

Meeting Agenda
Owosso Downtown Historic District Commission
Wednesday, July 16, 2025, 6:00 p.m.

Call to order and roll call:

Review and approval of agenda: July 16, 2025

Review and approval of minutes: June 18, 2025

Communications:

Public Comments:

Committee Reports:

Public Hearings:

Items of Business:

1. Sign Approval for 300 W Main St – Shook Building
2. Certificate of Appropriateness – 123 N Washington

Public Comments:

Board Comments:

- 1) Discussion
- 2) Next Meeting: August 20, 2025

Adjournment:

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids on services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is www.ci.owosso.mi.us.]

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, June 18, 2025 at 6:00 p.m.
City Hall Conference Room

MEETING CALLED TO ORDER: at 6:00 p.m. by Chairperson Steven Teich.

ROLL CALL: was taken by City Manager Nathan Henne.

PRESENT: Chairperson Steven Teich, Commissioner Ainsworth, Vice Chair Omer, Commissioner Powell, Commissioner VanEpps, Commissioner Byrne, Commissioner Harrington

ABSENT:

OTHERS IN ATTENDANCE:

AGENDA APPROVAL: June 18, 2025.

MOTION FOR APPROVAL OF THE AGENDA BY POWELL. SECONDED BY BYRNE.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: May 21, 2025.

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY POWELL. SECONDED BY HARRINGTON.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS

AYES ALL. MOTION CARRIED.

ITEMS OF BUSINESS:

Affirm Compliance at 110 W Main St for Demolition by Neglect

Henne explained that the owners of 110 W Main St have completed the work on the façade of the building and that the demolition by neglect enforcement should be closed.

MOTION BY VANEPPS TO CLOSE THE DEMOLITION BY NEGLECT ENFORCEMENT FOR 110 W MAIN STREET. THE OWNERS HAVE COMPLIED WITH THE ENFORCEMENT'S REQUIREMENTS. SUPPORTED BY AINSWORTH.

AYES ALL

PUBLIC COMMENTS:

BOARD COMMENTS: Henne said that the owner of 108 E Exchange has replaced the vinyl siding with wood siding to comply with his approved certificate of appropriateness approved by the HDC. Chairman Teich asked about saving a component of the façade at 117 W Exchange before the building was demolished. Henne explained that the city is not bidding the project but that usually any demolition contract includes salvage rights – so anyone wishing to salvage a portion of the building would have to ask the contractor that is hired by the County Land Bank since they are leading this process.

NEXT MEETING: July 16, 2025

CHAIRMAN TEICH ADJOURNED THE MEETING AT 6:11 P.M.



DATE: 7.16.25
TO: Historic District Commission
FROM: City Manager
SUBJECT: 300 W Main St Certificate of Appropriateness for new sign

Background

The applicant, Mark Agnew, on behalf of owner Kori Shook has submitted a request for a Certificate of Appropriateness for the installation of new signage at 300 W Main Street, the former Shook Building. The proposed signage consists of aluminum channel letters with internal LED illumination mounted on the remodeled storefront façade.

This structure was formerly a contributing resource within the Owosso Local Historic District. However, following a Notice to Proceed (NTP) for partial demolition, the majority of the original building was removed, and the remaining portion was extensively altered. As a result, the structure's historic integrity has been substantially diminished.

The Secretary of the Interior's Standards for Rehabilitation, which guide signage decisions in historic districts, generally discourage internally illuminated (back-lit) signs due to concerns over compatibility with historic materials and character. However, the National Park Service does not explicitly prohibit such signs and allows for local discretion when applied to structures that have been significantly altered and are no longer contributing. Per Standards 9 and 10, new additions or signage must be compatible with, yet distinguishable from, the historic district and should be reversible when possible.

In this case, the sign's modern design is compatible with the remodeled building and does not visually dominate the façade. While the City's Historic District Design Guidelines advise caution regarding back-lit signage, internally illuminated signs do exist elsewhere in the district, and such signage may be considered appropriate for altered buildings when scale, design, and placement are consistent with the character of the area.

Recommendation

Staff recommends approval of the attached resolution issuing a Certificate of Appropriateness for the proposed signage at 300 W Main Street. Given the extensively altered nature of the building and its reduced contribution to the historic district, the proposed internally illuminated signage meets the intent of the Secretary of the Interior's Standards and the local design guidelines as applied to significantly modified structures.

The sign is professionally constructed, appropriately scaled, and compatible with the existing building and streetscape.

Rec'd 7-9-25

CITY OF OWOSSO
HISTORIC DISTRICT COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

This application must be received by the Owosso Building Department a minimum of ten working days prior to the scheduling of the application on the Historic District Commission agenda. Applicants are strongly encouraged to conduct a preliminary discussion with staff and/or the Historic District Commission prior to the consideration of an application. The Commission generally meets on the Third Wednesday of each month.

Please consult the Secretary of the Interior's Standards for Rehabilitation and the Historic District Commission guidelines for specific details on permissible alterations to the exterior of a structure or for the construction or demolition of any structure within the Historic District that require a CoA.

The following information shall be attached to this application. Additional information is encouraged:

1. A detailed plan drawn to a legible scale depicting the proposed alteration including size, a detailed description of materials and finishing work to be completed. If the size of the plan exceeds 11x17 then additional copies may be requested.
 - Plan shall show existing property lines and any prominent features on the site.
2. A minimum of the following photographs labeled to indicate the direction of view:
 - Current photos of the structure as seen from the street and/or façade of alteration;
 - Close up of existing detail in present condition proposed for alteration.

Date: 7-7-25

Property Address: 300 W Main Owner's Name: Kari Shook

Phone One: 277 3295 Other Phone: _____ Email: _____

Applicants Address: 1905 W. M2C Applicants Name: Mark / Agnew Sign

Phone One: 723 4621 Other Phone: _____ Email: mark@agnawsigns.com

Does the property have or will it have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRosset-Hale single state construction code act, 1972 PA 230, MCL 125.1501-12501531*.

Description of Work proposed, BE SPECIFIC (attach sheets describing activities, materials, dimensions, etc.)

Applicant's Signature _____

Property Owner's Signature _____

Please contact Josh Adams for further information 989.494.3344 during business hours, or josh.adams@ci.owosso.mi.us.

Return to City Hall, 301 W. Main St., Owosso, MI 48867

*"Fire alarm system" means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms. "Smoke alarm" means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding devices into a single unit, operated from a power supply either in the unit or obtained at the point of installation.

"Multiple station alarm" means 2 or more single station alarms that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.



SIGN PERMIT APPLICATION

City of Owosso, 301 W. Main Street, Owosso, MI 48867

Phone: (989) 725-0540 Fax: (989) 725-0546

Website: www.owosso.mi.us

Email: building@ci.owosso.mi.us

****Each sign requires a separate application****

Please refer to Chapter 26 of the Owosso Code of Ordinances:

https://www.municode.com/library/mi/owosso/codes/code_of_ordinances

note # south side 28' width
East side 38' width

1. Project Information

Address/location of property: 300 W. main

Bldg. elevation width: See note # Bldg. elevation height: 30'

Zoning District: HDC Name of Development: Kari Shook & Associates

Please indicate if part of the downtown historic district: _____

2. Contractor

Name: Agnew Sign Co

Company: Mark Agnew

Address #: 1905 W. W20

Phone #: 989.277.5568

Fax #: 989.720.4621

License #: A258585135030

3. Property Owner

Name: Kari Shook

Address: 300 W. main

Phone #: 989.277.3295

Fax #: _____

4. Required Attachments

- Copy of sign artwork.
- A site plan showing total square footage and attachment detail.
- Image of sign on building elevation.
- Site sketch showing sign location and setbacks if application is for ground or pole sign.
- Application requires signature of property owner unless an affidavit is provided.
- Required Fee.

5. Details of the Nature of Work Proposed (please identify materials and colors to be used)

Channel letters on East exposure
Flat Panel Projecting on South exposure

6. Location of Sign (indicate building elevation and setbacks)

South side & East Sides of Building

7. Type of Sign(s)

Wall: X East Side (A) Pole: _____

Ground: _____ Awning: _____

Projecting: X South Side (B) Portable: _____

Temporary: _____ Dates Displayed: _____

8. Size of Sign

Overall Height: _____ Overall Width: _____

Overall Depth: _____ Sign Area (Square Feet): _____

Ground Clearance (pole sign): _____ Number of Sides (ground or pole): _____

A 22" x 400" = 61 sq' Letters
B 45x45 = 14 sq' Projecting

9. Materials/Style

Metal: X Wood: _____
Plastic: _____ Painted: _____
Other: _____

10. Sign Lighting

Source (circle one) Internal or External letters are internal, Projecting is external
Type of lighting proposed: _____ Number of Fixtures proposed: Like Fredrick's
Name of Electrician: Luoington Etc Height from grade (if applicable): _____

11. Sign Permit Application Procedures

- The complete Sign Permit Application is to be submitted to the Planning and Building Department.
- The application must be signed by the owner unless an affidavit is provided.
- The provisions regulating signage are provided in **Chapter 26 - Signs** of the city of Owosso Zoning Ordinance.

12. Fees:

Sign Permit Fee: \$30.00 + \$0.40 per square foot

A 54'40"
B 35'00"
90'00"

By signing below, the applicant agrees to perform the described work in accordance with all applicable sections of the City of Owosso Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 48 hours prior to the requested time.

Signature of Contractor: _____

Date: 7-9-25

Print Name: Mark Agnew

Signature of Owner: _____

Date: 7-9-25

Print Name: Karen Agnew

Office Use Only

Permit #: _____

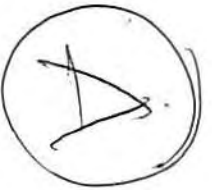
Date Received: 7/9/25

Fee: _____

Date of Approval: _____

Date of Denial: _____

Approved by: _____



APPROX 22" METAL FRONT, CHANNEL LETTERS, FRONT/REVERSE LIT



Proposed Channel Letters
No Race way, Pin Marked

ISOMETRIC EXPLODED VIEW FRONT & BACK LIT CHANNEL LETTER SOME ELECTRICAL WIRE NOT SHOWN

.040 ALUMINUM

TRIMCAP

.177 ACRYLIC
FACE

.177 THICK CLEAR
POLYCARBONATE
BACK

THREADED ROD (OPTIONAL)

SPACER (OPTIONAL)

NUTSERT

3' WHIP OF CLASS 2 LOW VOLTAGE WIRE
(3 WIRE OPTIONAL)

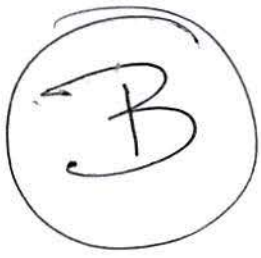
HEYCO BUSHING

LED LIGHTING

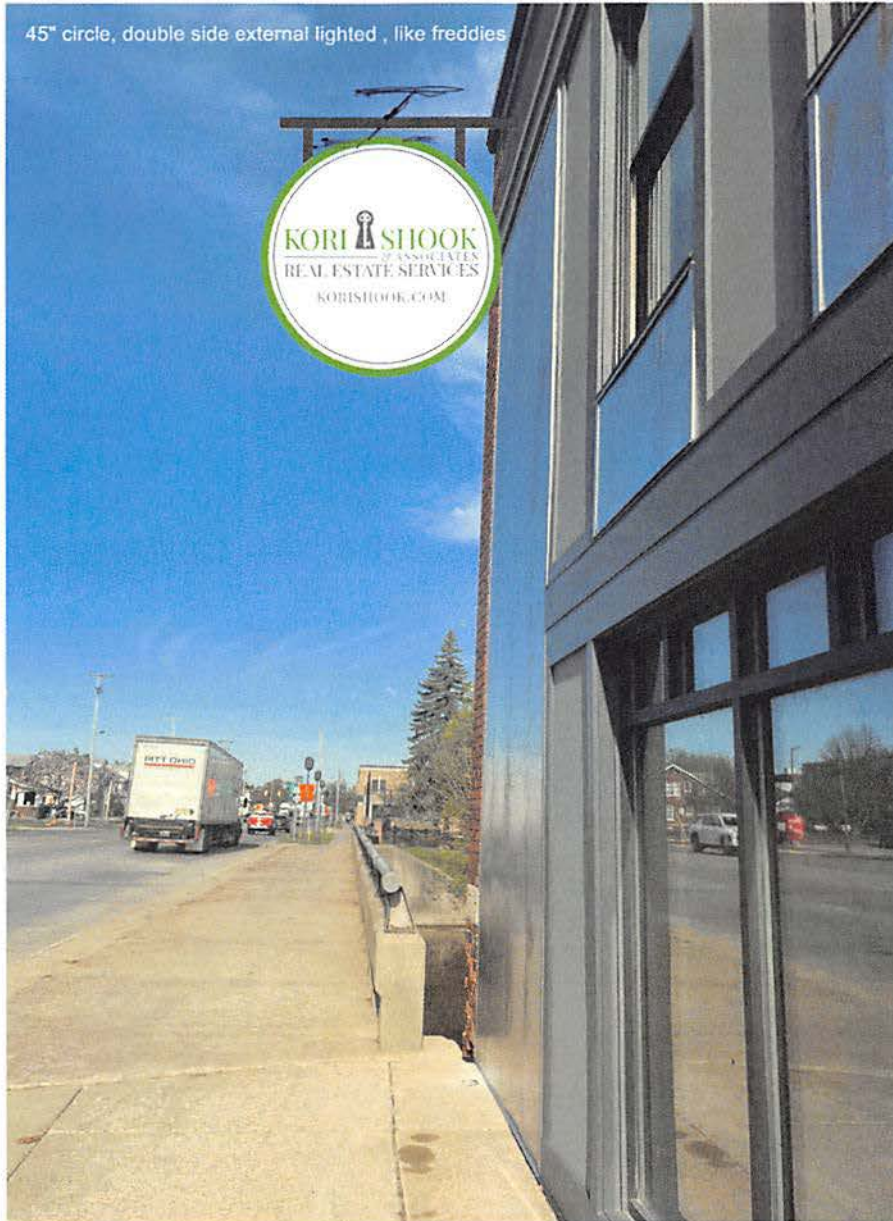


ISOMETRIC VIEW

A		INITIAL ISSUE		6/4/2013		APPROVED
ZONE	REV.	DESCRIPTION		DATE		
REVISIONS						
NAME		DATE		WORLD WIDE SIGN SYSTEMS, INC. PO BOX 338 446 N CECIL STREET BONDUEL, WI 54107 715-758-2144 		
DRAWN BY: JOHN GIANTE		6/4/2013				
REQUESTED BY:						
CAD SYSTEM: SOLIDWORKS						
MATERIAL:		PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WORLD WIDE SIGN SYSTEMS, INC. AND IS NOT TO BE REPRODUCED IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF WORLD WIDE SIGN SYSTEMS, INC. E-PRO-00000103				TITLE: FRONT & BACK LIT CHANNEL LETTER SIZE DWG. NO. B FRONT & BACK LIT SCALE: 1:3 WEIGHT: REV A SHEET 1 OF 1
FINISH:		UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES. TOLERANCES: FRACTIONAL ± .01 TWO PLACE DECIMAL ± .003 THREE PLACE DECIMAL ± .001				
DO NOT SCALE DRAWINGS						



45" circle, double side external lighted , like freddies



HISTORIC DISTRICT COMMISSION RESOLUTION

RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE AT 300 W MAIN STREET

WHEREAS, the Historic District Commission received an application for a Certificate of Appropriateness for new signage at 300 W Main Street, known as the Shook Building; and

WHEREAS, the building was previously a contributing structure in the Owosso Local Historic District, but after a Notice to Proceed, the majority of the original structure was demolished and the exterior was significantly remodeled; and

WHEREAS, the proposed sign consists of internally lit channel letters installed on the remodeled façade; and

WHEREAS, while internally illuminated signs are generally discouraged, they are not without precedent in downtown Owosso, and the National Park Service permits flexibility for non-contributing or altered structures when signs are compatible in scale, materials, and appearance; and

WHEREAS, the proposed signage meets the intent of the Secretary of the Interior's Standards for Rehabilitation and the City's Historic District Design Guidelines;

NOW, THEREFORE, BE IT RESOLVED by the Historic District Commission of the City of Owosso, Shiawassee County, Michigan, that:

FIRST: The proposed signage is appropriate for the remodeled structure and does not adversely impact the character of the historic district.

SECOND: A Certificate of Appropriateness is hereby issued for the signage at 300 W Main Street.

Moved: _____

Supported: _____



DATE: 7.16.25
TO: Historic District Commission
FROM: City Manager
SUBJECT: 123 N Washington CofA - Facade

Background

The owners of 123 N Washington Street, Woodworth Investments, have submitted an application for a Certificate of Appropriateness (CofA) for the rehabilitation of the contributing historic structure located within the Owosso Local Historic District. The proposed work includes restoration of the building's façade, installation of replacement windows, integration of mechanical and fire suppression systems, rooftop equipment, and the interior conversion of the upper floors into residential apartments.

This property is currently under active enforcement by the Historic District Commission due to the deteriorated condition of the front façade. The proposed work, as outlined in the application and detailed in the architectural permit set prepared by Driven Design Studio, would directly address the cited issues and bring the property back into compliance with local historic district standards.

The project has also been submitted for the federal Historic Preservation Tax Credit program and has received Part 2 Conditional Approval from the National Park Service (NPS) under Project Number 44364. The Part 2 approval confirms that the proposed rehabilitation work is consistent with the Secretary of the Interior's Standards for Rehabilitation, provided that several conditions are met. These conditions include:

1. **Concealment of Mechanical and Fire Suppression Systems:** All mechanical systems and fire suppression piping must be concealed within finished ceilings or soffits. Rooftop equipment must be non-visible from public streets and documented using photos or renderings for SHPO/NPS approval.
2. **Masonry Work and Missing Ornamentation:** Specifications and product information for masonry cleaning, repair, and replacement of missing exterior ornamental features must be reviewed and approved prior to work commencing.
3. **Window Replacement:** Detailed, dimensioned drawings of proposed replacement windows showing compatibility with original window profiles, materials, and design must be submitted and approved.

Final approval from the NPS (Part 3) will only be granted upon completion of the project and verification that all conditions have been met. The applicant is working with the State Historic

Preservation Office (SHPO) to address these items before proceeding with the relevant phases of construction.

Recommendation

Staff recommends approval of the attached resolution granting a Certificate of Appropriateness for the rehabilitation of 123 N Washington Street. The proposed work is consistent with both local and federal historic preservation standards and represents a substantial investment in the restoration of a key structure in downtown Owosso. Issuing the CofA will allow the applicant to proceed with necessary repairs that address ongoing enforcement concerns and help return the building to active use.

Approval should be granted with the understanding that work subject to NPS and SHPO review may not proceed until the applicant provides the required supplemental documentation and receives final clearance. The resolution establishes a completion deadline of September 1, 2026, and requires that any substantial changes to the approved plans return to the Commission for review.

Alternative Option

Due to the difficulty in gaining compliance on this property's façade, if the commission feels that additional assurance is required, you could revisit this Certificate application until such time as the owner pulls – and pays for – building permits for the project. The CofA approval process now sets a 1 year sunset on approved certificates so this may satisfy the commission. Approved building permits have a similar sunset. Neither the guidelines nor HDC policy has any advice on this possibility, I do not believe the commission would be beyond its power to require it as its own condition for approval.



CITY OF OWOSSO HISTORIC DISTRICT COMMISSION APPLICATION CERTIFICATE OF APPROPRIATENESS OR NOTICE TO PROCEED

\$40.00 APPLICATION FEE

This application must be received by the Owosso Building Department a minimum of ten working days prior to a regularly scheduled meeting of the Historic District Commission. Applicants are strongly encouraged to conduct a preliminary discussion with staff and/or the Historic District Commission prior to the consideration of an application. The Commission generally meets on the third Wednesday of each month.

Please consult the Secretary of the Interior's Standards for Rehabilitation and the Historic District Commission guidelines for specific details on permissible alterations to the exterior of a structure or for the construction or demolition of any structure within the Historic District that requires a C of A.

The following information shall be attached to this application. Additional information is encouraged.

1. Description of work proposed – be specific
2. A detailed plan drawn to a legible scale depicting the proposed alteration including size, a detailed description of materials and finishing work to be completed. If the size of the plan exceeds 11 x 17 then additional copies may be requested. Plan shall show existing property lines and any prominent features on the site.
3. A minimum of the following photographs labeled to indicate the direction of view
 - Current photos of the structure as seen from the street and/or façade of alteration
 - Close up of existing detail in present condition proposed for alteration

Property Address: 123 N Washington St, Owosso, MI 48867

Property Owner's Name: Woodworth Investments

Phone: 248-730-0275

Email: jim@successgroupmortgage.com

Applicant's Name: Woodworth Investments

Phone:

Email:

Proposed start date: 09/01/2025

Proposed completion date: 09/01/2026

I hereby certify that that proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Does the property have or will it have before the proposed project completion date, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531? **YES**

Property Owner's Signature:

DocuSigned by:
James Woodworth
B26C280AB3194CD...

Applicant's Signature:

DocuSigned by:
James Woodworth
B26C280AB3194CD...

- Please contact Nathan Henne for further information 989-725-0568 or nathan.henne@ci.owosso.mi.us
- Return application to the Building Department at City Hall, 301 W. Main St., Owosso, MI 48867 or email to tanya.buckelew@ci.owosso.mi.us

Office Use Only

Date application received	Certificate #
Building permit required YES NO	Sign permit required YES NO
Staff Action APPROVED DENIED REFERRED TO HDC	
HDC meeting date	HDC Action APPROVED DENIED
Conditions of Approval (if applicable)	



HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
44364

1. Historic Property Name Keeler Block

Street 123 N. Washington Street

City Owosso County Shiawassee State MI Zip 48867-2819

- 2. This form** ☐ includes additional information requested by NPS for an application currently on hold.
☐ updates project data (start/completion dates, QREs, etc.), applicant, or contact information. (If only this box is checked, amendment may be submitted by email directly to NPS_TPS@nps.gov with a copy to the SHPO.)
☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.
☐ requests an advisory determination that the completed phase ____ of ____ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____ Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Please see the attached revised plan changes as an acceptable solution for subdividing the large assembly space on the third floor. Also, please see updated HVAC drawings addressing HVAC at the third floor and roof. Additionally, plans for window replacement, and cleaning/repair/rehabilitation work to be undertaken on masonry. All work will be in conformance with the Secretary of the Interior Standards for Rehabilitation.

3. Project Contact (if different from applicant)

Name Jessica Flores Company Preservation Forward
Street PO Box 4490 City East Lansing State MI
Zip 48826 Telephone (517) 220-5144 Email Address Jessica@preservationforward.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name James Woodworth Signature James Woodworth Digitally signed by James Woodworth
Date: 2025.05.17 07:00:54 -04'00' Date 05/17/2025
Applicant Entity Woodworth Investments, Inc. SSN _____ or TIN 84-2709083
Street 120 W. Exchange Street, Suite 300 City Owosso State MI
Zip 48867 Telephone (248) 730-0275 Email Address jharrisonwoodworth@gmail.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☐ meets the Secretary of the Interior's Standards for Rehabilitation.
☒ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Advisory Determinations:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date

National Park Service Authorized Signature

☒ NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

+Historic Property Name Keeler Block Project Number 44364
Property Address, City, State 123 N. Washington Street, Owosso, MI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. MEP:

The Part 2 Condition states, *"Mechanical and fire suppression systems must be concealed above finished ceilings or within soffits. Any new rooftop mechanical equipment must not be a noticeable feature when viewed from any of the public streets. To illustrate new rooftop equipment, we recommend either computer generated graphics, or that the proposed edges be marked with flags and photographed from the pedestrian viewpoint below. A site map should be marked to show the points where the proposed equipment first becomes visible to the street (or streets). Documentation should be reviewed and approved by the State Historic Preservation Office before proceeding with this work."*

In order to complete our review, documentation regarding the location and concealment of mechanical and fire suppression systems and the impact of proposed rooftop equipment must still be submitted to the SHPO and NPS for review and approval. Documentation must take the form of both written narrative as well as plans, site maps, and photographs.

2. Exterior Masonry:

The Part 2 condition states, *"Exterior masonry cleaning and repair specifications along with installation details and material specifications for the replacement of all missing historic exterior ornamental features must also be submitted for review and approval. Clear high-definition photographs showing the existing masonry before and after cleaning must be submitted with the Request for Certification of Completed Work."*

In order to complete our review, information regarding the masonry rehabilitation and proposed sealant must be submitted to the SHPO and NPS for review and approval prior to beginning work. Documentation must take the form of narrative, product specifications, installation details and drawings, and photographs.

3. Windows:

The Part 2 condition states, *"Replacement windows must match the appearance, size, design, proportions, and profiles of the existing historic windows and the original windows and have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both existing and proposed new window depicting their relationship to the wall assembly must be submitted for review."*

In order to complete our review, information listed in the above condition must still be submitted to the SHPO and NPS for review and approval.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Date

National Park Service Signature

From: [Uebel, Amy Elizabeth](#)
To: [Nathaniel R. Henne](#)
Cc: [Lijewski, Bryan \(LEO\)](#)
Subject: Project number 44364 conditional approval
Date: Thursday, July 10, 2025 2:38:34 PM
Attachments: [image001.png](#)
[Application Instructions.pdf](#)

Nathan,

Thank you for reaching out to us. I am unable to discuss the specifics of active projects with people outside the applicant and their team.

However, I feel that it might be helpful to explain how our program works. A Part 2 approval is evaluated and then signed by our office based on how the proposed work meets the Secretary of Interior's Standards for Rehabilitation. Occasionally, we will add conditions on projects that request further information or a redesign as a project continues. The Part 2 is an initial approval, but the final approval is not given until a Part 3 is submitted **after** the project is completed. Then, the National Park Service will review all work and certify that the project meets the Standards and is a "certified rehabilitation".

I've attached a pdf that goes into a bit more detail on the application process.



Amy Elizabeth Uebel

Technical Preservation Services

1849 C Street NW, Mail Stop 2274
Washington, DC 20240

202-941-3428
amyelizabeth_uebel@nps.gov

[Subscribe to TPS news and updates](#)

123 N. WASHINGTON

123 N. WASHINGTON STREET, OWOSSO MI

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



HISTORIC IMAGE



PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T001 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

PROJECT DESCRIPTION

THE UPPER TWO LEVELS OF A HISTORIC BUILDING THAT ARE CURRENTLY ABANDONED ARE BEING CONVERTED INTO RESIDENTIAL UNITS.

AREA MAP



DRAWING LIST

SHEET NUMBER	DRAWING TITLE	9/29/2023 - PERMIT SET
00 GENERAL		
T000	TITLE SHEET	X
T001	RENDERINGS	X
T002	MOUNTING HEIGHTS + ABBREVIATIONS	X
T003	MOUNTING HEIGHTS CONTINUED	X
T004	CODE COMPLIANCE - REHAB	X
T006	CODE COMPLIANCE	X
T007	CODE COMPLIANCE	X
T008	AREA PLANS	X
T009	AREA PLANS	X
01 CIVIL		
C100	ARCHITECTURAL SITE PLAN	X
02 ARCHITECTURAL		
A000	EXISTING FLOOR PLANS	X
A001	EXISTING FLOOR PLANS	X
A110	DEMOLITION PLANS	X
A111	DEMOLITION PLANS	X
A120	PARTITION TYPES	X
A121	NEW FLOOR PLANS	X
A122	NEW FLOOR PLANS	X
A130	ENLARGED PLANS	X
A131	ENLARGED PLANS	X
A132	ENLARGED PLANS	X
A133	ENLARGED PLANS	X
A140	FINISH PLANS	X
A141	FINISH SCHEDULE	X
A150	ENLARGED ELEVATOR PLANS	X
A200	REFLECTED CEILING PLANS	X
A201	REFLECTED CEILING PLANS	X
A210	CEILING DETAILS	X
A220	ROOF PLAN	X
A221	RUBBER ROOF DETAILS	X
A300	INTERIOR ELEVATIONS	X
A301	INTERIOR ELEVATIONS	X
A302	INTERIOR ELEVATIONS	X
A303	INTERIOR ELEVATIONS	X
A310	INTERIOR DETAILS	X
A400	DOOR SCHEDULE AND DETAILS	X
A410	WINDOW SCHEDULE AND DETAILS	X
A411	GLAZING ELEVATIONS	X
A500	EXTERIOR ELEVATIONS & MASONRY NOTES	X
A501	ENLARGED EXTERIOR ELEVATIONS	X
A502	ENLARGED EXTERIOR ELEVATIONS	X
A503	ENLARGED EXTERIOR ELEVATIONS	X
A504	ENLARGED EXTERIOR ELEVATIONS	X
A505	ENLARGED EXTERIOR ELEVATION DETAILS	X
A506	ENLARGED EXTERIOR ELEVATION DETAILS	X
A507	ENLARGED EXTERIOR ELEVATION DETAILS	X
A600	BUILDING SECTIONS	X
A601	ELEVATOR SECTIONS & DETAILS	X
A602	ELEVATOR INTERIOR FINISHES	X
A700	ELEVATOR WALL SECTIONS	X
A800	SECTION DETAILS	X
03 MECHANICAL		
M000	MECHANICAL SYMBOLS AND NOTES	X
M001	MECHANICAL SPECIFICATIONS	X
M110	OVERALL BASEMENT & FIRST FLOOR FIRE SUPPRESSION PLANS	X
M120	OVERALL SECOND & THIRD FLOOR FIRST SUPPRESSION PLANS	X
M210	OVERALL BASEMENT & FIRST FLOOR PLUMBING PLANS	X
M220	OVERALL SECOND & THIRD FLOOR PLUMBING PLANS	X
M220A	SECOND FLOOR PLUMBING PLAN - WEST	X
M220B	SECOND FLOOR PLUMBING PLAN - EAST	X
M230A	THIRD FLOOR PLUMBING PLAN - WEST	X
M230B	THIRD FLOOR PLUMBING PLAN - EAST	X
M310	OVERALL BASEMENT & FIRST FLOOR SHEET METAL PLANS	X
M320	OVERALL SECOND & THIRD FLOOR SHEET METAL PLANS	X
M320A	SECOND FLOOR SHEET METAL PLAN - WEST	X
M320B	SECOND FLOOR SHEET METAL PLAN - EAST	X
M330A	THIRD FLOOR SHEET METAL PLAN - WEST	X
M330B	THIRD FLOOR SHEET METAL PLAN - EAST	X
M340	OVERALL MECHANICAL ROOF PLAN	X
M701	MECHANICAL SCHEDULES	X
M710	MECHANICAL DETAILS	X
M711	MECHANICAL DETAILS	X
MD110	OVERALL BASEMENT & FIRST FLOOR MECHANICAL DEMOLITION PLANS	X
MD120	OVERALL SECOND & THIRD FLOOR MECHANICAL DEMOLITION PLANS	X
04 ELECTRICAL		
E000	ELECTRICAL SYMBOLS AND SPECIFICATIONS	X
E110	BASEMENT AND FIRST FLOOR OVERALL POWER PLANS	X
E120	SECOND AND THIRD FLOOR OVERALL POWER PLANS	X
E120A	SECOND FLOOR ENLARGED POWER PLAN - WEST	X
E120B	SECOND FLOOR ENLARGED POWER PLAN - EAST	X
E130A	THIRD FLOOR ENLARGED POWER PLAN - WEST	X
E130B	THIRD FLOOR ENLARGED POWER PLAN - EAST	X
E140	ROOF POWER PLAN	X
E210	BASEMENT AND FIRST FLOOR OVERALL LIGHTING PLANS	X
E220	SECOND AND THIRD FLOOR OVERALL LIGHTING PLANS	X
E220A	SECOND FLOOR ENLARGED LIGHTING PLAN - WEST	X
E220B	SECOND FLOOR ENLARGED LIGHTING PLAN - EAST	X
E230A	THIRD FLOOR ENLARGED LIGHTING PLAN - WEST	X
E230B	THIRD FLOOR ENLARGED LIGHTING PLAN - EAST	X
E301	ELECTRICAL ELEVATIONS	X
E401	ELECTRICAL ONE-LINE DIAGRAM	X
E402	ELECTRICAL FEEDER SCHEDULES	X
E403	ELECTRICAL DETAILS	X
E420	LIGHTING FIXTURE SCHEDULES AND DETAILS	X
E501	ELECTRICAL PANEL LOAD SCHEDULES	X
E502	ELECTRICAL PANEL LOAD SCHEDULES	X
E503	ELECTRICAL PANEL LOAD SCHEDULES	X
E504	ELECTRICAL PANEL LOAD SCHEDULES	X
ED110	BASEMENT AND FIRST FLOOR ELECTRICAL DEMOLITION PLANS	X
ED120	SECOND AND THIRD FLOOR ELECTRICAL DEMOLITION PLANS	X
Grand total: 97		



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PROJECT NAME
123 N. WASHINGTON

PROJECT ADDRESS
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CLIENT
RANDY AND JAMES WOODWORTH

ISSUE
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TITLE SHEET
T000



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RENDERINGS
T001

ABBREVIATION LIST

A/C

AIR CONDITIONING

A/V

AUDIO/VISUAL

ACP

ACOUSTICAL CEILING PANEL

AD

AREA DRAIN

ADA

AMERICANS WITH DISABILITIES ACT

ADJ

ADJUSTABLE

AFF

ABOVE FINISHED FLOOR

ALT

ALTERNATE

ALUM

ALUMINIUM

APPROX

APPROXIMATELY

ARCH

ARCHITECT[URAL, URE]

ASSOC

ASSOCIATED

AUTO

AUTOMATIC

AWP

ACOUSTICAL WALL PANEL

BD

BOARD

BF

BARRIER FREE

BIT

BITUMINOUS, BITUMEN

BLDG

BUILDING

BLKG

BLOCKING

BM

BEAM

BOT

BOTTOM

CAB

CABINET

CJ

CONTROL JOINT

CLG

CEILING

CLR

CLEAR[ANCE]

CMU

CONCRETE MASONRY UNIT

COL

COLUMN

COM

COMMUNICATIONS

CONC

CONCRETE

CONFIG

CONFIGURATION

CONST

CONSTRUCTION

CONT

CONTINUOUS

COORD

COORDINATE

CORR

CORRIDOR

CPT

CARPET

CT

CERAMIC TILE

CTR

CENTER

DEG

DEGREE

DF

DRINKING FOUNTAIN

DIA

DIAMETER

DIA G

DIAGONAL

DIM

DIMENSION

DIV

DIVISION

DN

DOWN

DR

DOOR

DS

DOWNSPOUT

DTL

DETAIL

DWG(S)

DRAWING(S)

E

EAST

EA

EACH

EJ

EXPANSION JOINT

EL

ELEVATION

ELEC

ELECTRICAL

ELEV

ELEVATION

EMER

EMERGENCY

ENCL

ENCLOS[URE]

EQ

EQUAL

EQUIP

EQUIPMENT

EST

ESTIMATE[D]

EXIST

EXISTING

EXP

EXPANSION

EXT

EXTERIOR

FA

FIRE ALARM

FD

FLOOR DRAIN

FDN

FOUNDATION

FE

FIRE EXTINGUISHER

FEC

FIRE EXTINGUISHER CABINET

FF

FINISHED FACE

FGL

FIBERGLASS

FHC

FIRE HOSE CABINET

FIXT

FIXTURE

FL

FLOOR[ING]

FLUOR

FLUORESCENT

FOC

FACE OF CONCRETE

FOS

FACE OF STUDS

FP

FIREPROOF[ING]

FT

FEET

FTG

FOOTING

FUR

FURR[ED,ING]

GA

GAUGE

GALV

GALVANIZED

GB

GRAB BAR

GC

GENERAL CONTRACT[OR]

GL

GLASS, GLAZING

GOVT

GOVERNMENT

GT

GROUT

GYP BD

GYP SUM WALLBOARD

HC

HOLLOW CORE

HDR

HEADER

HDWD

HARDWOOD

HDWR

HARDWARE

HGT

HEIGHT

HM

HOLLOW METAL

HORIZ

HORIZONTAL

HP

HIGH POINT

HR

HOUR

HT

HEIGHT

HVAC

HEATING, VENTILATION & AIR CONDITIONING

ID

INSIDE DIAMETER

IN

INCH[ES]

INCAN

INCANDESCENT

INCL

INCLUDE[D,ING]

INSUL

INSULATION, INSULATED

INT

INTERIOR

JAN

JANITOR

JT(S)

JOINT(S)

KIT

KITCHEN

ABBREVIATION LIST

LAM

LAMINATE[D]

LAV

LAVATORY

LBL

LABEL

LH

LEFT HAND

LL

LIVE LOAD

LP

LOW POINT

LTG

LIGHTING

LTL

LINTEL

MANF

MANUFACTURE[R]

MAS

MASONRY

MATL

MATERIAL[S]

MAX

MAXIMUM

MECH

MECHANICAL

MEMB

MEMBRANE

MIN

MINIMUM

MISC

MISCELLANEOUS

MO

MASONRY OPENING

MTD

MOUNTED

MTG

MOUNTING

MTL

METAL

N

NORTH

N/A

NOT APPLICABLE

NAT

NATURAL

NIC

NOT IN CONTRACT

NO

NUMBER

NOM

NOMINAL

NTS

NOT TO SCALE

OC

ON CENTER

OD

OUTSIDE DIAMETER

OH

OVERHEAD

OPNG

OPENING

OPP

OPPOSITE

OPP HD

OPPOSITE HAND

PART

PARTITION

PC

PRECAST

PERF

PERFORATE[D]

PL

PLATE

PLAM

PLASTIC LAMINATE

PLAS

PLASTER

PLWD

PLYWOOD

PNL

PANEL[ED]

PR

PAIR

PREP

PREPARE [SURFACE]

PROV

PROVIDE

PSF

POUNDS PER SQUARE FOOT

PSI

POUNDS PER SQUARE INCH

PT

PAINT

PVMT

PAVEMENT

QTY

QUANTITY

R

RISER

RAD

RADIUS

RB

RUBBER BASE

REF

REFRIDGERATOR

REINF

REINFORCED

REQD / REQ'D

REQUIRED

RES

RESILIENT

RET

RETAINING

REV

REVISION[S] / REVISE[D]

RFG

ROOFING

RH

RIGHT HAND

RM

ROOM

RO

ROUGH OPENING

S

SOUTH

SC

SOLID CORE

SCHED

SCHEDULE

SECT

SECTION

SF

SQUARE FEET

SHT

SHEET

SIM

SIMILAR

SPEC(S)

SPECIFICATION(S)

SQ

SQUARE

SS

STAINLESS STEEL

STD

STANDARD

STL

STEEL

STN

STAIN

STO

STORAGE

STRUC

STRUCTURAL

SUSP

SUSPENDED

SYM

SYMMETRICAL

SYS

SYSTEM

T

TREAD

T&G

TONGUE AND GROOVE

T.O.

TOP OF

TECH

TECHNOLOGY

TEL

TELEPHONE

TEMP

TEMPERED

THK

THICK[NESS]

THRESH

THRESHOLD

TOC

TOP OF CURB

TOM

TOP OF MASONRY

TOS

TOP OF STEEL

TOW

TOP OF WALL

TRANS

TRANSPARENT

TV

TELEVISION

TYP

TYPICAL

UL

UNDERWRITER'S LABORATORY

UNFIN

UNFINISHED

UNO

UNLESS OTHERWISE NOTED

VAR

VARIES

VCT

VINYL COMPOSITION TILE

VERT

VERTICAL

VEST

VESTIBULE

VIF

VERIFY IN FIELD

VU

VENTILATION UNIT

VWC

VINYL WALLCOVERING

ABBREVIATION LIST

W

WATER RESISTANT

W/

WITH

W/O

WITHOUT

WC

WATER CLOSET

WD

WOOD

WDW

WINDOW

WH

WALL HUNG

WP

WORK POINT

WR

PAINT[ED]

WT

WEIGHT

WWF

WELDED WIRE FABRIC

#

NUMBER

&

AND

+/-

EXIST [OR APPROX] DIM - VIF

CL

CENTER LINE

L

ANGLE

INTERIOR STEEL STUD FRAMING

THE INTERIOR STUD FRAMING GUIDE DESIGNATES THE DESIGN INTENT OF THE ARCHITECT. THE GUIDE IS FOR THE CONTRACTORS REFERENCE WHEN INSTALLING INTERIOR STUD FRAMED WALLS. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL INFORMATION PORTRAYED WITHIN THIS GUIDE AND THE CONTRACT DOCUMENTS.

NOTE: VERIFY MIN. STEEL STUD FRAMING GAUGE REQUIREMENTS /MAXIMUM ALLOWABLE HEIGHTS WITH STEEL STUD FRAMING SUPPLIER.

*FIRE BLOCKING TO BE PROVIDED HORIZONTALLY AT 10'-0" O.C. MAX, FIRE CAULK AROUND BLOCKING, IF METAL STUDS ARE USED A MINIMUM OF 20 GA. STUDS MUST BE UTILIZED.

MAXIMUM ALLOWABLE HEIGHTS
[NON-LOAD BEARING - METAL STUDS]

STEEL STUD FRAMING SECTION 092216		COLD-FORMED MTL FRAMING SECTION 054000						* DEFLECTION = L/360 * SPACING = 16" O.C.
SIZE	GA.	25	20	18	16	14	12	
2 1/2"		9'-10"	11'-2"	12'-7"	13'-5"	14'-4"	--	
3 5/8"		12'-4"	14'-3"	16'-8"	17'-11"	19'-2"	21'-2"	
6"		17'-11"	21'-4"	24'-9"	26'-7"	28'-4"	31'-8"	
2 1/2" CH STUD		10'-7"	13'-4"	--	--	--	--	

MATERIAL DESIGNATIONS & SYMBOLS

EXISTING WALL TO REMAIN

NEW WALL

1 HOUR PARTITION

2 HOUR PARTITION

3 HOUR PARTITION

ELEMENTS TO BE REMOVED

EXTENT OF WORK

CMU

CONCRETE

WOOD BLOCKING

STEEL (LARGE SCALE)

PLASTER

RIGID INSULATION

PLYWOOD

MILLWORK

Room name

101

11

DOOR NUMBER

11

WALL TYPES

11

WINDOW NUMBER

EXISTING ELEVATION

NEW ELEVATION

BATT INSULATION

1

COLUMN CENTER LINE / IDENTIFIER

REVISION INDICATION

DETAIL / PLAN / ELEVATION

DRAWING REFERENCE

1

A101

SIM

SHEET REFERENCE

BLDG SECTION CUT

DRAWING REFERENCE

1

A101

SIM

SHEET REFERENCE

WALL SECTION

DRAWING REFERENCE

1

A101

SIM

SHEET REFERENCE

REQUIRED CLEARANCES

CLEAR FLOOR SPACE

FORWARD APPROACH

PARALLEL APPROACH

ALCOVE, FORWARD APPROACH

ALCOVE, SIDE APPROACH

60" TURNING DIAMETER

T - SHAPED TURNING SPACE

REQUIRED PUSH/PULL CLEARANCES

FRONT APPROACH - PULL SIDE

FRONT APPROACH - PUSH SIDE

FRONT APPROACH - PUSH SIDE

HINGE APPROACH - PULL SIDE

HINGE APPROACH - PUSH SIDE

TYPICAL MOUNTING HEIGHTS

1. MOUNTING HEIGHTS SHOWN ARE BASED UPON RECOGNIZED DESIGN STANDARDS AND/OR BARRIER FREE CODE REQUIREMENTS. IT IS INTENDED THAT LIKE DEVICES ALL BE MOUNTED AT THE SAME HEIGHT THROUGHOUT THE ENTIRE PROJECT. RECESSED DEVICES IN MASONRY WALLS MAY DICTATE A DEVIATION (+/- 2") FROM THESE HEIGHTS (WHEN PERMITTED BY CODE) SO AS TO ALLOW THE BOTTOM OR THE TOP OF THE DEVICE RECESS TO ALIGN WITH MASONRY COURSING. COORDINATE THESE DEVIATIONS WITH THE ARCHITECTS/OWNER'S REPRESENTATIVE. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS.

DIMENSIONING

1. DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE. SEE DIMENSIONING KEY ON THIS PAGE FOR REFERENCE

FRAMING LEGEND

PROVIDE FULL HEIGHT STUDS AT ALL CORNERS AS SHOWN TO ALLOW FOR PROPER GYP. BD. INSTALLATION

16" OR 24" O.C. AS NOTED

COMMON STUD

KING STUD

JACK STUD

TOP PLATE

TOP CRIPPLE

HEADER

KING STUD

JACK STUD

COMMON STUD

BOTTOM PLATE

*PROVIDE TREATED WOOD OR METAL TRACK AGAINST ANY CONC. OR MASONRY SURFACE

DIMENSIONING KEY

PARTITION AT RIGHT ANGLE

*IF THE DOOR IS NOT AGAINST A RIGHT ANGLE PARTITION OR EXISTING, IT IS TO BE CENTERED IN THE ROOM, U.N.O.

DIMENSIONING SYSTEM (UNLESS NOTED OTHERWISE)

FINISH FACE OF NEW CONSTRUCTION

2'-6"

COLUMN LINE

FINISH FACE OF NEW CONSTRUCTION

2'-0"

FINISH FACE OF EXISTING CONSTRUCTION

FINISH FACE OF NEW CONSTRUCTION

ALIGN

FINISH FACE OF EXISTING CONSTRUCTION

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DATE

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SCALE

As indicated

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PROJECT NUMBER

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MOUNTING HEIGHTS + ABBREVIATIONS

T002

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Diagram illustrating the vertical placement of electrical components on a wall, showing dimensions relative to the top of the wall and the bottom of the outlet.

- ELECTRIC PANEL:** 6'-2" TO HIGHEST DISCONNECT (4'-0" MIN.)
- LIGHT SWITCH:** 3'-9 7/8" MIN. to 4'-0" MAX. (10" offset from top of panel)
- THERMOSTAT:** 3'-10" MIN. to 4'-0" MAX. (offset from top of panel)
- FIRE ALARM STROBE AND PULL BOX:** 4'-0" MAX. (offset from top of panel)
- ELECTRICAL TELEPHONE OR TV OUTLET:** 1'-3" (offset from bottom of outlet)

Additional notes:

- TEMPERATURE SENSOR ALIGNED WITH STROBE WHEN ON SAME WALL
- TO BOTTOM OF OUTLET

ACCESSORIES SCHEDULE				
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
HK-1	HOOK	KOHLER	K-27395-CP	CHROME FINISH
MI-1	MIRROR	KOHLER	K-99650-1WA	LINEN WHITE FINISH
SE-1	SHOWER ENCLOSER	DREAMLINE	DL-6107C-01CL INFINITY Z	CHROME FINISH
TA-1	TOWEL ARM	KOHLER	K-27396-CP	CHROME FINISH
TB-1	TOWEL BAR	KOHLER	K-27394-CP	CHROME FINISH
TPH-1	TOILET PAPER HOLDER	KOHLER	K-27397-CP	CHROME FINISH

Diagram illustrating the layout and clearances for various fixtures in a public restroom, ensuring accessibility for individuals with disabilities.

Fixtures and Clearances:

- Shower Head, Valves and Curtain Rod:** 4'-0" clearance.
- Shower Controls:** 3'-4" clearance.
- Closet Rod and Shelf:** No specific clearance indicated.
- Closet Rod w/out Shelf:** No specific clearance indicated.
- Hand Lotion Dispenser:** Unobstructed Approach.
- Sanitary Napkin Dispenser:** Unobstructed Approach. Note: Operating parts must be below maximum height.
- Paper Towel Dispenser:** Unobstructed Approach.
- Liquid Soap Dispenser:** Unobstructed Approach.
- Coat Hook:** Unobstructed Approach.
- Automatic Door Button:** 4'-0" MAX clearance.
- Fire Extinguisher:** Unobstructed Approach.
- Fire Extinguisher Cabinet:** 4'-0" clearance.
- Fire Valve Cabinet:** No specific clearance indicated.
- Fire Hose Rack or Valve:** No specific clearance indicated.
- Hi-Low ADA Drinking Fountain:** 3'-0" MAX clearance. Note: Optional bottle filler, verify w/owner.
- Baby Changing Station:** No specific clearance indicated.
- ADA Restroom Sign:** No specific clearance indicated.
- Post-Mounted Parking Signs:** 8'-0" MIN clearance. Sign height: 1'-0" (wheelchair symbol), 1'-6" (text).
- Wall-Mounted Parking Sign:** 8'-0" MIN clearance. Sign height: 1'-0" (wheelchair symbol), 1'-6" (text).

The diagrams illustrate the following specifications:

- STAIR AT OUTSIDE HANDRAIL AT TOP & BOTTOM (WALL MOUNTED):** Shows a handrail with a 1'-0" extension at the top and bottom, a 1'-0" height, and a 1 1/2" maximum gap between the handrail and the wall. The handrail is 1'-0" wide and has a 1'-0" minimum clearance from the wall. The stairs have a 11" minimum width and a 7" maximum gap between the handrail and the stairs.
- STAIR AT INSIDE HANDRAIL AT TOP & BOTTOM (POST-MOUNTED):** Shows a handrail with a 1'-0" extension at the top and bottom, a 1'-0" height, and a 1 1/2" maximum gap between the handrail and the wall. The handrail is 1'-0" wide and has a 1'-0" minimum clearance from the wall. The stairs have a 11" minimum width and a 7" maximum gap between the handrail and the stairs.
- INSIDE STAIR HANDRAIL AT LANDING (POST-MOUNTED):** Shows a handrail with a 1'-0" extension at the top and bottom, a 1'-0" height, and a 1 1/2" maximum gap between the handrail and the wall. The handrail is 1'-0" wide and has a 1'-0" minimum clearance from the wall. The stairs have a 11" minimum width and a 7" maximum gap between the handrail and the stairs.
- HANDRAIL AT TOP OR BOTTOM OF RAMP:** Shows a handrail with a 1'-0" extension at the top and bottom, a 1'-0" height, and a 1 1/2" maximum gap between the handrail and the wall. The handrail is 1'-0" wide and has a 1'-0" minimum clearance from the wall. The ramp has a 11" minimum width and a 7" maximum gap between the handrail and the ramp.
- HANDRAIL / GRAB BAR SIZE AND WALL SPACING:** Shows a handrail with a 1'-0" extension at the top and bottom, a 1'-0" height, and a 1 1/2" maximum gap between the handrail and the wall. The handrail is 1'-0" wide and has a 1'-0" minimum clearance from the wall. The ramp has a 11" minimum width and a 7" maximum gap between the handrail and the ramp.

