL, B&B
MR	1	MALUS 'RED BARON'	RED BARON CRABAPPLE	2.5" CAL, B&B
QR	1	QUERCUS robur 'REGAL PRINCE'	UPRIGHT ENGLISH OAK	5" CAL, B&B

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/NOTES
BG	15	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.
CA	19	CLETHRA alnifolia 'HUMMINGBIRD'	SUMMERSWEET CLETHRA	24-30", B&B
TD	15	THUJA occidentalis 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	7-8", B&B
TH	34	TAXUS x media 'HICKSII'	HICKSII YEW	30-32", B&B
WF	3	WEIGELA florida	WINE AND ROSES WEIGELA	5 GAL

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/NOTES
AL	235	ALLIUM 'MILLENNIUM'	ORNAMENTAL CHIVE	#1
BA	5	BAPTISIA australis	BLUE FALSE INDIGO	#1
CA	44	CALAMAGROSTIS acutiflora	FOERSTER'S FEATHER REED GRASS	#3
CN	66	CALAMINTHA nepeta 'MONTROSE WHITE'	MONTROSE WHITE CALAMINT	#1
CO	7	CALAMAGROSTIS acutiflora 'OVERDAM'	OVERDAM FEATHER REED GRASS	#3
DS	12	DEUTZIA gracilis 'NIKKO'	DWARF SLENDER DEUTZIA	#2
HM	100	HAKONECHLOA macro 'ALBO-STRIATA'	WHITE STRIPE JAPANESE FOREST GRASS	#1
HS	120	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1
HT	16	HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	#3
IS	17	IRIS sibirica 'CEASAR'S BROTHER'	CEASAR'S BROTHER SIBERIAN IRIS	#1
NP	15	NEPETA faassenii 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	#1
PH	9	PENNISETUM alopecuroides 'HAMELN'	DWARF FOUNTAIN GRASS	#1
SA	12	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1

PERENNIALS & GRASSES

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Project

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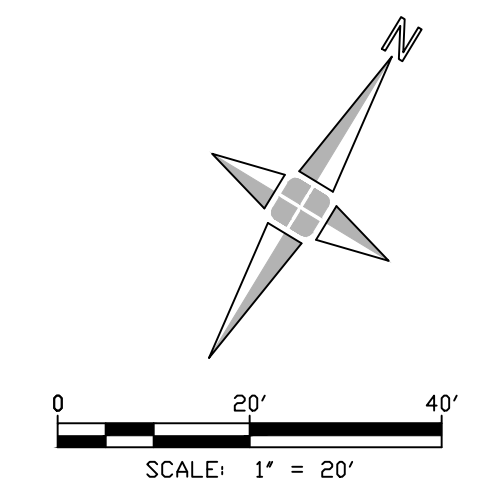
Revision Date

Date

Project Number 19695-05D

Sheet Title
Landscape Plan

Sheet Number
L-100



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CONSTRUCTION KEYNOTES

- ① 6'-8" HIGH MASONRY WALL.
- ② 6'-4" HIGH WOODEN FENCE.
- ③ WOODEN SWING GATE.
- ④ WOODEN SLIDING VEHICLE GATE.
- ⑤ CANTILEVER CARPORT.
- ⑥ RELOCATED AND REPAIRED EXIST PARKING SIGN.

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Consultant

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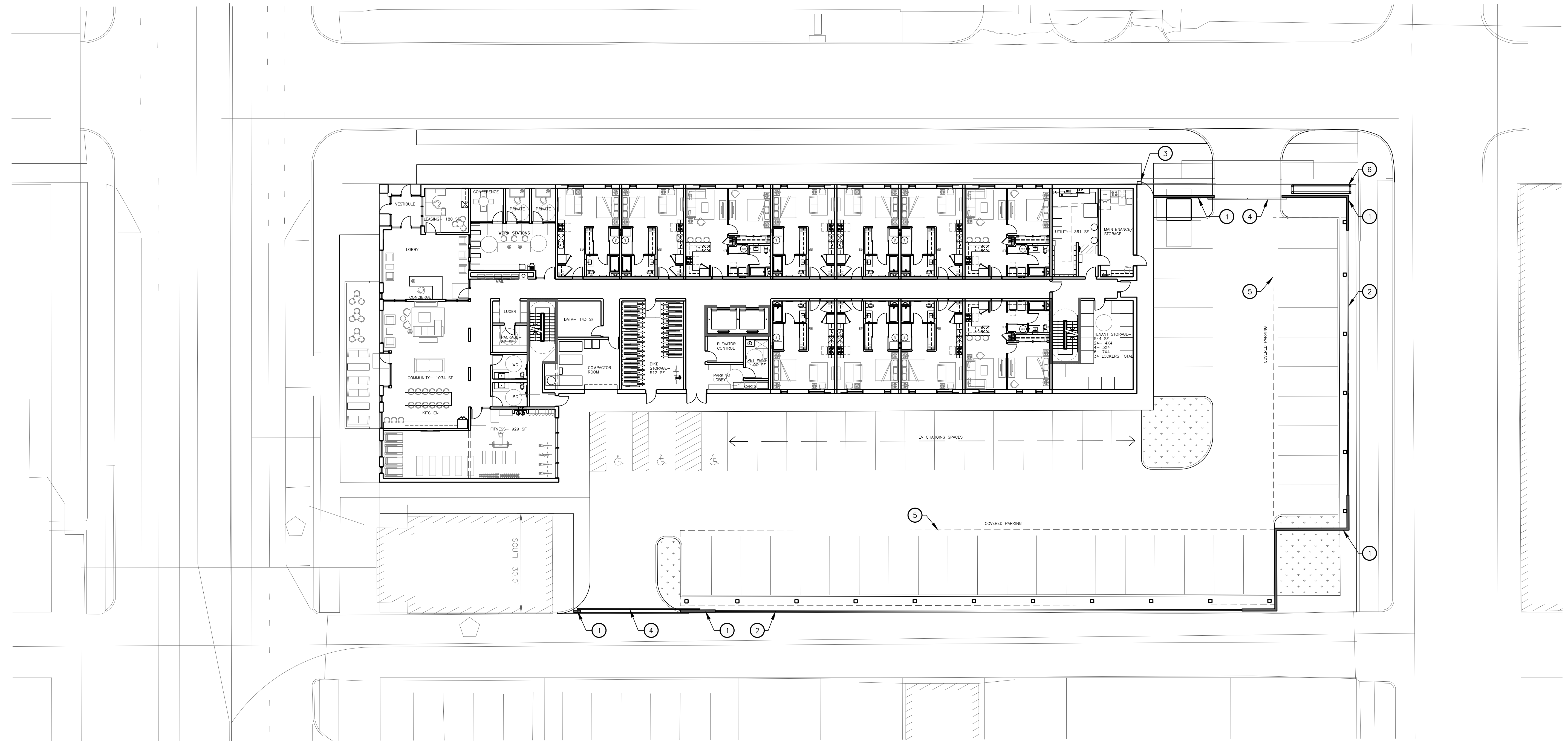
Date

Project Number 2022005

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet Number

AS101



1 ARCHITECTURAL SITE PLAN
 AS101 SCALE: 1/16"=1'-0"
 REFERENCE LOCATIONS:



0 4' 8' 16' 32'
 SCALE : 1/16" = 1'-0"

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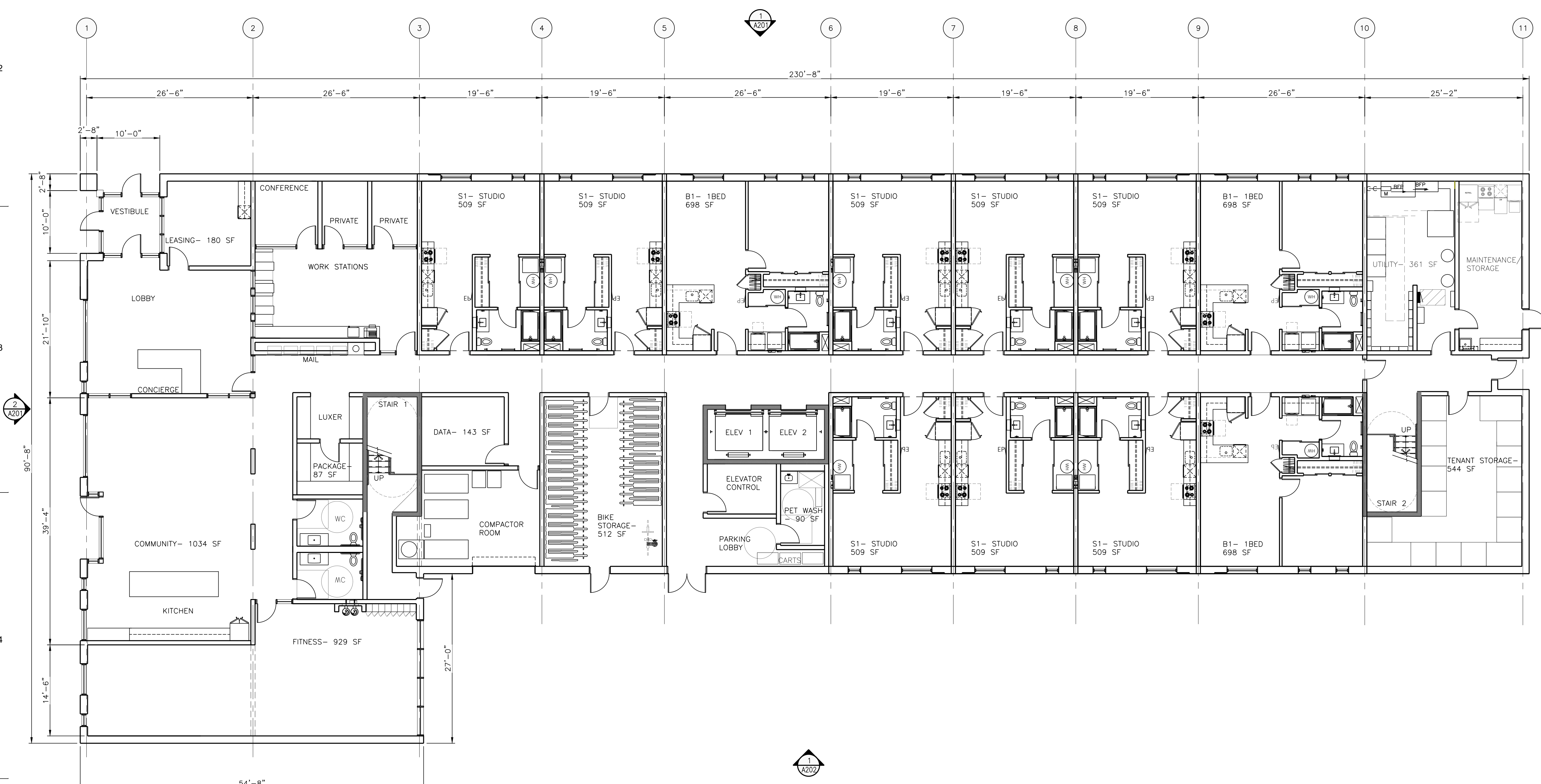
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1 FIRST FLOOR PLAN

A101 SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS:

*USE ELEVATIONS FOR WINDOW AND STOREFRONT LOCATIONS AND SIZES

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 A501 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 CEILING.
- 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 WWC - INSTALL FROM TOP OF WWC 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 AT FIRE WALL.
- J. SEMI-RECESSED FIRE EXTINGUISHER (FE) ARE SHOWN ON PLAN - REFER TO SHEET A501 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
- K. COORDINATE TELECOMMUNICATIONS, A/V, DATA AND SECURITY SYSTEMS INSTALLATIONS. PROVIDE AND INSTALL TELEPHONE AND ELECTRICAL PANEL BOARDS. PANEL BOARDS SHALL BE 4" X 8" X 3/4" THICK, PLYWOOD, FIRE RETARDANT TREATED.
- L. COORDINATE WITH ROOM FINISH AND MATERIAL SCHEDULE.
- M. COORDINATE WITH ENLARGED ROOM PLAN FOR ADDITIONAL REQUIREMENTS.
- N. SEE PARTITION NOTES ON SHEET A501 FOR ADDITIONAL REQUIREMENTS.

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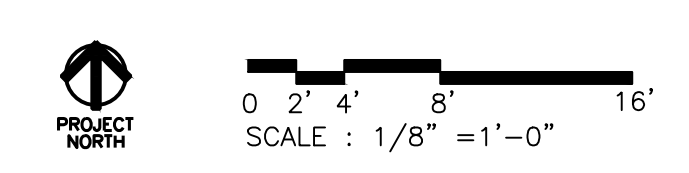
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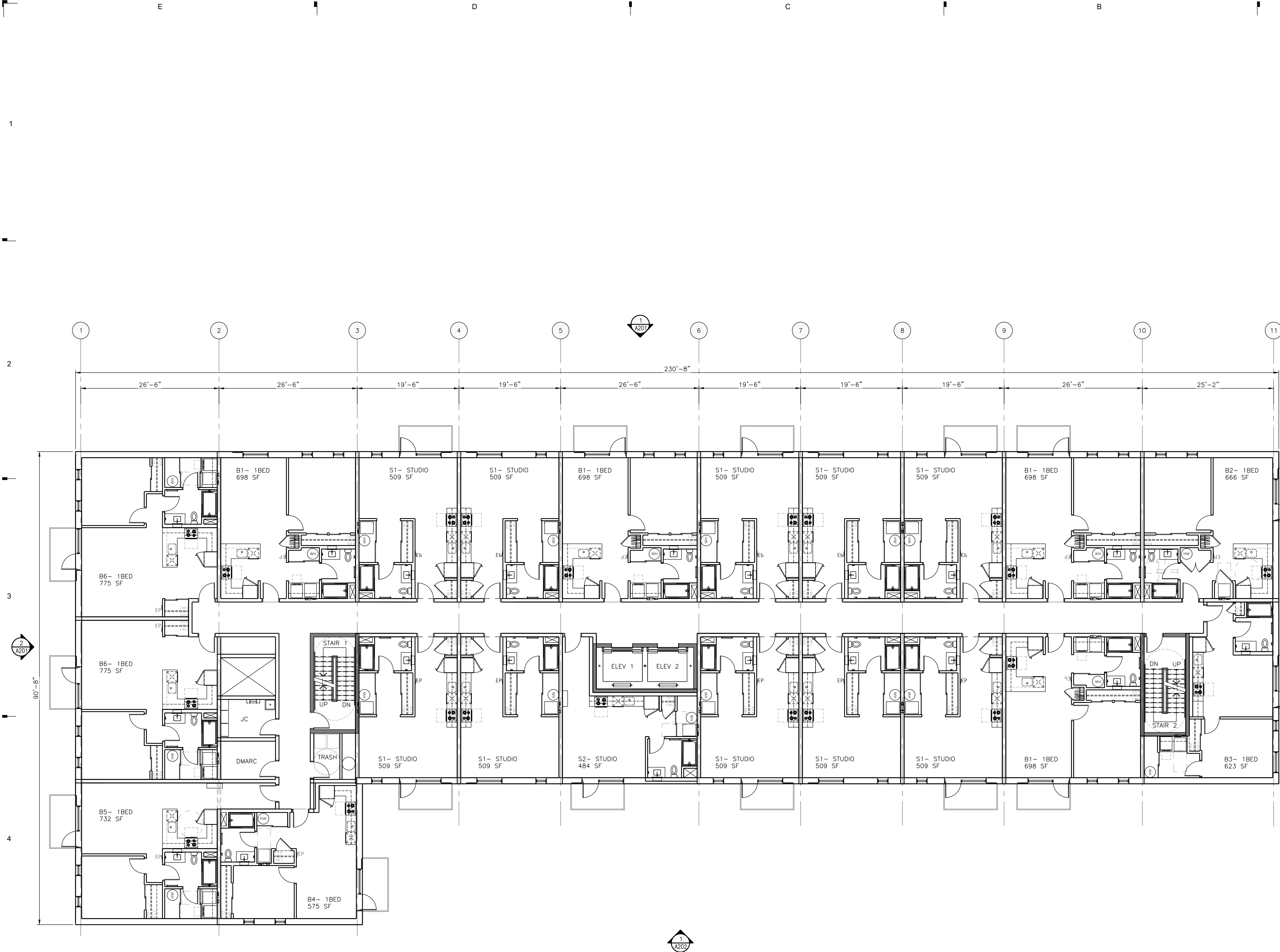
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Project Number	2022005
Sheet Title	1ST FLOOR PLAN

Sheet Number

A101





1 THIRD FLOOR PLAN
 A103 SCALE: 1/8" = 1'-0"
 REFERENCE LOCATIONS:
 *USE ELEVATIONS FOR WINDOW AND STOREFRONT LOCATIONS AND SIZES

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 A501 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 CEILING.
- 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 WWC - INSTALL FROM TOP OF WWC 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 AT FIRE WALL.
- J. SEMI-RECESSED FIRE EXTINGUISHER (FE) ARE SHOWN ON PLAN - REFER TO SHEET A501 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
- K. COORDINATE TELECOMMUNICATIONS, A/V, DATA AND SECURITY SYSTEMS INSTALLATIONS. PROVIDE AND INSTALL TELEPHONE AND ELECTRICAL PANEL BOARDS. PANEL BOARDS SHALL BE 4" X 8" X 3/4" THICK, PLYWOOD, FIRE RETARDANT TREATED.
- L. COORDINATE WITH ROOM FINISH AND MATERIAL SCHEDULE.
- M. COORDINATE WITH ENLARGED ROOM PLAN FOR ADDITIONAL REQUIREMENTS.
- N. SEE PARTITION NOTES ON SHEET A501 FOR ADDITIONAL REQUIREMENTS.

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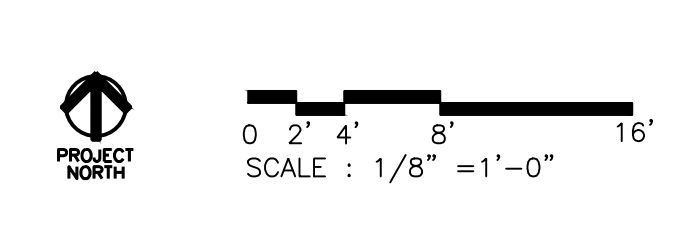
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Sheet Title	3RD FLOOR PLAN
Sheet Number	



A103

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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 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 TAPERED INSULATION 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 ROOFING 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'-0" 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.

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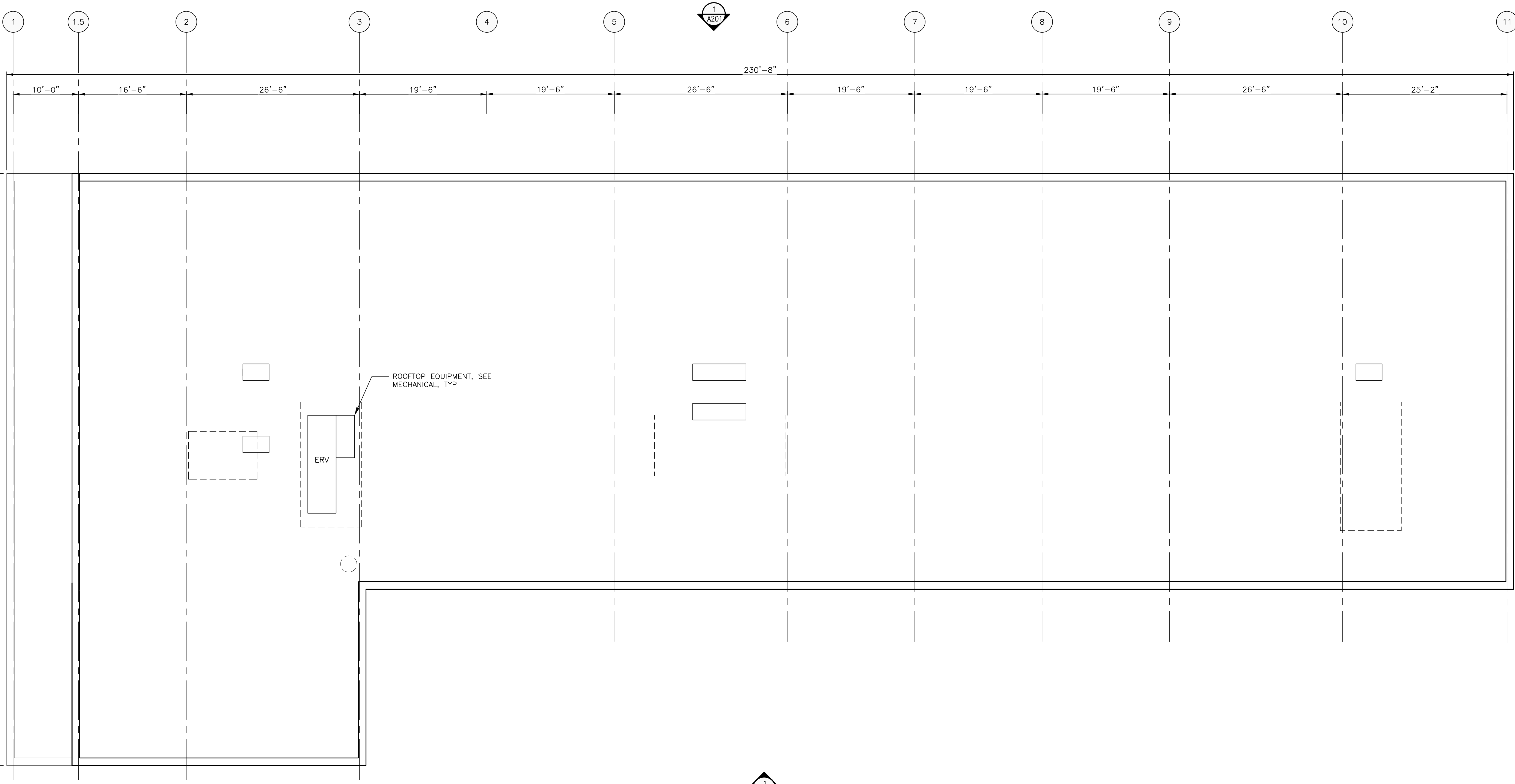
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Project Number 2022005

Sheet Title
ROOF PLAN

Sheet Number

A105



1 ROOF PLAN
 A105 SCALE: 1/8" = 1'-0"
 REFERENCE LOCATIONS:



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

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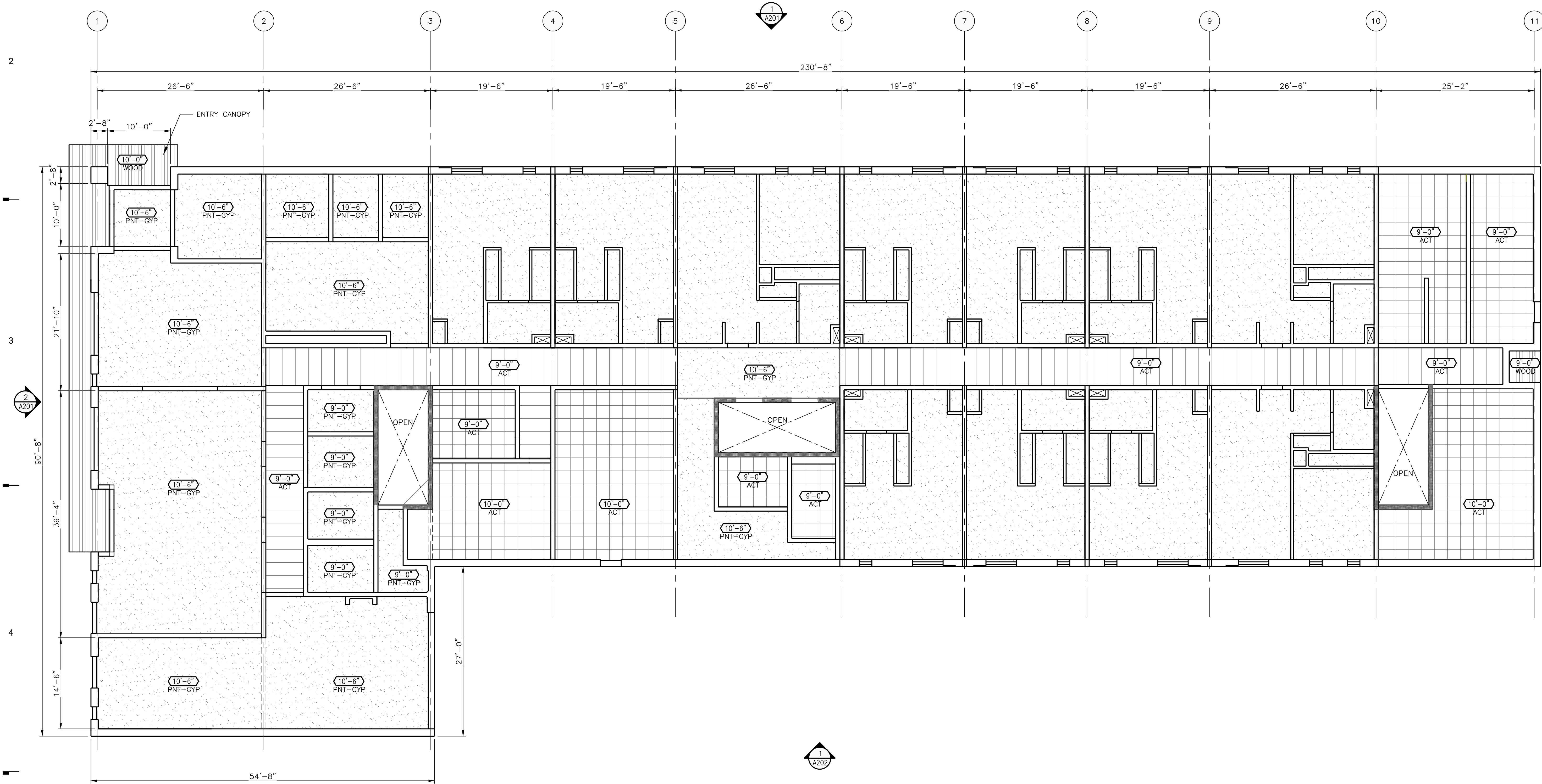
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1 FIRST FLOOR REFLECTED CEILING PLAN
 A111 SCALE: 1/8" = 1'-0"
 REFERENCE LOCATIONS:

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. 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.
 - F. REFER TO ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION INCLUDING CEILING FINISHES.
- AUTOMATIC SPRINKLER SYSTEM DESIGN REQUIREMENTS:**
- G. 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.
 - H. 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.
 - I. MAINTAIN 18" MINIMUM VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE EXTENDED SPRINKLER HEADS AND THE TOP OF ANY FILES, SHELVING, LOCKERS, ETC.
 - J. 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 INTERIOR'S STANDARDS FOR REHABILITATION.
 - K. 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.
 - L. 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.
 - M. 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 SPACED 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.
 - D. PROVIDE VERTICAL SUPPORTS AS REQUIRED IN BUILDING CODES. IN ADDITION, VERTICALLY SUPPORT ENDS OF RUNNERS WITHIN 8" OF DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY A WALL.
 - 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.

