PROPOSED PROJECT:

22250 MICHIGAN AVENUE, DEARBORN, MI 48124

GENERAL NOTES

- ALL DRAWINGS AND THE NOTATIONS SHALL APPLY TO THE WORK OF THIS PROJECT AND SHALL BE CAREFULLY REVIEWED BY EACH CONTRACTOR AND EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER CONTRACTORS. THE GENERAL NOTES SHALL APPLY TO EACH CONTRACTOR.
- 2. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR SAFETY PRECAUTIONS AND SHALL COMPLY WITH THE REQUIREMENTS OF O.S.H.A. ALL APPLICABLE BUILDING CODES, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK
- ALL MATERIALS SHALL BE NEW AS CALLED FOR IN THE NOTES AND DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GENERAL CONTRACTOR. SUBSTITUTIONS OR 'APPROVED EQUAL' PRODUCTS SHALL BE LISTED AND APPROVED BY THE ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION AND WIL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR PORTIONS OF THE WORK NOT SHOWN ON DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION. THE MATERIALS, METHODS, AND WORKMANSHIP SHALL COMFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.
- 4. EACH CONTRACTOR OR PARTY ENGAGED ON THE PROJECT SHALL CARRY WORKER'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS, LIABILITY, BODILY INJURY, AUTOMOBILE, AND OTHER INSURANCE IN THE AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR, CERTIFICATIONS OF INSURANCE SHALL BE SUBMITTED BEFORE COMMENCING WORK. FIRE INSURANCE WILL BE CARRIED BY THE GENERAL CONTRACTOR TO THE FULLEST EXTENT PERMITTED BY LAW RELATIVE TO PROJECT. CONTRACTORS, SUBCONTRACTORS AND ALL PARTIES ENGAGED IN THE PORTIONS OF THE WORK SHALL INDEMNIFY AND HOLD HARMLESS THE GENERAL CONTRACTOR AND ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, INCLUDING DEATH AND EXPENSES. INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- EACH CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR, OBTAIN AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS AND APPROVALS REQUIRED FOR HIS PORTION OF THE WORK UNLESS OTHERWISE STIPULATED BY OWNER.
- ARRANGEMENTS AND PAYMENT FOR TEMPORARY ELECTRICITY. WATER. TOILET FACILITIES, FENCING AND BARRICADES, SECURITY, AND CLEANUP WILL BE AS AGREED UPON IN THE AGREEMENTS BETWEEN GENERAL CONTRACTOR AND CONTRACTOR
- EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND FOR THE PROTECTION OF THE WORKERS ENGAGED ON THE PROJECT AND FOR THE PUBLIC (SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, GUARDS, RAILINGS, OPENING PROTECTIVE, ETC.) SHALL BE PROVIDED, ERECTED, AND MAINTAINED BY THE VARIOUS CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES CONTRACTORS SHALL OBTAIN AND PAY FOR THE REQUISITE PERMITS INSPECTIONS, AND APPROVALS THEREOF. ALL SUCH ITEMS SHALL BE REMOVED BY CONTRACTORS WHEN ITEMS HAVE BEEN SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE GENERAL CONTRACTOR.
- 8. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING AND PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS
- 9. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXIST IN THE DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH AS WILL PREVENT HIM FROM COMPLETING HIS WORK IN A FIRST-CLASS MANNER. HE SHALL NOTIFY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.
- 10. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE.
- 1. CONTRACTORS SHALL SUBMIT SAMPLES, MATERIAL LISTS, EQUIPMENT LISTS, AND SHOP DRAWINGS AS CALLED FOR IN THE DRAWINGS AND INCLUDING BUT NOT LIMITED TO:

CONCRETE REINFORCEMENT, FORM WORK, POST-TENSIONED WORK, PRE-ENGINEERED WOOD & METAL TRUSSES, STAIRS, STAIR ACHORAGES, PRE-MANUFACTURED WALL PANELS, RAILINGS, FENCES, WINDOWS, DOORS, DOOR HARDWARE, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, APPLIANCES STAINS AND PAINTS AND CABINETRY. THESE ITEMS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE TO THE GENERAL CONTRACTOR FOR APPROVAL TO ALLOW FOR REVIEW AND POSSIBLE CORRECTION. FABRICATION SHALL NOT START UNTIL SHOP DRAWINGS ARE APPROVED. COMPLETED WORK SHALL BE IN ACCORDANCE WITH THE APPROVED DOCUMENTS, WHERE REVIEWED AND APPROVED BY THE ARCHITECT AND OR ENGINEER ON BEHALF OF THE GENERAL CONTRACTOR. SUCH REVIEW AND APPROVAL WILL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR QUANTITY, FIT, DIMENSIONS, MEANS, SEQUENCES, METHODS AND PROCEDURES, NOR FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE DRAWINGS AND AGREEMENTS.

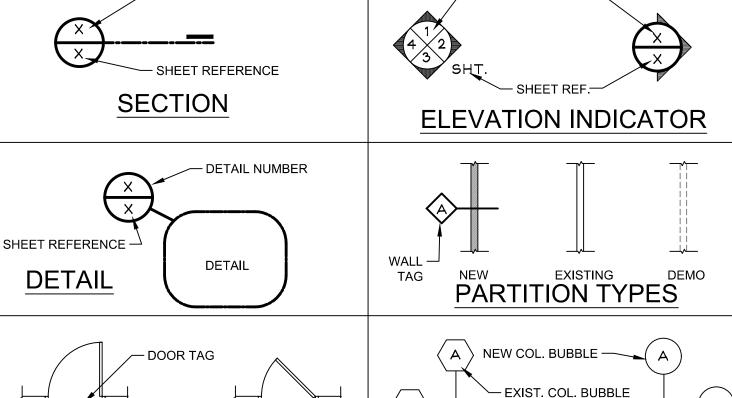
- 12. SITE WORK, CONCRETE, TIMBER, MASONRY. ETC WORK SHALL BE AS SHOWN AND NOTED ON STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL
- 13. PLUMBING, AIR-CONDITIONING, AND ELECTRICAL WORK SHALL BE INSTALLED IN BEST TRADE PRACTICES IN ACCORDANCE WITH APPLICABLE CODES AND AS SHOWN ON RELEVANT DRAWINGS AND ARCHITECTURAL DRAWINGS
- 14. CARPENTRY WORK SHALL CONSIST, IN GENERAL, OF WORK AS SHOWN INCLUDING BUT NOT LIMITED TO THE WALLS, ROOFS, SHEATHING, WOOD TRIM (BOTH INTERIOR AND EXTERIOR) INTERIOR STUDDING FOR PARTITIONS, STAIRS, DOORS AND APPLICATION OF HARDWARE. ALL SIZES, TYPES, DETAILS AND SPECIES AS SHOWN. INSTALL ALL MEMBERS AS SHOWN IN PROPER LOCATIONS PLUMB AND TRUE TO LEVEL. SECURELY FASTEN AND ANCHOR WALLS TO THE CONCRETE STRUCTURE, AND ALL MEMBERS TO EACH OTHER TO PROVIDE FULL STRENGTH AT JOINTS USING PROPER AND SUFFICIENT FASTENING IN ORDER TO ENSURE RIGIDITY OF THE STRUCTURE AND CONFORMITY TO CODE.
- 15. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE SMOKE DEVELOPMENT RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 AND A FLAME SPREAD RATING OF 200 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 - CLASS "C" MINIMUM.

ABBREVIATIONS FLOOR PROPERTY F.O. FACE OF PROJECT MANAGER FT. FOOT PER SQUARE FOOT AIR CONDITIONING F.GLAS **FIBERGLASS** PAINTED AREA DRAIN FURNITURE, FIXTURE & F.F.E. POUNDS PER SQUARE INCH A.F.F. ABOVE FINISH FLOOR **EQUIPMENT** POLY VINYL CHLORIDE ALUM **ALUMINUM** FURN. **FURNITURE** Q.T. **QUARRY TILE** ALT. ALTERNATE GAUGE QTY. QUANTITY GALVANIZED RADIUS ARCHED OPENING GYP. BD. GYPSUM BOARD RADIUS ACCES. HDWD. HARDWOOD ASPH. REFRIGERATOR HEADER REINFORCING **HOLLOW METAL** REVISION BUILDING HORIZ. B.O.S. BOTTOM OF STEEL REQ'D REQUIRED HT. BSMT. RESIL. RESILIENT BASEMENT H.V.A.C. HEATING, VENTILATION & AIR CONDITIONING BETWEEN INSIDE DIAMETER **ROUGH OPENING** BTM. BOTTOM INSUL. INSULATION SCHEDULE INT. INTERIOR SECTION CENTER LINE JT. JOINT SQUARE FOOT CERAMIC TILE JSTS. JOISTS C.J. CONTROL JOINT KIT. KITCHEN SHEATHING CLG. LAM. LAMINATE SIMILAR CLOSET LAVATORY SPECIFICATION CM CONSTRUCTION MGR. L.L.V. LONG LEG VERTICAL SQUARE CMU L.L.H. LONG LEG HORIZONTAL STAINLESS STEEL COL. COLUMN LAMINATED VENEER STD. STANDARD CONCRETE STEEL LT. LIGHT CONT. CONTINUOUS STRUCTURAL MASONRY CONST. CONSTRUCTION SUSPENDED SUSP. CONSTRUCTION MAX. MAXIMUM T.& G. TONGUE & GROOVE **SPECIFICATIONS** MECH. **MECHANICAL** TEL. TELEPHONE DEPARTMENT MTL. THICK DTL. MANUFACTURER THROUGH DIAMETER MINIMUM TOP OF MASONRY DRINKING FOUNTAIN MISC. **MISCELLANEOUS** T.O.P. TOP OF PLATE DIM. DIMENSION MASONRY OPENING TOP OF STEEL MOUNTED DISPENSER T.O.SL. TOP OF SLAB NOT IN CONTRACT DOWN TRT. TREATED NO. DOOR NUMBER TYPICAL D.S. DOWN SPOUT NOM. NOMINAL **UNDER SIDE** U/S DWG. NOT TO SCALE UNLESS OTHERWISE NOTED O.A. **OVERALL** V.C.B. VINYL COMPOSITION BASE O.C. **ELEVATION** ON CENTER V.C.T. VINYL COMPOSITION TILE ELEV. O.D. **ELEVATION** OUTSIDE DIAMETER VERTICAL OPT. **OPTIONAL** VERIFY IN FIELD EQUAL OPNG. **OPENING** V.W.C. VINYL WALL COVERING EQUIP. **EQUIPMENT** O.S.B. ORIENTED STRAND BOARD E.W.C. ELECT. WATER COOLER PLATE WATER CLOSET EXIST. P.LAM. PLASTIC LAMINATE WD. WOOD EXT. EXTERIOR P. CONC. POURED CONCRETE WITHOUT

GRAPHIC SYMBOLS

FLOOR DRAIN

F.D.



PLUMBING

PLYWOOD

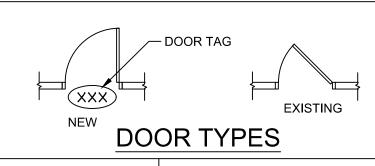
PRESSURE

PAIR

PLUMB.

PLYWD.

PRES.



 $\langle xxx \rangle$ WINDOW TAG

(51) **EQUIPMENT** TAG

– FINISH NUMBER **FINISHES** TAG

COLUMN LINE BUBBLES

SALES AREA 101- ROOM NUMBER ROOM **NUMBER**

WATERPROOFING

WELDED WIRE FABRIC

WEIGHT

W.W.F.

DESIGN CODES

THE NEW CONSTRUCTION HAS BEEN DESIGNED

- TO CONFORM TO THE FOLLOWING CODES:
- 2015 Michigan Rehabilitation Code for Existing Buildings
- 2015 Michigan Building Code
- 2015 Michigan Plumbing Code • 2015 Michigan Mechanical Code
- 2015 International Fuel Gas Code
- Michigan Electrical Code Based on 2017 N.E.C. with Part 8 State Amendments
- 2000 NFPA 101 Life Safety Code
- Michigan Uniform Energy Code Rules Part 10 wtih
- Ansi/ASHRAE/IESNA Standard 90.1 2013
- 2012 International Fire Code
- 2009 ICC/ANSI A117.1 & Michigan Barrier Free Design Law
- of Public Act 1 of 1966 as amended
- 2013 NFPA 72

BUILDING DATA

CLASSIFICATION OF WORK: ALTERATION LEVEL 2 SEE CLASSIFICATION OF WORK PLAN ON G101 FOR ADDITIONAL INFORMATION

USE GROUP: (301-312) **CONSTRUCTION TYPE: (601)** FIRE PROTECTION: (903.3)

M - MERCANTILE NOT SPRINKLED **NOT SEPARATED SEPARATION:** (508.4)

EXISTING GROSS BUILDING AREA: EXISTING GROSS FLOOR AREA:

15,506 SQ.FT. 14.818 SQ.FT.

HEIGHTS: ALLOWED: (TABLE 504.3) ALLOWED: (TABLE 504.4) **EXISTING:**

65'-0" 4 STORIES ±20'-0" (1 STORY)

OCCUPANT LOAD: (1004.1.2)

RETAIL (1/60) 13,206/60 = 220 1,144/300 **RECEIVING (1/300)** = 4 **TOTAL OCCUPANT LOAD:** = 224 PERSONS

EXITS:

2 DOOR(S) REQUIRED: (1006) 4 DOOR(S) PROVIDED:

EGRESS CAPACITY:

REQUIRED: (1005.3.2)

NON SPRINKLED BUILDING = .2" PER PERSON .2" x 224 PERSONS = 44.8" REQ. PROVIDED:

4 DOORS x 36" EACH = 144" TOTAL CLEAR WIDTH 144" PROVIDED > 44.8" REQUIRED

MAXIMUM TRAVEL DISTANCE: (TABLE 1017.2) **ALLOWED:** 200'-0"

PROVIDED: 118'-11"

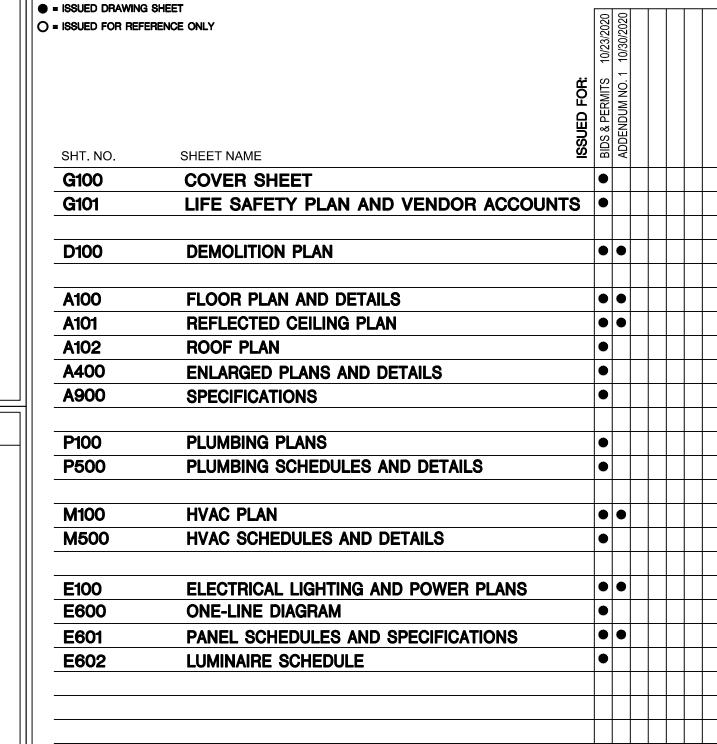
PLUMBING FIXTURES: REQUIRED: (MPC 403.3)

WATER CLOSET(S): 1/500 PER GENDER = 1 PER GENDER LAVATORY(S): 1/750 PER GENDER = 1 PER GENDER DRINKING FOUNTAIN(S): 2 (MPC 410.4)

SERVICE SINK(S): 1 PROVIDED:

WATER CLOSET(S): 3 WOMEN'S, 3 MEN'S LAVATORY(S): 3 WOMEN'S, 3 MEN'S DRINKING FOUNTAIN(S): 2 SERVICE SINK(S): 1

INDEX OF DRAWINGS



LIST OF CONTACTS

ARCHITECT-**ENGINEER:**



scott

jeffery a

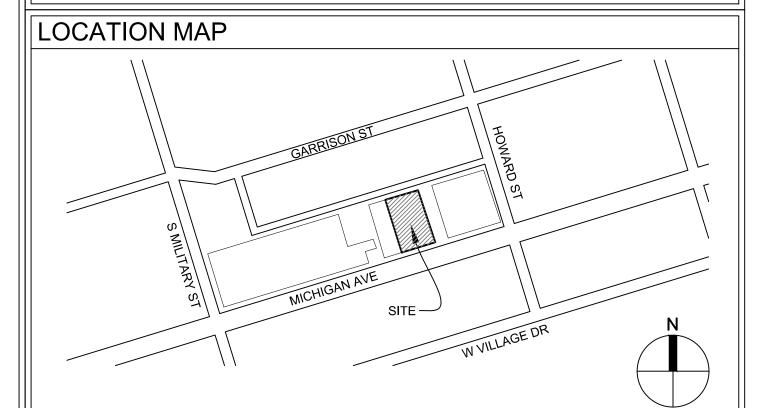
suite 200 32316 grand river ave. farmington, michigan 48336-3261 (248) 476-8800 JSCOTTARCHITECTS.COM

LANDLORD:

DEARBORN INVESTMENT CO, LLC C/O SIGNATURE ASSOCIATES ATTN: JULIE STRONG ONE TWON SQUARE, SUITE 1200 SOUTHFIELD, MI 48076

CONTRACTOR: ASHMARK CONSTRUCTION 5640 W. MAPLE ROAD, SUITE 300 WEST BLOOMFIELD, MI 48322

(248) 855-1575



architects p.c.