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2015 MICHIGAN REHABILITATION CODE

CHAPTER 5: CLASSIFICATION OF WORK
SECTION 504

AREA OF RENOVATION = 10,272 SQUARE FEET, WHICH IS 44% OF THE TOTAL BUILDING AREA. THE WORK IS LESS THAN 50% AND THEREFORE IS CONSIDERED A LEVEL 2 ALTERATION.

SECTION 508.2 EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED. THE BUILDING IS CURRENTLY LISTED ON THE STATE REGISTRY OF HISTORIC PROPERTIES.

CHAPTER 7: ALTERATIONS - LEVEL 1

SECTION 702.5 EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-23 OCCUPANCIES AND ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE INTERNATIONAL RESIDENTIAL CODE, REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTIONS 1030.2, 1030.3 AND 1030.5 OF THE INTERNATIONAL BUILDING CODE AND SECTIONS R310.2.1 AND R310.2.3 OF THE INTERNATIONAL RESIDENTIAL CODE ACCORDINGLY. PROVIDED THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW SHALL BE PERMITTED TO BE OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOWS.

SECTION 702.6 MATERIALS AND METHODS. ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHOD REQUIREMENTS IN THE INTERNATIONAL BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL MECHANICAL CODE, AND INTERNATIONAL PLUMBING CODE, AS APPLICABLE, THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.

SECTION 704.1 GENERAL. ALTERATIONS SHOWS BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

SECTION 708.1 MINIMUM REQUIREMENTS. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PROVIDED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFIRM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 8: ALTERATIONS - LEVEL 2

SECTION 801.3 COMPLIANCE. ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. **EXCEPTIONS:** 1. WINDOWS MAY BE ADDED WITHOUT REQUIRING COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 808. 3. THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 805.6. 4. THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET.

SECTION 803.2 VERTICAL OPENINGS. EXISTING VERTICAL OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTION 803.1, 803.2.2, AND 803.2.3.

SECTION 803.2.1 EXISTING VERTICAL OPENINGS. ALL EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVE. **EXCEPTIONS:** 1. WHERE VERTICAL OPENING ENCLOSURE IS NOT REQUIRED BY THE INTERNATIONAL BUILDING OR INTERNATIONAL FIRE CODE. 2. INTERIOR VERTICAL OPENINGS OTHER THAN STAIRWELLS MAY BE BLOCKED AT THE FLOOR AND CEILING OF THE WORK AREA BY INSTALLATION OF NEW LESS THAN 2" OF SOLID WOOD OR EQUIVALENT CONSTRUCTION. 3. THE ENCLOSURE SHALL NOT BE REQUIRED WHERE: 3.1 CONNECTING THE MAIN FLOOR AND MEZZANINES, OR 3.2 ALL OF THE FOLLOWING REQUIREMENTS ARE MET: THE COMMUNICATING AREA HAS A LOW HAZARD OCCUPANCY OR HAS A MODERATE HAZARD OCCUPANCY THAT IS PROTECTED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. 3.2.2 THE LOWEST OR NEXT TO THE LOWEST LEVEL IS THE STREET LEVEL. 3.2.3 THE ENTIRE AREA IS OPEN AND UNOBSTRUCTED IN A MANNER SUCH THAT IT MAY NE ASSUMED THAT A FIRE IN ANY PART OF THE INTERCONNECTED SPACES WILL BE READILY OBVIOUS TO ALL OF THE OCCUPANTS. 3.2.4 EXIT CAPACITY IS SUFFICIENT TO PROVIDE EGRESS SIMULTANEOUSLY FOR ALL OCCUPANTS OF ALL LEVELS BY CONSIDERING ALL AREAS TO BE A SINGLE FLOOR AREA FOR THE DETERMINATE OF REQUIRED EXIT CAPACITY. 3.2.5 EACH FLOOR LEVEL, CONSIDERED SEPARATELY HAS AT LEAST ONE-HALF OF ITS INDIVIDUAL REQUIRED EXIT CAPACITY PROVIDED BY AN EXIT OR EXITS LEADING DIRECTLY OUT OF THAT LEVEL WITHOUT HAVING TO TRAVERSE ANOTHER COMMUNICATING FLOOR LEVEL.

SECTION 803.2.1 #11. IN GROUP R-2 OCCUPANCIES, A MINIMUM 30-MINUTE ENCLOSURE SHALL BE PROVIDED TO PROTECT ALL VERTICAL OPENINGS NOT EXCEEDING THREE STORIES. THIS ENCLOSURE OF THE ENCLOSURE SPECIFIED IN SECTION 803.2.1, SHALL NOT BE REQUIRED IN THE FOLLOWING LOCATIONS: 11.1 VERTICAL OPENINGS NOT EXCEEDING TWO STORIES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR. 11.2 BUILDINGS PROTECT THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. 11.3 BUILDING WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR WHERE EVERY SLEEPING ROOM ABOVE THE SECOND FLOOR IS PROVIDED WITH DIRECT ACCESS TO A FIRE ESCAPE OR OTHER APPROVED EXTERIOR DOOR OR WINDOW S HAVING A SILL HEIGHT OR NOT GREAT THAN 44 INCHES AND THE BUILDING IS PROTECTED THROUGHOUT BY AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH SECTION 804.4.

SECTION 804.2.2.1 MIXED USES. IN WORK AREAS CONTAINING MIXED USES, ONE OR MORE OF WHICH REQUIRES AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH SECTION 804.2.2, WHICH PROTECTION SHALL NOT BE REQUIRED THROUGHOUT THE WORK AREA PROVIDED THAT THE USES REQUIRING SUCH PROTECTION ARE SEPARATED FROM THOSE NOT REQUIRING PROTECTION BY FIRE RESISTANCE RATED CONSTRUCTION HAVING A MINIMUM 2-HOUR RATING FOR GROUP H AND A MINIMUM 1-HOUR RATING FOR ALL OTHER OCCUPANCY GROUPS.

SECTION 804.4.1.6 A FIRE ALARM SYSTEM SHALL BE INSTALLED IN WORK AREAS OF GROUP R-2 APARTMENT BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE FOR EXISTING GROUP R-2 OCCUPANCIES.

SECTION 804.4.3 INDIVIDUAL SLEEPING UNITS AND INDIVIDUAL DWELLING UNITS IN ANY WORK AREA IN GROUP R OCCUPANCIES SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 805.3.1 EVERY STORY UTILIZED FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXIT OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

SECTION 805.3.1.1 SINGLE-EXIT BUILDINGS. ONLY ONE EXIT IS REQUIRED FROM BUILDINGS AND SPACES OF THE FOLLOWING OCCUPANCIES. 5. GROUPS R-1 AND R-2 NOT MORE THAN TWO STORIES IN HEIGHT, WHEN THERE ARE NOT MORE THAN FOUR DWELLING UNITS PER FLOOR AND THE EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED 50 FEET. THE MINIMUM FIRE-RESISTANCE RATING OF THE EXIT ENCLOSURE AND OF THE OPENING PROTECTION SHALL BE 1 HOUR. 6. IN MULTILEVEL DWELLING UNITS IN BUILDINGS OF

SECTION 805.4.3 IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.

SECTION 805.5.1 ALL DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE AT LEAST 1 3/8" SOLID CORE WOOD OR APPROVED EQUIVALENT AND SHALL BE EQUIPPED WITH APPROVED DOOR CLOSERS. **EXCEPTION 5:** DOOR ASSEMBLIES HAVING A FIRE PROTECTION RATING OF AT LEAST 20 MINUTES.

SECTION 805.5.2 TRANSOMS. IN ALL BUILDINGS OF GROUP I-1, I-2, R-1, AND R-2 OCCUPANCIES, ALL TRANSOMS IN CORRIDOR WALLS IN WORK AREAS SHALL BE EITHER GLAZED WITH 1/4" WIRED GLASS SET IN METAL FRAMES OR OTHER GLAZING ASSEMBLIES HAVING A FIRE PROTECTION RATING AS REQUIRED FOR THE DOOR AND PERMANENTLY SECURED IN THE CLOSED POSITION OR SEALED WITH MATERIAL CONSISTENT WITH THE CORRIDOR CONSTRUCTION.

SECTION 805.6 DEAD-END CORRIDORS IN ANY WORK AREA SHALL NOT EXCEED 35 FEET.

SECTION 805.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

SECTION 807.2 NEW STRUCTURAL ELEMENTS IN ALTERATIONS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.

SECTION 807.4 ALTERATIONS SHALL NOT REDUCE THE CAPACITY OF EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENTS UNLESS IT IS DEMONSTRATED THAT THE ELEMENTS HAVE THE CAPACITY TO CARRY THE APPLICABLE DESIGN GRAVITY LOADS REQUIRED BY THE INTERNATIONAL BUILDING CODE.

SECTION 808.1 ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70.

SECTION 809.1 ALL RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND ALL SPACES CONVERTED TO HABITABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

SECTION 811.1 LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 10: CHANGE OF OCCUPANCY

SECTION 1008.3 WHERE THE OCCUPANCY OF PART OF AN EXISTING BUILDING IS CHANGED, ELECTRICAL SERVICE SHALL BE UPGRADED TO MEET THE REQUIREMENTS OF NFPA 70 FOR THE NEW OCCUPANCY.

SECTION 1012.1.1.2 WHERE A PORTION OF AN EXISTING BUILDING IS CHANGED TO A NEW OCCUPANCY CLASSIFICATION, AND THAT PORTION IS SEPARATED FROM THE REMAINDER OF THE BUILDING WITH FIRE BARRIERS HAVING A FIRE-RESISTANCE RATING AS REQUIRED IN THE INTERNATIONAL BUILDING CODE FOR THE SEPARATE OCCUPANCY, THAT PORTION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 9 FOR THE NEW OCCUPANCY CLASSIFICATION.

TABLE 1012.4 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3.

SECTION 1012.4.2 WHEN THE CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.4, EXISTING ELEMENTS OF THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR CONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE. THE ORIGINAL USE OF THE SECOND AND THIRD FLOORS WAS R-1. THE PROPOSED USE IS R-2.

TABLE 1012.5 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 2.

SECTION 1012.5.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.5, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

TABLE 1012.6 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3.

SECTION 1012.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.6, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS SHALL BE ACCEPTED.

SECTION 1012.6.3 OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. **EXCEPTION 4:** EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHEN THE CHANGE OF OCCUPANCY GROUP IS TO AN EQUAL OR LOWER HAZARD CLASSIFICATION IN ACCORDANCE WITH TABLE 1012.6.

CHAPTER 11: ADDITIONS

SECTION 1102.1 NO ADDITION SHALL INCREASE THE HEIGHT OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS.

SECTION 1102.2 NO ADDITION SHALL INCREASE THE AREA OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS UNLESS FIRE SEPARATION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE IS PROVIDED.

SECTION 1103.4 ANY STRUCTURAL ELEMENT OF AN EXISTING BUILDING SUBJECTED TO ADDITIONAL LOADS FROM THE EFFECTS OF SNOW DRIFT AS A RESULT OF AN ADDITION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.

SECTION 1106.1 ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THEY RELATE TO NEW CONSTRUCTION.

CHAPTER 12: HISTORIC BUILDINGS

SECTION 1204.1 EXCEPTION: TYPE B DWELLING OR SLEEPING UNITS REQUIRED BY SECTION 1107 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED TO BE PROVIDED IN HISTORICAL BUILDINGS.

SECTION 1205.2 THE ALLOWABLE FLOOR AREA FOR HISTORIC BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY SHALL BE PERMITTED TO EXCEED BY 20 PERCENT THE ALLOWABLE AREAS SPECIFIED IN CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE

SECTION 1205.4 REQUIRED OCCUPANCY SEPARATIONS OF 1 HOUR MAY BE OMITTED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

SECTION 1205.10 WHERE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IS REQUIRED BY THESE PROVISIONS, IT NEED NOT BE PROVIDED, REGARDLESS OF CONSTRUCTION OR OCCUPANCY, WHERE THE EXISTING WALL AND CEILING FINISH IS WOOD LATH AND PLASTER.

SECTION 1203.6 IN BUILDINGS OF THREE STORIES OR LESS, EXIT ENCLOSURE CONSTRUCTION SHALL LIMIT THE SPREAD OF SMOKE BY THE USE OF TIGHT-FITTING DOORS AND SOLID ELEMENTS. SUCH ELEMENTS ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING.

SECTION 1205.6 EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE THAT WOULD BE ACCEPTABLE FOR NONHISTORIC BUILDINGS UNDER THESE PROVISIONS SHALL BE APPROVED, PROVIDED THAT, IN THE OPINION OF THE CODE OFFICIAL, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE EXIT AND THAT THE CAPACITY OF THE EXIT SYSTEM IS ADEQUATE FOR THE OCCUPANT LOAD, OR WHERE OTHER OPERATIONAL CONTROLS TO LIMIT OCCUPANCY ARE APPROVED BY THE CODE OFFICIAL.

SECTION 1205.11 EXISTING STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF THESE PROVISIONS. THE CODE OFFICIAL SHALL GRANT ALTERNATIVES FOR STAIRWAYS AND GUARDS IF ALTERNATIVE STAIRWAYS ARE FOUND TO BE ACCEPTABLE OR ARE JUDGED TO MEET THE INTENT OF THESE PROVISIONS. EXISTING STAIRWAYS SHALL COMPLY WITH SECTION 1203.

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2015 INTERNATIONAL FIRE CODE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN REHABILITATION CODE	504	LEVEL 2 ALTERATION	INTERIOR RENOVATION LESS THAN 50%
2017 NATIONAL ELECTRICAL CODE			
2018 MICHIGAN PLUMBING CODE			
ANSI/ASHRAE 90.1-2013			
ICC/ANSI 117.1-2009			
NFPA 13 (2013) + NFPA 72 (2013)			
ZONING			
ZONING	CITY OF OWOSSO		B-3 CENTRAL BUSINESS DISTRICT
1 - SCOPE AND ADMIN DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT
3 - USE			
BUILDING USE	304.1 & 310.4	BEFORE - B (BUSINESS)	AFTER - B (BUSINESS) + R-2 (RESIDENTIAL)
3 - AREA BY USE			
BUSINESS			6,267 SF
RESIDENTIAL			10,272 SF
STORAGE			6,525 SF
3 - GROSS BUILDING AREA			
0 - BASEMENT			6,612 SF
1 - FIRST FLOOR			4,480 SF
2 - SECOND FLOOR			5,192 SF
3 - THIRD FLOOR			5,080 SF
TOTAL			23,364 SF
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	55 FEET	46 FEET
BASE STORIES ALLOWED	TABLE 504.4	4 STORIES	3 STORIES
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4	1 HOUR	PROVIDED
TABULAR AREA	TABLE 506.2	48,000 SF	23,364 SF
6 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		III-B
7 - FIRE AND SMOKE PROTECTION			
			SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN ALL RESIDENTIAL UNITS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	REQUIRED	PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	REQUIRED	PROVIDED
10 - MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36" PER UNIT	PROVIDED
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	250 FEET	210 FEET
NUMBER OF EXITS	TABLE 1006.3.1	2 ON MAIN LEVEL	PROVIDED
STAIR EGRESS WIDTH	1005.3.1	44"	PROVIDED
10 - OCCUPANCY			
OCCUPANCY	TABLE 1004.1.2	6,267 SF / 100	63 PEOPLE
OCCUPANCY	TABLE 1004.1.2	6,525 SF / 500	14 PEOPLE
OCCUPANCY	TABLE 1004.1.2	10,272 SF / 200	52 PEOPLE
TOTAL OCCUPANT LOAD			129 PEOPLE
15 - ROOF ASSEMBLY			
	1501.1		NEW 60 MIL WHITE TPO ROOF
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
28 - PLUMBING			
DRINKING FOUNTAIN REQUIREMENTS	TABLE 403.1	1 REQUIRED ON FIRST FLOOR	1 PROVIDED ON FIRST FLOOR
LAVATORY REQUIREMENTS	TABLE 403.1	1 MALE / 1 FEMALE ON FIRST FLOOR	PROVIDED
SERVICE SINK REQUIREMENTS	TABLE 403.1	1 REQUIRED ON FIRST FLOOR	1 PROVIDED ON FIRST FLOOR
WATER CLOSETS REQUIREMENTS	TABLE 403.1	2 MALE / 2 FEMALE ON FIRST FLOOR	PROVIDED



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PROJECT NAME
123 N. WASHINGTON

PROJECT ADDRESS
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CLIENT
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ISSUE
PERMIT SET

REVISION

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CODE COMPLIANCE - REHAB

T004

2015 MICHIGAN BUILDING CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

SECTION 304.1 BUSINESS
SECTION 310.4 RESIDENTIAL GROUP R-2. RESIDENTIAL GROUP R-2 OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE INCLUDING APARTMENTS.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420.2 WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708

SECTION 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711

SECTION 420.5 GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2

SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.9 SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS R-2 IN ACCORDANCE WITH SECTION 907.2.11.

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

SEE CODE COMPLIANCE TABLE TO BUILDING HEIGHTS/AREAS/SEPARATION REQUIREMENTS
PER THE 2015 MICHIGAN REHABILITATION CODE SECTIONS 1205.4 AND 1205.10 THERE ARE NO REQUIRED SEPARATIONS BETWEEN THE STORAGE IN THE BASEMENT AND THE RESTAURANT AS WELL AS BETWEEN THE RESTAURANT AND THE RESIDENTIAL UNITS. THE BUILDING WILL BE COMPLETELY FIRE SUPPRESSED THROUGHOUT.

CHAPTER 6: TYPES OF CONSTRUCTION

SECTION 602 CONSTRUCTION CLASSIFICATION TYPE III-B. SEE CODE COMPLIANCE TABLE FOR ADDITIONAL INFORMATION

CHAPTER 7: FIRE AND SMOKE PROTECTION

SECTION 708.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.1.

SECTION 711.2.3 THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED. EXCEPTION: IN TYPE III-B BUILDINGS THE CONSTRUCTION SUPPORTING HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF THE DWELLING UNITS IS NOT REQUIRED TO BE FIRE RESISTANCE RATED.

SECTION 711.2.4.1 WHERE THE HORIZONTAL ASSEMBLY SEPARATED MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4. HALF HOUR FIRE RESISTANCE IS REQUIRED IN TYPE III-B BUILDINGS CORRIDORS

SECTION 713.13.4 SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN ONE HOUR WHERE CONNECTING THREE STORIES OR LESS

SECTION 713.14.1 EXCEPTION 4: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.

TABLE 716.5 OPENINGS IN ONE HOUR FIRE BARRIERS FOR SHAFTS, EXIT ACCESS STAIRWAYS, AND INTERIOR EXITSTAIRWAYS ARE TO HAVE ONE HOUR FIRE DOORS

CHAPTER 8: INTERIOR FINISHES

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS
INTERIOR WALL & CEILING FINISHES
EXIT ENCLOSURE AND PASSAGEWAY CLASS B / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 26-75
CORRIDORS CLASS C / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 76-200
ROOMS AND ENCLOSED SPACES C / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 76-200

INTERIOR FINISH FLOOR REQUIREMENTS
INTERIOR WALL & CEILING FINISHES
EXIT ENCLOSURE AND PASSAGEWAY CLASS II / WATTS / CM2 .22 OR GREATER
CORRIDORS CLASS II / WATTS / CM2 .22 OR GREATER
ROOMS AND ENCLOSED SPACES CLASS II / WATTS / CM2 .22 OR GREATER

CHAPTER 9: FIRE PROTECTION SYSTEMS

SECTION 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

SECTION 906.1.1 EXCEPTION: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A-10-B:C.

CHAPTER 10: MEAN OF EGRESS

SEE CODE COMPLIANCE TABLE FOR SIZING BREAKDOWN

SECTION 1005 MEANS OF EGRESS SIZING
SECTION 1005.3.1 STAIRWAYS .3" PER OCCUPANT; MINIMUM WIDTH 44" (.36" IF < 50 OCCUPANTS (SECTION 1011.2))
SECTION 1005.3.2 OTHER ELEMENTS .2" PER OCCUPANT
SECTION 1010.1.1 DOORS 32" MINIMUM CLEAR WIDTH, CORRIDORS 44" MINIMUM CLEAR WIDTH
SECTION 1011.1.1 EXCEPTION 4: CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-2 DO NOT REQUIRE HANDRAILS

TABLE 1017.2 MAXIMUM EXIT ACCESS TRAVEL DISTANCE
R USE GROUP AREAS 250'-0" WITH FIRE SUPPRESSION THROUGHOUT

SECTION 1020.4 EXCEPTION 2: IN OCCUPANCIES IN GROUP R-2, WHERE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'.

SECTION 1023.1 INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024.

SECTION 1023.2 ENCLOSURES FOR INTERIOR EXIT STAIRWAYS SHALL BE CONSTRUCTION AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707. INTERIOR EXIT STAIRWAY ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOURS WHERE CONNECTING THREE STORIES OR LESS.

SECTION 1024.2 EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS, AND CEILINGS OF NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING INTERIOR EXIT STAIRWAY. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707.

CHAPTER 11: ACCESSIBILITY

SECTION 1107.6.2.2.1 IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. THIS PROJECT CONTAINS 8 DWELLING UNITS, AND THEREFORE IS NOT REQUIRED TO HAVE ANY TYPE A UNITS.

SECTION 1107.6.2.2.2 WHERE THERE ARE FOUR OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT. NOTE THAT THE 2015 MICHIGAN REHABILITATION CODE 1204.1 STATES THAT TYPE B UNITS ARE NOT REQUIRED IN HISTORICAL BUILDINGS.

CHAPTER 12: INTERIOR ENVIRONMENT

SECTION 1207.2 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. **PROVIDED STC = 50.**

SECTION 1207.3 FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E492. **PROVIDED IIC = 57.**

SECTION 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".
EXCEPTION 4: CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN A GROUP R OCCUPANCY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2015 INTERNATIONAL FIRE CODE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN REHABILITATION CODE	504	LEVEL 2 ALTERATION	INTERIOR RENOVATION LESS THAN 50%
2017 NATIONAL ELECTRICAL CODE			
2018 MICHIGAN PLUMBING CODE			
ANSI/ASHRAE 90.1-2013			
ICC/ANSI 117.1-2009			
NFPA 13 (2013) + NFPA 72 (2013)			
ZONING			
ZONING	CITY OF OWOSSO		B-3 CENTRAL BUSINESS DISTRICT
1 - SCOPE AND ADMIN DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT
3 - USE			
BUILDING USE	304.1 & 310.4	BEFORE - B (BUSINESS)	AFTER - B (BUSINESS) + R-2 (RESIDENTIAL)
3 - AREA BY USE			
BUSINESS			6,267 SF
RESIDENTIAL			10,272 SF
STORAGE			6,525 SF
3 - GROSS BUILDING AREA			
0 - BASEMENT			6,612 SF
1 - FIRST FLOOR			4,480 SF
2 - SECOND FLOOR			5,192 SF
3 - THIRD FLOOR			5,080 SF
TOTAL			23,364 SF
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	55 FEET	46 FEET
BASE STORIES ALLOWED	TABLE 504.4	4 STORIES	3 STORIES
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4	1 HOUR	PROVIDED
TABULAR AREA	TABLE 506.2	48,000 SF	23,364 SF
6 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		III-B
7 - FIRE AND SMOKE PROTECTION			
			SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN ALL RESIDENTIAL UNITS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	REQUIRED	PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	REQUIRED	PROVIDED
10 - MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36" PER UNIT	PROVIDED
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	250 FEET	210 FEET
NUMBER OF EXITS	TABLE 1006.3.1	2 ON MAIN LEVEL	PROVIDED
STAIR EGRESS WIDTH	1005.3.1	44"	PROVIDED
10 - OCCUPANCY			
OCCUPANCY	TABLE 1004.1.2	6,267 SF / 100	63 PEOPLE
OCCUPANCY	TABLE 1004.1.2	6,525 SF / 500	14 PEOPLE
OCCUPANCY	TABLE 1004.1.2	10,272 SF / 200	52 PEOPLE
TOTAL OCCUPANT LOAD			129 PEOPLE
15 - ROOF ASSEMBLY			
	1501.1		NEW 60 MIL WHITE TPO ROOF
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
28 - PLUMBING			
DRINKING FOUNTAIN REQUIREMENTS	TABLE 403.1	1 REQUIRED ON FIRST FLOOR	1 PROVIDED ON FIRST FLOOR
LAVATORY REQUIREMENTS	TABLE 403.1	1 MALE / 1 FEMALE ON FIRST FLOOR	PROVIDED
SERVICE SINK REQUIREMENTS	TABLE 403.1	1 REQUIRED ON FIRST FLOOR	1 PROVIDED ON FIRST FLOOR
WATER CLOSETS REQUIREMENTS	TABLE 403.1	2 MALE / 2 FEMALE ON FIRST FLOOR	PROVIDED



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PROJECT NAME
123 N. WASHINGTON

PROJECT ADDRESS
123 N. WASHINGTON STREET, OWOSSO MI

CLIENT
RANDY AND JAMES WOODWORTH

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T005

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T006

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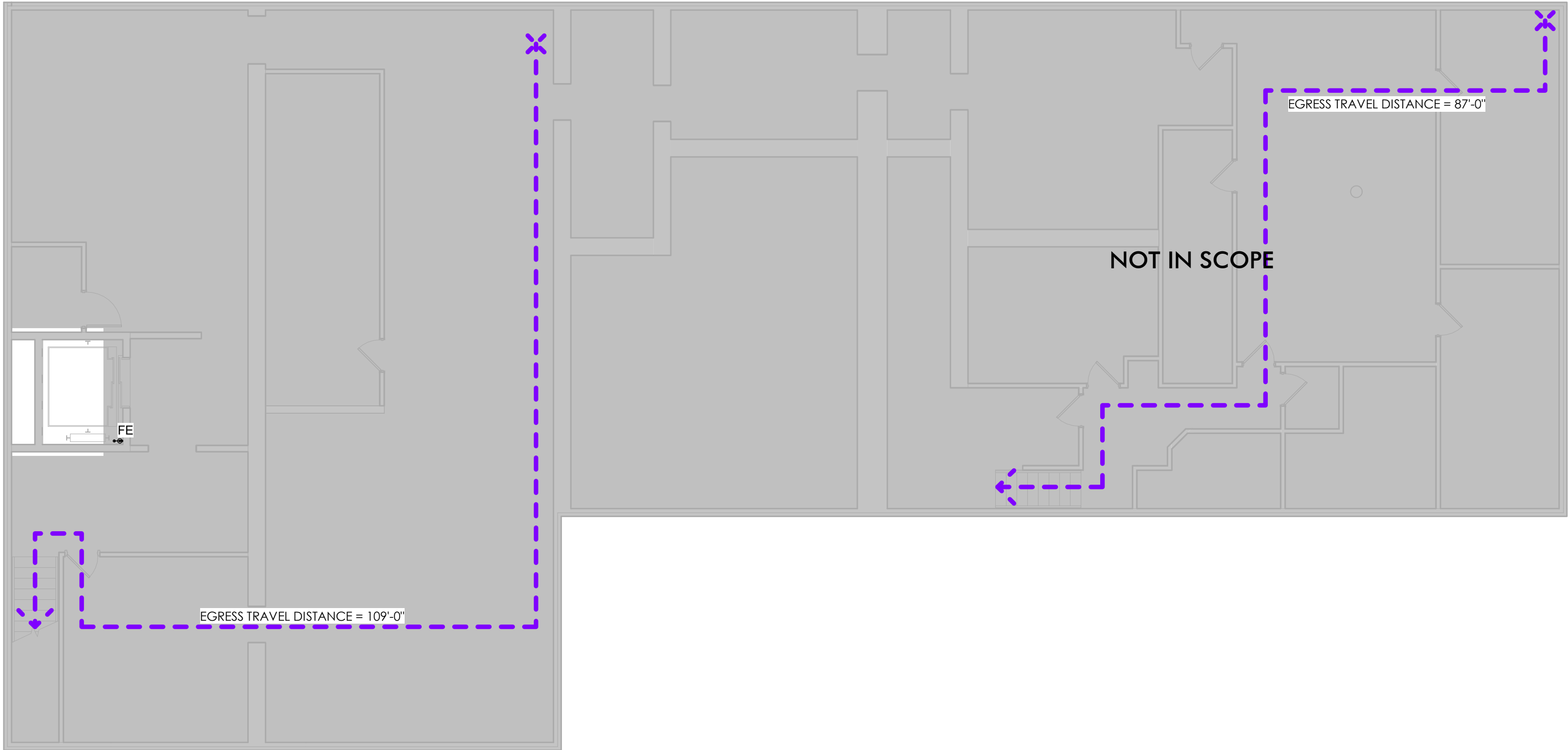
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COMPLIANCE LEGEND

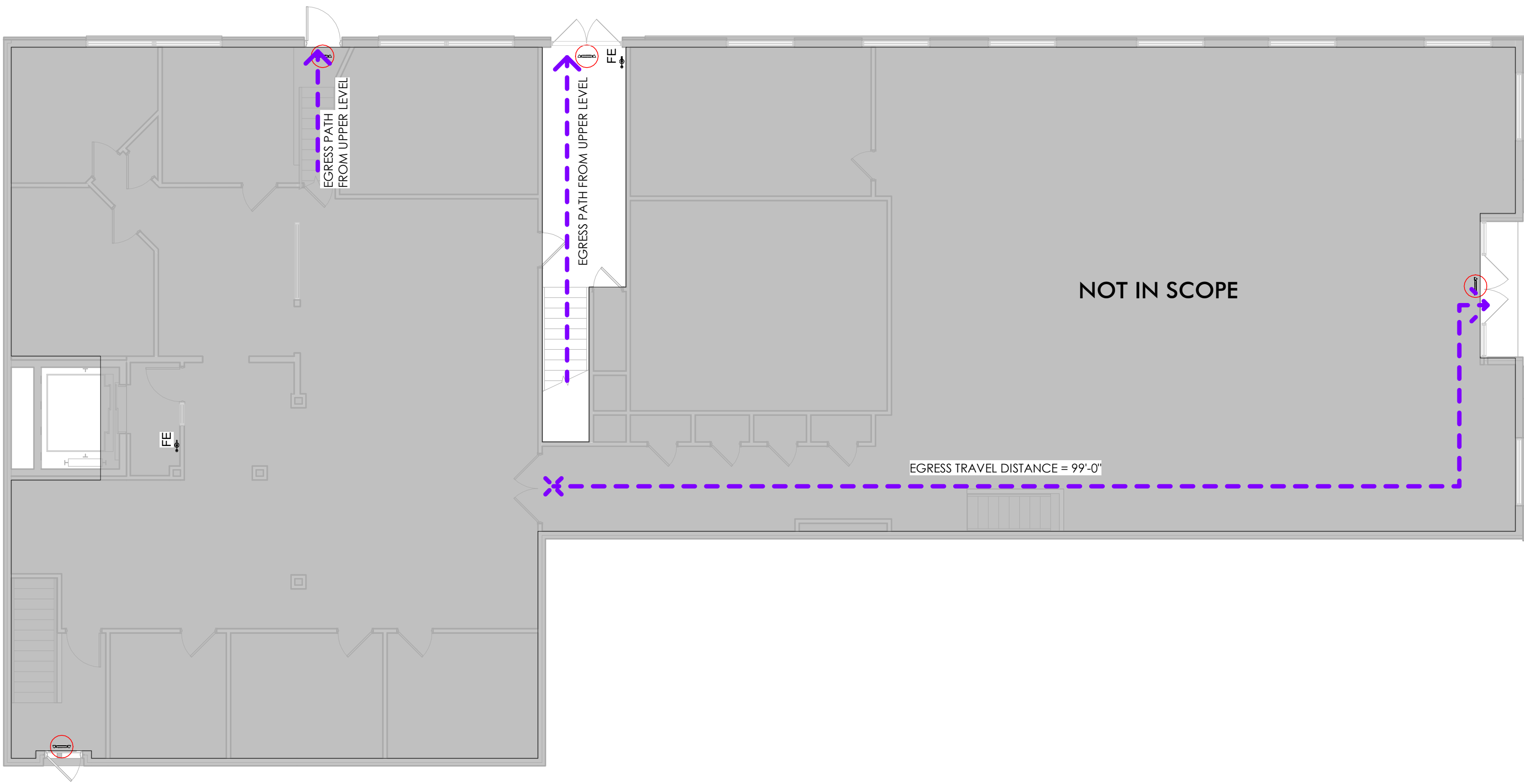
SYMBOL	ITEM
FE	FIRE EXTINGUISHER
EXIT SIGN	EXIT SIGN W/ EGRESS LIGHTS
EGRESS LIGHTING	EGRESS LIGHTING
TRAVEL DISTANCE	TRAVEL DISTANCE
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2 HOUR WALL	2 HOUR WALL
SD	SMOKE DETECTOR
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0 BASEMENT COMPLIANCE PLAN
1/8" = 1'-0"



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CODE COMPLIANCE

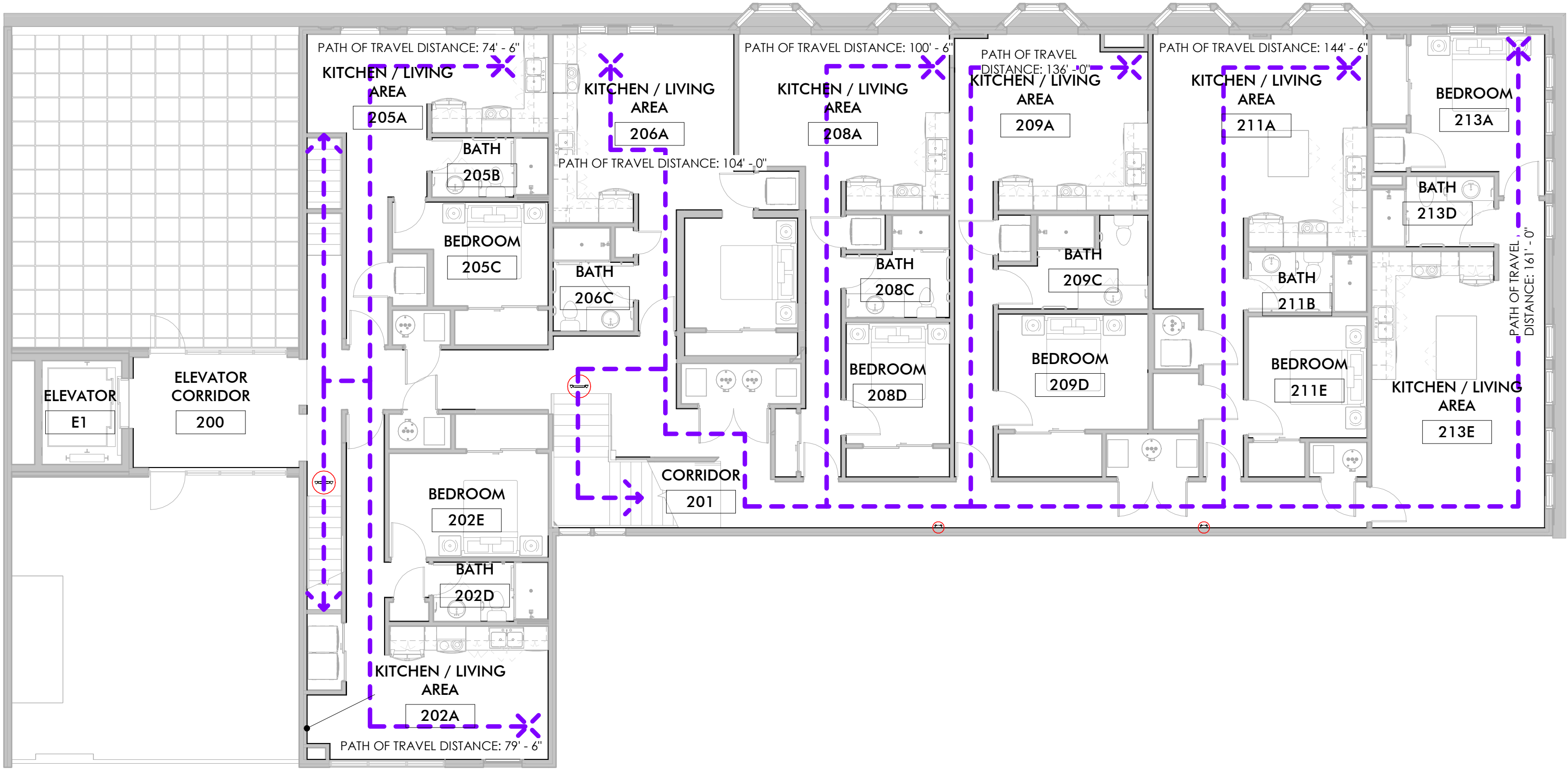
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COMPLIANCE LEGEND

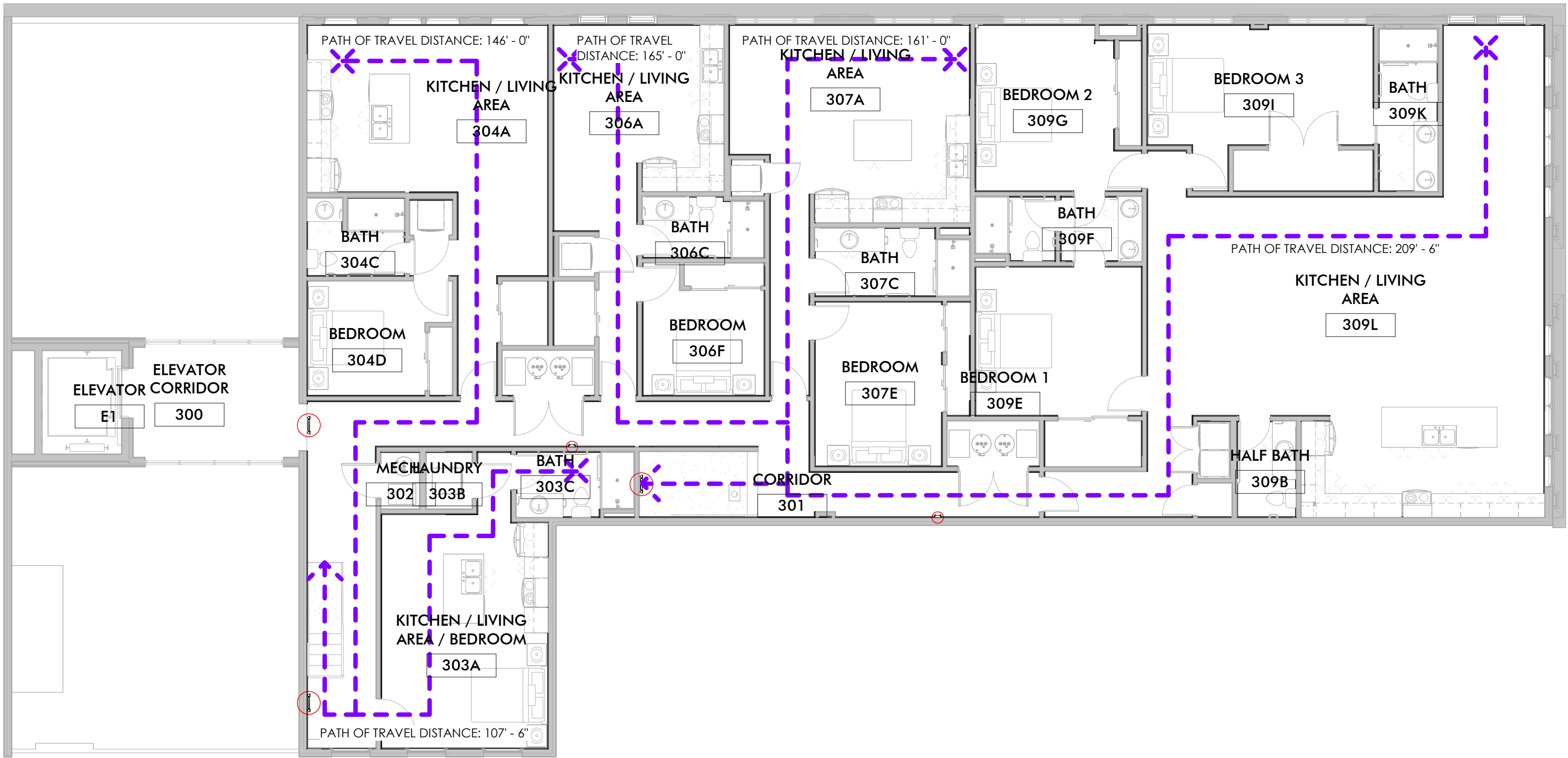
SYMBOL	ITEM
FE	FIRE EXTINGUISHER
EXIT SIGN W/ EGRESS LIGHTS	EXIT SIGN W/ EGRESS LIGHTS
EGRESS LIGHTING	EGRESS LIGHTING
TRAVEL DISTANCE	TRAVEL DISTANCE
1 HOUR WALL	1 HOUR WALL
2 HOUR WALL	2 HOUR WALL
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CODE COMPLIANCE GENERAL NOTES

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3 THIRD FLOOR COMPLIANCE PLAN
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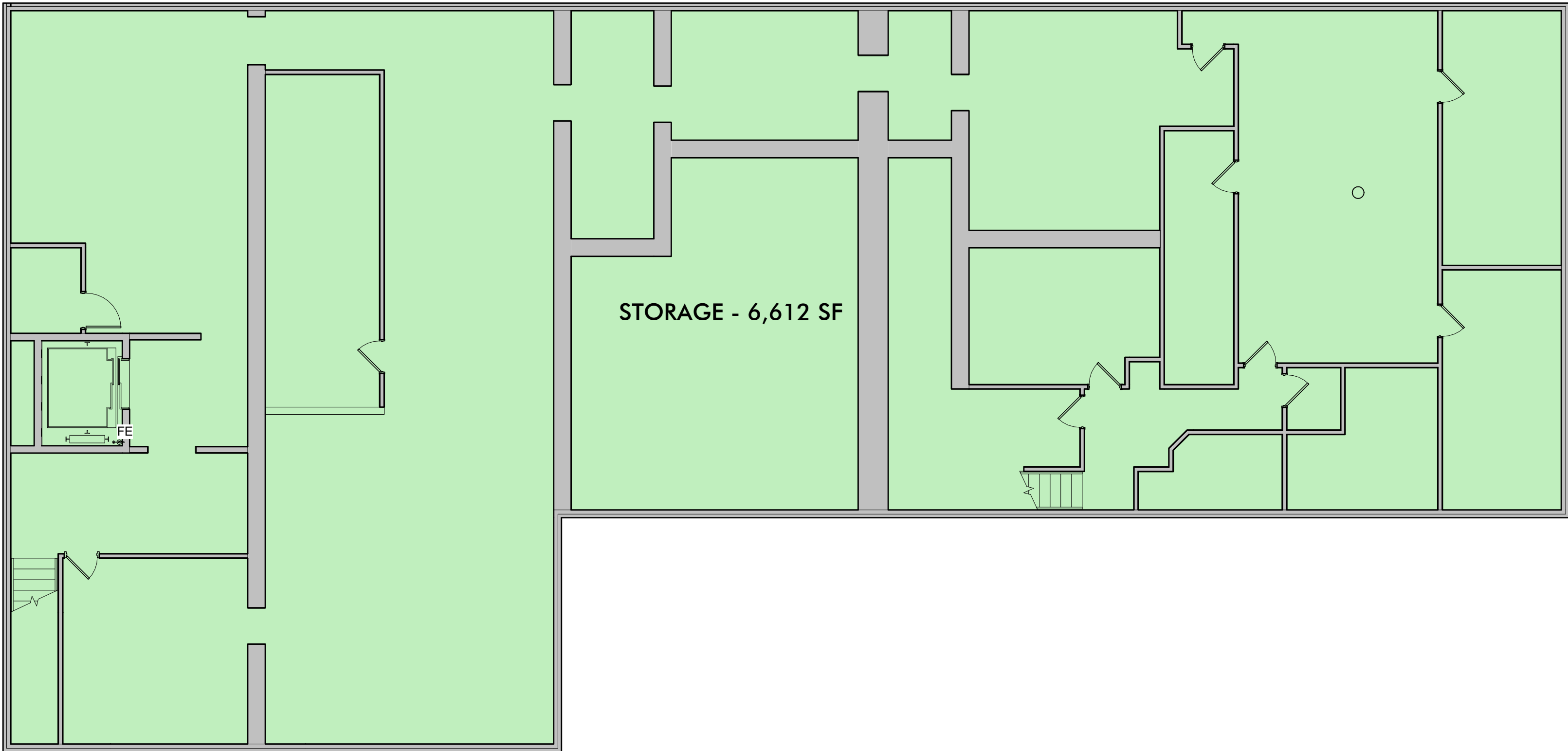
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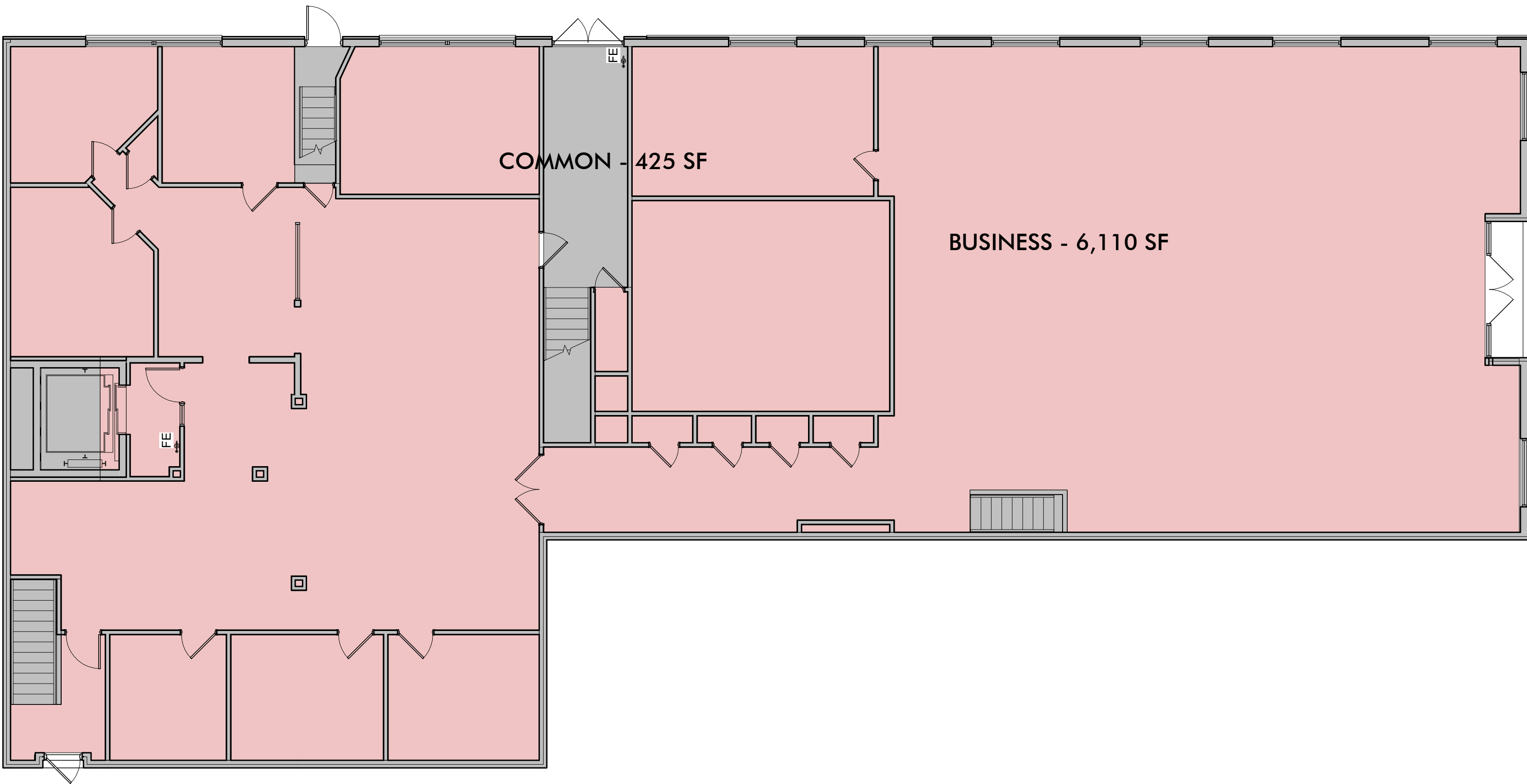
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AREA PLANS
T008



0 BASEMENT PROPOSED PLAN
1/8" = 1'-0"



1 FIRST FLOOR PROPOSED PLAN
1/8" = 1'-0"

ARCHITECT
Driven Design Studio PLLC
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cody@drivendesignstudio.com

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123 N. Washington St.
Owosso, MI

CONSTRUCTION MANAGER/GC
First Contracting
701 S. Main St.
Ovid, MI
(989) 834-1500

ENGINEER
Igynte Design
38 Commerce St.
Grand Rapids, MI

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PROJECT NAME
123 N. WASHINGTON
PROJECT ADDRESS
123 N. WASHINGTON STREET, OWOSSO MI
CLIENT
RANDY AND JAMES WOODWORTH