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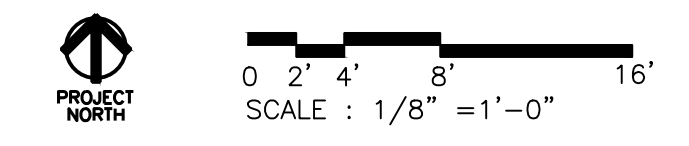
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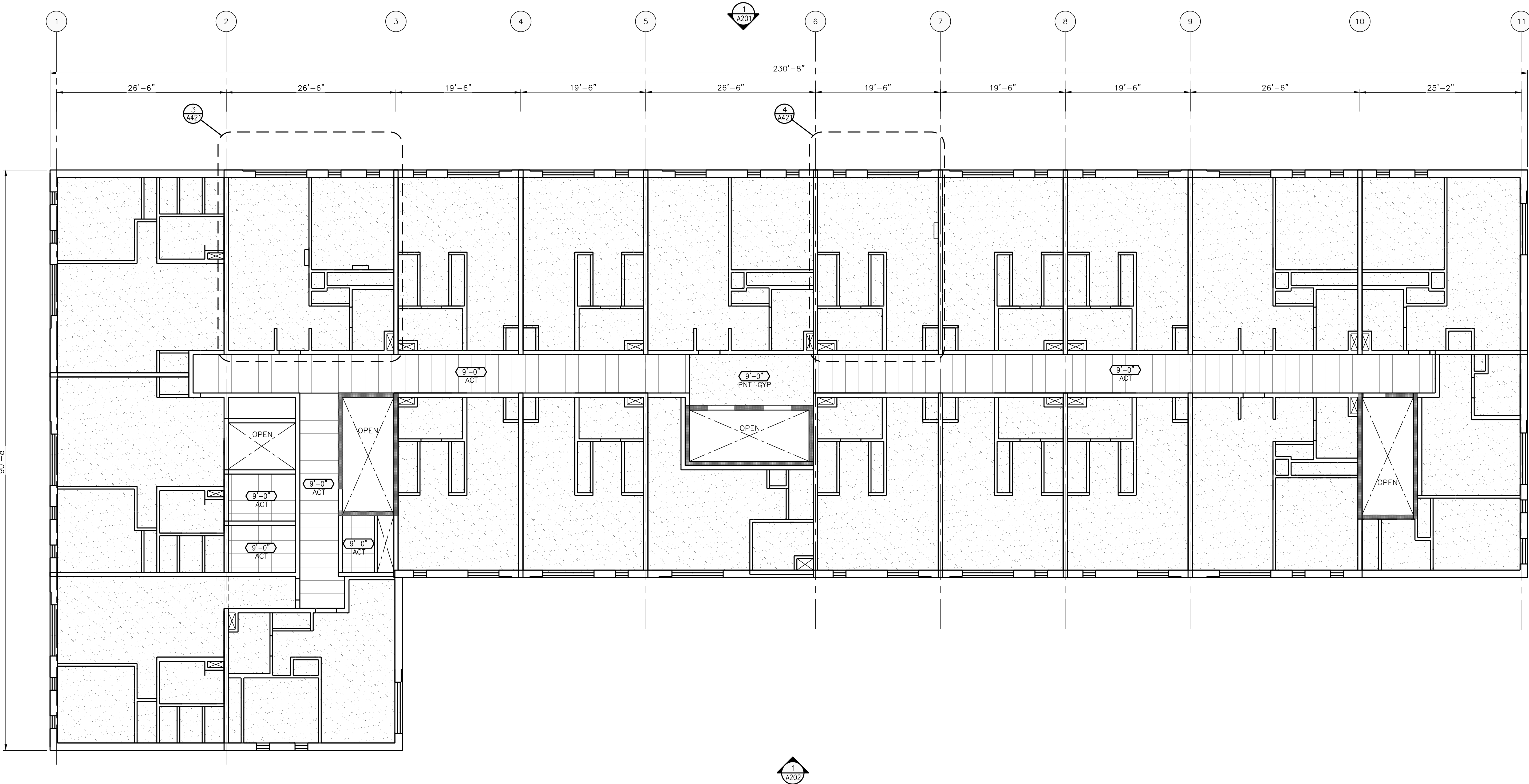
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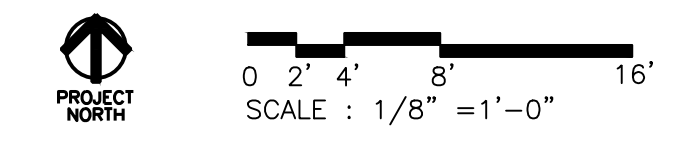
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GENERAL NOTES

- A. APPLY SEALANT WHEREVER WALLCOVERING MEETS A DISSIMILAR SURFACE (I.E. WALLCOVERING TO CEILING).
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 - G. FINISH HVAC DIFFUSERS, DRAPERY PRODUCTS AND SPEAKER GRILLES TO MATCH ADJACENT FINISH UNLESS NOTED OTHERWISE.

1 TYPICAL FLOOR REFLECTED CEILING PLAN
 A111 SCALE: 1/8" = 1'-0"
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Sheet Title	TYPICAL FLOOR REFLECTED CEILING PLAN
Sheet Number	

A112

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 REENTRANT 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.

EXTERIOR ELEVATION MATERIAL LEGEND

- BRK-1** TAN BRICK - STRETCHER BOND
- BRK-2** TAN BRICK - SOLDIER BOND
- HDP-1** HARDIE PANEL - PAINTED BENJAMIN MOORE 2135-20, STONE CUTTER
- HDP-2** HARDIE PANEL - EVENING BLUE
- HDP-3** HARDIE PANEL - PAINTED BENJAMIN MOORE 2120-20, BLACK IRON

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 PROPCO II, LLC**
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 CHICAGO, ILLINOIS

Owner

THE FORMOSA
 1750 TRUMBULL
 DETROIT, MICHIGAN

Project

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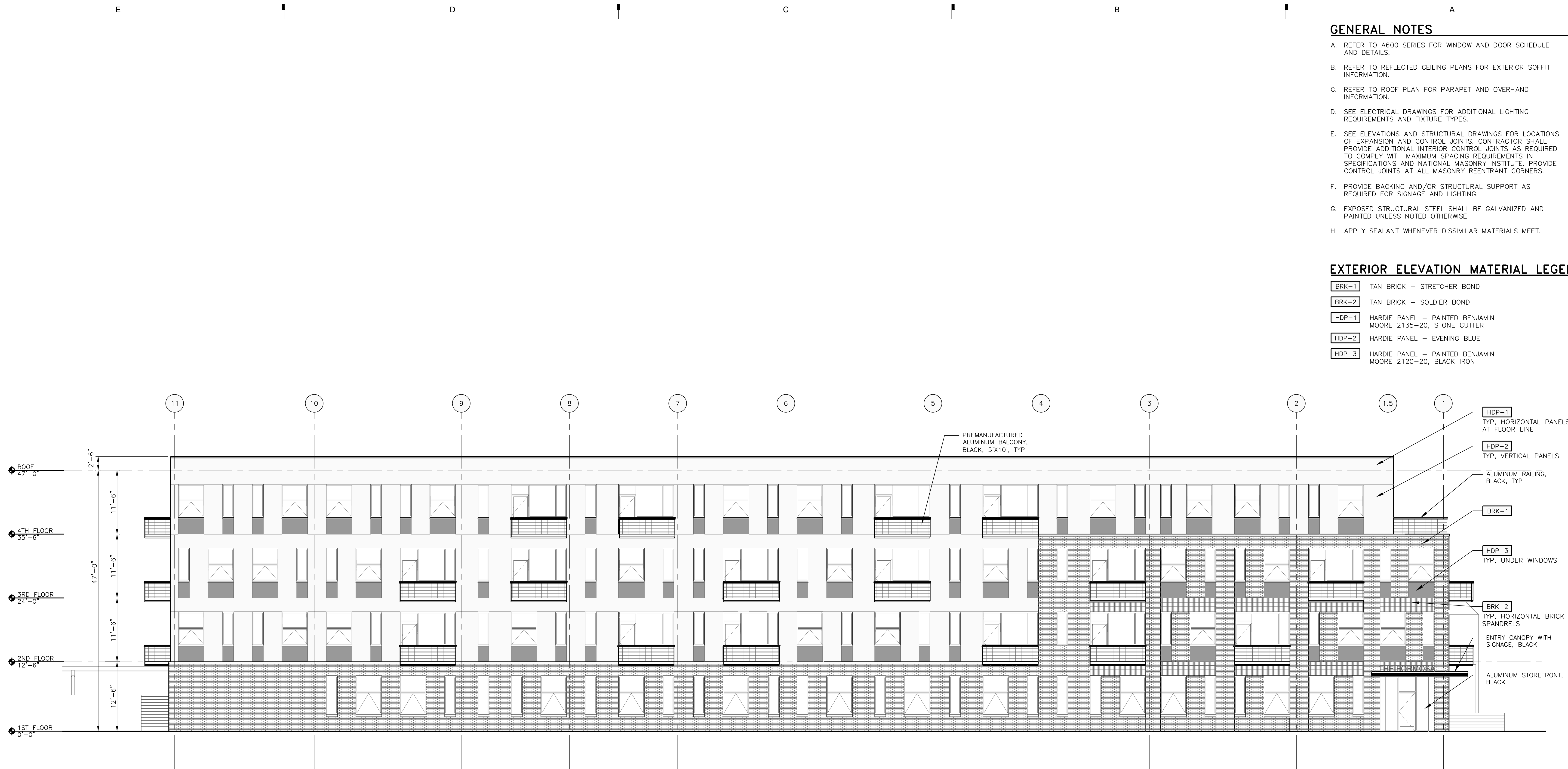
Date

Project Number 2022005

Sheet Title
**EXTERIOR
 ELEVATIONS**

Sheet Number

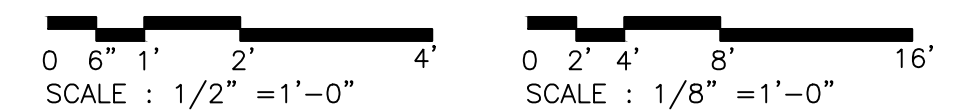
A201



1 NORTH ELEVATION
 A201 SCALE: 1/8"=1'-0"
 REFERENCE LOCATIONS: A101



2 WEST ELEVATION
 A201 SCALE: 1/8"=1'-0"
 REFERENCE LOCATIONS: A101



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 REENTRANT 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.

EXTERIOR ELEVATION MATERIAL LEGEND

- BRK-1** TAN BRICK - STRETCHER BOND
- BRK-2** TAN BRICK - SOLDIER BOND
- HDP-1** HARDIE PANEL - PAINTED BENJAMIN MOORE 2135-20, STONE CUTTER
- HDP-2** HARDIE PANEL - EVENING BLUE
- HDP-3** HARDIE PANEL - PAINTED BENJAMIN MOORE 2120-20, BLACK IRON

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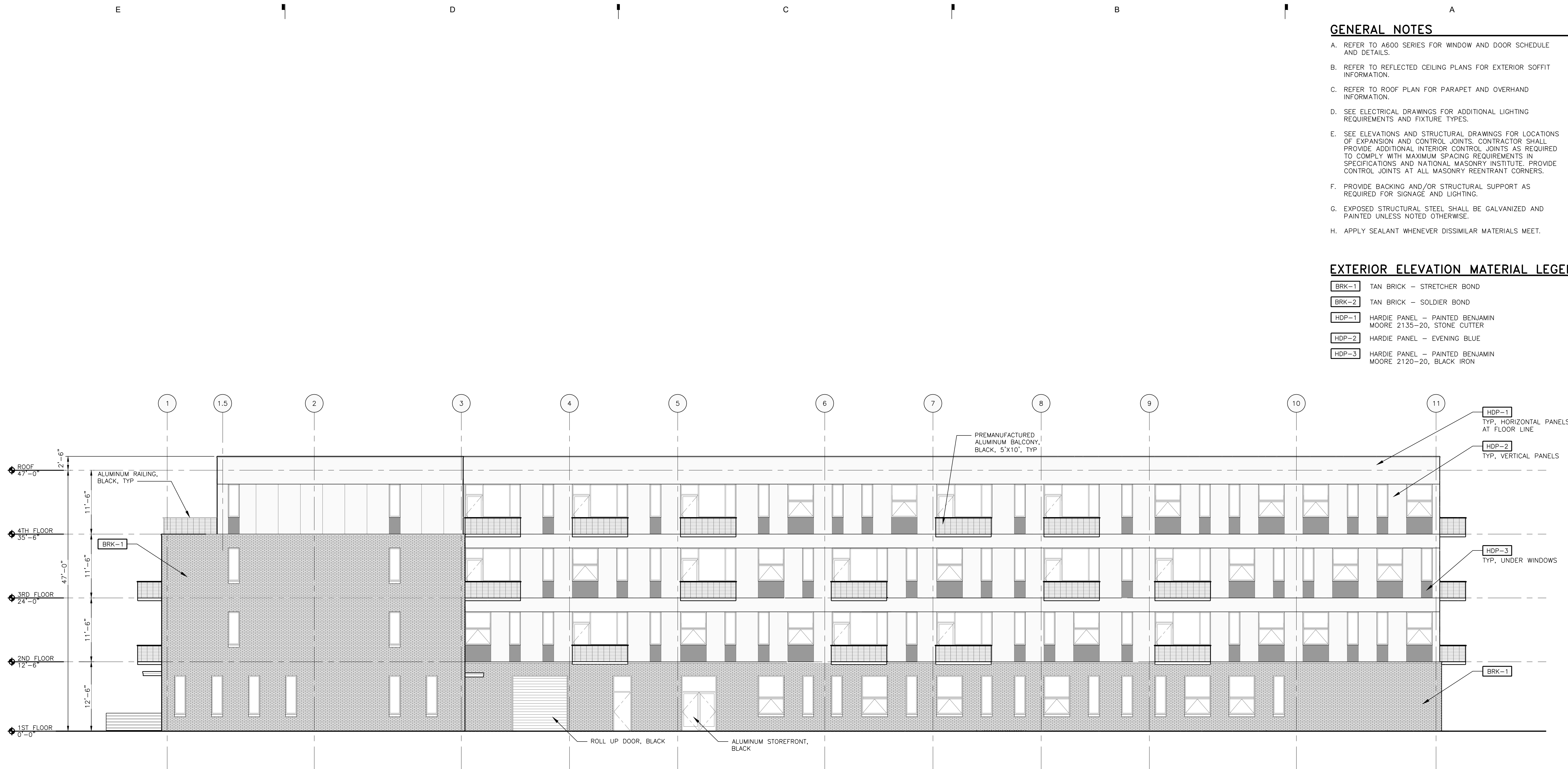
100% SD	05-27-22
Revision	Date

Date	
Project Number	2022005

Sheet Title
**EXTERIOR
 ELEVATIONS**

Sheet Number

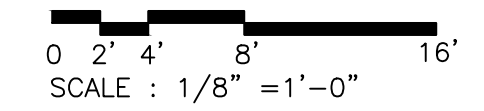
A202



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 REFERENCE LOCATIONS: A101



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 REFERENCE LOCATIONS: A101



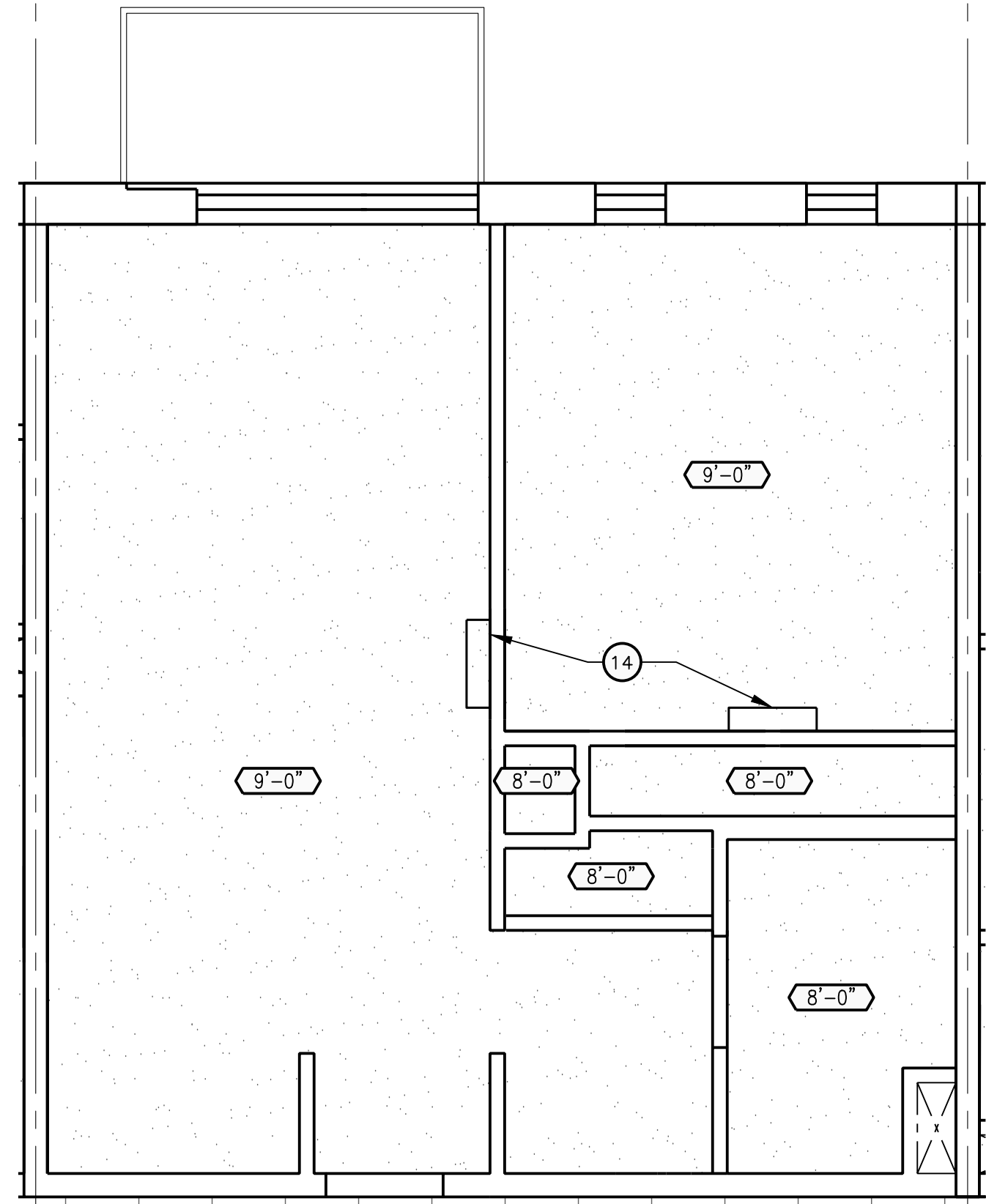
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D

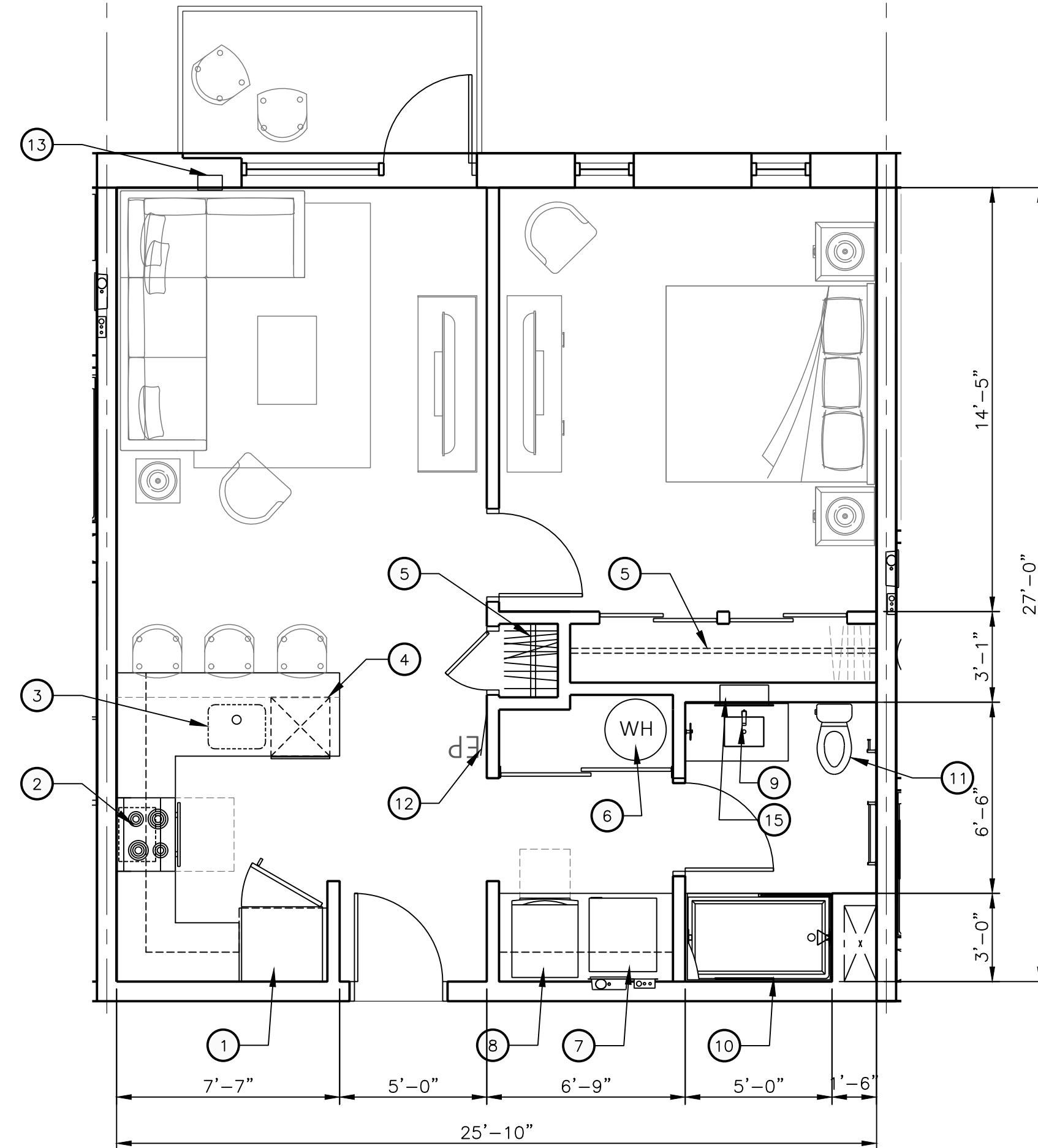
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B

