

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, March 19, 2024

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1. 1. Kristi Breisach
2. Andrew Grayson
3. James Johnson
4. Dan Kastner - Chair
5. Eric Stucky
6. Dana Underwood - Vice-Chair

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 20 February 2024

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 1. 723 McCourtie - Alteration (Installation of deck/landnig at rear of property)
PPZ24-0006
2. 114 W Vine St - Alteration (Replace 10 windows throughout property for lead abatement) PPZ24-0007
Year Built: 1921
Style: Prairie
Historic District: South Street - Vine Area
3. 519 Stuart Ave - Alteration (Window replacement) - PPZ24-0008
Year Built: 1905
Style: Queen Anne
Historic District: Stuart

4. 218 Monroe - Alteration/Repair (Sun porch window replacement and trim repair) PPZ24-009
Year Built: 1925
Style: Colonial Revival
Historic District: West Main Hill
5. 409 W Dutton St - Alteration (Removal of rear porch, installation of new basement door) PPZ24-0004 (Postponed, construction of rear porch)
Year Built: 1903
Style: Vernacular
Historic District: South Street - Vine Area
6. 266 E Michigan - Alteration (New elevator shaft at rear of building. New windows throughout building) PPZ24-0005 (Postponed application, window installation)
Year Built: 1900
Style: Commercial
Historic District: Haymarket

F. COORDINATOR'S REPORT

1. Coordinators Report

G. ADJOURNMENT

DISCLAIMER

Chapter 16, Section 22 of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.
- b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Planning and Economic Development Department located at 245 North Rose Street. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district: MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at www.kalamazoocity.org/historicpreservation.

GUIDELINES FOR PUBLIC PARTICIPATION AT HDC MEETINGS

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior to the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
 - Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.
 - Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.

A Note on Quorum and Historic District Commission Decisions

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states: “A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, February 20th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:05 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Motion made by Ms. Underwood to approve the absence of Mr. Grayson with a 2nd by Mr. Stucky; all commissioners approve.

Mr. Pena read the disclaimer on record.

III. Approval of Agenda: No changes. Motion made by Ms. Underwood to approve the agenda with a 2nd by Ms. Breisach; all commissioners approve.

IV. Approval of Minutes: January 16th, 2024

Motion made by Mr. Johnson to approve the minutes with a second by Ms. Breisach; all commissioners approve.

V. Public Comment on non-agenda items: No comments or guests

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 530 W South St
Year Built: 1878**

5:08 PM

**Barrier free ramp, sign & repair pillars
Style: Italianate
Historic District: South Street- Vine Area**

The owner Mr. Moyet is looking to repair pillars, install a handicap ramp and get a current installed sign approved. Mr. Diamond is the contractor for the project and has encased the current pillars with cement to prevent further damage to the pillars from getting hit by vehicles. The cement pillars will be wrapped with decorative trim and will match the design of the others but will just be slightly wider at the bottom. Mr. Stucky makes motion to approve a Certificate of Appropriateness for the work as described in the application for the column replacement. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10 with a second by Mr. Johnson. All commissioners approve.

The handicap ramp will be made of composite decking and will not be permanent. Mr. Kastner is concerned about removing 36 inches of the current railing. If possible if the railing could be removed

and saved so that if it needs to be put back into place that it can. The spindles are still able to be purchased even though they are rather old. Mr. Stucky suggested using the portion that is being removed as part of the railing. Mr. Diamond states that they will be using a grip tape on the ramp to prevent the ramp being slippery which is what is currently used on the Henderson Castle. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application for the handicap ramp. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10 with a second by Mr. Stucky. All commissioners approve.

Mr. Diamond is looking for approval for Mr. Moyet for the installation of the current sign for The Upjohn House Inn. The sign was recently replaced and was able to use the existing wholes in the brick. Mr. Pena does want to state the zoning regulations states this is too close to the set back so if a variance is not issued for the sign, then the sign may need to come back to the board. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application for the installation of the sign. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10 with a second by Mr. Johnson. All commissioners approve.

B)	229 E Michigan Year Built: 1891	5:29 PM	Wall Sign Style: Queen Anne Historic District: Haymarket
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Carie with Sign Art is here on behalf of Craft Copper and Treystar and they are looking at installing an internally illuminated sign. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10 with a second by Ms. Breisach. All commissioners approve.

C)	229 E Michigan Year Built: 1891	5:31 PM	ADA automatic door openers and service window on west side Style: Queen Anne Historic District: Haymarket
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Rachel with Treystar and Joey with JLW Construction are looking to install an ADA push button on the outside of the building and a commercial service window for the patio area on the west side of the building. The current window is wood construction and will be replaced with commercial aluminum. The frame will remain the same and only the pane of glass is being removed with panels below it. Ms. Breisach makes motion to approve a Certificate of Appropriateness for the work as described in the application. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10 with a second by Mr. Stucky. All commissioners approve.

E)	409 W Dutton St Year Built: 1903	5:35 PM	Removal of rear porch & install new basement door Style: Vernacular Historic District: South St – Vine Area
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Mr. Falconer is the owner of 409 W Dutton and has owned the home for 5 to 6 years now. Mr. Falconer is looking to replace the front basement door due to being vandals breaking the door. He is looking to

put in a steel door rather than a wood door and would be painted black to match the other front entry doors. Mr. Falconer is also looking to remove a rear enclosed porch used for storage that is no longer structurally sound or safe and would like to replace it with a deck with access from the rear of the home. The deck would be a raised wooden deck. The deck would have a railing around it with stairs. Commissioners would like more information regarding what the future deck would look like. Mr. John make motion to postpone the construction of a new deck until the HDC meeting on 19 March 2024 and direct the applicant to provide the requested materials and information such as materials and dimensions to the Historic Preservation Coordinator by noon on March 12th, 2024, with a second by Ms. Underwood. All commissioners approve.

Ms. Underwood makes motion to approve a Certificate of Appropriateness for the replacement of the front basement door with a steel door and the removal of the rear structure. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10 with a second by Mr. Stucky. All commissioners approve.

F)	266 E Michigan Year Built: 1900	5:45 PM	Alteration- Rear door replacement Style: Commercial Historic District: Haymarket
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Mr. Matt O' Connor the homeowner is looking to replace the current windows and changing the height of the elevator shaft to go above the roof for roof access. Mr. O' Connor is unsure of what exact window will be used currently. Mr. O' Connor just wanted to note that the FDC will be on the front the building and will be moved from the wood feature on the front of the building to the brick to not disturb the wood features. Mr. O' Connor doesn't believe any of the windows can be restored as the building has been vacant on the upper floors for some time. Ms. Underwood states that normally the windows are a defining feature and don't normally get approved for full removal. Mr. Pena did note that the minutes from 2021 did not note the approval of the windows only the façade changes and elevator shaft. The commission is only reviewing the windows and height change of the elevator shaft. Mr. Johnson notes regarding the windows if Mr. O' Connor would consider newer wood windows rather than vinyl. Mr. O' Connor wants to keep the same historic look for the building. The windows will be double hung windows. The glass black on the 4th story will remain but will need some repair. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the change in elevator shaft height as described in the application. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10 with a second by Ms. Breisach. All Commissioners approve.

Mr. O' Connor is wanting to start with the interior demolition of the building and proceed with the approval of the building permit and site plan approval. The demo contractor and Mr. O' Connor are wanting to do the demo of the interior at the same time of the demo and removal of the windows. They do also have asbestos removal and lead removal to do as well. Mr. Stucky makes motion to approve a Certificate of Appropriateness for the removal of the windows. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10 with a second by Mr. Johnson. All Commissioners approve.

Mr. Johnson makes motion to postpone the replacement windows until the HDC meeting on March 19, 2024, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 March 2024 with a second by Mr. Stucky. All Commissioners approve.

VII. Coordinators Report:

- Coordinators report
- Michigan Historic Preservation Network Annual Conference in Kalamazoo in May

VIII. Adjournment

Motion made to adjourn the meeting by Ms. Breisach with a 2nd by Mr Johnson. Meeting adjourned at 6:42 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: March 19, 2024

SUBJECT: 1. 723 McCourtie- Alterations/ Repairs (Installation of deck/landing at rear of property) PPZ24-0006

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Seeking to add a 5x5 platform at rear door, with railings on either side, leading to 2 stairs to ground level. Would like for railings to be 36 inches to top of rail.

EVALUATION:

Project Details

Installation of a 5x5' deck/landing at the rear of the property. Handrails, stairs and guardrails to Historic District Standards, although the proposed guardrails will be 36" tall.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
The property will still be used for its historic use as a residence. Installing the proposed porch at the rear of the property will not alter any defining characteristics of the building.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
The installation of the porch at the rear of the property will not alter features or spaces that characterize the property.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and

shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed installation of the porch at the rear of the building will not destroy historic materials that characterize the property. The proposed new porch will be differentiated from the historic construction through the use of new materials and modern guardrail height, but will be compatible in massing, size, scale and architectural features (as the proposed porch will align with local historic district guidelines for new porch construction).

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed porch could be removed in the future without impairing the integrity or form of the historic property or the environment.

Local Historic District Standards and Guidelines

Decks

Decks are allowed on the rear of a structure and may be constructed of cedar, cypress, redwood or pressure treated lumber. They should be placed in an unobtrusive location and be minimally visible from the street. Decks are exempt from the painted exterior woodwork requirement. Rails should be to standards as above but may be of pressure treated lumber and may be taller than porch rails, as required by the building code for the chosen site. Very low decks may not need a rail.

The deck will be at the rear of the property in an unobtrusive location that is minimally visible from the street.

Discussion

The installation of the deck at the rear of the property will not have an adverse effect on the historic character of the existing property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 16 April 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon 9 April 2024.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 9 and 10.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 723 McCourtie St.

Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Peter S. Barnard

Owner: same

Mailing Add: 237 Willoway

Mailing Add: "

City State & Zip: Naperville IL 60540

City, State Zip: "

Phone: 773-575-0813

Phone: _____

Email: psbarnard@me.com

Email: _____@_____

Contractor Marc Houth

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Seeking to add a 5x5 platform at rear door, with railings on either side, leading to 2 stairs to ground level. Would like for railings to be 36 inches to top of rail.
Please see attached. Will follow historic district standards for stairs, railings, etc.

(PSB) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: P. Barnard

Date: 3/1/2024

Owner's Signature: _____

Date: _____

(if different)

APPLICATION

CHECKLIST:

Include all these items in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow

☐ Other:

☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ24-0006

Date Received*: 03/01/2024

Zoning RM15 Year built 1885

Complete application Yes

Owned since 09/22/2023

COMMISSION

Meeting Date 03/19/2024

Hearing fee paid \$85 Yes

Check # _____

COMMENTS

Approve in Concept Date _____

Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____

Comments _____

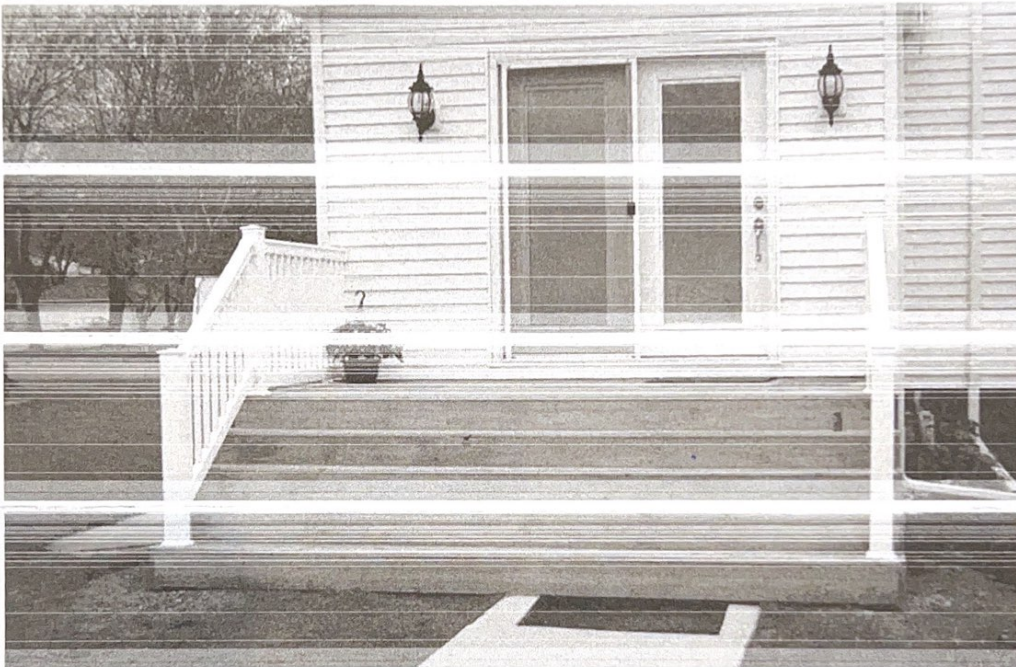
Revised November 22, 2019

Current rear stairs
Facing North



5'
← Platform width →

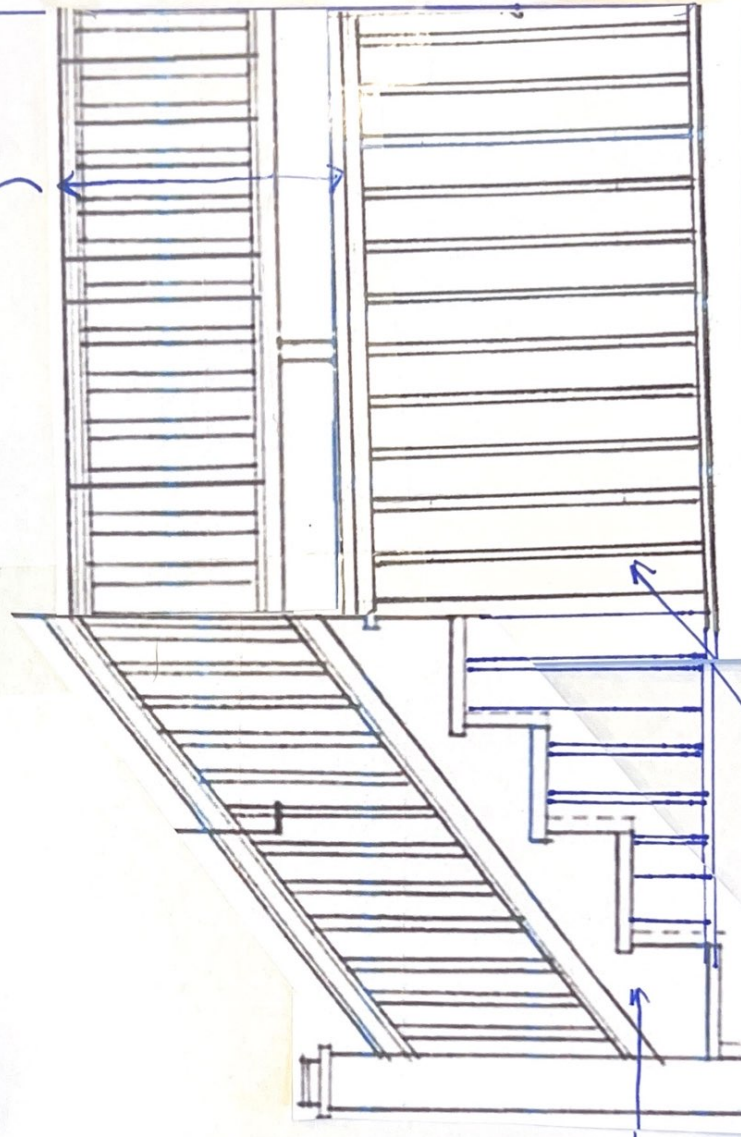
Similar Design - FYI
We have a single door
5' platform square, centered
on door



Side of
House

Side view
Identical East and West Side

36" top of
rail



5' platform
square

Vertical Board Design
per historic standards

Stair design
per historic
standards

Note: Probably
3 Stairs



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: March 19, 2024

SUBJECT: 2. 114 W Vine St - Alteration (Replace 10 windows throughout property for lead abatement) PPZ24-0007

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: 1st floor Kitchen: replace 3 windows (rear of home) with wood sash packs. Existing windows are painted lead. 2nd floor bedrooms and bath: replace 7 windows with wood sash packs. Existing windows are painted lead. 1st floor windows are stained. Bottom sash to be abated and repaired, top sash to be secured in place. Decorative non-double hung windows throughout to be paint stabilized and secured in place.

EVALUATION:

Project Details

Removal of 10 windows (7 in the second story, 3 in the first story) and replacement with aluminum clad wood windows. This is a lead abatement project.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. *The property will still be used for its historic purpose as a residence. The replacement of windows will not alter the use of the building.*
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. *While windows are a character defining feature of buildings, it is important to consider which windows are the most character defining on a property. In this situation, the windows on the*

street facing facade of the first floor are the most character defining for the Prairie style (note the vertical dividers in the windows and the lite pattern of 4 over 2). The windows in the second story are not as ornamental (second story windows and windows on other faces of the first story are single lite over single lite). Removing the relatively unadorned windows will alter the building, but if the replacements are relatively similar to the existing windows, the effect can be minimized.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The installation of new windows will remove wood windows that characterize the property, but to a lesser degree than those on the front porch of the property. New windows can be installed that would nearly replicate the existing windows (especially since the windows slated for replacement are 1 over 1 windows that do not have any decorative elements). Replacement windows can be compatible in massing, size and scale as well by fitting the existing openings. They will be differentiated through modern construction features, such as insulated glass and possible cladding.

Local Historic District Standards and Guidelines

Windows

- The dimension of the original window must be retained.
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.

By fitting into the existing opening, the dimensions will be retained. The sashes of the windows proposed for replacement are very simple 1 over 1 windows that can be replicated with modern windows.

Discussion

The proposed replacement of windows is part of a lead abatement program. While there are other means of addressing lead (such as stripping and repainting) the replacement of windows is certain to remove the lead present. When considering the windows to be replaced, the 1 over 1 windows do are not characteristic of the Prairie style of home. The applicant is not proposing a wholesale replacement of windows, and only proposing the replacement of windows that are not highly character defining, or windows that exhibit high-style elements of the housing style.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 16**

April 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 April 2024.

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 9.**



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APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 114 West Vine Street

Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: KNHS

Owner: KNHS (same)

Mailing Add: 1219 South Park Street

Mailing Add: _____

City State & Zip: Kalamazoo, MI 49001

City, State Zip: _____

Phone: 269 385-2916

Phone: _____

Email: matt @ KNHS.org

Email: _____ @ _____

Contractor To be determined

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

See specifications.

(TH) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: Todd Holm, KNHS Date: 3/8/24

Owner's Signature: _____ Date: _____
(if different)

APPLICATION CHECKLIST:

Include all these items in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☒ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0007

Date Received*: 03/08/2024

Zoning CC Year built 1921

Complete application Yes

Owned since 08/20/2021

COMMISSION

Meeting Date 03/19/2024

Hearing fee paid \$85 Yes

Check # _____

COMMENTS _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

Incomplete applications will be postponed until the next meeting.

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property
where the work will be done

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area,
Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear. "

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

*(_____) This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoo-city.org



1219 S. Park St
269.385.2916

Kalamazoo

Specs By Location (Wide)

3/5/2024

Owner's Name

Owner's Phone #

Address: 114 W Vine (Copy) Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
1	6 Section 3 Project This is a Section 3 Project. The Section 3 preference bid policy, as outlined in the KNHS Section 3 Handbook, shall apply. Section 3 Businesses awarded contracts shall comply with Section 3 reporting requirements as outlined in the KNHS Section 3 Handbook, including but not limited to: Section 3 Resident Certification, Section 3 Business Certification, Project Workforce Need, General Contractor New Hires, and Time Sheets. For more information on KNHS's Section 3 policies, visit www.knhs.org/contractors	1.00	AL		
2	10 OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. x _____ x _____ Applicant Date Applicant Date	1.00	DU		
3	14 CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. x _____ Contractor Date	1.00	DU		
4	21 OWNERS CHOICE All materials and colors listed as "owner's choice" shall be preapproved by owner in writing before contractor purchase or installation. Owner shall not be responsible for the expenses associated with the purchase, installation, or removal of unapproved materials.	1.00	AL		
5	22 DRUG FREE ENVIRONMENT In order to ensure a safe and healthy environment for residents, construction site shall be a smoke free and drug free environment. No smoking of any kind shall be permitted in any building by any person doing work under this contract. No illegal drugs of any kind shall be allowed on site by any person doing work under this contract. Smoking tobacco outside of the property shall be solely at the discretion of the property owner and smokers shall be responsible for cleaning up after themselves.	1.00	AL		
6	23 Draw Requests Contractor accepts that draw requests will take a minimum of two weeks to process. Line item draw requests submitted to KNHS by Friday will be verified on site the following week by KNHS staff. Checks will be available two weeks from the Friday in which the request was submitted. KNHS can only pay draws on work done. If a line item will take an extended amount of time to complete, the contractor may submit a draw for the % of the line item that is complete.	1.00	AL		
7	24 MANUFACTURER'S SPECS PREVAIL All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR		
8	31 CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. When materials are noted as "provided by owner", install means to set up, test, and warrant installation of new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component. "Paint" means to apply as many coats as necessary to ensure a solid and smooth coverage of the paint color selected, so as not to show any signs of undercoat color or general under coverage of paint. "Caulk" means to	1.00	GR		

Address: 114 W Vine (Copy) Street			Unit: Unit 01			
Location: 1 - General Requirements			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements					
	apply as much caulk as necessary to ensure specific void is full at the visible surface and no crevices exist and caulk is wiped smooth.					
9	35 VERIFY QUANTITIES/MEASUREMENTS		1.00	GR	_____	_____
	All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.					
10	36 BUILDING PERMIT REQUIRED		1.00	EA	_____	_____
	The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.					
11	45 CONTRACTOR PRE-BID SITE VISIT		1.00	DU	_____	_____
	The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.					
12	76 Bidding estimates		1.00	AL	_____	_____
	Contractor understands that square foot and linear foot measurements provided in specs are approximate numbers. Contractors are responsible for verifying or accepting actual measurements during prebid site visit.					
13	90 18 MONTH GENERAL WARRANTY		1.00	DU	_____	_____
	Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within 18 MONTHS from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.					
14	115 PERIODICALLY REMOVE DEBRIS		1.00	DU	_____	_____
	The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each day, and leave the property in broom clean condition at the end of the day before leaving site. In occupied dwellings, debris shall be removed from living quarters daily. For roof projects, a magnet shall be used each day for cleaning the exterior so that no nails remain on site and a tarp and/ or boards shall be used to protect shrubs and vegetation.					
15	120 FINAL CLEAN		1.00	RM	_____	_____
	Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.					
Location Total:						_____

Location: 2 - Exterior			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 23	Electric					
16	7730 LIGHT FIXTURE--REPLACE		1.00	EA	_____	_____
	Replace wall mounted security light above front porch door. \$120 allowance for fixture.					
Location Total:						_____

Location: 3 - Porch 1			Approx. Wall SF: 420		Ceiling/Floor SF: 161	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
17	9156 Stabilize Paint		600.00	SF	_____	_____
	Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks					

Address: 114 W Vine (Copy) Street	Unit: Unit 01
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Location: 3 - Porch 1	Approx. Wall SF: 420	Ceiling/Floor SF: 161
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9	Environmental Rehab				
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and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.

Trim and wall sheen to be no more than Satin sheen.

Preferably satin on all trim, kitchen and bathroom walls and trim should be satin.

Eggshell on all remaining walls and flat on all remaining ceilings.

Do Not Use Semi-gloss unless specified.

Includes: Beam, all casing, wells, mullions, lintels, base trim, walls side A B C & D, ceiling.

18	9367	ENCLOSURE - UNDERLAYMENT & VINYL PLANK FLOORING	161.00	SF		
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Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Re-nail subfloor to joists to eliminate movement and squeaks. Install 1/4" underlayment grade plywood using adhesive. Install premium vinyl plank flooring, per manufacturer's specs. Install shoe molding around baseboard and metal edge strips at openings. \$4.00 per square foot flooring material allowance

19	9424	Scrape and Paint Window.	4.00	EA		
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After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components with curved draw scrapers. Remove all paint from friction and impact surfaces including jamb, stop, and well. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice. Replace all broken and missing hardware (hinges, hasps, etc) with like materials and design.

Widows A1, A6, B1, and B2

20	9425	Secure and Stabilize Window	6.00	EA		
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After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components with curved draw scrapers. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Permanently secure window in place and caulk in place. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice.

Windows A2, A3, A4, A5, D1, and D2

21	9522	EXTERIOR DOOR - STABILIZE	1.00	EA		
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After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior door components with curved draw scrapers. Remove all paint from friction and impact surfaces on door, stop, threshold, and jamb. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice. Replace all broken and missing hardware (hinges, handle, etc) with like materials and design.

Location Total: _____

Location: 4 - Entry 2	Approx. Wall SF: 112	Ceiling/Floor SF: 12
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9	Environmental Rehab				
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22	9156	Stabilize Paint	100.00	SF		
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Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat

Address: 114 W Vine (Copy) Street		Unit: Unit 01			
Location: 4 - Entry 2		Approx. Wall SF: 112		Ceiling/Floor SF: 12	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
with owner's choice of premixed acrylic latex. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.					
Trim and wall sheen to be no more than Satin sheen.					
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin. Eggshell on all remaining walls and flat on all remaining ceilings.					
Do Not Use Semi-gloss unless specified.					
Includes: Walls Side A B C & D, Ceiling					
All stained wood trim to remain stained wood trim with no new paint or defects.					
23	9522	EXTERIOR DOOR - STABILIZE & ADJUST		1.00	EA
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior door components with curved draw scrapers. Remove all paint from friction and impact surfaces on door, stop, threshold, and jamb. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice. Replace all broken and missing hardware (hinges, handle, etc) with like materials and design.					
Jamb, stop, and threshold only. Door to remain stained as is.					
Location Total:					

Location: 5 - Living 3			Approx. Wall SF: 528	Ceiling/Floor SF: 270	
Spec #	Spec		Quantity	Units	Unit Price Total Price
Trade: 9	Environmental Rehab				
24	9156	Stabilize Paint	800.00	SF	_____
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.					
Trim and wall sheen to be no more than Satin sheen.					
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin. Eggshell on all remaining walls and flat on all remaining ceilings.					
Do Not Use Semi-gloss unless specified.					
Includes: Walls A B C & D, and ceiling.					
All stained wood trim to remain stained wood trim with no new paint or defects.					
25	9425	STABILIZE WINDOW	1.00	EA	_____
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components with curved draw scrapers. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Permanently secure window in place and caulk in place. Spot prime and top coat exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice.					

Address: 114 W Vine (Copy) Street			Unit: Unit 01		
Location: 5 - Living 3		Approx. Wall SF: 528		Ceiling/Floor SF: 270	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
Window side A					
Leave all stained components stained.					
26	9426 Strip bottom sash and secure upper sash	2.00	EA		
After establishing any required floor containment with polyethylene sheeting, remove bottom sash of window. Secure top sash in place so it is inoperable and lead safe. Remove all paint from friction and impact surfaces of the bottom sash,the jamb for bottom sash, and the stop for the bottom sash. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Leave stainted interior finish as is. Spot prime and top coat exterior with a premium acrylic latex paint. Exterior paint to match existing color. Replace all broken and missing hardware (ropes, weights, hasp, etc) with like materials and design.					
Install new storm window with screen and rails that match the window.					
Windows B1 & B2					
27	9522 Scrape and Paint door stop.	1.00	EA		
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Remove all paint from friction and impact surfaces on stop. Prime and top coat with latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice.					
Location Total:					

Location:		6 - Dining 4		Approx. Wall SF: 424		Ceiling/Floor SF: 171	
Spec #	Spec	Quantity	Units	Unit Price	Total Price		
Trade:	9	Environmental Rehab					
28	9165	Stabilize Paint	550.00	SF			
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.							
Trim and wall sheen to be no more than Satin sheen.							
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin. Eggshell on all remaining walls and flat on all remaining ceilings.							
Do Not Use Semi-gloss unless specified.							
Includes ceiling, walls A, B, C, & D							
All stained wood trim to remain stained wood trim with no new paint or defects.							
29	9425	STABILIZE WINDOW	1.00	EA			
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components with curved draw scrapers. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Permanently secure window in place and caulk in place. Spot prime and top coat exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice.							
Include storm window installation.							
Window C							
Leave all stained components stained.							

Address: 114 W Vine (Copy) Street			Unit: Unit 01			
Location: 6 - Dining 4			Approx. Wall SF: 424		Ceiling/Floor SF: 171	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
30	9426 Strip bottom sash and secure upper sash		3.00	EA		
After establishing any required floor containment with polyethylene sheeting, remove bottom sash of window. Secure top sash in place so it is inoperable and lead safe. Remove all paint from friction and impact surfaces of the bottom sash, the jamb for bottom sash, and the stop for the bottom sash. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Leave stained interior finish as is. Spot prime and top coat exterior with a premium acrylic latex paint. Exterior paint to match existing color. Replace all broken and missing hardware (ropes, weights, hasp, etc) with like materials and design. Install new storm window with screen and rails that match the window. Windows B1, B2, and B3						
Location Total:						
Location: 7 - Kitchen 5			Approx. Wall SF: 344		Ceiling/Floor SF: 114	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
31	9156 Stabilize Paint		150.00	SF		
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings. Trim and wall sheen to be no more than Satin sheen. Preferably satin on all trim, kitchen and bathroom walls and trim should be satin. Eggshell on all remaining walls and flat on all remaining ceilings. Do Not Use Semi-gloss unless specified. Includes all trim, rails, base, sills, aprons, and casing.						
32	9449 Wood "Sash-Pack" - Historic Preservation Required		3.00	EA		
After establishing any required floor and / or exterior containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of sashes, parting bead and stops. Wet-scrape any loose paint from jambs and interior stool/sill moldings. Encapsulate jamb, casing, trim and stool. Install custom-made wood replacement sashes with matching muntin pattern, double glazing, parting bead / jamb liner & interior stops. Adjust window & hardware for smooth operation. Prime and paint sashes and other new components to match existing. Include full screen. Windows C1, C2, and D						
Trade: 10	Carpentry					
33	3750 COUNTER TOP--PLASTIC LAMINATE		9.00	LF		
Field measure and screw to base cabinet a post formed, plastic laminate counter top with attached back splash and double radius or aurora edge. Provide cutout for sink. Owner's choice of standard color and texture. All exposed ends shall be finished with a properly installed, glue in, end-cap piece. The wall end shall be finished with a preformed splash guard designed to fit countertop end. All wall penetrations and joints shall be properly caulked with 25 year+ Kitchen and bath caulk to match wall color ensuring that there are no crevices between back splash and wall.						
Trade: 22	Plumbing					
34	6806 FAUCET--KITCHEN SNGL CONTROL		1.00	EA		

Address: 114 W Vine (Copy) Street			Unit: Unit 01			
Location: 7 - Kitchen 5			Approx. Wall SF: 344		Ceiling/Floor SF: 114	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing					
Install a metal, single lever, washerless faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.						
Owner's choice of faucet with \$150 allowance						
35	6812	SINK--DOUBLE BOWL COMPLETE	1.00	EA		
Install a new 33"x22"x8" double bowl, 20 gauge MINIMUM THICKNESS stainless steel, self rimming kitchen sink including a steel, metal body faucet (faucet provided by ownert), p-trap, braided supply lines, and shut- off ball-valves. Seal edges with clear silicone caulk.						
Trade: 23	Electric					
36	7730	LIGHT FIXTURE--REPLACE	1.00	EA		
Replace ceiling fixture. \$200 allowance for fixture.						
Location Total:						
Location: 8 - Hall 6			Approx. Wall SF: 176		Ceiling/Floor SF: 30	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
37	9156	Stabilize Paint	200.00	SF		
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.						
Trim and wall sheen to be no more than Satin sheen.						
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin.						
Eggshell on all remaining walls and flat on all remaining ceilings.						
Do Not Use Semi-gloss unless specified.						
Includes Ceiling, Walls A, B, C, & D						
All stained wood trim to remain stained wood trim with no new paint or defects.						
Trade: 23	Electric					
38	Custom	Lower Switches	1.00	AL		
Lower switches and switch box for light switches to standard height. Patch any/all damage/holes from work.						
Location Total:						
Location: 9 - Stair 7			Approx. Wall SF: 147		Ceiling/Floor SF: 20	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
39	9156	Stabilize Paint	200.00	SF		
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and						

Address: 114 W Vine (Copy) Street		Unit: Unit 01			
Location: 9 - Stair 7		Approx. Wall SF: 147		Ceiling/Floor SF: 20	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
ceilings.					
Trim and wall sheen to be no more than Satin sheen.					
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin.					
Eggshell on all remaining walls and flat on all remaining ceilings.					
Do Not Use Semi-gloss unless specified.					
Includes Ceiling, Walls A, B, C, & D					
All stained wood trim to remain stained wood trim with no new paint or defects.					
Location Total:					

Location: 10 - Stair 8			Approx. Wall SF: 240		Ceiling/Floor SF: 44	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
40	9156 Stabilize Paint		1.00	SF	_____	_____
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.						
Trim and wall sheen to be no more than Satin sheen.						
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin.						
Eggshell on all remaining walls and flat on all remaining ceilings.						
Do Not Use Semi-gloss unless specified.						
Includes Ceiling, Walls A, B, C, & D						
Remove and patch old door bell.						
All stained wood trim to remain stained wood trim with no new paint or defects.						
41	9426 Strip bottom sash and secure upper sash		2.00	EA	_____	_____
After establishing any required floor containment with polyethylene sheeting, remove bottom sash of window. Secure top sash in place so it is inoperable and lead safe. Remove all paint from friction and impact surfaces of the bottom sash, the jamb for bottom sash, and the stop for the bottom sash. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Leave stained interior finish as is. Spot prime and top coat exterior with a premium acrylic latex paint. Exterior paint to match existing color. Replace all broken and missing hardware (ropes, weights, hasp, etc) with like materials and design.						
Install new storm window with screen and rails that match the window.						
Window D1 & D2						
Location Total:						_____

Location: 11 - SE Bed 9			Approx. Wall SF: 376		Ceiling/Floor SF: 138	
Spec #	Spec		Quantity	Units	Unit Price	Total Price

Address: 114 W Vine (Copy) Street			Unit: Unit 01		
Location: 11 - SE Bed 9			Approx. Wall SF: 376		Ceiling/Floor SF: 138
Trade: 9 Environmental Rehab					
42	9156 Stabilize Paint	600.00 SF			
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.					
Trim and wall sheen to be no more than Satin sheen.					
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin. Eggshell on all remaining walls and flat on all remaining ceilings.					
Do Not Use Semi-gloss unless specified.					
Includes: All casing,, crown moulding, aprons, , base boards, corner boards, walls side A B C & D, ceiling. In bedroom and closet.					
43	9425 STABILIZE WINDOW	1.00 EA			
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components with curved draw scrapers. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Permanently secure window in place and caulk in place. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice.					
Window A2.					
44	9449 Wood "Sash-Pack" - Historic Preservation Required	2.00 EA			
After establishing any required floor and / or exterior containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of sashes, parting bead and stops. Wet-scrape any loose paint from jambs and interior stool/sill moldings. Encapsulate jamb, casing, trim and stool. Install custom-made, aluminum wrapped wood replacement sashes with matching muntin pattern, double glazing, parting bead / jamb liner & interior stops. Adjust window & hardware for smooth operation. Prime and paint sashes with premium acrylic latex and clean glass.					
Include full Screen and installation Windows A1, D					
45	9522 Door STABILIZE & ADJUST	2.00 EA			
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior door components with curved draw scrapers. Remove all paint from friction and impact surfaces on door jamb. Remove and replace door stop. Feather edges with a wet, 100-grit, sponge sanding block. Spot prime all components with a premium acrylic latex paint. Paint to match interior trim color of owner's choice. Replace all broken and missing hardware (hinges, handle, etc) with like materials and design.					
46	Custom Remove and replace closet shelf support	1.00 AL			
Trade: 23 Electric					
47	7730 LIGHT FIXTURE--REPLACE	1.00 EA			
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$40 allowance for pull chain fixture. Closet Light					
Location Total:					
Location: 12 - SW Bed 10			Approx. Wall SF: 416		Ceiling/Floor SF: 165
Spec #	Spec	Quantity	Units	Unit Price	Total Price

Address: 114 W Vine (Copy) Street			Unit: Unit 01		
Location: 12 - SW Bed 10		Approx. Wall SF: 416		Ceiling/Floor SF: 165	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
48	9156 Stabilize Paint	600.00	SF		
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.					
Trim and wall sheen to be no more than Satin sheen.					
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin.					
Eggshell on all remaining walls and flat on all remaining ceilings.					
Do Not Use Semi-gloss unless specified.					
Includes: All casing,, crown moulding, aprons, , base boards, corner boards, walls side A B C & D, ceiling. In bedroom and closet.					
49	9425 STABILIZE WINDOW	2.00	EA		
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components with curved draw scrapers. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Permanently secure window in place and caulk in place. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice.					
Window A1 and Closet B					
50	9449 Wood "Sash-Pack" - Historic Preservation Required	3.00	EA		
After establishing any required floor and / or exterior containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of sashes, parting bead and stops. Wet-scrape any loose paint from jambs and interior stool/sill moldings. Encapsulate jamb, casing, trim and stool. Install custom-made, aluminum wrapped wood replacement sashes with matching muntin pattern, double glazing, parting bead / jamb liner & interior stops. Adjust window & hardware for smooth operation. Prime and paint sashes with premium acrylic latex and clean glass.					
Include full screen					
Windows A2, B1, & B2.					
51	9522 DOOR - STABILIZE & ADJUST	2.00	EA		
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior door components with curved draw scrapers. Remove all paint from friction and impact surfaces on door jamb. Remove and replace door stop. Feather edges with a wet, 100-grit, sponge sanding block. Spot prime all components with a premium acrylic latex paint. Paint to match interior trim color of owner's choice. Replace all broken and missing hardware (hinges, handle, etc) with like materials and design.					
52	Custom Remove shelving	1.00	AL		
Remove all built in shelving, drawers, etc.					
Replace closet shelf support and shelf with like material.					
Repair any damage to plaster from removal and sand smooth paint ready.					
Trade: 23	Electric				
53	7730 LIGHT FIXTURE--REPLACE	1.00	EA		
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$40 allowance for pull chain fixture.					
Closet Fixture					

Location Total: _____

Location: 13 - NW Bed 11

Approx. Wall SF: 352

Ceiling/Floor SF: 121

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

54	9156 Stabilize Paint	500.00	SF	_____	_____
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Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.

Trim and wall sheen to be no more than Satin sheen.

Preferably satin on all trim, kitchen and bathroom walls and trim should be satin.

Eggshell on all remaining walls and flat on all remaining ceilings.

Do Not Use Semi-gloss unless specified.

Includes: All casing,, crown moulding, aprons, rails, base boards, corner boards, walls side A B C & D, ceiling. In bedroom and closet.

55	9425 STABILIZE WINDOW	1.00	EA	_____	_____
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After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components with curved draw scrapers. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Permanently secure window in place and caulk in place. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice.

Closet C

56	9449 Wood "Sash-Pack" - Historic Preservation Required	2.00	EA	_____	_____
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After establishing any required floor and / or exterior containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of sashes, parting bead and stops. Wet-scrape any loose paint from jambs and interior stool/sill moldings. Encapsulate jamb, casing, trim and stool. Install custom-made, aluminum wrapped wood replacement sashes with matching muntin pattern, double glazing, parting bead / jamb liner & interior stops. Adjust window & hardware for smooth operation. Prime and paint sashes with premium acrylic latex and clean glass.

Include full screen

Windows B and C

57	9522 STABILIZE & ADJUST	2.00	EA	_____	_____
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After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior door components with curved draw scrapers. Remove all paint from friction and impact surfaces on door jamb. Remove and replace door stop. Feather edges with a wet, 100-grit, sponge sanding block. Spot prime all components with a premium acrylic latex paint. Paint to match interior trim color of owner's choice. Replace all broken and missing hardware (hinges, handle, etc) with like materials and design.

58	Custom Remove and Replace closet shelf support	1.00	AL	_____	_____
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Remove and replace closet shelf support with like material.

Trade: 23 Electric

59	7730 LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
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Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$40 allowance for pull chain fixture.

Closet fixture

Location Total: _____

Address:	114 W Vine (Copy) Street	Unit:	Unit 01
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Location:	14 - Bath 12	Approx. Wall SF: 208	Ceiling/Floor SF: 42
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

60	9156 Stabilize Paint	240.00	SF		
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Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.

Trim and wall sheen to be no more than Satin sheen.

Preferably satin on all trim, kitchen and bathroom walls and trim should be satin.
Eggshell on all remaining walls and flat on all remaining ceilings.

Do Not Use Semi-gloss unless specified.

Includes all rails, casing, vents, and base.

61	9449 Wood "Sash-Pack" - Historic Preservation Required	1.00	EA		
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After establishing any required floor and / or exterior containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of sashes, parting bead and stops. Wet-scrape any loose paint from jambs and interior stool/sill moldings. Encapsulate jamb, casing, trim and stool. Install custom-made, aluminum wrapped wood replacement sashes with matching muntin pattern, double glazing, parting bead / jamb liner & interior stops. Adjust window & hardware for smooth operation. Prime and paint sashes with premium acrylic latex and clean glass.

Include full screen.

62	Custom Medicine Cabinet	1.00	AL		
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Scrape all loose paint on and in medicine cabinet including door. Remove all paint from friction and impact surfaces. Remove and replace shelving. Paint to match trim.

Trade: 17 Drywall & Plaster

63	5245 DRYWALL--LAMINATE WATER RESIST	65.00	SF		
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Remove existing ceiling tiles. Hang 1/2" water resistant drywall over existing surface with screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding.

Trade: 22 Plumbing

64	7010 TOILET AND SEAT	1.00	EA		
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To include new standard two piece toilet with new seat and cover, new supply connection including shutoff, and a new wax ring. Installation shall include any necessary adjustments to the floor or flange to ensure a secure and level installation. Toilet to be low flow with a rate of 1.28.

Trade: 23 Electric

65	7820 BATH VENT FAN	1.00	EA		
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Install a ceiling, exterior ducted, vent fan with light, damper, and faceplate; capable of 80CFM at 0.8 some. Include; power and switch wiring using #14 copper Romex. Fan and light to be operated on separate switches. Repair any tear out.

Location Total:

Location:	15 - Hall 13	Approx. Wall SF: 328	Ceiling/Floor SF: 66
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

66	9156 Stabilize Paint	400.00	SF		
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Address: 114 W Vine (Copy) Street		Unit: Unit 01			
Location: 15 - Hall 13		Approx. Wall SF: 328		Ceiling/Floor SF: 66	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings.					
Trim and wall sheen to be no more than Satin sheen.					
Preferably satin on all trim, kitchen and bathroom walls and trim should be satin. Eggshell on all remaining walls and flat on all remaining ceilings.					
Do Not Use Semi-gloss unless specified.					
Includes ceiling, walls A, B, C, & D, all base, casing, jambs, and other trim.					

Location Total: _____

Location:	17 - Attic 15	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
67	Custom	2.00	EA	_____	_____
Remove all loose and peeling paint. Prime. Top coat exterior to match other windows. Secure window in place so it is inoperable. C1 & C2					
Trade: 23	Electric				
68	7811 SMOKE DETECTOR SYSTEM: WHOLE HOUSE	1.00	AL	_____	_____
Install a UL approved, ceiling mounted hard-wired / battery backup smoke detector whole house system, permanently and interconnected with other smoke detectors in the house. Shall include one per floor and one per bedroom (or potential bedroom) as per City code					

Location Total: _____

Location:	18 - Basement Stairs 16	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
69	9156 Stabilize Paint	150.00	SF	_____	_____
Remove or cover hardware and accessories not to be painted. After establishing all required containment, wet scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks and sand surface to smooth and paint ready. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex, with a two tone color scheme for contrast between walls and trim. All ceilings to be painted white. Replace or uncover hardware, fixtures and accessories. Paint all doors, trim, walls, closets, and ceilings. Trim and wall sheen to be no more than Satin sheen. Preferably satin on all trim, kitchen and bathroom walls and trim should be satin. Eggshell on all remaining walls and flat on all remaining ceilings. Do Not Use Semi-gloss unless specified.					

Address: 114 W Vine (Copy) Street			Unit: Unit 01			
Location: 18 - Basement Stairs 16			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab						
Ceilingi and Walls A, B, C, & D.						
70	9425 STABILIZE WINDOW		1.00	EA		
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components with curved draw scrapers. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Permanently secure window in place and caulk in place. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice.						
71	9522 EXTERIOR DOOR - STABILIZE & ADJUST		1.00	EA		
After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior door components with curved draw scrapers. Remove all paint from friction and impact surfaces on door, stop, threshold, and jamb. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Spot prime and top coat interior and exterior with a premium acrylic latex paint. Exterior paint to match exterior trim. Interior paint to match interior trim color of owner's choice. Replace all broken and missing hardware (hinges, handle, etc) with like materials and design.						
72	Custom Basement Stairs		1.00	AL		
Enclose basement treads with Vinyl of owner's choice. Enclose Risers with luan. Calk all penetrations to ensure lead is fully enclosed. Use metal nosing.						
Scrape and paint stair stringer.						
Location Total:						

Location: 19 - Basement Furnace Room 17			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab						
73	9488 WINDOW - REMOVE AND INSTALL GLASS BLOCK IN OPENING		3.00	EA		
After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all interior and exterior window components. Install glass block with vent per manufacturer's specs, tool joints, install expansion spacers around permimeter and mortar to existing foundation or framing. Trim exterior and interior to match existing.						
B1, B2, D						
74	Custom Scrape and Paint wall C		1.00	AL		
Scrape all loose and peeling paint on wall C using approved methods. Paint.						
Location Total:						

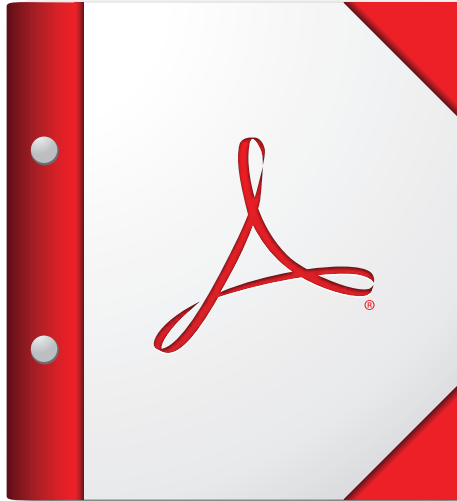
Location: 20 - Basement Laundry 18			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab						
75	9488 WINDOW - REMOVE AND INSTALL GLASS BLOCK IN OPENING		2.00	EA		
After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all interior and exterior window components. Install glass block with vent per manufacturer's specs, tool joints, install expansion spacers around permimeter and mortar to existing foundation or framing. Trim exterior and interior to match existing.						
C & D						

Address: 114 W Vine (Copy) Street			Unit: Unit 01			
Location: 20 - Basement Laundry 18			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
76	Custom remove door Remove and dispose of door and stops. Side A and B		2.00	EA	_____	_____
77	Custom Scrape and Paint underside of stairs Scrape all loose and peeling paint underneath the stairway and including stair support column. Paint.		1.00	AL	_____	_____
78	Custom Scrape and Paint wall A Scrape all loose and peeling paint on wall A using approved methods . Paint. Include door jamb side A		1.00	AL	_____	_____
Location Total:						_____

Location: 21 - Basement Storage 19			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
79	9488 WINDOW - REMOVE AND INSTALL GLASS BLOCK IN OPENING After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all interior and exterior window components. Install glass block with vent per manufacturer's specs, tool joints, install expansion spacers around permimeter and mortar to existing foundation or framing. Trim exterior and interior to match existing. B & C		2.00	EA	_____	_____
80	Custom Remove closet door Remove and dispose of cabine door side B		1.00	AL	_____	_____
Location Total:						_____

Location: 22 - 1/2 Bath 20			Approx. Wall SF: 96		Ceiling/Floor SF: 16	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab					
81	9426 Strip bottom sash and secure upper sash After establishing any required floor containment with polyethylene sheeting, remove bottom sash of window. Secure top sash in place so it is inoperable and lead safe. Remove all paint from friction and impact surfaces of the bottom sash,the jamb for bottom sash, and the stop for the bottom sash. Feather edges with a wet, 100-grit, sponge sanding block. Replace all missing or damaged glazing and glazing compound. Leave stained interior finish as is. Spot prime and top coat exterior with a premium acrylic latex paint. Exterior paint to match existing color. Replace all broken and missing hardware (ropes, weights, hasp, etc) with like materials and design. Install new storm window with screen and rails that match the window.		1.00	EA	_____	_____
Trade: 22	Plumbing					
82	6865 FAUCET -- BATH INSTALL REHAB Install bathroom faucet and drain assembly per design. Faucet provided by KNHS All standard plumbing supplies provided by plumber.		1.00	EA	_____	_____

Address: 114 W Vine (Copy) Street		Unit: Unit 01			
Location: 22 - 1/2 Bath 20		Approx. Wall SF: 96		Ceiling/Floor SF: 16	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
83	7010 TOILET AND SEAT	1.00	EA		
To include new standard two piece toilet with new seat and cover , new supply connection including shutoff, and a new wax ring. Installation shall include any necessary adjustments to the floor or flange to ensure a secure and level installation. Toilet to be low flow with a rate of 1.28.					
				Location Total:	
Unit Total for 114 W Vine (Copy) Street, Unit Unit 01:					
Address Grand Total for 114 W Vine (Copy) Street:					
Bidder:					



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Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: March 19, 2024

SUBJECT: 3. 519 Stuart Ave - Alteration (Window replacement) - PPZ24-0008

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace bedroom window located on the side of the house. Want to replace it because its deteriorating and is to the point where i cannot open it. I have a tenant who lives in th room and is at the point of a fire hazard. I want the same style and for it to be made out of wood.

EVALUATION:

Project Details

Replacement of a window on the north face (side) of the building. The window is a casement style window in a second story bedroom.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed replacement window will not change the property's use.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The window slated for removal and replacement is on the side of the property and not highly visible. Furthermore, the casement windows are not generally associated with the Queen Anne style, and does not characterize the property. Finally, it is unclear if the window is original to the property, or was an addition.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in

design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The applicant is proposing that the window be replaced with a window of the same style built of wood. After looking at the windows, it appears that one of the sashes has been flipped (the interior face is now facing outward). The windows do not close (or open) appropriately anymore. It should also be noted that the window in question is not a distinctive feature of the property.

Local Historic District Standards and Guidelines

Windows

- The dimension of the original window must be retained.
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.

The applicant has stated that the new window will be of the same style and material of the existing window. The casement window in question does not match other windows on the house.

Discussion

The window in question is not highly visible, or character defining. While there is damage to the sash that may be repairable, there may also be damage to the jamb which will need to be corrected for complete closure of the window. It is unclear if the window is historic, and the applicant is proposing a replacement that would match the style and material of the existing window. It is unclear if the size will be the same and fit the existing opening, or if the opening will be changed.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 6. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 16 April 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 April 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 6.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 519 Stuart Ave

Historic District: ☐ South/Vine ☒ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Alex Dubin

Owner: Alex Dubin & Mike Dubin

Mailing Add: 505 Woodward Ave

Mailing Add: _____

City State & Zip: Kalamazoo, MI 49007

City, State Zip: Kalamazoo, MI 49007

Phone: 734-

Phone: _____

Email: alexddubin@gmail.com

Email: _____@_____

Contractor

☒ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

Replace bedroom window located on the side of the house.

Want to replace it because it's deteriorating and is to the point where I cannot open it. I have a tenant who lives in the room and is at the point of a fire hazard. I want the same style and for it to be made out of wood.

(AD) This property has at least one working smoke detector for each dwelling unit.

(Owner or applicant's initials) (Required) see back

Applicant's Signature: [Signature] Date: 3/12/24

Owner's Signature: _____ Date: _____
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0008

Date Received*: 03/12/2024

Zoning RM-15 Year built 1905

Complete application yes

Owned since 06/15/2022

COMMISSION

Meeting Date 03/19/2024

Hearing fee paid \$85 Yes

Check # _____

COMMENTS

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

















Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: March 19, 2024

SUBJECT: 4. 218 Monroe - Alteration/Repair (Sun porch window replacement and trim repair) PPZ24-009

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Applicant intends to remove seven (7) existing casement windows and one existing fixed picture window from the sunroom on the West side of the home and replace them with new casement and picture windows of similar style and design. The existing windows are all double pane wood sash and wood frame. All the wood sashes and frames are currently degrading and are no longer functional. The new windows (Jeldwen W-5500 Series, Energy Star Certified, aluminium clad [white] wood sash and frame) will emulate the look and feel of the existing windows. In addition to replacing the windows, significant restoration, repair or replacement of the surrounding exterior trim will be conducted as needed to stabilize the structures envelope from future weathering. All exterior trim will be milled and installed to stylistically replicate the existing trims. Trim material will be either AZAK or cypress depending on the requirements of the Commission. Casement windows are all roughly 63" tall and 23" wide, the one picture window is roughly 63" tall and 69" wide.

EVALUATION:

Project Details

Replace non-historic windows in sun room at the rear rear of property with new windows of similar style and design. The new windows will be aluminum clad Jeldwen W-5500 windows (See product [here](#)). Additionally, replicate existing trim that is deteriorating with AZEK (synthetic wood) or cypress.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The replacement of the windows and replication of the trim will not effect the properties ability to be used for its historic purpose as a residence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

As the existing windows in the rear sun porch are not original, the replacement of the windows will not constitute the destruction of historic materials that characterize the property. Much of the trim that exists on the rear of the property was replaced within the last 20 years, and the work will be done to match te existing work. The new alterations will be differentiated from the rest of the property through the use of modern materials (such as AZEK and aluminum clad windows). If AZEK is not used, commission review for the trim work will not be required.

Local Historic District Standards and Guidelines

Windows

- The dimension of the original window must be retained.
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.

The new windows will reasonably replicate the existing windows in the property and fit the existing openings.

Discussion

The sun room on the rear of the property is likely not original to the property and both the windows and the trim in question are non-historic. The proposed work will be conducted to reasonably replicate the deteriorated components.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 16 April 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 April 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1 and 9.**



Community Planning and Economic Development
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COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 218 Monroe Street, Kalamazoo, MI

Historic District: ☐ South/Vine ☐ Stuart ☒ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Andrew D. Davis

Owner: Jim & Sheila Bridenstine

Mailing Add: 3045-West-AB-Ave.

Mailing Add: 218 Monroe Street

City State & Zip: Plainwell, MI 49080

City, State Zip: Kalamazoo, MI 49001

Phone: (269)779-4188

Phone: (269)349-9699

Email: andyddavis310 @ gmail.com

Email: NA @

Contractor Old School Construction, Andy Davis

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Applicant intends to remove seven (7) existing casement windows and or

(X) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____
(if different)

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0009

Date Received*: 03/12/2024

Zoning RS-5 Year built 1925

Complete application Yes

Owned since N/A

COMMISSION

Meeting Date 03/19/2024

Hearing fee paid \$85 Yes

Check # _____

COMMENTS _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

Incomplete applications will be postponed until the next meeting.

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property
where the work will be done

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area,
Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear. "

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

*() This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoo-city.org







Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: March 19, 2024

SUBJECT: 409 W Dutton St - Alteration (Removal of rear porch, installation of new basement door) PPZ24-0004 (Postponed Application)

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

Please find attached the photo of the door we are planning for the basement entry at the front of the building. It will be painted Black to match the already existing doors in place. the contractor also provided a sketch of a wooden deck we plan for the rear of the building. its going to completely replace the existing structure that will be demoed due to its current deteriorated state.

your comments on the painting of the building are noted. We will pause on that project and concentrate on upgrading the look and feel of the front of the building and complete renovation of each of the interior units.

EVALUATION:

Project Details

The applicant is proposing the removal of a damaged rear porch, and the installation of a wooden porch in its place. Additionally, the applicant is proposing the replacement of a front door that was damaged in a break in.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Both the replacement door and the rear porch will not alter the historic use of the property.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Door: The door slated for replacement is not original to the property or character defining to

the property. The replacement door will not detract from the property's historic character.

Rear Porch: While the rear porch is historic, it is unclear whether or not the porch is original. Additionally, the rear porch is not a character defining portion of the property. For example, the style of the rear windows does not align with any of the other windows on the property (the porch has multi-light windows while the rest of the properties has single lite windows), the rear porch is constructed of wood while the rest of the structure is brick. Finally, the rear porch has lost most of its historic integrity through the loss of original elements.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Door: N/A, the door was not historic.

Rear Porch: The applicant is not planning on replacing the existing porch, see standard 10.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Door: N/A

Rear Porch: The proposed rear porch will be differentiated from the historic structure through the use of modern materials, but will not obscure or damage the existing property.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Door: N/A

Rear Porch: The proposed rear porch, if removed in the future, would not alter form or integrity of the historic property.

Local Historic District Standards and Guidelines

Doors: Occasionally doors are too deteriorated to retain, or an inappropriate modern door is already in place. In that case, the commission must review the proposed replacement.

The existing door was severely damaged, and was non-historic. Replacement with another, non-historic door will not adversely effect the property, especially as the door way is below grade.

Decks: Decks are allowed on the rear of a structure and may be constructed of cedar, cypress, redwood or pressure treated lumber. They should be placed in an unobtrusive location and be minimally visible from the street. Decks are exempt from the painted exterior woodwork requirement. Rails should be to standards as above but may be of

pressure treated lumber and may be taller than porch rails, as required by the building code for the chosen site. Very low decks may not need a rail. The decking boards should be 5/4 lumber laid with small gaps between the boards. The boards may be parallel or perpendicular to the body of the house. The flooring boards should extend past the support framing over an apron board. A lattice porch skirt may be attached under the deck, using materials and techniques as specified for porches in the standards.

Approved Deck Materials

- Cedar
- Redwood
- Cypress
- Pressure treated lumber. (Pressure treated lumber may twist, warp and check over time.)

The application provided does not include elevations of the proposed porch. The proposed porch is 25', which is narrower than the full building.

Discussion

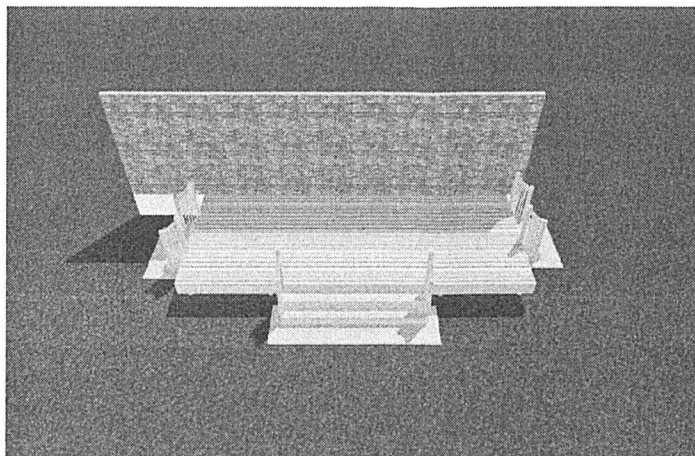
The replacement of the door on the front of the building will not have an adverse effect. The existing door is not original, and the placement of the door does not contribute to the historic character of the building.

The demolition of the existing rear porch will not adversely effect the property, because the rear porch does not have character defining features. Furthermore, the rear porch is likely on a collapsing cistern, and efforts should be made to stabilize the ground before further damage happens to the property. While there are not elevations for the proposed rear porch, compliance with the guidelines can easily be met.

The proposed drawings comply with deck standards.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 16 April 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 April 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 6, 9 and 10.**



Decking Type - Lumber	Beam Size - 2 in. x 10 in.
Decking Color - Treated - 5/4"x6"	Beam Cantilever - 2"
Decking Size - 5/4 in x 6 in	Post Wood Type - Pressure Treated
Railing Material - Lumber	Post Size - 4 in. x 4 in.
Railing Style - Lumber Builder 36 in. in Treated Lumber	Number of Levels - 1
Total Square Feet - 250 sq ft	Joist Spacing - 16 in on center
Footer Depth - 24 in	Joist Wood Type - Pressure Treated
Live Load - 40 psf	Joist Size - 2 in. x 10 in.
Dead Load - 10 psf	Spacing Between Planks - 1/8"
Stair Stringer - 12" on center	

Estimated Cost of Materials: \$3049.54

Does not include state and local taxes. Estimates are based on representative costs of materials in your geographic area. Actual, current material costs may vary.

With your deck design in hand, talk to a Lowe's associate at your local store, if you'd like to purchase the materials on your list.



Stock Materials

Item #	Product	Qty	Unit Price	Total Price
312285	5/4-in x 6-in x 10-ft Standard Pressure Treated Lumber Type: Deck Board 10'	19	\$11.28	\$214.32
312520	5/4-6-16 STANDARD DECKING Type: Deck Board 16'	25	\$12.49	\$312.25
894289	#10 x 2-1/2-in Wood To Wood Deck Screws (365-Per Box) Type: Deck Board Fastener	4	\$35.98	\$143.92
323974	#9 x 3-in Wood To Wood Deck Screws (360- Per Box) Type: Blocking Screws	2	\$35.98	\$71.96
67352	3/8-in x 6-in Galvanized Coarse Thread Exterior Carriage Bolt Type: Bolts	16	\$2.51	\$40.16
2132165	Single 2-in x 4-in 14-Gauge Zmax Tension Tie Type: Deck Tie	6	\$10.88	\$65.28
41196	3/8-in x 16 Galvanized Steel Hex Nut Type: Nuts	48	\$5.98	\$287.04
756036	3/8-in Coated Steel Split Lock Washer Type: Washers	192	\$0.27	\$51.84
756070	3/8-in x 6-in Coated Coarse Thread Exterior Carriage Bolt Type: Bolts	32	\$2.51	\$80.32
17365	#10 x 2-1/2-in Wood To Wood Deck Screws (86-Per Box) Type: Post Screws, Baluster Screws	3	\$8.98	\$26.94
552328	4-in x 4-in x 8-ft #2 Southern Yellow Pine Ground Contact Pressure Treated Lumber Type: Post	6	\$8.78	\$52.68
312282	2-in x 4-in x 8-ft #2 Southern Yellow Pine Pressure Treated Lumber Type: Top Rail	2	\$3.38	\$6.76
488978	2-in x 36-in Pressure Treated Brown Wood Square Deck Baluster Type: Stair Balusters Per Foot	19	\$1.88	\$35.72

Item #	Product	Qty	Unit Price	Total Price
312274	2-10-8 TC TREATED #2 PRIME Type: Blocking 2x10 8', Beam and Ledger Boards 2x10 8'	3	\$17.28	\$51.84
312277	2-in x 10-in x 16-ft #2 Prime Southern Yellow Pine Ground Contact Pressure Treated Lumber Type: Blocking 2x10 16', Joist 2x10 16', Beam and Ledger Boards 2x10 16'	7	\$33.98	\$237.86
312275	2-10-10 TC TREATED #2 PRIME Type: Joist 2x10 10', Beam and Ledger Boards 2x10 10'	25	\$23.98	\$599.50
312530	4-in x 4-in x 6-ft #2 Southern Yellow Pine Ground Contact Pressure Treated Lumber Type: Support Post 4x4 6'	1	\$7.88	\$7.88
312278	2-12-8 TC TREATED #2 PRIME Type: Stair Stringer 2x12 8'	1	\$22.78	\$22.78
312281	2-in x 12-in x 16-ft #2 Prime Southern Yellow Pine Ground Contact Pressure Treated Lumber Type: Stair Stringer 2x12 16'	3	\$44.28	\$132.84
108719	ABA 4-in x 4-in Zmax Wood To Concrete (Retrofit) Base Type: Post Base	5	\$12.97	\$64.85
1915212	BCS 2-in x 4-in G90 Galvanized Wood To Wood Cap Type: Post Cap	5	\$5.68	\$28.40
10387	60-lb High Strength Concrete Mix Type: Post Concrete	20	\$3.08	\$61.60
1944464	3-1/2-in x 0.162-in Hot-Dipped Galvanized Smooth Framing Nails (40-Per Box) Type: Post Nails	2	\$5.58	\$11.16
63061	5/8-IN X 6-IN HEX SLEEVE ANCHOR Type: Post Screw Anchor	5	\$4.48	\$22.40
10150	QUIKRETE 12 IN CONCRETE FORM TUBE Type: Post Tubes	3	\$19.82	\$59.46
580303	#10 x 3-in Epoxy Exterior Wood Screws (70-Per Box) Type: Beams (per linear foot) Screws	1	\$11.98	\$11.98
108802	Single 2-in x 10-in 18-Gauge Zmax Face Mount Joist Hanger Type: Joist - Interior Hanger	38	\$2.78	\$105.64

Item #	Product	Qty	Unit Price	Total Price
1915197	3-in x 0.148-in Hot-Dipped Galvanized Smooth Framing Nails (50-Per Box) Type: Joist - Interior Nails, Joist - Edge Nails	4	\$5.58	\$22.32
48345	Single 2-in x 10-in 18-Gauge Zmax Concealed Joist Hanger Type: Joist - Edge Hanger	12	\$2.68	\$32.16
1915198	1-1/2-in x 0.148-in Hot-Dipped Galvanized Smooth Framing Nails (120-Per Box) Type: Beam to Joist Nails, Stringer Nails	8	\$4.98	\$39.84
115180	6-in 18-Gauge Zmax Steel Rafter Tie Wood To Wood Type: Beam to Joist Tie	42	\$0.98	\$41.16
130008	2-Steps Steel Outdoor Stair Stringer Type: Stringer Tie	21	\$3.18	\$66.78
777200	5-in Gray Ecoat Hex-Head Exterior Structural Wood Screws Type: Ledger Wood Lag	19	\$2.10	\$39.90

Sub-Total* **\$3049.54**

Does not include state and local taxes. Estimates are based on representative costs of materials in your geographic area. Actual, current material costs may vary.

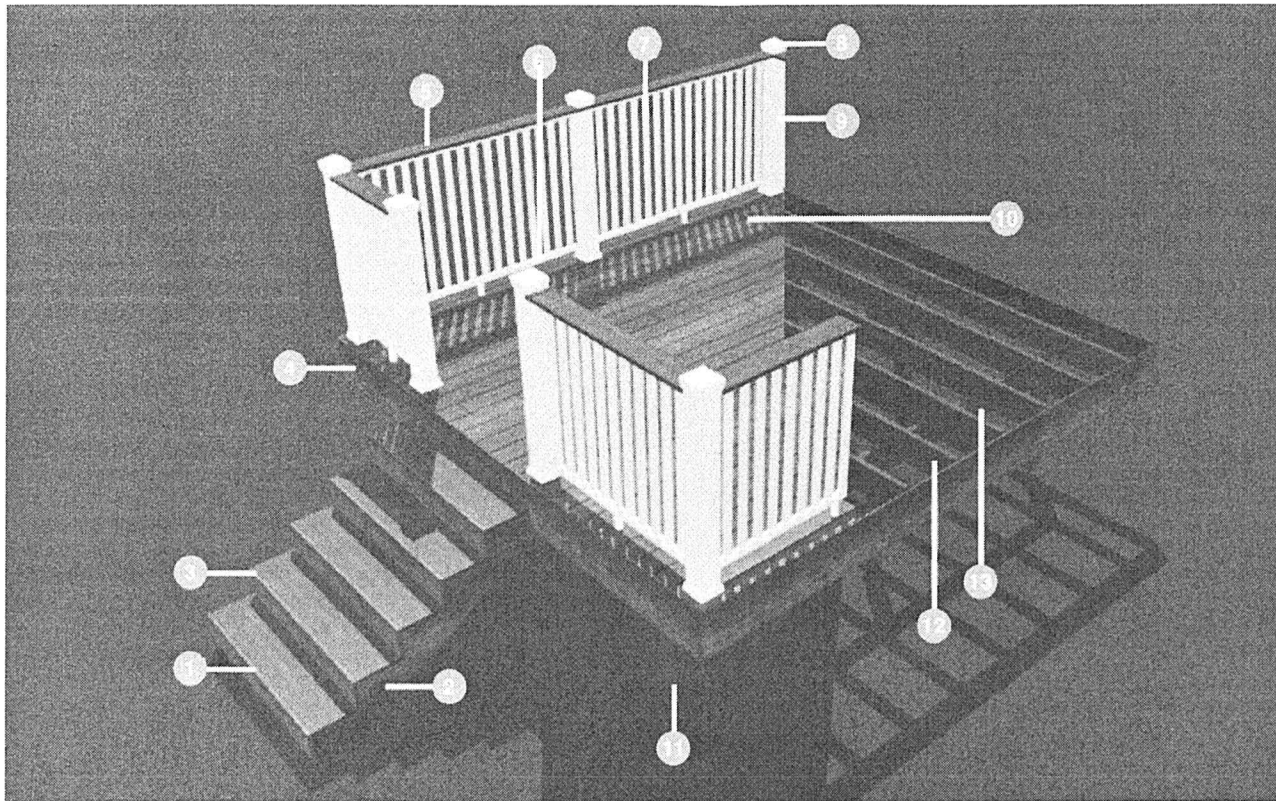
Additional Resources

[Simpson Connector Guide](#)

[General Residential Deck Codes and Building Practices](#)

[Lowe's Decking How-Tos](#)

[Additional Lowe's Decking Resource](#)



1. **Riser** - A board attached to the vertical cut surface of a stair stringer.
2. **Stringer** - The diagonal board used to support treads and risers on a stairway.
3. **Tread** - The horizontal surface of a stair.
4. **Fascia** - Vertical boards that face outwards from the edges of the deck, attached to the rim joists.
5. **Top Rail** - The upper horizontal piece that connects rail posts and supports balusters.
6. **Bottom Rail** - The lower horizontal piece that connects rail posts and supports balusters.
7. **Baluster** - The vertical pieces of a railing spaced at regular intervals between posts.
8. **Rail Cap** - The top horizontal trim on railing.
9. **Rail Post** - The vertical post connected to the deck framing that supports the railing.
10. **Decking** - The boards used to make the walking surface of the deck.
11. **Post** - Footer Concrete filled hole that the post is attached to.
12. **Joist** - A horizontal frame piece that supports the decking and spreads the weight over the beams.
13. **Beam** - A horizontal framing piece, which rests on posts and supports joists.



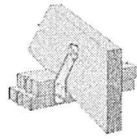
Feb, 9, 2024 12:21 PM
LOWE'S OF PORTAGE, MI
(1110)

Structural Connector Hardware Guide

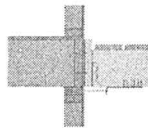
LSCZ
LSCSS
Adjustable Stringer
Connector
Ties stair stringer to
carrying header or rim
joist.



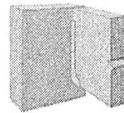
H2.5AZ
H2.5ASS
Hurricane Tie
Ties joist to beam.



DTT1Z
Deck Tension Tie
Ties deck framing to
top plate,
sludes or headers.



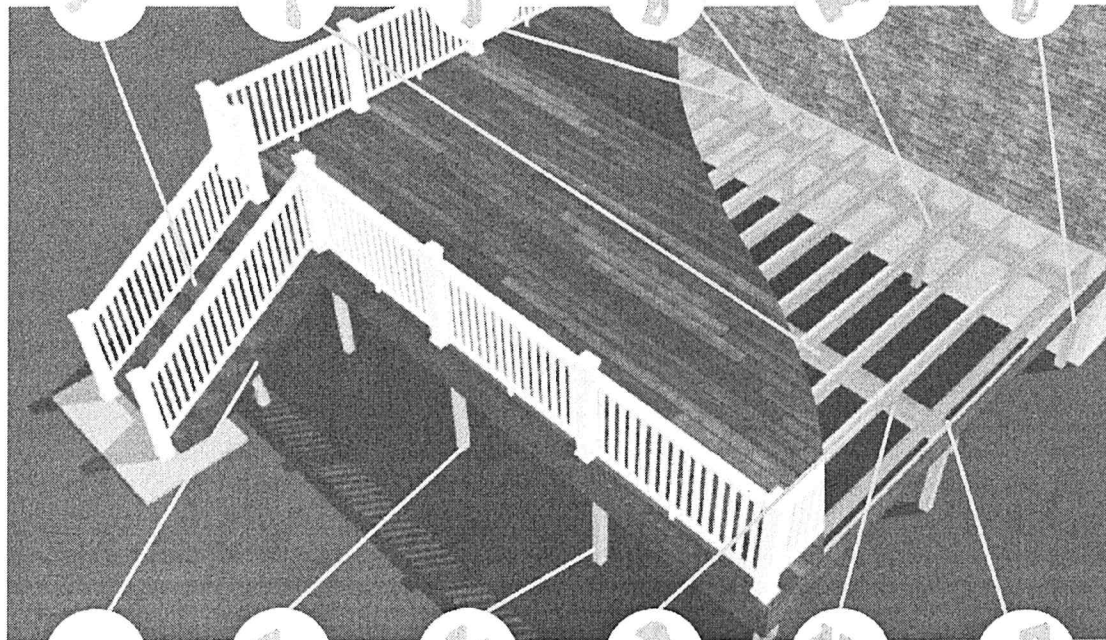
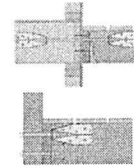
LUCZ
LUCSS
Joist Hanger
Ties deck joist to
ledger.



BCS2-2/4Z
BCS2-2/4SS
Post Cap
Ties 4x post to
double 2x beam
girder.



DTT2Z
DTT2SS
Deck Tension Tie
Ties deck to house.



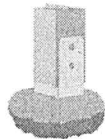
TA9Z/TA10Z
TA9SS/TA10SS
Staircase Angle
Ties stair tread to
stringer; TA9ZKT/
TA10ZKT provided
with Strong-Drive
SDS screws.



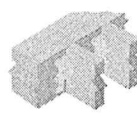
ABA44Z
Standoff Post Base
Ties 4x4 post to
concrete.



ABU44Z
Post Base
Ties 4x4 post to
concrete.



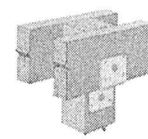
A35Z
A35SS
Framing Angle
Ties rim joist to deck
joist.



H1Z
Hurricane Tie
Ties joist to girder at
mid-deck; ties joist to
beam



DJT14Z
DJT14SS
Deck Joist Tie
Ties 2x girder to
post.





Tools Required

The checklist provided should be used as a quick guide only,
and we highly recommend consulting some additional resources listed here:

How To

Safety

- Eye Protection
- Hearing Protection
- Dust Mask
- Gloves
- Kneepads

Concrete Work

- Pick
- Post hole digger
- Shovel
- Wheelbarrow
- Hoe and hose (to mix concrete)
- Tamper

Wood Work

- Extension Cord
- Circular Saw
- Drills and bits
- Hammer
- Nail set
- Chisel
- Handsaw
- Ladder
- Mallet
- Tool belt

Concrete Layout

- Stakes or batter boards
- Strings
- Transit

Wood Layout

- Tape measure
- Squares: Rafter/Speed, Framing
- Level/levels
- Chalk line
- Pencils
- Plumb bob

Tips for DIYers

- When cutting or drilling wood, always wear eye protection to prevent injury from flying wood particles.
- If cutting pressure treated material, wearing a fabric breathing mask will help to avoid the ingestion of dust.
- Wear gloves to protect from splinters.
- Invest in a pair of kneepads if you are doing floorjobs or working on a deck.
- Dispose of scraps in the regular trash or take to a landfill - do not burn pressure treated materials.



LEGAL DISCLAIMER

The suggested design is a construction guide and is NOT a finished building plan. It is your responsibility to verify its accuracy, completeness, suitability for your particular site conditions, and compliance with local building codes and practices. Please consult your local building codes for requirements for deck lighting.

By using the Lowe's Deck Designer, you agree that Lowe's and its affiliates, vendors and suppliers assume no responsibility for any damages, including direct or consequential, personal injuries suffered, or property or economic losses incurred as a result of the information published on the Lowe's website and its affiliate, vendor or supplier websites or Deck Specification Kit. Before beginning any project, review the instructions carefully. We cannot anticipate all of your working conditions or the characteristics of your materials and tools. For your safety, you should consider your own skill level and use caution, care and good judgment when following the instructions. If you have doubts, concerns or questions, consult local experts, architects, soil engineers or building authorities. Because local zoning and building codes and regulations vary greatly, you should ALWAYS CHECK WITH LOCAL AUTHORITIES TO ENSURE THAT YOUR PROJECT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS. Always read and observe instructions and safety precautions provided by any tool or equipment manufacturer, and follow all accepted safety procedures.

You are responsible for ensuring that all measurements are correct. Due to the size, shape, location or other considerations, your design may require supporting structures, such as knee braces and bridging between joists and posts and are not included on the materials list and other information provided. YOU ARE RESPONSIBLE FOR ENSURING THAT YOUR DESIGN IS SAFE AND STRUCTURALLY SOUND FOR ITS SIZE, LOCATION AND ANTICIPATED USE. You are also responsible for verifying that the design and any substitutions or modifications you make meet all local building codes and regulations.

Lowe's and its affiliates assume no liability or responsibility for your design, construction or use of any product supplied the Lowe's website.

YOU ASSUME TOTAL RESPONSIBILITY AND RISK FOR YOUR USE OF THE LOWE'S DECK DESIGNER APP, MARXENT TOOLS, AND SUPPLIED DECK MATERIALS REPORT.

LOWE'S AND MARXENT PROVIDES THIS APPLICATION, ALL INFORMATION, PRODUCTS, AND SERVICES "AS IS" AND DO NOT MAKE EXPRESS OR IMPLIED WARRANTIES, REPRESENTATIONS, OR ENDORSEMENTS OF ANY KIND WHATSOEVER (INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.)

A special note for ledger board use: The installation of the ledger is one of the most critical connections in deck construction. Improper installation can result in injury or death. Consult a professional for guidance on proper techniques for preventing water intrusion that can lead to deterioration of fasteners and structure.



REC'd

2/15/2024

Community Planning and Economic Development
 Historic District Commission
 245 N. Rose Street
 Kalamazoo, MI 49007
 Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 409-411 W Dutton St, Kalamazoo, MI 49007

Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☒ Rose Place ☐ Haymarket

Applicant: Jared Falconer

Owner: Jared Falconer

Mailing Add: 1800 W Warner Ave

Mailing Add: 1800 W Warner Ave

City State & Zip: Chicago, IL 60613

City, State Zip: Chicago, IL 60613

Phone: 312-722-8018

Phone: 312-722-8018

Email: jfalconer76@gmail.com

Email: jfalconer76@gmail.com

Contractor:

☒ Work to be done by owner

☐ Contractors name:

Proposed Work: (Use additional sheets to describe work if necessary)

Please refer to 2nd sheet describing projects to be completed

Application Checklist:

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other

☐ \$35 - HDC review fee – charged with building permit

AG This property has at least one working smoke detector for each dwelling unit.
 (Owner or applicant's initials, required) * see back

Applicant's Signature: [Signature] Date: 1-29-2023

Owner's Signature: [Signature] Date: 01.29.2023
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number PPZ24-0004

Date Received 02/05/2024

Zoning RM-36 YEAR BUILT _____

Complete application Yes

Owned since _____

Fee Paid \$35

☐ This project will require a building permit with a \$35 administrative review fee.

☐ This project will not require a building permit. There are no fees for this project

☒ Referred to the Historic District Commission for review at a monthly hearing - \$85 hearing fee.

Meeting date _____

ADMINISTRATIVE

Staff Review Date _____

☐ Approve ☐ Site Visit ☐ Approve w/Conditions

COMMENTS

Certificate of Appropriateness Issued _____

Notice to Proceed _____

Referred to Historic District Commission for hearing* _____ \$85
 fee Hearing date 02/20/2024

409-411 W Dutton St, Kalamazoo MI 49007

Project Review:

1. Per the request of the Kalamazoo City Inspector, we have an old wooden enclosed patio area at the rear of the building. The City Inspector has deemed the structure unsafe. My plan is to remove the structure completely and replace this space with a beautiful brick patio area, perfect for BBQing and relaxing.
2. Replace the existing basement door at the front of the building that was damaged by burglary. This door that leads to a shared laundry area has been broken into on multiple occasions. My plan is to replace it with a black steel door. The existing wooden door is also black, so the new door will not look any different to the current door, but it will offer significantly better security and offer much needed deterrent to further break-ins.
3. I am investigating the idea of painting the original brick a grey/blue color. I haven't made my mind up on this project but I would like to understand if this is something I could do if my Interior Designer thinks this would add value to the building.



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: March 19, 2024

SUBJECT: **6. 266 E Michigan - Alteration (New elevator shaft at rear of building. New windows throughout building) PPZ24-0005 (Postponed Application)**

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

Renovate the entire upper floors of the Building into 13 Apartments. The existing main floor Retailer (Coney Island Hot Dogs) to remain open for Business. We plan to have a new restaurant occupy the former Ouzos Restaurant space on the main floor.

A new Elevator shaft and stair tower will be constructed to service the upper floors. This Elevator Shaft/ Stair Tower will be an entire new structure attached to the rear of the Building along Bates Alley on the south side of the Building. Per our meeting on site with the Fire Department, the new Elevator Shaft/ Stair Tower will be extended to the Roof for Fire Safety. Upon Completion of Construction, the Building will have all new Smoke Detectors and a Brand New Fire Suppression System and Building Monitoring

Replacing all the windows.

EVALUATION:

Project Details

The applicant is proposing two items:

The installation of an elevator tower at the rear of the building. An iteration of the elevator had been approved by the HDC in 2021 (PPZ21-0003). This iteration is taller than the previous version, and the new height is what should be considered in this review.

Replacement of all windows on the building. The applicant is proposing installing 400 series Andersen windows to replace all of the existing windows. The proposed windows are vinyl wrapped wood, double hung windows. The applicant stated that the new windows will fit into the existing openings.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. *The property will still be used for its historic purpose on the ground floor as a commercial space. The upper floors conversion to residential will not necessitate changes to character defining features of the building.*

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. *Elevator Tower: N/A. The addition of the tower on the rear of the building will not remove or alter features or spaces that characterize the building.*

Windows: The removal of the existing windows on the building would constitute the removal of historic materials that characterize the property, and should therefore be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. *Elevator Tower: N/A*

Windows: it is unclear whether the windows are slated for replacement due to deterioration, or for some other reason. If the windows are deteriorated, repair should be evaluate before replacement is sought.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Elevator Tower: The rear tower will not destroy any historic materials that characterize the property. From the original hearing " the proposed addition is centered on the building. Although the addition is on the exterior it is in the same position as the original staircase that led to the fourth-floor ballroom. The addition is clearly differentiated from the original building with bot amaterials and fenestration".

It should be noted that the approved iteration of the tower from 2021 was revised once to more closely align the fenestration and masonry with the existing building. This iteration of the building, however, will be taller than the historic structure. (See page A2.00 in the drawings provided). Even though the tower being taller than the historic building, the tower will still be compatible with the structure. It is unlikely that the tower will be visible from the street when looking at the front of the building.

Windows: The installation of new windows, and the removal of the existing windows, would constitute the removal of materials (the windows) that characterize the property.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Elevator Tower: If removed in the future, the historic property would be unimpaired.

Windows: N/A

Local Historic District Standards and Guidelines

Additions:

Applicants must present a project plan to the Historic District Commission and obtain a Certificate of Appropriateness before applying for a building permit. Special care should be taken to make the addition compatible to the existing structure, but not a copy. An addition could be shorter or narrower than the primary resource or perhaps the surface treatment could be complementary to the original structure. The following information describes the various components of the attached form.

Size of Resource

- Height should generally be lower than the primary building.
- The addition should generally be narrower than the primary structure.

Relationship to Street

- The addition should be located behind the rear wall of the building or the side building line on a corner lot.

Roof Forms

- Shall be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style. For example, a front gable house could have a shed roofed or hipped addition if the roof pitch was correct.

Proportion of Openings

- Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.
- Ratio of window area to solid wall for the facade as a whole.

Materials

- While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.

Color

- Color should complement or contrast primary resource.

As stated above, the building will be compatible with the existing building. The materials and fenestration compliment the existing building, and have been approved by the HDC in the past.

The roof form is the same as the existing building. The addition will be located behind the existing building. While the proposed addition will be taller than the existing building, it will likely not be visible from E Michigan. The proposed tower is narrower than the existing building.

Windows:

If replacing the entire window becomes necessary, the following conditions shall be applied:

- The dimension of the original window must be retained.
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.

The applicant stated that the replacement windows would fit the existing openings. If a wholesale replacement were carried out, all windows would match.

Discussion

The elevator tower addition will not adversely effect the property, and a previous iteration was approved in 2021.

The window replacements will remove numerous character defining features of the property. Additionally, it is unclear why the windows are slated for removal.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 16 April 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 April 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 9 and 10.**

March 8, 2024

Luis Peña
Historic Preservation Coordinator
Community Planning and Economic Development
245 North Rose Street
Kalamazoo MI 49007

RE: WINDOW DETAIL – 266 MICHIGAN AVE – CONEY ISLAND BUILDING

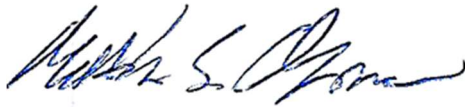
Dear Mr. Peña,

Enclosed please find the following information for the proposed Windows to be installed at the 266 Michigan Ave (Coney Island) Project:

- **Window Material**
- **Window Dimension**
- **Rendering of Windows**

If the Board needs anything further, please contact my cell phone # below. If not, I look forward to seeing you at the next hearing on March 19th.

Respectfully Submitted,



Matt O'Connor
Building Owner
616-430-4296

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan



Issue for Review
March 15, 2024
GR190610



architecture

planning

interior design

graphic design

r2 design group, pllc
1679 Lake Drive SE
Grand Rapids, MI 49506
616.819.9876

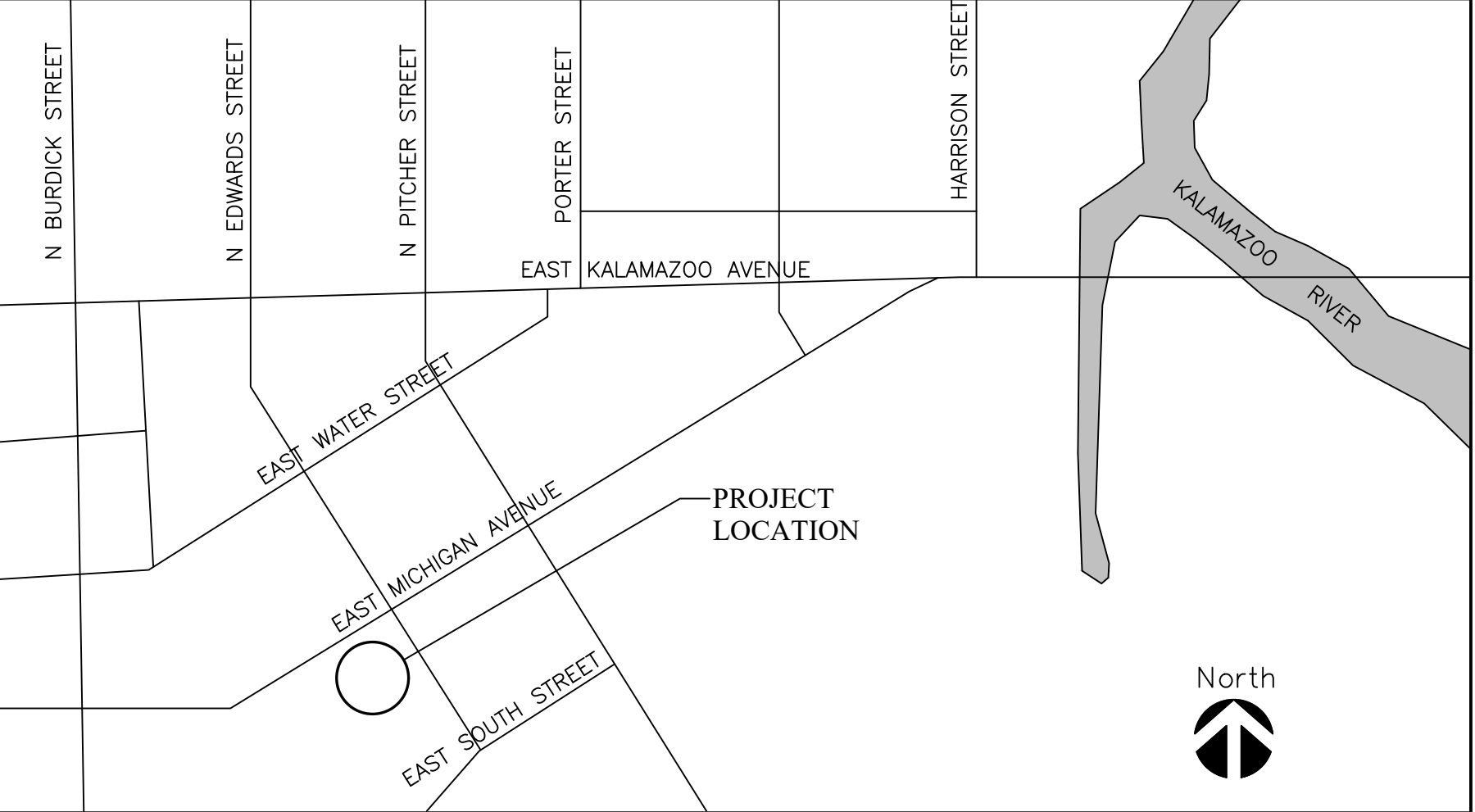
structural engineering



SAI STRUCTURAL ASSOCIATES INC

2922 Fuller Avenue NE
Suite 106
Grand Rapids, Michigan 49505

616.457.8100
www.gowithsai.com

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PROJECT SUMMARY/UNIT MATRIX	
PROJECT SUMMARY RENOVATION OF AN APPROXIMATELY 13,572sf BUILDING IN DOWNTOWN KALAMAZOO, MI. THE FIRST FLOOR WILL HOLD TWO COMMERCIAL RETAIL/RESTAURANT/BAR TENANTS WHICH CURRENTLY EXIST. A NEW RESIDENTIAL ELEVATOR, LOBBY AND EGRESS STAIR TO BE ADDED TO THE SOUTH SIDE. FLOORS 2, 3 & 4 TO BE RENOVATED INTO 13, 1-BEDROOM/1-BATHROOM UNITS RANGING FROM 555sf TO 840sf. THE BASEMENT WILL REMAIN UNCHANGED OUTSIDE OF NEW STAIR. UNIT MIX (13 TOTAL UNITS): 2ND FLOOR 4 – 1 BEDROOM/1 BATHROOM (565sf TO 760sf) 3RD FLOOR 3 – 1 BEDROOM/1 BATHROOM (570sf TO 755sf) 1 – 1 BEDROOM+/1 BATHROOM (840sf) 4TH FLOOR 4 – 1 BEDROOM/1 BATHROOM (555sf TO 670sf) 1 – 1 BEDROOM + LOFT/1 BATHROOM (730sf)	
SITE LOCATION MAP - KALAMAZOO, MICHIGAN	
	

BUILDING CODE SUMMARY		GENERAL DEMOLITION NOTES	GENERAL NOTES																																
CODES: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (CHAPTER 4 – PRESCRIPTIVE COMPLIANCE METHOD) AND THE APPLICABLE SECTIONS OF THE 2015 MICHIGAN BUILDING CODE. SECTION 401 GENERAL 401.1 GENERAL. THE GENERAL PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OR RELOCATION OF EXISTING BUILDINGS AND STRUCTURES, INCLUDING HISTORIC BUILDINGS AND STRUCTURES AS REFERENCED IN SECTION 301.1.1. 401.2.1 EXISTING MATERIALS, MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE PER SECTION 115. 401.1.1 NEW AND REPLACEMENT MATERIALS, EXCEPT AS OTHERWISE REQUIRED OR PERMITTED BY THIS CODE, MATERIALS PERMITTED BY THE APPLICABLE CODE FOR NEW CONSTRUCTION SHALL BE USED, LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS AND ALTERATIONS, PROVIDED NOT HAZARDOUS TO LIFE, HEALTH OR PROPERTY IS CREATED. HAZARDOUS MATERIALS SHALL NOT BE USED WHERE THE CODE FOR NEW CONSTRUCTION WOULD NOT PERMIT THEIR USE IN BUILDINGS OF SIMILAR OCCUPANCY, PURPOSE AND LOCATION. SECTION 402 ADDITIONS 402.1 GENERAL. ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS TO THE EXISTING BUILDING OR STRUCTURE SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING OR STRUCTURE TOGETHER WITH THE ADDITION ARE NO LESS CONFORMING TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ADDITION. AN EXISTING BUILDING TOGETHER WITH ITS ADDITIONS SHALL COMPLY WITH THE HEIGHT AND AREA PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE. 402.5 SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING, WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OR I-1 OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE. SECTION 403 ALTERATIONS 403.1 GENERAL. EXCEPT AS PROVIDED BY SECTION 401.2 OR THIS SECTION, ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION. EXCEPTIONS: - AN EXISTING STAIRWAY SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1011 OF THE INTERNATIONAL BUILDING CODE WHERE THE EXISTING SPACE AND CONSTRUCTION DOES NOT ALLOW A REDUCTION IN PITCH OR SLOPE. - HANDRAILS OTHERWISE REQUIRED TO COMPLY WITH SECTION 1011.1 OF THE INTERNATIONAL BUILDING CODE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1014.6 OF THE INTERNATIONAL BUILDING CODE REGARDING FULL EXTENSION OF THE HANDRAILS WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION. 403.10 SMOKE ALARMS, INDIVIDUAL SLEEPING UNITS, AND INDIVIDUAL DWELLING UNITS IN GROUP R AND I-1 OCCUPANCIES SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE. SECTION 406 GLASS REPLACEMENT AND REPLACEMENT WINDOWS 406.1 REPLACEMENT GLASS. THE INSTALLATION OR REPLACEMENT OF GLASS SHALL BE AS REQUIRED FOR NEW INSTALLATIONS. 406.2 REPLACEMENT WINDOW OPENING CONTROL DEVICES. IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS, WINDOWS OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED AND WHERE ALL OF THE FOLLOWING APPLY TO THE REPLACEMENT WINDOW: - THE WINDOW IS OPERABLE - THE WINDOW REPLACEMENT INCLUDES REPLACEMENT OF THE SASH AND THE FRAME; - THE TOP OF THE SILL OF THE WINDOW OPENING IS AT A HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR; AND - THE VERTICAL DISTANCE FROM THE TOP OF THE SILL OF THE WINDOW OPENING TO THE FINISHED GRADE OR OTHER SURFACE BELOW, ON THE EXTERIOR OF THE BUILDING, IS GREATER THAN 72 INCHES. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2 OF THE INTERNATIONAL BUILDING CODE. 406.3 REPLACEMENT WINDOW EMERGENCY ESCAPE AND RESCUE OPENINGS. WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES. SECTION 407 CHANGE OF OCCUPANCY USE GROUPS: STORAGE GROUP (S-2) – EXISTING BASEMENT OCCUPANCY WILL REMAIN UNCHANGED ASSEMBLY GROUP (A-2) – EXISTING 1ST FLOOR OCCUPANCY WILL REMAIN UNCHANGED RESIDENTIAL GROUP (R-2) – EXISTING 2ND – 4TH FLOORS WILL CHANGE FROM RESIDENTIAL GROUP (R-1). THIS CHANGE KEEPS THE HAZARD CATEGORY THE SAME AT LEVEL 3. 407.1 CONFORMANCE. NO CHANGE SHALL BE MADE IN THE USE OR OCCUPANCY OF ANY BUILDING UNLESS SUCH BUILDING IS MADE TO COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE USE OR OCCUPANCY. CHANGES IN USE OR OCCUPANCY IN A BUILDING OR PORTION THEREOF SHALL BE SUCH THAT THE EXISTING BUILDING IS NO LESS COMPLYING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE CHANGE. SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, THE USE OR OCCUPANCY OF EXISTING BUILDINGS SHALL BE PERMITTED TO BE CHANGED AND THE BUILDING IS ALLOWED TO BE OCCUPIED FOR PURPOSES IN OTHER GROUPS WITHOUT CONFORMING TO ALL OF THE REQUIREMENTS OF THIS CODE FOR THOSE GROUPS, PROVIDED THE NEW OR PROPOSED USE IS LESS HAZARDOUS, BASED ON LIFE AND FIRE RISK, THAN THE EXISTING USE. 407.1.1 CHANGE IN THE CHARACTER OF USE, A CHANGE IN OCCUPANCY WITH NOT CHANGE OF OCCUPANCY CLASSIFICATION SHALL NOT BE MADE TO ANY STRUCTURE THAT WILL SUBJECT THE STRUCTURE TO ANY SPECIAL PROVISIONS OF THE APPLICABLE INTERNATIONAL BUILDING CODES, WITHOUT APPROVAL OF THE BUILDING OFFICIAL. COMPLIANCE SHALL BE ONLY AS NECESSARY TO MEET THE SPECIFIC PROVISIONS AND IS NOT INTENDED TO REQUIRE THE ENTIRE BUILDING BE BROUGHT INTO COMPLIANCE. 407.2 CERTIFICATE OF OCCUPANCY. A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED WHERE IT HAS BEEN DETERMINED THAT THE REQUIREMENTS FOR THE NEW OCCUPANCY HAVE BEEN MET. 407.3 STAIRWAYS. AN EXISTING STAIRWAY SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1011 OF THE INTERNATIONAL BUILDING CODE WHERE THE EXISTING SPACE AND CONSTRUCTION DOES NOT ALLOW A REDUCTION IN PITCH OR SLOPE.		- VERIFY EXISTING ITEMS TO REMAIN. - DEMOLISH AND REMOVE ITEMS INDICATED. PREPARE ANY OPENINGS AS REQUIRED TO RECEIVED NEW CONSTRUCTION. - NOTIFY THE ARCHITECT ONCE DEMOLITION IS COMPLETE SO A SITE VISIT CAN BE PROVIDED TO VERIFY EXISTING CONDITIONS. - THE ARCHITECT IS NOT RESPONSIBLE FOR ANY HAZARDOUS MATERIAL IDENTIFICATION, REMOVAL AND/OR REMEDIATION. THE OWNER SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF HAZARDOUS MATERIALS AND REMOVAL AND/OR REMEDIATION AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF THERE IS A SUSPECTED PRESENCE OF HAZARDOUS MATERIAL OR ASBESTOS. - CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK. - CONTRACTOR TO MAINTAIN A SECURE DEMOLITION SITE AS TO RESTRICT ANY PUBLIC ACCESS. - CONTRACTOR SHALL BE FAMILIAR WITH ALL BUILDING SERVICES. THESE INCLUDE, BUT ARE NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL, PHONE, DATA, AND FIRE PROTECTION. COORDINATE WITH UTILITY COMPANIES AS REQUIRED PRIOR TO REMOVING OR ABANDONING ANY SERVICE. - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN SAFE DEMOLITION OF THE DEMOLITION AREA. - PROVIDE DAILY CLEANING. WASTE REMOVAL OPERATIONS SHALL COMPLY WITH LOCAL LAWS AND ORDINANCES. PROTECT ALL CHUTES AND DUMPSTERS AS REQUIRED TO PROVIDE A SAFE BARRIER FOR THE PUBLIC. - ALL PROTECTIVE SCAFFOLDING AND BARRIERS REQUIRED AT PUBLIC RIGHT WAYS SHALL BE COORDINATED WITH LOCAL OFFICIALS. THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED. - THE OWNER AND/OR TENANTS MAY OCCUPY PORTIONS OF THE BUILDING ADJACENT TO THE AREAS INDICATED FOR DEMOLITION. CONDUCT DEMOLITION ACTIVITIES SO THAT TENANT'S OPERATIONS WILL NOT BE DISRUPTED. PROVIDE NOT LESS THAN 72 HOURS NOTICE TO OWNER OF ACTIVITIES THAT WILL EFFECT BUILDING OPERATIONS. MAINTAIN ACCESS TO EXISTING WALKWAYS, CORRIDORS, STAIRS, AND EXITS. DO NOT BLOCK OR MODIFY EXISTING EGRESS PATHS WITHOUT PERMISSION FROM THE OWNER, ARCHITECT AND LOCAL CODE OFFICIALS. - PROVIDE TEMPORARY BARRIERS AS REQUIRED. FOR WORK NEXT TO EXISTING TENANTS, A DUST PROOF BARRIER SHALL BE CONSTRUCTED FROM FLOOR TO DECK ABOVE. - PROVIDE TEMPORARY THERMAL PROTECTION AS REQUIRED FOR THE PORTIONS OF THE STRUCTURE THAT ARE EXPOSED TO THE ELEMENTS. - PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL OFFICIALS.	- DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED OR CONSULT THE ARCHITECT FOR CLARIFICATIONS. - CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENTS, PROJECT MANUAL (IF ISSUED), ADDENDA, CHANGE ORDERS, AND BULLETINS. - SUBMIT IN WRITING ALL DRAWING RELATED QUESTIONS, CLARIFICATIONS, SUBSTITUTIONS, AND REQUEST FOR CHANGES TO THE ARCHITECT/ENGINEER. - DRAWING INFORMATION WITHIN EXISTING BUILDINGS MAY NOT BE COMPLETE DUE TO CONCEALED CONDITIONS AND LACK OF PRIOR BUILDING ACCESS. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. WHERE EXISTING CONDITIONS DEVIATE AND WILL AFFECT THE PROPOSED WORK, SUBMIT FOR CLARIFICATION. EXISTING CONDITIONS THAT DIFFER FROM WHAT IS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR CLARIFICATION. - THESE DOCUMENTS REPRESENT ARCHITECTURAL/STRUCTURAL DESIGN AND GENERAL COORDINATION WITH DESIGN-BUILD DISCIPLINES. ANY CONFLICTS BETWEEN THESE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR CLARIFICATION. - REFER TO INTERIOR, EQUIPMENT, FURNITURE, AND KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION. - DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED. - THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS COMPLETE. NO WORK SHALL BE LEFT INCOMPLETE OR UNFINISHED. - ALL WORK SHALL MEET INDUSTRY AND MANUFACTURER'S STANDARDS REGARDING MATERIALS AND WORKMANSHIP. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WOOD BLOCKING AS REQUIRED TO FIRMLY SECURE ALL MOLDINGS, SOFFITS, GRAB BARS, CEILINGS ETC. SUCH WORK SHALL BE CONSIDERED PART OF THE CONTRACT REQUIREMENTS. - CONTRACTOR SHALL NOT PROCEED WITH DETAILING, FABRICATION OR CONSTRUCTION OF ANY WORK CONNECTED WITH OR DEPENDANT ON EQUIPMENT FURNISHED BY 'OWNER' OR 'OTHER CONTRACTORS' UNTIL APPROVED BY OWNER OR ARCHITECT. - DESIGN-BUILD CONTRACTORS ARE RESPONSIBLE FOR MEETING ALL APPLICABLE LAWS, ORDINANCES, CODES, AND SECURING THE REQUIRED PERMITS AND APPROVALS. - DESIGN-BUILD CONTRACTORS SHALL COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL DESIGN. - CONSTRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES AS A MINIMUM, MANUFACTURER'S SPECIFICATIONS AND REGULATIONS OF GOVERNING AUTHORITIES. CONTRACTOR TO MAINTAIN AND ENSURE SAFE WORKING CONDITIONS AND PRACTICES AT ALL TIMES. ADDITIONALLY, CONSTRUCTION SHALL COMPLY COMPLY WITH RECOMMENDATIONS, PROCEDURES, SPECIFICATIONS AND STANDARD DETAILS OF MANUFACTURER'S AND LICENSED INSTALLERS OF BUILDING COMPONENTS, SYSTEMS AND ASSEMBLIES. - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, THE SCHEDULING, SEQUENCING, CONSTRUCTION MEANS AND METHODS REQUIRED FOR THE EXECUTION OF THE WORK AND SAFETY AT THE PROJECT LOCATION. - THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTOR'S SUBCONTRACTORS AND MANUFACTURER'S SHOP DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL THE ARCHITECT HAS BEEN NOTIFIED. SUBCONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH THEIR PORTION OF THE PROJECT. - VERIFY ALL EXISTING UTILITIES AND NEW CONNECTIONS WITH UTILITY COMPANIES. - COMMENCEMENT OF WORK IN AN AREA SHALL CONSTITUTE THE CONTRACTOR'S ACCEPTANCE AND UNDERSTANDING OF ALL NEW AND EXISTING CONDITIONS. NEITHER THE ARCHITECT NOR THE OWNER ARE RESPONSIBLE FOR ANY CORRECTIVE ACTIONS NECESSARY AS A RESULT OF THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK. - NO SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE ACCEPTED UNLESS APPROVED BY THE ARCHITECT IN ADVANCE. - PROTECT ALL AREAS AND FINISHES FROM CONSTRUCTION RELATED ACTIVITIES. DAMAGE INCURRED DUE TO IMPROPER INSPECTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. - FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF FRAMING AND SHALL PROVIDE TEMPORARY SHORING AS REQUIRED. - FRAMING SUBCONTRACTOR SHALL PROVIDE DEFLECTION TRACK AS REQUIRED WHEN THE HEAD OF WALL WILL BE SUBJECT TO DEFLECTION. - CONTRACTOR SHALL PROVIDED BARRIERS TO PROJECT THE PROJECT SITE AND GENERAL PUBLIC AS REQUIRED BY APPLICABLE CODES. - WHEN WORKING IN EXISTING SPACES, PROTECT FIRE ALARM AND FIRE SPRINKLER SYSTEMS FROM DAMAGE. NOTIFY THE OWNER IF AND WHEN THE SYSTEMS WILL BE INACTIVE. - THE CONTRACTOR SHALL COORDINATE ANY CUTTING AND PATCHING IN EXISTING FLOORS, WALLS, CEILINGS, ROOFS AS REQUIRED BY THE NEW WORK. CONFIRM WITH THE OWNER ANY WARRANTY ISSUES PRIOR TO COMMENCING WORK. - SUBCONTRACTORS ARE TO PROVIDE ALL FLASHING, VAPOR BARRIERS, JOINT, SEALANTS AND CAULKING, WEATHER-STRIPPING AND WATER-STOPS AS NEEDED FOR A WEATHER TIGHT PROJECT, AS IT RELATES TO THEIR PART OF THE WORK. - PLUMBING AND ELECTRICAL SUBCONTRACTORS TO VERIFY ALL PLUMBING AND ELECTRICAL FIXTURE TYPES AND APPLIANCE MODEL NUMBERS PRIOR TO ROUGH-IN. CONTRACTOR TO VERIFY ALL ELECTRICAL OUTLET LOCATIONS AND LIGHT SWITCHING WITH OWNER PRIOR TO ROUGH-IN. ELECTRICAL SUBCONTRACTOR TO PROVIDE GFI AND AFCI-FAULT OUTLETS WHERE REQUIRED BY CODE. - SUBCONTRACTORS TO PROVIDE $\frac{5}{8}$" DUROCK (USG) OR $\frac{5}{8}$" DENSHELD (GP) SHEATHING FOR WET TILE LOCATIONS IN BATHROOMS. ALL GYPSUM BOARD SHALL BE GLUED AND SCREWED UNLESS OTHERWISE NOTED. - SAFETY GLASS WHERE REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 24 OF THE 2015 MICHIGAN BUILDING CODE. - PROVIDE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, FASCIAS, AND SOFFITS AT 50'-0" MAX. CONTROL JOINTS WITHIN RATED WALLS SHALL BE BASED ON AN APPROVED UL ASSEMBLY.																																
TYPICAL MOUNTING HEIGHTS		ARCHITECTURAL DEMOLITION NOTES	FIRE SPRINKLER NOTES																																
SCALE: 3/8" = 1'-0"		- CONTRACTOR TO CONFIRM ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF THE DEMOLITION ACTIVITIES. - DO NOT CUT AND PATCH EXISTING CONSTRUCTION IN A WAY THAT RESULTS IN OBVIOUS, VISUAL EVIDENCE THAT WORK HAS OCCURED. CONTRACTOR TO CONFIRM WITH ARCHITECT PRIOR TO CUTTING AND PATCHING TO DETERMINE IF FINAL RESULTS WILL BE ACCEPTABLE. - PROTECT EXISTING CONSTRUCTION NOT INDICATED FOR DEMOLITION FROM DAMAGE. COORDINATE WITH OWNER PRIOR TO REMOVAL OF ELEMENTS TO BE STORED FOR PROTECTION PRIOR TO DEMOLITION. - WHERE WALLS AND PARTITIONS ARE REMOVED, PREP EXISTING CONSTRUCTION TO RECEIVE NEW MATERIALS AS INDICATED IN THE CONSTRUCTION DOCUMENTS. - WHERE WINDOWS AND DOORS ARE REMOVED, PREP EXISTING OPENINGS TO RECEIVE NEW MATERIALS AS INDICATED IN THE CONSTRUCTION DOCUMENTS. - WHERE PLASTER AND LATH IS INDICATED TO BE REMOVED, ENSURE ALL NAILS, SCREWS, ETC. ARE REMOVED TO RECEIVE NEW WALL MATERIAL. REPAIR/REPLACE ANY DAMAGED STUDS AS REQUIRED. - MULTIPLE LAYERS OF FLOORING SHALL BE REMOVED DOWN TO CONCRETE SLAB OR FLOOR SHEATHING. - RESTORE EXISTING MASONRY WALLS TO ORIGINAL CONDITION. MASONRY WALLS SHALL BE REBUILT USING BRICK OR CMU TO MATCH THE EXISTING MATERIALS AND THICKNESS, INCLUDING BONDING AND COURSING. TOOTH NEW MASONRY INTO EXISTING UNLESS OTHERWISE NOTED. - REPAIR ALL REMAINING SPRAY APPLIED FIRE RESISTIVE MATERIALS OR FIRE RATED ASSEMBLIES DAMAGED DURING DEMOLITION TO ORIGINAL FIRE PROTECTION REQUIREMENTS. CONSULT THE ARCHITECT TO VERIFY UL ASSEMBLIES TO BE USED FOR REPAIRS.	- THE ENTIRE STRUCTURE SHALL BE SPRINKLED, INCLUDING THE BASEMENT AND EXISTING FIRST FLOOR TENANT SPACES. (13-FIRE SUPPRESSION SYSTEM – SEE FIRE PROTECTION DRAWINGS) - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES IN EFFECT AS WELL AS ANY OTHER REQUIREMENTS BY THE AUTHORITY HAVING JURISDICTION. - THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND PROVIDED BY THE FIRE PROTECTION CONTRACTOR AS A DESIGN-BUILD SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA. - THE FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE FUNCTIONING AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM INCLUDING ALL PERMITS, PIPING, HEADS, PUMPS, RISERS, MONITORING DEVICES AND CONNECTIONS, ETC. - DESIGN DRAWINGS AND CALCULATIONS SHALL BE PREPARED AND SUBMITTED TO THE LOCAL FIRE INSPECTOR FOR REVIEW AND APPROVAL. WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, THE SYSTEM DESIGN SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.																																
GENERAL DEMOLITION NOTES		STRUCTURAL DEMOLITION NOTES	FIRE RATED ASSEMBLY NOTES																																
- EXISTING UTILITIES INDICATED TO BE REMOVED SHALL BE CUT AND CAPPED WITHIN OR AT THE BOUNDARY OF THE DEMOLITION AREA. IDENTIFY ALL UTILITIES TO BE CUT AND CAPPED BY OTHERS. VERIFY THAT DESIGNATED UTILITIES ARE NOT IN SERVICE PRIOR TO THE START OF DEMOLITION. EXISTING UTILITIES SERVING EQUIPMENT WHICH IS TO REMAIN OR WHICH SERVES ADJACENT AREAS SHALL BE MAINTAINED. - REMOVE EXISTING TELEPHONE, DATA, ELECTRICAL BOXES, DEVICES, WIRING, RACEWAYS, AND CABLING WHERE INDICATED. TERMINATE WIRING AND CABLING AT ORIGINAL PANELS. - WHERE INDICATED, REMOVE EXISTING PLUMBING FIXTURES, INCLUDING CASEWORK, HANGERS, AND OTHER SUPPORTING ITEMS. CAP ALL PIPING AS REQUIRED BY APPLICABLE CODES AND REGULATIONS. UNDERGROUND PIPING SHALL BE CAPPED BELOW THE FLOOR AND THE SLAB REPAIRED TO THE ORIGINAL CONDITION. - WHERE UTILITIES ARE TO BE INTERRUPTED, SUBMIT A REQUEST FOR UTILITY INTERRUPTION FOR REVIEW AND APPROVAL BY THE OWNER. PROVIDE THE OWNER A MINIMUM OF 72 HOUR ADVANCE NOTICE. - MAINTAIN EXISTING ALARMS SYSTEMS INDICATED TO REMAIN. PROTECT DEVICES AGAINST DAMAGE, INCLUDING DUST PROTECTION, WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, MAINTAIN ALARM SYSTEMS IN SERVICE DURING DEMOLITION. PROVIDE THE OWNER A MINIMUM OF 24 HOUR ADVANCE PRIOR TO WORKING ON EXISTING SERVICES. PROVIDE THE OWNER A MINIMUM OF 72 HOUR ADVANCE PRIOR TO AFTER HOUR ALARM TESTING. - NOTIFY THE OWNER OF ANY UNRECORDED UTILITIES REVEALED DURING DEMOLITION. DOCUMENT LOCATIONS AND OBTAIN FURTHER DIRECTION PRIOR TO COMMENCING WITH ADDITIONAL DEMOLITION WORK. - MAINTAIN EXISTING OR PROVIDE NEW ACCESS PANELS AT WALLS AND NON-ACCESSIBLE CEILING TO GAIN ACCESS TO VALVES, EQUIPMENT OR OTHER CONTROLS.		- CONSULT WITH THE STRUCTURAL ENGINEER OF RECORD AND CONVENE AN ON-SITE MEETING TO REVIEW THE STRUCTURAL MEMBERS TO BE REMOVED AND TO VERIFY THE INTEGRITY OF THE STRUCTURE DURING DEMOLITION PRIOR TO COMMENCING WORK. - DO NOT CUT OR MODIFY EXISTING STRUCTURAL ELEMENTS UNLESS DIRECTED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION FOR APPROVAL. - PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF THE CONSTRUCTION TO REMAIN. PERFORM DEMOLITION OPERATIONS TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. STRENGTHEN OR ADD NE SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION.	SEE SHEETS A0.02 AND A0.03																																
REFERENCE SYMBOLS		BUILDING SYSTEMS AND UTILITY DEMOLITION NOTES																																	
<table><tr><td>SPACE MARK</td><td>ROOM NAME 100</td><td>REVISION MARK</td><td></td></tr><tr><td>DOOR MARK</td><td>125A</td><td>DATUM ELEVATION</td><td>100'-0" DESCRIPTION</td></tr><tr><td>FRAME TYPE</td><td></td><td>SECTION MARK</td><td>DET. #/SHEET #</td></tr><tr><td>METAL WALL LOUVER</td><td></td><td>ELEVATION MARK</td><td>DET. #/SHEET #</td></tr><tr><td>WALL & PARTITION TYPE</td><td>00</td><td></td><td></td></tr><tr><td>EXISTING SPOT GRADE</td><td>100.5'</td><td></td><td></td></tr><tr><td>PROPOSED SPOT GRADE</td><td>100.5'</td><td></td><td></td></tr><tr><td>CEILING TAG</td><td>C-1</td><td>DETAIL MARK</td><td>DET. # SHEET #</td></tr></table>		SPACE MARK	ROOM NAME 100	REVISION MARK		DOOR MARK	125A	DATUM ELEVATION	100'-0" DESCRIPTION	FRAME TYPE		SECTION MARK	DET. #/SHEET #	METAL WALL LOUVER		ELEVATION MARK	DET. #/SHEET #	WALL & PARTITION TYPE	00			EXISTING SPOT GRADE	100.5'			PROPOSED SPOT GRADE	100.5'			CEILING TAG	C-1	DETAIL MARK	DET. # SHEET #		
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CEILING TAG	C-1	DETAIL MARK	DET. # SHEET #																																

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GENERAL NOTES	
Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024

01 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

02 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

03 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

EXISTING WOOD STUDS AROUND
EXISTING STAIR TO RECEIVE
RESILIENT CHANNELS AND NEW
GYP BOARD FINISH - SEE WALL
TYPE 06 ON SHEET A0.03

EXISTING WOOD STUDS AROUND
EXISTING STAIR TO RECEIVE
RESILIENT CHANNELS AND NEW
GYP BOARD FINISH - SEE WALL
TYPE 06 ON SHEET A0.03

(2) LAYERS 5/8" TYPE C GYP
BOARD ON UNDERSIDE OF
MEZZANINE FLOOR FRAMING IN
STAIRWELL - FILL VOIDS WITH
12" SAFB INSUL

04 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

05 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

06 4th FLOOR MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

UL ASSEMBLY CHART - WALLS

- | | |
|------|--|
| U905 | 1. UL DESIGN NO. U905 - CMU WALL (2-HOUR ASSEMBLY FOR STAIR AND ELEVATOR SHAFTS) |
| U423 | 2. UL DESIGN NO. U423 - INTERIOR, NON-LOAD BEARING, METAL STUD DEMISING WALL (2-HOUR ASSEMBLY) |
| U334 | 3. UL DESIGN NO. U334 - INTERIOR, LOAD BEARING, WOOD DEMISING WALL (2-HOUR ASSEMBLY) |
| U411 | 4. UL DESIGN NO. U411 - INTERIOR, NON-LOAD BEARING WALLS (2-HOUR ASSEMBLY) |

UL ASSEMBLY CHART - FLOORS, ROOF, AND CEILINGS

- UL DESIGN NO. U570 - WOOD FRAMED FLOOR/CEILING (1-HOUR ASSEMBLY, 1-HOUR REQUIRED)
- 2015 MICHIGAN BUILDING CODE ITEM NUMBER 21-1.1 - WOOD FRAMED CEILING/ROOF (1-HOUR ASSEMBLY, 1-HOUR REQUIRED):

ROOF: FLAT WOOD TRUSSES, SPACED A MAXIMUM OF 24" OC WITH 3/4" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP CHORD OF TRUSSES WITH 8d NAILS.

CEILING: BASE LAYER 5/8" TYPE X GYPSUM BOARD APPLIED AT RIGHT ANGLES TO TRUSS WITH 1 1/2" TYPE S OR TYPE W DRYWALL SCRES 24" OC. FACE LAYER 5/8" TYPE X GYPSUM BOARD APPLIED AT RIGHT ANGLES TO TRUSS THROUGH BASE LAYER WITH 1 1/2" TYPE S OR TYPE W DRYWALL SCREWS 12" OC AT JOINTS AND INTERMEDIATE TRUSSES. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON IETHER SIDE OF FACE LAYER END JOINTS, 12" OC.

UL ASSEMBLY CHART - HORIZONTAL SEPARATION

UL ASSEMBLY NOTES

- GENERAL CONTRACTOR SHALL BE RESPONSILBE FOR ALL PENETRATIONS THRU RATED ASSEMBLIES
- SEE DETAILS WITHIN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.