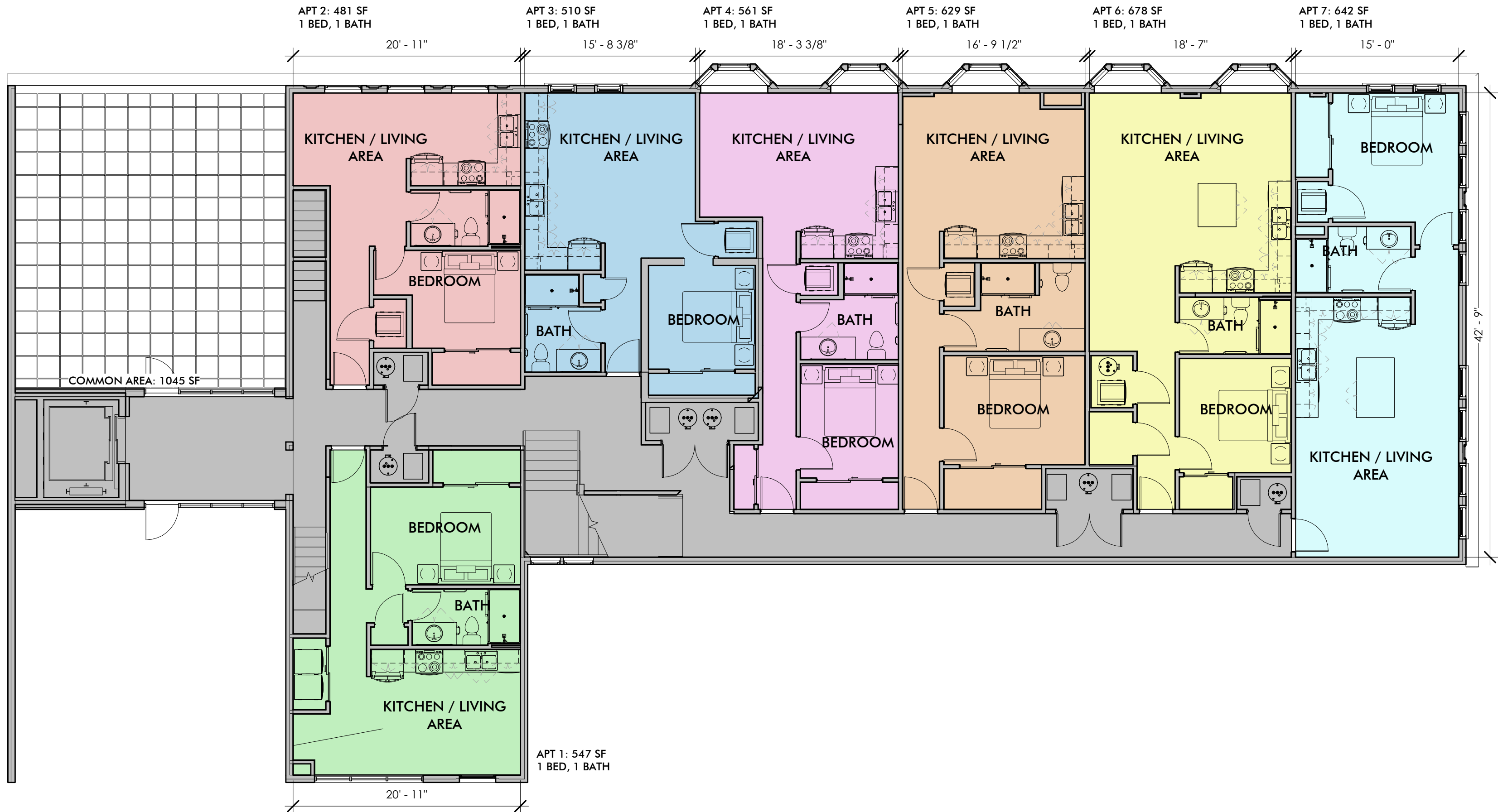
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REVISION

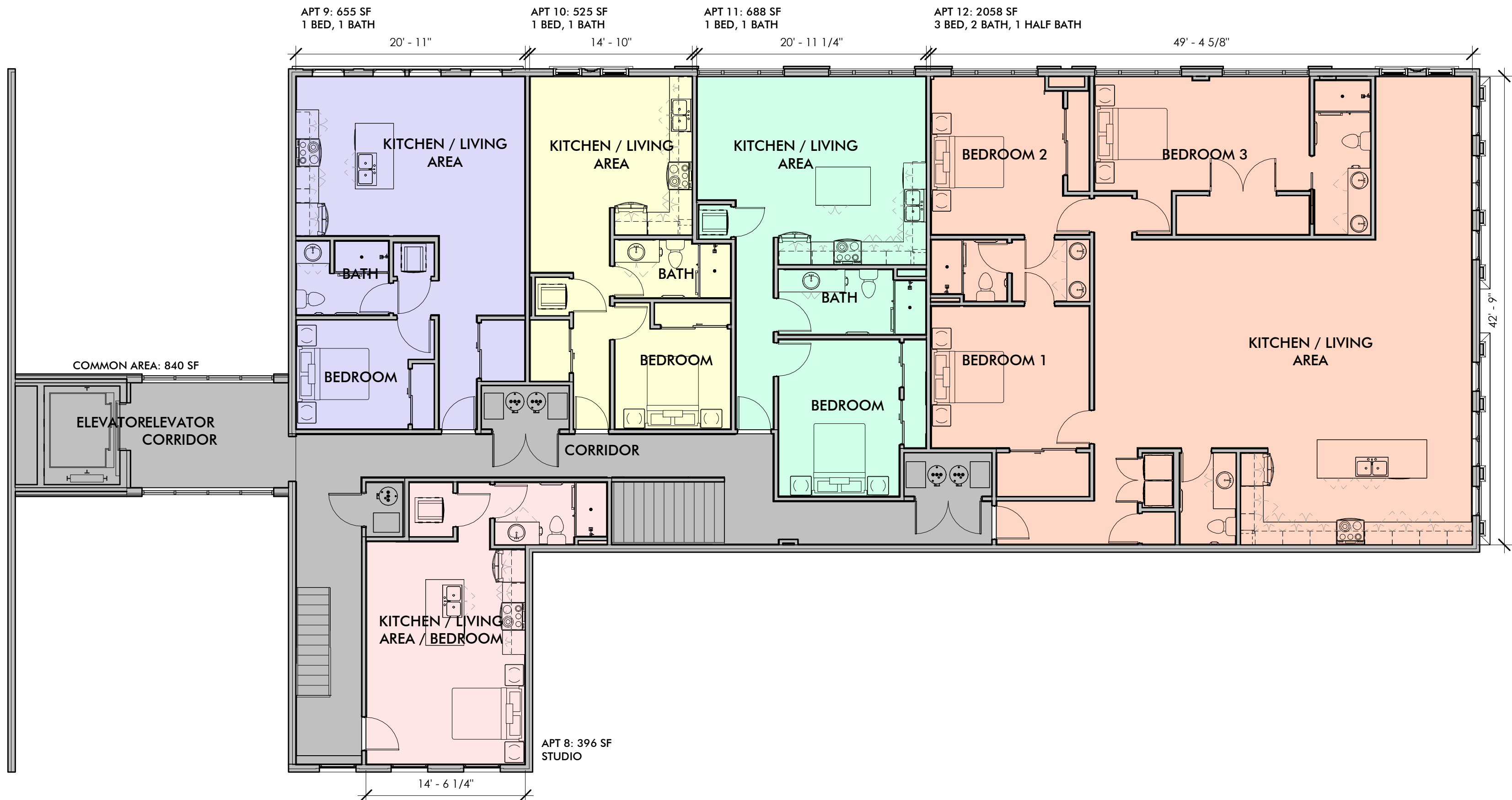
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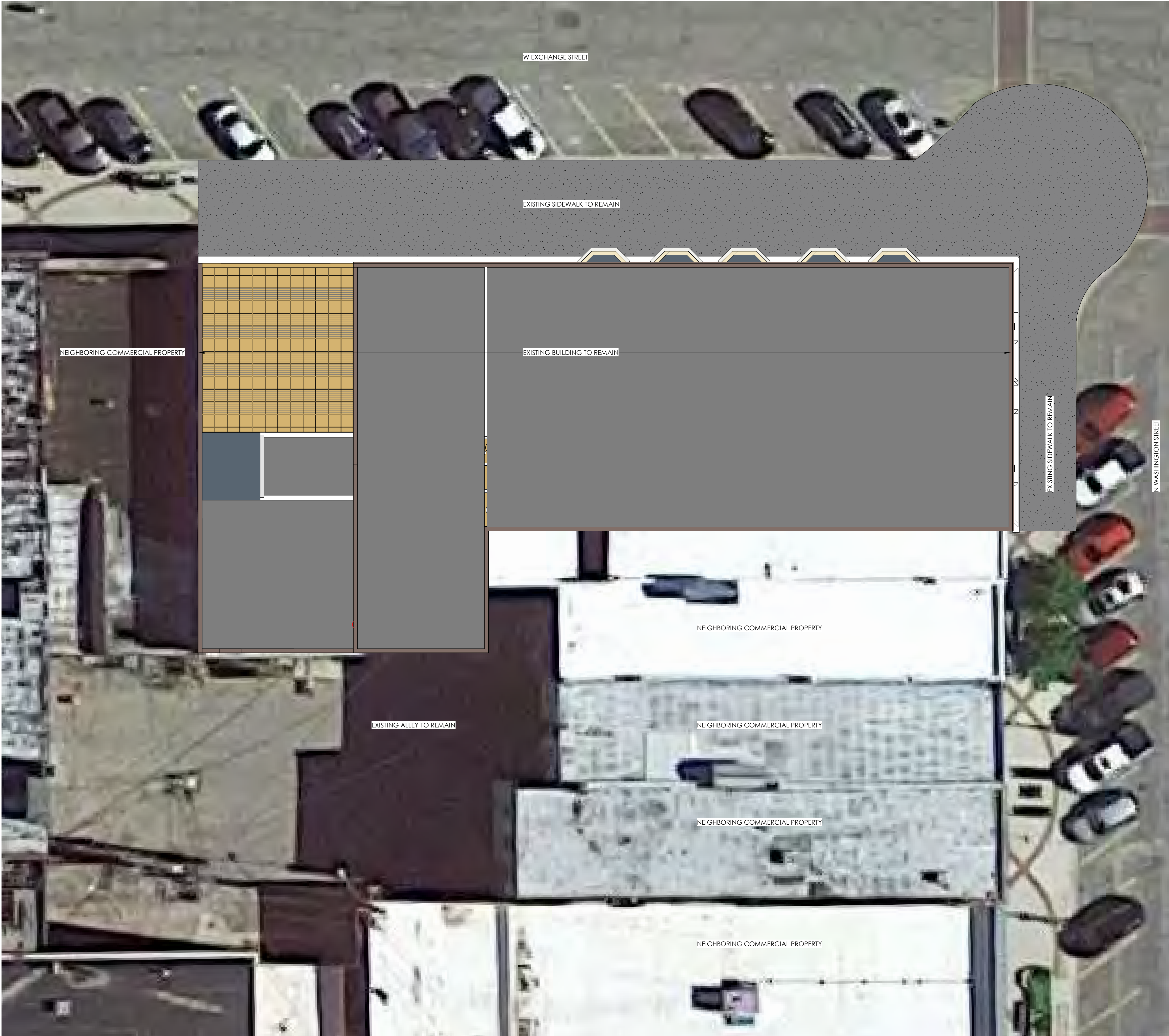
AREA PLANS
T009



2 SECOND FLOOR PLAN
1/8" = 1'-0"



3 THIRD FLOOR
1/8" = 1'-0"



GENERAL NOTES

- EXISTING BUILDING TO REMAIN ON THE EXISTING SITE
- THE UTILITIES THAT ARE CURRENTLY CONNECTED TO THE BUILDING ARE TO REMAIN
- CONTACT MISS DIG TO LOCATE ALL EXISTING UTILITIES BEFORE DOING ANY SITE WORK
- PATCH EXISTING ASPHALT AND SIDEWALK AREAS AS REQUIRED AFTER UTILITY CONNECTIONS
- PROVIDE A KNOX BOX AT THE MAIN ENTRY TO THE BUILDING, COORDINATE WITH LOCAL FIRE DEPARTMENT ON KEYING AND INSTALLATION
- WORK WITHIN THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- PERMITS, TESTING, BONDS & INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. CITY INSPECTION FEES SHALL BE PAID FOR BY THE OWNER.

PARKING REQUIREMENTS

THERE ARE NO PARKING REQUIREMENTS IN THE B-3 BUSINESS DISTRICT. ALL PARKING IS TO TAKE PLACE ON THE STREET OR IN NEARBY PUBLIC LOTS.

LANDSCAPE REQUIREMENTS

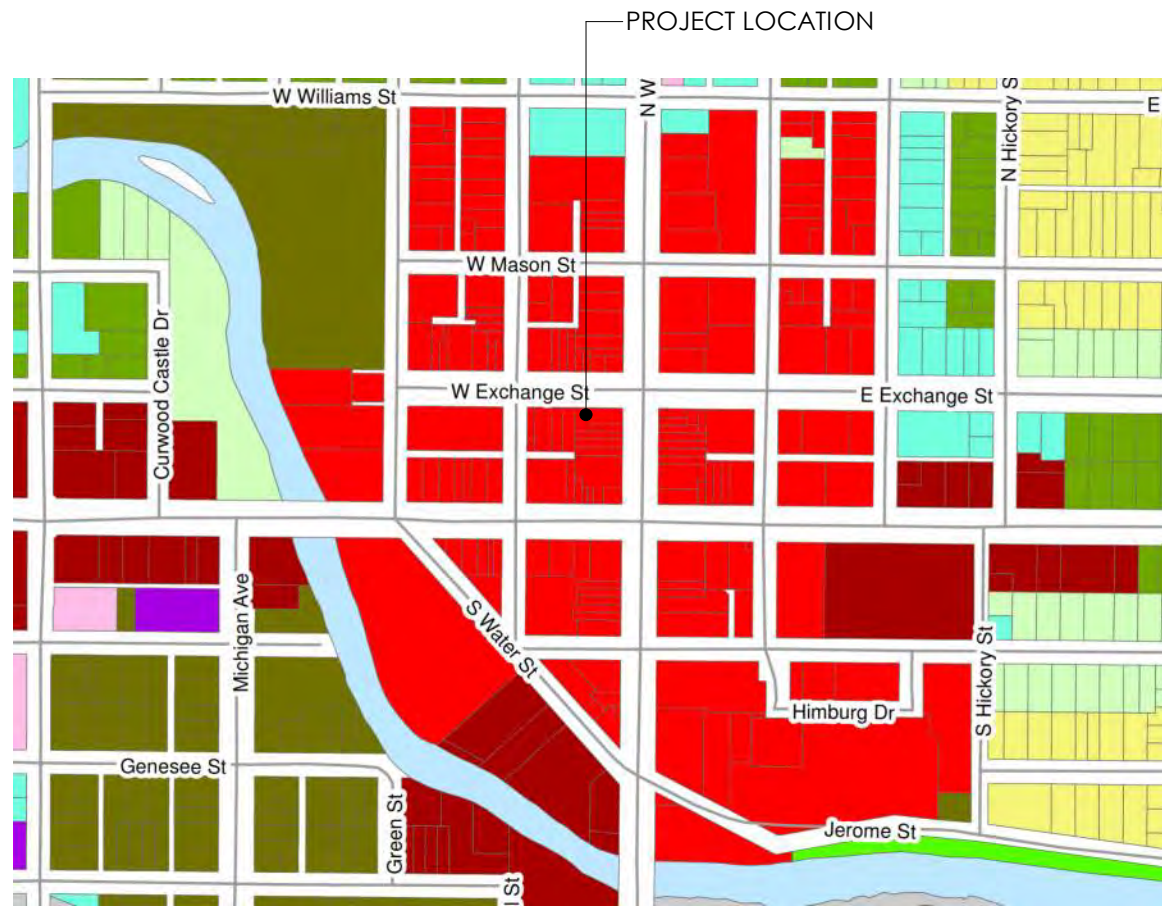
THERE ARE NO LANDSCAPE REQUIREMENTS IN THE B-3 BUSINESS DISTRICT.

LEGAL DESCRIPTION

W 44' OF LOT 3 & THE N 44' OF THE E 88' OF LOT 3 BLK 22 ORIGINAL PLAT

ZONING MAP

ZONING - B-3 CENTRAL BUSINESS DISTRICT



AREA MAP



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ARCHITECTURAL SITE PLAN

C100

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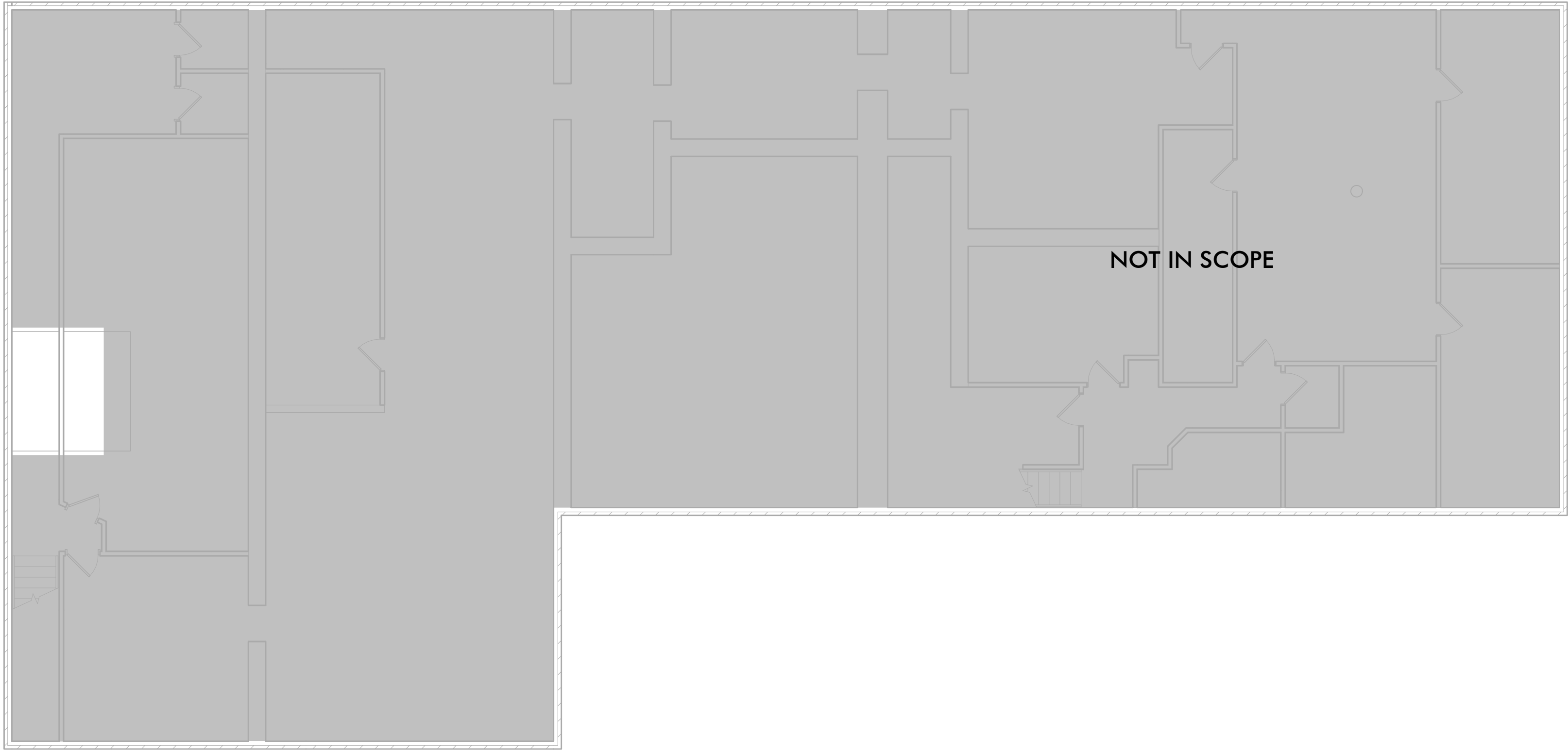
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EXISTING FLOOR PLANS

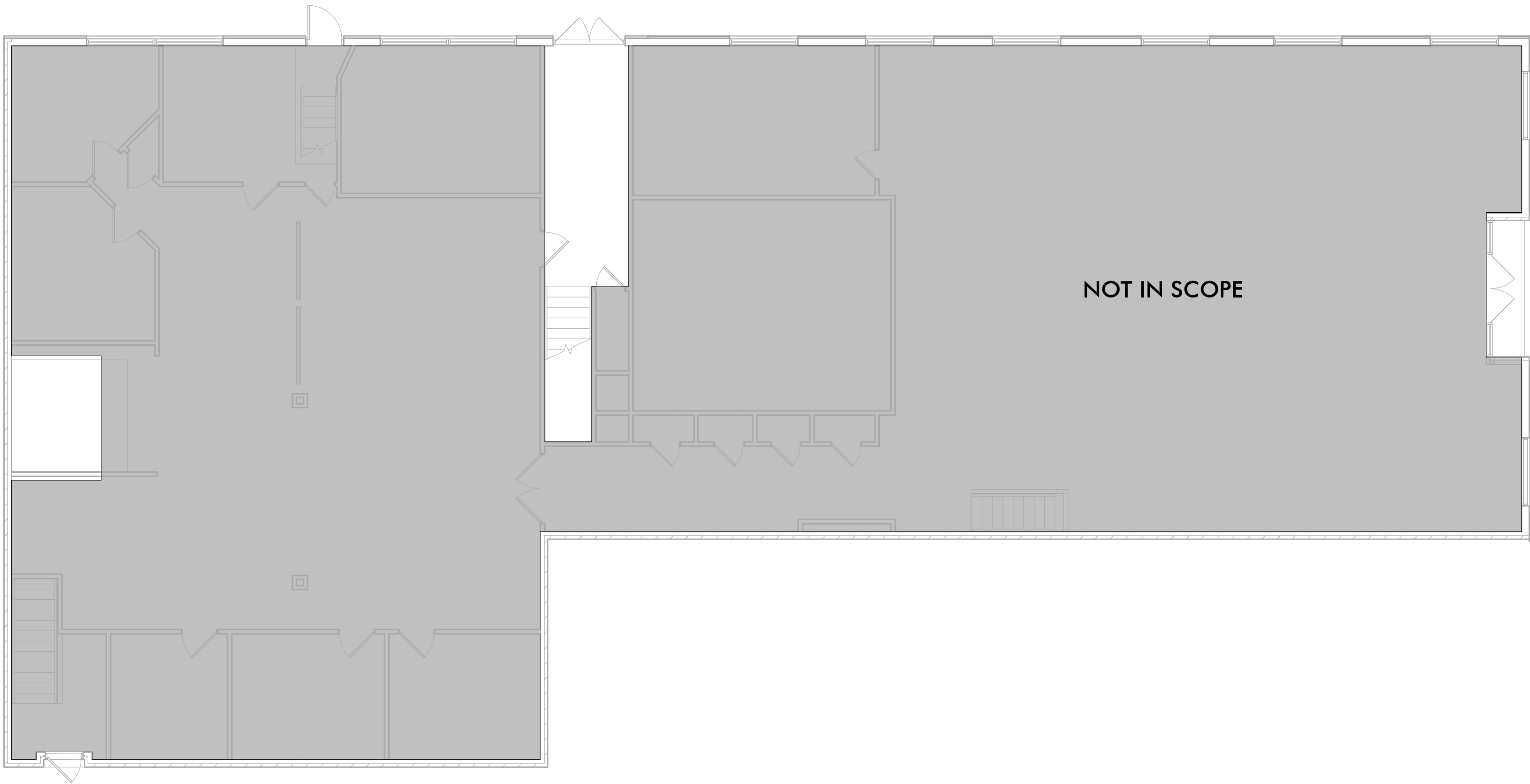
A000

GENERAL NOTES

EXISTING PLANS AND DIMENSIONS ARE SHOWN FOR REFERENCE ONLY



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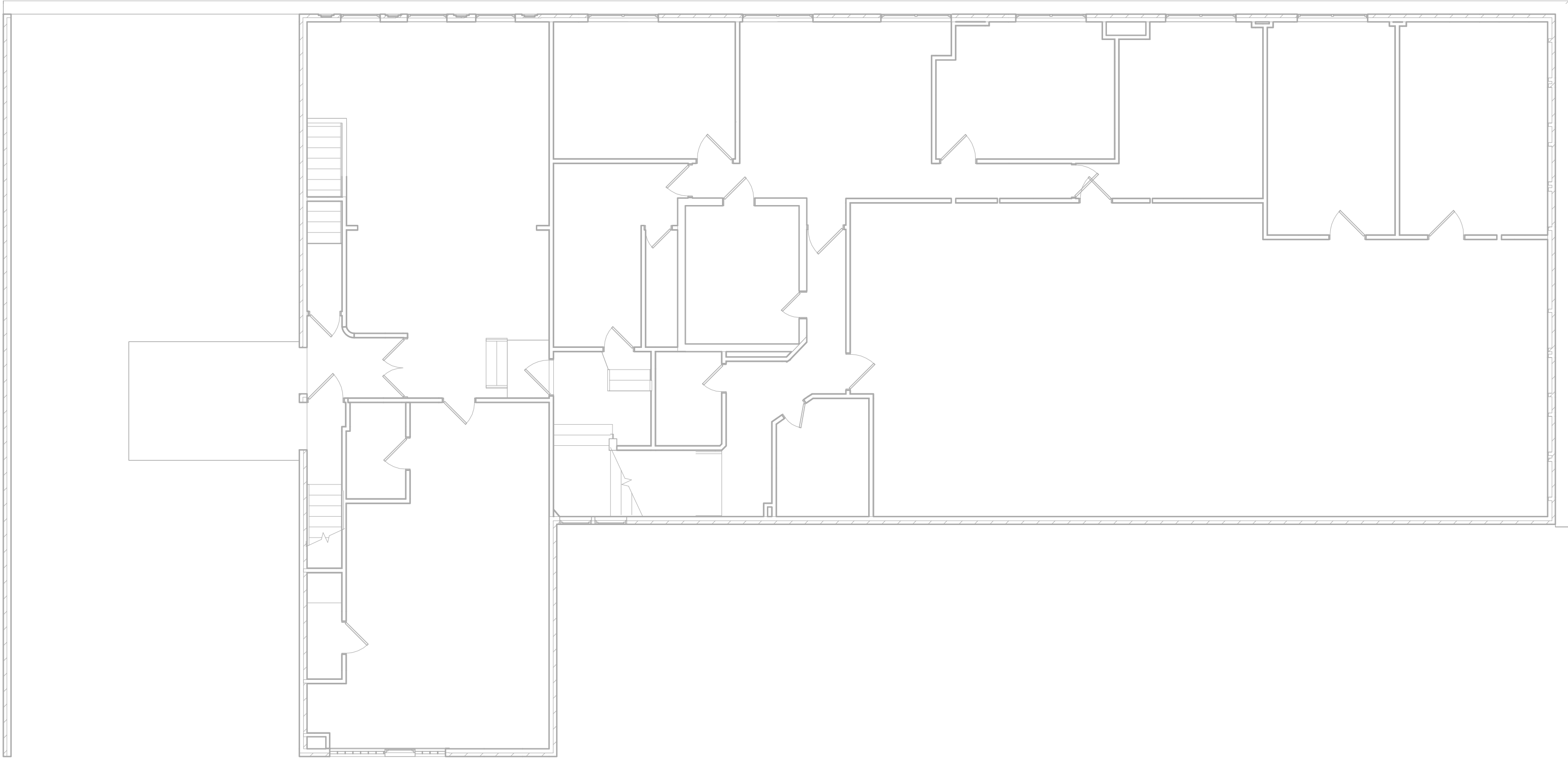
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EXISTING FLOOR PLANS

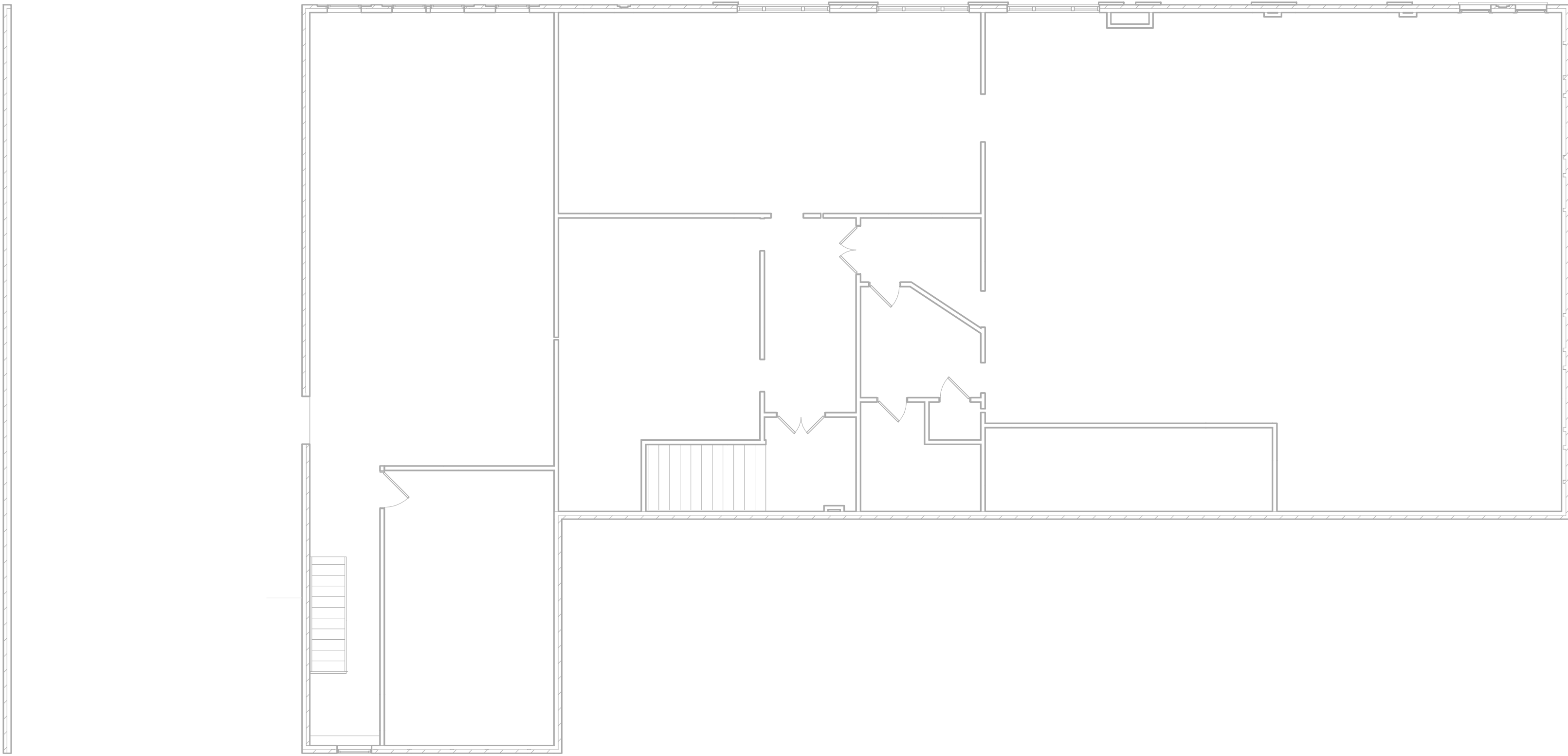
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1/8" = 1'-0"

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DEMOLITION PLANS

A110

DEMOLITION NOTES

1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
2. OWNER TO REMOVE ALL FURNISHINGS/ EQUIPMENT THAT THEY WISH TO RETAIN FROM THE AREAS OF DEMOLITION/ CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION WORK IN EACH AREA. OWNER TO COORDINATE WITH CONTRACTOR REGARDING THE TIME SCHEDULE FOR THIS TO BE COMPLETED.
3. PATCH AND FILL ANY HOLES IN THE WALL CAUSED BY THE REMOVAL OF DOORS, WINDOWS, OR WALLS TO MATCH SURROUNDINGS.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
5. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
6. ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
7. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY. PROVIDE SHORING AS REQ'D TO ENSURE SAFE CONDITIONS EXIST. SHORING IS NOT SHOWN ON PLANS. STRUCTURAL ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. ALL TRADES TO COORDINATE BETWEEN ONE ANOTHER TO AVOID CONFLICTS.
9. NOTATIONS ARE MADE IN VARIOUS PLACES ON THE DRAWINGS TO CALL ATTENTION TO DEMOLITION WHICH IS REQUIRED, THESE DRAWINGS ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL REMOVE ALL MATERIALS RELATED TO THEIR RESPECTIVE TRADES AS REQUIRED TO PERMIT THE CONSTRUCTION OF THE NEW WORK AS SHOWN.
10. THE CONTRACTOR SHOULD TAKE CARE DURING THE PROJECT TO NOT INTERRUPT THE USE IN AREAS NOT IN SCOPE.
11. PRIOR TO ANY DIGGING ON OR AROUND THE SITE UTILITIES ARE TO BE LOCATED USING MISS DIG.
12. ALL RUBBISH AND DEBRIS FROM DEMOLITION IS TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER DEMOLITION. COORDINATE ALL DEMOLITION, DUMPSTER LOCATIONS, BARRICADING, PEDESTRIAN PROTECTION MEASURES, ETC. WITH THE OWNER AND LOCAL MUNICIPALITY PRIOR TO COMMENCEMENT.
13. REMOVE ALL LIGHTING, WIRING, FIRE ALARM DEVICES, RECEPTACLES, AND SPEAKERS FROM WALLS AND CEILINGS BEING REMOVED. COORDINATE WITH ARCHITECT AS REQUIRED. REMOVE ALL ABANDONED EXPOSED CONDUIT AND WIRING BACK TO SOURCE. REMOVE WIRING BACK TO PANEL OR NEAREST JUNCTION BOX. RE-LABEL CIRCUIT BREAKER AS SPARE, IN SCOPE OF WORK.
14. PROVIDE BLANK COVERPLATE OVER EMPTY OUTLET BOXES IF DEVICE IS REMOVED AND NOT REPLACED.
15. REMOVE ALL EXISTING HVAC, FIRE PROTECTION AND PLUMBING EQUIPMENT, PIPING BACK TO MAIN AND ALL ASSOCIATED ACCESSORIES. SANITARY, STORM, AND VENT STACKS TO REMAIN, CAP ANY UNUSED AREAS.
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20. THE OWNER WILL MAINTAIN OCCUPANCY OF SPACES ADJACENT TO AREAS OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL POTENTIALLY DISRUPTIVE ACTIVITIES WITH THE OWNER.

STEEL LINTEL SCHEDULE			
			Fy=36 KSI
MARK	CLEAR SPAN	SIZE	BEARING EACH END
L1	4'-0"	L3 1/2x2 1/2x1/4 SLV	4"
L2	5'-0"	L3 1/2x3x1/4 SLV	6"
L3	6'-0"	L3 1/2x3 1/2x1/4	6"
L4	7'-0"	L4x3 1/2x1/4 LLV	6"
L5	8'-0"	L5x3 1/2x1/4 LLV	8"
L6	9'-0"	L6x3 1/2x 3/8 LLV	8"
L7	W8x18 + PL 1/4x1'-3 1/2"		8"
L8	W8x18 + PL 1/4x7 1/2"		8"

1. GROUT BELOW BEAM BEARING PER DETAILS.
2. BEARING LENGTH IS OVER CMU OR COMPOSITE BRICK / BLOCK. DO NOT BEAR ON BRICK VENEER.
3. ANCHOR MASONRY TO BEAMS W/ 9 GA WIRE TIES EACH SIDE AT 2'-8" O.C.
4. PROVIDE STEEL LINTELS AT ALL MASONRY WALL OPENINGS, INCLUDING MECHANICAL AND ELECTRICAL GREATER THAN 8" WIDE. SEE LINTEL SCHEDULE.

NOTE: GROUT BELOW LINTEL BEARING 3 COURSES



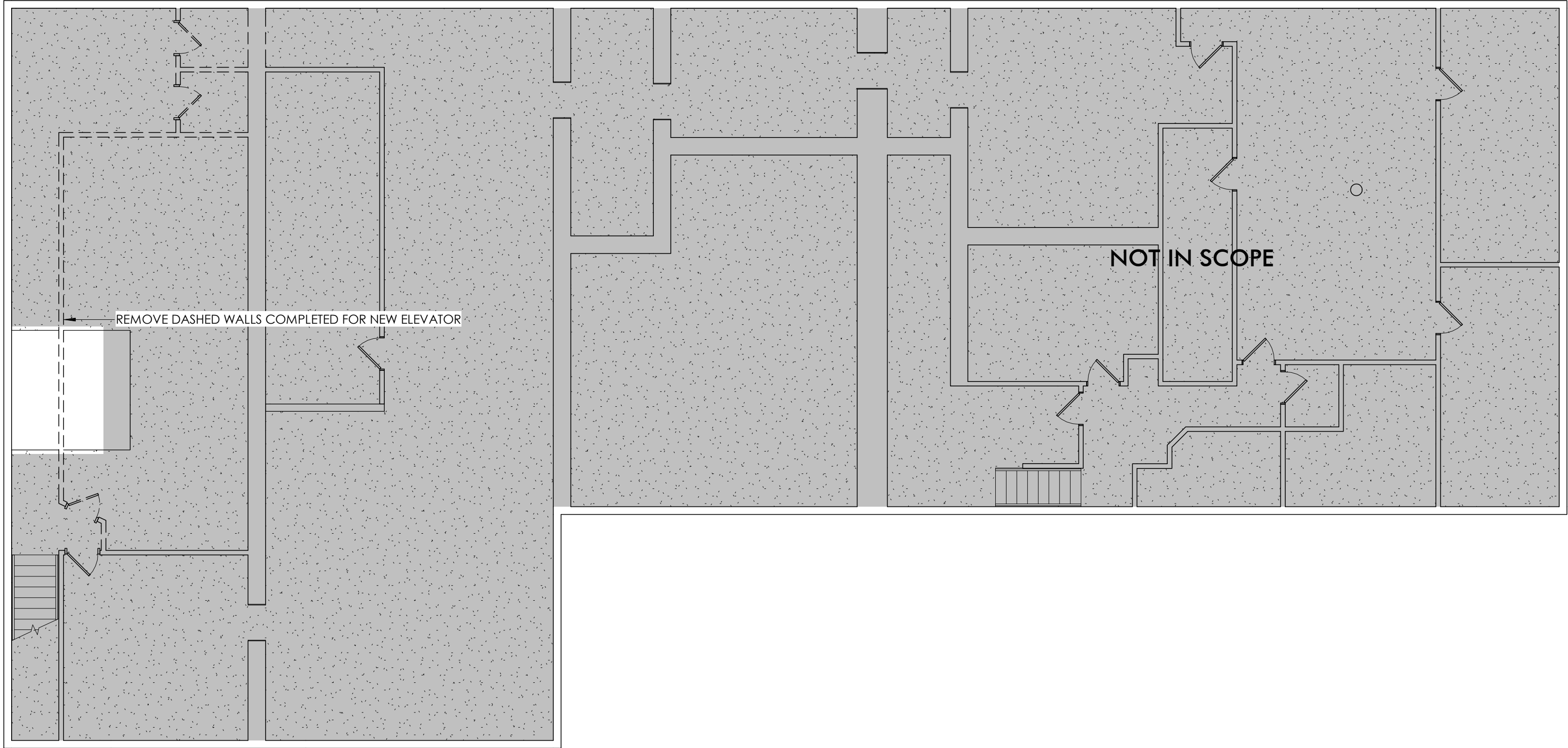
WALL LEGEND

- EXISTING WALL TO REMAIN
- ELEMENTS TO BE REMOVED
- 1 HOUR PARTITION
- 2 HOUR PARTITION
- EXTENT OF WORK

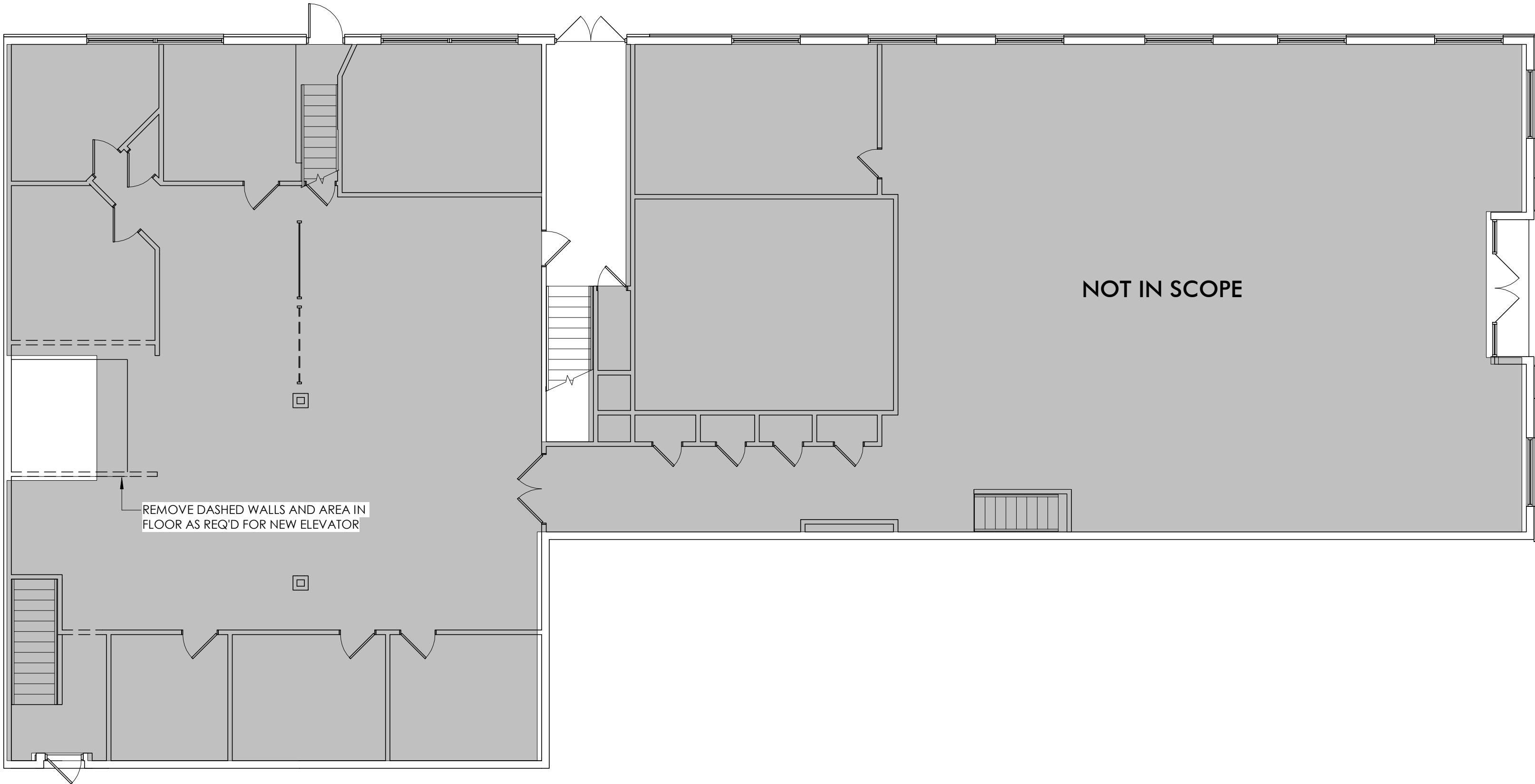
- CMU
- CONCRETE
- WOOD BLOCKING
- STEEL (LARGE SCALE)
- PLASTER
- RIGID INSULATION
- PLYWOOD
- MILLWORK

MATERIAL LEGEND

0 BASEMENT DEMOLITION PLAN
1/8" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
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DEMOLITION PLANS

A111

DEMOLITION NOTES

1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
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STEEL LINTEL SCHEDULE

Fy=36 KSI

MARK	CLEAR SPAN	SIZE	BEARING EACH END
L1	4'-0"	L3 1/2x2 1/2x1/4 SLV	4"
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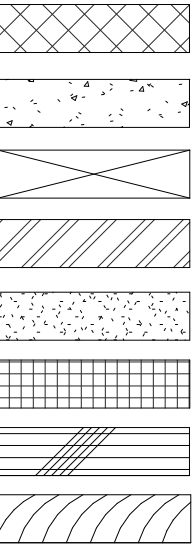
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WALL LEGEND

- EXISTING WALL TO REMAIN
- ELEMENTS TO BE REMOVED
- 1 HOUR PARTITION
- 2 HOUR PARTITION
- EXTENT OF WORK



MATERIAL LEGEND

- CMU
- CONCRETE
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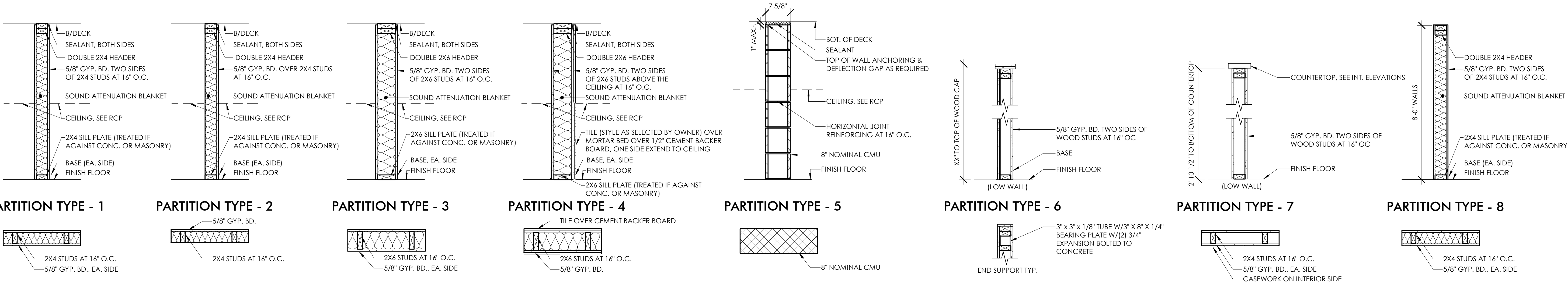
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PARTITION TYPES

A120



WALL TYPES
3/4" = 1'-0"