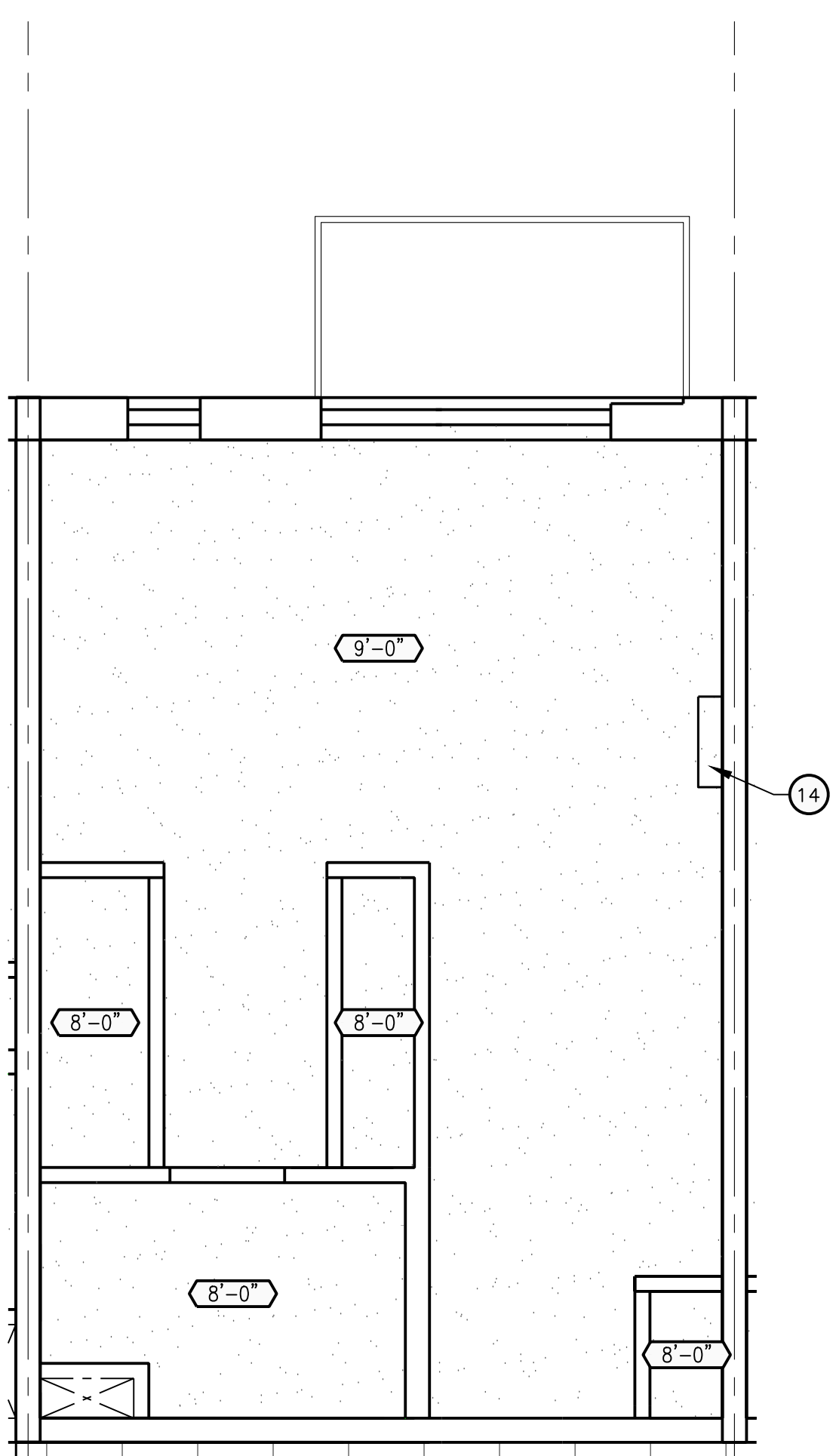
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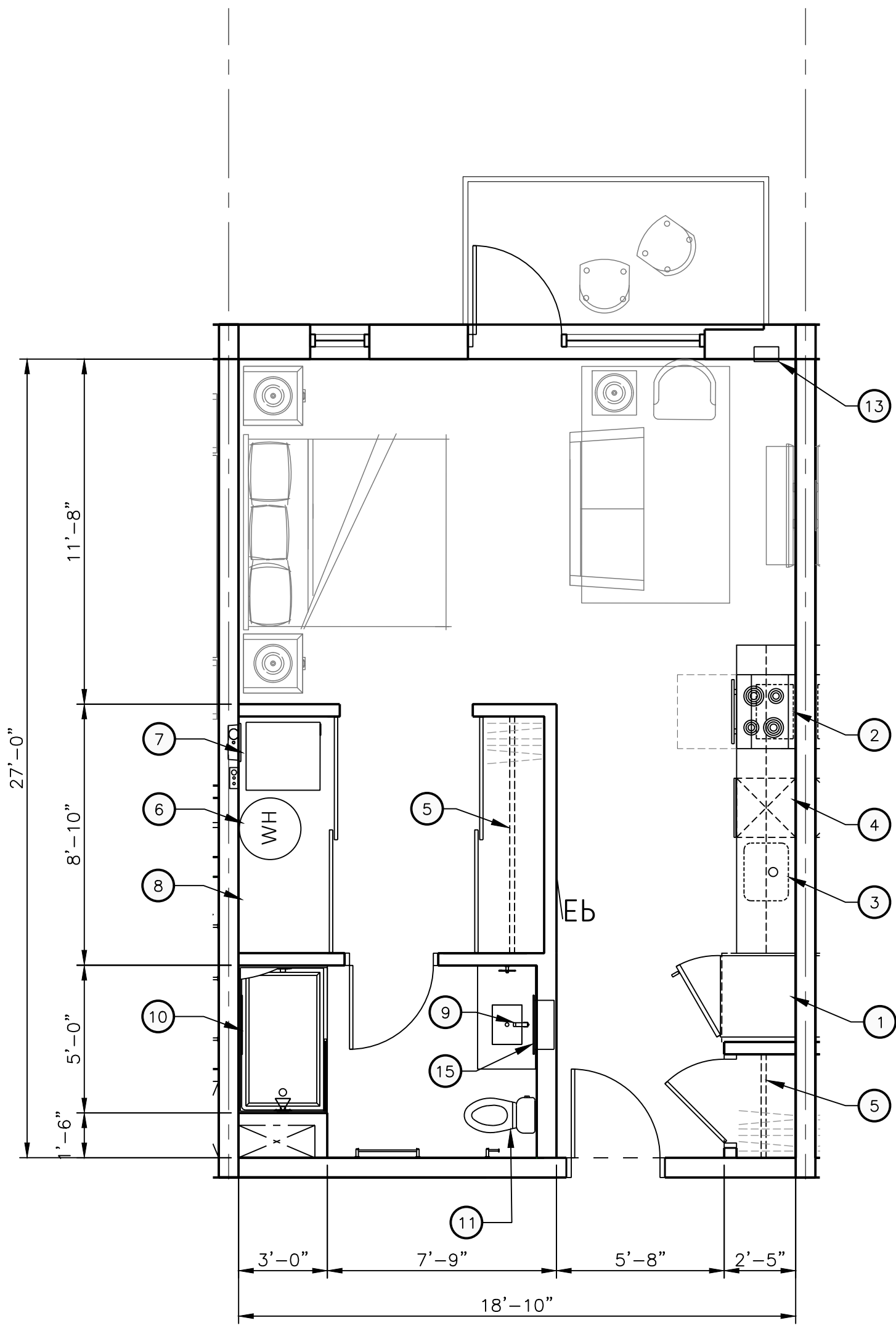
3
A421 **B1 1-BEDROOM REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



1
A421 **B1 1-BEDROOM ENLARGED PLAN**
SCALE: 1/4"=1'-0"
REFERENCE LOCATIONS: A102



4
A421 **S1 STUDIO REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



2
A421 **S1 STUDIO ENLARGED PLAN**
SCALE: 1/4"=1'-0"
REFERENCE LOCATIONS: A102

GENERAL NOTES

- A. SEE OVERALL FLOOR PLANS FOR UNIT SEPARATION AND CORRIDOR WALL TYPES.
- B. EXISTING EXTERIOR WALL CONFIGURATION AND THICKNESS MAY DIFFER. COORDINATE WITH OVERALL PLANS.
- C. ALL PARTITIONS SHALL BE TYPE "_____" UNLESS NOTED OTHERWISE.
- D. WHERE NEW OR INFILL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN UNLESS NOTED OTHERWISE.
- E. DIMENSIONS FOR NEW GYP BD PARTITIONS ARE TO FINISHED FACE OF PARTITION, UNLESS NOTED OTHERWISE.
- F. FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING OF PARTITION OR FLOOR. SEE SPECIFICATIONS.
- G. AT WALL HUNG EQUIPMENT, MILLWORK AND ACCESSORIES PROVIDE WALL REINFORCING, UNLESS NOTED OTHERWISE. CONTRACTOR'S OPTION: NON-COMBUSTIBLE WOOD BLOCKING OR 16 GA METAL STRAPPING. REFER TO INDIVIDUAL ELEVATIONS FOR LOCATION ABOVE FLOOR.
- H. PROVIDE WIRE STORAGE SHELVING SYSTEMS AT EACH CLOSET. SEE SPECIFICATIONS FOR CONFIGURATION AND MOUNTING HEIGHTS. WALL REINFORCING IS NOT REQUIRED FOR WIRE STORAGE SHELVING SYSTEM.
- I. PROVIDE JOINT SEALANT AT ANY INTERIOR JOINT LARGER THAN 1/8" OTHER THAN REVEALS UNLESS NOTED OTHERWISE ON SPECIFICATIONS.
- J. REFER TO ROOM FINISH SCHEDULE, SPECIFICATIONS, AND DETAILS IN A500 SERIES FOR WINDOW TREATMENT REQUIREMENTS.
- K. REFER TO FLOOR FINISH PLANS FOR FLOOR FINISH LAYOUT.
- L. REFER TO ENLARGED UNIT KITCHEN SHEET IN THE A400 SERIES FOR APPLIANCE LEGEND AND CABINET LEGEND.
- M. REFER TO ENLARGED UNIT BATHROOM SHEET IN THE A400 SERIES FOR BATHROOM ACCESSORY LEGEND.

ADA GUESTROOM GENERAL NOTES

ADA GUESTROOMS: INSERT ROOM #'S

- A. CONTRACTOR SHALL INSTALL VIEWPORT ON ENTRY DOOR BETWEEN 36" AND 48" AFF.
- B. CONTRACTOR SHALL INSTALL AUXILIARY DOOR LOCK NO HIGHER THAN 48" AFF.
- C. ROBE HOOK AND TOWEL BAR SHALL BE MOUNTED NO HIGHER THAN 48" AFF.
- D. COUNTERTOPS SHALL BE MOUNTED AT 34" AFF UNLESS NOTED OTHERWISE.
- E. BALANCE BARS AND TOWEL BARS SHOULD BE SECURELY ANCHORED TO WITHSTAND 250LBS OF PULL.
- F. CONTRACTOR SHALL INSULATE ANY EXPOSED PIPING AT VANITY.
- G. CONTRACTOR SHALL MOUNT MIRRORS WITH BOTTOM EDGE OF REFLECTING SURFACE NO HIGHER THAN 40" AFF UNLESS NOTED OTHERWISE.

CONSTRUCTION KEYNOTES

- 1 REFRIGERATOR -
- 2 STOVE -
- 3 KITCHEN SINK AND FAUCET -
- 4 DISHWASHER -
- 5 CLOSET/ SHELVING / ROD
- 6 WATER HEATER
- 7 WASHER -
- 8 DRIER -
- 9 UNDERMOUNT SINK AND FAUCET -
- 10 SHOWER -
- 11 TOILET -
- 12 ELECTRICAL PANEL -
- 13 WALL HEATER, SEE MECHANICAL
- 14 VRF WALL CASSETTE, SEE MECHANICAL
- 15 MEDICINE CABINET

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Project Number 2022005

Sheet Title
ENLARGED UNIT PLANS

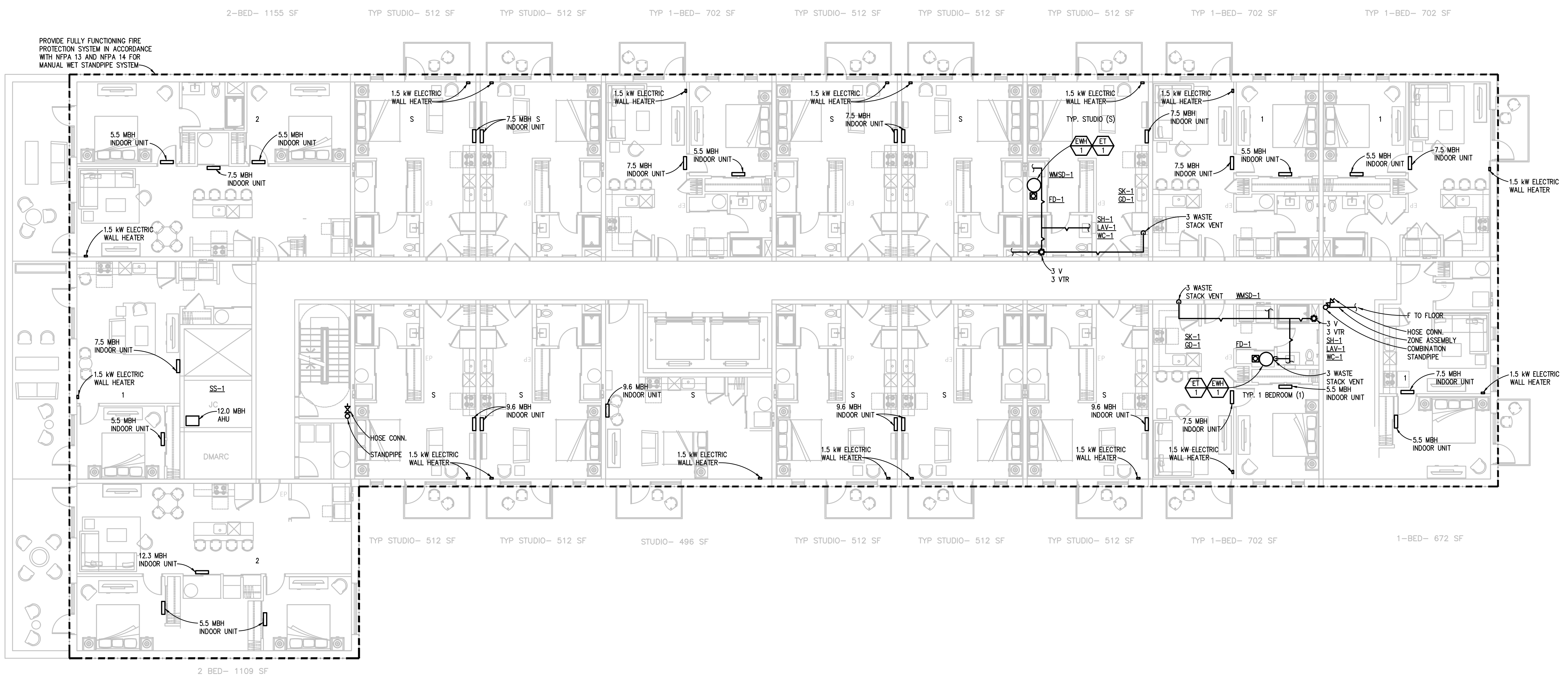
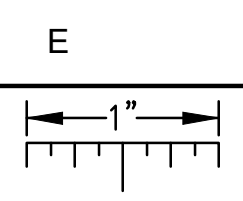
Sheet Number

A421



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

THE FOLLOWING DIMENSION EQUALS ONE INCH WHEN PRINTED TO SCALE.



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

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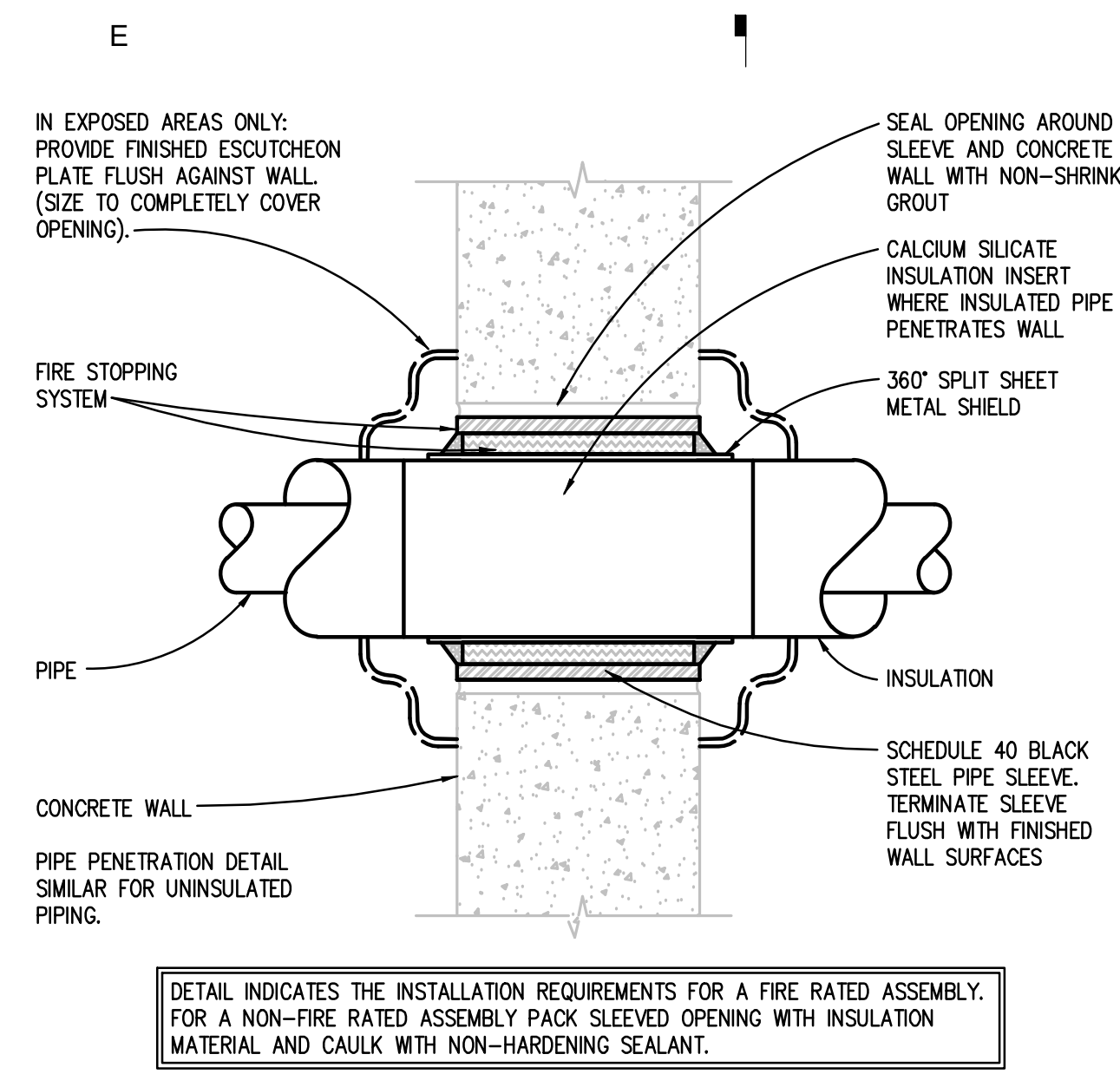
Project Number 2022005

Sheet Title
**FOURTH FLOOR
MECHANICAL
PLAN**

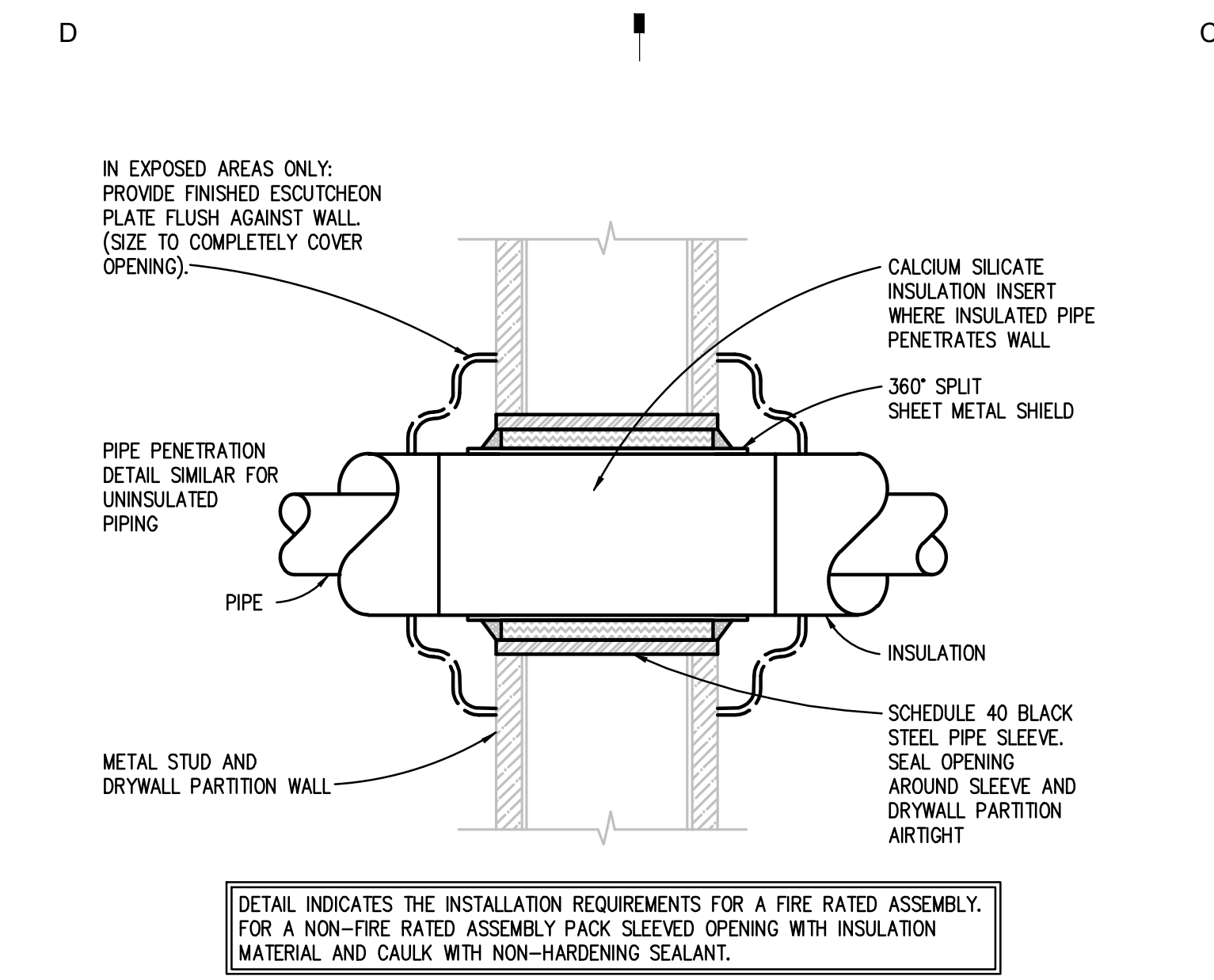
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M104