32316 grand river ave suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

SHEET TITLE:

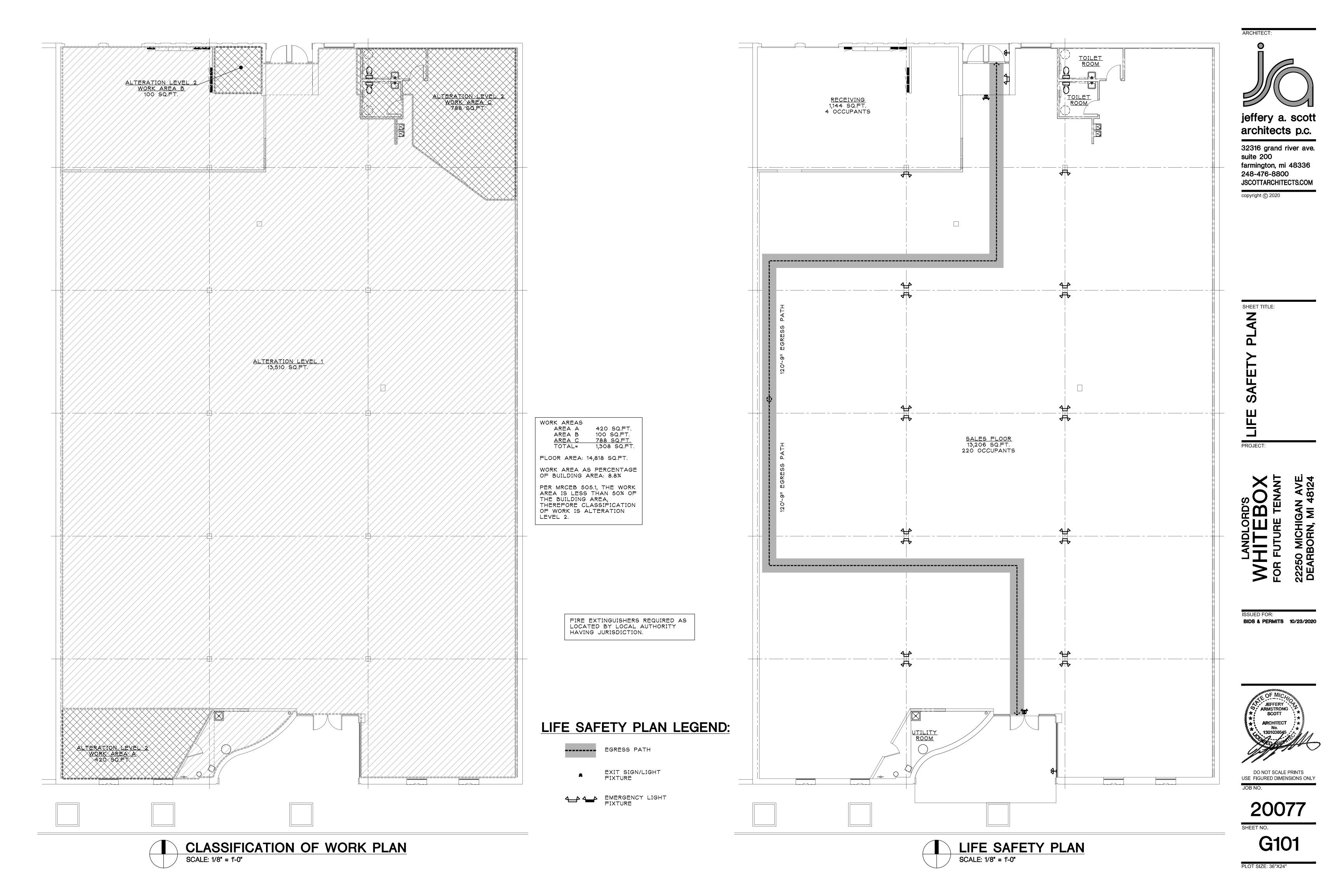
SHE Ш

PROJECT

BIDS & PERMITS 10/23/2020



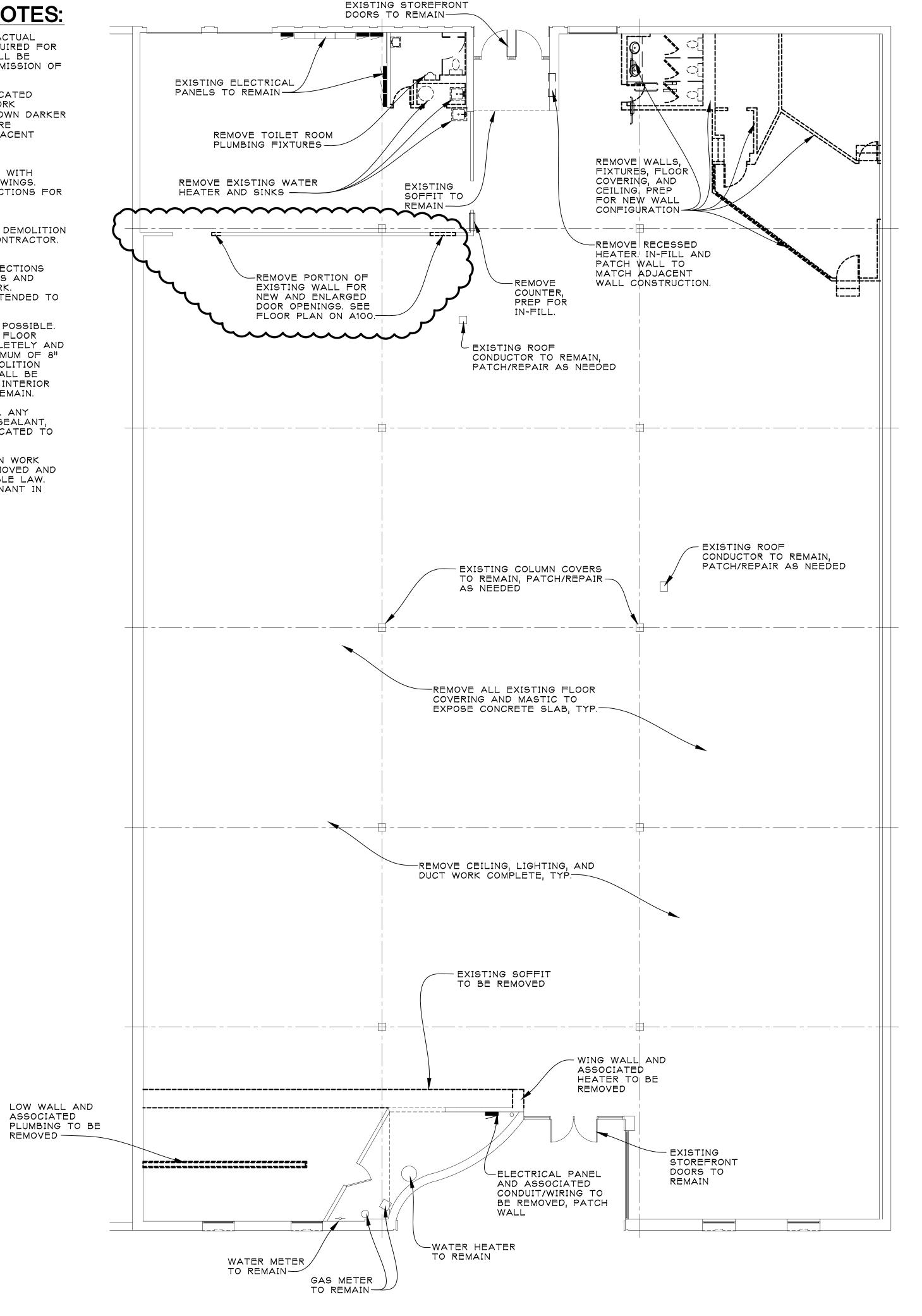
DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY



GENERAL DEMOLITION NOTES:

- A. DEMOLITION PLAN IS FOR REFERENCE ONLY, ACTUAL CONDITIONS AND EXTENT OF DEMOLITION REQUIRED FOR NEW CONFIGURATION AND CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMISSION OF BIDS AND/OR START OF WORK.
- B. REMOVE EXISTING CONSTRUCTION WHERE INDICATED AND/OR AS REQUIRED TO FACILITATE NEW WORK (EXISTING CONSTRUCTION TO BE REMOVED SHOWN DARKER AND DASHED). PATCH/REPAIR ALL AREAS WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT CONSTRUCTION AND FINISHES, PREP FOR NEW CONSTRUCTION AND FINISHES AS SCHEDULED.
- C. COORDINATE DEMOLITION/CONSTRUCTION WORK WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. PROVIDE TEMPORARY BARRICADES AND PROTECTIONS FOR ALL SITE WORK.
- D. ALL TEMPORARY SHORING, BRACING, ETC., AND MAINTENANCE REQUIRED FOR COMPLETION OF DEMOLITION WORK SHALL BE PROVIDED BY DEMOLITION CONTRACTOR.
- E. DEMOLITION CONTRACTOR SHALL PROVIDE ALL TEMPORARY BARRIERS, BARRICADES AND PROTECTIONS REQUIRED TO INSURE PROTECTION OF WORKERS AND GENERAL PUBLIC DURING ALL PHASES OF WORK. PROTECTION INDICATED ON DRAWINGS ARE INTENDED TO BE USED AS A GUIDE ONLY.
- F. EXISTING FLOOR SLAB SHALL REMAIN WHERE POSSIBLE. WHERE EXISTING CONSTRUCTION PENETRATES FLOOR SLAB AND IS TO BE REMOVED: SAWCUT COMPLETELY AND REMOVE OR TERMINATE CONSTRUCTION A MINIMUM OF 8" BELOW FLOOR LINE. PATCH SLAB WHERE DEMOLITION HAS OCCURRED. PATCHED CONCRETE SLAB SHALL BE LEVEL WITH EXISTING FLOOR AREA AT BOTH INTERIOR AND EXTERIOR AREAS OF THE BUILDING TO REMAIN.
- G. REPAIR DAMAGED MASONRY AND MORTAR, FILL ANY CRACKS AND/OR CONTROL JOINTS WITH NEW SEALANT, CLEAN AND PREP FOR NEW FINISHES AS INDICATED TO ACHIEVE NEW CONFIGURATION.
- H. ALL THE DEBRIS RESULTING FROM DEMOLITION WORK PERFORMED BY THE LANDLORD SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAW. THE SPACE SHALL BE DELIVERED TO THE TENANT IN "BROOM CLEAN" CONDITION.

REMOVED -





architects p.c.

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

SHEET TITLE:

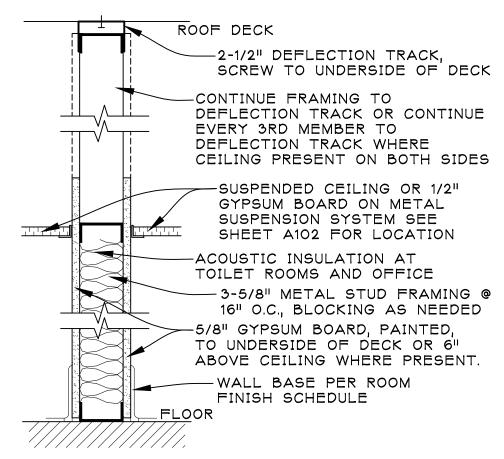
DEMOLITION

PROJECT:

BIDS & PERMITS 10/23/2020 ADDENDUM NO. 1 10/30/2020

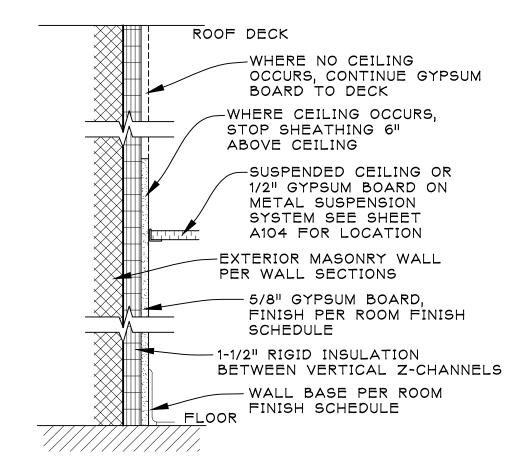


DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY



A TYPICAL INTERIOR WALL

SIMILAR TO PARTITION TYPE A, SUBSTITUTE 6" METAL STUDS



TYPICAL AT EXTERIOR WALLS



1 PARTITION TYPE DETAIL A100 NOT TO SCALE

PARTITION TYPE NOTES

WHERE CEILING OCCURS, STOP SHEATHING 6" ABOVE CEILING AND CONTINUE EVERY THIRD FRAMING MEMBER TO UNDERSIDE OF DECK/DEFLECTION TRACK. REFER TO REFLECTED CEILING PLAN (A101).

- WHERE NO CEILING OCCURS, CONTINUE FRAMING AND SHEATHING TO UNDERSIDE OF DECK/DEFLECTION TRACK. REFER TO REFLECTED CEILING PLAN (A101.
- 3. WHERE DEFLECTION TRACK IS INDICATED, HOLD WALL SHEATHING 1/2" BELOW UNDERSIDE OF ROOF DECK. NO SHEATHING FASTENERS WITHIN 6" OF DEFLECTION TRACK.
- 4. PROVIDE 2x BLOCKING AS NEEDED FOR WALL MOUNTED FIXTURES.
- 5. IN RECEIVING/BACKSTOCK SUBSTITUTE 3/4"
 CDX PLYWOOD WALL SHEATHING FROM 0-48"

FLOOR PLAN NOTES:

- (1) GAS METER. SEE PLUMBING SHEETS. VERIFY EXACT LOCATION IN FIELD.
- (2) WATER METER. SEE PLUMBING SHEETS.
- (3) ELECTRICAL METER AND PANELS, SEE ELECTRICAL SHEETS.
- (4) EXISTING WATER HEATER TO REMAIN. SEE PLUMBING SHEETS.
- (5) EXISTING STOREFRONT AND DOOR TO REMAIN. CLEAN AND REPAIR AS NEEDED FOR FULL FUNCTIONALITY. PROVIDE NEW WEATHER STRIPPING.
- (6) NEW WATER HEATER ON NEW SHELF ABOVE CEILING. SEE PLUMBING SHEETS.
- (7) IN-FILL EXISTING WALL OPENING WITH METAL STUDS AND GYPSUM BOARD TO MATCH EXISTING ADJACENT WALL CONSTRUCTION.
- (8) EXISTING ROOF DRAIN TO REMAIN.
- 9 EXISTING BOXED OUT ROOF DRAIN TO REMAIN. PATCH WHERE DEMOLITION HAS OCCURRED AND EXTEND GYPSUM BOARD AS NEEDED FOR NEW CEILING CONSTRUCTION.
- DEMOLITION HAS OCCURRED AND EXTEND GYPSUM BOARD AS NEEDED FOR NEW CEILING CONSTRUCTION.
- (11) PATCH SLAB AS NEEDED TO PROVIDE SMOOTH LEVEL CONCRETE FLOOR THROUGHOUT. INTERIOR AND WHERE EXTERIOR TILE IS REMOVED. PREP FOR NEW FLOORING. SEE ALTERNATE NOTE 1 ON A100.

 (12) REMOVE RUST FROM GARAGE DOORS AND WINDOW SILLS AS
- (12) REMOVE RUST FROM GARAGE DOORS AND WINDOW SILLS AS NEEDED AND DETERMINED BY LANDLORD. ENSURE PROPER SEAL AND FUNCTION PER INDUSTRY STANDARD.
- (13) SEE ALTERNATE NOTE 2 ON A100.
- 14) PATCH/REPLACE GYPSUM BOARD WALL SHEATHING WHERE DAMAGED OR MISSING. THICKNESS TO MATCH EXISTING.
- (15) NEW MOP SINK. SEE PLUMBING SHEETS.
- (16) EXTEND TOP OF EXISTING WALL CONSTRUCTION TO
- UNDERSIDE OF DECK.

 (17) EXISTING DOOR OPENING TO BE ENLARGED. PREP FOR FUTURE NEW 6'-0"x7'-0" DOOR TO BE PROVIDED BY TENANT.
- NEW DOOR OPENING IN EXISTING WALL. PREP FOR FUTURE NEW 3'-0"x7'-0" DOOR TO BE PROVIDED BY TENANT.

GENERAL NOTES:

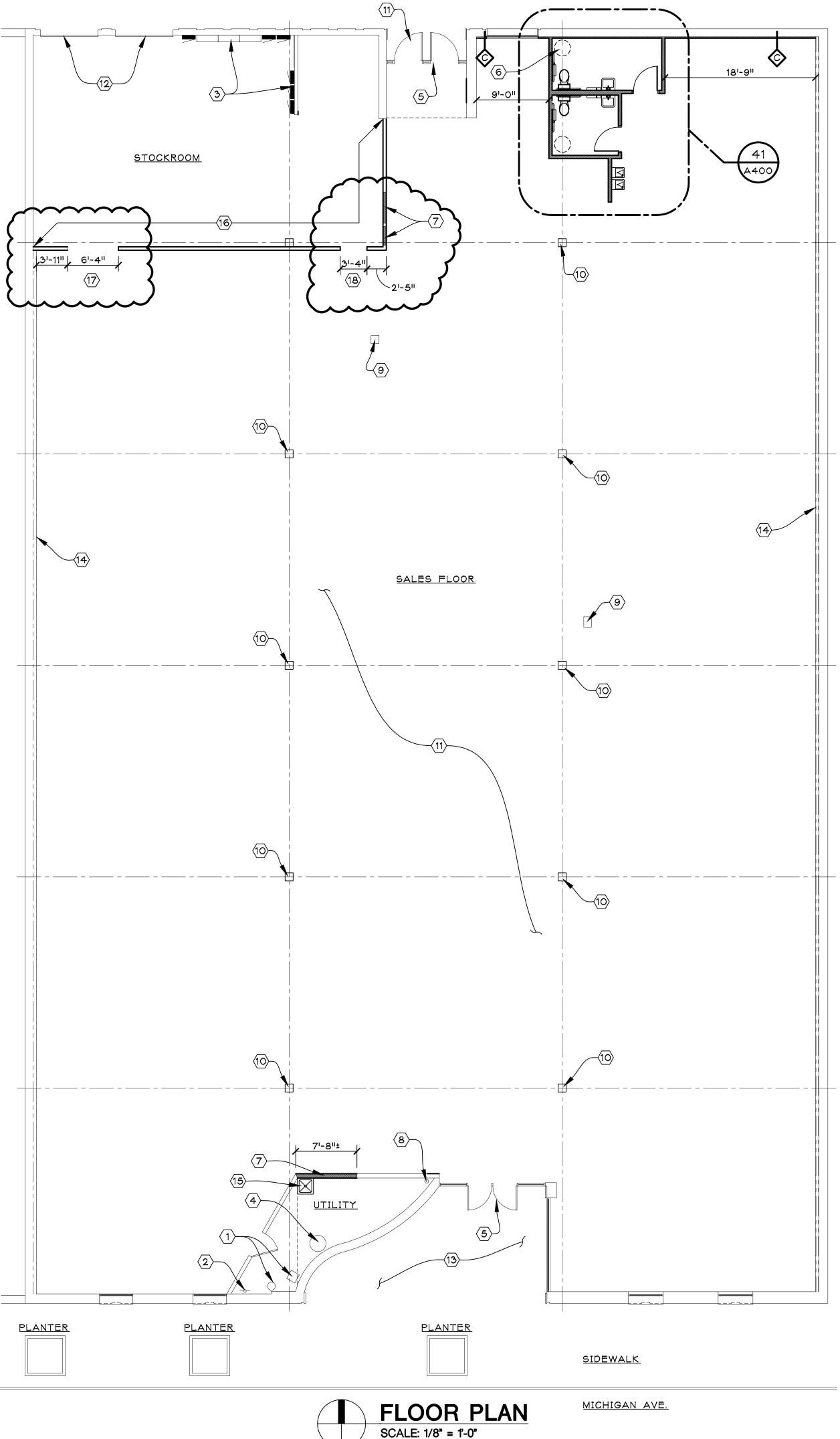
- A. NEW CONSTRUCTION SHALL MEET THE BARRIER FREE REQUIREMENTS STATED IN THE MICHIGAN DEPT. OF LABOR CONSTRUCTION CODE GENERAL RULES, LATEST EDITION.
- B. ALL DIMENSIONS ARE CLEAR UNLESS OTHERWISE NOTED.
- C. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTORS TO PROVIDE ALL WARRANTIES AND MATERIALS DURING INSTALLATION.
- D. REUSE EXISTING ROOF PENETRATIONS WHERE ABLE. ALL NEW ROOF PENETRATIONS (EXHAUST FAN, FLUE, VENT THRU ROOF, ETC.) TO MAINTAIN ROOF WARRANTY. ALL EXHAUST FANS, FLUES, AND PLUMBING VENTS TO BE MINIMUM 10'-O" FROM ANY RTU INTAKE. ABANDONED ROOF PENETRATIONS TO BE PATCHED TO MATCH ADJACENT CONSTRUCTION AND MAINTAIN ROOF
- E. ALL DOOR OPENINGS SHALL BE 4" FROM FACE OF ADJACENT PARTITION, UNLESS INDICATED OTHERWISE.
- F. ALL WOOD STUDS, FURRING, BLOCKING, FRAMING AND PLYWOOD SHEATHING SHALL BE FIRE RETARDANT PRESSURE TREATED.
- G. REMOVE VISIBLE MOLD FROM THE INTERIOR OF THE BUILDING.
- H. EXISTING FLOOR PENETRATIONS/STUB UPS NOT SCHEDULED FOR REUSE TO BE REMOVED AND CAPPED BELOW SLAB. PATCH CONCRETE AS NEEDED.