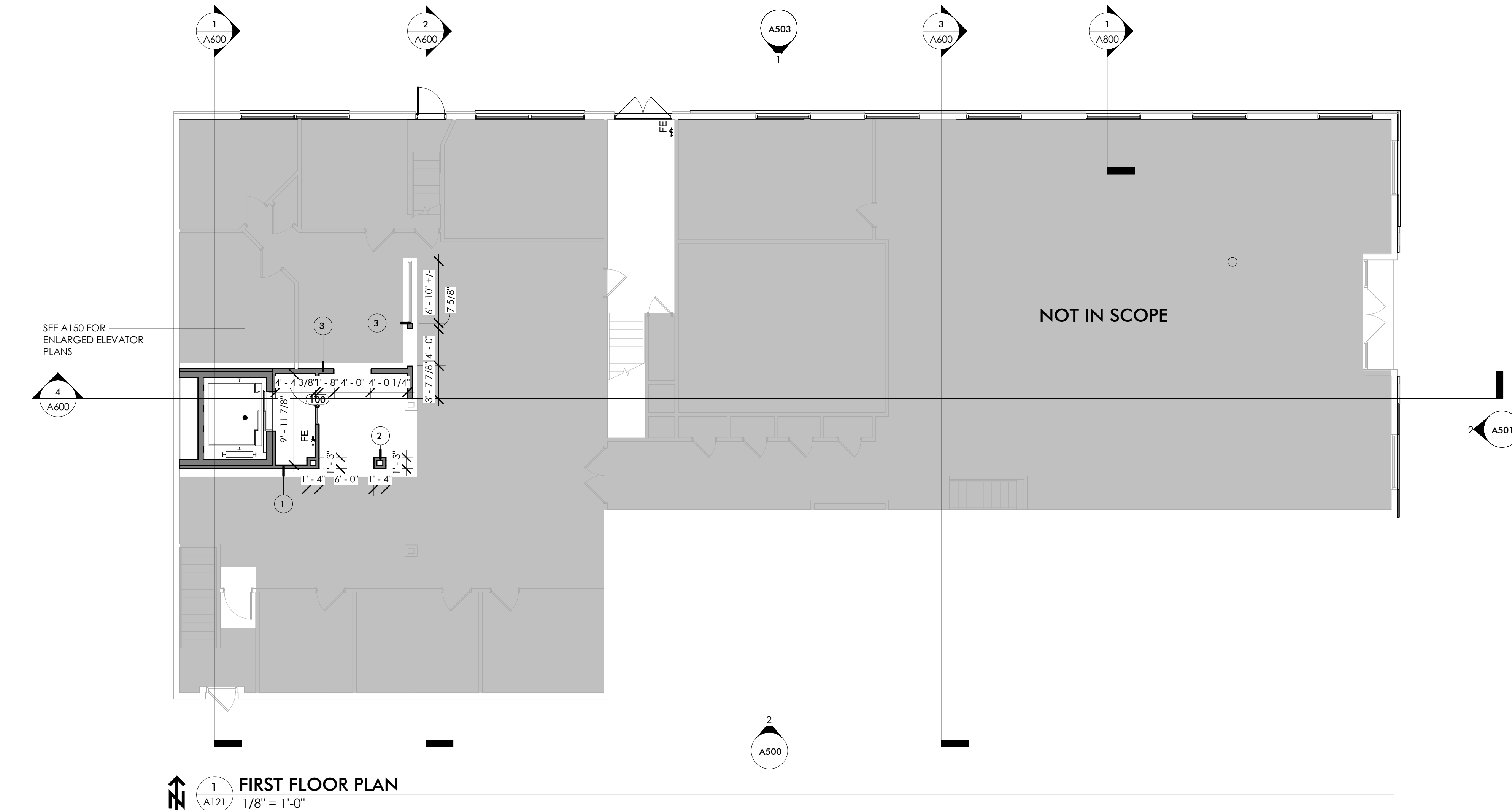
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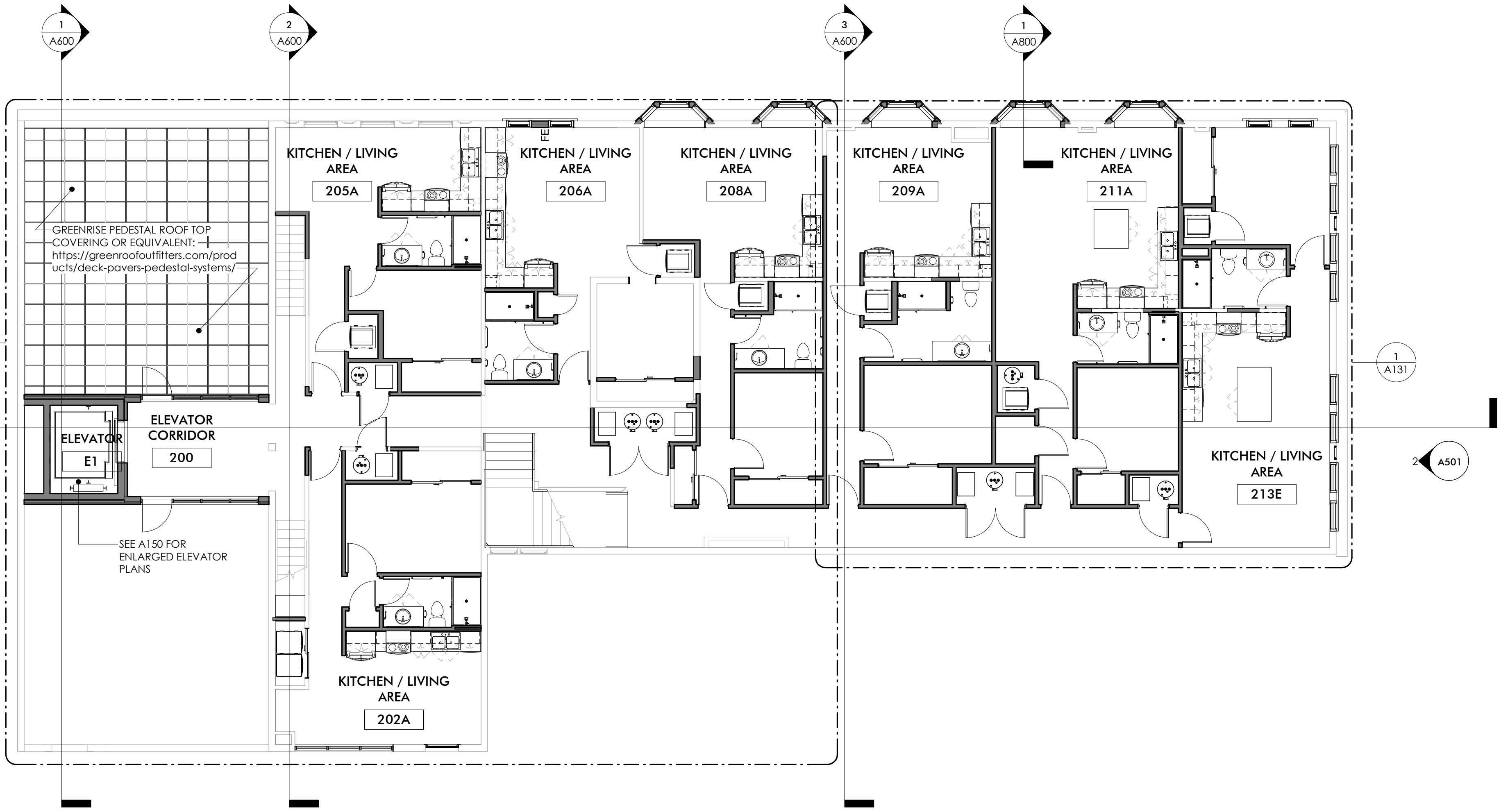
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NEW FLOOR PLANS

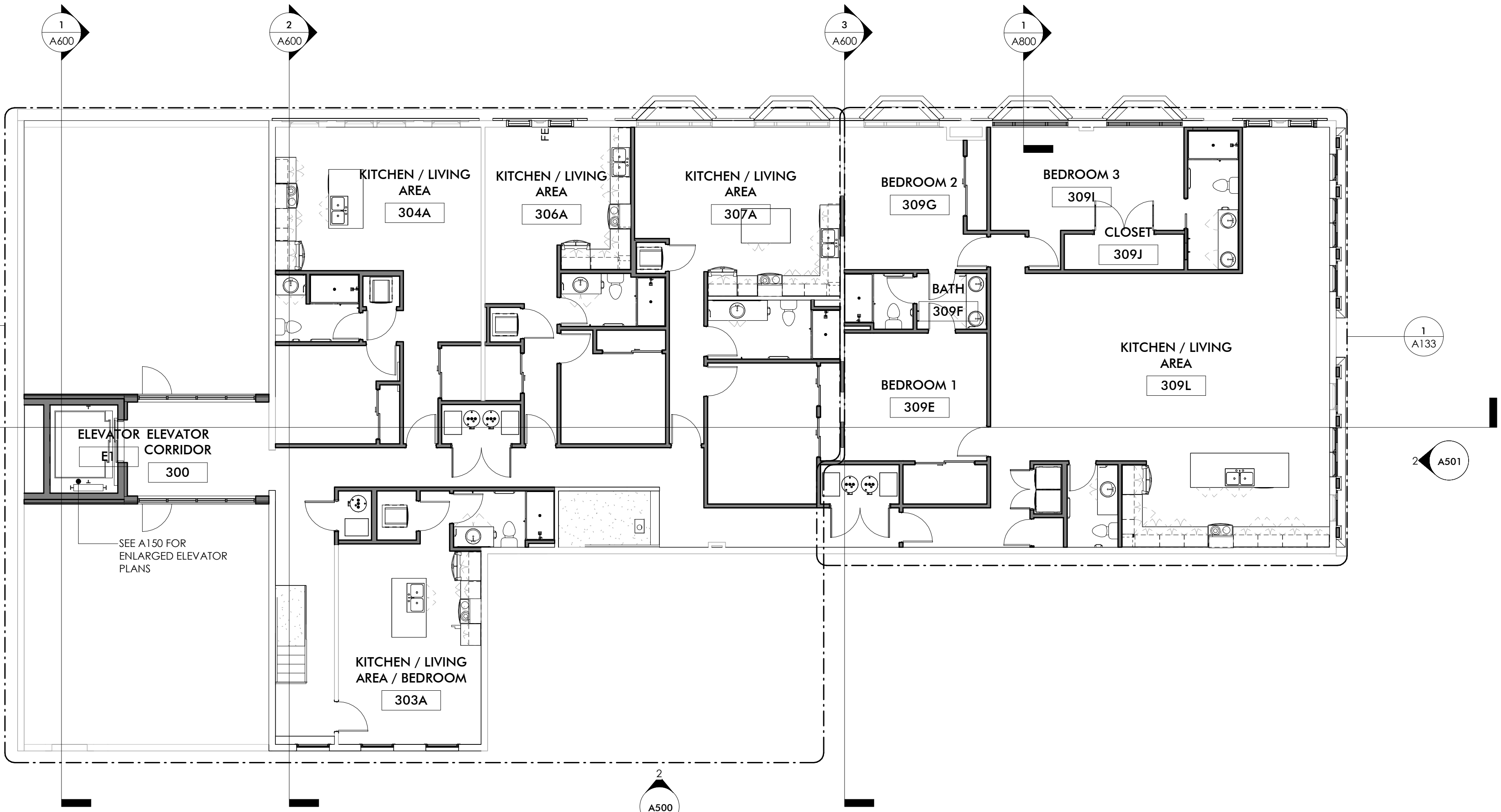
A121

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
3. INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL. UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WALL BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
5. PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT ALL BATHTUB, SHOWER, AND KITCHEN LOCATIONS TO RECEIVE WALL TILE. COORDINATE WITH INTERIORS.
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11. BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.





1 SECOND FLOOR PLAN
1/8" = 1'-0"



2 THIRD FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
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123 N. WASHINGTON
PROJECT ADDRESS
123 N. WASHINGTON STREET, OWOSSO MI
CLIENT
RANDY AND JAMES WOODWORTH

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NEW FLOOR PLANS
A122

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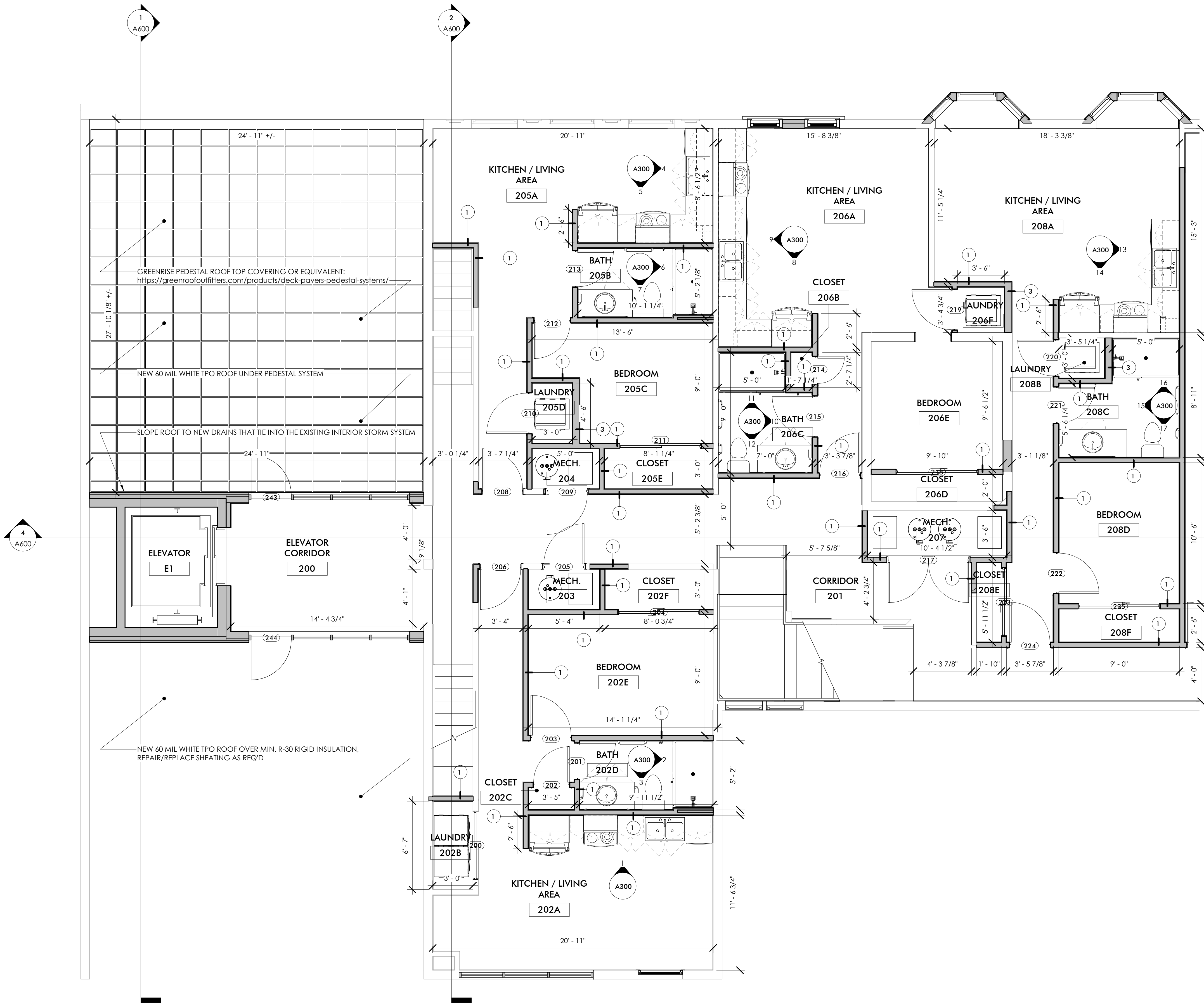
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ENLARGED PLANS

A130

GENERAL NOTES

- ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
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1 ENLARGED SECOND FLOOR PLAN - W
A130 1/4" = 1'-0"

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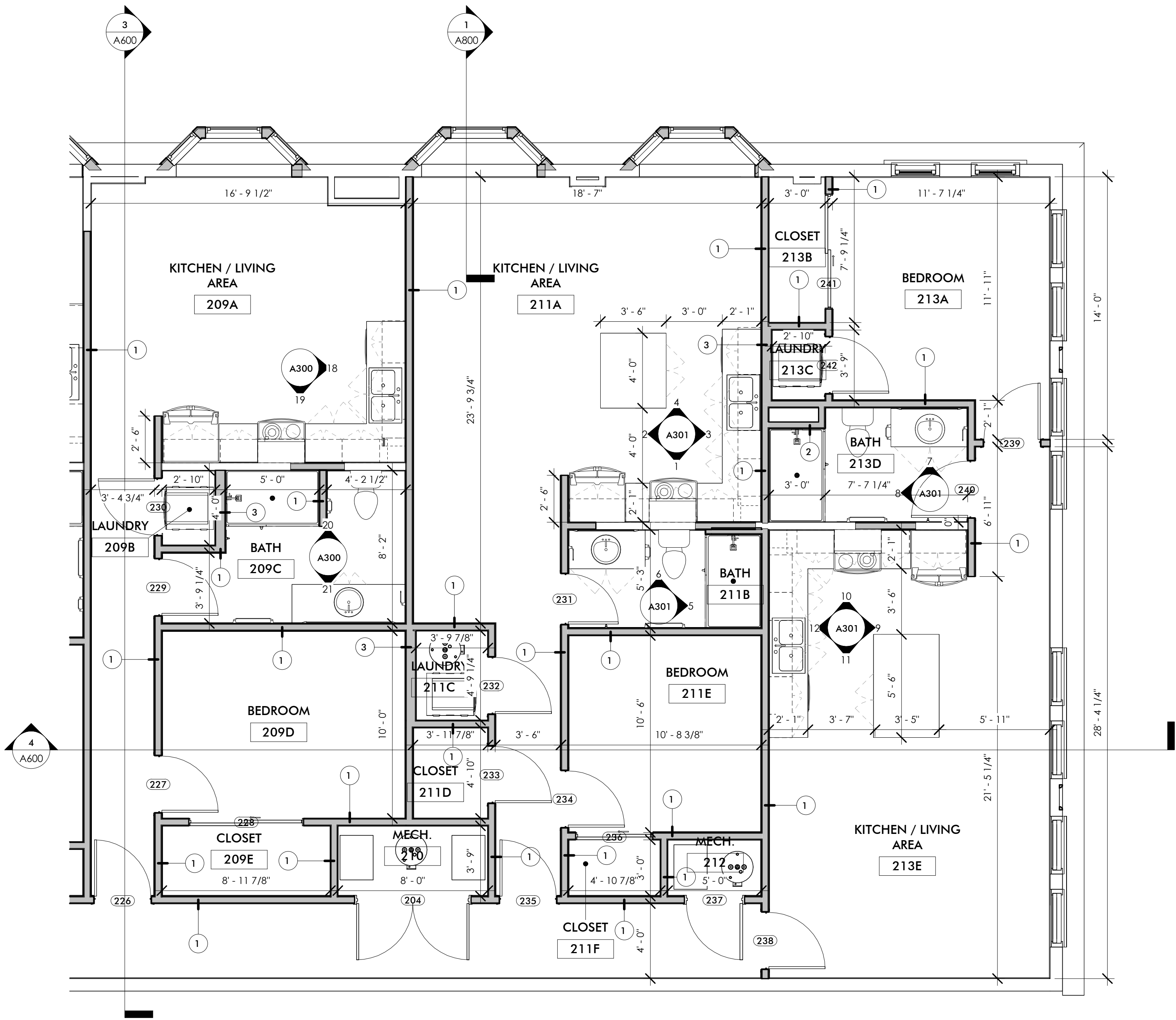
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ENLARGED PLANS

A131

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1 ENLARGED SECOND FLOOR PLAN - E
A131 1/4" = 1'-0"



1
A132
ENLARGED THIRD FLOOR PLAN - W
1/4" = 1'-0"

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ENLARGED PLANS

A132

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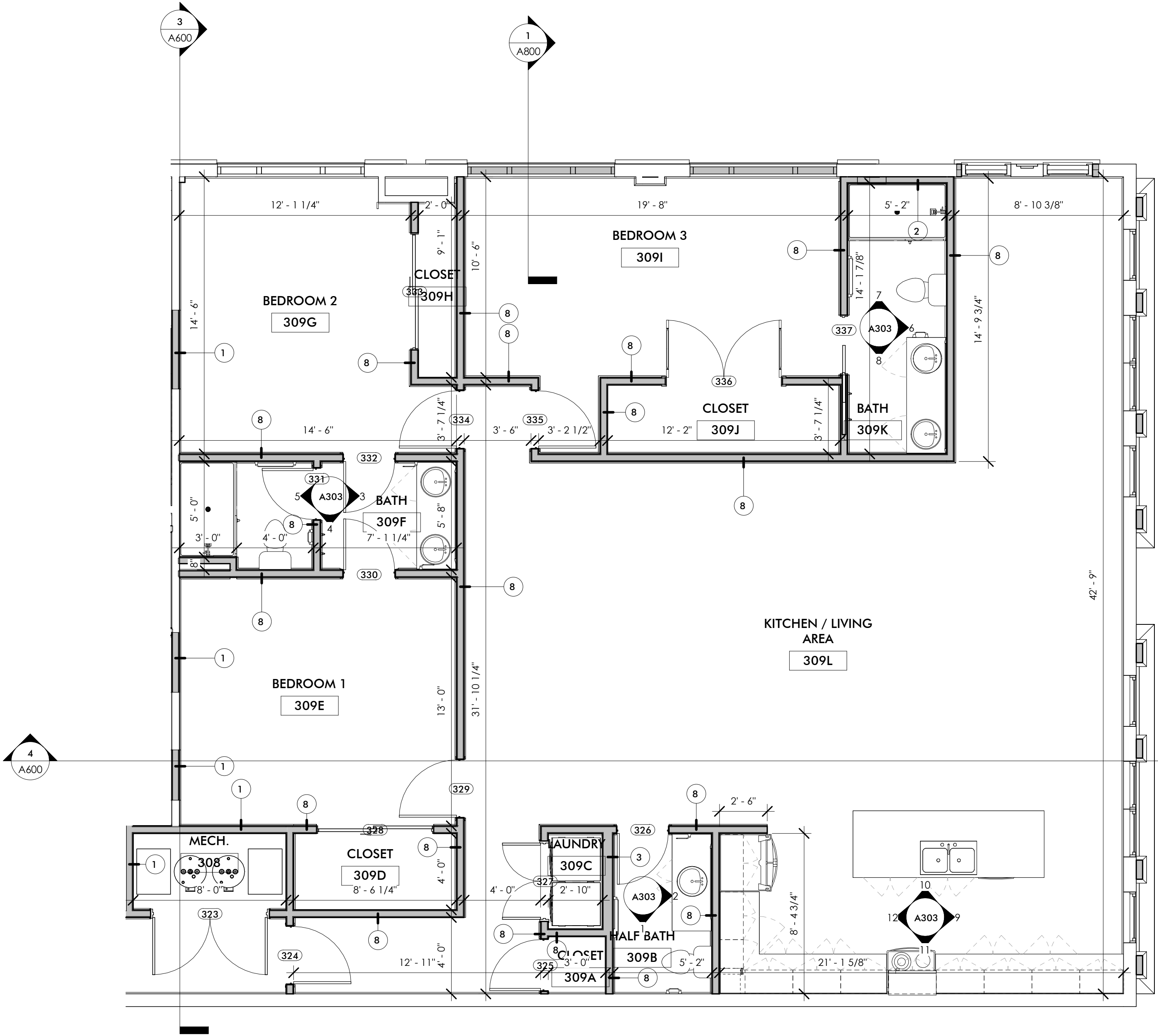
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ENLARGED PLANS

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1 ENLARGED THIRD FLOOR PLAN - E
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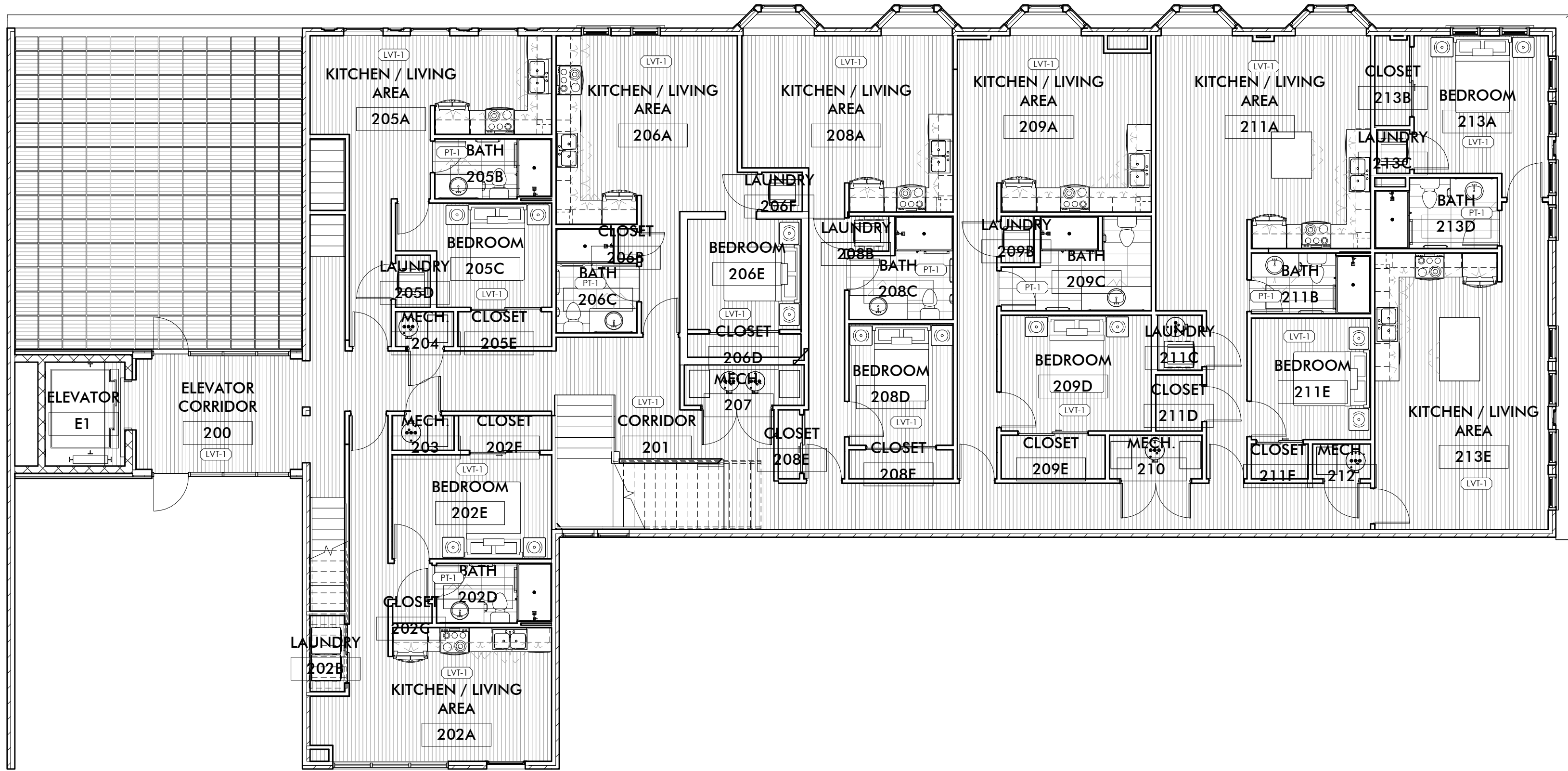
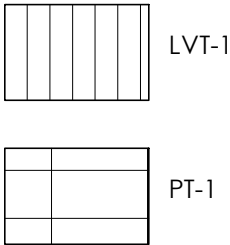
FINISH PLANS

A140

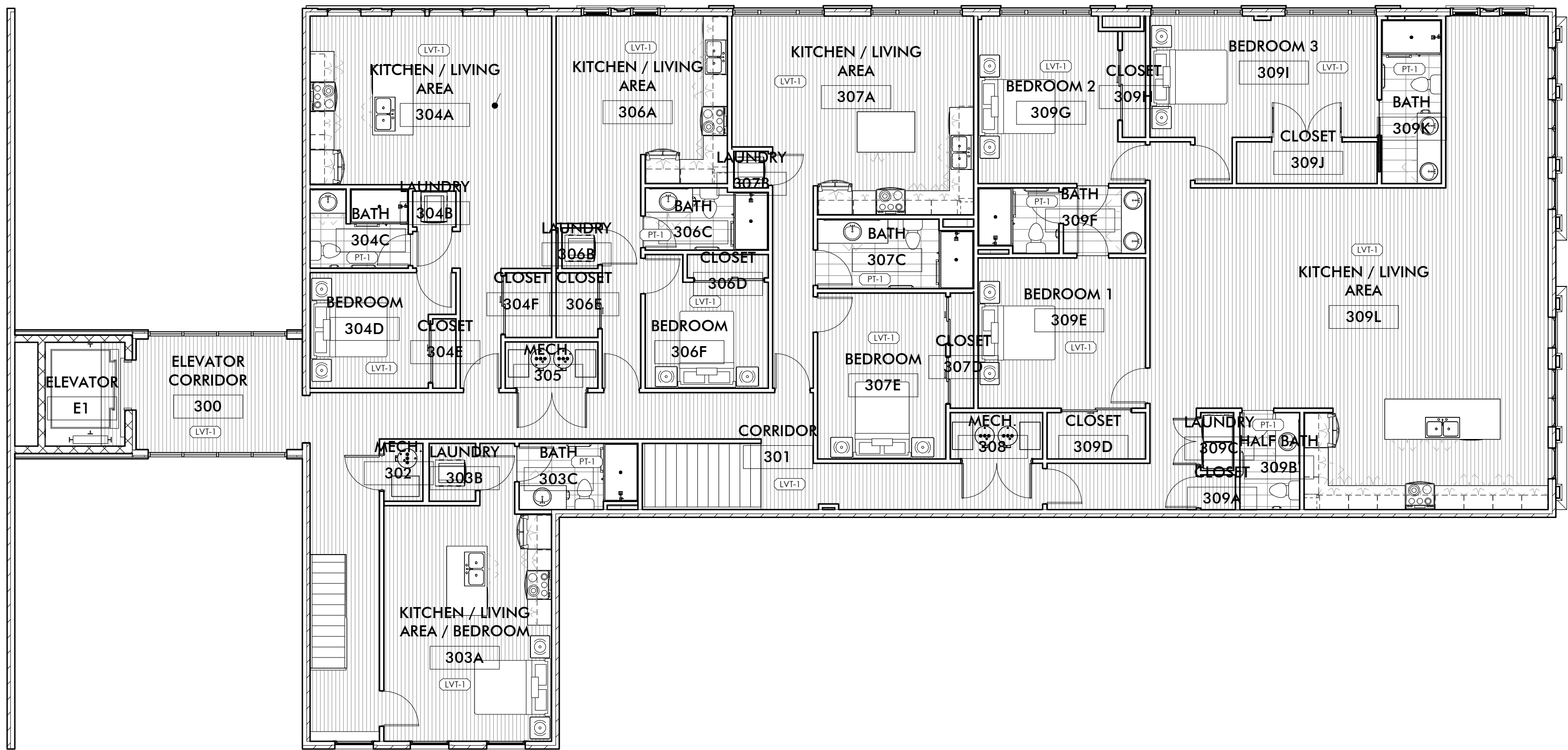
GENERAL NOTES

- ALL FURNITURE IS SHOWN FOR REFERENCE AND SCALE ONLY, ALL FINAL FURNITURE SELECTION IS TO BE BY OWNER
- PRIME AND PAINT ALL SURFACES WITH A MINIMUM (2) FINISH COATS.
- AFTER REMOVING EXISTING FLOORING, GRIND CONCRETE OR REPLACE SUBFLOOR AS REQUIRED TO PROVIDE A LEVEL SURFACE FOR THE NEW FLOORING
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR MATERIALS
- TRANSITIONS TO BE MANUFACTURED FROM SCHLUTER SYSTEMS U.N.O. IN TSC CREAM FINISH IN THE APPROPRIATE THICKNESS FOR THE ADJACENT MATERIALS
- CENTER ALL FLOORING TRANSITIONS UNDER DOORS OR AT THE CENTER OF OPENINGS U.N.O.
- USE LEVELING COMPOUND TO FEATHER FLOOR UP TO APPROPRIATE HEIGHT TO ENSURE THAT TRANSITION STRIP IS FLUSH WITH ADJACENT FLOORING MATERIAL
- DO NOT PROVIDE METAL CORNER PIECES FOR OUTSIDE OR INSIDE CORNERS OF INTEGRAL COVE BASE. CONTRACTOR TO PROVIDE AND INSTALL METAL CHANNEL CAP FOR EXPOSED EDGE OF SHEET VINYL
- GROUT FOR PT-1 TO BE TEC - SILVERADO
- PROVIDE AND INSTALL ALL NECESSARY TRIM PIECES FOR WALL PROTECTION
- CABINET PULLS TO BE RICHELIEU- CONTEMPORARY METAL PULL-6500 (BP650020128140)- CHROME - BASIS OF DESIGN. ALL PULLS TO BE VERTICAL FOR DIRECTIONAL PLACEMENT MOUNTED TO THE LATCH SIDE OF CABINET DOORS AND CENTER OF DRAWERS (U.N.O.) ALL DRAWER PULLS ARE SHOWN FOR REFERENCE ONLY AND NOT INDICATION OF MOUNTING LOCATION
- ALL EXPOSED METAL ELEC./MECH. ITEMS IN OCCUPIED SPACES TO BE FIELD-PAINTED TO MATCH SURROUNDING WALL FINISH
- BULKHEADS TO BE PAINTED TO MATCH SURROUNDING WALLS ON FACE AND UNDERSIDE U.N.O
- ALL PLASTIC LAMINATE COUNTERS TO HAVE MITERED SQUARE EDGES WITH MATCHING P.LAM EDGE BANDING (OR PVC EDGE BANDING)
- ALL CONCEALED SUPPORT BRACKETS TO BE A&M HARDWARE C/EC FLAT CONCEALED BRACKETS IN APPROPRIATE SIZE - BASIS OF DESIGN
- WINDOW SILLS TO BE IPS-2
- PAINT CONDUIT, PIPING, JUNCTION BOXES, DUCTWORK AND OTHER EXPOSED UTILITIES TO MATCH CEILING PAINT, OTHER THAN IN MECHANICAL AND ELECTRICAL ROOMS U.N.O.
- SUBMIT 9"X9" SAMPLES FOR APPROVAL ON ALL FINISHES PRIOR TO ORDERING
- REFER TO FINISH PLANS AND ELEVATIONS FOR ACCENT WALL LOCATIONS AND MULTIPLE FINISH LOCATIONS
- REFER TO ALL INTERIOR FINISH NOTES AND INTERIOR DRAWINGS INCLUDING PLANS, ELEVATIONS AND DETAILS FOR COMPLETE INTERIORS INFORMATION
- CONDUCT MOISTURE TESTS ON ALL CONCRETE SLABS WHERE FINISH MATERIALS ARE SCHEDULED, RECORD PASSING MOISTURE LEVELS PRIOR TO START OF INSTALLATION, REFERENCE MANUFACTURERS INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE TO VERIFY REQUIREMENTS
- WHERE SPECIFIED, PROVIDE CONTINUOUS LENGTH OF RUBBER WALL BASE WITH FIELD FORMED CORNERS, U.N.O.
- PROVIDE A SMOOTH LEVEL 4 DRYWALL FINISH ON ALL GYPSUM WALLS U.N.O.

FINISH PLAN LEGEND



2 SECOND FLOOR PLAN
1/8" = 1'-0" ON ALL FINISH PLANS, NORTH IS TO BE ASSUMED DIRECTLY STRAIGHT UP ON THE FLOOR PLAN TO CORRELATE WITH WALL FINISH LOCATIONS



3 THIRD FLOOR FINISH PLAN
1/8" = 1'-0" ON ALL FINISH PLANS, NORTH IS TO BE ASSUMED DIRECTLY STRAIGHT UP ON THE FLOOR PLAN TO CORRELATE WITH WALL FINISH LOCATIONS

FINISH SCHEDULE KEY								FINISH SCHEDULE													GENERAL NOTES			
CODE	MATERIAL	MANUFACTURER	STYLE	SIZE	COLOR	CONTACT INFO	NOTES	ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL				CEILING	MILLWORK		NOTES					
												NORTH	EAST	SOUTH	WEST		CABINET	TOP						
CAB-1	CABINETS	MFS SUPPLY	PROCABINETS		WHITE SHAKER			200	ELEVATOR CORRIDOR	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
IPS-1	PAINT (TO MATCH)	SHERWIN WILLIAMS	EGGSHELL FINISH		SW9589 LIMEWASH		WALLS	201	CORRIDOR	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
IPS-2	PAINT (TO MATCH)	SHERWIN WILLIAMS	SEMI GLOSS FINISH		SW7004 SNOWBOUND		TRIM/ BASE	202A	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
IPS-3	PAINT (TO MATCH)	SHERWIN WILLIAMS	FLAT FINISH		SW7005 PURE WHITE		CEILINGS	202B	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
LVT-1	LUXURY VINYL TILE	PATCRAFT	NORTH RIDGE 1206V	4" X 36"	COASTAL 021 60	RYAN MORTON - ryan.morton@patcraft.com	STAGGER INSTALLATION	202C	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								202D	BATH	PT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
PL-1	PLASTIC LAMINATE	WILSONART	HIGH GLOSS FINISH		LECHE VESTA 4987		CONTERIOPS	202E	BEDROOM	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
PT-1	PORCELAIN TILE	TILEBAR	FORDHAM - MATTE	12" X 24"	GRIGIO GRAY		BATHROOM FLOORS	202F	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
RST-1	RUBBER STAIR TREAD							203	MECH.	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
WDB-1	WOOD BASEBOARD			1X6	IPS-2		MATCH EXISTING HISTORIC WHERE NEEDED	204	MECH.	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
WDT-1	WOOD TRIM			1X4	IPS-2		MATCH EXISTING HISTORIC WHERE NEEDED	205A	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								205B	BATH	PT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								205C	BEDROOM	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								205D	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								205E	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								206A	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								206B	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								206C	BATH	PT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								206D	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								206E	BEDROOM	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								206F	LAUNDRY	PT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								207	MECH.	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								208A	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								208B	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
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								208D	BEDROOM	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								208E	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								208F	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								209A	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								209B	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								209C	BATH	PT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								209D	BEDROOM	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								209E	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								210	MECH.	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								211A	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								211B	BATH	PT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								211C	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								211D	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								211E	BEDROOM	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								211F	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								212	MECH.	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								213A	BEDROOM	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								213B	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								213C	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								213D	BATH	PT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								213E	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								300	ELEVATOR CORRIDOR	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								301	CORRIDOR	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								302	MECH.	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								303A	KITCHEN / LIVING AREA / BEDROOM	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								303B	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								303C	BATH	PT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								304A	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								304B	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
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								304E	CLOSET	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
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								305	MECH.	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	-	-						
								306A	KITCHEN / LIVING AREA	LVT-1	WDB-1	IPS-1	IPS-1	IPS-1	IPS-1	IPS-3	CAB-1	PL-1						
								306B	LAUNDRY	LVT-1	WDB-1	IPS-1	IPS											

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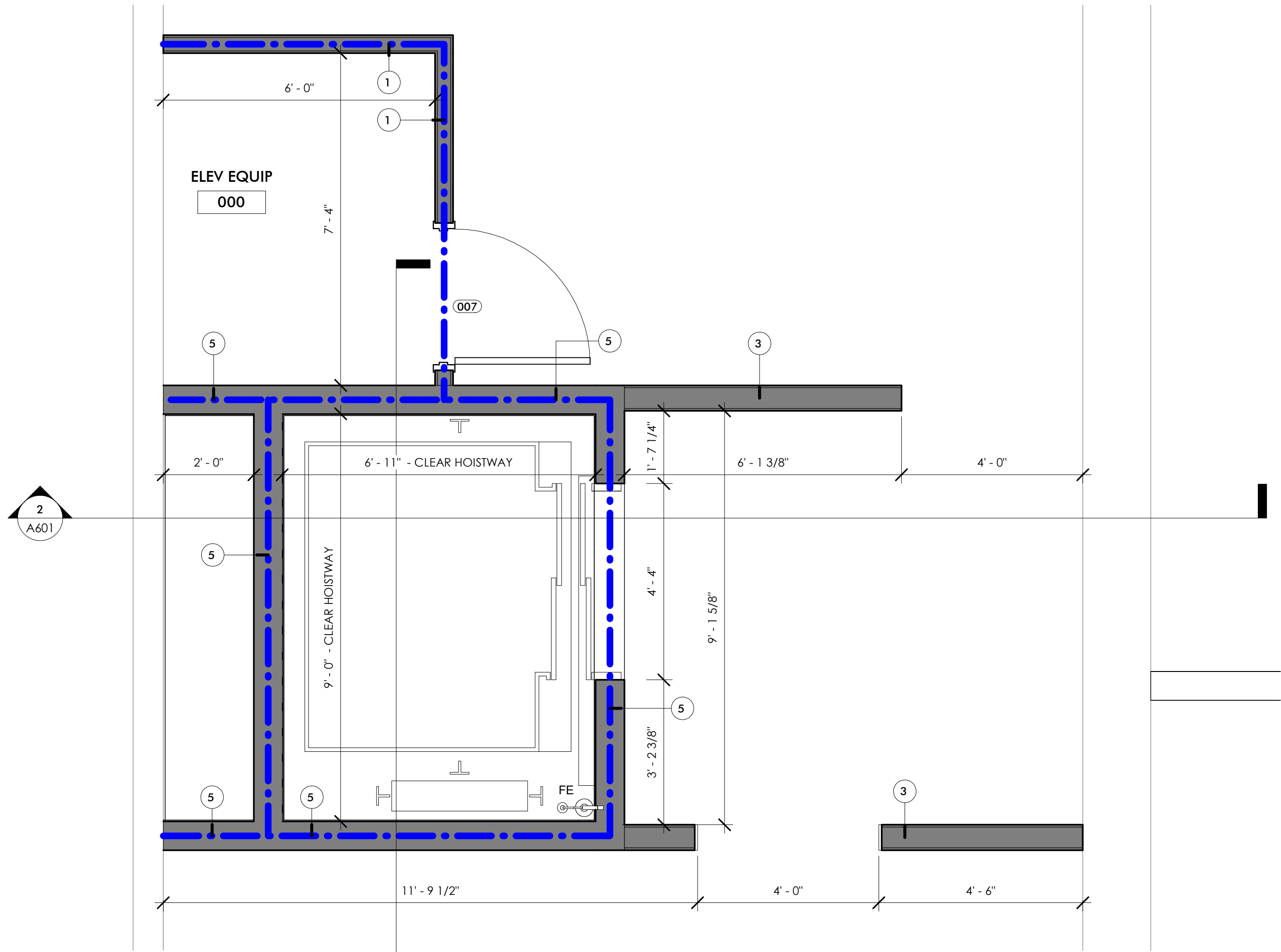
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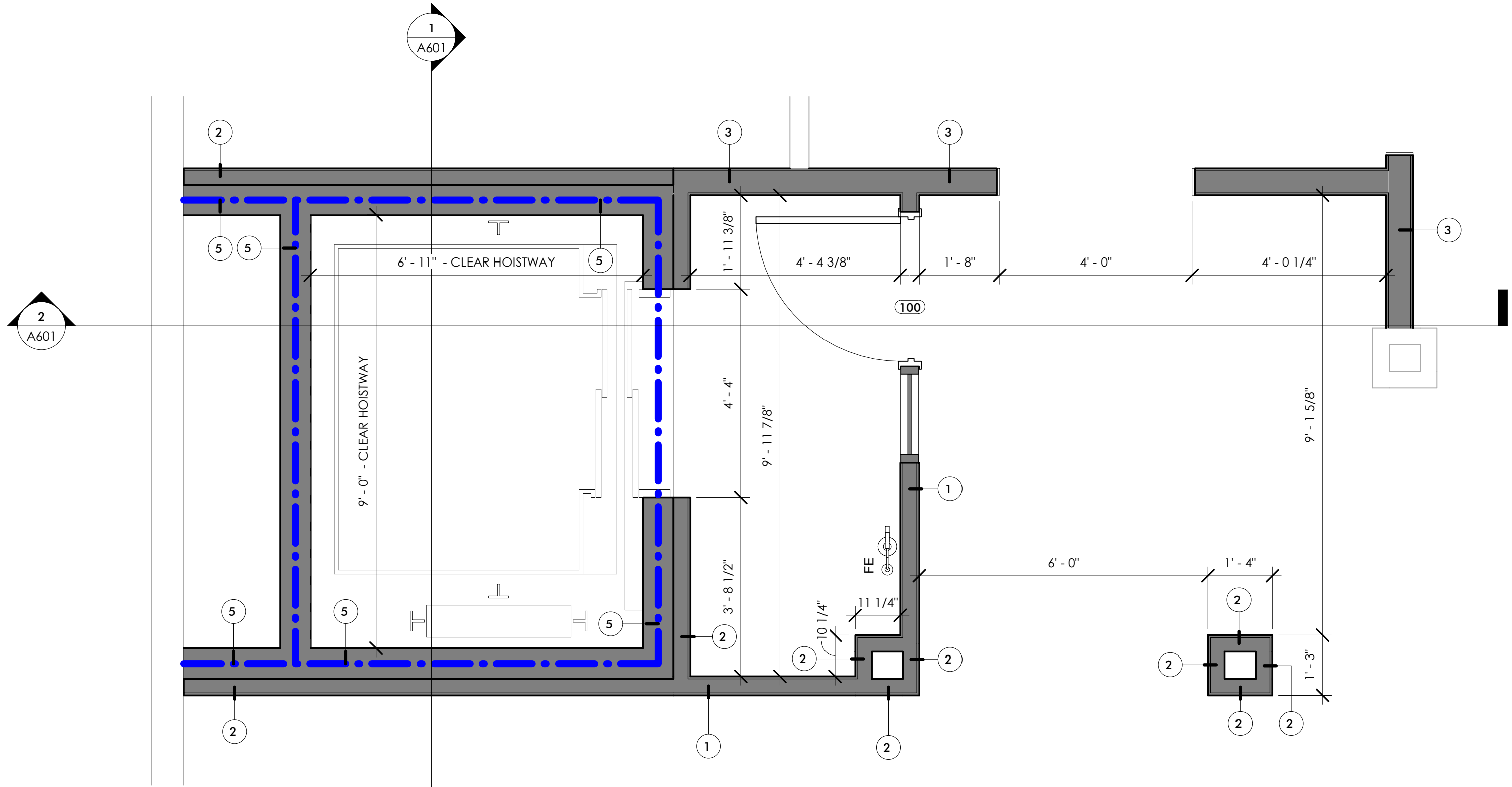
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ENLARGED ELEVATOR PLANS

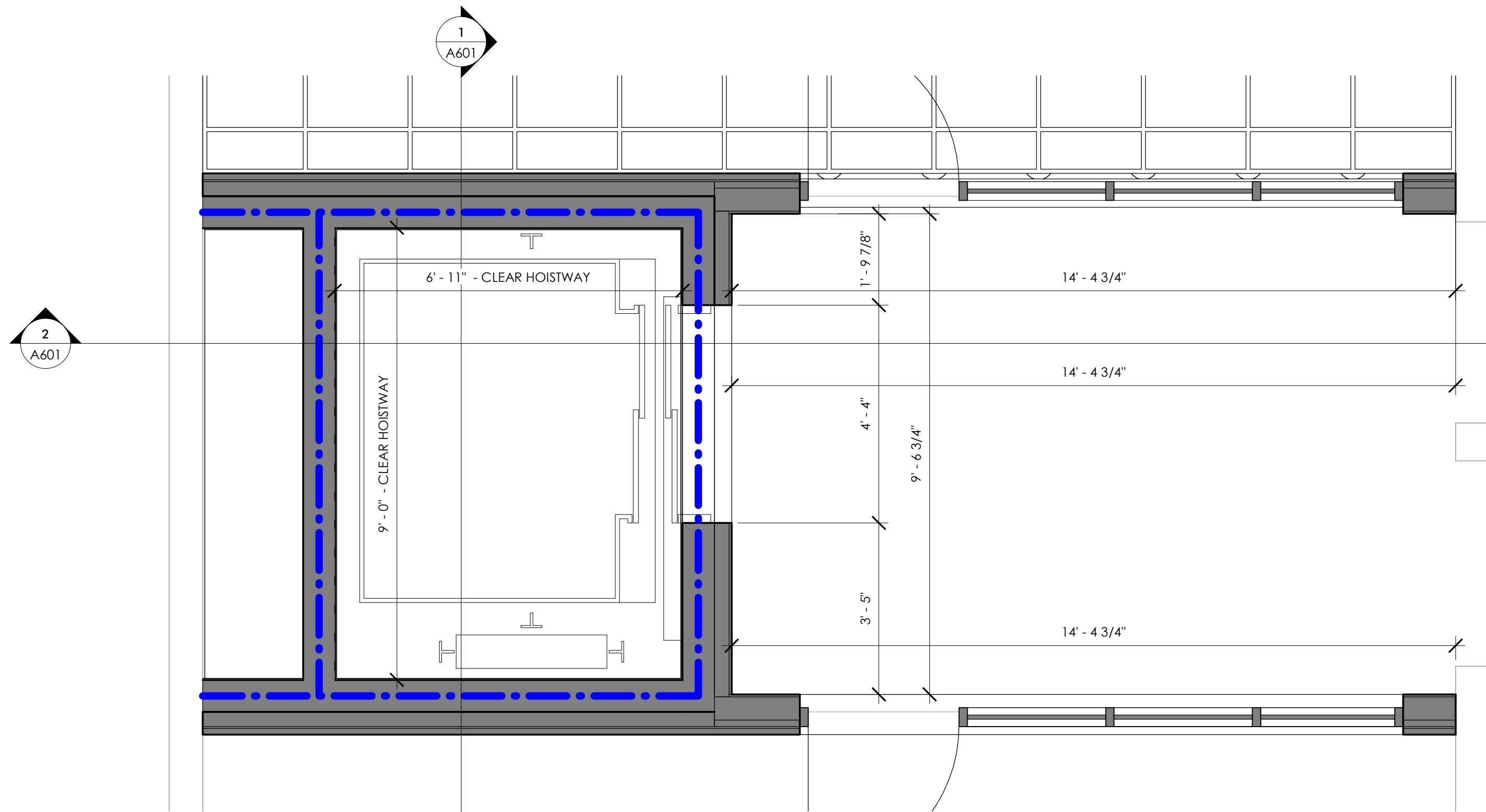
A150



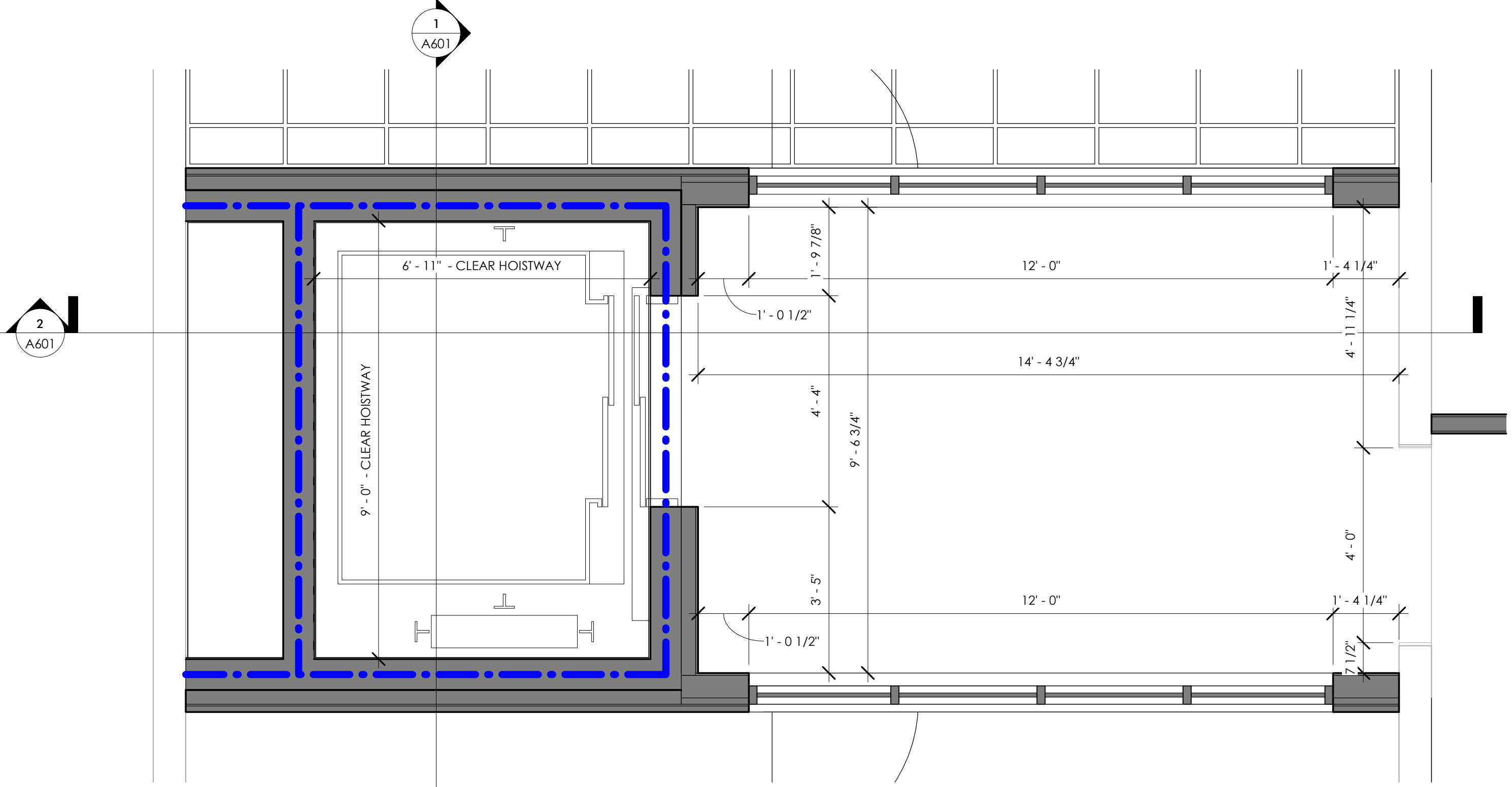
1 ENLARGED BASEMENT ELEVATOR PLAN
A150 1/2" = 1'-0"