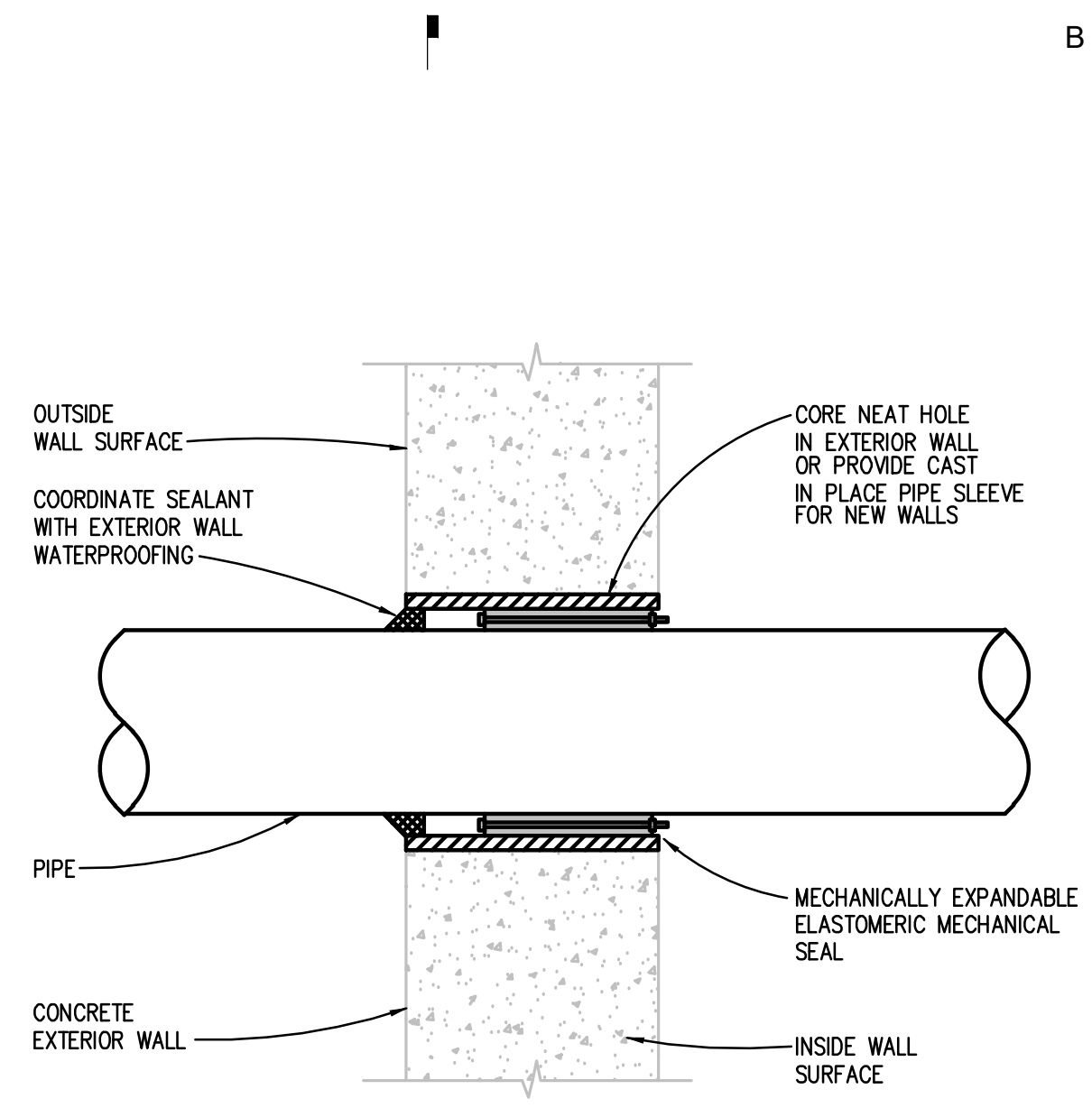
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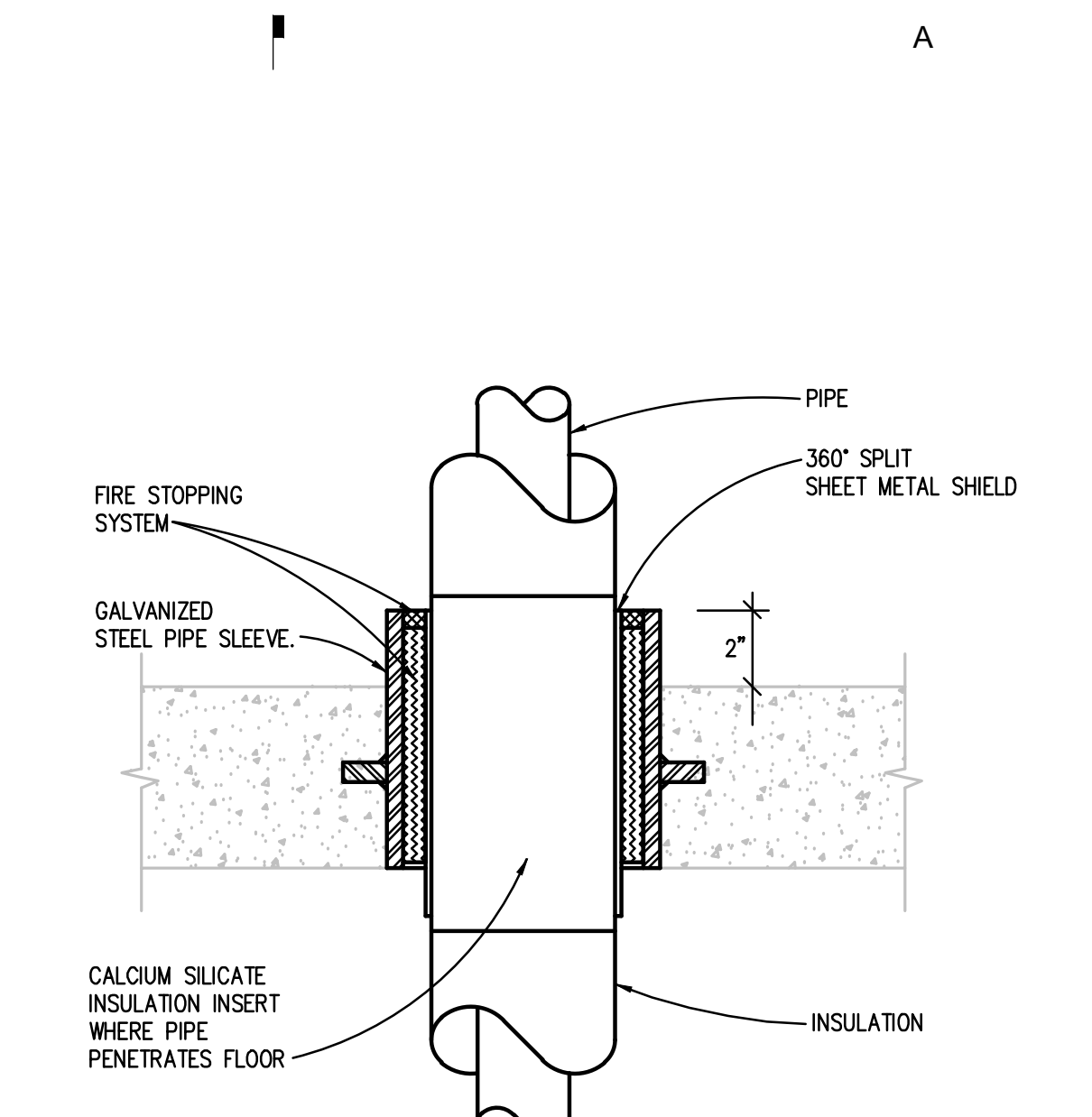
FIRE RATED AND NON-FIRE RATED POURED CONCRETE OR BLOCK WALL PIPE PENETRATION DETAIL
NO SCALE



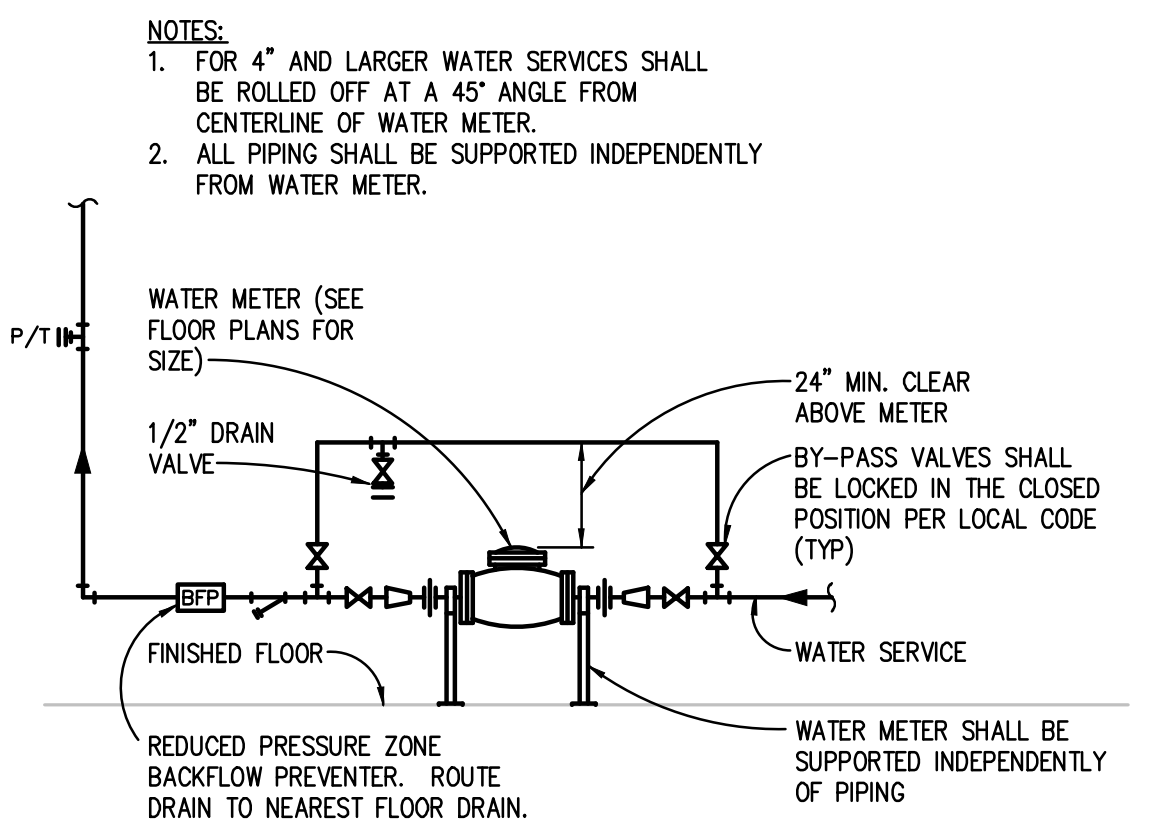
FIRE RATED AND NON-FIRE RATED METAL STUD AND DRYWALL PARTITION WALL PIPE PENETRATION DETAIL
NO SCALE



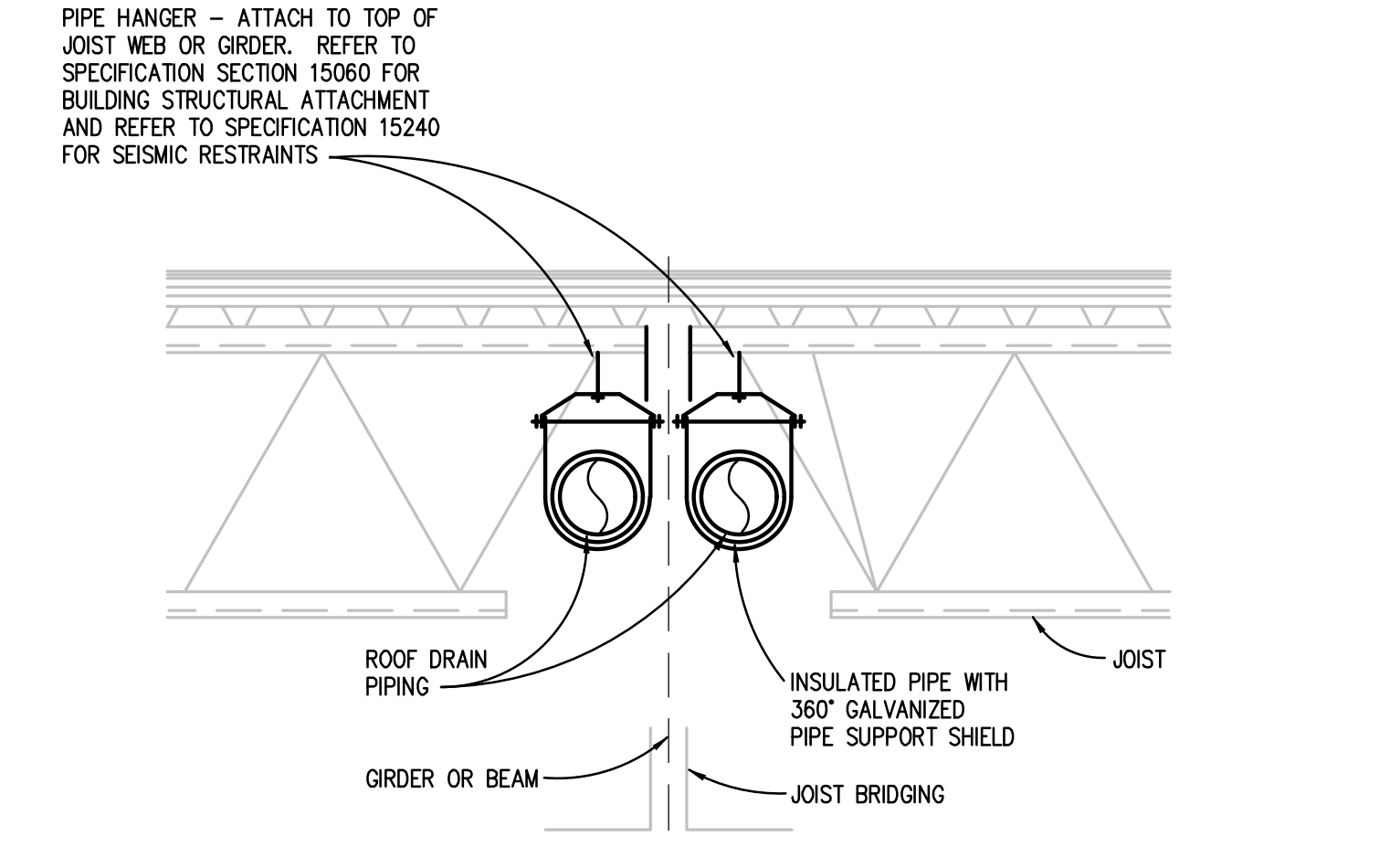
EXTERIOR BELOW GRADE WALL PIPE PENETRATION DETAIL
NO SCALE



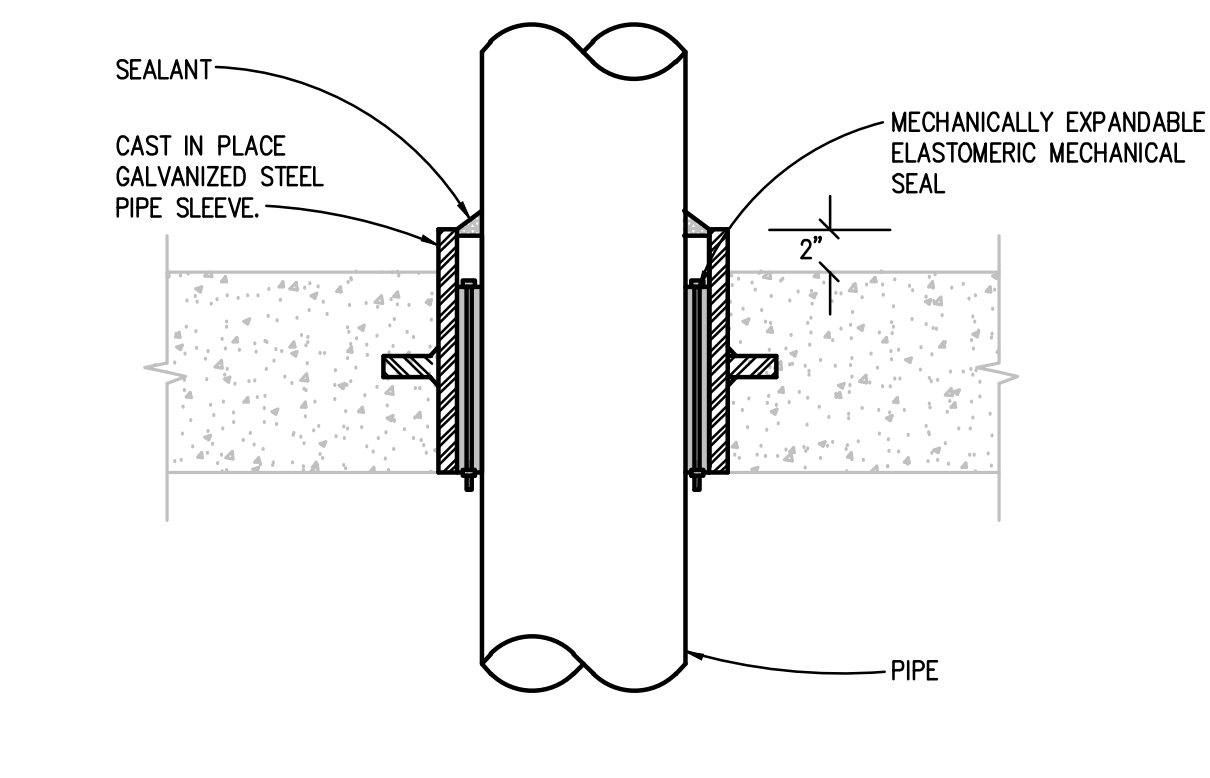
NEW FLOOR PIPE PENETRATION DETAIL
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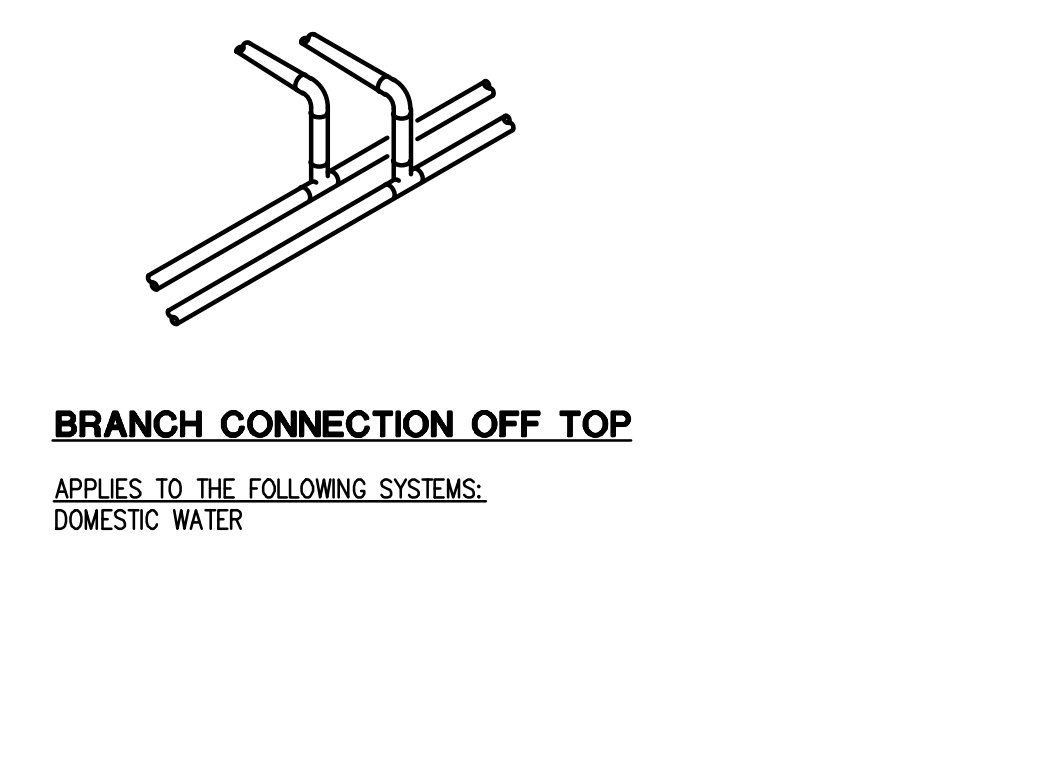
DOMESTIC WATER METER PIPING DIAGRAM
NO SCALE