ALTERNATE NOTE 1:

BASE BID TO INCLUDE SMOOTH FINISHED CONCRETE FLOOR THROUGHOUT INTERIOR. PROVIDE A SEPARATE PRICE FOR NEW EPOXY FLOORING THROUGHOUT INTERIOR.

ALTERNATE NOTE 2:

BASE BID TO INCLUDE NO EXTERIOR CONCRETE WORK. PROVIDE A SEPARATE PRICE FOR NEW EXTERIOR CONCRETE AT SOUTH ENTRANCE ALCOVE.



ARCHITECT:

jeffery a. scott

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

architects p.c.

copyright © 2020

SHEET TITLE:

FLOOR PLAN

PROJECT

WHITEBOX
OR FUTURE TENANT
2250 MICHIGAN AVE.

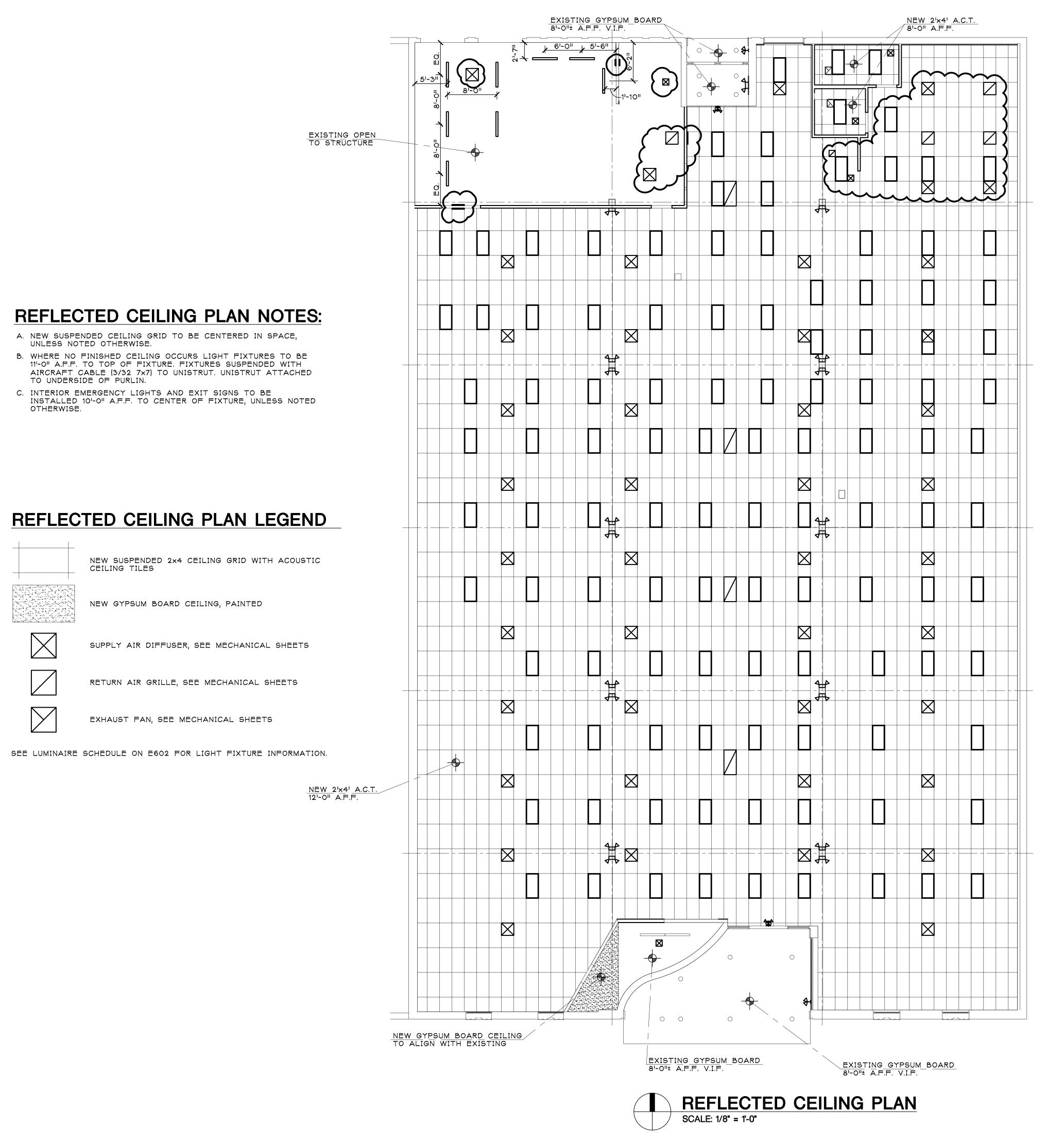
ISSUED FOR:
BIDS & PERMITS 10/23/2020
ADDENDUM NO. 1 10/30/2020



DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY

20077

A100



jeffery a. scott architects p.c.

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

SHEET TITLE:

REFLECTED CEILING PLAN

PROJECT:

BIDS & PERMITS 10/23/2020 ADDENDUM NO. 1 10/30/2020



DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY

PLOT SIZE: 36"X24"

A101

_____ NEW RTU. SEE MECHANICAL SHEETS. TYPICAL. NEW ROOF MEMBRANE, TYP. SEE ROOF PLAN NOTES — - EXISTING FLUE TO REMAIN, VERIFY IN FIELD EXISTING PLUMBING VENT TO REMAIN, VERIFY IN FIELD — ROOF PLAN SCALE: 1/8" = 1'-0"

ROOF PLAN NOTES:

EXISTING CAP/COPING.

PRACTICAL.

DEMOLITION HAS OCCURRED.

HVAC UNITS. SEE MECHANICAL SHEETS.

A. PROVIDE NEW 60 MIL EPDM (LSFR) RUBBER (ETHYLENE

PROPYLENE DIENE MONOMER RUBBER) ROOF MEMBRANE LOOSE LAID OVER EXISTING RIGID INSULATION ON EXISTING METAL ROOF DECKING. PROVIDE ROOFING BALLAST (ASTM 1863) 1/2" TO 1" SIZE, MINIMUM 12 POUNDS PER SQUARE FOOT. PATCH AND REPAIR ROOF DECK AND INSULATION AS NEEDED. ROOF

MEMBRANE TO WRAP UP BACK OF PARAPET WALL AND UNDER

B. EXISTING ROOFTOP EQUIPMENT NOT SCHEDULED FOR RE-USE TO BE REMOVED COMPLETE. PATCH AND REPAIR ROOF WHERE

C. CONTRACTOR TO FIELD VERIFY ALL ROOF PENETRATIONS AND

CURBS. PENETRATIONS AND CURBS TO BE RE-USED WHERE

D. PROVIDE BRACING/REINFORCING AS NEEDED AT NEW ROOF TOP

- EXISTING PLUMBING VENT THRU ROOF TO

BE REUTILIZED, FIELD VERIFY LOCATION

- NEW EXHAUST AIR,

SEE MECHANICAL SHEETS

– ABANDONED

EQUIPMENT TO BE REMOVED, TYP.

- EXISTING ROOF CONDUCTOR TO BE RESET AS NEEDED

FOR NEW ROOFING,

EXISTING PARAPET WALL TO REMAIN —

 EXISTING CANOPIES AND AWNING BELOW TO REMAIN, TYP. jeffery a. scott architects p.c.

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

SHEET TITLE:

ROOF PLAN

PROJECT:

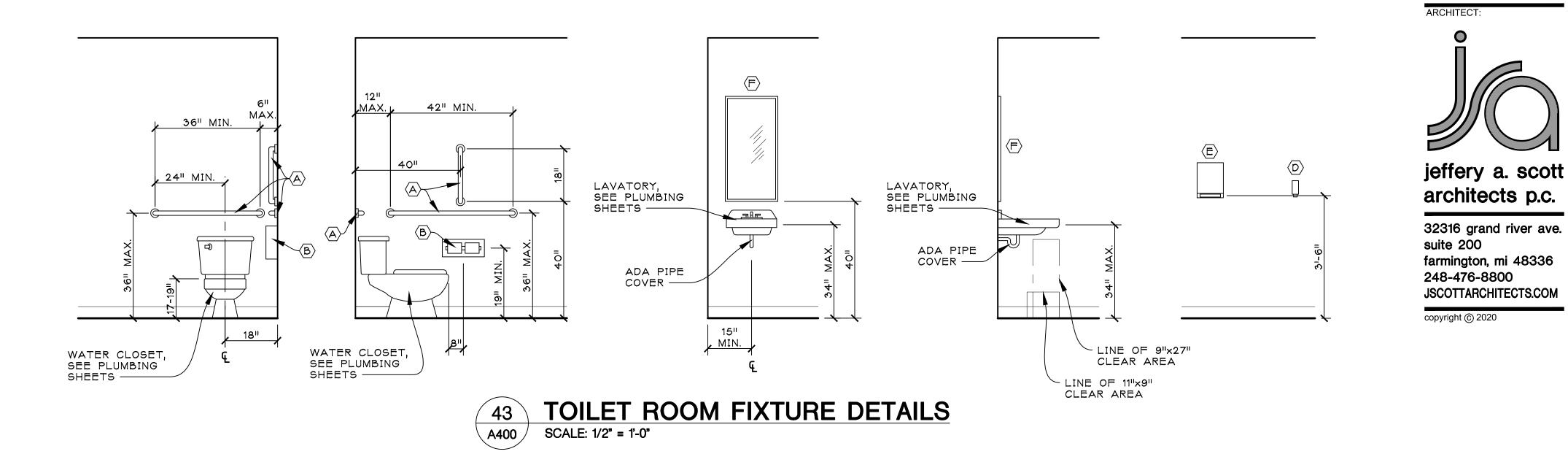
WHITEBOX
OR FUTURE TENANT
2250 MICHIGAN AVE.

ISSUED FOR:
BIDS & PERMITS 10/23/2020



20077

Δ10⁴



TOILET ROOMS TO RECEIVE WALL TILE FROM FLOOR TO CEILING. TILE TO BE SELECTED BY TENANT. FLOOR FINISH PER A100. CEILING FINISH PER A101.

SHEET TITLE:

JEFFERY

ARCHITECT

ANS

	T		I	
CODE	ITEM	MANUFACTURER & PRODUCT #	MOUNTING HEIGHT	REMARKS
Α	GRAB BARS	GAMCO 150Sx18 (18"), x36 (36") & x42 (42")	36" MAX. A.F.F.	1 1/2" DIAMETER, NOTES B, C, D
В	TOILET TISSUE DISPENSER	BOBRICK B2740	24" A.F.F.	NOTES B, C, D
D	SOAP DISPENSER	DERMA FOAM E- KAY CHEMICAL COMPANY	NOTE A, C	NOTES A, B, C, D
E	PAPER TOWEL DISPENSER	BOBRICK B253	NOTE A, C & E	NOTES A, B, C, D
F	MIRROR	GAMCO A-24x36	40" A.F.F. TO BOTTOM, NOTE C	ANGLE FRAME, NOTES C, D
G	WASTE RECEPTACLE	-	41"-45" A.F.F. FOR ADA	
		NOTES		

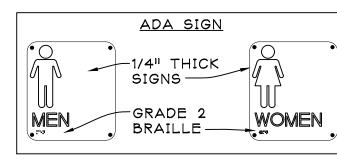
NOTE C: PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES

NOTE D: ALL TOILET ROOM ACCESSORIES TO BE PROVIDED BY CONTRACTOR.

ADA NOTES:

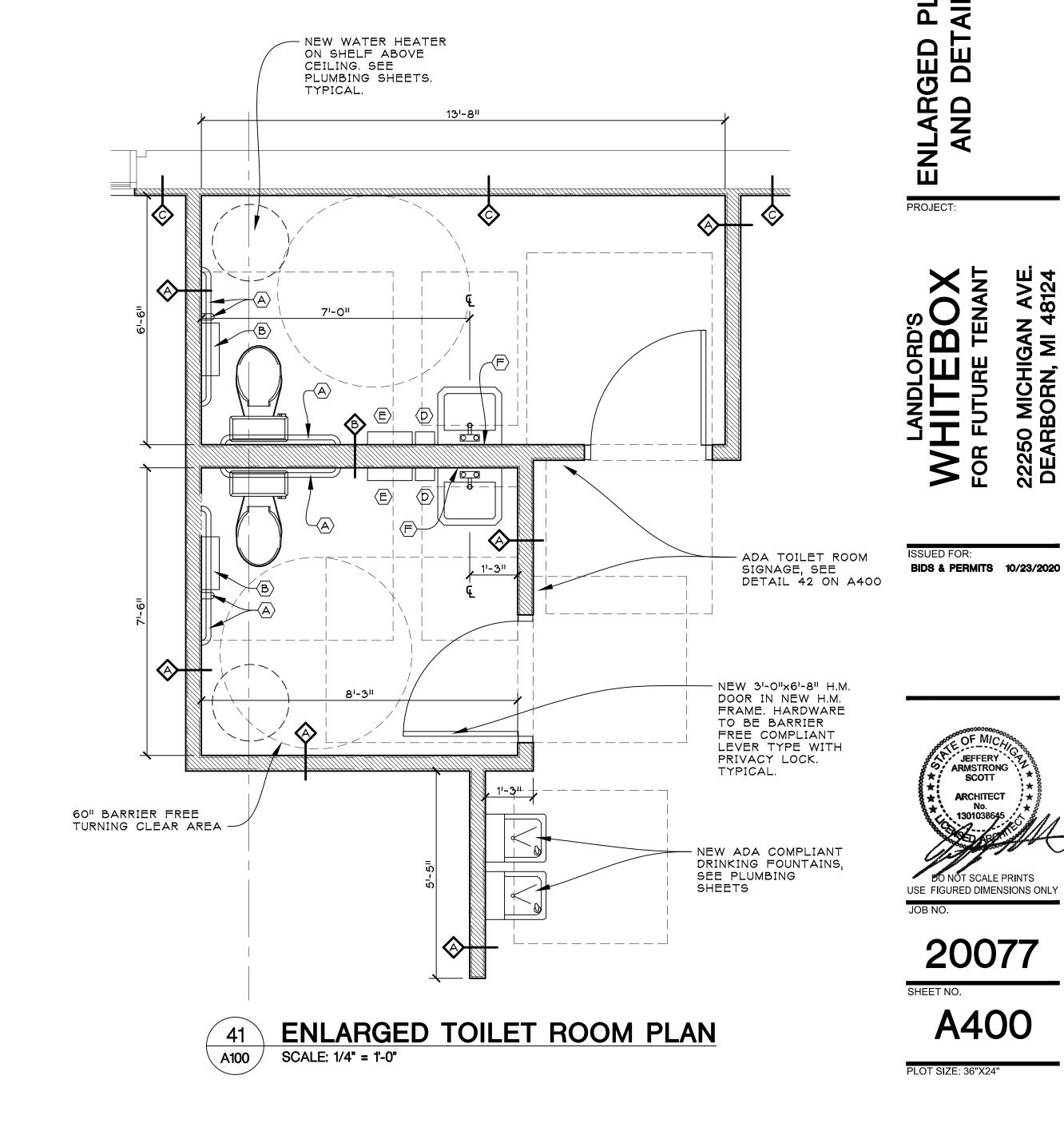
THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

- 1. DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
- 2. TOILET ROOMS:
 - A. LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
 - B. A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE BARRIER FREE STALL DOOR.
 - C. LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. FLUSH HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET.
 - D. PROVIDE ONE 42" AND ONE 36" LONG X 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR.
 - E. LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE)
 - F. INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
 - G. DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.
 - H. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.



- 1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. 2. IDENTIFICATION SYMBOLS ARE TO BE ON LATCH SIDE OF DOOR 48"-60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT IN COLOR AND CONTRAST.
- 3. PROVIDE RESTROOM GRAPHIC SIGN ON DOOR 60" ABOVE FLOOR
- 4. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN.OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.





SCOPE OF WORK

GENERAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY AS REQUIRED BY DRAWINGS AND SPECIFICATIONS TO PROVIDE A COMPLETE AND FINISHED SPACE. THIS INCLUDES ALL ARCHITECTURAL, ELECTRICAL, PLUMBING, HEATING AND VENTILATING TRADES.

APPLICABLE CODES SEE SHEET TITLE SHEET

TEMPORARY UTILITIES AND SERVICES

THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR THE COLLECTION OF DEBRIS, AS REQUIRED IN CONNECTION WITH THE WORK OF CONSTRUCTION AND INSTALLATION. CONTRACTOR'S CONSTRUCTION MATERIALS, TOOLS, EQUIPMENT AND DEBRIS SHALL BE STORED ONLY WITHIN THE DEMISED PREMISES, OR IN AREAS TEMPORARILY DESIGNATED FOR THAT PURPOSE BY THE OWNER. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A TEMPORARY LIGHTING AND POWER SYSTEM FOR THE WORK OF ALL TRADES DURING CONSTRUCTION AND SHALL REMOVE SAME PRIOR TO THE COMPLETION OF THE PROJECT.

COORDINATING AND EXPEDITING

IT SHALL BE THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE AND EXPEDITE ALL PHASES OF ARCHITECTURAL, PLUMBING, MECHANICAL, INCLUDING HEATING, VENTILATING AND ELECTRICAL WORK, REGARDLESS OF WHETHER THE OWNER AWARDS SEPARATE CONTRACTS FOR ANY TRADES, BRANCHES, OR ITEMS OF WORK AND EQUIPMENT. ALL OTHER TRADES, SUBCONTRACTORS AND/OR SEPARATE CONTRACTORS SHALL COOPERATE FULLY WITH THE GENERAL CONTRACTOR.

CERTIFICATE OF OCCUPANCY

THE CONTRACTOR MUST SECURE A CERTIFICATE OF OCCUPANCY FROM THE JURISDICTIONAL AUTHORITIES BY THE DATE OF COMPLETION AS SPECIFIED IN THE CONTRACT AND WILL DELIVER A COPY OF THE CERTIFICATE TO THE OWNER.

<u>PERMITS</u>

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED.

GUARANTY-WARRANTY

THE GENERAL CONTRACTOR SHALL AND HEREBY DOES GUARANTEE AND EACH SUBCONTRACTOR SHALL AND HEREBY DOES WARRANT THAT ALL WORK FOR THIS BUILDING, UNDER THIS CONTRACT, SHALL BE FREE FROM DEFECTS OF FAULTY LABOR AND/OR MATERIALS FOR THE PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF SAME.