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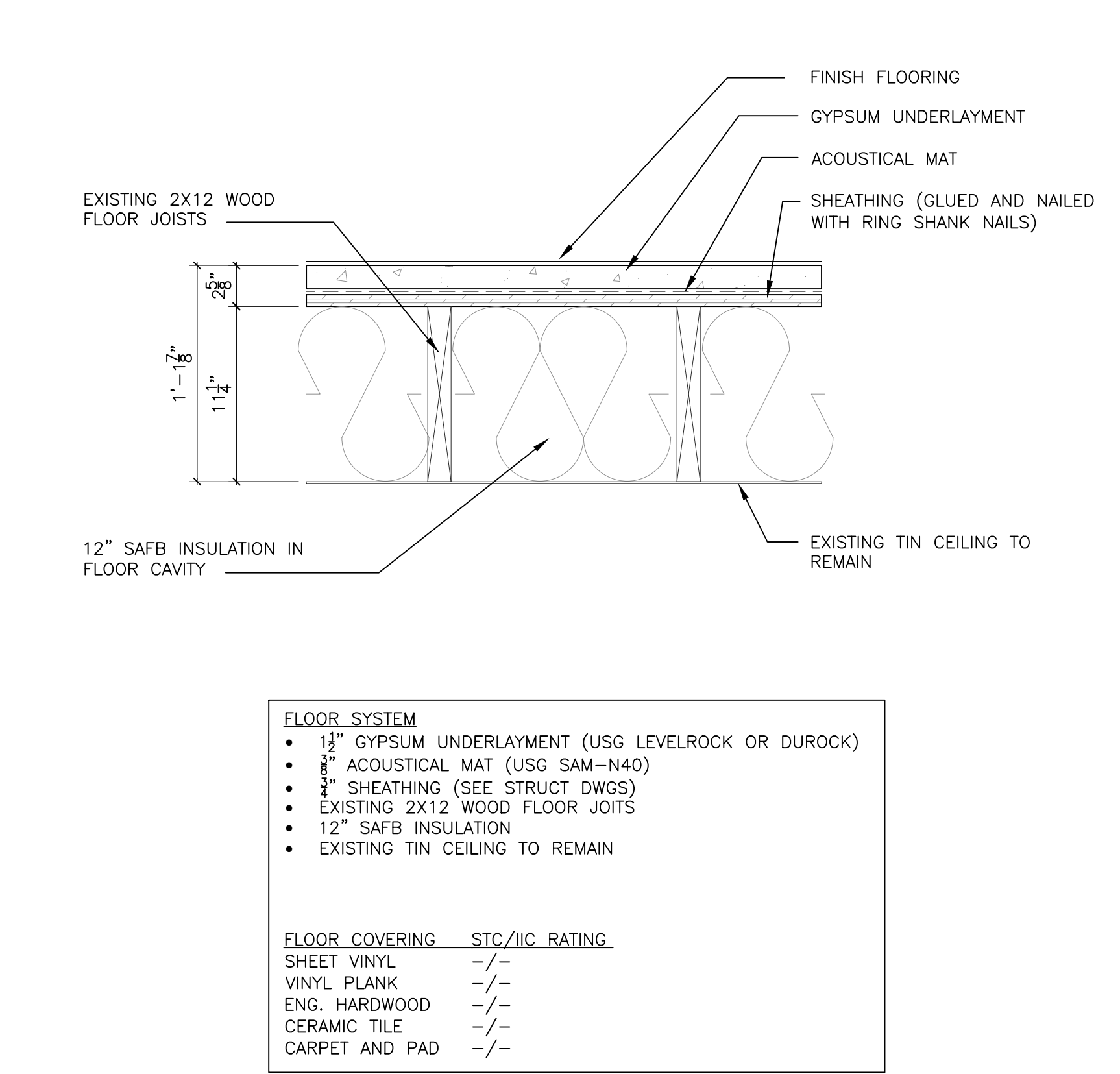
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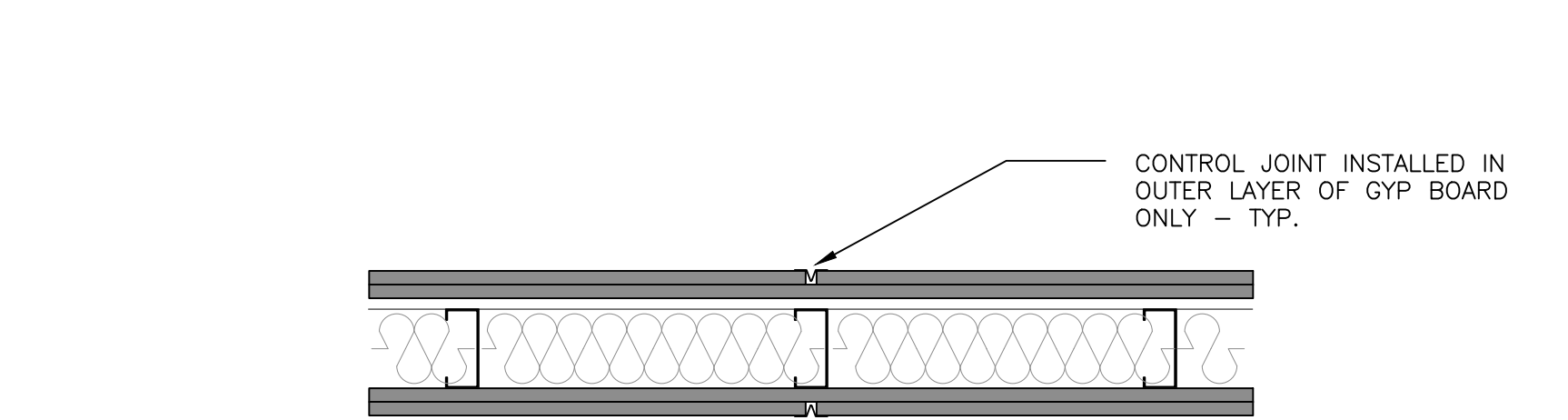
FIRE SEPARATION PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024

A0.02



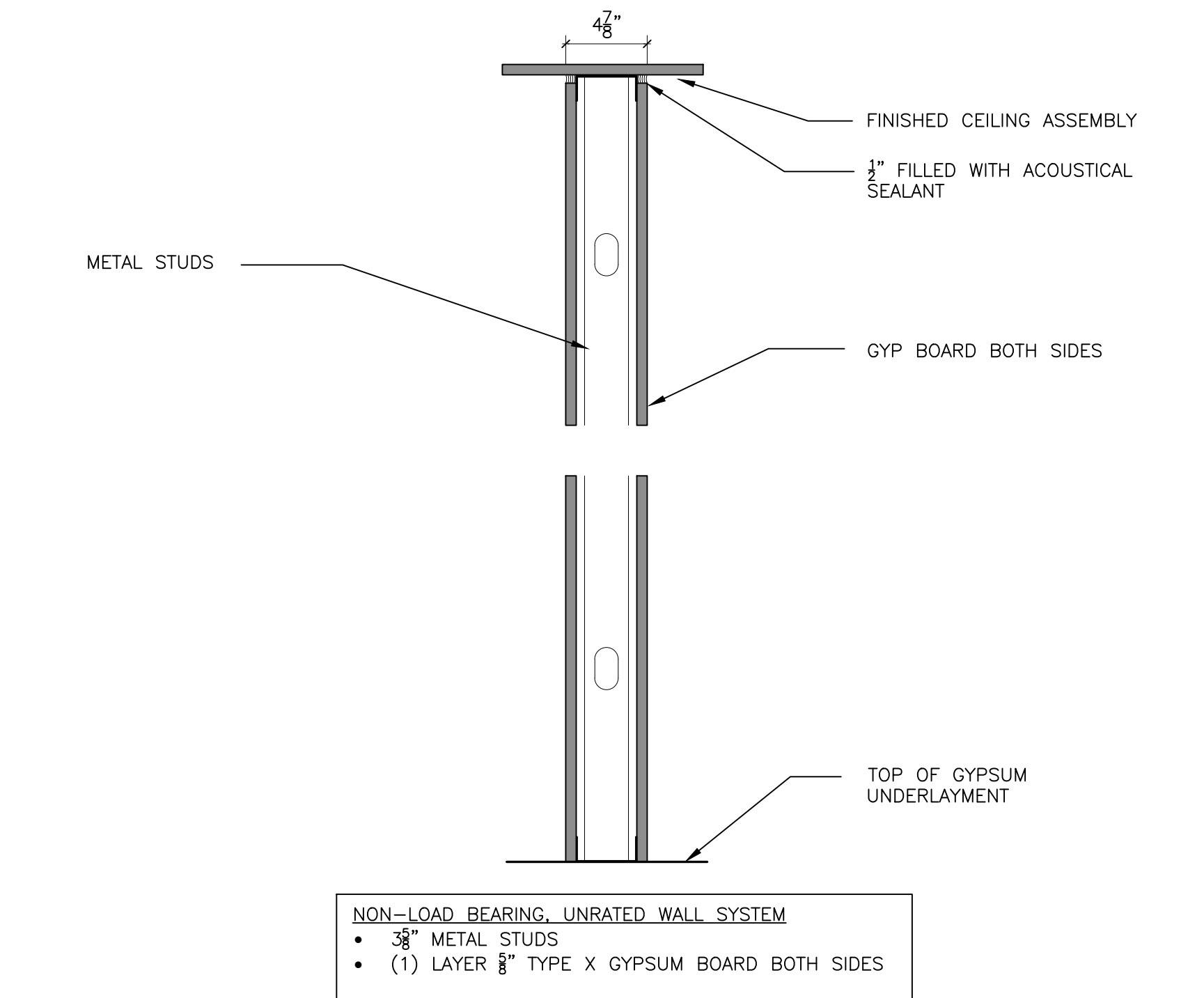
01 1ST FLOOR CEILING ASSEMBLY REF: XXX_XX



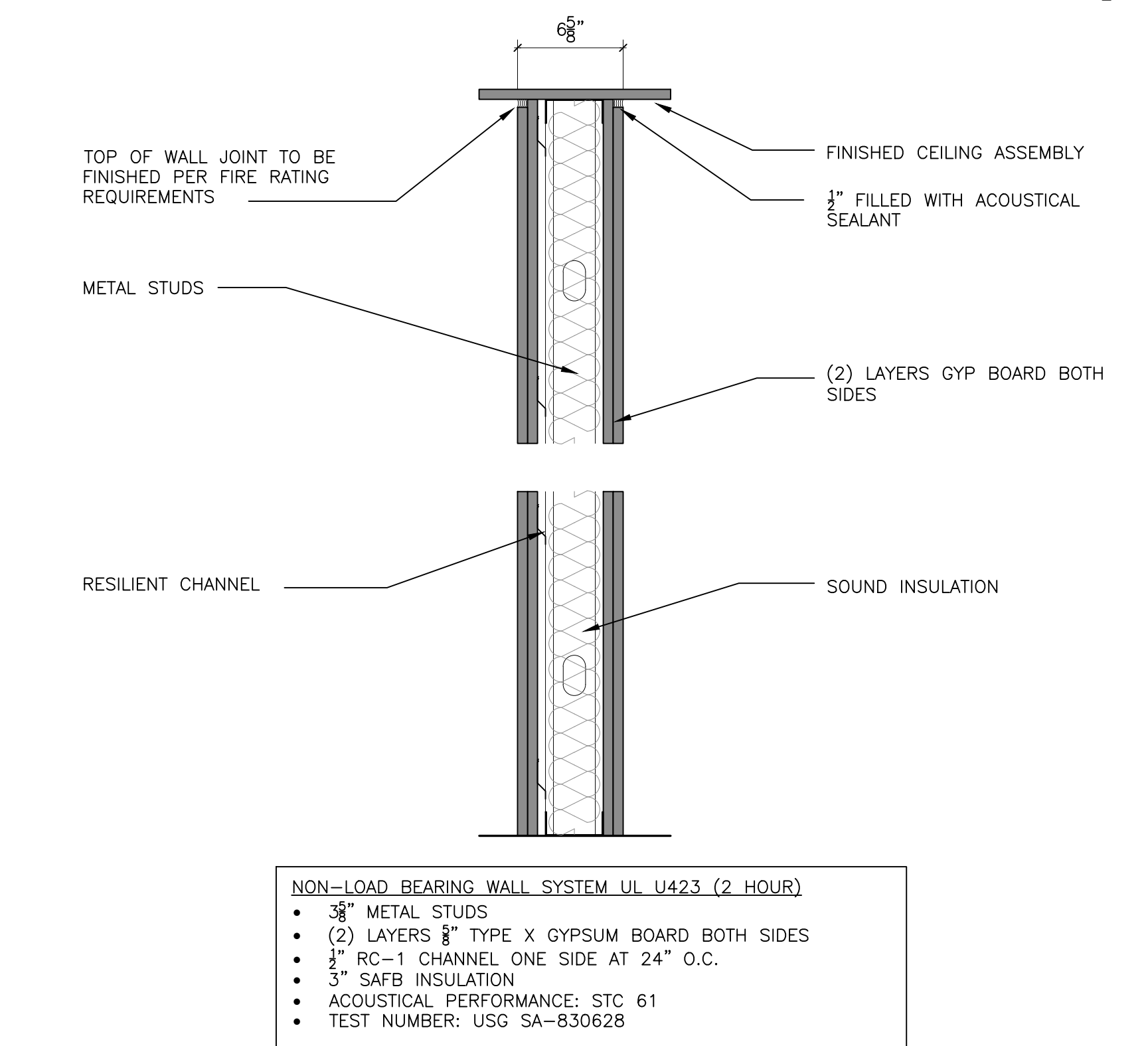
06 TYP. CONTROL JOINT IN RATED WALL REF: XXX_XX



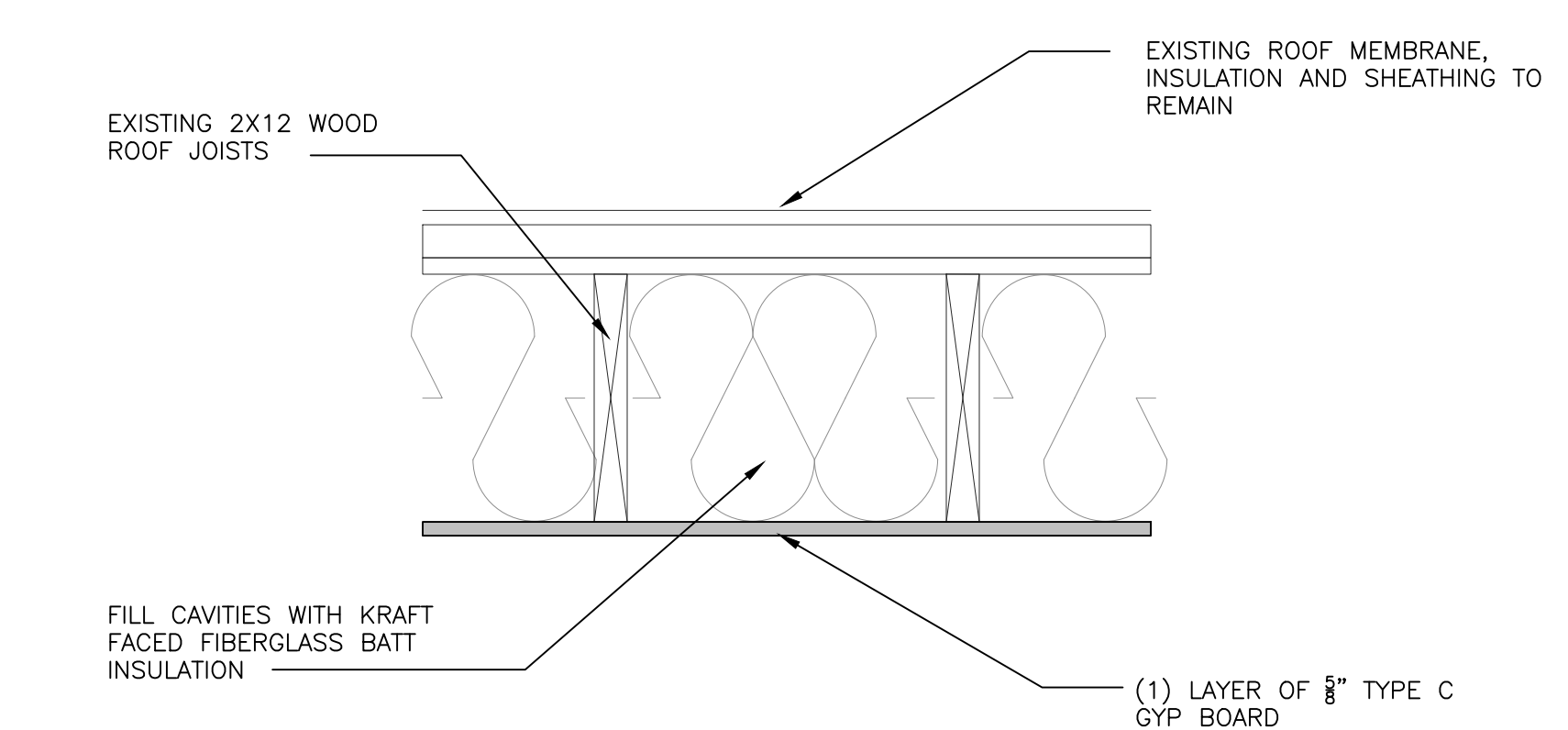
02 1 HOUR FLOOR/CEILING ASSEMBLY (L569) REF: XXX_XX



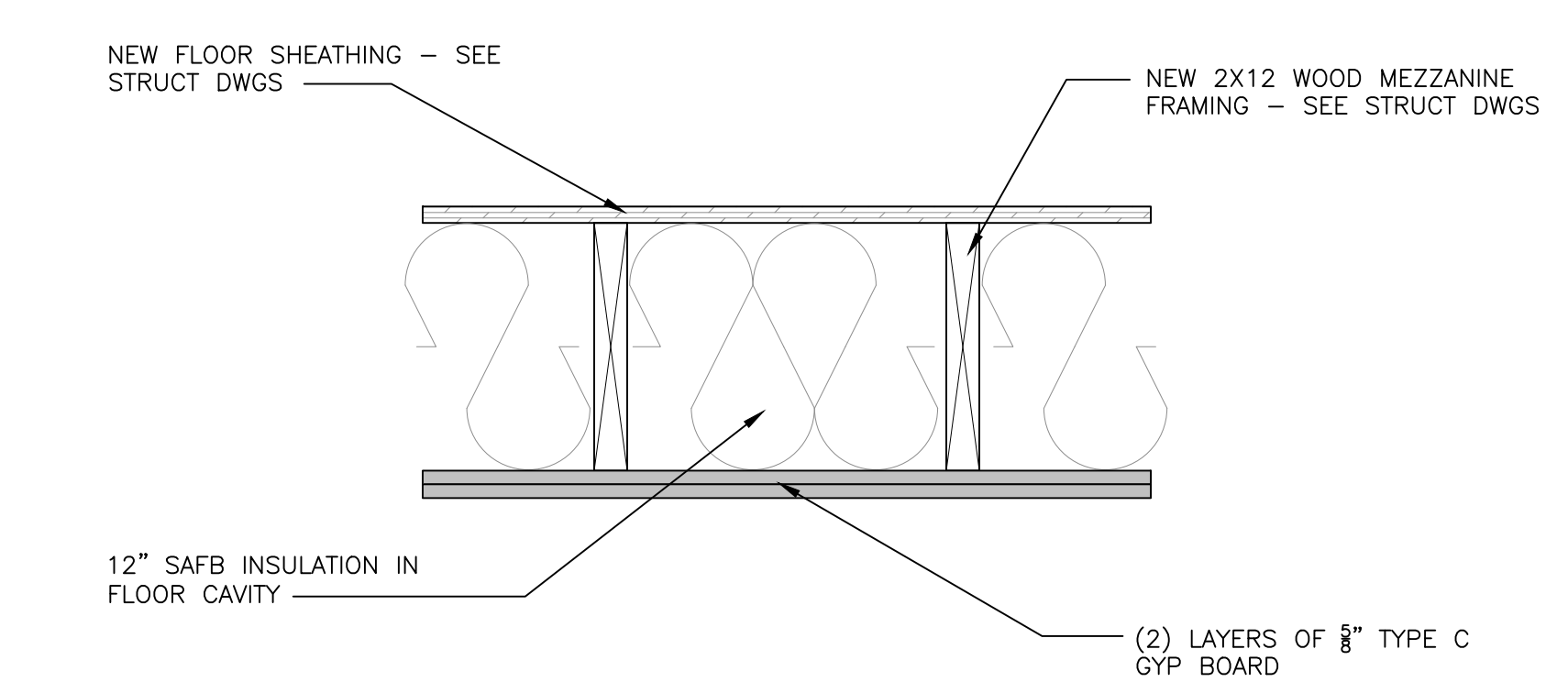
WALL TYPE 01 3 5/8" METAL STUD NON-LOAD BEARING, UNRATED PARTITION REF: XXX_XX



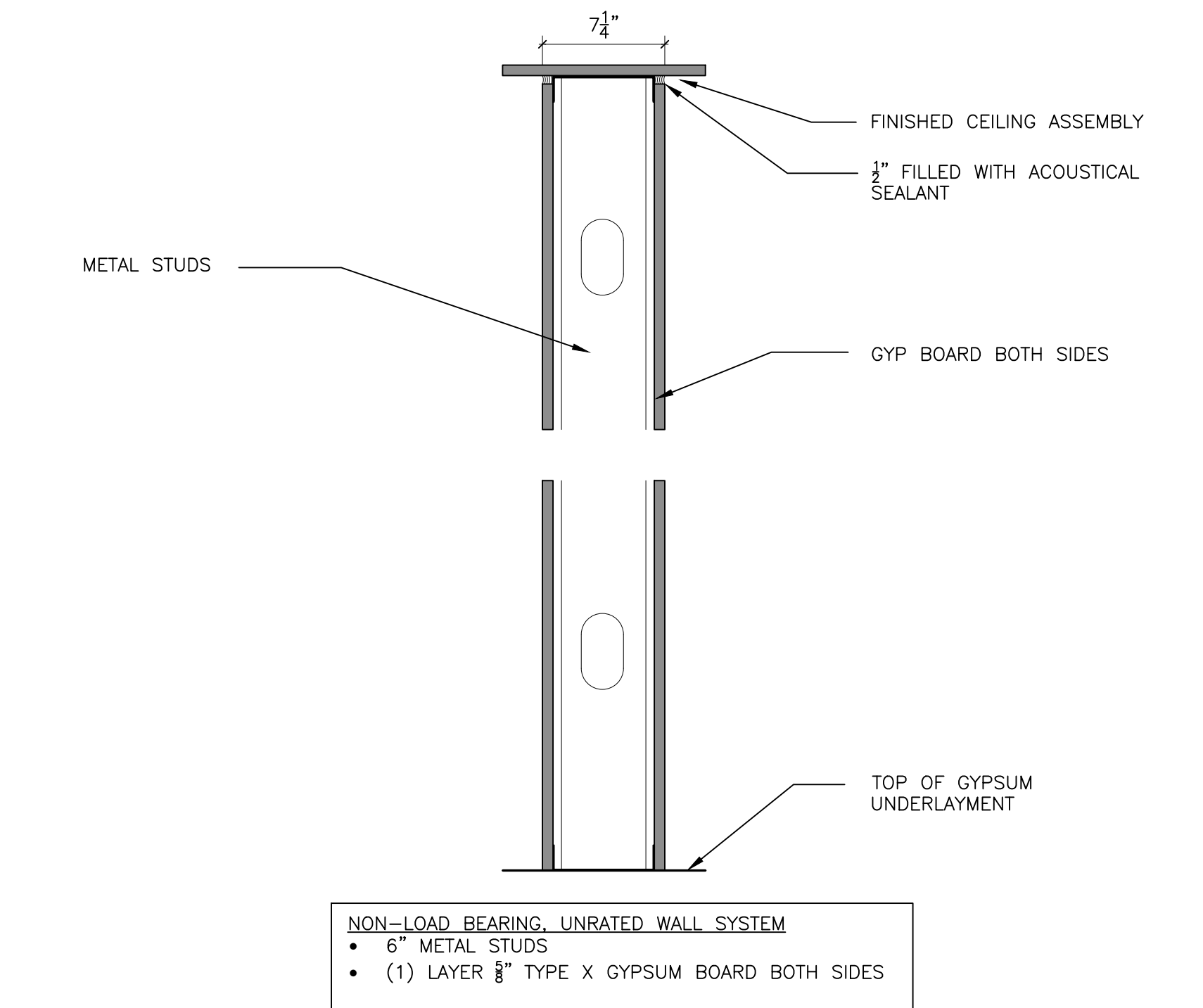
3 5/8" METAL STUD NON-LOAD BEARING RATED PARTITION (2 HOUR) REF: XXX_XX



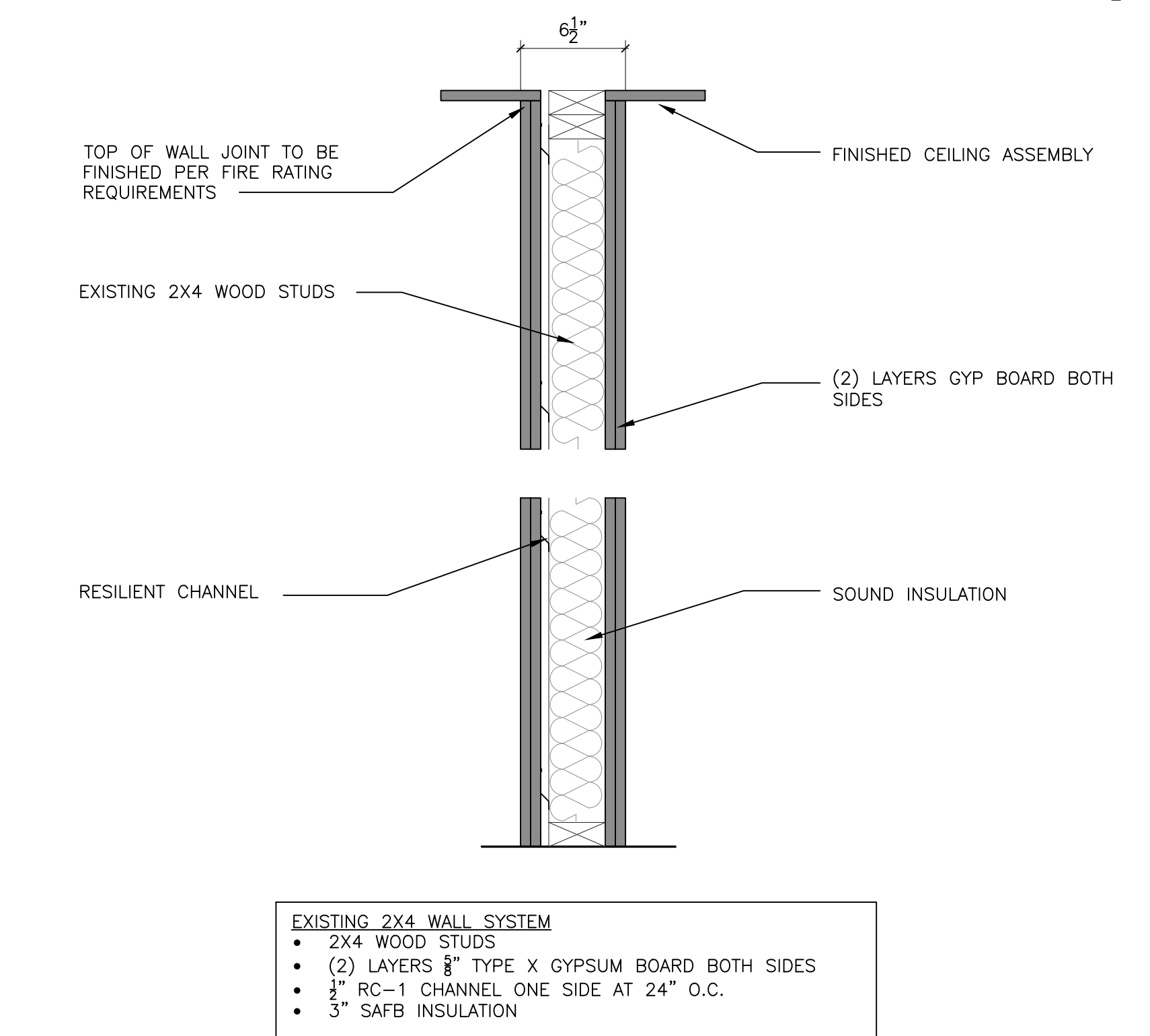
03 4TH FLOOR CEILING ASSEMBLY REF: XXX_XX



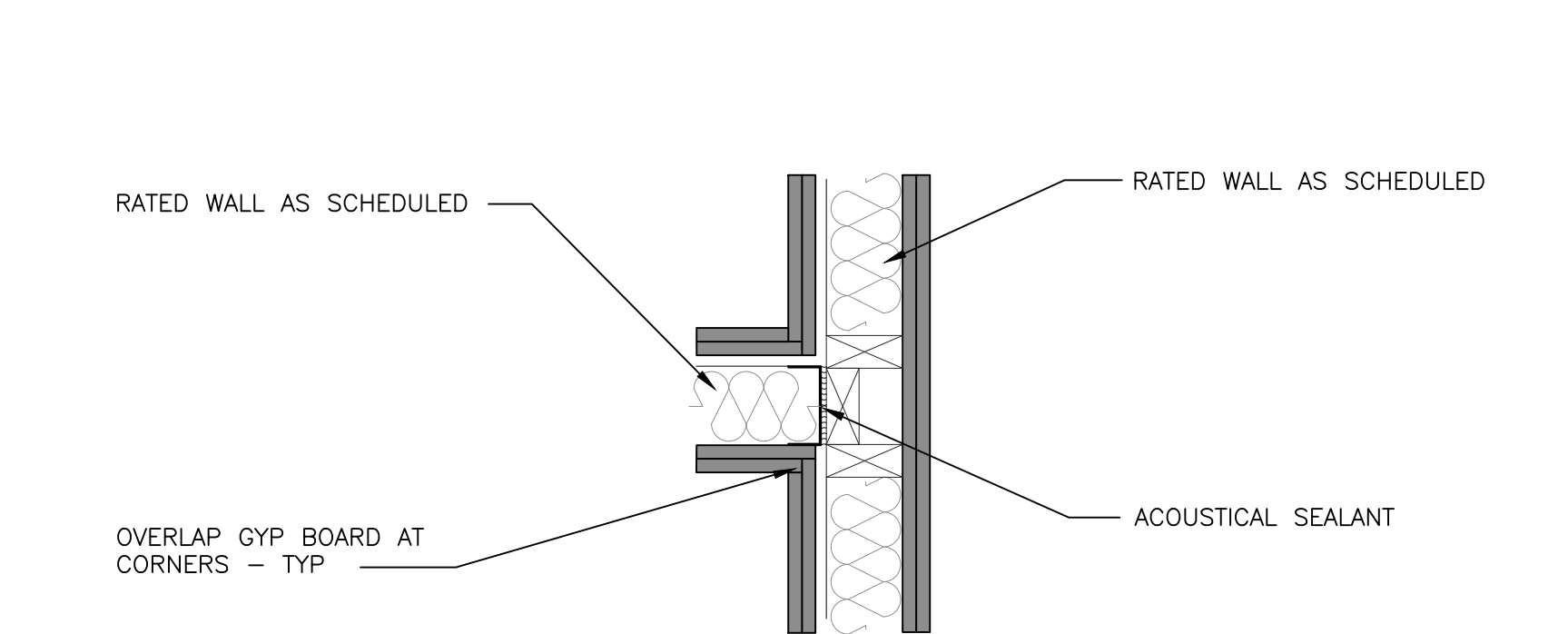
03A 4TH FLOOR STAIR/LOFT CEILING ASSEMBLY REF: XXX_XX



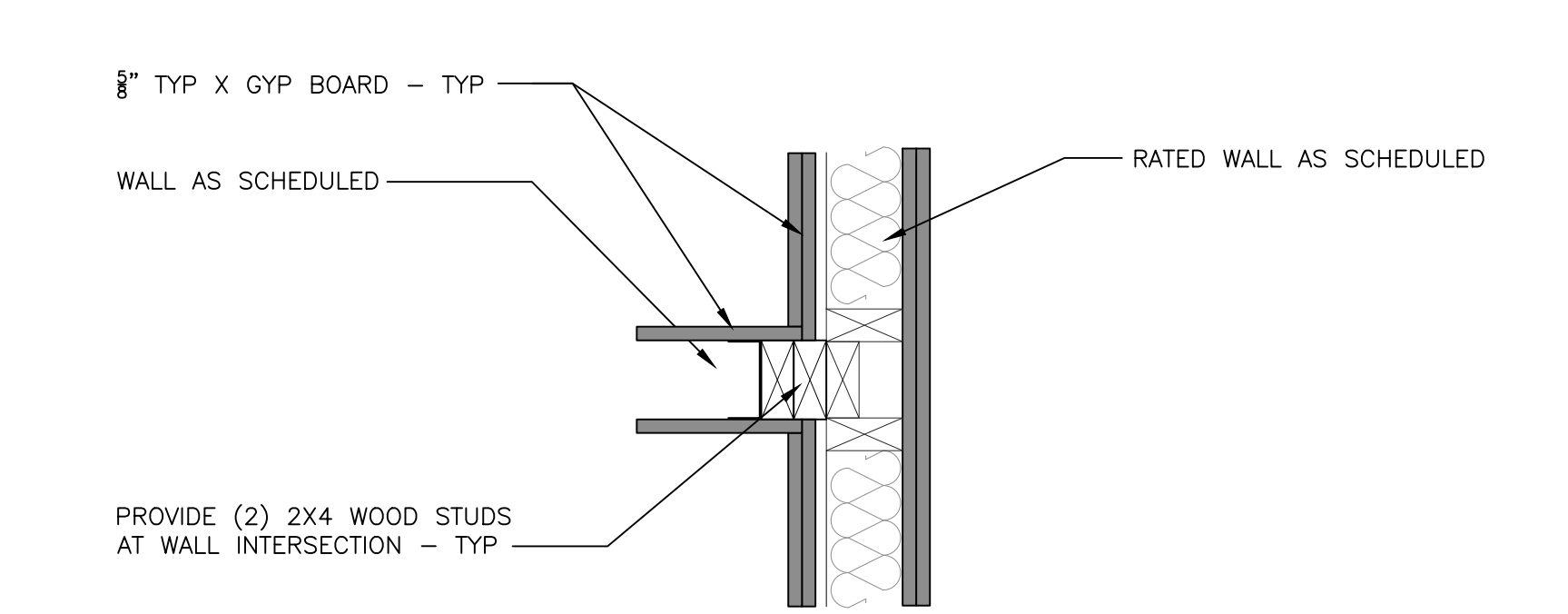
WALL TYPE 02 6" METAL STUD NON-LOAD BEARING, UNRATED PARTITION REF: XXX_XX



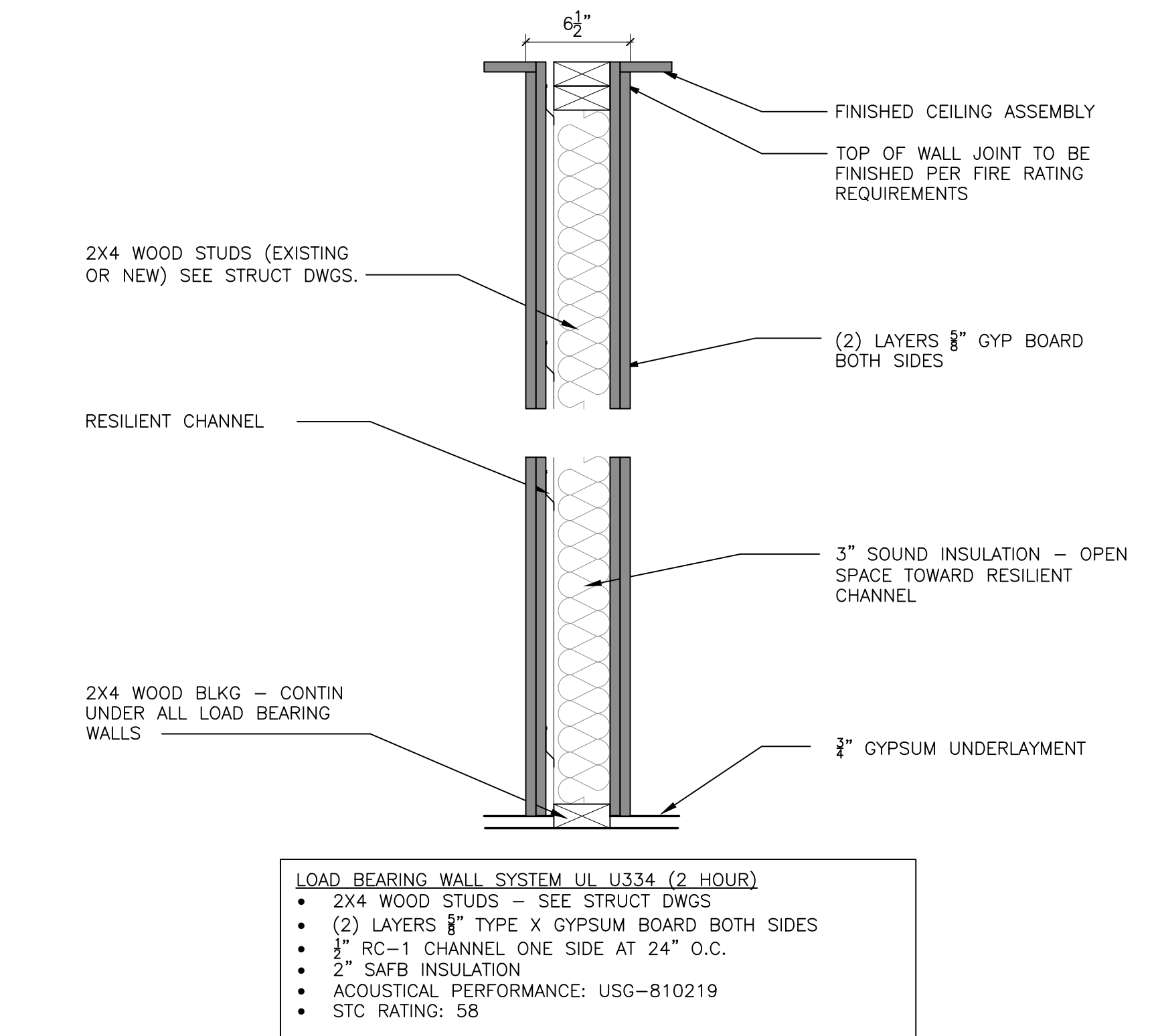
2X4 EXISTING WOOD STUD WALL WITH NEW WALL FINISHES REF: XXX_XX



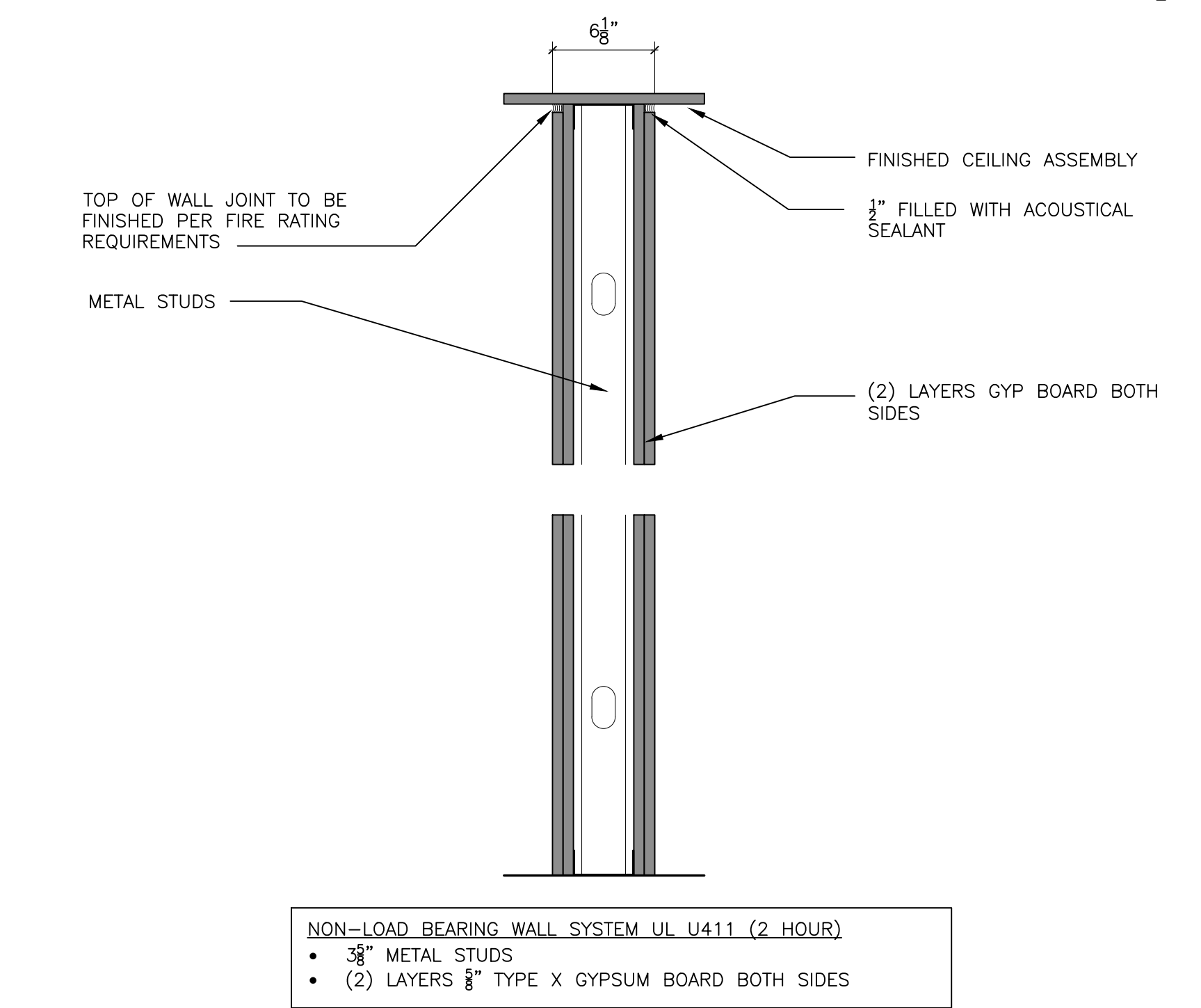
04 TYP. RATED WALL TO RATED WALL INTERSECTION REF: XXX_XX



05 TYP. RATED WALL TO NON-RATED WALL INTERSECTION REF: XXX_XX

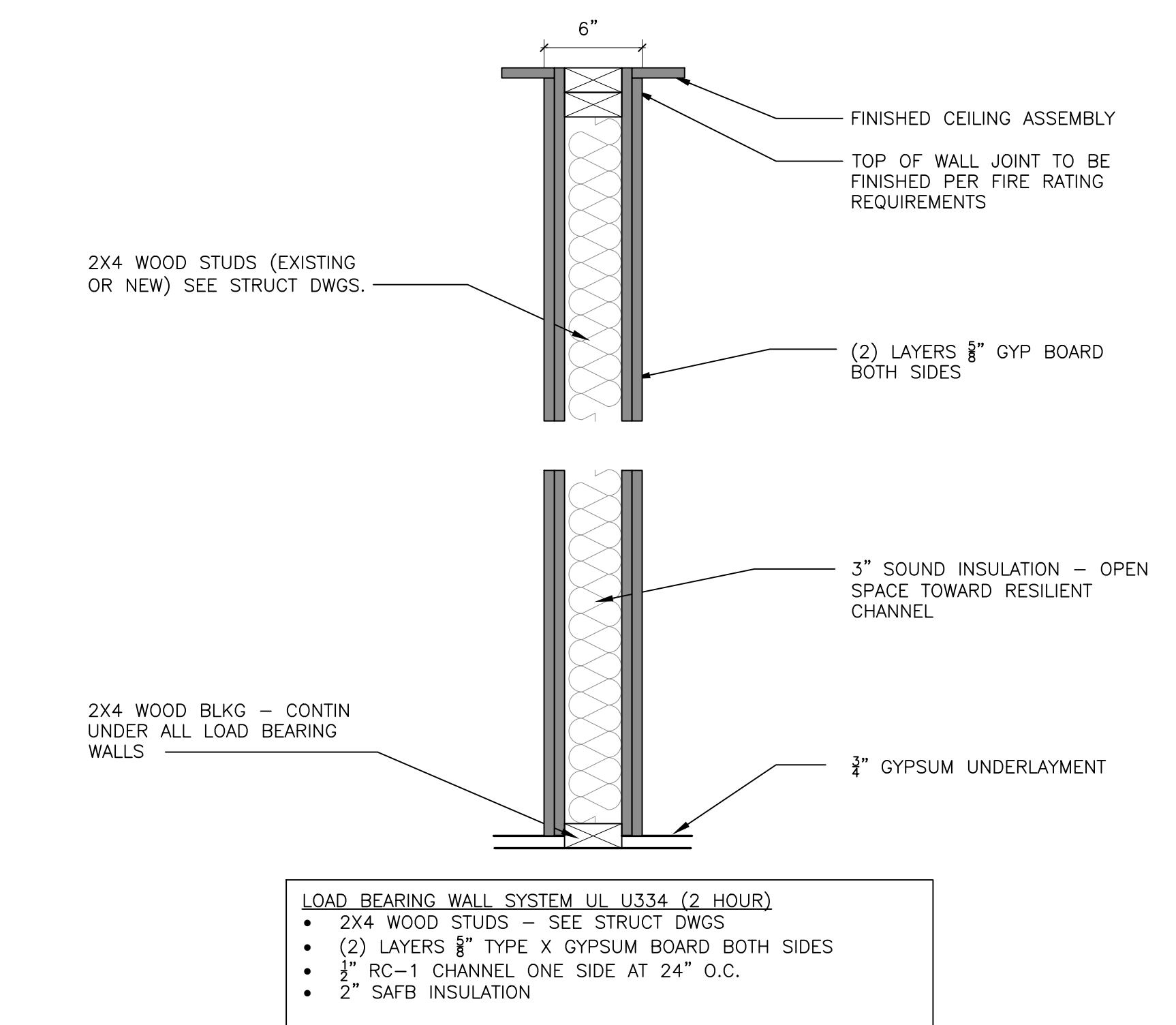


WALL TYPE 03 2X4 WOOD STUD LOAD BEARING RATED PARTITION (2 HOUR) - CORRIDOR REF: XXX_XX



3 5/8" METAL STUD NON-LOAD BEARING RATED PARTITION (2 HOUR) REF: XXX_XX

NOT USED REF: XXX_XX



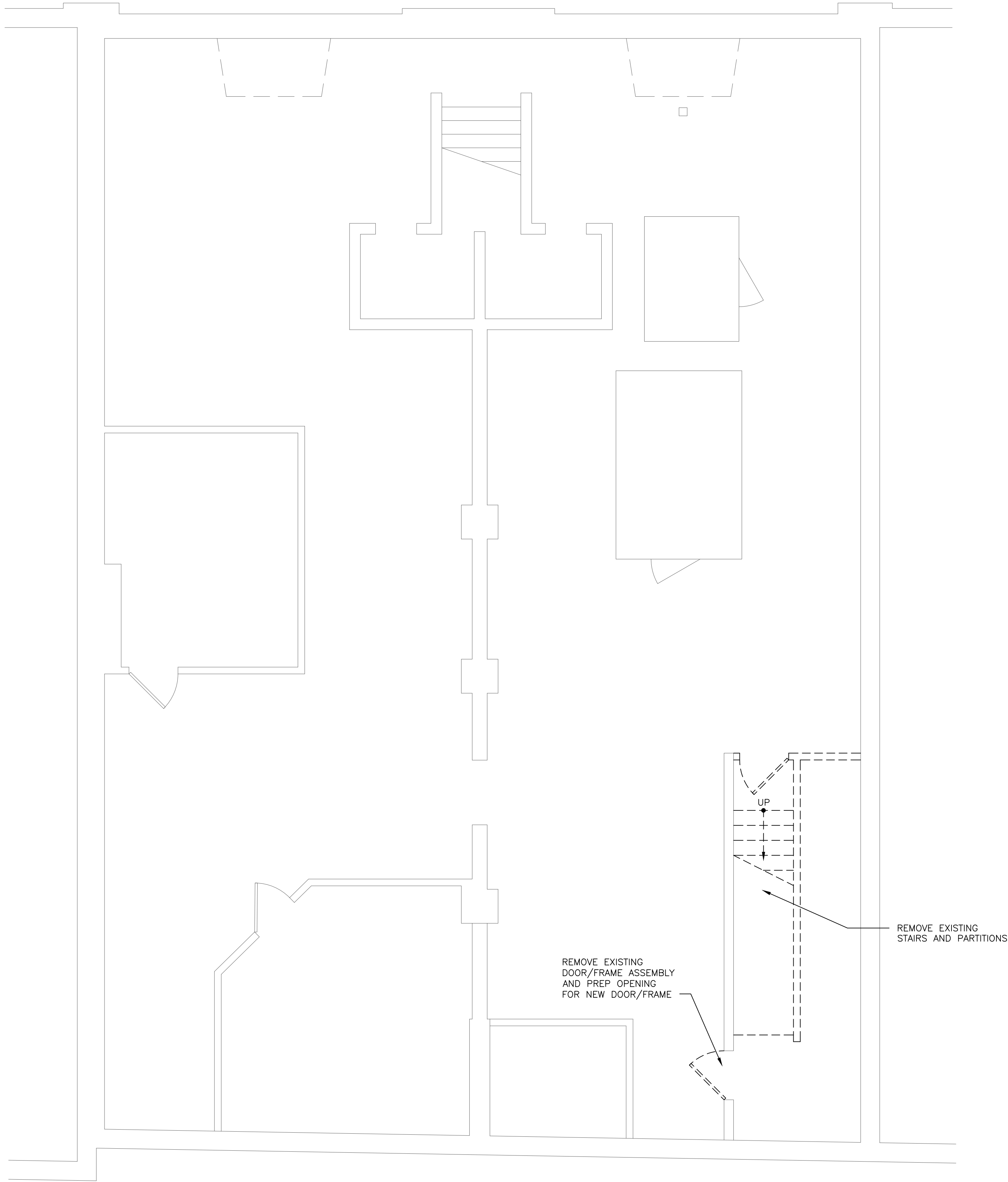
2X4 WOOD STUD LOAD BEARING RATED PARTITION (2 HOUR) - WITHIN UNIT REF: XXX_XX

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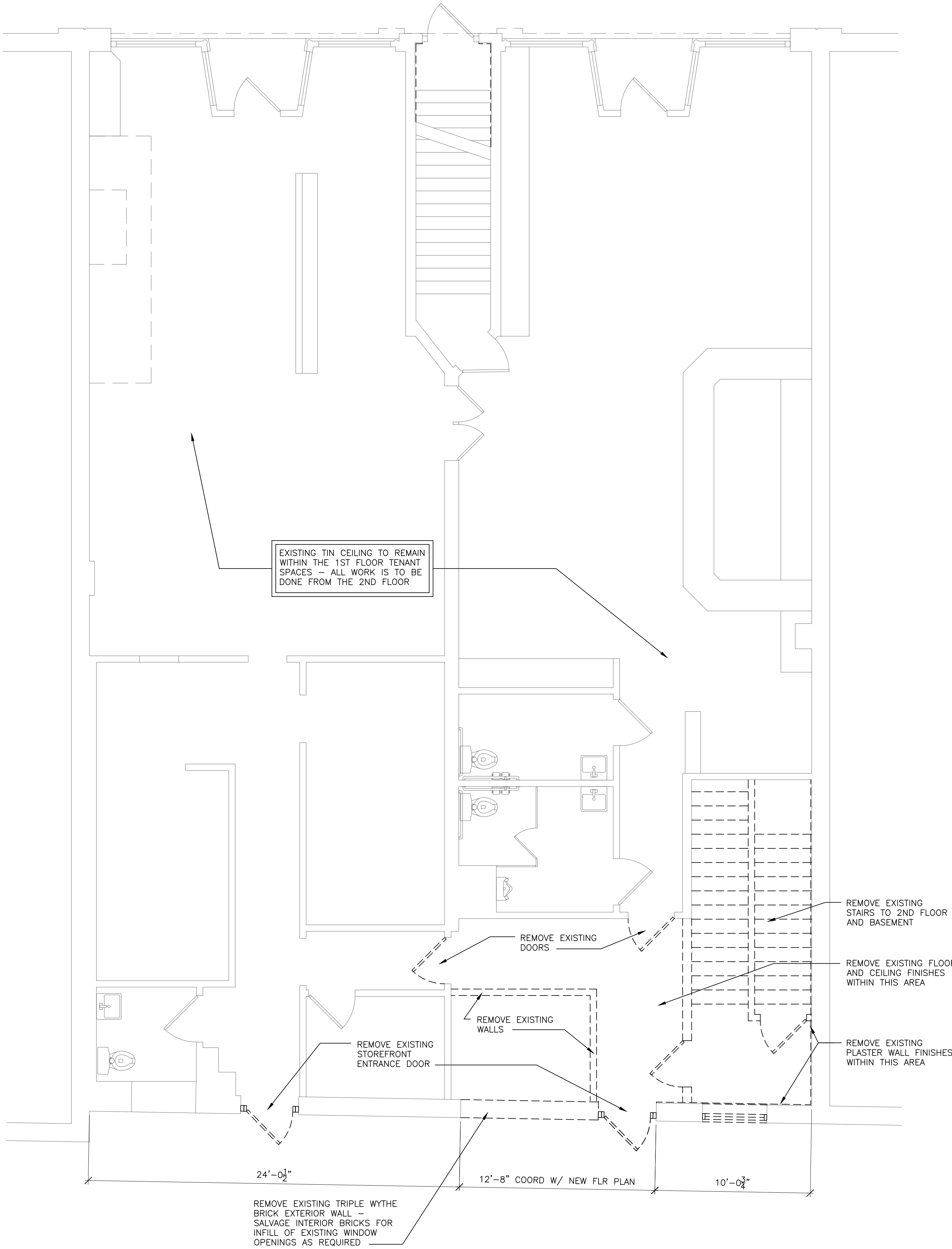
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FLOOR/CEILING ASSEMBLIES & WALL TYPES		
Job No:	GR190610	
Issue:	Issue for Review	
Issue Date:	March 15, 2024	



01 BASEMENT DEMO PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts



02 1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

DEMO PLAN WALL LEGEND	DEMO PLAN NOTES
EXISTING WALLS, ELEMENTS & FIXTURES TO BE REMOVED (DEMO) EXISTING	1. SEE SHEET A0.01 FOR GENERAL DEMOLITION NOTES

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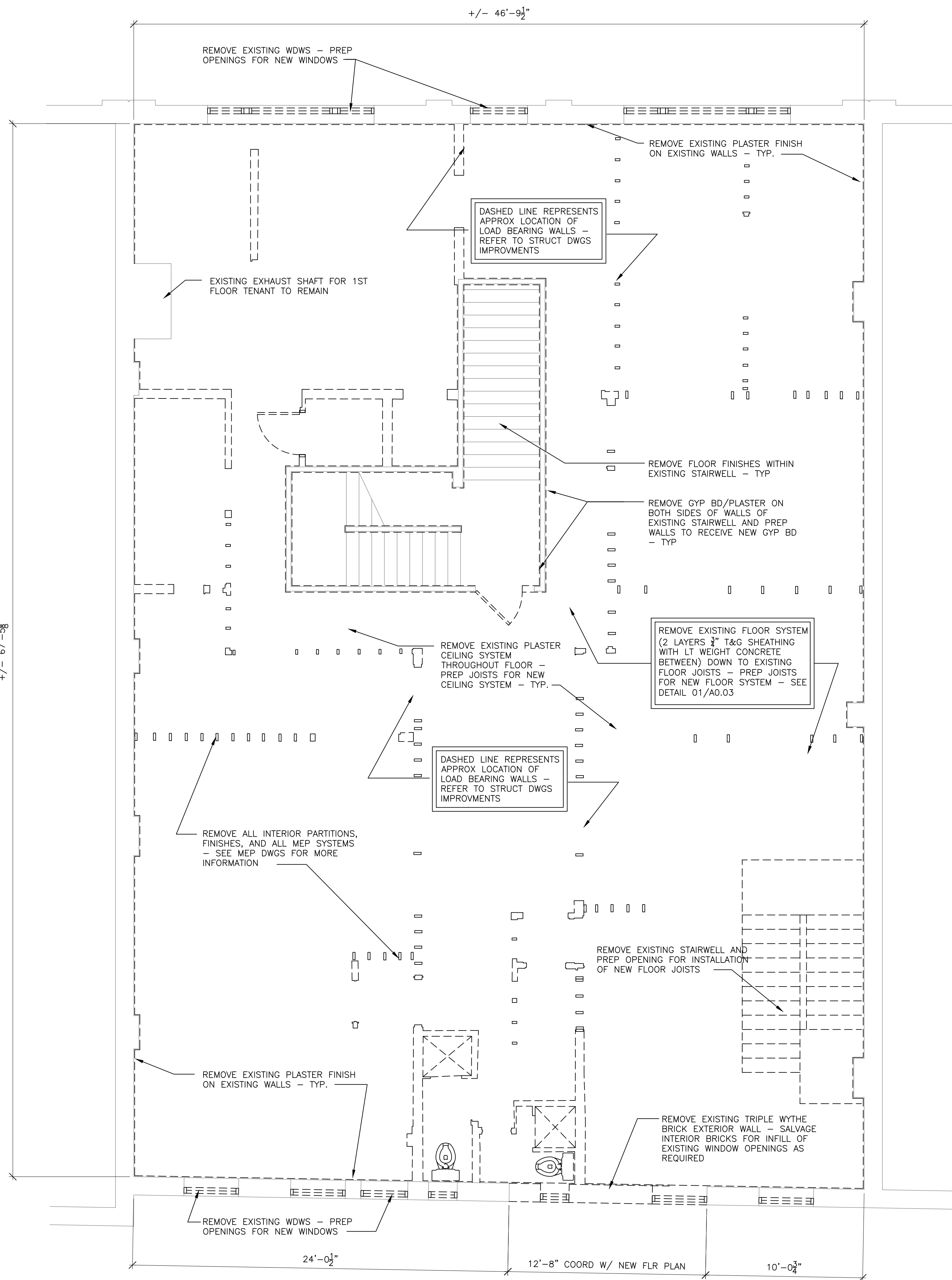
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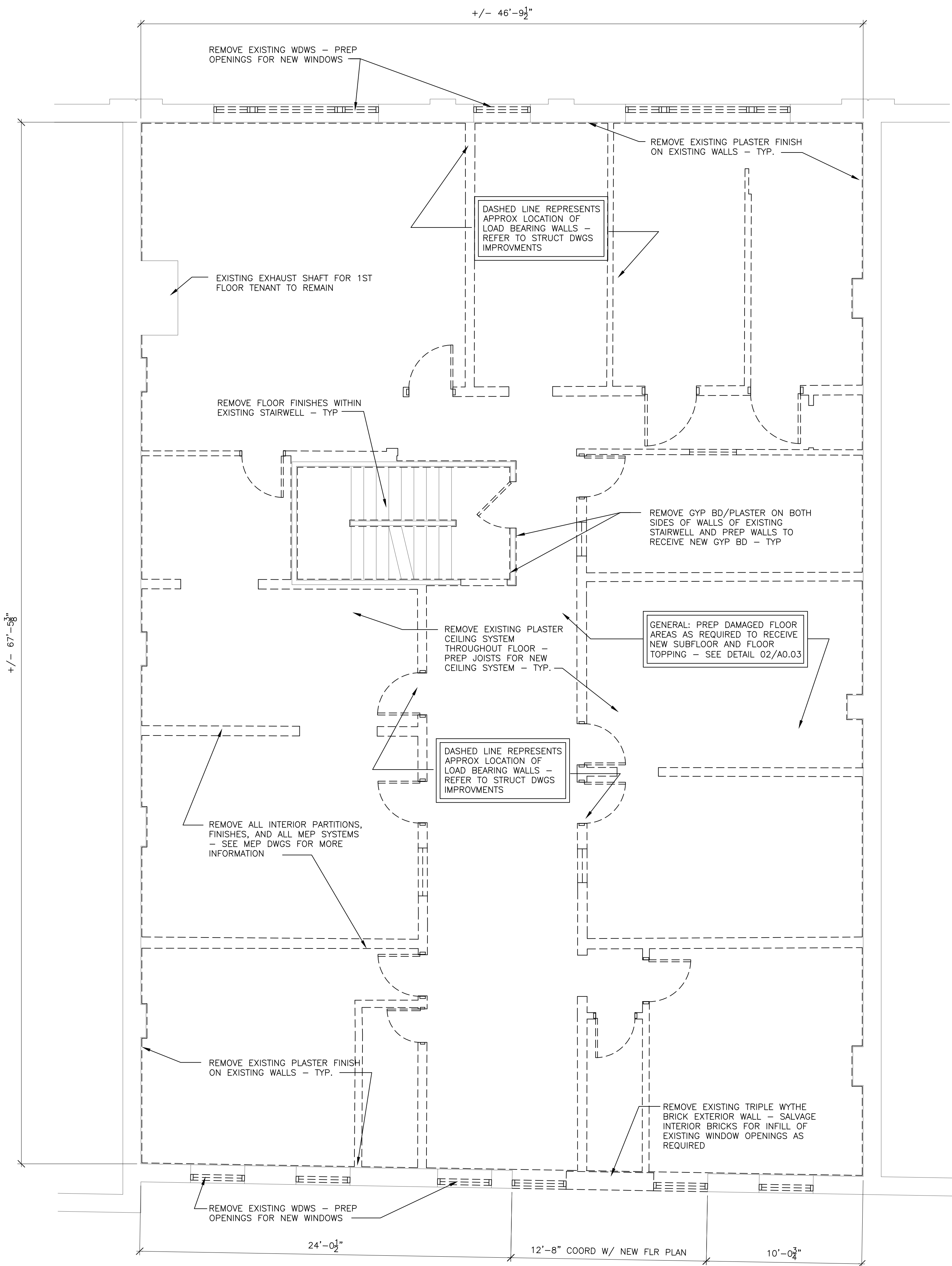
BASEMENT & 1ST
FLOOR DEMO
PLANS

Job No: GR190610
Issue: Issue for Review
Issue Date: March 15, 2024

D1.00



01 2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"
REF: ab-01_lofts



02 3RD FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"
REF: ab-01_lofts

DEMO PLAN WALL LEGEND		DEMO PLAN NOTES	
EXISTING WALLS, ELEMENTS & FIXTURES TO BE REMOVED (DEMO) EXISTING		1. SEE SHEET A0.01 FOR GENERAL DEMOLITION NOTES	

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2ND & 3RD FLOOR
DEMO PLANS

Job No:

GR190610

Issue:

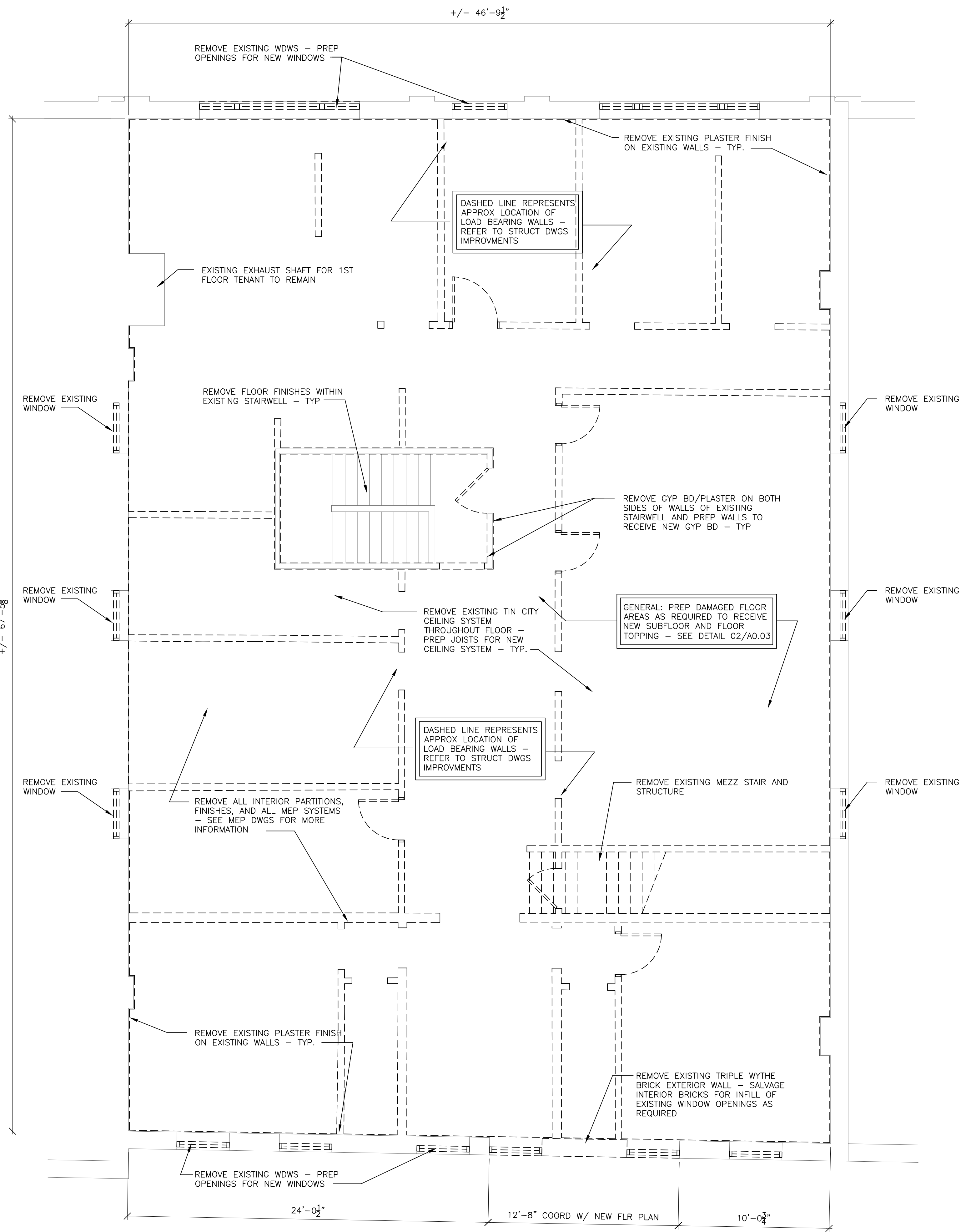
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Issue Date:

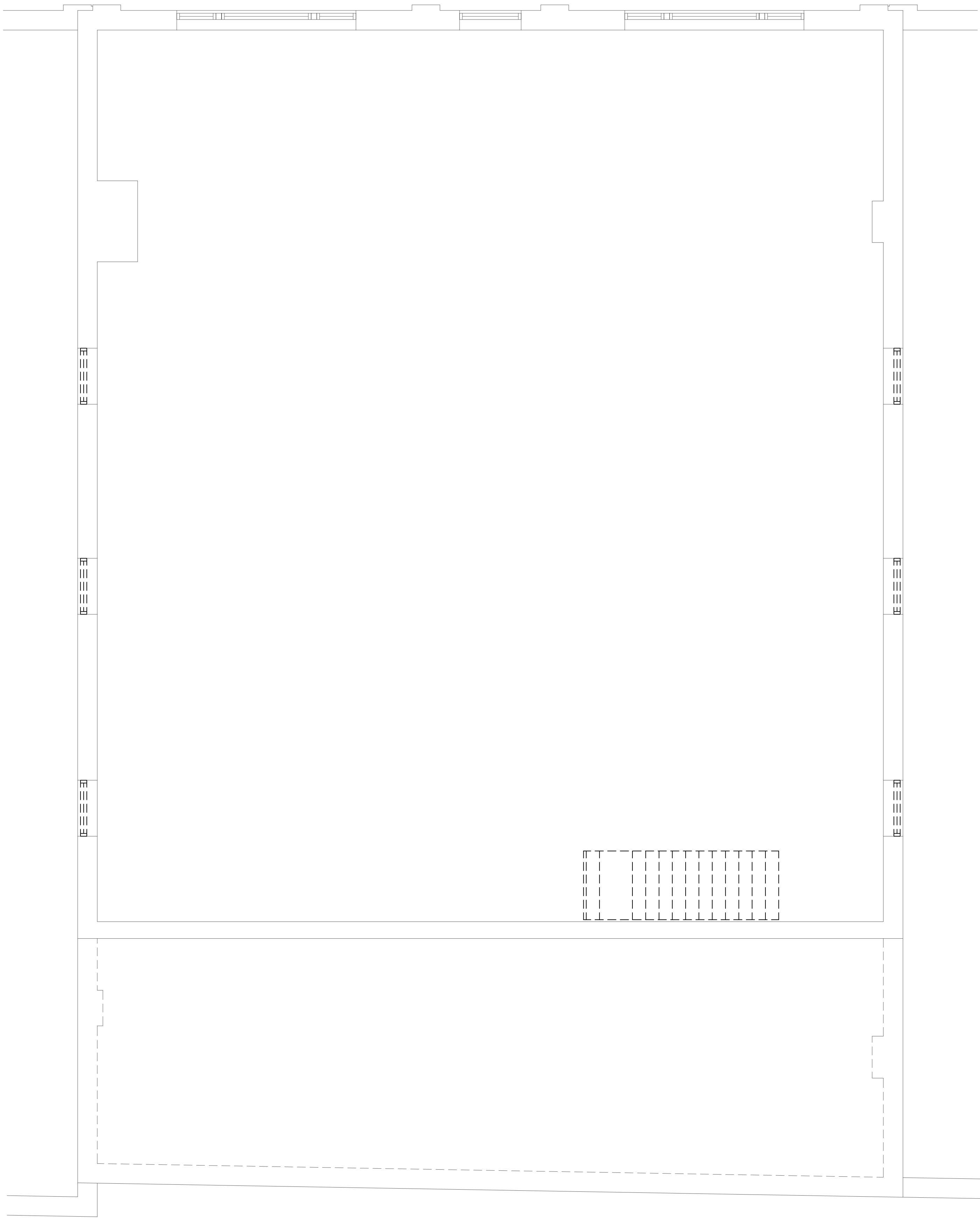
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01 4TH FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"
REF: ab-01_lofts



02 4TH FLOOR LOFT DEMO PLAN
SCALE: 1/4" = 1'-0"
REF: ab-01_lofts

DEMO PLAN WALL LEGEND	DEMO PLAN NOTES
EXISTING WALLS, ELEMENTS & FIXTURES TO BE REMOVED (DEMO) EXISTING	1. SEE SHEET A0.01 FOR GENERAL DEMOLITION NOTES

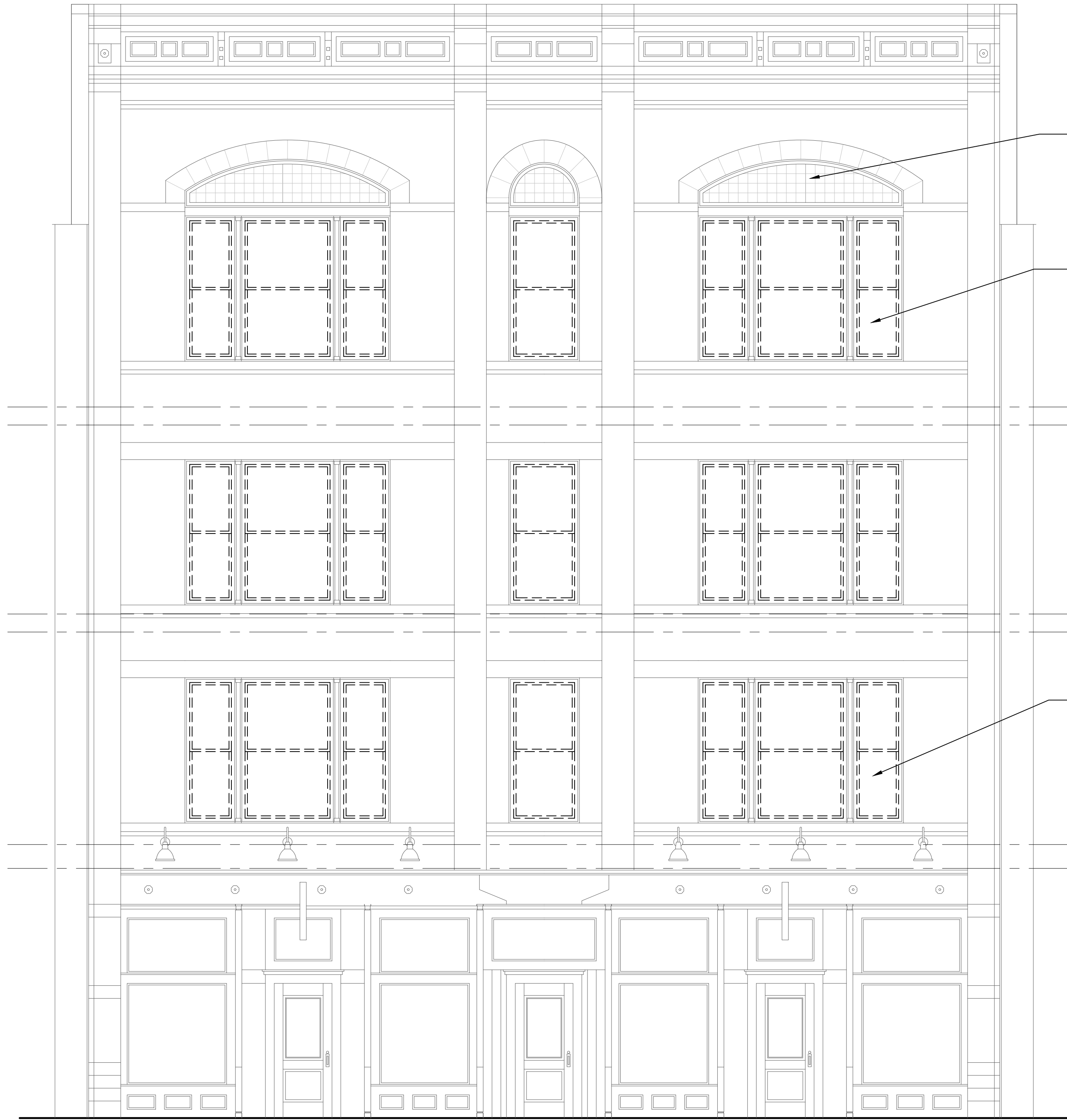
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4TH & 4TH FLOOR
LOFT DEMO PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024



01 NORTH DEMO ELEVATION

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

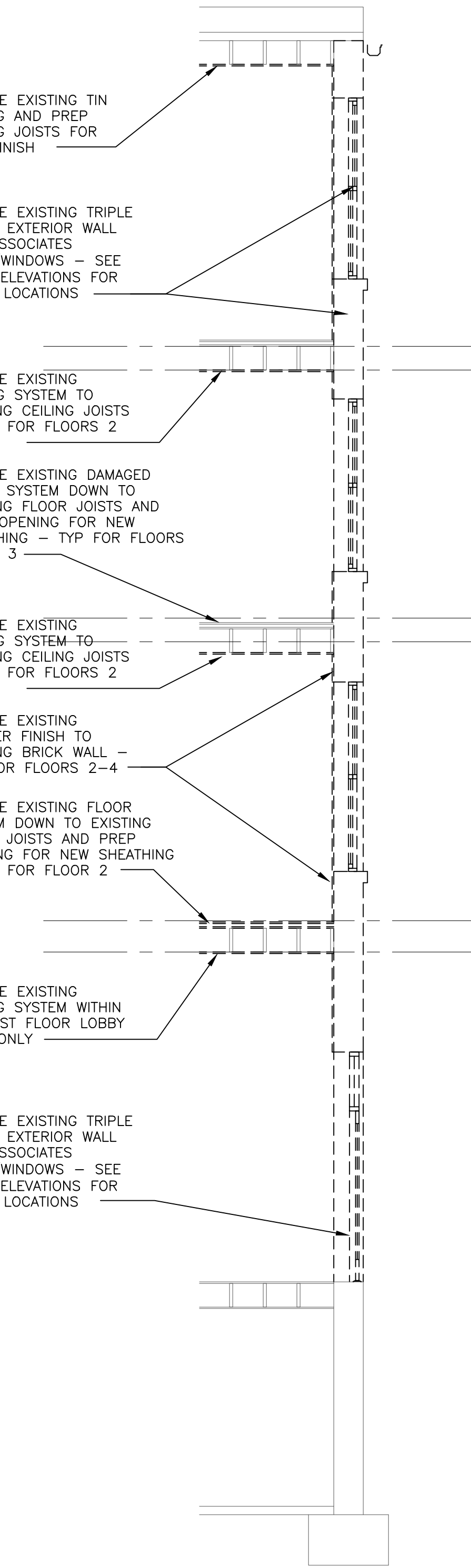
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02 SOUTH DEMO ELEVATION

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

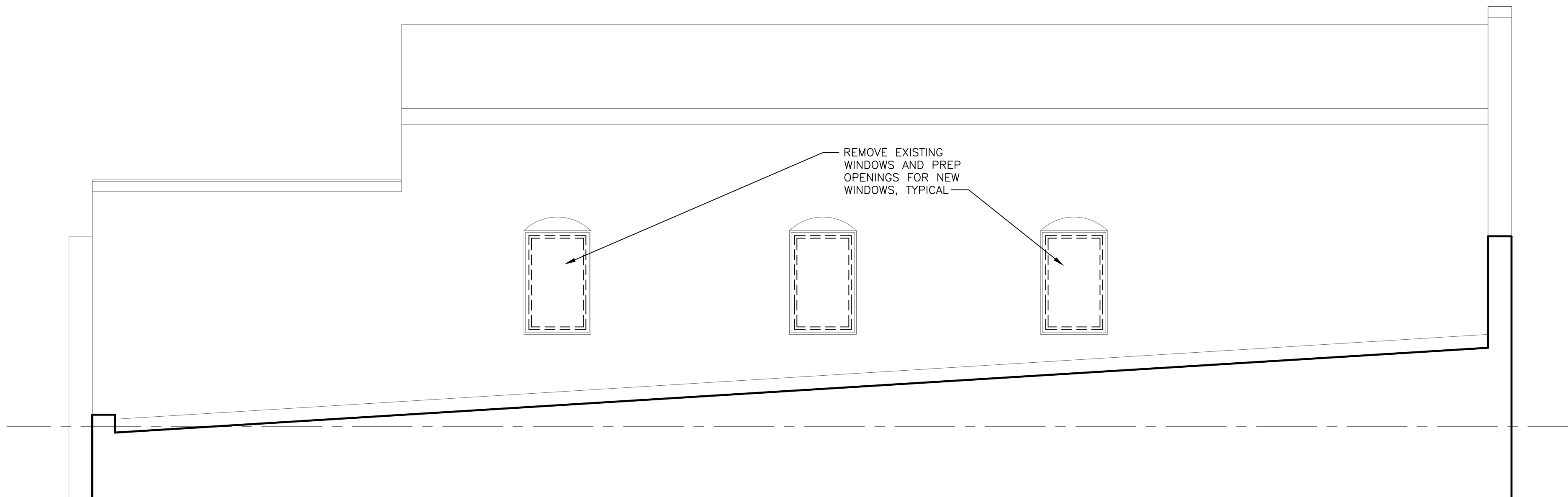
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03 DEMO WALL SECTION

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

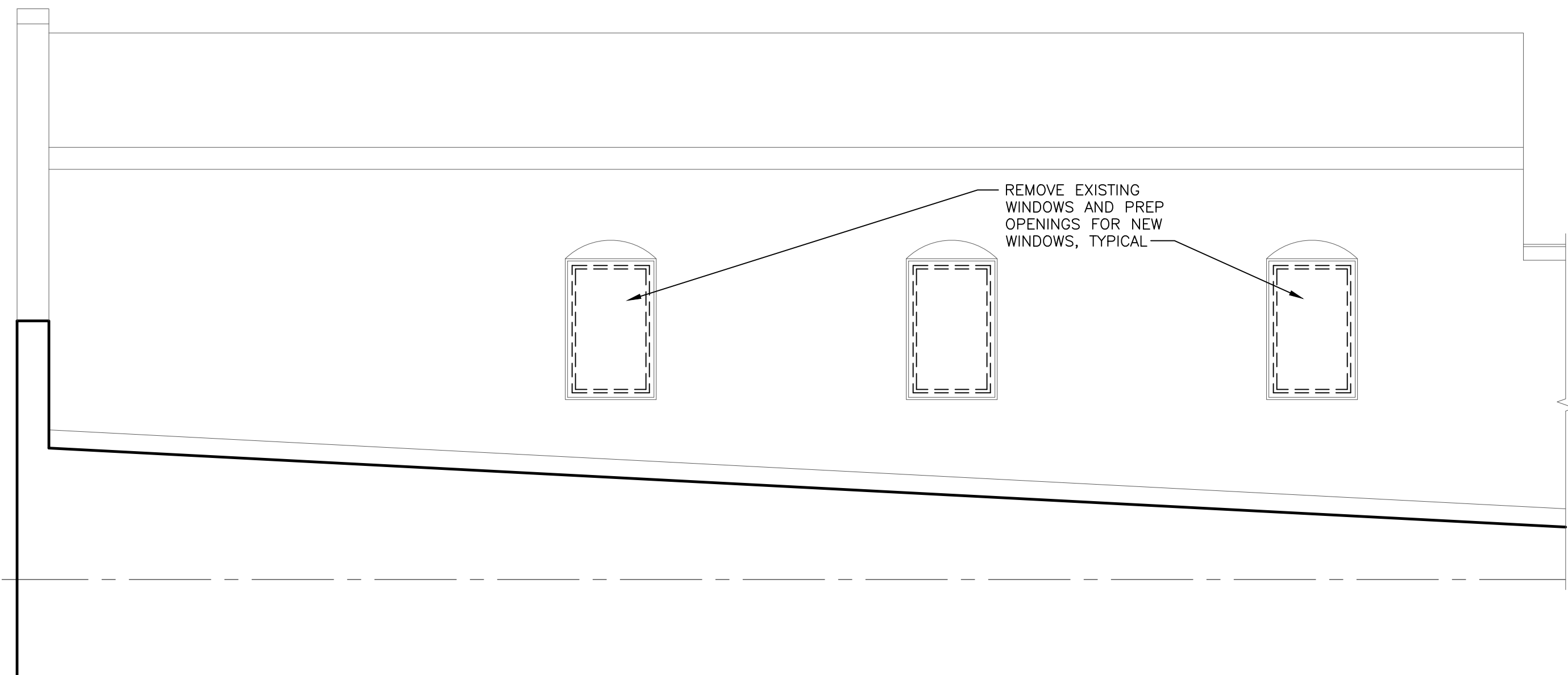
REF:
ab-elevs lofts



04 WEST DEMO ELEVATION

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

REF:
ab-elevs lofts



05 EAST DEMO ELEVATION

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

REF:
ab-elevs lofts

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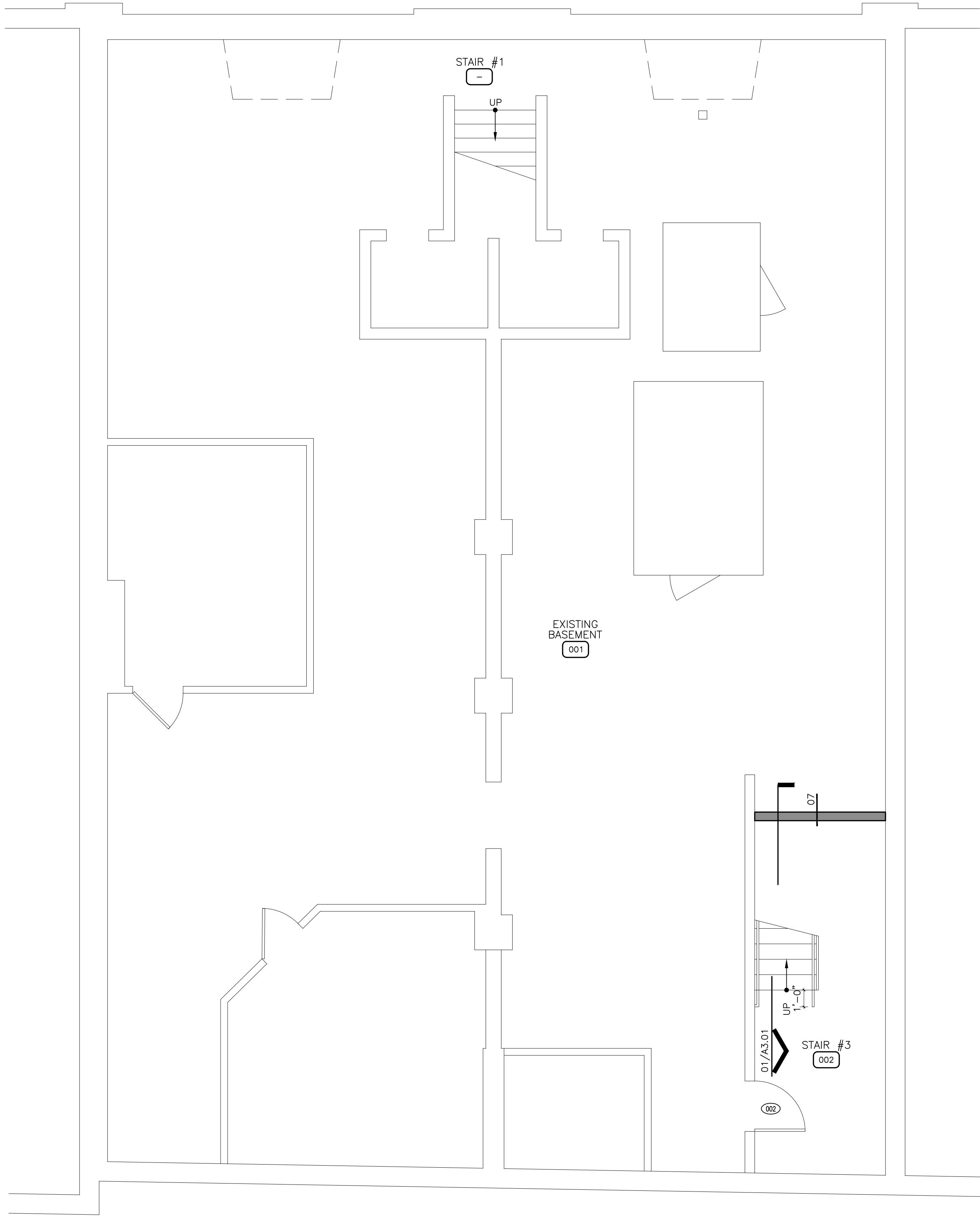
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DEMO ELEVATIONS
& WALL SECTIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024

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D1.03

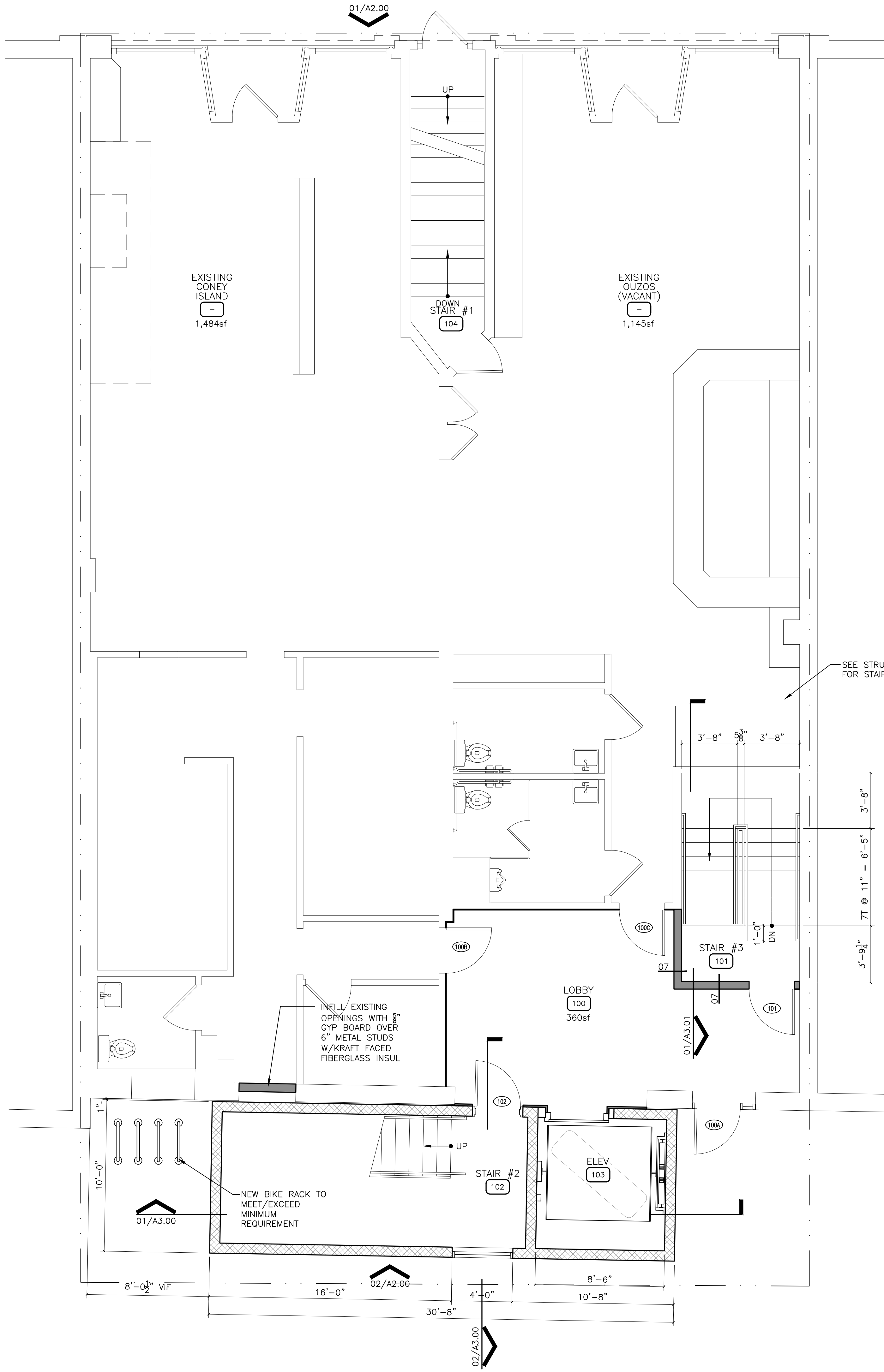


01 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

ELEVATOR SPECIFICATION	
MANUFACTURER:	KONE
TYPE:	MONOSPACE 300
CAPACITY:	3500
SPEED:	
TRAVEL:	39'-4"
STOPS:	4
DOOR TYPE:	SINGLE SPEED - RIGHT HAND
PIT DEPTH:	5'-0"
MACHINE ROOM:	NOT REQUIRED - CONTROL PANEL LOCATED ON TOP FLOOR ADJACENT TO DOOR.
STRETCHER REQ.:	ELEVATOR MANUFACTURER TO CONFIRM THAT THE ELEVATOR WILL ACCOMMODATE AN 24"X84" AMBULANCE STRETCHER WITH NOT LESS THAN 5" RADIUS CORNERS.
*FOR DESIGN INTENT & PRICING, FINAL ELEVATOR AND SPECIFICATIONS TBD.	

WALL LEGEND	
	EXISTING
	INDICATES RATED UNIT DEMISING & CORRIDOR WALLS (SEE A0.03 FOR FLOOR/CEILING ASSEMBLIES AND WALL TYPES)
	FULL HEIGHT WALLS
	PARTIAL HEIGHT WALLS
	WALLS/ELEMENTS OVERHEAD
	WALLS/ELEMENTS BELOW



02 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

PLAN NOTES	
1. SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS AND ADDITIONAL INFORMATION.	
2. PROVIDE WALL TYPE 01 UNLESS NOTED OTHERWISE.	
3. "RC" ON PLANS INDICATE SIDE OF WALL THAT THE RESILIENT CHANNEL IS LOCATED	
4. INTERIOR PARTITION DIMENSIONS TO FACE OF STUD.	
5. PROVIDE ADDITIONAL LAYER 8" GYP BOARD TO COVER TUB/SHOWER FLANGE AS REQUIRED.	
6. DRYWALL CONTRACTOR RESPONSIBLE FOR CONTROL JOINTS AS REQUIRED. JOINTS SHALL BE 30"-0" OC MAX AND AT THE CORNER OF EACH DOOR - TYP.	
7. CONTROL JOINTS ON RATED PARTITIONS SHALL BE PER UL AND MAINTAIN PARTITION RATING INDICATED.	
8. MEP TRADES ARE RESPONSIBLE FOR THRU WALL PENETRATIONS AT FIRE RATED ASSEMBLIES AND SHALL BE PER UL AND MAINTAIN ASSEMBLY RATING.	
9. CONFIRM TUB/SHOWER ROUGH OPENING SIZE PRIOR TO WALL FRAMING.	
10. COORDINATE WITH OTHER TRADES TO PROVIDE BLOCKING AS REQUIRED FOR FIXTURE AND EQUIPMENT ATTACHMENT.	
11. SEE A0.03 FOR WALL TYPES FLOOR/CEILING ASSEMBLIES & WALL TYPES	

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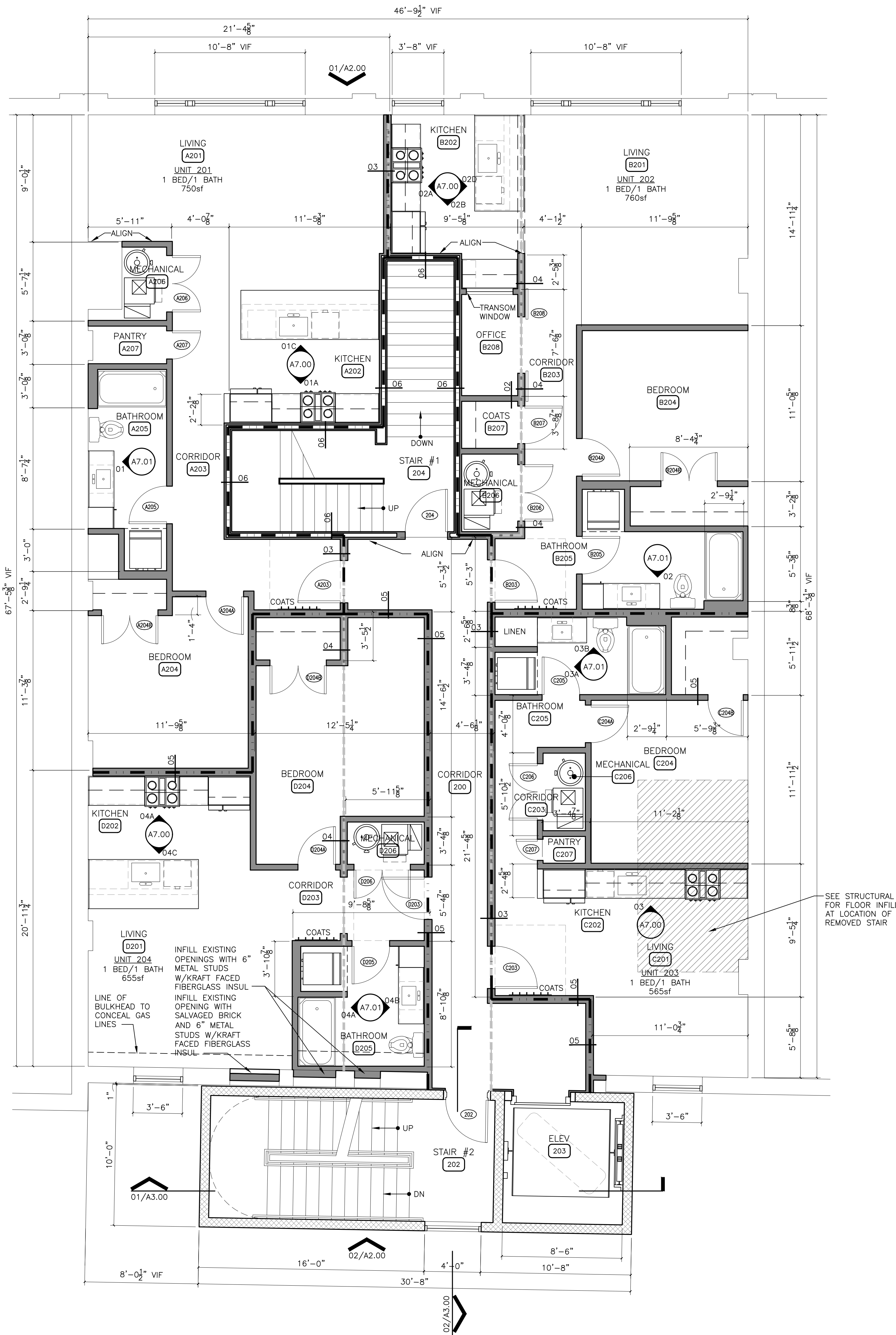
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BASEMENT & 1ST FLOOR PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024



01 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

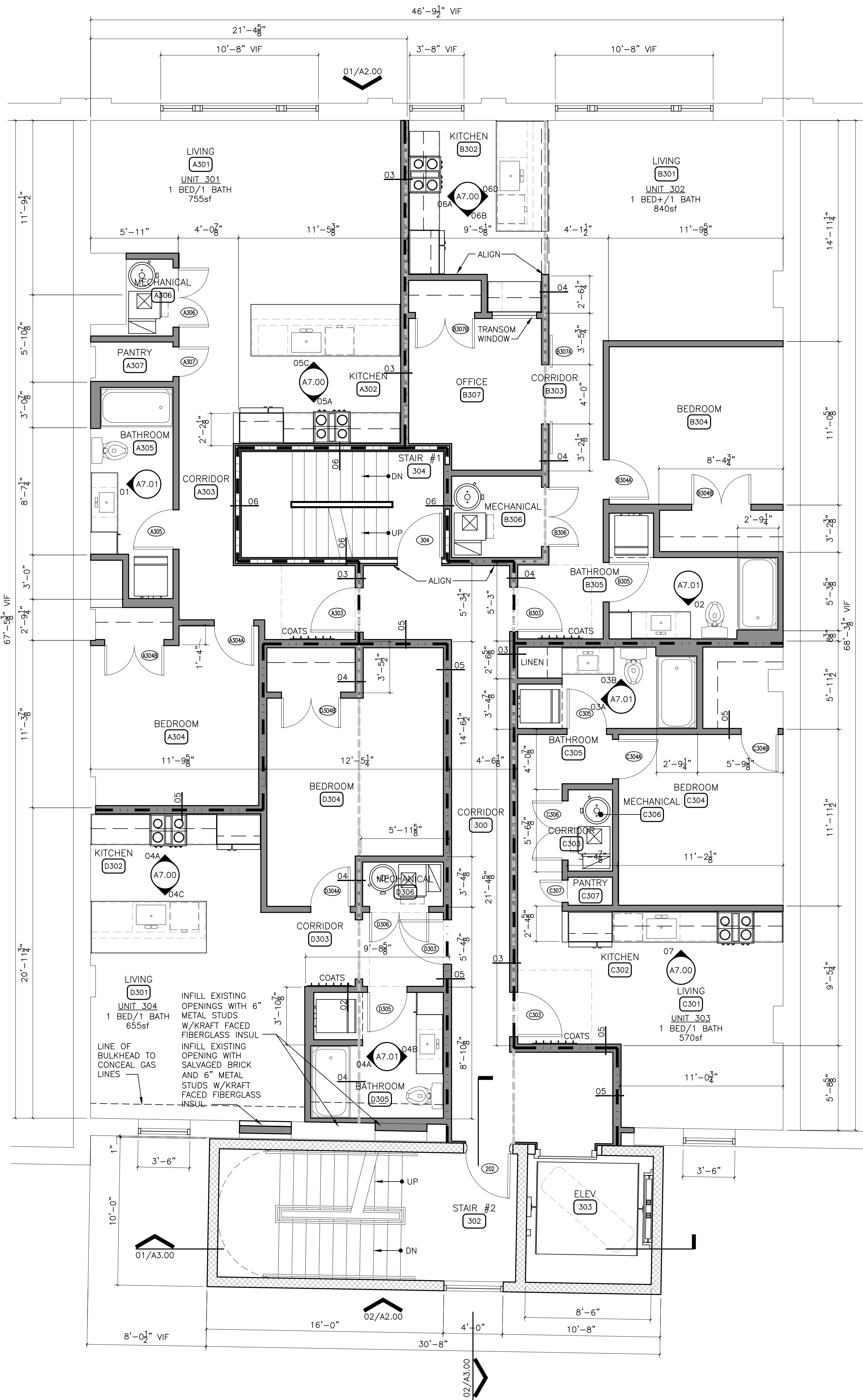
ELEVATOR SPECIFICATION

MANUFACTURER: KONE
TYPE: MONOSPACE 300
CAPACITY: 3500
SPEED: 39"-4"
TRAVEL: 4'
DOOR TYPE: SINGLE SPEED - RIGHT HAND
PIT DEPTH: 5'-0"
MACHINE ROOM: NOT REQUIRED - CONTROL PANEL LOCATED ON TOP FLOOR ADJACENT TO DOOR.
STRETCHER REQ.: ELEVATOR MANUFACTURER TO CONFIRM THAT THE ELEVATOR WILL ACCOMMODATE AN 24"X84" AMBULANCE STRETCHER WITH NOT LESS THAN 5" RADIUS CORNERS.

*FOR DESIGN INTENT & PRICING, FINAL ELEVATOR AND SPECIFICATIONS TBD.

WALL LEGEND

---	EXISTING
---	INDICATES RATED UNIT DEMISING & CORRIDOR WALLS (SEE A0.03 FOR FLOOR/CEILING ASSEMBLIES AND WALL TYPES)
---	FULL HEIGHT WALLS
---	PARTIAL HEIGHT WALLS
=====	WALLS/ELEMENTS OVERHEAD
-----	WALLS/ELEMENTS BELOW



02 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

PLAN NOTES

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS AND ADDITIONAL INFORMATION.
- PROVIDE WALL TYPE 01 UNLESS NOTED OTHERWISE.
- "RC" ON PLANS INDICATE SIDE OF WALL THAT THE RESILIENT CHANNEL IS LOCATED
- INTERIOR PARTITION DIMENSIONS TO FACE OF STUD.
- PROVIDE ADDITIONAL LAYER 8" GYP BOARD TO COVER TUB/SHOWER FLANGE AS REQUIRED.
- DRYWALL CONTRACTOR RESPONSIBLE FOR CONTROL JOINTS AS REQUIRED. JOINTS SHALL BE 30"-0" OC MAX AND AT THE CORNER OF EACH DOOR - TYP.
- CONTROL JOINTS ON RATED PARTITIONS SHALL BE PER UL AND MAINTAIN PARTITION RATING INDICATED.
- MEP TRADES ARE RESPONSIBLE FOR THRU WALL PENETRATIONS AT FIRE RATED ASSEMBLIES AND SHALL BE PER UL AND MAINTAIN ASSEMBLY RATING.
- CONFIRM TUB/SHOWER ROUGH OPENING SIZE PRIOR TO WALL FRAMING.
- COORDINATE WITH OTHER TRADES TO PROVIDE BLOCKING AS REQUIRED FOR FIXTURE AND EQUIPMENT ATTACHMENT.
- SEE A0.03 FOR WALL TYPES FLOOR/CEILING ASSEMBLIES & WALL TYPES

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2ND & 3RD FLOOR PLANS

Job No:	GR190610
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Issue Date:	March 15, 2024

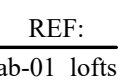
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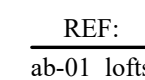


Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024

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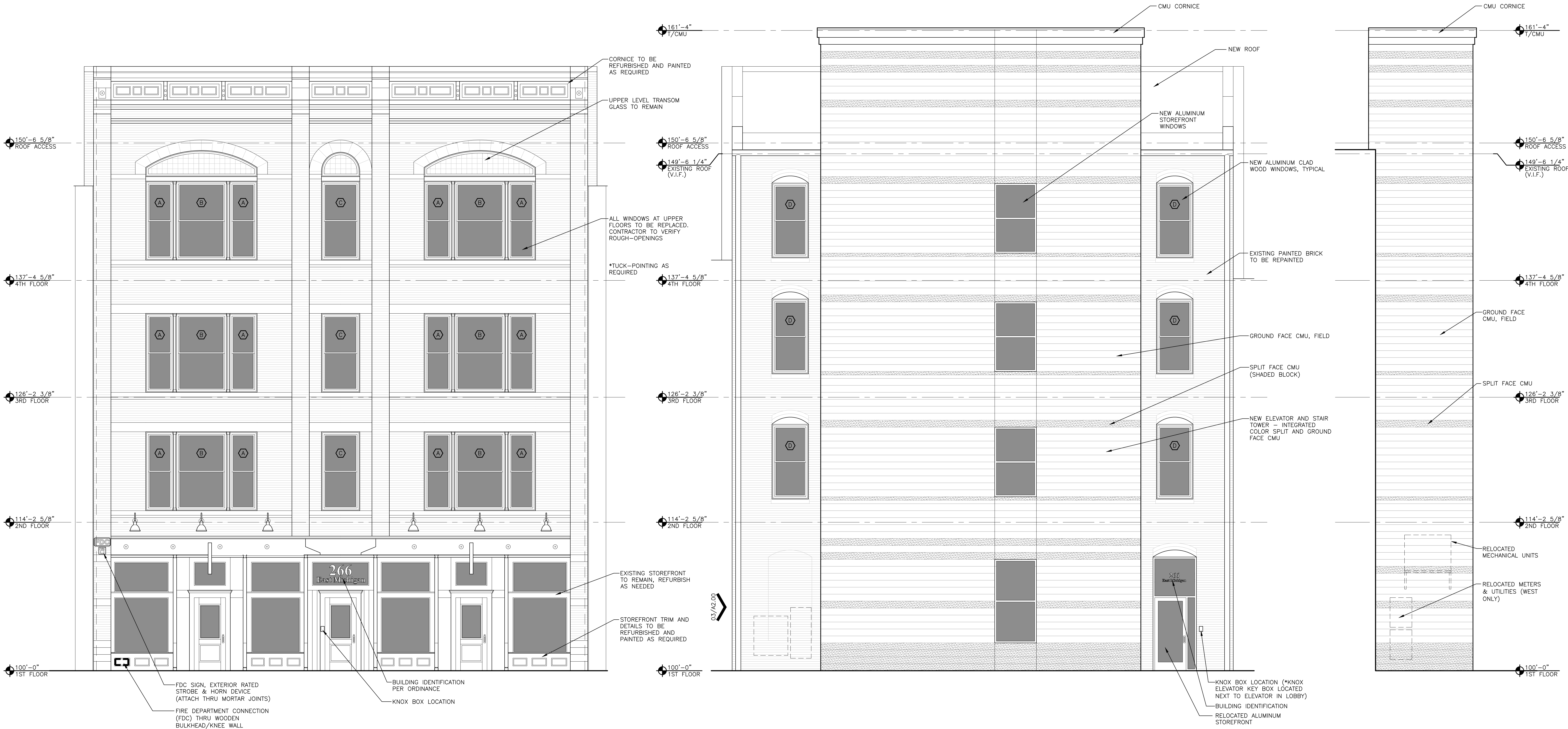
*FOR DESIGN INTENT & PRICING, FINAL ELEVATOR AND SPECIFICATIONS TBD



PLAN NOTES

1. SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS AND ADDITIONAL INFORMATION.
2. PROVIDE WALL TYPE OF UNLESS NOTED OTHERWISE.
3. "RC" ON PLANS INDICATE SIDE OF WALL THAT THE RESILIENT CHANNEL IS LOCATED
4. INDICATE PARTITION DIMENSIONS TO FACE OF STUD.
5. PROVIDE ADDITIONAL LAYER OF GYP BOARD TO COVER TUB/SHOWER FLANGE AS REQUIRED.
6. DRYWALL CONTRACTOR RESPONSIBLE FOR CONTROL JOINTS AS REQUIRED. JOINTS SHALL BE 30"-0" OC MAX AND THE CORNER OF EACH DOOR - TYP.
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8. MEP TRADES ARE RESPONSIBLE FOR THRU WALL PENETRATIONS AT FIRE RATED ASSEMBLIES AND SHALL BE PER UL AND MAINTAIN ASSEMBLY RATING.
9. CONFIRM TUB/SHOWER ROOF OPENING SIZE PRIOR TO WALL FRAMING.
10. MEET TRADES WITH OTHER TRADES TO PROVIDE BLOWING AND VACUUMING FOR FURNITURE AND EQUIPMENT ATTACHMENT
11. SEE A0.03 FOR WALL TYPES FLOOR/CEILING ASSEMBLIES & WALL TYPES.

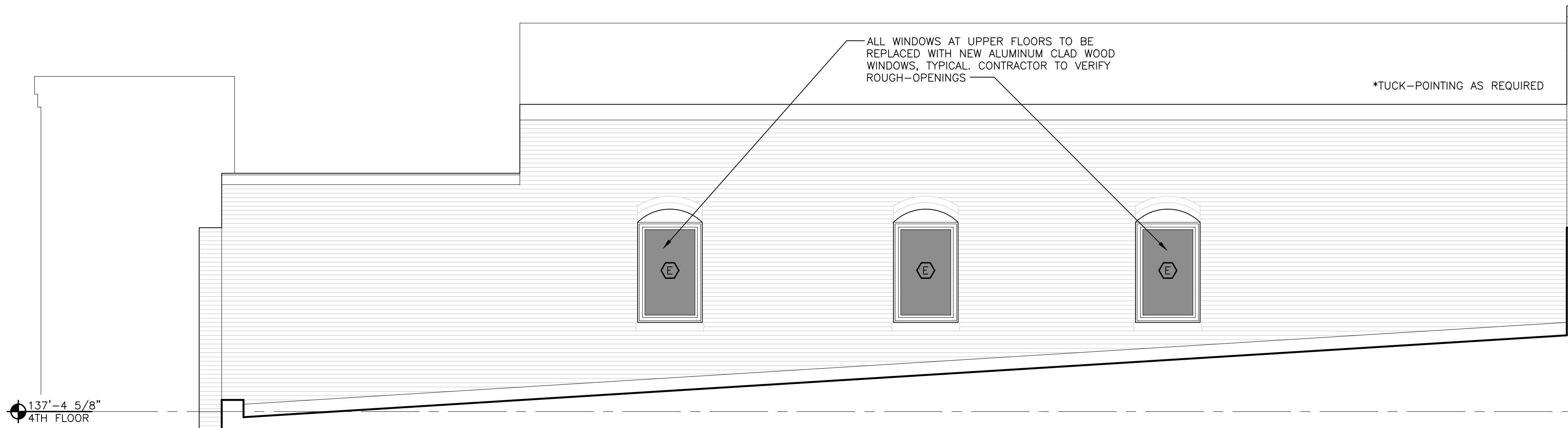
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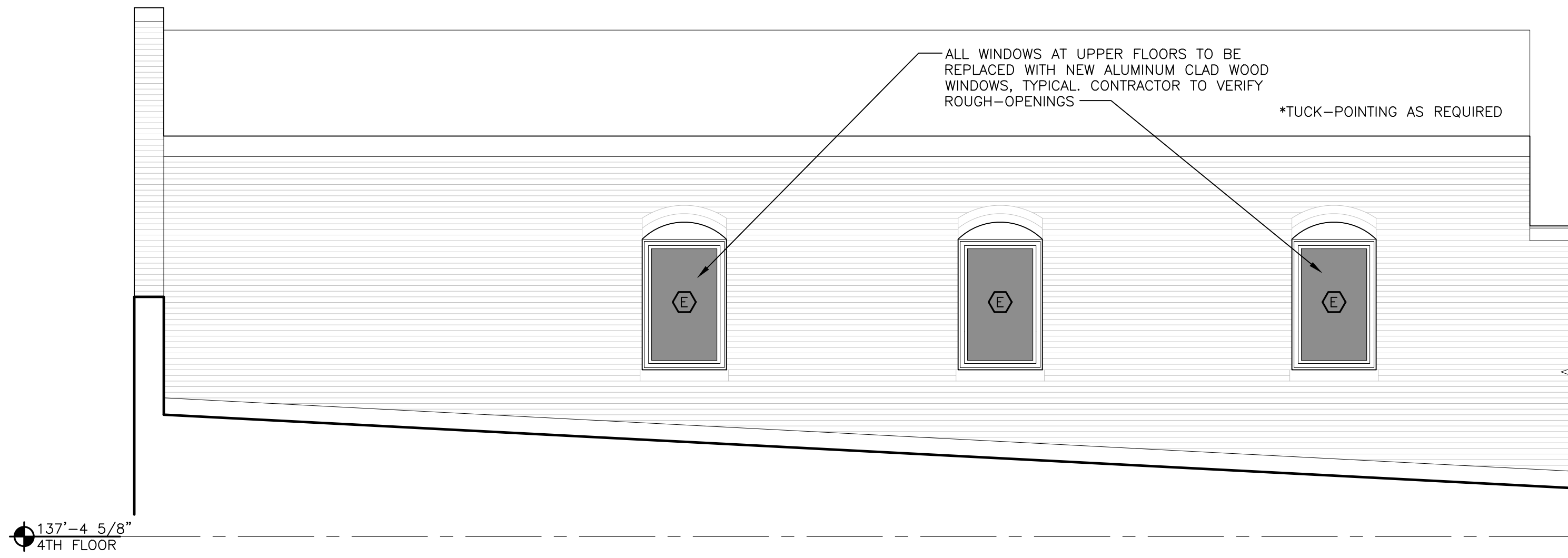
01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

03 WEST ELEVATION
SCALE: 1/4" = 1'-0"



04 WEST ELEVATION
SCALE: 1/4" = 1'-0"



05 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. SEE EXTERIOR MATERIAL SPECIFICATIONS ON A9.01 FOR MORE DETAILED INFORMATION

WINDOW SCHEDULE

MARK	R.O. SIZE	UNIT SIZE	TYPE	MANUF.	STYLE	MODEL #	GRILLES	COLOR	QNTY	REMARKS
A	2'-8"W X 7'-6 5/8"H	-	DOUBLE-HUNG	ANDERSEN	400 SERIES	-	NO	DRK BRONZE/WHITE	12	ALUMINUM CLAD WOOD WINDOW
B	4'-11"W X 7'-6 5/8"H	-	DOUBLE-HUNG	ANDERSEN	400 SERIES	-	NO	DRK BRONZE/WHITE	6	ALUMINUM CLAD WOOD WINDOW
C	3'-8"W X 7'-6 5/8"H	-	DOUBLE-HUNG	ANDERSEN	400 SERIES	-	NO	DRK BRONZE/WHITE	3	ALUMINUM CLAD WOOD WINDOW
D	3'-6"W X 7'-2"H	-	DOUBLE-HUNG	ANDERSEN	400 SERIES	-	NO	DRK BRONZE/WHITE	6	ALUMINUM CLAD WOOD WINDOW
E	3'-4"W X 5'-2"H	-	FIXED	ANDERSEN	400 SERIES	-	NO	DRK BRONZE/WHITE	6	ALUMINUM CLAD WOOD WINDOW

WINDOW SCHEDULE NOTES

- TEMPERED GLASS WHERE REQUIRED BY CODE
- FALL PROTECT HARDWARE WHERE REQUIRED
- SOME SIZES CUSTOM, GC TO WORK WITH MANUFACTURER
- CONTRACTOR TO VERIFY ROUGH OPENINGS

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ELEVATIONS

Job No:	GR190610
Issue:	Issue for Review
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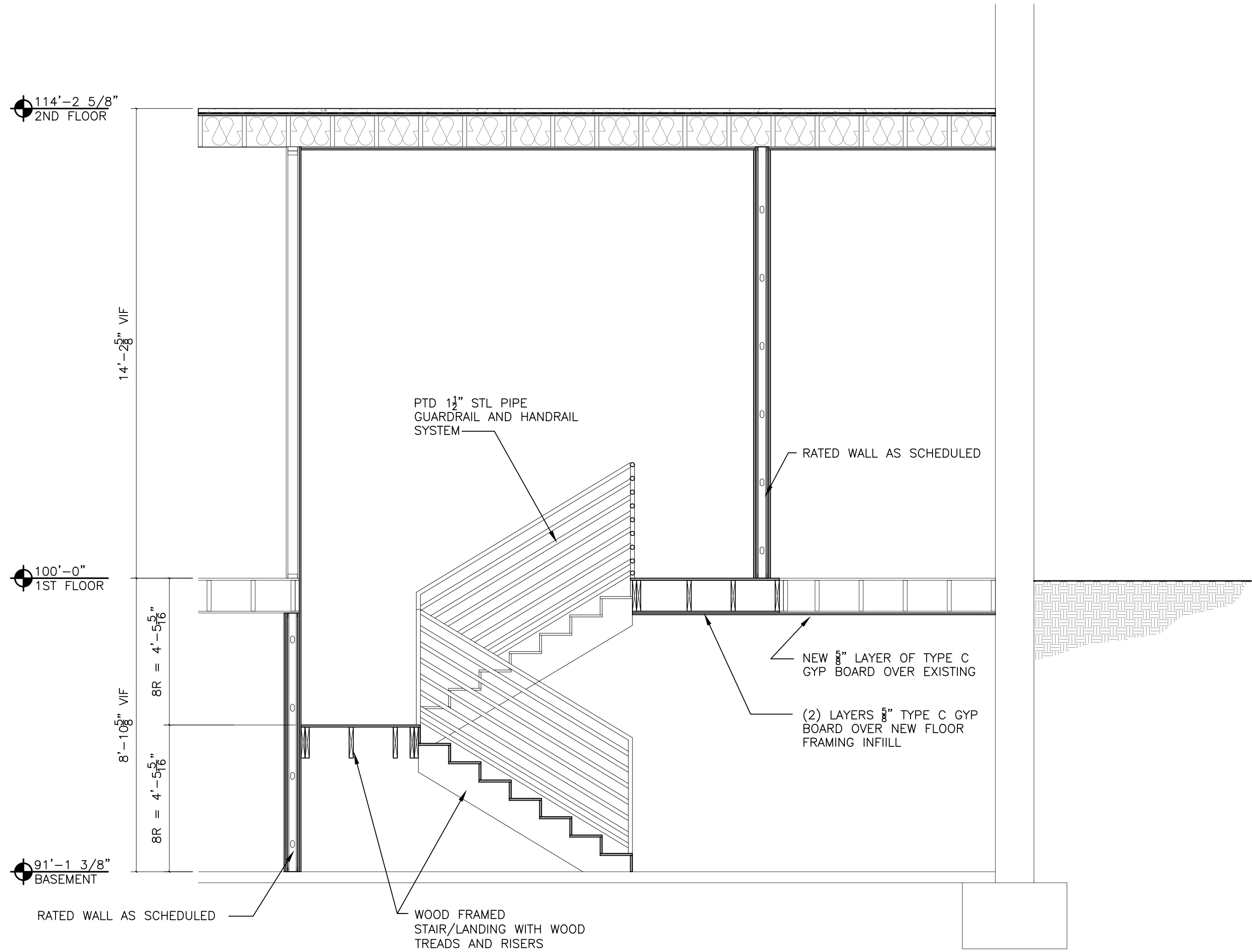
STAIR/ELEVATOR
TOWER SECTIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024

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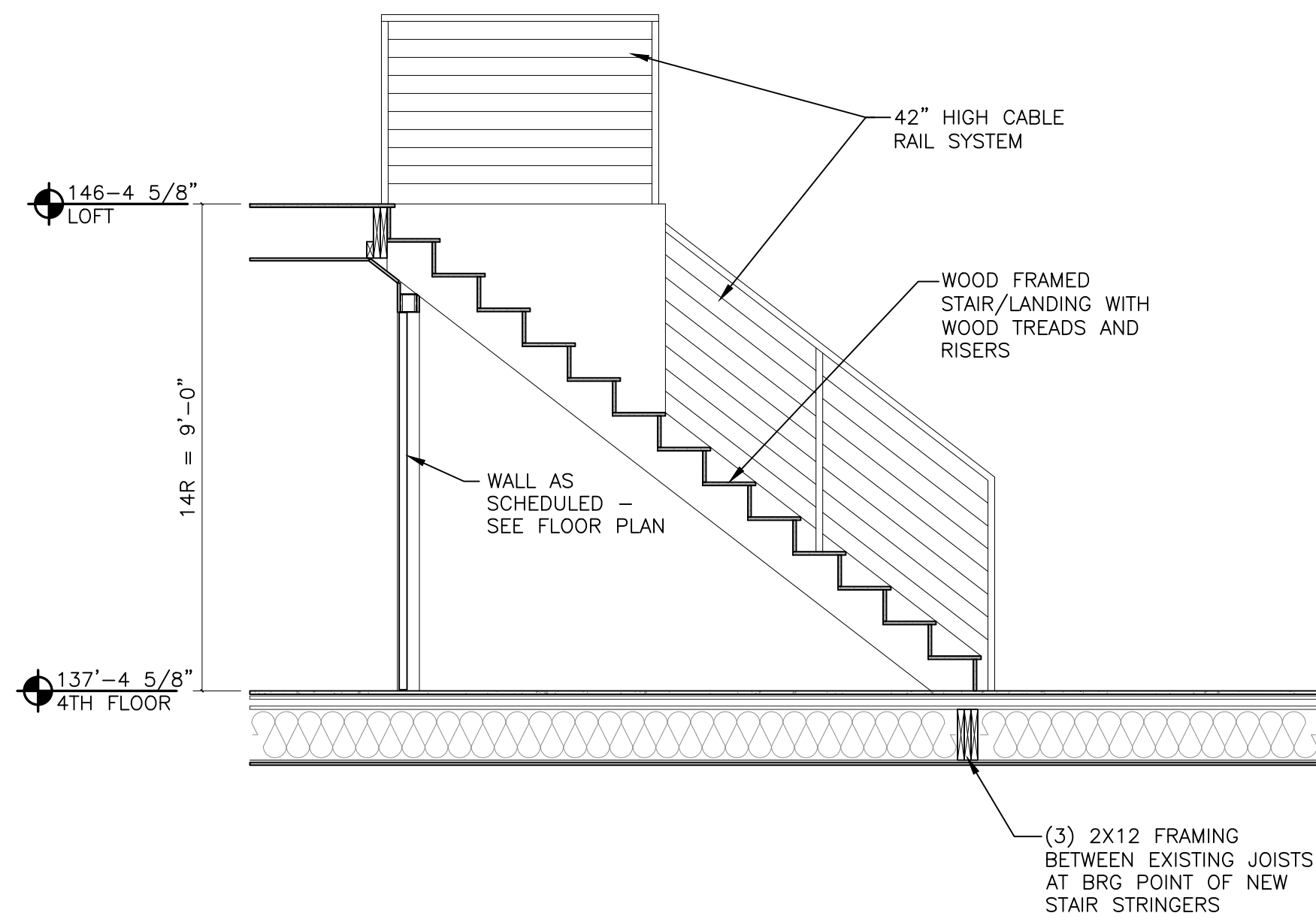
01 STAIR SECTION

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



02 LOFT STAIR SECTION

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



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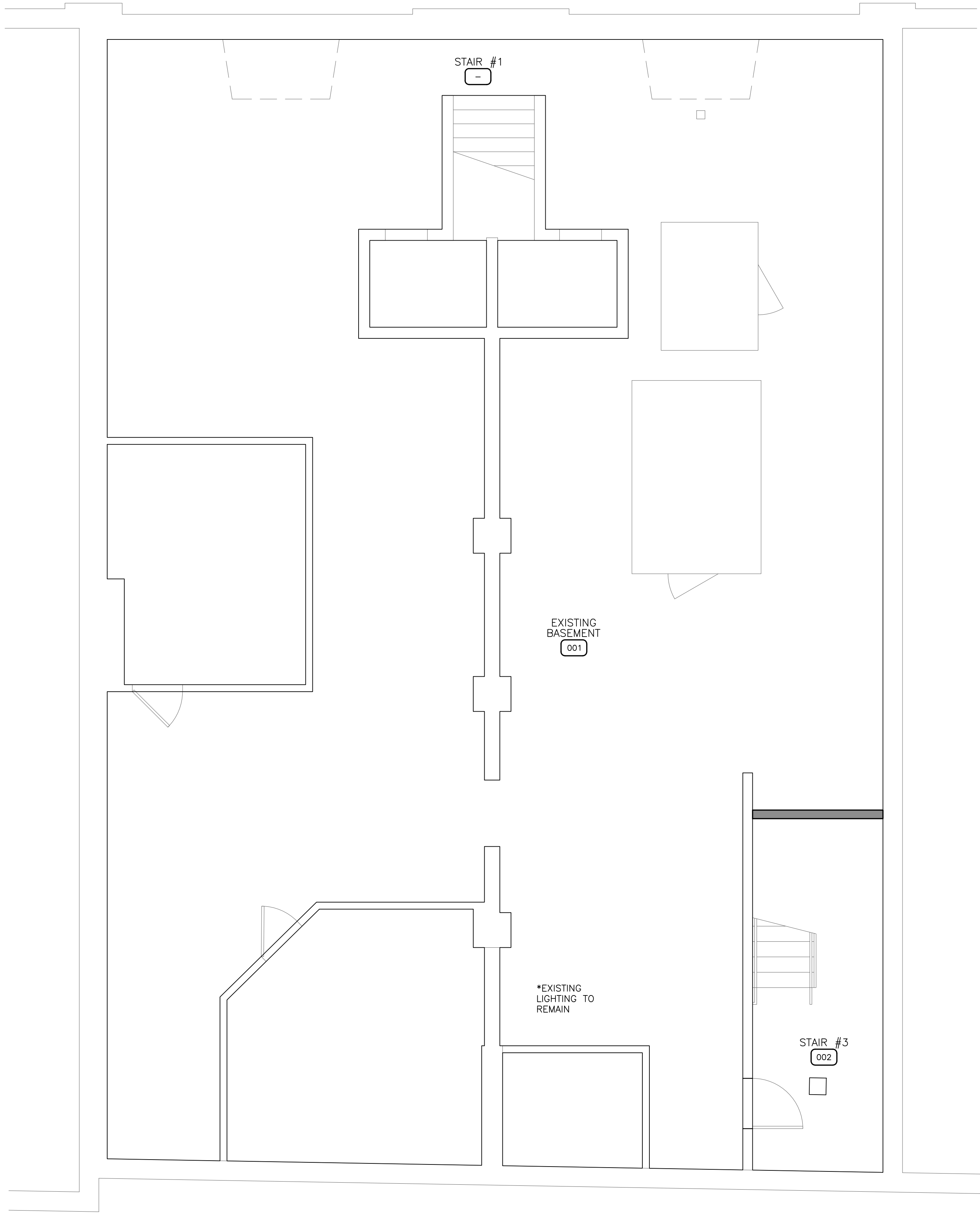
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STAIR/ELEVATOR
TOWER SECTIONS

Job No:	GR190610
Issue:	Issue for Review
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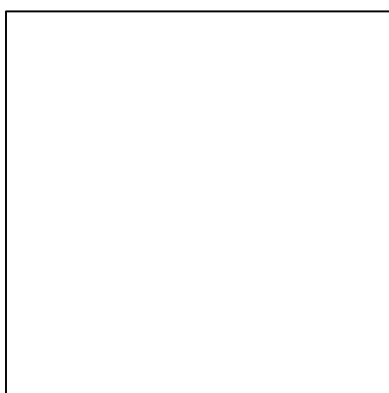
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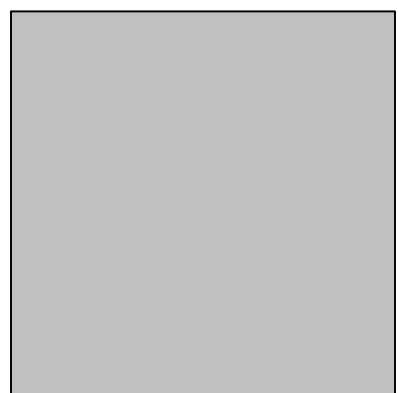
01 BASEMENT CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
⊙ _A	6" LED CAN LIGHT	⊕ _H	CORRIDOR PENDANT
⊙ _B	BEDROOM SURFACE MOUNT	⊕ _J	BEDROOM PENDANT
⊕ _C	KITCHEN PENDANT		
⊕ _D	BATHROOM WALL SCONCE		
□ _E	12 X 12 SURFACE MOUNT		
⊕ _F	TYPICAL UPPER FLOOR PENDANT		
⊕ _G	BATHROOM FAN (LIGHT ALTERNATE)		

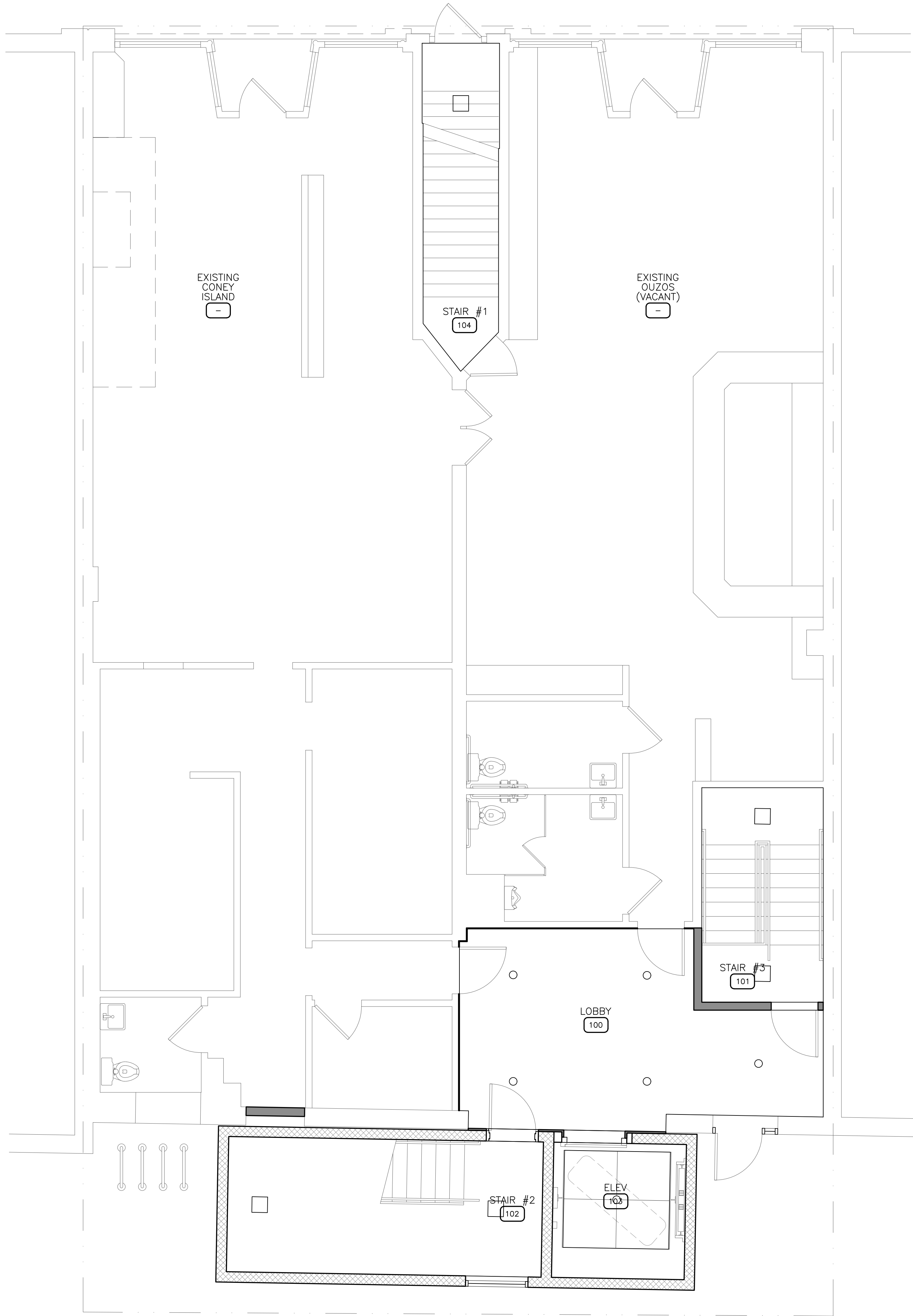
02 1ST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT

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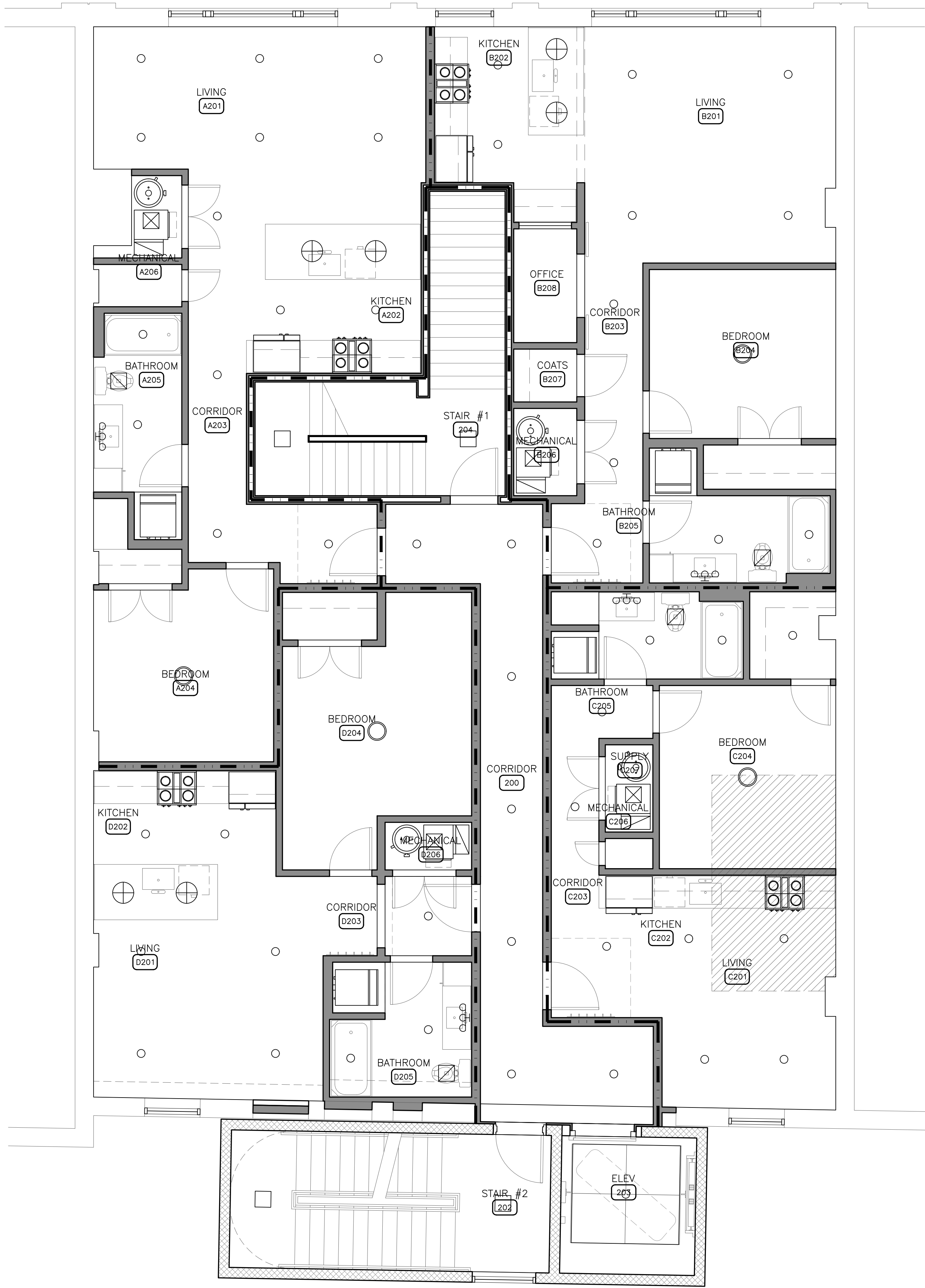
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Job No: GR190610
Issue: Issue for Review
Issue Date: March 15, 2024

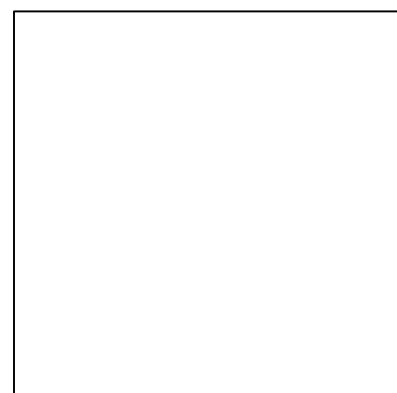
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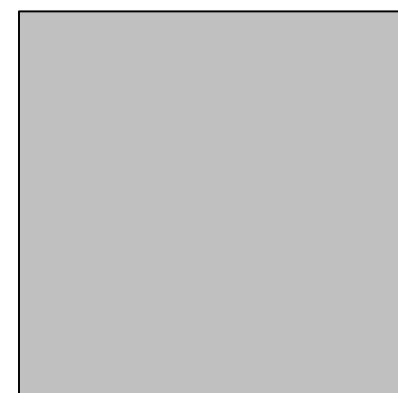
01 2ND FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
A	6" LED CAN LIGHT	H	CORRIDOR PENDANT
B	BEDROOM SURFACE MOUNT	J	BEDROOM PENDANT
C	KITCHEN PENDANT		
D	BATHROOM WALL SCONCE		
E	12 X 12 SURFACE MOUNT		
F	TYPICAL UPPER FLOOR PENDANT		
G	BATHROOM FAN (LIGHT ALTERNATE)		

02 3RD FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT

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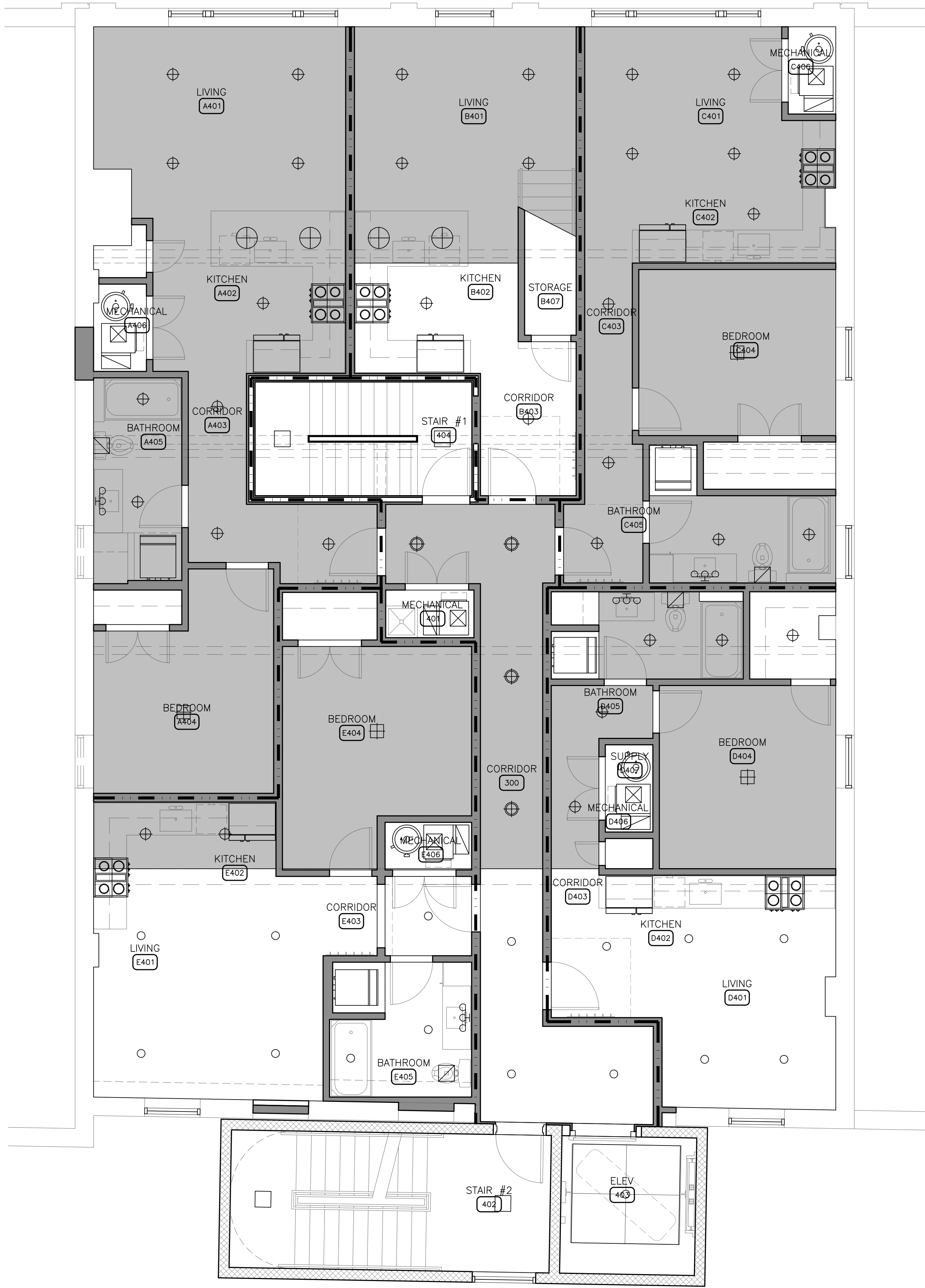
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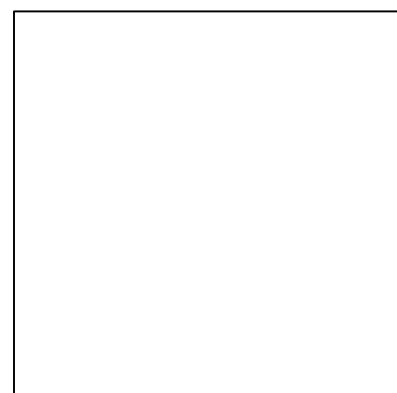
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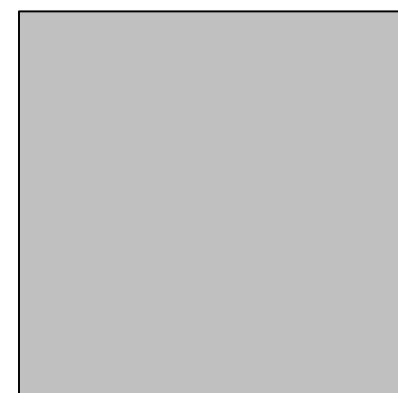
01 4TH FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP. CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
⊙ _A	6" LED CAN LIGHT	⊕ _H	CORRIDOR PENDANT
⊙ _B	BEDROOM SURFACE MOUNT	⊕ _J	BEDROOM PENDANT
⊕ _C	KITCHEN PENDANT		
⊕ _D	BATHROOM WALL SCONCE		
□ _E	12 X 12 SURFACE MOUNT		
⊕ _F	TYPICAL UPPER FLOOR PENDANT		
⊕ _G	BATHROOM FAN (LIGHT ALTERNATE)		