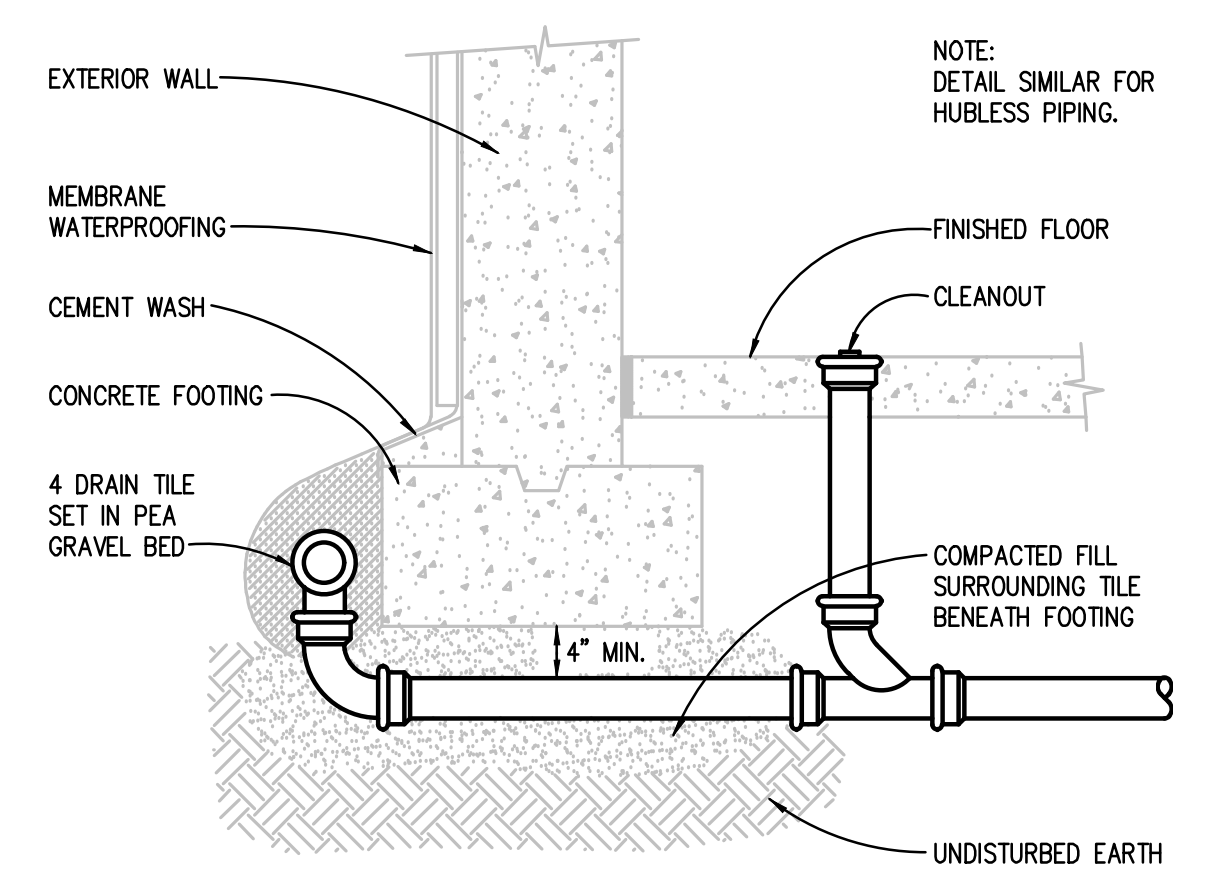
ROOF DRAIN PIPING DETAIL
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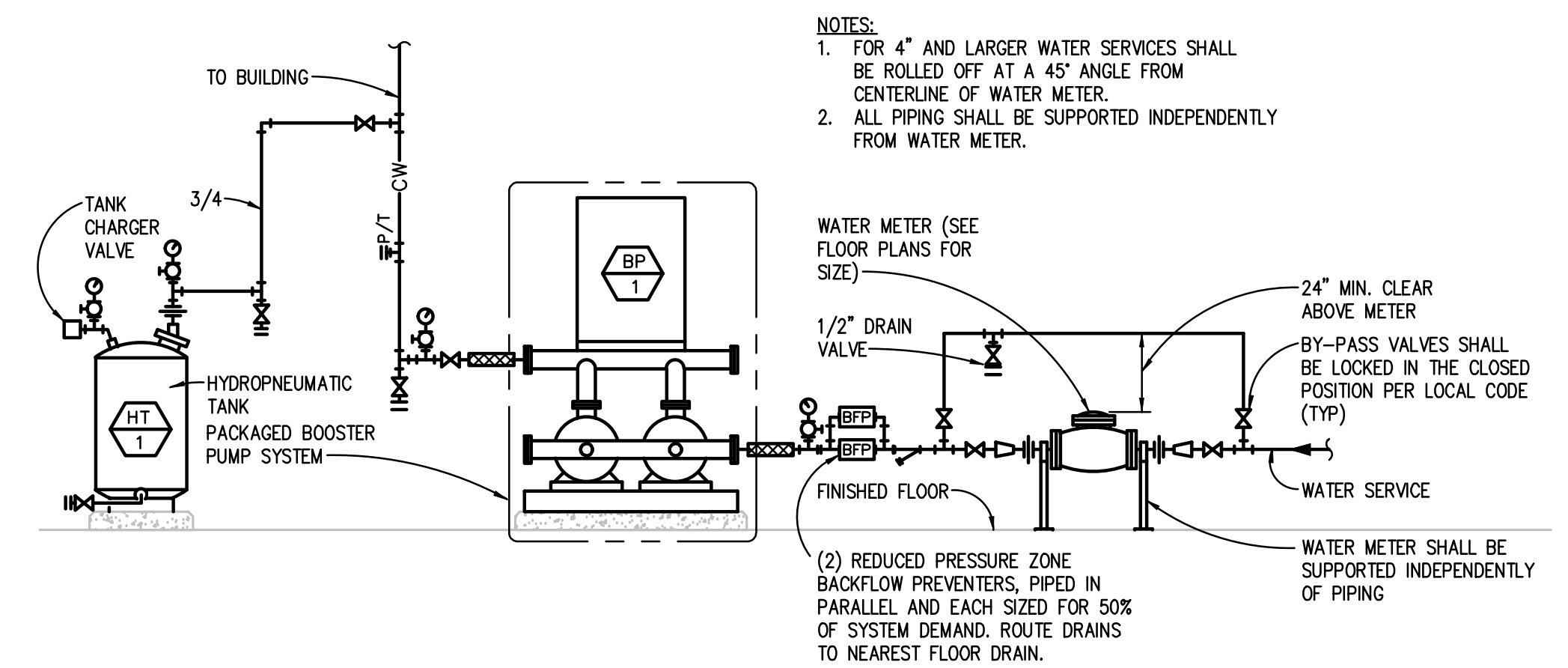
NEW SLAB ON GRADE FLOOR PIPE PENETRATION DETAIL
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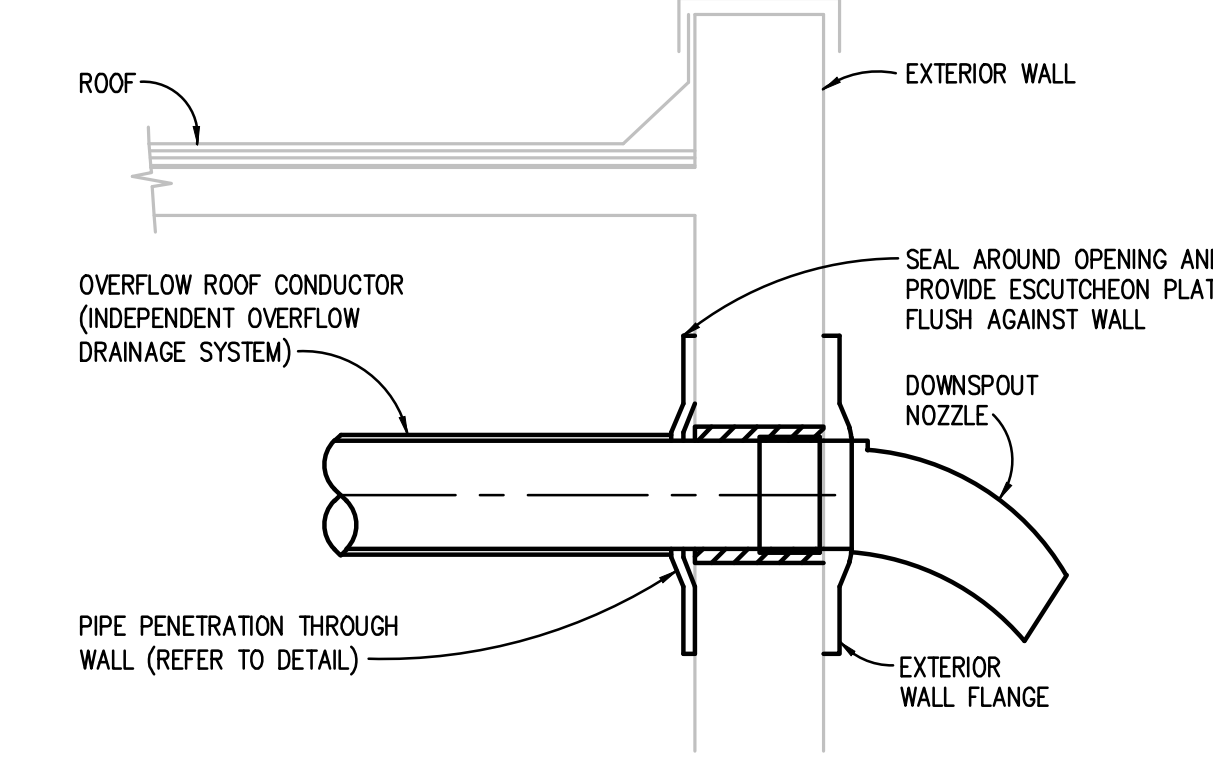
TYPICAL BRANCH TAKE-OFF CONNECTION PIPING DETAIL
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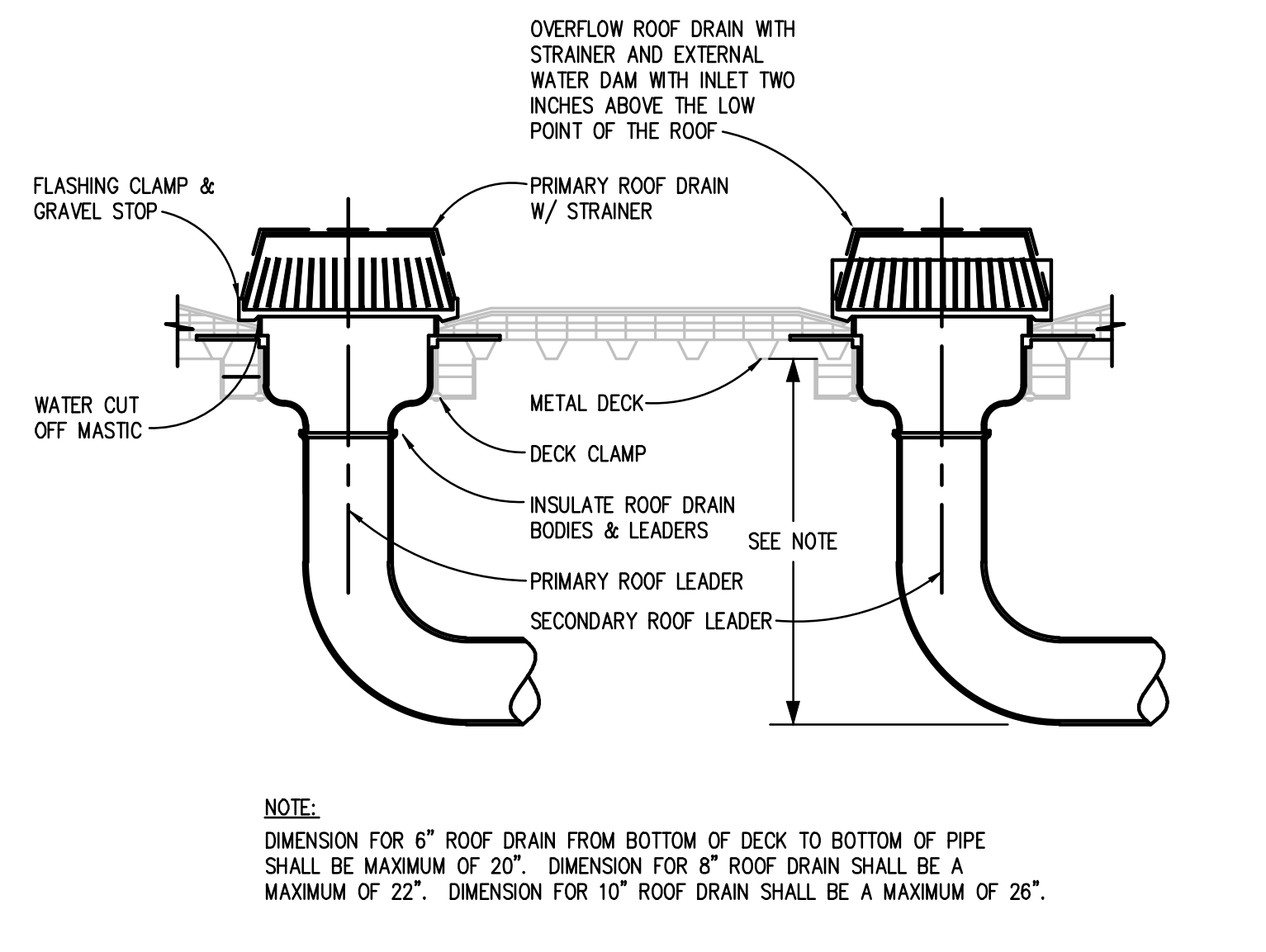
DRAIN TILE CONNECTION DETAIL
NO SCALE



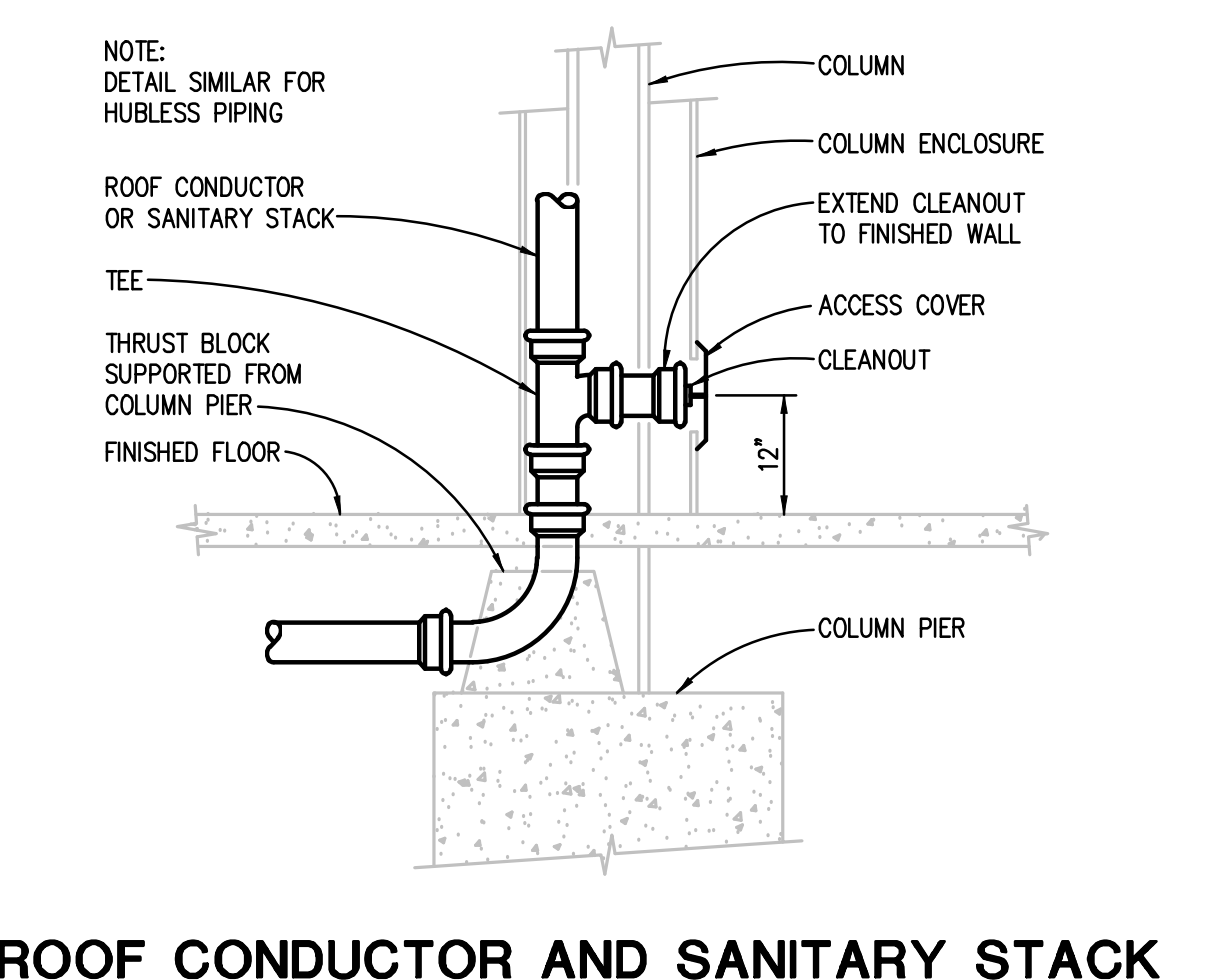
DOMESTIC WATER METER AND BOOSTER PUMP PIPING DIAGRAM
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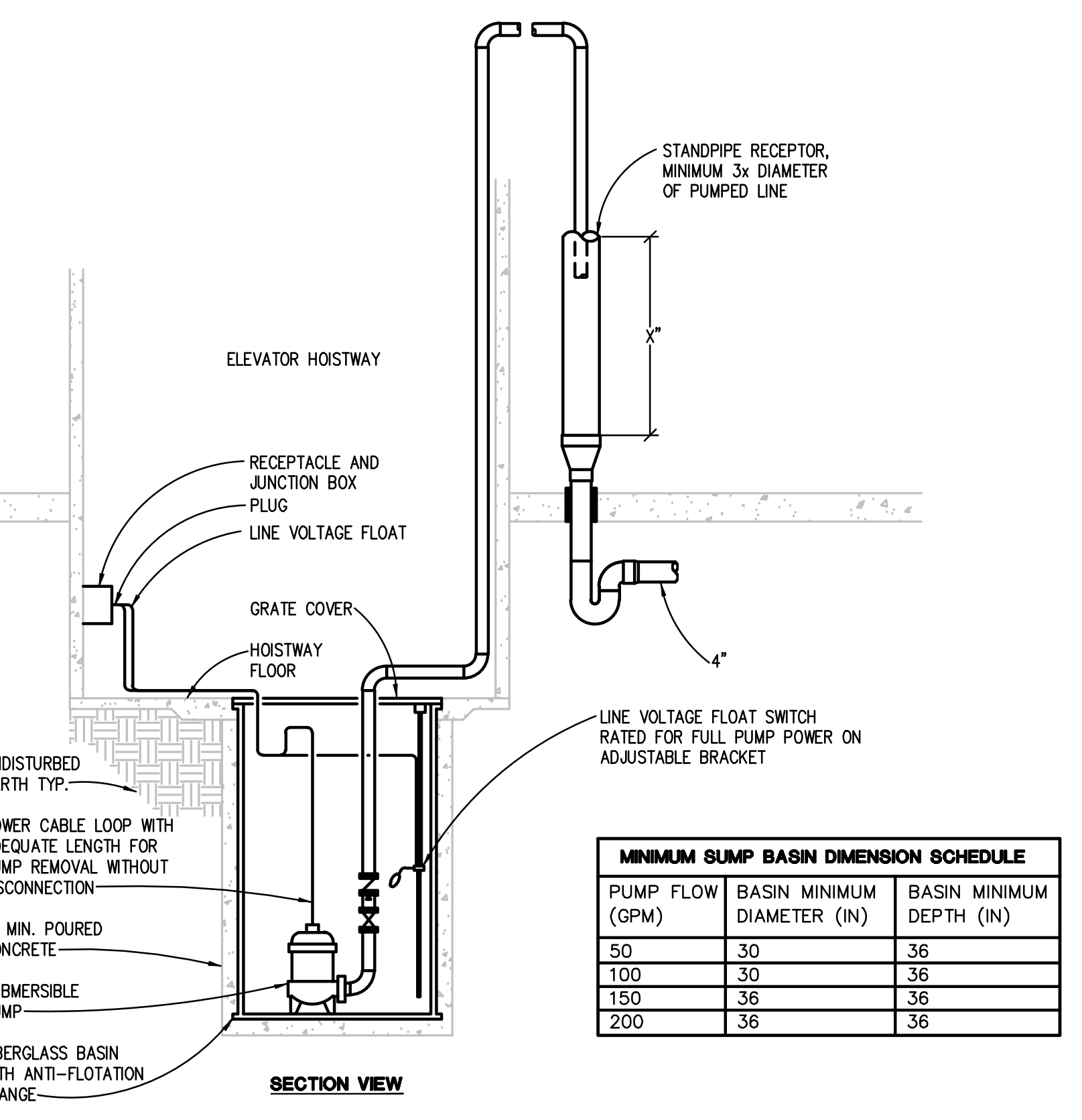
OVERFLOW DISCHARGE NOZZLE DETAIL
NO SCALE



DOUBLE ROOF SUMP DETAIL
NO SCALE



ROOF CONDUCTOR AND SANITARY STACK BASE CONNECTION DETAIL
NO SCALE



ELEVATOR SUMP PUMP PIPING DIAGRAM (SP-1)
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

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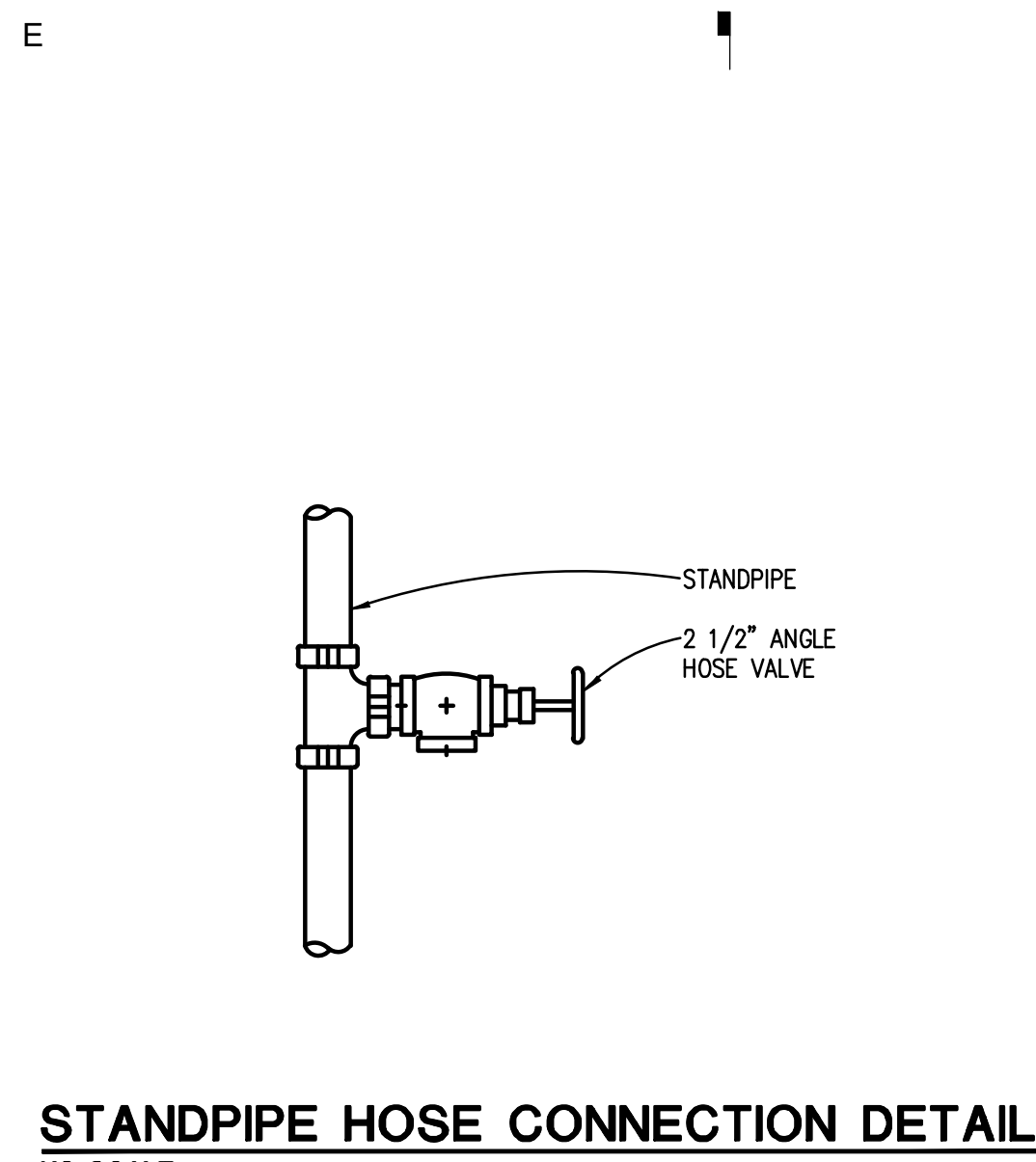
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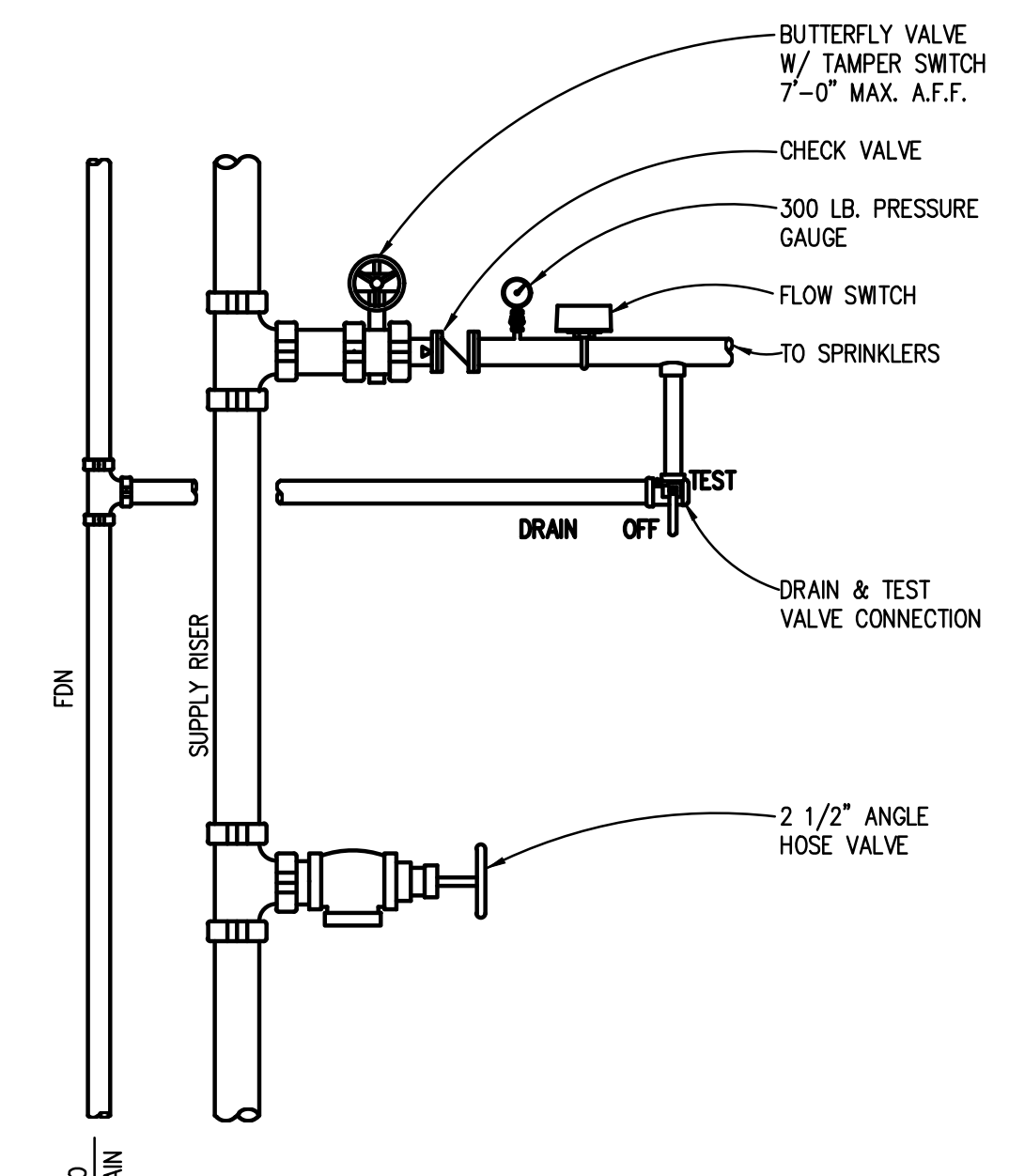
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Date	
Project Number	2022005
Sheet Title	MECHANICAL DETAILS
Sheet Number	M601