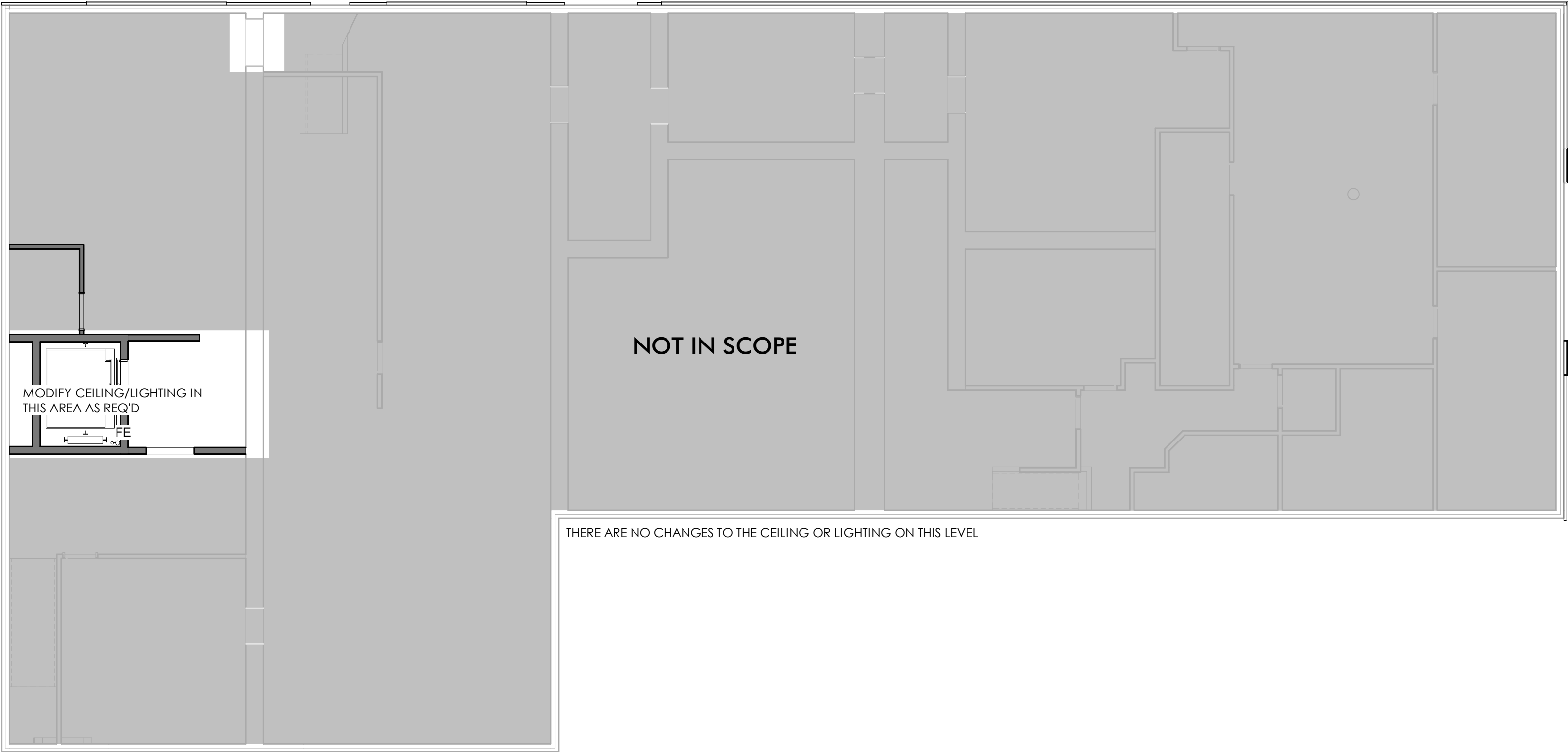
2 ENLARGED FIRST FLOOR ELEVATOR PLAN
A150 1/2" = 1'-0"



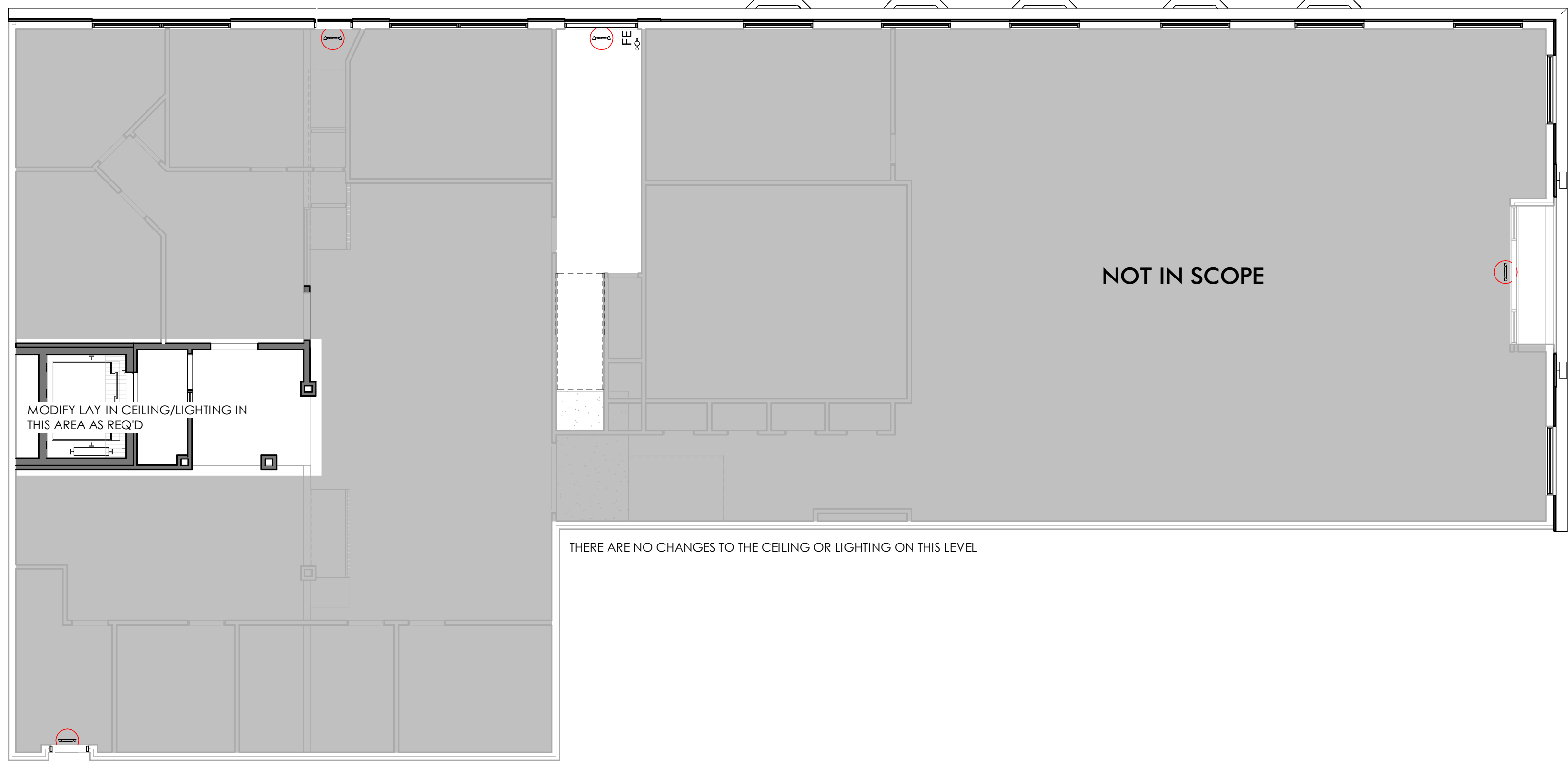
3 SECOND FLOOR ELEVATOR PLAN
A150 1/2" = 1'-0"



4 THIRD FLOOR PLAN
A150 1/2" = 1'-0"



0 BASEMENT REFLECTED CEILING PLAN
1/8" = 1'-0"



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

REFLECTED CEILING GENERAL NOTES

1. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
2. ALL NEW LIGHT FIXTURES TO BE LED. FIXTURES AND LAYOUT ARE SHOWN SCHEMATICALLY.
3. IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS EXISTING OR SHALL BE EXPOSED TO THE EXISTING STRUCTURE ABOVE. CONFIRM WITH ARCHITECT
4. COORDINATE LIGHT FIXTURE, MECHANICAL, PLUMBING, ALONG WITH ANY OTHER SYSTEMS AS REQUIRED TO NOT INTERFERE WITH ONE ANOTHER.
5. ALL LIGHT FIXTURES AND HVAC SHALL BE CENTERED IN ALL ROOMS. 2X2 CBELNG GRIDS, CLOUDS OR BETWEEN OTHER ELEMENTS OR EQUALLY SPACED UNLESS NOTED OTHERWISE.
6. ALL 2X2 CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. NO PANEL SHALL BE LESS THAN 4" WIDE
7. SEE MEP PLANS FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.
8. ALL BULKHEAD HEIGHTS AT NON-CABINETRY LOCATIONS, SEE FINISH SCHEDULE.
9. REFER TO INTERIOR ELEVATIONS AND RCP FOR UNDER CABINET LIGHTING LOCATIONS.
10. REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS
11. ALL DIMENSIONS ARE FROM CENTER LINE OF FIXTURE TO FINISHED FACE OF WALL
12. PATCH AND REPAIR EXISTING CBELNG AS REQUIRED THAT WAS DISTURBED DURING DEMOLITION AND/OR NEW CONSTRUCTION ACTIVITIES. PATCH AND REPAIR TO MATCH EXISTING ADJACENT CONSTRUCTION, SUPPORT SYSTEM, CEILING FINISH, PATTERN AND ELEVATION.

REFLECTED CEILING LEGEND

- EXISTING 2X2 CEILING TILES & GRID. SEE FINISH SCHEDULE FOR TYPE
- NEW 2X2 CEILING TILES & GRID. SEE FINISH SCHEDULE FOR TYPE
- GYP. BD. CEILING
- EXPOSED CEILING TO STRUCTURE
- LINES OF CASEWORK BELOW

LIGHT FIXTURES - SEE ELECTRICAL PLANS



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REFLECTED CEILING PLANS

A200

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REFLECTED CEILING PLANS

A201

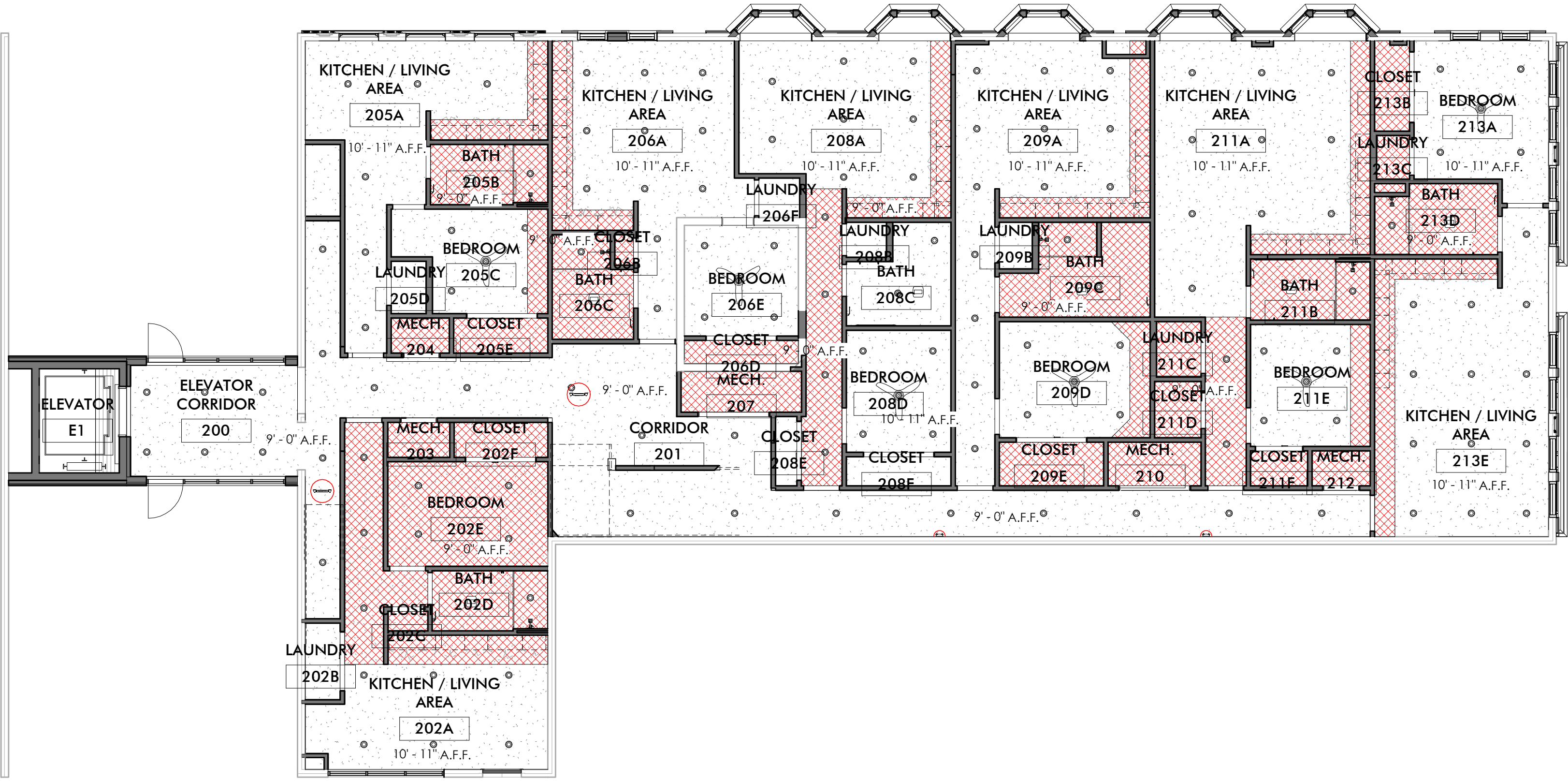
REFLECTED CEILING GENERAL NOTES

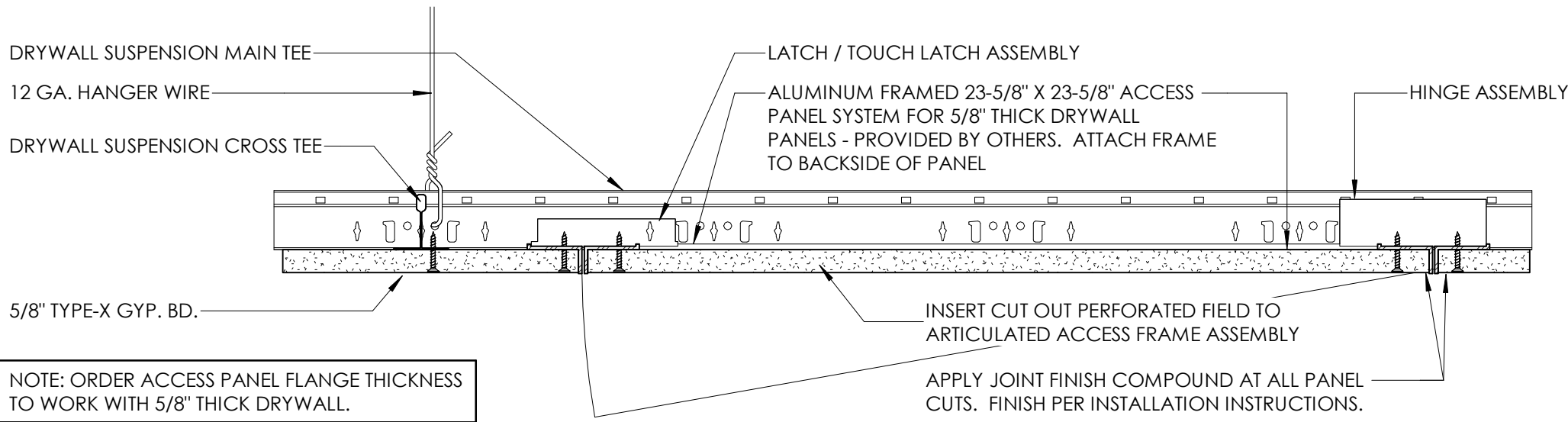
- ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
- ALL NEW LIGHT FIXTURES TO BE LED. FIXTURES AND LAYOUT ARE SHOWN SCHEMATICALLY.
- IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS EXISTING OR SHALL BE EXPOSED TO THE EXISTING STRUCTURE ABOVE. CONFIRM WITH ARCHITECT
- COORDINATE LIGHT FIXTURE, MECHANICAL, PLUMBING, ALONG WITH ANY OTHER SYSTEMS AS REQUIRED TO NOT INTERFERE WITH ONE ANOTHER.
- ALL LIGHT FIXTURES AND HVAC SHALL BE CENTERED IN ALL ROOMS. 2X2 CBELNG GRIDS, CLOUDS OR BETWEEN OTHER ELEMENTS OR EQUALLY SPACED UNLESS NOTED OTHERWISE.
- ALL 2X2 CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. NO PANEL SHALL BE LESS THAN 4" WIDE
- SEE MEP PLANS FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.
- ALL BULKHEAD HEIGHTS AT NON-CABINENTRY LOCATIONS, SEE FINISH SCHEDULE.
- REFER TO INTERIOR ELEVATIONS AND RCP FOR UNDER CABINET LIGHTING LOCATIONS.
- REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS
- ALL DIMENSIONS ARE FROM CENTER LINE OF FIXTURE TO FINISHED FACE OF WALL
- PATCH AND REPAIR EXISTING CBELNG AS REQUIRED THAT WAS DISTURBED DURING DEMOLITION AND/OR NEW CONSTRUCTION ACTIVITIES. PATCH AND REPAIR TO MATCH EXISTING ADJACENT CONSTRUCTION, SUPPORT SYSTEM, CEILING FINISH, PATTERN AND ELEVATION.

REFLECTED CEILING LEGEND

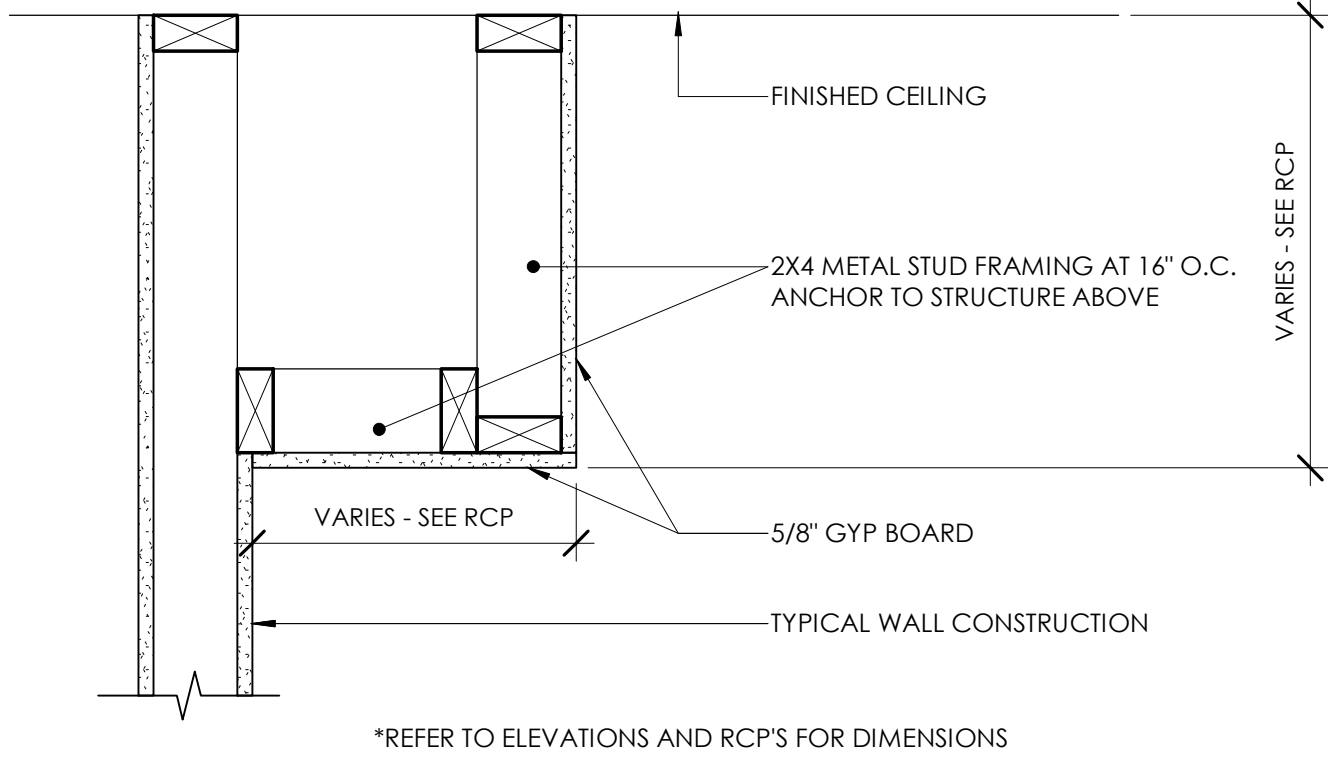
- EXISTING 2X2 CEILING TILES & GRID. SEE FINISH SCHEDULE FOR TYPE
- NEW 2X2 CEILING TILES & GRID. SEE FINISH SCHEDULE FOR TYPE
- GYP. BD. CEILING
- EXPOSED CEILING TO STRUCTURE
- LINES OF CASEWORK BELOW

LIGHT FIXTURES - SEE ELECTRICAL PLANS

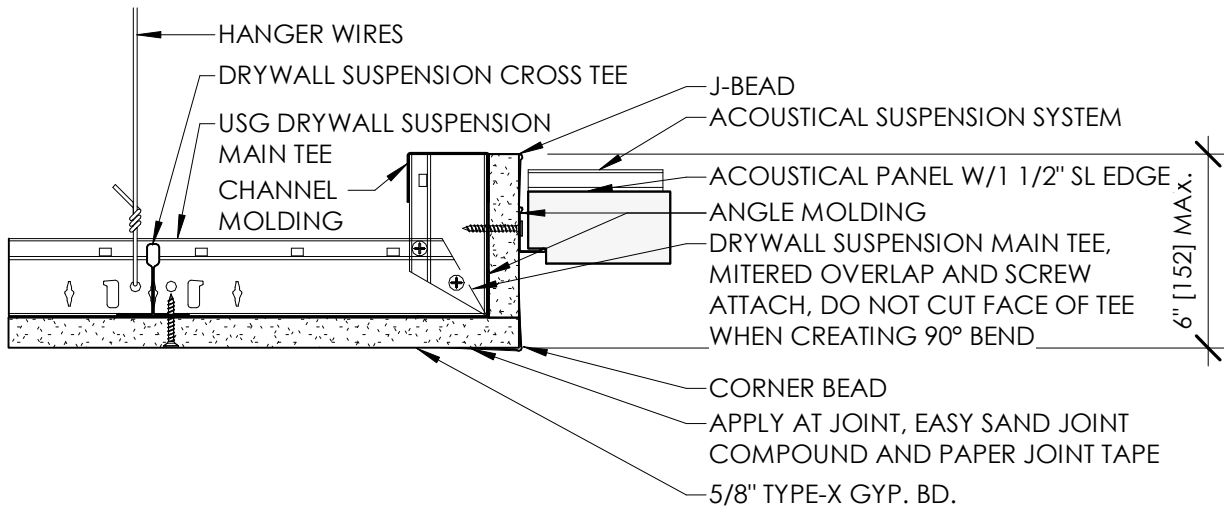




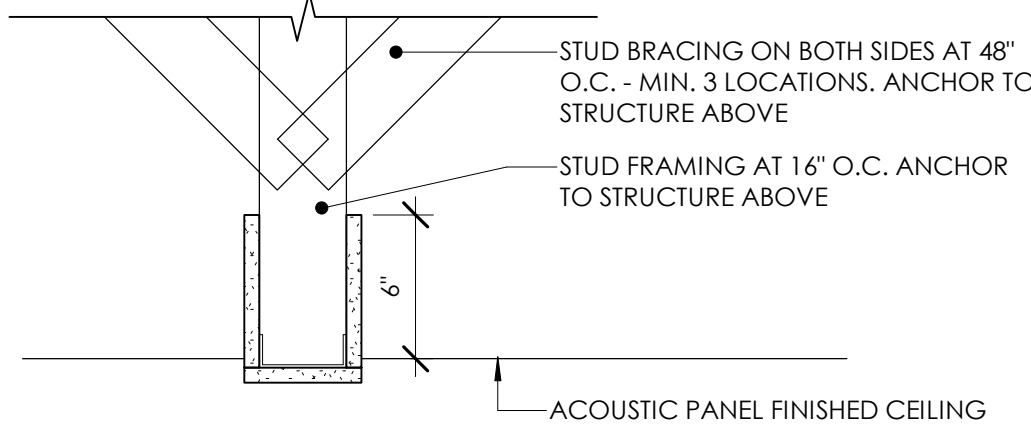
1 ACCESS PANEL DETAIL
A210 3" = 1'-0"



4 BULKHEAD - WOOD STUD
A210 1 1/2" = 1'-0"



2 GYP. BD. TO ACT DETAIL
A210 3" = 1'-0"



3 BULKHEAD
A210 1 1/2" = 1'-0"

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CEILING DETAILS
A210

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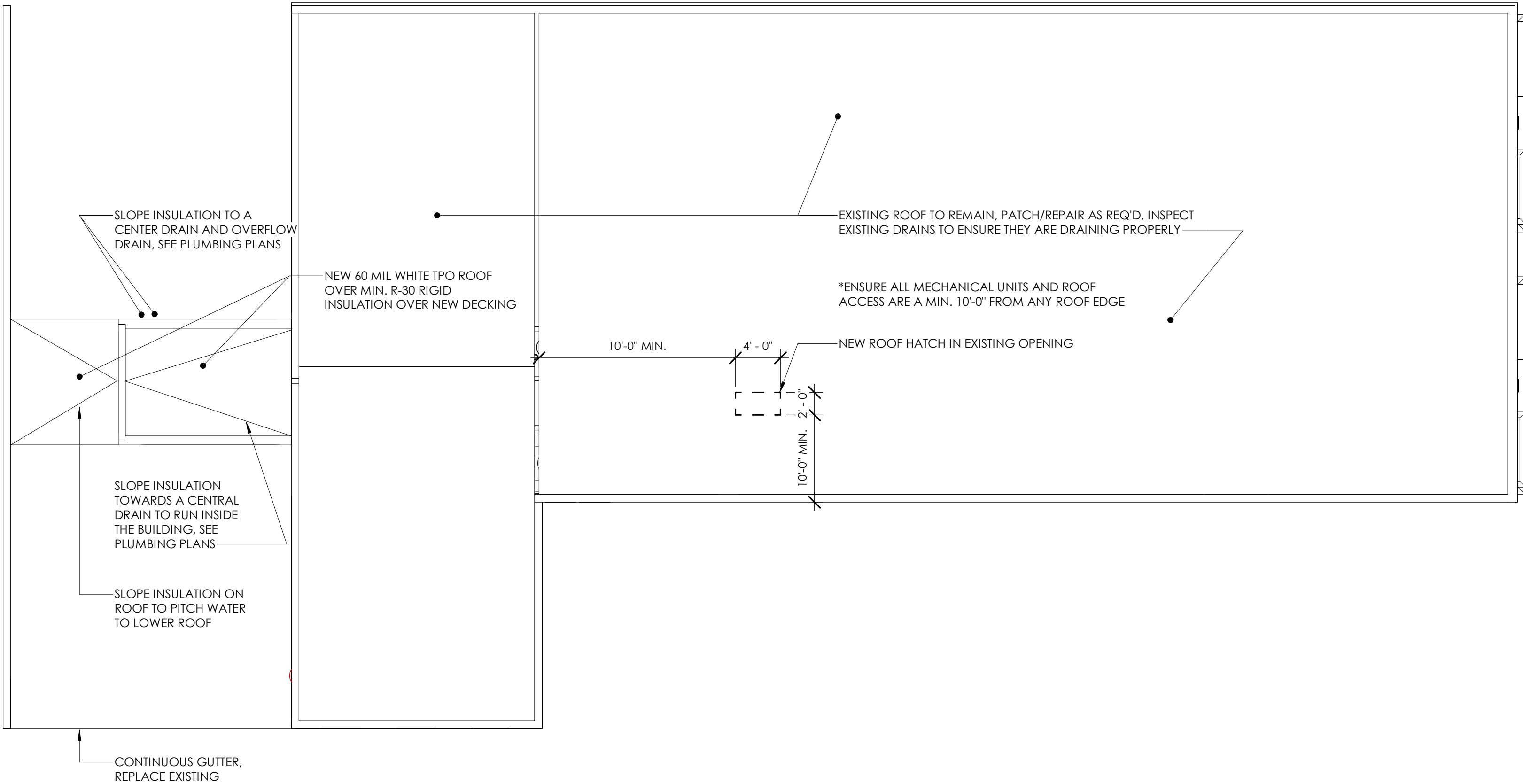
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ROOF PLAN

A220



1
A220

ROOF PLAN
1/8" = 1'-0"

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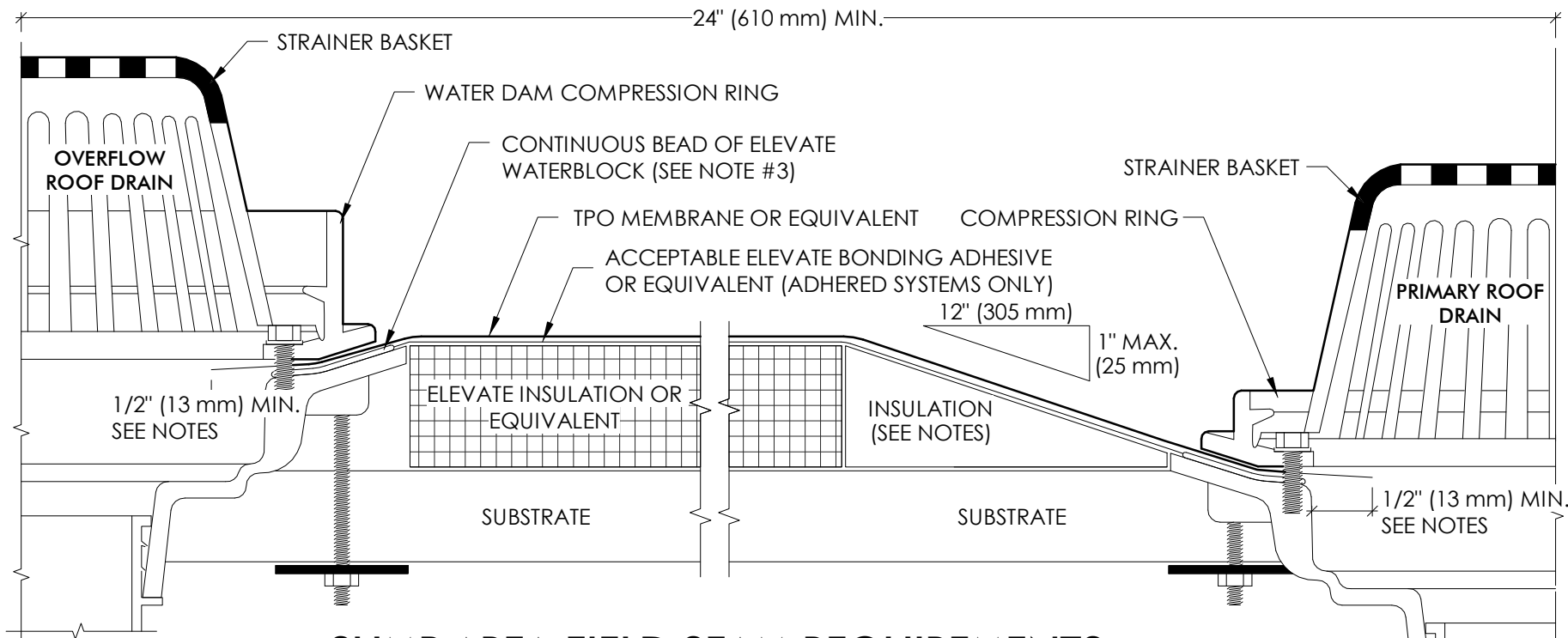
PROJECT NUMBER
2023.113

RUBBER ROOF DETAILS

A221

GENERAL NOTES:

1. HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2" (13 MM) BEYOND CLAMPING RING AND SHOULD BE LARGER THAN THE DIAMETER OF THE LEADER PIPE.
2. INSULATION ADJACENT TO THE DRAIN TO BE ELEVATE INSULATION OR EQUIVALENT WITH MANF. PROVIDED BONDING AND ADEQUATE BONDING SURFACE.
3. ELEVATE WATERBLOCK OR EQUIVALENT MIN 1/2 OF 10 OZ. (295 ML) TUBE PER 4" DRAIN. USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.



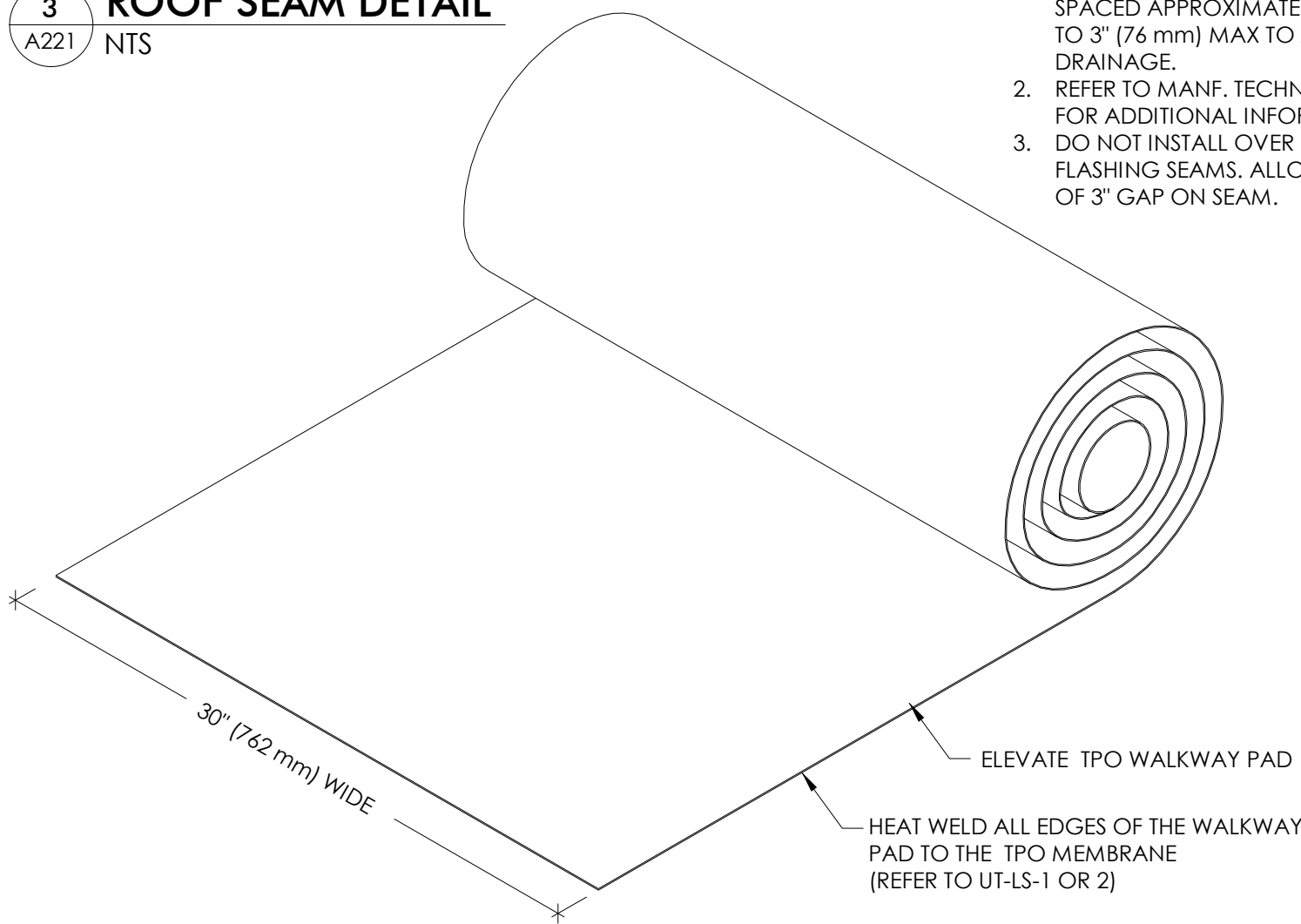
SUMP AREA FIELD SEAM REQUIREMENTS

- A. IF FIELD SEAM EDGE IS WITHIN 9" (229 mm) OF DRAIN COMPRESSION RING, TPO TARGET PATCH REQUIRED.
- B. IF FIELD SEAM EDGE IS WITHIN 9" (229 mm) TO 18" (457 mm) OF DRAIN COMPRESSION RING, HEAT WELD A LAYER OF TPO FLASHING (UNSUPPORTED) CENTERED OVER SEAM EDGE. FLASHING MUST EXTEND 3" (76 mm) MIN. BEYOND EDGE OF SUMP.

SLOPE
1 1/2" MIN.

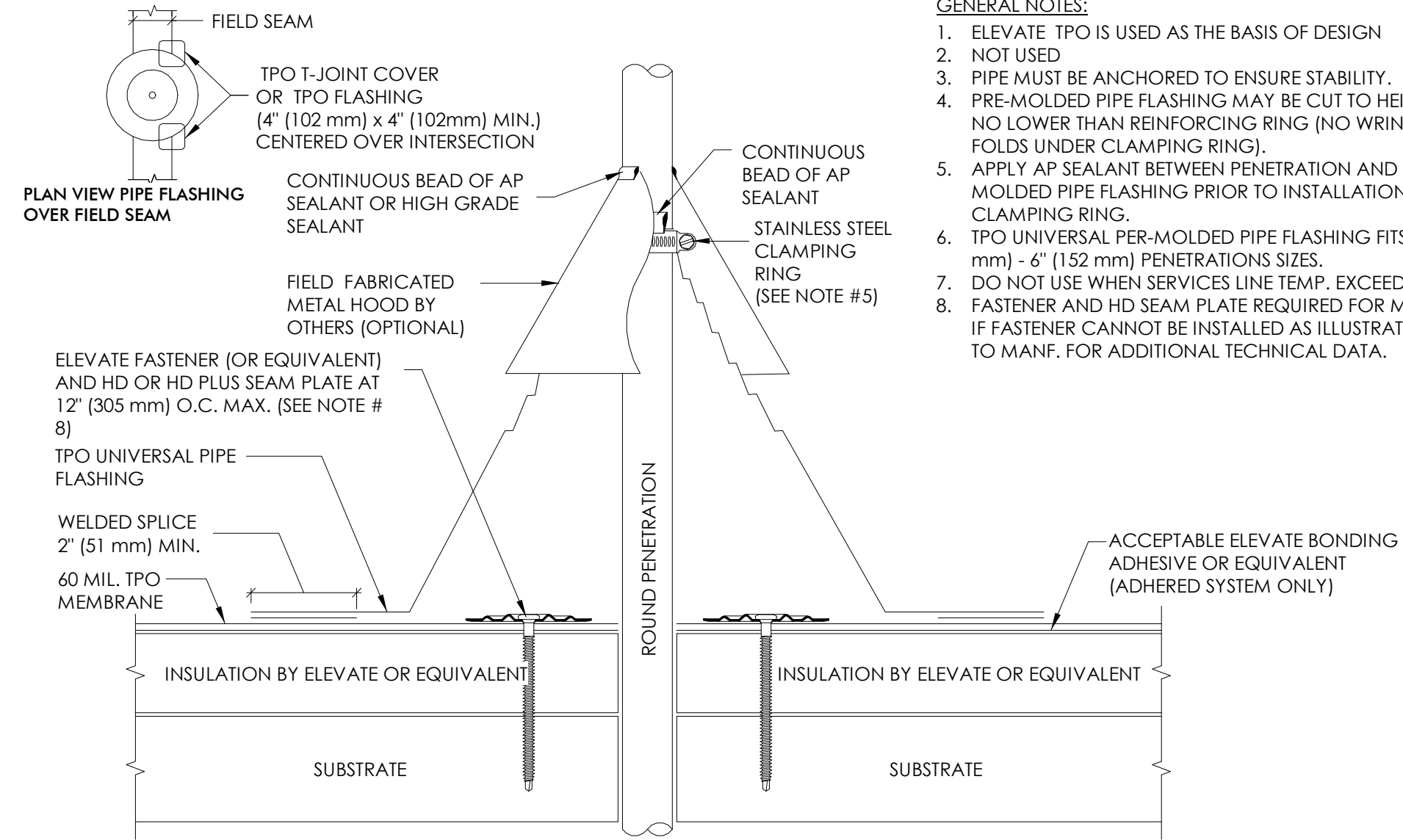
WHEN POLYESTER REINFORCEMENT OF TPO IS EXPOSED, APPLY CUT EDGE TREATMENT TO ENTIRE EXPOSED EDGE.

3 ROOF SEAM DETAIL
A221 NTS



GENERAL NOTES:

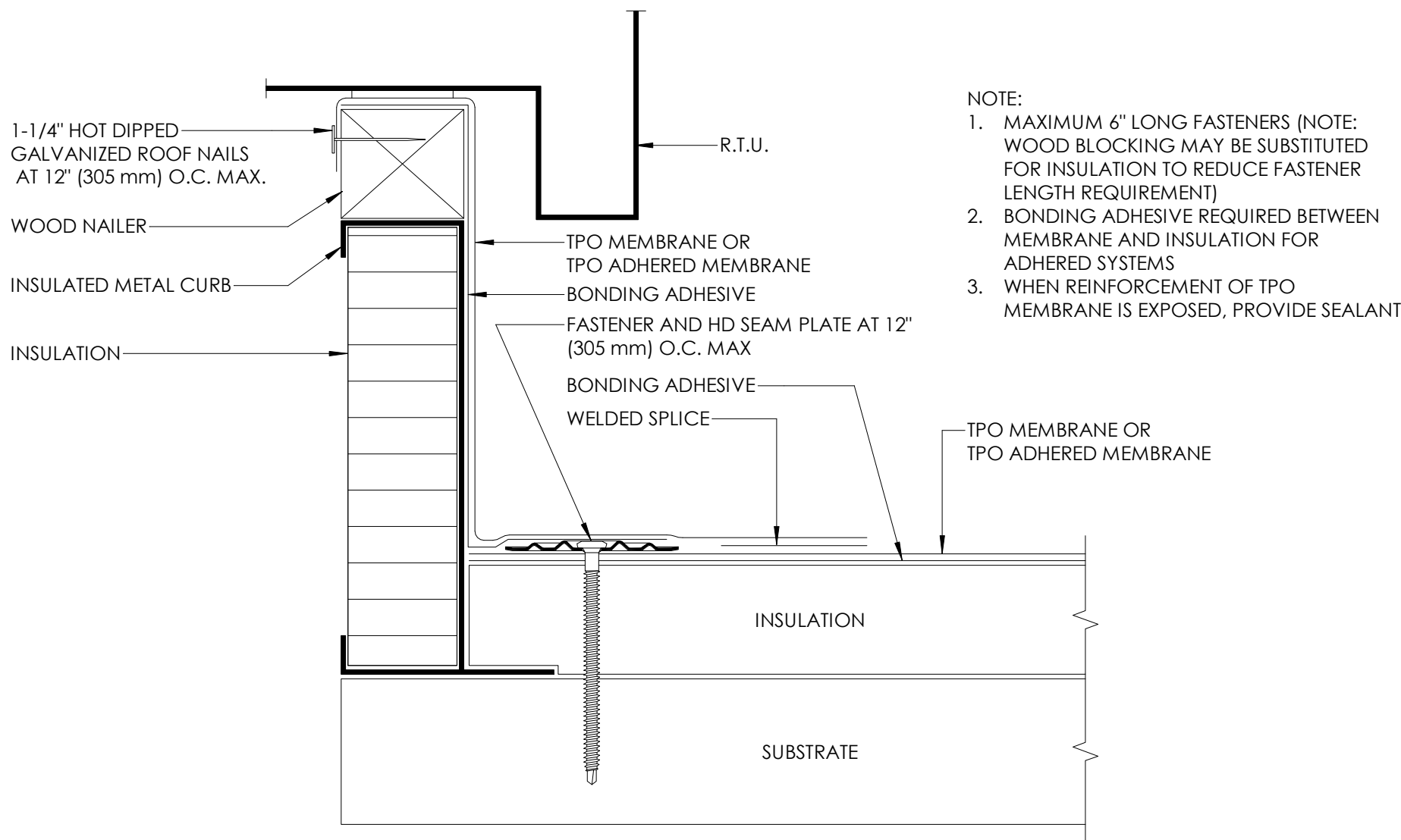
1. 10' MAXIMUM LENGTH WALKWAY SECTIONS, SPACED APPROXIMATELY 1" (25 mm) MIN. TO 3" (76 mm) MAX TO ALLOW FOR DRAINAGE.
2. REFER TO MANF. TECHNICAL INFORMATION FOR ADDITIONAL INFORMATION
3. DO NOT INSTALL OVER MEMBRANE OR FLASHING SEAMS. ALLOW FOR A MINIMUM OF 3" GAP ON SEAM.



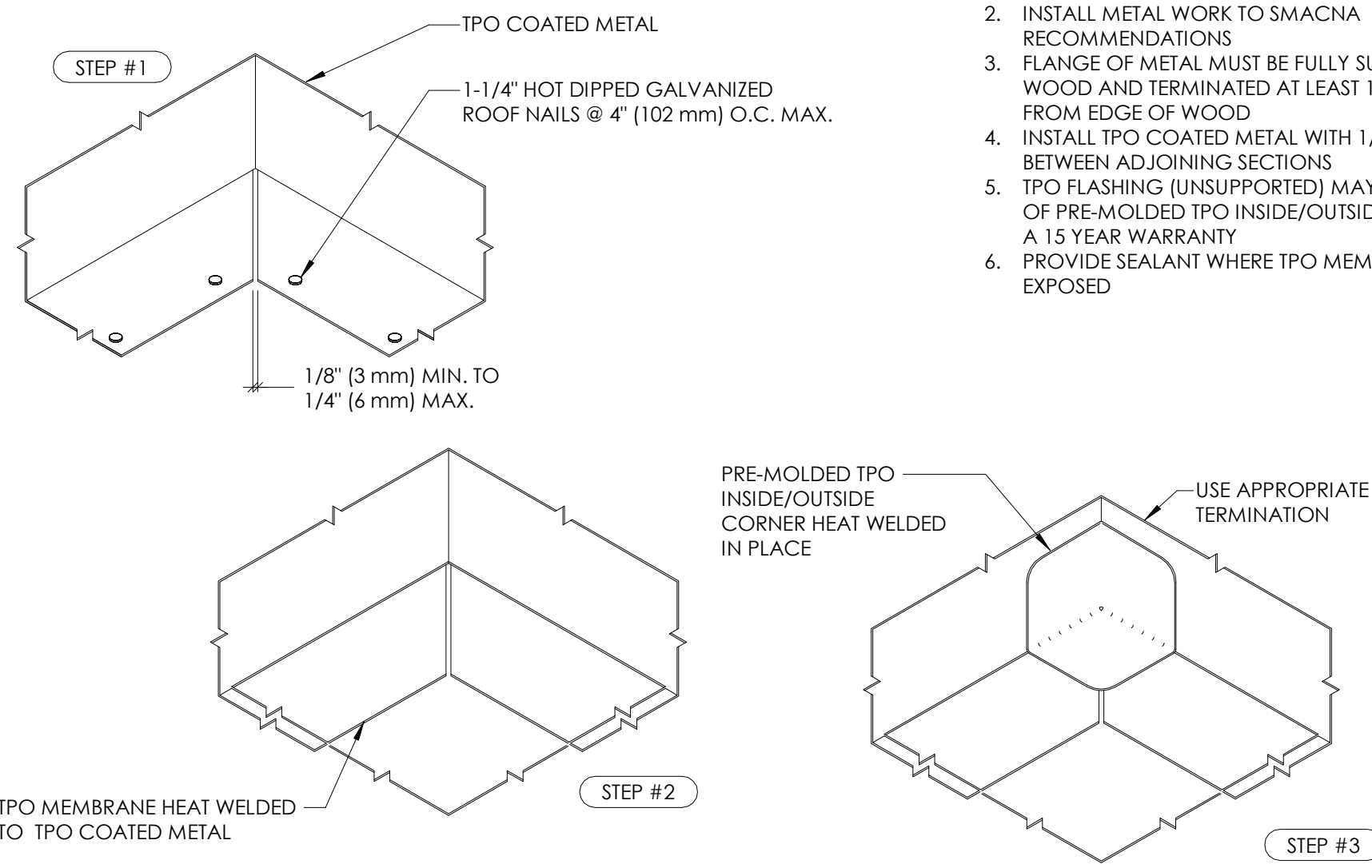
GENERAL NOTES:

1. ELEVATE TPO IS USED AS THE BASIS OF DESIGN
2. NOT USED
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY AP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING.
6. TPO UNIVERSAL PER-MOLDED PIPE FLASHING FITS 1 inch (25 mm) - 6 inch (152 mm) PENETRATIONS SIZES.
7. DO NOT USE WHEN SERVICES LINE TEMP. EXCEEDS 160 °F
8. FASTENER AND HD SEAM PLATE REQUIRED FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO MANF. FOR ADDITIONAL TECHNICAL DATA.