SITE WORK

DEMOLITION/SITE WORK

- A. WHERE INDICATED COMPLETELY REMOVE AND DISPOSE OF ALL EXISTING ITEMS AND EQUIPMENT NOT REQUIRED FOR THE PROJECT. REMOVE DEBRIS DAILY. DISPOSAL OPERATIONS SHALL BE AFTER HOURS.
- B. REVIEW DISPOSAL METHODS WITH LANDLORD PRIOR TO STARTING WORK. IDENTIFY THOSE ITEMS DESIGNATED BY THE LANDLORD FOR RETENTION AND DELIVER THEM TO THE LANDLORD IN SATISFACTORY CONDITION.
- C. PROVIDE EXTERIOR SECURITY BARRICADE IN ACCORDANCE WITH MALL REQUIREMENTS AND REMOVE WHEN PROJECT IS COMPLETE OR WHEN OTHERWISE DIRECTED BY MALL CONSTRUCTION MANAGER OR TENANT
- D. PATCH CONCEALED AND EXPOSED DEMISING AND FIRE RATED WALLS TO MAINTAIN REQUIRED RATING.

CONCRETE

03000 CONCRETE

- A. MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I. @ 28 DAYS, U.O.N.: SLABS SHALL BE 3500 P.S.I. MIN. U.O.N. EXPOSED CONCRETE SHALL 4000 P.S.I. WITH 6% + 1% ENTRAINED AIR U.O.N.
 - 1. CEMENT: ASTM C150, NORMAL TYPE I PORTLAND TYPE.
 - 2. FINE AND COARSE AGGREGATES: ASTM C33. 3. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
- 4. AIR ENTRAINMENT ADMIXTURE: ASTM C260.
- VAPOR BARRIER 6 MIL CLEAR POLYETHYLENE. REINFORCING STEEL: ASTM A615, 40 KSI YIELD GRADE;
- DEFORMED BILLET STEEL BARS, PLAIN FINISH.
- 7. WELDED WIRE FABRIC SHALL BE MINIMUM 6" X 6" W1.4 X W1.4 INCLUDED IN ALL SLABS ON GRADE.
- 8. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR SUPPORT OF REINFORCING.
- 9. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315 AND ASTM A184.
- 10. INTERIOR SLABS TO RECEIVE TROWEL FINISH.

CONCRETE SEALER

A. SEAL EXISTING, NEW OR REPAIRED CONCRETE SLAB. CONCRETE SEALER SHALL BE VOCOMP-20 ACRYLIC CURING AND SEALING COMPOUND BY W.R. MEADOWS APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

CONCRETE SLAB PATCHING AND REPAIR

A. WHERE EXISTING CONCRETE SLAB IS CUT, DRILLED OR OTHERWISE DAMAGED DURING THE WORK, OR WHERE MINOR CONCRETE PLACEMENT IS REQUIRED, PATCH AND REPAIR USING 2500 PSI CONCRETE. BOND NEW CONCRETE TO OLD CONCRETE USING EPOXY-RESIN GROUT. PROPERLY CURE NEW CONCRETE AND FINISH TO MATCH TEXTURE OF EXISTING ADJACENT CONCRETE.

<u>METALS</u>

COLD FORMED METAL FRAMING

A. GENERAL

1. PROVIDE FRAMING, FOLLOWING THE STANDARDS PUBLISHED BY: METAL LATH/STEEL FRAMING ASSOCIATION, PUBLICATION 540-87, LIGHTWEIGHT STEEL FRAMING SYSTEMS

2. PROVIDE ENGINEERING DESIGN AS REQUIRED BY CODE.

B. PRODUCTS

- 1. PROVIDE ALL FRAMING SHOWN OR REQUIRED, INCLUDING BRACING, FURRING, BRIDGING, PLATES, GUSSETS, AND CLIPS. 2. ALL STRUCTURAL MEMBERS SHALL BE FORMED TO CORROSION RESISTANT STEEL CORRESPONDING TO THE REQUIREMENTS OF ASTM A446 WITH A MINIMUM YIELD STRENGTH OF 40 KSI FOR
- STUDS AND GRADE A, 33 KSI FOR RUNNERS. 3. TRACK: FORMED STEEL, CHANNEL SHAPED, SAME WIDTH AS
- STUDS, TIGHT FIT; SOLID WEB. 4. ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING ASTM A525 G90.
- 5. WELDING: IN ACCORDANCE WITH AWS D1.1 AND AWS D1.3. 6. PRIMER: TOUCH-UP FOR GALVANIZED SURFACES.

1. INSTALL FRAMING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MISCELLANEOUS METAL

- A. PROVIDE AND INSTALL STEEL ANGLES, BRACES, BOLTS, AND CLIPS AS REQUIRED BY THE DRAWINGS AND CONSTRUCTION PRACTICE.
- B. ALL STRUCTURAL STEEL SHALL MEET ASTM A36, STRUCTURAL TUBING ASTM A500-GRADE B, AND ANCHOR BOLTS ASTM A307. STRUCTURAL STEEL SHALL MEET A.I.S.C. SPECIFICATIONS. SUPPLY WITH SHOP PRIME COAT AND ALL BASE PLATES, HANGERS, SADDLES AND BOLTS AS REQUIRED PER SHOP DRAWINGS.
- C. MISCELLANEOUS STEEL SHALL BE A36. PIPE SHALL BE STANDARD WEIGHT OR EXTRA HEAVY AS NOTED. SUPPLY ALL STEEL WITH SHOP PRIME COAT.

CARPENTRY AND MILLWORK

- A. ALL ROUGH CARPENTRY ITEMS SHALL MEET IBC (803) REQUIREMENTS AND WHERE REQUIRED SHALL BE FIRE-RETARDANT TREATED, FR-S AND HAVE A RATING OF LESS THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E-84 AND BE SO LABELED. ALL LUMBER SHALL BE KILN-DRIED TO A 15-19 PERCENT MOISTURE CONTENT.
- B. INTERIOR FINISH ITEMS SHALL MEET FIRE CLASSIFICATION II, FLAME SPREAD INDEX 26-75 AND BE LABELED WITH APPROPRIATE UL
- C. PROVIDE TEST RESULTS OR CERTIFICATES AS REQUIRED BY THE BUILDING DEPARTMENT.

ARCHITECTURAL WOODWORK

- ARCHITECTURAL WOODWORK AND FINISHED CARPENTRY SHALL CONFORM TO CUSTOM GRADE QUALITY-STANDARDS OF ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR TRANSPARENT FINISHED, LAMINATED PLASTIC-FINISHED, AND PAINT-FINISHED WOODWORK EXCEPT AS OTHERWISE NOTED OR SPECIFIED.
- 2. SOLID HARDWOOD FOR TRANSPARENT FINISH FOR GENERAL INTERIOR USE SHALL BE CLEAR FIRST QUALITY, OAK, PLAIN
- SAWN. 3. PARTICLEBOARD PANELS FOR PAINT FINISH FOR STORE INTERIOR SHALL BE MEDIUM-DENSITY FIBER BOARD (MDF), WITH EXTERIOR GLUE, WHERE SPECIFICALLY INDICATED. OTHERWISE PANELS SHALL BE SHOP GRADE, NATURAL BIRCH
- VENEERED, SOLID OR VENEER CORE. 4. SOLID WOOD FOR PAINT FINISH FOR GENERAL INTERIOR USE INCLUDING INTERIOR STOREFRONT FRAMING SHALL BE PLAIN
- SAWN YELLOW POPLAR, FROM FIRST QUALITY STOCK (GRADE A). 5. PARTICLEBOARD BACK-UP FOR LAMINATED PLASTIC FINISH
- SHALL BE EQUAL TO 45 LBS. PER CU. FT. DENSITY.
- 6. LAMINATE PLASTIC SHALL BE GENERAL PURPOSE GRADE CONFORMING TO NEMA STANDARDS, EQUAL TO PRODUCTS OF FORMICA, NEVAMAR, WILSONART, OR TEXTOLITE. REFER TO DRAWINGS FOR SPECIFIC DESIGNATIONS.
- B. SHOP DRAWINGS AND SAMPLES FOR GENERAL CONTRACTOR SUPPLIED
 - 1. PROVIDE FOUR (4) PRINT SETS OR ONE (1) SEPIA SET OF SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK (MINIMUM).
- C. FABRICATION OF MATERIAL
- 1. INSOFAR AS POSSIBLE, ALL FIXTURES AND MILLWORK SHALL BE SHOP FABRICATED AND FINISHED, AND THEN DELIVERED TO THE SITE AS CLOSE TO THE TIME OF INSTALLATION AS POSSIBLE POSITION AS INDICATED ON DRAWINGS AND APPROVED SHOP DRAWINGS. TO MINIMIZE POSSIBLE DAMAGE FROM CONSTRUCTION ACTIVITY. ALL MATERIALS SHALL BE INSTALLED BY MECHANICS EXPERIENCED IN THIS TYPE OF WORK. ALL ITEMS SHALL BE SET, SCRIBED PLUMB, SQUARE AND LEVEL AND BE SECURED IN
- 2. ALL FABRICATION AND APPLICATION OF PLASTIC LAMINATE, METAL WORK, AND GLASS, ETC., SHALL BE SHOP FABRICATED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND RESPECTIVE ASSOCIATIONS' STANDARDS (I.E., AWI, NEMA, ETC., ALL WORK TO BE CUSTOM QUALITY).
- 3. ALL EXPOSED PLYWOOD AND PARTICLEBOARD EDGES TO BE EDGE BANDED.
- 4. ALL EXPOSED NAILS, SCREWS AND BOLTS SHALL BE CONCEALED WITH ALL HOLES PLUGGED OR FILLED.
- 5. ASSEMBLY GLUES SHALL BE USED IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- 6. ALL SHOP FABRICATED MILLWORK WHERE FIELD PAINTING IS REQUIRED, SHALL BE SHOP FINISHED WITH SANDING SEALER

PRIOR TO DELIVERY TO SITE.

7. CONSULT ARCHITECT'S COLOR / FINISH SCHEDULE FOR ALL FINISH MATERIALS.

D. PROTECTION OF WORK

1. AFTER INSTALLATION OF FIXTURES AND MILLWORK CLEAN ALL SURFACES ON BOTH INTERIOR AND EXTERIOR OF ALL DIRT, DUST AND FOREIGN SUBSTANCES. AFTER CLEANING, PROTECT INSTALLED WORK FROM DAMAGE.

DOORS, HARDWARE AND GLASS

DOORS & FRAMES

A. GENERAL

- 1. VERIFY ALL LOCAL CODES AND LANDLORD'S REQUIREMENTS AND PROVIDE FIRE RATED DOORS AND FRAMES AS REQUIRED.
- 2. FLUSH HOLLOW CORE AND SOLID CORE WOOD DOORS BY GENERAL CONTRACTOR TO HAVE MANUFACTURER'S STANDARD 5 YEAR GUARANTEE COVERING WORKMANSHIP AND MATERIALS AND A LIFETIME GUARANTEE AGAINST WARP.
- 3. CONFORM TO THE FOLLOWING: A. FIRE RATED DOOR AND FRAME CONSTRUCTION: NFPA 80,
 - B. ANSI STANDARD 117.1, HANDICAP ACCESSIBILITY
 - GENERAL; SDI-100 STANDARDS FOR STEEL DOORS. D. INDUSTRY STANDARD FOR WOOD DOORS NWMA 1.5.1.

- 1. FLUSH SOLID CORE WOOD DOOR FACES TO BE ROTARY CUT, PAINT GRADE BIRCH VENEER.
- 2. METAL FRAMES TO BE MINIMUM 16 GAUGE REINFORCED TO RECEIVE HARDWARE AND ANCHORS AS REQUIRED, KNOCKED DOWN TYPE W/ INTERLOCKED CORNERS.

C. EXECUTION

- 1. FRAMES ARE PREFABRICATED AND SHIPPED KNOCKED DOWN FOR FIELD ASSEMBLY WITH HARDWARE REINFORCEMENT PLATES WELDED IN PLACE.
- 2. INSTALL DOORS AND FRAMES IN ACCORDANCE WITH ANSI/SDI-100 AND AS REQUIRED BY SDI PUBLICATIONS "THE
- INSTALLATION OF COMMERCIAL DOORS AND STEEL FRAMES". 3. COORDINATE INSTALLATION OF DOORS AND FRAMES WITH
- INSTALLATION OF HARDWARE SPECIFIED IN SECTION 08700. 4. COORDINATE WITH WALL CONSTRUCTION AND PROVIDE APPROPRIATE ANCHORS WHEN REQUIRED FOR A COMPLETE JOB.

<u>HARDWARE</u>

- 1. PROVIDE FINISH HARDWARE AS INDICATED ON SCHEDULE, DETAILS AND AS REQUIRED TO PROVIDE A COMPLETE FIRST
- 2. COORDINATE 120V ELECTRICAL FOR REMOTE EXIT ALARMS, SECURITY LOCKS AND MOTION SENSORS. REFER TO HARDWARE SCHEDULES.
- 3. ALL DOORS TO AND DOOR HARDWARE SHALL COMPLY WITH SECTION 1003.3.1 OF THE IBC AND SECTION 404 OF ICC/ANSI A117.1

B. PRODUCTS

- HARDWARE ITEMS SHALL BE LT. COMMERCIAL GRADE WITH
- HEAVY DUTY CYLINDRICAL LOCKS. 2. ACCEPTABLE MANUFACTURERS ARE:
- A. SCHLAGE, YALE, BALDWIN AND BEST. DOOR LOCKS: CONTROL KEYING WITH REMOVABLE 7 PIN CORE.
- 4. PROVIDE CONSTRUCTION CORES AND KEYS DURING CONSTRUCTION
- C. EXECUTION 1. INSTALL HARDWARE IN ACCORDANCE WITH REQUIREMENTS OF BHMA AND THE MANUFACTURER.
 - 2. DOORS SHALL BE FACTORY MACHINED FOR HARDWARE. PERIOD. CONTRACTOR WILL SUPPLY AND INSTALL PERMANENT CORES

<u>GLASS AND GLAZING</u>

A. GENERAL

1. ALL FRAMELESS GLASS SHALL HAVE EXPOSED EDGES GROUND AND POLISHED, ALL CORNERS SHALL BE CHAMFERED.

- 1. STOREFRONT GLAZING: CLEAR TEMPERED OR LAMINATED SAFETY GLASS 1/4" AND 1/2" THICK PER INDUSTRY SIZE RECOMMENDATIONS.
- 2. GLAZING SYSTEM: MANUFACTURER'S STANDARD GASKET GLAZING
- 3. TEMPERED GLASS: CLEAR FLOAT, HEAT TREATED TO 4.5 TIMES ANNEALED STRENGTH, FREE OF ALL VISIBLE TONG MARKS, 1/4"
- 4. OTHER INTERIOR GLAZING: CLEAR FLOAT GLASS, QUALITY Q3, 1/4" TH. SYSTEM COMPLYING WITH PERFORMANCE REQUIREMENTS AND FGMA "GLAZING MANUAL".

C. EXECUTION

1. STRICTLY COMPLY WITH GLASS MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS OF THE FGMA "GLAZING MANUAL" AND "SEALANT MANUAL".

FINISHES CLASS II FLAME SPREAD 26-75

1. ALL CEILING, FLOOR AND WALL FINISHES SHALL COMPLY WITH THE I.B.C. TABLE 803.9 STANDARDS.

- 2. ALL DECORATIVE MATERIALS AND TRIM MUST MEET ALL STATE AND LOCAL CODE REQUIREMENTS IN ACCORDANCE WITH I.B.C. AND ASTM-84 STANDARDS
- SMOKE CONTRIBUTION RATINGS WHICH COMPLY WITH 2009 IBC SECTION 803 REQUIREMENTS, AND WHERE REQUIRED, SHALL BE FILED WITH BUILDING DEPARTMENT. B. INTERIOR FINISH ITEMS SHALL MEET FIRE CLASSIFICATION B, FLAME SPREAD INDEX 26-75, AND BE LABELED WITH APPROPRIATE UL

A. ALL FINISH MATERIALS SHALL BEAR APPROVED FIRE RESISTANCE AND

DESIGNATION. C. ALL COLORS, CARPETING, AND MATERIALS AS SELECTED BY THE ARCHITECT AND OR OWNER - SEE FINISH SCHEDULE.

D. FLASH PATCHING

- 1. LEVEL AND SMOOTH EXISTING FLOOR WHERE REQUIRED, TO RECEIVE VINYL COMPOSITION TILE AND GLUEDOWN CARPET. MATERIAL SHALL BE COMPLETELY COMPATIBLE WITH BOTH FLOOR COVERINGS AND ADHESIVES.
 - A. AT CARPET/FLOORING TRANSITIONS USE FLASH PATCHING COMPOUND TO PROVIDE SMOOTH TRANSITION AS DETAILED.

GYPSUM DRYWALL

A. GENERAL

- 1. COORDINATE WITH LANDLORD AND LOCAL AND STATE AUTHORITIES FOR THEIR REQUIREMENTS FOR DRYWALL AND
- 2. LIGHT GAUGE FRAMING IS TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:
 - A. WALL AND PLATFORM FRAMING
 - B. BLOCKING WHERE REQUIRED IN DRYWALL PARTITIONS OR FURRED DRYWALL FOR THE FASTENING OF SURFACE WALL STANDARDS, WOOD TRIM AND HANDICAP GRAB BARS.
 - D. MISCELLANEOUS BLOCKING, CLEATS AND SUPPORTS FOR

C. FIRESTOPPING AT INTERSECTION OF ALL PARTITIONS AND

OWNER SUPPLIED ITEMS.

B. PRODUCTS

GYPSUM PANELS

- A. SHEETROCK BRAND 5/8" DRYWALL AND 5/8" FIRECODE 'C' CORE DRYWALL BY USG OR EQUAL.
- 2. LIGHT GAUGE FRAMING A. 3 5/8", 2 1/2", 1 1/4" METAL STUDS AND CHANNELS. USG OR EQUAL. SPACING AT 16" O.C. EXCEPT WHERE NOTED OR OTHERWISE REQUIRED, 25 GAUGE 10' TO 15'
 - & 20 GAUGE 15' TO 20'. B. ALL STUD COMPONENTS AS DETAILED COMPLETE WITH ALL RUNNERS, CLIPS, AND HANGERS.

- 3. ACCESSORIES BY US GYPSUM A. #200 A AND B AND 400 ('J' MOLD) SERIES METAL EDGES AT ALL EXPOSED EDGES
 - B. DUR-A-BEAD AT OUTSIDE CORNERS C. SHEETROCK JOINT TAPE, DURABOND JOINT COMPOUND AT
- ALL INSIDE CORNERS AND AT ALL JOINTS. D. SOUND CONTROL INSULATION: UNFACED BATT INSULATION BLANKETS SIZED TO COMPLETELY FILL CAVITIES BETWEEN STUDS.