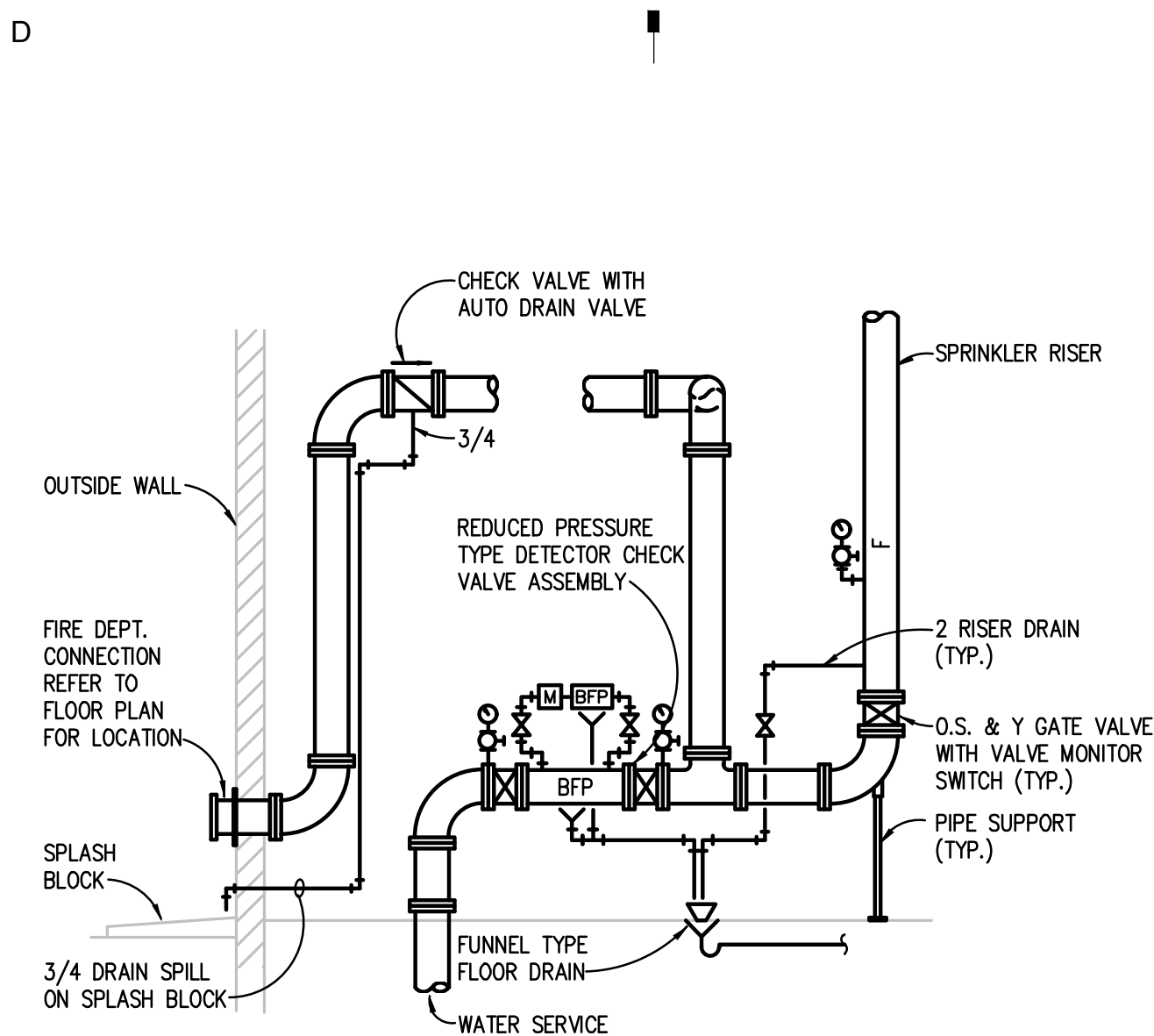
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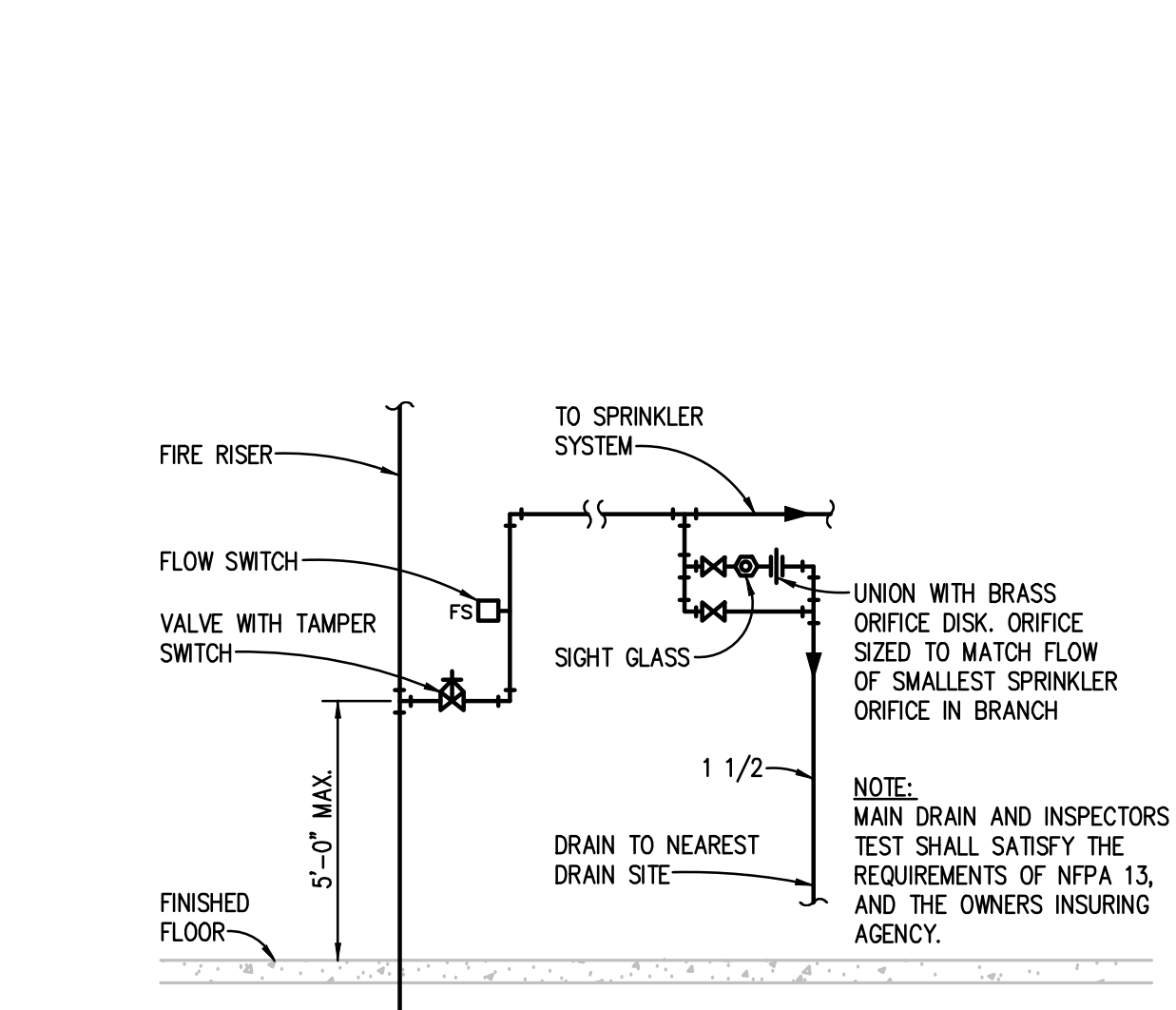
STANDPIPE HOSE CONNECTION DETAIL
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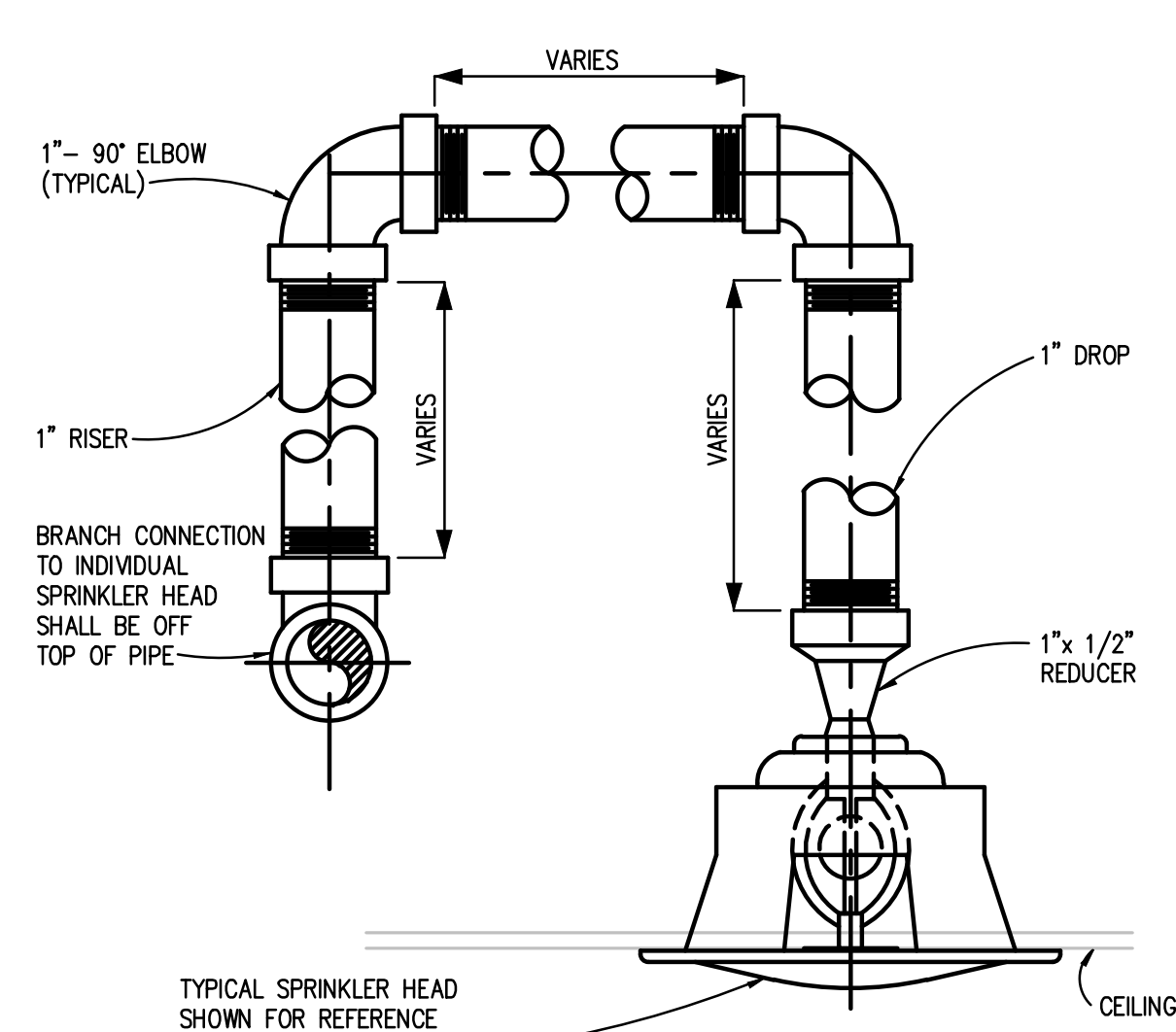
COMBINATION STANDPIPE DETAIL
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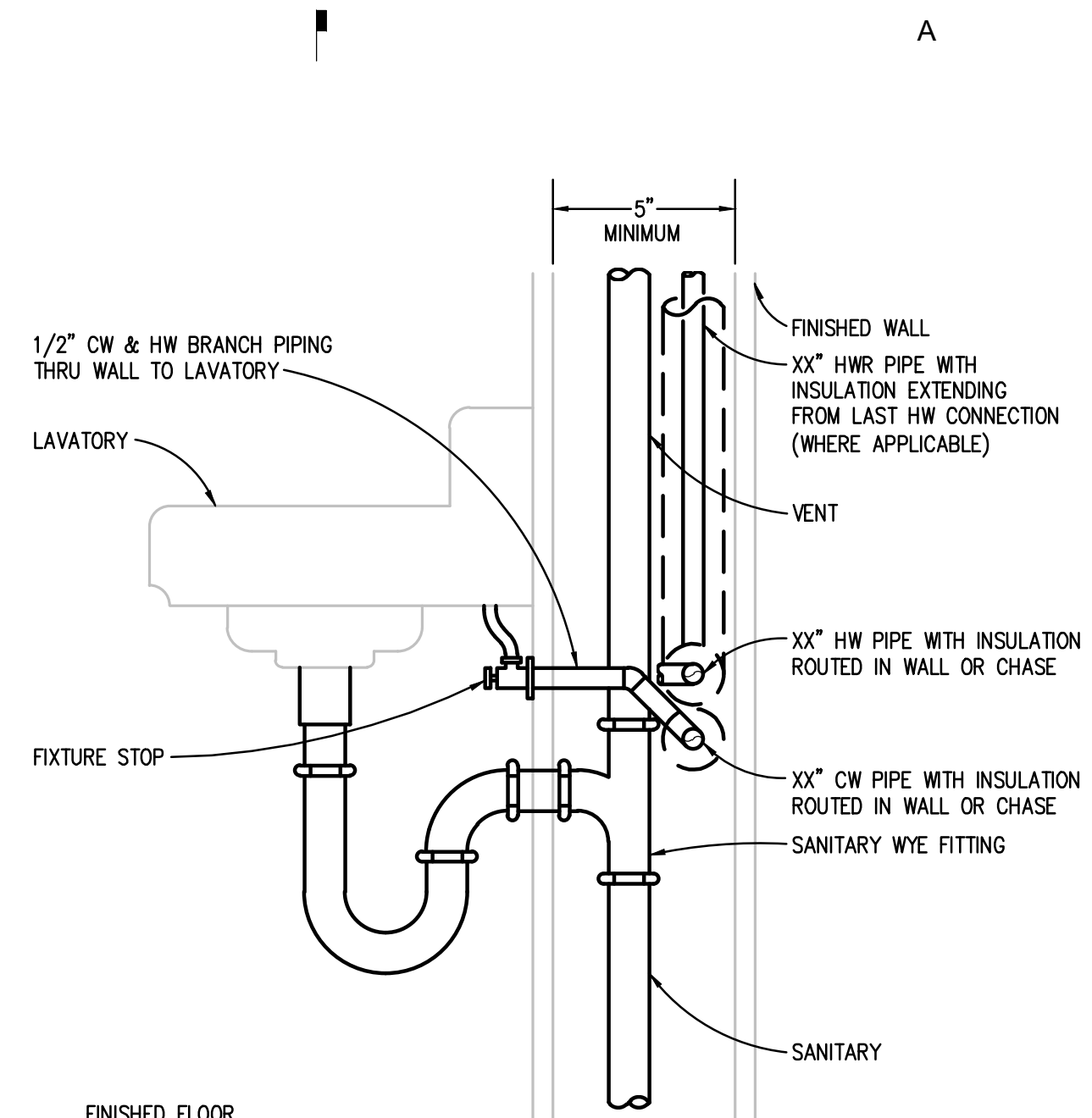
AUTOMATIC SPRINKLER RISER PIPING DIAGRAM
NO SCALE



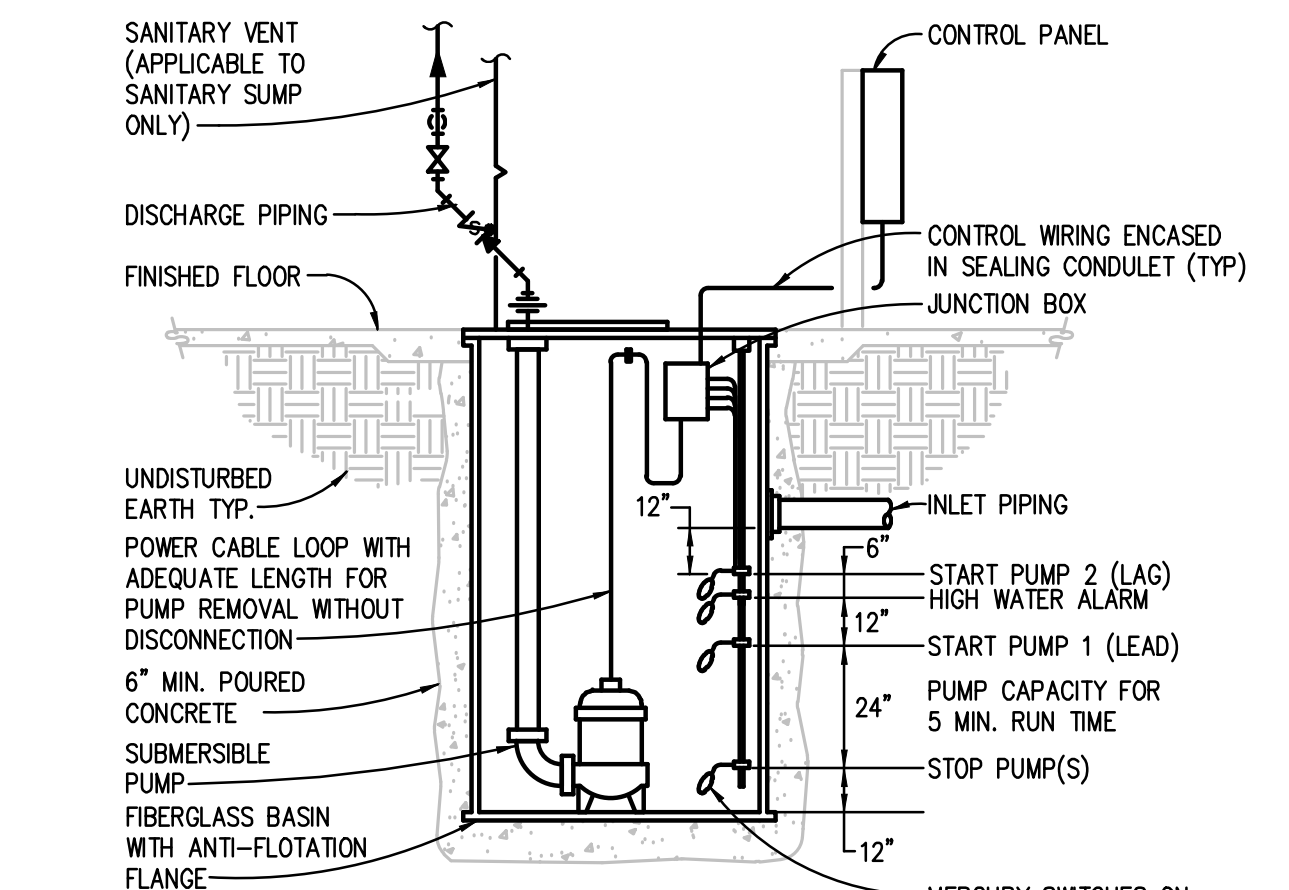
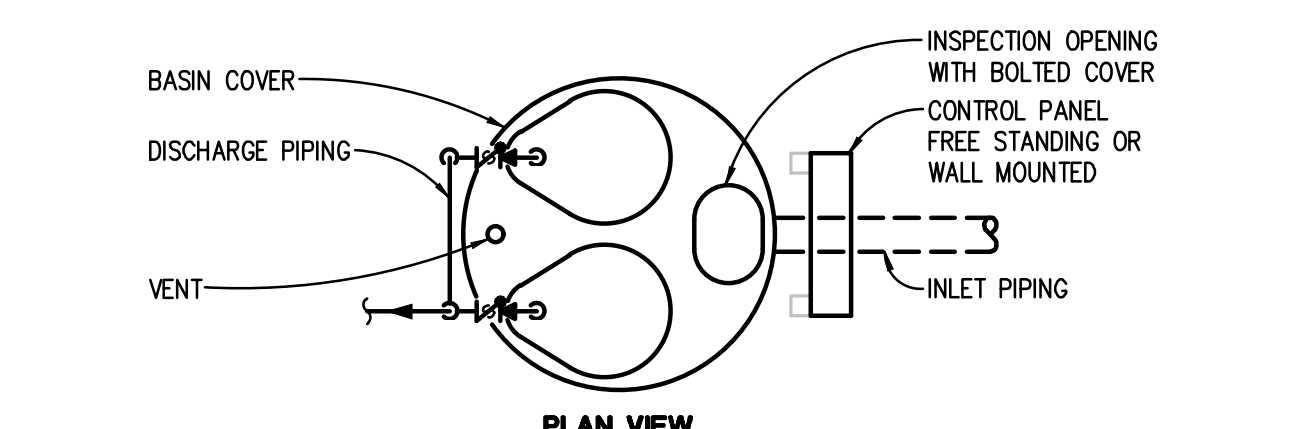
DRAIN/INSPECTORS TEST DETAIL
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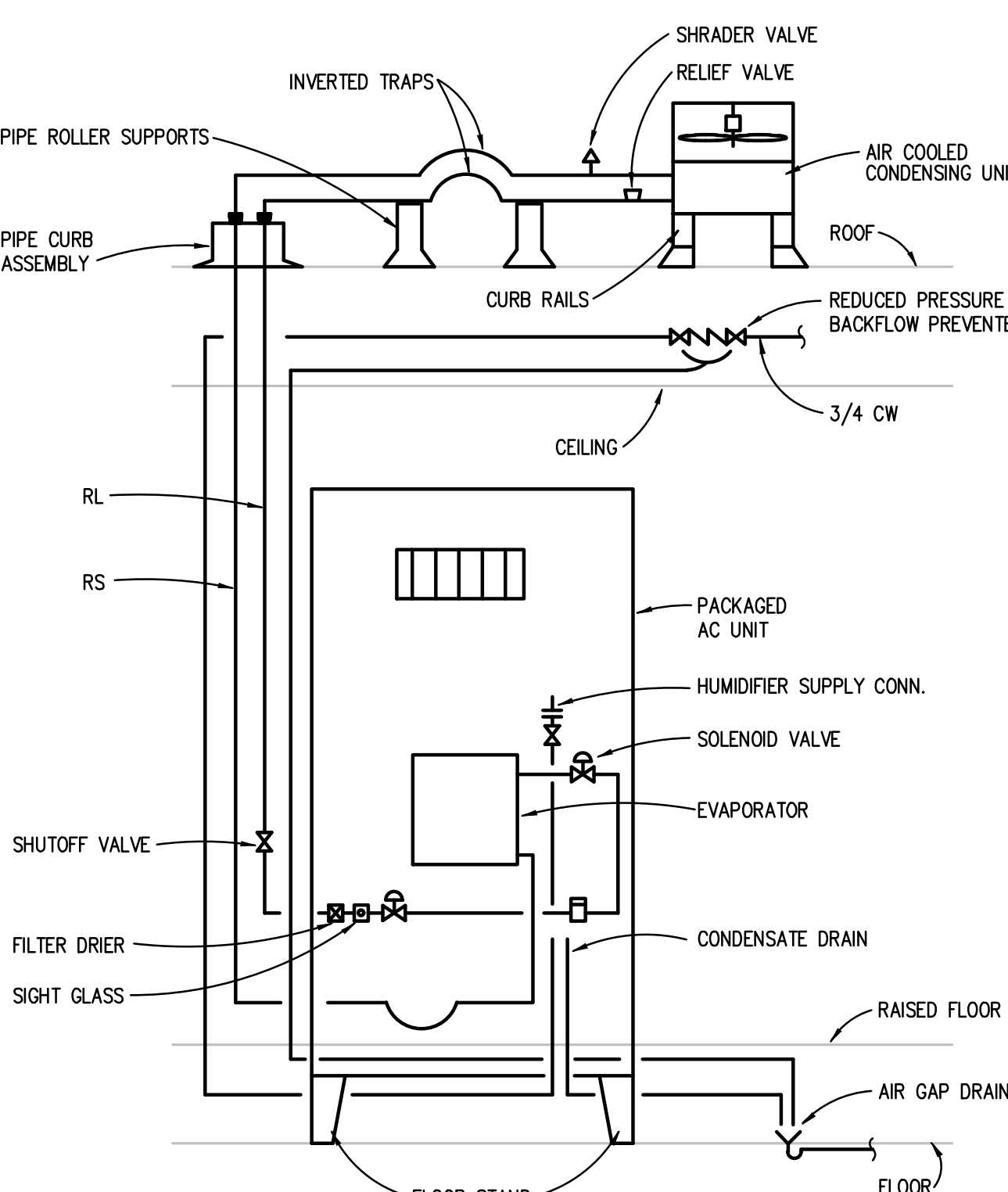
TYPICAL SPRINKLER PIPING DETAIL
NO SCALE