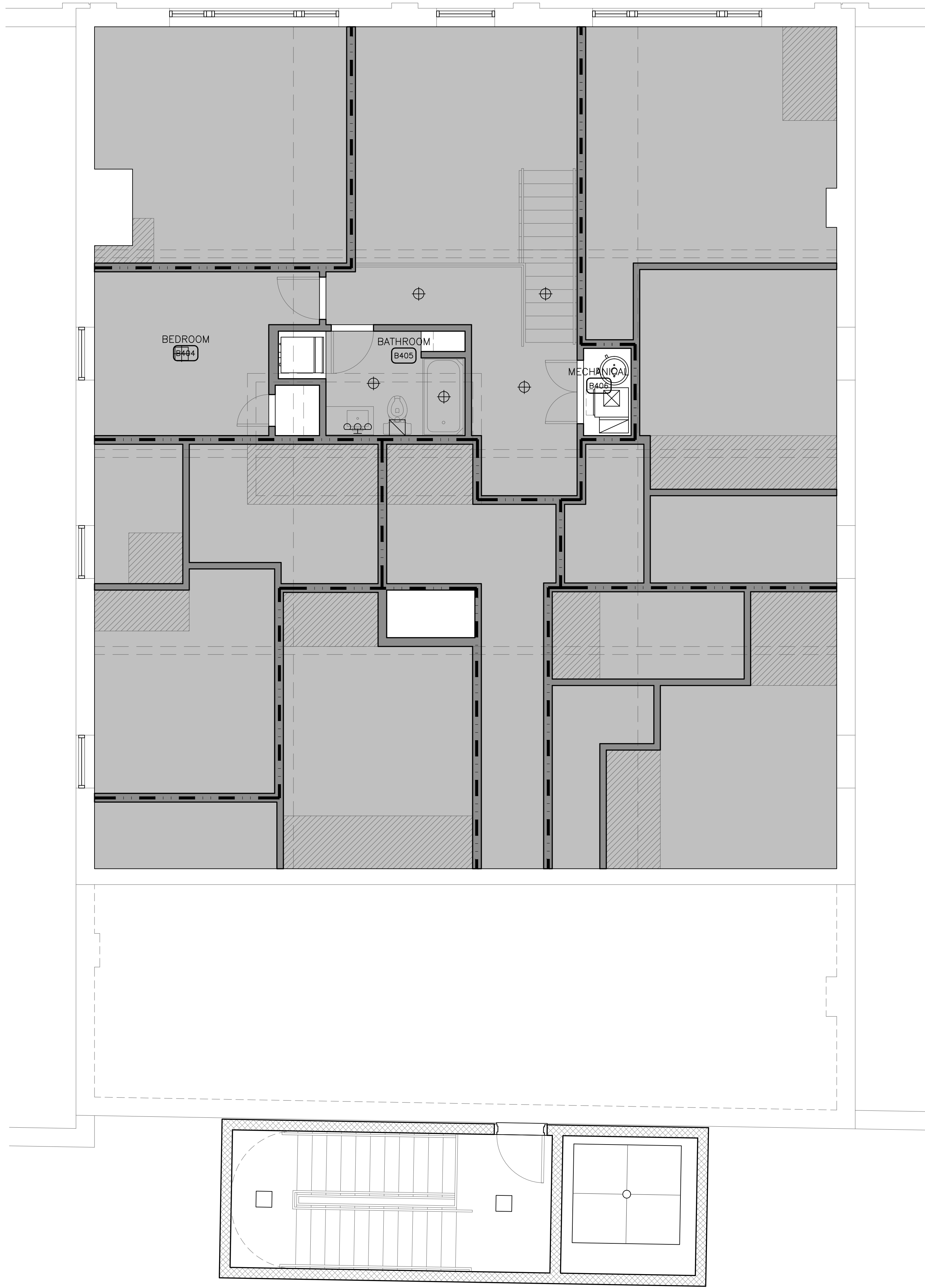
02 4TH FLOOR MEZZANINE CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT

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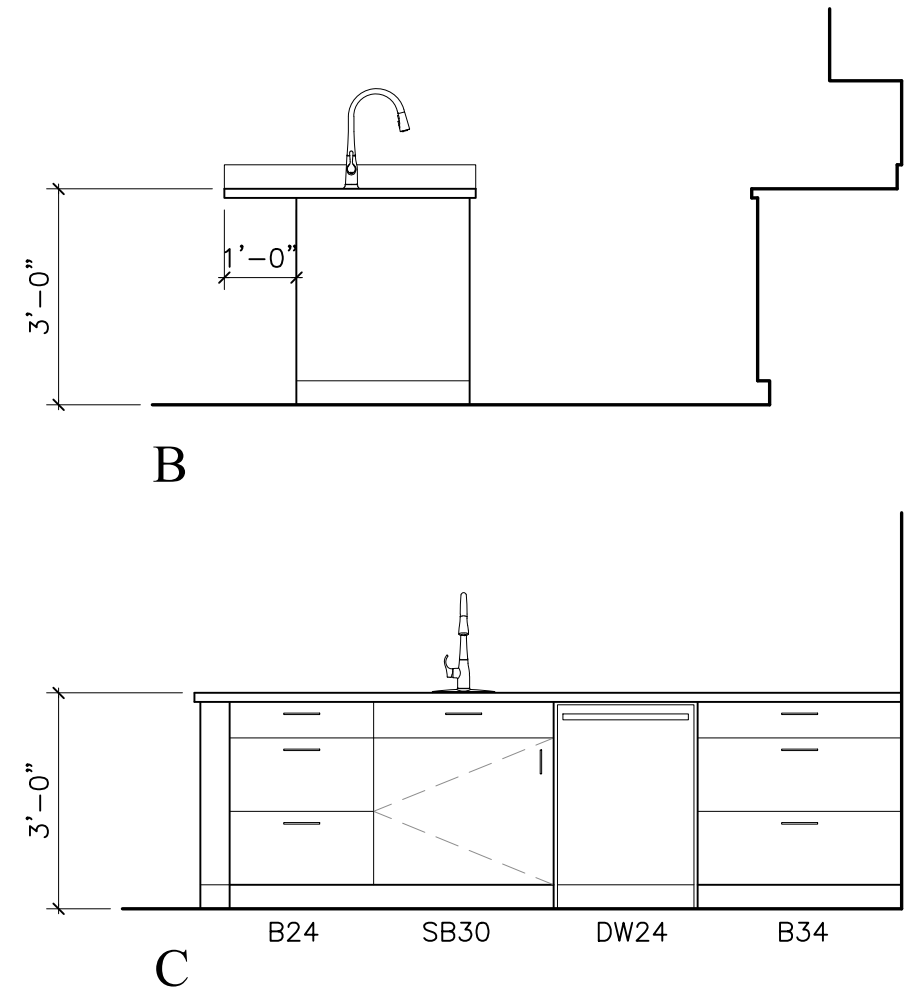
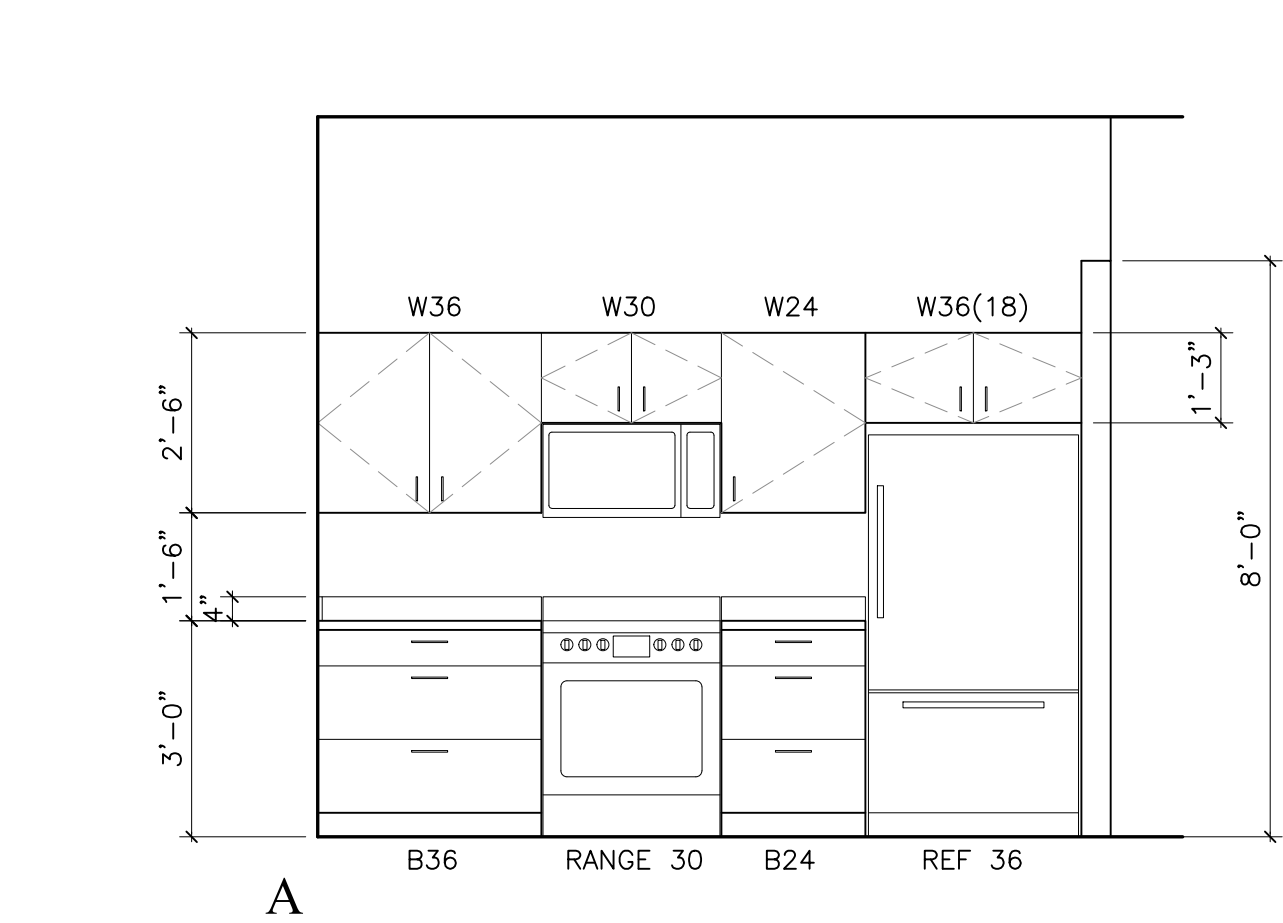
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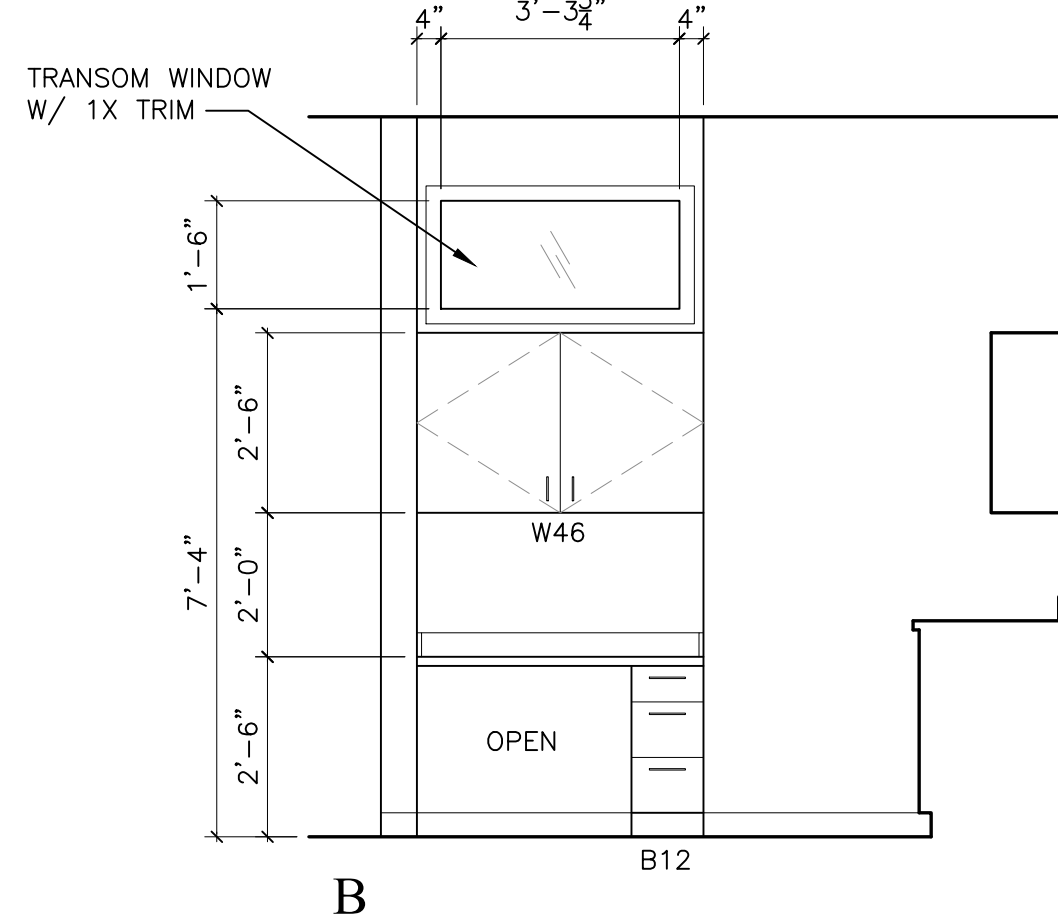
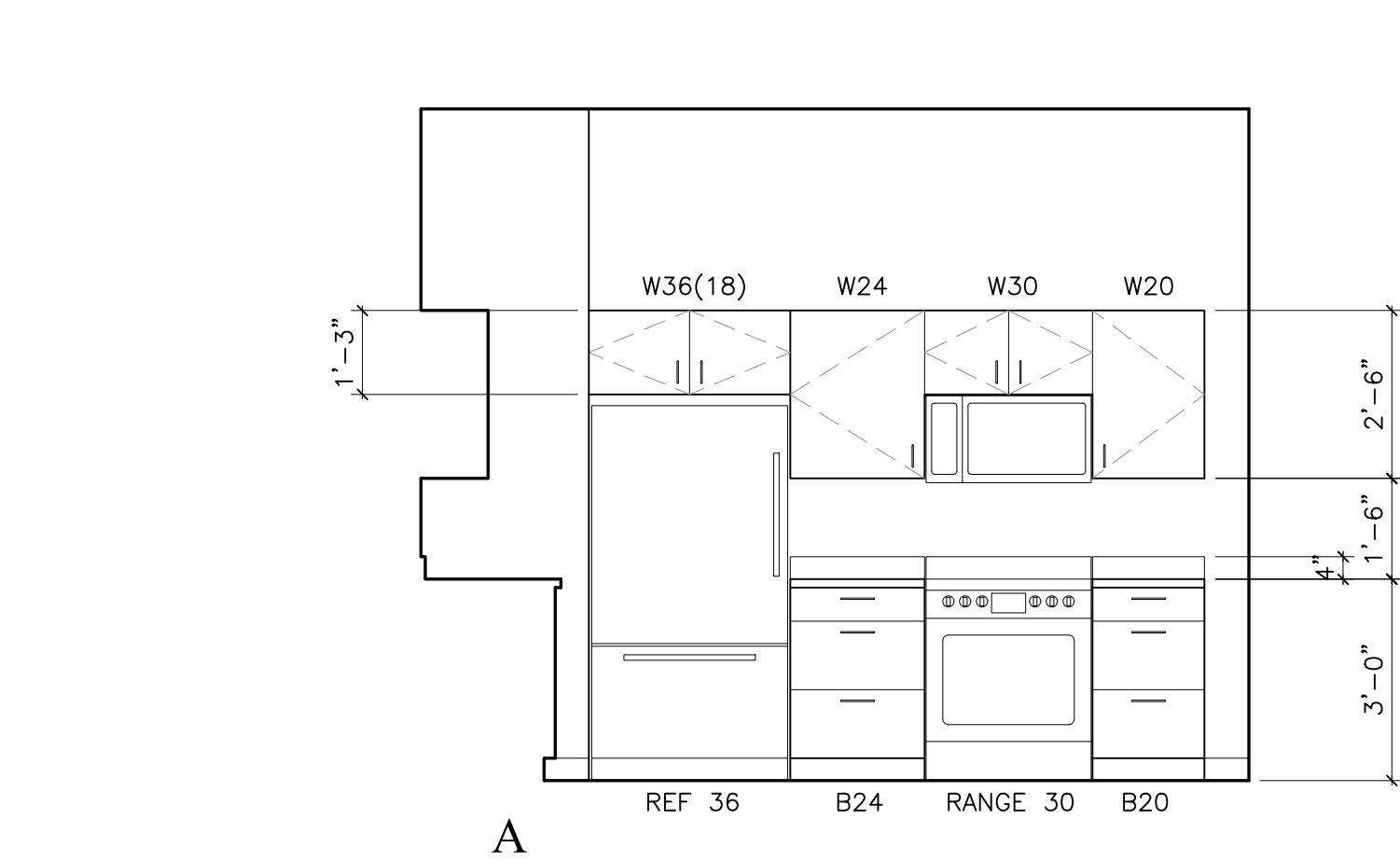
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CEILING &
CONCEPT
LIGHTING PLAN

Job No: GR190610
Issue: Issue for Review
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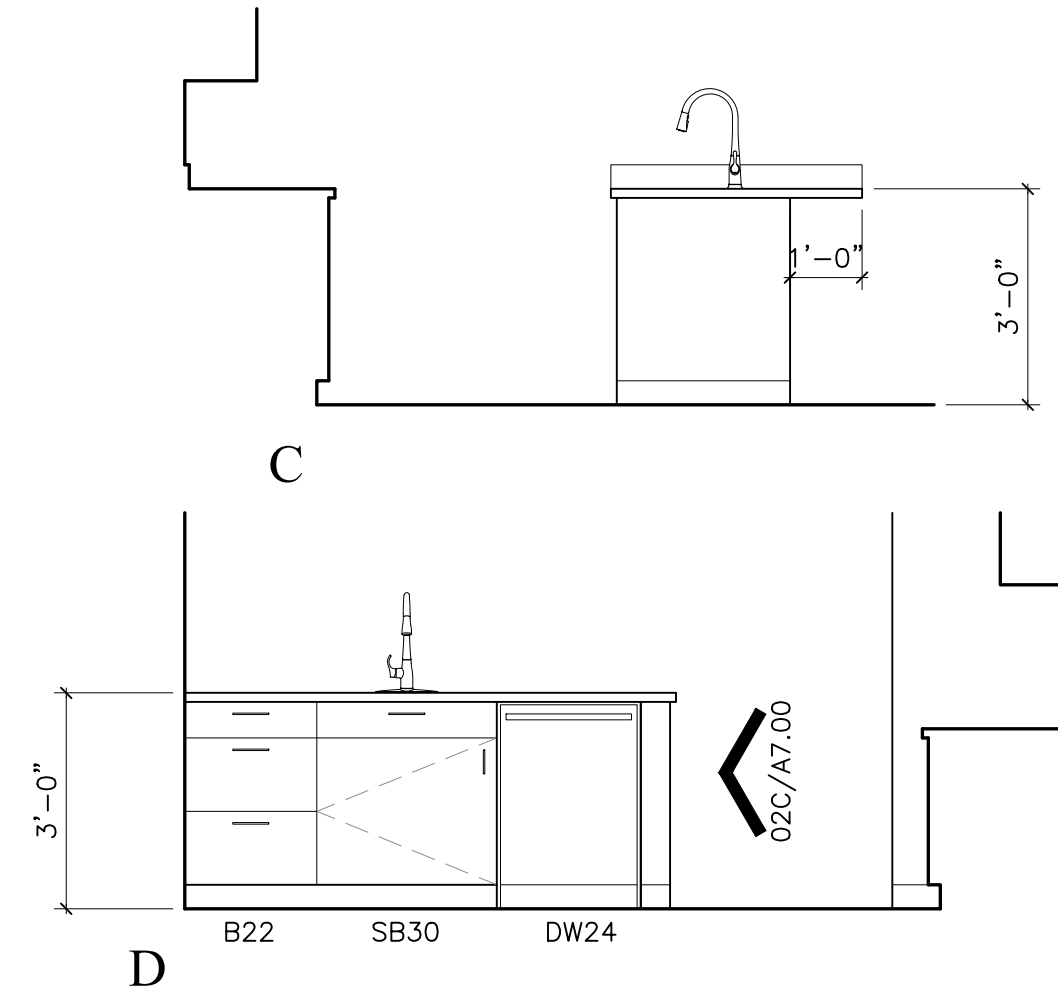
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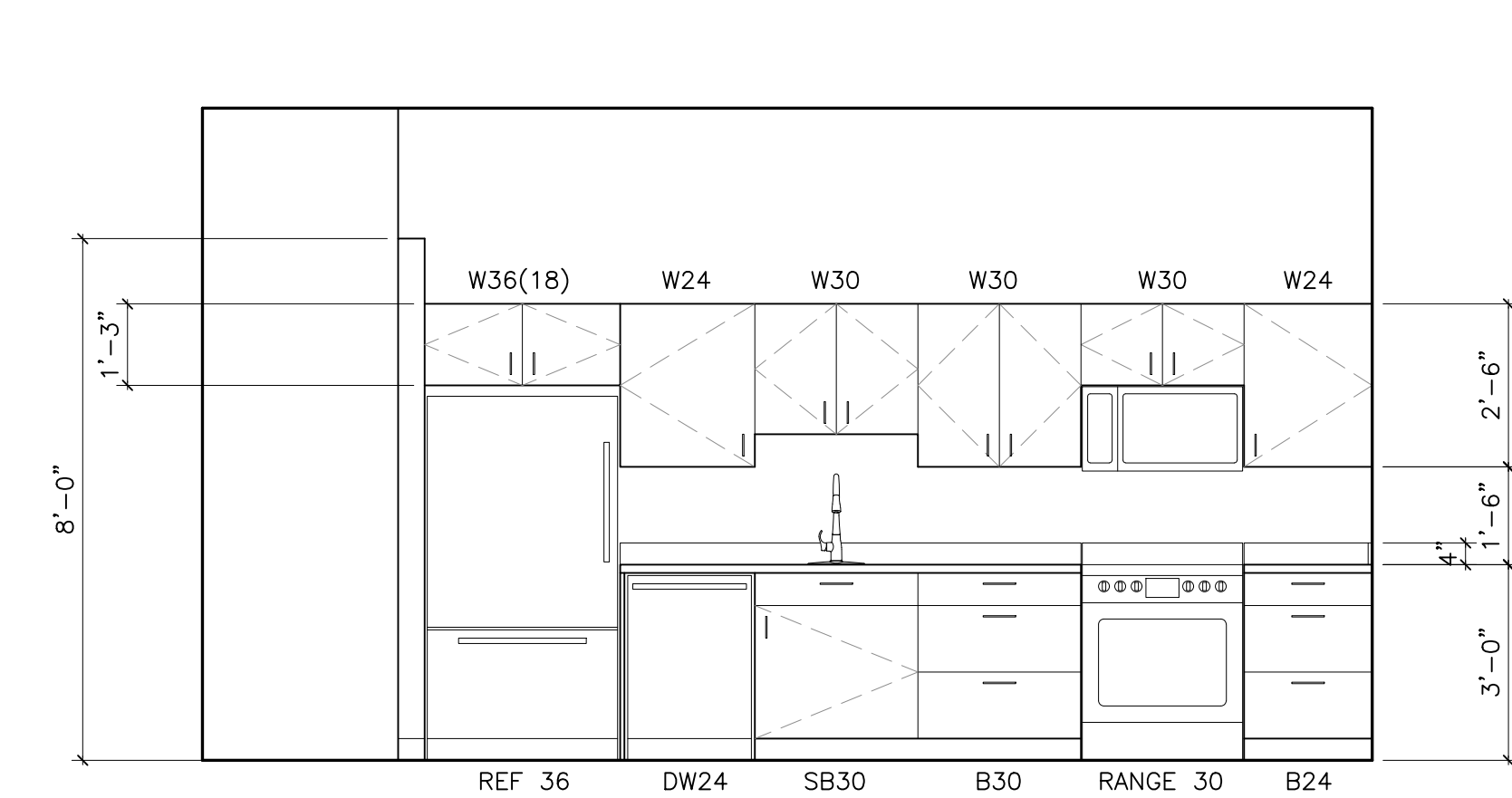
01 KITCHEN A202
SCALE: 3/8" = 1'-0"



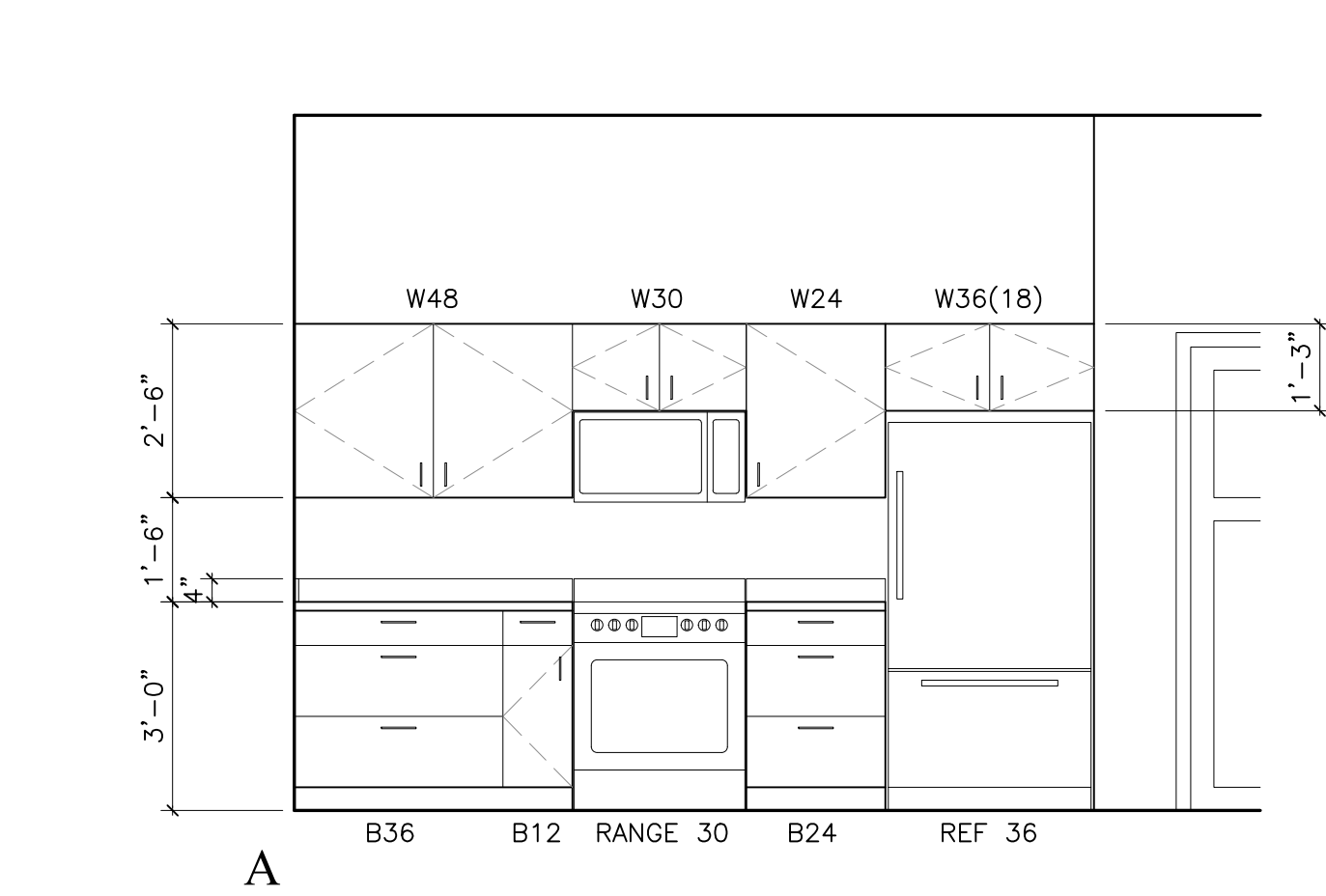
02 KITCHEN B202
SCALE: 3/8" = 1'-0"



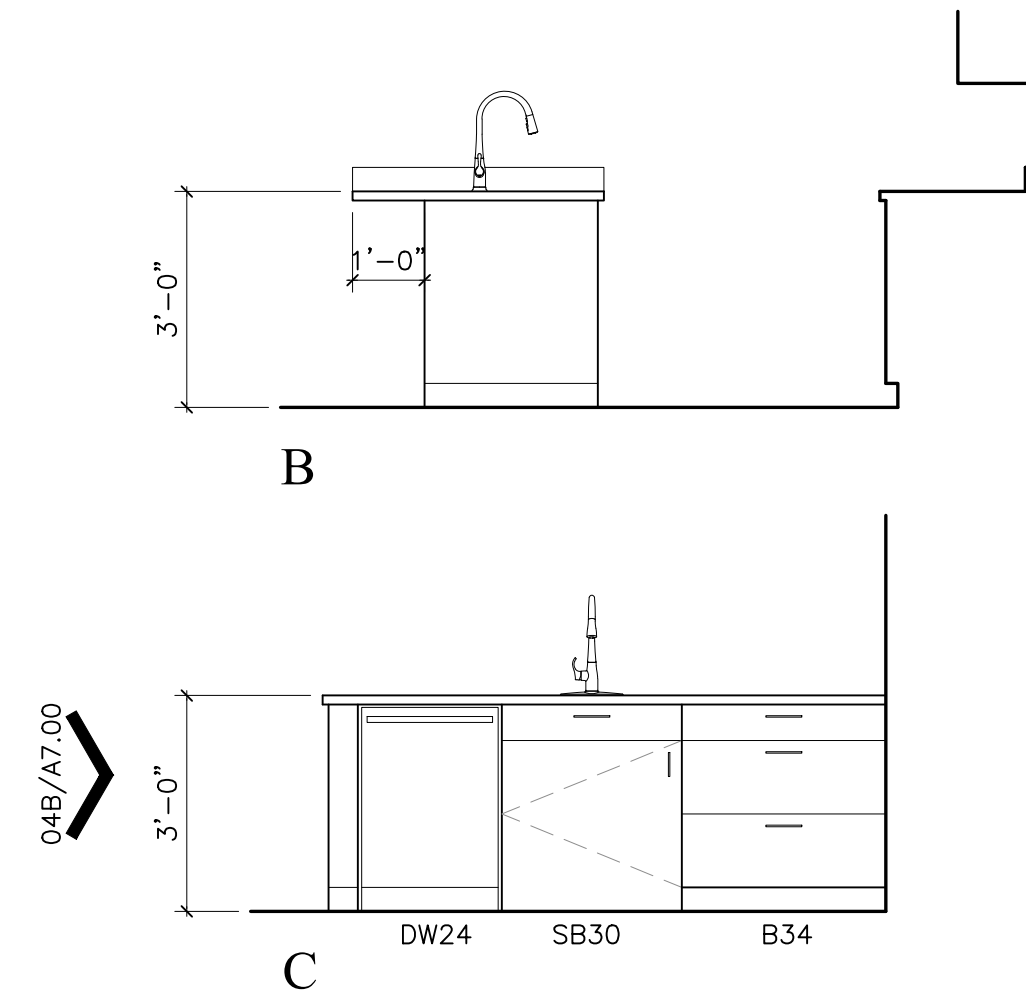
REF:
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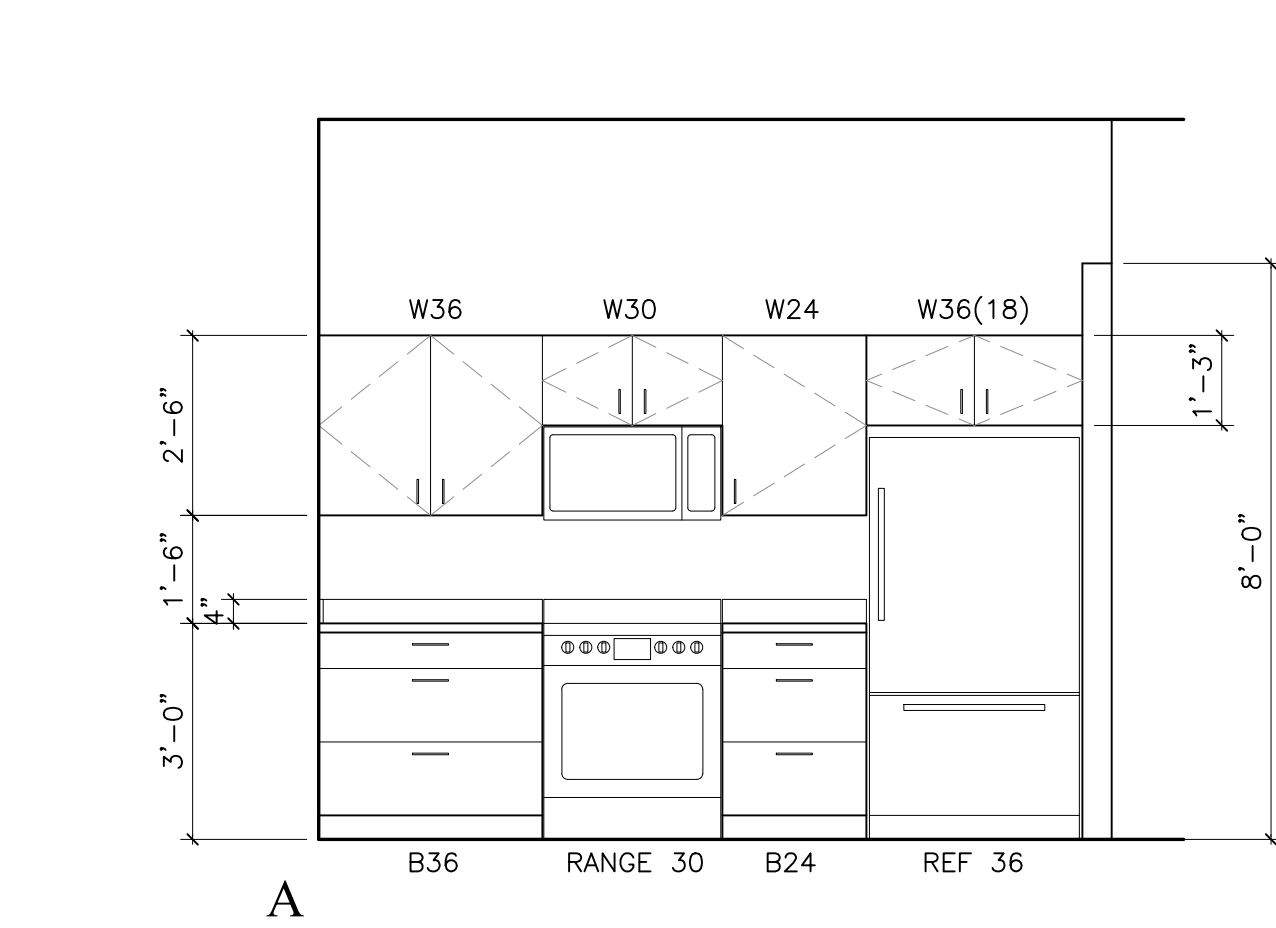
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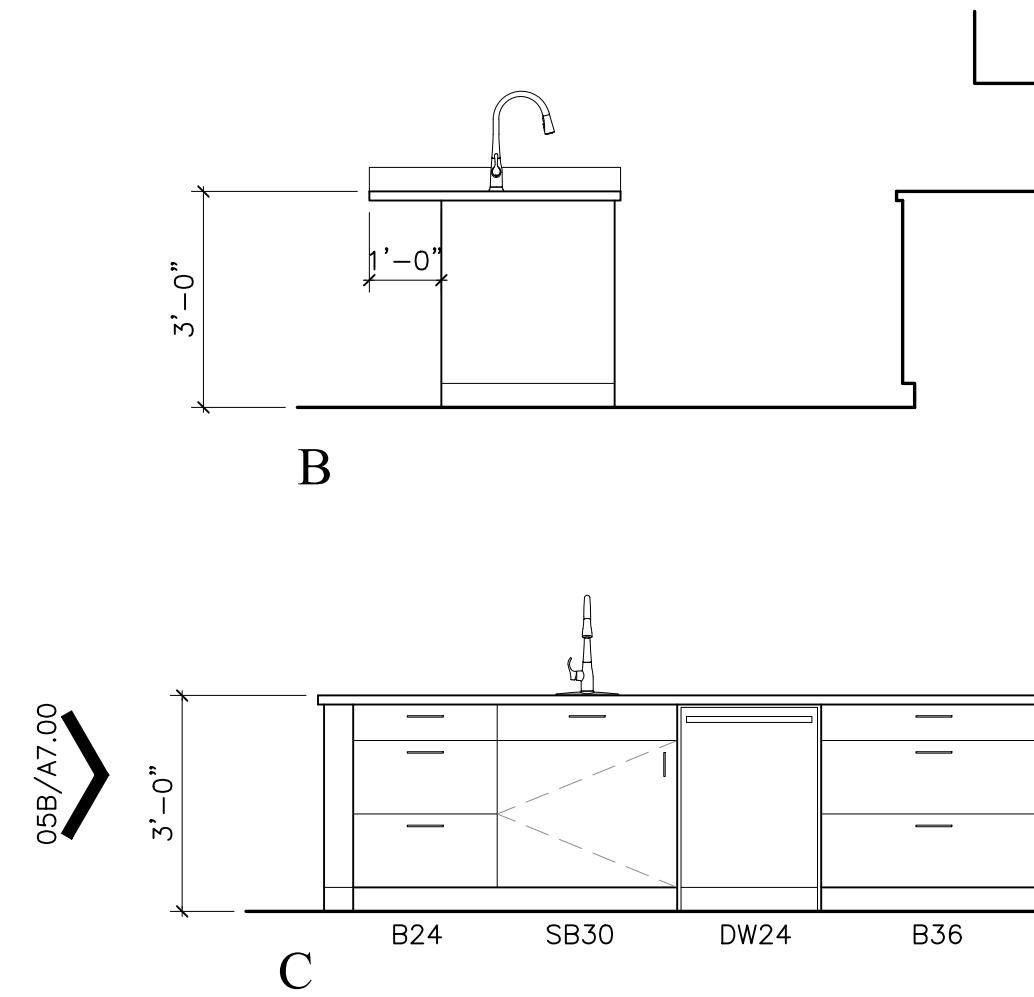
04 KITCHEN D202 & D302
SCALE: 3/8" = 1'-0"



REF:
c10_01

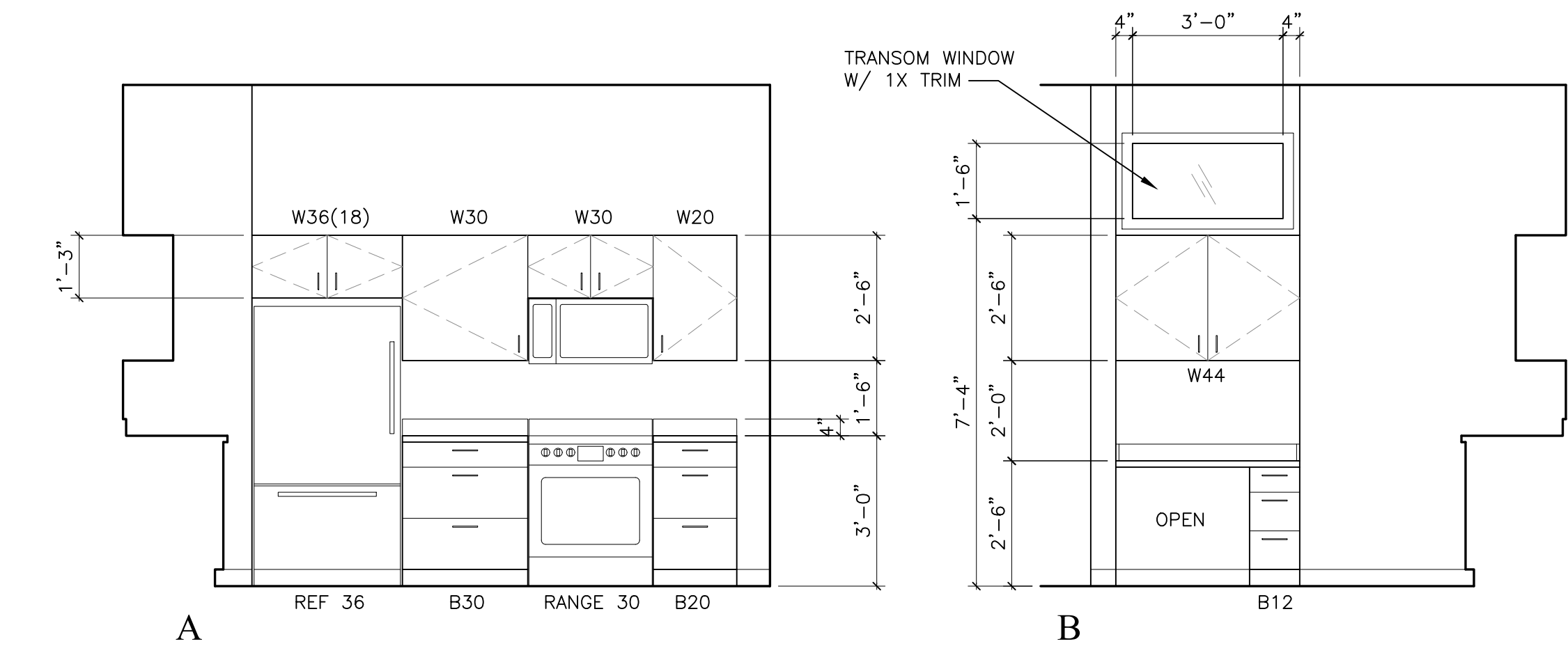


05 KITCHEN A302
SCALE: 3/8" = 1'-0"

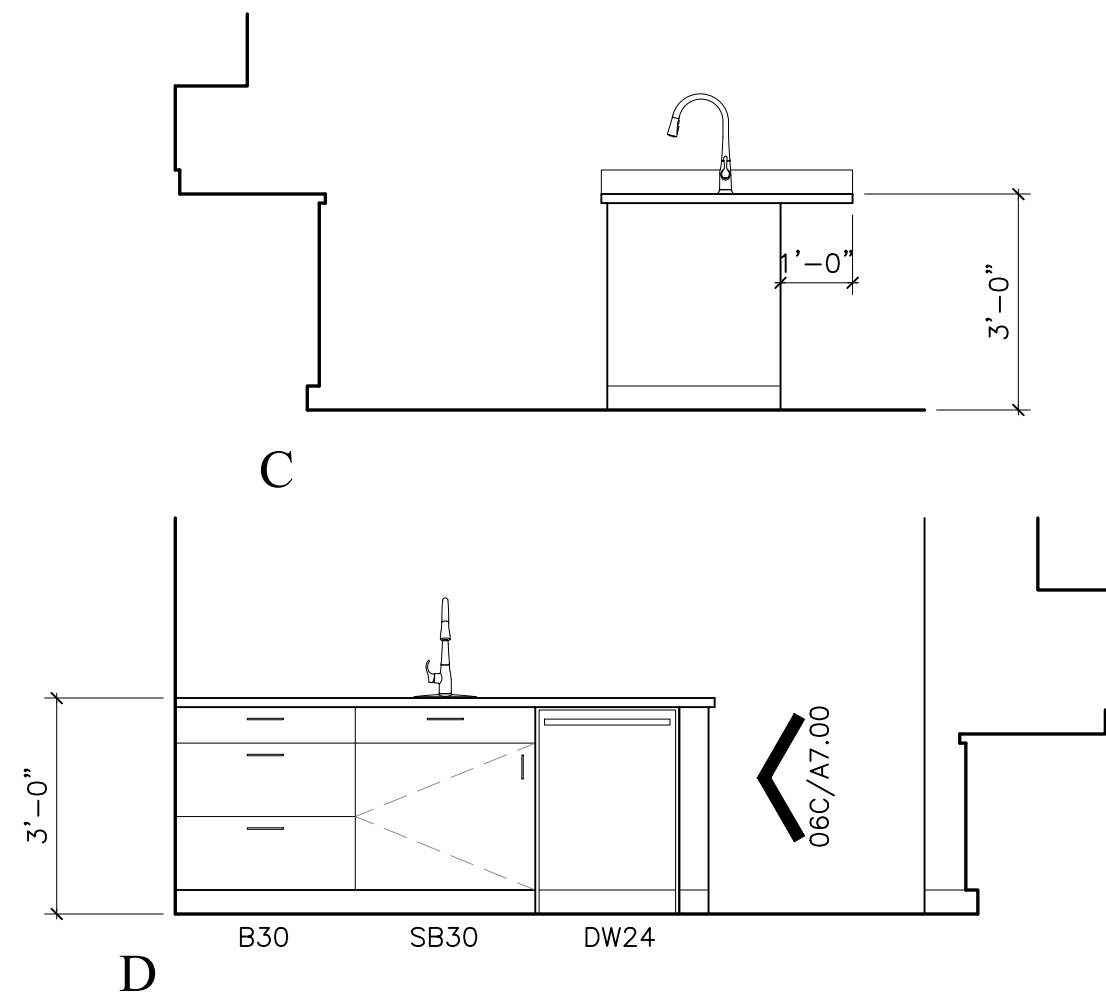


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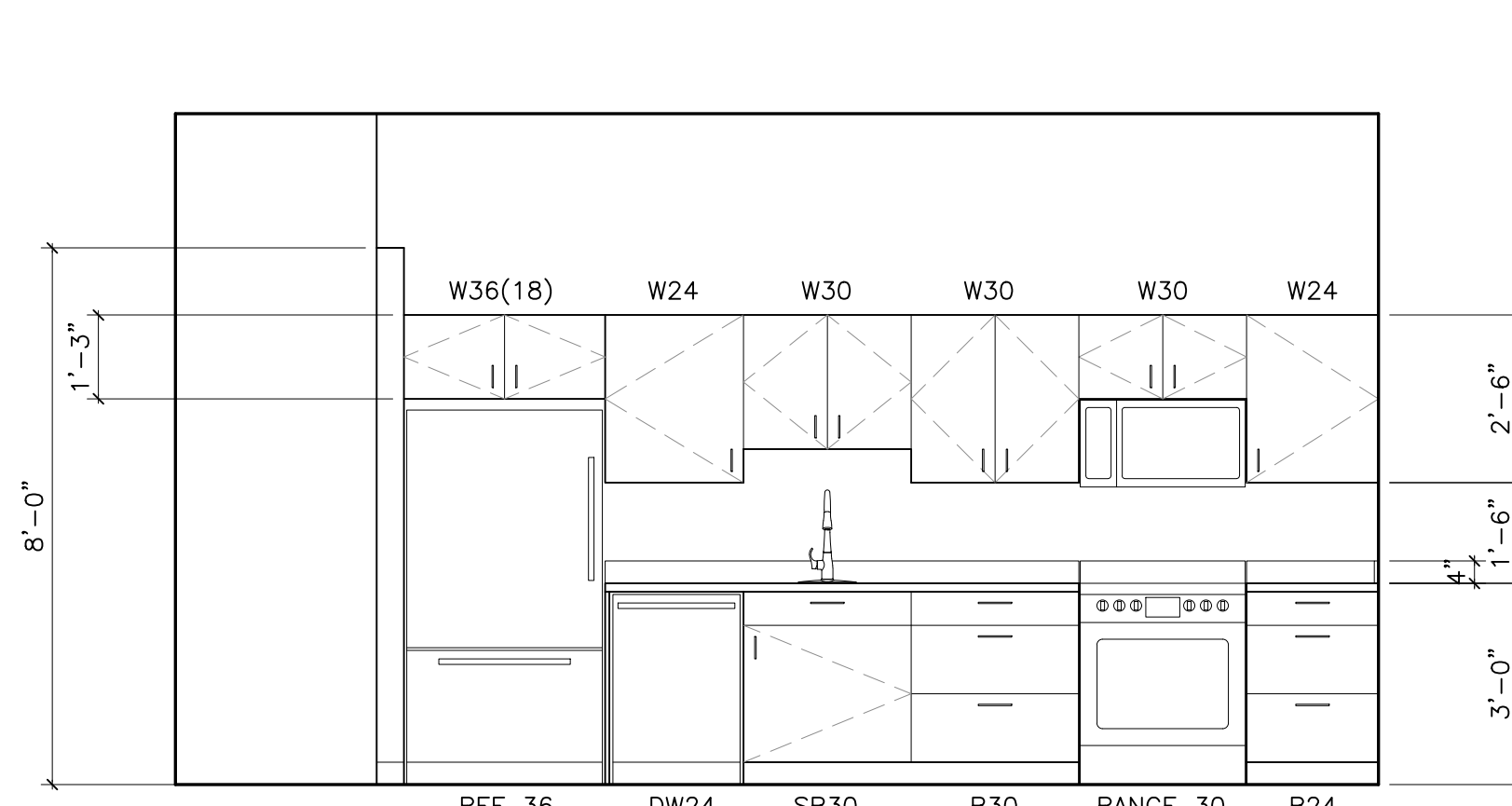
03 KITCHEN C202
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B



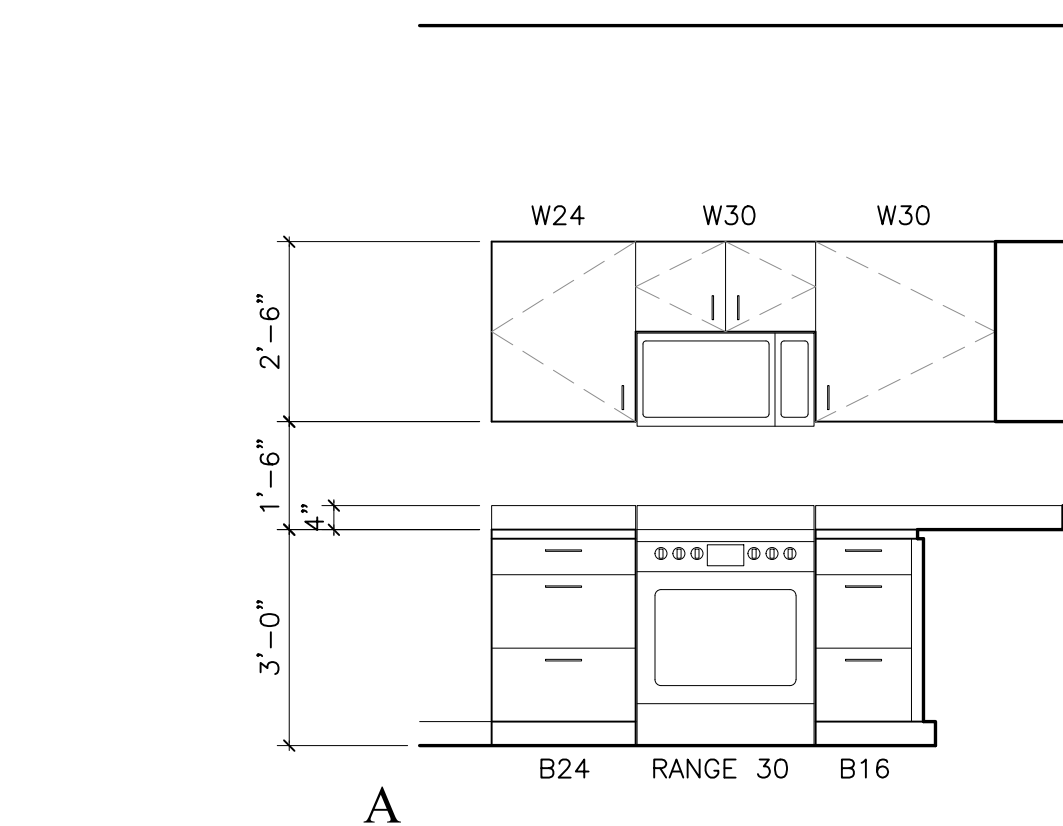
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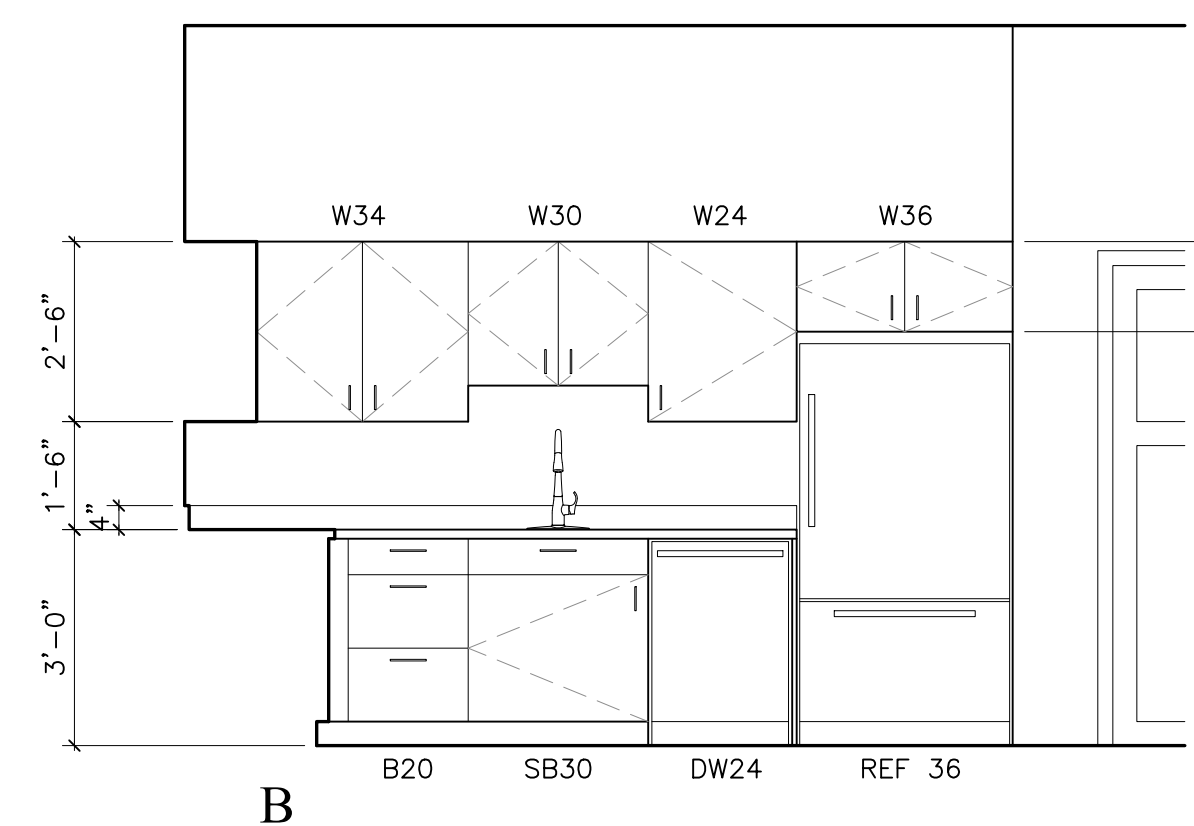
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SCALE: 3/8" = 1'-0"

REF:
c10_01

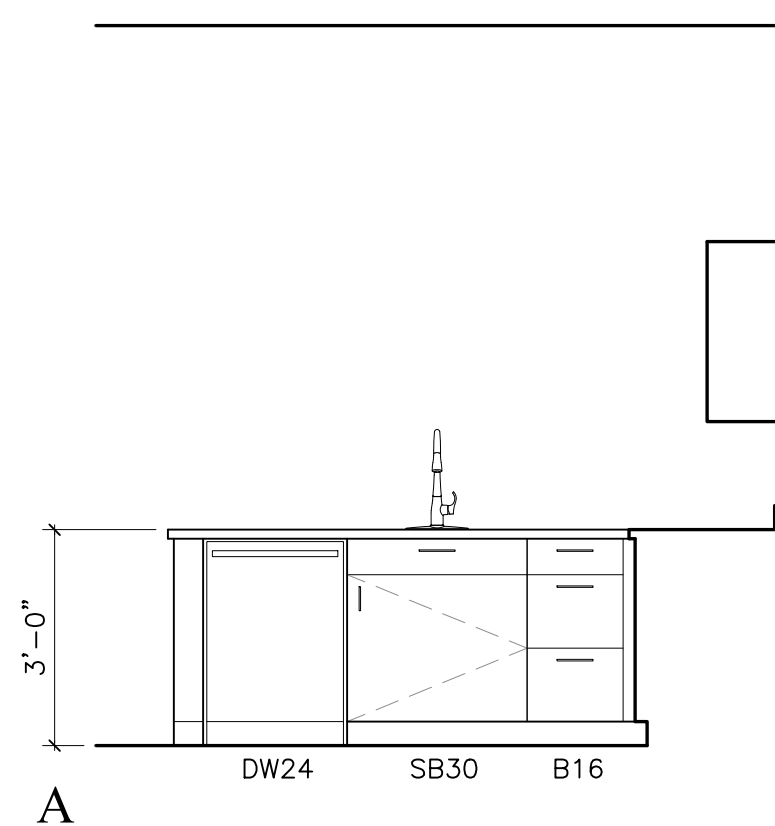
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SCALE: 3/8" = 1'-0"



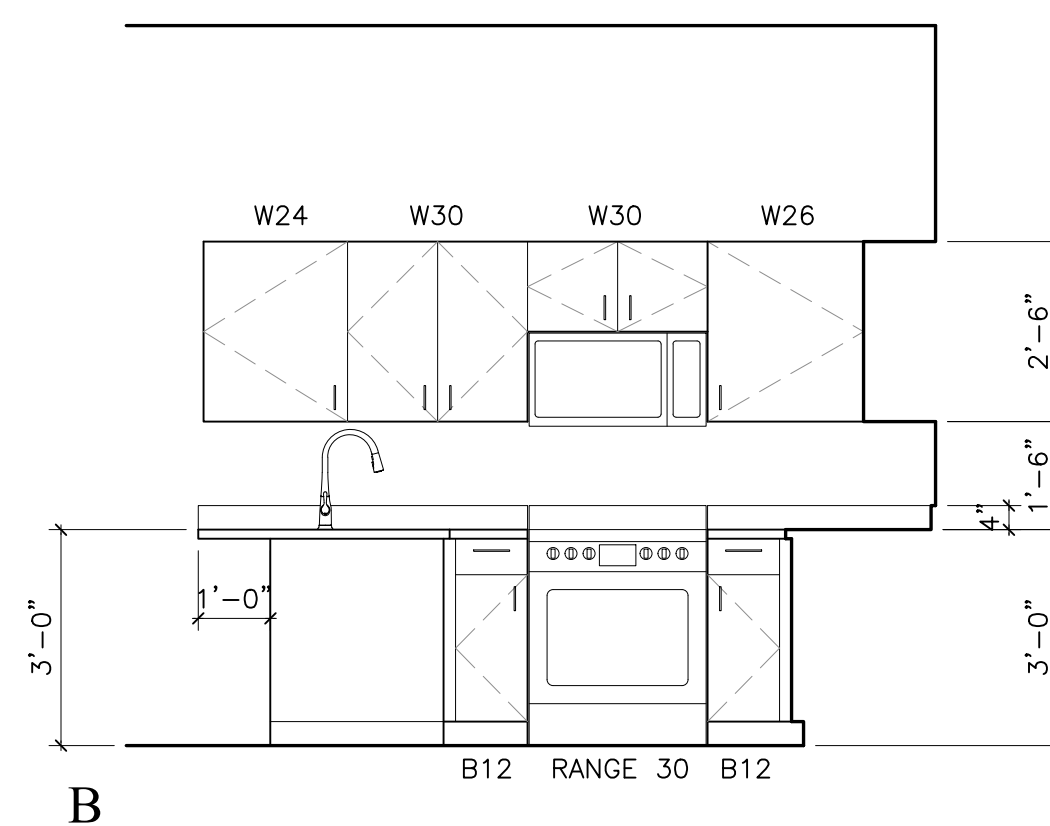
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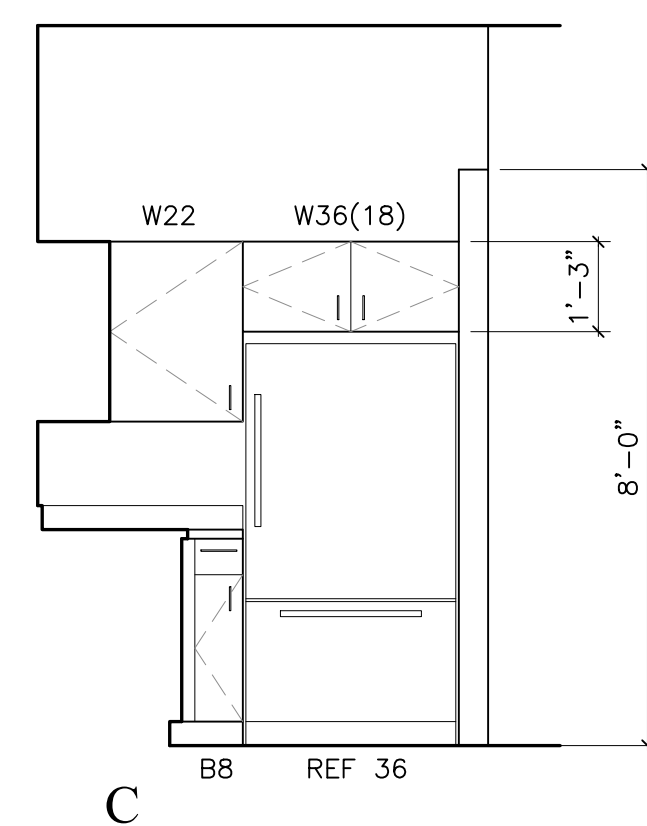
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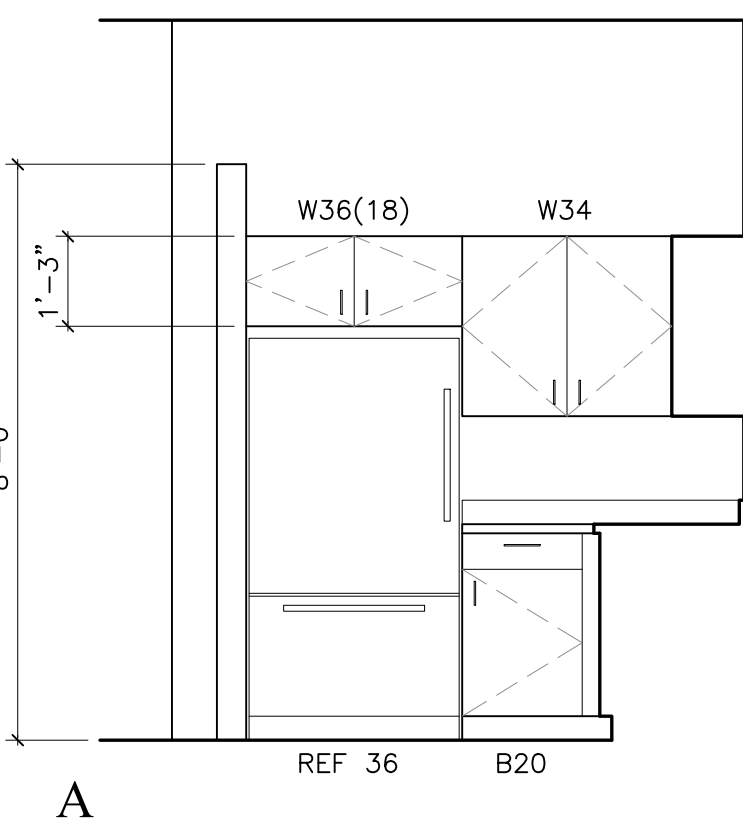


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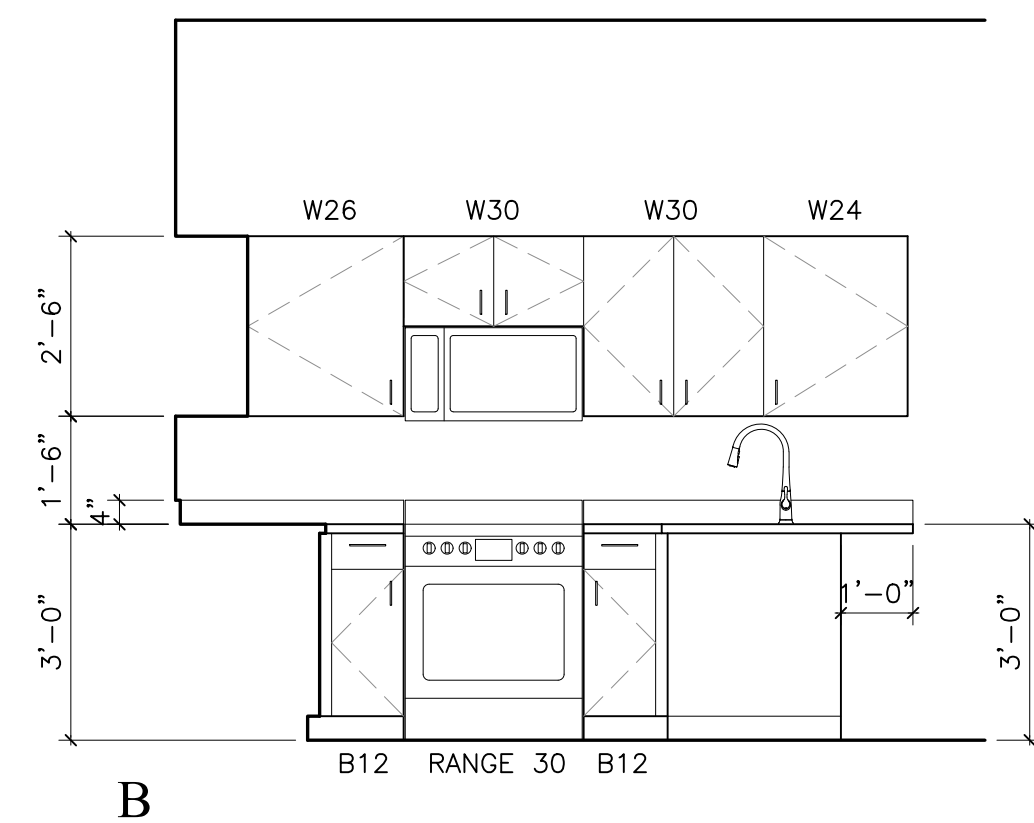


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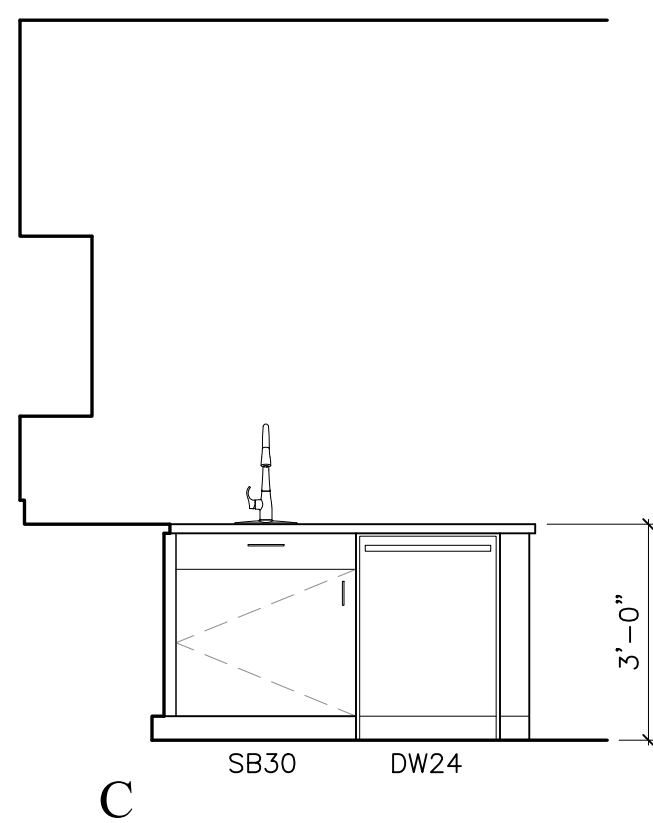
08 KITCHEN E402
SCALE: 3/8" = 1'-0"



A

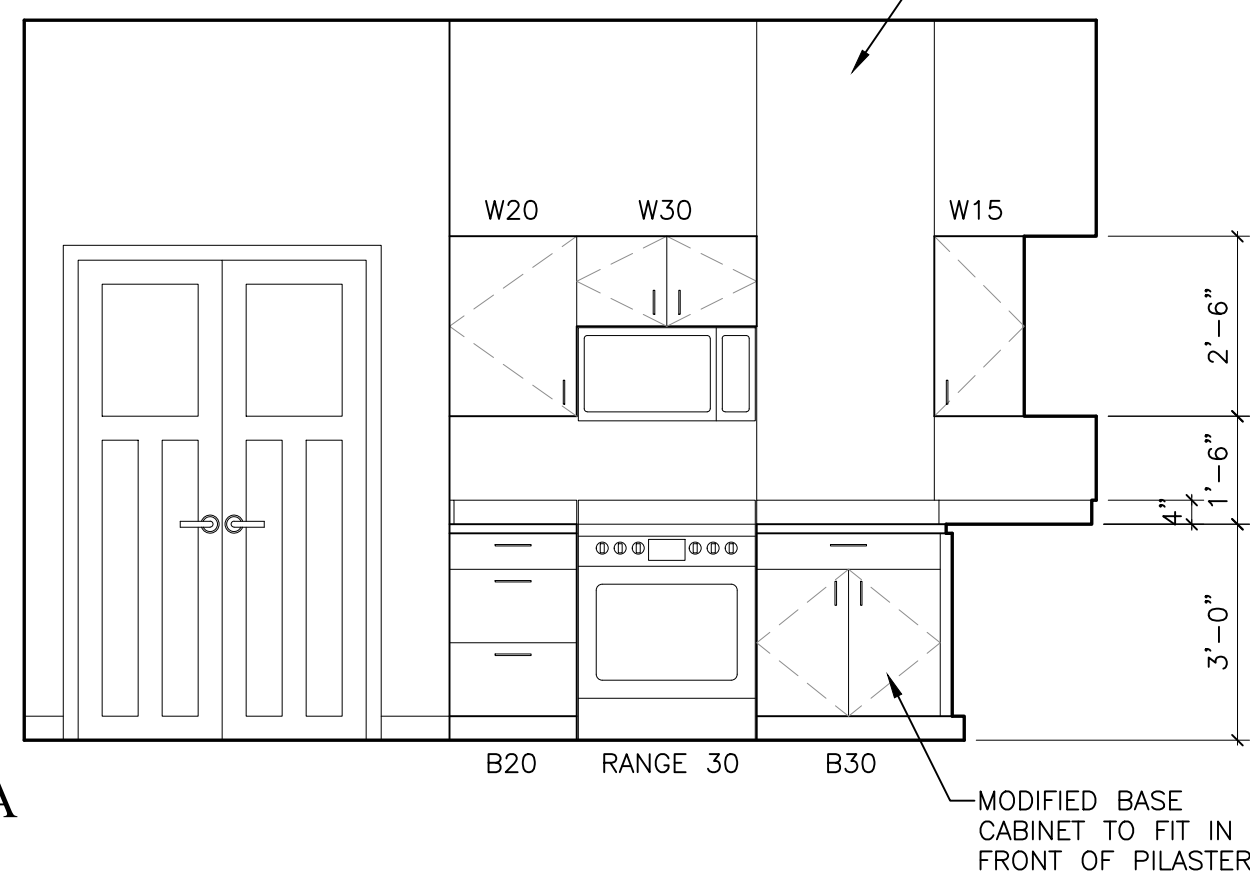


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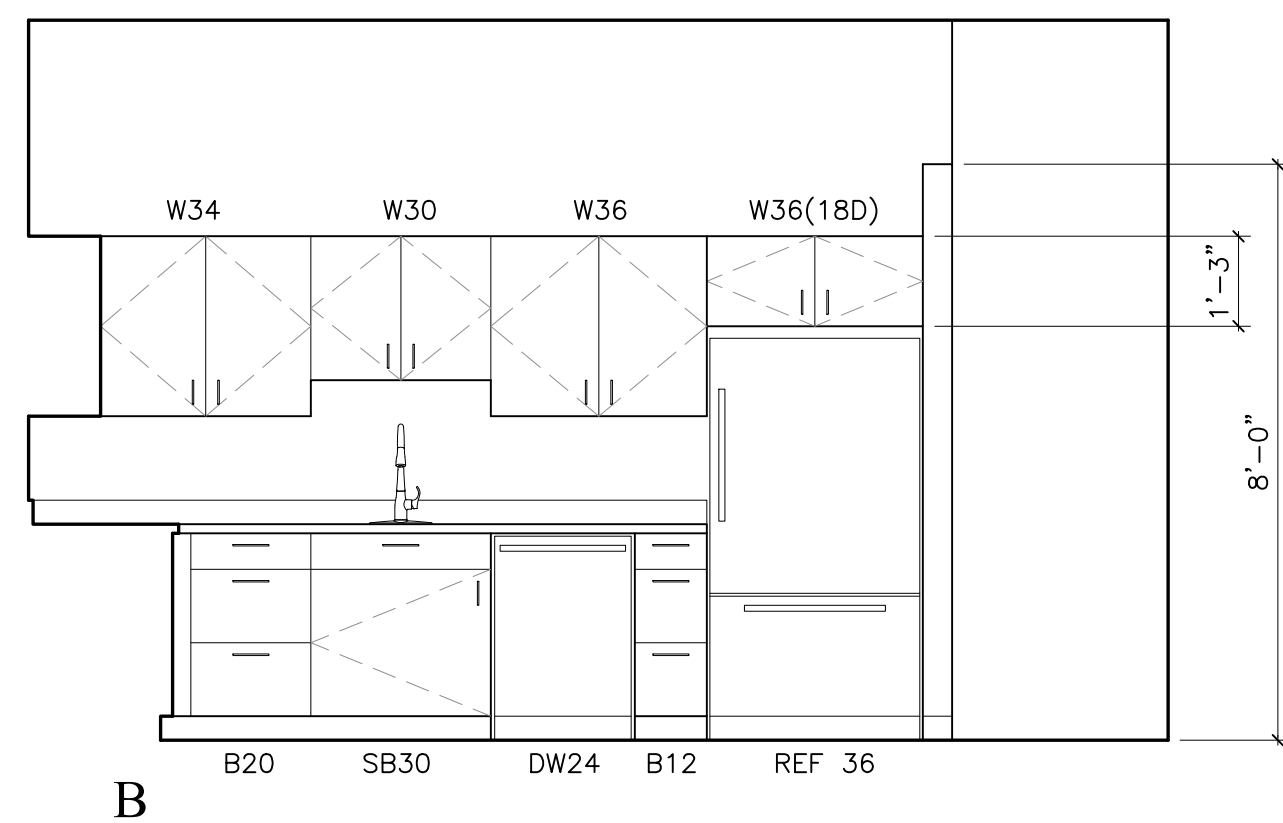


C

09 KITCHEN A402
SCALE: 3/8" = 1'-0"



A



B

10 KITCHEN B402
SCALE: 3/8" = 1'-0"

REF:
c10_01

11 KITCHEN C402
SCALE: 3/8" = 1'-0"

REF:
c10_01

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

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No.	Date	Item
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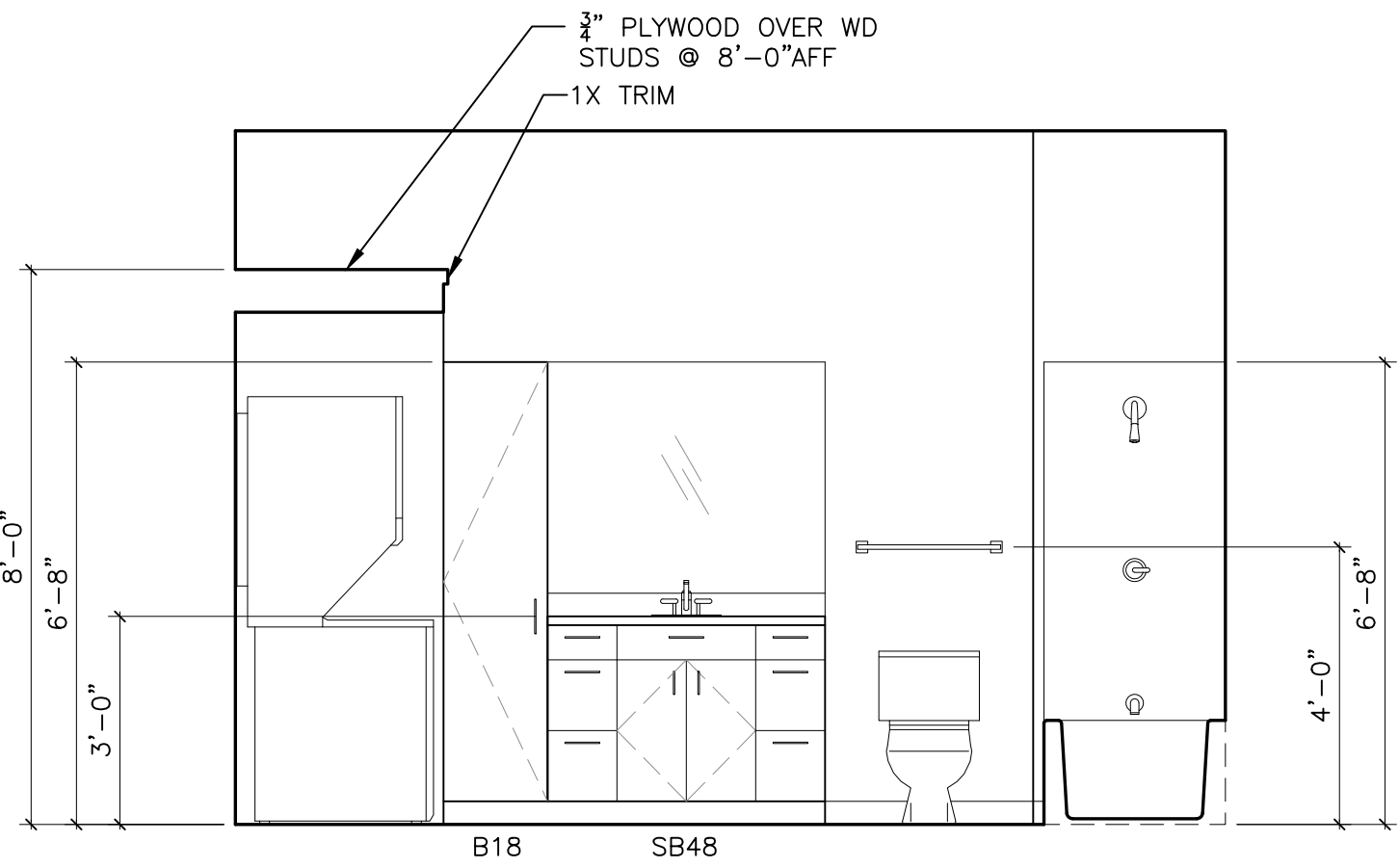
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INTERIOR
ELEVATIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024

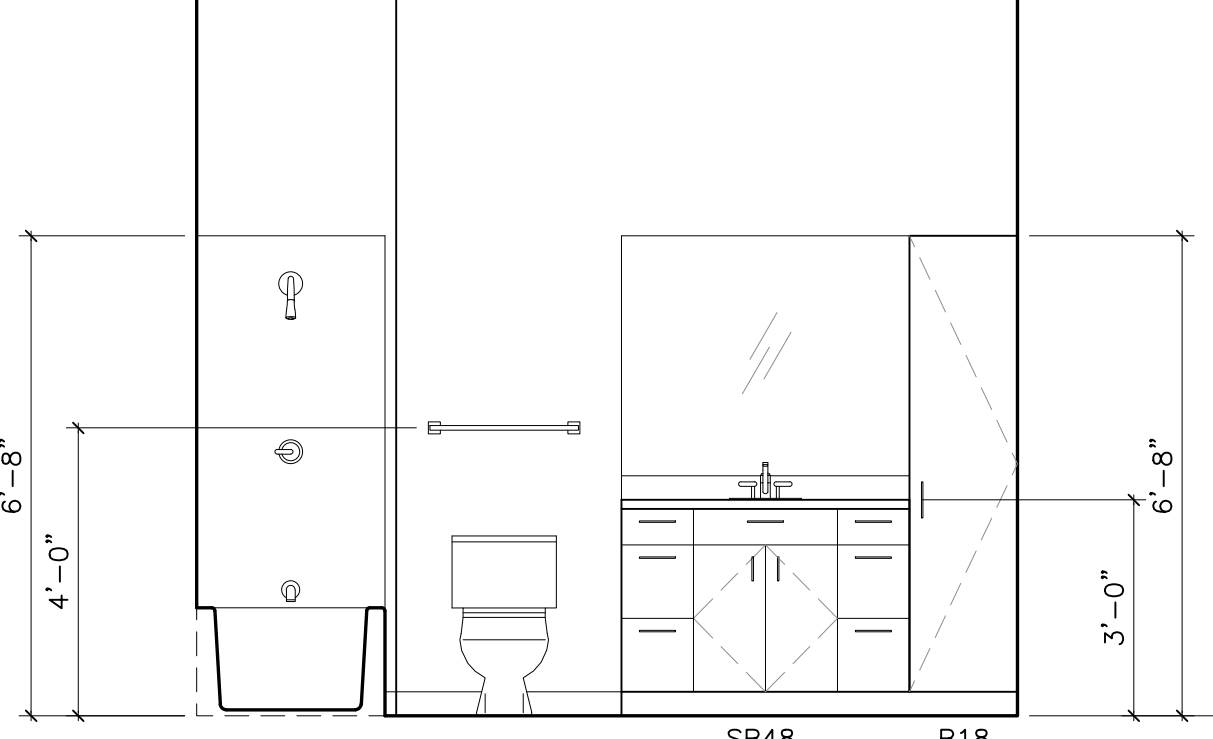
A7.00



01 BATHROOM A205 & A305

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

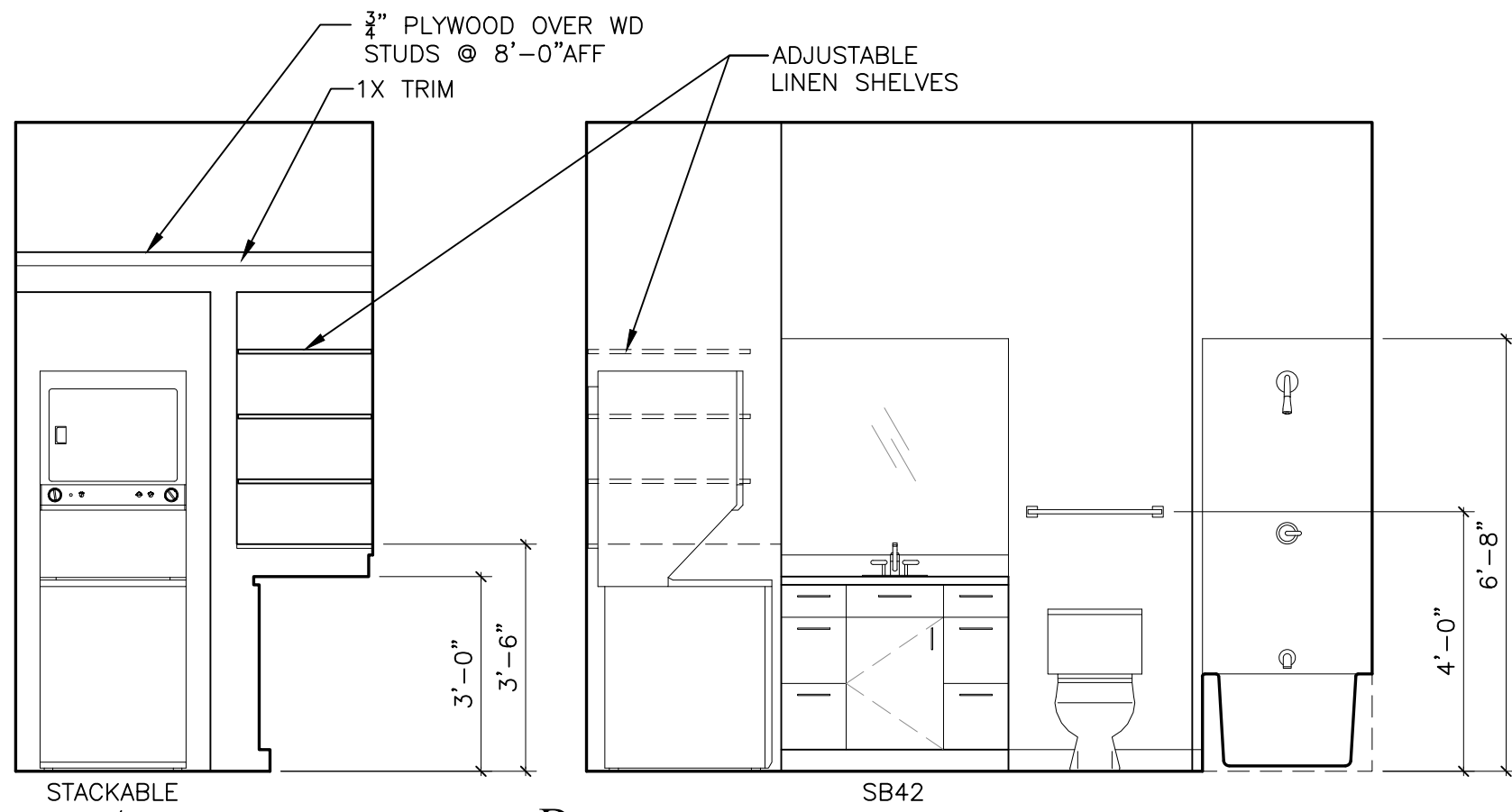
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02 BATHROOM B205 & B305

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

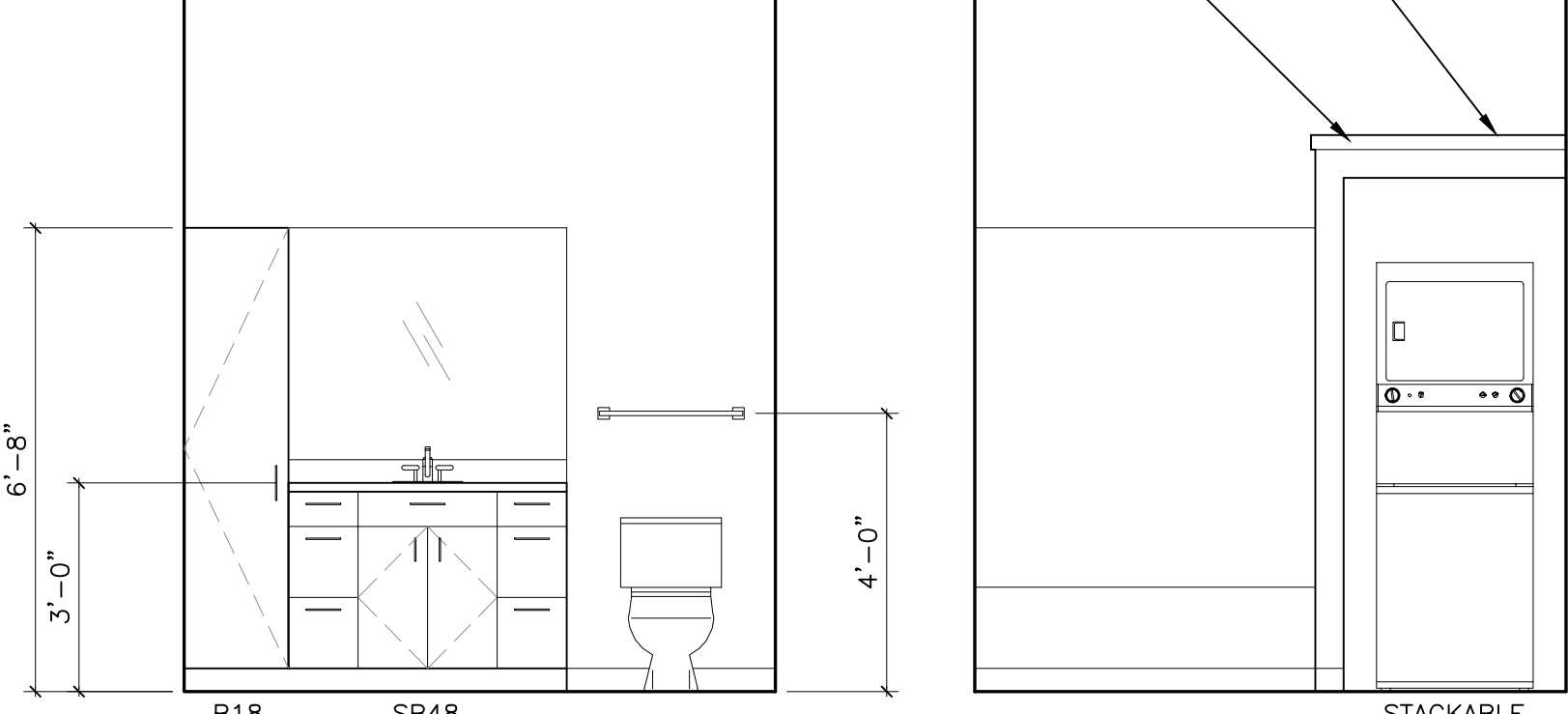
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03 BATHROOM C205, C305 & D405

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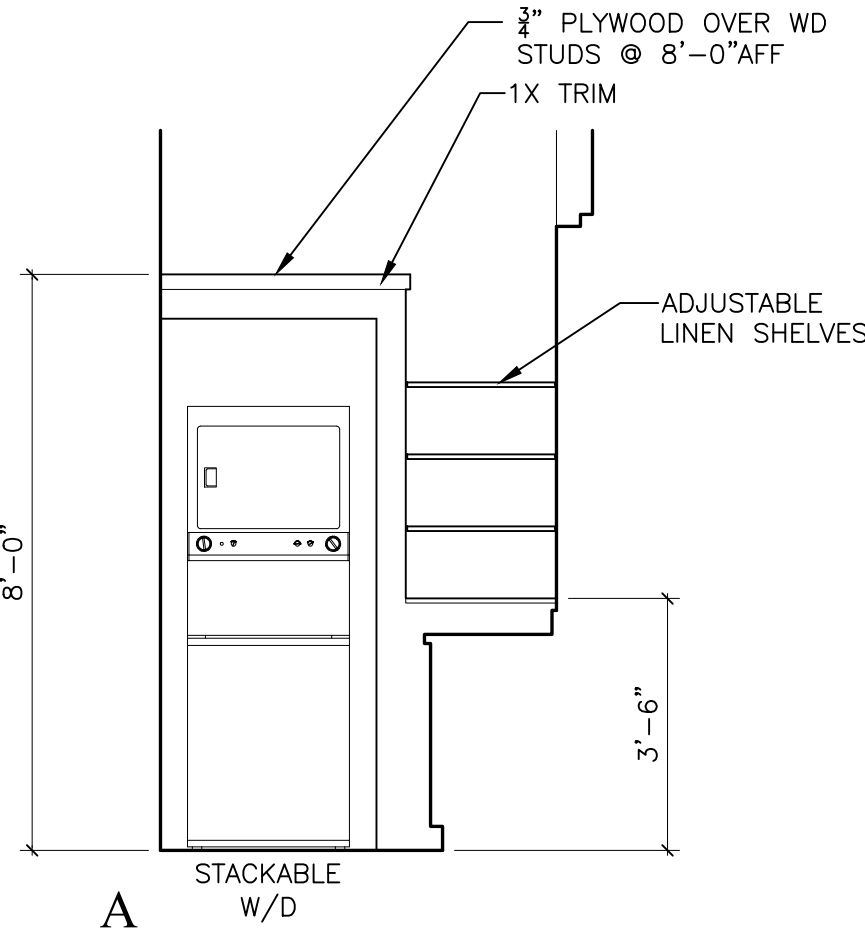
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04 BATHROOM D205, D305 & E405

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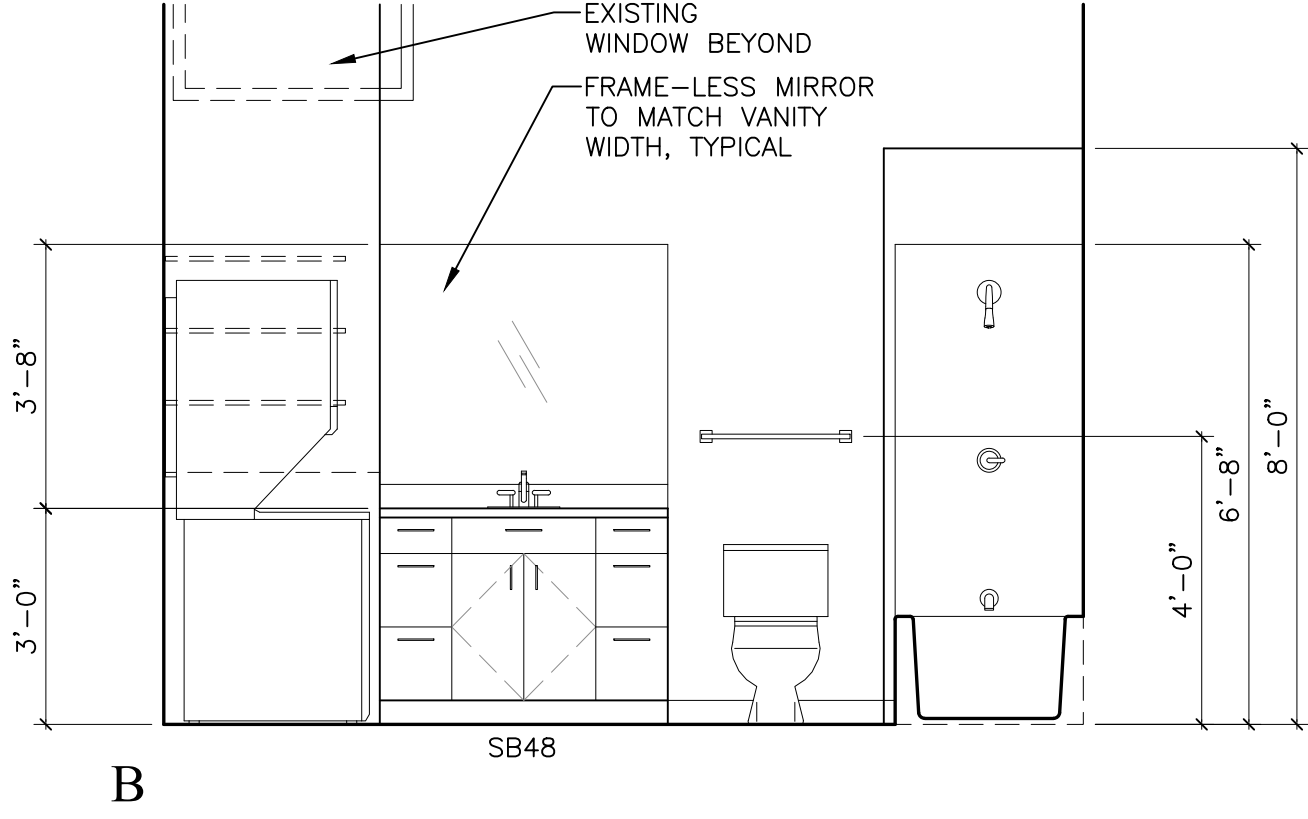
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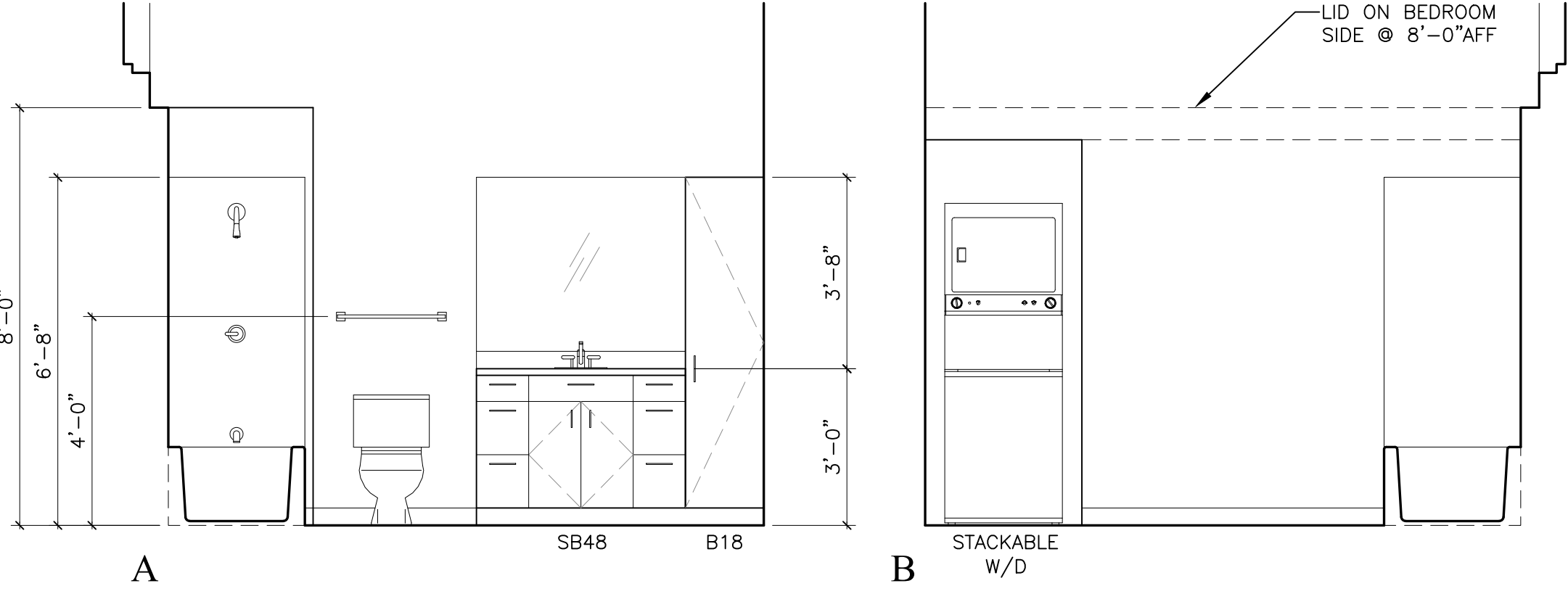
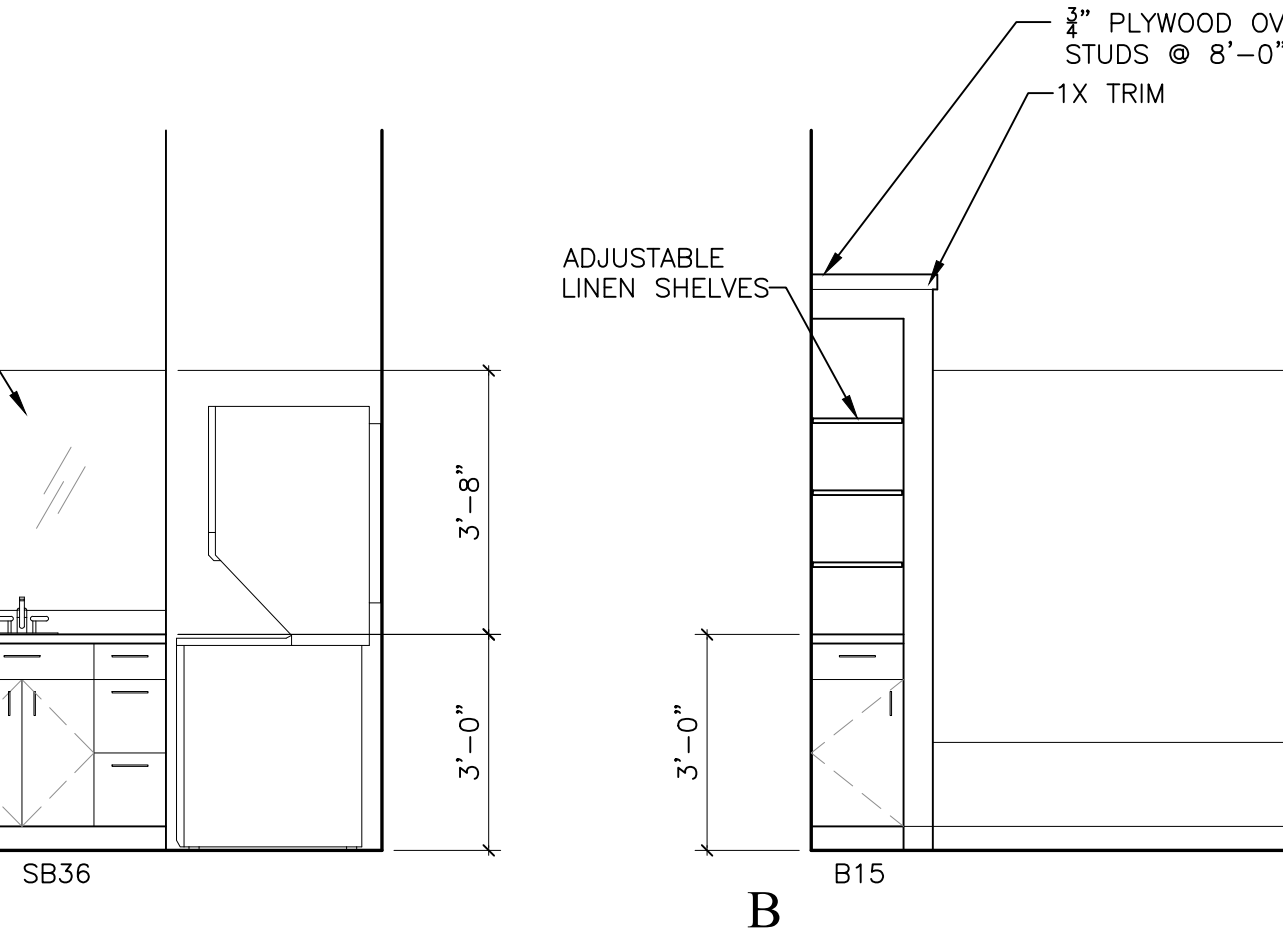
SCALE: 3/8" = 1'-0"

REF: c10_01



06 BATHROOM B405

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



07 BATHROOM C405

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

REF: c10_01

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

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INTERIOR
ELEVATIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024

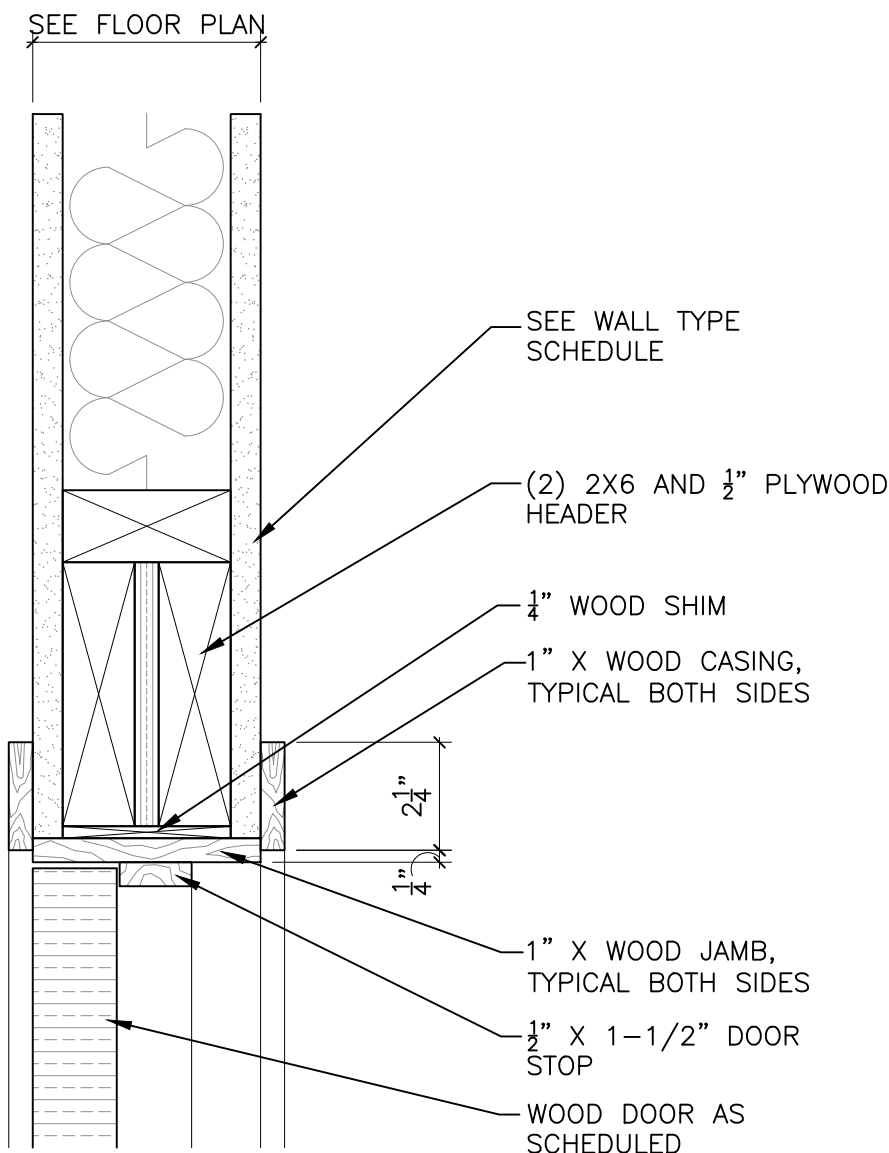
A7.01

DOOR SCHEDULE														
MARK		DOOR OR CASED OPENING				FRAME			LABEL	DETAILS			HARDWARE SET # OR FUNCTION	REMARKS
		SIZE	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH		HEAD	JAMB	T'HOLD		
COMMON BUILDING	002	3'-0" X 7'-0"	HM	3	—	HM	1	—	C	H3	J3	—	—	STAIR
	100A	3'-0" X 8'-0"	AL/GL	2	—	AL	1	—	—	—	—	—	SECURITY	BUILDING LOBBY, COMMERCIAL ENTRY
	100B	3'-0" X 7'-0"	WD	5	—	HM	1	—	C	H3	J3	—	SECURITY	COMMERCIAL RETAIL ENTRY
	100C	3'-0" X 7'-0"	WD	5	—	HM	1	—	C	H3	J3	—	SECURITY	COMMERCIAL RETAIL ENTRY
	101	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	202/302/402	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	204/304/404	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	401	4'-0" X 7'-0" DBL	HM	7	—	HM	1	—	—	—	—	—	STOREROOM	MECHANICAL
	402B	3'-0" X 7'-0"	HM	1	—	HM	1	—	B	H3	J3	—	—	INSULATED EXTERIOR DOOR
UNIT 201/301/401	A203/A303/A403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	A204A/A304A/A404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	A204B/A304B/A404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	A205/A305/A405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	A206/A306/A406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	A207/A307/A407	2'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	PANTRY
UNIT 202/302/403	B203/B303/C403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	B204A/B304A/C404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	B204B/B304B/C404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B205/B305/C405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	B206/B306/C406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	B207	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B208/B307A	4'-4" X 6'-8" SLIDER	WD	6	—	WD	1	—	—	H2	—	—	PASSAGE	OFFICE BARN SLIDERS
	B307B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
UNIT 203/303/404	C203/C303/D403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	C204A/C304A/D404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	C204B/C304B/D404B	2'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	C205/C305/D405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	C206/C306/D406	3'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	C207/C307/D407	1'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	PANTRY
UNIT 204/304/405	D203/D303/E403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	D204A/D304A/E404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	D204B/D304B/E404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	D205/D305/E405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	D206/D306/E406	3'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
UNIT 402	B403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	B404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	B404B	2'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	B406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	B407	2'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
DOOR TYPES										FRAME TYPES			FIRE RESISTANCE (LABEL)	
													A 3 HOUR RATED DOOR/FRAME B 90 MINUTE RATED DOOR/FRAME C 60 MINUTE RATED DOOR/FRAME C-45 45 MINUTE RATED DOOR/FRAME F 20 MINUTE RATED DOOR/FRAME	

GENERAL NOTES

1. GLASS IN ALL DOORS SHALL BE TEMPERED

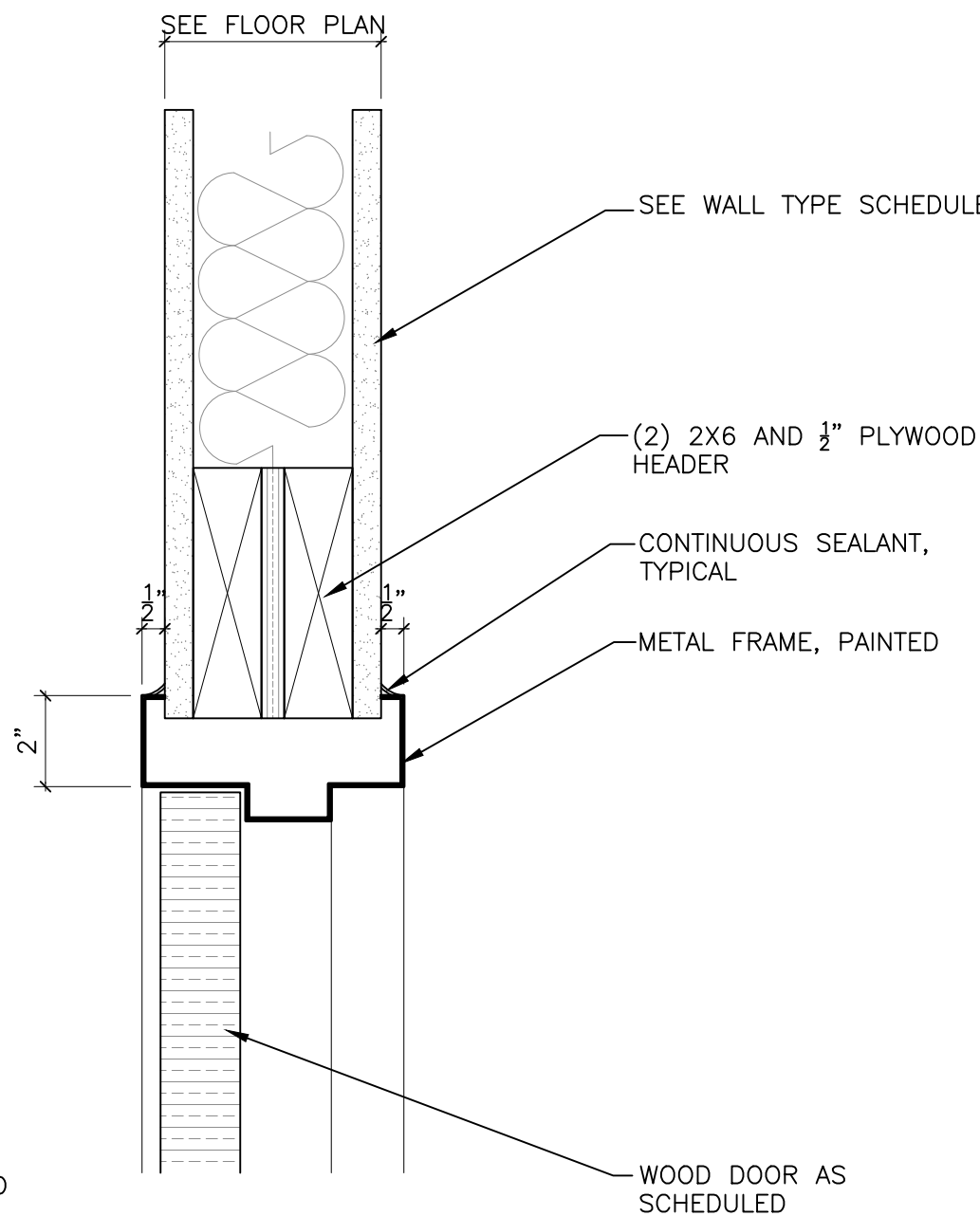
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H1 - WD DOOR HEAD DETAILS

SCALE: 3" = 1'-0"

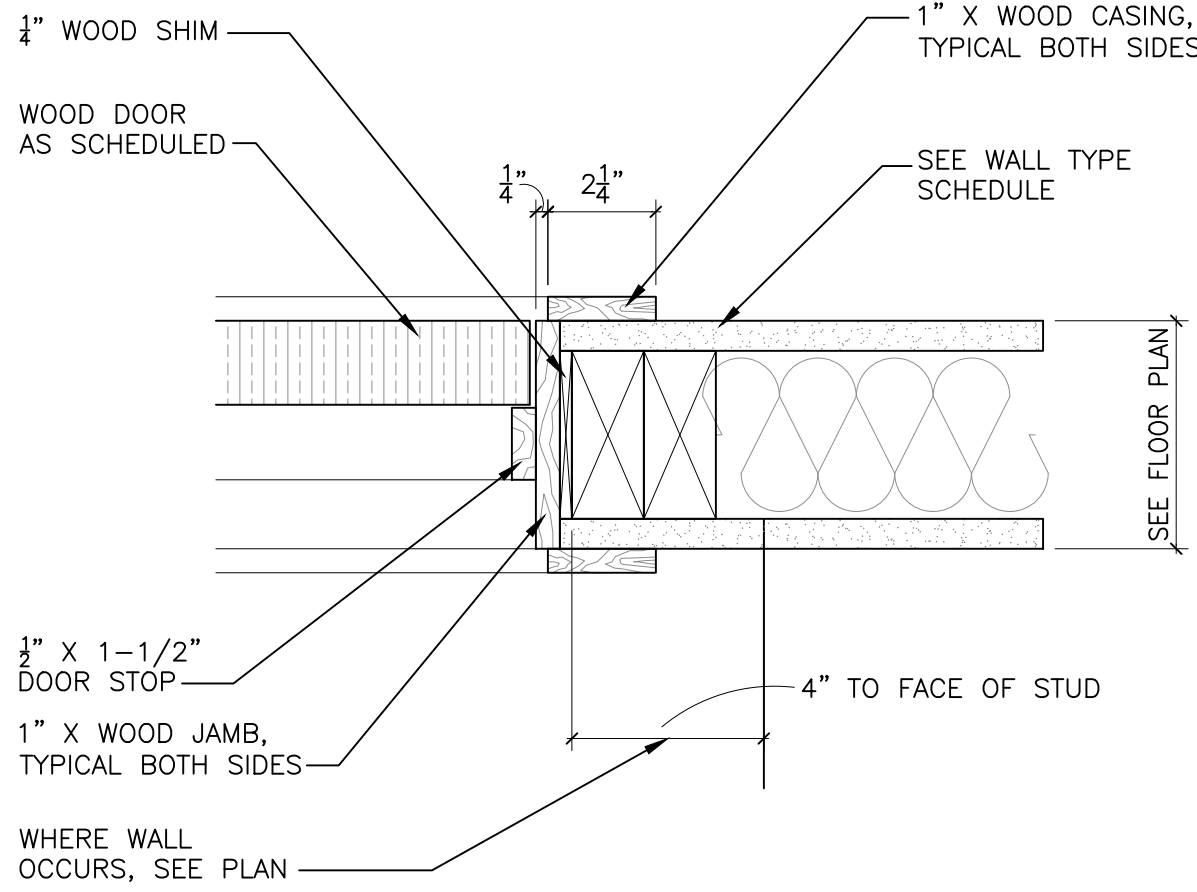
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H2 - HM DOOR HEAD DETAIL

SCALE: 3" = 1'-0"

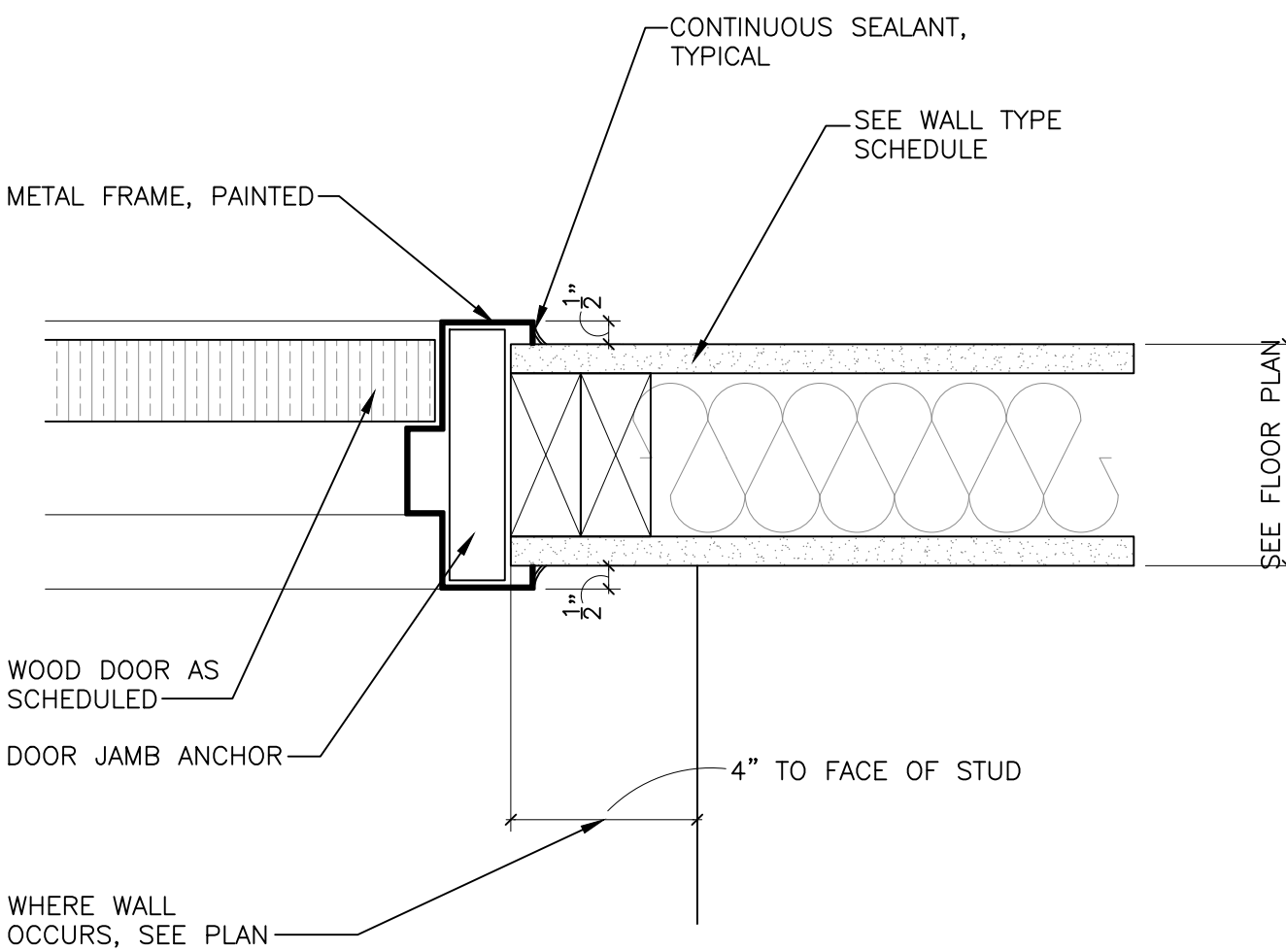
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J1 - WD DOOR JAMB DETAILS

SCALE: 3" = 1'-0"

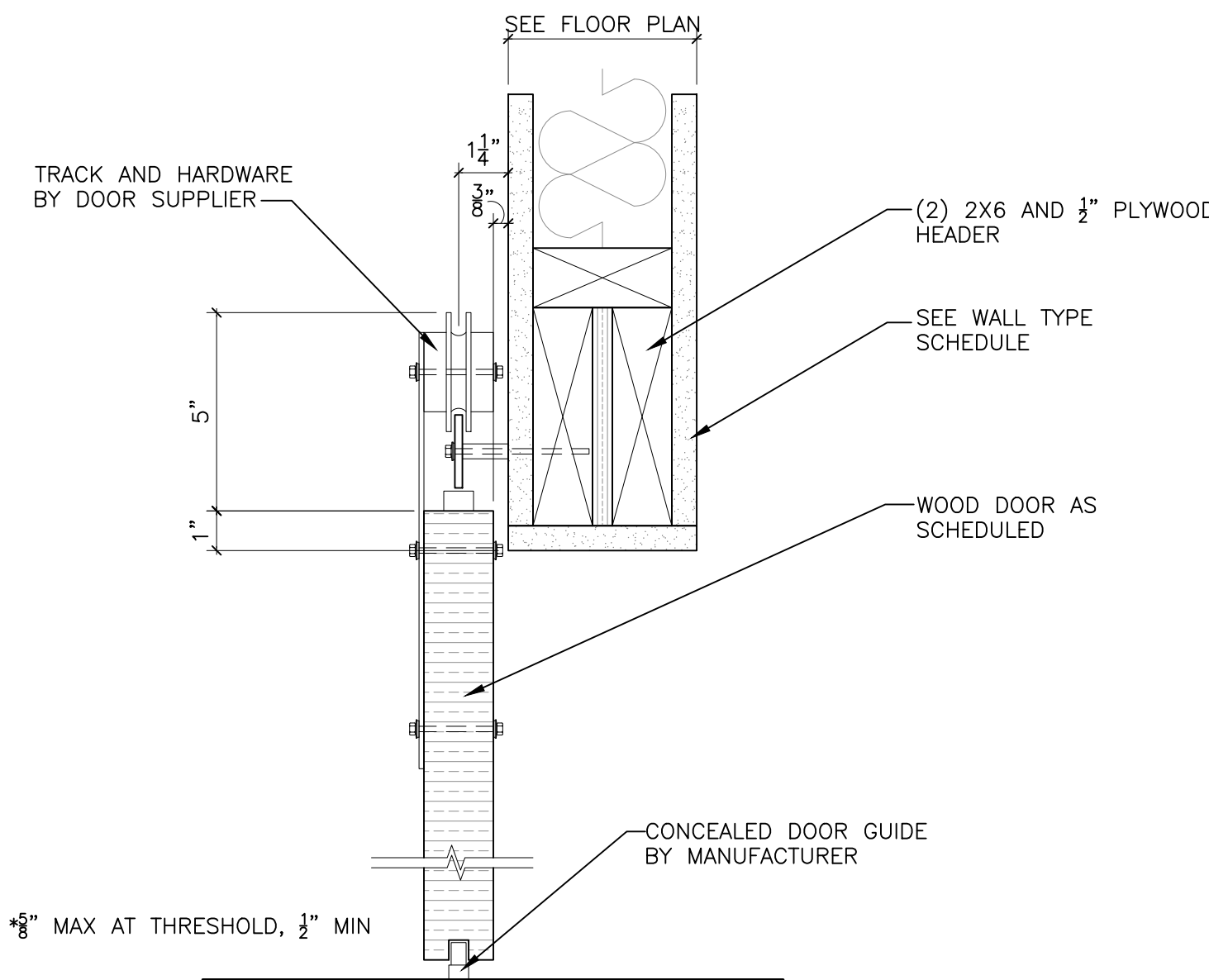
REF: c10_wood door details



J2 - HM DOOR JAMB DETAIL

SCALE: 3" = 1'-0"

REF: c10_door details



H3 - BARN-STYLE DOOR HEAD DETAIL

SCALE: 3" = 1'-0"

REF: c10_wood door details

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

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DOOR SCHEDULE &
DETAILS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024

A9.00

ROOM FINISH SCHEDULE												
ROOM NO.	ROOM NAME	FLOOR		WALLS				CEILING		MILLWORK		REMARKS
		MATERIAL	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL/ FINISH	HEIGHT	VERTICAL	HORIZ.	
100	LOBBY	CT-	-	P-	P-	P-	P-	CLG-1	-	-	-	-
102	STAIR #2	CPT-1	-	P-	P-	P-	P-	-	-	-	-	-
103	ELEVATOR	CPT-2	-	P-	P-	P-	P-	-	-	-	-	-
104	STAIR #1	CPT-1	-	P-	P-	P-	P-	-	-	-	-	EXISTING STAIR
200/300/400	COMMON CORRIDOR	CPT-1	-	P-	P-	P-	P-	CLG-1	-	-	-	-
-	LIVING ROOM	CPT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	KITCHEN	LVT-1	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	CORRIDOR	CPT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	BEDROOMS	CPT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	BATHROOMS	LVT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	LAUNDRY	LVT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	MECHANICAL CLOSETS	LVT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	PANTRY	LVT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
GENERAL NOTES												
1. FINISHES TYPICAL FOR ALL UNITS												
2. -												

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

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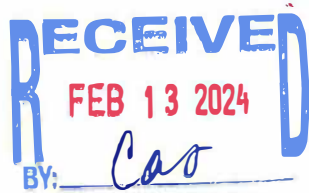
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ROOM FINISH
SCHEDULE,
SPECIFICATIONS &
EXTERIOR
MATERIALS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	March 15, 2024



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
PenaL@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 266 Michigan Ave (Coney Island Building), Kalamazoo, MI

Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☒ Haymarket

Applicant: Matt O'Connor

Owner: 266 Michigan Ave Kalamazoo, LLC

Mailing Add: 6317 Copper Valley Ct NE

Mailing Add: same

City State & Zip: Ada, MI 49301

City, State Zip: same

Phone: 616-430-4296

Phone: same

Email: matt.s.oconnor@gmail.com

Email: @

Contractor Adam Garland Construction

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

See attached Letter

() This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: [Signature] Date: 2-13-2023

Owner's Signature: [Signature] Date: 2-13-2023
(if different)

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0005

Date Received*: 02/13/2024

Zoning CCBP Year built 1900

Complete application Yes

Owned since 02/14/2020

COMMISSION

Meeting Date 20 February 2024

Hearing fee paid \$85 Yes

Check #

COMMENTS

Approve in Concept

Date

Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed

Comments

Revised November 22, 2019

February 13, 2024

Luis Peña
Historic Preservation Coordinator
Community Planning and Economic Development
245 North Rose Street
Kalamazoo MI 49007

RE: 266 MICHIGAN AVE – CONEY ISLAND BUILDING

Dear Mr. Peña,

Enclosed please find our Application for Project Review for the Historic Commission Hearing.

Project Overview:

Renovate the entire upper floors of the Building into 13 Apartments. The existing main floor Retailer (Coney Island Hot Dogs) to remain open for Business. We plan to have a new restaurant occupy the former Ouzos Restaurant space on the main floor.

A new Elevator shaft and stair tower will be constructed to service the upper floors. This Elevator Shaft / Stair Tower will be an entire new structure attached to the rear of the Building along Bates Alley on the south side of the Building. Per our meeting on site with the Fire Department, the new Elevator Shaft / Stair Tower will be extended to the Roof for Fire Safety.

Upon Completion of Construction, the Building will have all new Smoke Detectors and a Brand New Fire Suppression System and Building Monitoring.

I have attached detailed Building Plans and Photographs.

I look forward to meeting with you on February 20th.