C. EXECUTION

- 1. FOR WALLS OTHER THAN DEMISING WALLS; PROVIDE HORIZONTAL STUD BRACING AT 6'-O" ON CENTER AND DIAGONAL BRACING ABOVE THE CEILING. ANCHOR TO STRUCTURE AS DIRECTED BY
- LANDLORD AND AS REQUIRED BY CODE 2. TAPE AND SPACKLE ALL JOINTS AND SCREW HOLES SUITABLE
- FOR FINISH PAINTING. 3. FIRE TAPE ALL CONCEALED AND FIRE RATED WALLS.
- ALL VERTICAL AND HORIZONTAL INSTALLATION PER APPLICABLE CODE AND MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

5. PROVIDE BACKING FOR HANDICAP GRAB BARS ACOUSTICAL PANEL CEILING

- A. ACOUSTICAL CEILING PANELS SIZE 24" X 24" OR 48"X24" IN DONN DXLA (OR APPROVED EQUAL) GRID SYSTEM
- GRID SYSTEM. COLOR: WHITE 1. MAIN RUNNER: HEAVY DUTY TYPE, HANGER SPACING @ 48" O.C.
- B. EXTRA STOCK 1. PROVIDE TO OWNER AN EXTRA STOCK OF APPROXIMATELY 10% OF EACH TYPE OF ACOUSTICAL MATERIAL USED, ALL CAREFULLY

WRAPPED, FOR OWNER FUTURE USE AND MAINTENANCE.

VINYL TILE FLOORING & VINYL BASE

- A. VINYL TILE FLOORING BY ARMSTRONG WORLD INDUSTRIES OR APPROVED EQUAL. INSTALL WITH GRAIN IN ONE DIRECTION ONLY. NO CHECKERBOARD PATTERN.
- B. 4" COVE VINYL BASE BY JOHNSONITE OR APPROVED EQUAL. INSTALL IN CONT. LENGTHS. DO NOT INSTALL BASE BEHIND SHELVING. APPLY ON SHELVING UNITS AFTER THEY HAVE BEEN INSTALLED.

C. PROVIDE "ATTIC STOCK OF EACH (5% MIN.).

D. ALL MEANS OF EGRESS WALKING SURFACES SHALL BE SLIP-RESISTANT PER IBC 1003.26 STANDARDS

PAINTING

- A. PRODUCTS MATERIALS FOR PAINTING: PER COLOR/FINISH SCHEDULE. SUBMIT SAMPLES FOR APPROVAL TO THE ARCHITECT AND OWNER PRIOR TO COMMENCING WORK. WORK INCLUDES SURFACE PREPARATION
- AND FIELD APPLICATION OF ALL PAINTS AND COATINGS. 2. FINISH MATERIALS: CONFORM TO ALL APPLICABLE CODES FOR FLAME/SMOKE RATING REQUIREMENTS.
- 3. ALL PRIMERS AND UNDERCOATS TO BE TINTED TO THE

APPROXIMATE COLOR OF THE SELECTED FINISH COAT. B. EXECUTION

1. ALL DRYWALL SHALL BE FREE OF SANDING DUST AND JOINT TREATMENT CEMENT AND BE THOROUGHLY DRY. PRIME ALL

SURFACES AND FINISH WITH TWO COATS LOW LUSTER.

- 2. PAINTING TO BE UNIFORM IN APPEARANCE AND LUSTER AND FREE OF DRIPS, SAGS, AND HOLIDAYS. A. REMOVE ALL PAINT DRIPS, ETC. FROM ADJACENT
- 3. PROVIDE ADDITIONAL COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE.

5. PROVIDE "ATTIC" STOCK OF 2 GALLONS OF EACH COLOR.

SEMI-GLOSS PER FINISH SCHEDULE.

4. PRIME AND FINISH ALL EXPOSED WOOD AND METAL WITH TWO COATS

SURFACES AND CLEAN ALL SURFACES.

NEW EQUIPMENT/APPLIANCES

- A. ALL EQUIPMENT AND APPLIANCES WILL BE LISTED AND LABELED AND ALL MANUFACTURER'S INSTALLATION AND TESTING INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES WILL BE MADE AVAILABLE TO THE CODE OFFICIAL DURING THE FIELD INSPECTIONS. IBC (104.9), IMC (303.2, 917.1),
- NEC (110-2, 110-3), IPC (302.1) B. ALL EQUIPMENT/APPLIANCES SHALL BE NEW OR REUSED. REUSED EQUIPMENT, MATERIALS, AND DEVICES SHALL BE RECONDITIONED, TESTED AND PLACED IN GOOD

AND PROPER WORKING CONDITION AND APPROVED BY THE CODE OFFICIAL.

A LIST OF ALL REUSED EQUIPMENT, MATERIALS AND DEVICES SHALL BE

MADE AVAILABLE TO THE CODE OFFICIAL DURING THE FIELD INSPECTIONS. IBC (104.9), IMC (105.4), IEC (601.4) AND IPC (105.5).

PORTABLE FIRE EXTINGUISHERS

THE ICC INTERNATIONAL FIRE CODE IBC(906.1)

- A. VERIFY EXISTING PORTABLE FIRE EXTINGUISHERS. PROVIDE NEW OR REFILL EXISTING PER FIRE MARSHALL RECOMENDATIONS.
- B. REUSED FIRE EXTINGUISHERS SHALL BE RECONDITIONED, TESTED AND PLACED IN GOOD AND PROPER WORKING CONDITION.

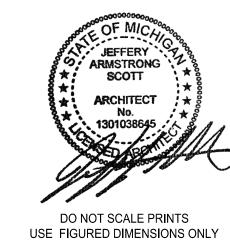
C. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH

copyright © 2020

ARCHITECT:

SHEET TITLE:

S S



JOB NO.

suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

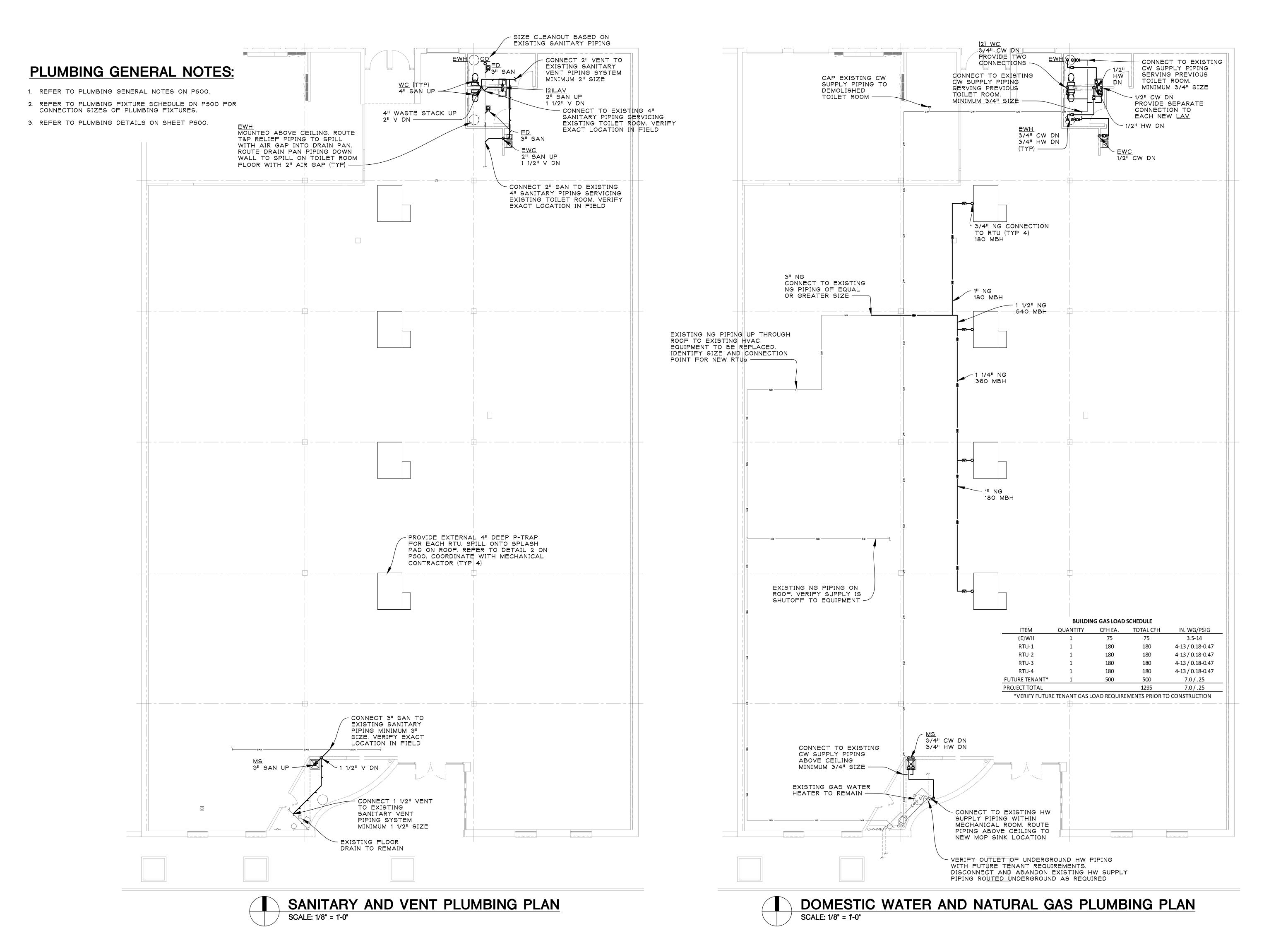
jeffery a. scott

architects p.c.

32316 grand river ave.

PROJECT:

BIDS & PERMITS 10/23/2020



ARCHIT



jeffery a. scot architects p.c.

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

SHEET TITLE:

PLUMBING PLANS

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT

ISSUED FOR:
BIDS & PERMITS 10/23/2020



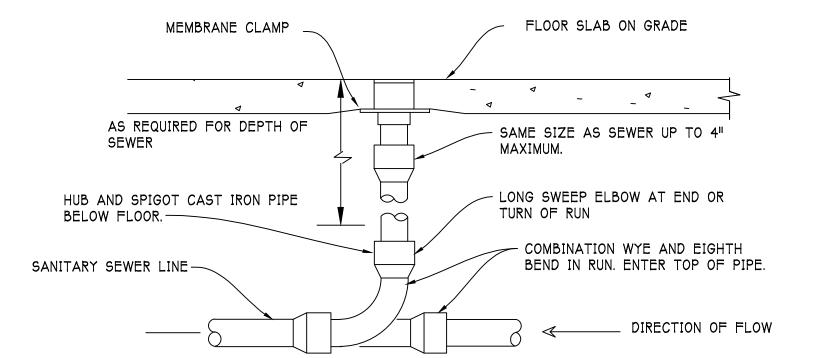
DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY

20077

P100

DLOT 0175, 0011/041

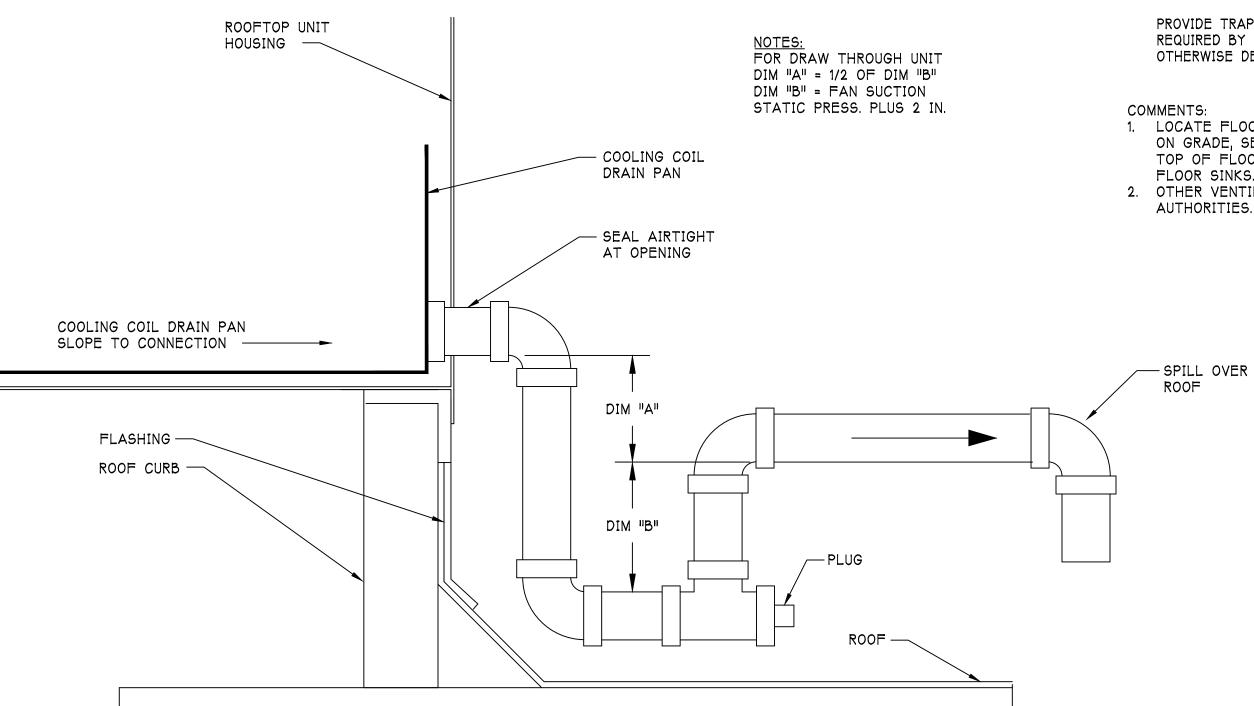
PIPE SUPPORTS TO BE SPACED MAXIMUM 7'-O" O.C. SUPPORT PIPE PARALLEL TO ROOF SLOPE.



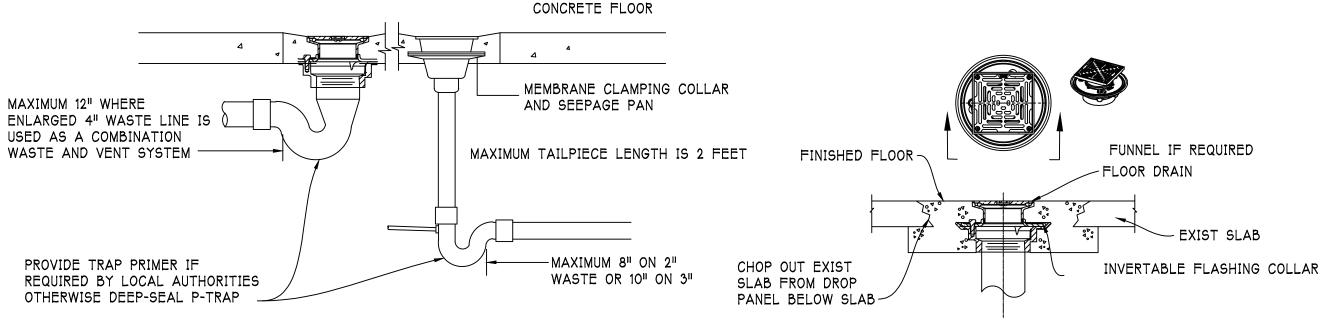
- 1. LOCATE AT BUILDING EXIST, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES AT 50' INTERVALS ON STRAIGHT RUNS, AND/OR WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND.
- CONSUL LOCAL CODES FOR OTHER FCO REQUIREMENTS 2. ROUND SECURED GASKETED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING CARPET MARKER, RECESSED FOR TILE, SCORIATED FOR UNFINISHED FLOORS, PROVIDE GASKETED PLASTIC PLUG IN CAST IRON BODY. USE TEFLON JOINT COMPOUND ON PLUG THREADS. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION

FLOOR CLEANOUT REQUIREMENTS P500 SCALE: NONE

ROOF MOUNTED PIPE SUPPORT DETAIL SCALE: NONE P500



PKGD RTU COOLING COIL DRAIN PAN TRAP DETAIL P500 / SCALE: NONE



- LOCATE FLOOR DRAIN/SINK WHERE SHOWN ON DIMENSIONED FLOOR PLAN. FOR FLOOR SLAB ON GRADE, SET DRAIN BODY IN PLACE, PROVIDE BACKFILL. AND POUR AROUND IT. RECESS TOP OF FLOOR DRAINS 1/2" BELOW FLOOR DATUM AND SLOPE FLOOR TO IT. DO NOT RECESS
- OTHER VENTING METHODS MAY BE USED. IF APPROVED BY LOCAL CODE AND/OR LOCAL

FLOOR DRAIN DETAILS **P500** SCALE: NONE

					P	LUMBING FIXTURE SO	CHEDULE
MARK	FIXTURE TYPE	PLU	VIBING (CONNEC	TION	MODEL	DESCRIPTION
IVIZININ	TIXTORETTIE	CW	HW	SAN	W&V	INODEL	DESCRITTION
СО	FLOOR CLEANOUT			3"		ZURN	ROUND, NICKEL-BRONZE RING AND COVER WITH ABS OR PVC BODY,
	TEOOR CLEANOOT					CO-2455-PV3	ADJUSTABLE, SCH. 40 HUB CONNECTION WITH ABS PLUG.
						ELKAY	BI-LEVEL TYPE WITH SELF-CLOSING PUSHBAR CONTROL ON FRONT AND SIDES,
EWC	ELECTRIC WATER COOLER	1/2"		1-1/2"	1-1/4"	EZSTL8C	SELF CONTAINED COOLING WITH HERMETICALLY-SEALED COMPRESSOR.
						LZJILGC	NSF/ANSI 61 & 372 LISTED, 8.0 GPH, 370 WATTS, 4.0 FLA, ADA COMPLIANT
							ELECTRIC, TANK TYPE WATER HEATER, 6 GAL STORAGE, 1650 W INPUT, 8 GPH @
							90 DEG F RISE. COMPACT SIDE-MOUNTED CONNECTIONS. TANK SHALL BE ASME
EWH	ELECTRIC WATER HEATER	3/4"	3/4"		IND.	AO SMITH	150 PSI RATED, GLASS LINED TANK COMPLIANT WITH ASHRAE/IES 90.1. PROVIDE
L V V 1 1	LECTRIC WATER HEATER	3,4	3, 7		110.	EJC-6	WITH INTEGRAL HAND CLEANOUT, T&P RELIEF VALVE, DRAIN VALVE, AND
							CATHODIC PROTECTION. SET WATER HEATER TEMPERATURE TO 110 DEG F
							SUPPLY TO LAVATORIES
FD	FLOOR DRAIN			3"		JOSAM	C.I. BODY, CLAMP RING, FLANGE, ADJ. NICKEL-BRONZE ROUND FLASH COLLAR,
- 10	TEOOR BRAIN					30000A	AND WEEPHOLES.
							WALL-HUNG, VITREOUS CHINA WITH FRONT OVERFLOW, FAUCET HOLES (4"
						AMERICAN STANDARD	APART), AND SELF DRAINING BACKSPLASH. PROVIDE GRID DRAIN (2411.015),
LAV	LAVATORY	1/2"	1/2"	1-1/2"	1-1/4"	LUCERNE	FAUCET (5500.175), AERATOR, WALL SUPPLY VALVES, ESCUTEONS, CARRIER, P-
5.4	BWATON	1,2	-/ -	1,2	/ -	0355.015	TRAP, TMV AND INSULATION KIT. LAVATORY AND ALL LISTED ACCESSORIES
						0333.013	SHALL BE ADA COMPATIBLE (MODEL NUMBERS LISTED ARE AMERICAN
							STANDARD).
						FIAT	24x24x12H, TERRAZZO, ST STEEL DRAIN BODY, STRAINER & LINT BASKET, MOP
MS	MOP SINK	1/2"	1/2"	3"	1-1/2"	TSB3000	BRACKET, BUMPER GUARDS, FAUCET, VAC BREAKER, HOSE.
						1303000	FAUCET: FIAT 830-AA WITH VAC BREAKER AND HOSE.
						AMERICAN STANDARD	BARRIER FREE, RIGHT HEIGHT, ELONGATED BOWL WITH TANK, PRESSURE
WC	WATER CLOSET	3/4"		3"		CADET	ASSISTED TOILET, 16-1/2" RIM HEIGHT, 1.1 GPF, SUPPLY WITH 1/4 TURN STOPS &
						2467.100	WHITE OPEN FRONT SEAT (BEMIS 9400CT).
WCO	WALL CLEANOUT			3"		ZURN	CAST IRON BODY WITH ABS PLUG, ROUND 5" STAINLESS STEEL COVER
						Z1441	