TYPICAL LAVATORY DETAIL (LAV-2)
NO SCALE



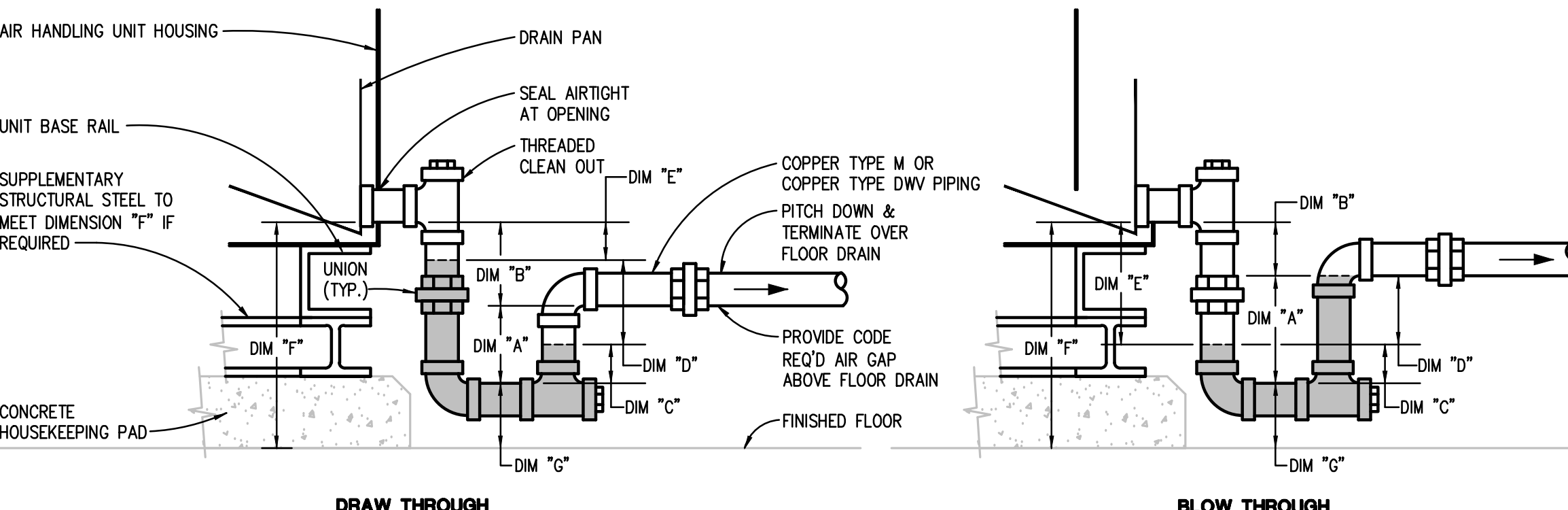
DUPLEX SUMP PUMP PIPING DIAGRAM (SP-2)
NO SCALE



AIR-COOLED SPLIT SYSTEM PACKAGED AIR CONDITIONING UNIT (PAC-2) PIPING DIAGRAM
NO SCALE

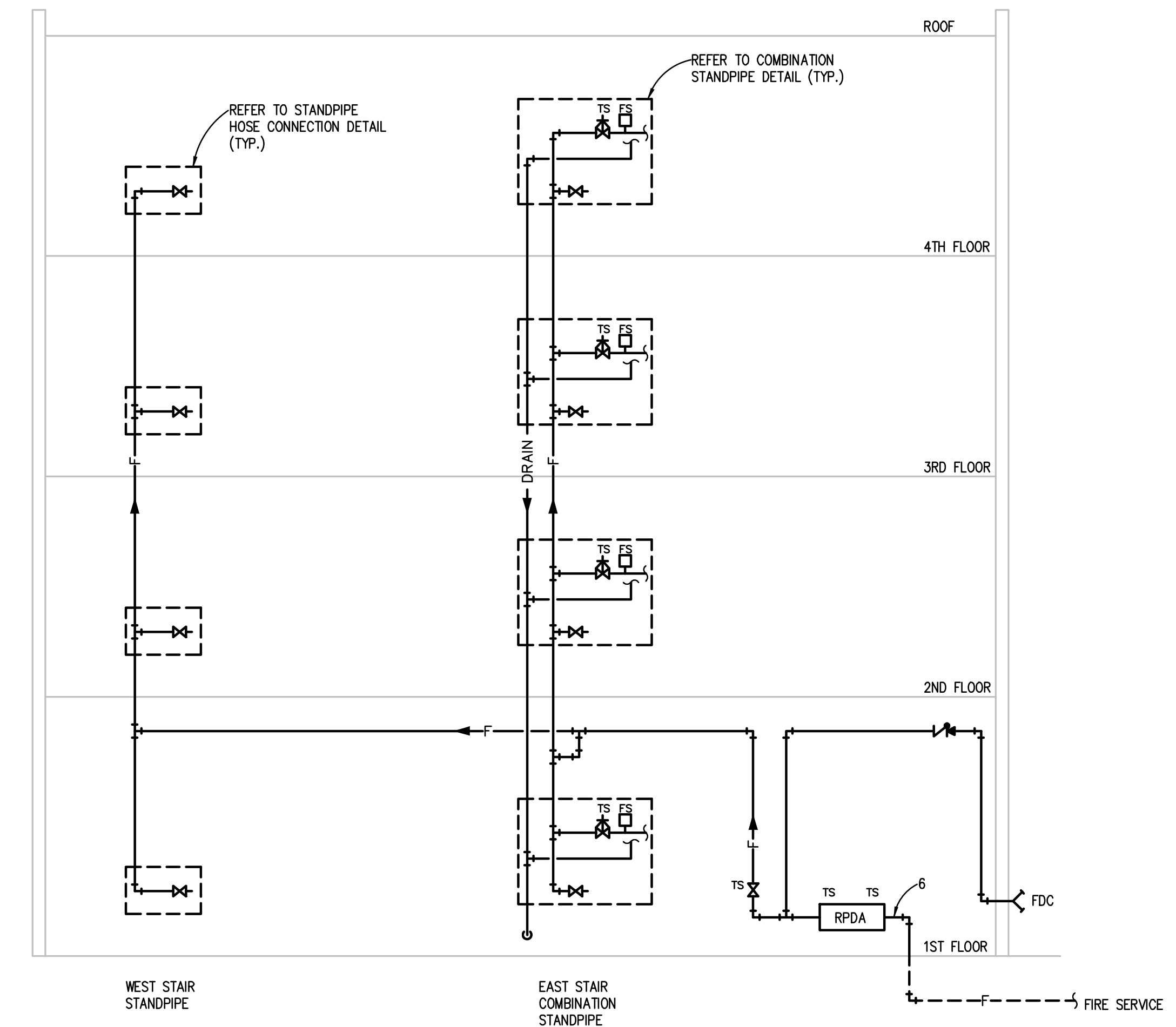
TRAP DIMENSION TABLE										
TYPE OF SYSTEM	S.P. AT DRAIN PAN (N.I.) (NOTE A)	DIMENSION "A" (INCHES) MIN.	DIMENSION "B" (INCHES)	DIMENSION "C" (INCHES) (TRAP SEAL)	DIMENSION "D" (INCHES)	DIMENSION "E" (INCHES)	DIMENSION "F" (INCHES)			
							DRAIN PIPE SIZE (INCHES)			
DRAW THROUGH	-5.1 TO -6	5.0	5.0	2	6	2	1.0	2.0	3.0	4.0
	-4.1 TO -5	4.5	4.5	2	5	2	1.0	2.0	3.0	4.0
	-3.1 TO -4	4.0	4.0	2	4	2	1.0	2.0	3.0	4.0
	-2.1 TO -3	3.5	3.5	2	3	2	1.0	2.0	3.0	4.0
	UP TO -2	3.0	3.0	2	2	2	1.0	2.0	3.0	4.0
BLOW THROUGH	UP TO +2	4.0	2.0	2	2	4	1.0	2.0	3.0	4.0
	+2.1 TO +3	5.0	2.0	2	3	5	1.0	2.0	3.0	4.0
	+3.1 TO +4	6.0	2.0	2	4	6	1.0	2.0	3.0	4.0
	+4.1 TO +5	7.0	2.0	2	5	7	1.0	2.0	3.0	4.0
	+5.1 TO +6	8.0	2.0	2	6	8	1.0	2.0	3.0	4.0

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.

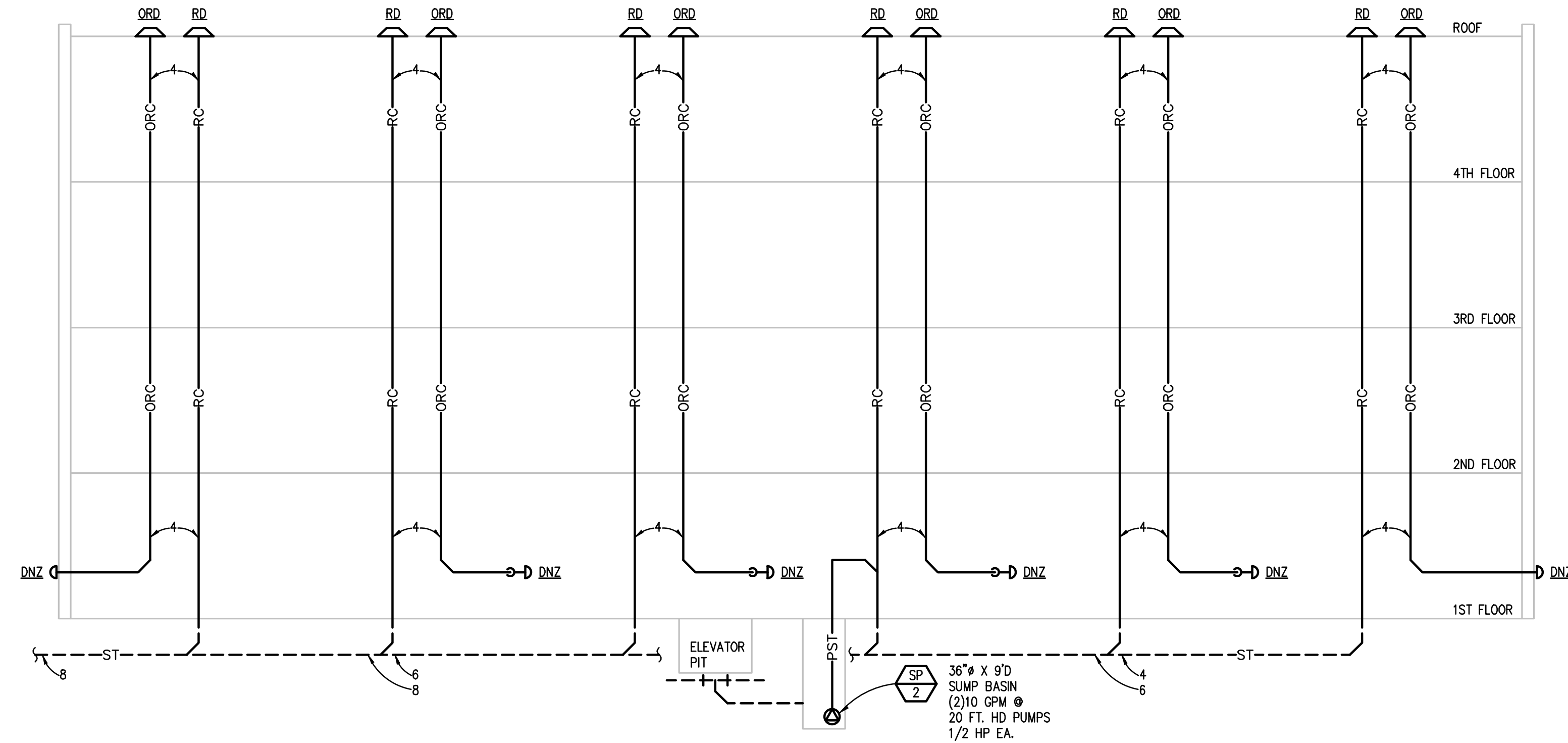


INDOOR AIR HANDLING UNIT CONDENSATE DRAIN PAN TRAP DETAIL
NO SCALE

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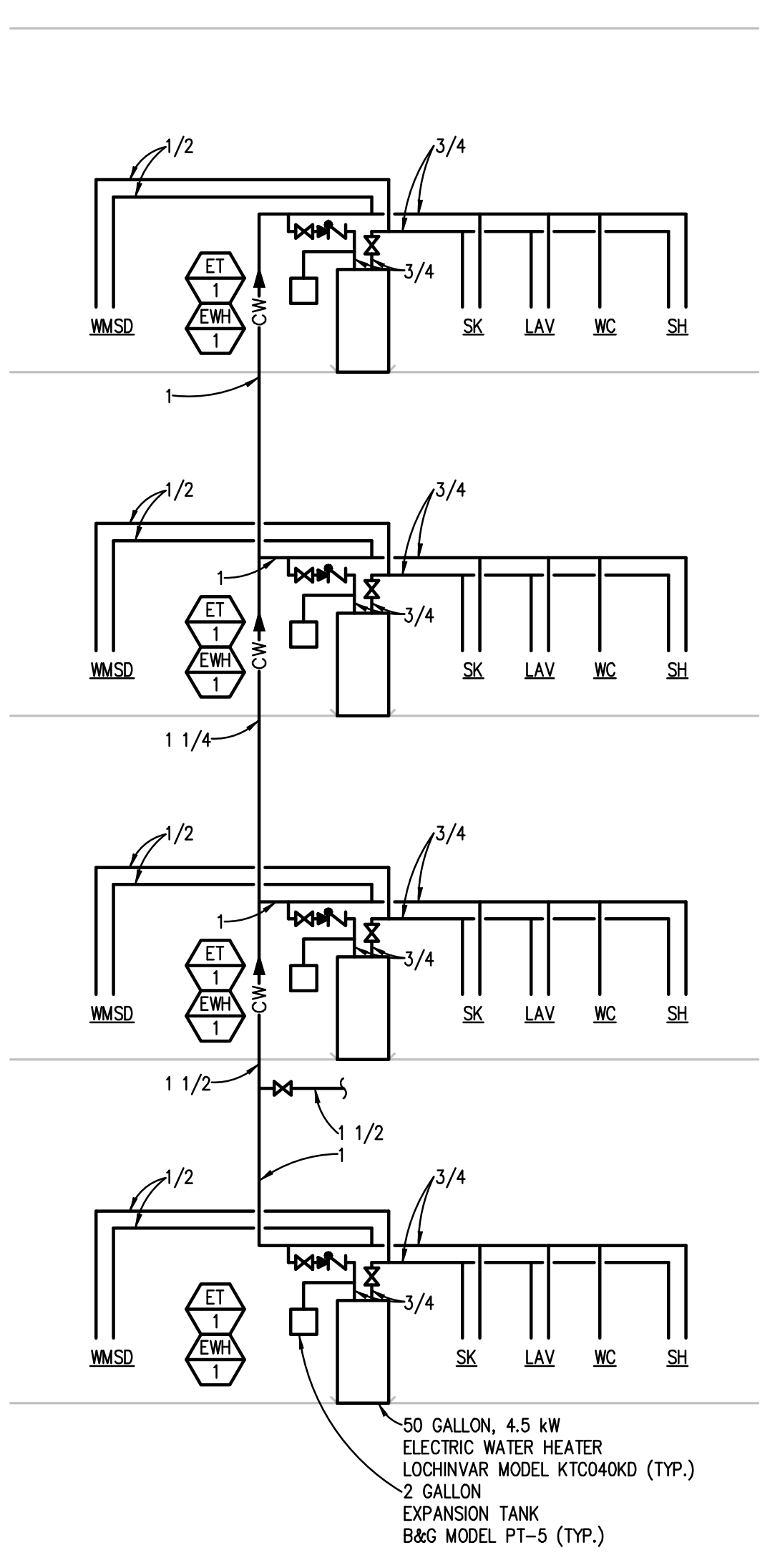


**MANUAL WET STANDPIPE
FIRE PROTECTION RISER DIAGRAM**
NO SCALE

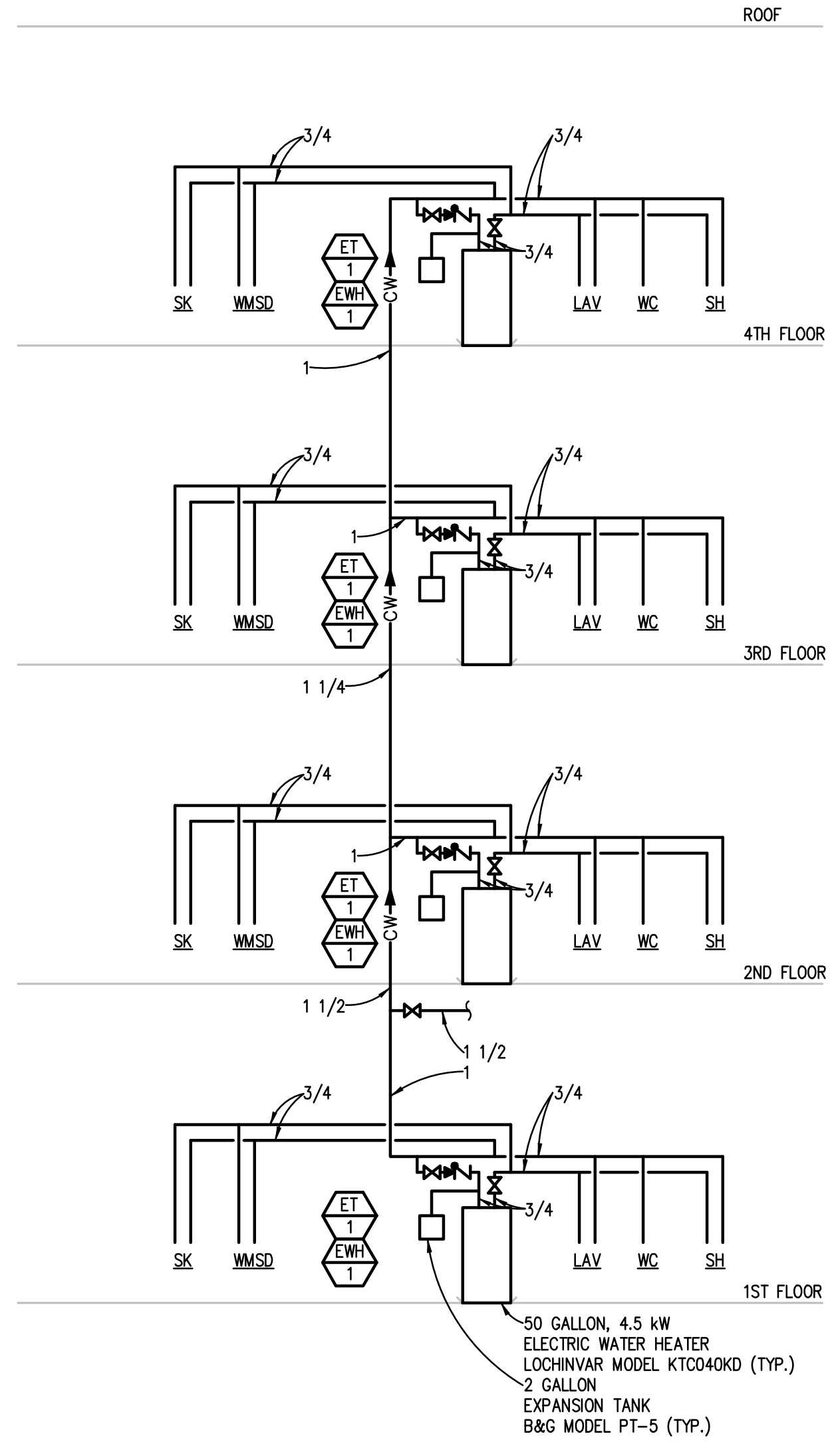


STORM SYSTEM RISER DIAGRAM
NO SCALE

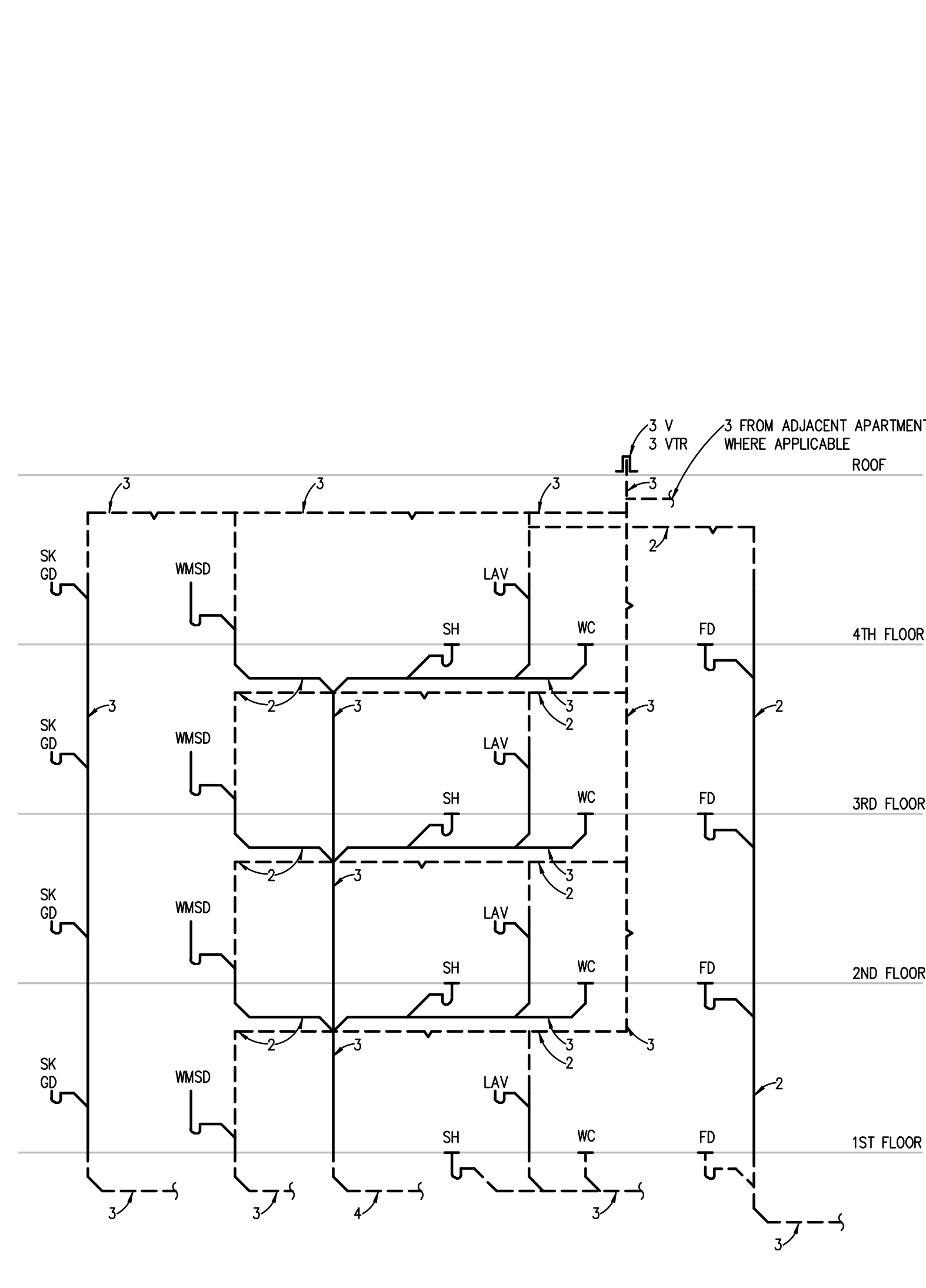
NOTE:
ROOF DRAIN QUANTITY IS AN ESTIMATE. TOTAL ROOF DRAIN QUANTITY TO BE
UPDATED AS DESIGN PROGRESSES.