Sincerely,



Matt O'Connor
Owner

















266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan



Issue for Review
January 12, 2024
GR190610



architecture

planning

interior design

graphic design

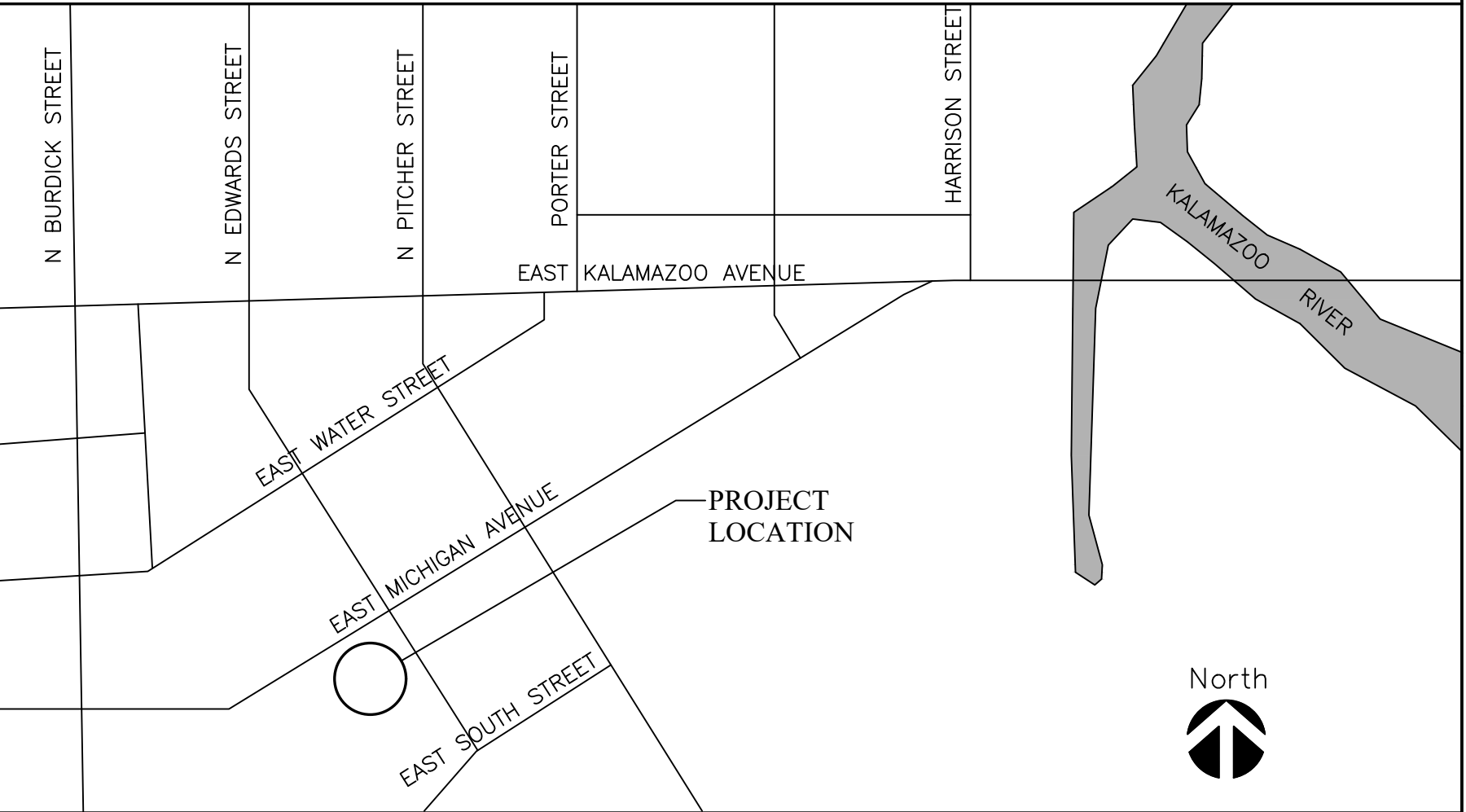
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Grand Rapids, MI 49506
616.457.8100
616.819.9876

structural engineering



2922 Fuller Avenue NE
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Grand Rapids, Michigan 49505
616.457.8100
www.gowithsai.com

NOT FOR CONSTRUCTION

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STRUCTURAL SERIES S0.01 GENERAL STRUCTURAL NOTES/SCHEDULES S0.02 TYPICAL DETAILS S1.01 1st & 2nd FLOOR FRAMING PLANS S1.02 3rd & 4th FLOOR FRAMING PLANS S1.03 4TH FLOOR MEZZ & ROOF FRAMING PLANS S2.01 STRUCTURAL SECTIONS S2.02 STRUCTURAL SECTIONS	PLUMBING SERIES P1.00 BASEMENT & 1ST FLOOR PLUMBING PLANS P1.01 2ND & 3RD FLOOR PLUMBING PLANS P1.02 4TH & 4TH FLOOR LOFT PLUMBING PLANS ELECTRICAL SERIES E1.00 DETAILS, SYMBOL LEGEND & SPECIFICATIONS E2.00 ONE-LINE DIAGRAM E3.00 PANELBOARD SCHEDULES
ARCHITECTURAL SERIES A0.01 GENERAL NOTES/CODE ANALYSIS A0.02 LIFE SAFETY PLAN A0.03 RATED ASSEMBLIES/WALL TYPES D1.00 DEMO PLANS D1.01 DEMO PLANS D1.02 DEMO PLANS D1.03 DEMO ELEVATIONS & SECTION A1.00 FLOOR PLANS A1.01 FLOOR PLANS A1.02 FLOOR PLANS A2.00 ELEVATIONS A3.00 SECTIONS A3.01 STAIR SECTIONS/DETAILS A6.00 REFLECTED CEILING & CONCEPT LIGHTING PLANS A6.01 REFLECTED CEILING & CONCEPT LIGHTING PLANS A6.02 REFLECTED CEILING & CONCEPT LIGHTING PLANS A7.00 INTERIOR ELEVATIONS A7.01 INTERIOR ELEVATIONS A9.00 DOOR SCHEDULE & DETAILS A9.01 ROOM FINISH SCHEDULE, SPECIFICATIONS & EXTERIOR MATERIALS	EL1.00 BASEMENT & 1ST FLOOR LIGHTING PLAN EL1.00A BASEMENT & 1ST FLOOR LIGHTING PLAN – PHOTOMETRICS EL1.01 2ND & 3RD FLOOR LIGHTING PLAN EL1.01A 2ND & 3RD FLOOR LIGHTING PLAN – PHOTOMETRICS EL1.02 4TH & 4TH FLOOR LOFT LIGHTING PLAN EL1.02A 4TH & 4TH FLOOR LOFT LIGHTING PLAN – PHOTOMETRICS EP1.00 BASEMENT & 1ST FLOOR POWER PLAN EP1.01 2ND & 3RD FLOOR POWER PLAN EP1.02 4TH & 4TH FLOOR LOFT POWER PLAN
INTERIOR DESIGN SERIES SEE DESIGN/BUILD DWGS	
PROJECT SUMMARY/UNIT MATRIX	
PROJECT SUMMARY RENOVATION OF AN APPROXIMATELY 13,572sf BUILDING IN DOWNTOWN KALAMAZOO, MI. THE FIRST FLOOR WILL HOLD TWO COMMERCIAL RETAIL/RESTAURANT/BAR TENANTS WHICH CURRENTLY EXIST. A NEW RESIDENTIAL ELEVATOR, LOBBY AND EGRESS STAIR TO BE ADDED TO THE SOUTH SIDE. FLOORS 2, 3 & 4 TO BE RENOVATED INTO 13, 1-BEDROOM/1-BATHROOM UNITS RANGING FROM 555sf TO 840sf. THE BASEMENT WILL REMAIN UNCHANGED OUTSIDE OF NEW STAIR. UNIT MIX (13 TOTAL UNITS): 2ND FLOOR 4 – 1 BEDROOM/1 BATHROOM (565sf TO 760sf) 3RD FLOOR 3 – 1 BEDROOM/1 BATHROOM (570sf TO 755sf) 1 – 1 BEDROOM+/1 BATHROOM (840sf) 4TH FLOOR 4 – 1 BEDROOM/1 BATHROOM (555sf TO 670sf) 1 – 1 BEDROOM + LOFT/1 BATHROOM (730sf)	
SITE LOCATION MAP - KALAMAZOO, MICHIGAN	
	

1430 Robinson Road SE, Suite 200
Grand Rapids, MI 49506

Title: Owner Review		
Drawn: CAA	Checked: CAA	Date: 03/26/2
Title: City Site Plan Review		
Drawn: CAA	Checked: CAA	Date: 04/26/2
Title: Revisions Per Site Plan Review Comments		
Drawn: CAA	Checked: CAA	Date: 05/21/2

**O'Connor
266 East Michigan Avenue**

266 East Michigan Avenue, Kalamazoo, MI 49007
PART OF THE SOUTH 1/2 OF SECTION 15, T2S, R11W,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

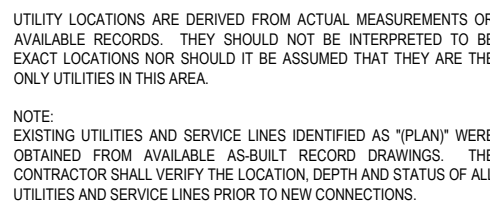
A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "CLEMMENT A. AUDU", the title "ENGINEER", and the license number "No. 40934". Below the seal is a stylized signature.

SHEET NO:
C-201

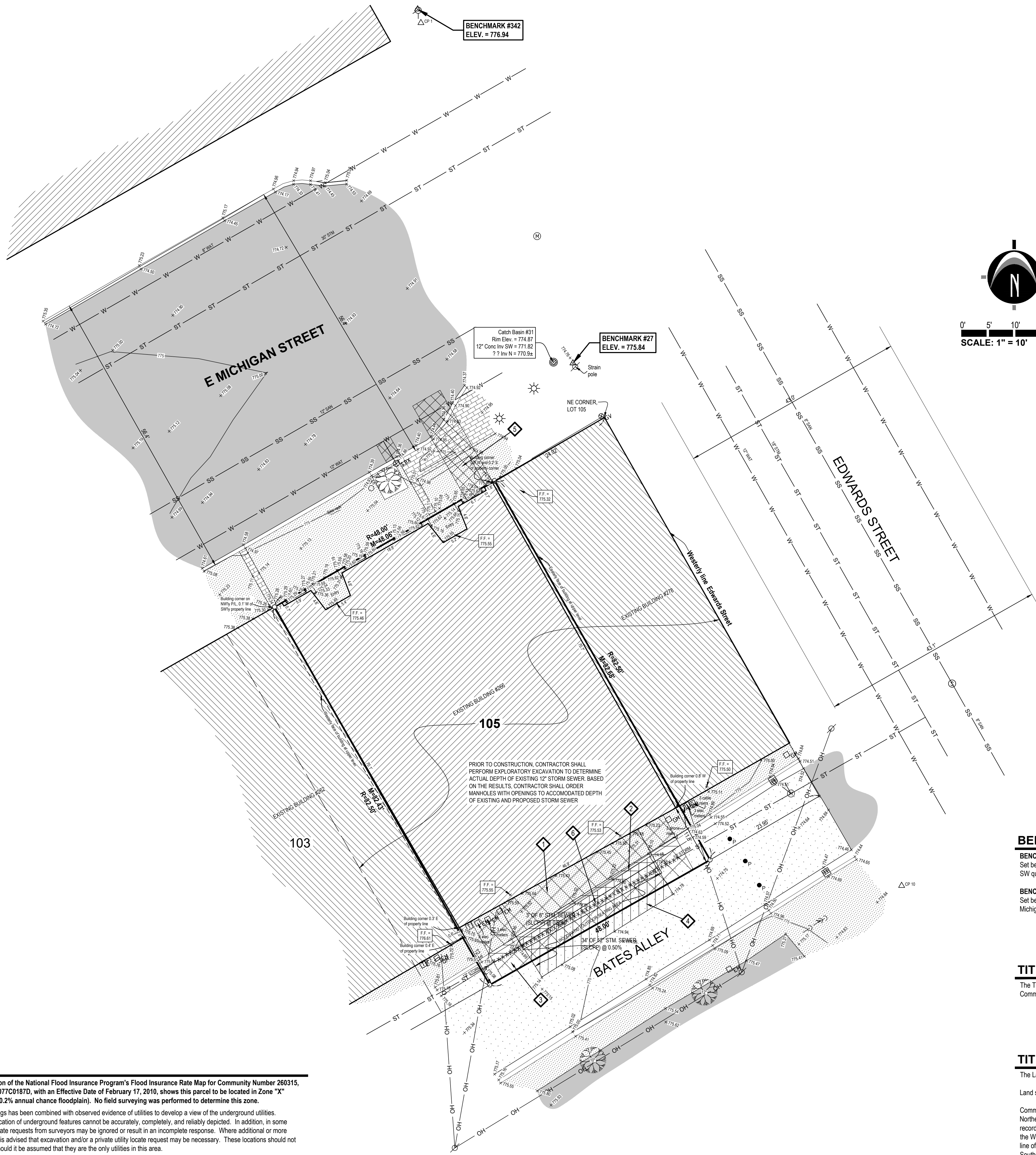
	EXISTING GRADE CONTOUR
	EXISTING CURB & GUTTER REMOVAL
	EXISTING CONCRETE REMOVAL
	EXISTING WOOD PATIO REMOVAL

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE LOCATION OF ALL EXISTING UTILITIES. PRIOR TO ANY DIGGING IS REQUIRED, THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE. ONLY INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN THE BEST INFORMATION AVAILABLE AND BE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE UTILITY COMPANIES, THE CONTRACTOR SHALL OBTAIN AN AS-BUILT RECORD OF ALL UTILITIES AND THE LOCATION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD INSPECTIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING PILES, SEWERS, GAS LINES, AND UNDERGROUND UTILITIES. GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY PILES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING DEMOLITION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL, TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR CURBS. IF A PAVEMENT IS DAMAGED OR DISCONTINUED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE REQUIRED TO MAINTAIN THE EXISTING CURB PROFILE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMAINING PAVEMENT. IF ADDITIONAL CUTS PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGED PAVEMENT.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTHDAYYEAR.

- 1) **Flood Zone Classification:** An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260315, Parcel Number 0187 D, Map Number 26077C0187D, with an Effective Date of February 17, 2010, shows this parcel to be located in Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain). No field surveying was performed to determine this zone.
- 2) Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- 3) This topographic survey was performed during a period of snow and ice covering. While every effort was made to locate all features, snow and/or ice may have prevented all features from being visible.
- 4) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.



— Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation



BENCHMARK #27 ELEV. = 775.84 (NAVD 88)
Set benchmark at top NW bolt out of 4 bolts of strain pole (0.8'± above ground level), located at SW quad of E Michigan Avenue and S Edwards Street.

Set benchmark at top arrow on hydrant (2.5 ± above ground level), located at NW quad of E Michigan Avenue and S Edwards Street.

The Title Description and Schedule B items hereon are from Sun Title Agency of Michigan, LLC
Commitment No.: 202298, Commitment date January 22, 2021.

The Land is described as follows

Land situated in the City of Kalamazoo, Kalamazoo County, Michigan:

Commencing at the Southerly line of Main Street at a point 24 feet Southwesterly from the Northeast corner of Lot 105, Plat of the Town (now City) of Kalamazoo, according to the recorded Plat thereof, as recorded in Liber 6 of Plats, Page 8, thence Southerly parallel with the Westerly line of Edwards Street 82-1/2 feet; thence Southwesterly parallel with the Southerly line of Main Street 48 feet; thence Northwesterly parallel with the first course 82-1/2 feet to the Southerly line of Main Street; thence Northeasterly along the Southerly line of Main Street 48 feet to the Place of Beginning.

PREPARED FOR:
O'Connor Development, LLC
Matt O'Connor

1430 Robinson Road SE, Suite 200
Grand Rapids, MI 49506

REVISIONS:

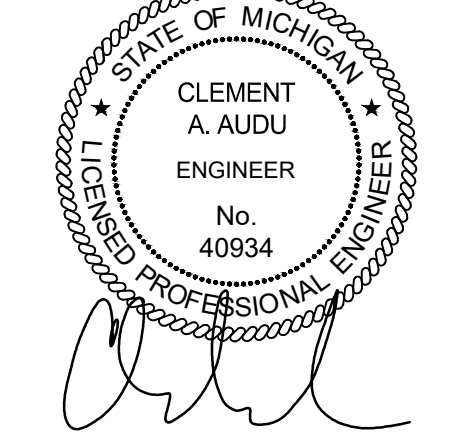
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Title: Revisions Per Site Plan Review Comments
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O'Connor
266 East Michigan Avenue

Site Layout Plan

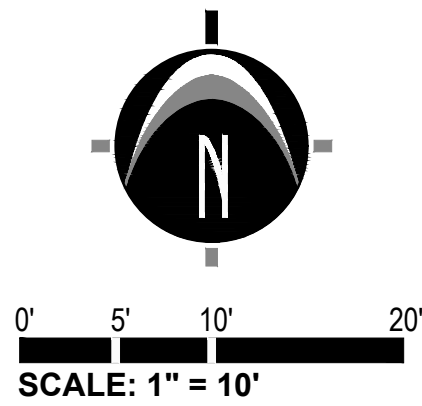
266 East Michigan Avenue, Kalamazoo, MI 49007
PART OF THE SOUTH 1/2 OF SECTION 15, T2S, R11W,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

STAMP:



PROJECT NO:
20400162

SHEET NO:
C-205



LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED BITUMINOUS (HEAVY DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROPOSED CONCRETE (HEAVY DUTY)

GENERAL NOTES

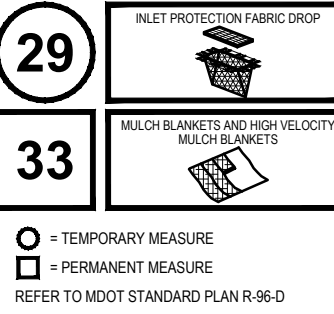
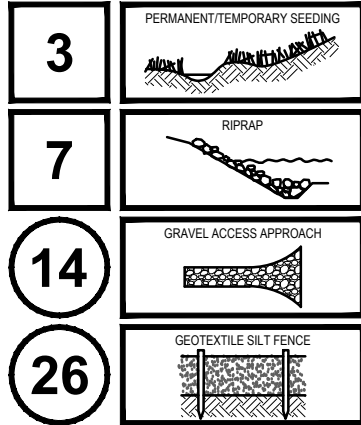
- ZONING OF PROPERTY: CCBD CENTRAL BUSINESS DISTRICT
CCBD ZONING REQUIREMENTS
A) MINIMUM LOT AREA = NA SQ.FT.
B) MINIMUM LOT WIDTH = NA FT.
C) MAXIMUM BUILDING HEIGHT = NO LIMIT
D) MAXIMUM LOT COVERAGE = 100%
SETBACKS
A) FRONT YARD = NA FT.
B) SIDE YARD = NA FT.
C) REAR YARD = NA FT.
SUMMARY OF LAND USE
A) TOTAL ACREAGE = 0.091 ACRES (3,965 SQ.FT.) (EXCLUDING R.O.W.)
B) AREA OF EXISTING BUILDING = 3,245 SQ.FT.
C) BUILDING HEIGHT = APPROX. XX FT.
D) LOT COVERAGE = 81.8%
ZONING OF PARCELS TO SOUTH AND WEST = CCBD
ZONING OF PARCELS TO NORTH AND EAST = CCBD
PARKING REQUIREMENTS: EXEMPT.
THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING, THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES
UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA
CONTRACTOR TO FIELD VERIFY ALL INVERTS.
THE PERMANENT PARCEL NUMBER FOR THE SITE IS 06-15-379-006.
THE ADDRESS OF THE PROPERTY IS 266 E MICHIGAN STREET.
REFUSE FOR THE RESIDENTIAL UNITS WILL BE COLLECTED INTERNALLY. REFUSE FOR THE RESTAURANTS IS COLLECTED IN A DUMPSTER TO THE SOUTH OF THE BUILDING ADJACENT TO THE PARKING LOT.
THERE IS CURRENTLY A BUILDING ON THE PARCEL.

SOIL EROSION CONTROL SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERFORM SITE DEMOLITION												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
ROW & SIDEWALK CLOSURE AND TRAFFIC CONTROL												
FINISH GRADE SITE												
PAVE SITE												
SITE RESTORATION/CLEAN UP												

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2008) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NOTE:
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UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

O'Connor Development, LLC
Matt O'Connor

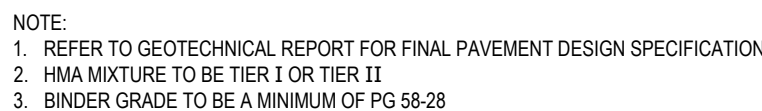
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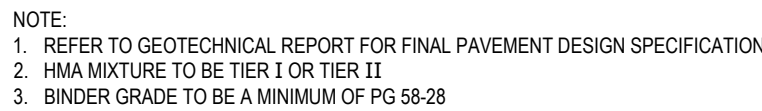
NOTE:

1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. 3.0#/CU.YD. FIBER REINFORCEMENT
6. AIR ENTRAINMENT - $\pm 1\%$
7. SLUMP $4\pm 1"$

N.T.S



N.T.S.



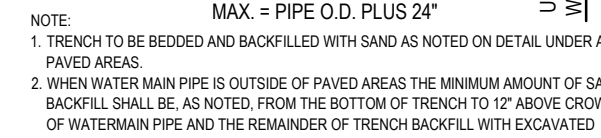
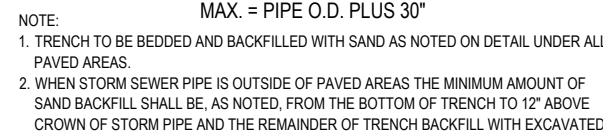
N.T.S

GRADING NOTES:

1. ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
2. PROPOSED SLOPE GRADES ARE TO EDGE OF METAL TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL- THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT ADDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED
4. SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.



N.T.S



N.T.S.

N.T.

STORM SEWER

1. ALL LEACHING BASINS SHOULD BE PROVIDED WITH A MINIMUM 2' SUMP.
2. ALL STORM SEWER SHALL BE SMOOTH LINE CORRUGATED POLYETHYLENE PIPE (SLOPP), WITH WATER TIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PRACTICE CODE, ASHSTO M-252 AND M-254. ASTM F1232-12 (4" - 48") SHALL BE USED FOR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS AND ASTM D-2221 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-7618 UNLESS OTHERWISE NOTED
3. IF UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF ASHSTO M-252 AND M-254. THE PERFORATIONS SHALL MEET THE M-252 REQUIREMENTS
4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
5. ALL LEACHING BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETS. JOINTS WITH BUTYL TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-823 FOR ALL PIPE. ALL MANHOLES SHALL BE 48" DIAMETER. SHALL BE CAST IN PLACE.
6. ALL LEACHING BASINS ARE DRAWN AND WILL BE SITED AT CENTER OF CASTING.

WATERMAIN

1. ALL WATERMAIN SEWER CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.

GENERAL

- [illegible]

ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR

14. THE CONTRACTOR SHALL PROTECT ALL PIPES IN CONTACT WITH PLACEMENT OF ROAD, OR ROCK CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY DEVICES TO DETOUR PEOPLE FROM THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PEDESTRIAN AND PEDESTRIAN TRAFFIC ALONG THE JOB SITE. TRAFFIC CONTROL SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE CITY.
15. THE CONTRACTOR SHALL PROVIDE A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/STORAGE SPACE, SHALL BE INSTALLED INDICATING NO DISTURBANCES OUTSIDE OF THE WORK/STORAGE SPACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ROAD, ALL ROADS, EASEMENTS OR RIGHT-OF-WAYS DETERMINED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE CITY AND THE OWNER. NO DAMAGE TO ANY EXISTING OR PROPOSED EMPLOYEES' VEHICLES IN ANY PUBLIC STREET SHALL BE PERMITTED.
16. DAMAGED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY AND THE OWNER.
17. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO MAINTAIN DUST LEVELS TO THE MAXIMUM ALLOWED BY THE CITY. THE CONTRACTOR SHALL MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADOPT ALL ORDINANCES AND REGULATIONS OF THE CITY OF CHICAGO TO PREVENT EXCESSIVE DUST.
18. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY AND OWNER.
19. ALL CURBS OR DRIVEWAYS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
20. THE CONTRACTOR SHALL BE RESPONSIBLE TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT, DAMAGED PAVEMENT DOWELS OR OTHER SUCH DAMAGE TO EXISTING PAVEMENT SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY AND OWNER.
21. ALL EXISTING CATCHMENTS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MAINTAINED SUITABLE FOR SALVAGE AND REUSE OR REPAIRED TO THE SATISFACTION OF THE CITY AND OWNER.
22. WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND STRUCTURES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL STRUCTURES FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY FOUR FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT IS NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BAYS WAYS AND DRIVEWAYS, CURBS, RAILS, AND DRIVEWAYS.
23. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR OTHERS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF THE CONSTRUCTION SITE.
24. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLADDING OPERATIONS, EARTHWORK GRADING, OR ANY TYPE OF CONSTRUCTION ACTIVITY.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND THE SANITARY SEWER ARE PROHIBITED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND THE SANITARY SEWER WITH MUNICIPAL CODE REQUIREMENTS.

**O'Connor
266 East Michigan Avenue**

Details & Specifications

PART OF THE SOUTH 1/2 OF SECTION 15, T2S, R11W,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

STATE OF MICHIGAN
★
CLEMENT
A. AUDU
ENGINEER
No.
40934
★
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
20400162

SHEET NO:

C-500

DESIGN CRITERIA																																
1.1	BUILDING CODE: 2015 MICHIGAN BUILDING CODE																															
1.2	GRAVITY LOADS																															
A. ROOFS:																																
TYPICAL ROOF																																
I DEAD LOAD		18	PSF																													
II LIVE LOAD		20	PSF																													
B. TYPICAL FLOORS																																
I DEAD LOAD		15	PSF																													
II LIVE LOAD		40	PSF																													
1.3	SNOW LOADS:																															
A. GROUND SNOW LOAD $P_g = 35$																																
B. FLAT-ROOF SNOW LOAD $P_f = 27$																																
C. SNOW EXPOSURE FACTOR $C_e = 1.1$																																
D. SNOW LOAD IMPORTANCE FACTOR $I_s = 1.0$																																
E. THERMAL FACTOR $C_t = 1.0$																																
F. DRIFTING AND/OR SLIDING SNOW HAS BEEN INCLUDED.																																
1.4	WIND LOADS:																															
A. ULTIMATE WIND SPEED 115																																
B. RISK CATEGORY 2																																
C. WIND EXPOSURE 1																																
D. INTERNAL PRESSURE COEFFICIENT 0.18																																
1.5	SEISMIC DESIGN DATA:																															
A. RISK CATEGORY 2																																
B. SEISMIC DESIGN CATEGORY B																																
C. SPECTRAL RESPONSE COEFFICIENTS																																
		$S_a = 0.071$																														
		$S_1 = 0.044$																														
		$S_{m1} = 0.076$																														
		$S_{m2} = 0.070$																														
D. SITE CLASS D																																
E. BASIC SEISMIC-FORCE-RESISTING SYSTEM																																
INTERMEDIATE REINFORCED MASONRY SHEAR WALLS																																
F	DESIGN BASE SHEAR		3	KIPS																												
G	SEISMIC IMPORTANCE FACTOR		$I_e = 1.0$																													
H	SEISMIC RESPONSE COEFFICIENT		$C_s = 0.060$																													
I	RESPONSE MODIFICATION FACTOR		$R = 1.50$																													
J	ANALYSIS PROCEDURE:		EQUILIBRANT FORCE																													
1.6	DESIGN STRENGTHS:																															
A. CONCRETE STRENGTH:																																
<table border="1"> <thead> <tr> <th>LOCATION</th><th>28 DAY'S</th><th>DENSITY</th><th>EXPOSURE CLASS/SES</th></tr> </thead> <tbody> <tr> <td>INTERIOR FOOTINGS</td><td>3000 PSI</td><td>145 PCF</td><td>F0, S0, PO AND C0</td></tr> <tr> <td>INTERIOR SLABS AND WALLS</td><td>4000 PSI</td><td>145 PCF</td><td>F0, S0, PO AND C0</td></tr> <tr> <td>EXTERIOR FOOTINGS</td><td>4500 PSI</td><td>145 PCF</td><td>F2, S0, PO AND C1</td></tr> <tr> <td>EXTERIOR WALLS</td><td>4500 PSI</td><td>145 PCF</td><td>F3, S0, PO AND C1</td></tr> <tr> <td>EXTERIOR UN-REINFORCED SLABS</td><td>4500 PSI</td><td>145 PCF</td><td>F3, S0, PO AND C2</td></tr> <tr> <td>EXTERIOR UN-REINFORCED SLABS</td><td>5000 PSI</td><td>145 PCF</td><td>F3, S0, PO AND C2</td></tr> </tbody> </table>					LOCATION	28 DAY'S	DENSITY	EXPOSURE CLASS/SES	INTERIOR FOOTINGS	3000 PSI	145 PCF	F0, S0, PO AND C0	INTERIOR SLABS AND WALLS	4000 PSI	145 PCF	F0, S0, PO AND C0	EXTERIOR FOOTINGS	4500 PSI	145 PCF	F2, S0, PO AND C1	EXTERIOR WALLS	4500 PSI	145 PCF	F3, S0, PO AND C1	EXTERIOR UN-REINFORCED SLABS	4500 PSI	145 PCF	F3, S0, PO AND C2	EXTERIOR UN-REINFORCED SLABS	5000 PSI	145 PCF	F3, S0, PO AND C2
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	a	BAR REINFORCEMENT	ASTM A615 GR. 60 ($F_y = 60$ KSI)
	b	WELDEBAR BAR REINFORCEMENT	A706 GR. 60 ($F_y = 60$ KSI)
	c	WELDEBAR REINFORCEMENT	ASTM A1064 ($F_y = 70$ KSI)
	d	POLYPROPYLENE FIBERS	ASTM C1116
	e	STEEL FIBERS	ASTM A820
B	STRUCTURAL STEEL:		
	a	W-9A SHAPES:	ASTM A992 ($F_y = 50$ KSI)
	b	HSS RECTANGULAR:	ASTM A500 GR. C ($F_y = 50$ KSI)
	c	PIPE:	ASTM A53 GR. B ($F_y = 35$ KSI)
	d	M AND 'S' SHAPES, ANGLES, CHANNELS:	ASTM A36 ($F_y = 36$ KSI)
	e	PLATE:	ASTM A36 ($F_y = 36$ KSI)
	i	1" AND LESS IN THICKNESS:	ASTM A572 GR. 50 ($F_y = 50$ KSI)
	ii	GREATER THAN 1" IN THICKNESS:	
C	FASTENERS:		
	a	HIGH STRENGTH BOLT (USE GROUP A UNO.)	
	i	GROUP A	ASTM 3125 GRADES A325, F1852 AND ASTM A354 GR. B8
	ii	GROUP B	ASTM 3125 GRADES A490, 2280 AND ASTM A354 GR. 8
	iii	GROUP C	ASTM F3043 AND F3111
	iv	HEX V. HEX NUTS AND WASHERS SHALL CONFORM TO "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS," LATEST EDITION TABLE 2.1.	
	b	COMMON BOLT:	ASTM A307 GR. A
	i	HEX NUTS:	A563 GR. A
	ii	WASHERS:	ASTM F844
	c	ANCHOR RODS:	ASTM F1554 GR. 36
	d	THREADED RODS:	ASTM A36 ($F_y = 36$ KSI)
	e	STEEL STUDS:	ASTM A108
	f	DEFORMED BAR ANCHORS	ASTM A1064
D	MASONRY:		
	a	NORMAL WEIGHT CONCRETE DENSITY = 135	PCF
	b	COMPRESSIVE STRENGTH OF M.S.	$F_m = 2000$ PSI
	c	COMPRESSIVE STRENGTH OF CMU	2000 PSI
	d	COMPRESSIVE STRENGTH OF GROUT	2500 PSI
	e	BAR REINFORCEMENT	ASTM A615 GR. 60 ($F_y = 60$ KSI)
	f	WELDEBAR BAR REINFORCEMENT	A706 GR. 60 ($F_y = 60$ KSI)
	g	WELDE WIRE REINFORCEMENT	ASTM A1064 ($F_y = 70$ KSI)
E	WOOD:		
	a	DIMENSION LUMBER: SPRUCE-PINE-FIR #1 #2	$F_m = 875$ PSI, $F_c = 135$ PSLI, $E = 1400$ KSI
	b	TREATED LUMBER: #2 SOUTHERN PINE	$F_m = 1050$ PSLI, $F_c = 175$ PSI, $E = 1400$ KSI
	c	LAMINATED STRAND LUMBER (LSL):	
	i	1" RM BOARD	$F_m = 1300$ PSLI, $F_c = 365$ PSI, $E = 1000$ KSI
	ii	1 1/2" WIDE 3 1/2" TO 5 1/2" DEEP	$F_m = 1700$ PSLI, $F_c = 425$ PSI, $E = 1500$ KSI
	iii	1 1/2" WIDE 7 1/4" TO 11 1/4" DEEP	$F_m = 2250$ PSLI, $F_c = 595$ PSI, $E = 1500$ KSI
	iv	1 3/4" WIDE	$F_m = 2325$ PSLI, $F_c = 525$ PSI, $E = 1500$ KSI
	d	LAMINATED VENEER LUMBER (LVL)	$F_m = 2600$ PSLI, $F_c = 285$ PSI, $E = 2000$ KSI
	e	PARALLEL STRAND LUMBER (PSL):	
	i	UP TO 7" IN DEPTH	$F_m = 2500$ PSLI, $F_c = 190$ PSI, $E = 1800$ KSI
	ii	GREATER THAN 7" IN DEPTH	$F_m = 2900$ PSLI, $F_c = 210$ PSI, $E = 2000$ KSI

2 FOUNDATIONS AND EARTHWORK

2.1 ALL FILL UNDER SLABS AND ADJACENT TO WALLS SHALL BE CLEAN GRANULAR SOIL COMPACTED TO A MINIMUM OF 95 PERCENT

2.2 FOOTINGS ARE DESIGNED TO BEAR ON SOIL OR ENGINEERED FILL WITH THE FOLLOWING VALUES: IF MATERIAL OF THE CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, THE FOOTINGS SHALL BE LOWERED OR ENLARGED. NOTIFY THE CONSULTING ENGINEER FOR ADJUSTMENTS.

A WALL FOOTINGS:

B SPREAD FOOTINGS:

C MODULUS OF SUBGRADE REACTION:

2.3 RETAINING WALLS HAVE BEEN DESIGNED USING THE FOLLOWING:

A SOIL DENSITY:

B ACTIVE EQUIVALENT FLUID PRESSURE:

C AT REST EQUIVALENT FLUID PRESSURE:

D PASSIVE EQUIVALENT FLUID PRESSURE:

E SLIDING COEFFICIENT:

2.4 PROVIDE A MINIMUM OF 4 INCHES OF GRANULAR FILL CONTAINING NOT MORE THAN 10% OF MATERIAL THAT PASSES A #4 AND 4 SEVEN EIGHTS INCH MAX INTERIOR SLABS-ON-GRADE

2.5 NO ENGINEERED FILL SHALL BE PLACED UNTIL EXCAVATION BOTTOMS HAVE BEEN INSPECTED AND APPROVED BY A REGISTERED PROFESSIONAL ENGINEER

2.6 ALL FOOTING EXCAVATIONS SHALL BE SPECIFIED PRIOR TO CONCRETE PLACEMENT. BY A GEOTECHNICAL ENGINEER TO VERIFY SUFFICIENT BEARING MATERIAL OF CAPACITY AS SPECIFIED

2.7 EXISTING FOOTINGS AND UNDER FOOTINGS ARE TO BE AT LEAST 42 INCHES BELOW FINAL OUTSIDE GRADE REARER OF ELEVATION SHOWN ON PLAN

2.8 ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL SPREAD FOOTINGS SHALL BE CENTERED UNDER WALLS OR SLABS. IF FOUNDATIONS OR UNDER FOOTINGS ARE NOT PERFECTLY CENTERED

2.9 NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE, FROST OR LOOSE MATERIAL

2.10 WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAVATIONS

2.11 NO BACKFILLING AND COMPACTING OF EARTH SOIL SHALL BE PERMITTED AGAINST FOUNDATION WALLS, UNTIL SUPPORTING GEOTECHNICAL RECOMMENDATIONS HAVE BEEN VERIFIED THROUGH DESIGN STRENGTH AND ADEQUATE BEARING CAPACITY

2.12 WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED ON BOTH SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL

2.13 FOUNDATION STEPS SHALL BE LOCATED ORIGINATED WHERE INDICATED ON THE PLAN

2.14 REFER TO PLUMBING, ELEC, ELECTRICAL & ARCHITECTURAL DRAWINGS FOR REQUIRED UNDER SLAB UTILITIES

3.1	CONCRETE SHALL BE CONSTRUCTED TO ALL REQUIREMENTS OF THE FOLLOWING:	
A	ACI 308.1 LATEST EDITION BUILDING CODE REQUIREMENTS FOR GENERAL CONCRETE	
B	ACI 117 LATEST EDITION SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION	
C	ACI 301 LATEST EDITION SPECIFICATIONS FOR STRUCTURAL CONCRETE	
D	ACI 308.1 LATEST EDITION SPECIFICATIONS FOR HOT WEATHER CONCRETE	
E	ACI 308.1 LATEST EDITION SPECIFICATION FOR COLD WEATHER CONCRETE	
F	ACI 308.1 LATEST EDITION SPECIFICATION FOR CURING CONCRETE	
G	ACI 308.1 LATEST EDITION ACI DETAILING MANUAL	
H	CRSI MANUAL OF STANDARD PRACTICE LATEST EDITION	
I	CRSI PLACING REINFORCING BARS LATEST EDITION	
3.2	FINISH SURFACES TO THE FOLLOWING TOLERANCES ACCORDING TO ASTM E 1155 FOR A RANDOMLY TRAFFICKED FLOOR SURFACE	
A	MINIMUM LOCAL OVERALL VALUES OF FLATNESS: F(1) = +25; AND OF LEVELNESS: L(1) = +20; WITH MINIMUM LOCAL VALUES OF FLATNESS: F(1) = +15; AND OF LEVELNESS: L(1) = +12.	
B	ELEVATED SLABS SPECIFIED OVERALL VALUES OF FLATNESS: F(1) = +35; AND OF LEVELNESS: L(1) = +30.	
C	MINIMUM LOCAL OVERALL VALUES OF FLATNESS: F(1) = +15; AND OF LEVELNESS: L(1) = +10.	
D	MINIMUM LOCAL OVERALL VALUES OF FLATNESS: F(1) = +15; AND OF LEVELNESS: L(1) = +10.	
A	MINIMUM LOCAL OVERALL VALUES OF FLATNESS: F(1) = +35; AND OF LEVELNESS: L(1) = +30.	
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C	MINIMUM LOCAL OVERALL VALUES OF FLATNESS: F(1) = +15; AND OF LEVELNESS: L(1) = +10.	
3.3	CONCRETE COVER FOR REINFORCEMENT	
A	FOOTINGS:	3"
B	SLABS ON GRADE:	2"
C	WALLS EXPOSED TO EARTH OR WEATHER:	1 1/2" FOR SLAB AND LESS; 2" OTHERWISE
D	COLUMN TIES:	1 1/2"
A	SLAB BASE PLATES, ANCHOR BOLTS, ETC., BELOW GRADE SHALL BE COVERED WITH A MINIMUM OF 3" OF CONCRETE.	
B	LAP SPICES SHALL CONFORM TO THE LAP SCHEDULE.	
C	BAR LENGTHS SHOWN DO NOT INCLUDE LAP LENGTHS.	
D	ALL OPENINGS IN CONCRETE WALLS SHALL HAVE 2" LONG BARS PLACED ALL AROUND OPENING. EXTEND BARS 2'-0" BEYOND EACH FACE OF OPENING. PLACING 2' - 40 x 4" LONG BARS DIAGONALLY AT EACH CORNER.	
E	DEVELOP WIRE REINFORCEMENT LAPS SHALL BE AT 1/3 TIES AND SIZES.	
F	ALL SLABS ON GRADE SHALL BE ANCHORED OR CONSTRUCTION JOINTS AT 12'-0" MAXIMUM SPACING.	
G	ELEVATED SLABS SHALL BE ANCHORED OR CONSTRUCTION JOINTS AT 12'-0" MAXIMUM SPACING.	
H	CONCRETE FINISHING WITHOUT DISTURBANCE OF THE FLOOR.	
I	CHAMFER ALL EXPOSED CORNERS OF CONCRETE WITH 3/4" CHAMFER. U.N.O.	
J	REINFORCEMENT SHALL BE IDENTIFIED AND IDENTIFICATION SHALL BE FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.	
K	ANCHOR RODS AND REINFORCEMENT SHALL NOT BE WET SET (STABBED) INTO POSITION.	
L	THE CONTRACTOR SHALL COORDINATE ADDITIONAL WALLS SLABS OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS.	
M	FOR REINFORCEMENT IDENTIFICATION AND IDENTIFICATION SHALL BE FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.	
N	COORDINATE PLUMBING SLEEVE LOCATIONS WITH FOUNDATION FLOOR PLANS. FOUNDATION CONTRACTOR TO INSTALL ALL REQUIRED FOUNDATIONS SLEEVES.	
O	FOR REINFORCEMENT IDENTIFICATION AND IDENTIFICATION SHALL BE FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.	
P	REBAR SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION.	
Q	REINFORCEMENT SHALL BE IDENTIFIED AND IDENTIFICATION SHALL BE FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.	
R	SLABS, REQUIREMENTS FOR SIZE #67 SHALL BE USED IN ALL OTHER APPLICATIONS. U.N.O.	
S	CONCRETE SHALL MEET ALL DURABILITY REQUIREMENTS OF A CI 318 CHAPTER 19 INCLUDING, BUT NOT LIMITED TO, MAXIMUM WATER-TO-CEMENT RATIO, MAXIMUM FREE CHLORIDE, MAXIMUM FREE SULFATE, MAXIMUM AIR CONTENT, MAXIMUM FREE CHLORIDE AND CHLORIDE ION LIMITS, COMPRESSIVE STRENGTH OF CONCRETE, MAXIMUM PERCENT OF TOTAL CEMENTITIOUS MATERIAL, CEMENTITIOUS MATERIAL TYPES, AND CALCIUM CHLORIDE AND CHLORIDE ION LIMITS.	
T	CONCRETE SHALL BE IDENTIFIED AND IDENTIFICATION SHALL BE FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.	
U	CONCRETE SHALL MEET THE QUALITY AND PROPORTIONING REQUIREMENTS OF A CI 301. SUBMIT STRENGTH TEST RECORDS, THE MATERIALS SUBSTITUTION AND MODIFICATION DATA SHEET, AND THE MIX DESIGN. THE CONTRACTOR SHALL SUBMIT RECORDS MORE THAN 24 MONTHS WILL NOT BE ACCEPTED. IF THE DATA REPORTED BY ACI 301 IS NOT AVAILABLE, THE PROPORTIONING REQUIREMENTS OF A CI 301 SHALL BE FOLLOWED AND THE MIX DESIGNS SHALL BE SEALED BY A PROFESSIONAL ENGINEER.	

31 EVALUATION AND ACCEPTANCE OF CONCRETE SHALL FOLLOW THE REQUIREMENTS OF AC308 SECTION 28.12.

4 MASONRY

5 MASONRY WALLS SHALL BE CONSTRUCTED TO ALL REQUIREMENTS OF TMS 402 LATEST EDITION AND TMS 602 LATEST EDITION.

6 A. GROUT FOR UNIT MASONRY SHALL COMPLY WITH ASTM C476. PROPORTION GROUT IN A ACCORDANCE WITH ASTM C476, PARA GRAPH 4.2.2 FOR SPECIFIED 28-DAY COMPRESSIVE STRENGTH OF 500 PSI GREATER THAN THE SPECIFIED COMPRESSIVE STRENGTH OF MASONRY. GROUT TYPE/FINE OR COURSE SHALL COMPLY WITH TMS 602. LATEST EDITION FOR PROPORTIONS OF GROUT STRENGTHS AND FOUR-HOUR SETTING TIME.

7 B. PROVIDE A PREBLENDED MORTAR MIX THAT COMPLIES WITH ASTM C270. PROPORTION SPECIFICATION. MORTAR SHALL BE TYPE M BLEND GRADE AND TYPES A AND B.

8 C. PROVIDE 1/4" SHAPED LINTEL UNITS OVER ALL OPENINGS AND BOND BEAM UNITS WITH WEBS AT HALF HEIGHT AT THE BOTTOM OF ALL OPENINGS.

9 D. PROVIDE WALLS WITH HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT 9 G. LADDER TYPE FOR UNREINFORCED MASONRY AND LADDER TYPE FOR REINFORCED MASONRY. REINFORCING LOCATED IN BOND BEAM UNITS SHALL BE 1/4" DIA. BARS WITH 12" MAXIMUM SPACING.

10 E. ADJUSTABLE BRICK VENEER TIES SHALL BE PLACED 16" O.C. VERTICALLY AND 24" HORIZONTALLY. PLACE FULL HEIGHT VERTICAL BAR AT EACH CORNER, WALL END AND AT EACH SIDE OF EACH OPENING AND CONTROL JOINT (MM) IN REINFORCED MASONRY WALLS. LINTEL UNITS SHALL BE 1/4" DIA. BARS WITH 12" MAXIMUM SPACING.

11 F. VERTICAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH BOND BEAMS.

12 G. VERTICAL REINFORCEMENT SHALL BE HELD IN PLACE WITH THE USE OF BAR PLACEMENT HOLDERS AT TOP AND BOTTOM OF EACH WALL. BOND BEAM UNITS SHALL NOT EXCEEDING 200 BAR DIAMETERS OR 10 FEET MAX.

13 H. VERTICAL REINFORCEMENT THAT CONSISTS OF A SINGLE BAR SHALL BE CENTERED IN THE WALL. UNO. VERTICAL REINFORCEMENT SHALL BE PLACED AT THE OUTSIDE FACE OF THE WALL. REINFORCEMENT SHALL BE ONE BAR ON EACH FACE HAS 2" CLEAR FROM THE OUTSIDE FACE OF CMU TO THE OUTSIDE FACE OF VERTICAL REINFORCEMENT.

14 I. LAP SPICES SHALL CONFORM TO THE LAP SPICE SCHEDULE.

15 J. REINFORCING SHALL BE PLACED AT THE TOP OF ALL OPENINGS. EXTEND 2 FEET BEYOND OPENING AT EACH SIDE.

16 K. LOCATE BOND BEAMS AT TOP COURSE OF ALL BEARING AND NON-BEARING WALLS AND AT EACH FLOOR ELEVATION. LOCATE ALL BOND BEAMS WITH 1" - #5 BAR CONTINUOUS UNO. BOND BEAMS SHALL BE CONTINUOUS THROUGH CONTROL JOINTS. UNO.

17 L. PROVIDE MINIMUM SOLD MASONRY BELOW ALL LINTEL, BEARINGS AND BEAM BEARINGS. ANCHOR BEAMS AND LINTELS TO WALL.

18 M. ALL CELLS, OPEN CAVITIES, AND AIR SPACES BELOW GRADE SHALL BE GROUTED SOLID.

19 N. DISCONTINUE BEARING FROM NON-BEARING CMU BEAMS AND STRUCTURE ABOVE INCLUDING ALL FLOOR DECKS, ROOF DECKS, JOISTS, AND BEAMS. SEE DETAILS.

20 O. REINFORCING SHALL BE PLACED AT THE TOP OF ALL OPENINGS. EXTEND 2 FEET BEYOND OPENING AT EACH SIDE. ELEVATION DRAWINGS THAT COMPLY WITH AC308 LATEST EDITION SPECIFICATION SECTION 1.5.5.6 AS REBAR PLACEMENT ELEVATION DRAWINGS THAT COMPLY WITH AC308 LATEST EDITION FOR ALL REINFORCED WALLS FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION.

21 5. STEEL

22 A. STRUCTURAL STEEL

23 A. STEEL SHALL BE CONSTRUCTED TO ALL REQUIREMENTS OF THE FOLLOWING:

24 a. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES. LATEST EDITION

25 b. AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. LATEST EDITION

26 c. ALL BOLTS SHALL BE 3/4" NUT DRIVEN TO THE END OF THE DESIGN AND SHOWN IN THE DRAWINGS.

27 d. ALL BOLTS SHALL BE MARKED AND IDENTIFIED WITH NATURAL CAMBER UPWARDS.

28 e. DO NOT PAINT STRUCTURAL SURFACES TO BE IN CONTACT WITH POURED CONCRETE OR THOSE SURFACES TO BE IN CONTACT WITH CONCRETE.

29 D. WHERE THE ANCHOR ROBS ARE OUTSIDE OF THE FLANGES AND BASE PLATE MATERIAL IS 1" OR GREATER IN THICKNESS, THE BASE PLATE MATERIAL SHALL MEET THE REQUIREMENTS OF ASTM A707 WITH THROUGHT-THICKNESS DESIGN TESTING OF STEEL PLATE FOR SPECIAL APPLICATIONS.

30 E. GROUT FOR BASE PLATES SHALL BE NON-METALLIC, NON-SHRINK GROUT WITH P-70000 PSI UNO.

31 F. THE CONNECTIONS FOR THE STEEL SHALL BE DESIGNED AND SHOWN IN THE SUBMITTAL DRAWINGS. ALLOWABLE STRESS DESIGN (UNFACTORED) CONNECTIONS SHOWN ON THE PLANS SHALL BE USED FOR THE CONNECTION DESIGN. WHEN NO LOAD IS SHOWN, CONNECTIONS SHALL BE DESIGNED FOR A DEAD LOAD OF 60% OF THE ALLOWABLE LOAD CAPACITY FOR THE GIVEN BEAM SIZE. SPAN AND LOADS SHALL BE SHOWN IN THE TABLES OF PART 3 OF THE AISC STEEL CONSTRUCTION MANUAL, LATEST EDITION.

32 H. STRUCTURAL STEEL SHOP DRAWINGS FOR ALL STEEL SHAPES SHALL BE SUBMITTED FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION.

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7.1 GENERAL WORK

A WOOD CONSTRUCTION SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH BIC CHAPTER 23. MINIMUM FASTENING REQUIREMENTS SHALL CONFORM TO TABLE BIC 2304.1, U.N.O.

B FASTENERS NAILS AND BLOKING TO STEEL SHALL BE WITH 1/2" DIA. COMMON BOLTS SPACED AT 32" O.C. OR HLTT-50 AT 47" PIVOT POINTS. FASTENERS SPACED AT 47" O.C. UNLESS OTHERWISE SPECIFIED.

C SILL PLATES:

a SILL PLATES FOR EXTERIOR OR LOAD BEARING WALLS SHALL BE FASTENED TO THE FOUNDATION WITH 1/2" DIA. HOOKED ANCHOR BOLTS WITH 7" OF EMBEDMENT SPACED NOT MORE THAN 48" APART UNLESS NOTED OTHERWISE. IN WALLS THERE SHALL BE A MINIMUM OF (2) ANCHOR BOLTS PER PECE WITH ONE NOTED NOT MORE THAN 12" FROM EACH END. IN EXTERIOR WALLS THERE SHALL BE THREE (3) ANCHOR BOLTS PER PECE. SOREMAN SHALL BE WITH 1/2" DIA. R5044A (1000 R) W/ 2" SET BACKSIVE MAY BE SUBSTITUTED FOR HOOKED ANCHOR BOLTS AT THE CONTRACTORS OPTION.

b SILL PLATES FOR INTERIOR NON-LOAD BEARING WALLS SHALL BE FASTENED TO CONCG. WITH SIMPSON POWERLUG-130MMA OR HLTT-X PR 28 S2S INTO CONCG. @ 24" O.C. THERE SHALL BE A MINIMUM OF (2) FASTENERS PER PECE WITH ONE FASTENER NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF THE PECE.

A ALL MEMBER SIZES SHOWN ON PANEL ARE NOMINAL DIMENSIONS.

B BLOKING OF BRICKWORK OR CONCRETE JOISTS SHALL NOT EXCEED THE LESSER OF THE SPACING CALLED FOR BY THE TRUSS MANUFACTURER OR 8' O.C.

C BOLTS SHALL BE ASTM A307 OR A 8-316M SHALL BE GALVANIZED.

D SILL BOLTS HEADS AND NUTS WHICH ARE IN CONTACT WITH WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHERS.

E CONCRETE NAILS SHALL BE UNLESS OTHERWISE NOTED AND SHALL MEET ASTM F1667 NULS.

J ALL FASTENERS AND FRAMING ACCESSORIES IN CONTACT WITH WOOD PRESERVATIVE TREATED (TRT) OR FIRE-RATED/TREATED (FRT) LUMBER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 AND ASTM A153M. FASTENERS AND NUTS WHICH ARE IN CONTACT WITH WOOD PRESERVATIVE TREATED (TRT) OR COMPLY WITH AWPA M-1 FOR A PLYS FINE FRET TREATMENT TO CUT OR DISRUPT SURFACES OF WOOD PRESERVATIVE TREA TED LUMBER.

K MULTIPLE PLYS OF MEMBERS SHALL BE INTERCONNECTED ACCORDING TO THE MANUFACTURERS RECOMMENDATION. METAL FRAMING ACCESSORIES SHALL BE SIMPSON STRONG-TIE OR PROVIDED EQUIVALENT. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. USE MANUFACTURER RECOMMENDED FASTENER SIZE AND QUANTITY TO ACHIEVE THE HIGHEST LOAD RATING POSSIBLE UNO.

7.2 SHEATHING

A WOOD JOISTS SHALL BE TRUS JOIST OR APPROVED EQUIVALENT.

B EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF A PAIR AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS-1 OR PS2 PERFORMANCE STANDARDS.

C PANEL THICKNESS, GRADE AND GROUP NUMBER OR PANEL RATING SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE PANEL DRAWING.

D SHEATHING SHALL BE PANEL RATED SHEATHING EPI 1 U.N.O.

E INSTALL WITH GORING OR GORING STRIPS TO COVER JOIST JOINTS. THE PANEL ACROSS SPACINGS WITH PANEL DIA. CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL JOINTS. PANEL AND END JOINTS SHALL OCCUR OVER FRAMING. SPACING OF 16" IS RECOMMENDED AT PANEL ENDS AND EDGES, UNLESS OTHERWISE NOTED BY THE PANEL MANUFACTURER.

F SUITABLE EDGE SUPPORT SHALL BE PROVIDED FOR ROOF SHEATHING IN ACCORDANCE WITH THE RECOMMENDATION OF APA BY USE OF PANEL CLIPS, TONGUE-AND-GROOVE EDGES, OR LUMBER BLOKING BETWEEN JOISTS.

G IN THE USE OF PLY WOOD OR OSB IS PERMISSIBLE. PLY WOOD SHALL HAVE A DCS PS 1 PANEL GRADE. OSB SHALL BE DCS 2 OR DCS 3.

H FLOOR SHEATHING SHALL BE GUSED USING AN ADHESIVE CONFORMING TO APA PERFORMANCE SPECIFICATION AF-93 OR ASTM D3498 U.N.O.

I JOIST SPACING SHALL BE 16" ON CENTER. FRAMING MEMBERS SHALL BE SAE J786 2X8 (0.164 INCH) AND HAVE A 0.292 INCH PLAT HEAD. SUCH SCREWS SHALL BE OF SUFFICIENT LENGTH TO PENETRATE THROUGH THE COLE FORMING. PLAT FRAMING MEMBER SHALL AT LEAST THIRN THREE EXPLOD THREE DIES.

8.01 POST INSTALLED ANCHORS

8.02 POST INSTALLED ANCHORS SHALL INCLUDE ALL MECHANICAL AND ADHESIVE ANCHORS NOTED ON CONSTRUCTION DOCUMENTS

8.03 POST INSTALLED ANCHORS SHALL CONFORM TO ICC-ES AC01, AC108, AC108 OR AC135.2 FOR MECHANICAL ANCHORS; ICC-ES AC108 FOR POWER DRIVEN FASTENERS AND ICC-ES AC308 OR AC135.4 FOR ADHESIVE ANCHORS AS APPROPRIATE FOR SUBSTRATE.

8.04 USE ONLY CODE APPROVED ANCHORS WITH A VALID TEST REPORT FOR USE IN BASE MATERIAL SHOWN ON THE CONSTRUCTION DOCUMENTS. SUBMIT TEST REPORT TO EOR AND SPECIAL INSPECTOR FOR APPROVAL.

8.05 INSTALL MECHANICAL ANCHORS AND ADHESIVE ANCHORS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND PROCEDURE DETAILED IN TEST REPORT. REFER TO PLAN NOTES AND DETAILS FOR FASTENER TYPE, SIZE, EMBEDMENT DEPTH, ETC.

8.06 INSTALLER OF POST INSTALLED ANCHORS SHALL BE TRAINED BY ANCHOR MANUFACTURER.

8.07 INSTALLER OF ADHESIVE ANCHORS INSTALLED IN A HORIZONTAL OR UPWARD APPLICATION SHALL HAVE A VALID ANCHOR ADHESIVE ANCHOR INSTALLER CERTIFICATION.

8.08 DRILL SMALLER DIA METR PLOT HOLE IN EXISTING CONCRETE OR MASONRY TO CHECK FOR EXISTING REINFORCING. DO NOT DRILL DEEPER THAN SUBMITTER'S REQUEST.

8.09 IF EXISTING REINFORCING IS FOUND, STOP HOLE TO AVOID REINFORCING. SUBMIT LOCATION OF NEW HOLE TO EOR FOR REVIEW.

8.10 THE FOLLOWING ANCHORS ARE APPROVED. SUBMITTALS FOR ALTERNATIVE EQUAL ANCHORS SHALL BE REVIEWED BY THE EOR AND APPROVED AT THEIR DISCRETION.

POST INSTALLED ANCHORS			
ANCHOR TYPE	APPROVED ANCHOR	TEST REPORT NO	BASE MATERIAL
ADHESIVE ANCHORS	SIMPSON A-TXP	ESR-263	CONCRETE
	SIMPSON A-TXP	ESR-281	GRAOUTED CMU
	SIMPSON SET-XP	ESR-265	UNGRAOUTED CMU
	SIMPSON TITEN HD	ESR-2713 & ESR-493	CONCRETE
SCREW ANCHORS	SIMPSON TITEN HD	ESR-1056	GRAOUTED CMU
	SIMPSON TITEN 2	ESR-446	CONCRETE
SCREWS	SIMPSON TITEN 2	ESR-446	MASONRY
	HLT-TX	ESR-2269	CONCRETE/MASONRY/METAL
POWDER ACTUATED FASTENERS	HLT-X27-200	ESR-1683	CONCRETE/MASONRY/METAL
	HLT-X27-200	ESR-2218	CONCRETE/MASONRY/METAL
	HLT-X27-200	ESR-2269	CONCRETE/MASONRY/METAL

9.1 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

9.2 THE STRUCTURAL DESIGN IS BASED ONLY ON THE STRUCTURE IN ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBS

9.3 SHALL TAKE WHATEVER PRECAUTIONS ARE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY

9.4 ENCOUNTER DURING THE DURATION PRIOR TO COMPLETION OF THE STRUCTURE.

9.5 NOT SOLE DRAWINGS.

9.6 ALL DIMENSIONS SHOWN ARE BASED ON THE EXISTING BUILDING DRAWINGS AND MUST BE VERIFIED IN THE FIELD BY THE

9.7 CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK.

9.8 ALL DIMENSIONS AND PRELIMINARY DRAWINGS SHALL BE USED AS SECTION DRAWINGS.

9.9 REPORT ANY DRAWING DISCREPANCIES FOUND TO THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK FOR

9.10 CORRECTION.

9.11 ALL SUBMITTALS, INCLUDING SHOP DRAWINGS, SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT.

9.12 SUBMIT SHOP DRAWINGS 10 BUSINESS DAYS (MINIMUM) PRIOR TO THE DATE THAT RETURNED SHOP DRAWINGS ARE

9.13 REQUIRED.

9.14 SHOP DRAWINGS SHALL BEAR THE CONSTRUCTION MANAGER'S STAMP OF APPROVAL, WHICH SHALL CONSTITUTE

9.15 CERTIFICATION THAT THEY HAVE VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CONDITIONS, MATERIALS AND SIMILAR

9.16 INFORMATION. THE CHECKER OF DRAWING FOR CONFORMANCE, COORDINATION AND COMPLIANCE WITH THE CONTRACT

9.17 DOCUMENTS.

9.18 THE INVESTIGATION AND/OR REJECTION DUE TO CONTRACTOR ERROR WILL BEAT THE CONTRACTOR'S EXPENSE.

9.19 SUBSTITUTIONS MAY BE USED ONLY IF APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. THE CONTRACTOR SHALL

9.20 SUBMIT CALCULATIONS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT VERIFYING

9.21 THAT THE PROPOSED ALTERNATIVE WILL PROVIDE THE SAME OR GREATER LOAD CARRYING CAPACITY AS THAT

9.22 SPECIFIED.

MASONRY WALL REINF. SCHEDULE			
MARK NO.	FULL LENGTH HORIZ. REINF.	FULL HEIGHT VERT. REINF.	REMARKS
M1	9 GA. TRUSS EVERY 2nd COURSE	#5 @ 8" O.C.	GROUT SOLID
M2	9 GA. TRUSS EVERY 2nd COURSE	#5 @ 32" O.C.	

1 SPECIAL INSPECTIONS

10.1 GENERAL

A THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE HIS COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. FIELD STAFF SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE WITH CONCRETE WORKING UNDER THE PROVISIONS OF THE CODE. THE SPECIAL INSPECTOR SHALL BE RESPONSIBLE FOR THE DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR.

B OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE (IBC). THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR WAIVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.

C ALL WORK SHALL HAVE VISUAL INSPECTION REGARDLESS OF PERIODIC OR CONTINUOUS DESIGNATION.

D FURNISH INSPECTION REPORTS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE BUILDING OFFICIAL FOR CORRECTION. THE SPECIAL INSPECTOR SHALL SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES TO THE BUILDING OFFICIAL, ON THE BASIS TO THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.

E SUBMIT FINAL CORRECTION REPORT TO THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL BE THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

F PROVIDE A STATUTORY REPORT TO THE BUILDING OFFICIAL PER SECTION 1704.

10.2 SOLS

A SOIL WORK SHALL BE INSPECTED PER IBC TABLE 1705.8

B SOIL UNDER EACH SPREAD FOOTING SHALL BE INSPECTED FOR PROPER DEPTH, MATERIAL AND BEARING CAPACITY.

C SOIL UNDER CONTIGUOUS FOOTINGS SHALL BE INSPECTED FOR PROPER DEPTH, MATERIAL AND BEARING CAPACITY AT CORNERS, INTERSECTIONS, CHANGES IN DEPTH, AND AT INTERVALS NOT EXCEEDING FEET ON CENTER.

10.3 CONCRETE

A CONCRETE WORK SHALL BE INSPECTED PER IBC TABLE 1705.3 AND ALL REQUIREMENTS OF ACI 308.1 LATEST EDITION.

B IN HOT WEATHER, AS DEFINED BY ACI 305.1, VERIFY THE TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT DOES NOT EXCEED 85°F. TEST CONCRETE TEMPERATURES HOURLY TO INSURE THAT IT DROPS IN TEMPERATURE LESS THAN 40°F IN THE FIRST 24 HOURS. VERIFY HOT WEATHER CONCRETE REQUIREMENTS IN ACCORDANCE WITH ACI 305.1. ARE BEING EMPLOYED.

C IN COLD WEATHER, AS DEFINED BY ACI 305.1, VERIFY THE MINIMUM TEMPERATURE REQUIREMENTS OF ACI 308.1 ARE FOLLOWED PRIOR TO POURS. VERIFY HOURLY THE MINIMUM TEMPERATURE OF CONCRETE IS PLACED AND MAINTAINED AT 55°F OR ABOVE DURING PROTECTION PERIOD. VERIFY MAXIMUM DECREASE IN SURFACE TEMPERATURE DURING PROTECTION PERIOD IS NOT MORE THAN 20°F.

D VERIFY CONCRETE TEMPERATURES IN CONCORDANCE WITH ACI 308.1 ARE BEING EMPLOYED.

E PERFORM SANS FOR SANS AND FOR SANS PER SECTION 5.8.2

F PERIODICALLY INSPECT ALL REINFORCEMENT PLACEMENT, SIZE, SPACING, GRADE, BAR PLACEMENT LOCATIONS AND TIES TO PREVENT MOVEMENT PRIOR TO CONCRETE POUR.

G PERIODICALLY INSPECT ALL EMBEDMENT, TIES, EMBEDMENT, SPACING, GRADE AND ADEQUATE REINFORCEMENT TO PREVENT MOVEMENT PRIOR TO CONCRETE POUR.

H PERIODICALLY INSPECT ALL EMBEDMENT, TIES, EMBEDMENT, SPACING, GRADE FOR SIZE, SPACING, QUANTITY, EMBEDMENT DEPTH, GRADE AND MANUFACTURER. PROPER INSTALLATION TECHNIQUE SHALL BE VERIFIED TO FOLLOW THE CCES-EVALUATION REPORT FOR EACH TYPE OF FASTENER FOR EACH INSTALLER DURING THE FIRST INSTALLATION. THE FASTENER TYPE AND FASTENER INSTALLATION TORQUE SHALL BE TESTED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

I INSPECT AND REPORT FLATNESS AND LEVELNESS TOLERANCES OF SLABS WITHIN 72 HOURS OF CONCRETE PLACEMENT.

10.4 MASONRY

A MASONRY WORK SHALL BE INSPECTED PER TM602 LATEST EDITION LEVEL 2 QUALITY A ASSURANCE.

B IN HOT OR COLD WEATHER, AS DEFINED BY TM602, VERIFY HOT OR COLD WEATHER CONSTRUCTION MEASURES IN ACCORDANCE WITH TM602 A302.13A. (A 302.13A 6) ARE BEING EMPLOYED. VERIFY HOURLY THE TEMPERATURE OF MASONRY UNITS.

C PLACING AND PROTECTION PERIOD:
C ESTIMATED FREQUENCY: EACH SET PRIOR TO CONSTRUCTION AND ONE SET OF TESTS FOR EACH 5000
D SQUARE FEET OF WALL AREA OR PORTION THEREOF.
D REQUIRED TESTS:
a CONCRETE MASSARY UNIT TEST (FOR EACH TYPE OF UNIT PROVIDED, ACCORDING TO ASTM C140
a FOR COMPRESSIVE STRENGTH.
b MORTAR AGGREGATE TIE TEST (PROPORTION SPECIFICATION); FOR MIX PROVIDED, ACCORDING
TO ASTM C270.
c GROUT TEST (COMPRESSIVE STRENGTH); FOR EACH MIX PROVIDED, ACCORDING TO ASTM C1019.
E PERIODICALLY INSPECT FOR PLACEMENT OF SIZE, SPACING, GRADE, BAR PLACEMENT HOLDERS
AND TIES TO PREVENT MOVEMENT PRIOR TO GROUT POUR.
F PERIODICALLY INSPECT OF ALL EMBEDDED ITEMS FOR SIZE, QUANTITY, SPACING, GRADE AND ADEQUATE
CONCRETE PLACEMENT TO PROTECT THEM FROM DAMAGE.
G PERIODICALLY INSPECT POST INSTALLED ANCHORS FOR SIZE, SPACING, QUANTITY, EMBEDMENT DEPTH, GRADE,
AND MANUFACTURER. PROPER INSTALLATION TECHNIQUE SHALL BE VERIFIED TO FOLLOW THE OCCES'
EVALUATION REPORT FOR ANCHOR FASTENER FOR EACH ANCHOR TYPE DURING THEIR FIRST INSTALLATION.
5% OF ALL FASTENERS REQUIRING A SPECIFIC INSTALLATION TECHNIQUE SHALL BE TESTED ACCORDING TO
THE MANUFACTURERS' RECOMMENDATIONS.

A	STRUCTURAL STEEL WORK SHALL BE INSPECTED PER AISC 360 LATEST EDITION
B	PROTECT EXISTING STRUCTURE AND UTILITIES THROUGHOUT THE CONSTRUCTION PROCESS, INCLUDING THE VERIFICATION OF PROCEDURES FOR MATERIAL CONTROL, BY THE FABRICATOR. WHERE THE FABRICATOR IS NOT AN AISC CERTIFIED FABRICATOR
C	COLD FORMED STEEL SHALL BE INSPECTED PER AISC 360 LATEST EDITION
D	OPEN WELD STEEL JOISTS AND JOIST ORDERS SHALL BE INSPECTED PER AISC 360 LATEST EDITION
E	WELD FIELD JOINTS, LAP JOINTS AND BUTT JOINTS SHALL BE INSPECTED PER AISC 360 LATEST EDITION
F	ACCEPTABLE NONDESTRUCTIVE TESTING METHODS INCLUDE RADIATION IMAGING, RADIOGRAPHIC, OR ULTRASONIC, WHERE WELDS DO NOT MEET A WELD ACCEPTANCE CRITERIA, THE WELD SHALL BE REPAIRED AND REINSPECTED PER AISC 360 LATEST EDITION
G	VERIFY WELDS HAVE CURRENT AWS CERTIFICATE FOR THE WELD TYPE BEING PERFORMED, AND PERIODICALLY INSPECT EXTERIOR AND LOAD BEARING METAL TOOTH SURFACES, SPACING, BRIDGING, AND CONNECTIONS, AS WELL AS A LATERAL BRACING SYSTEM
H	PERIODICALLY INSPECT TEMPORARY INSTALLATION AND PERMANENT NODAL JOINT, COLD-FORMED TRUSS MEMBER CONNECTIONS, AND TRUSS BRACING
I	TRUSS BRACING ARE TO BE INSTALLED PER APPROVED TRUSS SUBMITTAL PACKAGE AND STRUCTURAL DRAWINGS.

108 WOOD

A WOOD DIAPHRAGMS SHALL BE INSPECTED PER IRC SECTION 1705.5 AND 1705.10 AND THE FOLLOWING: WOOD DIAPHRAGMS SHALL HAVE PERIODIC INSPECTION OF FASTENER SIZE, SPACING AND EDGE DISTANCE, BLOCKING, HOLD DOWNS, SHEATHING RATING, THICKNESS, GRADE AND ORIENTATION.

B WOOD MEMBERS SHALL HAVE PERIODIC INSPECTION FOR SIZE, ORIENTATION, SPECIES, GRADE, PRESERVATIVE AND FIRE TREATMENTS.

C WOOD MEMBER CONNECTIONS SHALL HAVE PERIODIC INSPECTION FOR CORRECT FRAMING CONNECTORS, FASTENER SIZE, QUANTITY AND PLACEMENT.

D PERIODICALLY INSPECT TEMPORARY INSTALLATION AND PERMANENT RIGID/DUAL TRUSS MEMBER RESTRAINT BRACING ARE INSTALLED PER APPROVED TRUSS SUBMITTAL PACKAGE AND STRUCTURAL DRAWINGS.

COMMON NAIL SIZES (ASTM F1667 NLCMS)		
PENNY SIZE	LENGTH	DIAMETER (in.)

66	2	0.113	1. INSPECT REINFORCEMENT
86	2 1/2	0.131	2. REINFORCING BAR WELDING
104	3	0.148	a. VERIFY WELDABILITY OF
126	3 1/4	0.148	ASTM A706;
166	3 1/2	0.162	b. INSPECT SINGLE-PASS FIL
204	4	0.192	AND
304	4 1/2	0.207	c. INSPECT ANCHORS CAST IN
404	5	0.225	4. INSPECT ALL OTHER MEMBERS*
			a. ADHESIVE ANCHORS INST
			UPWARDLY INCLINED OR
			TENSION LOADS.
			5. VERIFYING USE OF EQUIP

WOOD HEADER SCHEDULE		1. VERIFY CONCRETE ANCHORS ARE IN PLACE
MARK	DESCRIPTION	2. PRIOR TO CONCRETE PLACEMENT STRENGTH TESTS, PERFORM DETERMINE TEMPERATURE IN PLACE
A	(n) PLY 2x6	7. INSPECT CONCRETE PLACEMENT TECHNIQUES
B	(n) PLY 2x8	8. VERIFY MAINTENANCE OF SPACING AND TECHNIQUES.
C	(n) PLY 2x10	9. INSPECT FORMWORK FOR DIMENSIONS OF THE CONCRETE
D	(n) PLY 1 3/4" x 7 1/4" LVL	a. WHERE APPLICABLE, SEE RESISTANCE
E	(n) PLY 1 3/4" x 9 1/4" LVL	b. SPECIFIC REQUIREMENTS FOR RESEARCH REPORT FOR THE ACCORDANCE WITH 7.8.2.1
F	(n) PLY 1 3/4" x 11 1/4" LVL	SPECIFIC REQUIREMENTS FOR SHALL BE SPECIFIED
G	(n) PLY 1 3/4" x 11 7/8" LVL	
H	(n) PLY 1 3/4" x 14" LVL	
NOTE: USE (2) PLYS IN 3 1/2" WALLS		

AND (5) PLAYS IN 5 1/2" WALLS.

MARK OF WOOD HEADER - SEE SCHEDULE.

QUANTITY OF KING STUDS.

QUANTITY OF JACK STUDS.

W = 2x WOOD STUDS
L = 1 1/2" LSL STUDS
X = 1 3/4" LSL STUDS

A2K3JW

APPROVED BY THE DESIGNER	
1.	VERIFY MATERIALS BELOW TO ACHIEVE THE DESIGN B
2.	VERIFY EXCAVATIONS ARE REACHED PROPER MATERI
3.	PERFORM CLASSIFICATION MATERIALS
4.	VERIFY USE OF PROPER MAT THICKNESSES DURING PLAC COMPACTED FILL
5.	PRIOR TO PLACEMENT OF AND VERIFY THAT SITE HAS

ACRONYM	DESCRIPTION	ACRONYM	DESCRIPTION	ACRONYM	DESCRIPTION
AFF	ABOVE FINISHED FLOOR	EOR	ENGINEER OF RECORD	PAF	POWDER ACTUATED FASTENER
ALT	ALTERNATE	EQ	EQUAL	PDP	POWER DRIVEN FASTENER
ARCH	ARCHITECTURAL	EQU	EQUIPMENT	PPJ	PARTIAL JOINT PENETRATION
BFE	BOTTOM OF FINISH ELEVATION	EW	EACH WAY	PLY	PLATE
BFF	BELOW FINISHED FLOOR	EXIST	EXISTING	PLYMD	PLYWOOD
BLDG	BUILDING	EXP	EXPANSION	PSI	POUNDS PER SQUARE INCH
BM	BEAM	EXT	EXTERIOR	R	RADIUS
BOTT	BOTTOM	FDN	FOUNDATION	REINF	REINFORCING
BRG	BEARING	FRMG	FRAMING	REQD	REQUIRED
B/S	BOTTOM OF STEEL	FS	FAR SIDE	S	SOUTH
CALCS	CALCULATIONS	FTG	FOOTING	SCHED	SCHEDULE
CJ	CONSTRUCTION JOINT	GA	GAUGE	SECT	SECTION
CJP	COMPLETE JOINT PENETRATION	GR	GRADE	SMI	SIMILAR
CL	CENTRAL LINE	GY	GYPSPUM	SLNT	SEALANT
CLR	CLEAR	HYP	HEM-FIR SP	SO	SOUTHERN PINE
CMU	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	SQ	SQUARE
COL	COLUMN	JBE	JOIST BEARING ELEVATION	STD	STANDARD
CONC	CONCRETE	JT	JOINT	STRUCT	STRUCTURAL
CONN	CONNECTION	K	KIPS	T&B	TOP AND BOTTOM
CONSTR	CONSTRUCTION	KSF	KIPS PER SQUARE FOOT	T/F	TOP OF
CONT	CONTINUOUS	LLH	LONG LEG HORIZONTAL	TFE	TOP OF FOOTING ELEVATION
DBA	DEFORMED BAR ANCHORS	LLV	LONG LEG VERTICAL	TM	TOP OF MASONRY
DBL	DOUBLE	LT WT	LIGHT WEIGHT	TOS	TOP OF STEEL
DF	DOUGLAS FIR-LARCH	LVL	LAMINATED VENEER LUMBER	TRD	TYPED
DIA	DIAMETER	MAS	MASONRY	TYT	TREATMENT
DIAG	DIAGONAL	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
DM	DIMENSION	MC	MOMENT CONNECTION	VERT	VERTICAL
DIR	DIRECTION	MN	MINIMUM	VF	VERIFY IN FIELD
DTL	DETAIL	MTL	MATERIAL	W	WEST
DWG	DRAWING	N	NORTH	W/	WITH
DWGS	DRAWINGS	NS	NEAR SIDE	W/O	WITHOUT
DWLS	DOWELS	OC	ON CENTER	WP	WATERPROOF
E	EAST	OPNG	OPENING	WT	WEIGHT
E	EACH	OPP	OPPOSITE	WWR	WELDED WIRE REINFORCEMENT
EL / ELEV	ELEVATION	OSI	OWNER SUPPLIED ITEM		

CONCRETE REINFORCING LAP SPlice SCHEDULE				SINGLY REINFORCED MASONRY REINFORCING LAP SPlice SCHEDULE	
BAR NO.	f _c =3000	f _c =4000	f _c =5000	BAR NO.	LAP LENGTH
3	22"	19"	17"	3	16"
4	29"	25"	23"	4	21"
5	36"	31"	28"	5	26"
6	43"	37"	34"	6	43"
7	63"	54"	49"	7	60"
8	72"	62"	56"	8	93"
9	81"	70"	63"		
10	91"	79"	71"		
11	101"	87"	78"		

GROUT SPACE REQUIREMENTS			
GROUT TYPE ¹	MAXIMUM GROUT POUR HEIGHT	MINIMUM WIDTH OF GROUT SPACE	MINIMUM GROUT SPACE DIMENSIONS FOR GROUTING CELLS OF HOLLOW
FINE	12'-0"	2"	1 1/4" x 3"
FINE	5'-0"	2"	2" x 3"
FINE	12'-0"	2 1/2"	2 1/2" x 3"
FINE	24'-0"	3"	3" x 3"
COARSE	1'-0"	1 1/2"	1 1/2" x 3"
COARSE	5'-0"	2"	2 1/2" x 3"
COARSE	12'-0"	2 1/2"	3" x 3"
COARSE	24'-0"	3"	3" x 4"

1. FINE AND COARSE GROUTS ARE DEFINED IN ASTM C 476.
 GROUT SPACE DIMENSION IS THE CLEARANCE BETWEEN ANY MASONRY PROTRUSION, AND SHALL BE INCREASED BY THE DIAMETERS OF THE HORIZONTAL BARS WITHIN THE CROSS SECTION OF GROUT SPACE.
 AREA OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 6 PERCENT OF THE AREA OF THE GROUT SPACE.

SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
VERTICAL PLACEMENT	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
REINFORCING BARS OTHER THAN	-	X		
		X	AWS D1.4 ACI 318: 26.6.4	-
JOINTS, MAXIMUM 5/16"	X			
CONCRETE	-	X	ACI 318: 17.8.2	-
REINFORCED IN HARDENED CONCRETE				
JOINTS IN HORIZONTALLY OR	X		ACI 318: 17.8.2.4	-
VERTICAL JOINTS TO RESIST SUSTAINED		X	ACI 318: 17.8.2	
JOINTS IN WALLS	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2

1. FABRICATE ANCHORS NOT DEFINED				1908.2, 1908.3
2. FABRICATE SPECIMENS FOR COMP AND AIR CONTENT TESTS, AND RE CONCRETE	X	-	ASTM C172 ASTM C31 ACI 318: 26.4, 26.12	1908.10
3. FOR PROPER APPLICATION	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
4. CURED CURING TEMPERATURE	-	X	ACI 318: 26.5.3 - 26.5.6	1908.9
5. LOCATION AND MEMBER BEING FORMED,	-	X	ACI 318: 26.11.1, 2(b)	
SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC				
SPECIAL INSPECTION SHALL BE INCLUDED IN THE CHOR ISSUED BY AN APPROVED SOURCE IN				
18, OR OTHER QUALIFICATION PROCEDURES. WHERE				
18) PROVIDED. SPECIAL INSPECTION REQUIREMENTS				
REGISTERED DESIGN PROFESSIONAL AND SHALL BE				
SPECIAL PRIOR TO THE COMMENCEMENT OF THE WORK.				

REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS		
IBC 2015 TABLE 1705.6		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
LOW FOUNDATIONS ARE ADEQUATE G CAPACITY.	-	X
ENDED TO PROPER DEPTH AND HAVE	-	X
TESTING OF COMPACTED FILL	-	X
ALS, DENSITIES AND LIFT NT AND COMPACTION OF	X	
ACTED FILL, INSPECT SUBGRADE PREPARED PROPERLY.	-	

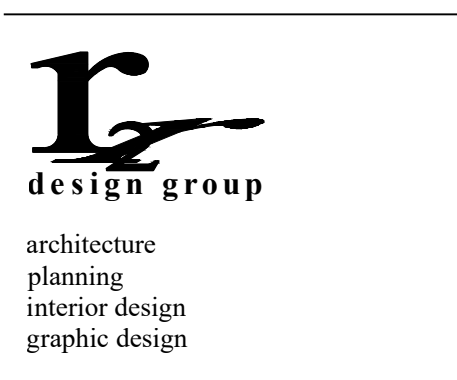


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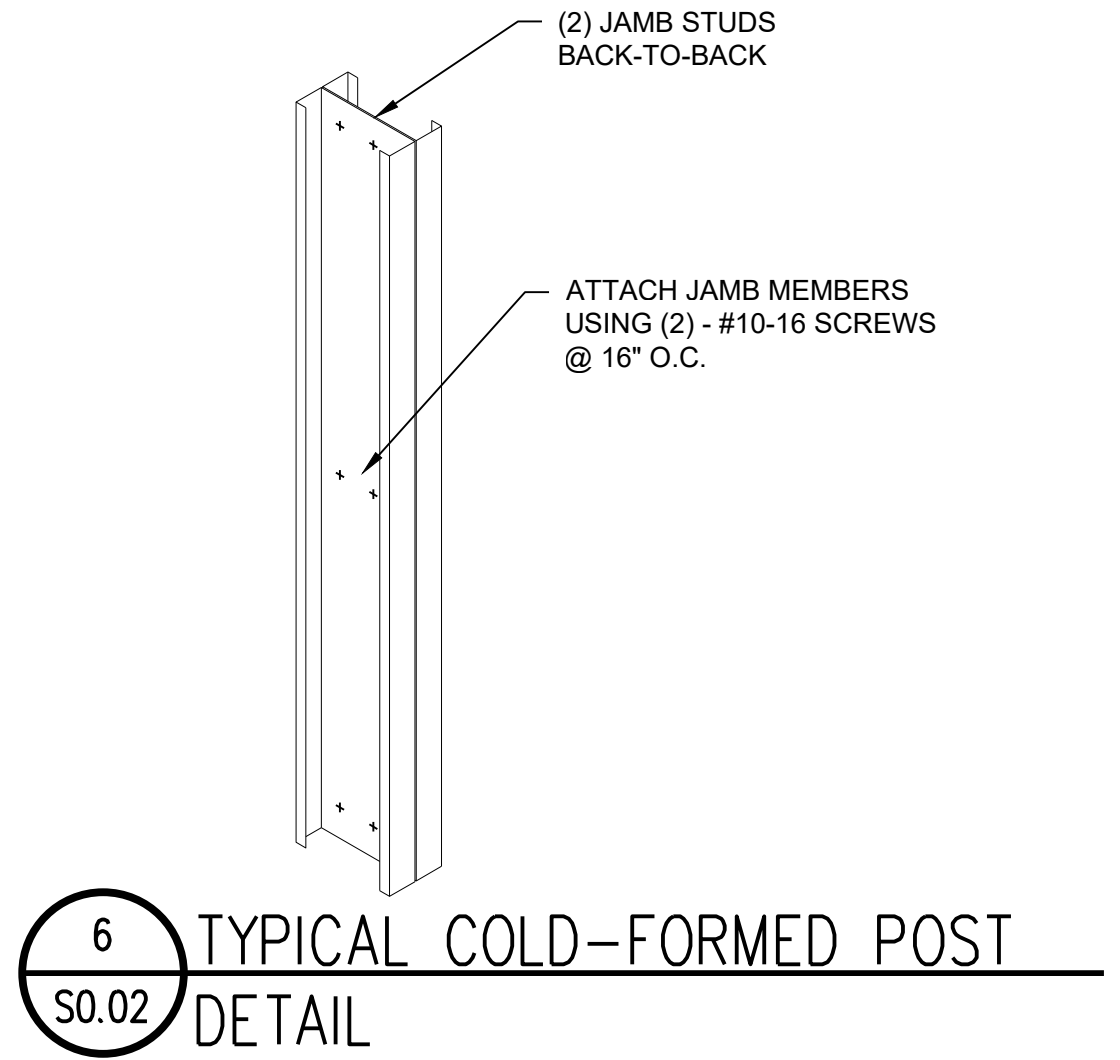
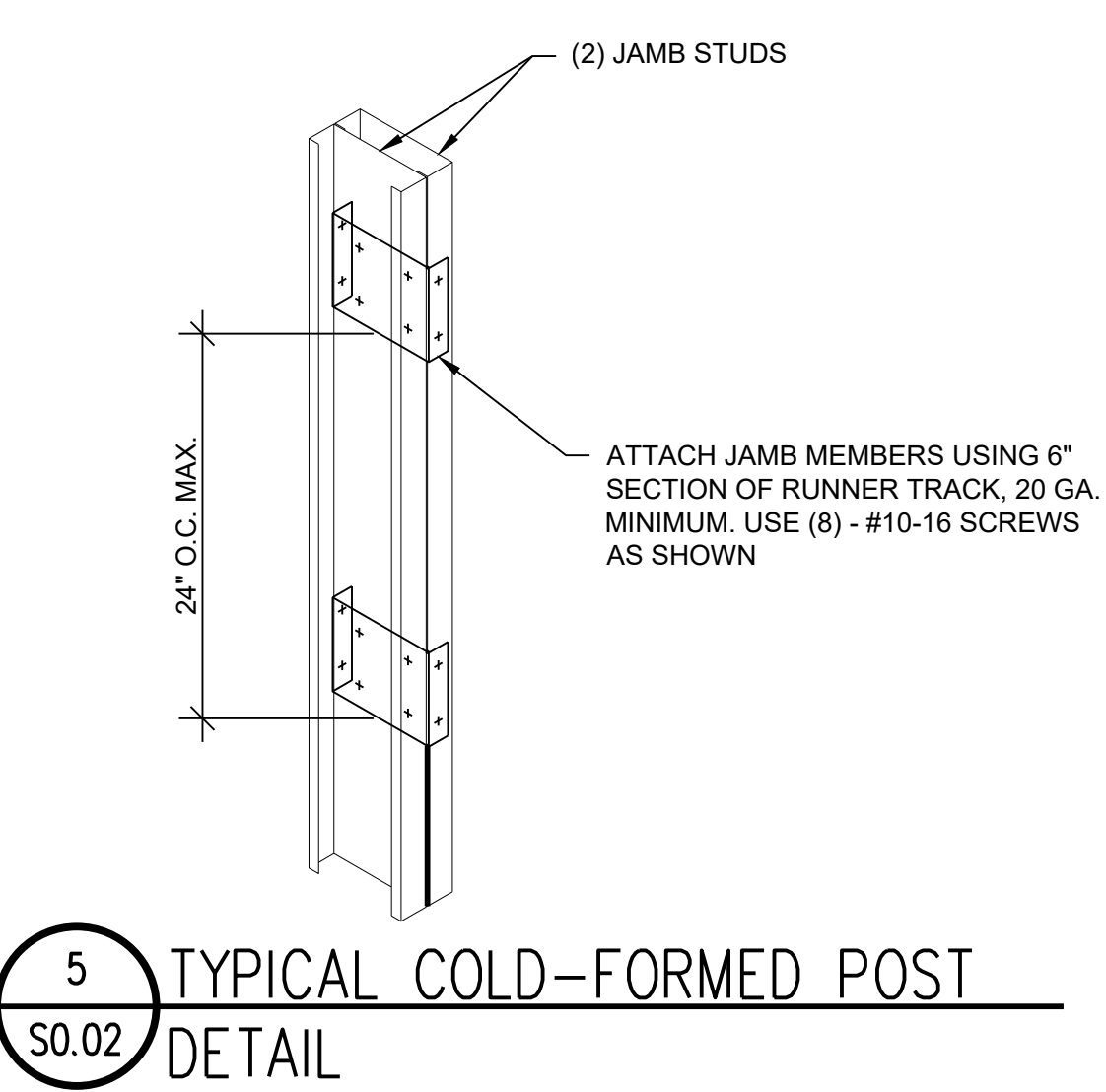
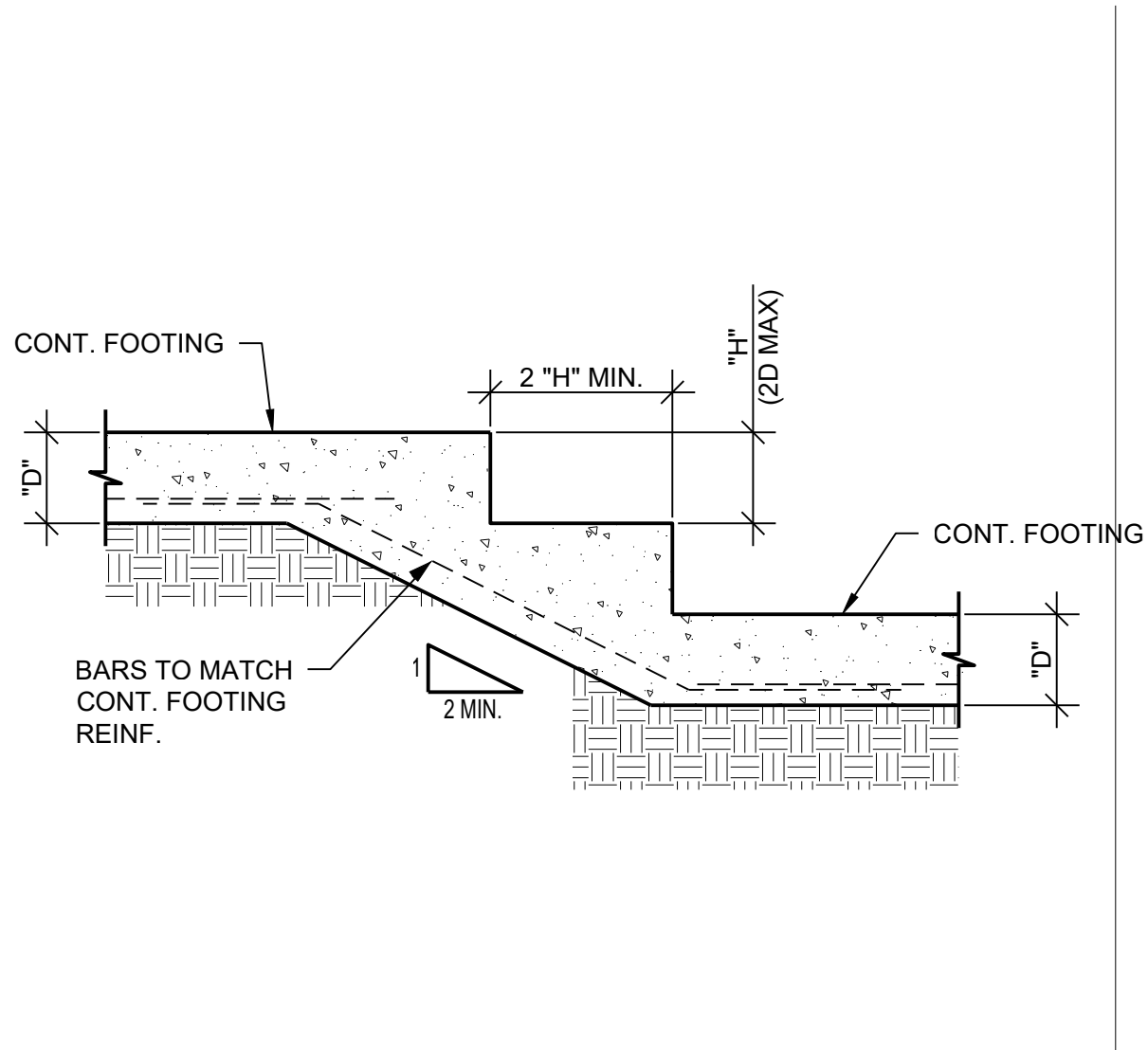
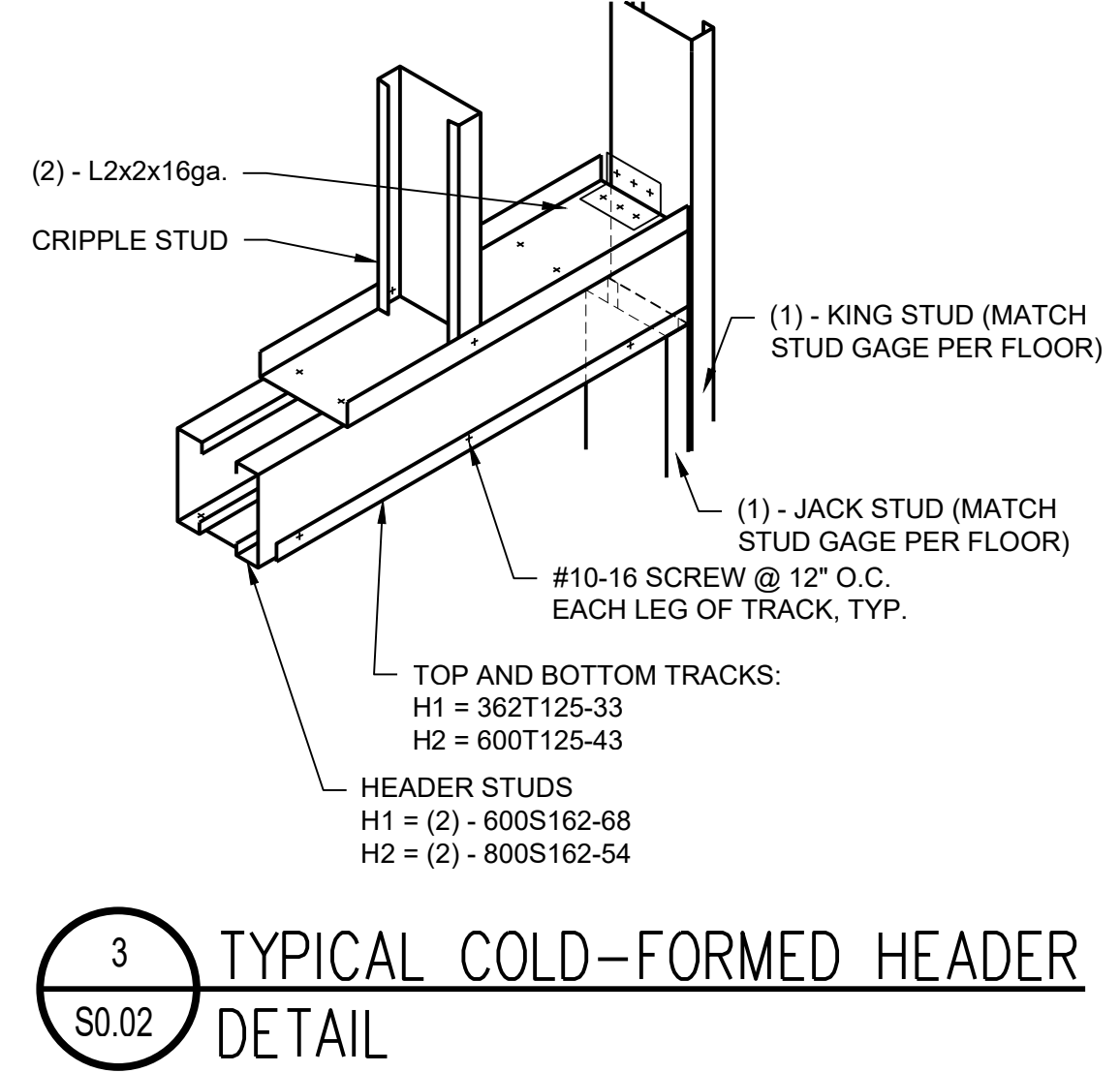
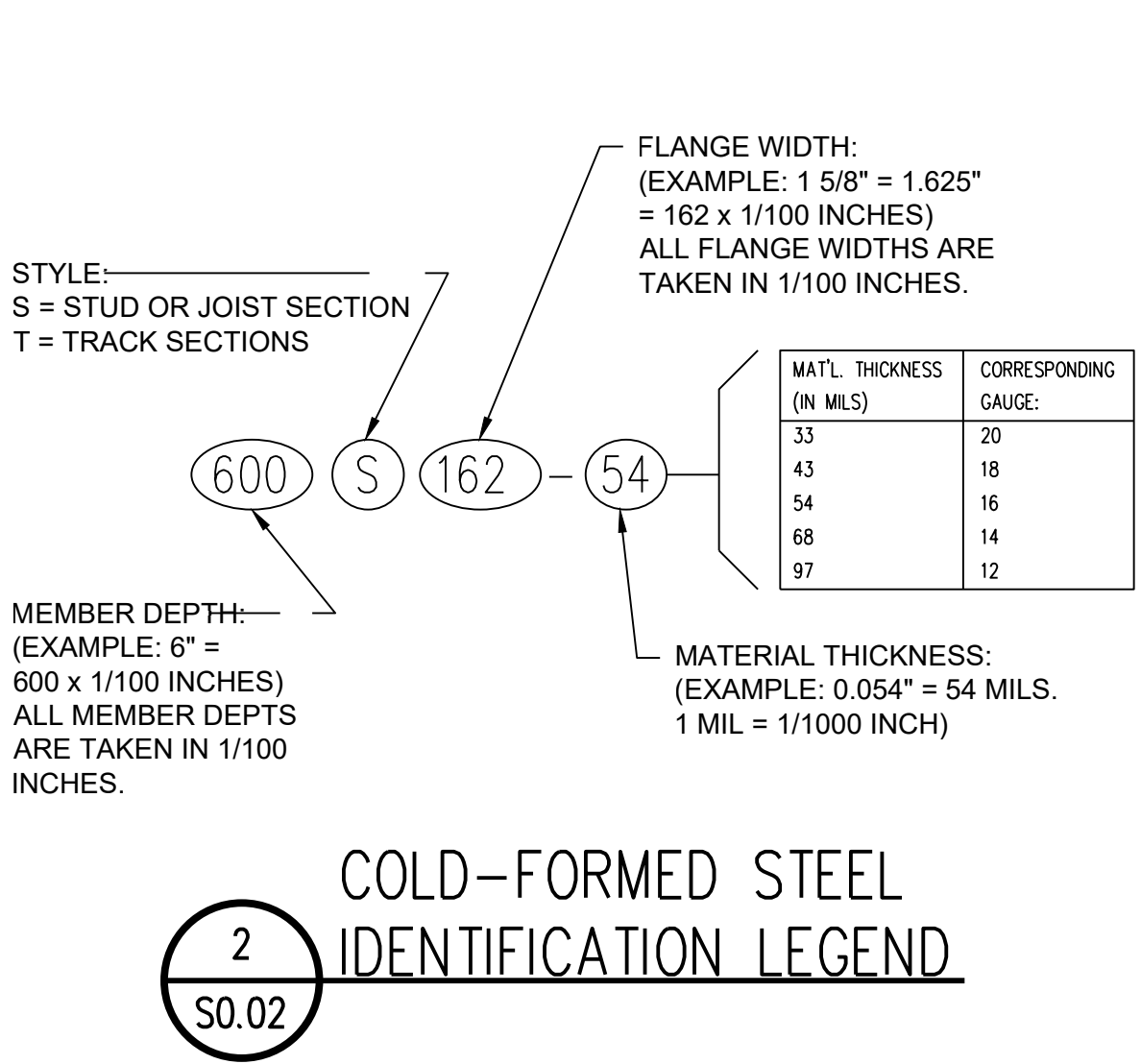
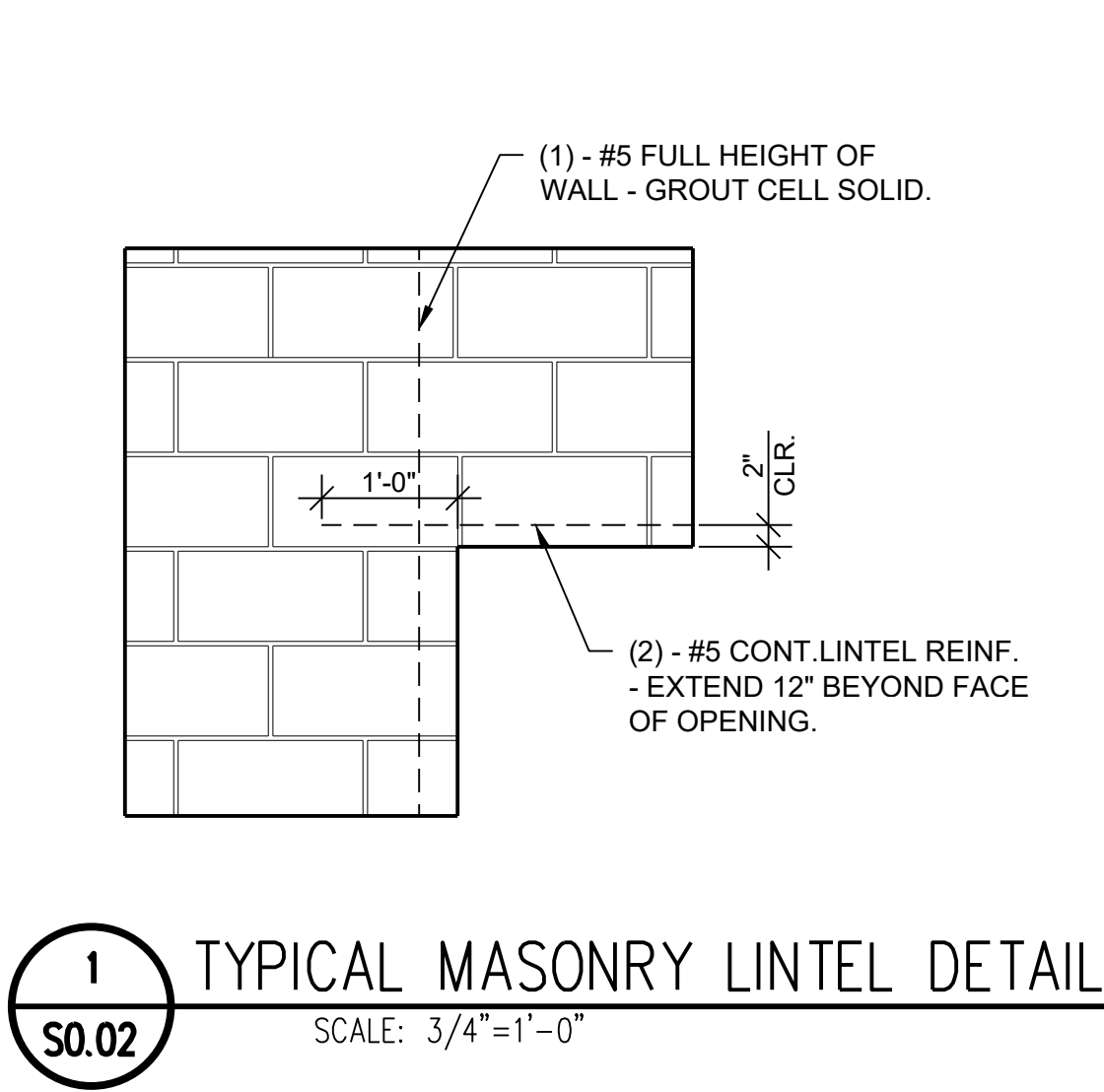
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GENERAL NOTE/SCHEDULE	
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Job No:	GR190610
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S0.01





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GENERAL
NOTE/SCHEDULES

sai Job No: 167-027

Job No: GR190610

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Issue Date: January 17, 2022

S0.02

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1st & 2nd FLOOR
FRMG. PLANS

sai Job No:	167-027
Job No:	GR190610
Issue:	For Permit and Constr.
Issue Date:	January 17, 2022

S1.01

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1. REFER TO DRAWING S0.01 - S0.02 FOR GENERAL NOTES, TYPICAL DETAILS AND INSPECTION REQUIREMENTS.
2. FLOOR SHEATHING SHALL BE 3/4" APA RATED 48/24 SHEATHING GLUED AND NAILED TO SUPPORTS W/ 0.148"Øx 3" LONG NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

1. REFER TO DRAWING S0.01 - S0.02 FOR GENERAL NOTES, TYPICAL DETAILS AND INSPECTION REQUIREMENTS.
2. FLOOR SHEATHING SHALL BE 3/4" APA RATED 48/24 SHEATHING GLUED AND NAILED TO SUPPORTS W/ 0.148"x9"x 3" LONG NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
3.  INDICATES BEARING WALL ABOVE.
4.  INDICATES WOOD HEADER. REFER TO WOOD HEADER SCHEDULE ON DRAWING S0.1.
5. PROVIDE MASONRY LINTEL IN ALL OPENINGS IN CMU WALLS PER THE TYPICAL MASONRY LINTEL DETAIL (1/S0.02).
6. M(n) INDICATES MASONRY WALL REINF. - REFER TO MASONRY WALL REINF. SCHEDULE ON DRAWING S0.1.

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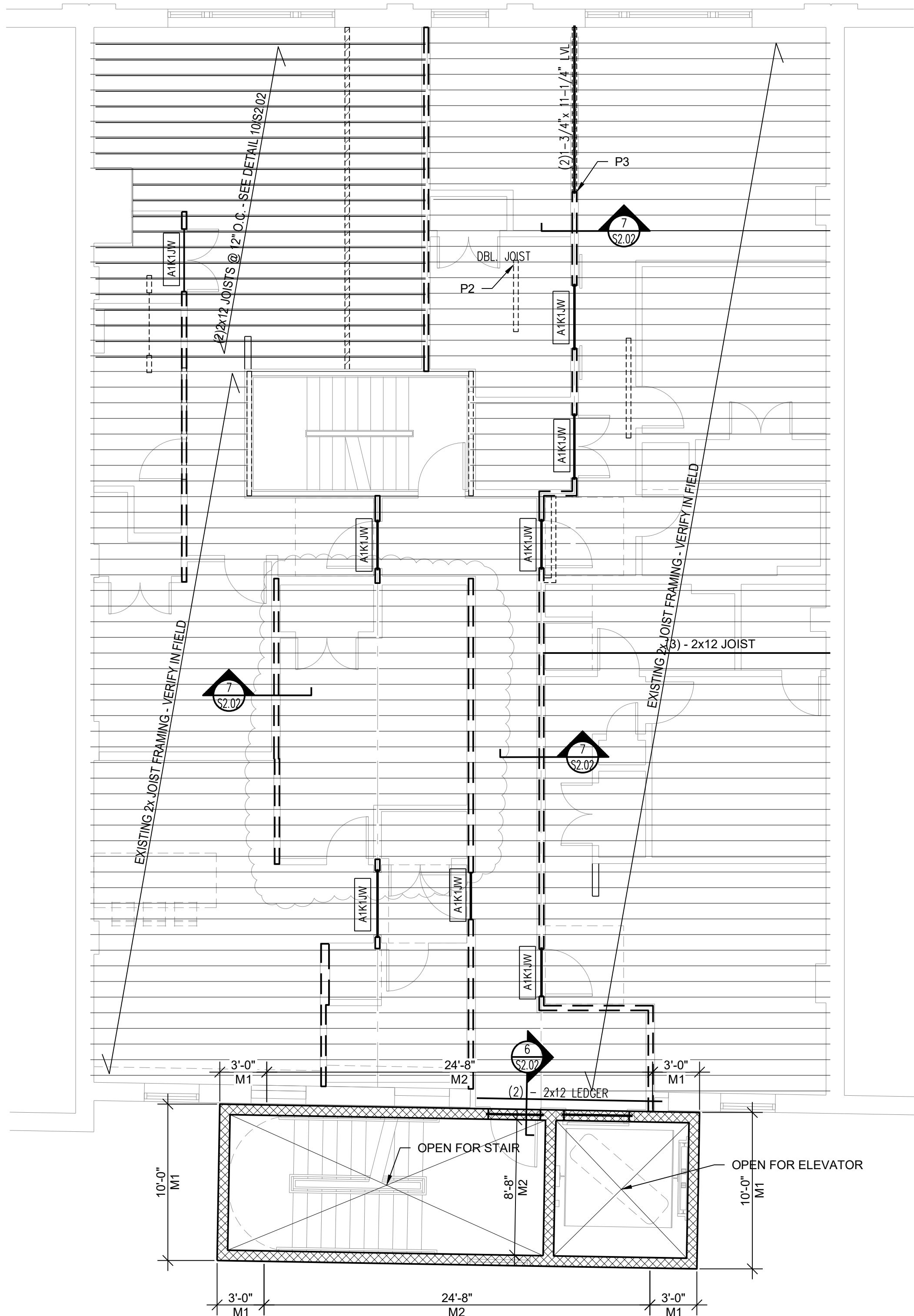
3rd & 4th FLOOR
FRMG. PLANS

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Job No: GR190610
Issue: For Permit and Constr.
Issue Date: January 17, 2022

S1.02

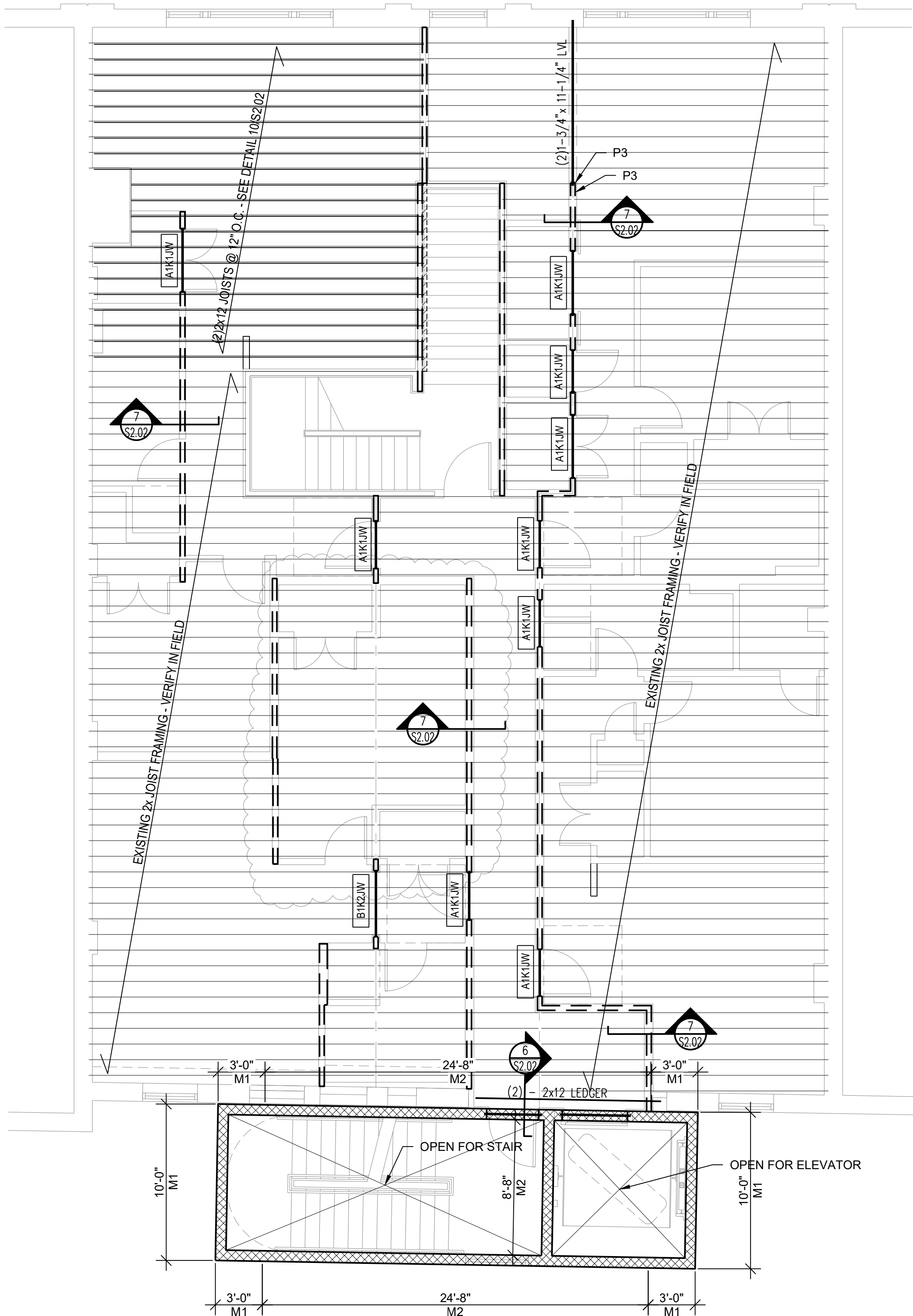
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3RD FLOOR PLAN

- PLAN NOTES:
1. REFER TO DRAWING S0.01 - S0.02 FOR GENERAL NOTES, TYPICAL DETAILS AND INSPECTION REQUIREMENTS.
 2. STUDS SUPPORTING 4TH FLOOR FRAMING SHALL BE 362S162-54 @ 16" O.C.
 3. [A1K1JW] INDICATES WOOD HEADER. REFER TO WOOD HEADER SCHEDULE ON DRAWING S0.1.
 4. PROVIDE MASONRY LINTEL IN ALL OPENINGS IN CMU WALLS PER THE TYPICAL MASONRY LINTEL DETAIL (1/S0.02).
 6. M(n) INDICATES MASONRY WALL REINF. - REFER TO MASONRY WALL REINF. SCHEDULE ON DRAWING S0.1.
 7. ----- INDICATES BEARING WALL ABOVE.
 8. == == == INDICATES BEARING WALL.



2ND FLOOR PLAN

- PLAN NOTES:
1. REFER TO DRAWING S0.01 - S0.02 FOR GENERAL NOTES, TYPICAL DETAILS AND INSPECTION REQUIREMENTS.
 2. ----- INDICATES BEARING WALL ABOVE.
 3. STUDS SUPPORTING 3RD FLOOR FRAMING SHALL BE EXISTING 2x4 @ 16" O.C.
 4. [A1K1JW] INDICATES WOOD HEADER. REFER TO WOOD HEADER SCHEDULE ON DRAWING S0.1.
 5. PROVIDE MASONRY LINTEL IN ALL OPENINGS IN CMU WALLS PER THE TYPICAL MASONRY LINTEL DETAIL (1/S0.02).
 6. M(n) INDICATES MASONRY WALL REINF. - REFER TO MASONRY WALL REINF. SCHEDULE ON DRAWING S0.1.
 7. == == == INDICATES BEARING WALL.

- 4TH MEZZ

- PLAN NOTES:**
1. REFER TO DRAWING S0.01 - S0.02 FOR GENERAL NOTES, TYPICAL DETAILS AND INSPECTION REQUIREMENTS.
 2. ROOF SHEATHING SHALL BE 19/32" APA RATED 40/20 SHEATHING, ATTACH TO SUPPORTS W/ 0.148"Øx 3" LONG NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 3. M(n) INDICATES MASONRY WALL REINF. - REFER TO MASONRY WALL REINF. SCHEDULE ON DRAWING S0.1.

CONTRACTOR TO NOTIFY
E.O.R. IMMEDIATELY IF
DURING CONSTRUCTION
ANY OF THE TRUSS
BEARING LOCATIONS ARE
FOUND TO BE
COMPROMISED.