PLUMBING GENERAL NOTES:

- 1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PLUMBING EQUIPMENT AND ROUTING LOCATIONS. DISCREPANCIES EFFECTING THE CONTRACTORS BID SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD.
- 2. PLUMBING CONTRACTOR SHALL PURSUE OBTAINING ALL NECESSARY TESTS AND APPROVALS IN ACCORDANCE WITH LOCAL JURISDICTION.
- 3. COORDINATE LOCATION OF PLUMBING COMPONENTS WITH OTHER TRADES. AVOID INTERFERENCES WITH STRUCTURAL, ELECTRICAL, FIRE PROTECTION, MECHANICAL, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND LOCATIONS OF ALL PLUMBING FIXTURES AND EQUIPMENT.
- 4. PLUMBING CONTRACTOR SHALL COORDINATE ALL INTERRUPTIONS TO BUILDING SERVICES WITH LANDLORD PRIOR TO WORK, PROVIDE FIVE (5) DAYS WRITTEN NOTICE TO LANDLORD FOR APPROVAL.
- 5. DIMENSIONAL INFORMATION ON DRAWINGS ARE IN INCHES UNLESS NOTED OTHERWISE. PIPE SIZES SHOWN ON DRAWINGS ARE INSIDE DIAMETER.
- 6. PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, TRANSITIONS, ADHESIVES AND SUPPORT AS REQUIRED TO FACILITATE A COMPLETE AND OPERATIONAL SYSTEM. PROVIDE ALL NECESSARY CODE REQUIRED BACKFLOW PREVENTION, VACUUM BREAKER, AND AIR GAP FITTINGS REQUIRED AS PER MPC 608.13
- 7. HOT WATER PLUMBING SERVICES SHALL BE INSULATED WITH FLEXIBLE ELASTOMERIC COMPLYING TO ASTM C 534. FOR PIPE SIZES 1 1/4" AND SMALLER, MINIMUM INSULATION THICKNESS SHALL BE 1". FOR PIPE SIZES 1 1/2" AND LARGER, MINIMUM INSULATION THICKNESS SHALL BE 1 1/2".
- 8. DOMESTIC WATER PLUMBING SERVICES SHALL BE TYPE L COPPER TUBING AND FITTINGS COMPLYING TO ASTM B 88. SANITARY PLUMBING SERVICE SHALL BE COPPER TUBING AND FITTINGS COMPLYING TO ASTM B16.29 OR PVC, DWV PIPING AND FITTINGS COMPYING TO ASTM D 2665.
- 9. REFER TO PLUMBING FIXTURE SCHEDULE FOR CONNECTION SIZES OF PLUMBING FIXTURES.
- 10. SANITARY DRAINAGE PLUMBING SHALL BE 2"0 UNLESS NOTED OTHERWISE. BELOW GRADE SANITARY PLUMBING SMALLER THAN 3"0 SHALL BE SLOPED AT 1/4" PER FOOT. BELOW GRADE SANITARY PLUMBING EQUAL TO OR GREATER THAN 3"0 SHALL BE SLOPED AT 1/8" PER FOOT. HORIZONTAL FLEXIBLE DRAINAGE PLUMBING SHALL BE RUN FREE OF SAGS OR BENDS.
- 11. ALL VENT PIPING SHALL BE 1-1/2" UNLESS OTHERWISE NOTED AND SLOPED 1/8" PER FOOT UP TO THE ASSOCIATED VENT THRU ROOF CONNECTION.
- 12. WHERE EXISTING ARCHITECTURAL ELEMENTS SUCH AS WALLS, CEILINGS, AND FLOORS MUST BE MODIFIED IN ORDER TO FACILITATE WORK, COORDINATE PATCHING REQUIREMENTS WITH ARCHITECTURAL TRADES AS REQUIRED TO MATCH EXISTING CONDITION AND FINISH
- 13. PROVIDE WALL CLEAN OUT AT EACH VERTICAL WASTE CONNECTION FROM ABOVE TO BELOW GROUND.
- 14. PROVIDE ISOLATION VALVES FOR PLUMBING SERVICE PIPING AT EACH FIXTURE IN ACCESSIBLE LOCATION.
- 15. PROVIDE TRAP SEAL FITTINGS FOR ALL BELOW FLOOR SANITARY TRAP FITTINGS AS REQUIRED BY CODE.
- 16. NATURAL GAS PIPING ON ROOF SHALL BE SUPPORTED BY APPROVED MANUFACTURED, PRE-FORMED PRODUCT PER FUEL GAS CODE. WOOD BLOCKING IS PROHIBITED
- 17. INSULATE THE FIRST 101 OF ROOF CONDUCTOR PIPING AT ROOF CONNECTION. ROUTE ALL ROOF CONDUCTOR PIPING AT 1/4" PER FOOT SLOPE AND PROVIDE CLEANOUT AT EACH 90 DEG. ELBOW FITTING.



jeffery a. scott architects p.c.

suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

32316 grand river ave.

copyright © 2020

SHEET TITLE:

S ∑ S

PROJECT:

22250 MICHIGAN AVE DEARBORN, MI 48124

BIDS & PERMITS 10/23/2020



DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY JOB NO.

MECHANICAL GENERAL NOTES:

- 1. ALL FEDERAL, STATE, LOCAL, AND OSHA SAFETY RULES MUST BE OBSERVED.
- 2. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.
- 3. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EQUIPMENT LOCATIONS. DISCREPANCIES AFFECTING THE CONTRACTORS BID SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD.
- 4. PLANS ARE DIAGRAMMATIC AND SHOW GENERAL LOCATION AND ARRANGEMENT OF ALL MATERIALS AND EQUIPMENT. THE PLANS SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.
- 5. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE WITH OWNER'S ROOFING CONTRACTOR SO AS NOT TO VOID ANY EXISTING ROOF WARRANTIES.
- 6. EACH UNIT GENERATING CONDENSATE SHALL BE PROVIDED WITH A CONDENSATE DRAIN WITH EXTERNAL, 4" DEEP P-TRAP. EXTEND DRAIN TO A ROOF MOUNTED SPLASH PAD OR AN ACCEPTABLE LOCATION REQUIRED BY CODE.
- 7. DIMENSIONAL INFORMATION ON DRAWINGS ARE IN INCHES UNLESS OTHERWISE NOTED. DUCT SIZES SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSION.
- 8. ALL METAL DUCT AND AIR DISTRIBUTION DEVICES IN UNCONDITIONED SPACE SHALL BE INSULATED WITH R-6, 75 DENSITY FOIL-BACKED INSULATION WITH FIRE AND SMOKE RATING 25-50.
- 9. ALL DUCTWORK SHALL BE FABRICATED, INSTALLED, SEALED, AND INSULATED PER THE LATEST ISSUE OF SMACNA LOW-VELOCITY DUCT MANUAL
- 10. UNLESS OTHERWISE NOTED, ALL SUPPLY TAKEOFFS SHALL HAVE A MANUAL VOLUME CONTROL DAMPER. PROVIDE AND INSTALL LOCKING VOLUME DAMPENERS ON ALL SUPPLY DROPS AND BRANCHES OF THE SYSTEM.
- 11. FLEX DUCT CONNECTORS TO SUPPLY AIR DIFFUSERS SHALL BE NO MORE THAN 10'-O" IN LENGTH AND SHALL BE INDEPENDENTLY SUPPORTED FROM THE ROOF STRUCTURE WITHOUT SAGGING. FLEX DUCT SHALL NOT BE DRAPED ACROSS THE TOP OF THE CEILING STRUCTURE.
- 12. PROVIDE SYSTEM AIR BALANCE REPORT OF ALL AIR HANDLING SYSTEMS UPON SUBSTANTIAL COMPLETION AND ASSURE THE OPERATION AND COMFORT OF THE SYSTEM DURING COMMISSION OF THE BUILDING. THE REPORT SHALL INCLUDE FAN RPM, TOTAL STATIC PRESSURE, AIR QUANTITIES AT ALL DIFFUSERS AND GRILLES, A DIAGRAM OF THE AIR HANDLING SYSTEM INSTALLED, AND RECOMMENDATIONS TO CORRECT DEFICIENCIES. THE AIR BALANCE REPORT SHALL BE PERFORMED BY A CERTIFIED CONTRACTOR.
- 13. COORDINATE LOCATION OF MECHANICAL COMPONENTS WITH OTHER TRADES. AVOID INTERFERENCES WITH STRUCTURAL, ELECTRICAL, FIRE PROTECTION, ETC.
- 14. ALL AIR INTAKES SHALL BE LOCATED AT LEAST 10'-0" FROM ANY EXHAUST OR VENT OUTLETS. ALL EXHAUST MUST BE 10'-0" FROM ANY ADJACENT TENANT SPACE OF BUILDING EDGE. ROOF TOP MECHANICAL EQUIPMENT SHALL BE LOCATED OUT OF VIEW FROM A PERSON ON THE GROUND AND 10'-0" MINIMUM FROM THE CLOSEST ROOF EDGE.
- 15. THE CONTRACTOR IS TO MAKE ALL LOW-VOLTAGE WIRING CONNECTIONS FOR ALL HVAC EQUIPMENT INCLUDING TEMPERATURE CONTROLS, ROOF TOP UNITS, SMOKE DETECTORS AND CONTACTOR PANEL. TEMP SENSORS SHALL BE MOUNTED 7'-6" A.F.F. AND ASSOCIATED CONTROL WIRING SHALL BE FULLY CONCEALED.
- 16. HVAC CONTROLS SHALL OPERATE CONTINUOUSLY TO MAINTAIN THE FOLLOWING SETPOINTS: COOLING MODE 74F @ 50%RH
- HEATING MODE 70F HVAC UNITS SHALL BE PROVIDED WITH MINIMUM TWO STAGE CONTROL WITH LOW SPEED SETTING NOT TO EXCEED 66% OF FULL FAN SPEED.
- 18. THE CONTRACTOR SHALL COORDINATE DIFFUSER LOCATIONS ON SITE WITH THE MOST RECENT REFLECTED CEILING PLAN.
- 19. PROVIDE AND INSTALL SMOKE DUCT DETECTORS IN EACH AIR CONDITIONING UNIT RETURN DUCT GREATER THAN 2000 CFM. CONTRACTOR SHALL PROVIDE INTERCONNECTION AND WIRE TO THE FIRE ALARM CONTROL PANEL IF REQUIRED. DUCT DETECTORS SHALL HAVE REMOTE TEST STATIONS LOCATED IN THE OFFICE NEAR THE RESPECTIVE THERMOSTATS.
- 20. THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY ARCHITECT OR ENGINEER.
- 21. REFER TO MECHANICAL INSTALLATION DETAILS ON SHEET M500.

								ROOF	TOP UN	IT SCHE	DULE									
						SUPPLY	FAN			COOLIN	IG		HEA	TING			ELECTRI	CAL		
				NOMINAL	TOTAL	OUTSIDE			CAPACITY	,		CAP	ACITY			EFFICIENCY				
	MODEL NO.	MODEL NO.	CAPACITY			ESP	POWER (HP)	TOTAL (MBH)	TYPE	COMPRESSORS (NO.)	INPUT (MBH)	OUTPUT (MBH)	TYPE	TEMP RISE	(EER)	VOLT/PHASE	MCA	МОР	NOTES	
RTU-1	SALES	BRYANT	580JE12D180A2H0AA	10 TON	4000	850	1.2	2.93	114	DX R-410A	2	180/120	148/98	NAT. GAS	25-65	11.1	208-230V/3PH	50	60	1
RTU-2	SALES	BRYANT	580JE12D180A2H0AA	10 TON	4000	850	1.2	2.93	114	DX R-410A	2	180/120	148/98	NAT. GAS	25-65	11.1	208-230V/3PH	50	60	1
RTU-3	SALES	BRYANT	580JE12D180A2H0AA	10 TON	4000	850	1.2	2.93	114	DX R-410A	2	180/120	148/98	NAT. GAS	25-65	11.1	208-230V/3PH	50	60	1
RTU-4	SALES/STOCK ROOM	BRYANT	580JE12D180A2H0AA	10 TON	4000	850	1.2	2.93	114	DX R-410A	2	180/120	148/98	NAT. GAS	25-65	11.1	208-230V/3PH	50	60	1

NOTES:

1. PROVIDE WITH TWO-STAGE COOLING, LOW-HEAT, MEDIUM STATIC INDOOR FAN, STANDARD LEAK ENTHALPY ECONOMIZER WITH 100% BAROMETRIC RELIEF, STANDARD ELECTRO-MECHANICAL CONTROLS PACKAGE

							EXH	AUST F	AN SCHE	DULE							
					FAN	V					DIMENS	IONS			ELECTRI	CAL	
MARK	SERVICE	MODEL NO.	TOTAL	ESP	FAN		MOTOR		TYPE	LvM	UEICUT	DUCT FLANGE	WEIGHT	NOISE			REMARKS
IVIANN	SERVICE	IVIODEL NO.	AIRFLOW	(IN WC)	RPM	BRAKE	RATED	RPM	ITPE	(IN)		(IN)	(LBS)	(SONE)	VOLT/PHASE	FLA	REIVIARRS
			(CFM)	(IN WC)	KFIVI	(HP)	(HP)	KPIVI		(IIV)	(114)	(114)					
EF-1	MENS TOILET ROOM	SP-B110	80	0.8	950		80 W		CEILING	15x13	7	6" DIA	19	1	115/1	1	1,2
EF-2	WOMENS TOILET ROOM	SP-B110	80	0.8	950		80 W		CEILING	15x13	7	6" DIA	19	1	115/1	1	1,2

- NOTES:

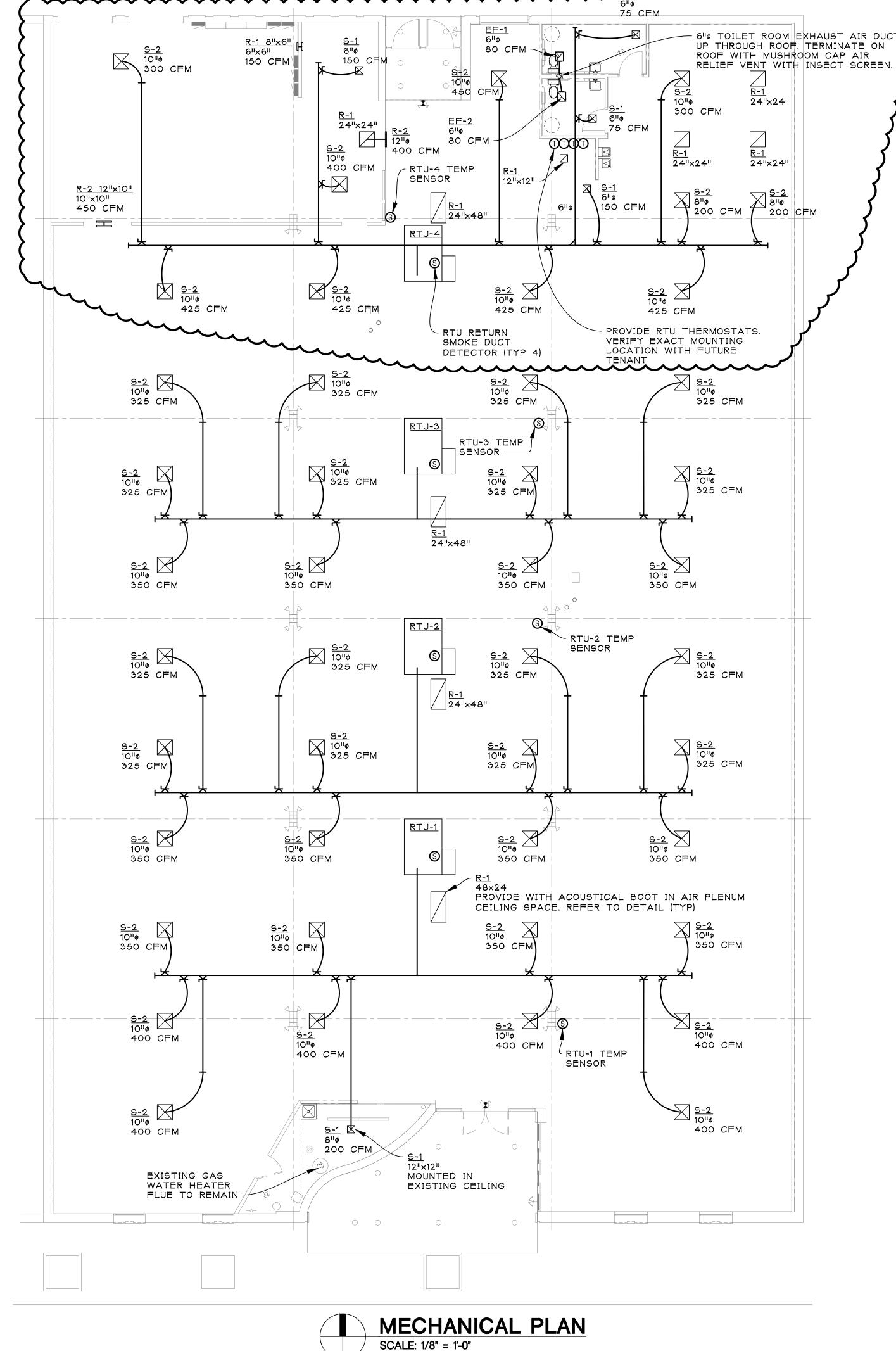
 1. MODEL NUMBERS ARE GREENHECK. EQUIVALENT MANUFACTURERS ARE ACCEPTABLE
- 2. LIGHT SWITCH AND TIMER INTERLOCK BY ELECTRICAL. PROVIDE WITH TOGGLE DISCONNECT. ADJUST TIMER SWITCH OFF DELAY TO 30 SECONDS

		GRIL	LE REGIST	ΓER AND	DIFFUSE	R SCHEDU	JLE	
					SIZE			
MARK	SERVICE	MODEL NO.	MOUNTING TYPE	LENGTH (IN)	WIDTH (IN)	NECK SIZE (IN)	FINISH	REMARKS
S-1	SUPPLY	SCD	CEILING	12	12	SEE PLANS	WHITE	1
S-2	SUPPLY	SCD	CEILING	24	24	10	WHITE	1
R-1	RETURN	PDDR	CEILING	SEE PLANS	SEE PLANS	-	WHITE	2
R-2	RETURN	500	WALL	SEE PLANS	SEE PLANS	SEE PLANS	WHITE	1
OTES:								

			AIR BALANC	E SCHEDU	JLE		
MARK	SERVICE	SUPPLY AIR (CFM)	OUTSIDE AIRFLOW (CFM)*	RETURN AIR (CFM)	EXHAUST AIR (CFM)	PRESSURIZATION	%OA
RTU-1	SALES	4000	850	3150	-	850	21%
RTU-2	SALES	4000	850	3150	-	850	21%
RTU-3	SALES	4000	850	3150	-	850	21%
RTU-4	SALES	4000	850	3150	-	850	21%
EF-1	TOILET ROOM	-	-	-	-300	-100	-
EF-2	TOILET ROOM	-	J	_	-300	-100	_
	TOTAL:	16000	3400	12600	-600	3200	

	OUTDOOR AIR	CALCUL	ATI	ONS:			
OCCUPANCY:	OCCUPANT DENSIT	Y					
RETAIL SALES FLOOR							
AREA =		13273	X	0.12	=	1593	CFM
PEOPLE =	15/1000 SQ FT	199	X	7.5	=	1493	CFM
STOCK ROOM AREA =		1150	X	0.12	=	138	CFM
MECH ROOM AREA =		178	X	0.12	=	21	CFM
TOTAL OUTDOOR AIR	REQUIRED				=	3245	CFM
TOILET ROOM EXHAL		2	X	70	=	140	CFM
TOILET ROOM EXHAU		2	X	80	=	160	CFM
OUTDOOR AIR PROV	IDED					3400	CFM

CALCULATIONS PER 2015 MICHIGAN MECHANICAL CODE, CHAPTER 4



jeffery a. scott architects p.c.