1 ROOF DRAIN WITH OVERFLOW DETAIL
A221 NTS



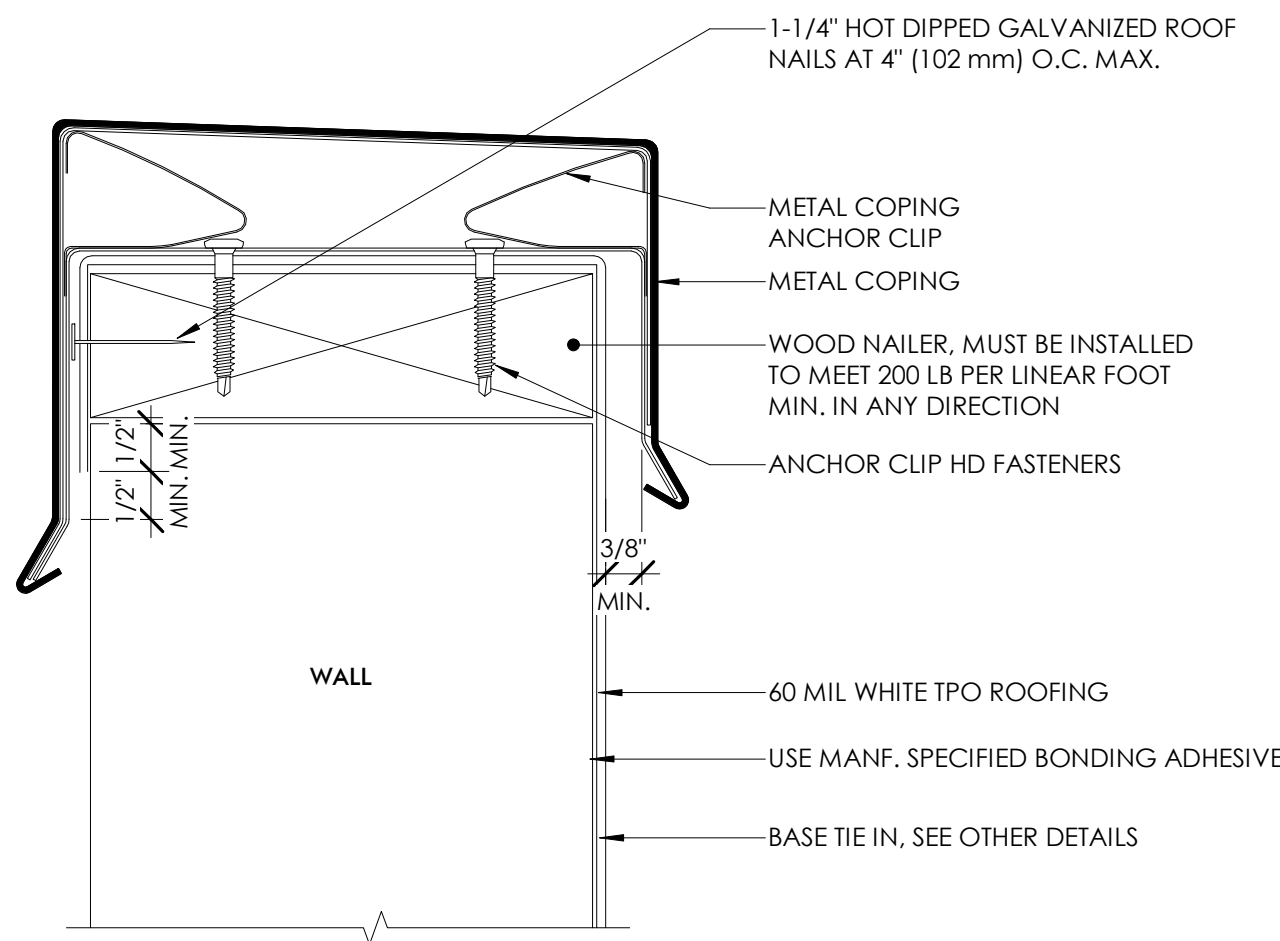
2 WALKWAY PAD
A221 NTS



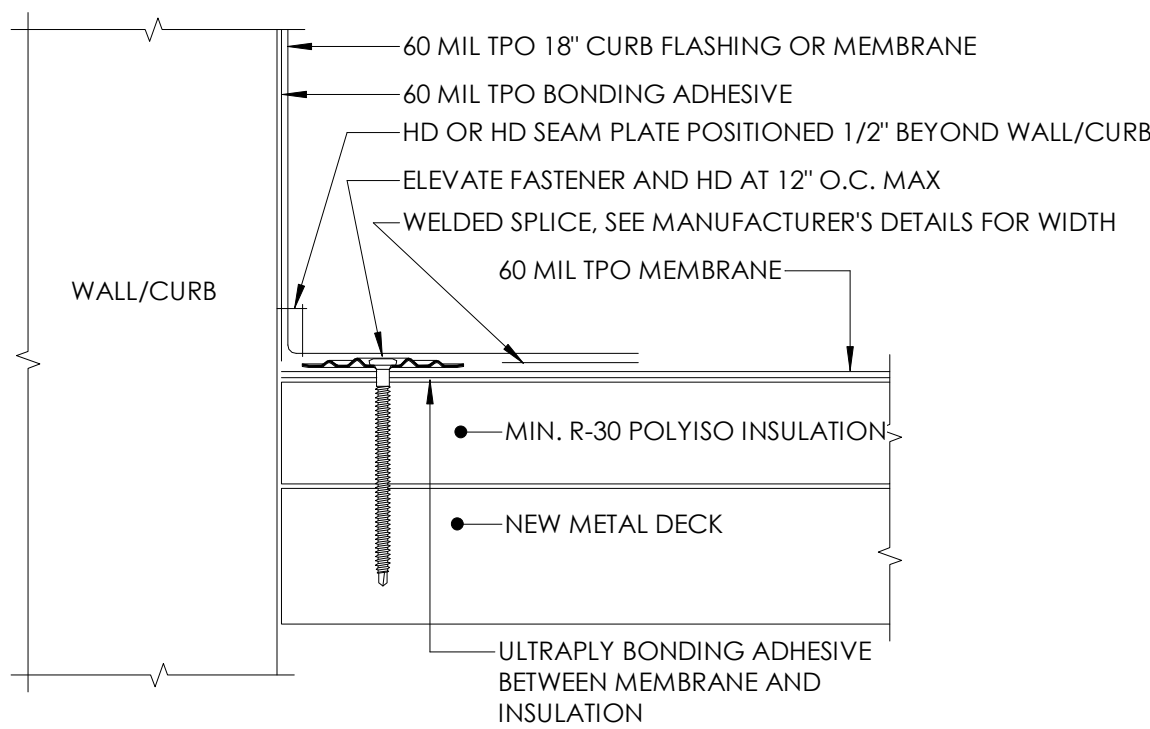
NOTE:

1. VERIFY WELD WIDTH WITH MANUFACTURER
2. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS
3. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (13MM) FROM EDGE OF WOOD
4. INSTALL TPO COATED METAL WITH 1/8" TO 1/4" MAX BETWEEN ADJOINING SECTIONS
5. TPO FLASHING (UNSUPPORTED) MAY BE USED IN UEU OF PRE-MOLDED TPO INSIDE/OUTSIDE CORNER FOR A 15 YEAR WARRANTY
6. PROVIDE SEALANT WHERE TPO MEMBRANE IS EXPOSED

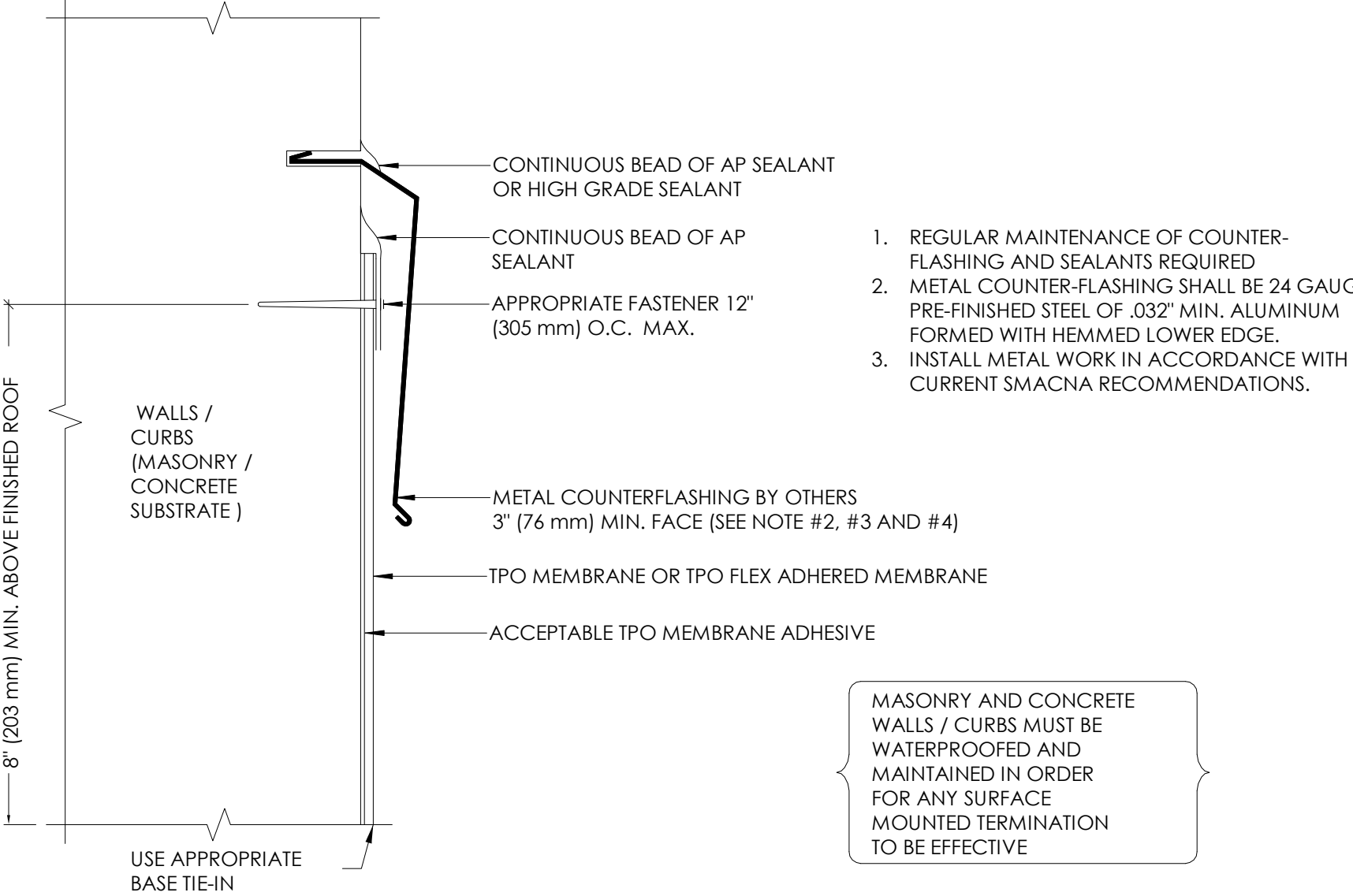
4 PIPE PENETRATION FLASHING DETAIL
A221 NTS



5 RUBBER ROOF CURB DETAIL
A221 NTS

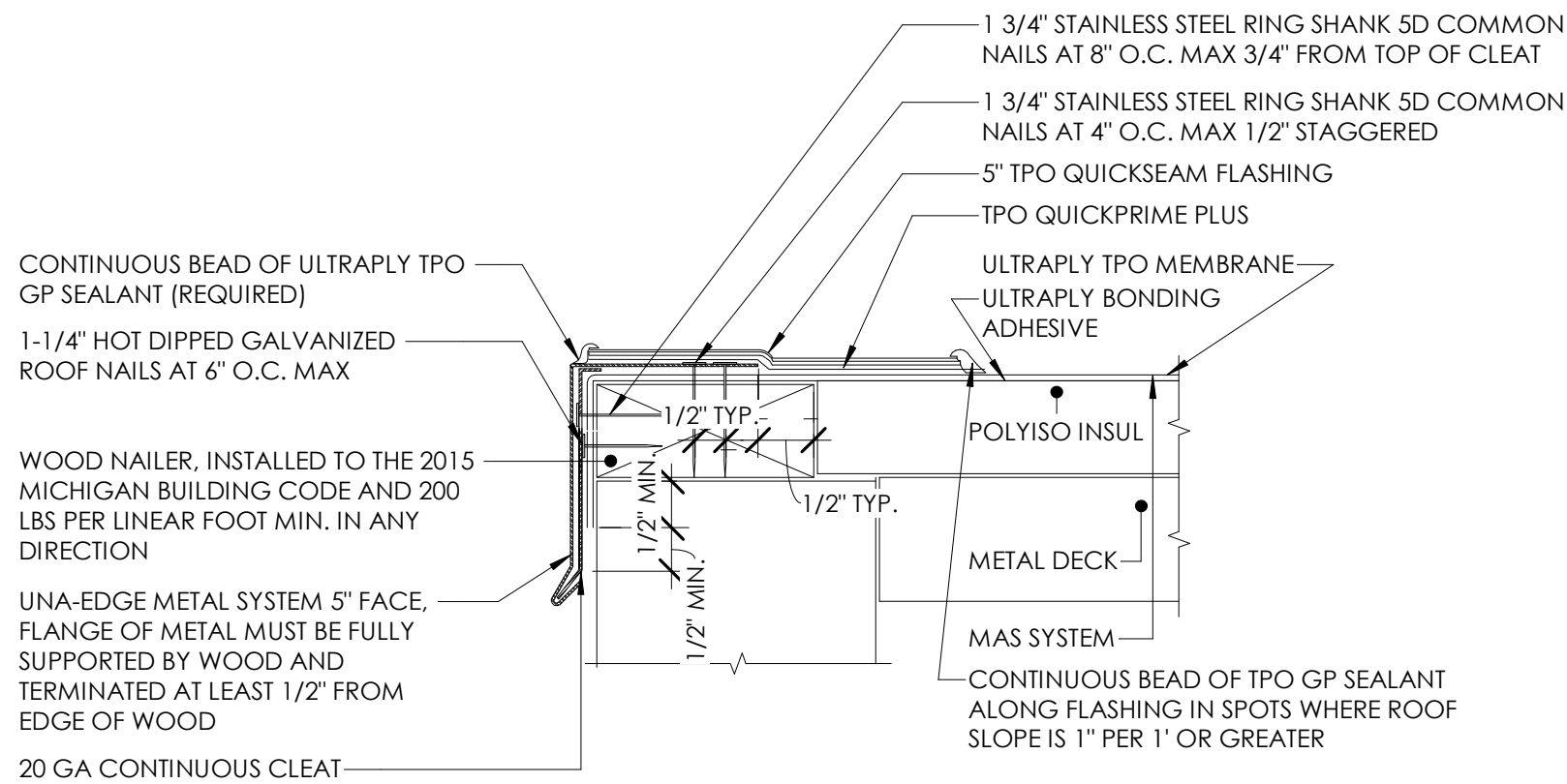


6 TPO CORNER
A221 NTS



1. REGULAR MAINTENANCE OF COUNTER-FLASHING AND SEALANTS REQUIRED
2. METAL COUNTER-FLASHING SHALL BE 24 GAUGE PRE-FINISHED STEEL OF .032 inch MIN. ALUMINUM FORMED WITH HEMMED LOWER EDGE.
3. INSTALL METAL WORK IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.

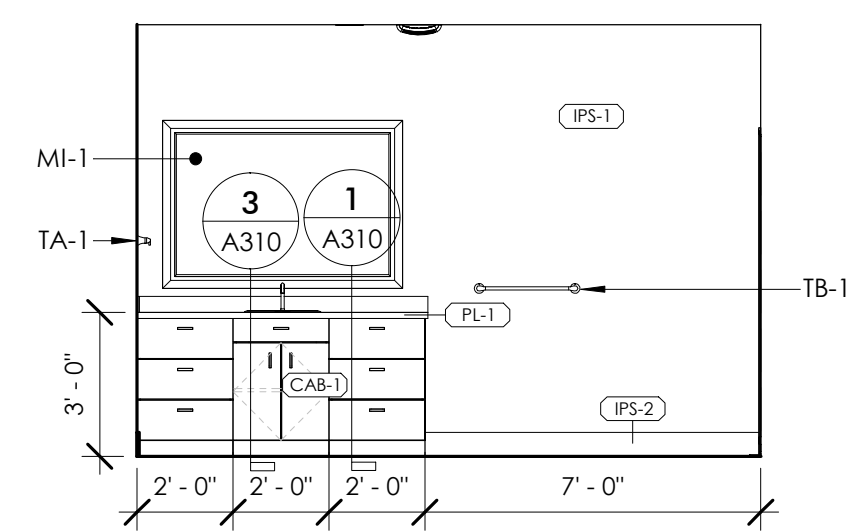
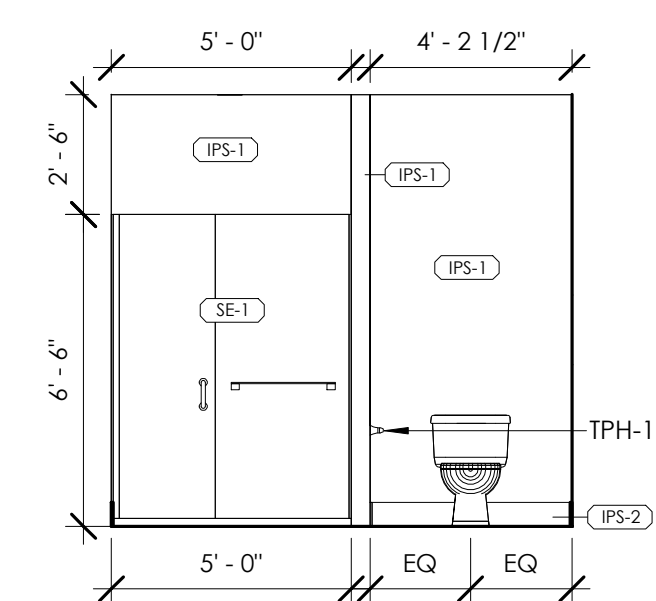
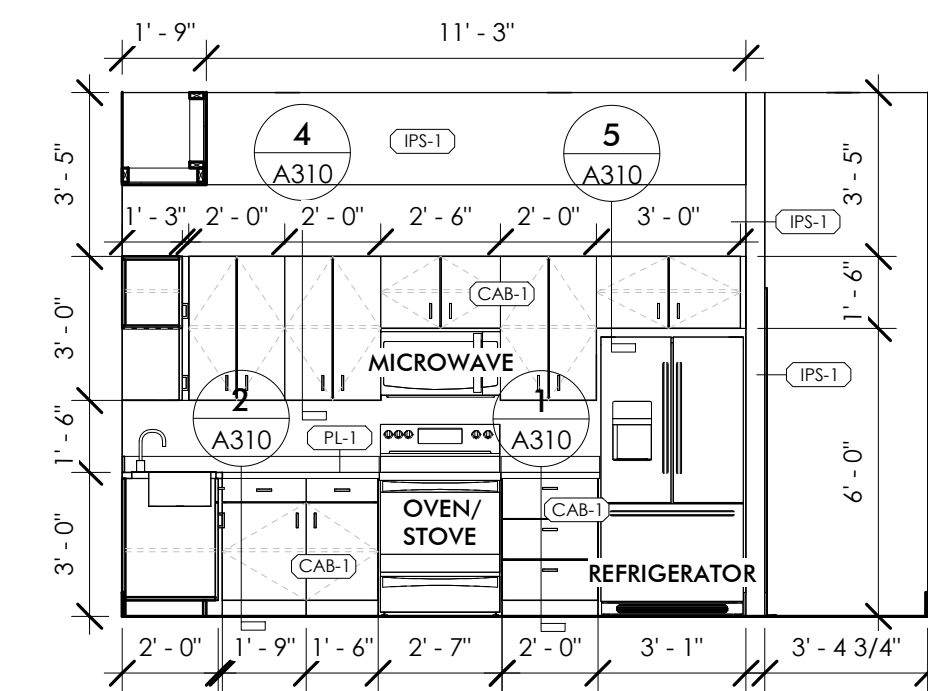
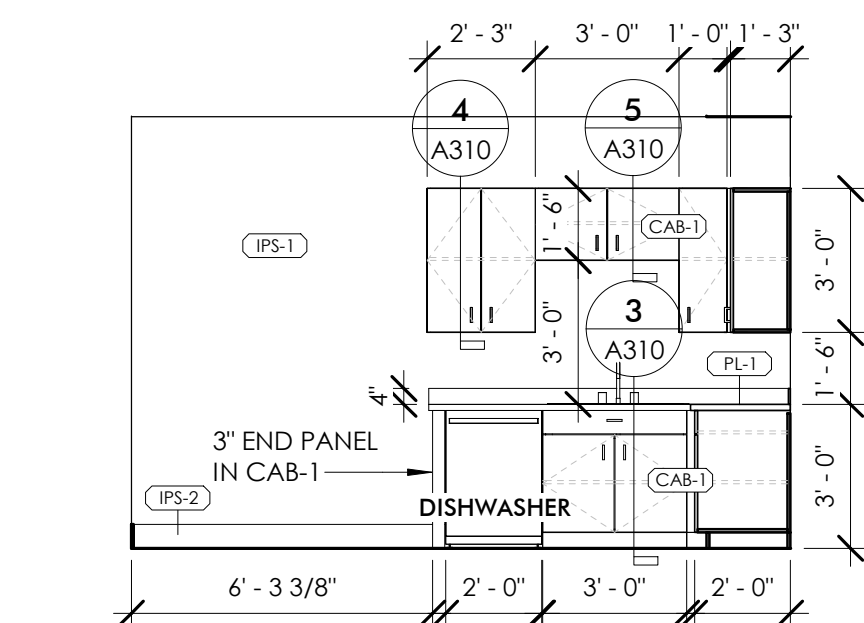
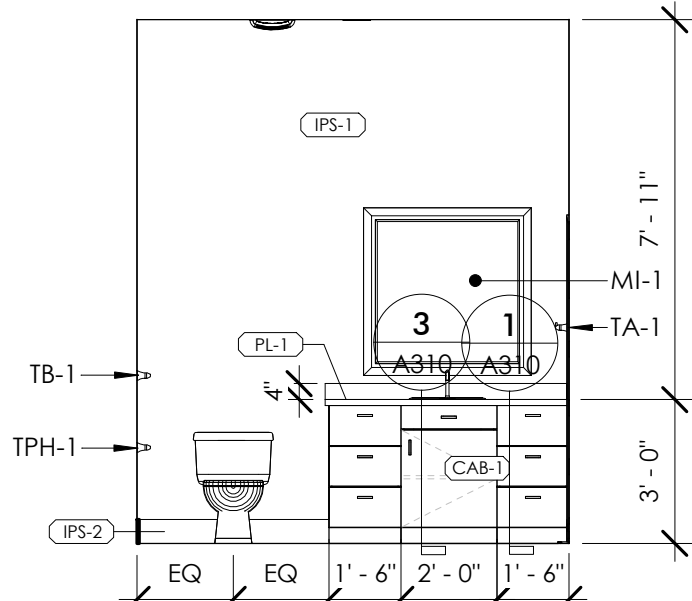
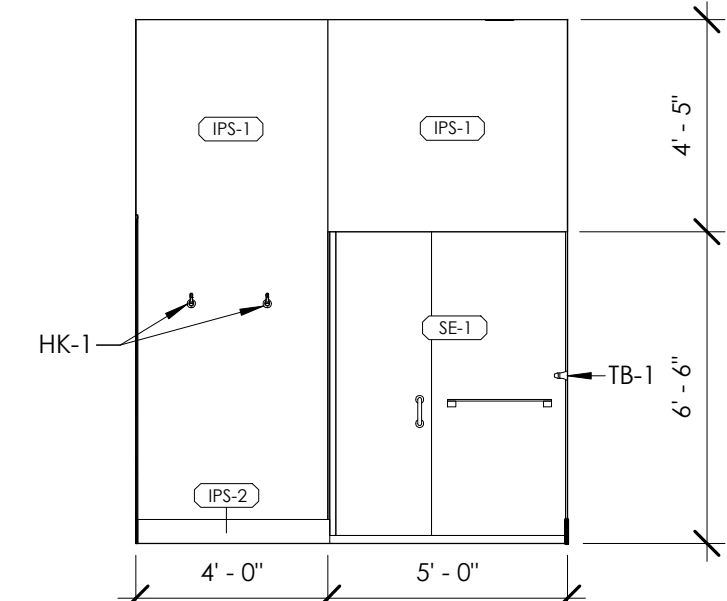
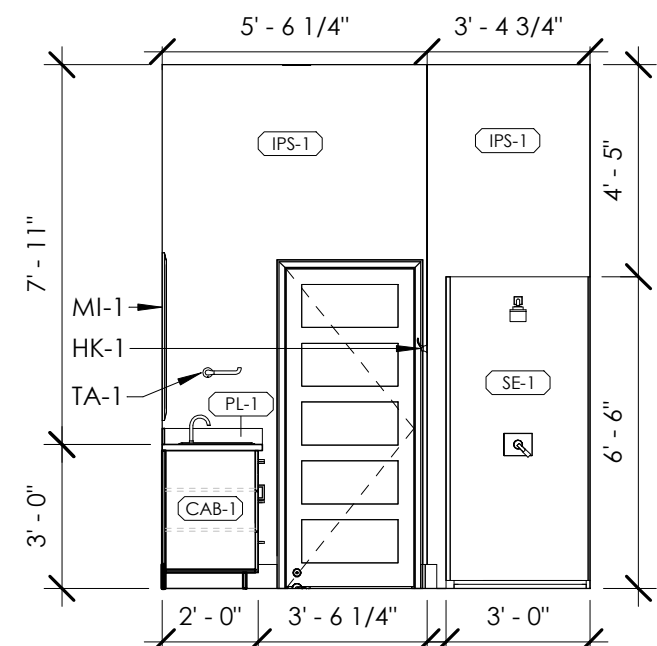
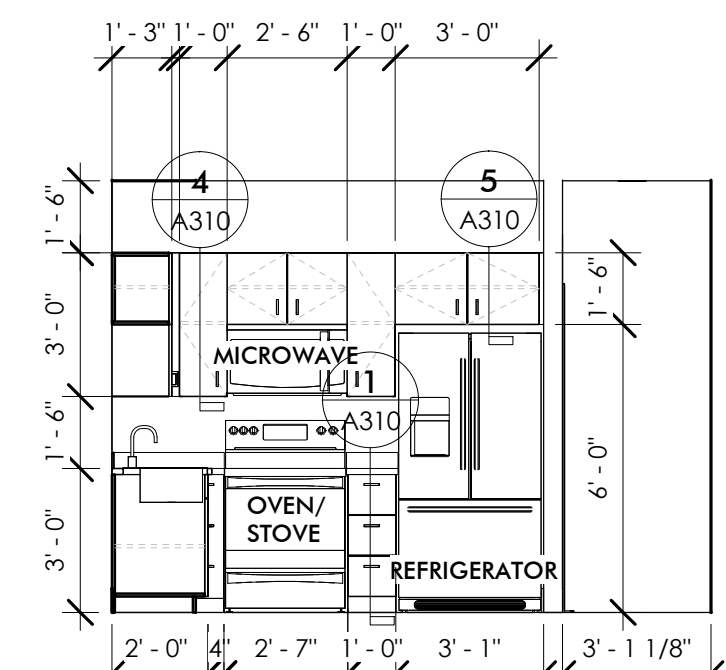
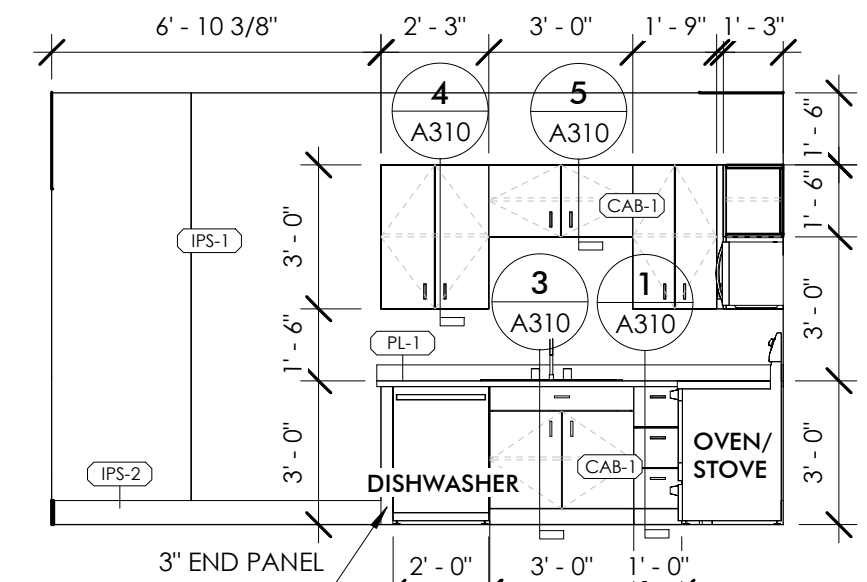
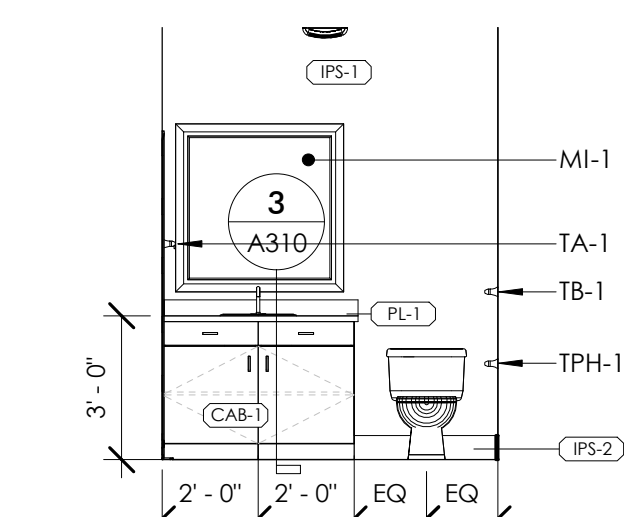
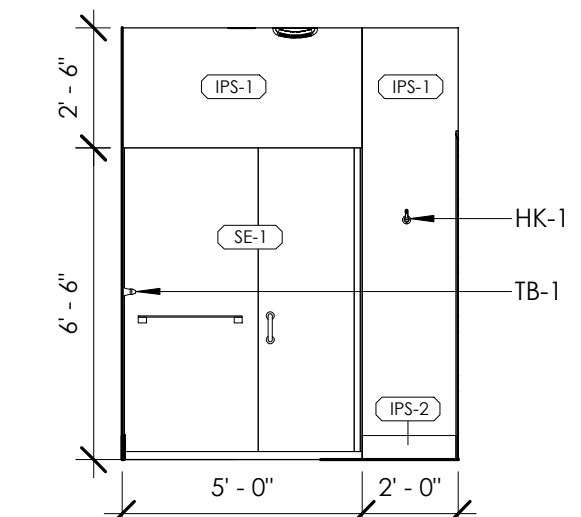
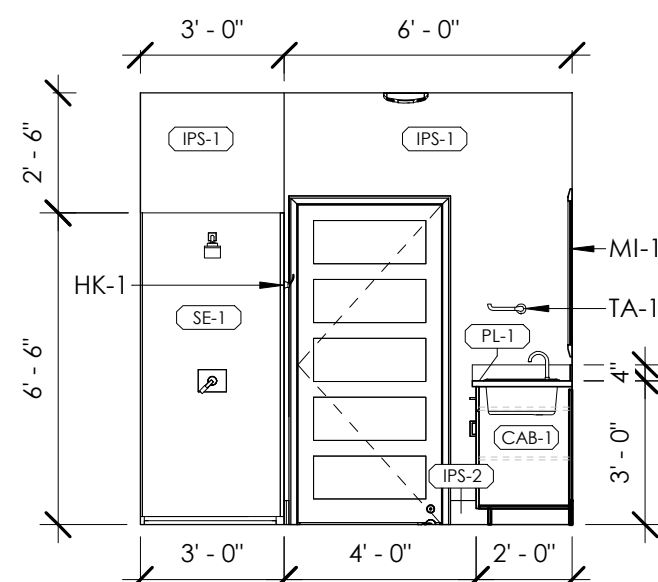
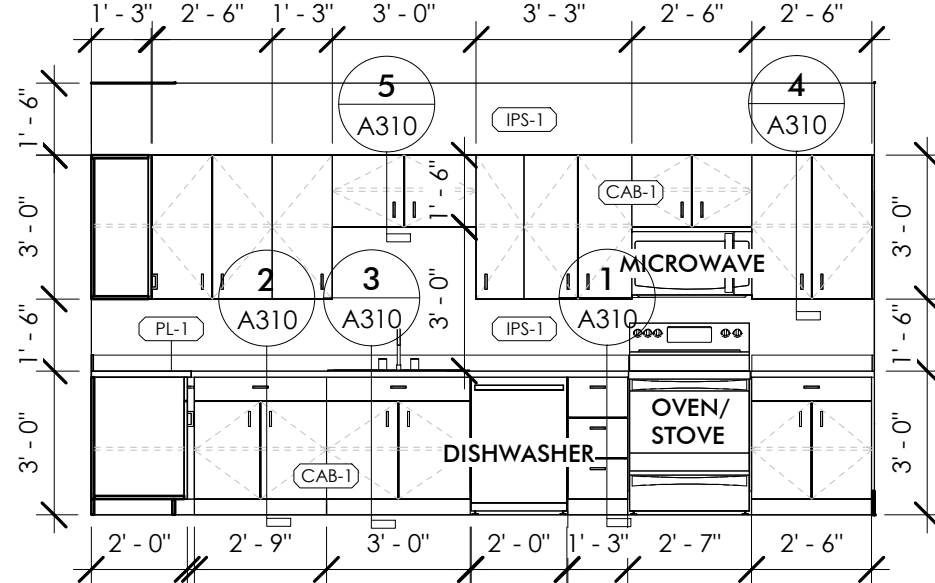
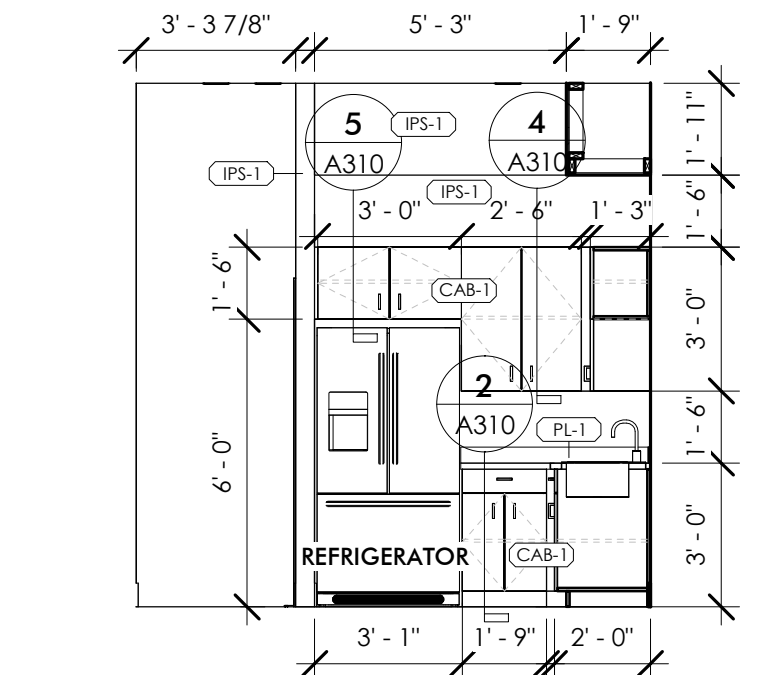
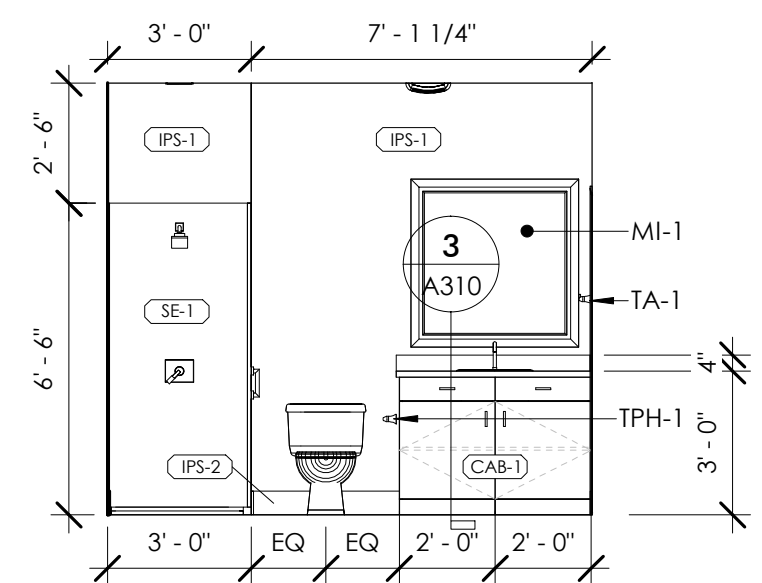
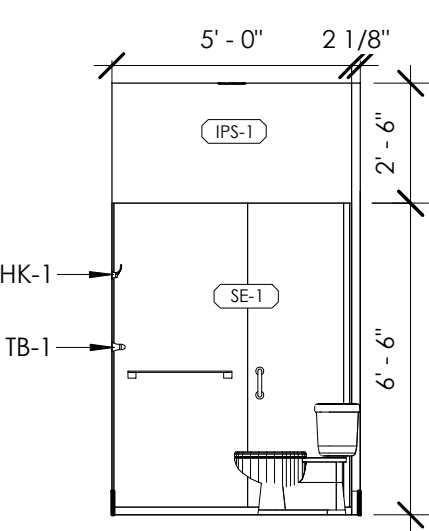
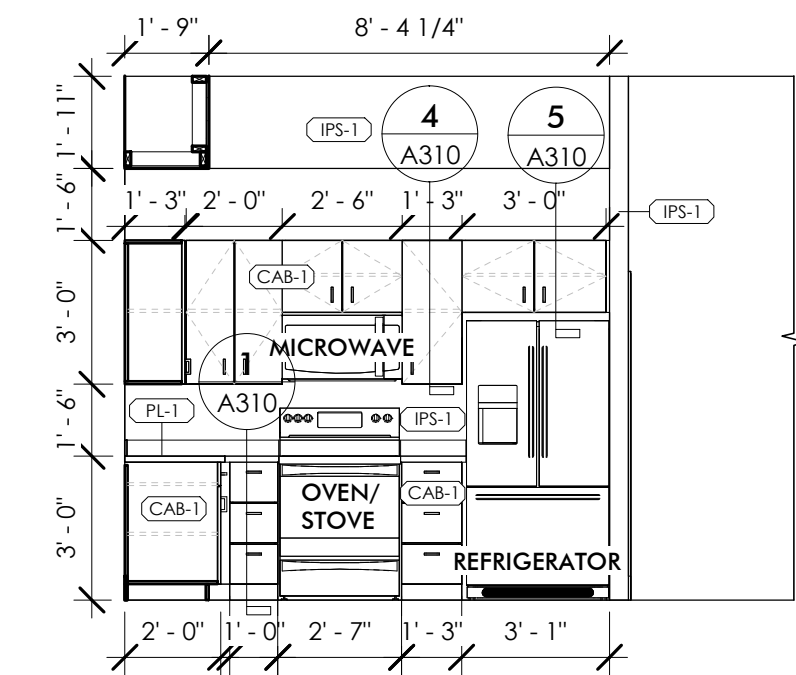
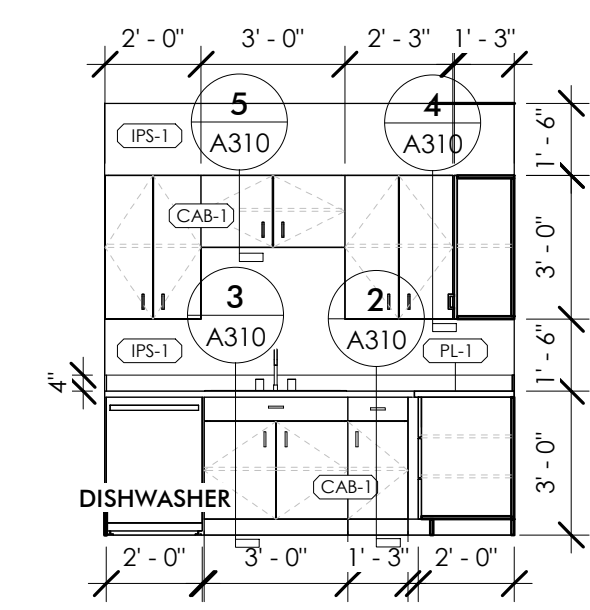
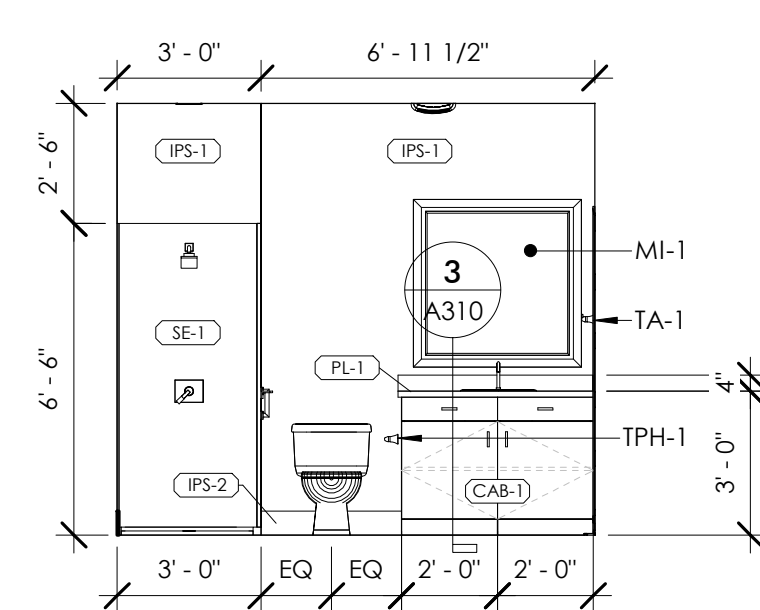
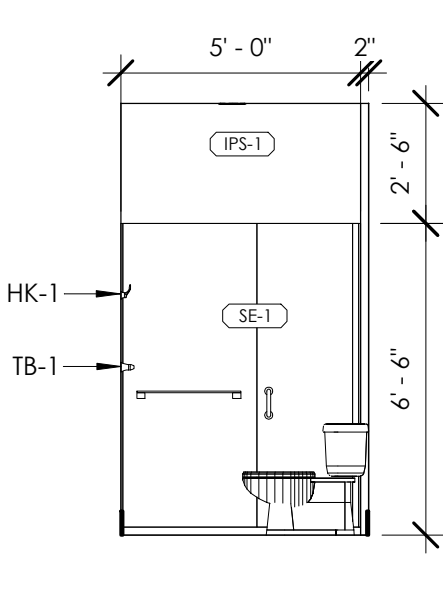
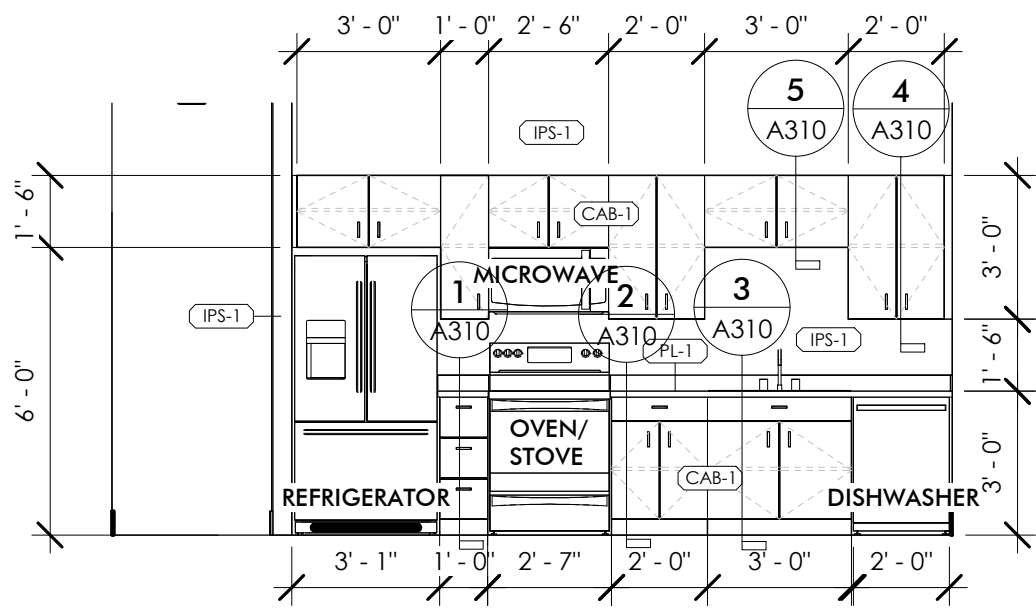
7 TERMINATION AT TOP OF WALL W/COPING
A221 NTS



9 ROOF BASE DETAIL
A221 NTS

10 ROOF BASE REGLET
A221 NTS

8 ROOF EDGE DETAIL
A221 NTS



GENERAL NOTES

1. REFER TO ROOM FINISH SCHEDULE FOR BASE DESIGNATIONS
2. ACTUAL GROMMET LOCATIONS TO BE DETERMINED BY OWNER. SEE ROOM FINISH SCHEDULE FOR GROMMET COLORS. PROVIDE GROMMETS AT ALL KNEE SPACE LOCATIONS
3. PROVIDE FILLER PIECES AT CASEWORK AS REQUIRED
4. LAMINATE ALL VISIBLE SURFACES OF CASEWORK TYP.
5. DRAWERS LABELED "FILES" ARE TO HAVE STEEL RAILS FOR HANGING FILES, (2) PER DRAWER. FILES SHOULD HANG PERPENDICULAR TO DRAWER FACE IF LESS THAN 15" WIDE AND PARALLEL TO DRAWER IF GREATER THAN 15" WIDE
6. ALL UPPER CABINETS TO BE 15" DEEP UNLESS NOTED OTHERWISE
7. PROVIDE INSULATED PIPE WRAP ON ALL EXPOSED PIPING.
8. SEE SHEET T002 FOR ACCESSORY MOUNTING HEIGHTS UNLESS SHOWN OTHERWISE
9. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS
10. WHERE A SPECIFIED BRACKET IS NOT INDICATED PROVIDE METAL BRACKETS AS REQUIRED TO SUPPORT COUNTERS AND SHELVES. BRACKETS SHOULD BE LOCATED AT ANY UNSUPPORTED LENGTH GREATER THAN 36". PAINT BRACKETS TO MATCH ADJACENT WALL
11. REFER TO SHEET T003 - MOUNTING HEIGHTS CONTINUED FOR TOILET ROOM ACCESSORIES AND THEIR DESIGNATIONS
12. PROVIDE BLOCKING IN WALLS WHERE NECESSARY. THESE LOCATIONS CONSIST OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
13. ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK
14. PAINT GRILLES AND DIFFUSERS TO MATCH ADJACENT WALL
15. COORDINATE ALL CABINERY SIZES WITH APPLIANCES
16. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS INDICATED OTHERWISE
17. REFER TO SHEET A120 PARTITION TYPES FOR ISLAND PARTITIONS