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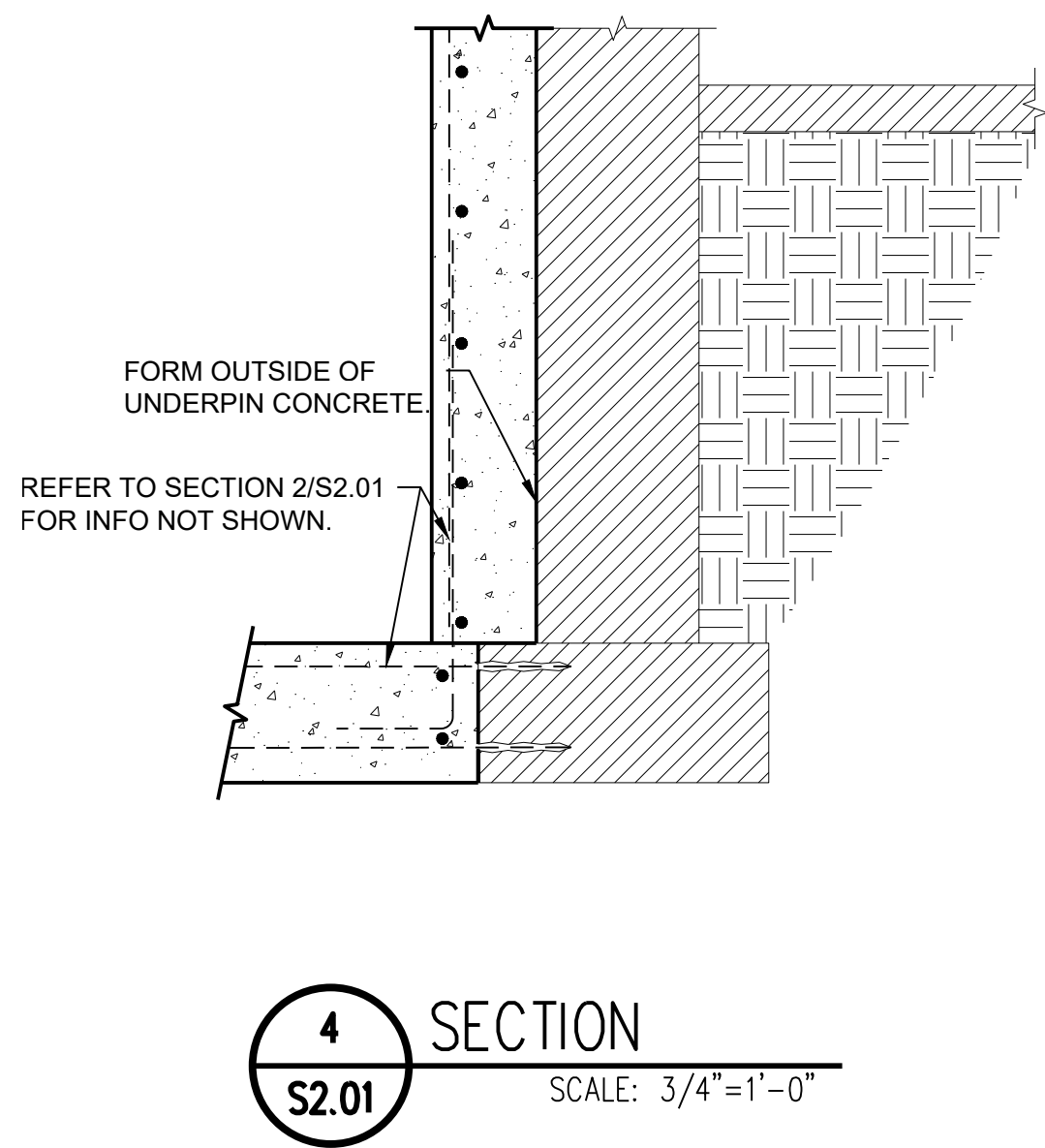
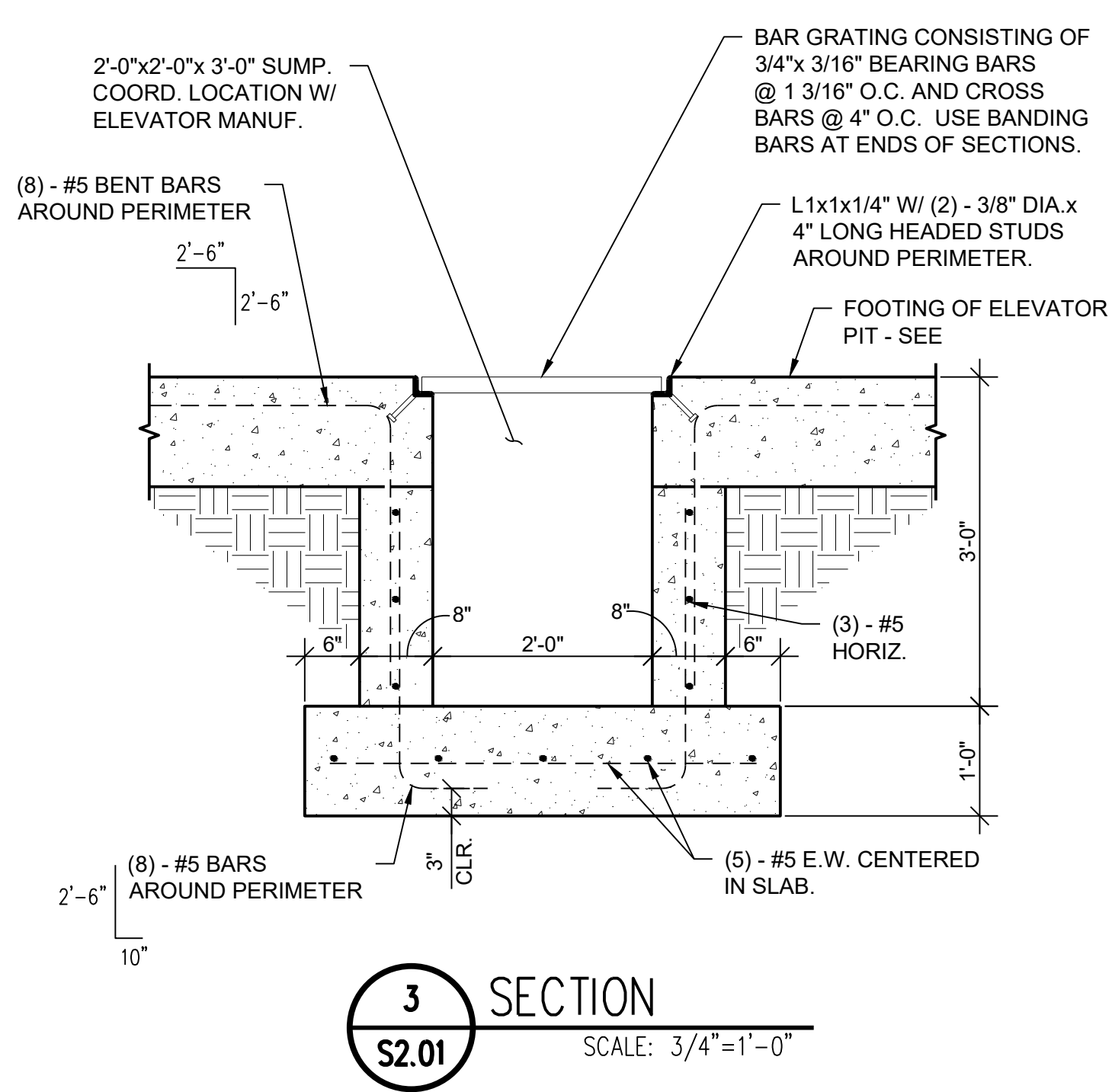
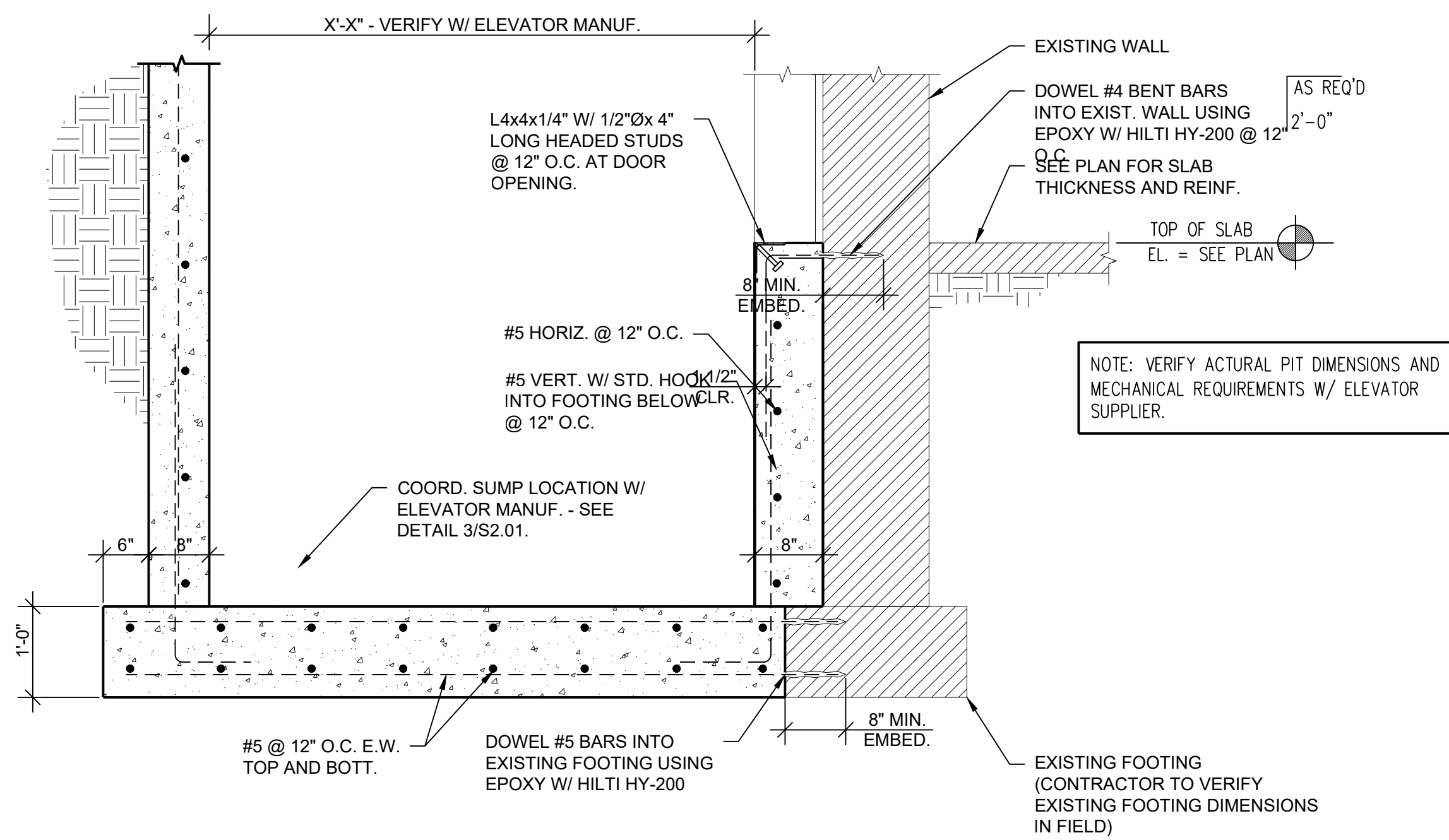
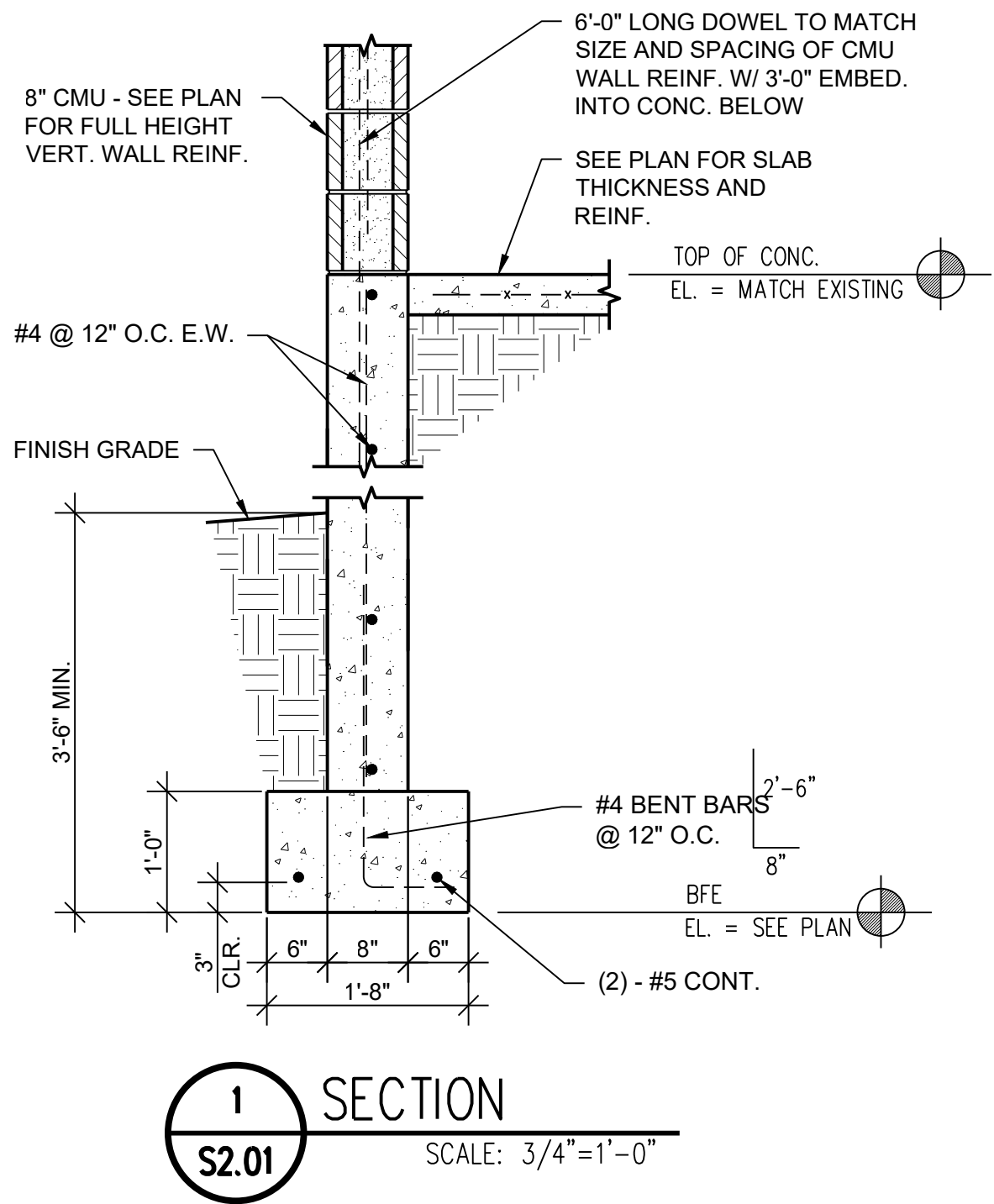
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4th FLOOR MEZZ. & ROOF FRAMING PLANS

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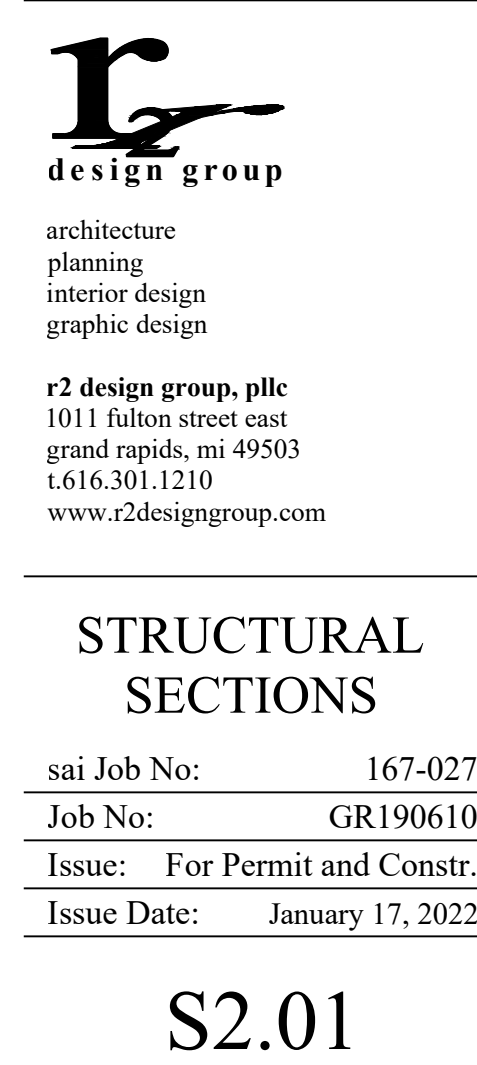
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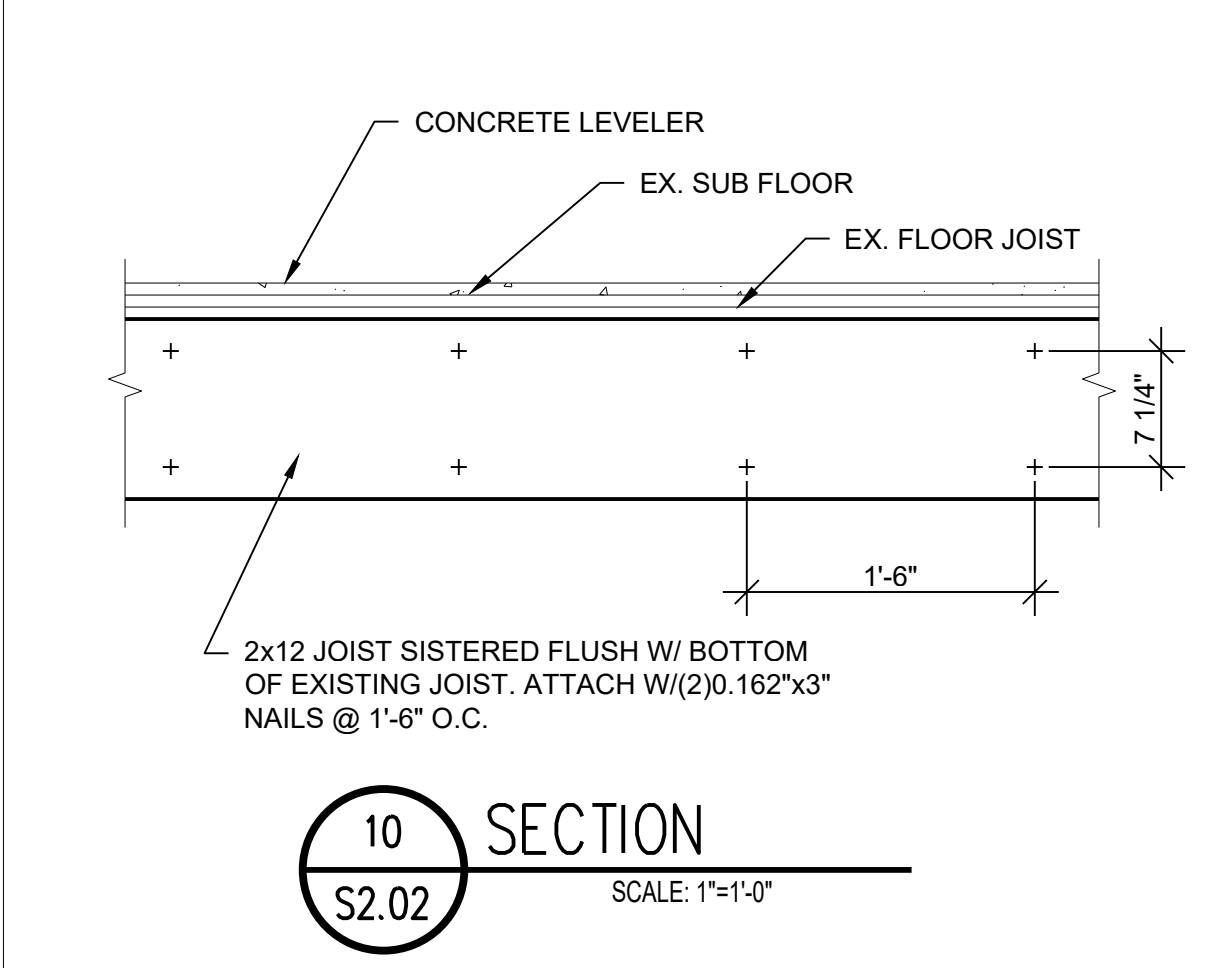
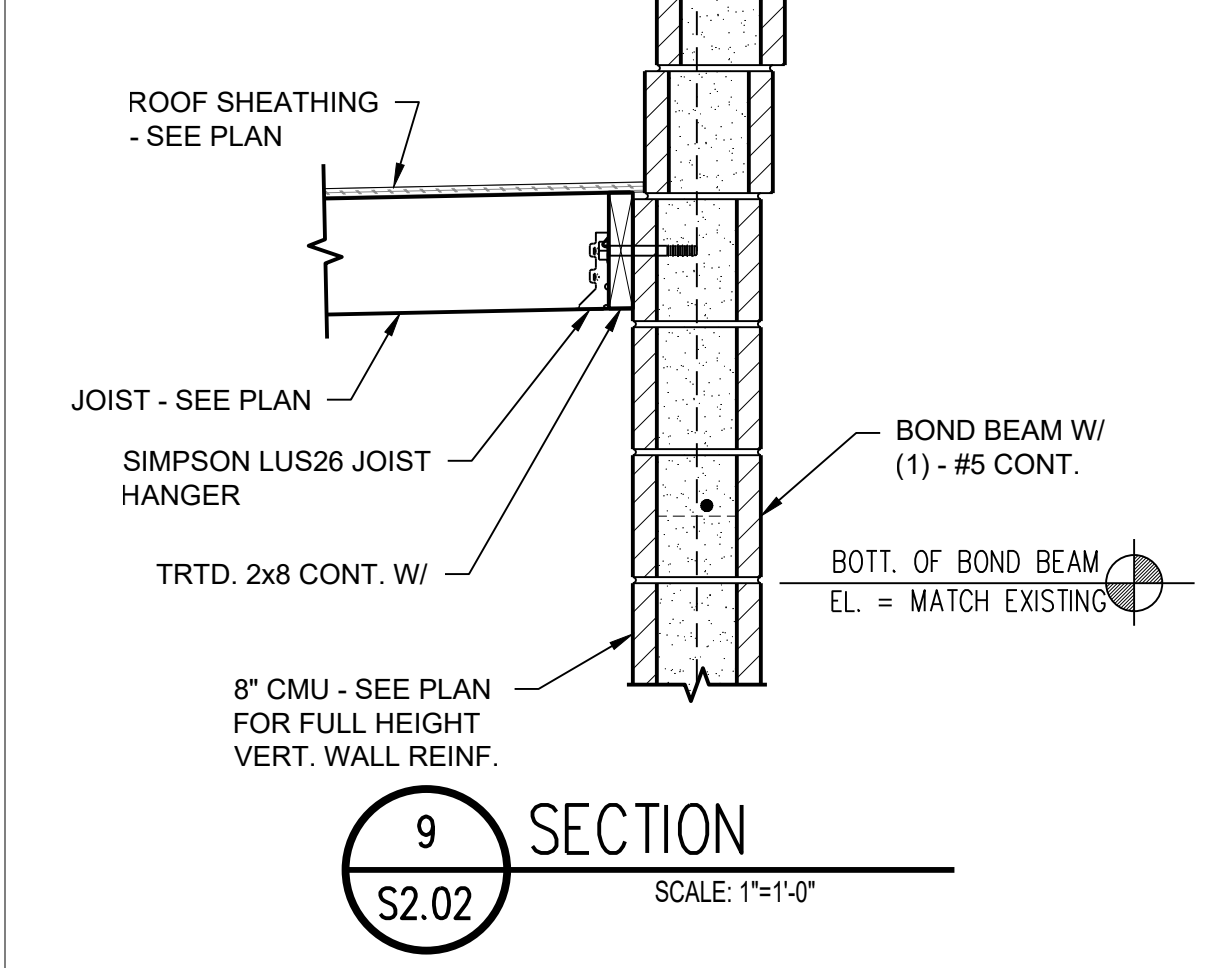
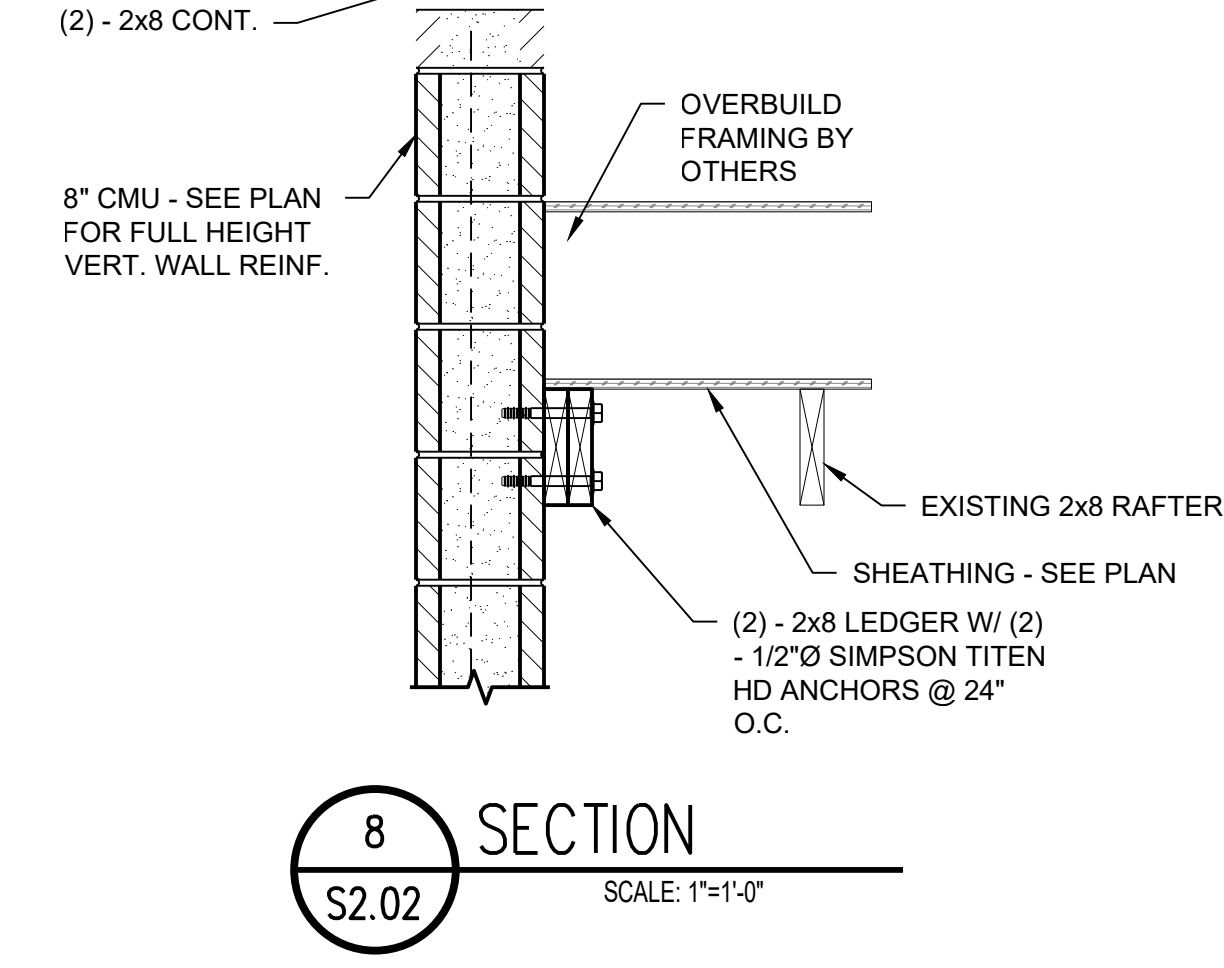
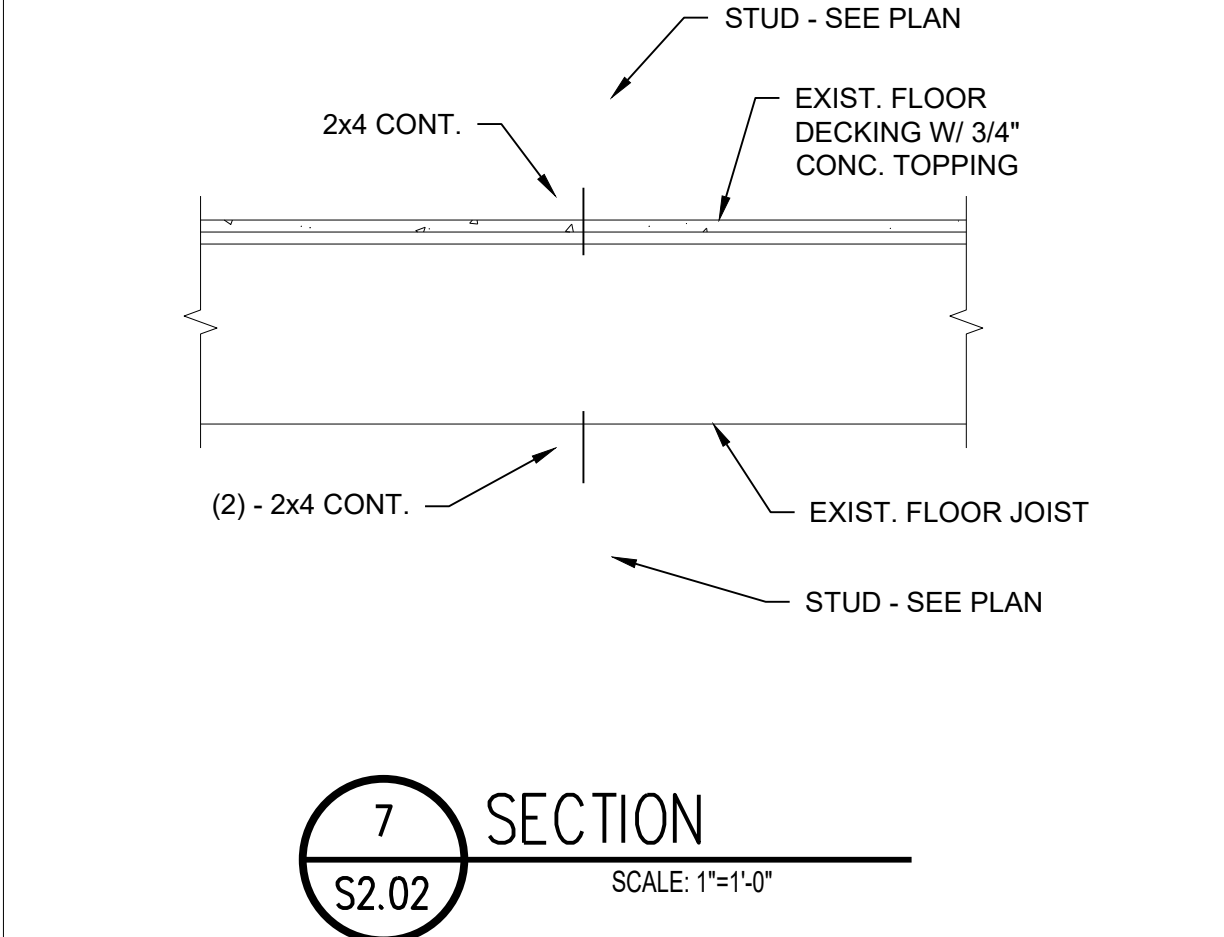
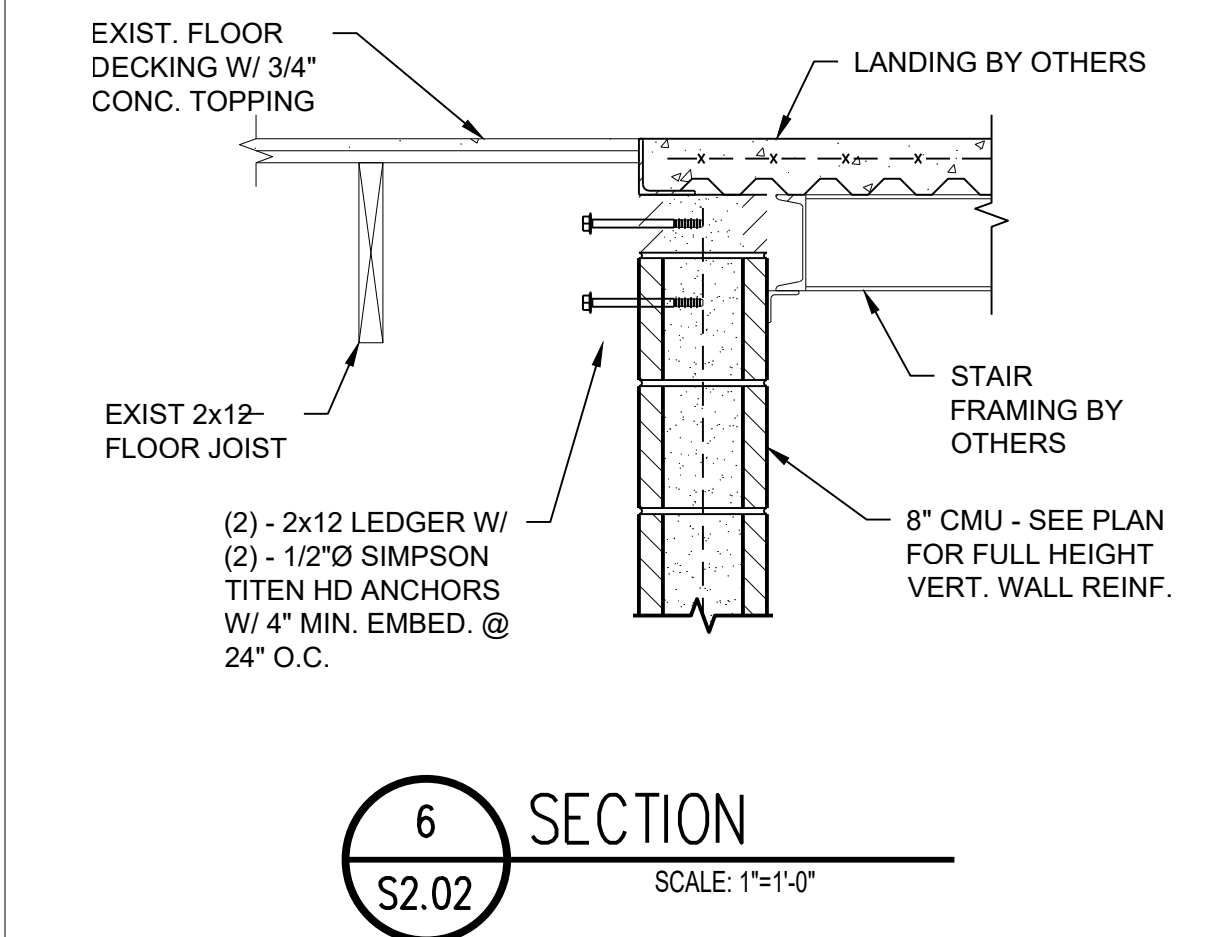
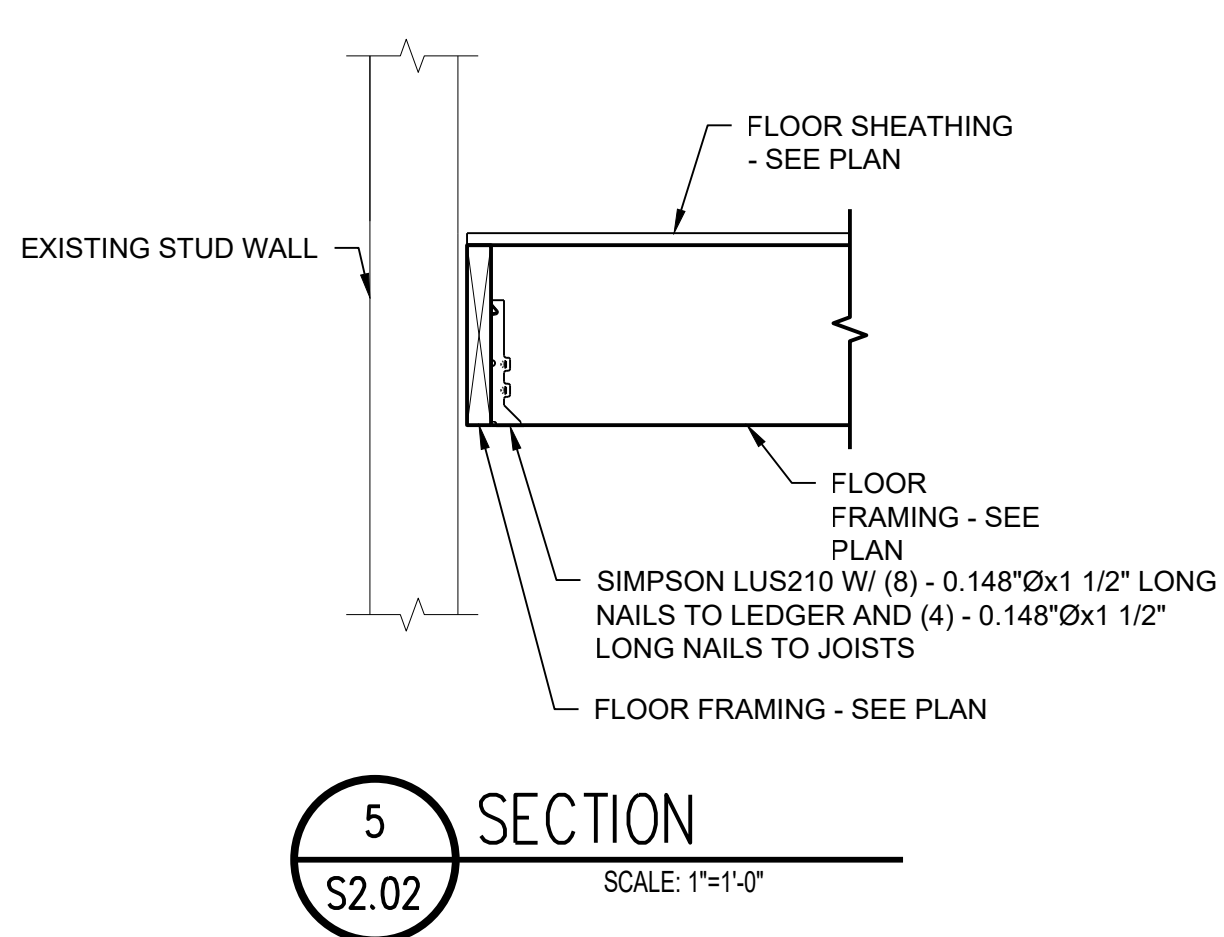
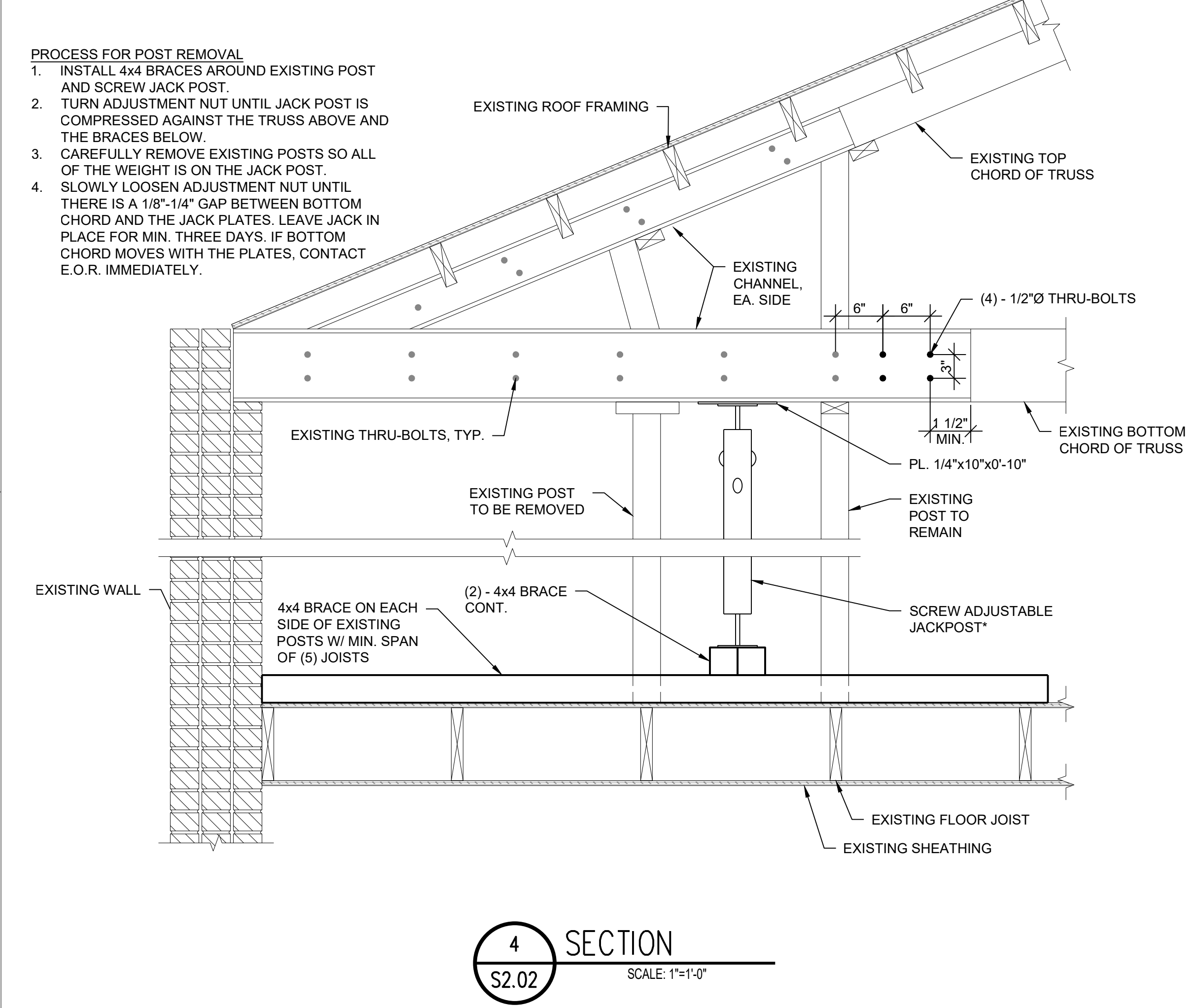
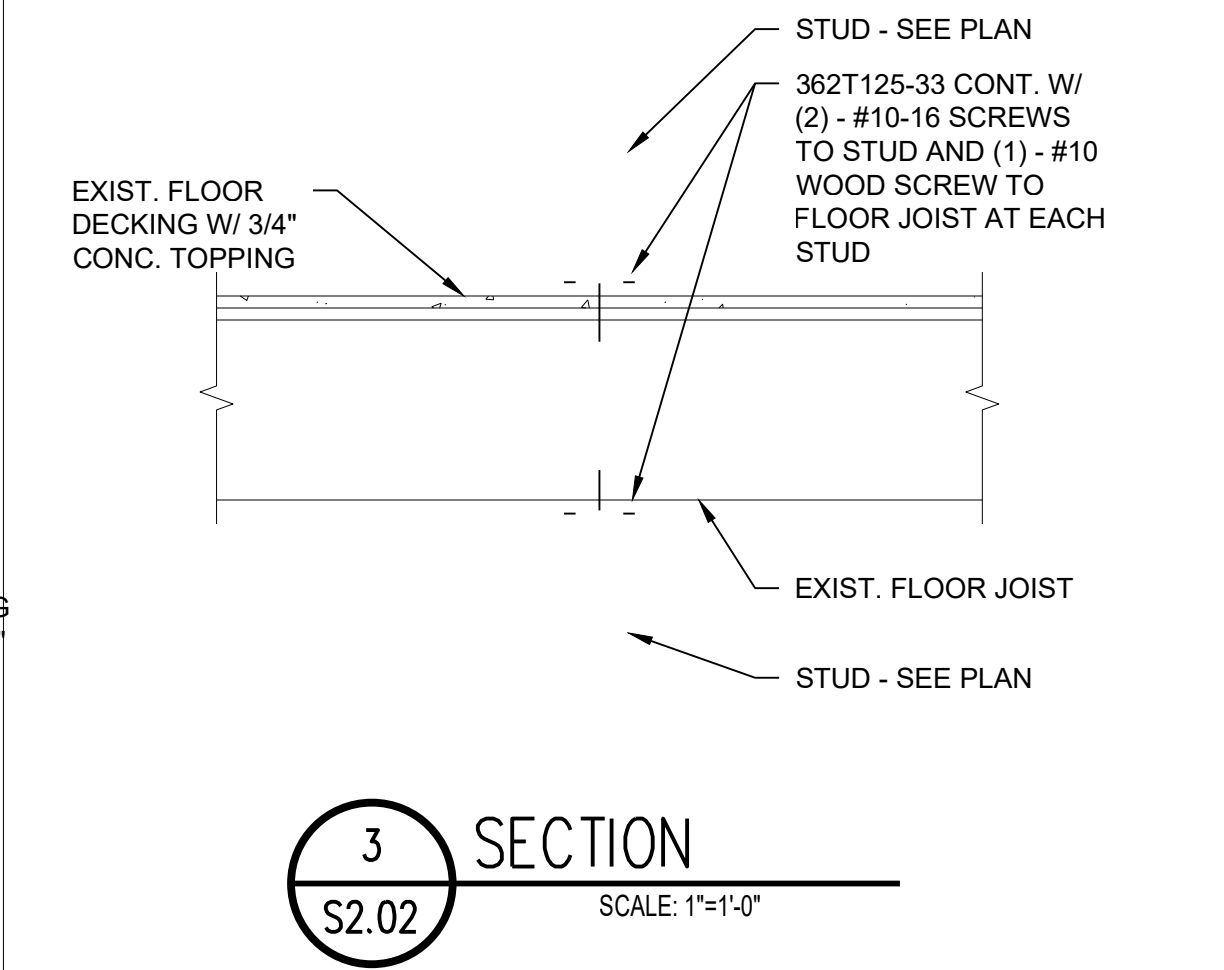
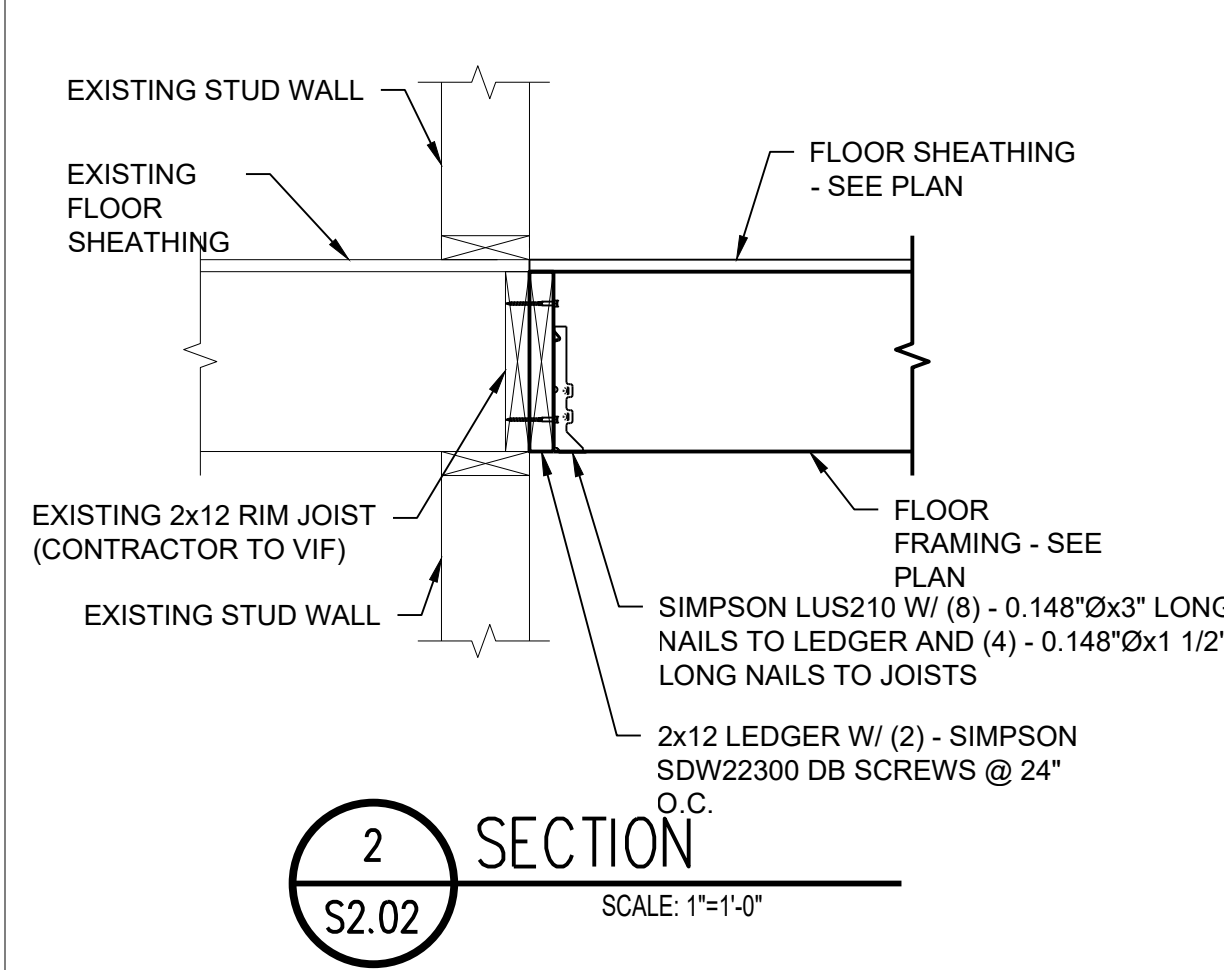
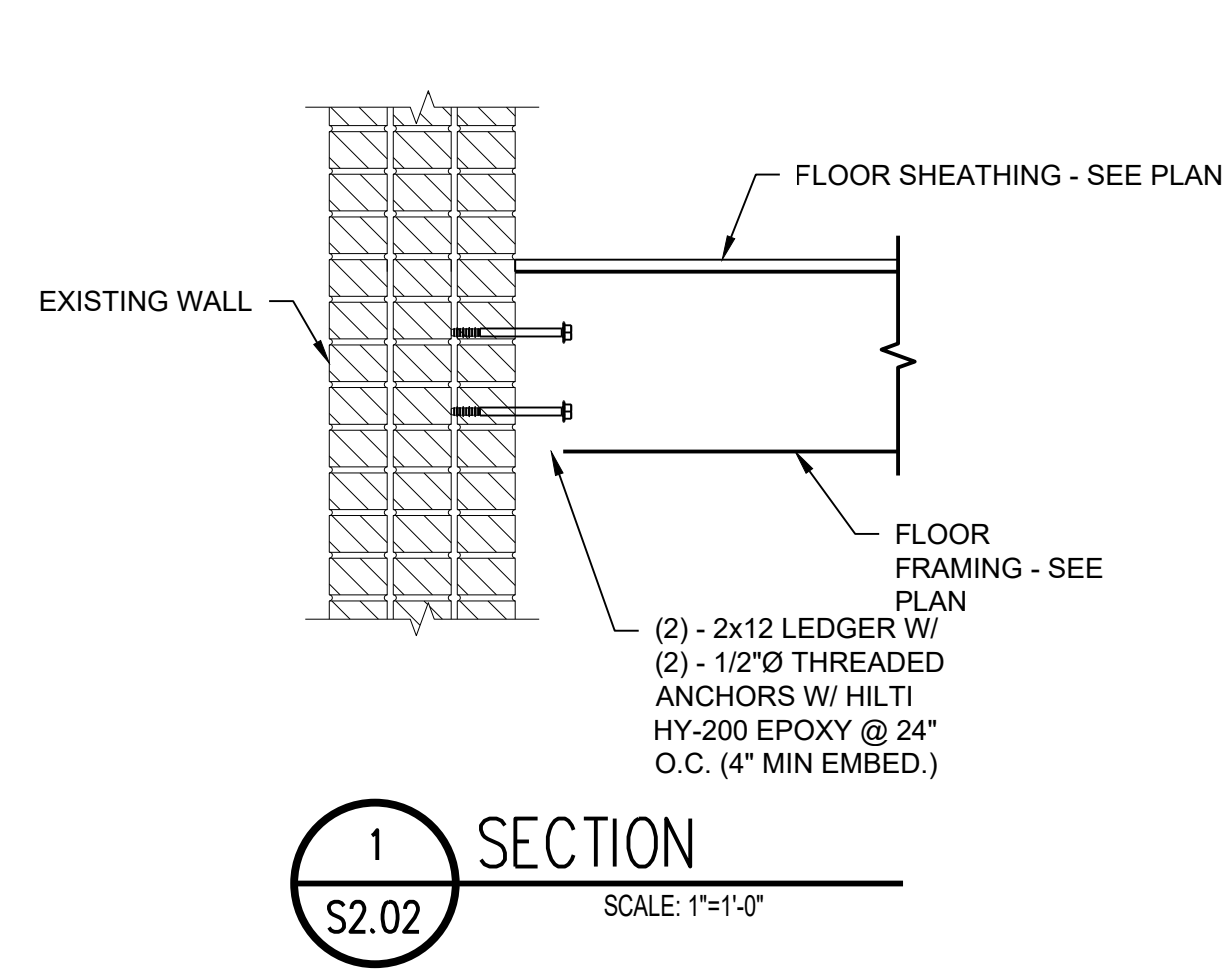
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STRUCTURAL
SECTIONS

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BUILDING CODE SUMMARY

CODES: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (CHAPTER 4 – PRESCRIPTIVE COMPLIANCE METHOD) AND THE APPLICABLE SECTIONS OF THE 2015 MICHIGAN BUILDING CODE.

SECTION 401. GENERAL

401.1 SCOPE. THE GENERAL PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OR RELOCATION OF EXISTING BUILDINGS AND STRUCTURES, INCLUDING HISTORIC BUILDINGS AND STRUCTURES AS REFERENCED IN SECTION 301.1.1.

401.2.1 EXISTING MATERIALS. MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE PER SECTION 115.

401.1.1 NEW AND REPLACEMENT MATERIALS. EXCEPT AS OTHERWISE REQUIRED OR PERMITTED BY THIS CODE, MATERIALS PERMITTED BY THE APPLICABLE CODE FOR NEW CONSTRUCTION SHALL BE USED. LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS AND ALTERATIONS, PROVIDED NOT HAZARDOUS TO LIFE, HEALTH OR PROPERTY IS CREATED. HAZARDOUS MATERIALS SHALL NOT BE USED WHERE THE CODE FOR NEW CONSTRUCTION WOULD NOT PERMIT THEIR USE IN BUILDINGS OF SIMILAR OCCUPANCY, PURPOSE AND LOCATION.

SECTION 402. ADDITIONS

402.1 GENERAL. ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS TO THE EXISTING BUILDING OR STRUCTURE SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING OR STRUCTURE TOGETHER WITH THE ADDITION ARE NO LESS CONFORMING TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ADDITION. AN EXISTING BUILDING TOGETHER WITH ITS ADDITIONS SHALL COMPLY WITH THE HEIGHT AND AREA PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE.

402.5 SMOKE ALARMS. IN EXISTING PORTIONS OF A BUILDING, WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OR I-1 OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 403. ALTERATIONS

403.1 GENERAL. EXCEPT AS PROVIDED BY SECTION 401.2 OR THIS SECTION, ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

EXCEPTIONS:

1. AN EXISTING STAIRWAY SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1011 OF THE INTERNATIONAL BUILDING CODE WHERE THE EXISTING SPACE AND CONSTRUCTION DOES NOT ALLOW A REDUCTION IN PITCH OR SLOPE.
2. HANDRAILS OTHERWISE REQUIRED TO COMPLY WITH SECTION 1011.11 OF THE INTERNATIONAL BUILDING CODE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1014.6 OF THE INTERNATIONAL BUILDING CODE REGARDING FULL EXTENSION OF THE HANDRAILS WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.

403.10 SMOKE ALARMS. INDIVIDUAL SLEEPING UNITS, AND INDIVIDUAL DWELLING UNITS IN GROUP R AND I-1 OCCUPANCIES SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 406. GLASS REPLACEMENT AND REPLACEMENT WINDOWS

406.1 REPLACEMENT GLASS. THE INSTALLATION OR REPLACEMENT OF GLASS SHALL BE AS REQUIRED FOR NEW INSTALLATIONS.

406.2 REPLACEMENT WINDOW OPENING CONTROL DEVICES. IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS, WINDOWS OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED AND WHERE ALL OF THE FOLLOWING APPLY TO THE REPLACEMENT WINDOW:

1. THE WINDOW IS OPERABLE
2. THE WINDOW REPLACEMENT INCLUDES REPLACEMENT OF THE SASH AND THE FRAME;
3. THE TOP OF THE SILL OF THE WINDOW OPENING IS AT A HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR; AND
4. THE VERTICAL DISTANCE FROM THE TOP OF THE SILL OF THE WINDOW OPENING TO THE FINISHED GRADE OR OTHER SURFACE BELOW, ON THE EXTERIOR OF THE BUILDING, IS GREATER THAN 72 INCHES.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2 OF THE INTERNATIONAL BUILDING CODE.

406.3 REPLACEMENT WINDOW EMERGENCY ESCAPE AND RESCUE OPENINGS. WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES.

SECTION 407. CHANGE OF OCCUPANCY

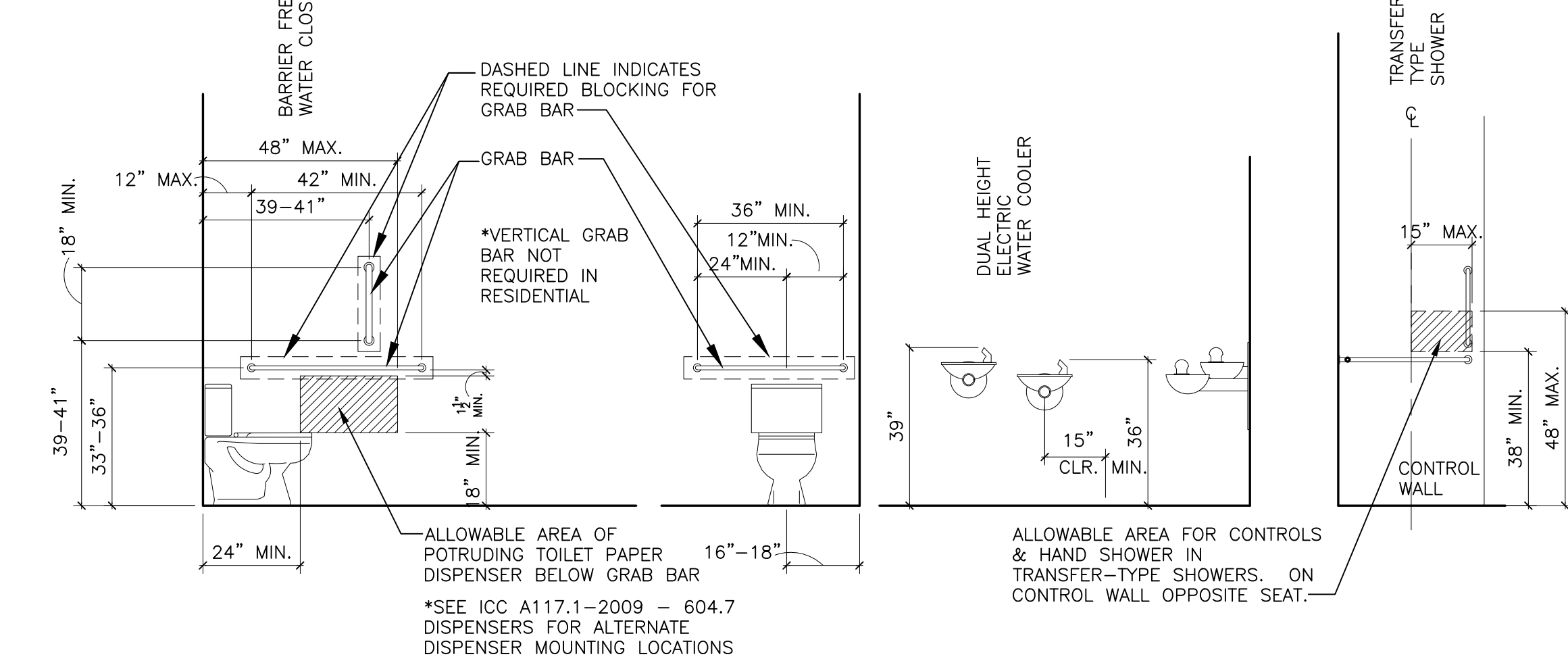
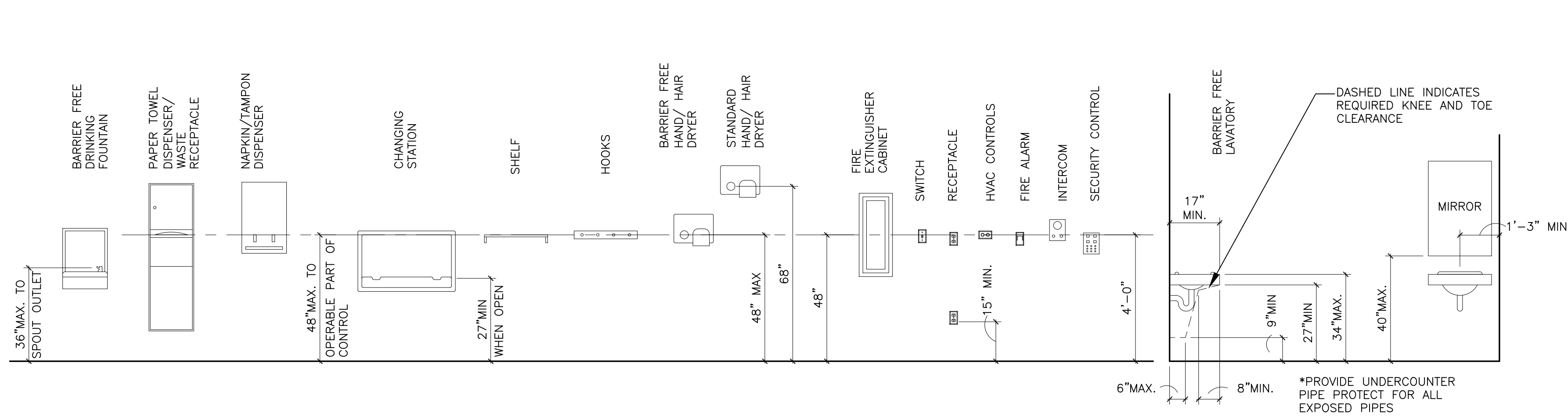
USE GROUPS: STORAGE GROUP (S-2) – EXISTING BASEMENT OCCUPANCY WILL REMAIN UNCHANGED
ASSEMBLY GROUP (A-2) – EXISTING 1ST FLOOR OCCUPANCY WILL REMAIN UNCHANGED
RESIDENTIAL GROUP (R-2) – EXISTING 2ND – 4TH FLOORS WILL CHANGE FROM RESIDENTIAL GROUP (R-1). THIS CHANGE KEEPS THE HAZARD CATEGORY THE SAME AT LEVEL 3.

407.1 CONFORMANCE. NO CHANGE SHALL BE MADE IN THE USE OR OCCUPANCY OF ANY BUILDING UNLESS SUCH BUILDING IS MADE TO COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE USE OR OCCUPANCY. CHANGES IN USE OR OCCUPANCY IN A BUILDING OR PORTION THEREOF SHALL BE SUCH THAT THE EXISTING BUILDING IS NO LESS COMPLYING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE CHANGE. SUBMIT TO THE APPROVAL OF THE BUILDING OFFICIAL, THE USE OR OCCUPANCY OF EXISTING BUILDINGS SHALL BE PERMITTED TO BE CHANGED AND THE BUILDING IS ALLOWED TO BE OCCUPIED FOR PURPOSES IN OTHER GROUPS WITHOUT CONFORMING TO ALL OF THE REQUIREMENTS OF THIS CODE FOR THOSE GROUPS, PROVIDED THE NEW OR PROPOSED USE IS LESS HAZARDOUS, BASED ON LIFE AND FIRE RISK, THAN THE EXISTING USE.

407.1.1 CHANGE IN THE CHARACTER OF USE. A CHANGE IN OCCUPANCY WITH NOT CHANGE OF OCCUPANCY CLASSIFICATION SHALL NOT BE MADE TO ANY STRUCTURE THAT WILL SUBJECT THE STRUCTURE TO ANY SPECIAL PROVISIONS OF THE APPLICABLE INTERNATIONAL BUILDING CODES, WITHOUT APPROVAL OF THE BUILDING OFFICIAL. COMPLIANCE SHALL BE ONLY AS NECESSARY TO MEET THE SPECIFIC PROVISIONS AND IS NOT INTENDED TO REQUIRE THE ENTIRE BUILDING BE BROUGHT INTO COMPLIANCE.

407.2 CERTIFICATE OF OCCUPANCY. A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED WHERE IT HAS BEEN DETERMINED THAT THE REQUIREMENTS FOR THE NEW OCCUPANCY HAVE BEEN MET.

407.3 STAIRWAYS. AN EXISTING STAIRWAY SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1011 OF THE INTERNATIONAL BUILDING CODE WHERE THE EXISTING SPACE AND CONSTRUCTION DOES NOT ALLOW A REDUCTION IN PITCH OR SLOPE.



TYPICAL MOUNTING HEIGHTS

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

REF:

GENERAL DEMOLITION NOTES

1. VERIFY EXISTING ITEMS TO REMAIN.
2. DEMOLISH AND REMOVE ITEMS INDICATED. PREPARE ANY OPENINGS AS REQUIRED TO RECEIVED NEW CONSTRUCTION.
3. NOTIFY THE ARCHITECT ONCE DEMOLITION IS COMPLETE SO A SITE VISIT CAN BE PROVIDED TO VERIFY EXISTING CONDITIONS.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY HAZARDOUS MATERIAL IDENTIFICATION, REMOVAL AND/OR REMEDIATION. THE OWNER SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF HAZARDOUS MATERIALS AND REMOVAL AND/OR REMEDIATION AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF THERE IS A SUSPECTED PRESENCE OF HAZARDOUS MATERIAL OR ASBESTOS.
5. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
6. CONTRACTOR TO MAINTAIN A SECURE DEMOLITION SITE AS TO RESTRICT ANY PUBLIC ACCESS.
7. CONTRACTOR SHALL BE FAMILIAR WITH ALL BUILDING SERVICES. THESE INCLUDE, BUT ARE NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL, PHONE, DATA, AND FIRE PROTECTION. COORDINATE WITH UTILITY COMPANIES AS REQUIRED PRIOR TO REMOVING OR ABANDONING ANY SERVICE.
8. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN SAFE DEMOLITION OF THE DEMOLITION AREA.
9. PROVIDE DAILY CLEANING. WASTE REMOVAL OPERATIONS SHALL COMPLY WITH LOCAL LAWS AND ORDINANCES. PROTECT ALL CHUTES AND DUMPSTERS AS REQUIRED TO PROVIDE A SAFE BARRIER FOR THE PUBLIC.
10. ALL PROTECTIVE SCAFFOLDING AND BARRIERS REQUIRED AT PUBLIC RIGHT WAYS SHALL BE COORDINATED WITH LOCAL OFFICIALS. THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED.
11. THE OWNER AND/OR TENANTS MAY OCCUPY PORTIONS OF THE BUILDING ADJACENT TO THE AREAS INDICATED FOR DEMOLITION. CONDUCT DEMOLITION ACTIVITIES SO THAT TENANT'S OPERATIONS WILL NOT BE DISRUPTED. PROVIDE NOT LESS THAN 72 HOURS NOTICE TO OWNER OF ACTIVITIES THAT WILL EFFECT BUILDING OPERATIONS. MAINTAIN ACCESS TO EXISTING WALKWAYS, CORRIDORS, STAIRS, AND EXITS. DO NOT BLOCK OR MODIFY EXISTING EGRESS PATHS WITHOUT PERMISSION FROM THE OWNER, ARCHITECT AND LOCAL CODE OFFICIALS.
12. PROVIDE TEMPORARY BARRIERS AS REQUIRED. FOR WORK NEXT TO EXISTING TENANTS, A DUST PROOF BARRIER SHALL BE CONSTRUCTED FROM FLOOR TO DECK ABOVE.
13. PROVIDE TEMPORARY THERMAL PROTECTION AS REQUIRED FOR THE PORTIONS OF THE STRUCTURE THAT ARE EXPOSED TO THE ELEMENTS.
14. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL OFFICIALS.

ARCHITECTURAL DEMOLITION NOTES

1. CONTRACTOR TO CONFIRM ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF THE DEMOLITION ACTIVITIES.
2. DO NOT CUT AND PATCH EXISTING CONSTRUCTION IN A WAY THAT RESULTS IN OBVIOUS, VISUAL EVIDENCE THAT WORK HAS OCCURED. CONTRACTOR TO CONFIRM WITH ARCHITECT PRIOR TO CUTTING AND PATCHING TO DETERMINE IF FINAL RESULTS WILL BE ACCEPTABLE.
3. PROTECT EXISTING CONSTRUCTION NOT INDICATED FOR DEMOLITION FROM DAMAGE. COORDINATE WITH OWNER PRIOR TO REMOVAL OF ELEMENTS TO BE STORED FOR PROTECTION PRIOR TO DEMOLITION.
4. WHERE WALLS AND PARTITIONS ARE REMOVED, PREP EXISTING CONSTRUCTION TO RECEIVE NEW MATERIALS AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
5. WHERE WINDOWS AND DOORS ARE REMOVED, PREP EXISTING OPENINGS TO RECEIVE NEW MATERIALS AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
6. WHERE PLASTER AND LATH IS INDICATED TO BE REMOVED, ENSURE ALL NAILS, SCREWS, ETC. ARE REMOVED TO RECEIVE NEW WALL MATERIAL. REPAIR/REPLACE ANY DAMAGED STUDS AS REQUIRED.
7. MULTIPLE LAYERS OF FLOORING SHALL BE REMOVED DOWN TO CONCRETE SLAB OR FLOOR SHEATHING.
8. RESTORE EXISTING MASONRY WALLS TO ORIGINAL CONDITION. MASONRY WALLS SHALL BE REBUILT USING BRICK OR CMU TO MATCH THE EXISTING MATERIALS AND THICKNESS, INCLUDING BONDING AND COURSING. TOOTH NEW MASONRY INTO EXISTING UNLESS OTHERWISE NOTED.
9. REPAIR ALL REMAINING SPRAY APPLIED FIRE RESISTIVE MATERIALS OR FIRE RATED ASSEMBLIES DAMAGED DURING DEMOLITION TO ORIGINAL FIRE PROTECTION REQUIREMENTS. CONSULT THE ARCHITECT TO VERIFY UL ASSEMBLIES TO BE USED FOR REPAIRS.

STRUCTURAL DEMOLITION NOTES

1. CONSULT WITH THE STRUCTURAL ENGINEER OF RECORD AND CONVENE AN ON-SITE MEETING TO REVIEW THE STRUCTURAL MEMBERS TO BE REMOVED AND TO VERIFY THE INTEGRITY OF THE STRUCTURE DURING DEMOLITION PRIOR TO COMMENCING WORK.
2. DO NOT CUT OR MODIFY EXISTING STRUCTURAL ELEMENTS UNLESS DIRECTED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION FOR APPROVAL.
3. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF THE CONSTRUCTION TO REMAIN. PERFORM DEMOLITION OPERATIONS TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. STRENGTHEN OR ADD NE SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION.

BUILDING SYSTEMS AND UTILITY DEMOLITION NOTES

1. EXISTING UTILITIES INDICATED TO BE REMOVED SHALL BE CUT AND CAPPED WITHIN OR AT THE BOUNDARY OF THE DEMOLITION AREA. IDENTIFY ALL UTILITIES TO BE CUT AND CAPPED BY OTHERS. VERIFY THAT DESIGNATED UTILITIES ARE NOT IN SERVICE PRIOR TO THE START OF DEMOLITION. EXISTING UTILITIES SERVING EQUIPMENT WHICH IS TO REMAIN OR WHICH SERVES ADJACENT AREAS SHALL BE MAINTAINED.
2. REMOVE EXISTING TELEPHONE, DATA, ELECTRICAL BOXES, DEVICES, WIRING, RACEWAYS, AND CABLING WHERE INDICATED. TERMINATE WIRING AND CABLING AT ORIGINAL PANELS.
3. WHERE INDICATED, REMOVE EXISTING PLUMBING FIXTURES, INCLUDING CASEWORK, HANGERS, AND OTHER SUPPORTING ITEMS. CAP ALL PIPING AS REQUIRED BY APPLICABLE CODES AND REGULATIONS. UNDERGROUND PIPING SHALL BE CAPPED BELOW THE FLOOR AND THE SLAB REPAIRED TO THE ORIGINAL CONDITION.
4. WHERE UTILITIES ARE TO BE INTERRUPTED, SUBMIT A REQUEST FOR UTILITY INTERRUPTION FOR REVIEW AND APPROVAL BY THE OWNER. PROVIDE THE OWNER A MINIMUM OF 72 HOUR ADVANCE NOTICE.
5. MAINTAIN EXISTING ALARMS SYSTEMS INDICATED TO REMAIN. PROTECT DEVICES AGAINST DAMAGE, INCLUDING DUST PROTECTION, WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, MAINTAIN ALARM SYSTEMS IN SERVICE DURING DEMOLITION. PROVIDE THE OWNER A MINIMUM OF 24 HOUR ADVANCE PRIOR TO WORKING ON EXISTING SERVICES. PROVIDE THE OWNER A MINIMUM OF 72 HOUR ADVANCE PRIOR TO AFTER HOUR ALARM TESTING.
6. NOTIFY THE OWNER OF ANY UNRECORDED UTILITIES REVEALED DURING DEMOLITION. DOCUMENT LOCATIONS AND OBTAIN FURTHER DIRECTION PRIOR TO COMMENCING WITH ADDITIONAL DEMOLITION WORK.
7. MAINTAIN EXISTING OR PROVIDE NEW ACCESS PANELS AT WALLS AND NON-ACCESSIBLE CEILING TO GAIN ACCESS TO VALVES, EQUIPMENT OR OTHER CONTROLS.

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED OR CONSULT THE ARCHITECT FOR CLARIFICATIONS.
2. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENTS, PROJECT MANUAL (IF ISSUED), ADDENDA, CHANGE ORDERS, AND BULLETINS.
3. SUBMIT IN WRITING ALL DRAWING RELATED QUESTIONS, CLARIFICATIONS, SUBSTITUTIONS, AND REQUEST FOR CHANGES TO THE ARCHITECT/ENGINEER.
4. DRAWING INFORMATION WITHIN EXISTING BUILDINGS MAY NOT BE COMPLETE DUE TO CONCEALED CONDITIONS AND LACK OF PRIOR BUILDING ACCESS. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. WHERE EXISTING CONDITIONS DEVIATE AND WILL AFFECT THE PROPOSED WORK, SUBMIT FOR CLARIFICATION. EXISTING CONDITIONS THAT DIFFER FROM WHAT IS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR CLARIFICATION.
5. THESE DOCUMENTS REPRESENT ARCHITECTURAL/STRUCTURAL DESIGN AND GENERAL COORDINATION WITH DESIGN-BUILD DISCIPLINES. ANY CONFLICTS BETWEEN THESE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR CLARIFICATION.
6. REFER TO INTERIOR, EQUIPMENT, FURNITURE, AND KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION.
7. DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS COMPLETE. NO WORK SHALL BE LEFT INCOMPLETE OR UNFINISHED.
9. ALL WORK SHALL MEET INDUSTRY AND MANUFACTURER'S STANDARDS REGARDING MATERIALS AND WORKMANSHIP.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WOOD BLOCKING AS REQUIRED TO FIRMLY SECURE ALL MOLDINGS, SOFFITS, GRAB BARS, CEILINGS ETC. SUCH WORK SHALL BE CONSIDERED PART OF THE CONTRACT REQUIREMENTS.
11. CONTRACTOR SHALL NOT PROCEED WITH DETAILING, FABRICATION OR CONSTRUCTION OF ANY WORK CONNECTED WITH OR DEPENDANT ON EQUIPMENT FURNISHED BY 'OWNER' OR 'OTHER CONTRACTORS' UNTIL APPROVED BY OWNER OR ARCHITECT.
12. DESIGN-BUILD CONTRACTORS ARE RESPONSIBLE FOR MEETING ALL APPLICABLE LAWS, ORDINANCES, CODES, AND SECURING THE REQUIRED PERMITS AND APPROVALS.
13. DESIGN-BUILD CONTRACTORS SHALL COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL DESIGN.
14. CONSTRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES AS A MINIMUM, MANUFACTURER'S SPECIFICATIONS AND REGULATIONS OF GOVERNING AUTHORITIES. CONTRACTOR TO MAINTAIN AND ENSURE SAFE WORKING CONDITIONS AND PRACTICES AT ALL TIMES. ADDITIONALLY, CONSTRUCTION SHALL COMPLY WITH ALL RECOMMENDATIONS, PROCEDURES, SPECIFICATIONS AND STANDARD DETAILS OF MANUFACTURER'S AND LICENSED INSTALLERS OF BUILDING COMPONENTS, SYSTEMS AND ASSEMBLIES.
15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, THE SCHEDULING, SEQUENCING, CONSTRUCTION MEANS AND METHODS REQUIRED FOR THE EXECUTION OF THE WORK AND SAFETY AT THE PROJECT LOCATION.
16. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTOR'S AND MANUFACTURER'S SHOP DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL THE ARCHITECT HAS BEEN NOTIFIED. SUBCONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH THEIR PORTION OF THE PROJECT.
17. VERIFY ALL EXISTING UTILITIES AND NEW CONNECTIONS WITH UTILITY COMPANIES.
18. COMMENCEMENT OF WORK IN AN AREA SHALL CONSTITUTE THE CONTRACTOR'S ACCEPTANCE AND UNDERSTANDING OF ALL NEW AND EXISTING CONDITIONS. NEITHER THE ARCHITECT NOR THE OWNER ARE RESPONSIBLE FOR ANY CORRECTIVE ACTIONS NECESSARY AS A RESULT OF THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK.
19. NO SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE ACCEPTED UNLESS APPROVED BY THE ARCHITECT IN ADVANCE.
20. PROTECT ALL AREAS AND FINISHES FROM CONSTRUCTION RELATED ACTIVITIES. DAMAGE INCURRED DUE TO IMPROPER INSPECTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
21. FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF FRAMING AND SHALL PROVIDE TEMPORARY SHORING AS REQUIRED.
22. FRAMING SUBCONTRACTOR SHALL PROVIDE DEFLECTION TRACK AS REQUIRED WHEN THE HEAD OF WALL WILL BE SUBJECT TO DEFLECTION.
23. CONTRACTOR SHALL PROVIDED BARRIERS TO PROJECT THE PROJECT SITE AND GENERAL PUBLIC AS REQUIRED BY APPLICABLE CODES.
24. WHEN WORKING IN EXISTING SPACES, PROTECT FIRE ALARM AND FIRE SPRINKLER SYSTEMS FROM DAMAGE. NOTIFY THE OWNER IF AND WHEN THE SYSTEMS WILL BE INACTIVE.
25. THE CONTRACTOR SHALL COORDINATE ANY CUTTING AND PATCHING IN EXISTING FLOORS, WALLS, CEILINGS, ROOFS AS REQUIRED BY THE NEW WORK. CONFIRM WITH THE OWNER ANY WARRANTY ISSUES PRIOR TO COMMENCING WORK.
26. SUBCONTRACTORS ARE TO PROVIDE ALL FLASHING, VAPOR BARRIERS, JOINT, SEALANTS AND CAULKING. WEATHER-STRIPPING AND WATER-STOPS AS NEEDED FOR A WEATHER TIGHT PROJECT, AS IT RELATES TO THEIR PART OF THE WORK.
27. PLUMBING AND ELECTRICAL SUBCONTRACTORS TO VERIFY ALL PLUMBING AND ELECTRICAL FIXTURE TYPES AND APPLIANCE MODEL NUMBERS PRIOR TO ROUGH-IN. CONTRACTOR TO VERIFY ALL ELECTRICAL OUTLET LOCATIONS AND LIGHT SWITCHING WITH OWNER PRIOR TO ROUGH-IN. ELECTRICAL SUBCONTRACTOR TO PROVIDE GFI AND ARC-FAULT OUTLETS WHERE REQUIRED BY CODE.
28. SUBCONTRACTORS TO PROVIDE 5/8" DUROCK (USG) OR 5/8" DENSHELD (GP) SHEATHING FOR WET TILE LOCATIONS IN BATHROOMS. ALL GYPSUM BOARD SHALL BE GLUED AND SCREWED UNLESS OTHERWISE NOTED.
29. SAFETY GLASS WHERE REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 24 OF THE 2015 MICHIGAN BUILDING CODE.
30. PROVIDE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, FASCIAS, AND SOFFITS AT 50'-0" MAX. CONTROL JOINTS WITHIN RATED WALLS SHALL BE BASED ON AN APPROVED UL ASSEMBLY.

FIRE SPRINKLER NOTES

1. THE ENTIRE STRUCTURE SHALL BE SPRINKLED, INCLUDING THE BASEMENT AND EXISTING FIRST FLOOR TENANT SPACES. (13-FIRE SUPPRESSION SYSTEM – SEE FIRE PROTECTION DRAWINGS)
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES IN EFFECT AS WELL AS ANY OTHER REQUIREMENTS BY THE AUTHORITY HAVING JURISDICTION.
3. THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND PROVIDED BY THE FIRE PROTECTION CONTRACTOR AS A DESIGN-BUILD SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA.
4. THE FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE FUNCTIONING AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM INCLUDING ALL PERMITS, PIPING, HEADS, PUMPS, RISERS, MONITORING DEVICES AND CONNECTIONS, ETC.
5. DESIGN DRAWINGS AND CALCULATIONS SHALL BE PREPARED AND SUBMITTED TO THE LOCAL FIRE INSPECTOR FOR REVIEW AND APPROVAL. WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, THE SYSTEM DESIGN SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

FIRE RATED ASSEMBLY NOTES

1. SEE SHEETS A0.02 AND A0.03

REFERENCE SYMBOLS

SPACE MARK	ROOM NAME 100	REVISION MARK	
DOOR MARK	125A	DATUM ELEVATION	100'-0" DESCRIPTION
FRAME TYPE		SECTION MARK	DET. #/SHEET #
METAL WALL LOUVER		ELEVATION MARK	DET. #/SHEET #
WALL & PARTITION TYPE	00	DETAIL MARK	DET. # SHEET #
EXISTING SPOT GRADE	100.5'		
PROPOSED SPOT GRADE	100.5'		
CEILING TAG	C-1		

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

No.	Date	Item
Issued Drawing Log		



architecture
planning
interior design
graphic design

r2 design group, pllc
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grand rapids, mi 49506
616.819.9876
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GENERAL NOTES

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

01 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

02 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

03 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

EXISTING WOOD STUDS AROUND
EXISTING STAIR TO RECEIVE
RESILIENT CHANNELS AND NEW
GYP BOARD FINISH - SEE WALL
TYPE 06 ON SHEET A0.03

EXISTING WOOD STUDS AROUND
EXISTING STAIR TO RECEIVE
RESILIENT CHANNELS AND NEW
GYP BOARD FINISH - SEE WALL
TYPE 06 ON SHEET A0.03

(2) LAYERS 5/8" TYPE C GYP
BOARD ON UNDERSIDE OF
MEZZANINE FLOOR FRAMING IN
STAIRWELL - FILL VOIDS WITH
12" SAFB INSUL

04 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

05 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

06 4th FLOOR MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

REF:
ab-01_lofts

UL ASSEMBLY CHART - WALLS

- | | |
|------|--|
| U905 | 1. UL DESIGN NO. U905 - CMU WALL (2-HOUR ASSEMBLY FOR STAIR AND ELEVATOR SHAFTS) |
| U423 | 2. UL DESIGN NO. U423 - INTERIOR, NON-LOAD BEARING, METAL STUD DEMISING WALL (2-HOUR ASSEMBLY) |
| U334 | 3. UL DESIGN NO. U334 - INTERIOR, LOAD BEARING, WOOD DEMISING WALL (2-HOUR ASSEMBLY) |
| U411 | 4. UL DESIGN NO. U411 - INTERIOR, NON-LOAD BEARING WALLS (2-HOUR ASSEMBLY) |

UL ASSEMBLY CHART - FLOORS, ROOF, AND CEILINGS

- UL DESIGN NO. U570 - WOOD FRAMED FLOOR/CEILING (1-HOUR ASSEMBLY, 1-HOUR REQUIRED)
- 2015 MICHIGAN BUILDING CODE ITEM NUMBER 21-1.1 - WOOD FRAMED CEILING/ROOF (1-HOUR ASSEMBLY, 1-HOUR REQUIRED):

ROOF: FLAT WOOD TRUSSES, SPACED A MAXIMUM OF 24" OC WITH 3/4" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP CHORD OF TRUSSES WITH 8d NAILS.

CEILING: BASE LAYER 5/8" TYPE X GYPSUM BOARD APPLIED AT RIGHT ANGLES TO TRUSS WITH 1 1/4" TYPE S OR TYPE W DRYWALL SCRES 24" OC. FACE LAYER 5/8" TYPE X GYPSUM BOARD APPLIED AT RIGHT ANGLES TO TRUSS THROUGH BASE LAYER WITH 1 1/8" TYPE S OR TYPE W DRYWALL SCREWS 12" OC AT JOINTS AND INTERMEDIATE TRUSSES. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON IETHER SIDE OF FACE LAYER END JOINTS, 12" OC.

UL ASSEMBLY CHART - HORIZONTAL SEPARATION

UL ASSEMBLY NOTES

- GENERAL CONTRACTOR SHALL BE RESPONSILBE FOR ALL PENETRATIONS THRU RATED ASSEMBLIES
- SEE DETAILS WITHIN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.

NOT FOR CONSTRUCTION

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

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No.	Date	Item
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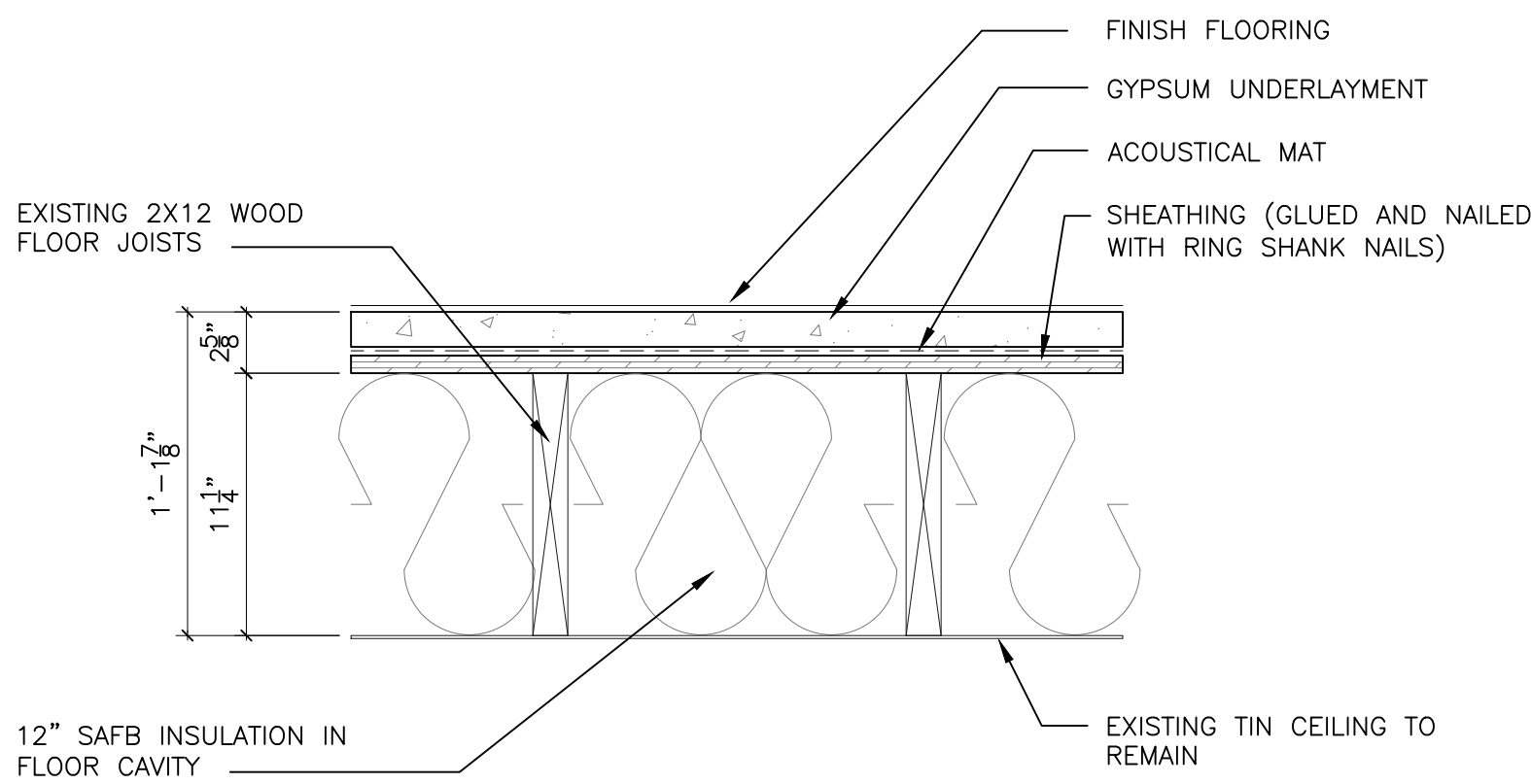
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FIRE SEPARATION PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

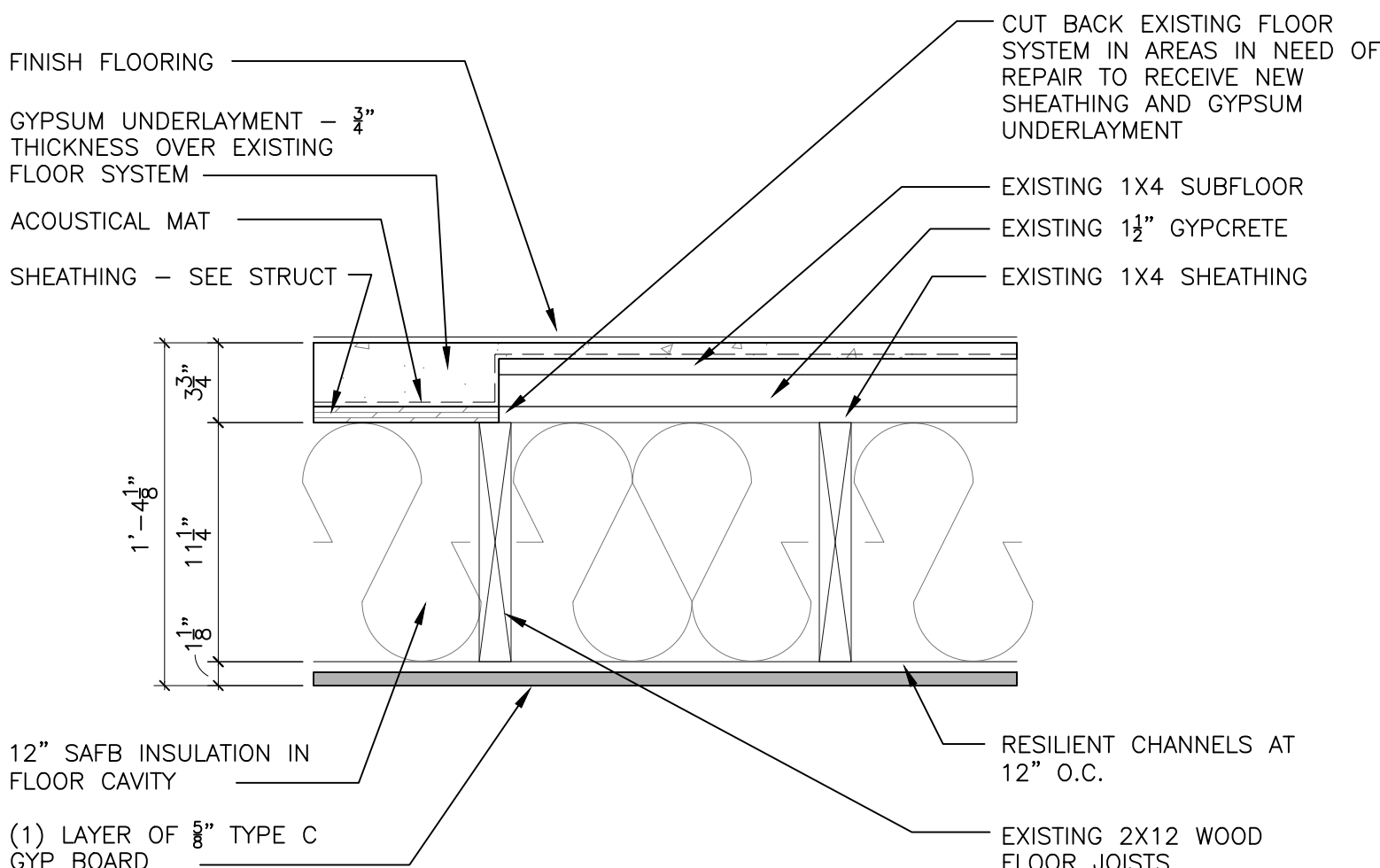
A0.02



FLOOR SYSTEM	
• 1 1/2" GYPSUM UNDERLAYMENT (USG LEVELROCK OR DUROCK)	
• 1/2" ACOUSTICAL MAT (USG SAM-N40)	
• 1/2" SHEATHING (SEE STRUCT DWGS)	
• EXISTING 2X12 WOOD FLOOR JOISTS	
• 12" SAFB INSULATION	
• EXISTING TIN CEILING TO REMAIN	
FLOOR COVERING STC/IIC RATING	
SHEET VINYL	-/-
VINYL PLANK	-/-
ENG. HARDWOOD	-/-
CERAMIC TILE	-/-
CARPET AND PAD	-/-

01 1ST FLOOR CEILING ASSEMBLY REF: XXX_XX

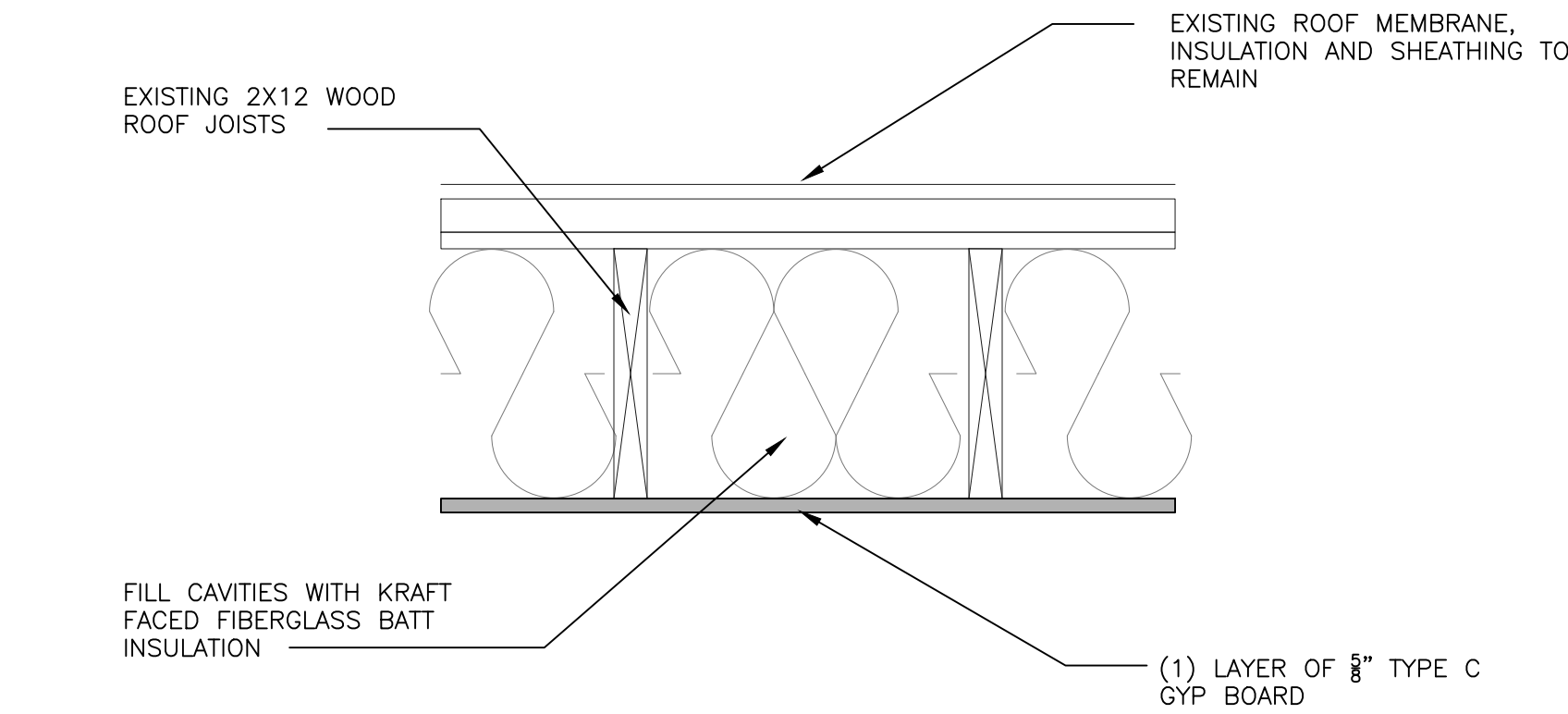
SCALE:



FLOOR SYSTEM UL L569 (1 HOUR FLOOR/CEILING)	
• 1 1/2" GYPSUM UNDERLAYMENT (USG LEVELROCK OR DUROCK)	
• 1/2" ACOUSTICAL MAT (USG SAM-N40)	
• 1/2" SHEATHING (SEE STRUCT DWGS)	
• EXISTING 2X12 WOOD FLOOR JOISTS	
• 12" SAFB INSULATION	
• 1/2" RESILIENT CHANNEL 12" O.C.	
• 1/2" TYPE C GYP BD	
FLOOR COVERING STC/IIC RATING	
SHEET VINYL	60/54
VINYL PLANK	60/52
ENG. HARDWOOD	60/55
CERAMIC TILE	61/55
CARPET AND PAD	60/78

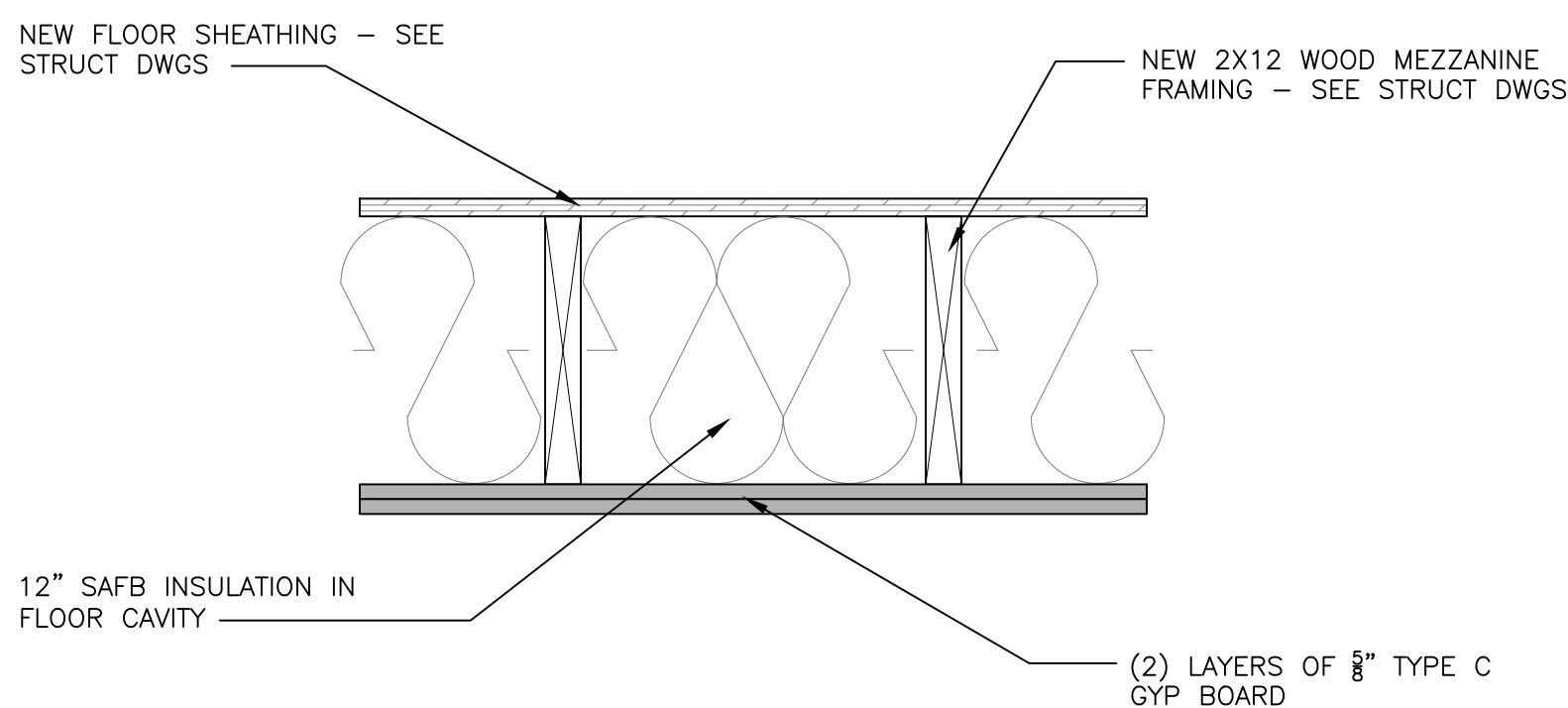
02 1 HOUR FLOOR/CEILING ASSEMBLY (L569) REF: XXX_XX

SCALE:



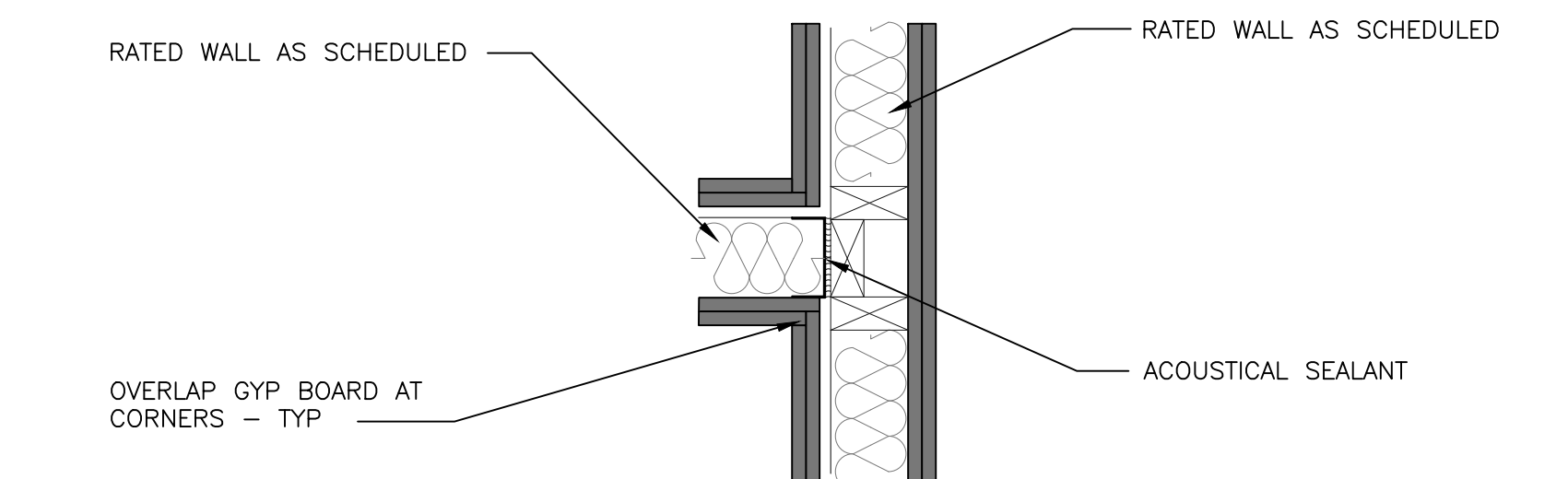
03 4TH FLOOR CEILING ASSEMBLY REF: XXX_XX

SCALE:



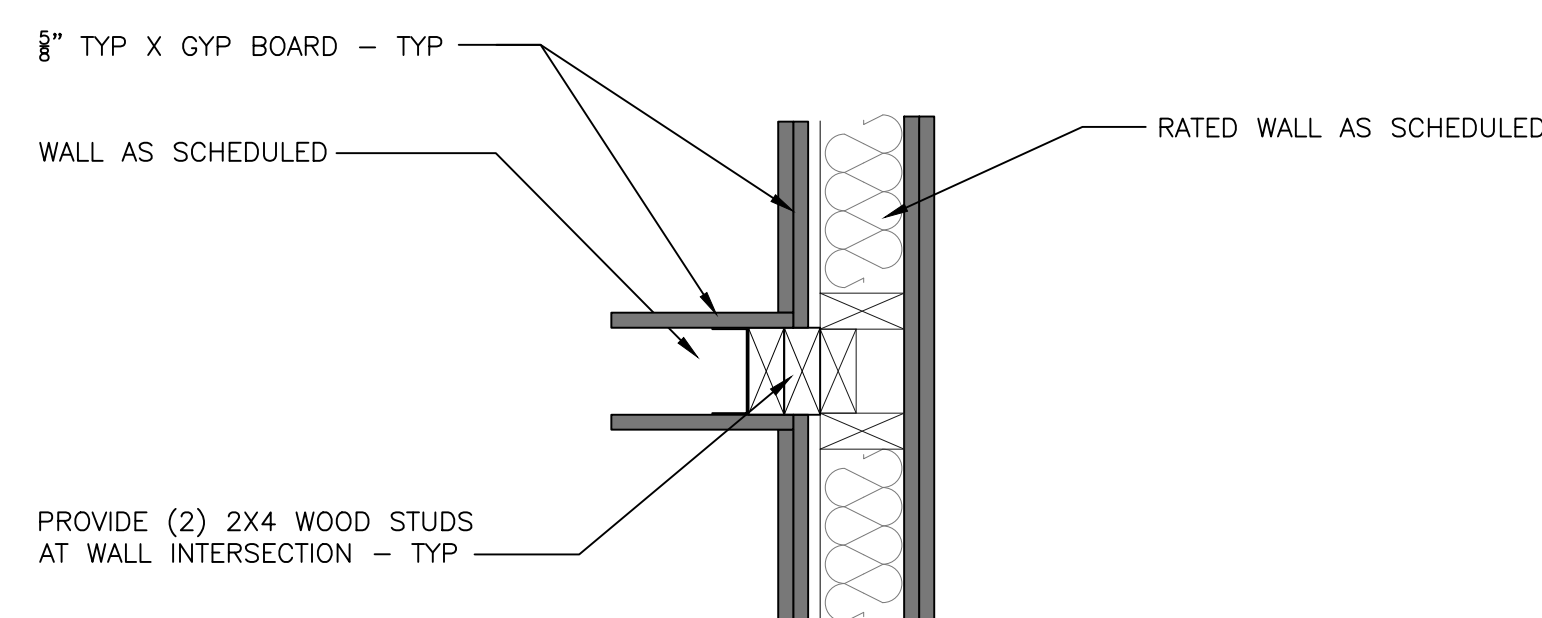
03A 4TH FLOOR STAIR/LOFT CEILING ASSEMBLY REF: XXX_XX

SCALE:



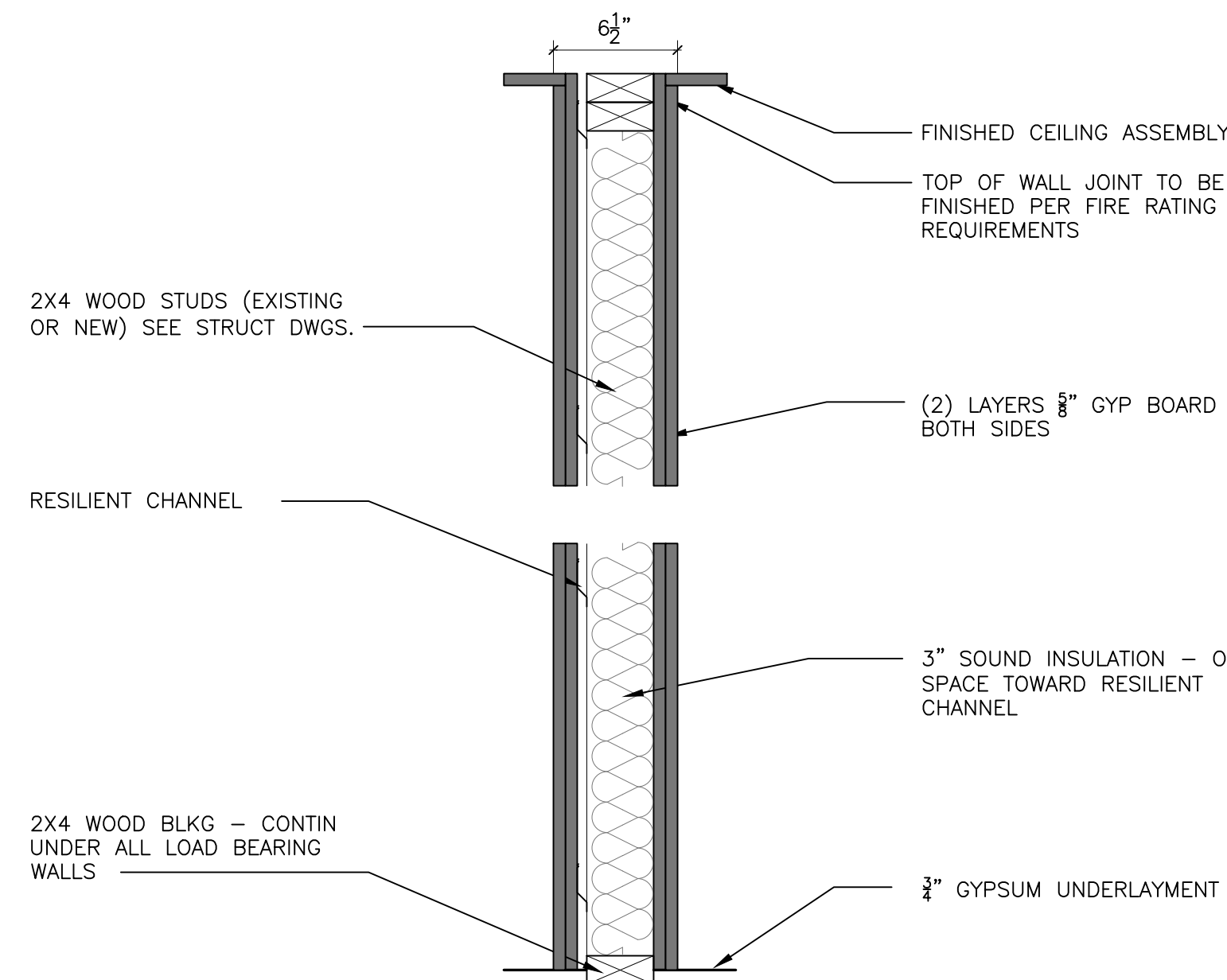
04 TYP. RATED WALL TO RATED WALL INTERSECTION REF: XXX_XX

SCALE:



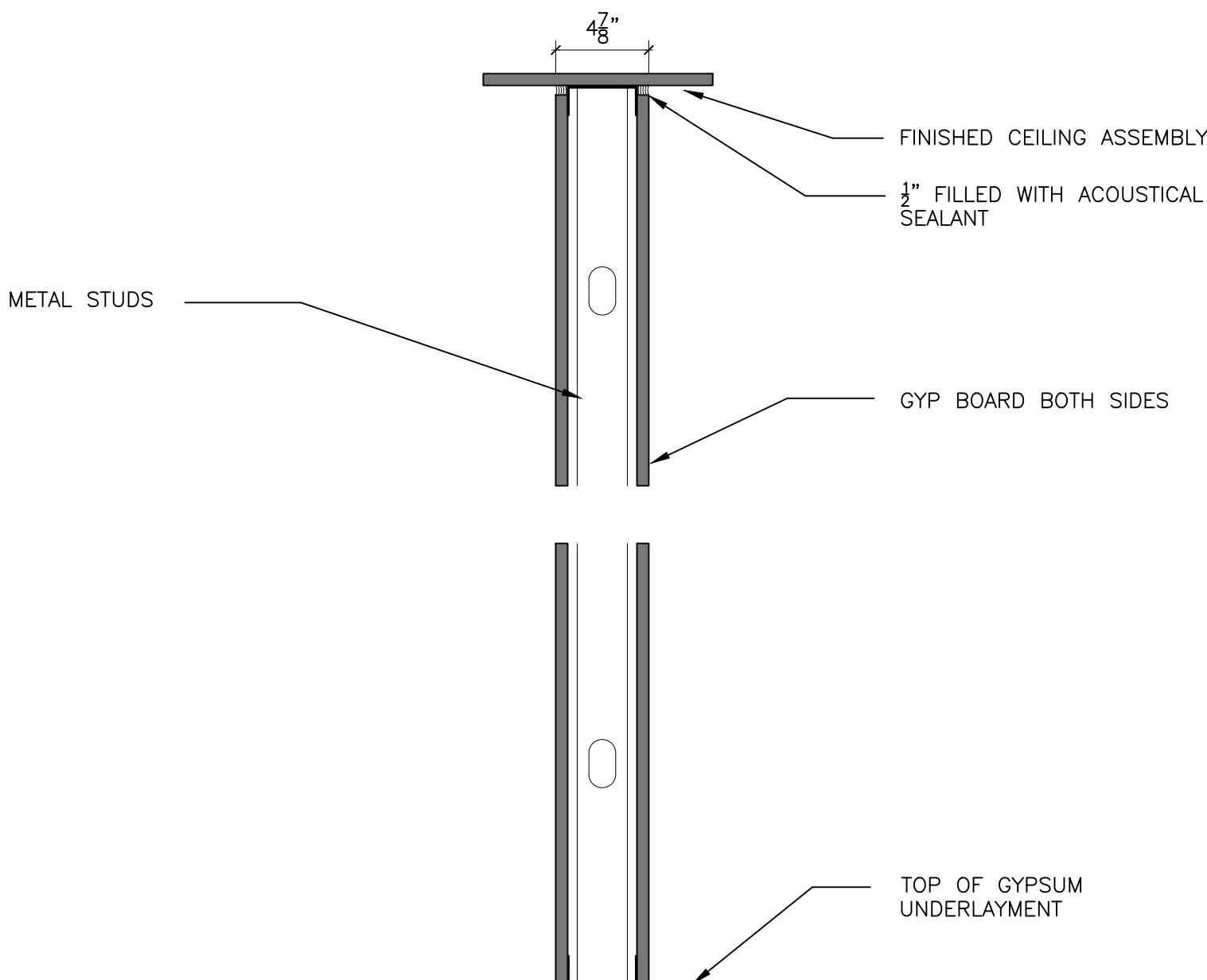
05 TYP. RATED WALL TO NON-RATED WALL INTERSECTION REF: XXX_XX

SCALE:



06 TYP. CONTROL JOINT IN RATED WALL REF: XXX_XX

SCALE:

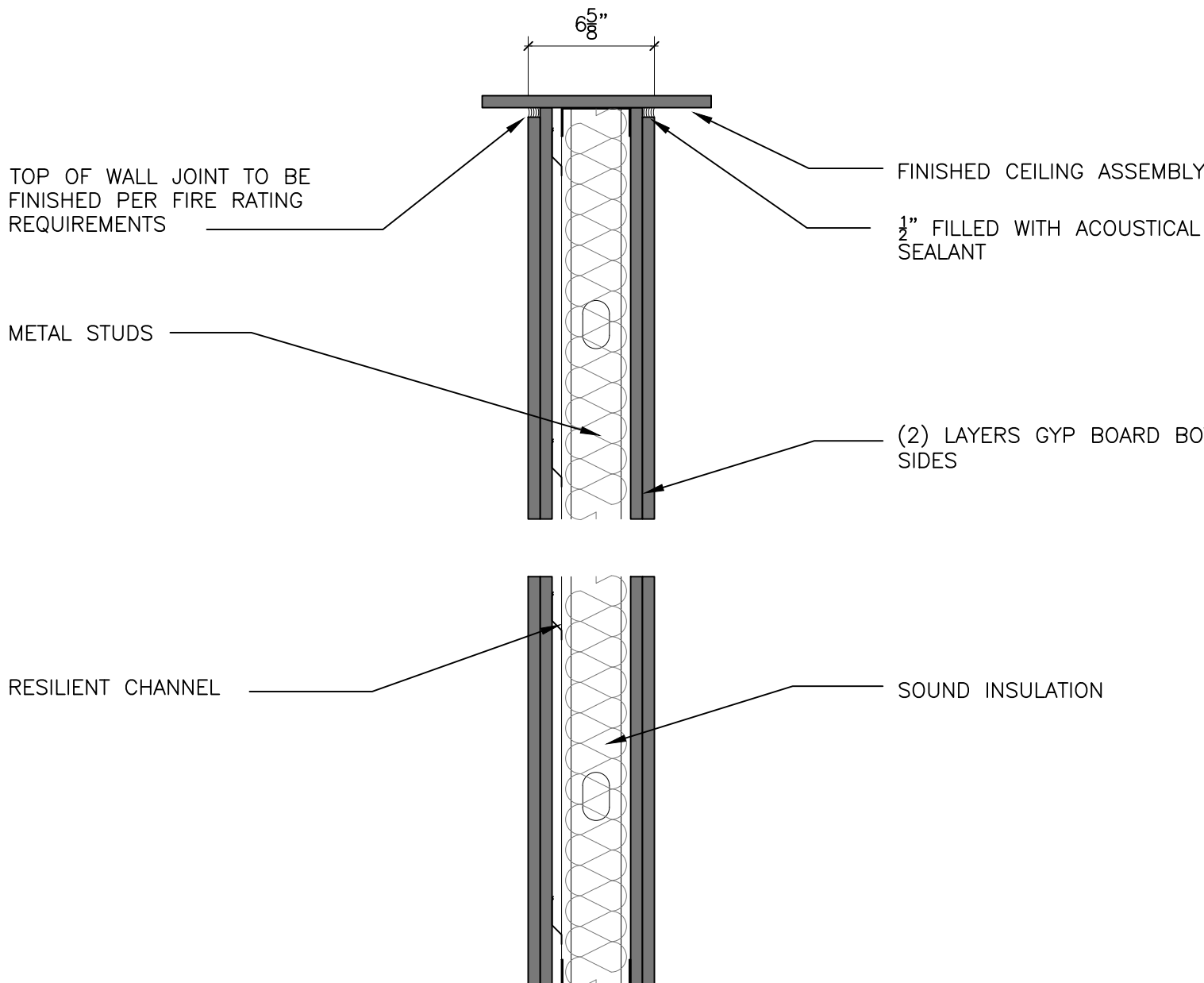


NON-LOAD BEARING, UNRATED WALL SYSTEM	
• 3/8" METAL STUDS	
• (1) LAYER 5/8" TYPE X GYPSUM BOARD BOTH SIDES	

WALL TYPE 01

3 5/8" METAL STUD NON-LOAD BEARING, UNRATED PARTITION REF: XXX_XX

SCALE:

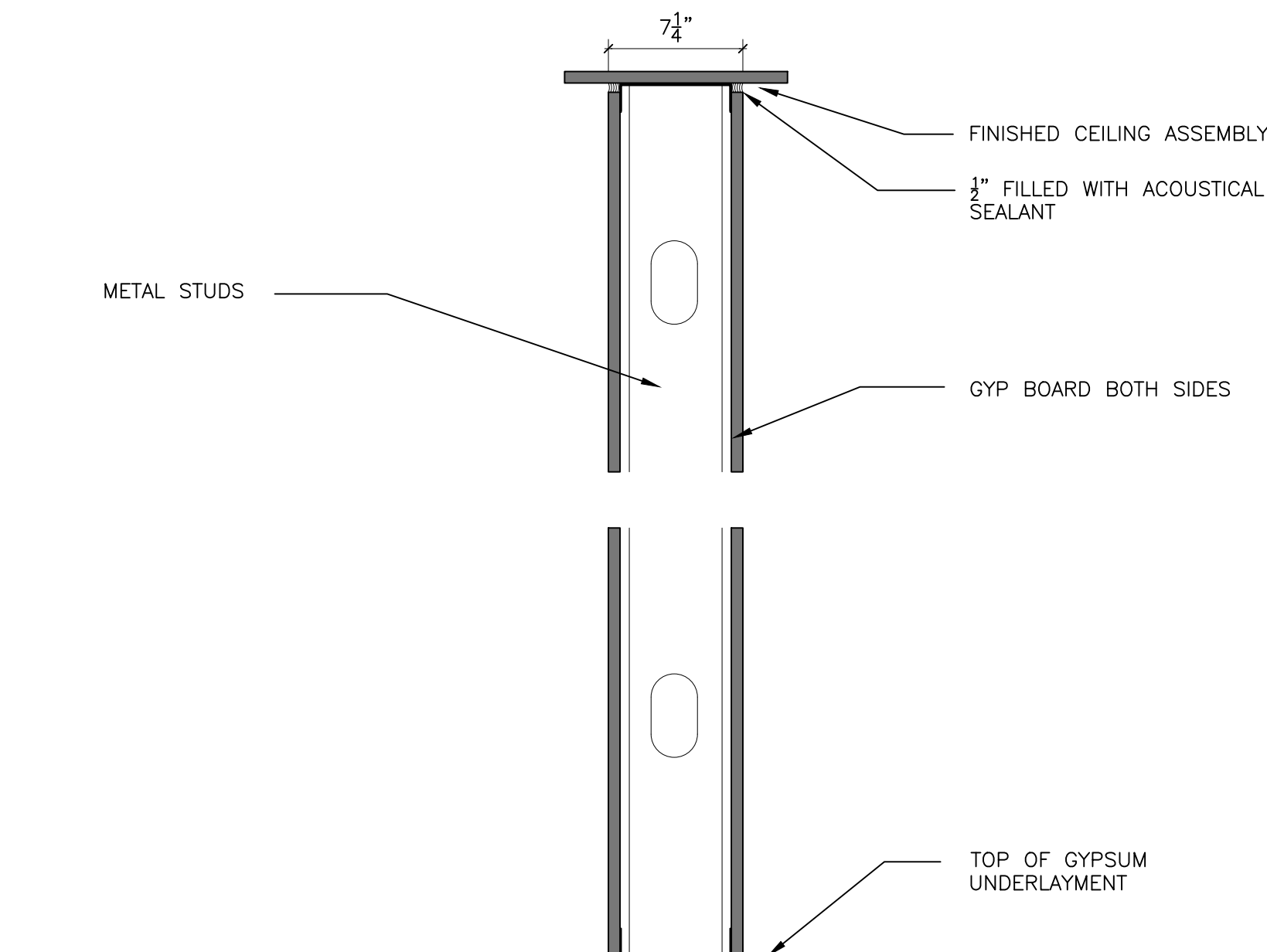


NON-LOAD BEARING WALL SYSTEM UL U423 (2 HOUR)	
• 3/8" METAL STUDS	
• (2) LAYERS 5/8" TYPE X GYPSUM BOARD BOTH SIDES	
• 1/2" RC-1 CHANNEL ONE SIDE AT 24" O.C.	
• 3" SAFB INSULATION	
• ACOUSTICAL PERFORMANCE: STC 61	
• TEST NUMBER: USG SA-830628	

WALL TYPE 02

3 5/8" METAL STUD NON-LOAD BEARING RATED PARTITION (2 HOUR) REF: XXX_XX

SCALE:

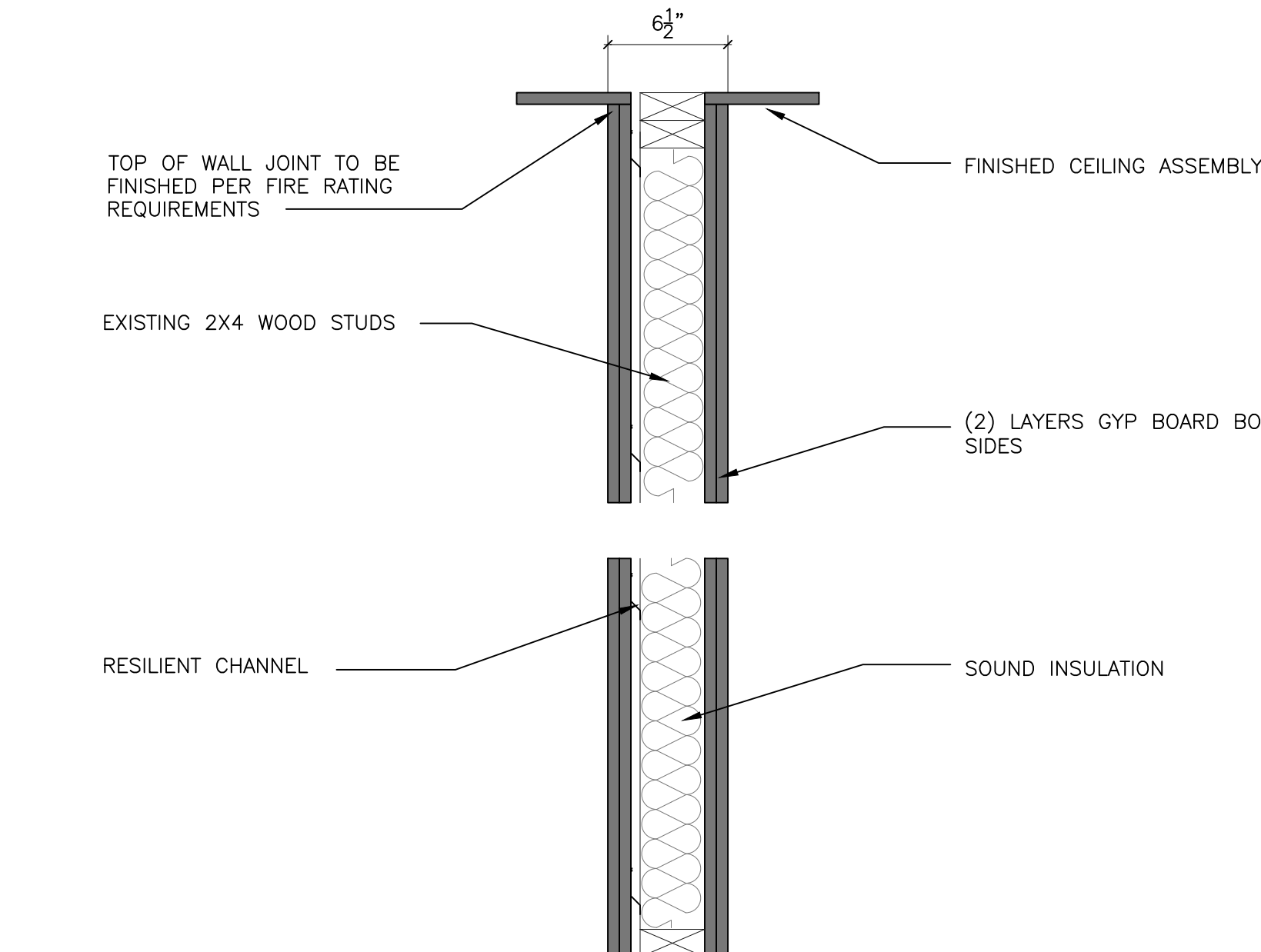


NON-LOAD BEARING, UNRATED WALL SYSTEM	
• 6" METAL STUDS	
• (1) LAYER 5/8" TYPE X GYPSUM BOARD BOTH SIDES	

WALL TYPE 03

6" METAL STUD NON-LOAD BEARING, UNRATED PARTITION REF: XXX_XX

SCALE:

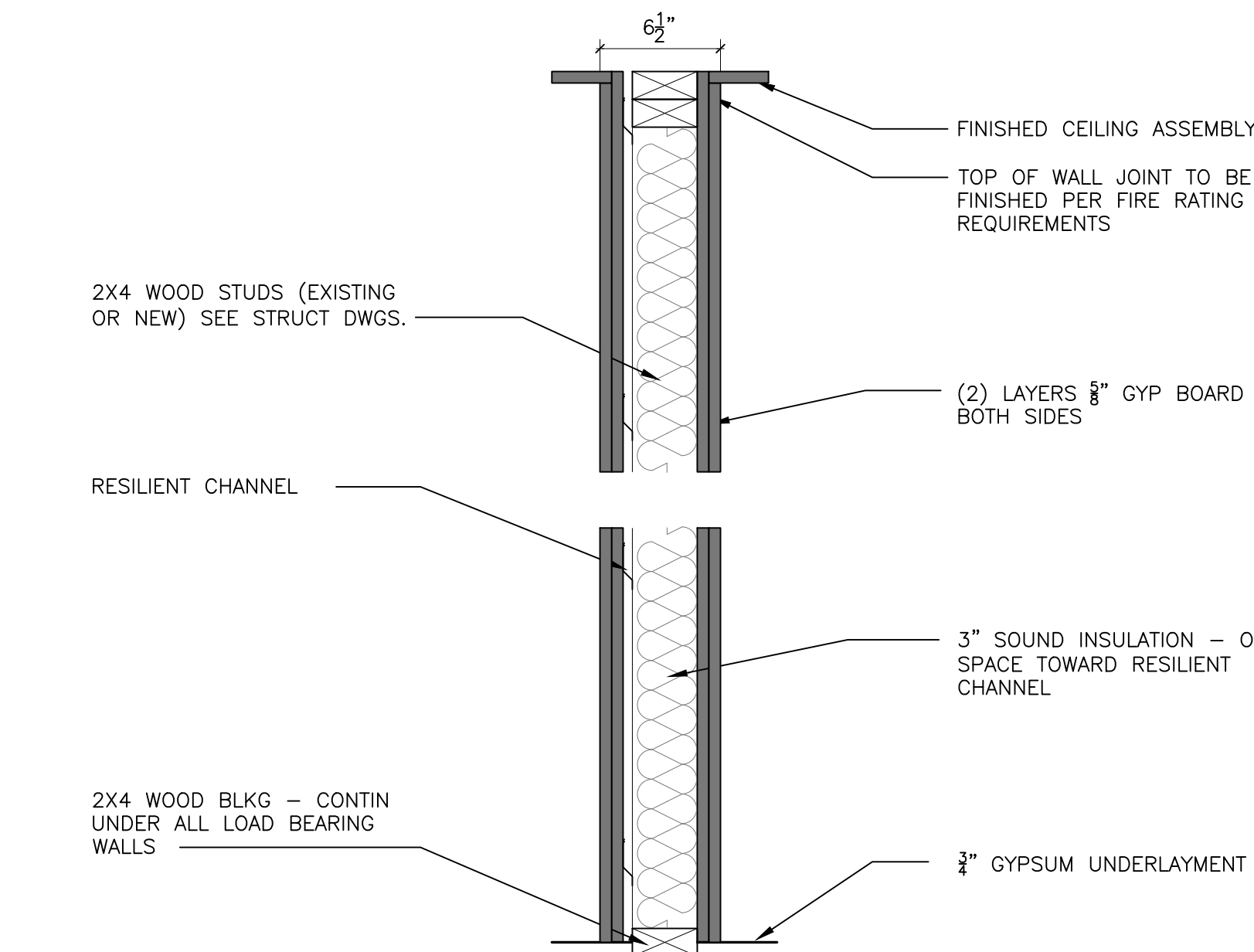


EXISTING 2X4 WALL SYSTEM	
• 2X4 WOOD STUDS	
• (2) LAYERS 5/8" TYPE X GYPSUM BOARD BOTH SIDES	
• 1/2" RC-1 CHANNEL ONE SIDE AT 24" O.C.	
• 3" SAFB INSULATION	

WALL TYPE 04

2X4 EXISTING WOOD STUD WALL WITH NEW WALL FINISHES REF: XXX_XX

SCALE:

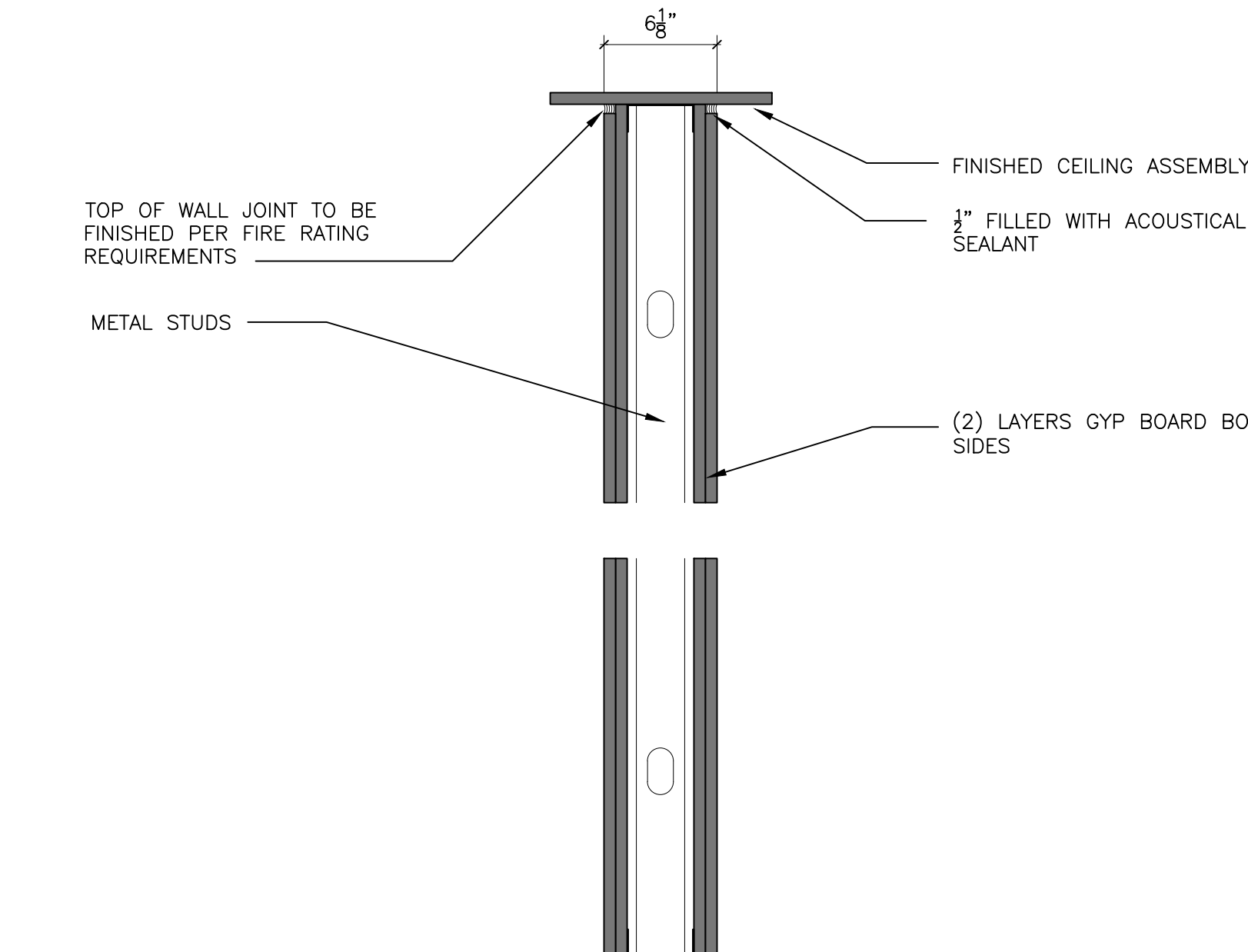


LOAD BEARING WALL SYSTEM UL U334 (2 HOUR)	
• 2X4 WOOD STUDS - SEE STRUCT DWGS	
• (2) LAYERS 5/8" TYPE X GYPSUM BOARD BOTH SIDES	
• 1/2" RC-1 CHANNEL ONE SIDE AT 24" O.C.	
• 2" SAFB INSULATION	
• ACOUSTICAL PERFORMANCE: USG-810219	
• STC RATING: 58	

WALL TYPE 05

2X4 WOOD STUD LOAD BEARING RATED PARTITION (2 HOUR) - CORRIDOR REF: XXX_XX

SCALE:



NON-LOAD BEARING WALL SYSTEM UL U411 (2 HOUR)	
• 3/8" METAL STUDS	
• (2) LAYERS 5/8" TYPE X GYPSUM BOARD BOTH SIDES	

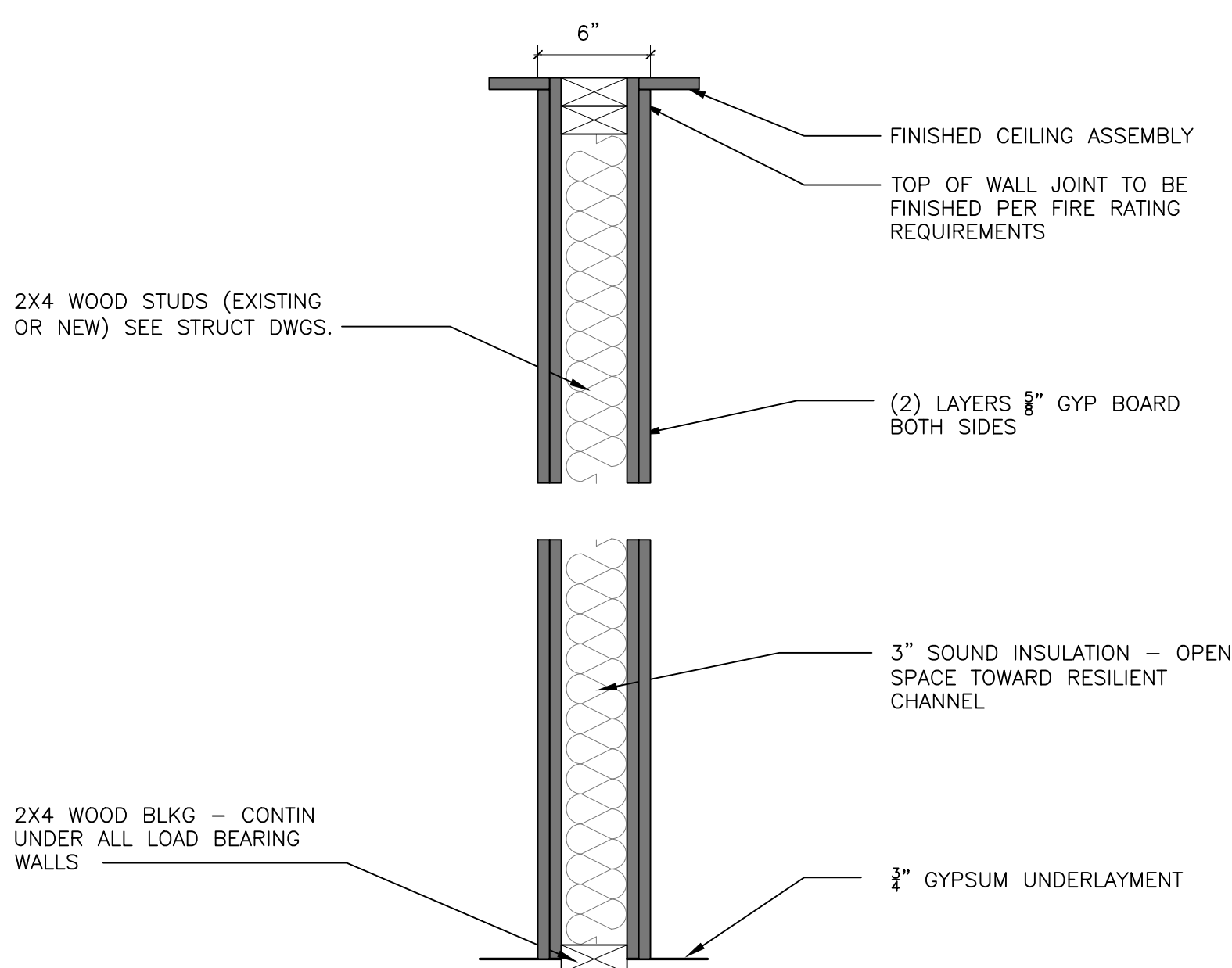
WALL TYPE 06

3 5/8" METAL STUD NON-LOAD BEARING RATED PARTITION (2 HOUR) REF: XXX_XX

SCALE:

NOT USED REF: XXX_XX

SCALE:



LOAD BEARING WALL SYSTEM UL U334 (2 HOUR)	
• 2X4 WOOD STUDS - SEE STRUCT DWGS	
• (2) LAYERS 5/8" TYPE X GYPSUM BOARD BOTH SIDES	
• 1/2" RC-1 CHANNEL ONE SIDE AT 24" O.C.	
• 2" SAFB INSULATION	

WALL TYPE 07

2X4 WOOD STUD LOAD BEARING RATED PARTITION (2 HOUR) - WITHIN UNIT REF: XXX_XX

SCALE:

NOT FOR CONSTRUCTION

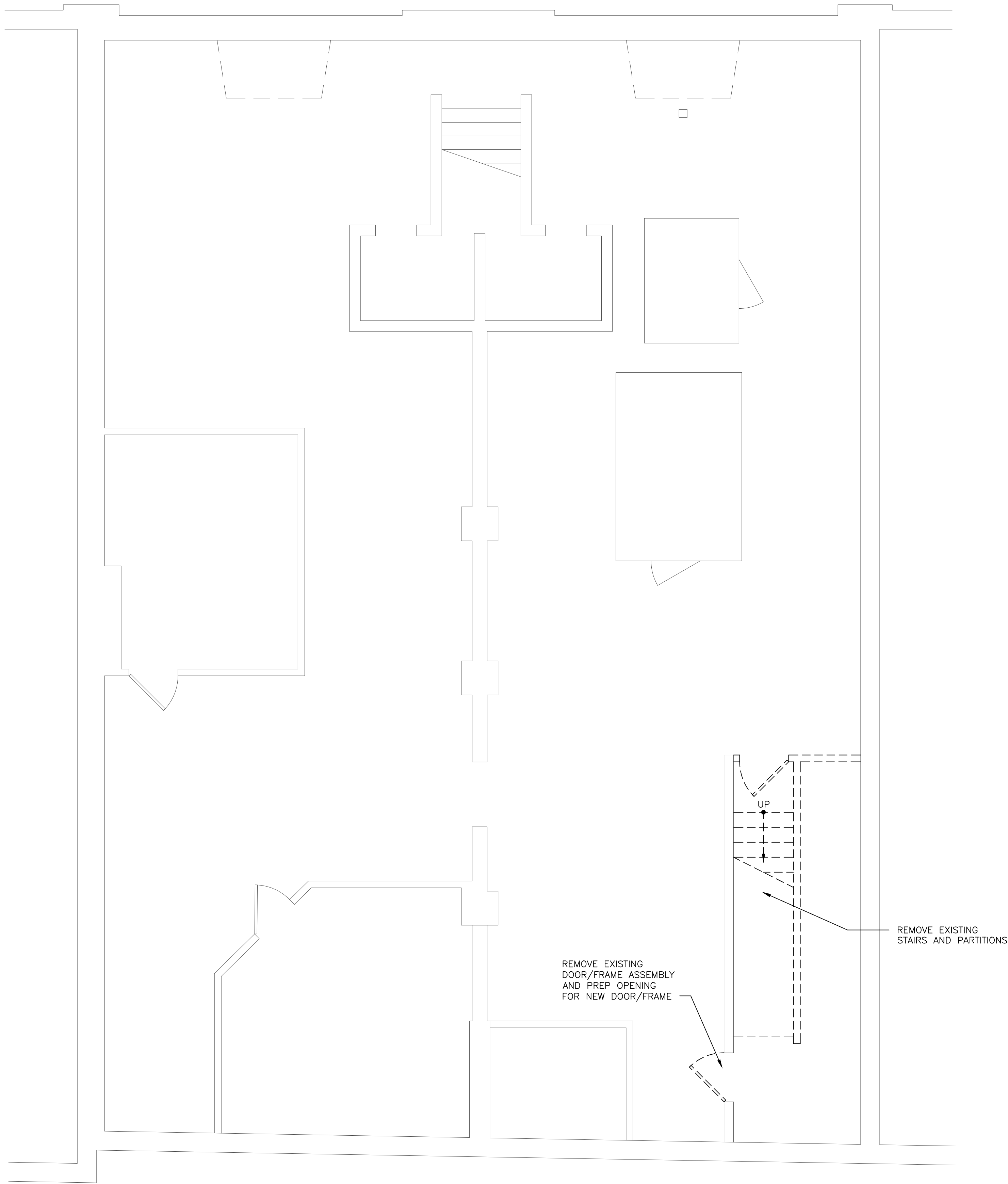
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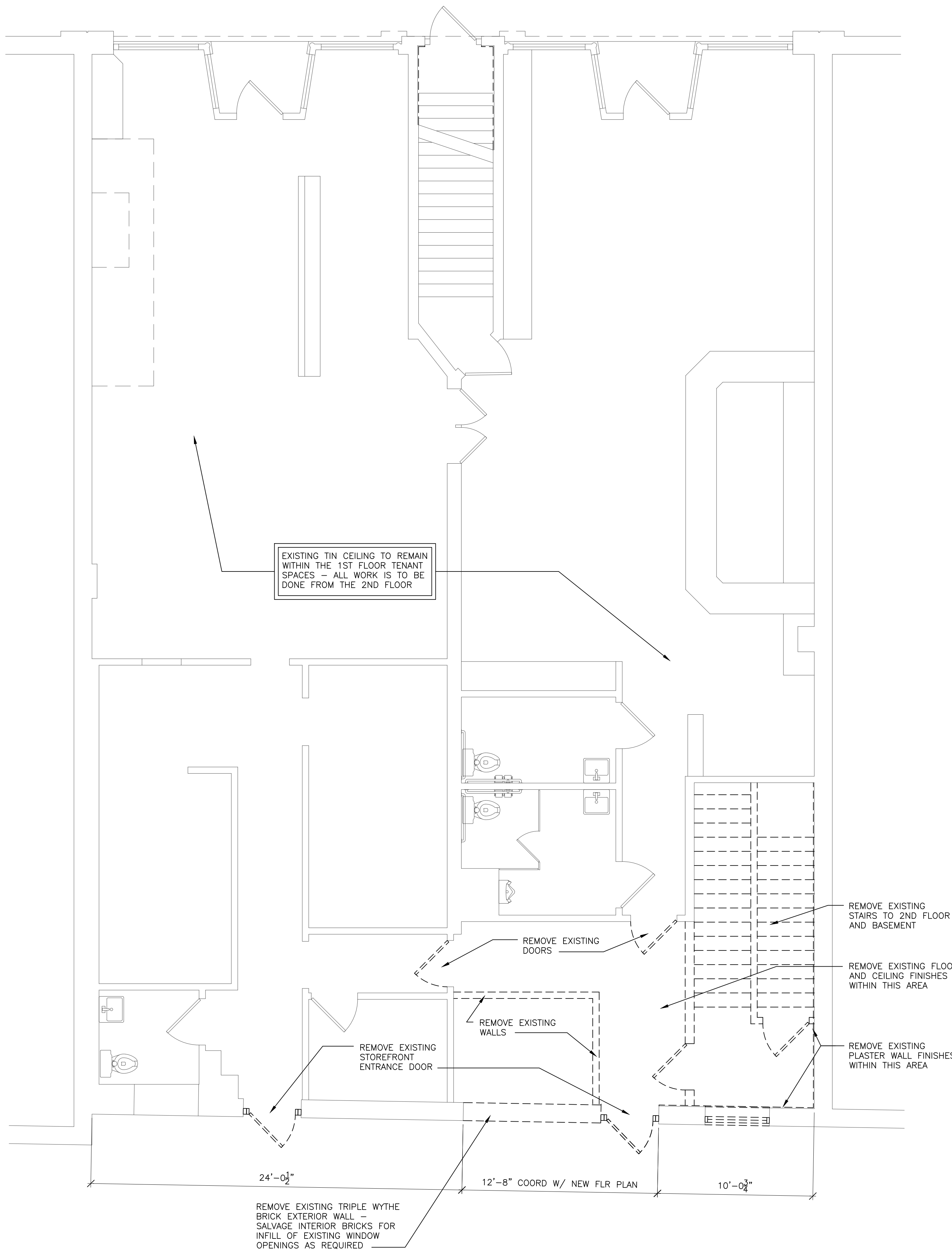
FLOOR/CEILING ASSEMBLIES & WALL TYPES