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

CHANICAL PLAN

PROJECT

SHEET TITLE

WHITEBOX
OR FUTURE TENANT

SSUED FOR:

BIDS & PERMITS 10/23/2020

ADDENDUM NO. 1 10/30/2020



DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY

20077

M100

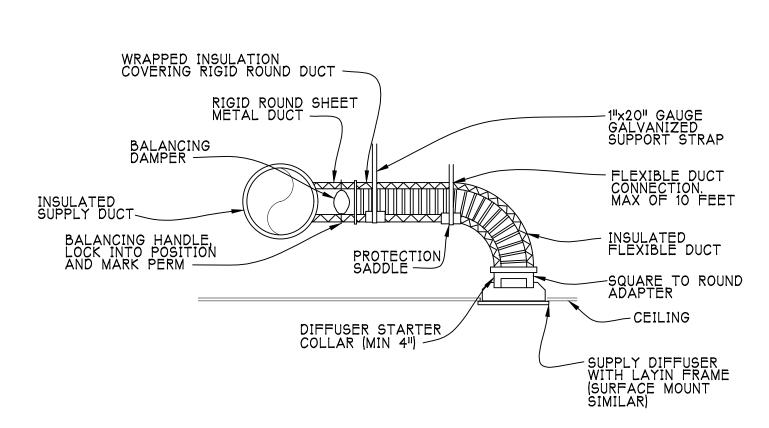
NOTES:

1. ALL SUPPLEMENTARY STEEL OR ANGLE TO BE EITHER GALVANIZED OR BLACK.

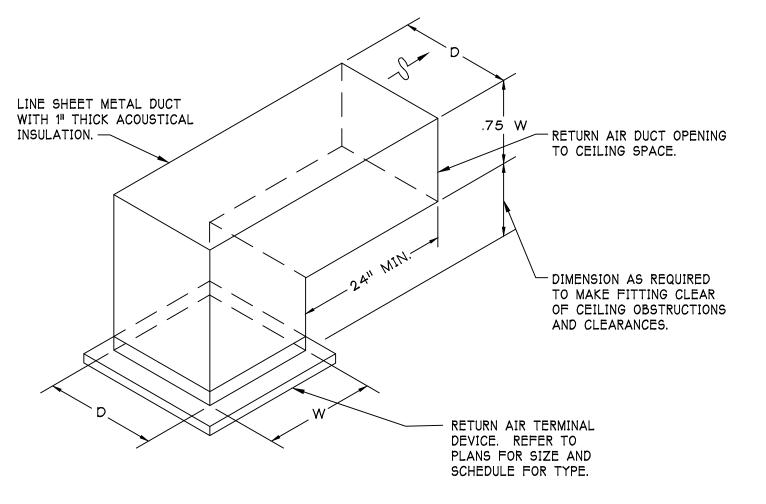
2. DUCTS OVER 60" TO TRAPEZE WITH ROD AND ANGLE AS PER SMACNA.

3. DUCT SEALANT: UNITED DUCT SEALER, OR EQUAL. PROVIDE A NON-HARDENING, NON-MIGRATING, MASTIC OR LIQUID ELASTIC SEALANT OF A TYPE AS RECOMMENDED BY THE MANUFACTURER SPECIFICALLY FOR SEALING JOINTS AND SEAMS IN SHEET METAL DUCTWORK. ALL DUCTWORK SHALL HAVE SEALED LONGITUDINAL AND TRANSVERSE JOINTS. WHERE SLIP AND DRIVE JOINTS ARE MADE, A SEALER SHALL BE APPLIED OVER THE ENTIRE JOINT AFTER THE DRIVE IS IN PLACE. APPLY A SECONDARY LAYER OF SEALER AT THE CORNERS AFTER THE DRIVE ENDS ARE CRIMPED IN PLACE. ALL LONGITUDINAL SEAMS SHALL BE COVERED WITH A SEALING MASTIC. ALL SLIP JOINTS SHALL BE MADE AND COATED, THEN INSERTED INTO THE DUCT OR COLLAR AND SECURED WITH SHEET METAL SCREWS. COVER THE ENTIRE OUTER JOINT AND SCREWS WITH MASTIC. COVER JOINTS AROUND ALL SPIN-IN FITTINGS. INTERNALLY CLEAN DUCTWORK OF DUST AND DEBRIS.

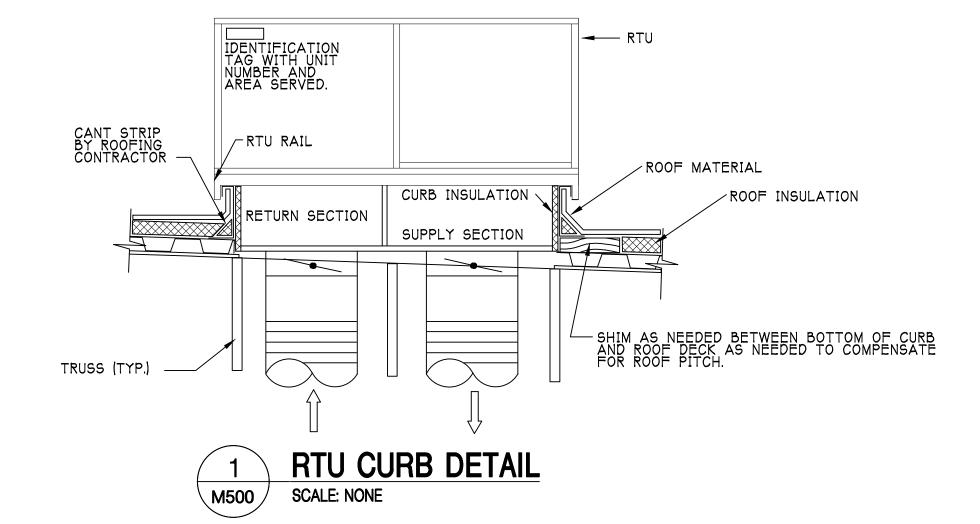
4 DUCT HANGING DETAILS M500 SCALE: NONE

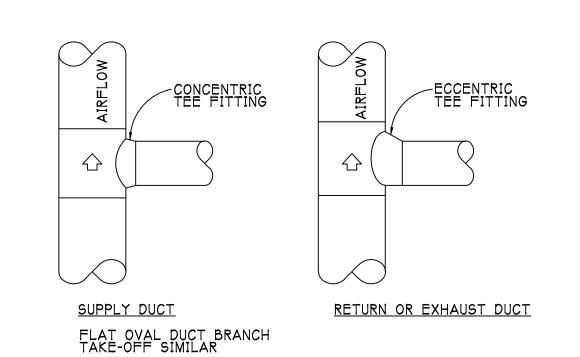




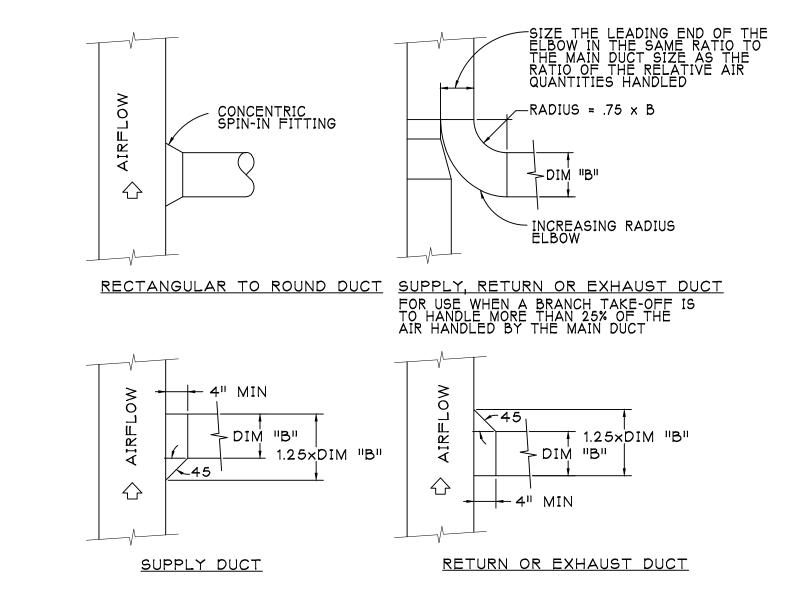


5 PLENUM RETURN AIR GRILLE DETAIL
SCALE: NONE

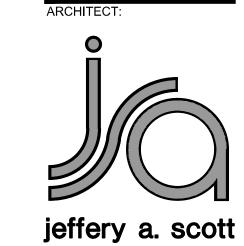












architects p.c.

32316 grand river ave.

suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

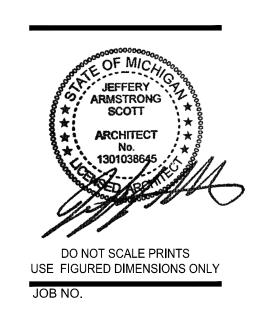
SHEET TITLE:

MECHANICAL DETAILS

PROJECT:

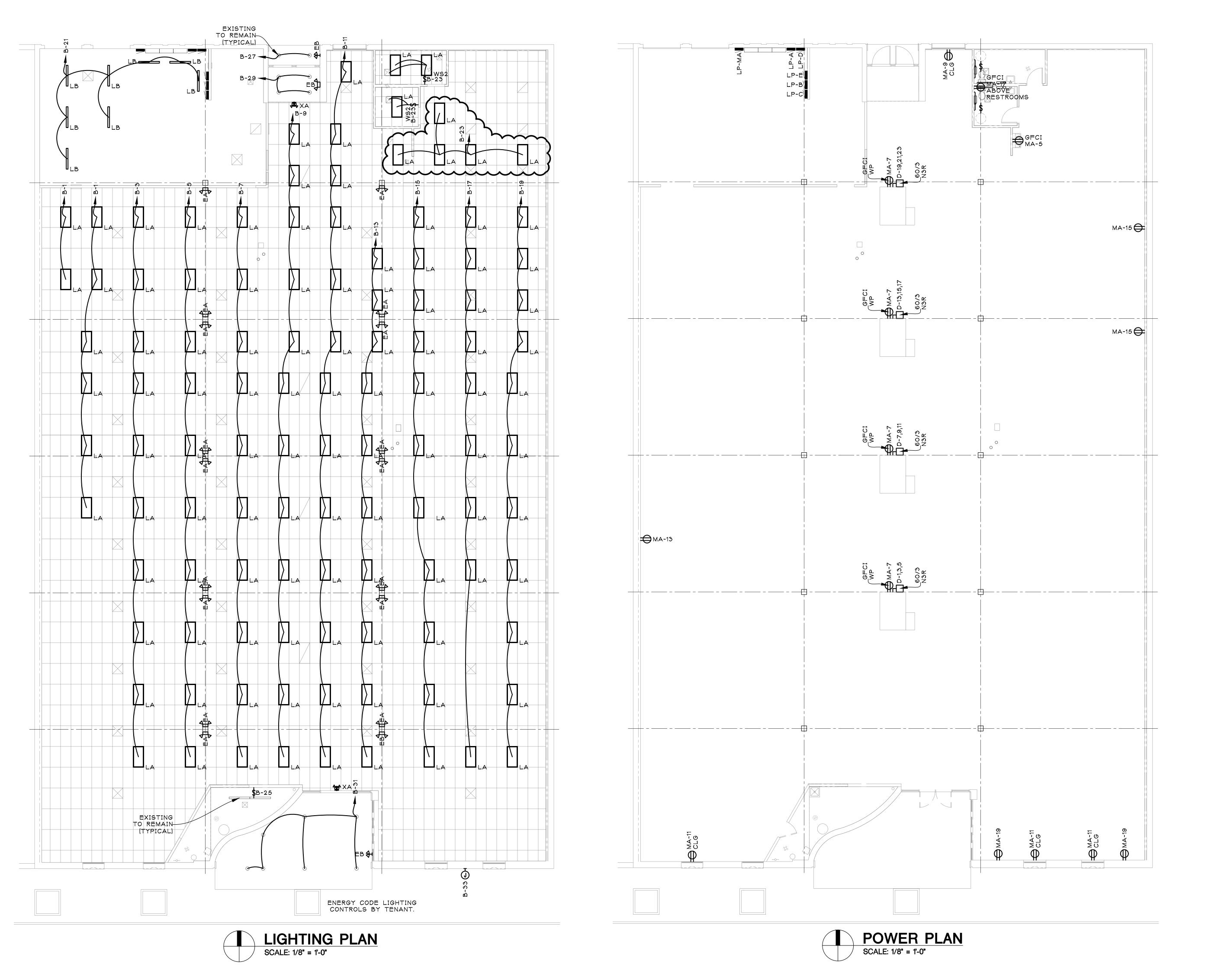
WHITEBOX
OR FUTURE TENANT
2250 MICHIGAN AVE.

ISSUED FOR:
BIDS & PERMITS 10/23/2020



20077

M500



ARCHITECT

jeffery a. scott

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

architects p.c.

copyright © 2020

SHEET TITLE:

LIGHTING AND POWER PLANS

PROJECT:

WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:

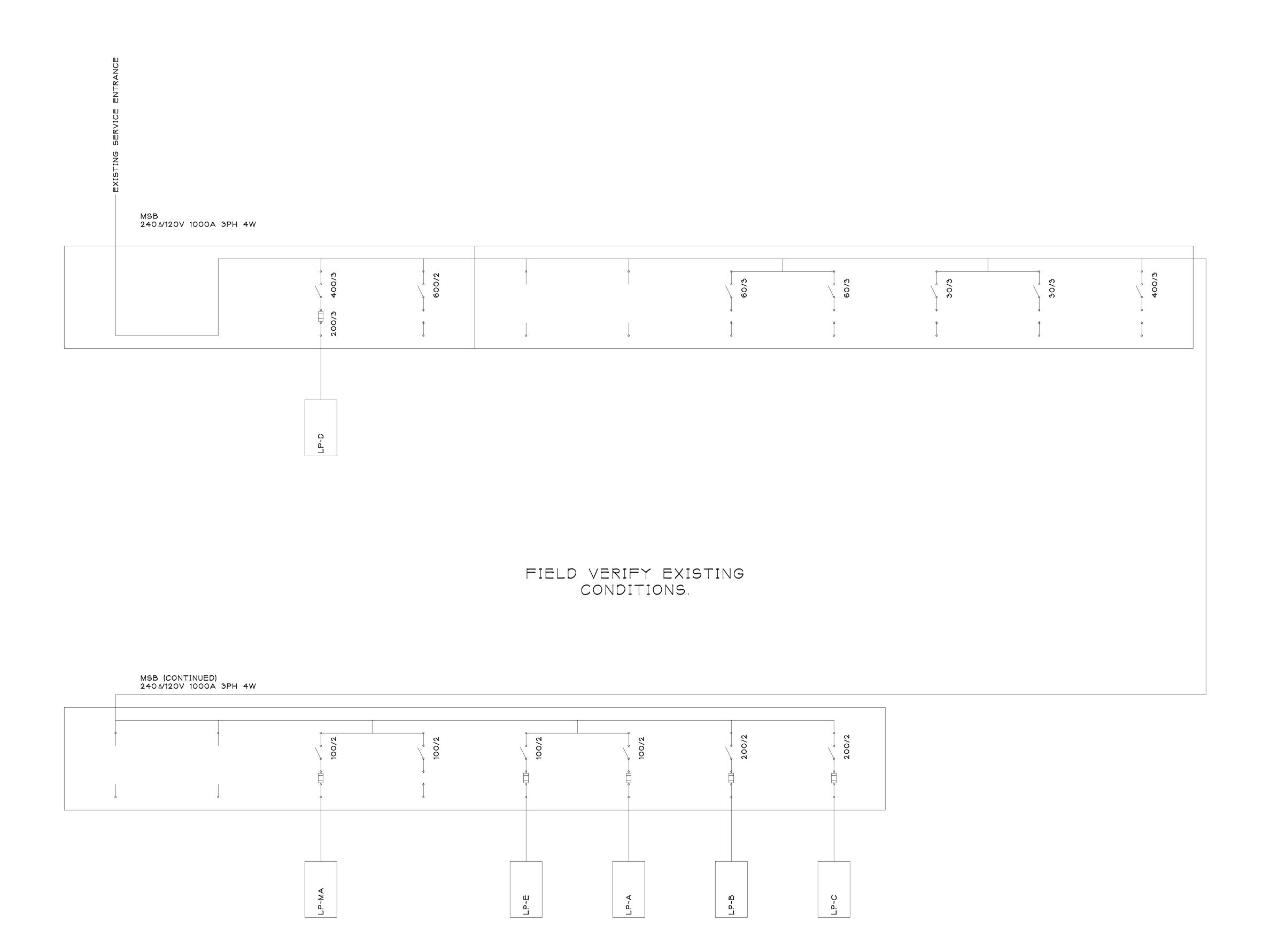
BIDS & PERMITS 10/23/2020

ADDENDUM NO. 1 10/30/2020



20077

E100



ARCHITEC



jeffery a. scott architects p.c.