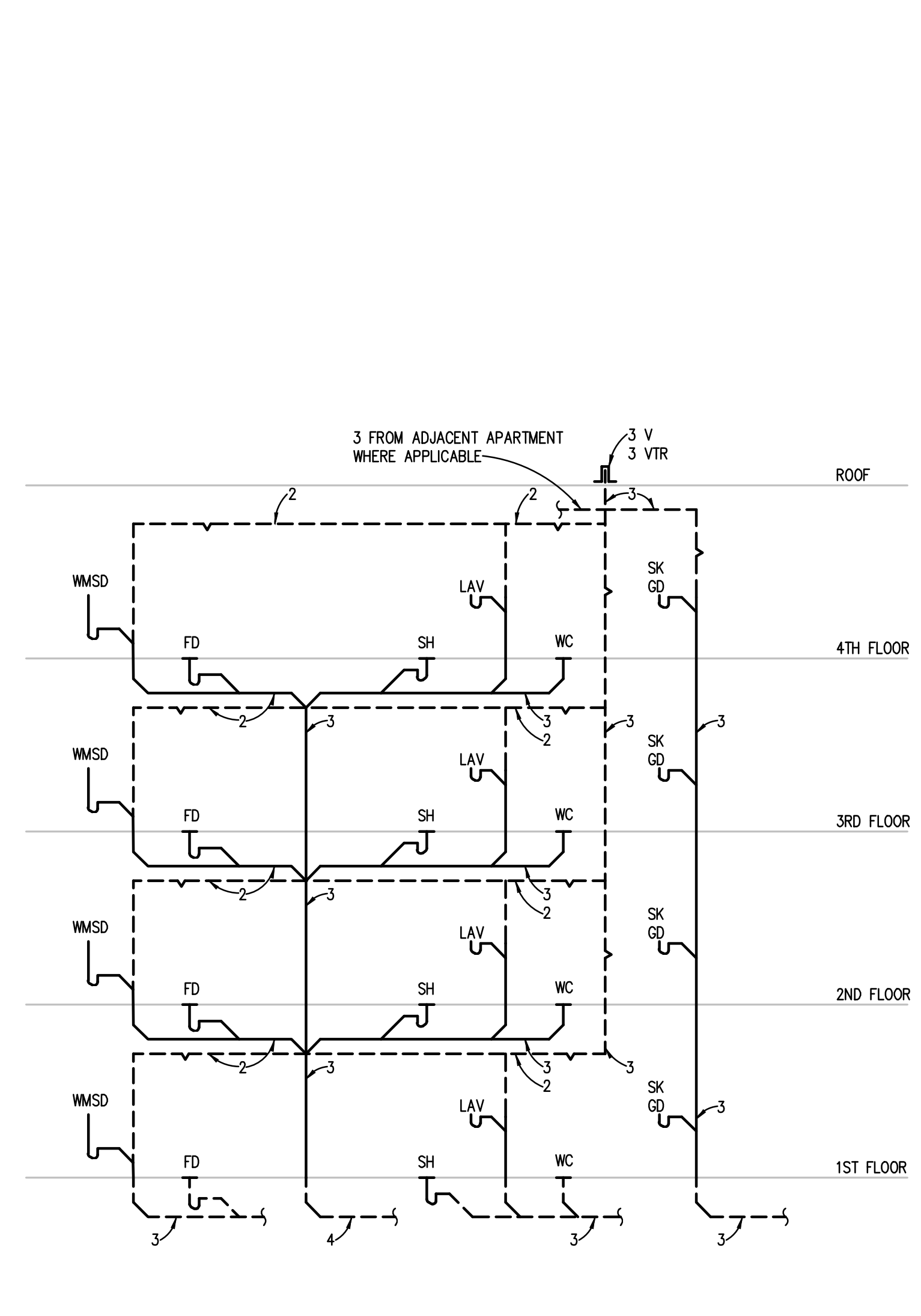
**TYPICAL STUDIO APARTMENT
DOMESTIC WATER RISER DIAGRAM - S**
NO SCALE



**TYPICAL ONE BEDROOM APARTMENT
DOMESTIC WATER RISER DIAGRAM - 1**
NO SCALE



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



**TYPICAL STUDIO APARTMENT
SAN & VENT STACK DIAGRAM - S**
NO SCALE

Architect

Consultant

Owner

Project

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Revision Date

Date

Project Number 2022.0015

Sheet Title
**MECHANICAL
DETAILS**

Sheet Number

M605

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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																	
SP-2																	

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	10	2.5		40	130									
EW-3	20	2.5		40	130									

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

PACKAGED BOOSTER PUMP SCHEDULE																			
UNIT IDENTIFICATION	SYSTEM SERVED	LOCATION	TYPE	NUMBER OF PUMPS	DISCHARGE WATERFLOW GPM EACH	PUMP INLET PRESSURE HEAD PSIG	PUMP DISCHARGE PRESSURE HEAD PSIG	PUMP MODEL NUMBER	OVERLOAD GPM	MOTOR		CAPACITY CONTROL	MODULATION/CONTROL TYPE	ELECTRICAL				MODEL NUMBER	KEYED NOTES
										RPM EACH	HP EACH			VOLTS	PHASE	SCCR KA	OPTIONS/ACCESSORIES		

GENERAL NOTES:
 1. REFER TO SCHEDULES GENERAL NOTES.
 2. MODEL NUMBERS ARE BELL & GOSSETT 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.

HYDROPNEUMATIC TANK SCHEDULE												
UNIT IDENTIFICATION	SYSTEM SERVED	TYPE	OPERATING PRESSURES AT TANK			REQUIRED ACCEPTANCE VOLUME GALLONS	ACCEPTANCE FACTOR	TANK VOLUME GALLONS	DIMENSIONS		MODEL NUMBER	KEYED NOTES
			PRE-CHARGE PSIG	CUT-IN PSIG	CUT-OUT PSIG				DIAMETER INCHES	HEIGHT INCHES		

NOTES:
 1. MODEL NUMBERS ARE BELL & GOSSETT UNLESS OTHERWISE NOTED.
 2. TANK VOLUME = $\frac{\text{ACCEPTANCE VOLUME}}{\text{ACCEPTANCE FACTOR}} \times \frac{\text{CUT-IN (PSIG)} + 14.7}{\text{PRE-CHARGE (PSIG)} + 14.7}$

PLUMBING CONNECTION SCHEDULE					
UNIT IDENTIFICATION	CW INCHES	HW INCHES	SAN INCHES	VENT INCHES	KEYED NOTES
WC-1	1/2	-	3	2	
WC-1	1/2	-	3		
LAV-1	1/2	1/2	1 1/2	1 1/2	
LAV-1	1/2	1/2	1 1/2	1 1/2	
SK-1	3/4	3/4	1 1/2	1 1/2	
SS-1	3/4	3/4	3	-	
LT-1	3/4	3/4	3	-	
PW-1	3/4	3/4	3	-	PROVIDE WITH HAIR INTERCEPTOR
EW-1	1/2	-	1 1/2	1 1/2	
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 2022005

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, Damper Motor w/ Positive Positioner, Differential Pressure Transmitter, Differential Pressure Switch, Electric-Pneumatic Relay, Electric to Pneumatic Transducer, Fire Alarm System, Flow Measuring Station, Flow Meter, Flow Switch, Freeze/Stat, Gauge, Humidifier, Humidistat, Humidity Sensor, Level Switch, Limit Switch, 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, Static Pressure Sensor, 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.)

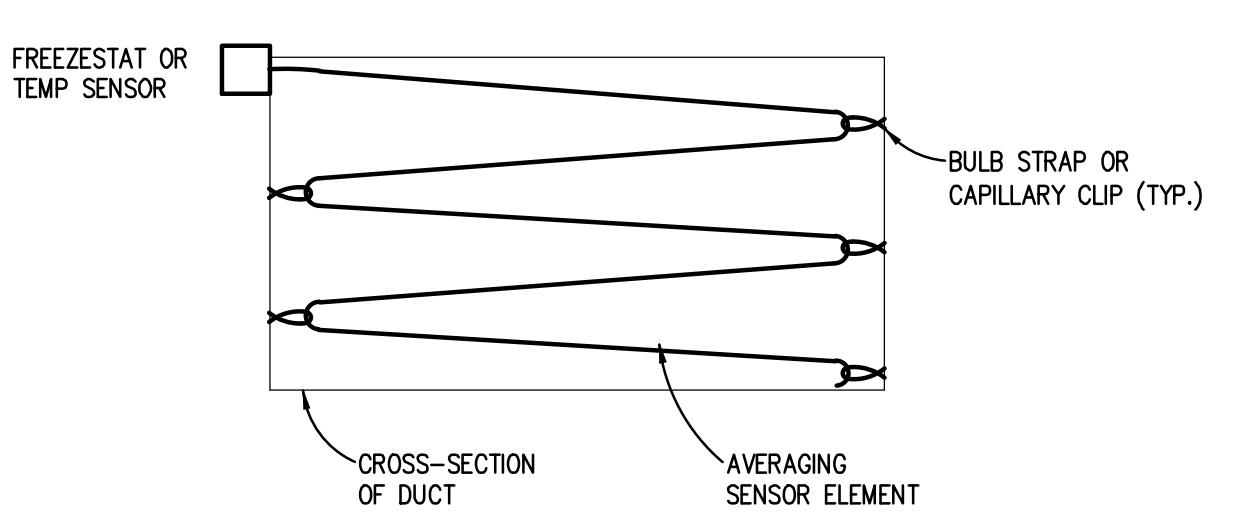
Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for 2-Position Selector, 3-Position Selector, Flow Switch, Limit Switch, Manual SPST, Manual DPST, Manual DPDT, Pressure & Vacuum Switch, Temperature Actuated Switch, Thermal Overload, Transformer, Wire Termination, and Wiring Not Connected.

ABBREVIATIONS

Table with 2 columns: ABBREVIATION and DESCRIPTION. Lists BAS, DDC, TC, NO, NC, NOTO, NOTC, NCTO, NCTC, SPST, SPDT, DPST, DPDT, and Switched Control Air Supply.

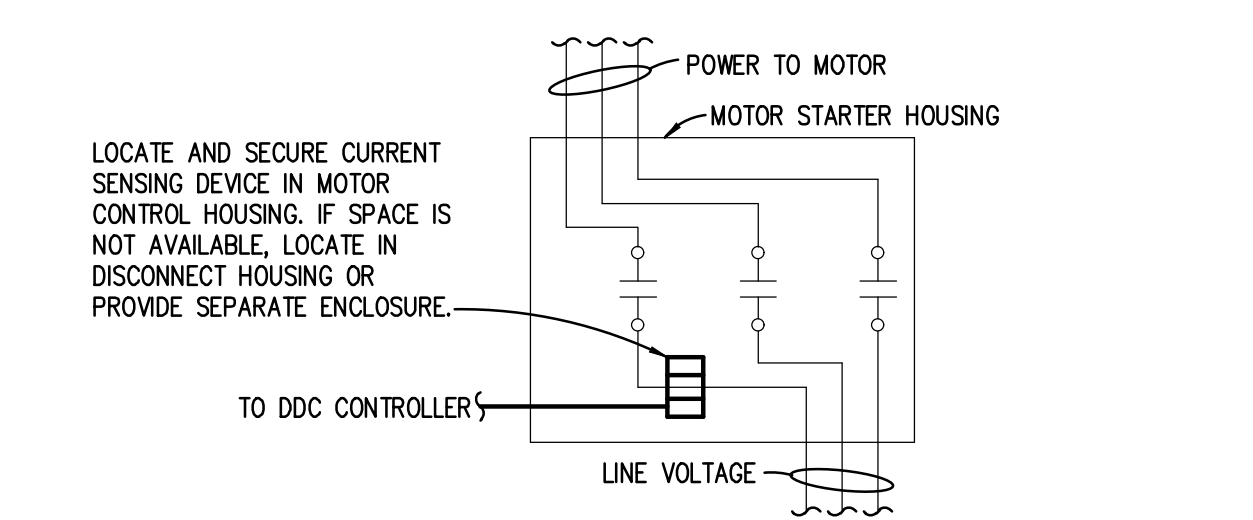
PNEUMATIC CONTROL SYMBOLS (ADDITIONAL)

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.



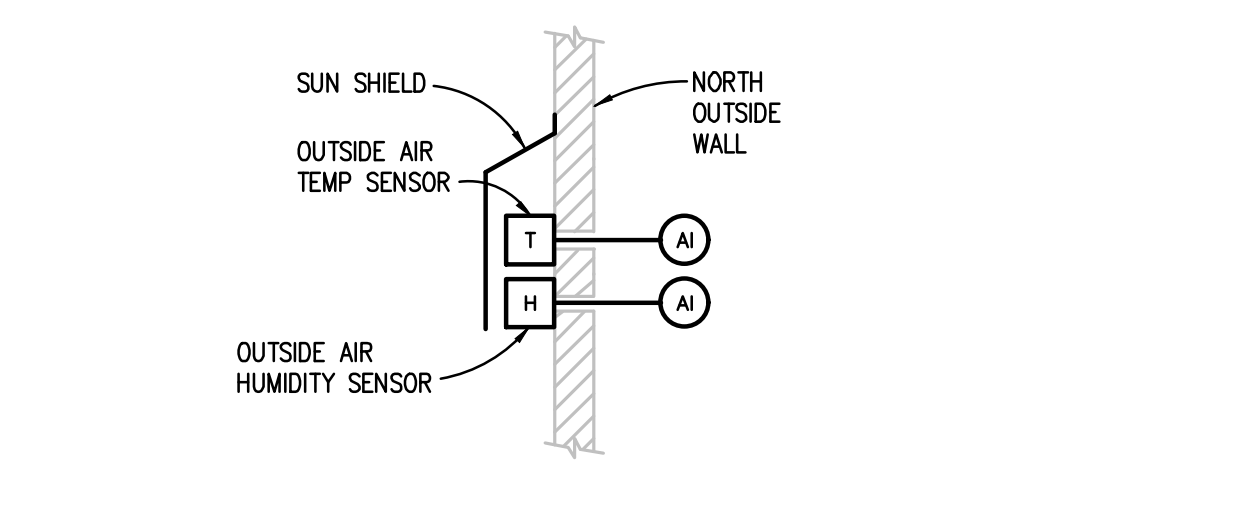
AVERAGING ELEMENT INSTALLATION DETAIL

- 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.



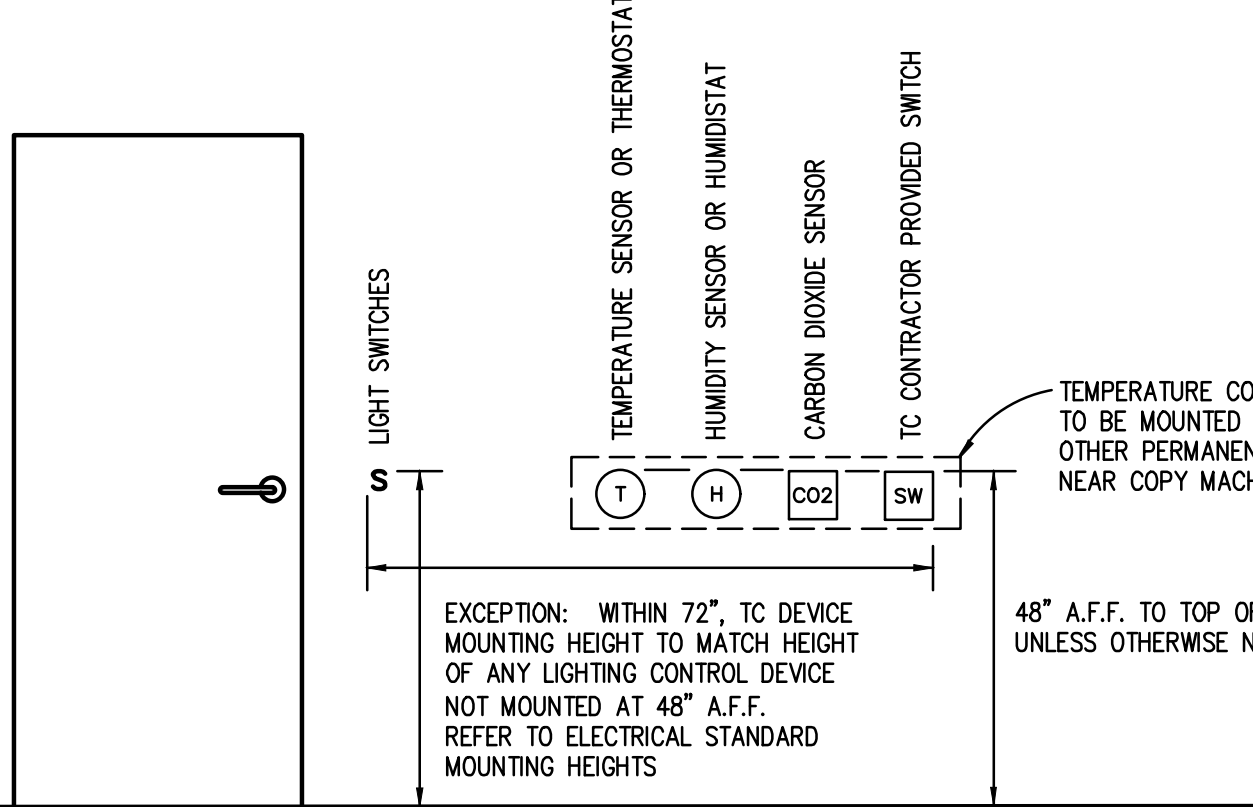
CURRENT SWITCH INSTALLATION DETAIL

- 1. WHERE INDICATED ON CONTROL DETAILS, CURRENT SWITCHES SHALL BE INSTALLED FOR DDC SYSTEM STATUS INDICATION OF FAN OR PUMP OPERATION.
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

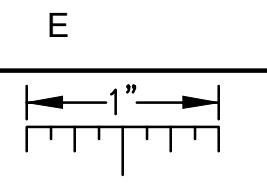
TC GENERAL NOTES

- 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.
5. ALL CONTROL SCHEMATICS AND WIRING DIAGRAMS ARE FOR THE CLARIFICATION OF EQUIPMENT INTERLOCKING FUNCTIONS AND THE INTERFACE OF VARIOUS CONTRACTORS' WORK.
6. TC CONTRACTOR SHALL PROVIDE DDC CONTROLLERS AS REQUIRED TO MEET INTENT OF DESIGN DOCUMENTS.
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 WIRED TO THE FIRE ALARM SYSTEM CONTROL MODULES FOR REQUIRED SAFETIES TO MOTOR STARTERS OR VFCs AS INDICATED.
11. ALL DDC AND CONTROL INTERLOCK WIRING SHALL BE BY TC CONTRACTOR UNLESS OTHERWISE NOTED.
12. ALL DDC AND CONTROL INTERLOCK WIRING BETWEEN COMPONENTS SHALL BE INSTALLED WITHOUT INTERMEDIATE STOPS.
13. ALL ELECTRICAL WIRING AND RACEWAY SYSTEMS SHALL COMPLY WITH ELECTRICAL SPECIFICATION REQUIREMENTS.
14. TC CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POWER SUPPLIES REQUIRED FOR TC SYSTEM UNLESS OTHERWISE NOTED.
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.
17. TC CONTRACTOR SHALL PROVIDE AUXILIARY PANELS FOR REQUIRED PANEL MOUNTED EQUIPMENT.
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.
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.
23. ALL CONTROL VALVES AND DAMPERS FURNISHED BY THE TC CONTRACTOR SHALL BE INSTALLED BY THE 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.

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

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THE FOLLOWING DIMENSION EQUALS ONE INCH WHEN PRINTED TO SCALE.



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

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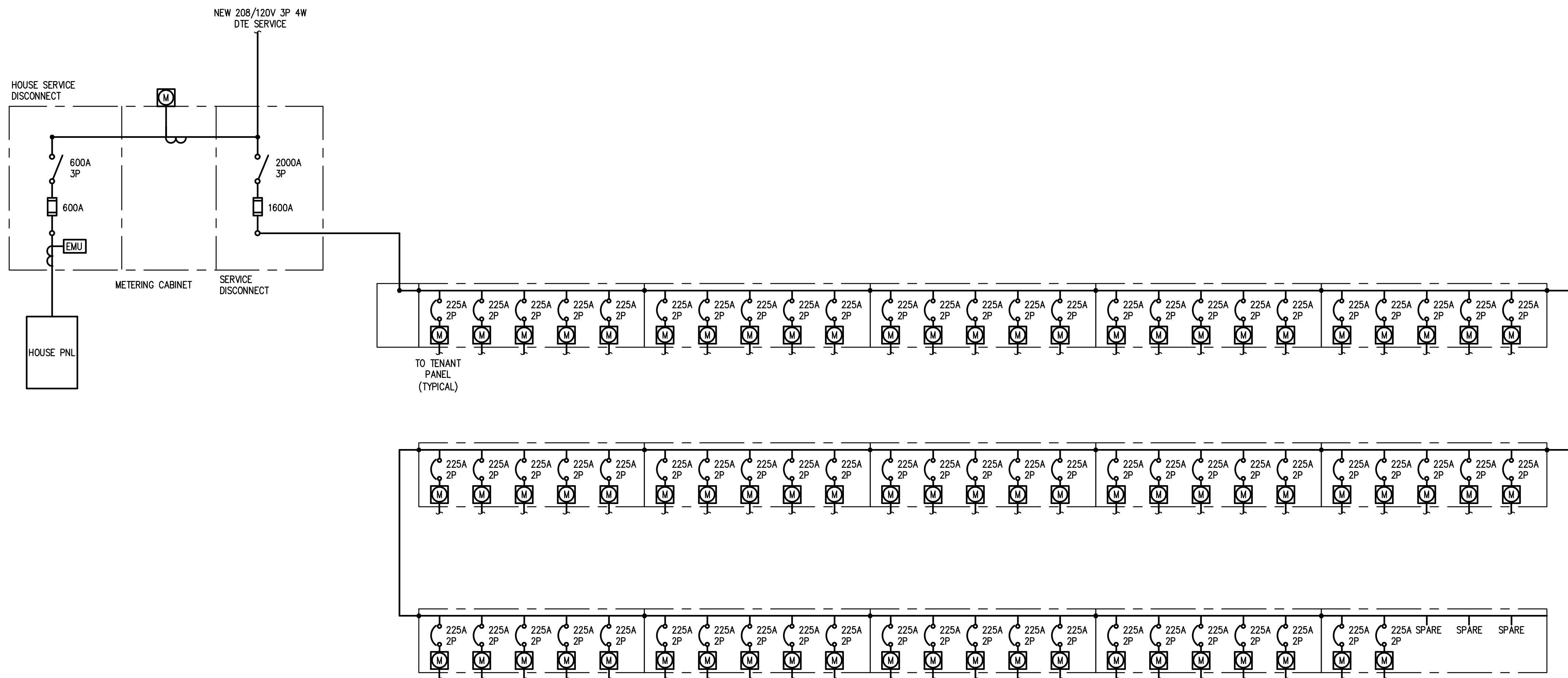
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Revision	Date
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Project Number	2022005
Sheet Title	FIRST FLOOR ELECTRICAL PLAN
Sheet Number	E101

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

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