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024



01 BASEMENT DEMO PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts



02 1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

DEMO PLAN WALL LEGEND	DEMO PLAN NOTES
EXISTING WALLS, ELEMENTS & FIXTURES TO BE REMOVED (DEMO) EXISTING	1. SEE SHEET A0.01 FOR GENERAL DEMOLITION NOTES

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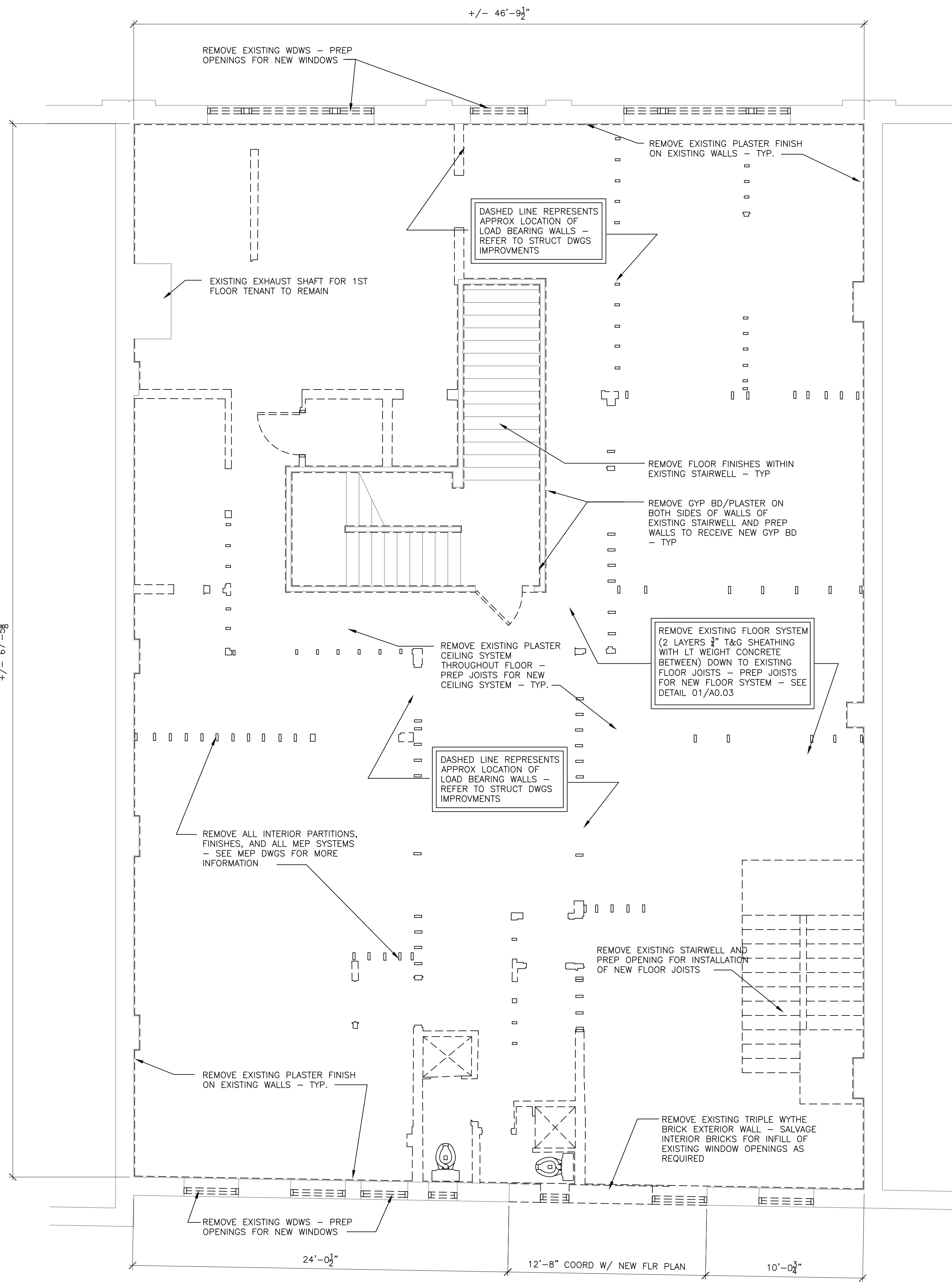
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BASEMENT & 1ST
FLOOR DEMO
PLANS

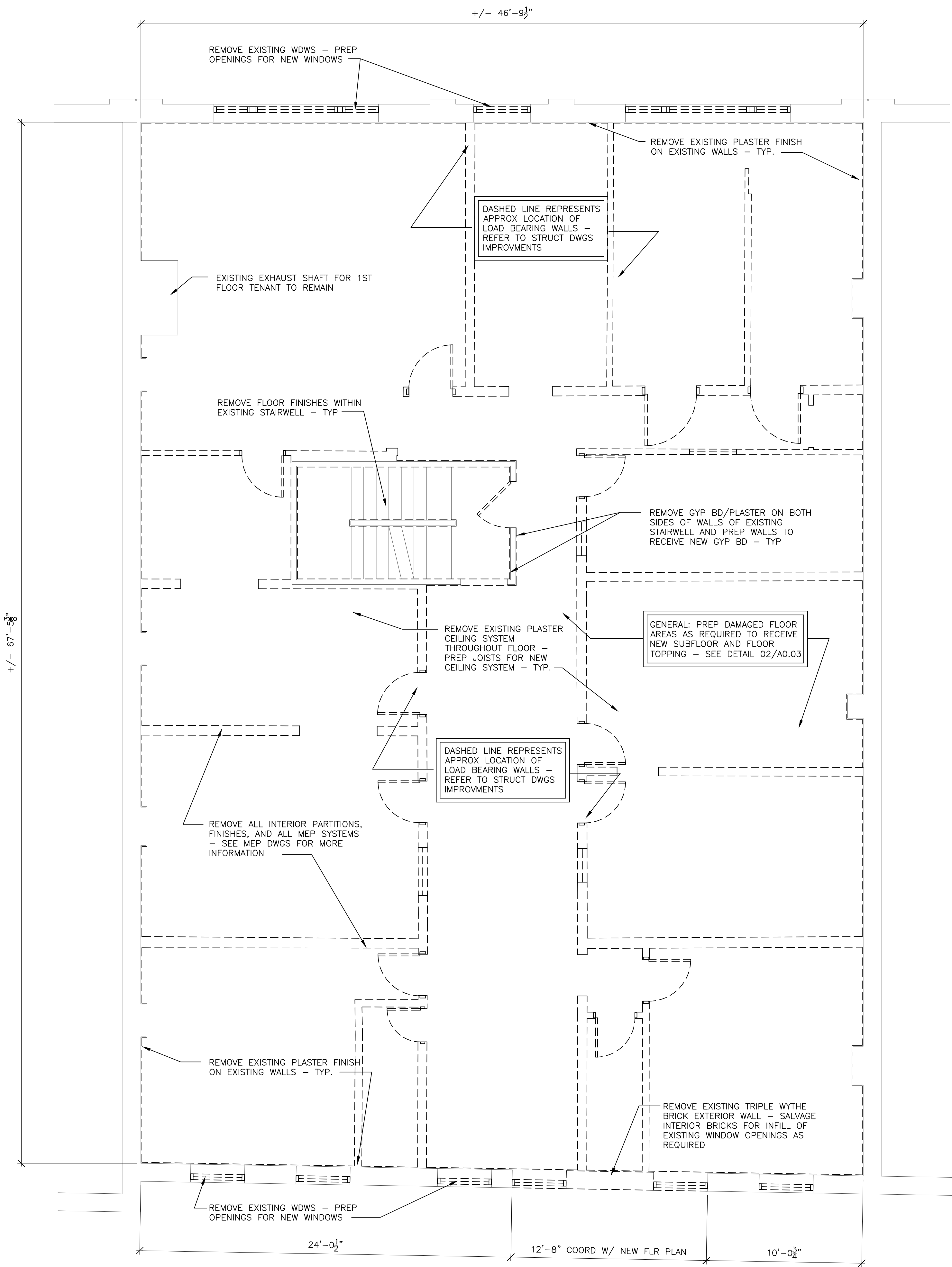
Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024



01 2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

DEMO PLAN WALL LEGEND		DEMO PLAN NOTES	
		1. SEE SHEET A0.01 FOR GENERAL DEMOLITION NOTES	



02 3RD FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

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2ND & 3RD FLOOR
DEMO PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

D1.01

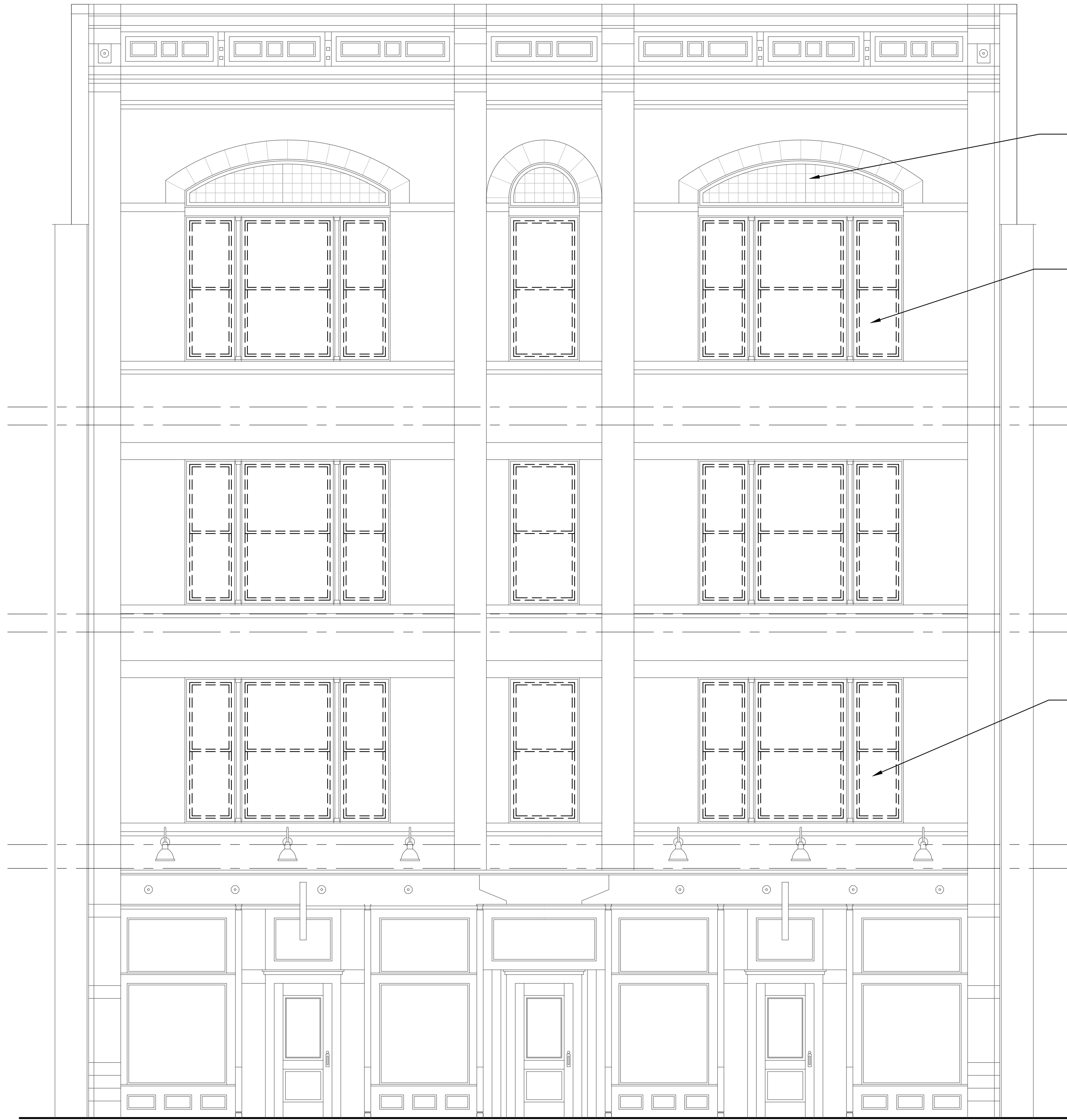
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Job No:	GR190610
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Issue Date:	January 12, 2024

D1.02

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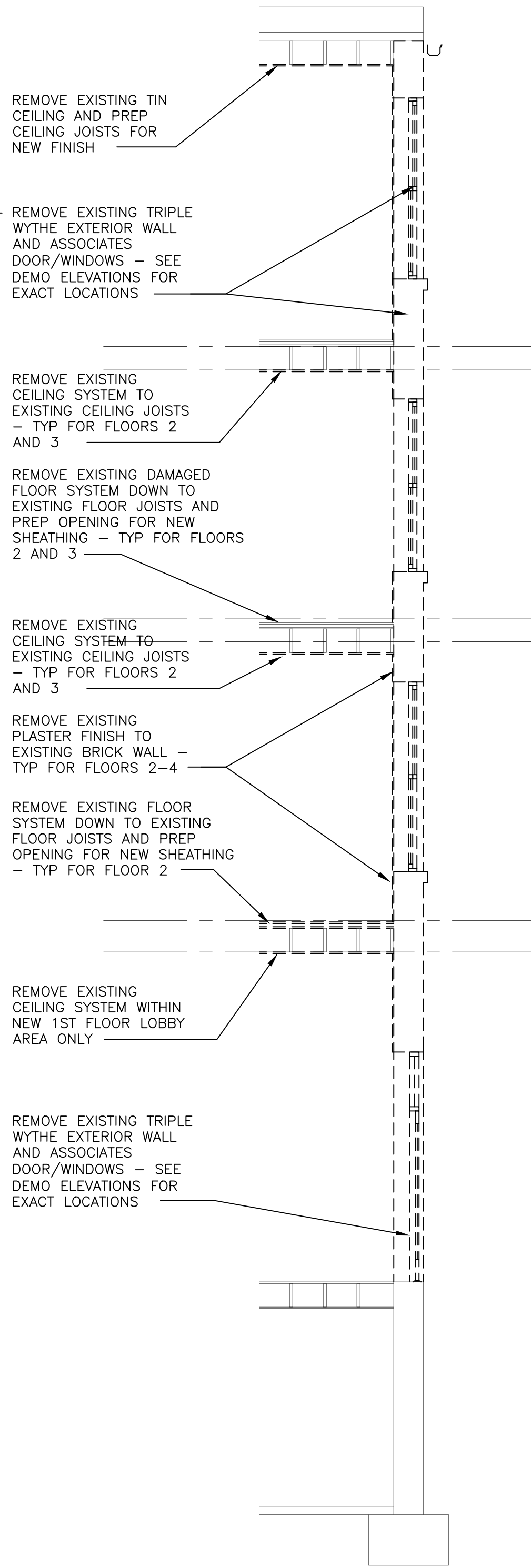
01 NORTH DEMO ELEVATION
SCALE: 1/4" = 1'-0"

REF:
ab-elevs lofts



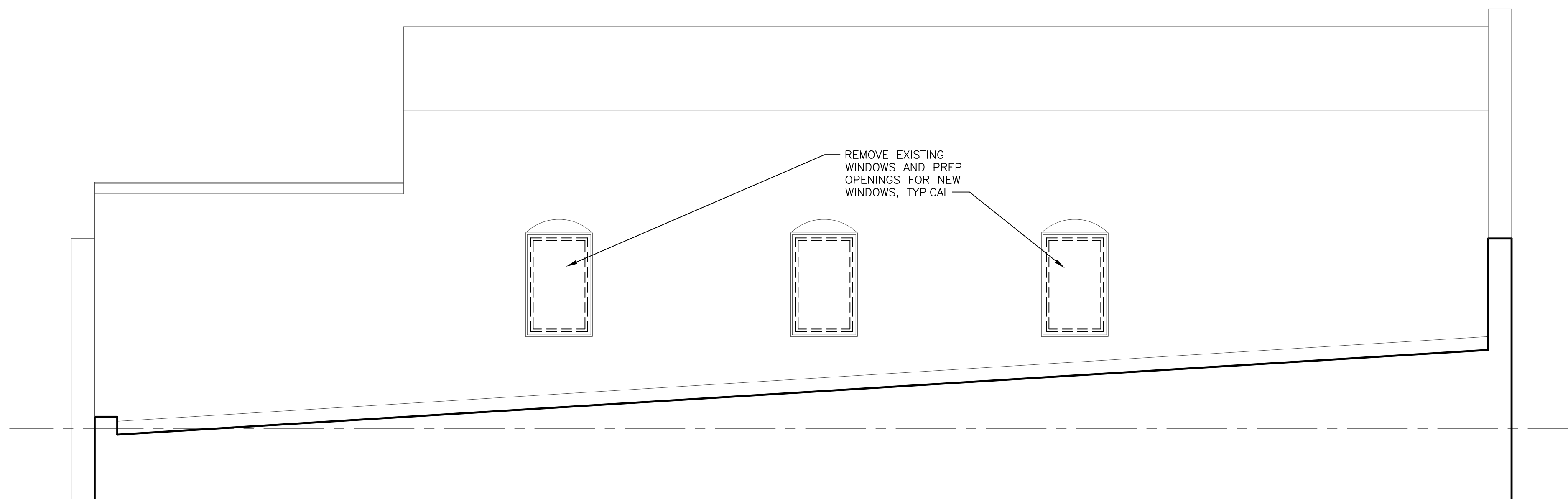
02 SOUTH DEMO ELEVATION
SCALE: 1/4" = 1'-0"

REF:
ab-elevs lofts



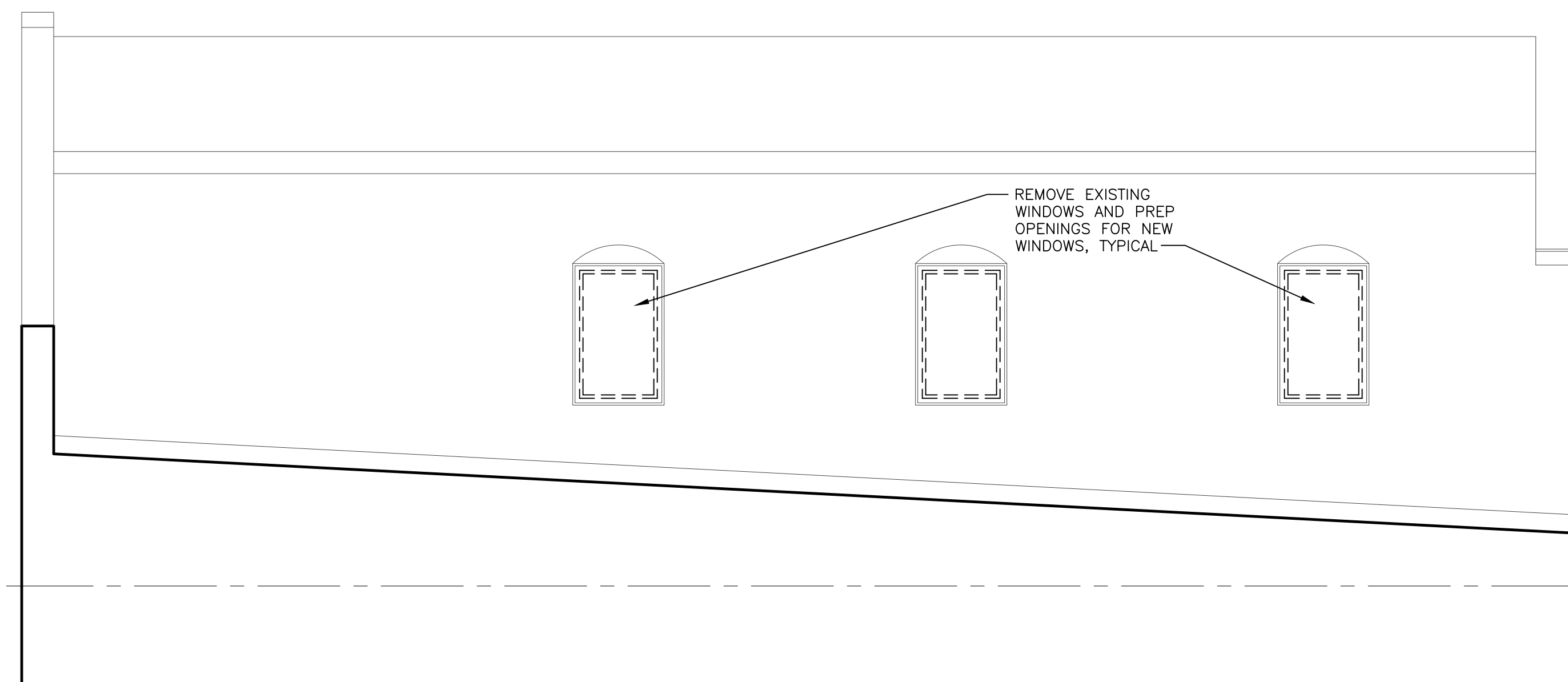
03 DEMO WALL SECTION
SCALE: 1/4" = 1'-0"

REF:
ab-elevs lofts



04 WEST DEMO ELEVATION
SCALE: 1/4" = 1'-0"

REF:
ab-elevs lofts



05 EAST DEMO ELEVATION
SCALE: 1/4" = 1'-0"

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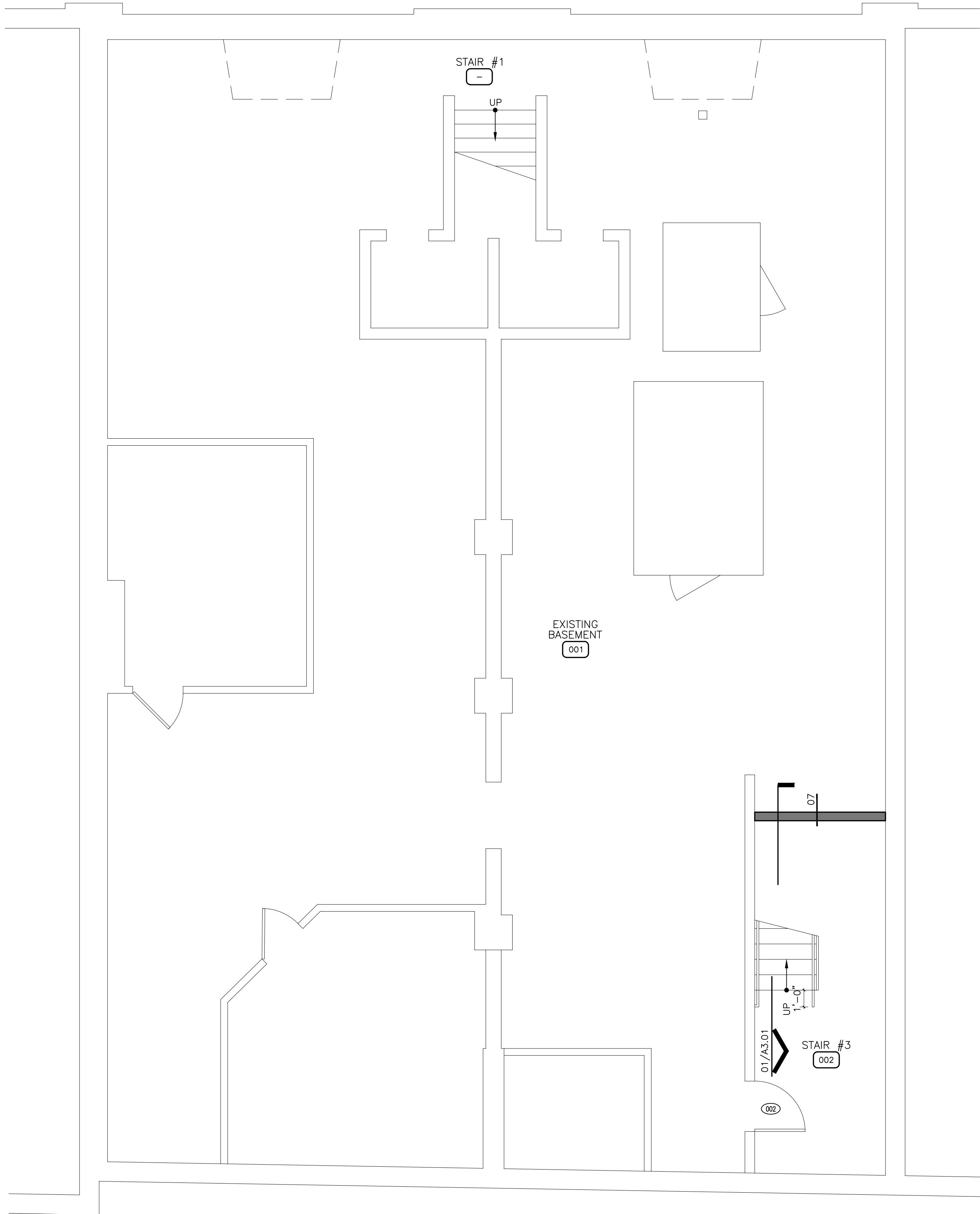


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DEMO ELEVATIONS & WALL SECTIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

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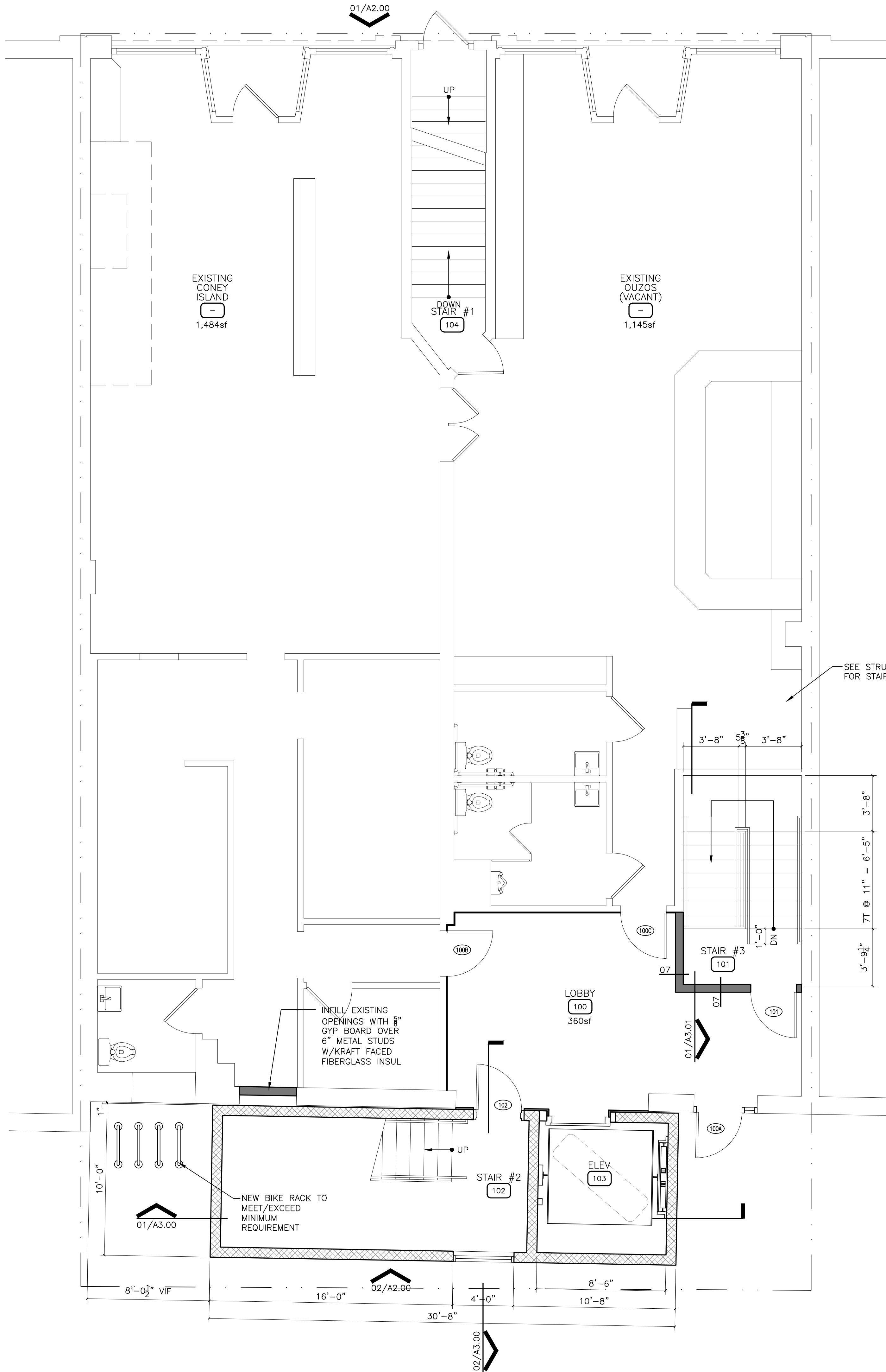


01 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

ELEVATOR SPECIFICATION	
MANUFACTURER:	KONE
TYPE:	MONOSPACE 300
CAPACITY:	3500
SPEED:	
TRAVEL:	39'-4"
STOPS:	4
DOOR TYPE:	SINGLE SPEED - RIGHT HAND
PIT DEPTH:	5'-0"
MACHINE ROOM:	NOT REQUIRED - CONTROL PANEL LOCATED ON TOP FLOOR ADJACENT TO DOOR.
STRETCHER REQ.:	ELEVATOR MANUFACTURER TO CONFIRM THAT THE ELEVATOR WILL ACCOMMODATE AN 24"X84" AMBULANCE STRETCHER WITH NOT LESS THAN 5" RADIUS CORNERS.
*FOR DESIGN INTENT & PRICING, FINAL ELEVATOR AND SPECIFICATIONS TBD.	

WALL LEGEND	
	EXISTING
	INDICATES RATED UNIT DEMISING & CORRIDOR WALLS (SEE A0.03 FOR FLOOR/CEILING ASSEMBLIES AND WALL TYPES)
	FULL HEIGHT WALLS
	PARTIAL HEIGHT WALLS
	WALLS/ELEMENTS OVERHEAD
	WALLS/ELEMENTS BELOW



02 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

PLAN NOTES	
1. SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS AND ADDITIONAL INFORMATION.	
2. PROVIDE WALL TYPE 01 UNLESS NOTED OTHERWISE.	
3. "RC" ON PLANS INDICATE SIDE OF WALL THAT THE RESILIENT CHANNEL IS LOCATED	
4. INTERIOR PARTITION DIMENSIONS TO FACE OF STUD.	
5. PROVIDE ADDITIONAL LAYER 8" GYP BOARD TO COVER TUB/SHOWER FLANGE AS REQUIRED.	
6. DRYWALL CONTRACTOR RESPONSIBLE FOR CONTROL JOINTS AS REQUIRED. JOINTS SHALL BE 30"-0" OC MAX AND AT THE CORNER OF EACH DOOR - TYP.	
7. CONTROL JOINTS ON RATED PARTITIONS SHALL BE PER UL AND MAINTAIN PARTITION RATING INDICATED.	
8. MEP TRADES ARE RESPONSIBLE FOR THRU WALL PENETRATIONS AT FIRE RATED ASSEMBLIES AND SHALL BE PER UL AND MAINTAIN ASSEMBLY RATING.	
9. CONFIRM TUB/SHOWER ROUGH OPENING SIZE PRIOR TO WALL FRAMING.	
10. COORDINATE WITH OTHER TRADES TO PROVIDE BLOCKING AS REQUIRED FOR FIXTURE AND EQUIPMENT ATTACHMENT.	
11. SEE A0.03 FOR WALL TYPES FLOOR/CEILING ASSEMBLIES & WALL TYPES	

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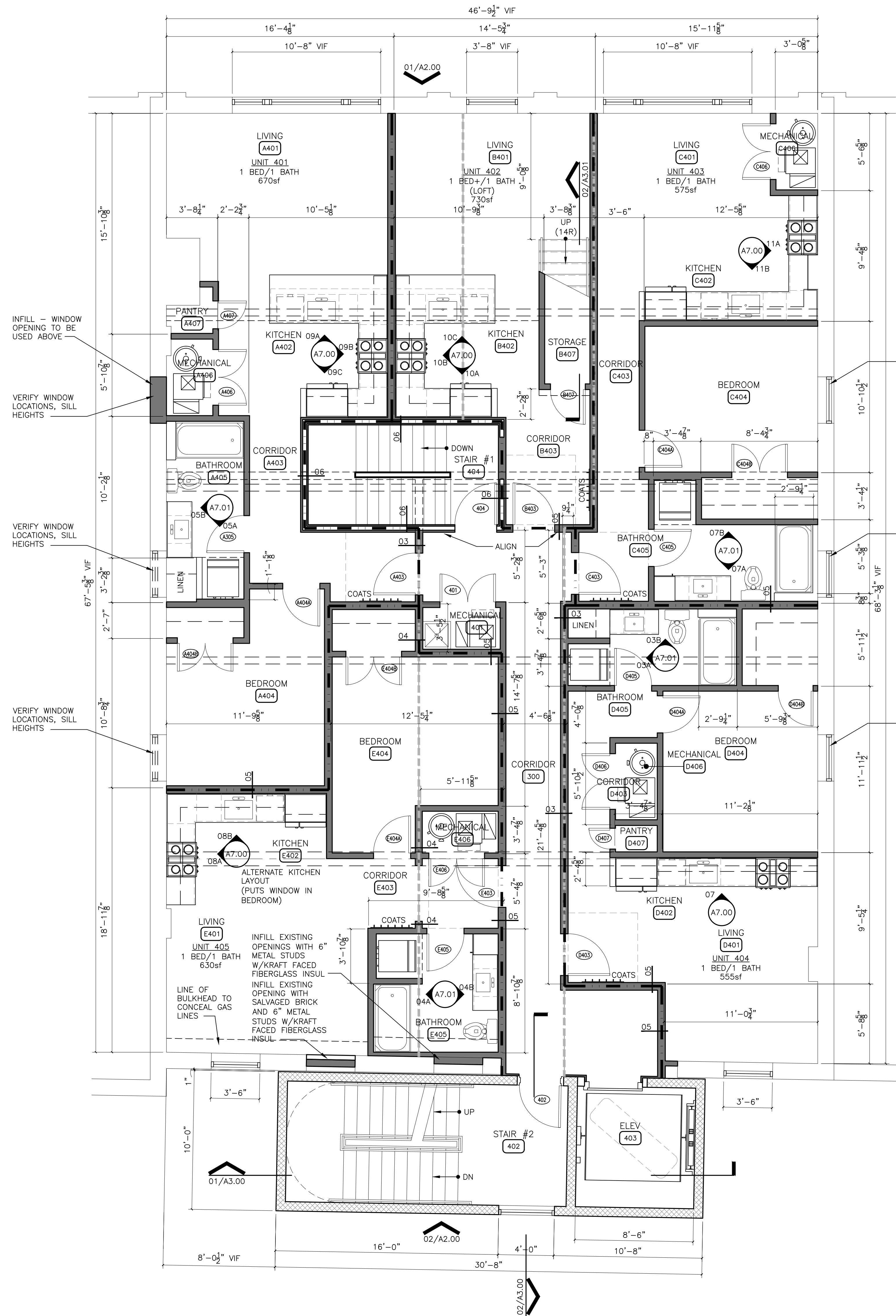
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BASEMENT & 1ST FLOOR PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024



01 4TH FLOOR PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

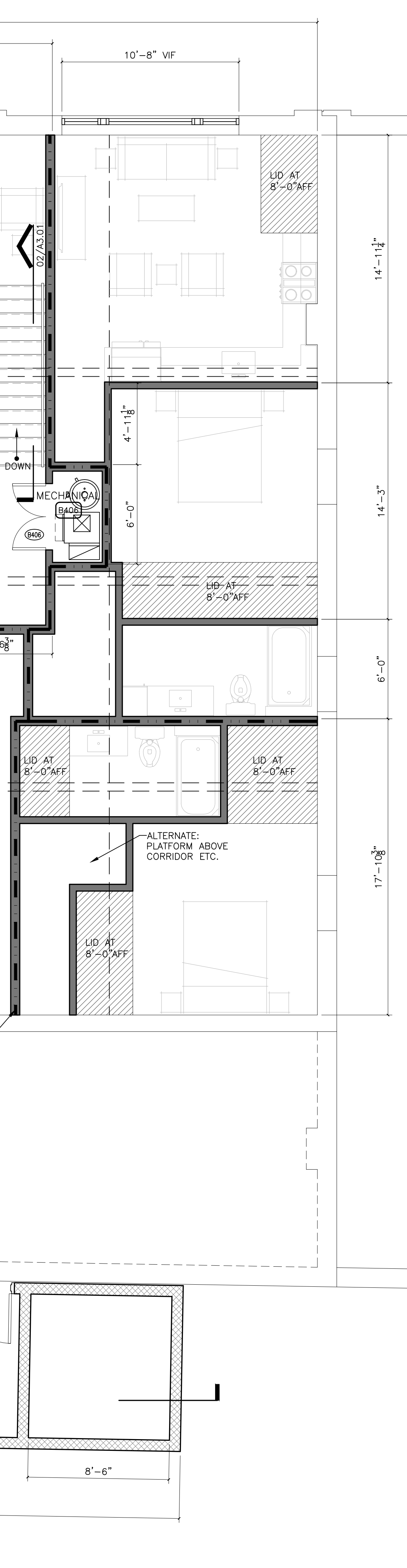
ELEVATOR SPECIFICATION

MANUFACTURER: KONE
TYPE: MONOSPACE 300
CAPACITY: 3500
SPEED: 39"-4"
TRAVEL: 4'
DOOR TYPE: SINGLE SPEED - RIGHT HAND
PIT DEPTH: 5'-0"
NOT REQUIRED - CONTROL PANEL LOCATED ON TOP FLOOR ADJACENT TO DOOR.
ELEVATOR MANUFACTURER TO CONFIRM THAT THE ELEVATOR WILL ACCOMMODATE AN 24"X84" AMBULANCE STRETCHER WITH NOT LESS THAN 5" RADIUS CORNERS.

*FOR DESIGN INTENT & PRICING, FINAL ELEVATOR AND SPECIFICATIONS TBD.

WALL LEGEND

	EXISTING
	INDICATES RATED UNIT DEMISING & CORRIDOR WALLS (SEE A0.03 FOR FLOOR/CEILING ASSEMBLIES AND WALL TYPES)
	FULL HEIGHT WALLS
	PARTIAL HEIGHT WALLS
	WALLS/ELEMENTS OVERHEAD
	WALLS/ELEMENTS BELOW



02 4TH FLOOR LOFT PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

PLAN NOTES

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS AND ADDITIONAL INFORMATION.
- PROVIDE WALL TYPE 01 UNLESS NOTED OTHERWISE.
- "RC" ON PLANS INDICATE SIDE OF WALL THAT THE RESILIENT CHANNEL IS LOCATED
- INTERIOR PARTITION DIMENSIONS TO FACE OF STUD.
- PROVIDE ADDITIONAL LAYER 8" GYP BOARD TO COVER TUB/SHOWER FLANGE AS REQUIRED.
- DRYWALL CONTRACTOR RESPONSIBLE FOR CONTROL JOINTS AS REQUIRED. JOINTS SHALL BE 30'-0" OC MAX AND AT THE CORNER OF EACH DOOR - TYP.
- CONTROL JOINTS ON RATED PARTITIONS SHALL BE PER UL AND MAINTAIN PARTITION RATING INDICATED.
- MEP TRADES ARE RESPONSIBLE FOR THRU WALL PENETRATIONS AT FIRE RATED ASSEMBLIES AND SHALL BE PER UL AND MAINTAIN ASSEMBLY RATING.
- CONFIRM TUB/SHOWER ROUGH OPENING SIZE PRIOR TO WALL FRAMING.
- COORDINATE WITH OTHER TRADES TO PROVIDE BLOCKING AS REQUIRED FOR FIXTURE AND EQUIPMENT ATTACHMENT.
- SEE A0.03 FOR WALL TYPES FLOOR/CEILING ASSEMBLIES & WALL TYPES

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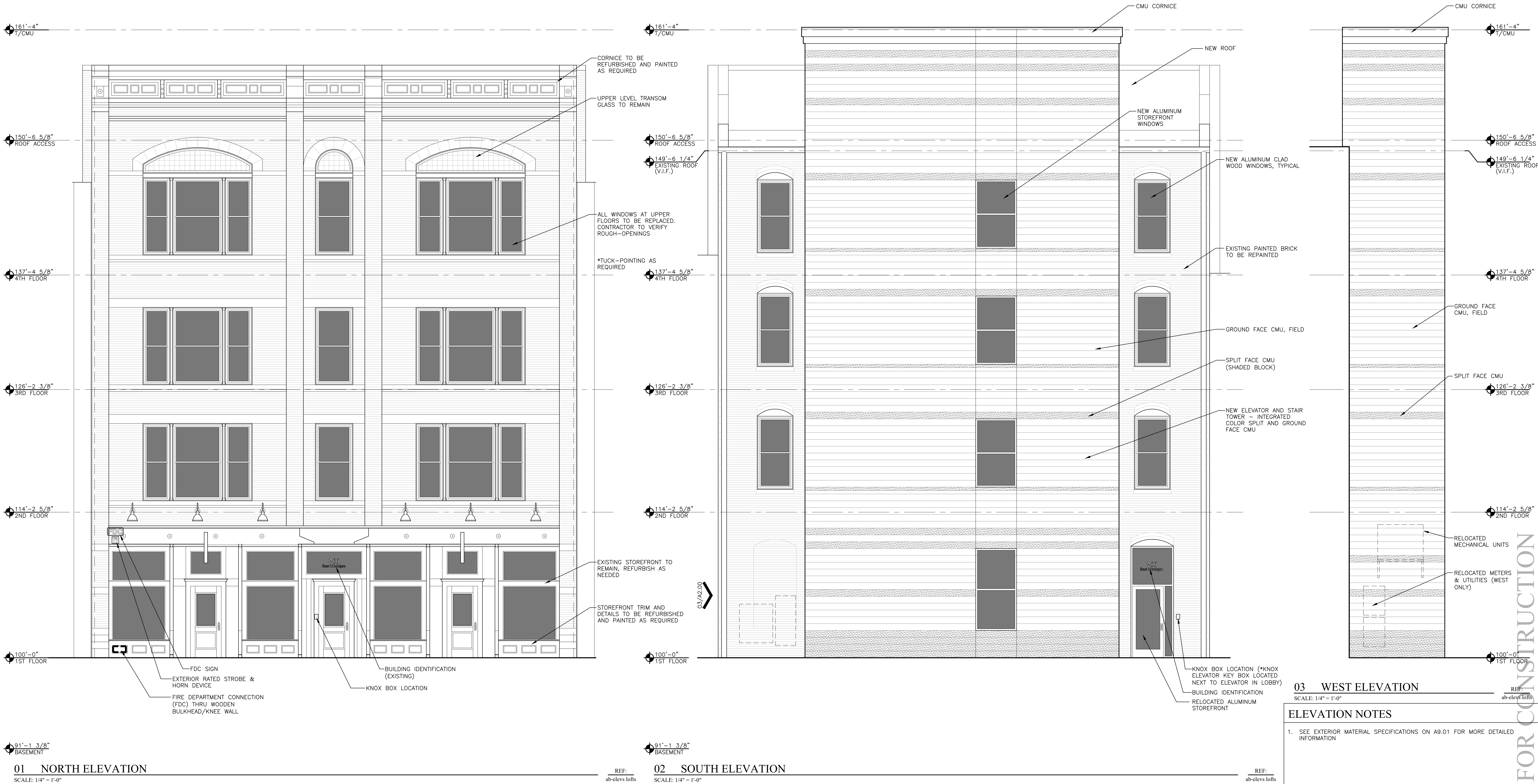
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4TH & 4TH FLOOR LOFT PLANS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024



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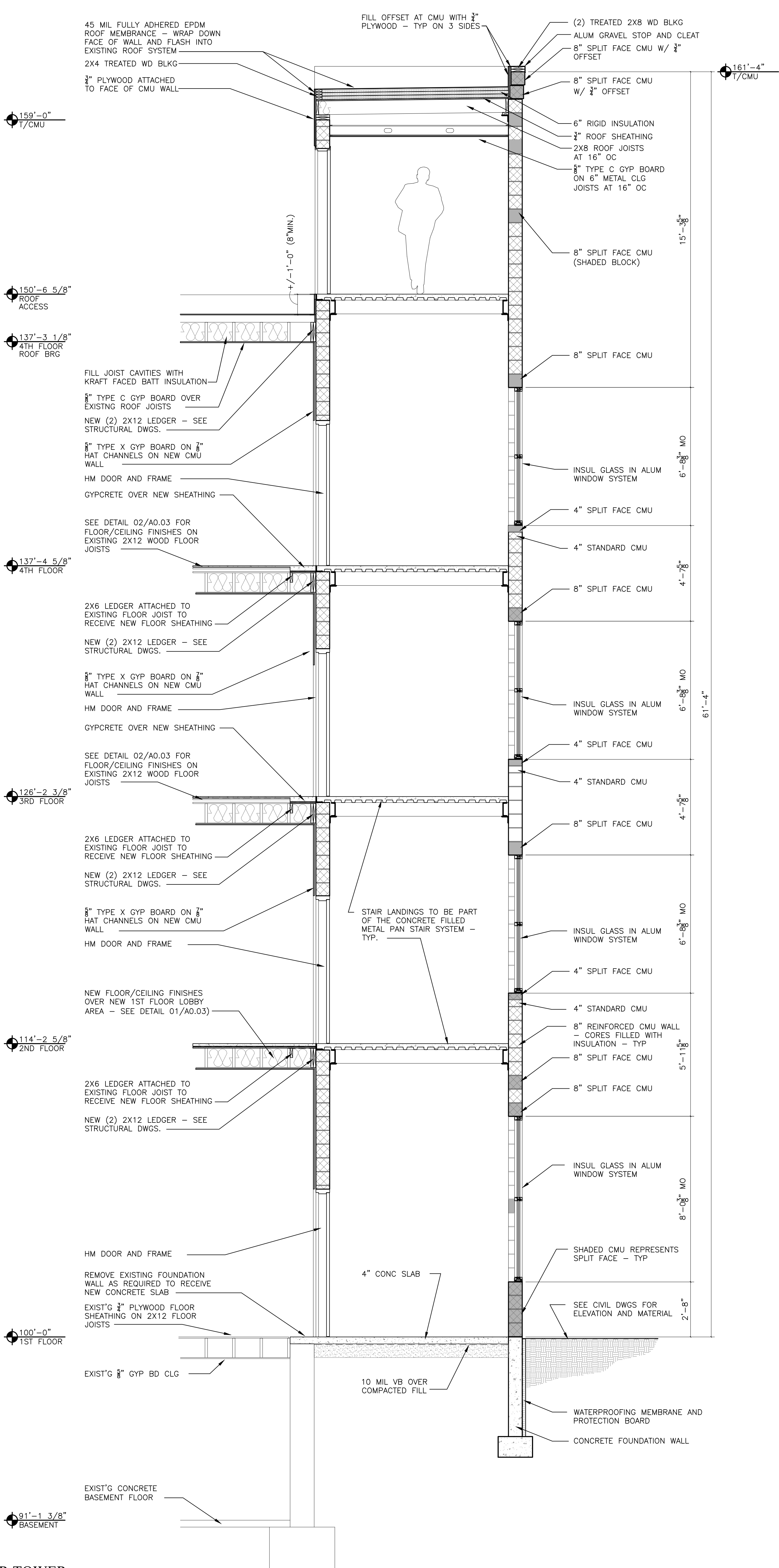
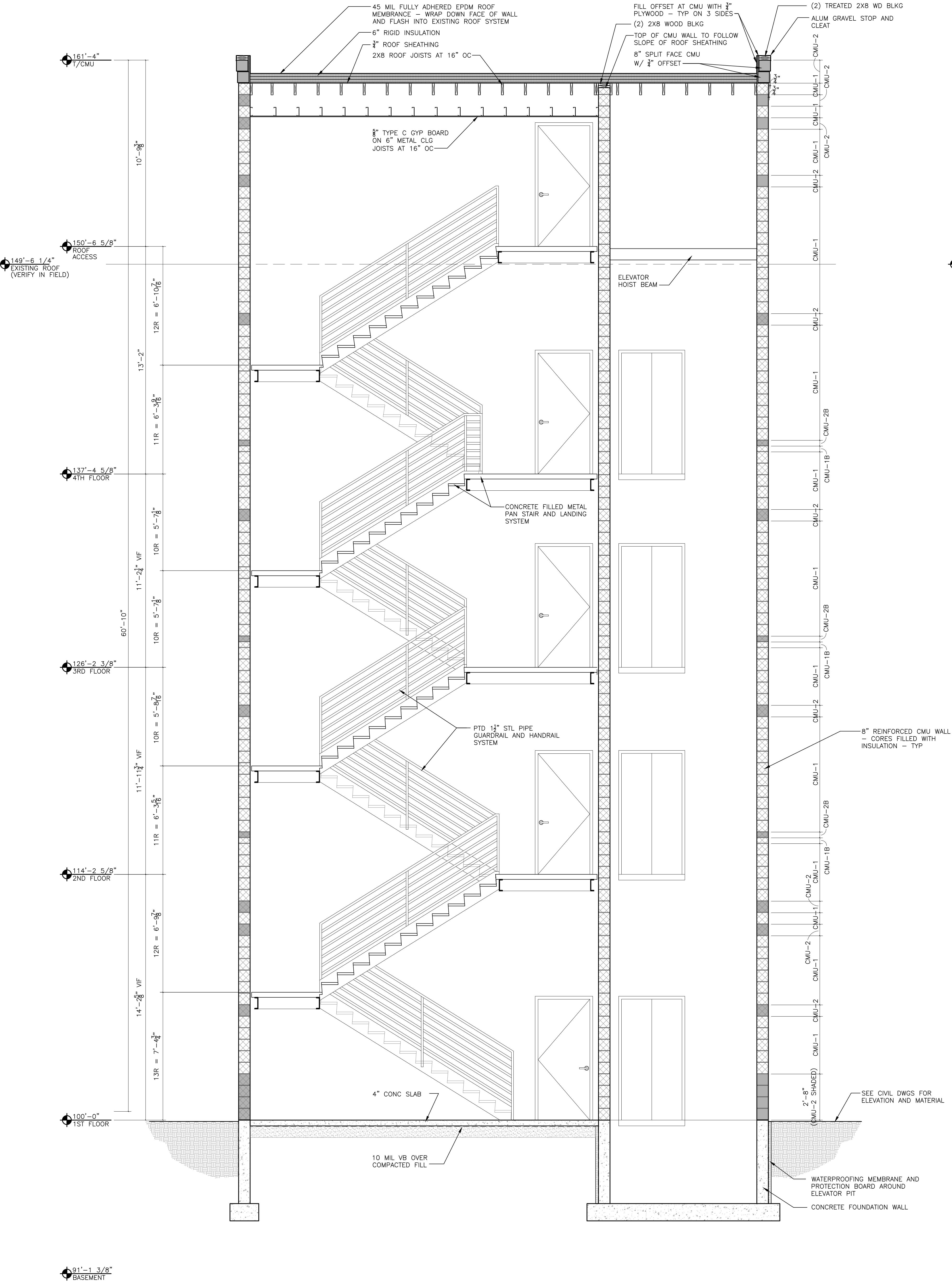
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ELEVATIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

A2.00

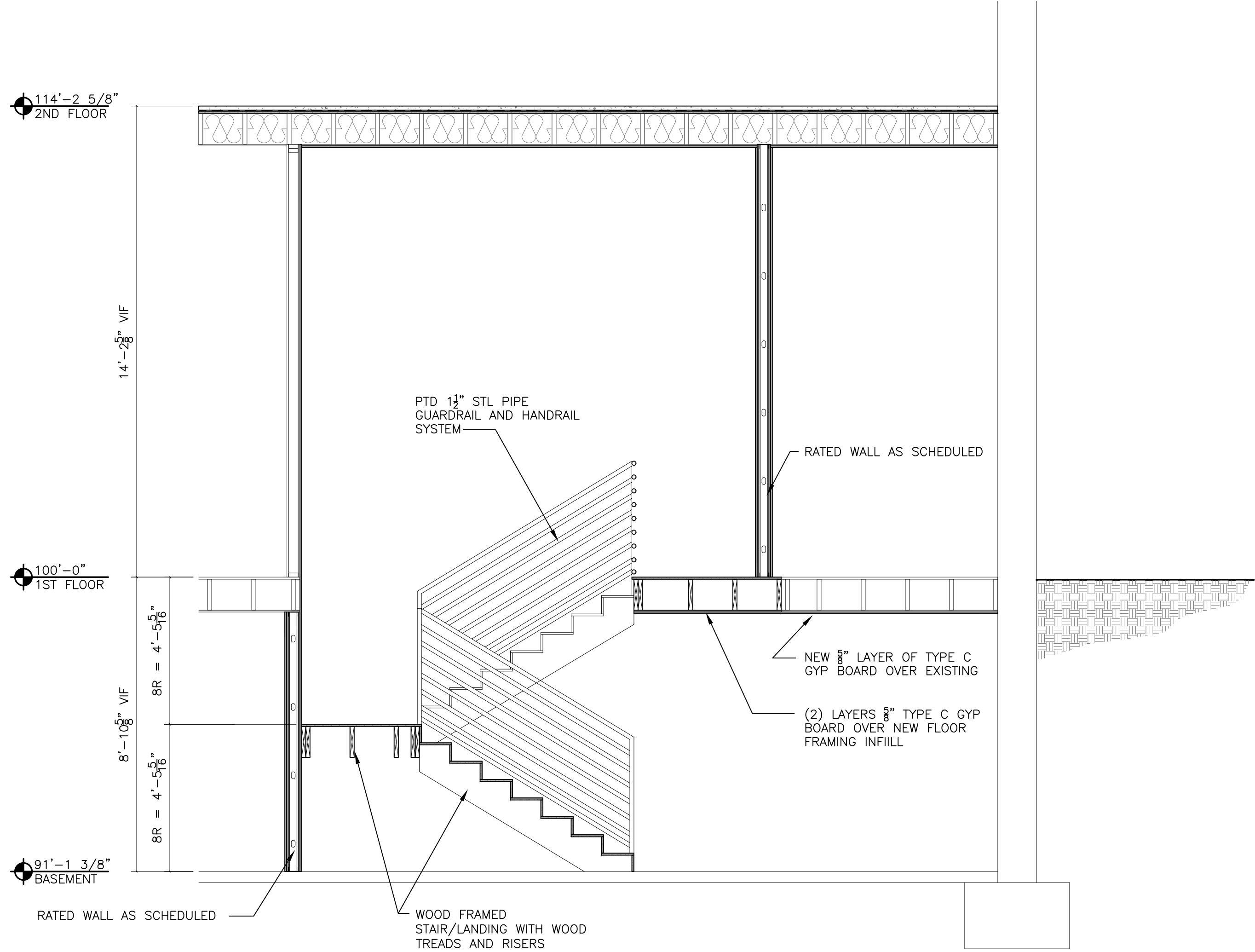


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01 STAIR SECTION

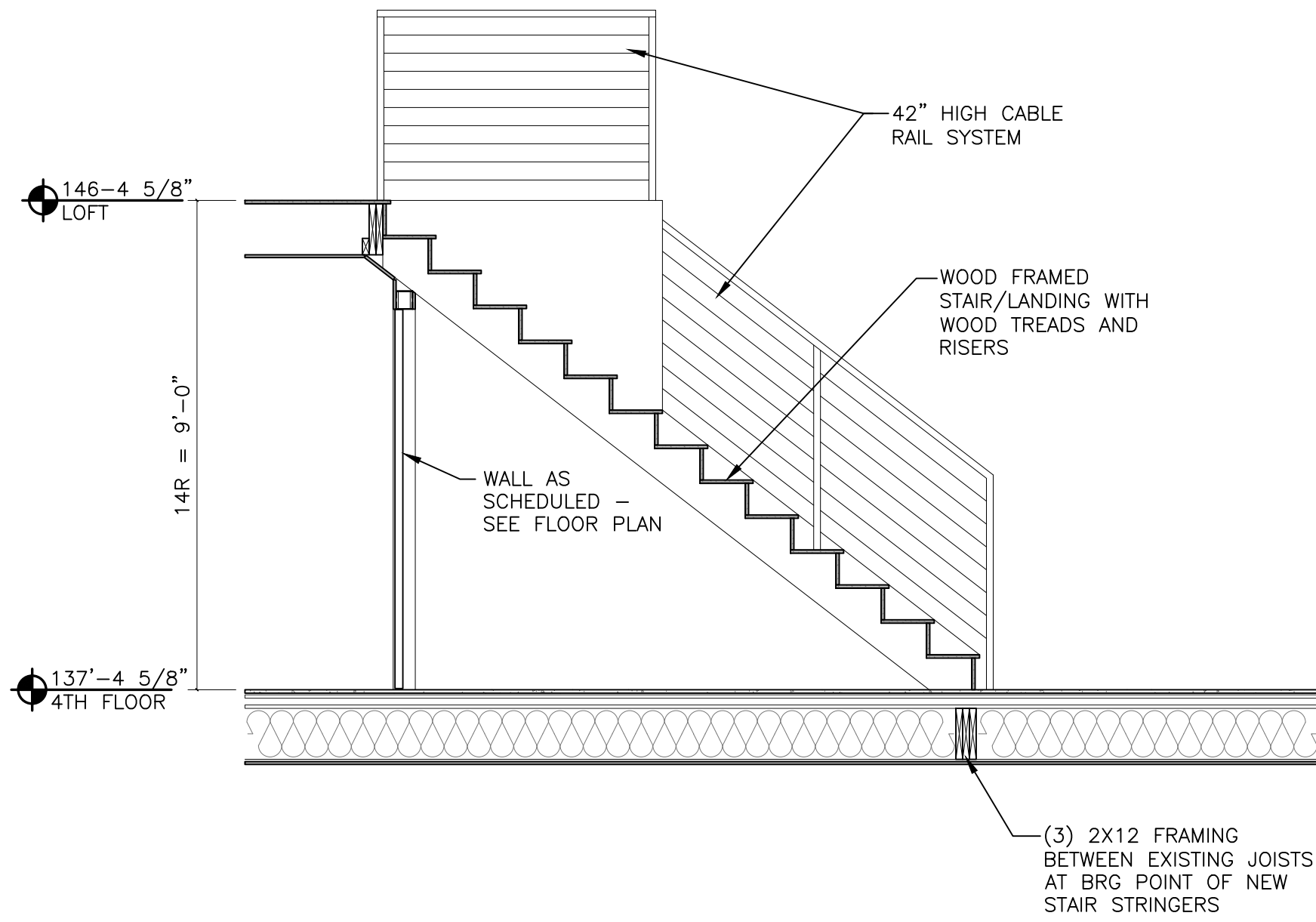
SCALE: 3/8" = 1'-0"



REF:
620_01

02 LOFT STAIR SECTION

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



REF:
620_01

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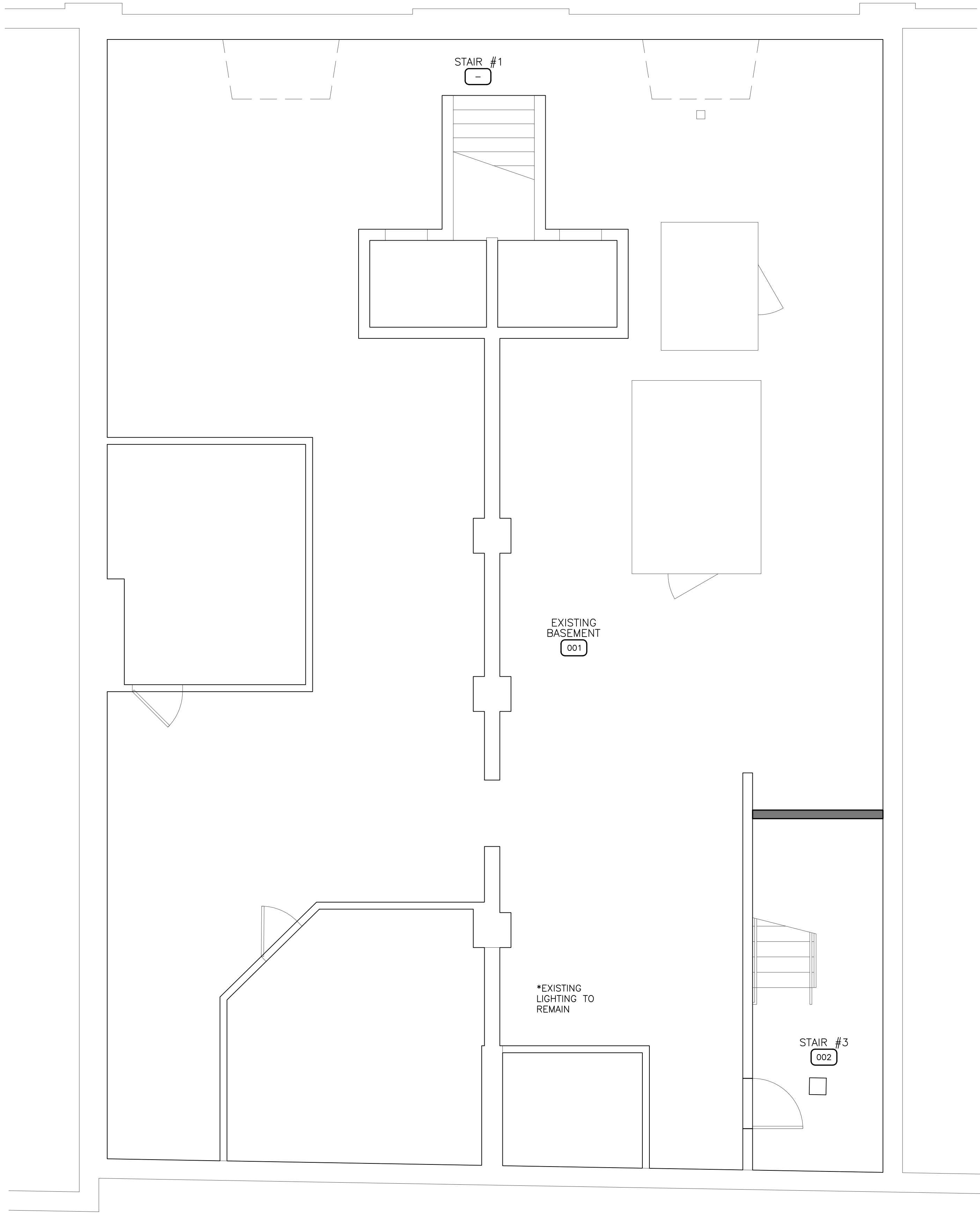
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STAIR/ELEVATOR
TOWER SECTIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

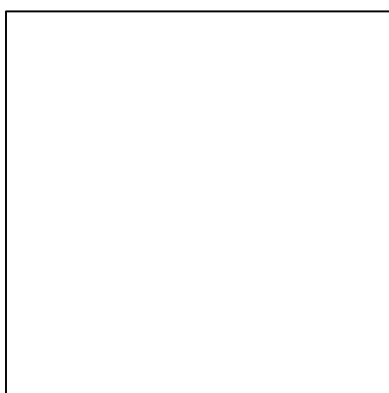
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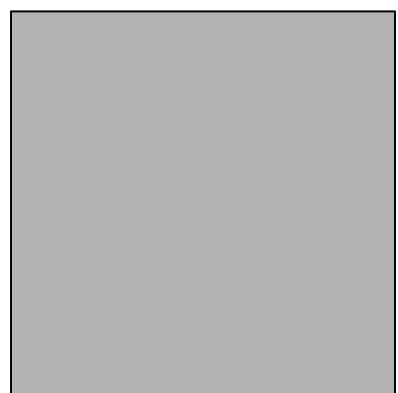
01 BASEMENT CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
A	6" LED CAN LIGHT	H	CORRIDOR PENDANT
B	BEDROOM SURFACE MOUNT	J	BEDROOM PENDANT
C	KITCHEN PENDANT		
D	BATHROOM WALL SCONCE		
E	12 X 12 SURFACE MOUNT		
F	TYPICAL UPPER FLOOR PENDANT		
G	BATHROOM FAN (LIGHT ALTERNATE)		

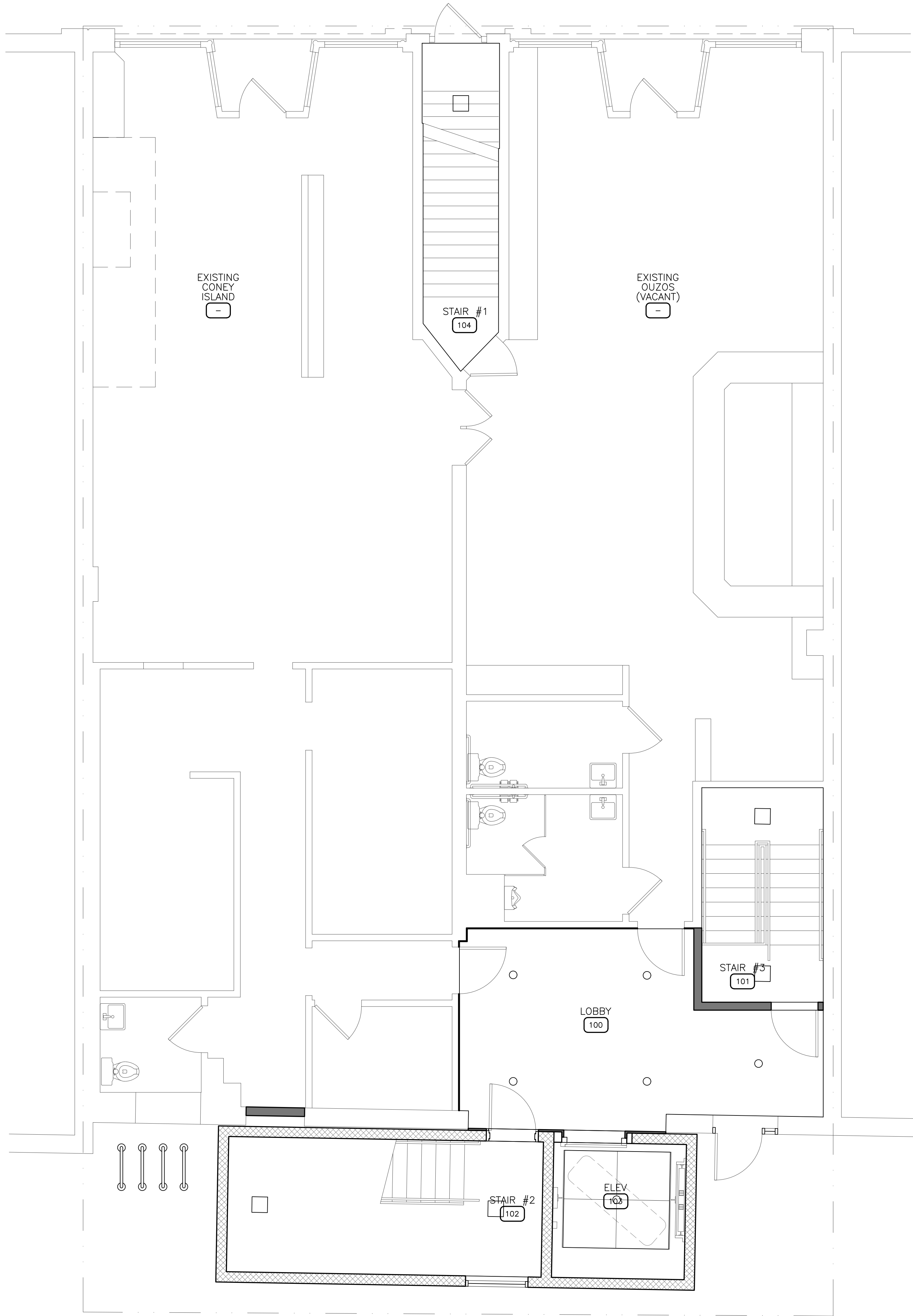
02 1ST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT

X-X



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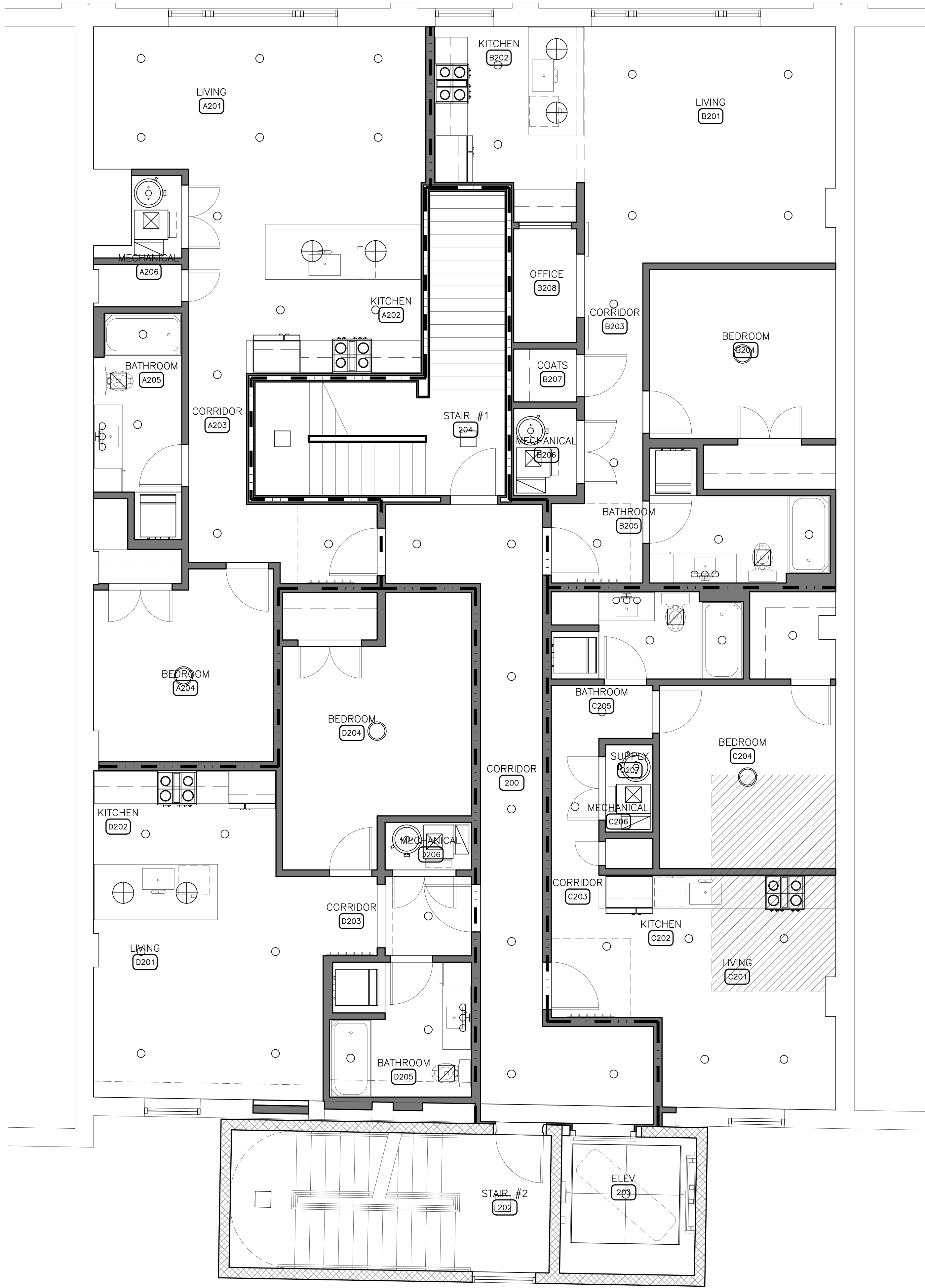
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REFLECTED
CEILING &
CONCEPT
LIGHTING PLAN

Job No: GR190610
Issue: Issue for Review
Issue Date: January 12, 2024

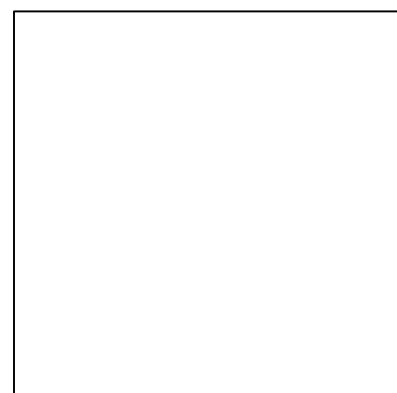
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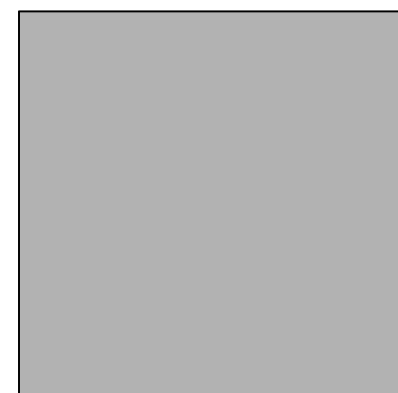
01 2ND FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
A	6" LED CAN LIGHT	H	CORRIDOR PENDANT
B	BEDROOM SURFACE MOUNT	J	BEDROOM PENDANT
C	KITCHEN PENDANT		
D	BATHROOM WALL SCONCE		
E	12 X 12 SURFACE MOUNT		
F	TYPICAL UPPER FLOOR PENDANT		
G	BATHROOM FAN (LIGHT ALTERNATE)		

02 3RD FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT

X-X

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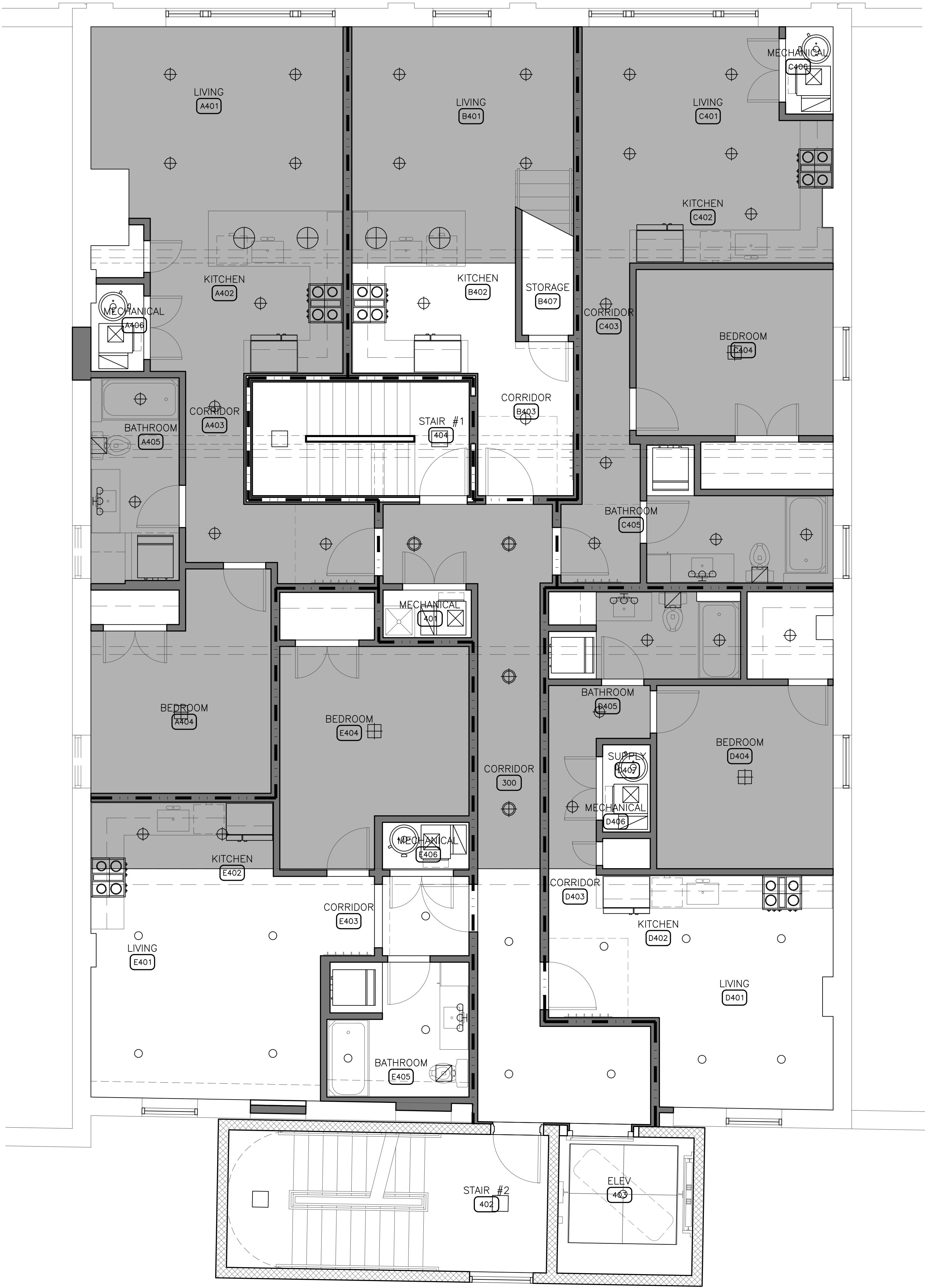
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REFLECTED
CEILING &
CONCEPT
LIGHTING PLAN

Job No: GR190610
Issue: Issue for Review
Issue Date: January 12, 2024

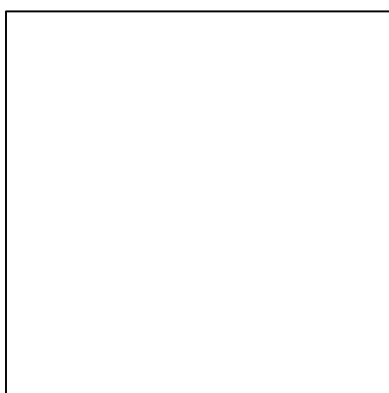
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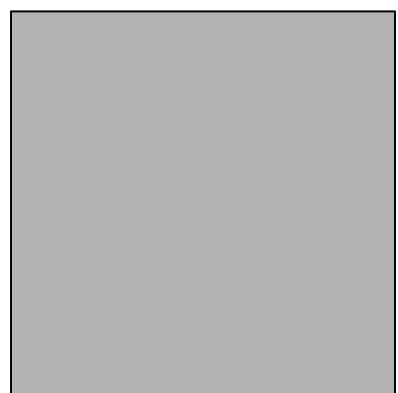
01 4TH FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING LEGEND



CLG-1: PAINTED
GYP CEILING



CLG-2: OPEN TO
STRUCTURE ABOVE

LIGHTING SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
⊙ _A	6" LED CAN LIGHT	⊕ _H	CORRIDOR PENDANT
⊙ _B	BEDROOM SURFACE MOUNT	⊕ _J	BEDROOM PENDANT
⊕ _C	KITCHEN PENDANT		
⊙ _D	BATHROOM WALL SCONCE		
□ _E	12 X 12 SURFACE MOUNT		
⊕ _F	TYPICAL UPPER FLOOR PENDANT		
⊕ _G	BATHROOM FAN (LIGHT ALTERNATE)		

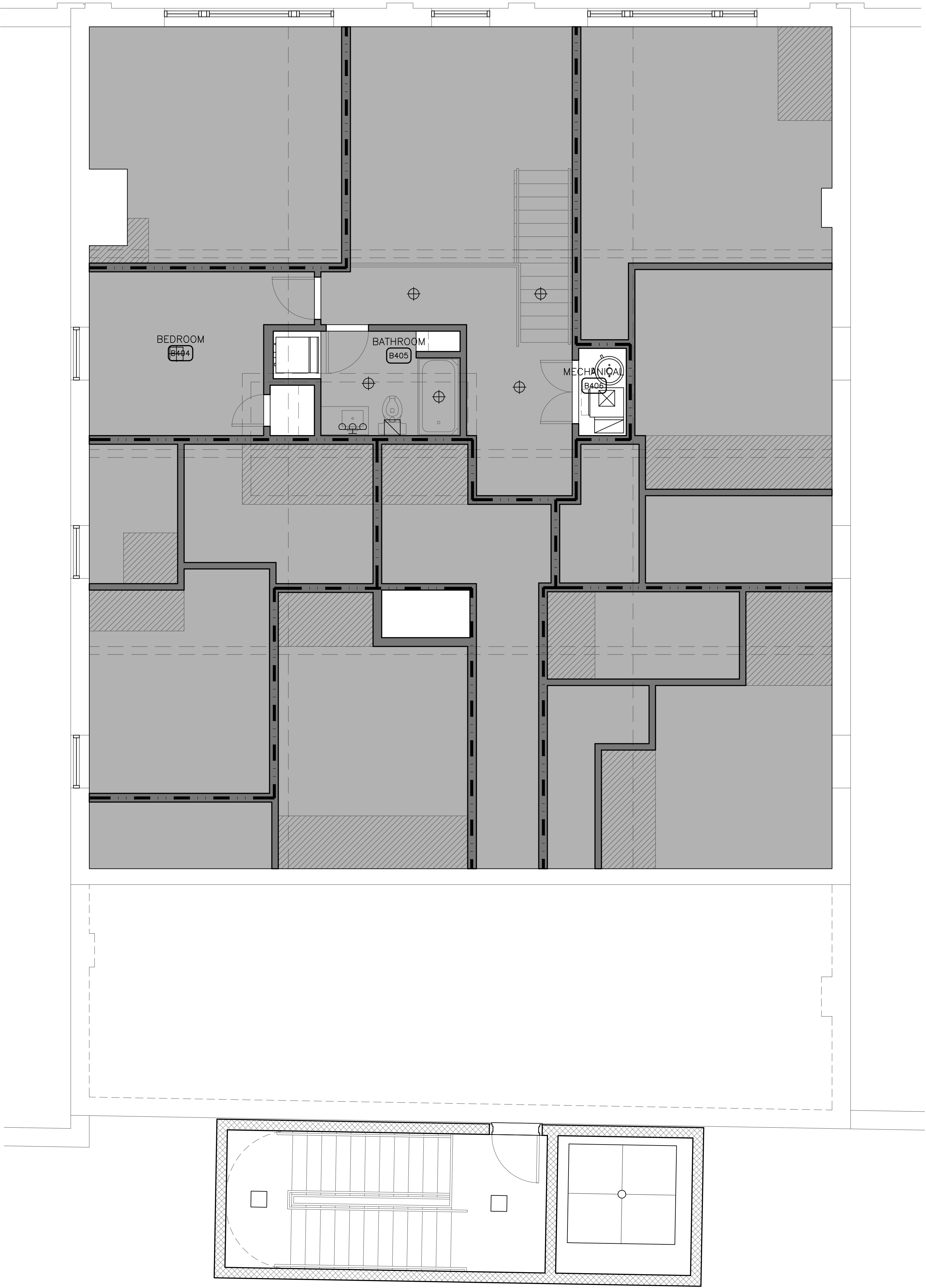
02 4TH FLOOR MEZZANINE CEILING PLAN
SCALE: 1/4" = 1'-0"

REF:
ab-01_lofts

CEILING NOTES:

- SEE INTERIOR DESIGN DOCUMENTS FOR FINAL FINISH SELECTIONS
- SEE ELECTRICAL DRAWINGS FOR FINAL LIGHT FIXTURES AND LOCATION
- SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES AND LOCATION
- ALL CEILINGS TYPE CLG-1 UNLESS NOTED OTHERWISE
- SEE A7.00 SERIES FOR INTERIOR ELEVATIONS AND ADDITIONAL CEILING/BULKHEAD INFORMATION
- C- NOTES CEILING TYPE AND HEIGHT

X-X'



NOT FOR CONSTRUCTION

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No.	Date	Item
Issued Drawing Log		

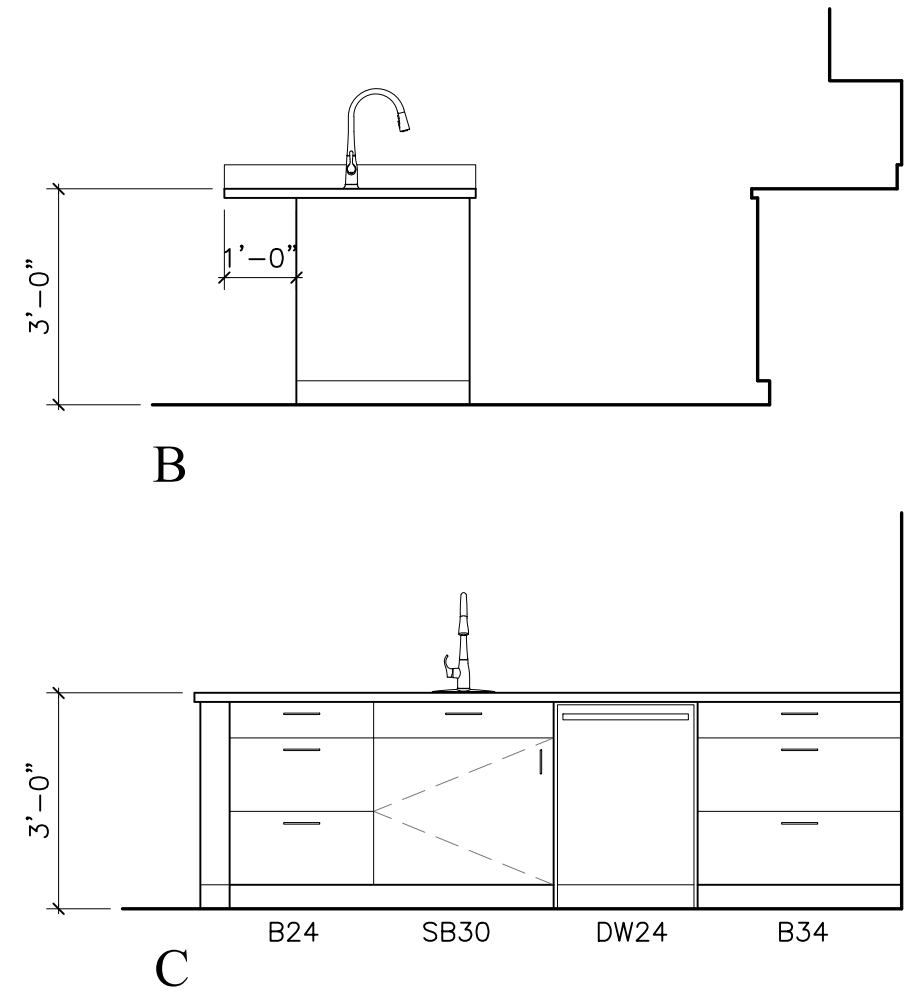
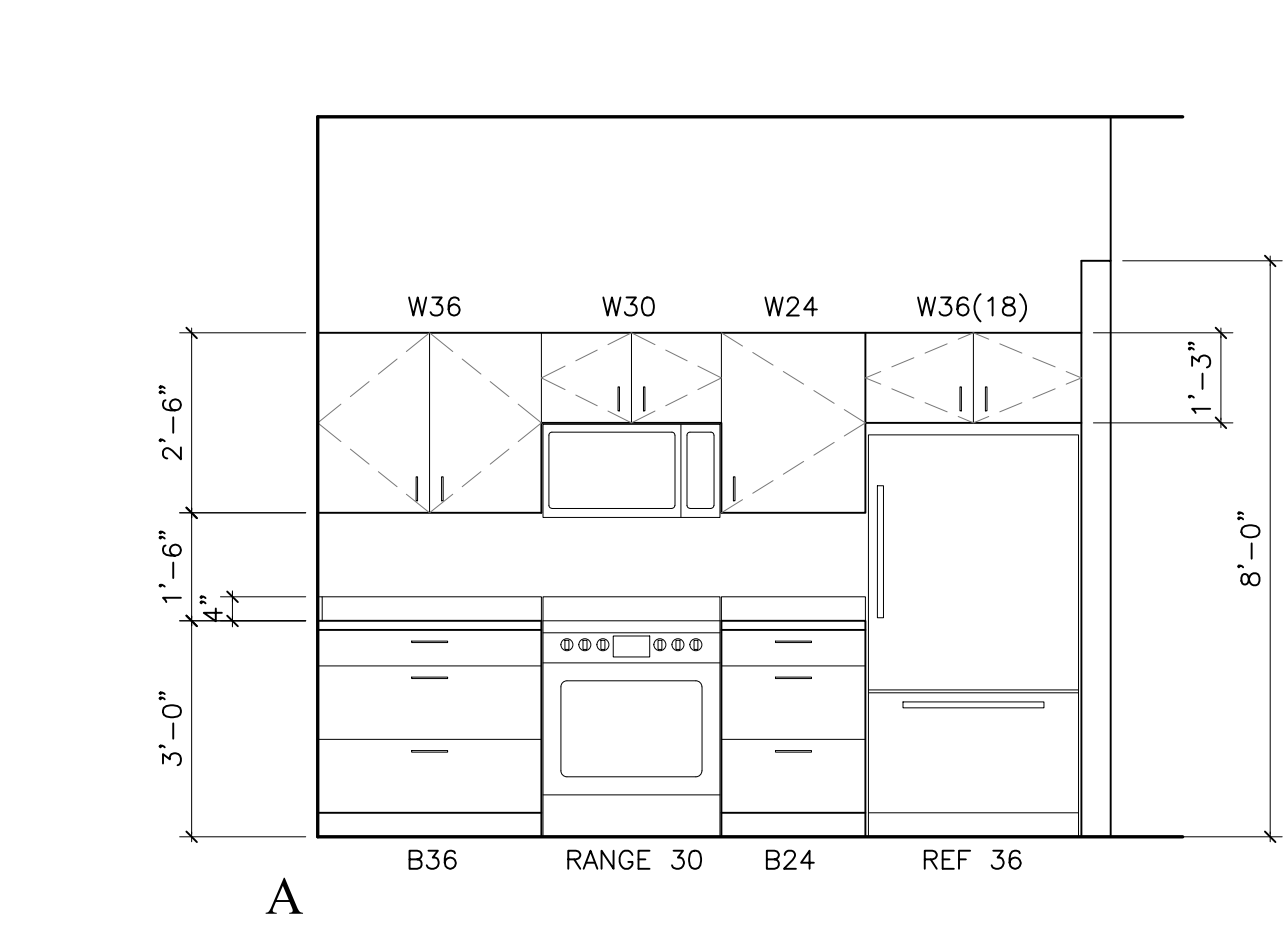
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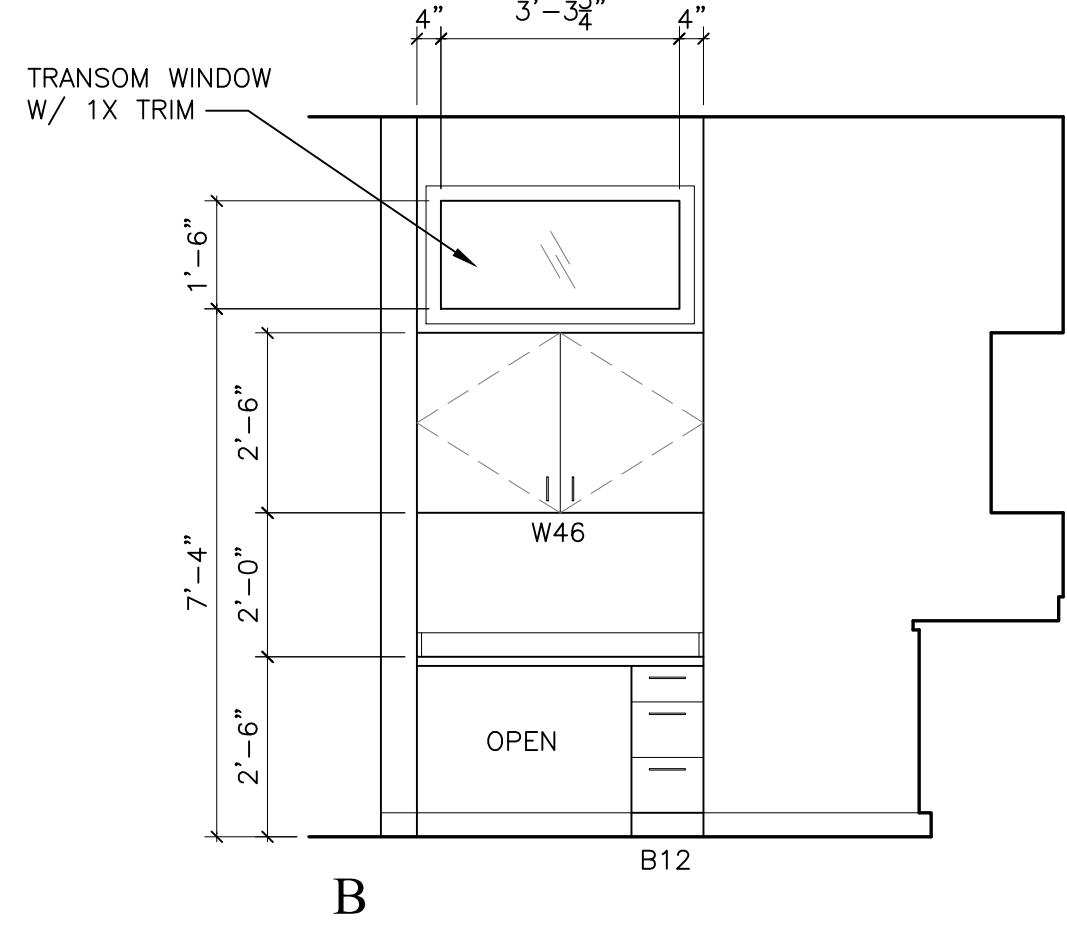
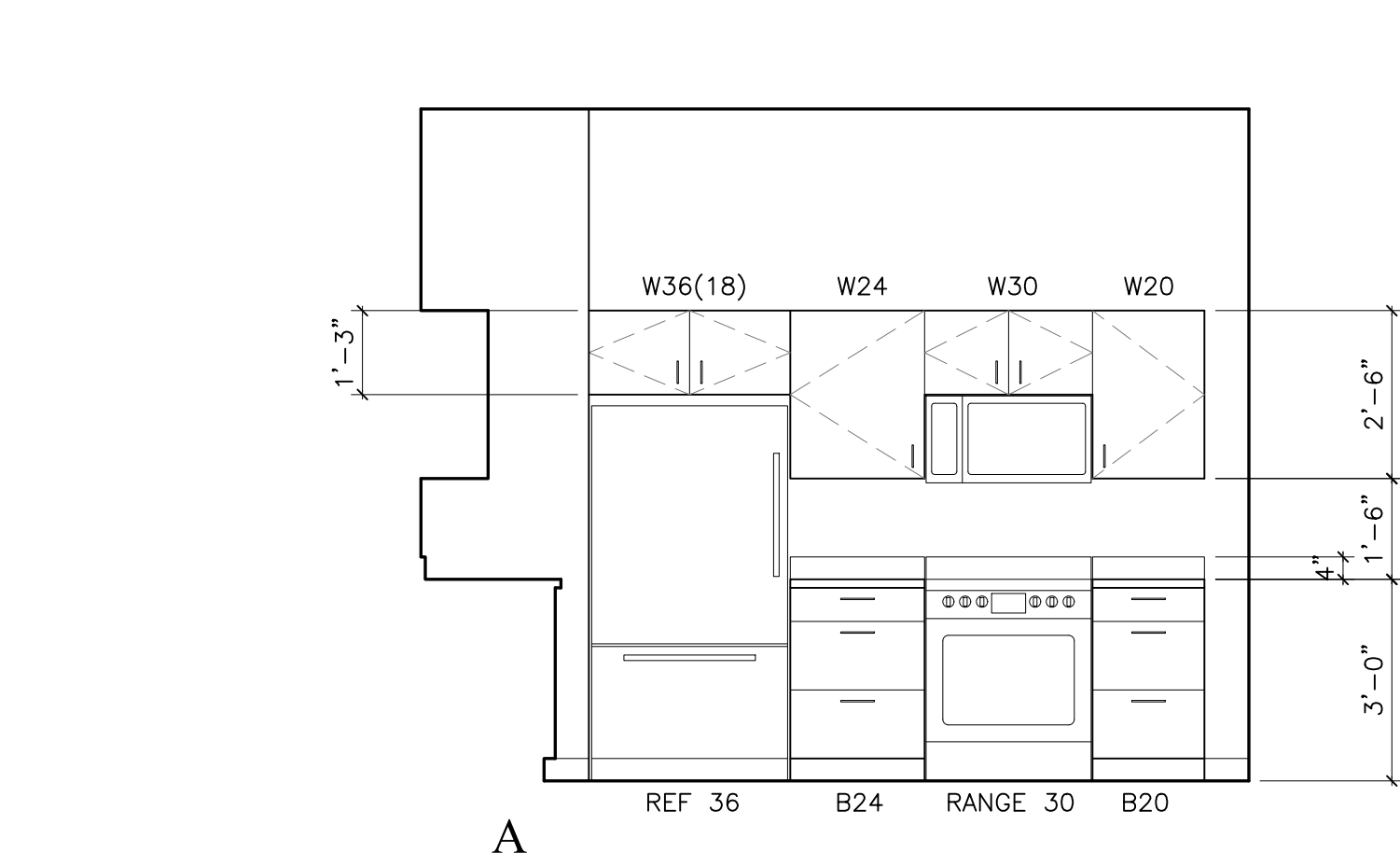
**REFLECTED
CEILING &
CONCEPT
LIGHTING PLAN**

Job No: GR190610
Issue: Issue for Review
Issue Date: January 12, 2024

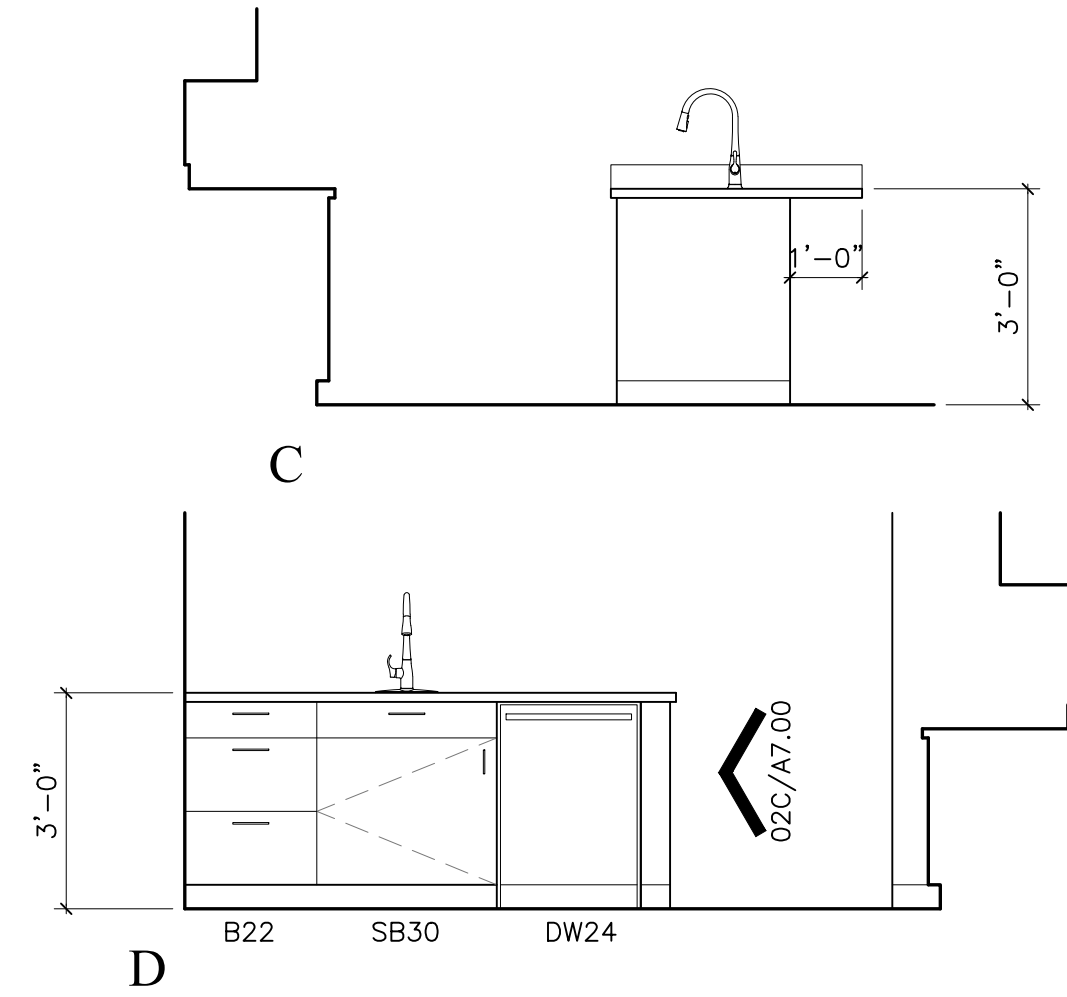
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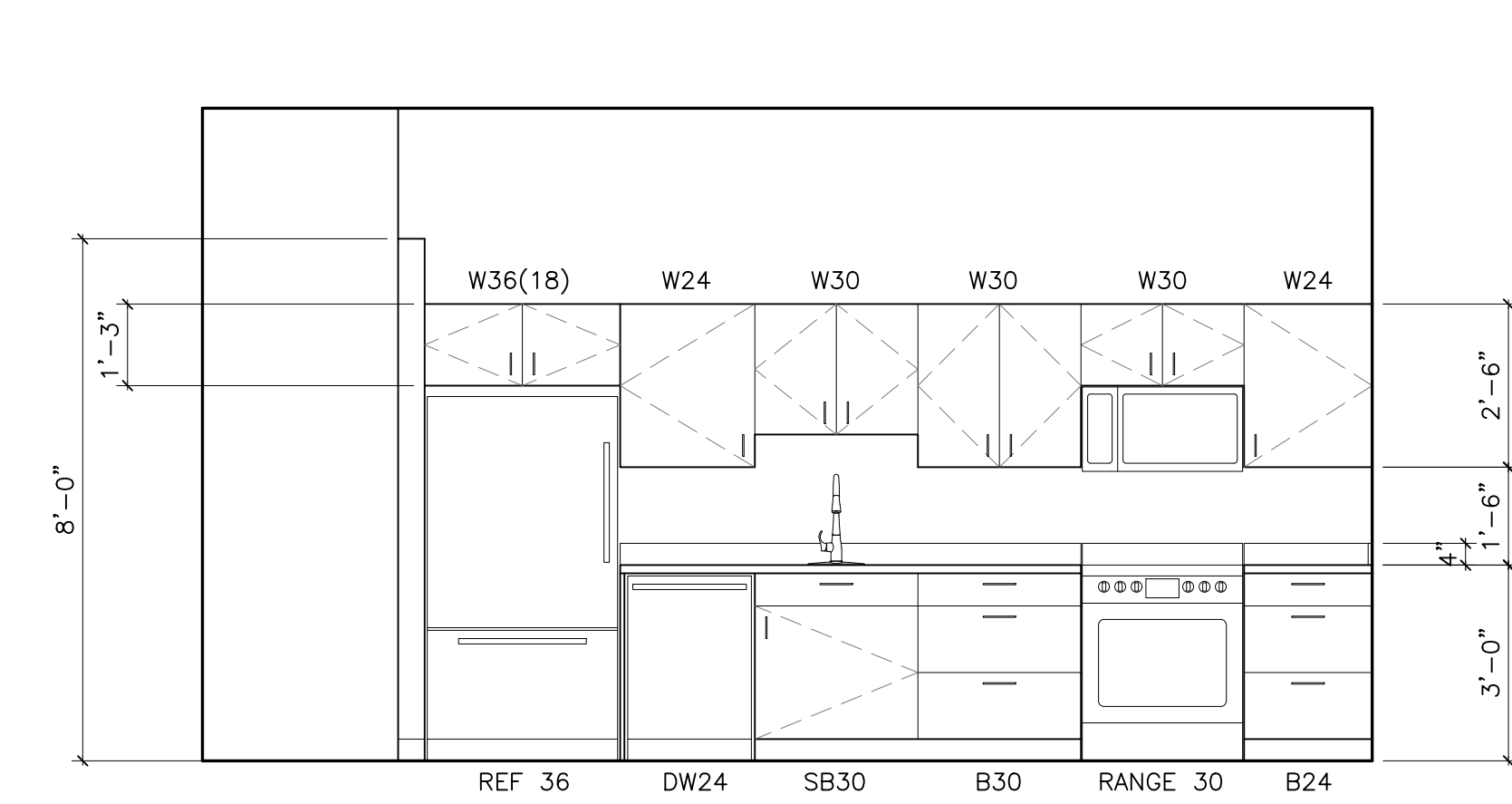
01 KITCHEN A202
SCALE: 3/8" = 1'-0"



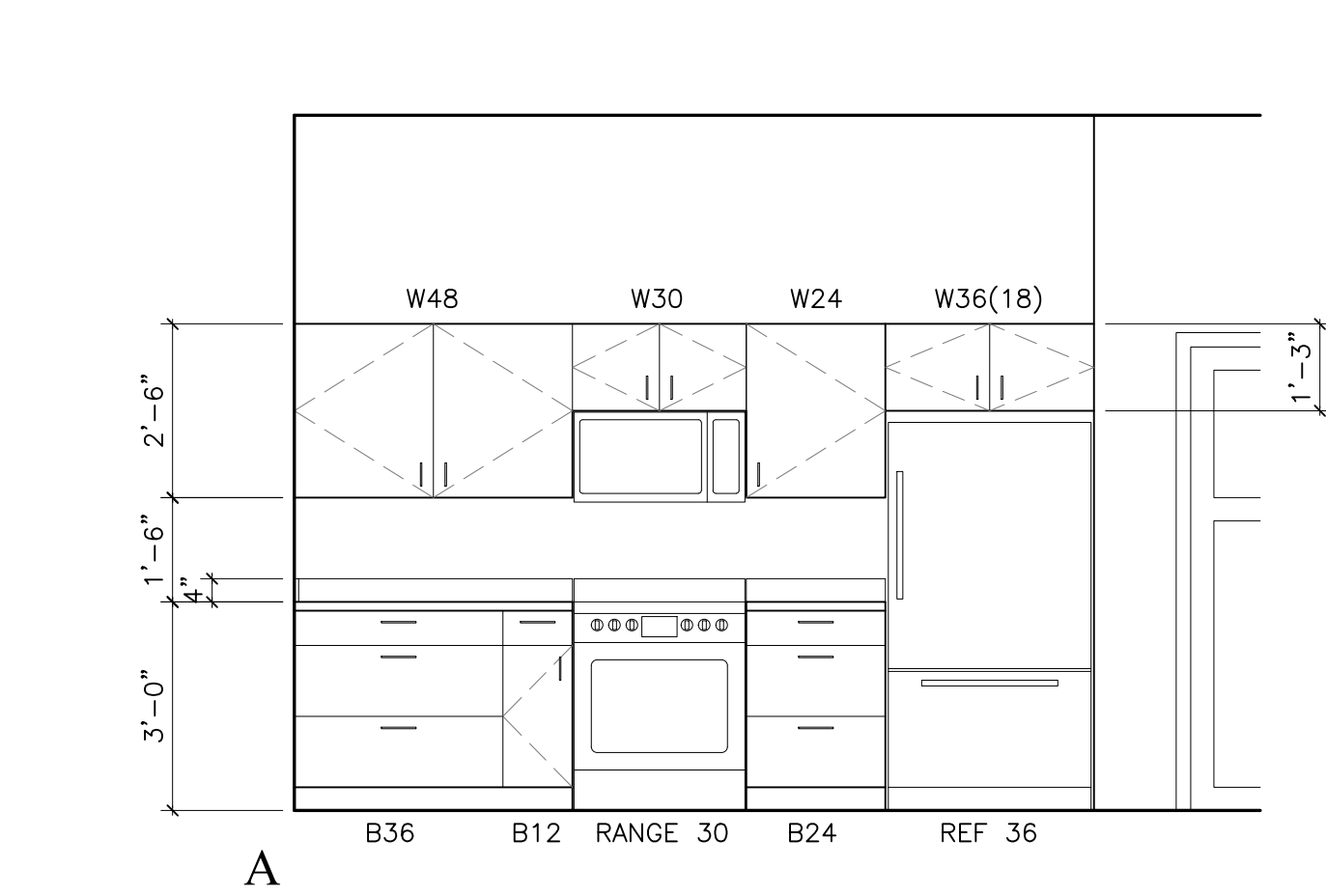
02 KITCHEN B202
SCALE: 3/8" = 1'-0"



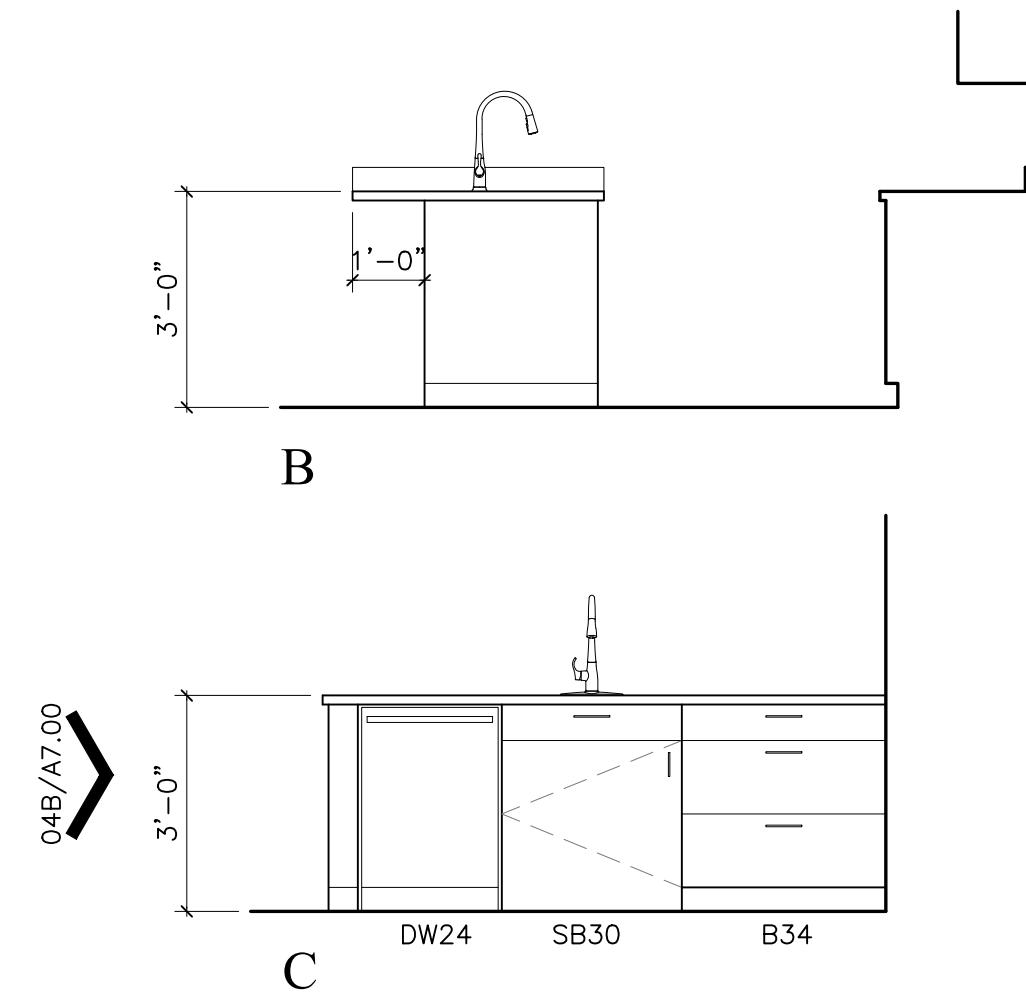
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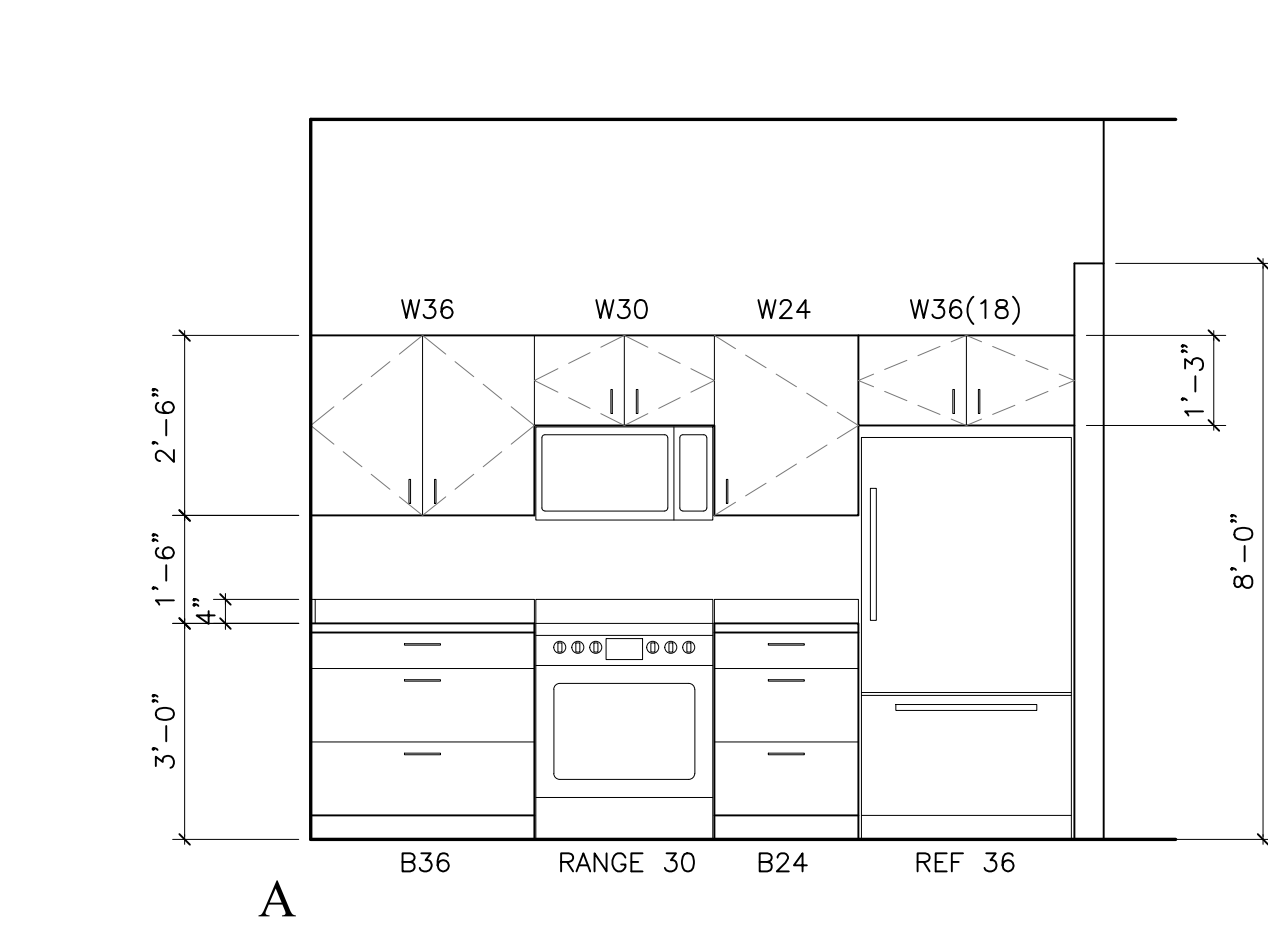
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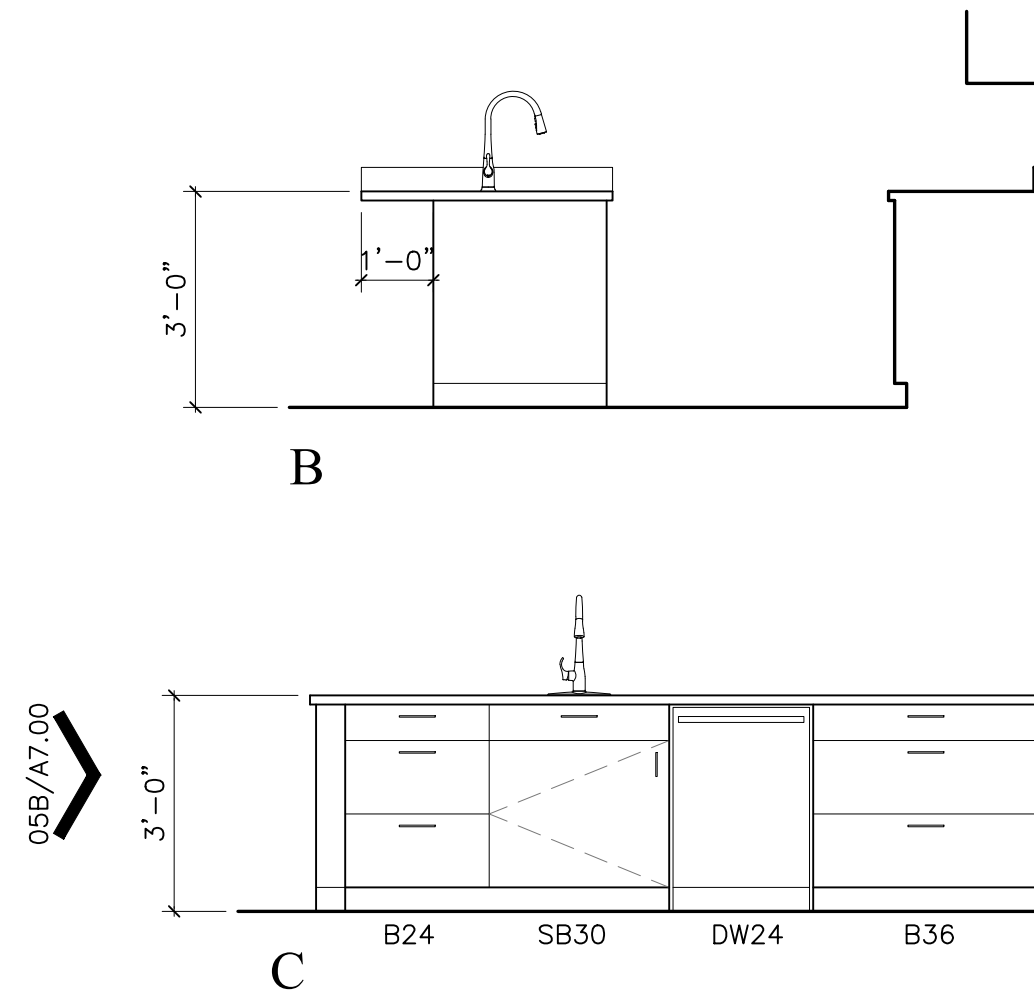
04 KITCHEN D202 & D302
SCALE: 3/8" = 1'-0"



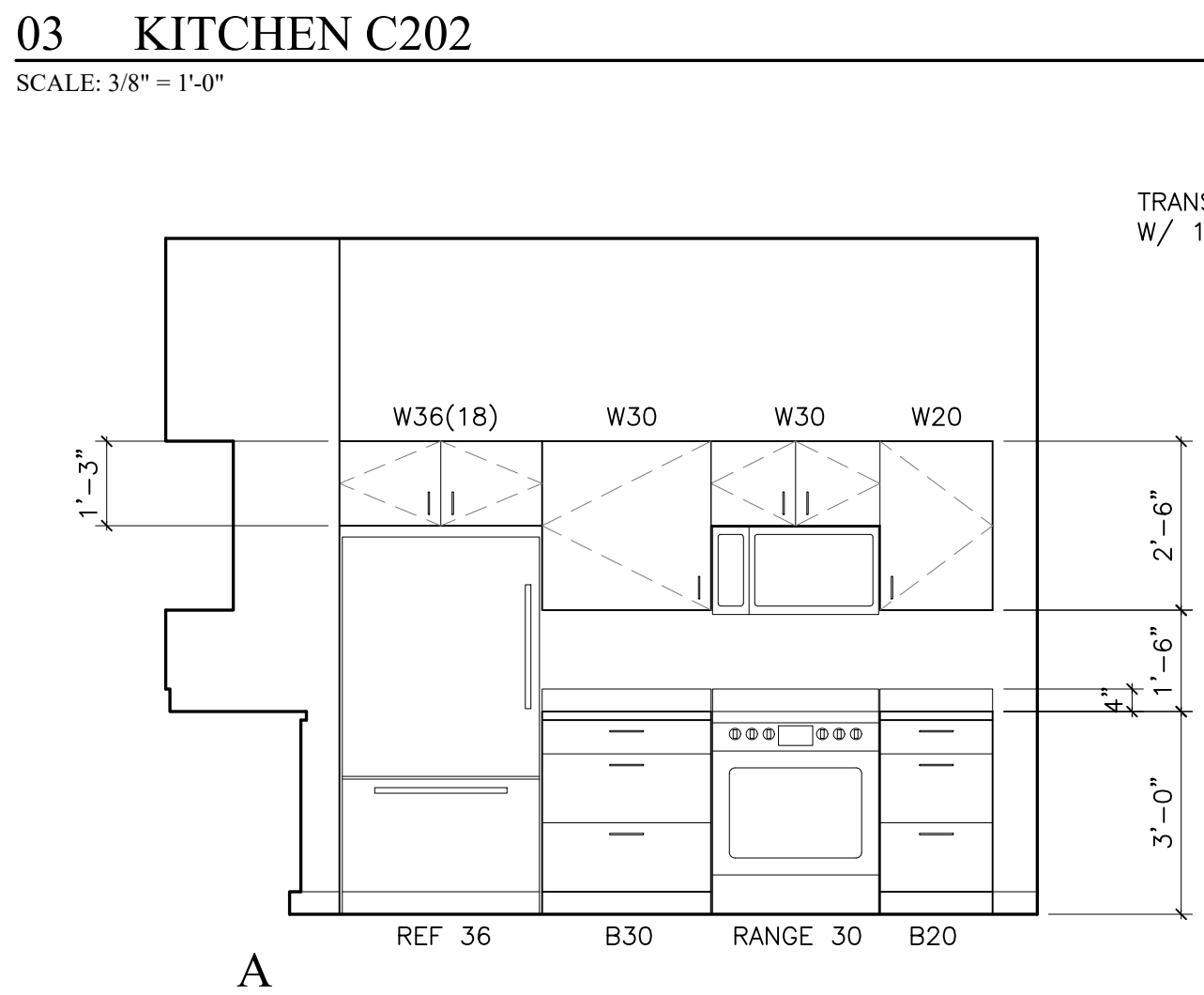
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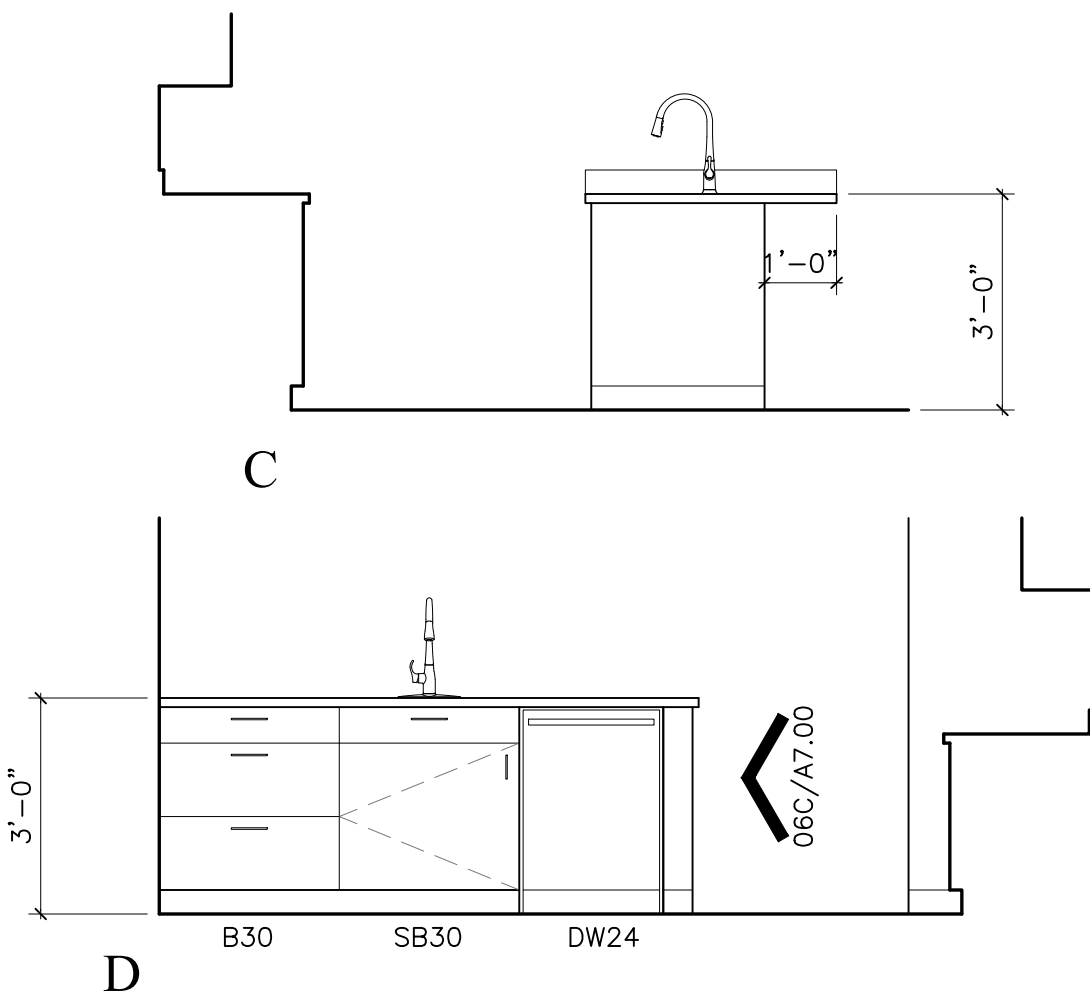
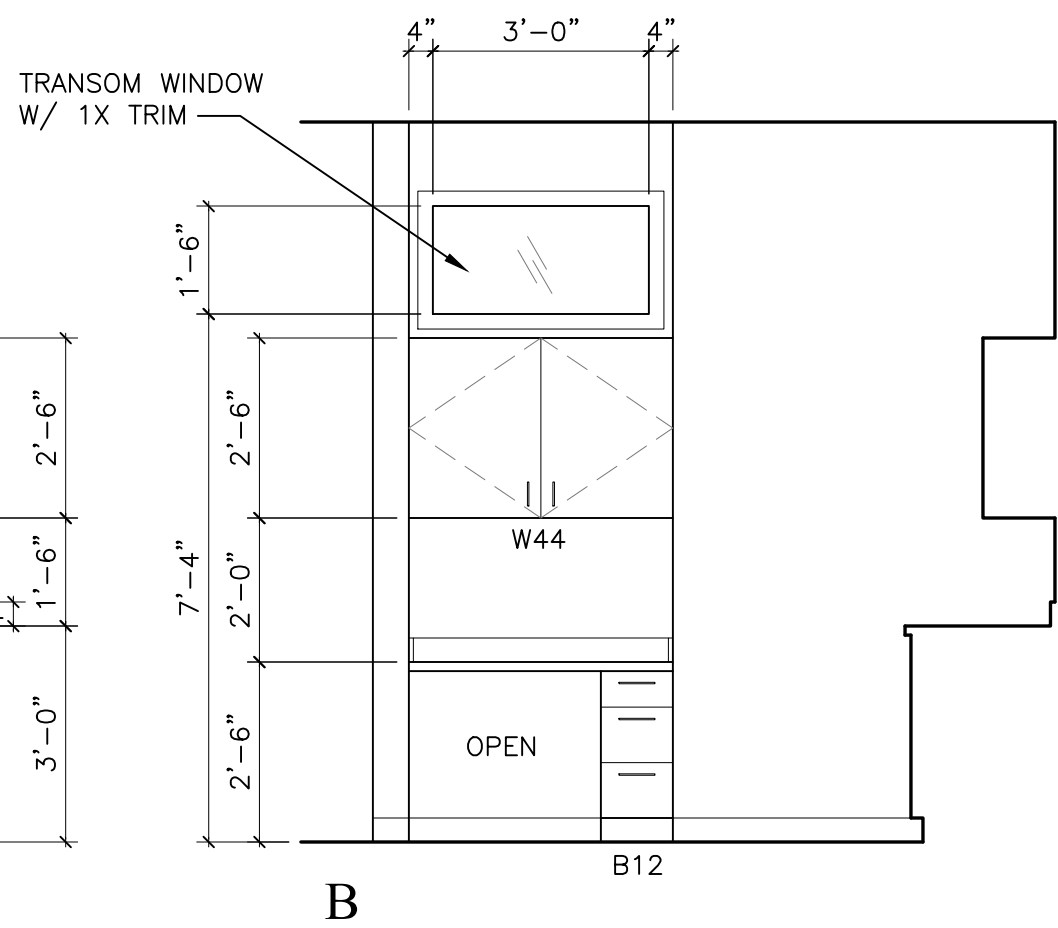
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SCALE: 3/8" = 1'-0"