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

SHEET TITLE:

ONE-LINE DIAGRAM

PROJEC



ISSUED FOR:
BIDS & PERMITS 10/23/2020



20077

E600

					EXISTI	NG) LF	P-M/	1						
			240/120V	100A BUS	1PH	3W	100/2 MCE	}	_	Ç	SURFACE			
POLE	TYPE	TRIP	WIRE	CND		CRIPTION	LTG	RECP	KIT	SPC HEAT	SPC COOL	HTRS	ELEV	MISC
1		20	2#12+1#12GRD	3/4"	EWH							1650		
3		20	2#12+1#12GRD	3/4"	EWH							1650		
5		20	2#12+1#12GRD	3/4"	EWC				600					
7		20	2#12+1#12GRD	3/4"	4 ROOFTOP RECEPT	ACLES		720						
9		20	2#12+1#12GRD	3/4"	1 SHOW WINDOW RE	CEPTACLE	1000							
11		20	2#12+1#12GRD	3/4"	3 SHOW WINDOW RE	ECEPTACLES	3000							
13		20	2#12+1#12GRD	3/4"	1 CONVENIENCE REC	CEPTACLE		180						
15		20	2#12+1#12GRD	3/4"	2 CONVENIENCE REC	CEPTACLES		360						
17		20	2#12+1#12GRD	3/4"	1 CONVENIENCE REC	CEPTACLE		180						
19		20	2#12+1#12GRD	3/4"	2 CONVENIENCE REC	CEPTACLES		360						
2		20			SPARE									
4		20			SPARE									
6		20			SPARE									
8		20			SPARE									
10		20			SPARE									
12		20			SPARE									
14		20			SPARE									
16		20			SPARE									
18		20			SPARE									
20		20			SPARE									
CONN	IECTED LO	DAD (VA)	9700			SUBTOTAL ((VA) 4000	1800	600	###	###	3300	###	###
	EMAND LO		11525			DEM	` /	1.00	1.00	1.00	1.00	1.25	1.00	1.00
	DEMAND L		48			TOTAL (1800	600	###	###	4125	###	###

			240/120V	100A BUS		1PH	3W		MLO	-	-	SURF	FACE			
POLE	TYPE	TRIP	WIRE	CND		DESCRIP	TION		LTG	RECP	KIT	SPC HEAT	SPC COOL	HTRS	ELEV	MISC
1		20			SPARE							IILAI	COOL			
3		20			SPARE											
5		20			SPARE											
7		20			SPARE											
9		20			SPARE											
11		20			SPARE											
13		20			SPARE											
15		20			SPARE											
17		20			SPARE											
19		20			SPARE											
21																
23	1	60			SPARE											
2		20			SPARE											
4		20			SPARE											
6		20			SPARE											
8		20			SPARE											
10		20			SPARE											
12		20			SPARE											
14		20			SPARE											
16		20		(SPARE											
18		20		(SPARE											
20		20		,	SPARE											
22		20		(SPARE											
24		20			SPARE											
CONIA	NECTED LO	DAD (VA)	ШШ				SUBTOTAL	(VA)	###	1 11111	ШШ	1 111111	1 111111	1 11111	###	1 11/11
	EMAND LO		### ###							###	###	###	###	###		###
	DEMAND L		###				TOTAL	MAND (VA)	1.25 ###	1.00	1.00 ###	1.00	1.00	1.25 ###	1.00 ###	1.00

			240Δ/120V	200A BUS		3PH	4W	200	0/3 MCB		-		SURFACE			
POLE	TYPE	TRIP	WIRE	CND		DESC	RIPTION		LTG	RECP	KIT	SPC HEAT	SPC COOL	HTRS	ELEV	MISC
1												1	6000			
3		60	3#4+1#8GRD	1"	RTU-1								6000			
5													6000			
7													6000			
9		60	3#4+1#8GRD	1"	RTU-2								6000			
11													6000			
13								_								
15		20			SPARE											
17																
19		20			SPARE											
21																
23																
25																
27																<u> </u>
29																
2			7 4 4 0 0 0 0	. ,,	DT 7			-					6000		<u> </u>	
4		60	3#4+1#8GRD	1"	RTU-3			-					6000			
6													6000			
8		00	7 4 4 9 0 0 0	4 "	DTIL			-					6000		 	
10 12		60	3#4+1#8GRD	1"	RTU-4			-					6000		\vdash	
12 14		20											6000			
14 16		ZU										-				
18		20			SPARE										 	
20		15			SPARE							-			\vdash	
<u>20 </u>		10			JI AILL											
<u>22 </u>		20			SPARE							-			\vdash	
24 26		20			SPARE											
<u>28</u>					JOI / II C											
20 30																
	<u> </u>		<u> </u>		1			I		I	1	<u> </u>	I	<u> </u>		
	IECTED LO		72000				SUBTO	AL (VA)	###	###	###	###	72000	###	###	###
	EMAND LO		72000					DEMAND	1.25	1.00	1.00	1.00	1.00	1.25	1.00	1.00
	DEMAND I	LOAD (A)	173				TO	AL (VA)	###	###	###	###	72000	###	###	###

			240/120V	125A BUS	1PH	3W	MLO	-	-	SURF	FACE			
POLE	TYPE	TRIP	WIRE	CND	DESCRI	PTION	LTG	RECP	KIT	SPC HEAT	SPC COOL	HTRS	ELEV	MISC
1		15		SPARE										
3		15		SPARE										
5		15		SPARE										
7		15		SPARE										
9		15		SPARE										
11		15		SPARE										
13		15		SPARE										
15		15		SPARE										
17		20		SPARE										
19		20		SPARE										
2		15		SPARE										
4		15		SPARE										
6		15		SPARE										
8		15		SPARE										
10		30		SPARE										
12	1													
14		20		SPARE										
16		20		SPARE										
18		20		SPARE										
20		20		SPARE										
								1 """		1 """		1 11111	1 11111	
	NECTED LO		###			SUBTOTAL (VA)	###	###	###	###	###	###	###	##
	EMAND LO		###			DEMAND	1.25	1.00	1.00	1.00	1.00	1.25	1.00	1.0
	DEMAND L	_OAD (A)	#			TOTAL (VA)	###	###	###	###	###	###	###	##

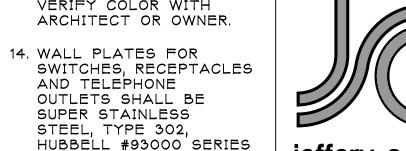
					(EXISTING) LF	P-B							
			240/120V	200A BU	S 1PH 3W	MLO	_	-	SURF	ACE			
POLE	TYPE	TRIP	WIRE	CND	DESCRIPTION	LTG	RECP	KIT	SPC HEAT	SPC COOL	HTRS	ELEV	MISC
1		20	2#10+1#10GRD	3/4"	SALES LIGHTS	320							
3		20	2#10+1#10GRD	3/4"	SALES LIGHTS	400							
5		20	2#10+1#10GRD	3/4"	SALES LIGHTS	400							
7		20	2#10+1#10GRD	3/4"	SALES LIGHTS	400							
9		20	2#10+1#10GRD	3/4"	SALES LIGHTS	480							
11		20	2#10+1#10GRD	3/4"	SALES LIGHTS	520							
13		20	2#10+1#10GRD	3/4"	SALES LIGHTS	400							
15		20	2#10+1#10GRD	3/4"	SALES LIGHTS	440							
17		20	2#10+1#10GRD	3/4"	SALES LIGHTS	360							
19		20	2#10+1#10GRD	3/4"	SALES LIGHTS	440							
21		20	2#10+1#10GRD	3/4"	NORTH UTILITY LIGHTS	400							
23		20	2#10+1#10GRD	3/4"	RESTROOM LIGHTS, EFS	320)						200
25		20	2#10+1#10GRD	3/4"	SOUTH UTILITY LIGHTS	-100							
27		20	2#10+1#10GRD	3/4"	NORTH EXTERIOR LIGHTS	200							
29		20	2#10+1#10GRD	3/4"	NORTH VESTIBULE LIGHTS	400							
31		20	2#10+1#10GRD	3/4"	SOUTH EXTERIOR LIGHTS	700							
33		20	2#10+1#10GRD	3/4"	SOUTH EXTERIOR SIGNAGE	1200							
35		20		<u> </u>	SPARE	1 1 1 1							
2		20			SPARE								
4		20			SPARE								
6		20			SPARE								
8		20			SPARE								
10		20			SPARE								
12		20			SPARE								
14		20			SPARE								
16		20			SPARE								
18		20			SPARE								
20		20			SPARE								
22		20			SPARE								
24		20			SPARE								
26		20			SPARE								
28		20			SPARE								
30		20			SPARE								
32		20			SPARE								
34		20			SPARE								
36		20			SPARE								
CONN	ECTED LO	DAD (VA)	7680		SUBTOTAL (VA)	7480	###	###	###	###	###	###	200
	EMAND LO		9550	\neg	DEMAND		1.00	1.00	1.00	1.00	1.25	1.00	1.00
	DEMAND L		40		TOTAL (VA)	9350	###	###	###	###	###	###	200

			240/120V	200A BUS	IS	1PH	3W	MLO	- SURFACE						
POLE	TYPE	TRIP	WIRE	CND		DESCRIPTIO	N	LTG	RECP	KIT	SPC HEAT	SPC COOL	HTRS	ELEV	MISC
1		20			SPARE							COOL			
3		20			SPARE										
5		20			SPARE										
7		20			SPARE										
9		20			SPARE										
11		20			SPARE										
13		20			SPARE										
15		20			SPARE										
17		20			SPARE										
19		20			SPARE										
21		20			SPARE										
23		20			SPARE										
25		20			SPARE										
27		20			SPARE										
29		20			SPARE										
31															
33		20			SPARE										
35		20			SPARE									<u> </u>	
2		20			SPARE									<u> </u>	
4		20			SPARE										
6		20			SPARE										
8		20			SPARE										
10		20			SPARE										
12		20			SPARE									ļ'	
14		20			SPARE									<u> </u>	
16		20			SPARE									<u> </u>	
18		20			SPARE									<u> </u>	
20		20			SPARE									<u> </u>	
22		20			SPARE									<u> </u>	
24		20			SPARE									<u> </u>	
26		20			SPARE									<u> </u>	
28		20			SPARE								-	<u> </u>	
30		20			SPARE									<u> </u>	
32		20			SPARE								-	 	-
34 36		20			SPARE								-	 	
٥٥		20			SPARE										<u> </u>
CONNECTED LOAD (VA) ###						SUBTOTAL (VA)		###	###	###	###	###	###	##	
DEMAND LOAD (VA)			###				DEMAND	1.25	1.00	1.00	1.00	1.00	1.25	1.00	1.0
DEMAND LOAD (A) #			#				TOTAL (VA)	###	###	###	###	###	###	###	##

ELECTRICAL SPECIFICATIONS

- 1. ALL WORK AND
 MATERIALS SHALL
 COMPLY WITH ALL
 APPLICABLE FEDERAL,
 STATE, AND LOCAL
 LAWS, CODES AND
 REGULATIONS AS WELL
 AS APPLICABLE
 CURRENT STANDARDS.
- 2. CABINETS, MOTOR
 FRAMES, STARTERS,
 CONDUIT SYSTEM,
 PANELBOARDS, ETC.,
 SHALL BE GROUNDED IN
 ACCORDANCE WITH THE
 LATEST NEC AND LOCAL
 CODES.
- 3. MATERIALS SHALL BE NEW AND BEAR THE UL LABEL OR LISTING, WHEREVER STANDARDS HAVE BEEN ESTABLISHED.
- 4. ALL WALL MOUNTED
 CONTROL DEVICES,
 LIGHTING SWITCHES
 SHALL BE 4'-O" AFF
 UNLESS OTHERWISE
 NOTED ON THE
 DRAWINGS. SWITCHES
 SHALL BE 20A, 120/277V,
 1 POLE, 2 POLE, 3 AND
 4 WAY AS INDICATED,
 HUBBELL #1221 SERIES
 OR EQUAL. VERIFY
 COLOR WITH ARCHITECT
 OR OWNER.
- 5. ALL LOW VOLTAGE
 CABLE SHALL BE
 INSTALLED PER CODE
 SECTIONS: 725 CLASS 1,
 CLASS 2, AND CLASS 3
 REMOTE-CONTROL,
 SIGNALING, AND
 POWER-LIMITED
 CIRCUITS, 760 FIRE
 ALARM, 800
 COMMUNICATION, 820
 CATV.
- 6. WALL MOUNTED
 DISCONNECT SWITCHES
 AND CONTROL PANELS
 SHALL BE 6'-0" TO TOP
 ABOVE FINISH FLOOR.
- 7. EXPANSION FITTINGS
 SHALL BE PROVIDED
 FOR ALL CONDUIT
 CROSSING BUILDING
 EXPANSION JOINTS.
- 8. ALL WEATHERPROOF (WP)
 DUPLEX RECEPTACLES
 SHALL BE INSTALLED
 HORIZONTALLY SUCH
 THAT COVER DOORS
 OPEN UPWARD.
- 9. ALL PENETRATIONS OF FIRE WALLS OR FLOORS SHALL BE SEALED AFTER INSTALLATION OF CONDUIT WITH A FIRE RETARDANT SEALANT THAT IS RATED THE SAME AS THE FIRE WALL OR FLOOR.
- 10. PROVIDE A GREEN
 GROUND CONDUCTOR IN
 ALL SYSTEMS CONDUITS
 INCLUDING BRANCH
 CIRCUIT CONDUITS FOR
 LIGHTING AND
 RECEPTACLES PER NEC
 TABLE 250-95.
- 11. ALL CONDUIT SHALL BE MINIMUM 3/4" AND BE OF SIZES REQUIRED TO ACCOMMODATE NUMBER OF CONDUCTORS IN ACCORDANCE WITH NEC WIRING TABLES OR AS INDICATED ON DRAWINGS, WHICHEVER IS LARGER.
- 12. FEEDERS SHALL BE TYPE THW OR XHHW, AND ALL 120 VAC LIGHTING AND RECEPTACLE CIRCUITS RUN 2#12 (THWN/THHN) MIN. + GND IN 3/4"C MIN. TO THE LIGHTING PANELBOARD INDICATED UNLESS NOTED OTHERWISE. HOMERUN TO PANEL IF MORE THAN 80' SHALL BE #10 IN 3/4"C OR CONTRACTOR SHALL USE A CONDUCTOR SO THAT VOLTAGE DROP IS LESS THAN 2%. ALL WIRE SHALL BE COPPER, HAVE 600 VOLT INSULATION AND INSTALLED IN CONDUIT.
- 13. RECEPTACLES SHALL BE DUPLEX GROUNDING TYPE 20A, 125V, HUBBELL #5362 OR EQUAL. SPECIAL PURPOSE RECEPTACLES 30A, 40A, 50A-2P OR 3P, ETC., SHALL BE

SPECIFICATION GRADE.
VERIFY COLOR WITH



ARCHITECT

jeffery a. scott
architects p.c.

15. SINGLE PHASE MOTOR
STARTERS SHALL HAVE
MANUAL TOGGLE SWITCH
WITH THERMAL
OVERLOADS, FLUSH

jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200

#600 OR EQUAL.

16. THREE PHASE MOTOR
STARTERS SHALL BE
MAGNETIC TYPE, WITH
FUSED CONTROL
TRANSFORMER (120 VOLT
SECONDARY) AND
AUXILIARY CONTACTS AS
REQUIRED, ALLEN

BRADLEY #712 OR EQUAL.

MOUNTED WITH PILOT

LIGHT, ALLEN-BRADLEY

17. DISCONNECT SWITCHES
SHALL BE HEAVY DUTY
TYPE, FUSED OR
NON-FUSED AS
INDICATED, IN A
SUITABLE NEMA
ENCLOSURE. DISCONNECT
SWITCHES INSTALLED
OUTDOOR SHALL BE
NEMA 3R ENCLOSURE,
CUTLER-HAMMER, SQUARE
D, OR GE.

- 18. FLUORESCENT LAMPS
 SHALL BE ENERGY
 SAVING TYPE, GENERAL
 ELECTRIC WATT MISER
 II OR EQUAL.
- 19. FLUORESCENT LAMP
 BALLAST SHALL BE AS
 INDICATED ON THE
 LIGHTING FIXTURE
 SCHEDULE, TYPE
 ADVANCE, GENERAL
 ELECTRIC MAXI-MISER I
 OR EQUAL.
- 20.CAULK ALL SURFACE MOUNTED, EXPOSED CONDUIT TO WALL OR CEILING WITH SILICON SEALANT.
- 21. PANELBOARDS SHALL BE SQUARE D, CUTLER-HAMMER, SIEMENS, OR GE. SIZE AS INDICATED ON THE DRAWINGS.
- 22. FOR BRANCH CIRCUIT
 PANELBOARD
 TERMINATION AND
 CIRCUITRY, REFER TO
 PANEL SCHEDULES AND
 TEST EXISTING
 CIRCUITRY FOR EXACT
 DISTRIBUTION
 LOCATIONS. RELABEL
 PANEL WITH CORRECT
 ROOM LOCATIONS.
- 23. FOR TYPE OF LIGHTING FIXTURES REFER TO LIGHTING FIXTURE SCHEDULE.
- 24. ALL WALL MOUNTED
 ELECTRICAL EQUIPMENT
 SHALL HAVE A 1/2" MIN.
 AIR SPACE BETWEEN
 WALL AND EQUIPMENT.
 PROVIDE A
 NON-CORROSIVE SPACERS
 AND BRACKETS AS
 REQUIRED.

32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

SHEET TITLE:

SCHEDULES PECIFICATIONS

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:
BIDS & PERMITS 10/23/2020
ADDENDUM NO. 1 10/30/2020



DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY

20077

E601



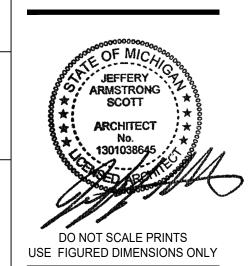
32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM

copyright © 2020

SHEET TITLE:

22250 MICHIGAN AVE. DEARBORN, MI 48124

ISSUED FOR: BIDS & PERMITS 10/23/2020



20077

SHEET NO. E602

LUMINAIRE SCHEDULE MTG HT DESCRIPTION REMARKS RECESSED STATIC LED TROFFER. NOMINAL 2'X4'. 5035 LUMENS. 120-277VAC. 0-10V DIMMING. PROVIDE CONTROL AND DIMMING CABLING FOR FUTURE TENANT LIGHTING CONTROLS. TRACE-LITE LPA24 SERIES 4' 2-LIGHT MVOLT LED STRIP LIGHT. 4500 LUMENS. MVOLT. GENERIC NON-DIMMING DRIVER. 4000K. 80 CRI. MNSL L48 2LL MVOLT LB LITHONIA 50 GZN 40K 80CRI M6 THERMOPLASTIC LED EMERGENCY LIGHT. NICKEL CADMIUM BATTERY. TWO 3.6 V LED HEADS. WHITE. WIRE UNSWITCHED TO LOCAL LIGHTING BRANCH EA SURE-LITES APEL SERIES SAMES AS TYPE EA EXCEPT ADD LED WET WIRE UNSWITCHED TO LOCAL LIGHTING BRANCH EB SURE-LITES W/ APWR2 LOCATION EMERGENCY REMOTE. 3.6V INPUT. 0.78W LED HEADS. MATCH HOUSING FINISH. THERMOPLASTIC LED COMBINATION EXIT SIGN. 25 +120" WIRE UNSV FEET. 0 WATTS. WHITE. NO SELF-DIAGNOSTICS. WIRE UNSWITCHED TO LOCAL LIGHTING BRANCH XA SURE-LITES LPXC SERIES DUAL RELAY WALL SWITCH OCCUPANCY SENSOR. DUAL TECHNOLOGY. BOTH POLES VACANCY ONLY. +48" WIRE LIGHTS TO RELAY 1. WIRE EXHAUST FAN TO RELAY 2. SENSOR SWITCH WS2 WSX PDT 2P SERIES 120/277VAC. WHITE. STANDARD TEMP/HUMIDITY. WIRE UNSWITCHED FOR CONTINUOUS OPERATION. /NL NIGHT LIGHT PLOT SIZE: 36"X24"