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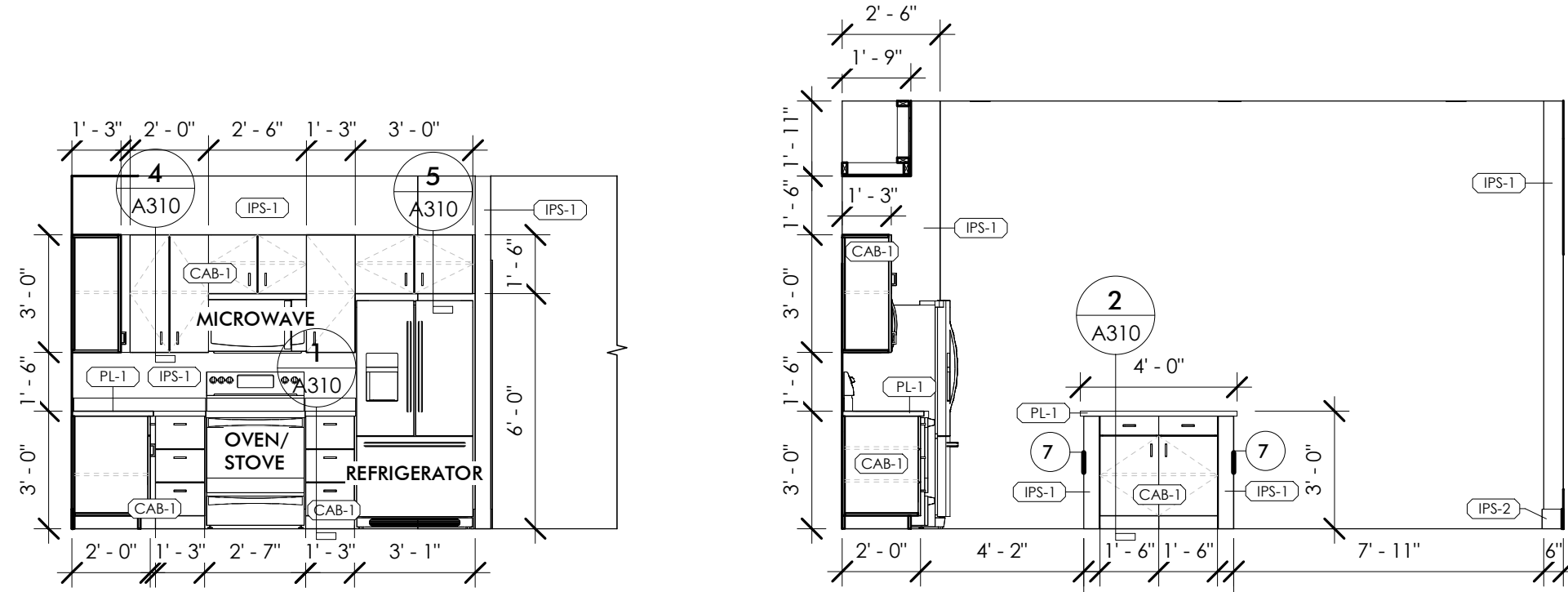
PROJECT NUMBER
2023.113

INTERIOR ELEVATIONS

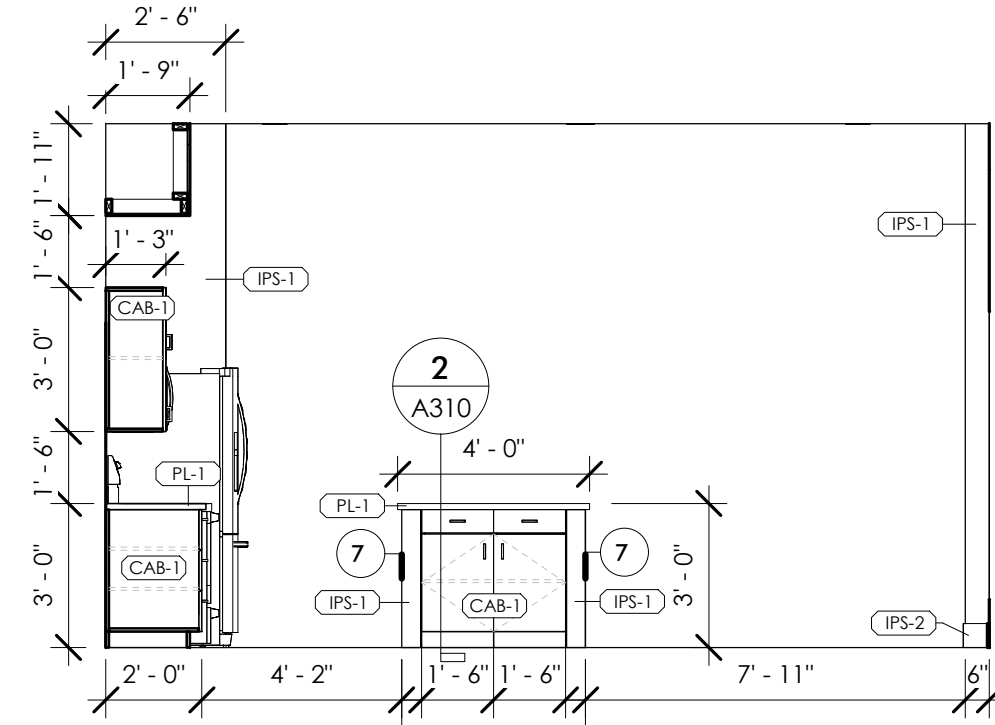
A300

GENERAL NOTES

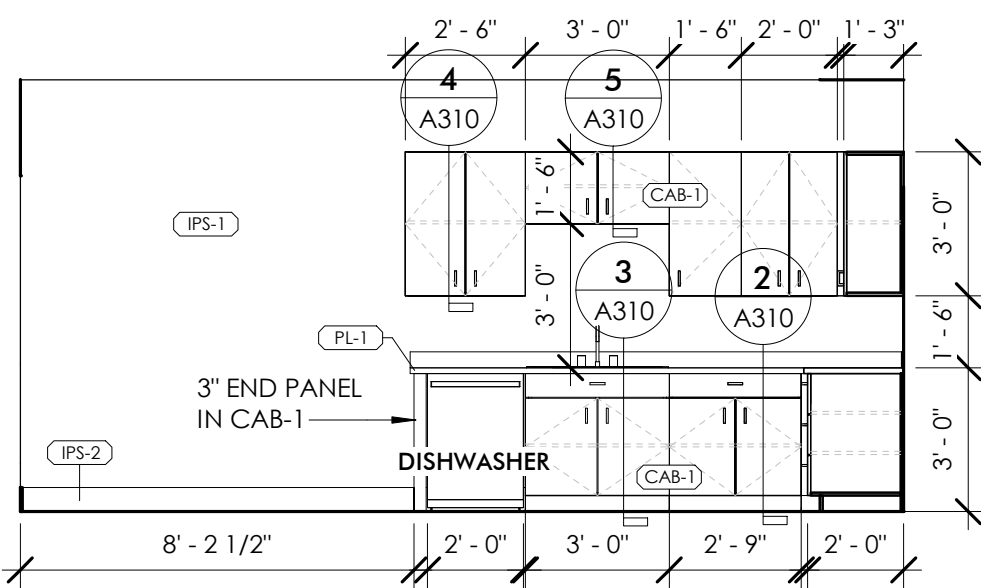
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3. PROVIDE FILLER PIECES AT CASEWORK AS REQUIRED
4. LAMINATE ALL VISIBLE SURFACES OF CASEWORK TYP.
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9. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS
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12. PROVIDE BLOCKING IN WALLS WHERE NECESSARY. THESE LOCATIONS CONSIST OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
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16. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS INDICATED OTHERWISE
17. REFER TO SHEET A120 PARTITION TYPES FOR ISLAND PARTITIONS



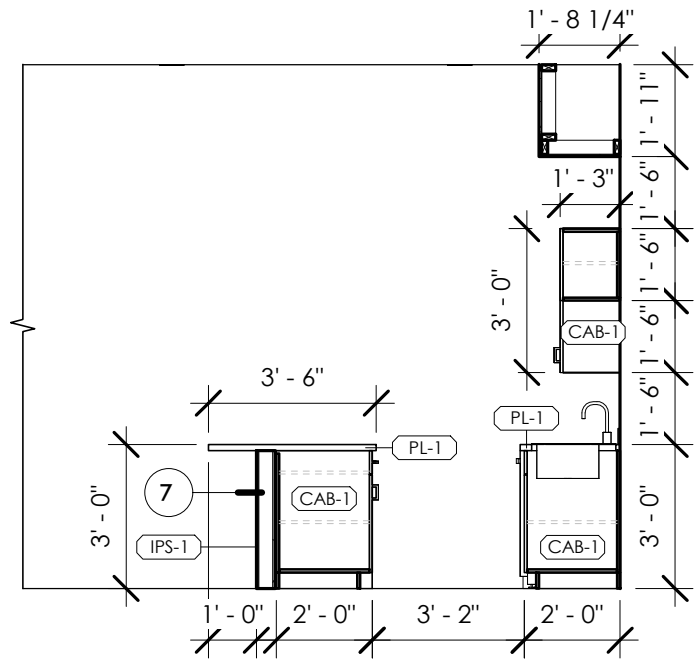
1 211A - S
A301 1/4" = 1'-0"



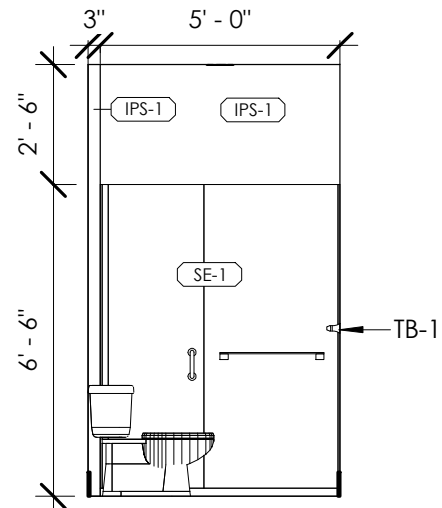
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A301 1/4" = 1'-0"



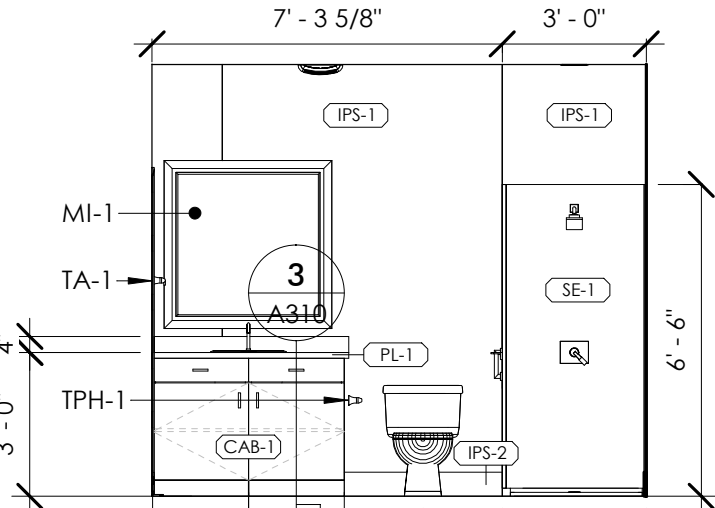
3 211A - E
A301 1/4" = 1'-0"



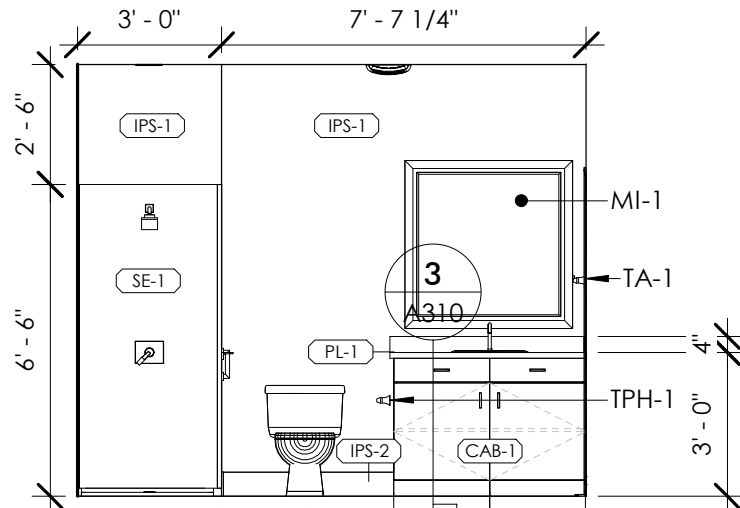
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A301 1/4" = 1'-0"



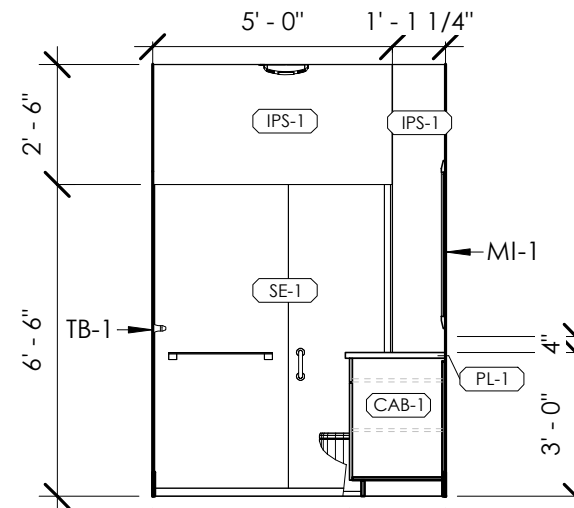
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A301 1/4" = 1'-0"



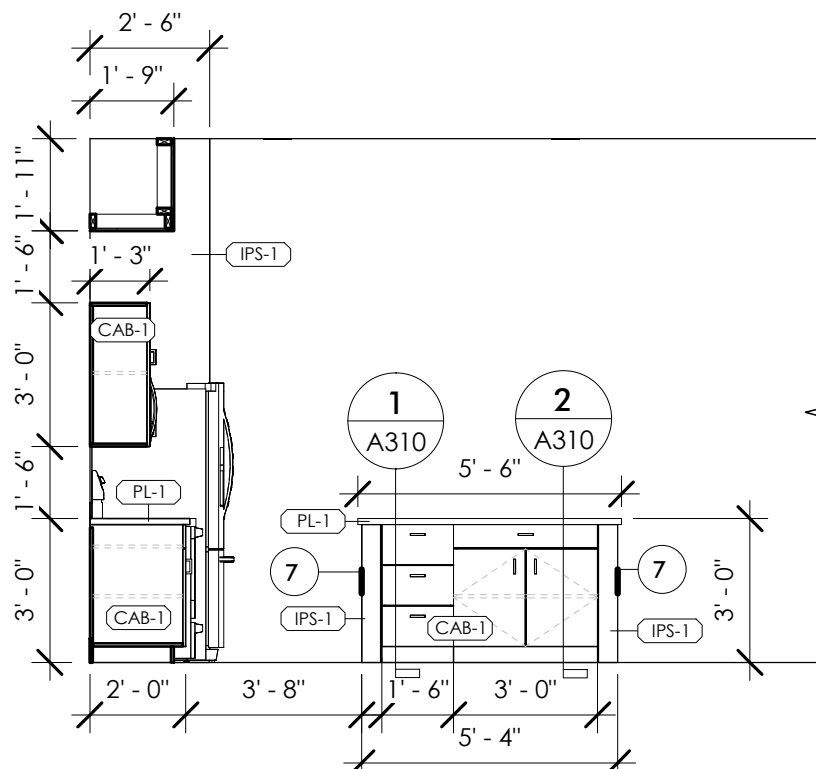
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A301 1/4" = 1'-0"



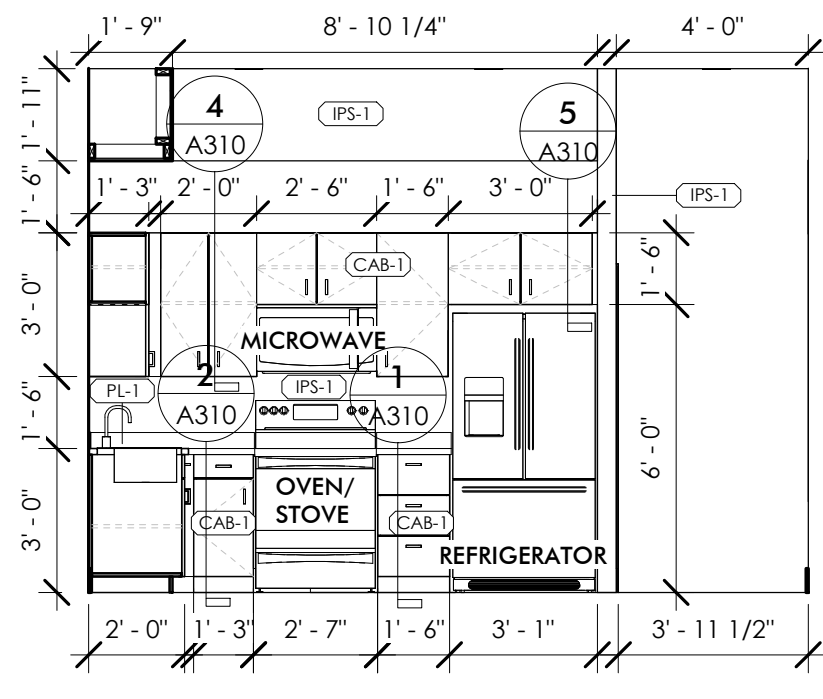
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A301 1/4" = 1'-0"



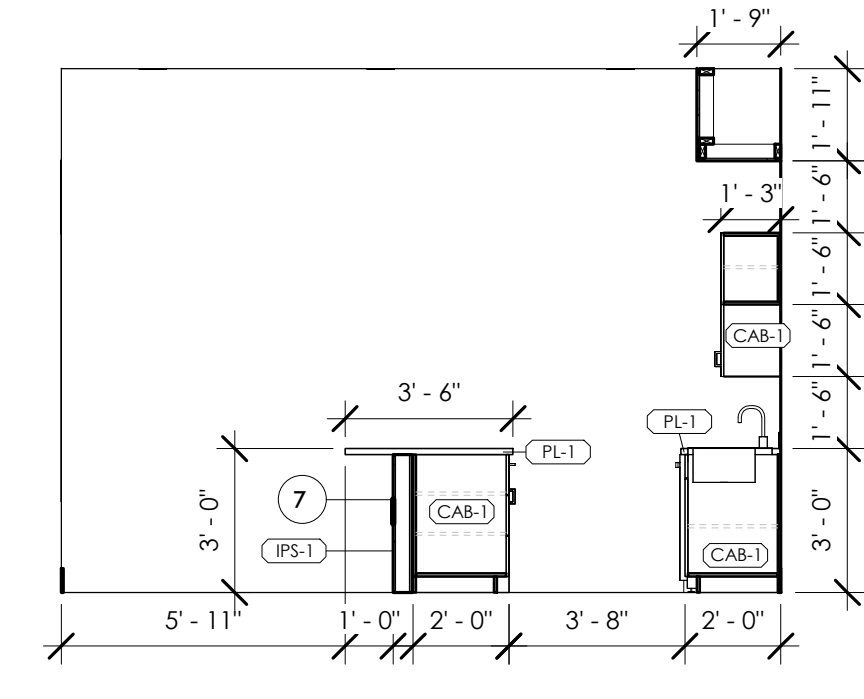
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A301 1/4" = 1'-0"



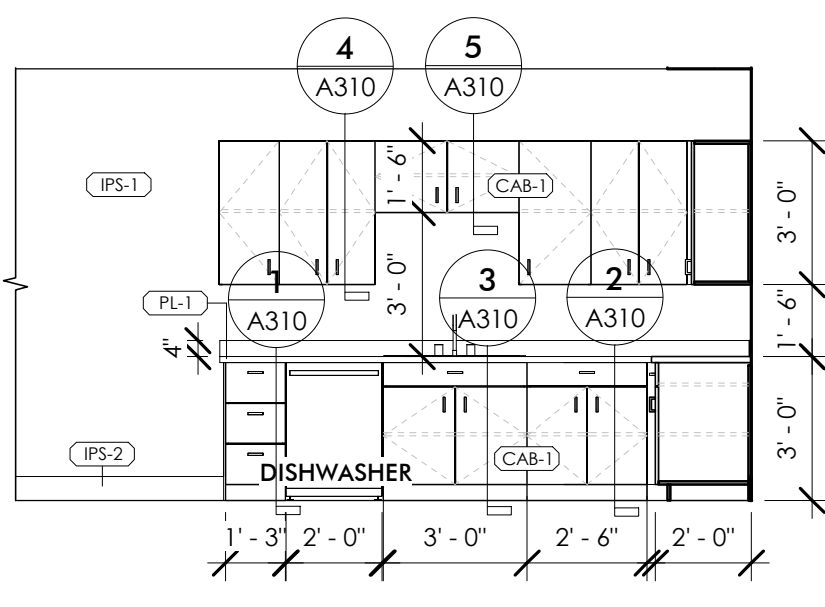
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A301 1/4" = 1'-0"



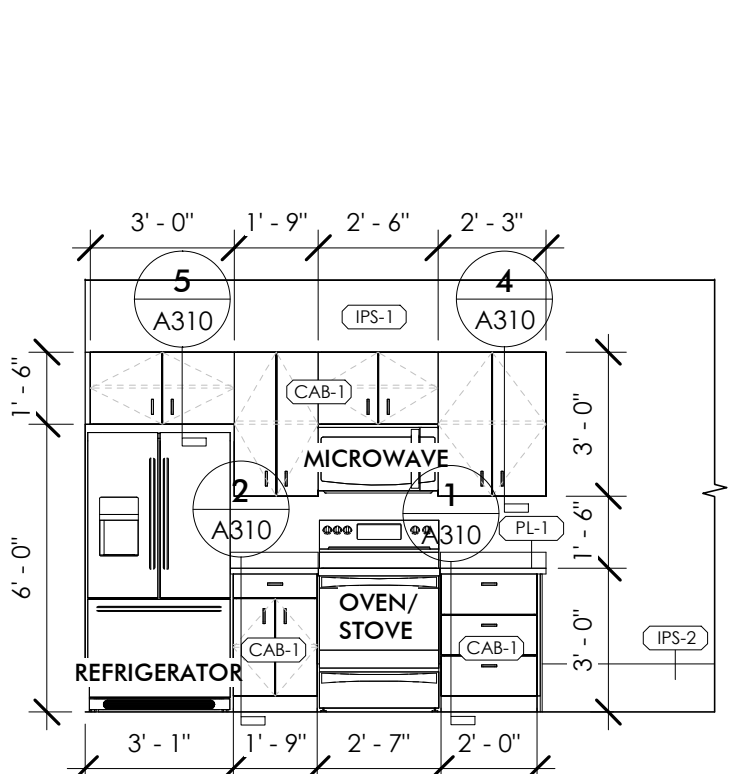
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A301 1/4" = 1'-0"



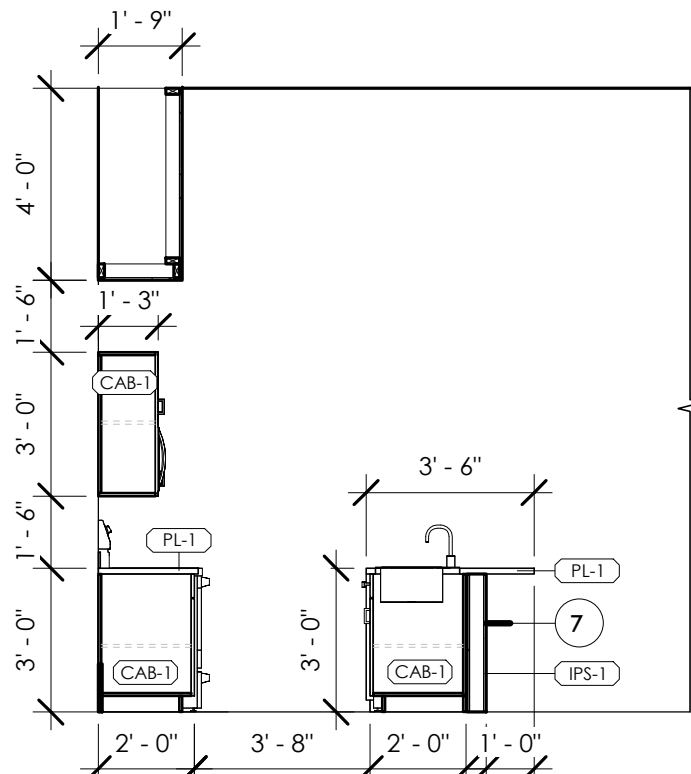
11 213E - S
A301 1/4" = 1'-0"



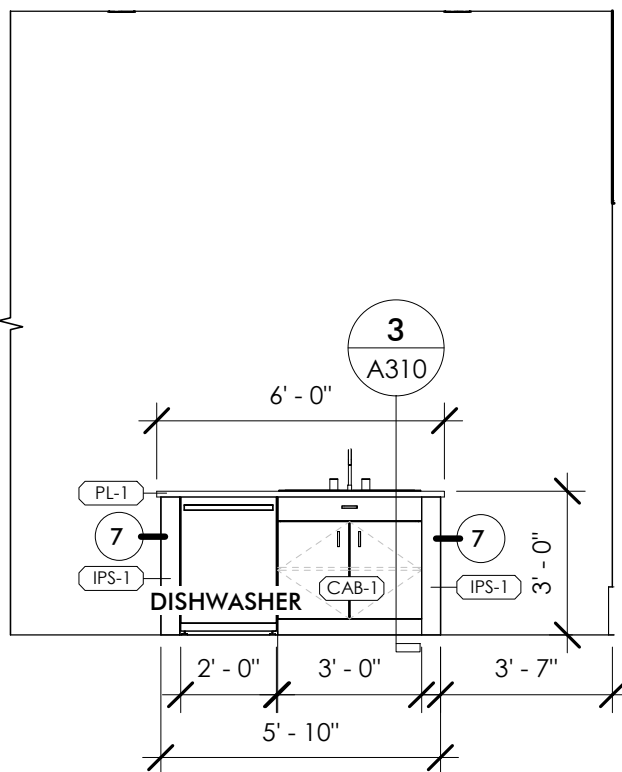
12 213E - W
A301 1/4" = 1'-0"



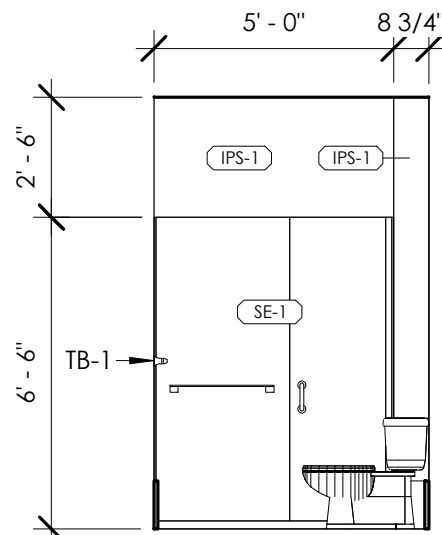
13 303A - E
A301 1/4" = 1'-0"



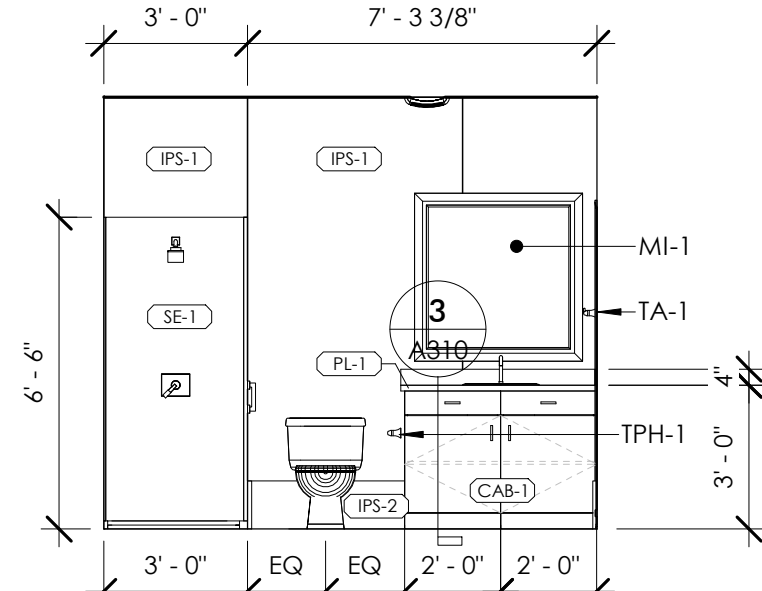
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A301 1/4" = 1'-0"



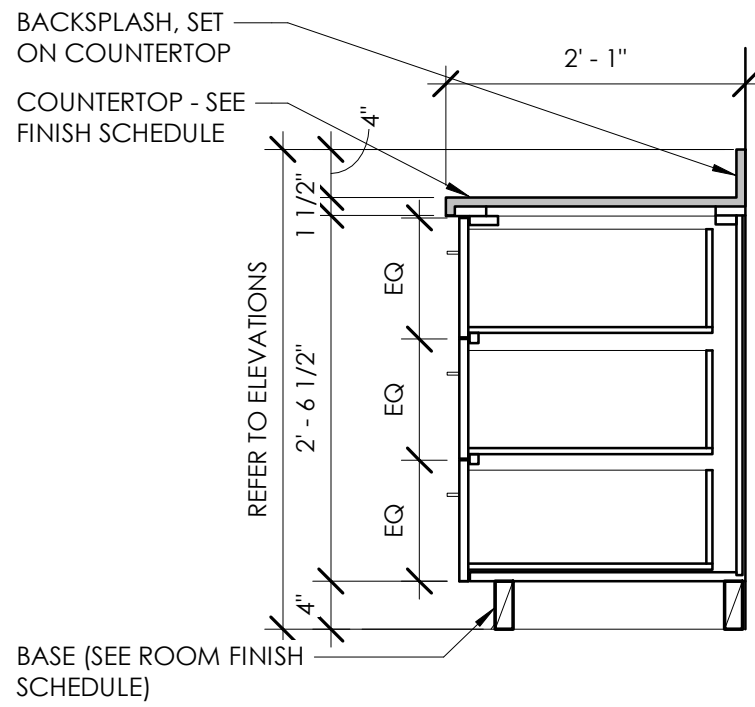
15 303A - W
A301 1/4" = 1'-0"



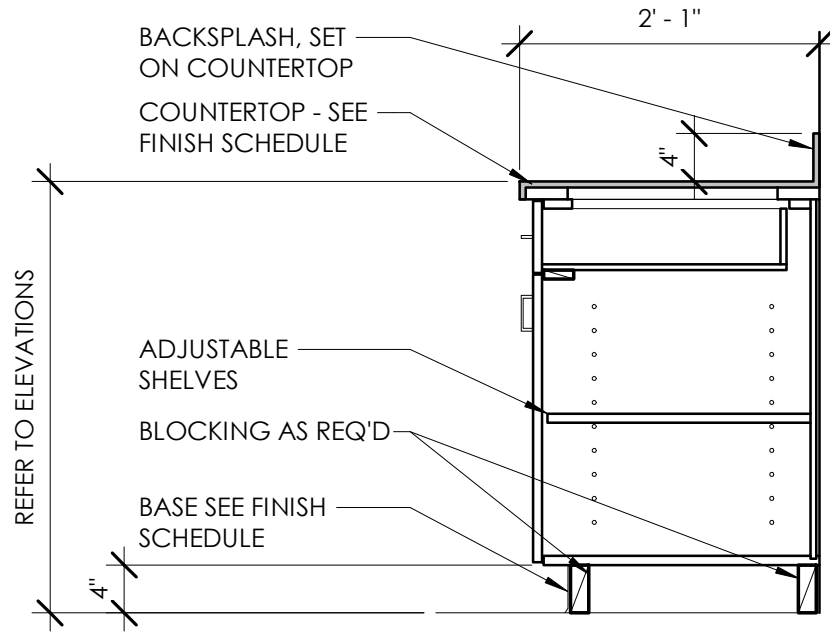
16 303C - E
A301 1/4" = 1'-0"



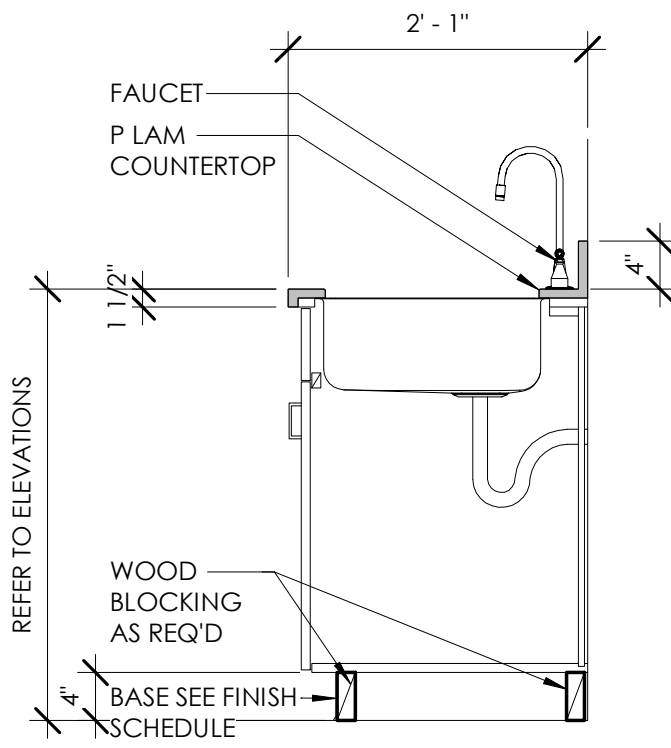
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A301 1/4" = 1'-0"



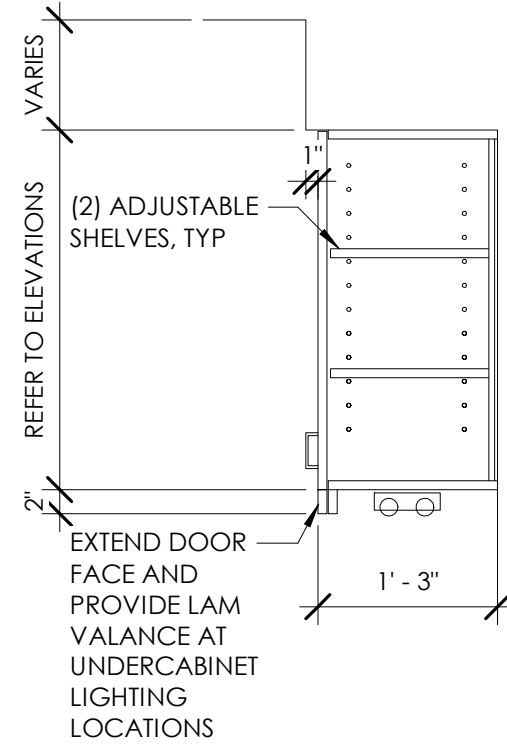
1 BASE - 3 EQ DRAWER
A310 3/4" = 1'-0"



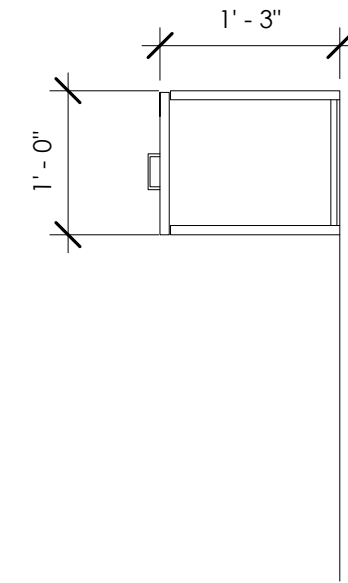
2 BASE - DOOR/DRAWER
A310 3/4" = 1'-0"



3 SINK - BASE
A310 3/4" = 1'-0"



4 UPPER CABINET
A310 3/4" = 1'-0"



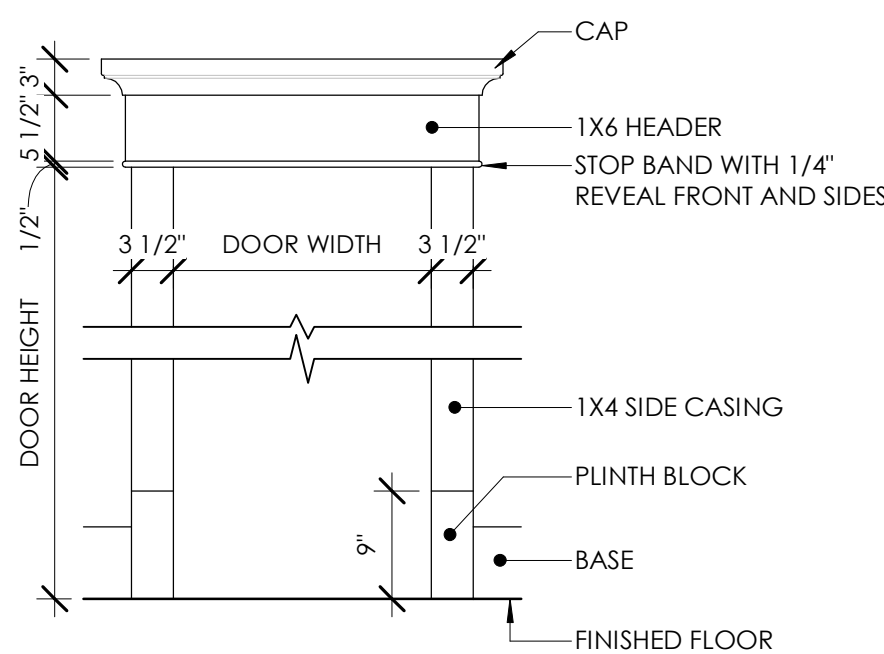
5 UPPER CABINET
A310 3/4" = 1'-0"

GENERAL NOTES

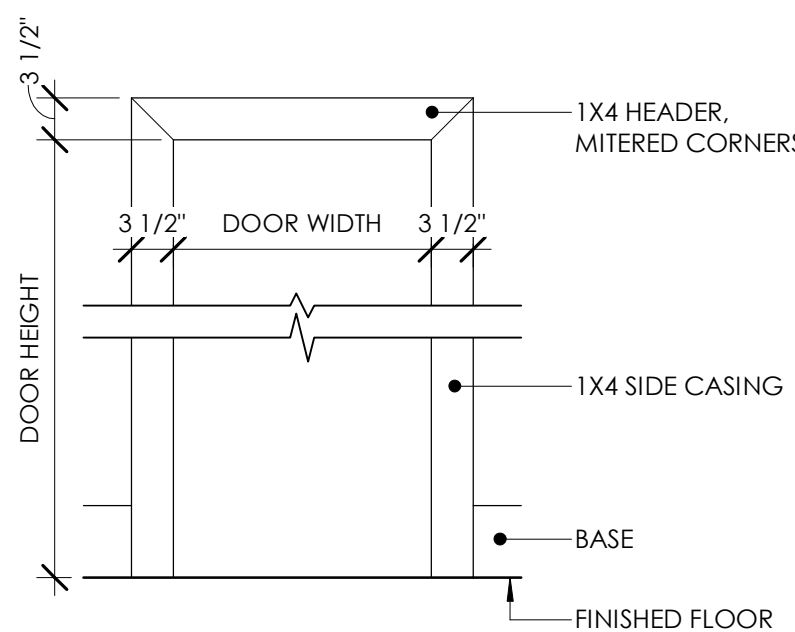
- ALL BASE CABINET DEPTHS TO BE 2'-0" (WALL TO OUTSIDE DOOR FACE) UNLESS NOTED OTHERWISE.
- ALL WALL CABINET DEPTHS TO BE 1'-3" (WALL TO DOOR FACE) UNLESS NOTED OTHERWISE
- ALL COUNTERTOP DEPTHS TO BE 2'-1" UNLESS NOTED OTHERWISE. COUNTERS TO EXTEND 1" BEYOND OPEN END EDGE OF MILLWORK UNLESS NOTED OTHERWISE
- REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS OF ALL CABINETRY
- REFER TO FINISH SCHEDULES FOR MILLWORK FINISH
- REFER TO FINISH SCHEDULES FOR COUNTERTOP MATERIAL AND FINISH
- ALL BASE CABINETS TO HAVE A SINGLE SHELF UNLESS NOTED OTHERWISE
- ALL WALL/VALANCE CABINETS LESS THAN 2'-0" IN HEIGHT TO HAVE A SINGLE SHELF, AND GREATER THAN 2'-0" IN HEIGHT TO HAVE TWO SHELVES, UNLESS NOTED OTHERWISE
- ALL SHELVES TO BE ADJUSTABLE UNLESS NOTED OTHERWISE
- REFER TO INTERIOR ELEVATION FOR INDICATION OF LOCKABLE CABINETS
- REFER TO INTERIOR ELEVATIONS FOR DOOR SWINGS
- ALL WALL CABINETS TO BE MOUNTED 7'-6" AFF TO TOP OF CABINET UNLESS NOTED OTHERWISE
- DOOR HANDLE PULLS ARE SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO ROOM FINISH SCHEDULE
- ALL BASE DRAWERS/ APRONS ARE 6" UNLESS NOTED OTHERWISE
- ALL SPLASHES ARE 4" UNLESS NOTED OTHERWISE
- ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK



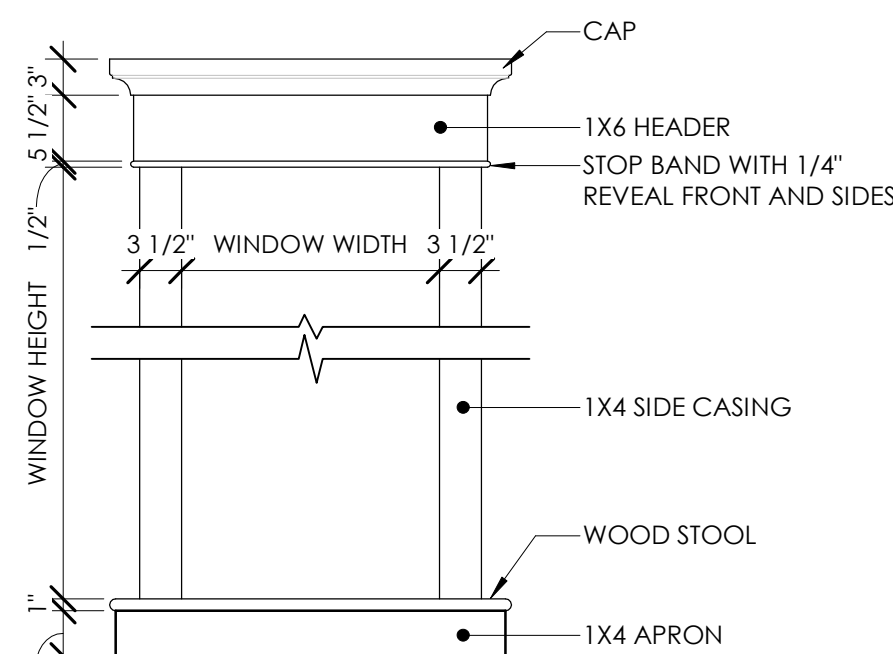
6 BASEBOARDS
A310 3" = 1'-0"



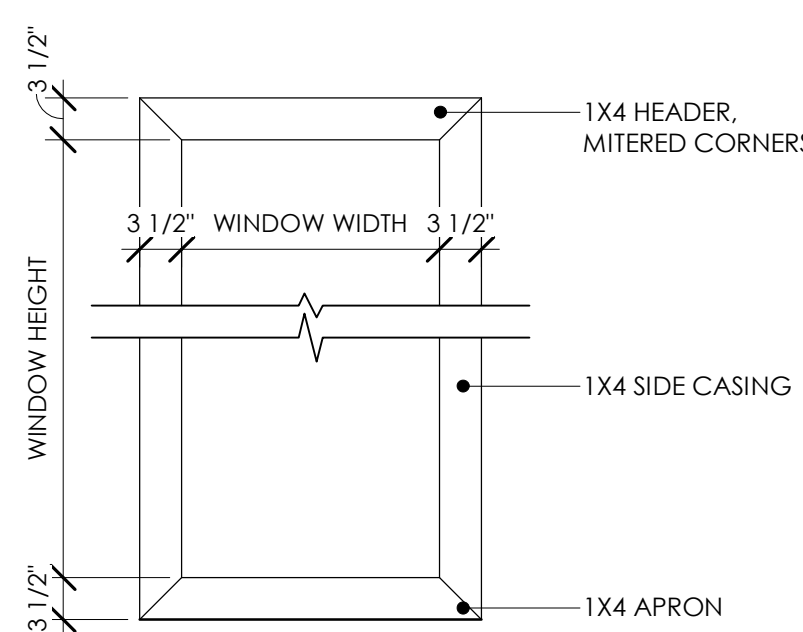
WOOD DOOR FRAME



WOOD DOOR FRAME



WOOD INTERIOR WINDOW FRAME

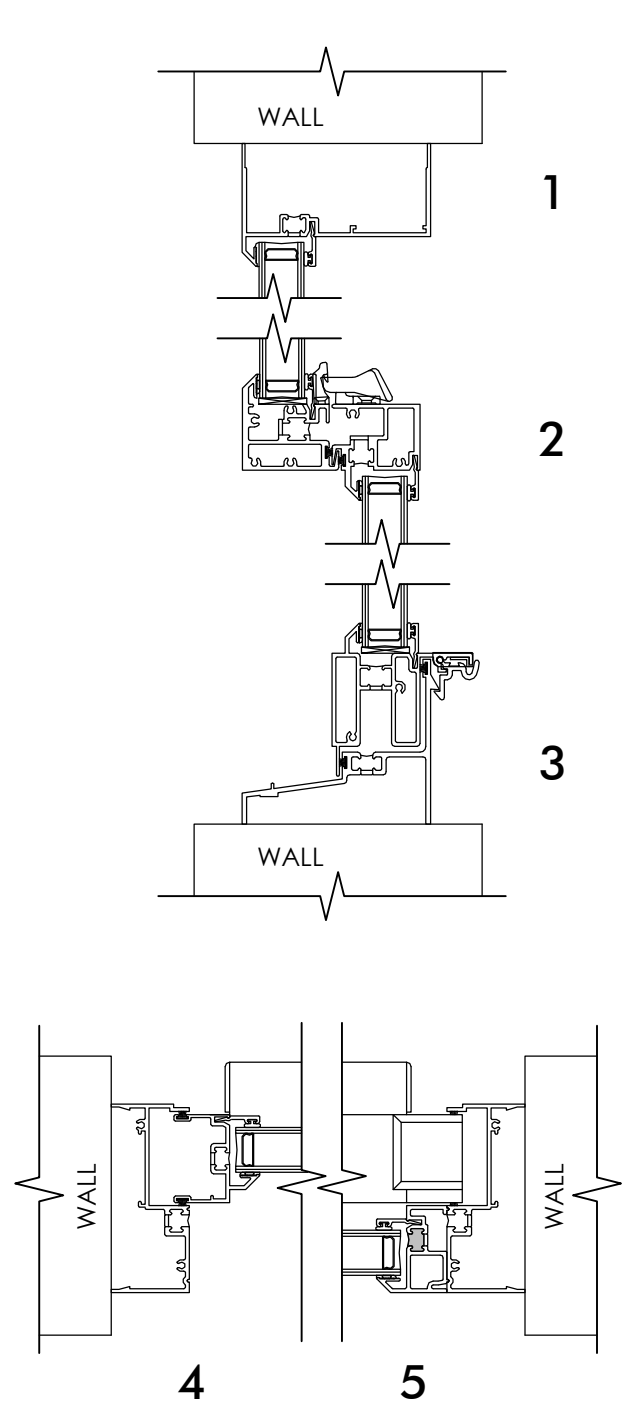


WOOD INTERIOR WINDOW FRAME

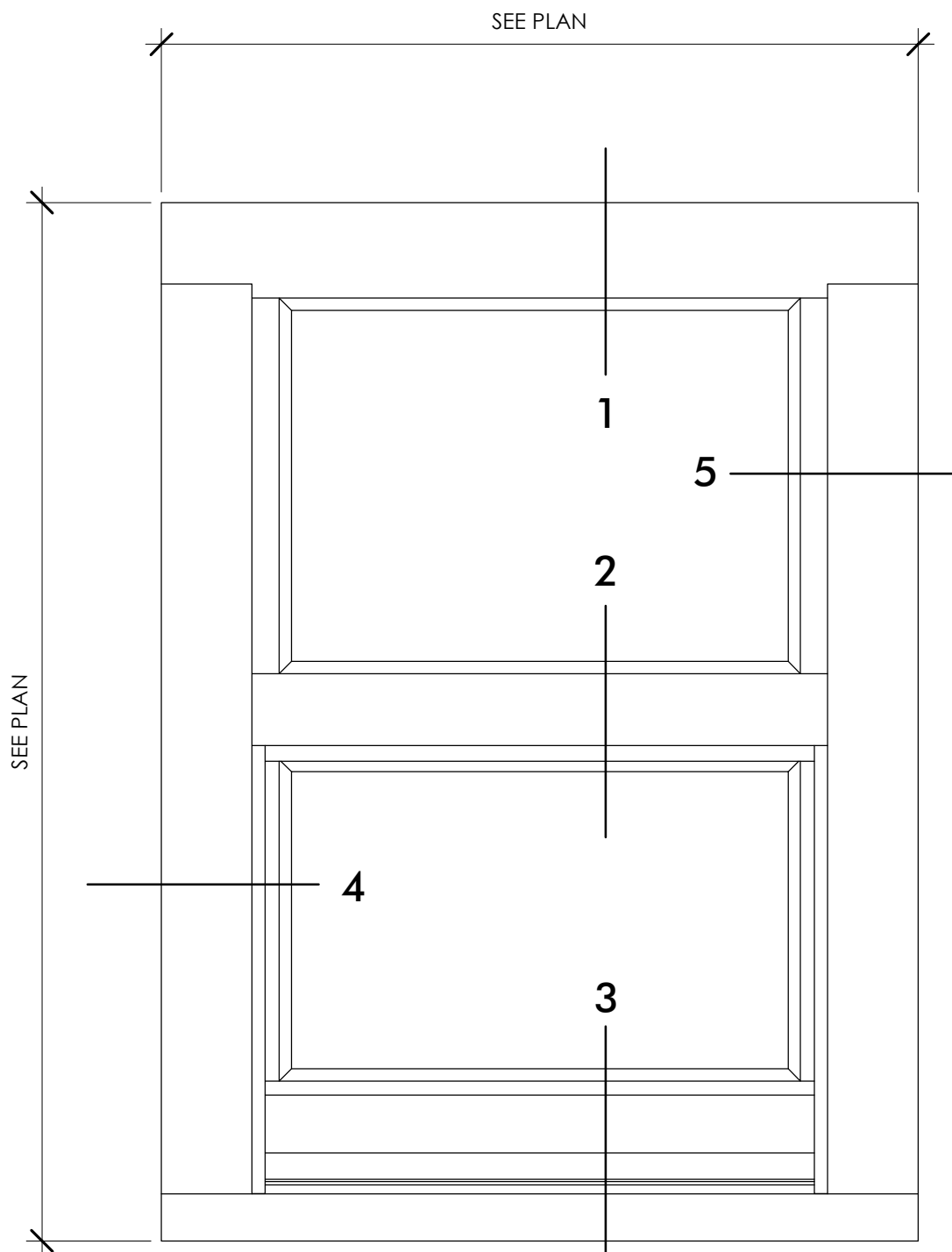
DOOR AND WINDOW FRAME DETAILS
3/4" = 1'-0"