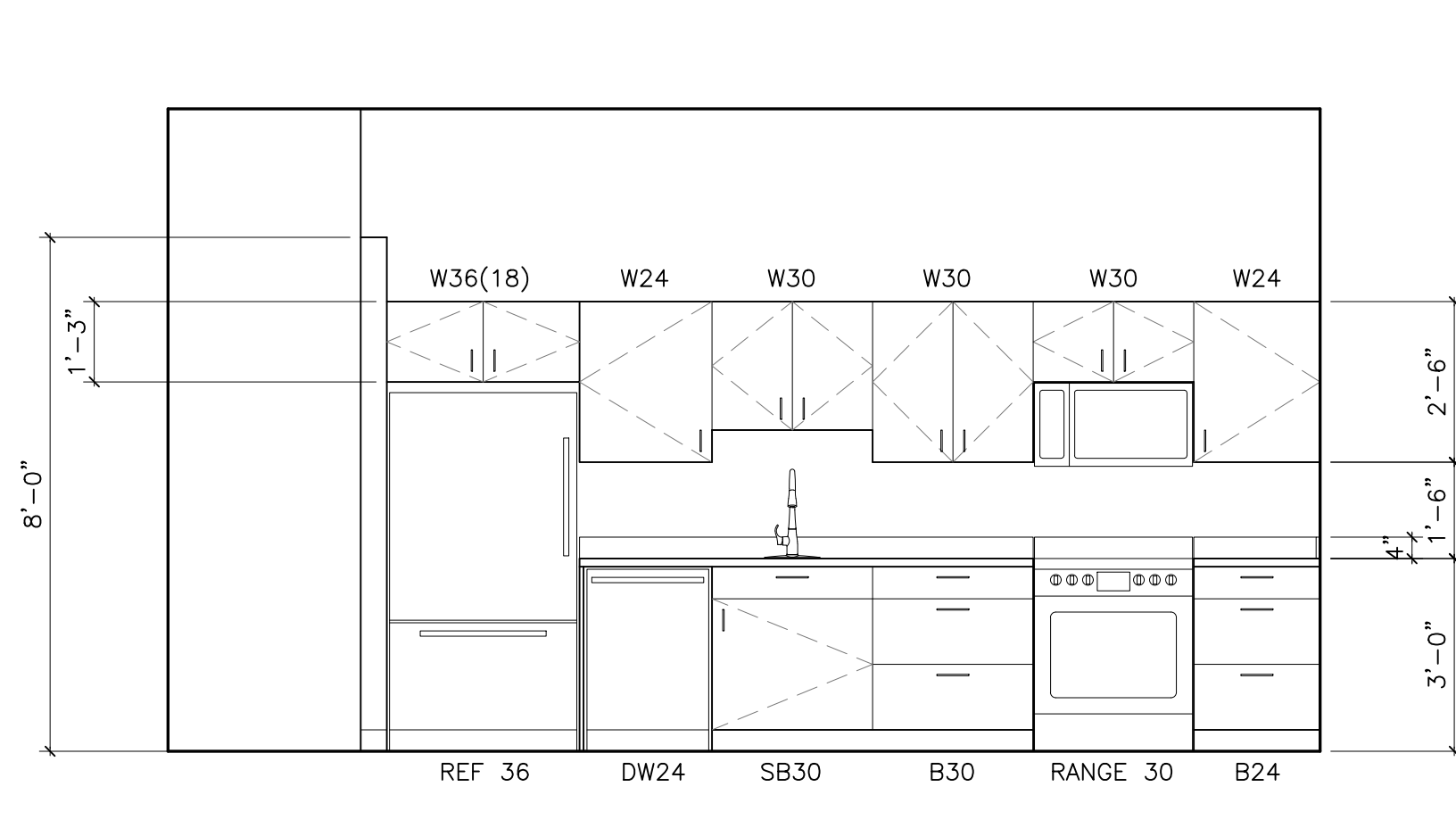
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B



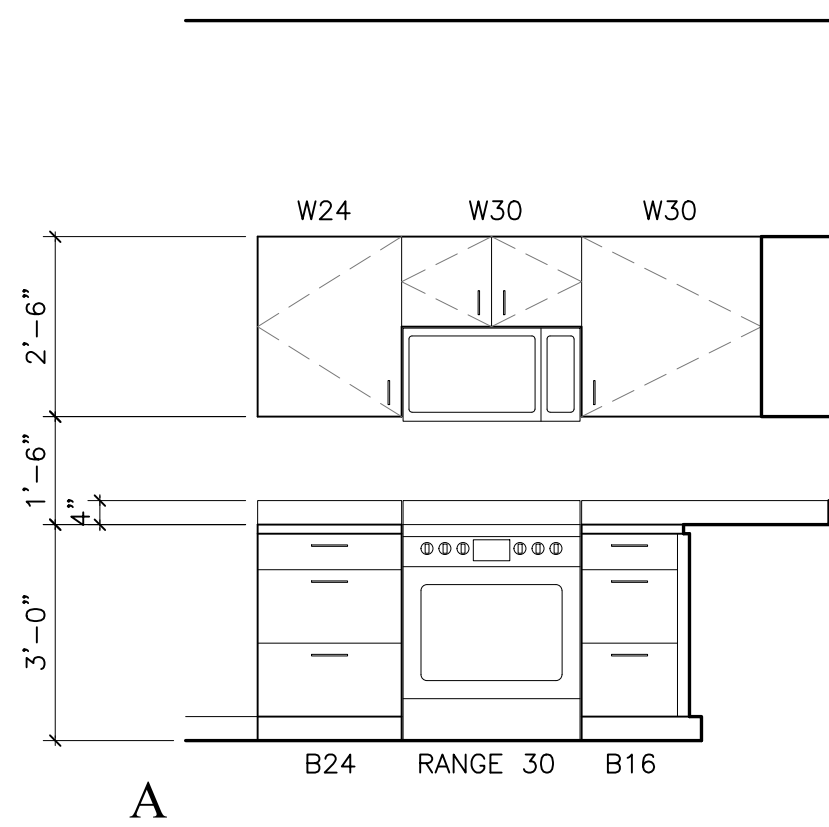
D



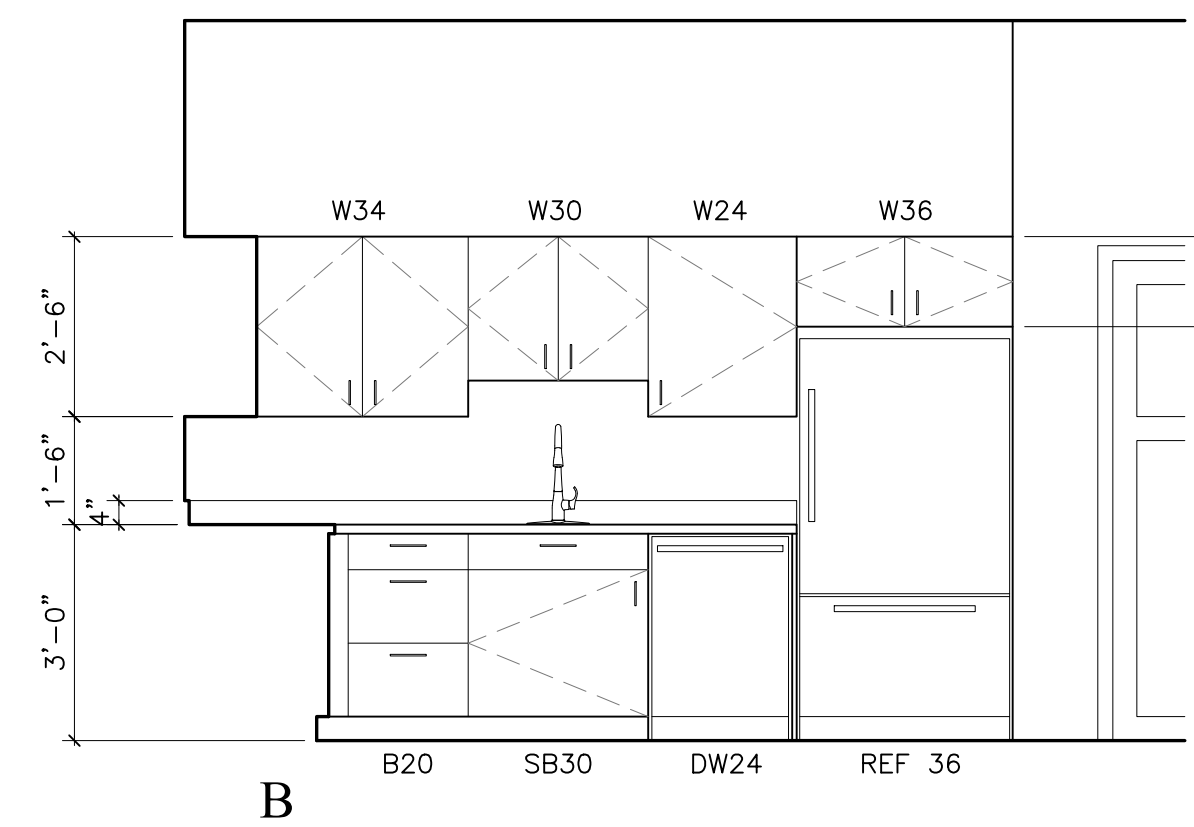
07 KITCHEN C302 & D402
SCALE: 3/8" = 1'-0"

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c10_01

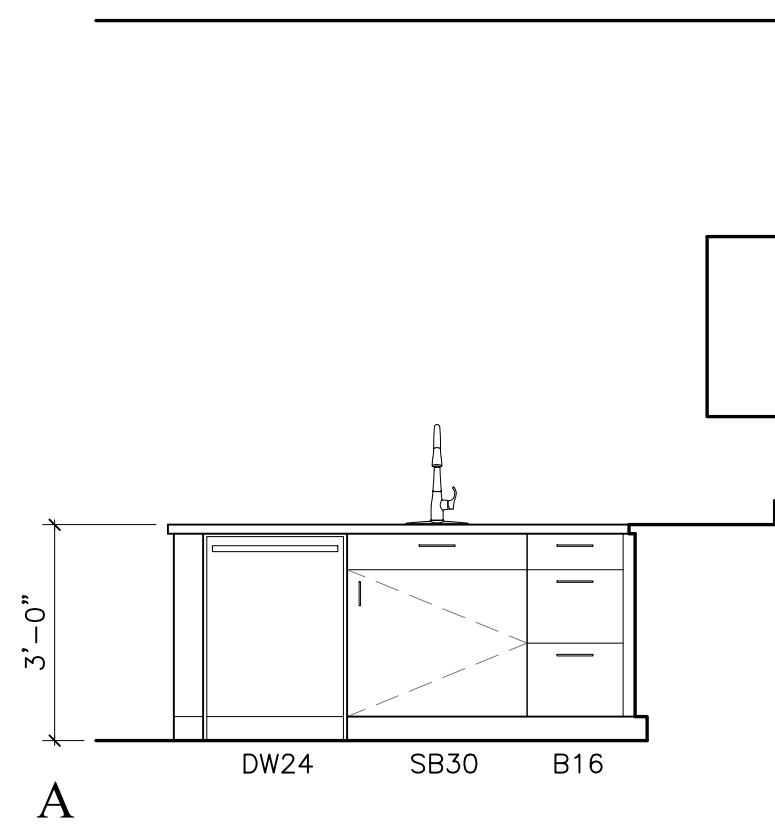
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SCALE: 3/8" = 1'-0"



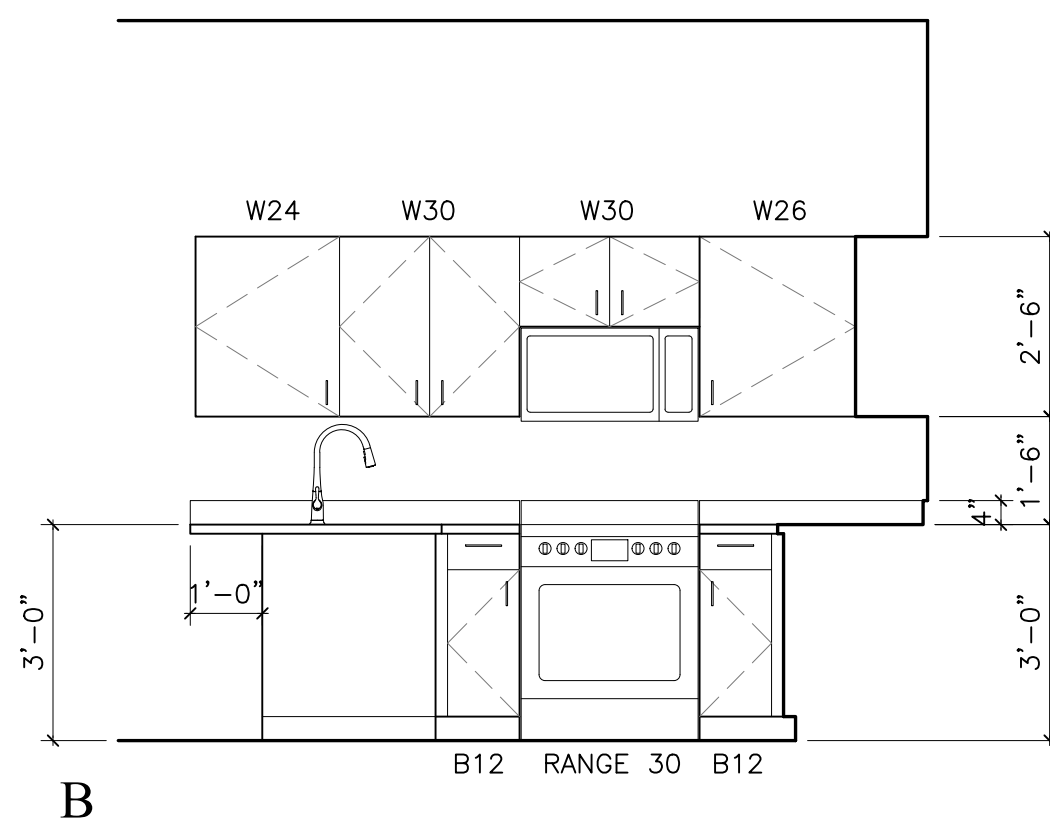
A



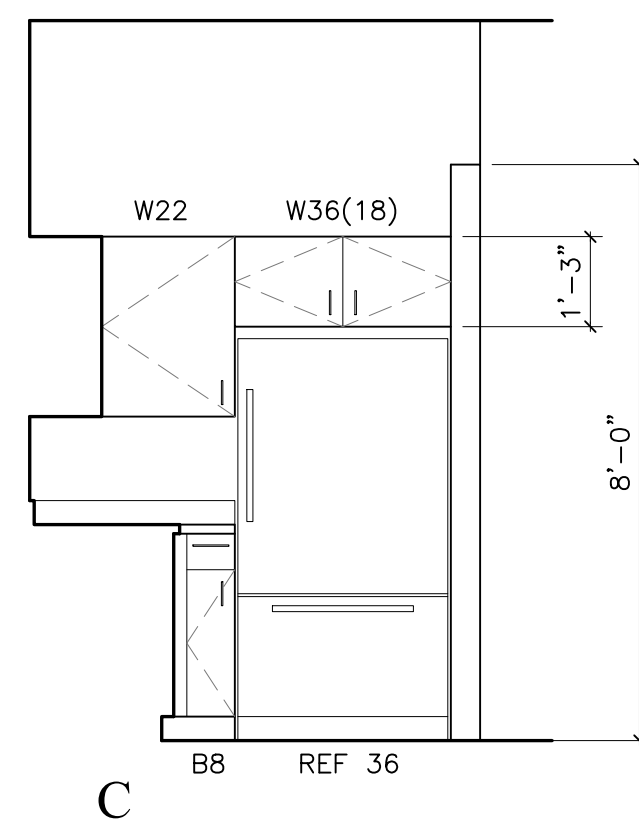
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A



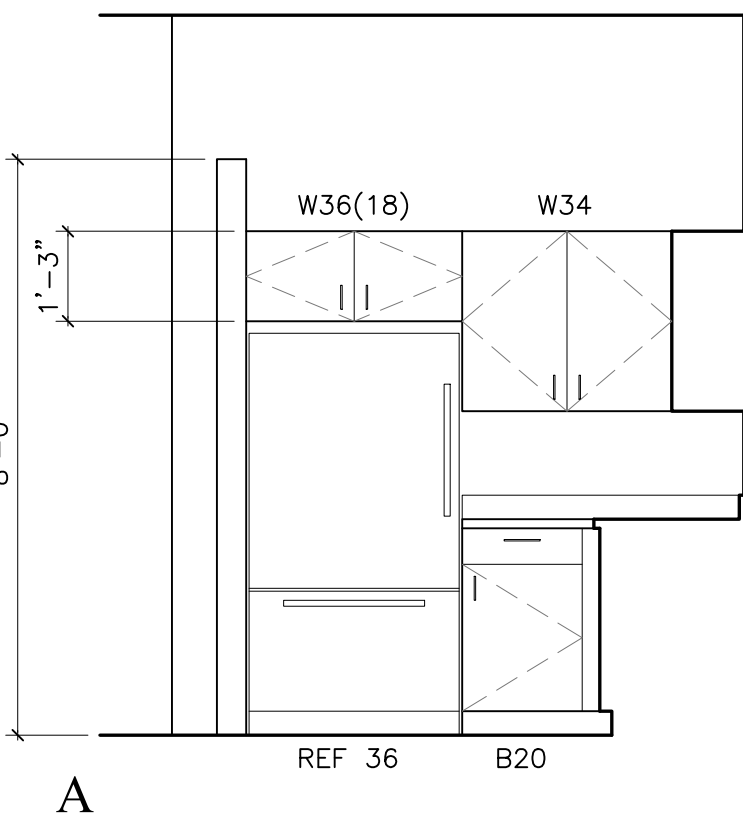
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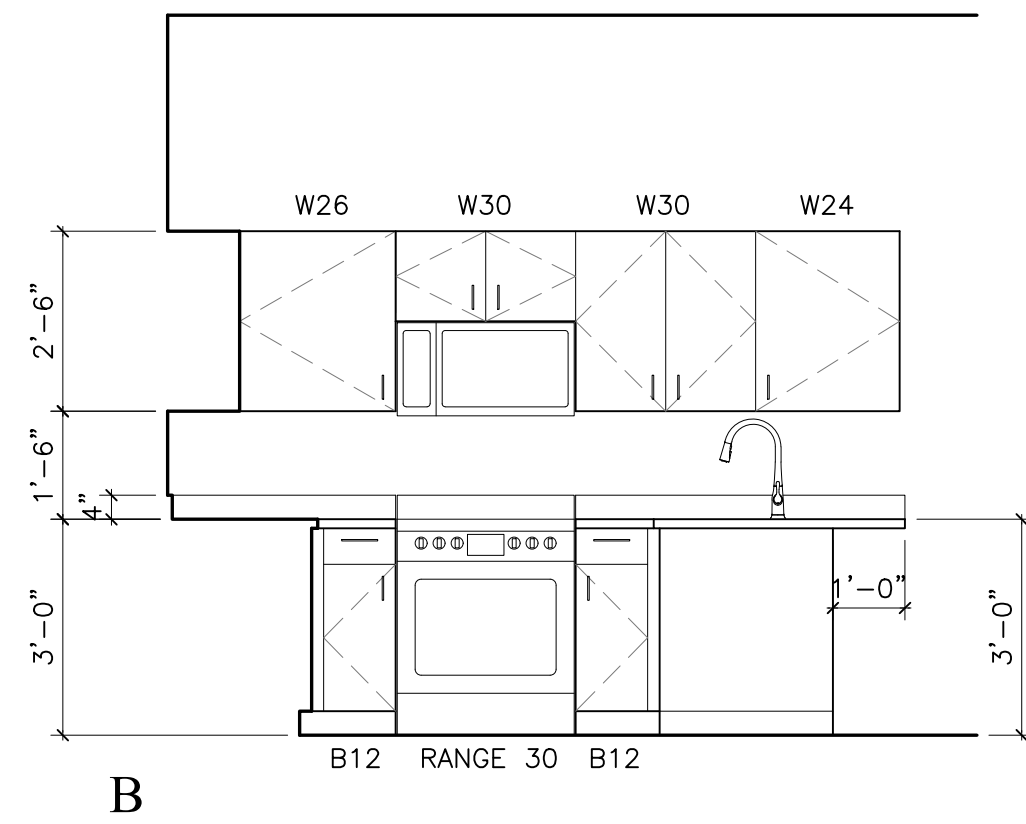
C

08 KITCHEN E402
SCALE: 3/8" = 1'-0"

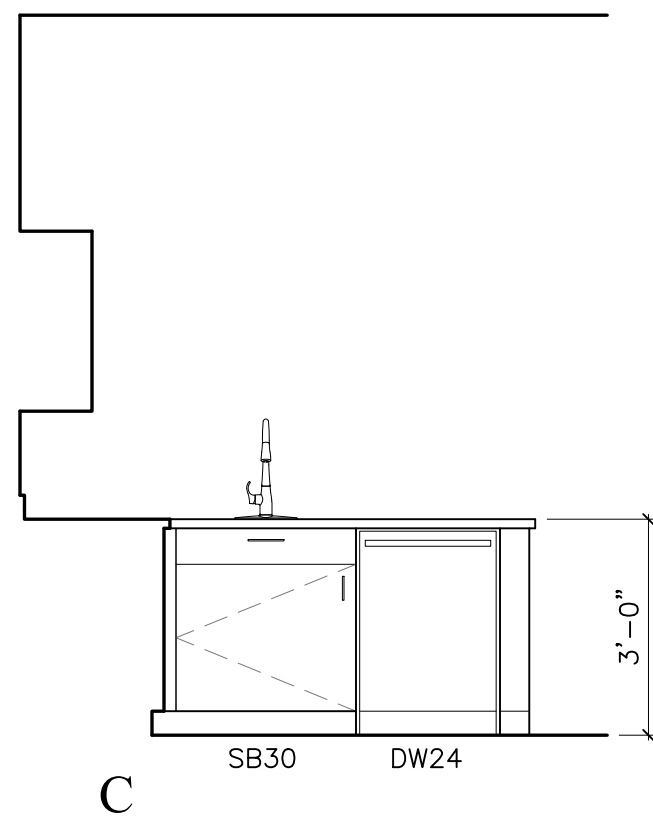
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A



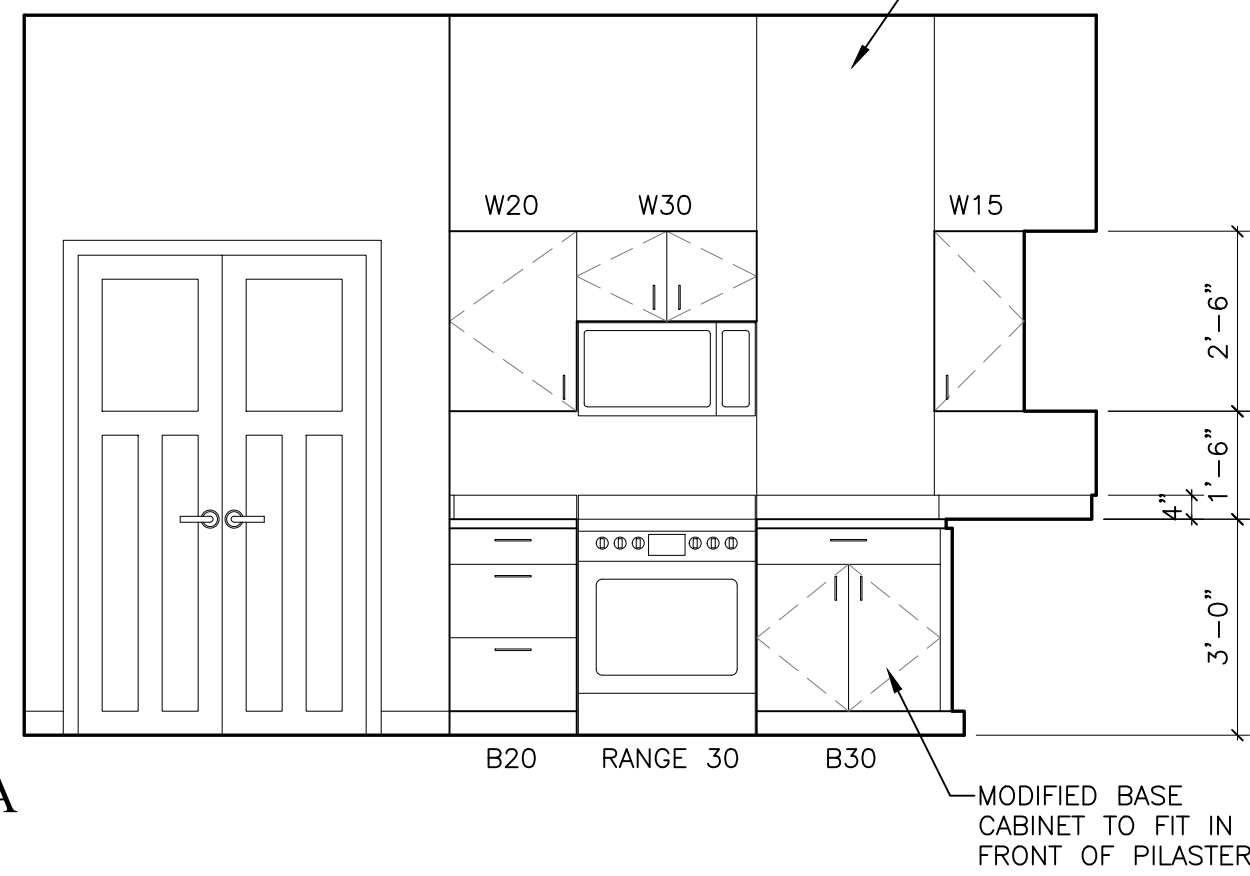
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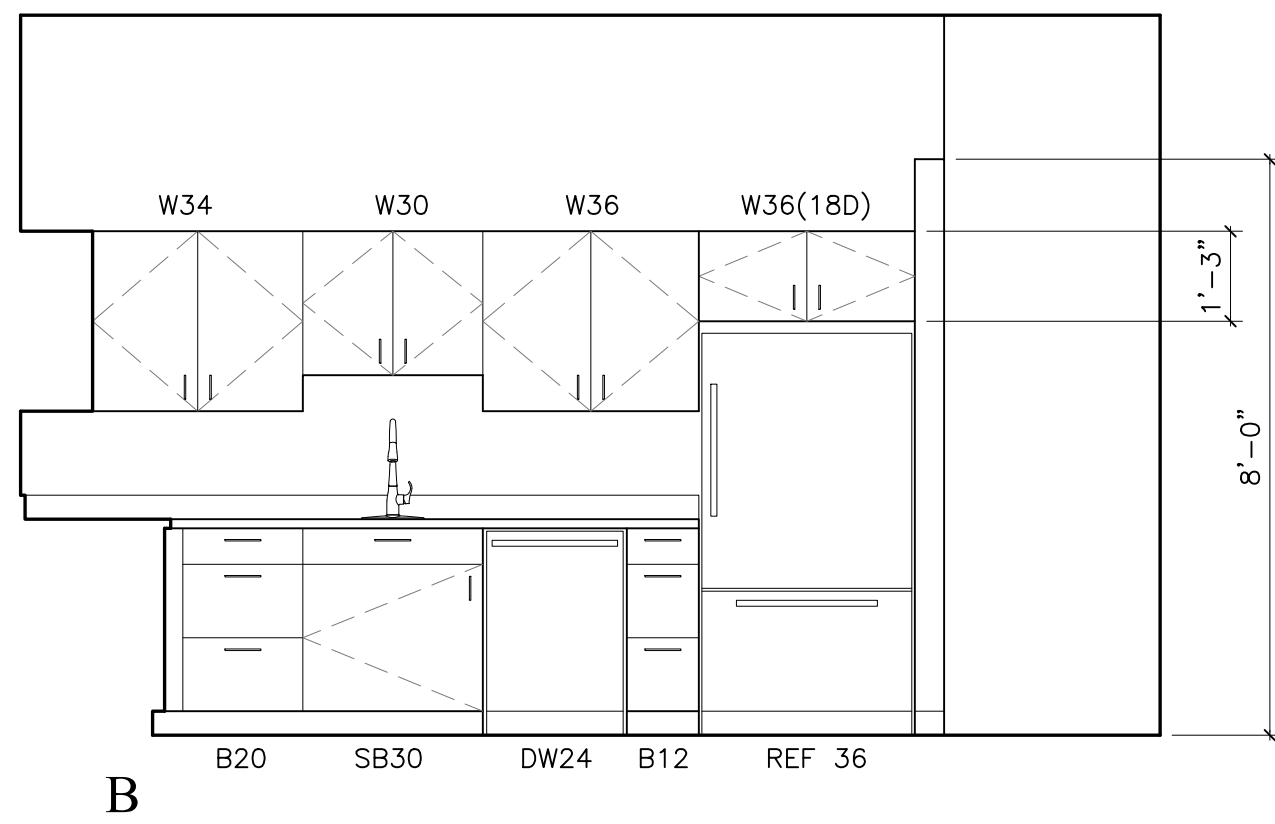
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09 KITCHEN A402
SCALE: 3/8" = 1'-0"

REF:
c10_01



A



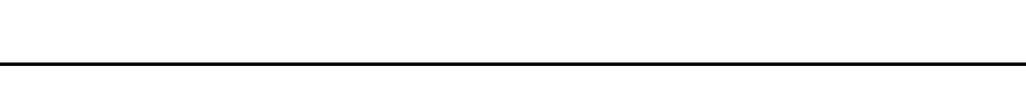
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10 KITCHEN B402
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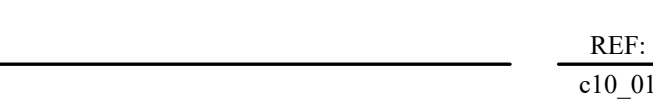
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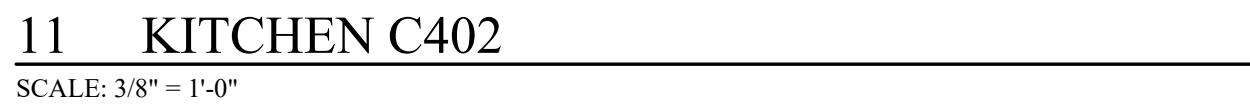
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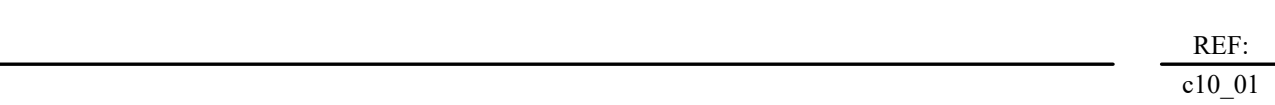
C

11 KITCHEN C402
SCALE: 3/8" = 1'-0"

REF:
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A



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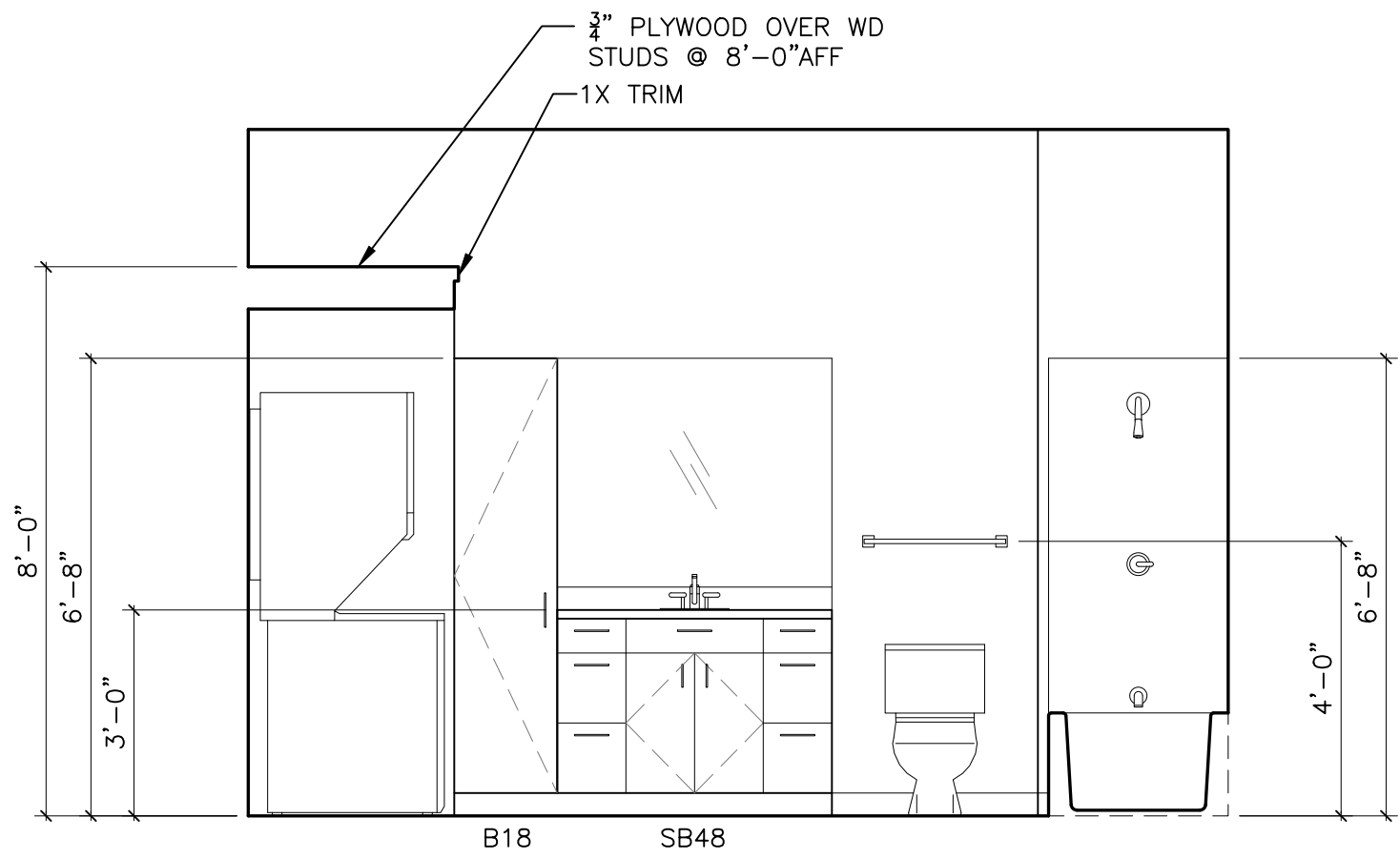
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INTERIOR
ELEVATIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

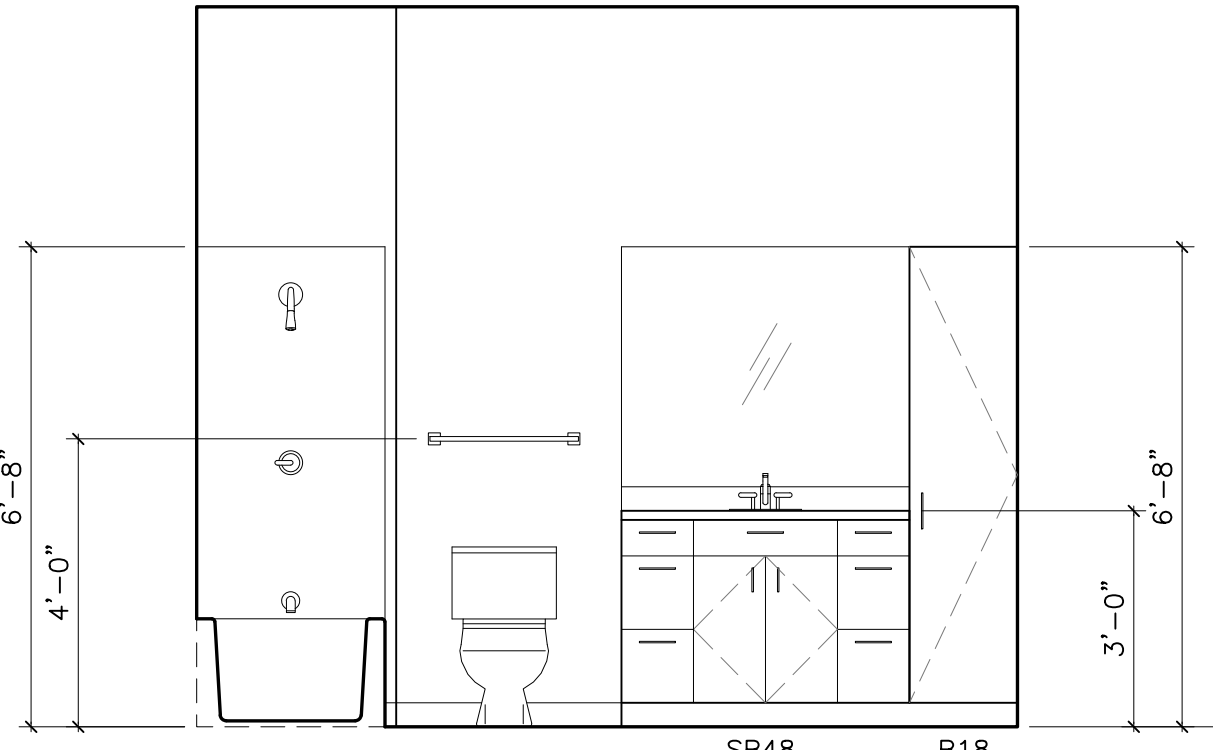
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01 BATHROOM A205 & A305

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

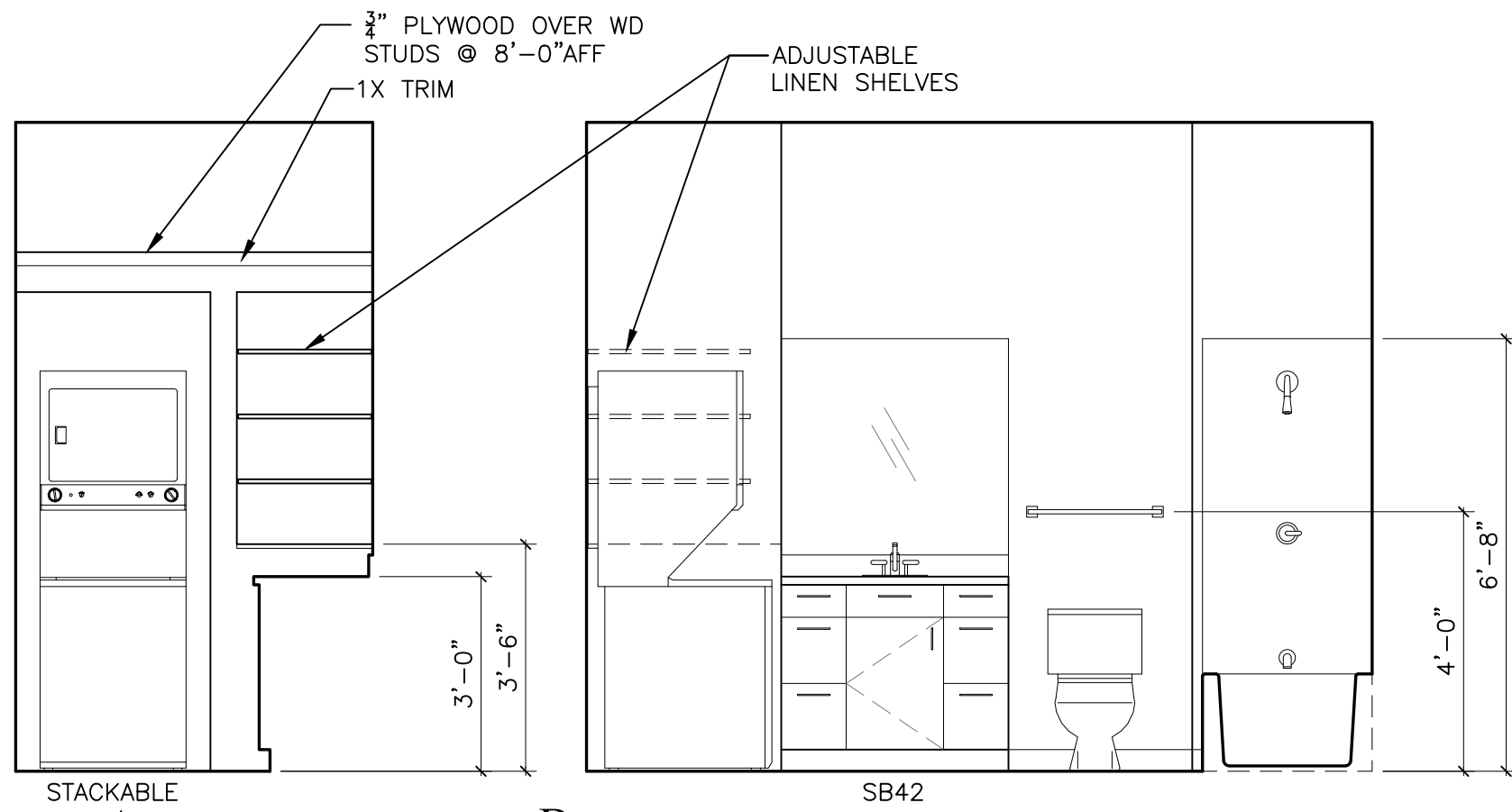
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02 BATHROOM B205 & B305

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

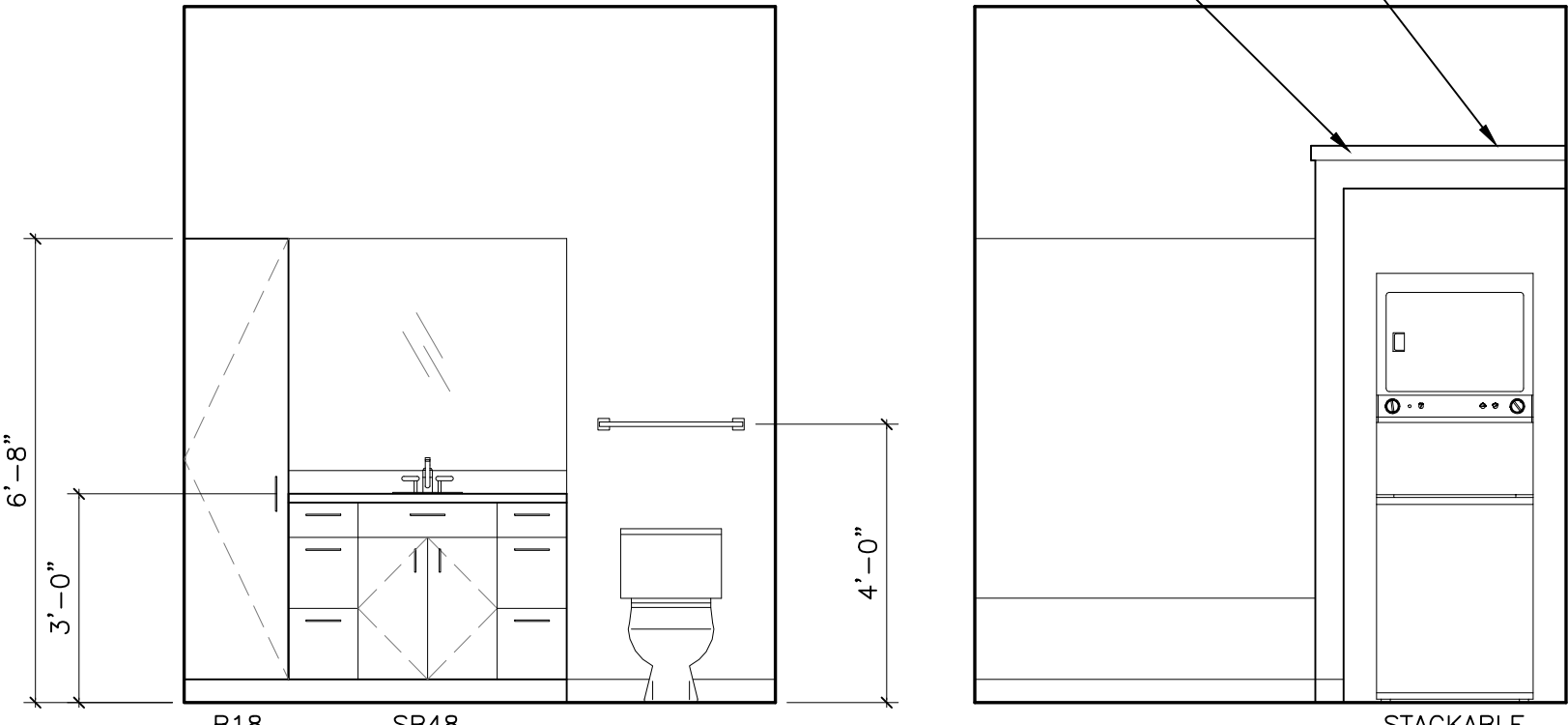
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03 BATHROOM C205, C305 & D405

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

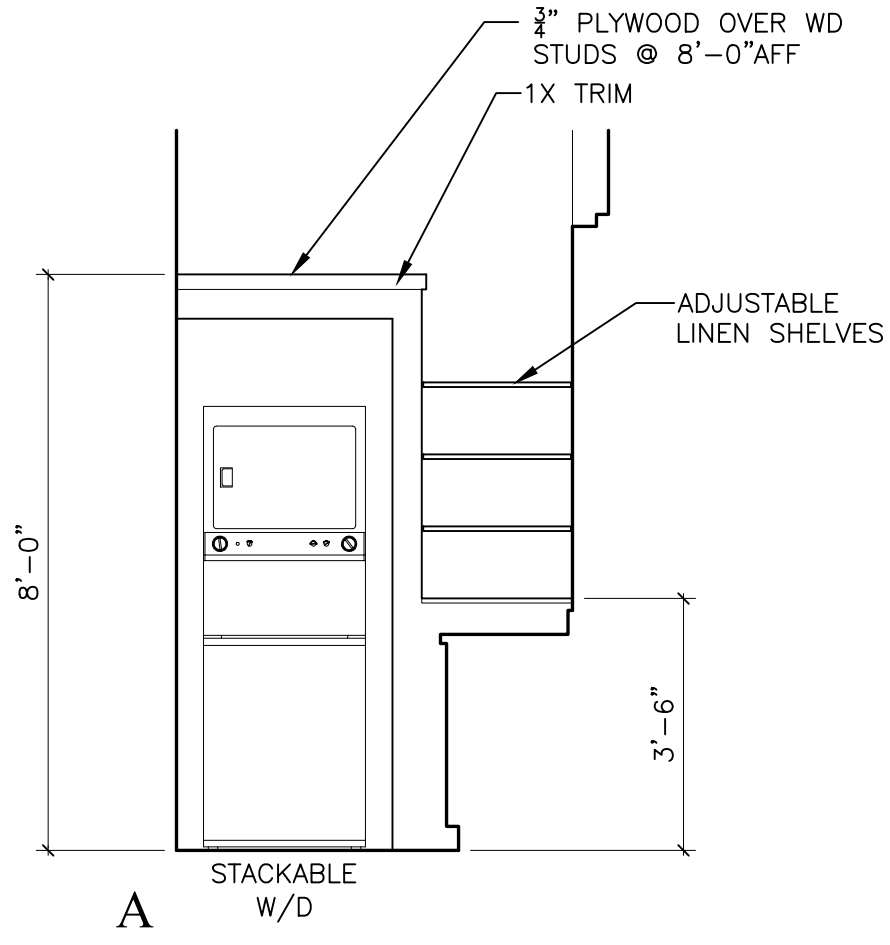
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04 BATHROOM D205, D305 & E405

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

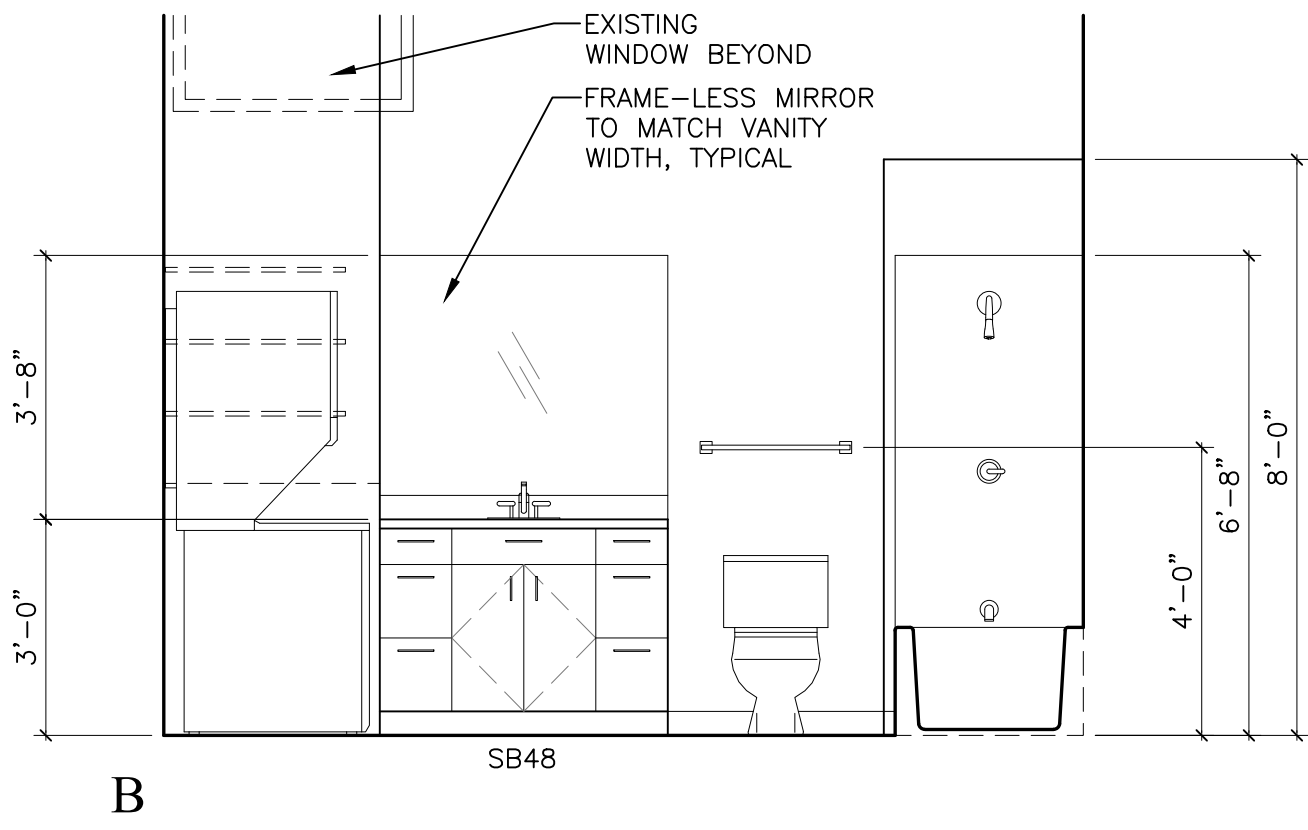
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05 BATHROOM A405

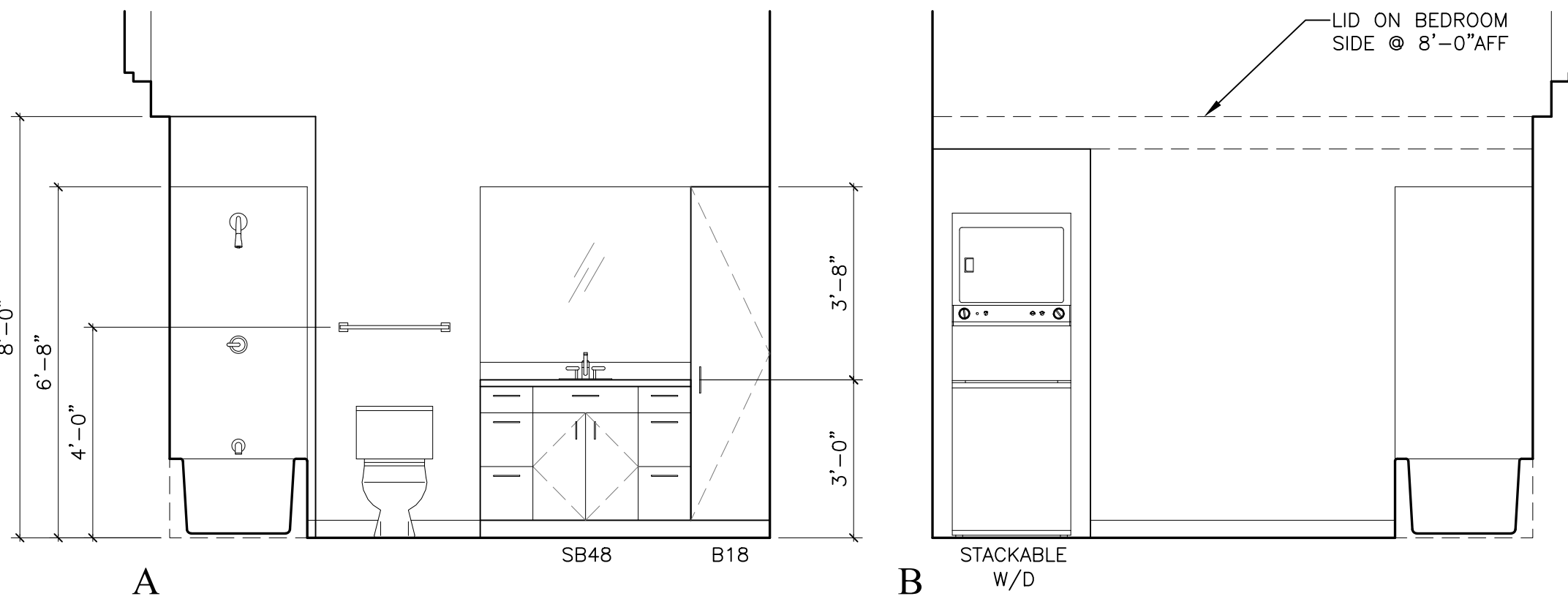
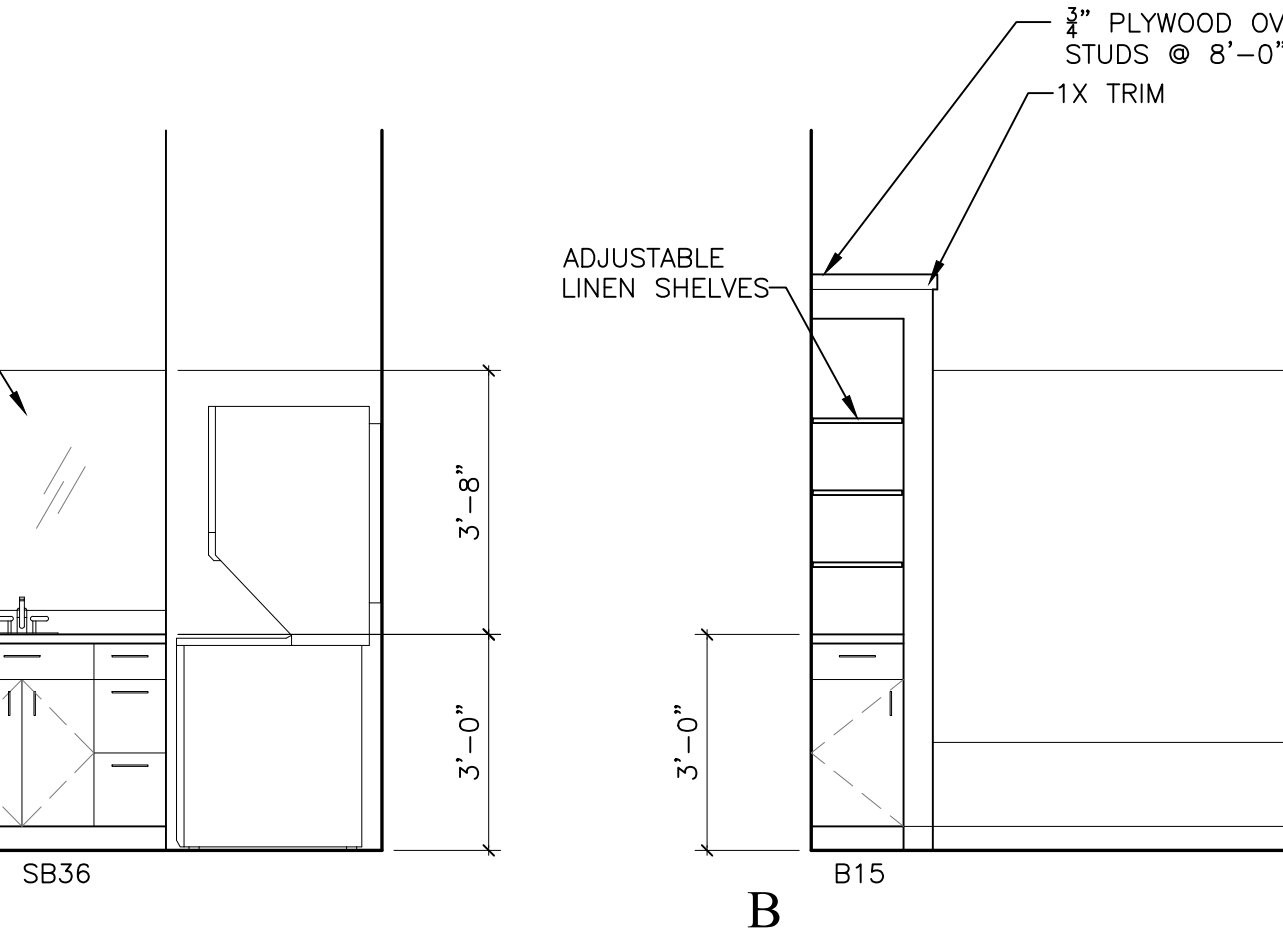
SCALE: 3/8" = 1'-0"

REF: c10_01



06 BATHROOM B405

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



07 BATHROOM C405

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

REF: c10_01

NOT FOR CONSTRUCTION

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

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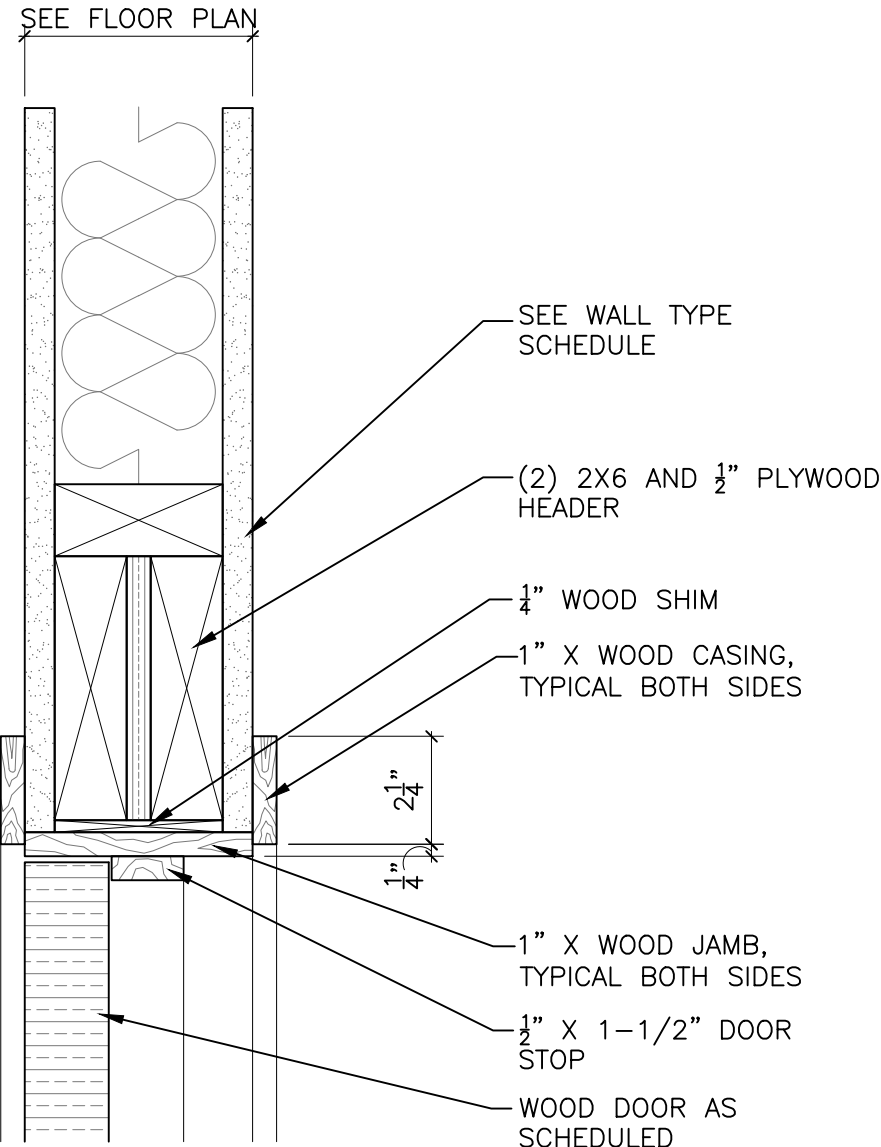
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INTERIOR
ELEVATIONS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

A7.01

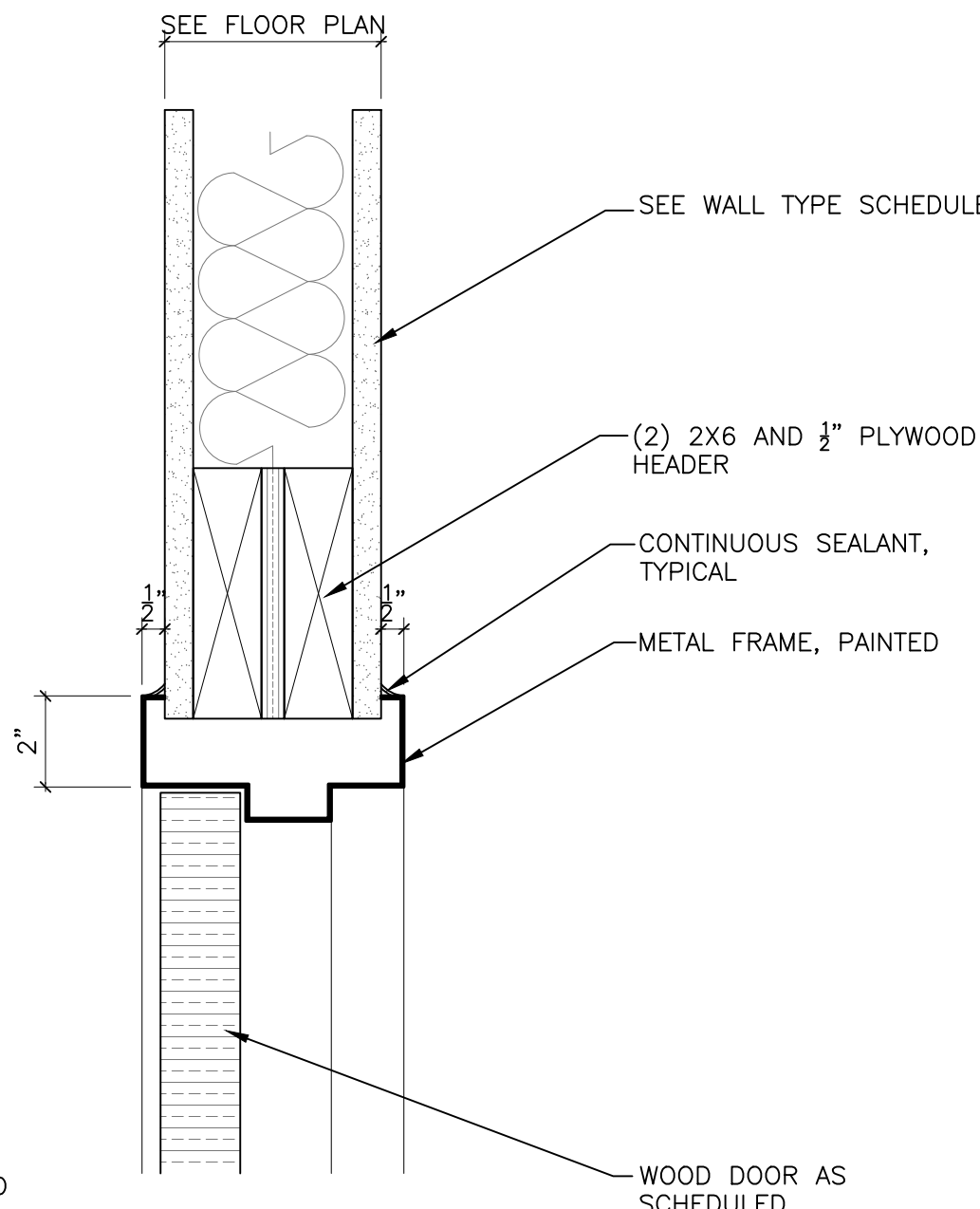
DOOR SCHEDULE														
MARK		DOOR OR CASED OPENING				FRAME			LABEL	DETAILS			HARDWARE SET # OR FUNCTION	REMARKS
		SIZE	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH		HEAD	JAMB	T'HOLD		
COMMON BUILDING	002	3'-0" X 7'-0"	HM	3	—	HM	1	—	C	H3	J3	—	—	STAIR
	100A	3'-0" X 8'-0"	AL/GL	2	—	AL	1	—	—	—	—	—	SECURITY	BUILDING LOBBY, COMMERCIAL ENTRY
	100B	3'-0" X 7'-0"	WD	5	—	HM	1	—	C	H3	J3	—	SECURITY	COMMERCIAL RETAIL ENTRY
	100C	3'-0" X 7'-0"	WD	5	—	HM	1	—	C	H3	J3	—	SECURITY	COMMERCIAL RETAIL ENTRY
	101	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	202/302/402	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	204/304/404	3'-0" X 7'-0"	HM	3	—	HM	1	—	B	H3	J3	—	—	STAIR
	401	4'-0" X 7'-0" DBL	HM	7	—	HM	1	—	—	—	—	—	STOREROOM	MECHANICAL
	402B	3'-0" X 7'-0"	HM	1	—	HM	1	—	B	H3	J3	—	—	INSULATED EXTERIOR DOOR
UNIT 201/301/401	A203/A303/A403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	A204A/A304A/A404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	A204B/A304B/A404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	A205/A305/A405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	A206/A306/A406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	A207/A307/A407	2'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	PANTRY
UNIT 202/302/403	B203/B303/C403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	B204A/B304A/C404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	B204B/B304B/C404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B205/B305/C405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	B206/B306/C406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	B207	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B208/B307A	4'-4" X 6'-8" SLIDER	WD	6	—	WD	1	—	—	H2	—	—	PASSAGE	OFFICE BARN SLIDERS
	B307B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
UNIT 203/303/404	C203/C303/D403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	C204A/C304A/D404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	C204B/C304B/D404B	2'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	C205/C305/D405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	C206/C306/D406	3'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	C207/C307/D407	1'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	PANTRY
UNIT 204/304/405	D203/D303/E403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	D204A/D304A/E404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	D204B/D304B/E404B	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	D205/D305/E405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	D206/D306/E406	3'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
UNIT 402	B403	3'-0" X 6'-8"	HM	4	—	HM	1	—	C	H3	J3	—	SECURITY	UNIT ENTRY
	B404A	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	BEDROOM	BEDROOM
	B404B	2'-0" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
	B405	2'-8" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PRIVACY	BATHROOM
	B406	4'-0" X 6'-8" DBL	WD	7	—	WD	1	—	—	—	—	—	PASSAGE	MECHANICAL
	B407	2'-6" X 6'-8"	WD	4	—	WD	1	—	—	—	—	—	PASSAGE	CLOSET
DOOR TYPES										FRAME TYPES			FIRE RESISTANCE (LABEL)	
① ② ③ ④ ⑤ ⑥ ⑦										DOOR WIDTH DOOR HEIGHT ①	A3 HOUR RATED DOOR/FRAME B90 MINUTE RATED DOOR/FRAME C60 MINUTE RATED DOOR/FRAME C-4545 MINUTE RATED DOOR/FRAME F20 MINUTE RATED DOOR/FRAME			
GENERAL NOTES														
1. GLASS IN ALL DOORS SHALL BE TEMPERED														



H1 - WD DOOR HEAD DETAILS

SCALE: 3" = 1'-0"

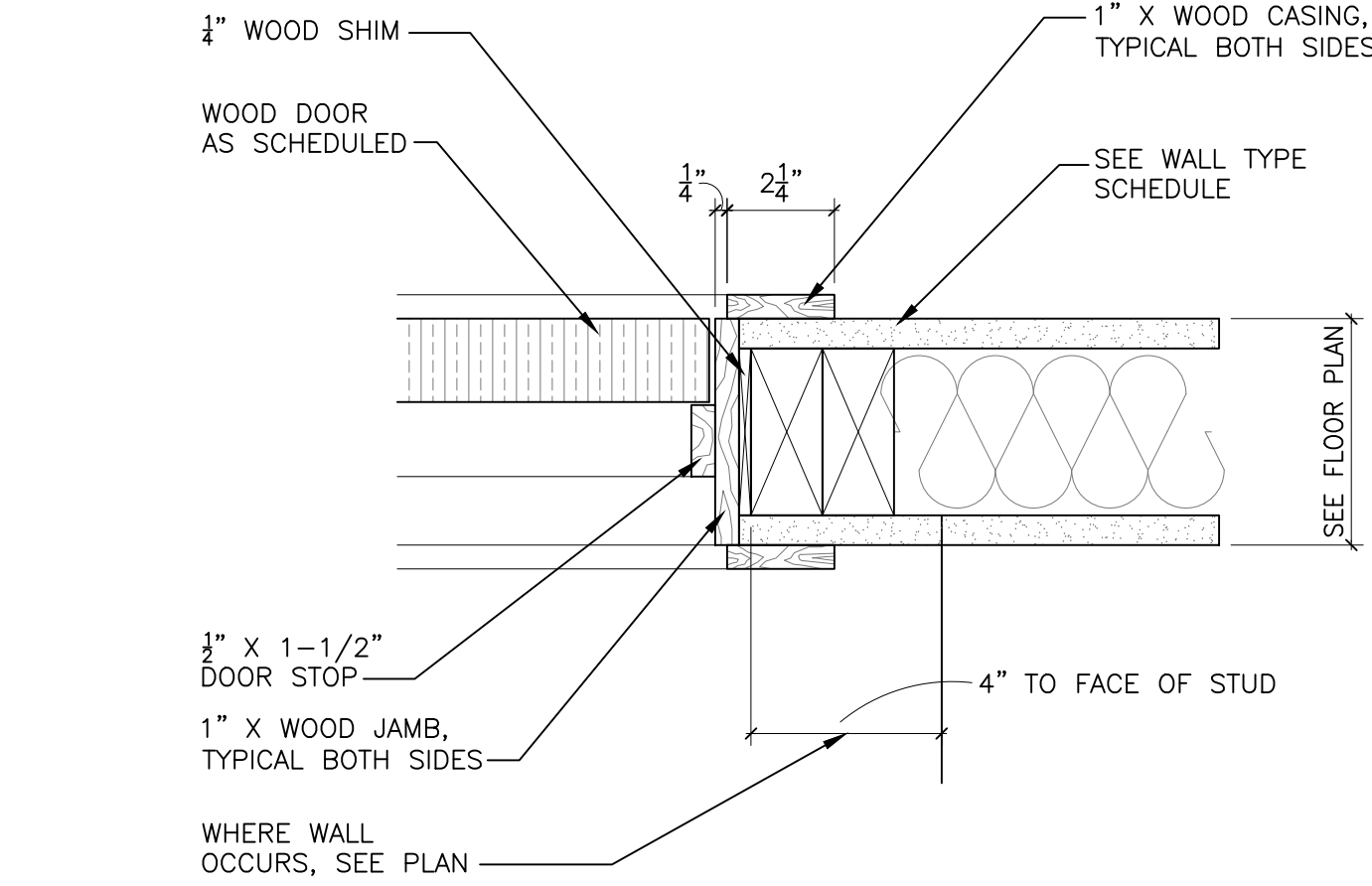
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H2 - HM DOOR HEAD DETAIL

SCALE: 3" = 1'-0"

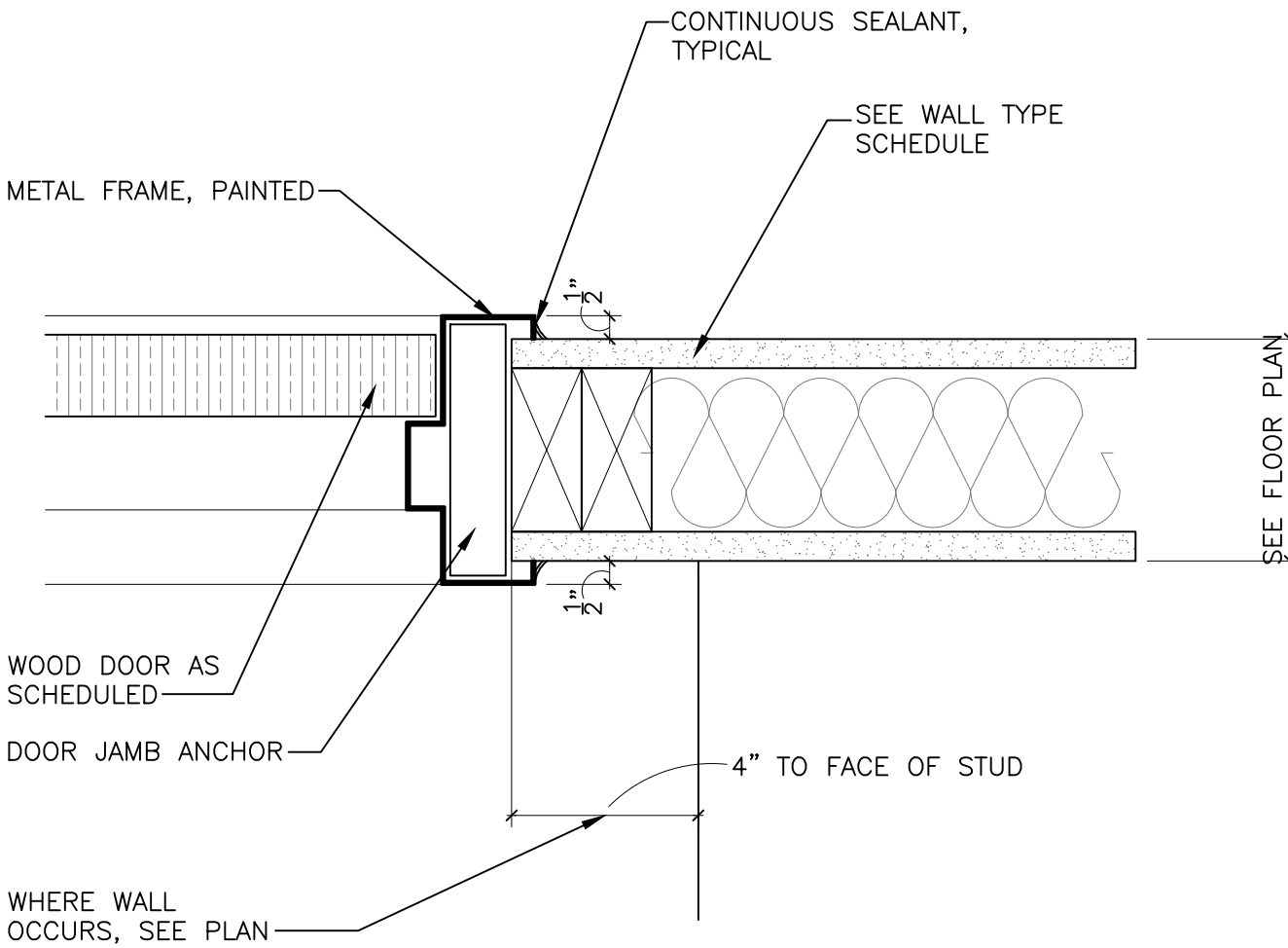
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J1 - WD DOOR JAMB DETAILS

SCALE: 3" = 1'-0"

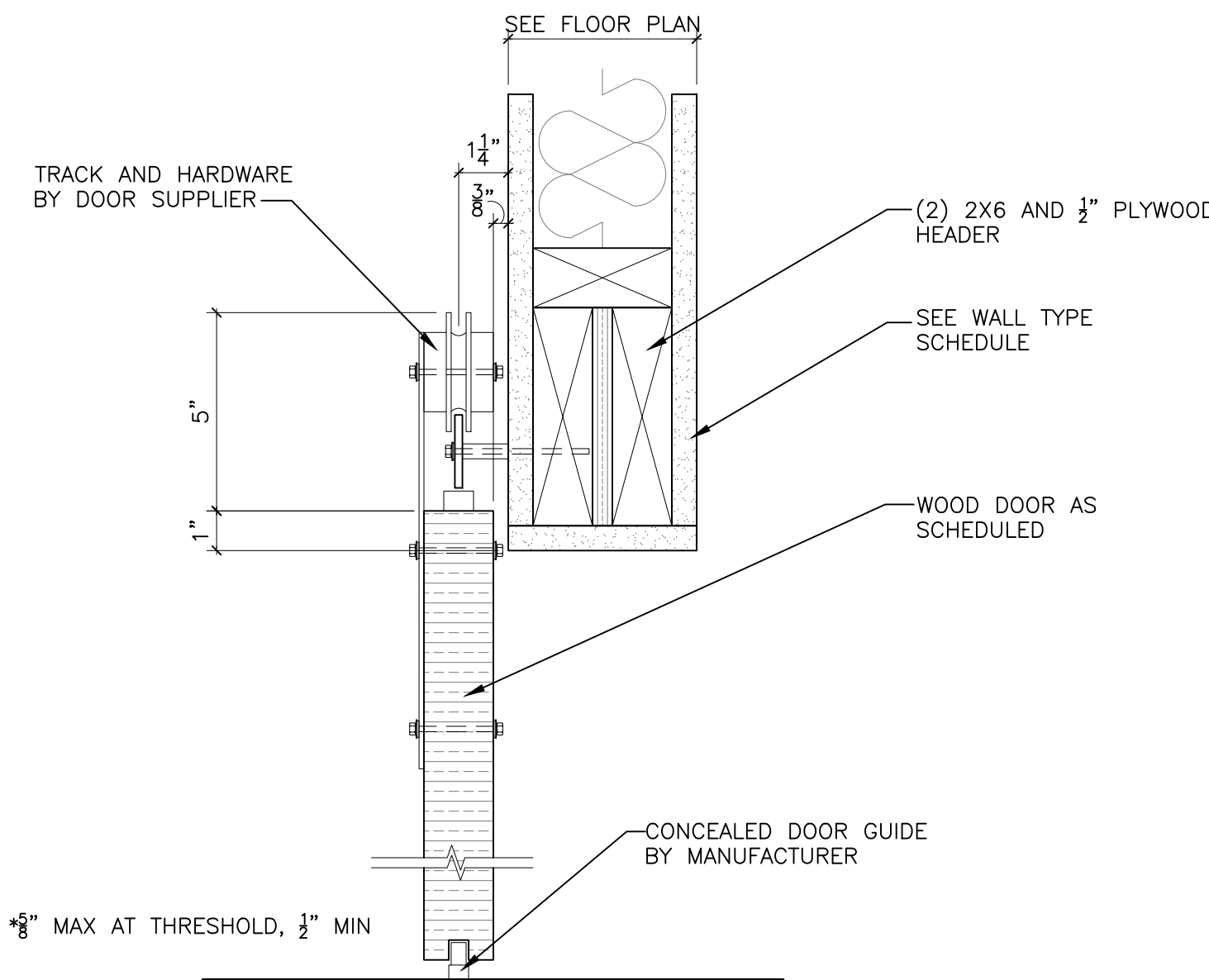
REF: c10_wood door details



J2 - HM DOOR JAMB DETAIL

SCALE: 3" = 1'-0"

REF: c10_door details



H3 - BARN-STYLE DOOR HEAD DETAIL

SCALE: 3" = 1'-0"

REF: c10_wood door details

NOT FOR CONSTRUCTION

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

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DOOR SCHEDULE &
DETAILS

Job No:	GR190610
Issue:	Issue for Review
Issue Date:	January 12, 2024

ROOM FINISH SCHEDULE												
ROOM NO.	ROOM NAME	FLOOR		WALLS				CEILING		MILLWORK		REMARKS
		MATERIAL	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL/ FINISH	HEIGHT	VERTICAL	HORIZ.	
100	LOBBY	CT-	-	P-	P-	P-	P-	CLG-1	-	-	-	-
102	STAIR #2	CPT-1	-	P-	P-	P-	P-	-	-	-	-	-
103	ELEVATOR	CPT-2	-	P-	P-	P-	P-	-	-	-	-	-
104	STAIR #1	CPT-1	-	P-	P-	P-	P-	-	-	-	-	EXISTING STAIR
200/300/400	COMMON CORRIDOR	CPT-1	-	P-	P-	P-	P-	CLG-1	-	-	-	-
-	LIVING ROOM	CPT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	KITCHEN	LVT-1	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	CORRIDOR	CPT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	BEDROOMS	CPT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	BATHROOMS	LVT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	LAUNDRY	LVT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	MECHANICAL CLOSETS	LVT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
-	PANTRY	LVT-	B-1	P-	P-	P-	P-	CLG-1	-	-	-	-
GENERAL NOTES												
1. FINISHES TYPICAL FOR ALL UNITS												
2. -												
FINISH SPECIFICATIONS												
<u>COLOR / FINISH LEGEND</u> B BASE CLG CEILING CONC CONCRETE CPT CARPET CT CERAMIC TILE EXP EXPOSED FRP FIBERGLASS RESIN PANEL FG FIBERGLASS G GROUT LIN LINOLEUM P PAINT PL PLASTIC LAMINATE RT RUBBER TREADS (RUBBER TILE) STN STONE SS SOLID SURFACE TFC THERMOFOL COUNTERTOP TS TRANSITION STRIP VCT VINYL COMPOSITION TILE VT VINYL TILE VWC VINYL WALLCOVERING WOM WALK-OFF MAT WD WOOD <u>FLOORS</u> CONC-1: SEALED CONCRETE CPT-1 CARPET (BASIS OF DESIGN) TYPE: BROADLOOM MANUFACTURER: - COLLECTION: - STYLE: - COLOR: - INSTALLATION: - CPT-2 CARPET (BASIS OF DESIGN) TYPE: CARPET TILE MANUFACTURER: - COLLECTION: - STYLE: - COLOR: - INSTALLATION: -				LVT-1 LUXURY VINYL TILE MFG: - COLLECTION: - SIZE: - COLOR: - INSTALLATION: - CT-1 CERAMIC TILE MFG: - COLLECTION: - SIZE: - COLOR: - INSTALLATION: - GROUT: LATICRETE - GROUT JOINT: $\frac{1}{8}$ " MAX <u>BASE/TRIM</u> B-1 MDF WALL BASE MFG: - SIZE: - STYLE: - COLOR: - <u>WALLS</u> P-1 PAINT (TYPICAL WALLS) MFR: SHERWIN-WILLIAMS TYPE/FINISH: LATEX/SATIN *SEMI-GLOSS IN BATHROOMS COLOR: - P-2 PAINT (ACCENT PAINT) MFR: SHERWIN-WILLIAMS TYPE/FINISH: LATEX/SATIN COLOR: -				<u>CEILINGS</u> CLG-1 PAINT (GYP. CEILINGS) MFR: SHERWIN-WILLIAMS TYPE/FINISH: LATEX/SATIN COLOR: CEILING BRIGHT WHITE (SW 7007) <u>MILLWORK/MISC</u> SS-1 SOLID SURFACE (BATHROOM VANITIES) MFG: - COLOR: - SS-2 SOLID SURFACE (KITCHEN COUNTERS) MFG: - COLOR: - KITCHEN CABINETS: BATHROOM CABINETS:				
*ALL MATERIALS BASIS OF DESIGN & FOR PRICING ONLY. FINAL FINISH SELECTIONS BY OWNER.												
GENERAL NOTES												
1. THE CONTRACTOR TO PROTECT ALL FINISHES FROM EACH TRADES SUBSEQUENT WORK TO KEEP FINISHES NEW												
2. FLOORING TRANSITIONS: A) USE TRANSITION STRIPS AS REQUIRED												
3. PAINT: A) TYPICAL CEILING PAINT TO BE MATTE FINISH B) PAINTING SUB-CONTRACTOR SHALL ENSURE THAT ALL SUBSTRATES ARE PROPERLY PREPARED TO RECEIVE PAINT FINISH. IF SUBSTRATE IS INCOMPATIBLE WITH PAINT SPECIFIED, SUB-CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO INSTALLATION												
4. SUBMITTALS A) ANY CHANGES MADE TO THE FINISH SPECIFICATIONS WILL REQUIRE SAMPLE SUBMITTALS FOR APPROVAL BEFORE ORDERING												
EXTERIOR MATERIAL SPECIFICATIONS												
<u>MASONRY/CONCRETE BLOCK</u> CMU-1 MANUFACTURER: CONSUMERS CONCRETE PRODUCT: SMOOTH SIZE: 8 X 8 X 16 COLOR/TYPE: ROAN-S ASSOCIATED MORTAR/COLOR: SOLOMON COLORS - TBD CMU-1B MANUFACTURER: CONSUMERS CONCRETE PRODUCT: SMOOTH SIZE: 4 X 8 X 16 COLOR/TYPE: ROAN-S ASSOCIATED MORTAR/COLOR: SOLOMON COLORS - TBD CMU-2 MANUFACTURER: CONSUMERS CONCRETE PRODUCT: SPLIT FACE SIZE: 8 X 8 X 16 COLOR/TYPE: ROAN ASSOCIATED MORTAR/COLOR: SOLOMON COLORS - TBD CMU-2B MANUFACTURER: CONSUMERS CONCRETE PRODUCT: SPLIT FACE SIZE: 4 X 8 X 16 COLOR/TYPE: ROAN ASSOCIATED MORTAR/COLOR: SOLOMON COLORS - TBD CMU NOTES: 1. POST APPLIED - PROSOCO BLOK GUARD AND ANTI GRAFFITI CONTROL 2. CMU CORE INSULATION MANUFACTURER: TAILORED CHEMICAL PRODUCTS TYPE: CORE-FILL 500 3. ALUMINUM COLOR TO MATCH WINDOW COLOR (DARK BRONZE)				<u>ALUMINUM STOREFRONT AND ENTRANCE SYSTEMS</u> AS-1: MANUFACTURER: KAWNEER PRODUCT: 451 SERIES FINISH/COLOR: DARK BRONZE COLOR: KAWNEER 500 SERIES STANDARD ENTRANCES TYPE: MEDIUM STYLE W/ 10" BOTTOM RAIL HARDWARE: SEE SPECIFICATIONS ASSEMBLY MAX U (FIXED): U-0.42 ASSEMBLY MAX U (DOORS): U-0.77 ASSEMBLY MAX SHGC: 0.40 ASSEMBLY MIN VT/SHGC: 1.10 <u>EXTERIOR GLAZING</u> GL-1 MFR: GUARDIAN GLASS (BASIS OF DESIGN) SUPERNEUTRAL 68 TYPE: 1" INSULATED LOW-E COLOR: CLEAR ASSEMBLY MAX U (FIXED): U-0.42 ASSEMBLY MAX U (DOORS): U-0.77 ASSEMBLY MAX SHGC: 0.40 ASSEMBLY MIN VT/SHGC: 1.10 <u>WINDOWS AND DOORS:</u> MANUFACTURER: ANDERSEN PRODUCT: 400 SERIES WINDOWS & DOORS FINISH/COLOR: DARK BRONZE HARDWARE: SEE SPECIFICATIONS					<u>EXTERIOR PAINT</u> EP-1 MANUFACTURER: SHERWIN WILLIAMS TYPE/FINISH: - COLOR: - <u>ROOFING</u> 60 MIL FULLY ADHERED EPDM SINGLE PLY ROOF MEMBRANE ON $\frac{1}{2}$ " COVER BOARD OVER 6" EXTRUDED POLYSTYRENE INSULATION <u>EXTERIOR FINISH NOTES:</u> 1. SEE WALL SECTIONS (A3.00 SERIES) FOR MORE DETAILED INFORMATION. 2. MATERIALS FOR DESIGN INTENT AND PRICING. COMPARABLE PRODUCTS MAY BE SUBSTITUTED.			
EXTERIOR MATERIAL NOTES												
1. -												

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266 East Michigan Avenue Lofts
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Kalamazoo, Michigan

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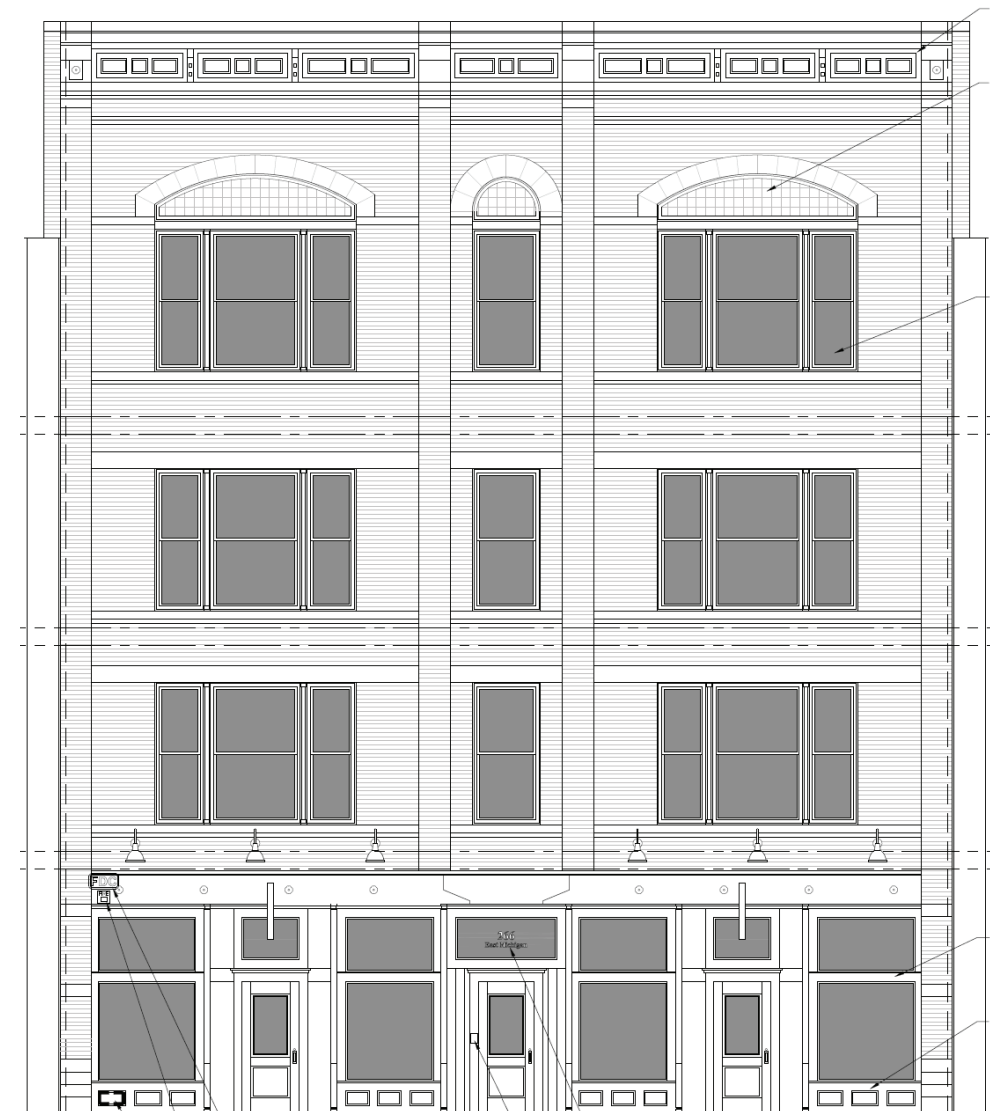
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ROOM FINISH
SCHEDULE,
SPECIFICATIONS &
EXTERIOR
MATERIALS

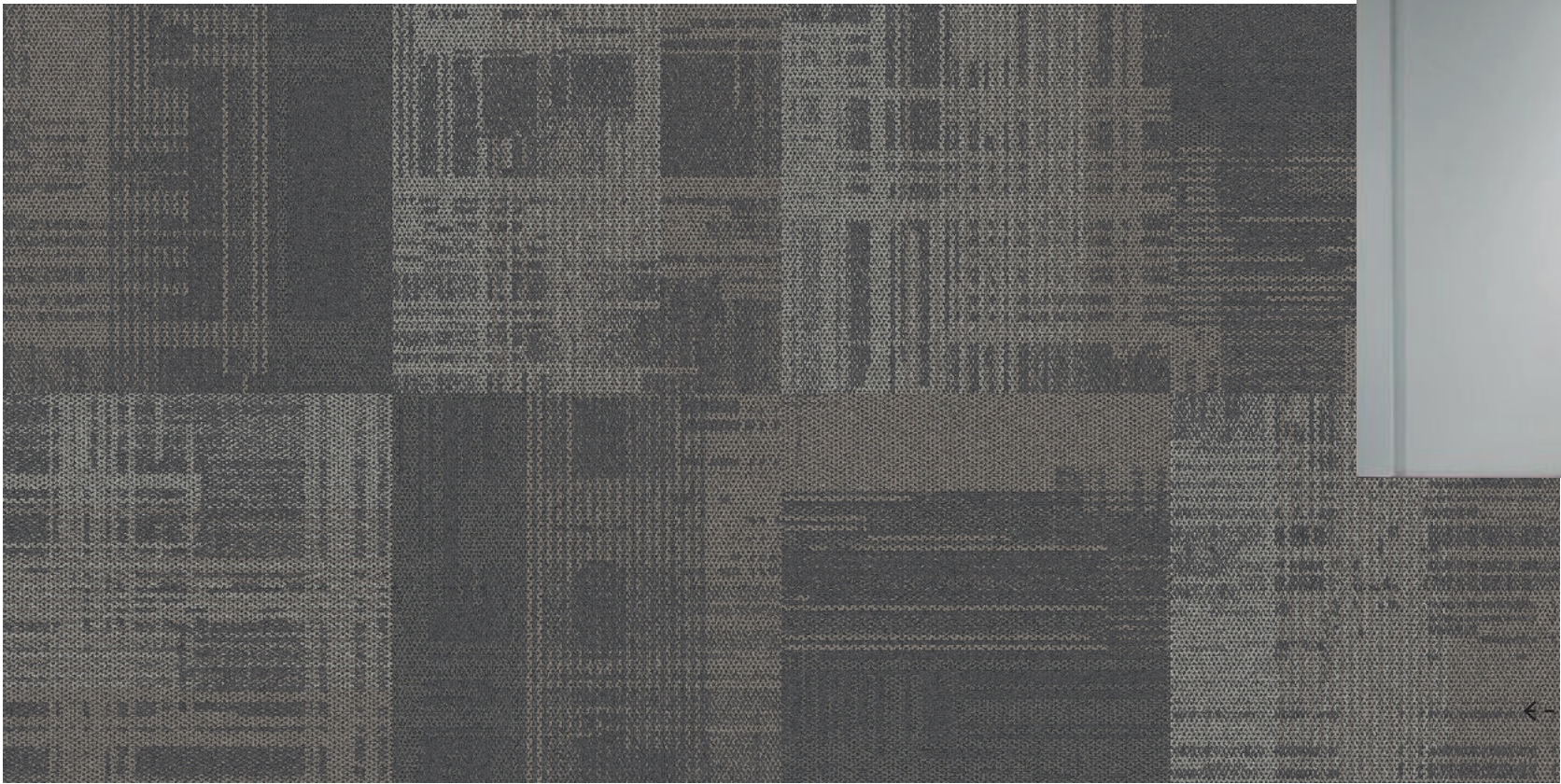
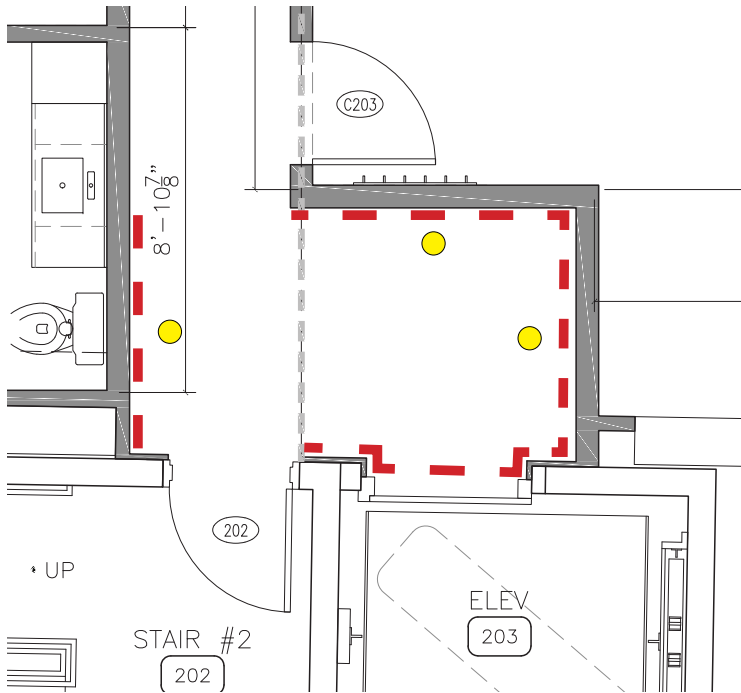
Job No: GR190610
Issue: Issue for Review
Issue Date: January 12, 2024

266 E. MICHIGAN AVE . KALAMAZOO

ANDREA NEMES DESIGN co.



CORRIDORS



WALL PANELING @
ELEVATOR LOBBY

CORRIDOR CARPET TILE

UNITS



BRICK NICHE WITH WOOD SHELVES



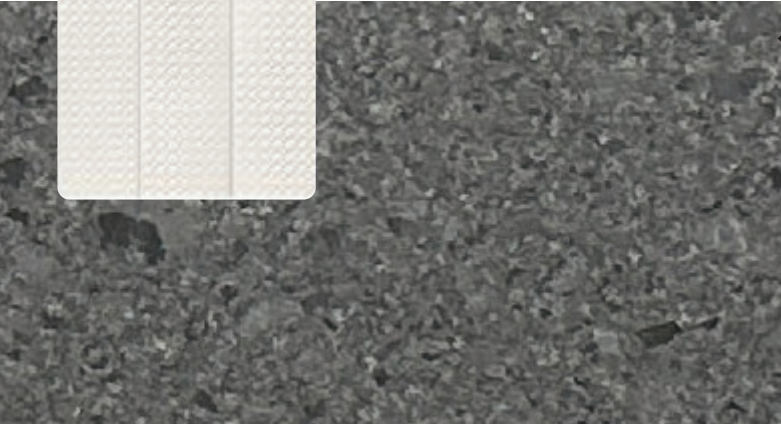
UPPER CABINETS



BASE CABINETRY & FRIDGE SURROUND



BACKSPLASH TILE @ RANGE



GRANITE COUNTERTOPS- STEEL ROCK BRUSHED



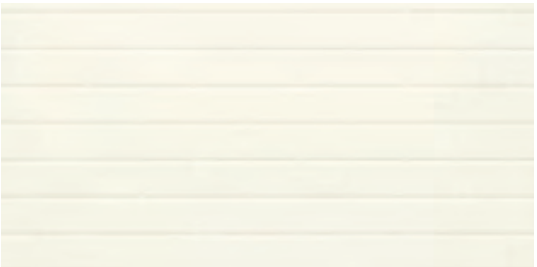
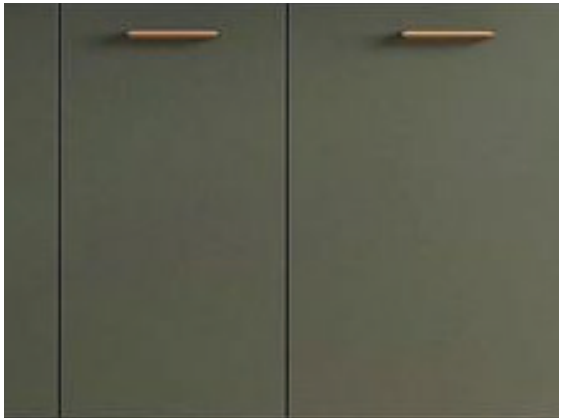
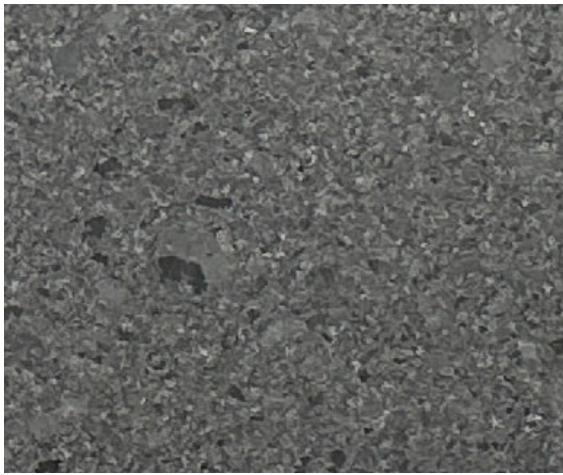
END OF PENINSULA DETAIL



BLACK SINGLE PANEL DOORS



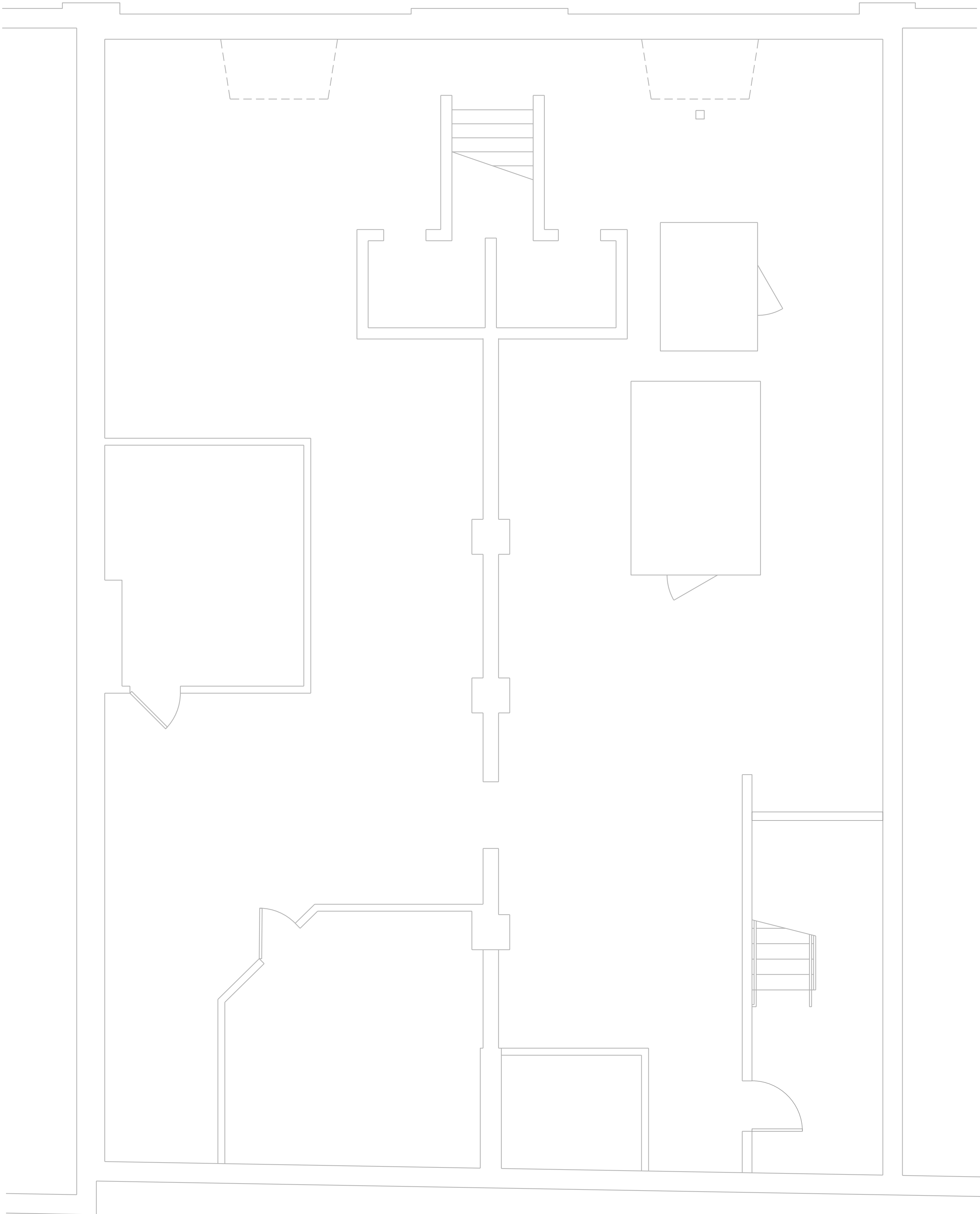
BATHROOM

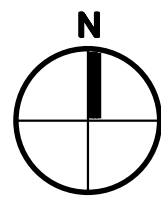


266 EAST MICHIGAN

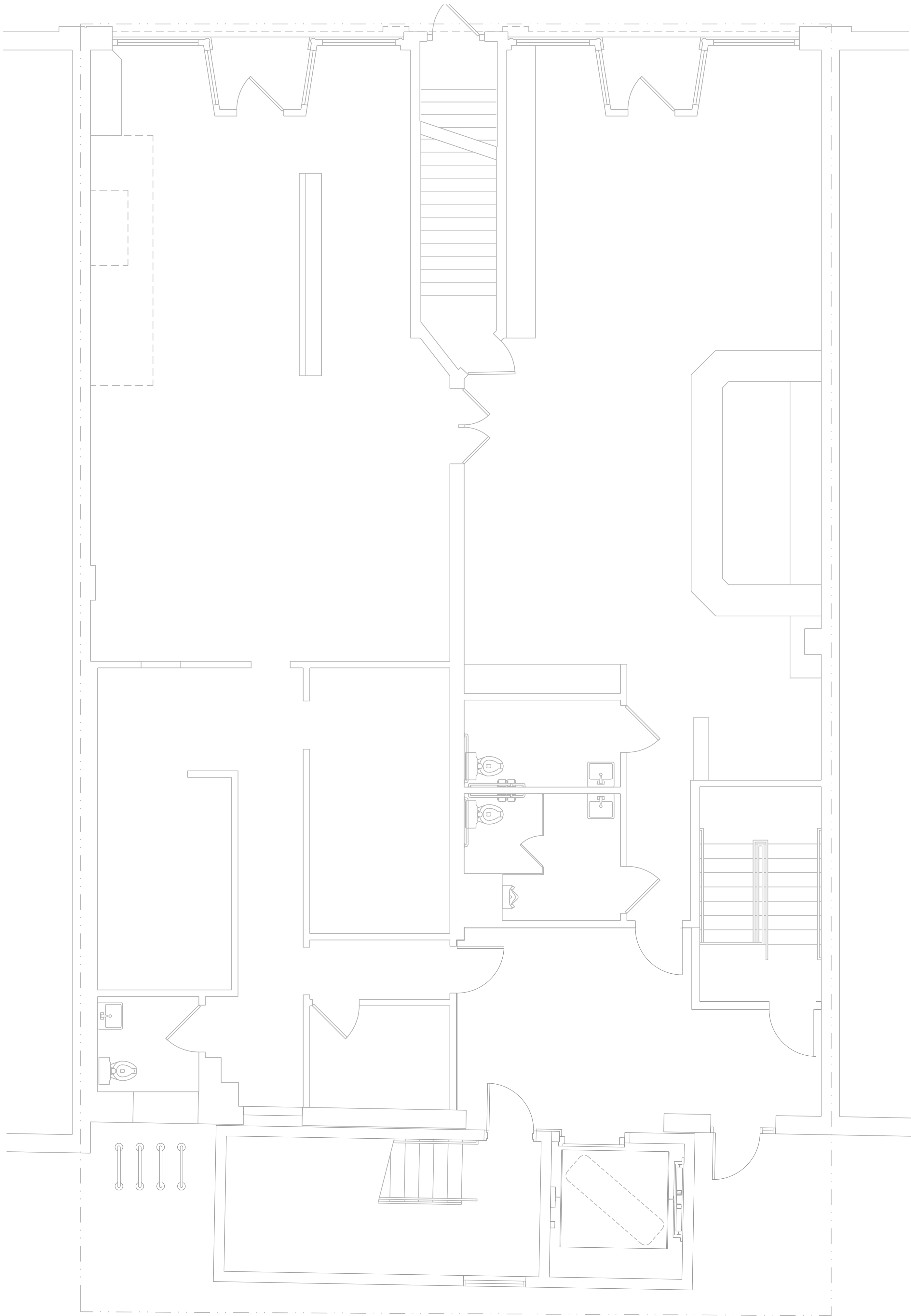
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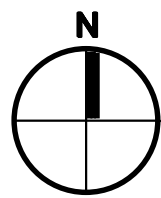
ANDREA NEMES DESIGN CO.





BASEMENT PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

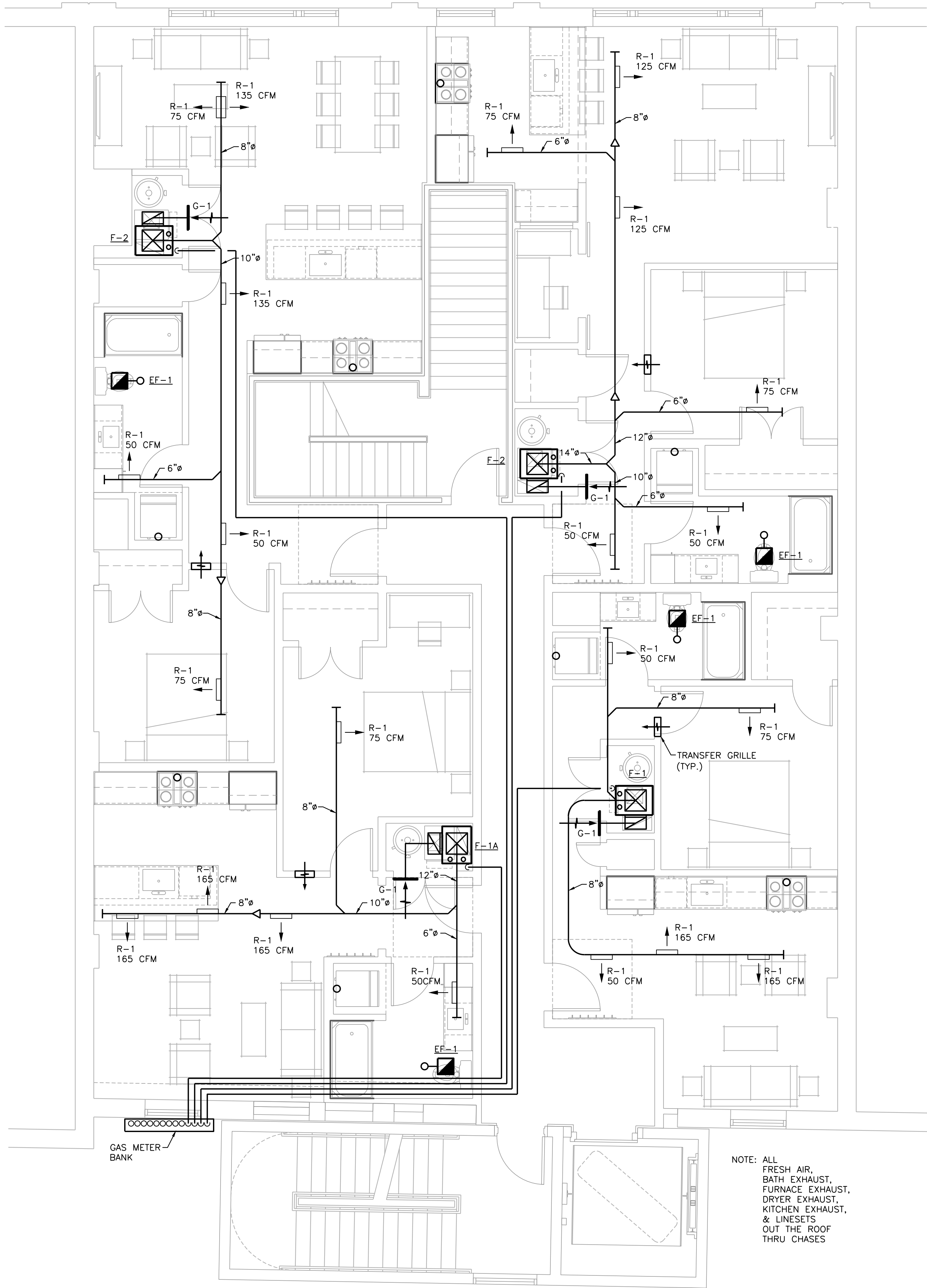




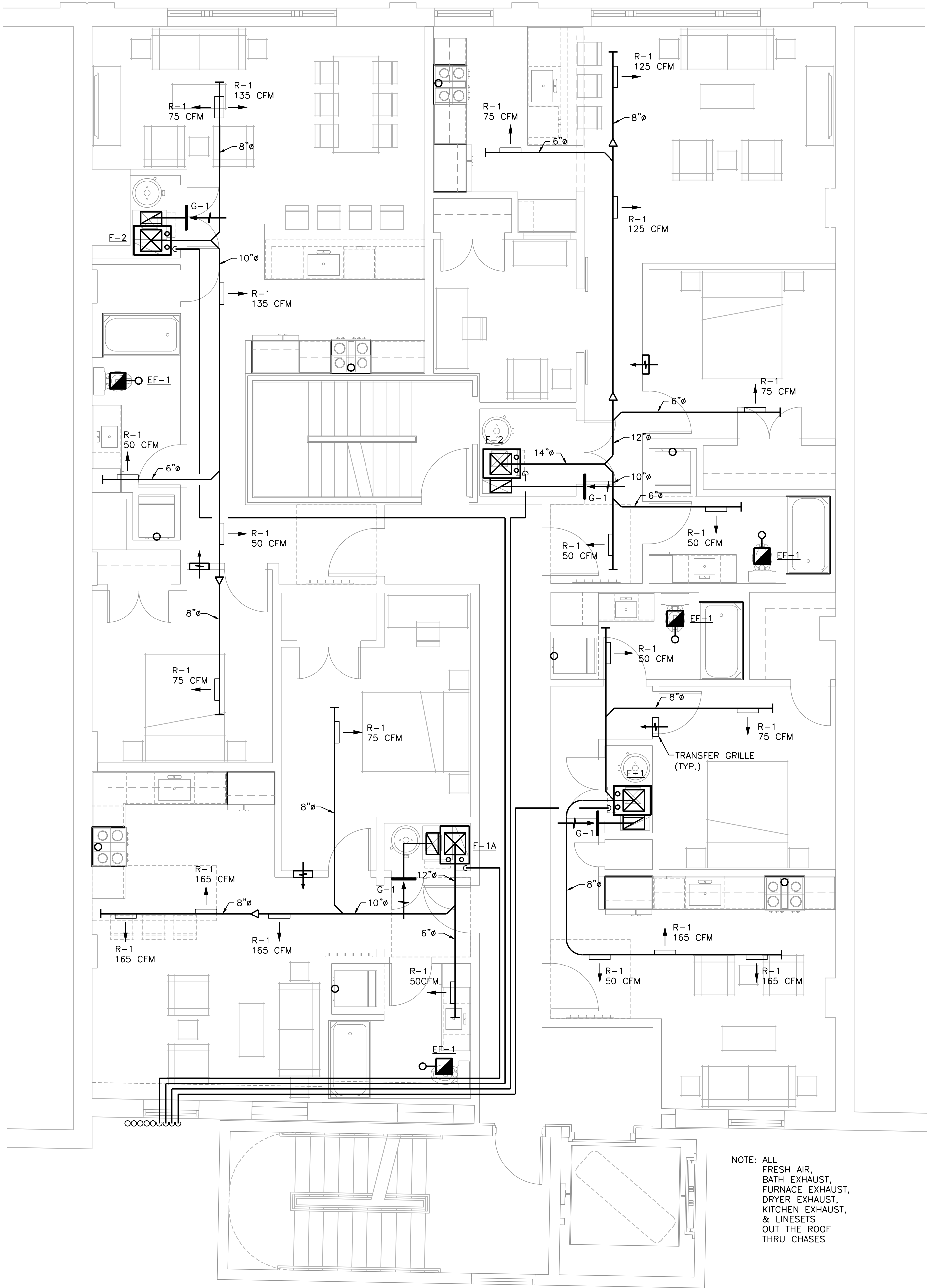
1ST FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

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2ND FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

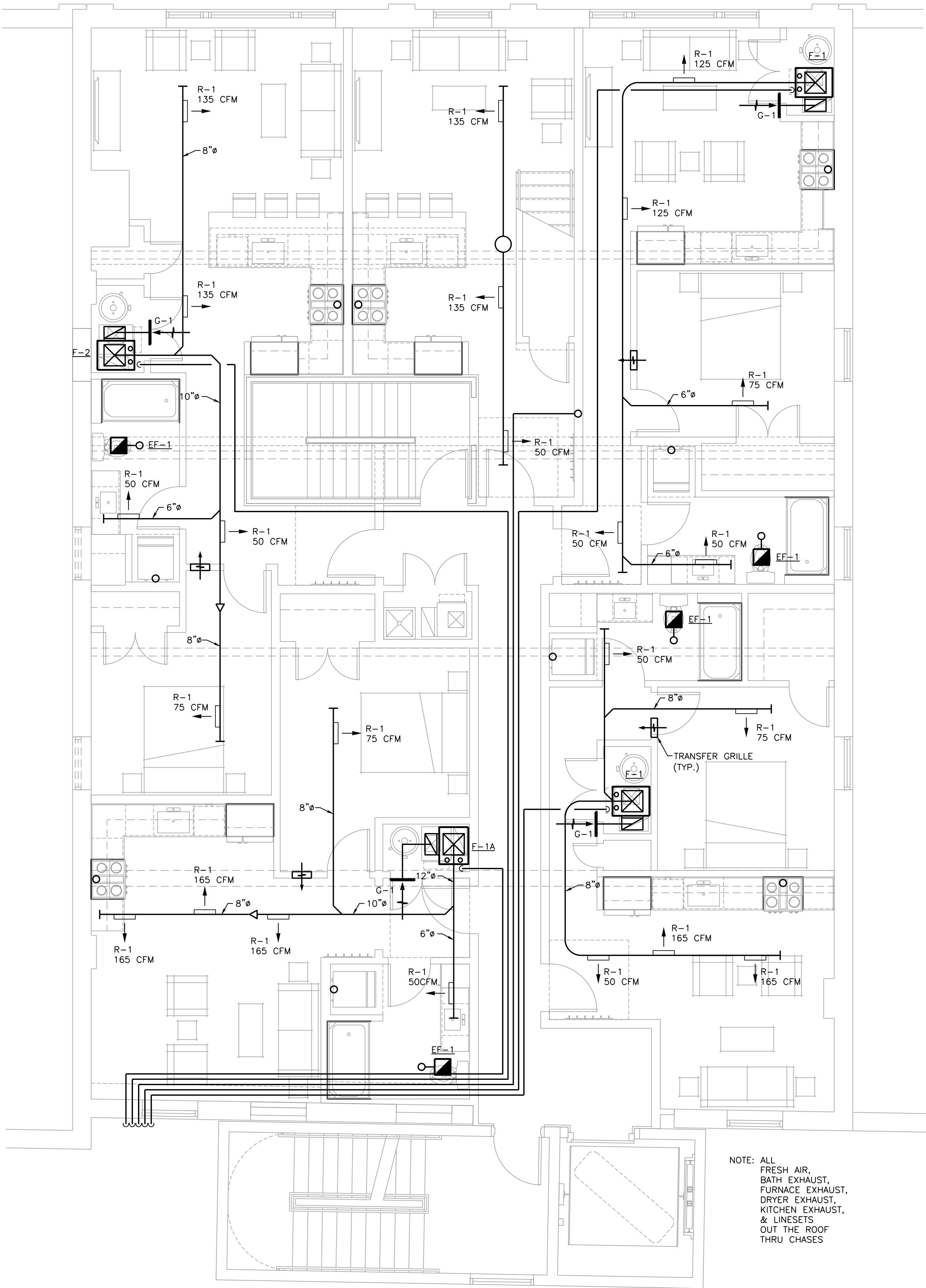


3RD FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

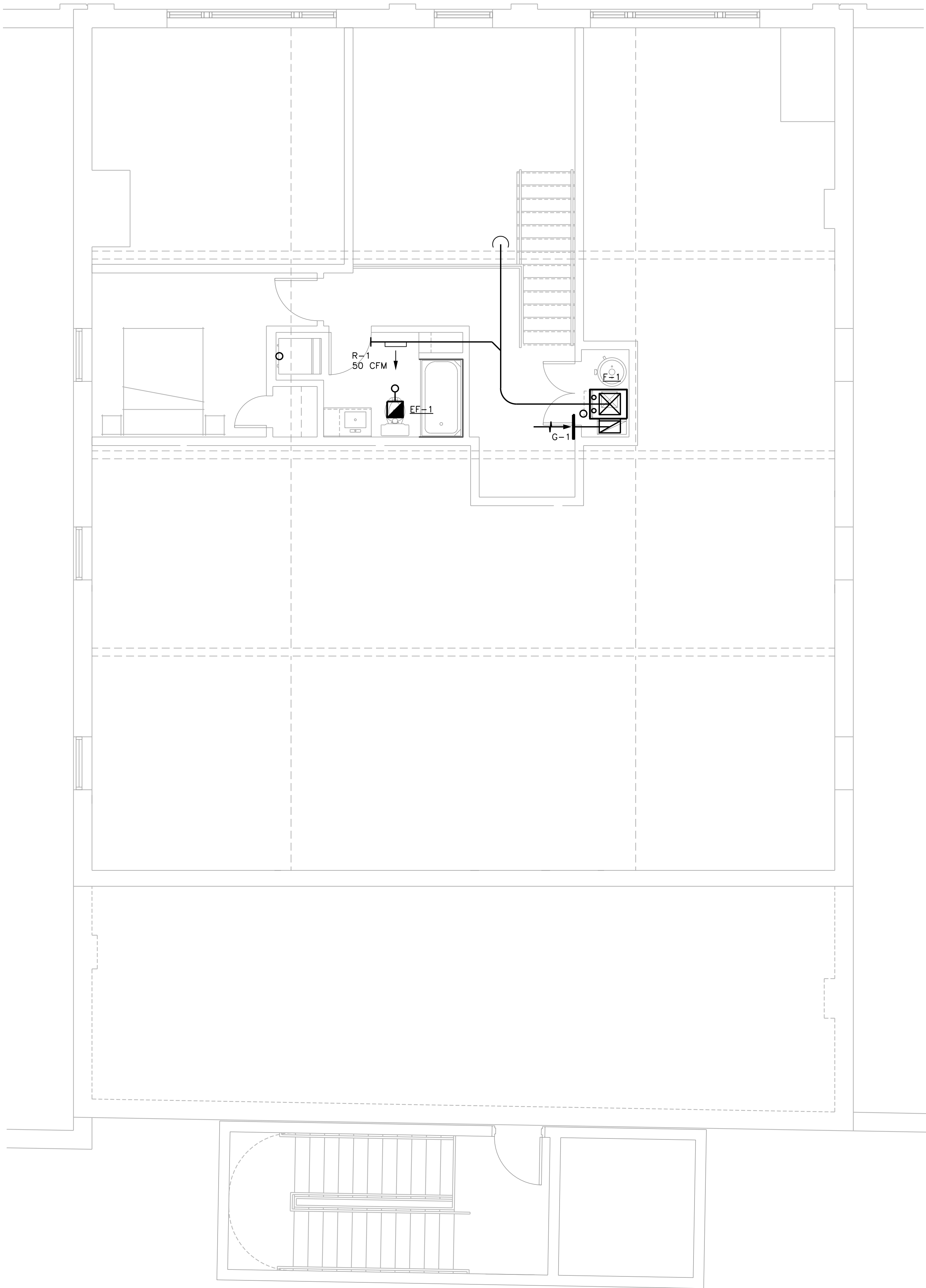
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266 East Michigan Avenue Lofts
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Kalamazoo, Michigan



4TH FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"



4TH FLOOR LOFT PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

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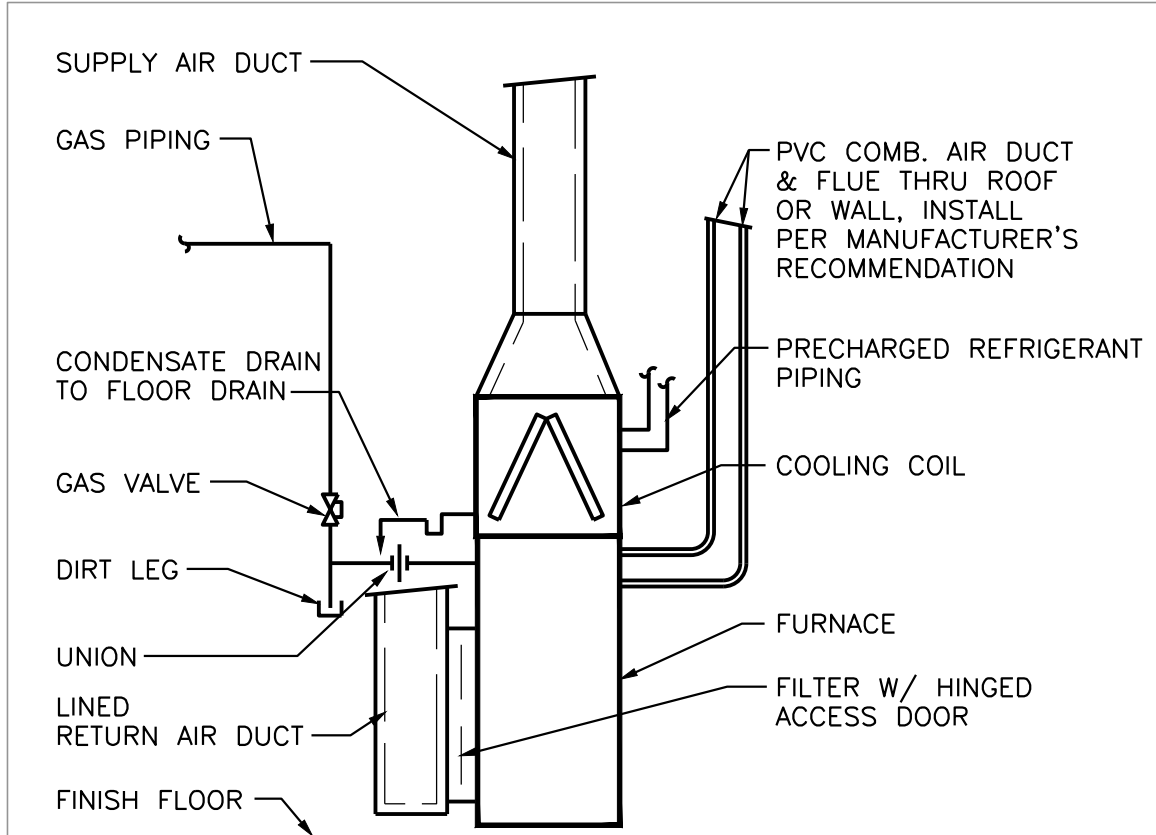
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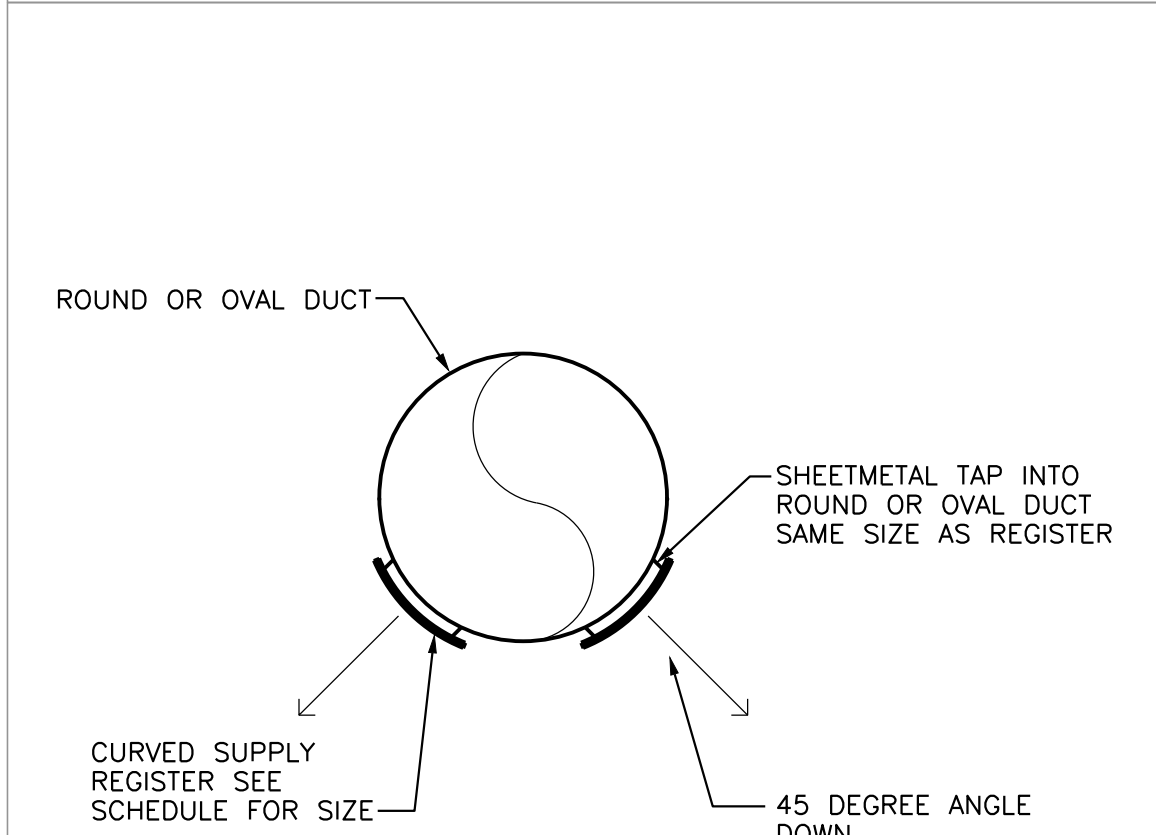
**4TH & 4TH FLOOR
LOFT PLAN -
MECHANICAL**

Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024



NOTE: WHEN SUPPLY AIR EXCEEDS 1,600 CFM, UTILIZE TWO SIDES OR BOTTOM FOR RETURN AIR.

FURNACE INSTALLATION DETAIL
NOT TO SCALE



TYPICAL SIDEWALL REGISTER DETAIL
NOT TO SCALE

FURNACE SCHEDULE											
MARK	LOCATION	MODEL	CFM	S.P.	HTG. MBH IN/OUT	COOLING TOT/SEN	OUTSIDE AIR CFM	SAF HP	VOLTAGE	REMARKS	
F-1	SEE PLANS	PG95ESAA30026	600	.5"	26/25	18/12	30	1/3	115V-1PH	1.5 TON	①
F-1A	SEE PLANS	PG95ESAA30040	600	.5"	40/39	18/12	30	1/3	115V-1PH	1.5 TON	①
F-2	SEE PLANS	PG95ESAA36060	800	.5"	60/58	24/18	45	1/2	115V-1PH	2 TON	①
F-3	SEE PLANS	PG95ESAA48080	1,200	.5"	80/78	36/24	60	3/4	115V-1PH	3 TON	①

① BASED ON BRYANT, CONDENSING TYPE.

AIR CONDITIONER SCHEDULE							
MARK	MODEL	SERVICE	COOLING TOT/SEN	ELECTRICAL		VOLTAGE	REMARKS
				MCA	MOCP		
AC-1	PN13NA018	F-1/F-1A	18/12	11.8	20	208V-1PH	CRANKCASE HEATER CYCLE PROTECTOR
AC-2	PN13NA024	F-2	24/18	14.3	25	208V-1PH	CRANKCASE HEATER CYCLE PROTECTOR
AC-3	PN13A036	F-3	36/24	19.0	30	208V-1PH	CRANKCASE HEATER CYCLE PROTECTOR

① BASED ON BRYANT, 13 SEER.

FAN SCHEDULE										
MARK	SERVICE	MODEL	CFM	S.P.	HP/ WATTS/ AMPS.	RPM	WHEEL DIA.	SONES	VOLTAGE	REMARKS
EF-1	SEE PLANS	ZB110	110	.25"	0.3A	--	--	0.3	120/1/60	①

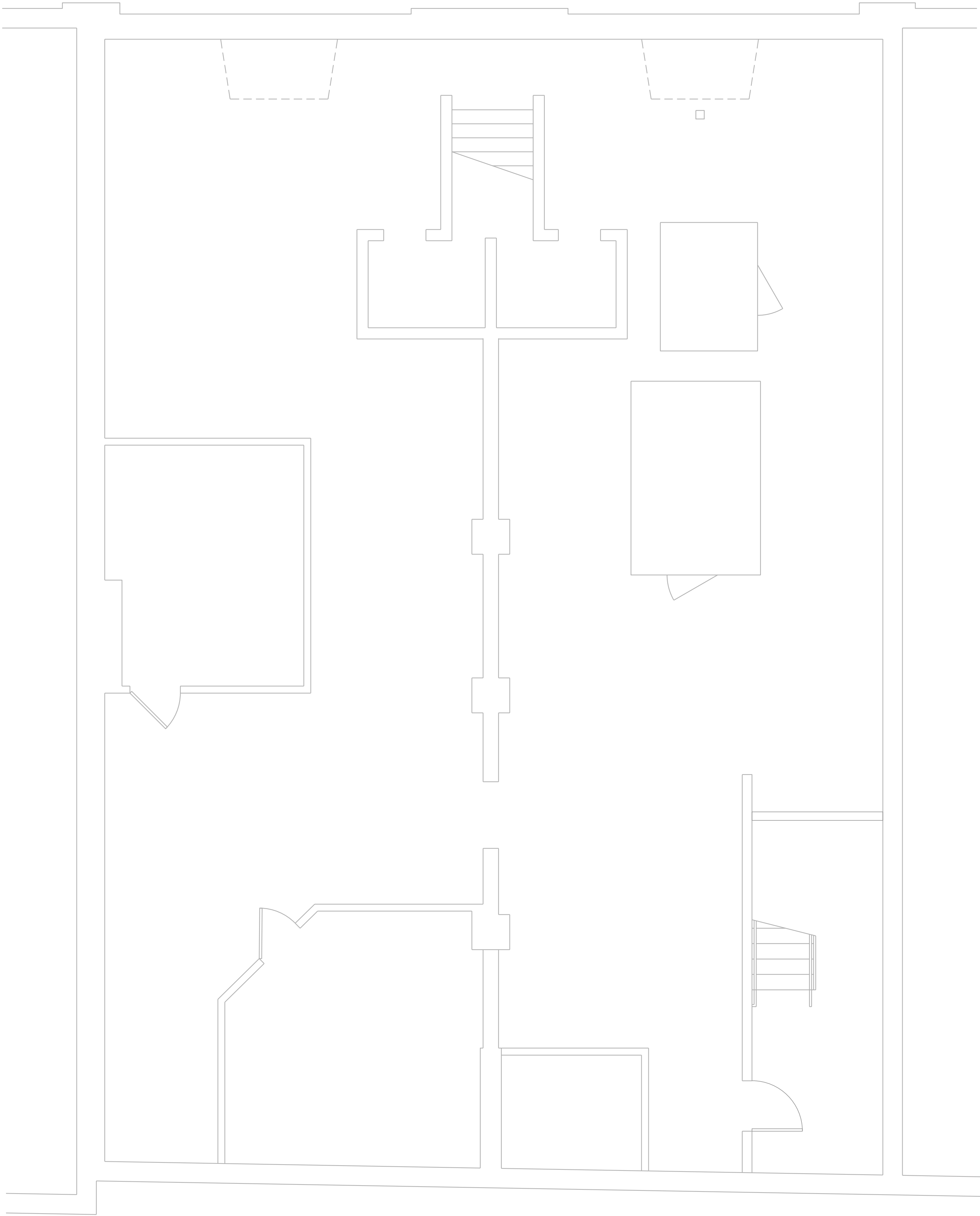
① BASED ON BROAN 2-SPEED.

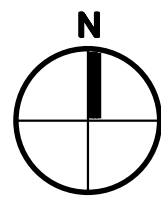
GRILLE, REGISTER AND DIFFUSER SCHEDULE					
MARK	SERVICE	MODEL	VOLUME DAMPER	FINISH	REMARKS
R-1	SUPPLY REGISTER	520D	YES	WHITE	①
G-1	SIDEWALL RETURN GRILLE	530D	--	WHITE	①

① BASED ON PRICE.

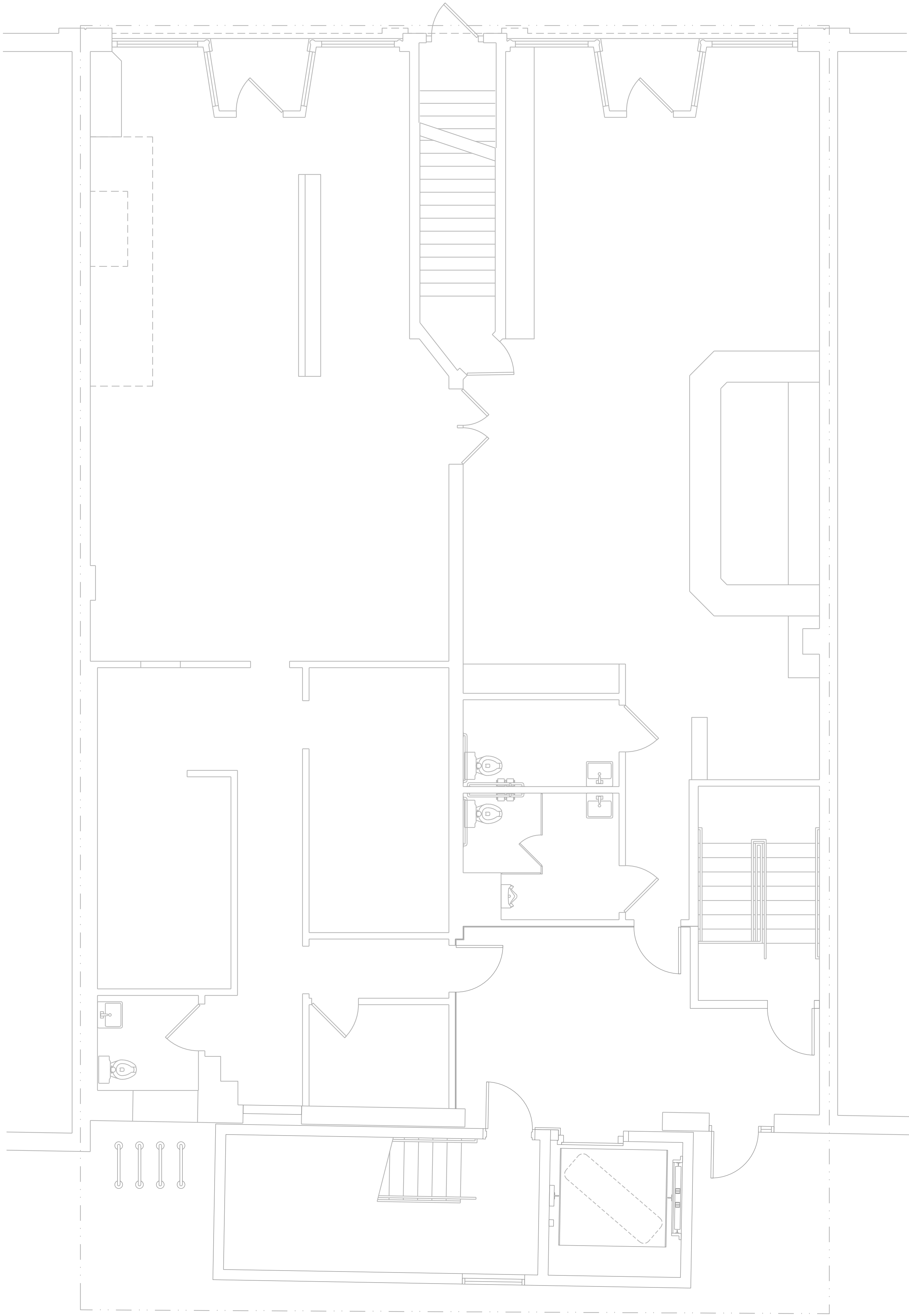
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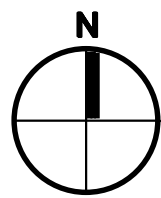
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BASEMENT PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

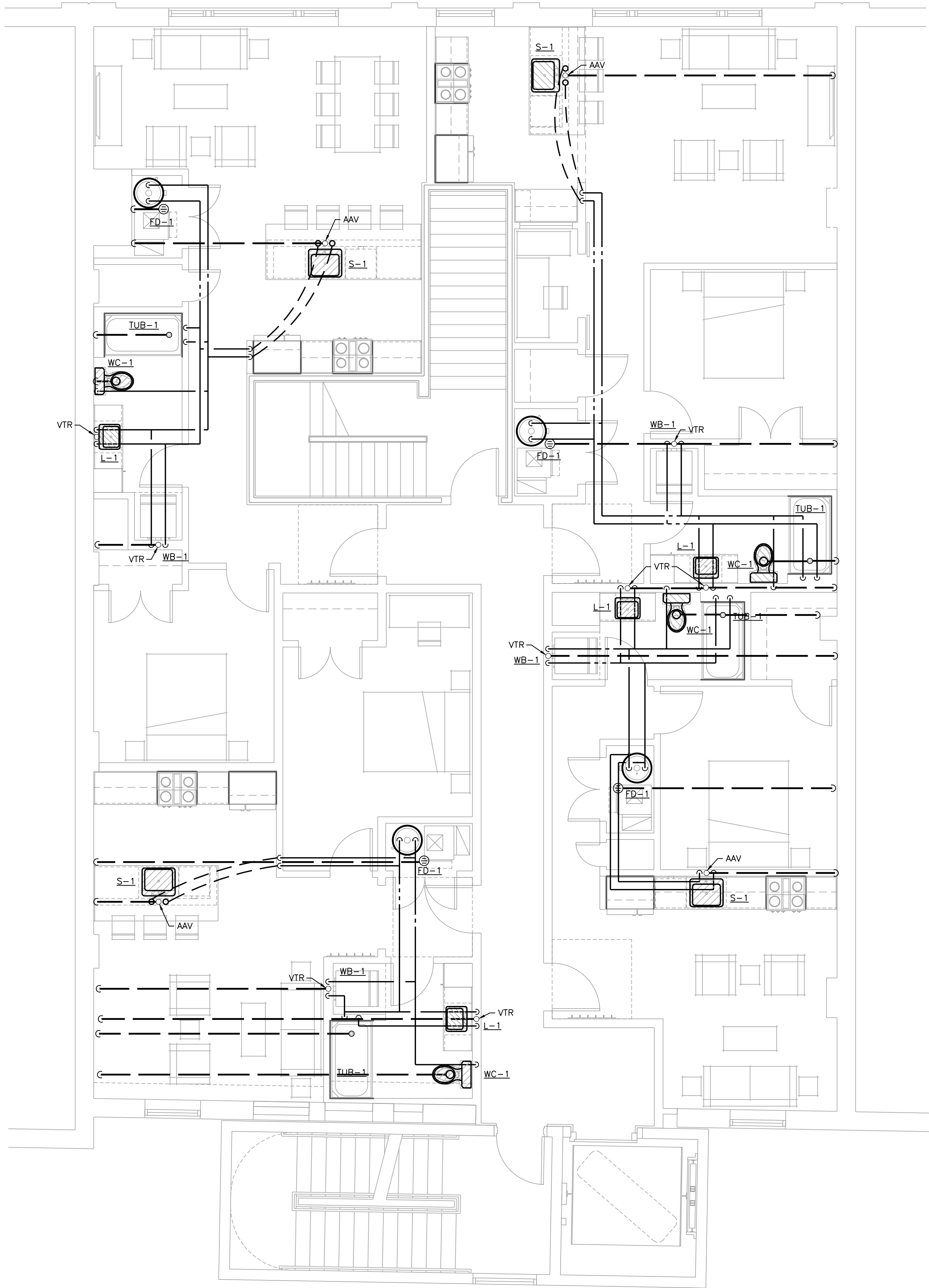




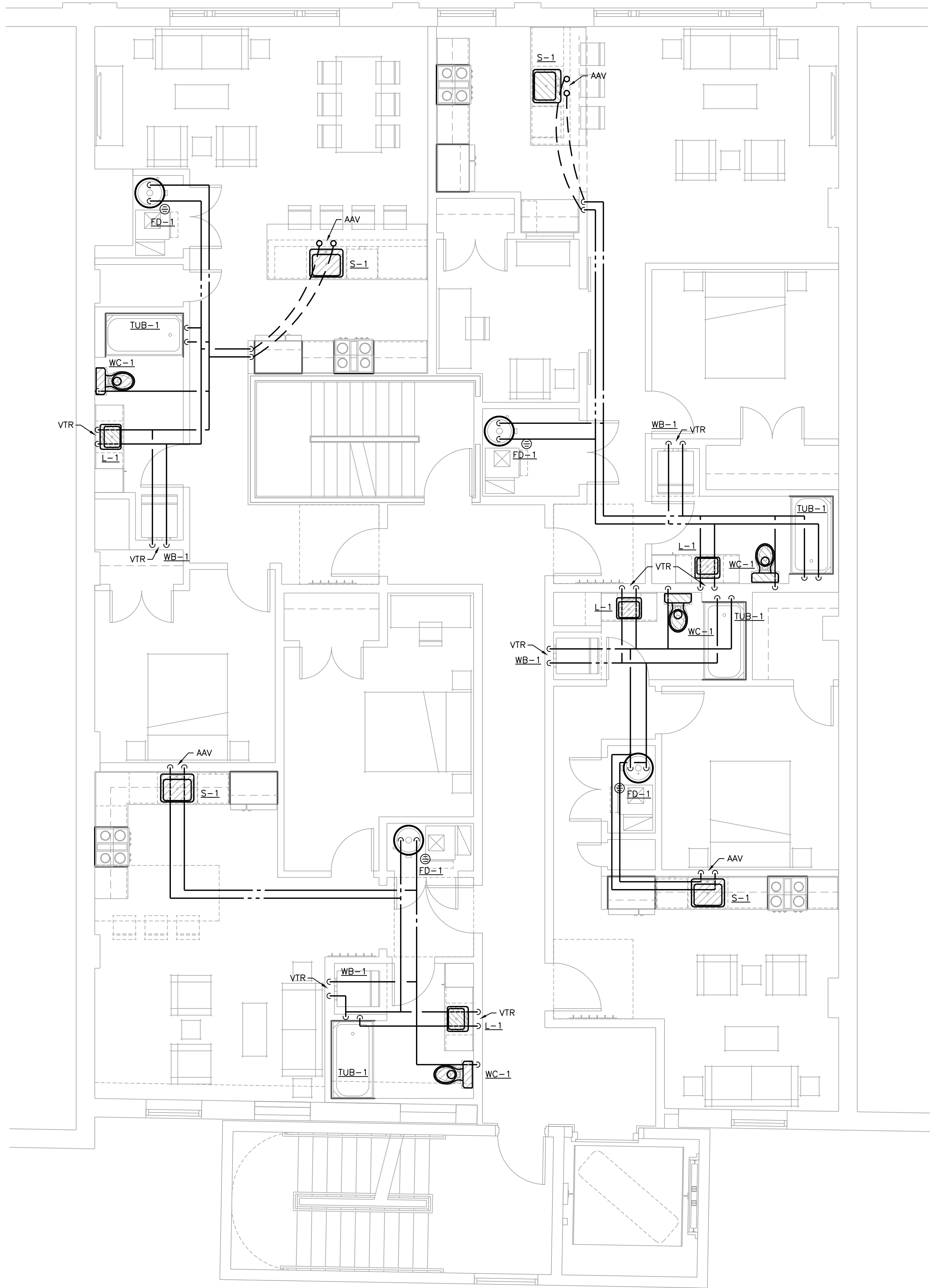
1ST FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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2ND FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



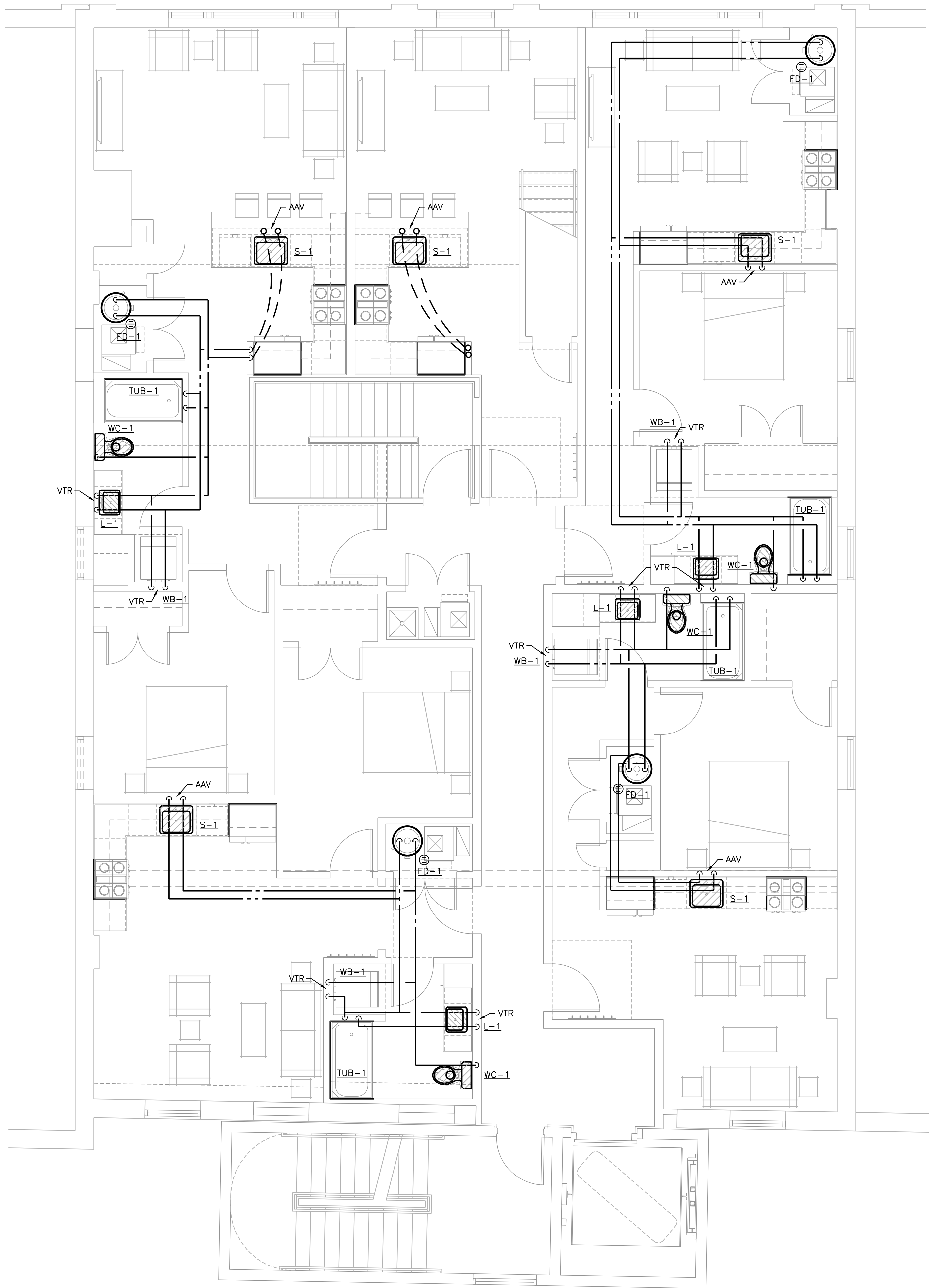
3RD FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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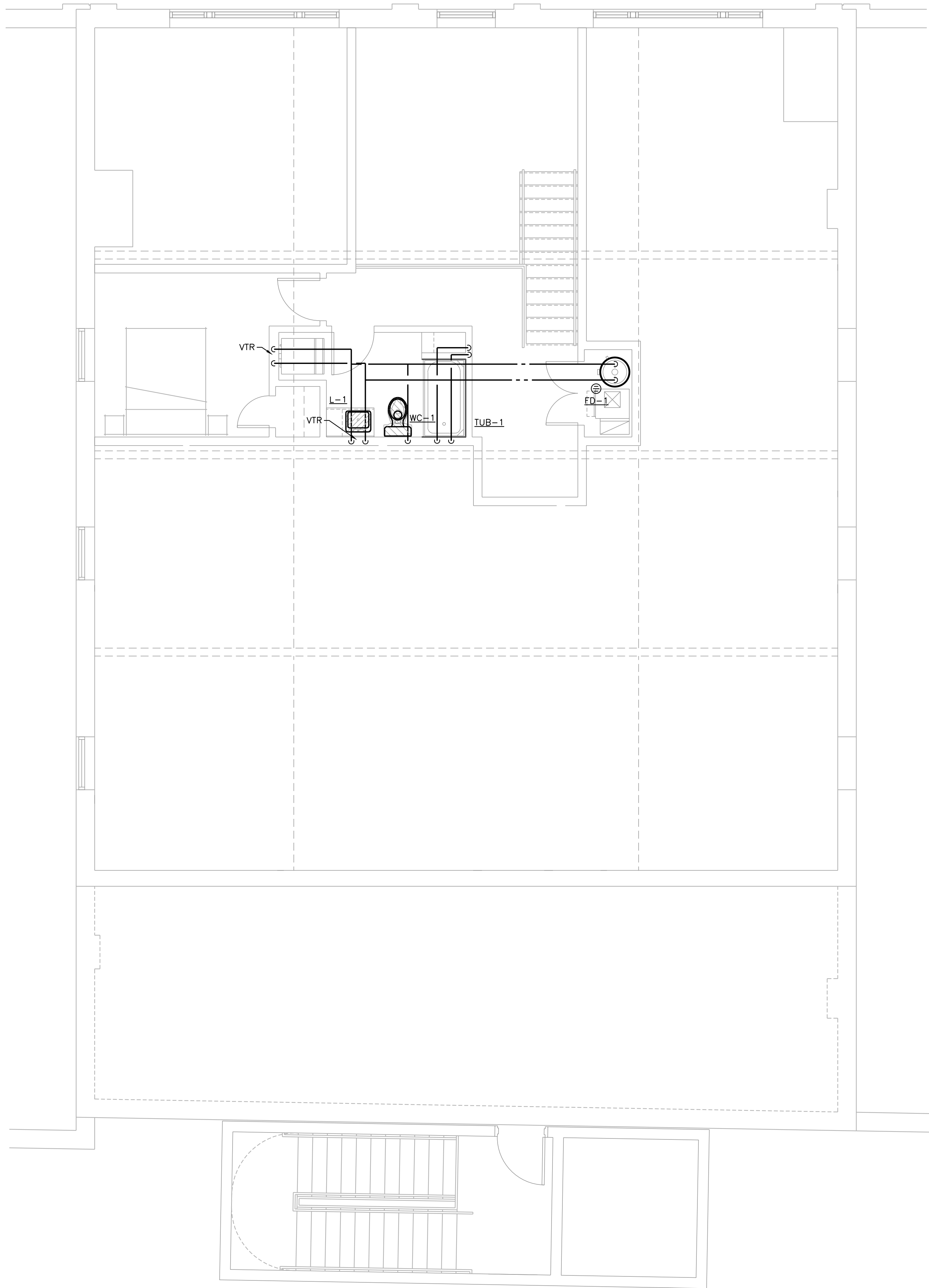
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2ND & 3RD FLOOR PLAN - PLUMBING	
Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024



4TH FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



4TH FLOOR LOFT PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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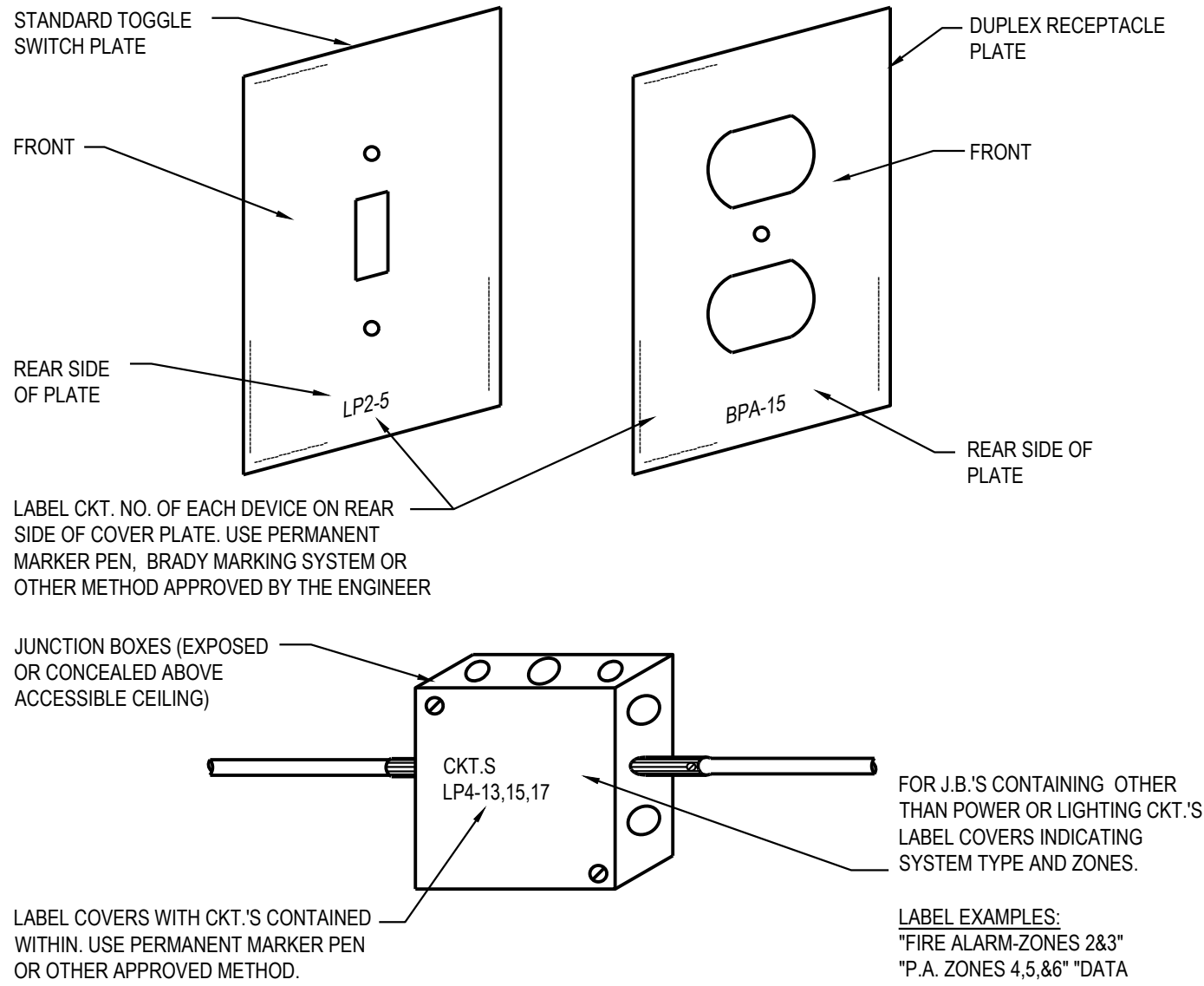
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ELECTRICAL SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MTG. HT. TO Ⓖ
S S3	SINGLE POLE OR 3 WAY SWITCH- SPECIFICATION GRADE	46"
S4	FOUR WAY SWITCH-SPEC. GRADE	46"
SK	KEY OPERATED SWITCH-SPEC. GRADE	46"
SD	DIMMER SWITCH	46"
SR	IR SWITCH	46"
S RD	IR SWITCH DIMMABLE	46"
SP	SWITCH WITH PILOT LIGHT	46"
SM	MANUAL MOTOR STARTER SWITCH	46"
OS	OCCUPANCY SENSOR	---
PC	PHOTO CELL	---
CS	CONTROL STATION	46"
DS	DAYLIGHT SENSOR	---
⚡C	SPLIT WIRED RECEPTACLE C - DENOTES CONTROLLED VIA RELAY OR OCC SENSOR	18"
⚡WR	WATER RESISTANT GROUND FAULT CIRCUIT INTERRUPTER WITH WEATHERPROOF WHILE IN USE COVER	18"
⚡Ⓢ	DUPLEX OUTLET-SPEC. GRADE CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
⚡ⓈⓈ	(2) DUPLEX OUTLET-SPEC. GRADE CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
⚡	SPECIAL SINGLE RECEPTACLE	18"
⚡	SPECIAL OUTLET -CHARACTERISTICS AS NOTED ON PLANS	AS NOTED
▽	DATA OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER. 1-1/4" C. UP WALL TO CLG. SPACE. CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
▽	TV OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER. 1-1/4" C. UP WALL TO CLG. SPACE. CIRCLE AROUND SYMBOL= CEILING MOUNTED	18"
▽	TELEPHONE OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER. 1-1/4" C. UP WALL TO CLG. SPACE	18"
▽	TELEPHONE DATA OUTLET-4" SQ. BOX W/ 1 GANG RAISED COVER. 1-1/4" C. UP WALL TO CLG. SPACE	18"
↔WN	WIRELESS ROUTER	---
Ⓢ	FLOOR BOX 2 RECEPT. 2 DATA THOMAS & BETTS-# 666-SC 1-1/4" C. TO FLOORBOX FOR DATA	---
Ⓢ	FLOOR BOX 1 RECEPT. 1 DATA THOMAS & BETTS-# 664-SC 1-1/4" C. TO FLOORBOX FOR DATA	---
TV	JUNCTION BOX - HUBBELL NSAV62M WITH RECEPTACLE KIT HUBBELL NSQRP. PROVIDE CONNECTION PLATE FOR AV	AS NOTED
○	JUNCTION BOX 4" SQ. BOX W/ 2 GANG RAISED COVER. 1" C. UP WALL TO CLG. SPACE UNLESS OTHERWISE NOTED	AS NOTED
Ⓢ	POWER POLE - SEE DRAWING FOR POWER - POWER DATA SPECIFICATIONS	---
Ⓢ	ELECTRIC UTILITY METER	---
Ⓢ	FUSED DISCONNECT SWITCH- FDS-HEAVY DUTY	46"
Ⓢ	NON-FUSED DISCONNECT SWITCH- NDS-HEAVY DUTY	46"
Ⓢ	SW. AND PLUG FUSE HOLDER-BUSSMANN "SSU" & FUSESTAT FUSE	AT EQUIP.
Ⓢ	MAGNETIC MOTOR STARTER-MS	46"
Ⓢ	COMBINATION MAG. STARTER/ FUSED DISC. SWITCH - CS/FDS	46"
Ⓢ	COMBINATION MAG. STARTER/NON-FUSED DISC. SWITCH - CS/NFDS	46"
VFD	VARIABLE FREQUENCY DRIVE	---
⚡	SINGLE PHASE ELECTRIC MOTOR	---
⚡	THREE PHASE ELECTRIC MOTOR	---
⚡	SURFACE OR FLUSH MTD. BRANCH CIRCUIT PANELBOARD	72" TO TOP
Ⓢ	TRANSFORMER	---
Ⓢ	PUSH BUTTON	46"
Ⓢ	THERMOSTAT. E.C. TO ROUGH-IN SINGLE GANG BOX AND 1/2"C. TO ACCESSIBLE CEILING SPACE.	46"
Ⓢ	HUMIDISTAT. E.C. TO ROUGH-IN SINGLE GANG BOX AND 1/2"C. TO ACCESSIBLE CEILING SPACE.	46"
Ⓢ	RECESSED DOWNLIGHT LUMINAIRE	---
Ⓢ	RECESSED WALLWASH LUMINAIRE	---
Ⓢ	SURFACE LUMINAIRE	---
Ⓢ	PENDANT LUMINAIRE	---
Ⓢ	WALL MOUNTED LUMINAIRE	---
Ⓢ	SITE LIGHTING LUMINAIRE	---
Ⓢ	NIGHT LIGHT	---
Ⓢ	STRIP LUMINAIRE	---
Ⓢ	LED ACCENT/UNDER CABINET LUMINAIRE	---
Ⓢ	RECESSED LUMINAIRE 2'x4' OR 2'x2'	---
Ⓢ	SURFACE LUMINAIRE 2'x4' OR 2'x2'	---
Ⓢ	TRACK LIGHTING LUMINAIRE	---
Ⓢ	PARTIALLY SHADED LUMINAIRE OR WITH "E" SUFFIX ARE EMERGENCY	---
Ⓢ	EXIT SIGN- WALL MOUNTED OR CEILING MOUNTED ARROWS INDICATE PATH OF EGRESS	---
Ⓢ	REMOTE EMERGENCY HEAD	---
Ⓢ	BATTERY EMERGENCY LUMINAIRE	---

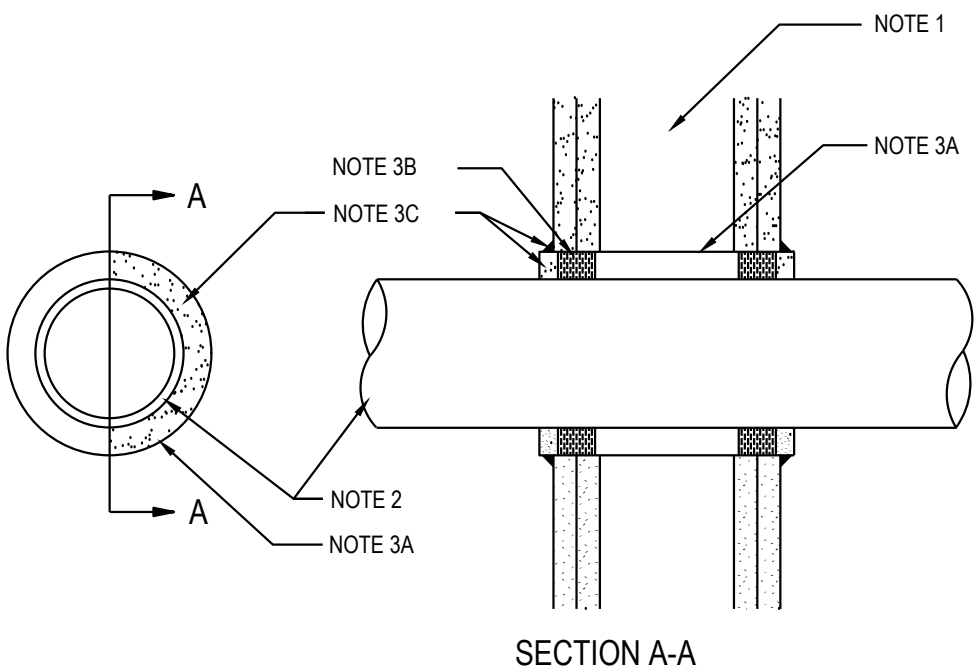
SYMBOL NOTES:
1. "AC" DENOTES ABOVE COUNTER. COORDINATE HEIGHT WITH ARCHITECT.
2. "H" DENOTES HORIZONTAL MOUNTING OF DEVICE.
3. "B" DENOTES MOUNTED IN BASE.
4. "F" DENOTES MOUNTED IN FACE OF CABINETS.

SYSTEMS SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MTG. HT. TO Ⓖ
F	FIRE ALARM PULL STATION	46"
WP	FIRE ALARM HORN/STROBE LIGHT (WP-DENOTES WEATHER PROOF)	80"
2	AREA SMOKE DETECTOR-PHOTOELECTRIC	---
Ⓢ	VISUAL ONLY ALARM	80"
Ⓢ	AUDIO ONLY ALARM	---
Ⓢ	CEILING SPEAKER	---
Ⓢ	SPEAKER/STROBE LIGHT	---
CO	SMOKE/HORN BASE CO-DENOTES COMBO CARBON MONOXIDE/SMOKE	---
DM	MAGNETIC DOOR HOLD OPEN	---
CO	CARBON MONOXIDE SENSOR. E.C. TO ROUGH-IN SINGLE GANG BOX AND 1/2"C. TO ACCESSIBLE CEILING SPACE.	---
D	DUCT SMOKE DETECTOR	---
H	HEAT DETECTOR	---
TS	O.S.&Y TAMPER SWITCH	---
FS	WATER FLOW SWITCH	---
RT	REMOTE ALARM KEY TEST SWITCH	46"
CR	FIRE ALARM CONTROL RELAY	---
BD	BEAM DETECTOR	---
FSD	FIRE-SMOKE DAMPER	---
FACP	FIRE ALARM CONTROL PANEL	---
F.A.A.	FIRE ALARM ANNUNCIATOR PANEL	---
Ⓢ	CEILING SPEAKER	---
Ⓢ	CARD READER	46"
Ⓢ	SECURITY DOOR CONTACT	AT DOOR HEAD
Ⓢ	SECURITY INTERCOM	46"
Ⓢ	SECURITY CAMERA. "W" DENOTES WALL MOUNTED CHEVRON INDICATES AIM LINE	TYPICALLY CLG MOUNTED
Ⓢ	SECURITY DOOR REQUEST TO EXIT	AT DOOR HEAD

F.A. NOTES:
1. E.C. TO PROVIDE CONNECTION TO ALL DUCT DETECTORS WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT. COORDINATE QUANTITY AND LOCATIONS WITH MECHANICAL CONTRACTOR SCHEDULES. REVIEWING ALL CFM REQUIREMENTS. PROVIDE DUCT DETECTORS IF NOT NOTED TO BE PROVIDED BY M.C.
2. E.C. TO PROVIDE CONNECTIONS TO ALL FLOW AND TAMPER SWITCHES WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT. COORDINATE QUANTITY AND LOCATIONS WITH FIRE PROTECTION DRAWINGS AND/OR DESIGN BUILD CONTRACTOR.



A-1
E1.00 ELECTRICAL IDENTIFICATION
N.T.S.



THROUGH PENETRATION FIRESTOP

UL SYSTEM NO. WL 1003

SCALE: NONE MDEE80496

- NOTES:
- 1-HOUR FIRE RATED WALL ASSEMBLY.
 - MAXIMUM NOMINAL 4" DIAMETER METALLIC PLUMBING PIPE OR ELECTRICAL CONDUIT.
 - STEEL SLEEVE. SEE SPECIFICATION SECTIONS 15010 AND 16010.
 - MINERAL WOOL BATT INSULATION FORMING MATERIAL. SEE SPECIFICATION SECTIONS 15010 AND 16010.
 - FIRE RESISTANT (3M 910B0 INNER-243) CAULK. SEE SPECIFICATION SECTIONS 15010 AND 16010.

A-2
E1.00 THROUGH PENETRATION FIRESTOP
N.T.S.



266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

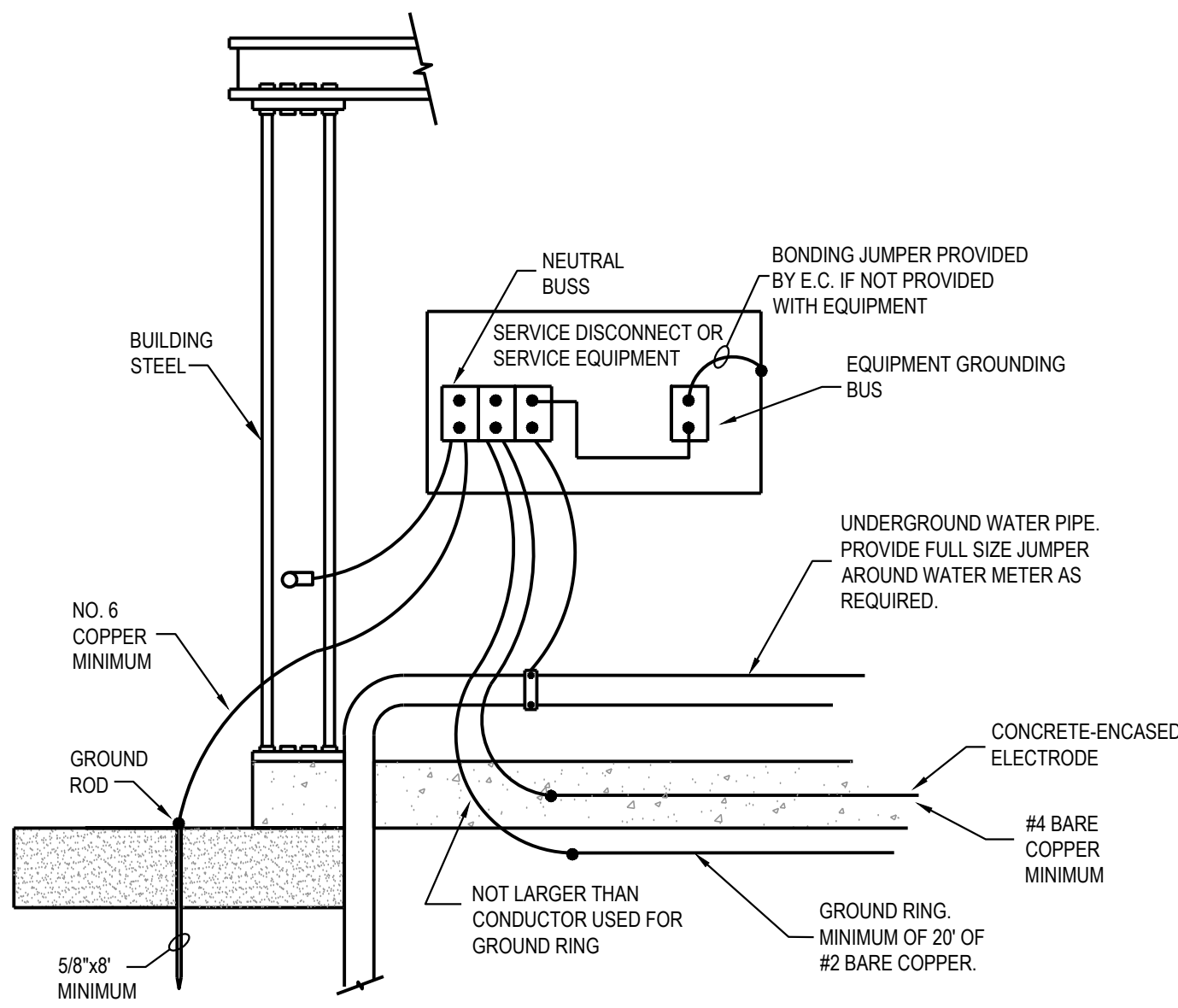
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DETAILS, SYMBOL LEGEND, SPECIFICATIONS

Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024



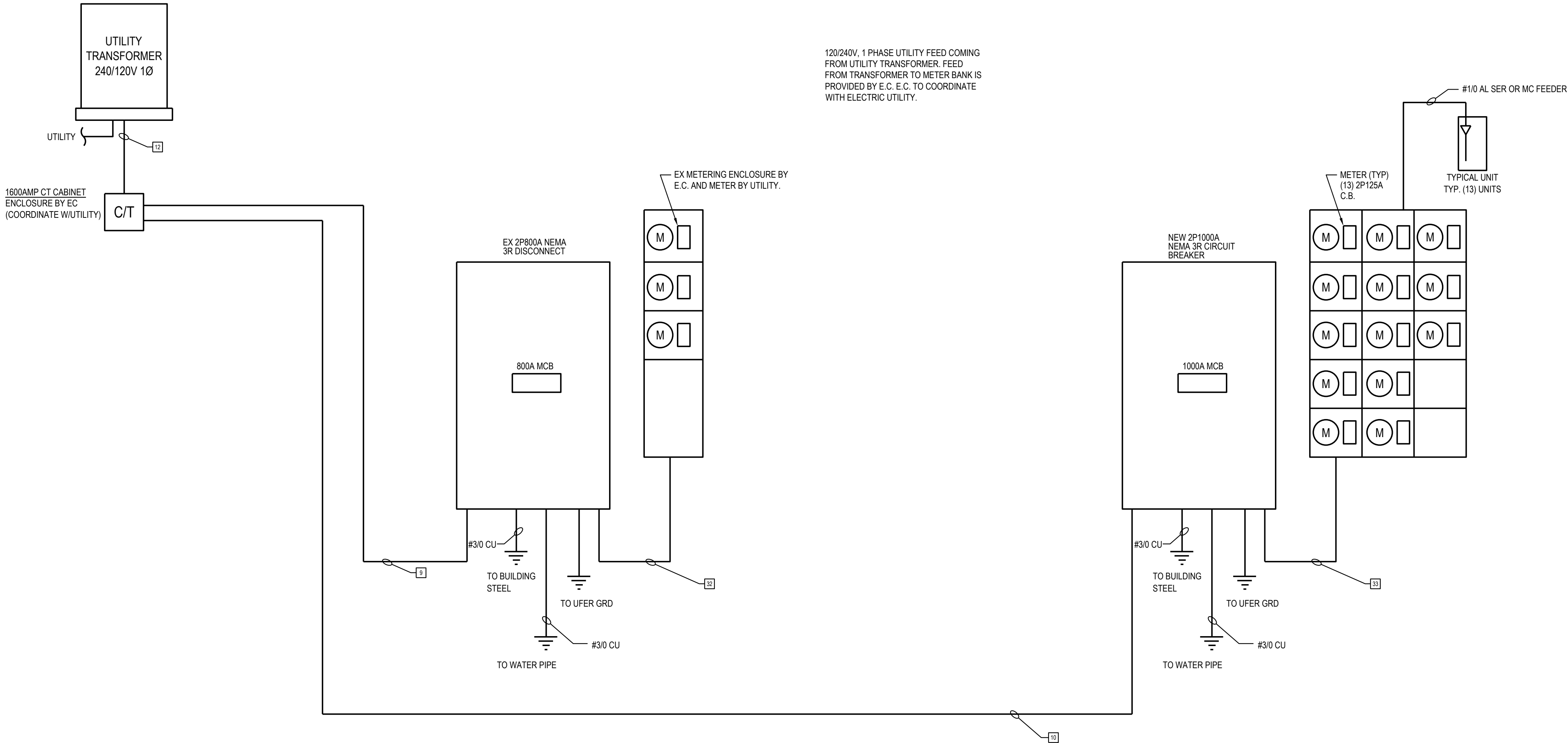
GROUNDING ELECTRODE SYSTEM

1. REFER TO NATIONAL ELECTRIC CODE FOR ALL REQUIREMENTS FOR A PROPERLY GROUNDED SYSTEM.
2. ALL GROUND CONDUCTORS TO BE SIZED ACCORDING TO ART. 250 OF THE NATIONAL ELECTRIC CODE.

TYPICAL AMPERAGE/CONDUCTOR SIZES FOR ONE-LINE

SERVICE FEEDERS (COPPER)	
60A	4-#4-#10G, 1-1/4" C
100A	4-#1-#8G, 1-1/2" C
125A	4-#2-#6G, 2" C
150A	4-#2-#6G, 2" C
200A	4-#250kcmil, 2-1/2" C
225A	4-#300kcmil, 3" C
400A	(2)4-#250kcmil, 2-1/2" C
600A	(2)4-#500kcmil, 3" C
800A	(3)4-#400kcmil, 3-1" C
1000A	(3)4-#500kcmil, 3-1/2" C
1400A	(3)4-#500kcmil, 3-1/2" C
1600A	(6)3-#400kcmil, 3" C
2000A	(7)4-#500kcmil, 3-1/2" C
2500A	(9)4-#500kcmil, 3-1/2" C
BRANCH FEEDERS - 3 WIRE (COPPER)	
30A	3-#10-#10G, 3/4" C
40A	3-#8-#10G, 3/4" C
60A	3-#6-#10G, 3/4" C
80A	3-#4-#8G, 3/4" C
100A	3-#3-#8G, 1" C
125A	3-#1-#8G, 1-1/2" C
200A	3-#4-#4G, 2" C
225A	3-#4-#4G, 2" C
BRANCH FEEDERS - 4 WIRE (COPPER)	
60A	4-#6-#10G, 1" C
100A	4-#3-#8G, 1-1/4" C
125A	4-#1-#8G, 1-1/2" C
150A	4-#1-#8G, 1-1/2" C
175A	4-#2-#6G, 2" C
200A	4-#4-#4G, 2-1/2" C
250A	4-#250kcmil-#4G, 2-1/2" C
400A	4-#500kcmil-#3G, 3-1/2" C
600A	(2)4-#500kcmil-#1G, 3" C
800A	(2)4-#600kcmil-1 1/8G, 4" C
1200A	(4)4-#350kcmil-3 1/8G, 3" C

- ONE-LINE DIAGRAM GENERAL NOTES
- REFER TO WIRE SIZING CHART. COPPER OR ALUMINUM MAY BE UTILIZED AT CONTRACTORS DISCRETION UNLESS OTHERWISE NOTED. COORDINATE ROUTING WITH TRADES ON SITE.
 - PROVIDE HAZARD LABELS PER CODE MEETING ANSI Z35.4.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE ALL DISCONNECTS (HEAVY DUTY) AND FUSES UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL EQUIPMENT FOR EXACT FUSE SIZES.
 - ALL ELECTRIC MOTORS WILL BE FURNISHED AND INSTALLED BY OTHERS UNLESS OTHERWISE NOTED. ALL CONTROLS, STARTERS, ETC. USED TO CONTROL THESE MOTORS WILL BE PROVIDED BY ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED.
 - VERIFY COMPLIANCE WITH DRAWINGS FROM SERVICE ENTRANCE EQUIPMENT TO FEEDER CIRCUITS.
 - VERIFY HVAC MOTOR CIRCUIT PROTECTION AND TEST THERMAL OVERLOAD PROTECTION ON HVAC MOTORS.
 - MEASURE GROUND GRID RESISTANCE WITH EARTH GROUND TEST METER AND INSTALL ADDITIONAL GROUND RODS AND CONDUCTORS AS REQUIRED UNTIL RESISTANCE TO GROUND COMPLIES WITH CODE.



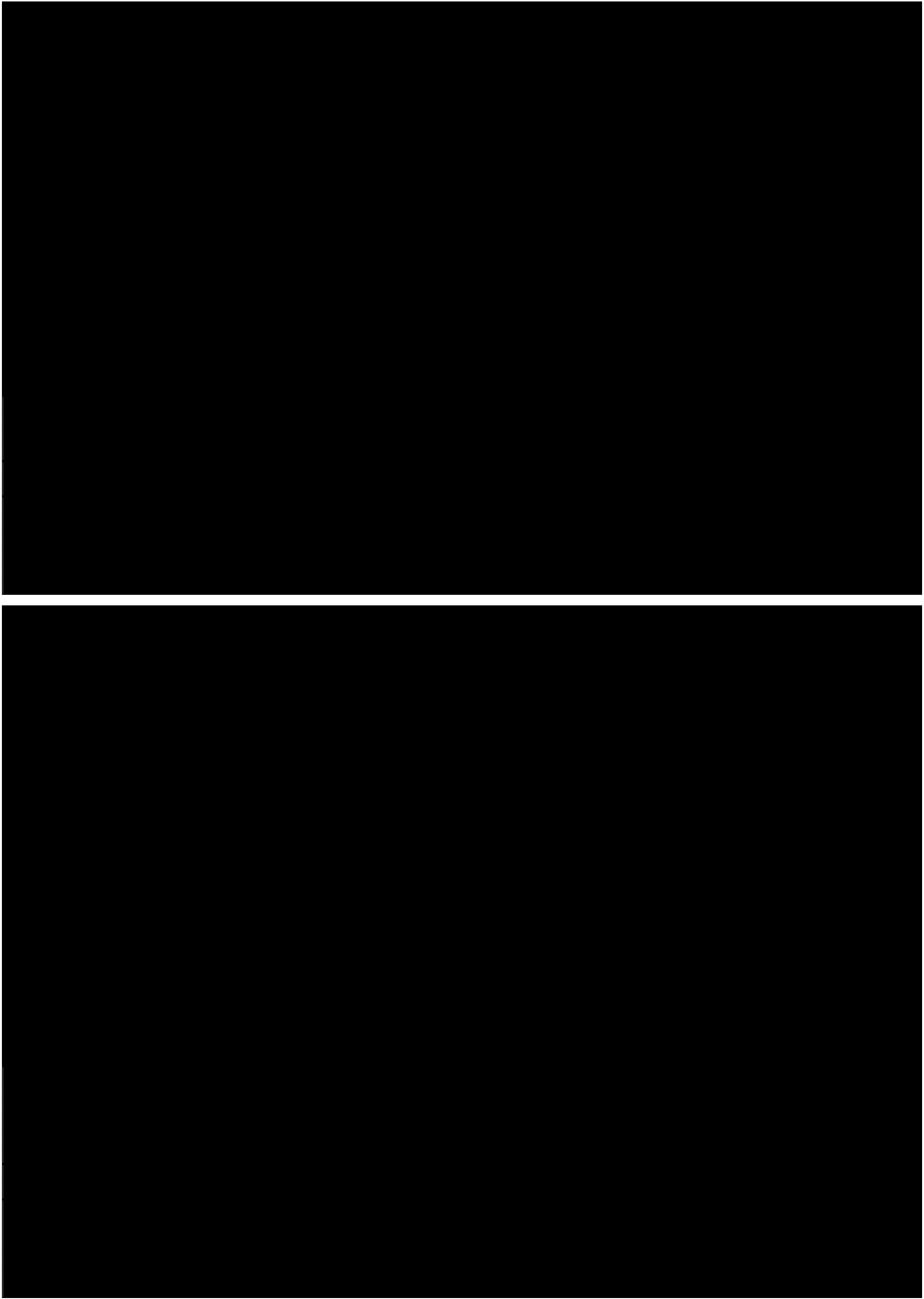
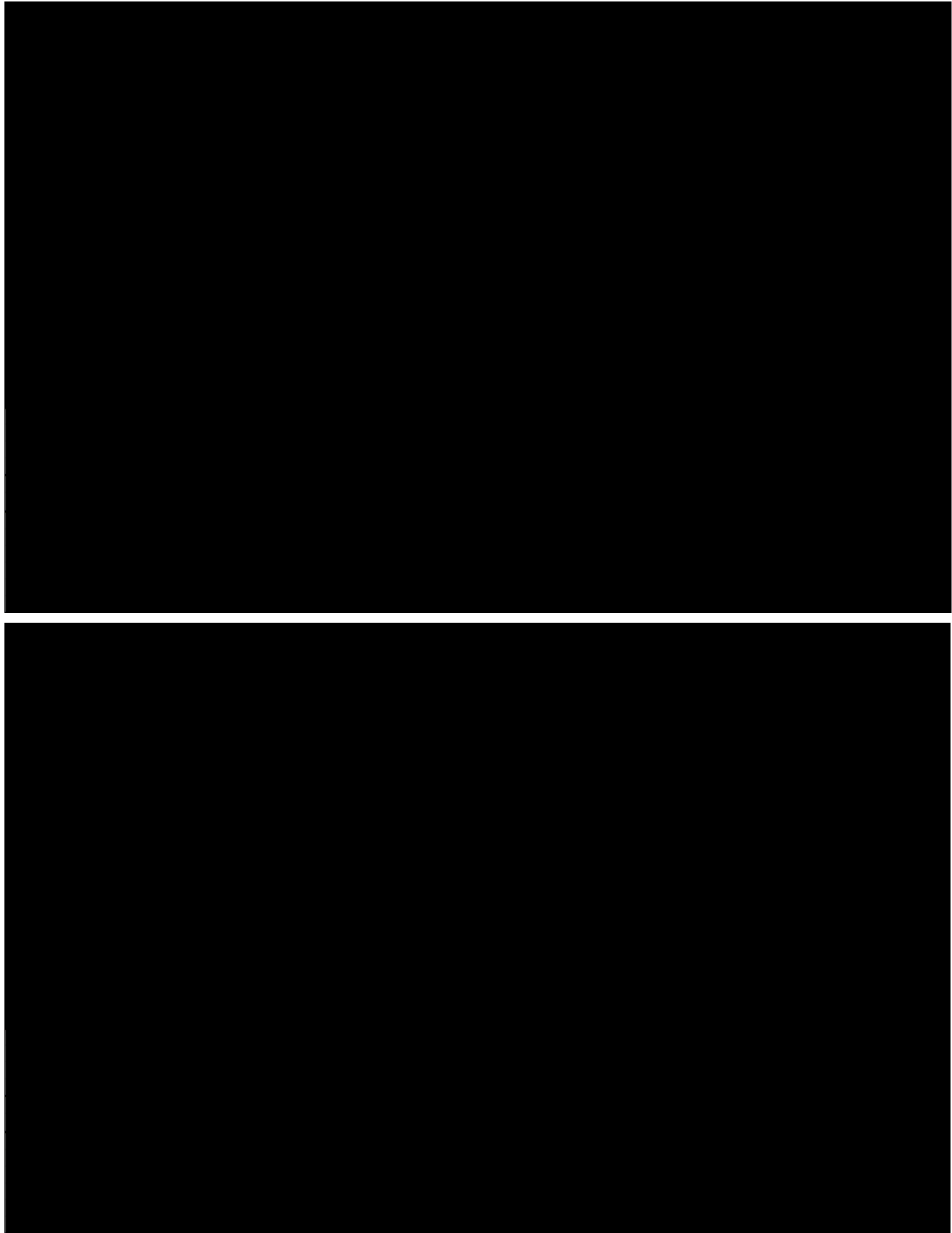
RESIDENTIAL 120/240V- 1Ø-3W, ONE-LINE DIAGRAM

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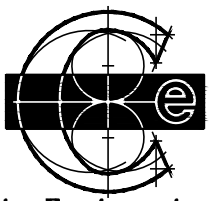
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PANELBOARD
SCHEDULES

Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

E3.00



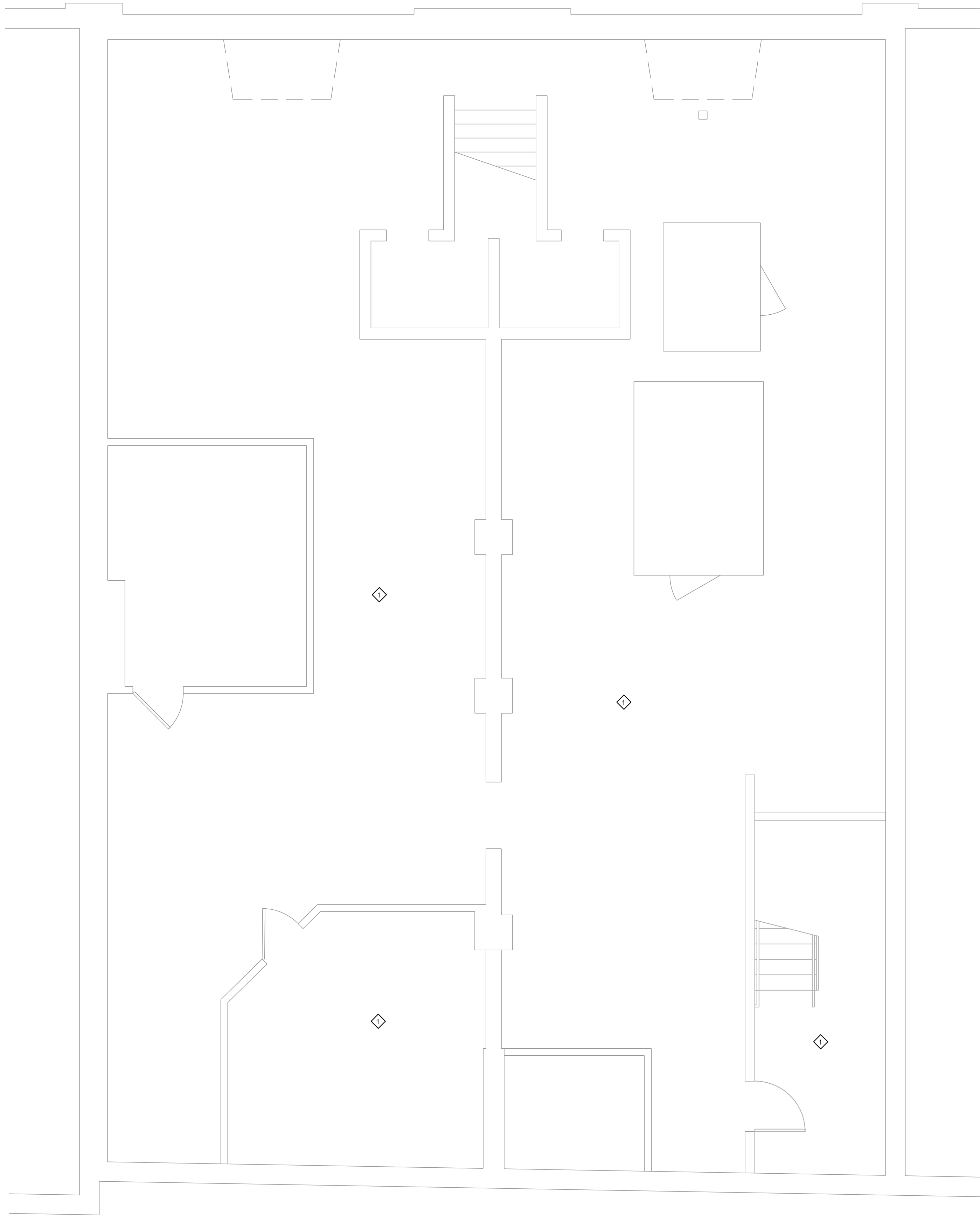
Classic Engineering, LLC
100 Grandville Ave. S.E. Suite 400
Grand Rapids, Michigan 49506
Phone 616-161-8810 Fax 616-161-8814
Project # 2023247

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

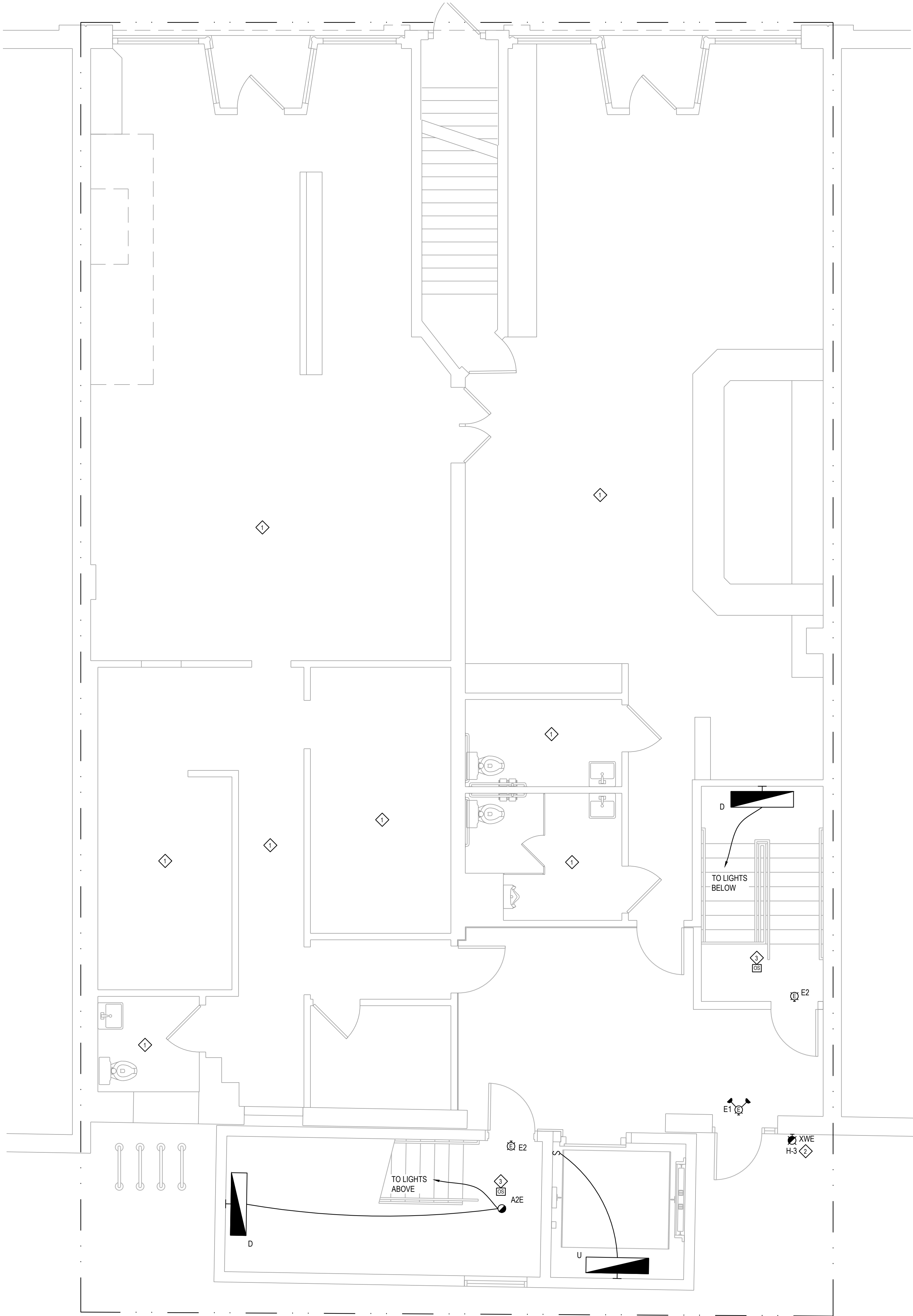
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Issue:	Review
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NOT FOR CONSTRUCTION



BASEMENT FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"



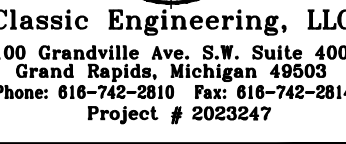
1ST FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

GENERAL LIGHTING NOTES:

- CONNECT EMERGENCY LIGHTING TO CIRCUIT FEEDING GENERAL LIGHTING IN THAT AREA.
- EXIT SIGNS TO BE CONNECTED TO UNSWITCHED LIGHTING CIRCUIT OR EMERGENCY LIGHTING CIRCUIT FEEDING THAT AREA.
- LIGHTING CONTROL SHALL COMPLY WITH 2015 MICHIGAN ENERGY CODE WHERE APPLICABLE.

LIGHTING KEY NOTES:

- NO WORK IN THIS AREA.
- CONTROL ALL EXTERIOR LIGHTS WITH PHOTOCELL.
- LIGHTS IN STAIRS AND PUBLIC CORRIDORS TO BE CONTROLLED BY OCCUPANCY SENSORS. LIGHTS TO DIM TO 50% IF NOT OCCUPIED FOR 15 MINUTES.



East Michigan Avenue
O'Connor Development
Kalamazoo, Michigan

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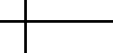
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1ST FLOOR PLAN - PHOTOMETRICS

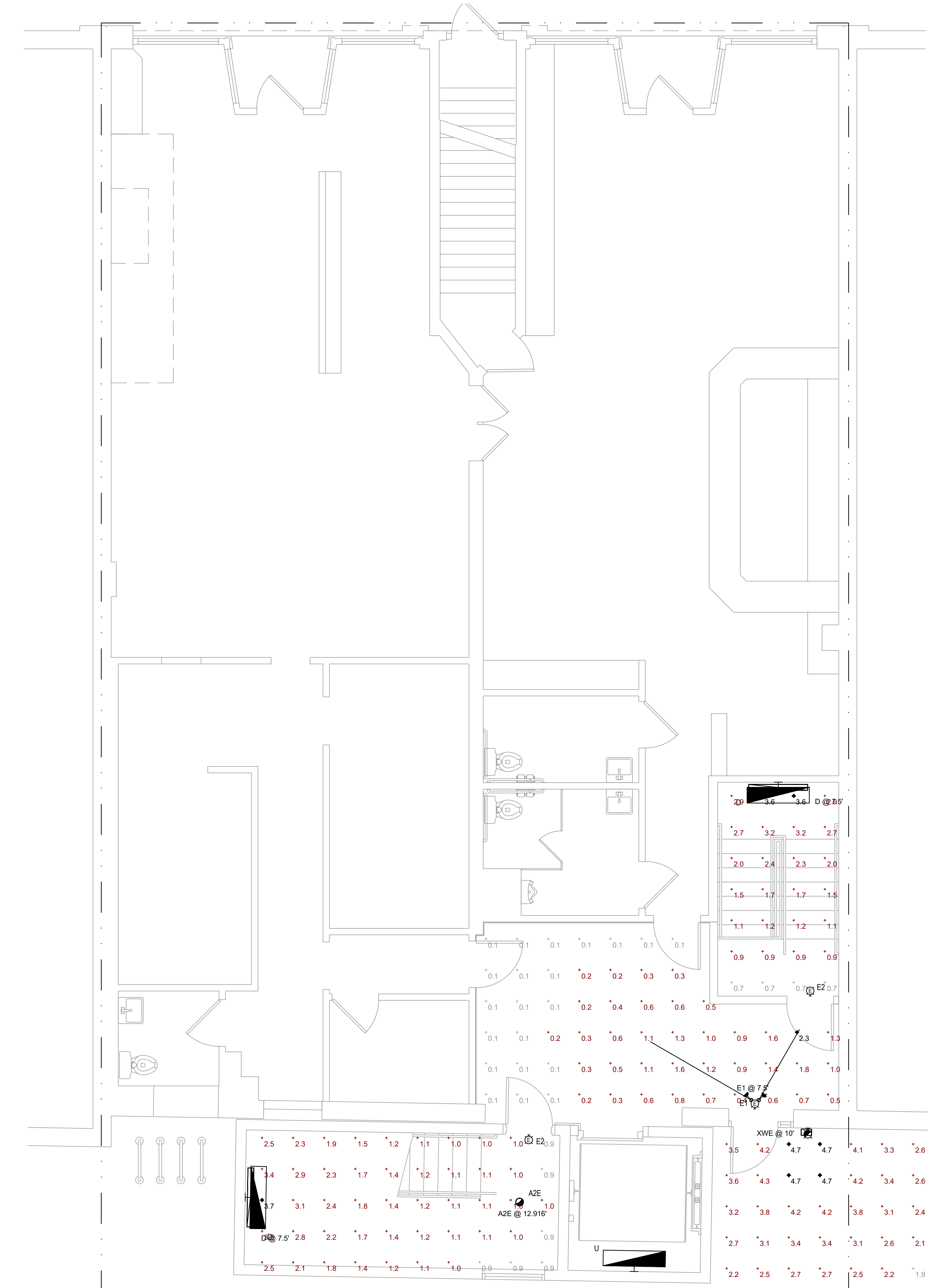
Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

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Schedule											Polar Plot
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Driver	
	A2E		AS SHOWN	Juno Lighting	JBETC 6IN TUVW 80CRI V6, 10W MB - 3000K	Juno SlimBasic 6in Tapered Smart LED Surface Mount Dim Light - 3000K	1	1112	0.19	14	 Main: 370cd
	D		AS SHOWN	Lithonia Lighting	WL4-40L LP300	WL4-40 4000 NOMINAL LUMENS 3000K	1	3027	0.16	30.40	 Main: 1100cd
	E1		AS SHOWN	Lithonia Lighting	LHQM LED	QUANTUM LED EMERGENCY COMBO (ONE HEAD-ONLY)	1	Absolute	1	1.5	 Main: 211cd
	XWE		AS SHOWN	Lithonia Lighting	WDGE2 LED P3 40K 80CRI VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	3132	0.29	22.50	 Main: 1652cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FIRST STAIRS SOUTH	+	3.36	4.71	1.96	2.51	1.71
FIRST STAIRS EAST	+	1.86	3.66	0.76	5.11	2.61
FOURTH STAIRS SOUTH	+	1.66	3.71	0.76	4.81	2.61
FOURTH STAIRS EAST	+	0.76	1.06	0.36	3.31	2.31
FOURTH STAIRS NORTH	+	1.86	3.66	0.76	5.11	2.61
FOURTH STAIRS SOUTH	+	1.26	3.66	0.36	12.01	4.01
SECOND CORRIDOR	+	0.76	1.06	0.26	5.01	3.61
SECOND STAIRS SOUTH	+	1.76	3.91	0.26	19.51	8.61
SECOND STAIRS SOUTH	+	1.26	3.66	0.36	12.01	4.01
THIRD STAIRS SOUTH	+	1.86	3.66	0.36	12.01	7.21
THIRD STAIRS NORTH	+	1.86	3.66	0.36	12.01	7.21
THIRD STAIRS SOUTH	+	1.26	3.66	0.36	12.01	4.01
FIRST ELEVATOR LOBBY	+	0.66	2.36	0.16	23.01	5.01



1ST FLOOR PLAN - PHOTOMETRICS

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

Accessories

W004-0000

W004: 100k ambient temperature sensor (not fixed)

W004-0001

W004: 40k resistor (not fixed)

NOTES

1. All power pads are non-thermoactive sensors. Sensors are controls only available with P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40, P41, P42, P43, P44, P45, P46, P47, P48, P49, P50, P51, P52, P53, P54, P55, P56, P57, P58, P59, P60, P61, P62, P63, P64, P65, P66, P67, P68, P69, P70, P71, P72, P73, P74, P75, P76, P77, P78, P79, P80, P81, P82, P83, P84, P85, P86, P87, P88, P89, P90, P91, P92, P93, P94, P95, P96, P97, P98, P99, P100, P101, P102, P103, P104, P105, P106, P107, P108, P109, P110, P111, P112, P113, P114, P115, P116, P117, P118, P119, P120, P121, P122, P123, P124, P125, P126, P127, P128, P129, P130, P131, P132, P133, P134, P135, P136, P137, P138, P139, P140, P141, P142, P143, P144, P145, P146, P147, P148, P149, P150, P151, P152, P153, P154, P155, P156, P157, P158, P159, P160, P161, P162, P163, P164, P165, P166, P167, P168, P169, P170, P171, P172, P173, P174, P175, P176, P177, P178, 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Control / Sensor Options

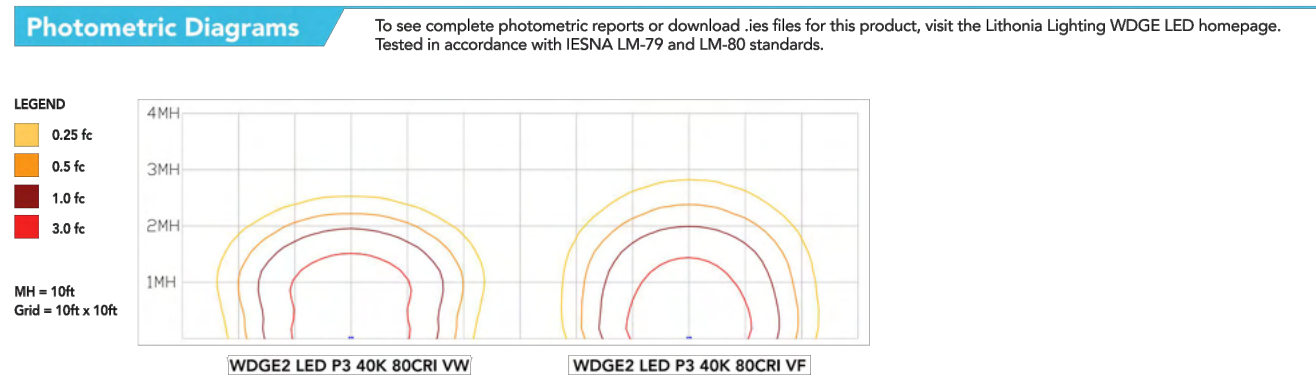
Motion/Ambient Sensor (PIR, PIRH, ...)

Motion/Ambient sensor (Sensor Switch MSG02) is integrated into 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. Optimal sensor coverage by either selecting PIR or PIRH option. PIRH option comes with a sensor lens that is optimized to maximize coverage for mounting heights between 6'-15", while PIRH is optimized for 15'-40" mounting height.

Networked Control (NLAIR2)

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

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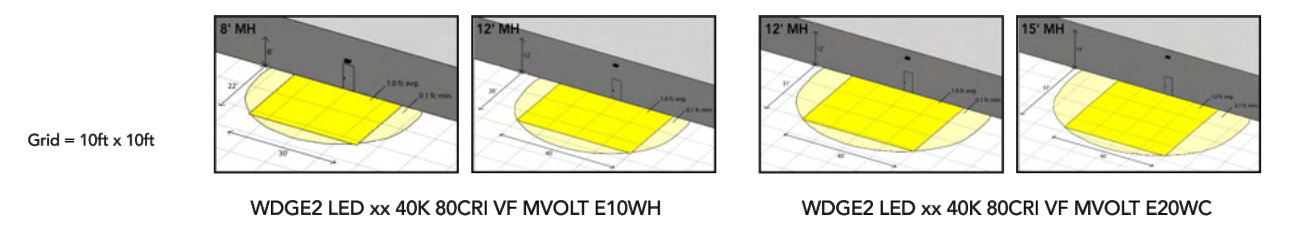


Emergency Egress Options

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 automatically detect loss of normal power and automatically engage 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 90 minutes.

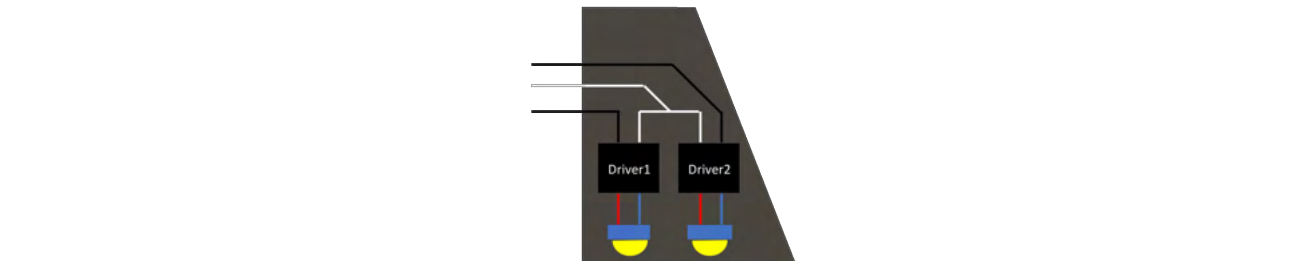
Applicable codes: NFPA 70/NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching (DS) Option

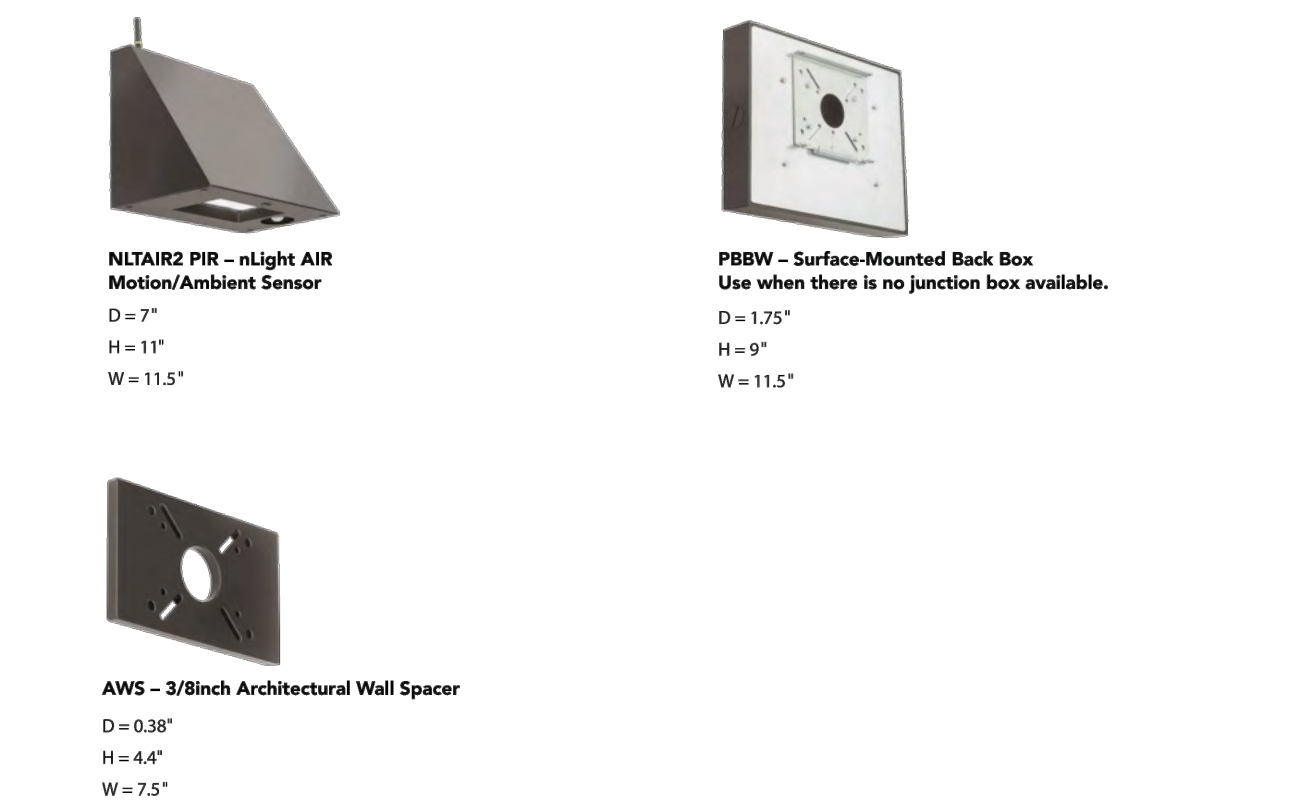
The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two wires and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to 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



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Mounting, Options & Accessories



FEATURES & SPECIFICATIONS

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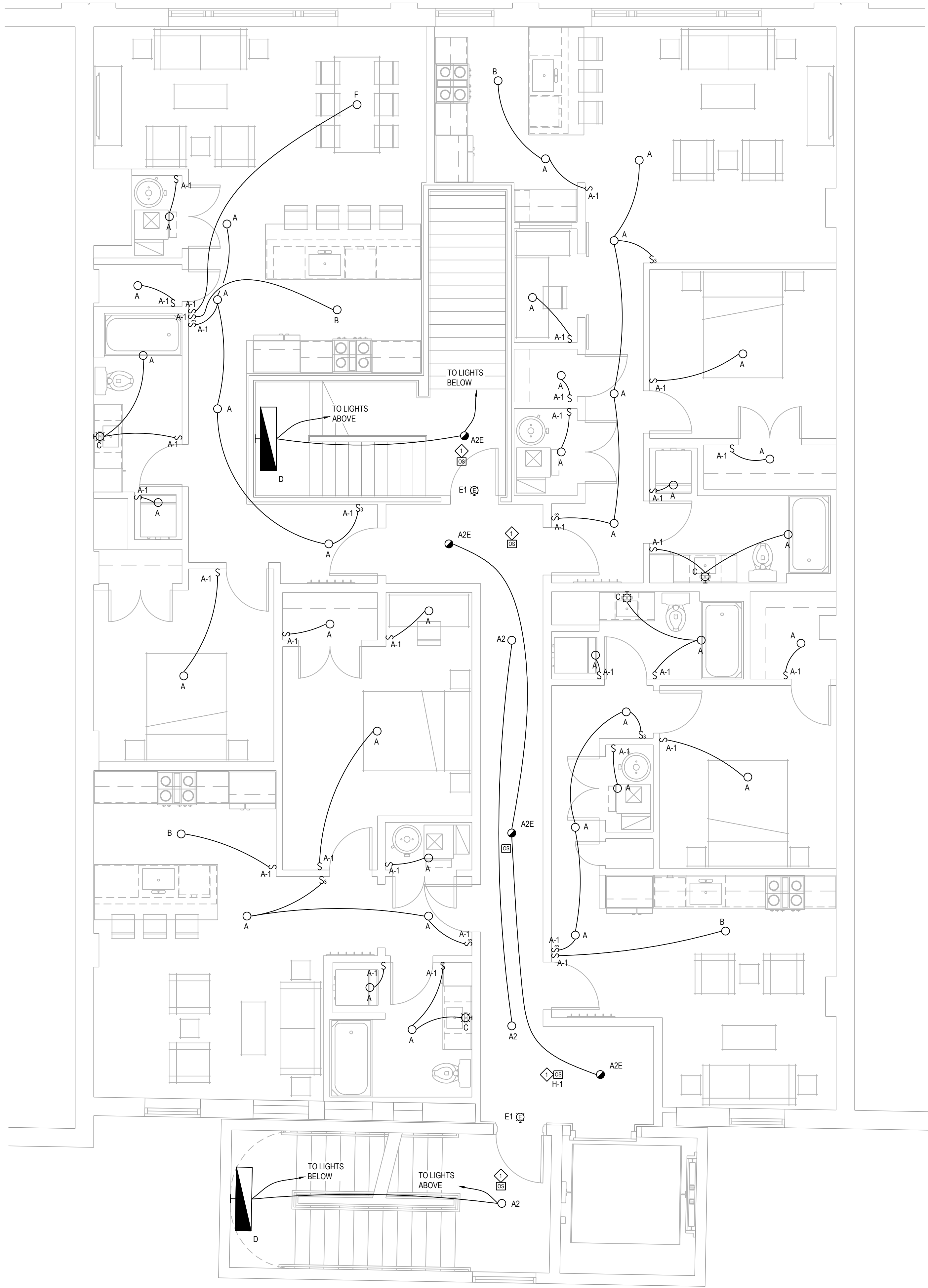
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1ST FLOOR PLAN
- LIGHTING

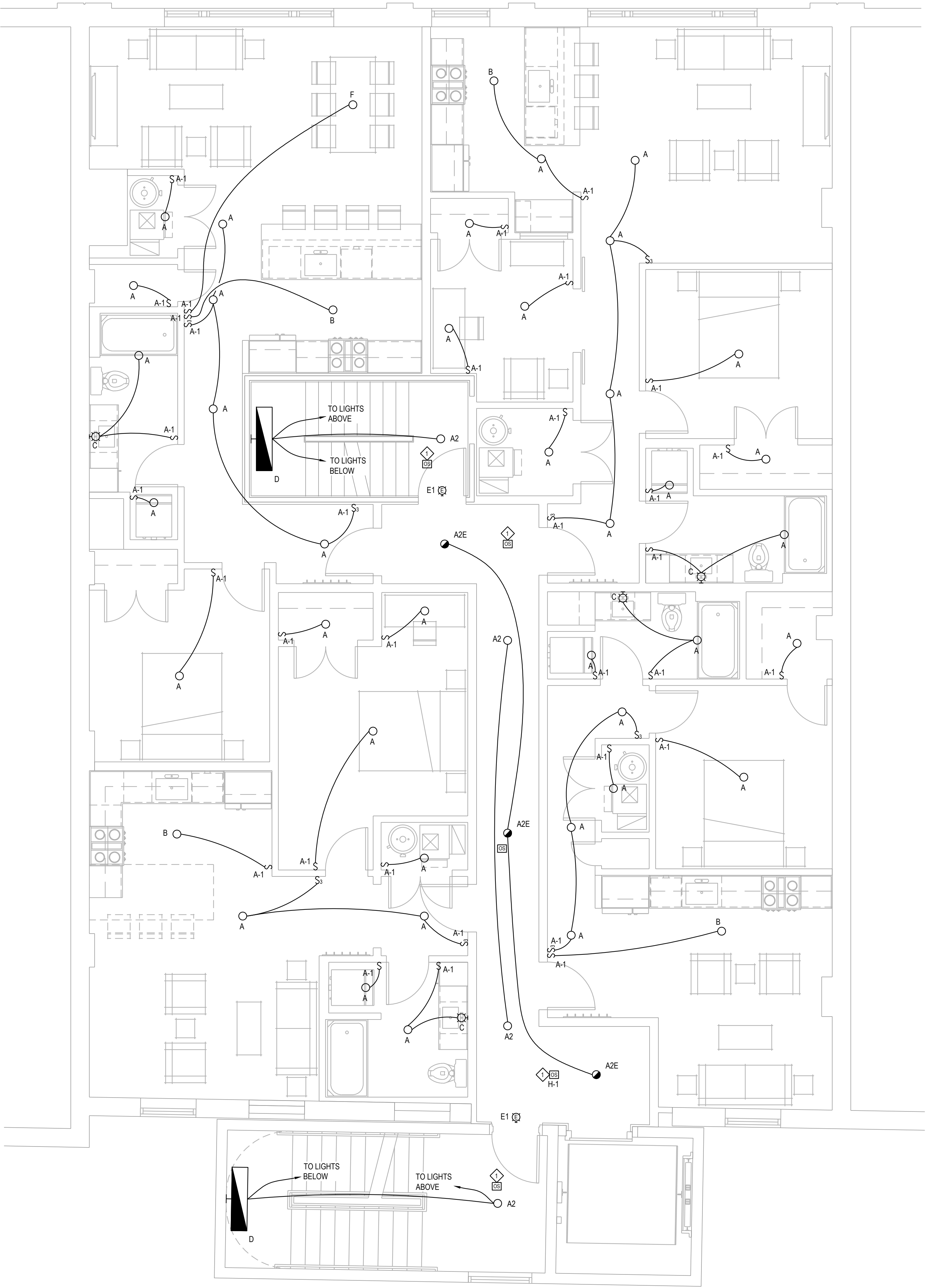
Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

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2ND FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"



3RD FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

- GENERAL LIGHTING NOTES:
- CONNECT EMERGENCY LIGHTING TO CIRCUIT FEEDING GENERAL LIGHTING IN THAT AREA.
 - EXIT SIGNS TO BE CONNECTED TO UNSWITCHED LIGHTING CIRCUIT OR EMERGENCY LIGHTING CIRCUIT FEEDING THAT AREA.
 - LIGHTING CONTROL SHALL COMPLY WITH 2015 MICHIGAN ENERGY CODE WHERE APPLICABLE.

LIGHTING KEY NOTES:
LIGHTS IN STAIRS AND PUBLIC CORRIDORS TO BE CONTROLLED BY OCCUPANCY SENSORS. LIGHTS TO DIM TO 50% IF NOT OCCUPIED FOR 15 MINUTES.



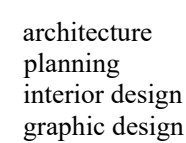
266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

Statistics						
Description	Symbol	Avg	Max	Mn	MaxMn	AvgMn
FIRST EXTERIOR	+	3.3E	4.7E	1.9E	2.5E	1.7E
FIRST STAIRS EAST	+	1.8E	3.6E	0.7E	5.1E	2.6E
FIRST STAIRS SOUTH	+	3.7E	5.9E	3.7E	4.1E	3.8E
FOURTH CORRIDOR	+	0.7E	1.0E	0.3E	1.3E	2.3E
FOURTH STAIRS NORTH	+	1.8E	3.6E	0.7E	5.1E	2.6E
FOURTH STAIRS SOUTH	+	1.2E	3.6E	0.3E	12.0E	4.0E
SECOND CORRIDOR	+	0.7E	1.0E	0.2E	5.0E	3.5E
SECOND STAIRS NORTH	+	1.7E	3.9E	0.2E	19.5E	8.5E
SECOND STAIRS SOUTH	+	1.2E	3.6E	0.3E	12.0E	4.0E
THIRD CORRIDOR	+	0.8E	1.0E	0.3E	1.1E	2.7E
THIRD STAIRS NORTH	+	5.8E	3.6E	0.7E	5.1E	2.6E
THIRD STAIRS SOUTH	+	1.2E	3.6E	0.3E	12.0E	4.0E
FIRST ELEVATOR LOBBY	+	0.5E	2.3E	0.1E	23.0E	5.0E



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No.	Date	Item
		
		
		
		
		
		
		
		
		
		



r2 design group, pllc
1679 lake drive se
grand rapids, mi 49506
616.819.9876
www.r2designgroup.co

1ST FLOOR PLAN - PHOTOMETRICS

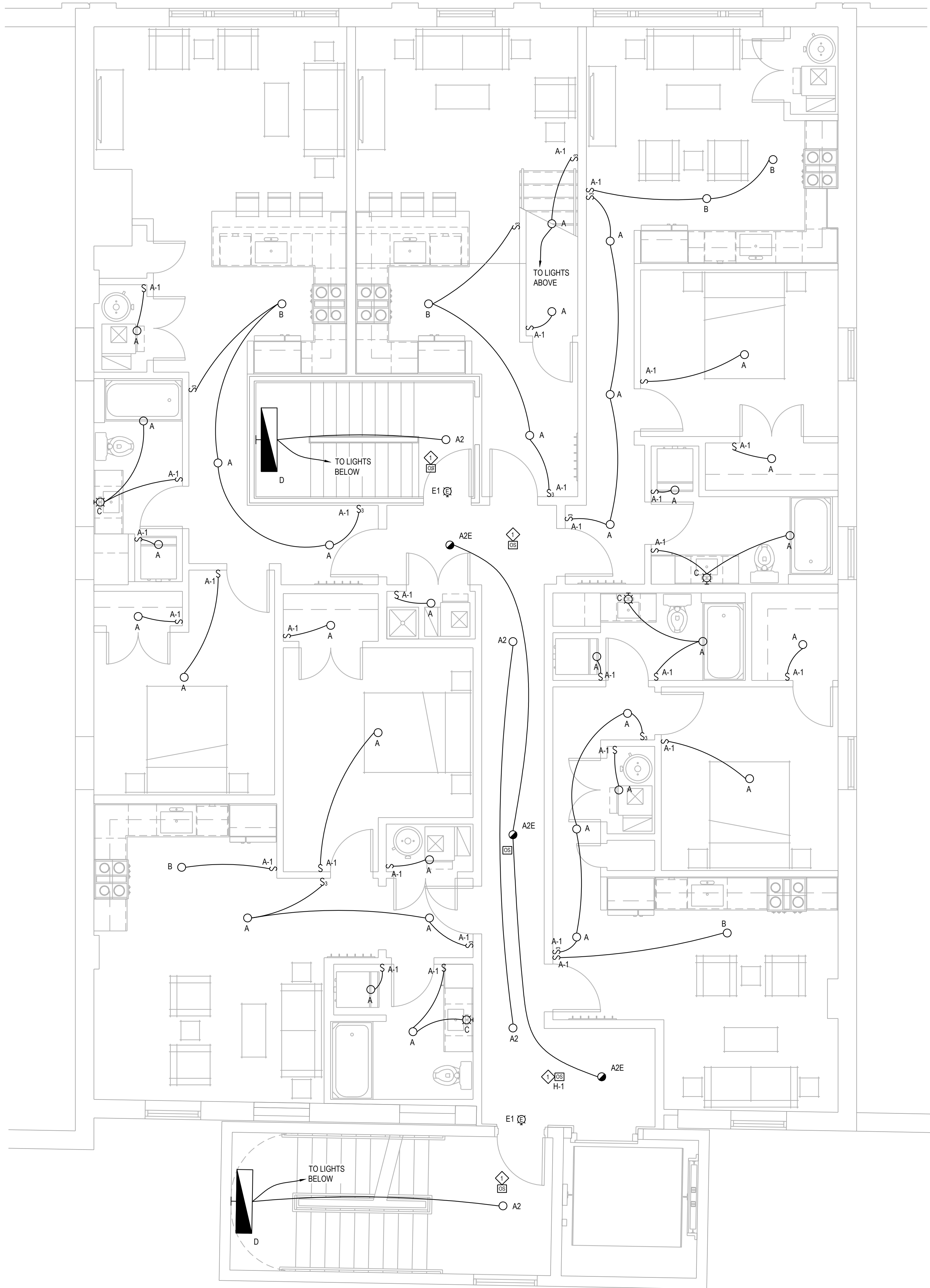
Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

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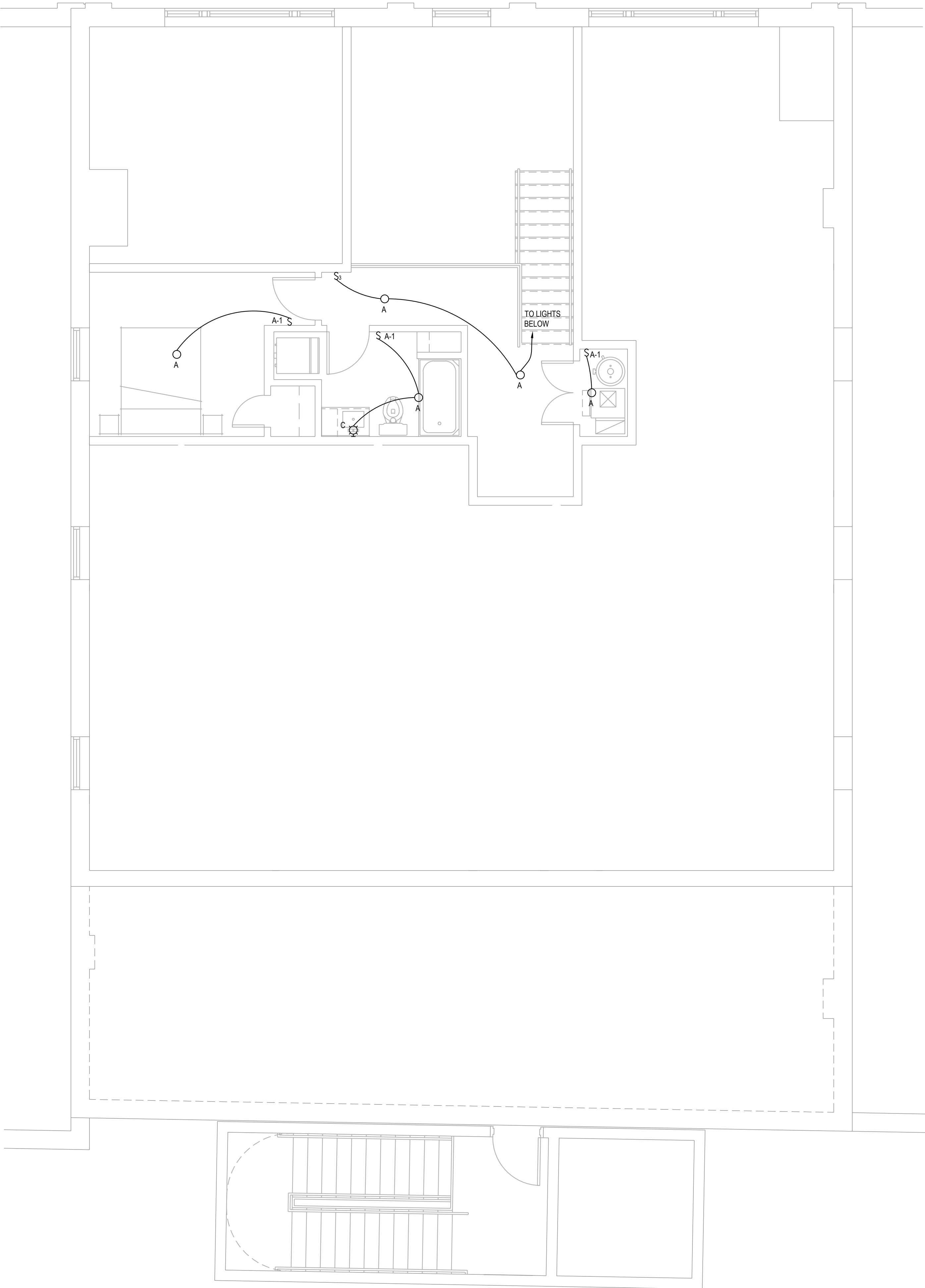
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Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024

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4TH FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"



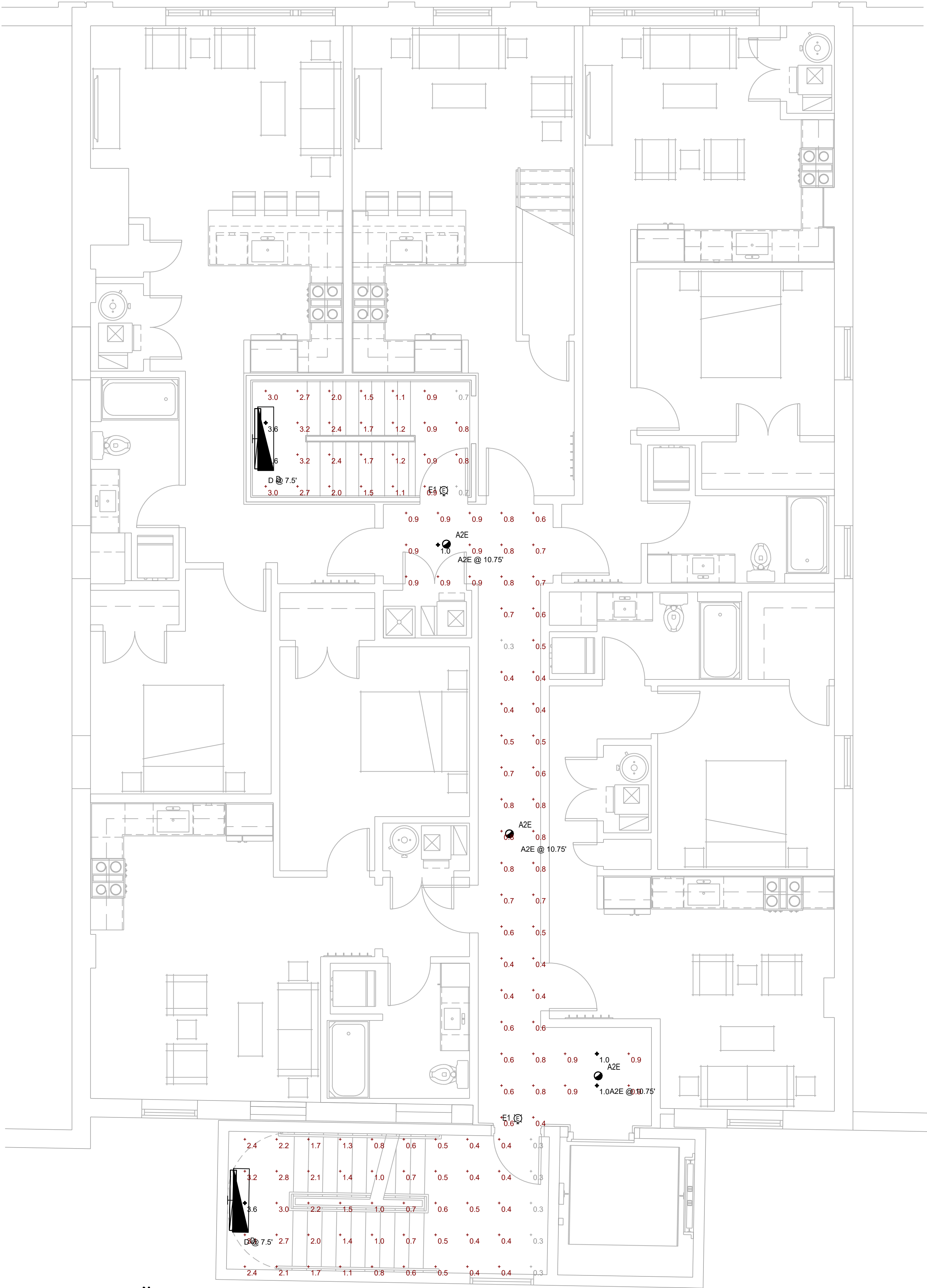
4TH FLOOR LOFT PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

- GENERAL LIGHTING NOTES:
- CONNECT EMERGENCY LIGHTING TO CIRCUIT FEEDING GENERAL LIGHTING IN THAT AREA.
 - EXIT SIGNS TO BE CONNECTED TO UNSWITCHED LIGHTING CIRCUIT OR EMERGENCY LIGHTING CIRCUIT FEEDING THAT AREA.
 - LIGHTING CONTROL SHALL COMPLY WITH 2015 MICHIGAN ENERGY CODE WHERE APPLICABLE.

LIGHTING KEY NOTES:
LIGHTS IN STAIRS AND PUBLIC CORRIDORS TO BE CONTROLLED BY OCCUPANCY SENSORS. LIGHTS TO DIM TO 50% IF NOT OCCUPIED FOR 15 MINUTES.

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A2E		AS SHOWN	Juno Lighting	JBSTC 6IN TUNN 80CRI WL 10W Max - 3000K	Juno SlimBasics 6IN Tapered Street LED Surface Mount Dsh Light - 3000K	1	1112	0.19	14
	D		AS SHOWN	Lithonia Lighting	WL4 40L LPB30	WL4 4ft 4000 NOMINAL LUMENS 3000K	1	3827	0.16	39.48
	E1		AS SHOWN	Lithonia Lighting	LHGM LED	QUANTUM LED EMERGENCY COMBO (ONE HEAD ONLY)	1	Absolute	1	1.5
	XWE		AS SHOWN	Lithonia Lighting	WDGE2 LED P3 40K 80CRI VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	3132	0.29	22.35

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FIRST EXTERIOR	+	3.3%	4.7%	1.9%	2.8%	1.7%
FIRST STAIRS EAST	+	1.8%	3.6%	0.7%	5.1%	2.6%
FIRST STAIRS SOUTH	+	1.6%	3.7%	0.9%	4.1%	1.6%
FOURTH CORRIDOR	+	0.7%	1.0%	0.3%	3.3%	2.3%
FOURTH STAIRS NORTH	+	1.8%	3.6%	0.7%	5.1%	2.6%
FOURTH STAIRS SOUTH	+	1.3%	3.6%	0.3%	12.0%	4.0%
SECOND CORRIDOR	+	0.7%	1.0%	0.2%	5.0%	3.5%
SECOND STAIRS NORTH	+	1.1%	3.6%	0.2%	19.5%	8.5%
SECOND STAIRS SOUTH	+	1.3%	3.6%	0.3%	12.0%	4.0%
THIRD CORRIDOR	+	0.8%	1.1%	0.3%	3.7%	2.7%
THIRD STAIRS NORTH	+	1.8%	3.6%	0.7%	5.1%	2.6%
THIRD STAIRS SOUTH	+	1.3%	3.6%	0.3%	12.0%	4.0%
FIRST ELEVATOR LOBBY	+	0.3%	2.3%	0.1%	23.0%	6.0%



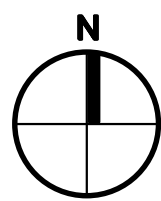
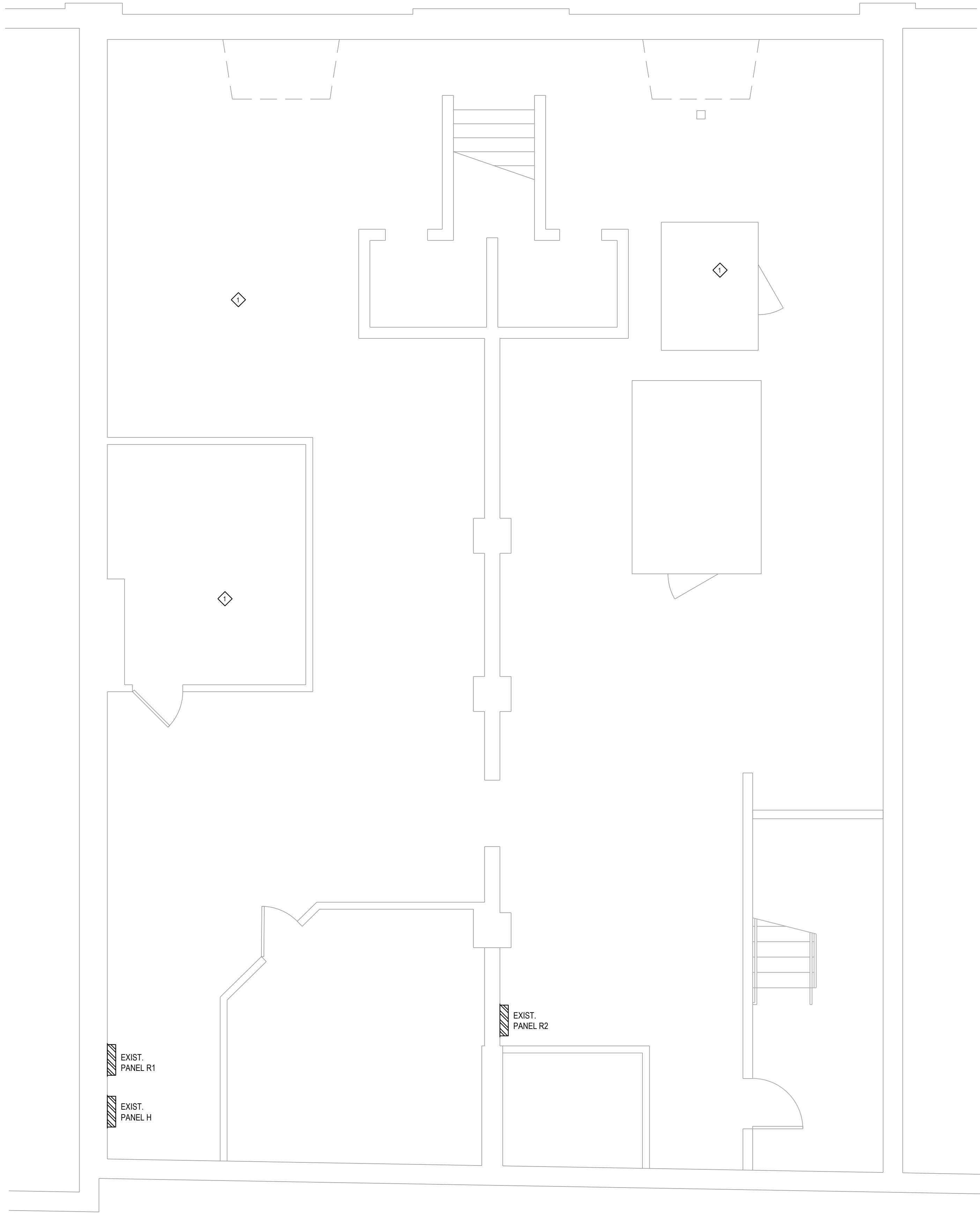
4TH FLOOR PLAN - PHOTOMETRICS
SCALE: 1/4" = 1'-0"

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Job No:	GR190610
Issue:	Review
Issue Date:	January 9, 2024



BASEMENT FLOOR PLAN - POWER

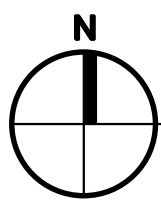
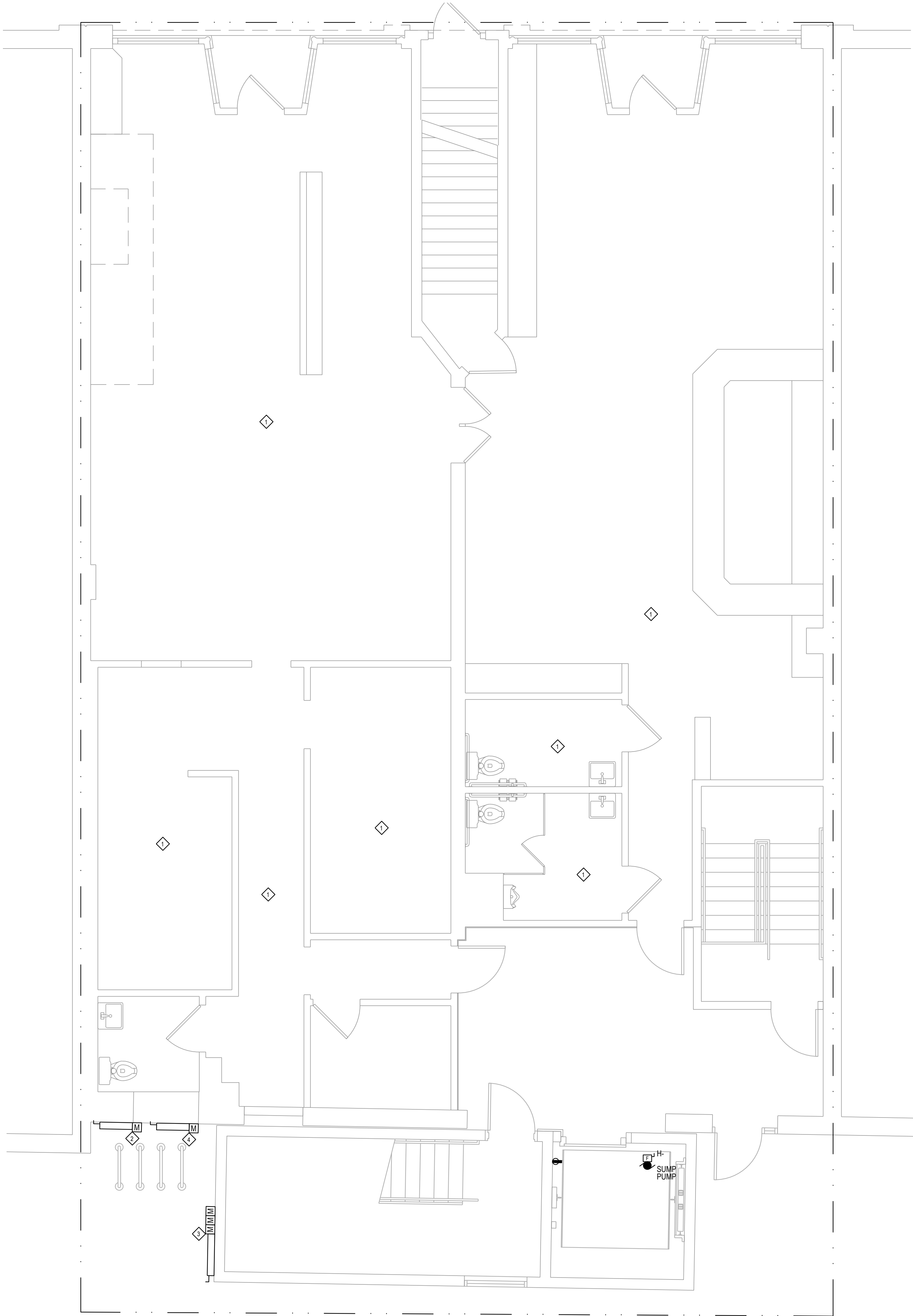
SCALE: 1/4" = 1'-0"

GENERAL POWER NOTES:

1. MOUNT PANELS, TRANSFORMERS, AND DISCONNECT SWITCHES WITH ADEQUATE CLEARANCES IN ACCORDANCE WITH NEC 2017.

POWER KEYNOTES:

- ◇ NO WORK IN THIS AREA.
- ◇ 400A 600V 3 PHASE SERVICE RATED DISCONNECT AND METER.
- ◇ NEW 1000A 120/240V 1 PHASE DISCONNECT AND METER STACK FOR APARTMENTS. REFER TO DRAWING E2.00 FOR COUNTS OF DISCONNECTS AND METER STACK ORGANIZATION.
- ◇ EXISTING 800A 120/240V 1 PHASE DISCONNECT AND METERS TO REMAIN AND BE UTILIZED FOR HOUSE PANEL AND 1ST FLOOR COMMERCIAL TENANTS.



1ST FLOOR PLAN - POWER

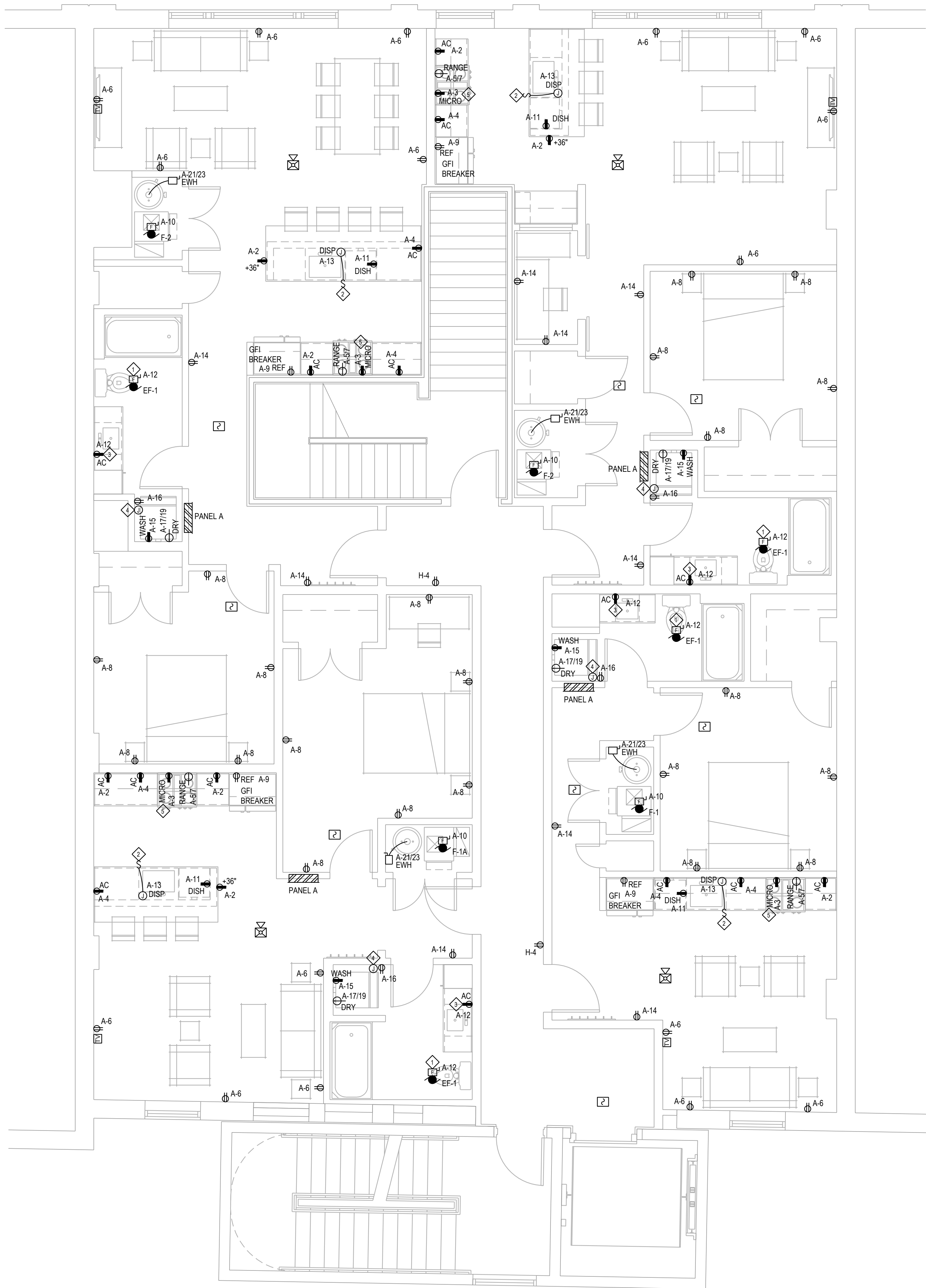
SCALE: 1/4" = 1'-0"

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Job No:	GR190610
Issue:	Revision
Issue Date:	January 9, 2024



2ND FLOOR PLAN - POWER
SCALE: 1/4\"/>

GENERAL POWER NOTES:

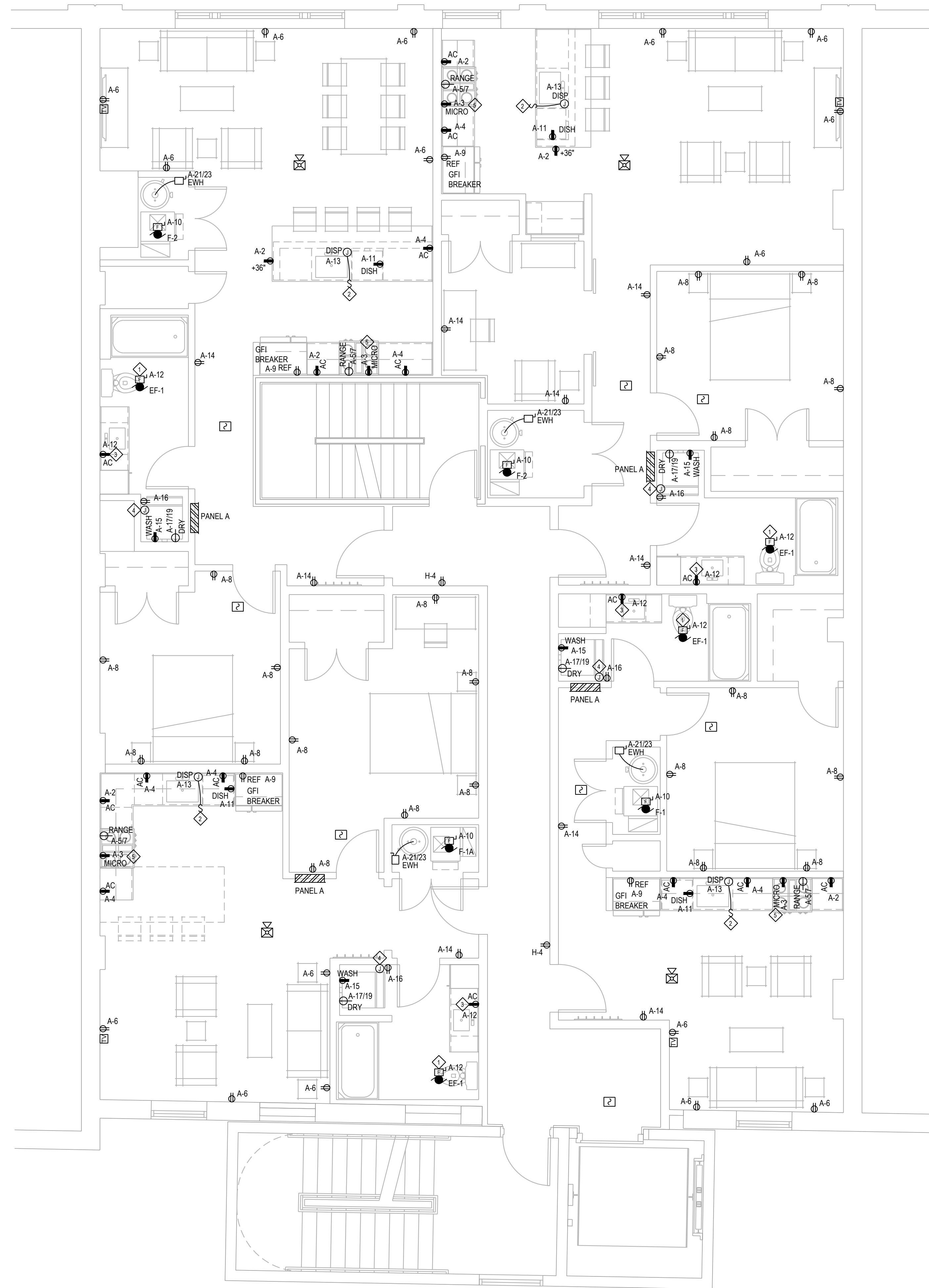
1. MOUNT PANELS, TRANSFORMERS, AND DISCONNECT SWITCHES WITH ADEQUATE CLEARANCES IN ACCORDANCE WITH NEC 2017.
2. E.C. TO REVIEW ARCHITECTURAL ELEVATIONS FOR KITCHEN EQUIPMENT. COORDINATE EXACT MOUNTING HEIGHT OF MICROWAVE RECEPTACLE.
3. E.C. TO PROVIDE ROUGH-IN FOR T-STAT IN THE LIVING AREA OF EACH UNIT COORDINATE WITH M.C.
4. PROVIDE COMBO CO2/SMOKE DEVICES IN LIVING ROOM PER BUILDING CODE. SMOKE DEVICES SHALL BE STAND ALONE HARDWIRED 120V WITH BATTERY BACKUP.
5. BACK TO BACK DEVICES ARE **NOT ALLOWED**. ELECTRICAL CONTRACTOR MUST STAGGER ALL DEVICES AS REQUIRED TO MAINTAIN A 6\"/>
6. REFER TO ARCHITECTURAL PLANS FOR LIST OF ACCESSIBLE UNITS. PANELS MOUNTING HEIGHT AT 48\"/>

7. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND KITCHENS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED (AFCI) ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL AFCI DEVICES SHALL BE READILY ACCESSIBLE. IN AREAS WHERE GFCI IS ALSO REQUIRED A COMBINATION DEVICE SHALL BE PROVIDED.
8. RECEPTACLES REQUIRING AFCI/GFCI THAT ARE NOT READILY ACCESSIBLE SHALL BE PROTECTED WITH GFCI BREAKERS.
9. FIRE ALARM, SECURITY AND ACCESS CONTROL DEVICES SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT COMPREHENSIVE SYSTEMS.
10. FIRE ALARM (FA) DEVICES, IF SHOWN, ARE DIAGRAMMATIC IN NATURE ONLY AND ARE INTENDED ONLY TO COMMUNICATE MAJOR SYSTEM COMPONENTS AND APPROXIMATE LOCATIONS. FULL FA DRAWINGS TO BE DELEGATED DESIGN AND SHALL INCLUDE ALL SYSTEM COMPONENTS, CALCULATIONS AND LOCATIONS.

POWER KEY/NOTES:

- ◇ BATHROOM EXHAUST FAN TO BE CONTROLLED WITH WALL SWITCH AS SHOWN.
- ◇ GARBAGE DISPOSAL SWITCH TO BE MOUNTED IN FACE OF COUNTER.
- ◇ BATHROOM RECEPTACLE TO BE MOUNTED ABOVE THE COUNTERTOP.
- ◇ TELEPHONE/CATV TO ENTER FROM CORRIDOR INTO APARTMENT CLOSET/WASHER ROOM. MOUNT HIGH ON WALL IN CLOSET/WASHER ROOM. PROVIDE AND INSTALL J-BOX PER PROVIDER'S REQUIREMENTS. RECEPTACLE FED FROM CIRCUIT IN UNIT. COORDINATE CABLEING TO TV, DATA, TELEPHONE OUTLETS WITH PROVIDER. MOUNT AT 80\"/>
- ◇ MICROWAVE TO BE MOUNTED ABOVE RANGE WITH INTEGRAL EXHAUST. U.O.N.

3RD FLOOR PLAN - POWER
SCALE: 1/4\"/>



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4TH FLOOR PLAN - POWER
SCALE: 1/4" = 1'-0"

GENERAL POWER NOTES:

1. MOUNT PANELS, TRANSFORMERS, AND DISCONNECT SWITCHES WITH ADEQUATE CLEARANCES IN ACCORDANCE WITH NEC 2017.
2. E.C. TO REVIEW ARCHITECTURAL ELEVATIONS FOR KITCHEN EQUIPMENT. COORDINATE EXACT MOUNTING HEIGHT OF MICROWAVE RECEPTACLE.
3. E.C. TO PROVIDE ROUGH-IN FOR T-STAT IN THE LIVING AREA OF EACH UNIT COORDINATE WITH M.C.
4. PROVIDE COMBO CO/SMOKE DEVICES IN LIVING ROOM PER BUILDING CODE. SMOKE DEVICES SHALL BE STAND ALONE HARDWIRED 120V WITH BATTERY BACKUP.
5. BACK TO BACK DEVICES ARE **NOT ALLOWED**. ELECTRICAL CONTRACTOR MUST STAGGER ALL DEVICES AS REQUIRED TO MAINTAIN A 6" OFFSET BETWEEN ADJACENT ROOMS WHILE MAINTAINING RELATIVE POSITIONS AS SHOWN. NOTE: MAINTAINING A 6" OFFSET BETWEEN ELECTRICAL DEVICES WITH ADJACENT ROOMS SUPERSEDES DIMENSIONS. CONSULT ARCHITECT IF DISCREPANCIES.
6. REFER TO ARCHITECTURAL PLANS FOR LIST OF ACCESSIBLE UNITS. PANELS MOUNTING HEIGHT AT 48" AFF.

7. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND KITCHENS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED (AFCI) ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL AFCI DEVICES SHALL BE READILY ACCESSIBLE. IN AREAS WHERE GFCI IS ALSO REQUIRED A COMBINATION DEVICE SHALL BE PROVIDED.
8. RECEPTACLES REQUIRING AFCI/GFCI THAT ARE NOT READILY ACCESSIBLE SHALL BE PROTECTED WITH GFCI BREAKERS.
9. FIRE ALARM, SECURITY AND ACCESS CONTROL DEVICES SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT COMPREHENSIVE SYSTEMS.
10. FIRE ALARM (FA) DEVICES, IF SHOWN, ARE DIAGRAMMATIC IN NATURE ONLY AND ARE INTENDED ONLY TO COMMUNICATE MAJOR SYSTEM COMPONENTS AND APPROXIMATE LOCATIONS. FULL FA DRAWINGS TO BE DELEGATED DESIGN AND SHALL INCLUDE ALL SYSTEM COMPONENTS, CALCULATIONS AND LOCATIONS.

POWER KEYNOTES:

- ◇ BATHROOM EXHAUST FAN TO BE CONTROLLED WITH WALL SWITCH AS SHOWN.
- ◇ GARBAGE DISPOSAL SWITCH TO BE MOUNTED IN FACE OF COUNTER.
- ◇ BATHROOM RECEPTACLE TO BE MOUNTED ABOVE THE COUNTERTOP.
- ◇ TELEPHONE/CATV TO ENTER FROM CORRIDOR INTO APARTMENT CLOSET/WASHER ROOM. MOUNT HIGH ON WALL IN CLOSET/WASHER ROOM. PROVIDE AND INSTALL J-BOX PER PROVIDER'S REQUIREMENTS. RECEPTACLE FED FROM CIRCUIT IN UNIT. COORDINATE CABLING TO TV, DATA, TELEPHONE OUTLETS WITH PROVIDER. MOUNT AT 80" AFF.
- ◇ MICROWAVE TO BE MOUNTED ABOVE RANGE WITH INTEGRAL EXHAUST. U.O.N.

4TH FLOOR LOFT PLAN - POWER
SCALE: 1/4" = 1'-0"



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: 19 March 2024

SUBJECT: Historic Preservation Coordinator's Report

MHPN 2024

Please remember that the Michigan Historic Preservation Network's annual conference will be held in Kalamazoo next May. While not mandatory, attending the conference will be an opportunity to network with other preservationists.

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$35	1	\$0
Administrative, permit	\$35	7	\$245
Hearing	\$85	10	\$850
		4	\$1,095

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
Voice: (269) 337-8744 | Fax: (269) 337-8513 | www.kalamazoocity.org