DOOR SCHEDULE																	
DOOR NUMBER	ROOM NUMBER	ROOM	NEW OR EXIST	DOOR TYPE	DOOR				DOOR FRAME			DOOR FRAME			HDWR SET	COMMENTS	
		ROOM NAME			WIDTH	HEIGHT	THICKNESS	DOOR MAT'L	DOOR FINISH	TYPE	FRAME MAT'L	FRAME FINISH	HEAD	JAMB			SILL
FIRST FLOOR																	
100			EXIST	F	3'-0"	6'-8"	1 3/4"	WD			H.M.						
100			NEW	F	3'-0"	7'-0"	1 3/4"	WD	IPS-2		H.M.	IPS-2	4/A400	5/A400			
101			NEW	MS	3'-0"	7'-0"	1 3/4"	ALUM.		1	ALUM.		6/A400	6/A400			
102			EXIST	F	3'-0"	6'-8"	1 3/4"	WD			H.M.						
103			EXIST	F	3'-0"	6'-8"	1 3/4"	WD			H.M.						
104			EXIST	F	3'-0"	6'-8"	1 3/4"	WD			H.M.						
105			EXIST	MS	6'-0"	7'-0"	1 3/4"	ALUM.		3	ALUM.						
106			EXIST	F	2'-6"	7'-0"	1 3/4"	WD			H.M.						
107			EXIST	F	2'-6"	7'-0"	1 3/4"	WD			H.M.						
108			EXIST	F	2'-6"	7'-0"	1 3/4"	WD			H.M.						
109			EXIST	F	2'-6"	7'-0"	1 3/4"	WD			H.M.						
110			EXIST	F	2'-6"	7'-0"	1 3/4"	WD			H.M.						
111			EXIST	MS	6'-0"	7'-0"	1 3/4"	ALUM.			ALUM.						
112			EXIST	MS	3'-0"	7'-0"	1 3/4"	ALUM.		1	ALUM.						
113			EXIST	F	3'-0"	6'-8"	1 3/4"	WD			H.M.						
114			EXIST	F	3'-0"	6'-8"	1 3/4"	WD			H.M.						
115			EXIST	F	2'-6"	6'-8"	1 3/4"	WD			H.M.						
116			EXIST	F	3'-0"	6'-8"	1 3/4"	WD			H.M.						
117			EXIST	F	2'-6"	7'-0"	1 3/4"	WD			H.M.						
118			EXIST	F	3'-0"	6'-8"	1 3/4"	WD			H.M.						
119			NEW	F	3'-0"	7'-0"	1 3/4"	WD		2	H.M.		7/A400	8/A400	3/A400		
SECOND FLOOR																	
200	202A	KITCHEN / LIVING AREA	NEW	BYF	5'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
201	202D	BATH	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
202	202A	KITCHEN / LIVING AREA	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
203	202E	BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
204	201	CORRIDOR	NEW	F	6'-0"	6'-8"	1 3/8"	WD	IPS-2	3	H.M.	IPS-2	1/A400	2/A400			
204	202F	CLOSET	NEW	BYF	6'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
205	201	CORRIDOR	NEW	F	3'-0"	7'-0"	1 3/4"	WD	IPS-2	1	H.M.	IPS-2	1/A400	2/A400			
206	202A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
208	201	CORRIDOR	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
209	201	CORRIDOR	NEW	F	3'-0"	7'-0"	1 3/4"	WD	IPS-2	1	H.M.	IPS-2	1/A400	2/A400			
210	205A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
211	205C	BEDROOM	NEW	BYF	6'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
212	205C	BEDROOM	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
213	205B	BATH	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
214	206A	KITCHEN / LIVING AREA	NEW	SP	2'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
215	206C	BATH	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
216	206A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
217	201	CORRIDOR	NEW	F	6'-0"	6'-8"	1 3/8"	WD	IPS-2	3	H.M.	IPS-2	1/A400	2/A400			
218	206D	CLOSET	NEW	BYF	6'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
219	206F	LAUNDRY	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
220	208A	KITCHEN / LIVING AREA	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
221	208C	BATH	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
222	208D	BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
223	208E	CLOSET	NEW	BYF	5'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
224	208A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
225	208F	CLOSET	NEW	BYF	6'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
226	209A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
227	209D	BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
228	209E	CLOSET	NEW	BYF	6'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
229	209C	BATH	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
230	209A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
231	211B	BATH	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
232	211A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
233	211A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
234	211E	BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
235	211A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
236	211F	CLOSET	NEW	BYF	4'-0"	6'-8"	1 3/8"	WD	IPS-2	2	WD	IPS-2	4/A400	5/A400			
237	201	CORRIDOR	NEW	F	3'-0"	7'-0"	1 3/4"	WD	IPS-2	1	H.M.	IPS-2	1/A400	2/A400			
238	213E	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
239	213A	BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
240	213D	BATH	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
241	213B	CLOSET	NEW	BYF	6'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
242	213A	BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
243	200	ELEVATOR CORRIDOR	NEW	MS	3'-0"	7'-0"	1 3/4"	ALUM	IPS-2	2	ALUM.	IPS-2	6/A400	6/A400	6/A400		
244	200	ELEVATOR CORRIDOR	NEW	MS	3'-0"	7'-0"	1 3/4"	ALUM	IPS-2	2	ALUM.	IPS-2	6/A400	6/A400	6/A400		
THIRD FLOOR																	
300	303A	KITCHEN / LIVING AREA / BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
301	303A	KITCHEN / LIVING AREA / BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
302	303C	BATH	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
303	304A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
304	301	CORRIDOR	NEW	F	3'-0"	7'-0"	1 3/4"	WD	IPS-2	1	H.M.	IPS-2	1/A400	2/A400			
305	304E	CLOSET	NEW	BYF	5'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
306	304F	CLOSET	NEW	BYF	5'-0"	6'-8"	1 3/8"	WD	IPS-2	3	WD	IPS-2	4/A400	5/A400			
307	304D	BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
308	304C	BATH	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
309	304B	LAUNDRY	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
310	306C	BATH	NEW	SP	2'-8"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
311	306A	KITCHEN / LIVING AREA	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2	4/A400	5/A400			
312	306F	BEDROOM	NEW	SP	3'-0"	6'-8"	1 3/8"	WD	IPS-2	1	WD	IPS-2					

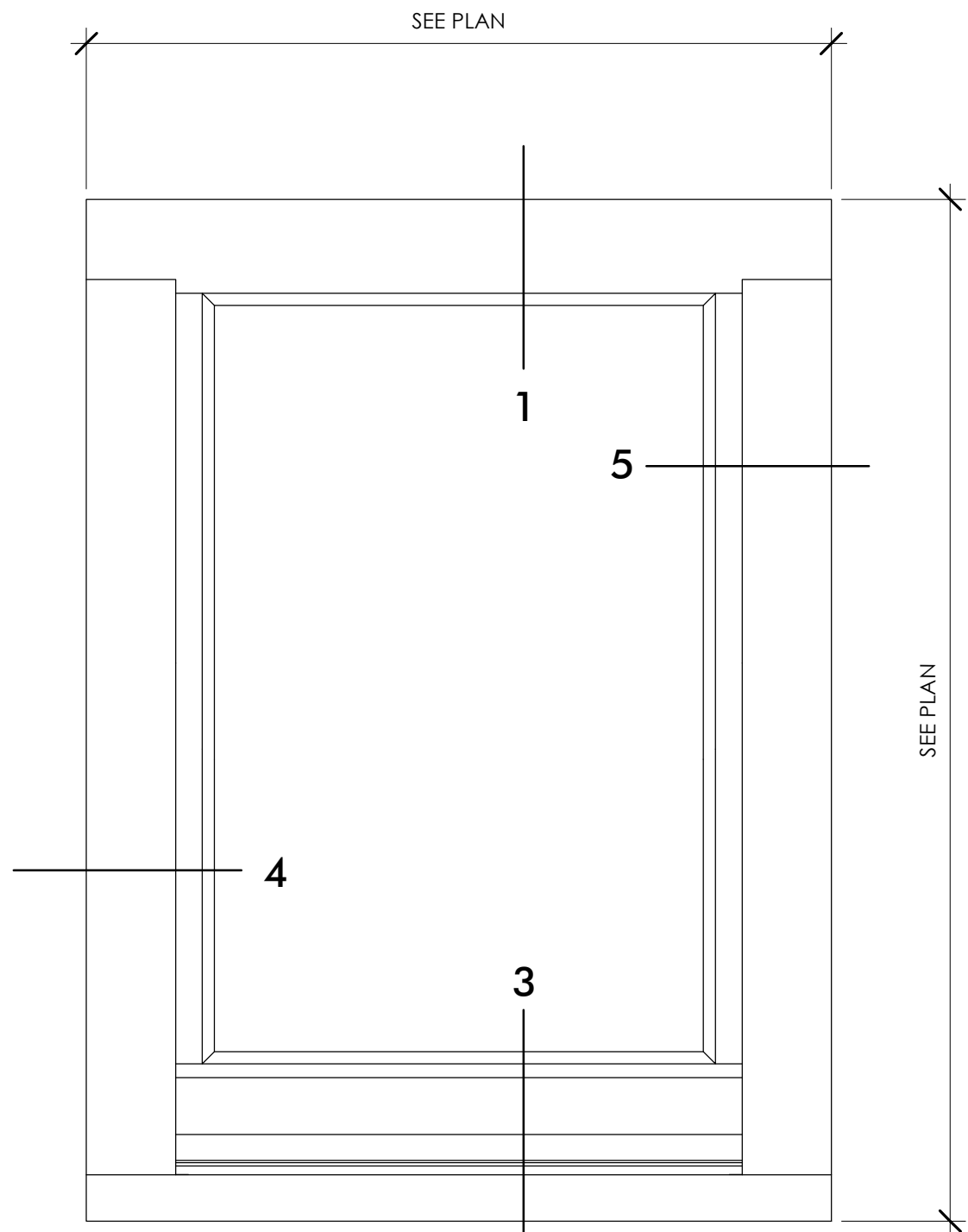
WINDOW SCHEDULE									
MARK	ROOM NUMBER	SIZE		MAT'L	GLAZING	DETAILS			COMMENTS
		WIDTH	HEIGHT			HEAD	JAMB	SILL	
SECOND FLOOR									
A	205A	3'-5"	5'-7"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
A	205A	3'-5"	5'-7"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
A	205A	3'-5"	5'-7"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
B		3'-0"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
B		3'-0"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
B		3'-0"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
B		3'-0"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
B		3'-0"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
C		2'-0"	6'-4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
D	213A	2'-7"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
D	213A	2'-7"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
D	206A	2'-7"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
D	206A	2'-7"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
E	213A	3'-1"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
E	213A	3'-1"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
E	213A	3'-1"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
E	213E	3'-1"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
E	213E	3'-1"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
E	213E	3'-1"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
E	213E	3'-1"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
E	213E	3'-1"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
K	202A	3'-4"	6'-5"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
SECOND FLOOR STEP UP									
L	201	2'-9"	4'-9"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
L	201	2'-9"	4'-9"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
THIRD FLOOR									
D	309L	2'-7"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
D	309L	2'-7"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
D	306A	2'-7"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
D	306A	2'-7"	7'-1"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
F	309L	2'-8"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
F	309L	2'-8"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
F	309L	2'-8"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
F	309L	2'-8"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
G	309L	2'-6"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
G	309L	2'-6"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
G	309L	2'-6"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
G	309L	2'-6"	6'-4 3/4"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
H	304A	2'-10 27/32"	8'-1 1/16"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
H	304A	2'-10 27/32"	8'-1 1/16"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
H	304A	2'-10 27/32"	8'-1 1/16"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
H	304A	2'-10 27/32"	8'-1 1/16"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
K	303A	3'-4"	6'-5"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
K	303A	3'-4"	6'-5"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES
K	301	3'-4"	6'-5"	ALUM	LOW-E	1/A410	1/A410	1/A410	PELLA ARCHITECT SERIES



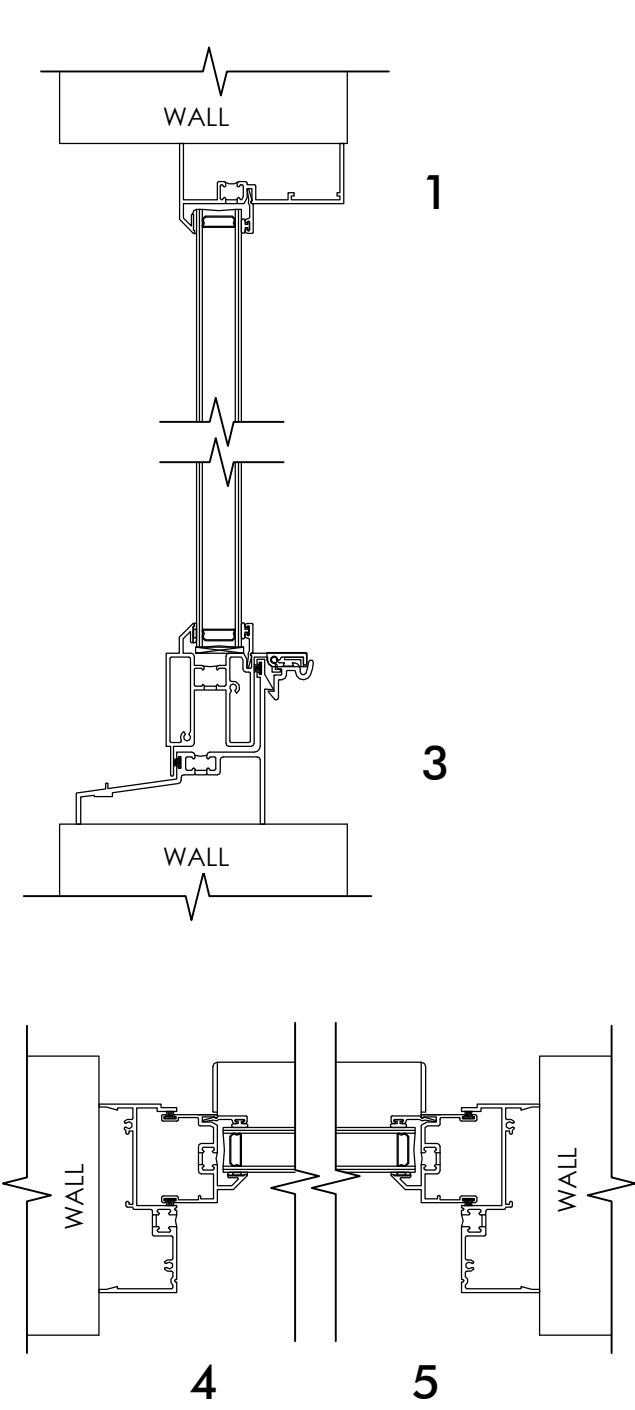
SINGLE HUNG DETAILS



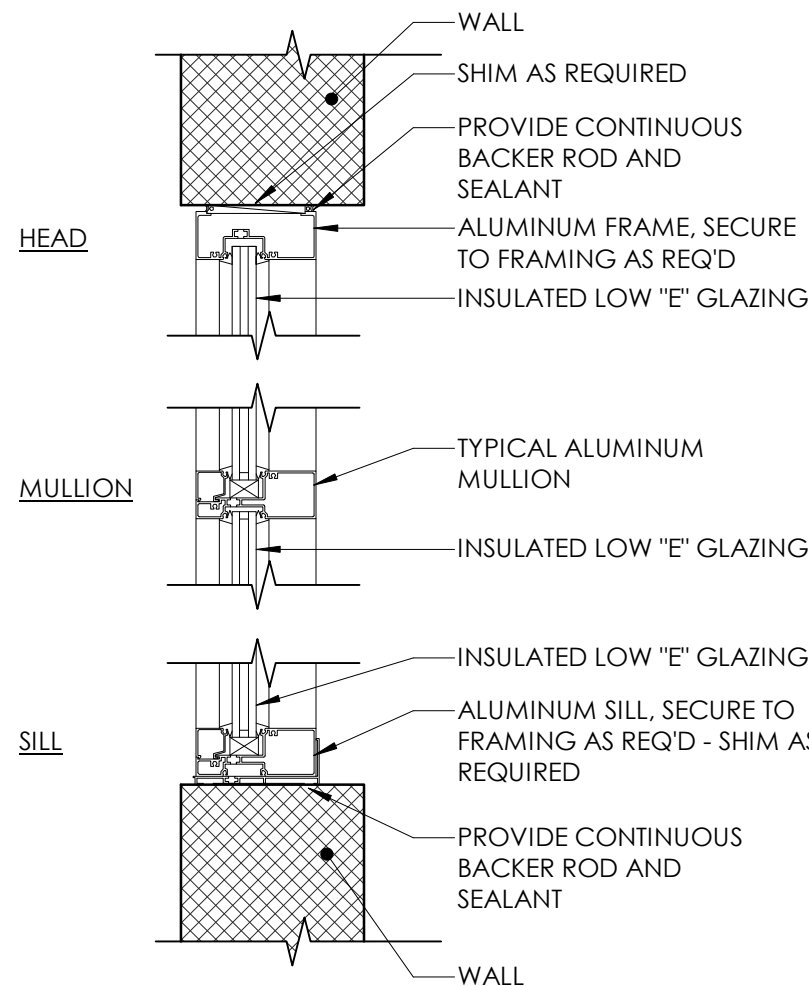
SINGLE HUNG ELEVATION



CASEMENT ELEVATION



CASEMENT DETAILS



2 ALUM WINDOW SECTION
A410 1 1/2" = 1'-0"

1 CASEWORK AND SINGLE HUNG DETAILS
A410 1 1/2" = 1'-0"

PELLA ARCHITECT SERIES ARE TO BE THE BASIS OF DESIGN
*NOTE: ALL EXISTING WINDOW PROFILES ARE TO BE VERIFIED IN THE FIELD
AND REPLICATED AS NEW ALUM. REPLACEMENT WINDOWS BY PELLA



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cody@drivendesignstudio.com

OWNER
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Ovid, MI
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CONSTRUCTION MANAGER/GC
First Contracting
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ENGINEER
Igynte Design
38 Commerce St.
Grand Rapids, MI

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PROJECT NAME
123 N. WASHINGTON
PROJECT ADDRESS
123 N. WASHINGTON STREET, OWOSSO MI
CLIENT
RANDY AND JAMES WOODWORTH

ISSUE
PERMIT SET

REVISION

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PROJECT NUMBER
2023.113

EXTERIOR ELEVATIONS & MASONRY NOTES

A500

GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.
5. OVERALL ELEVATIONS SHOWN FOR REFERENCE, SEE ENLARGED DETAILS AND SPECIFICATIONS

EXTERIOR ELEVATION SYMBOL LEGEND



MASONRY NOTES

1. MASONRY IS REQUIRED ON ALL THREE FACADES. MASON IS TO FIELD VERIFY ALL CONDITIONS.
2. MASONRY RESTORATION CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SUPERVISION, PROTECTION OF THE PUBLIC, EQUIPMENT AND EXPENSES REQUIRED TO COMPLETE THE WORK. THIS INCLUDES LIFTS, SCAFFOLDING, JOB TRAILER, ETC.
3. THE MASONRY RESTORATION SHALL MEET THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES AND INCLUDE ANY WORK REQUIRED TO MEET THOSE STANDARDS WHETHER SHOWN IN THE CONSTRUCTION DOCUMENTS OR NOT. THE DRAWINGS ARE PROVIDED AS GUIDELINES FOR THIS WORK. THE MASONRY CONTRACTOR IS TO MEET WITH THE ARCHITECT TO REVIEW AND CONFIRM THE SCOPE OF WORK.
4. TUCKPOINTING MOVING JOINTS: WITHIN THIS AREA PROVIDE THE PROPER SURFACE PREPARATION BUT RATHER THAN INSTALL A RIGID MORTAR, INSTALL A NEUTRAL CURE SILICONE WITH A COLOR TO MATCH. FOLLOWED BY A DRY CAST OF AGGREGATE TO MIMIC THE LOOK OF HT MORTAR BUT ALLOW FOR MINOR AMOUNTS OF MOVEMENT.
5. BRICK REPLACEMENT: ONLY BRICK THAT HAS ERODED MORE THAN 1" BEYOND THE ORIGINAL FACE SHALL BE REMOVED AND REPLACED WITH AS CLOSE AS POSSIBLE MATCHING BRICK. MORTAR SELECTION FOR THIS WORK WILL BE TYPE O MORTAR.
6. BRICK REBUILD: ONLY AS REQUIRED IF STRUCTURAL DAMAGE OCCURS DURING CONSTRUCTION.
7. GENERAL CONTRACTOR TO PROVIDE WATER, POWER, SANITARY SERVICES AND ANY NECESSARY PERMITS FOR WORK.
8. CLEAN UP: MASON TO CLEAN UP AND REMOVE ALL ITEMS ASSOCIATED WITH THEIR WORK AND DISPOSE OF PROPERLY OFF SITE.
9. MASON TO PROVIDE OPENINGS FOR NEW WINDOWS AND SUPPORTING LINTELS.
10. EXISTING LINTELS TO BE INSPECTED ON SITE, WHERE EXPOSED, THEY ARE TO BE WIRE BRUSHED AND COATED WITH RUSTOLEUM OR EQUIVALENT.
11. SEE FLOOR PLAN AND ELEVATIONS FOR NEW WINDOW LOCATIONS.
12. TUCKPOINTING: THIS WORK SHALL COVER ON THE MAJOR TUCKPOINTING AREAS WHERE MOISTURE INFILTRATION THROUGH THE BUILDING WILL BE TAKING PLACE AND/OR THERE ARE MOVEMENT CONCERNS.
13. ALL MORTAR JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE WILL REQUIRE REPOINTING. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/26" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED. THE FOLLOWING STEPS FOR RE-POINTING ARE OUTLINED AS FOLLOWS.
 - A. MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH VERIFIED BY THE ARCHITECT, PRIOR TO REPOINTING.
 - B. MIX DESIGN SHALL BE A LIME PUTTY-BASED MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR.
 - C. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES ARE TO FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 - D. BRUSH, VACUUM OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 - E. THROUGH CLOSE EXAMINATION DETERMINE THE EXTENT OF DETERIORATION IN THE JOINT AND SURROUNDING AREA.
 - F. REWORK THE JOINT AS REQUIRED.
 - G. BRUSH, VACUUM OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 - H. WATER-SOAK THE BRICK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 - I. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 - J. DELIVER MORTAR TO THE PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 - K. STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 - L. CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 - M. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 - N. DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BRICK.
 - O. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 - P. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

PEEL AWAY SPECIFICATIONS: APPLY PER MANUFACTURER'S RECOMMENDATIONS. ALLOW TO SIT PER MANUFACTURER'S RECOMMENDATIONS. REMOVE WITH LOW PRESSURE HEAD ON A POWERWASHER

EXTERIOR SPECIFICATIONS

WINDOWS: WINDOWS ARE TO BE HISTORIC REPLICAS OF THE EXISTING HISTORIC WINDOWS. ALL WINDOWS ARE TO BE FIELD VERIFIED PRIOR TO FABRICATION. WINDOWS ARE TO FOLLOW THE PRESERVATION GUIDE LINES PROVIDED BY THE NATIONAL PARK SERVICE. PELLA ARCHITECT SERIES IS TO BE THE BASIS OF DESIGN FOR WINDOWS

STOREFRONT SYSTEM: TUBELITE 14000 SERIES IS TO BE THE BASIS OF DESIGN

DECK PAVERS: GREENROOF OUTFITTERS PAVYR SYSTEMS TO BE UTILIZED AS A BASIS OF DESIGN
<https://greenroofouffitters.com/products/deck-pavers-pedestal-systems/>

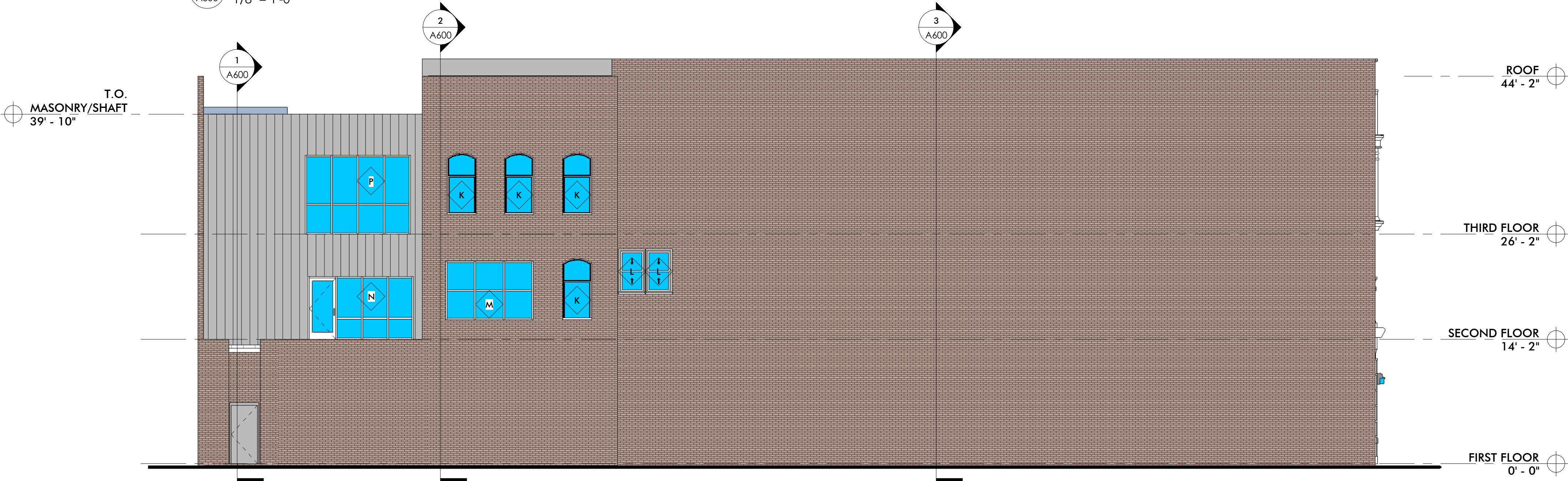
ROOFING: ELEVATE ULTRAPLY TPO ROOFING SYSTEM TO BE THE BASIS OF DESIGN



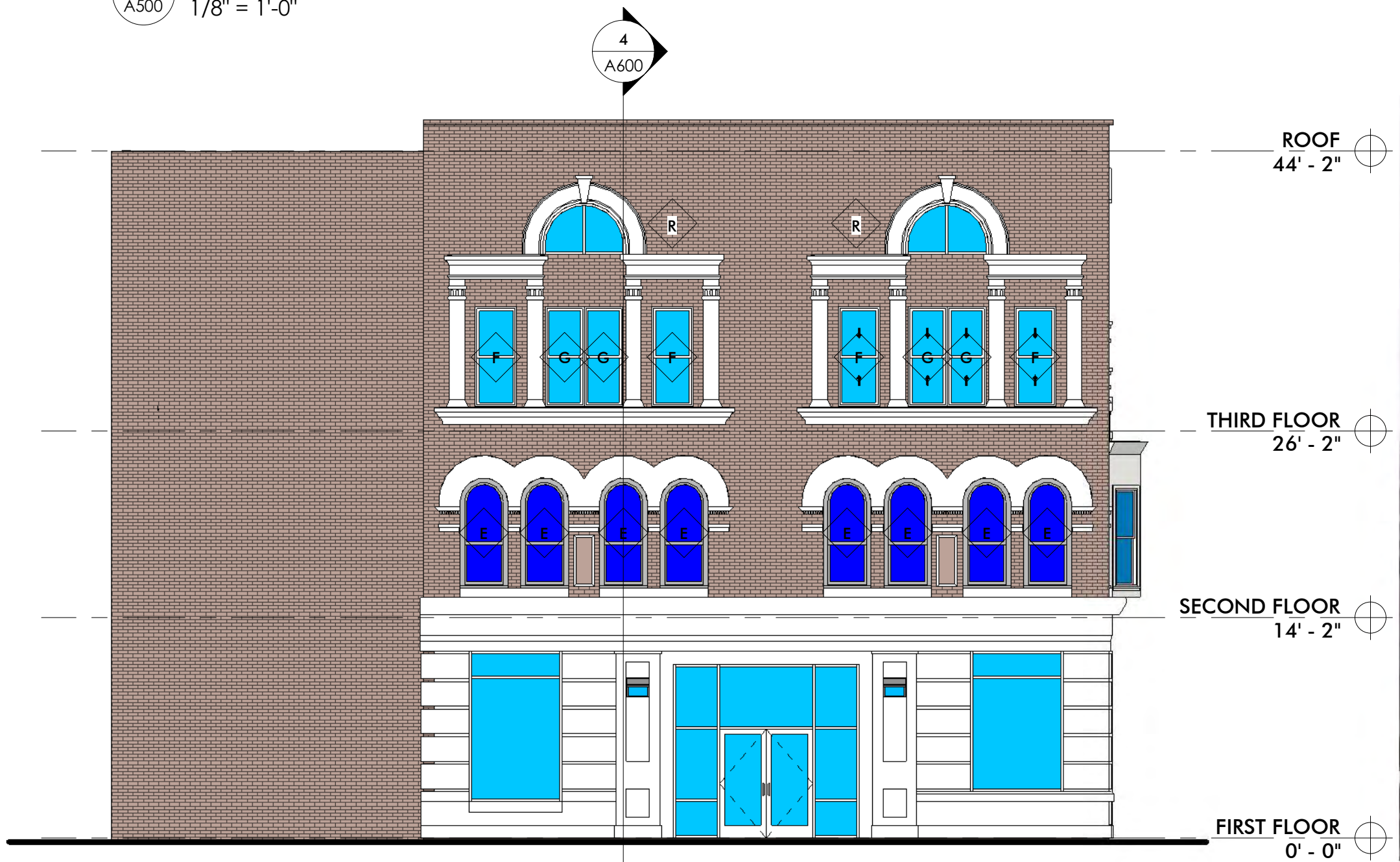
HISTORIC IMAGE - FOR REFERENCE ONLY



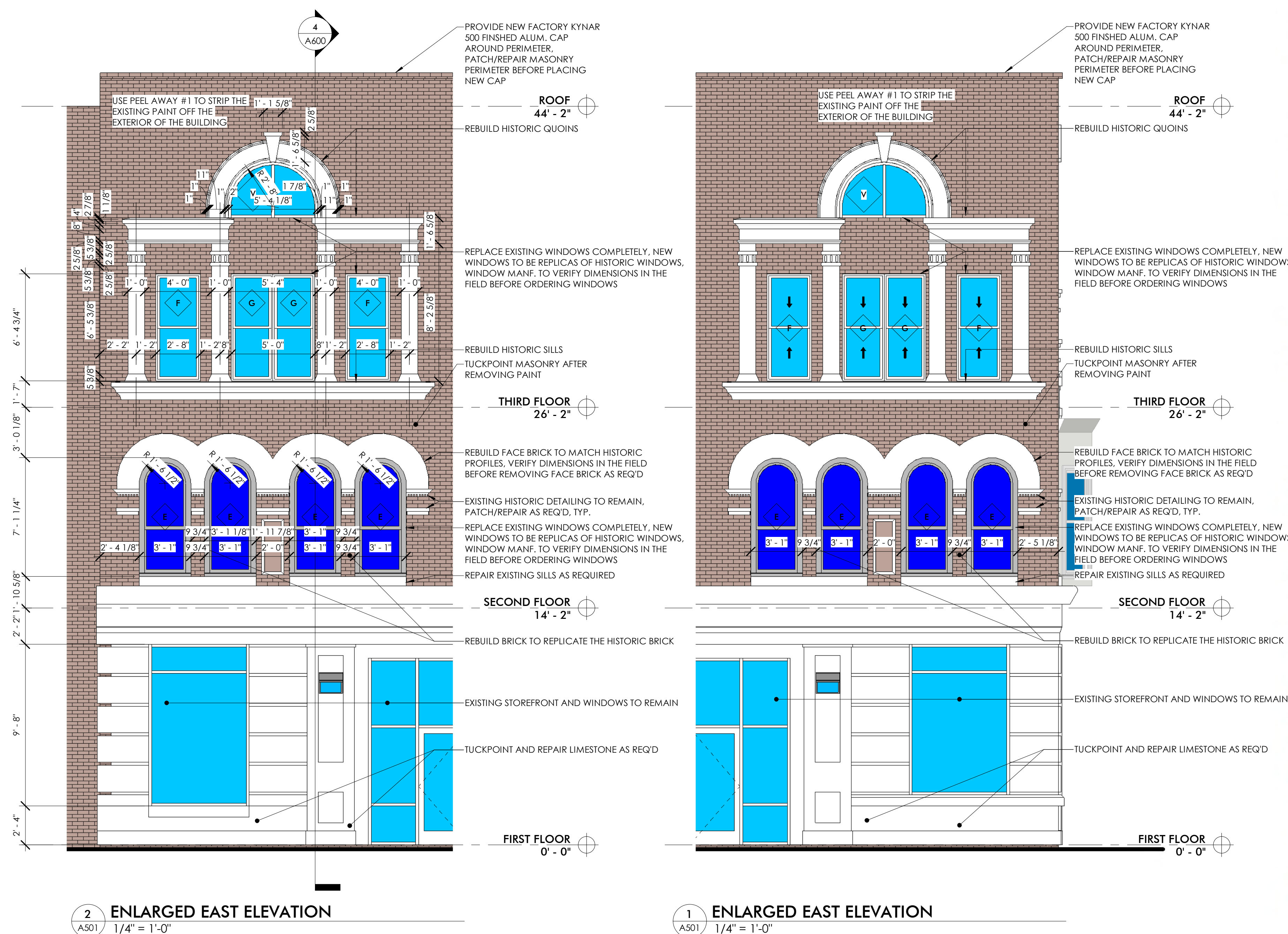
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



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RANDY AND JAMES WOODWORTH

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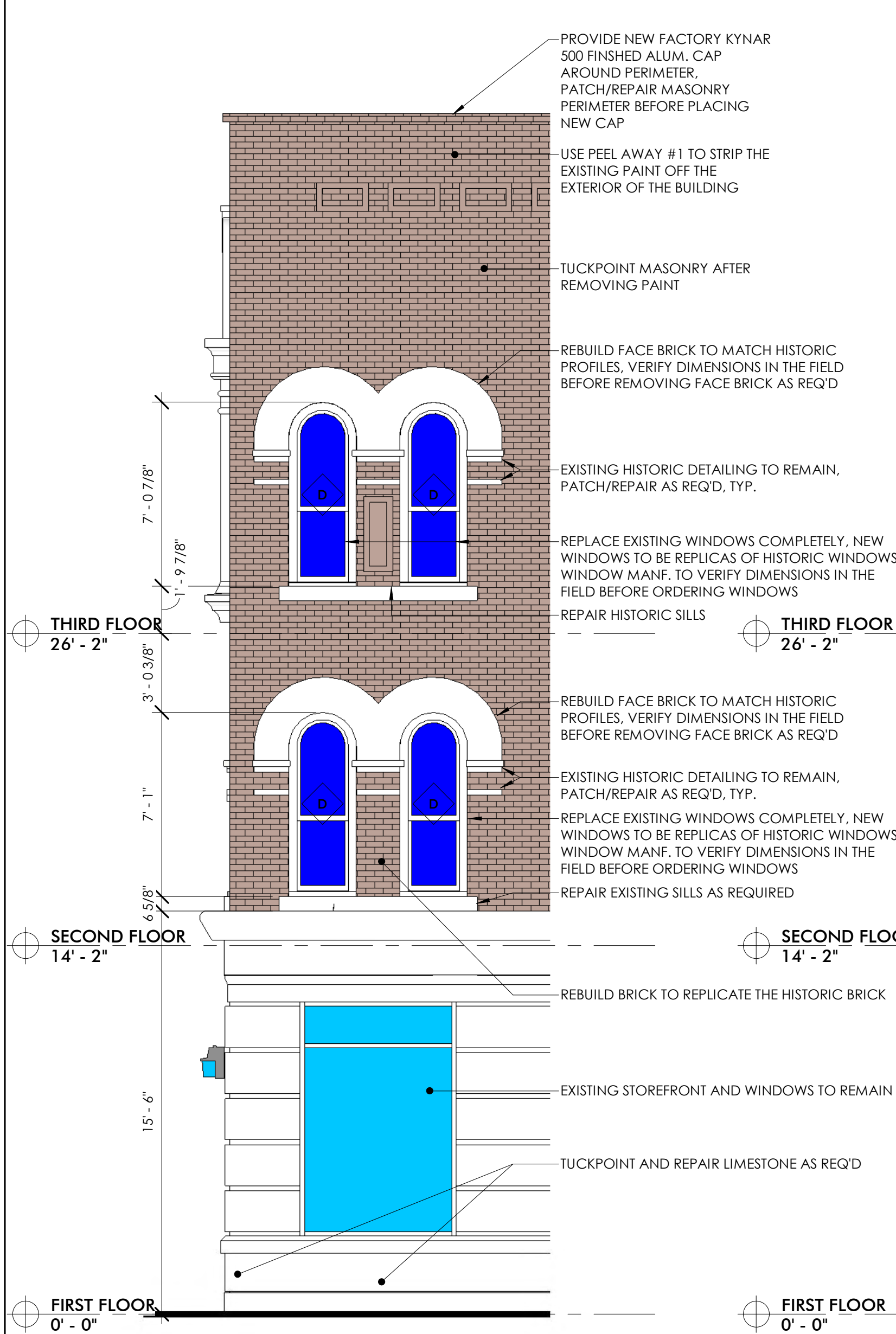
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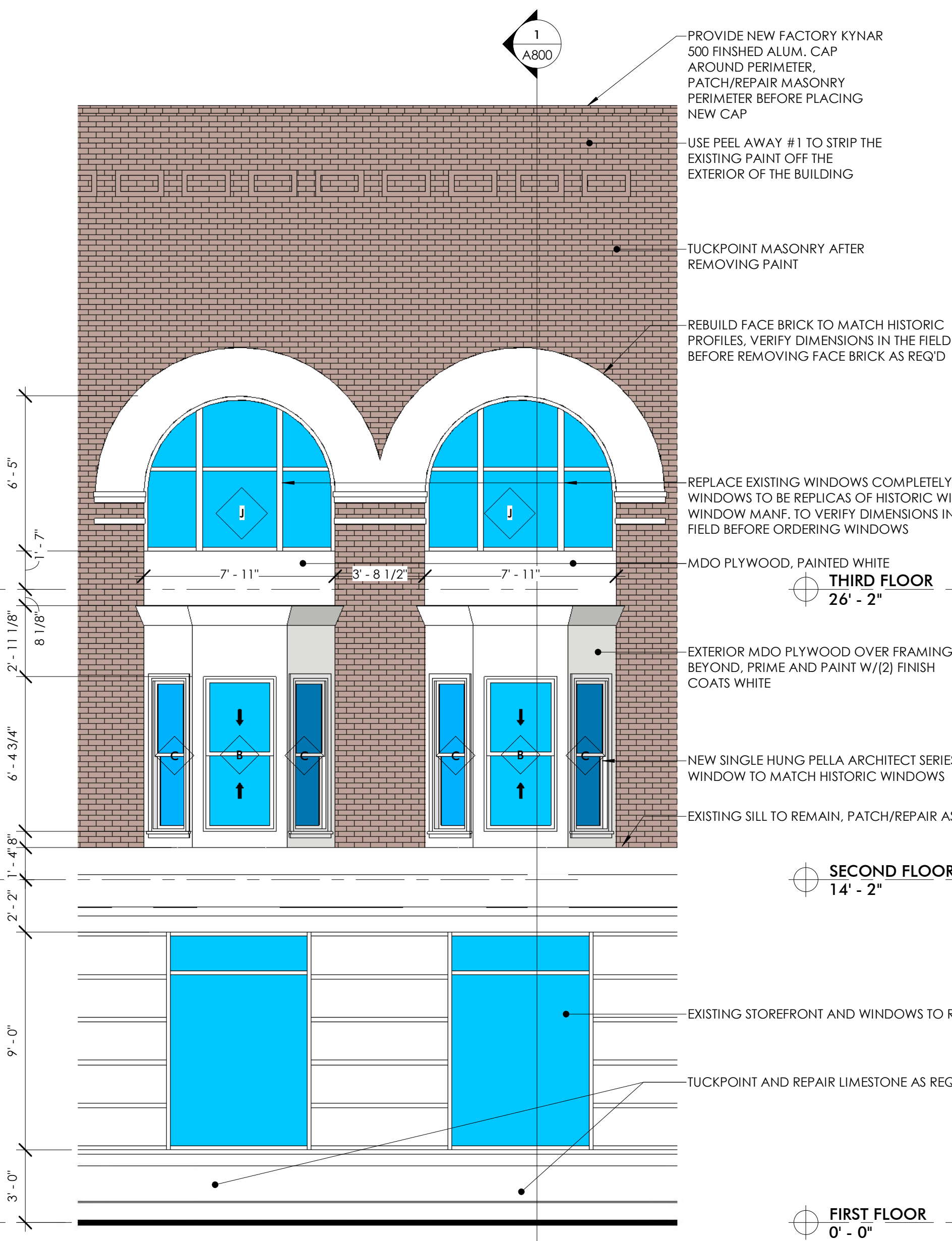
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ENLARGED EXTERIOR ELEVATIONS

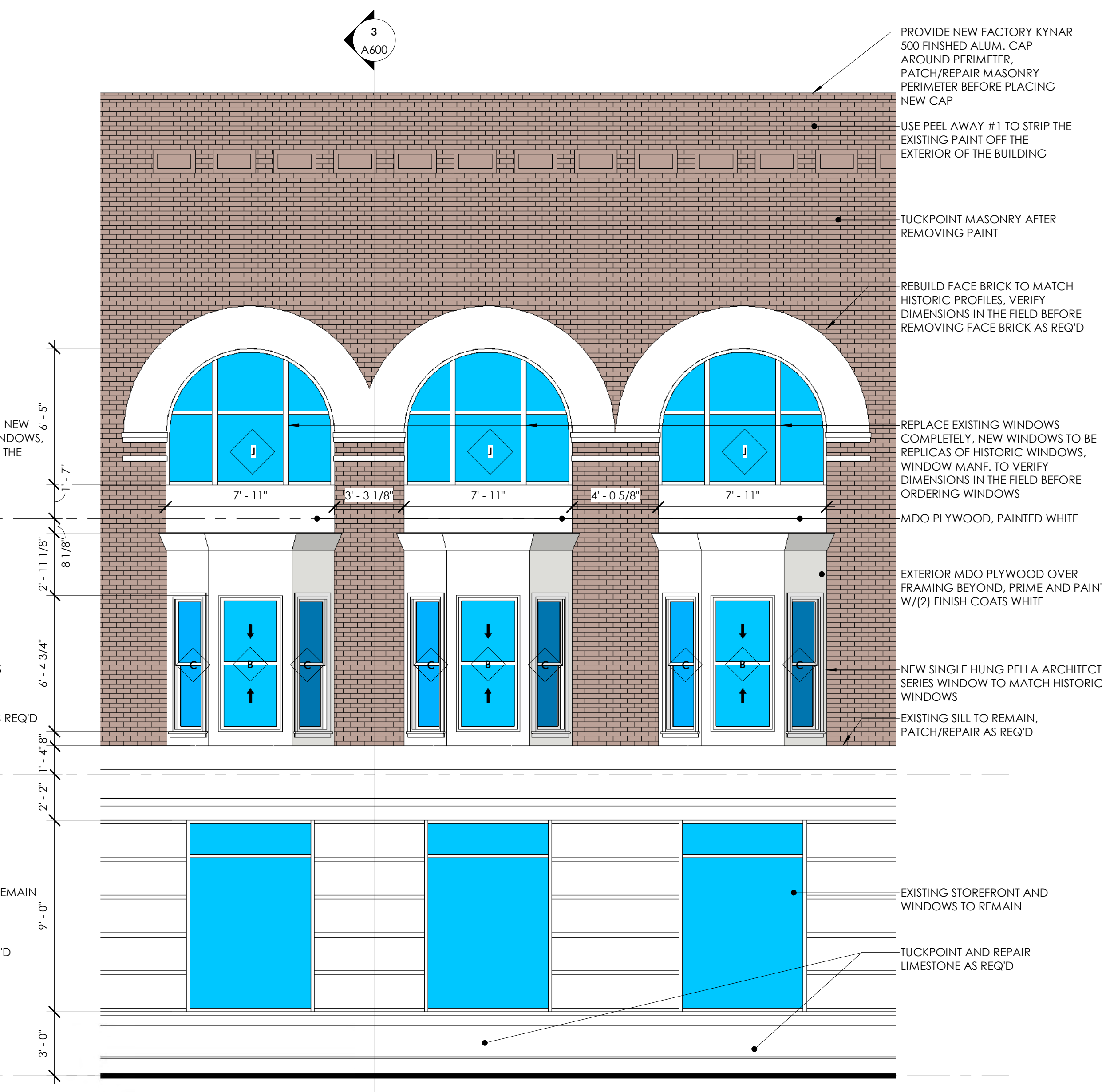
A502



1 ENLARGED NORTH ELEVATION
1/4" = 1'-0"



2 ENLARGED NORTH ELEVATION
1/4" = 1'-0"



3 ENLARGED NORTH ELEVATION
1/4" = 1'-0"



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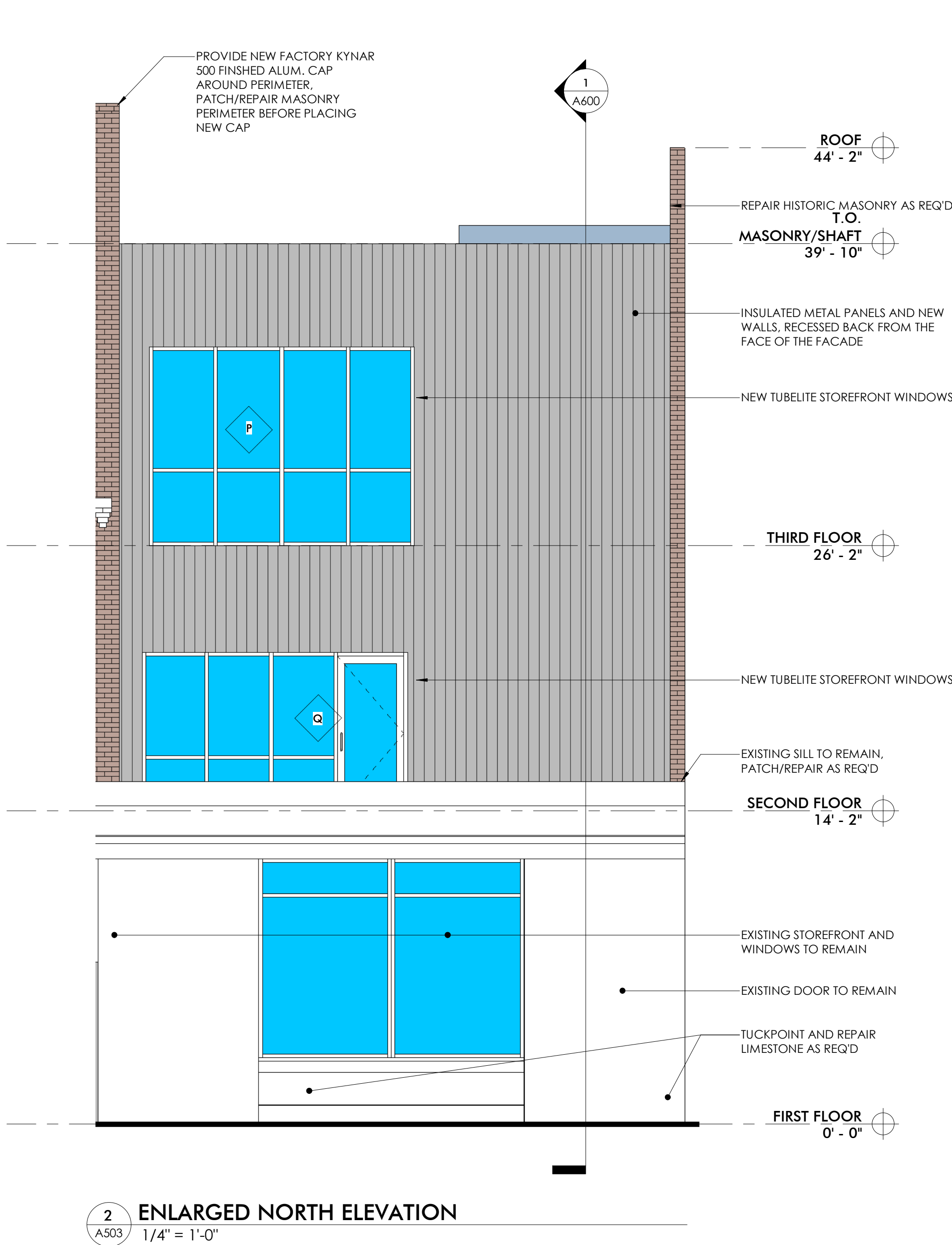
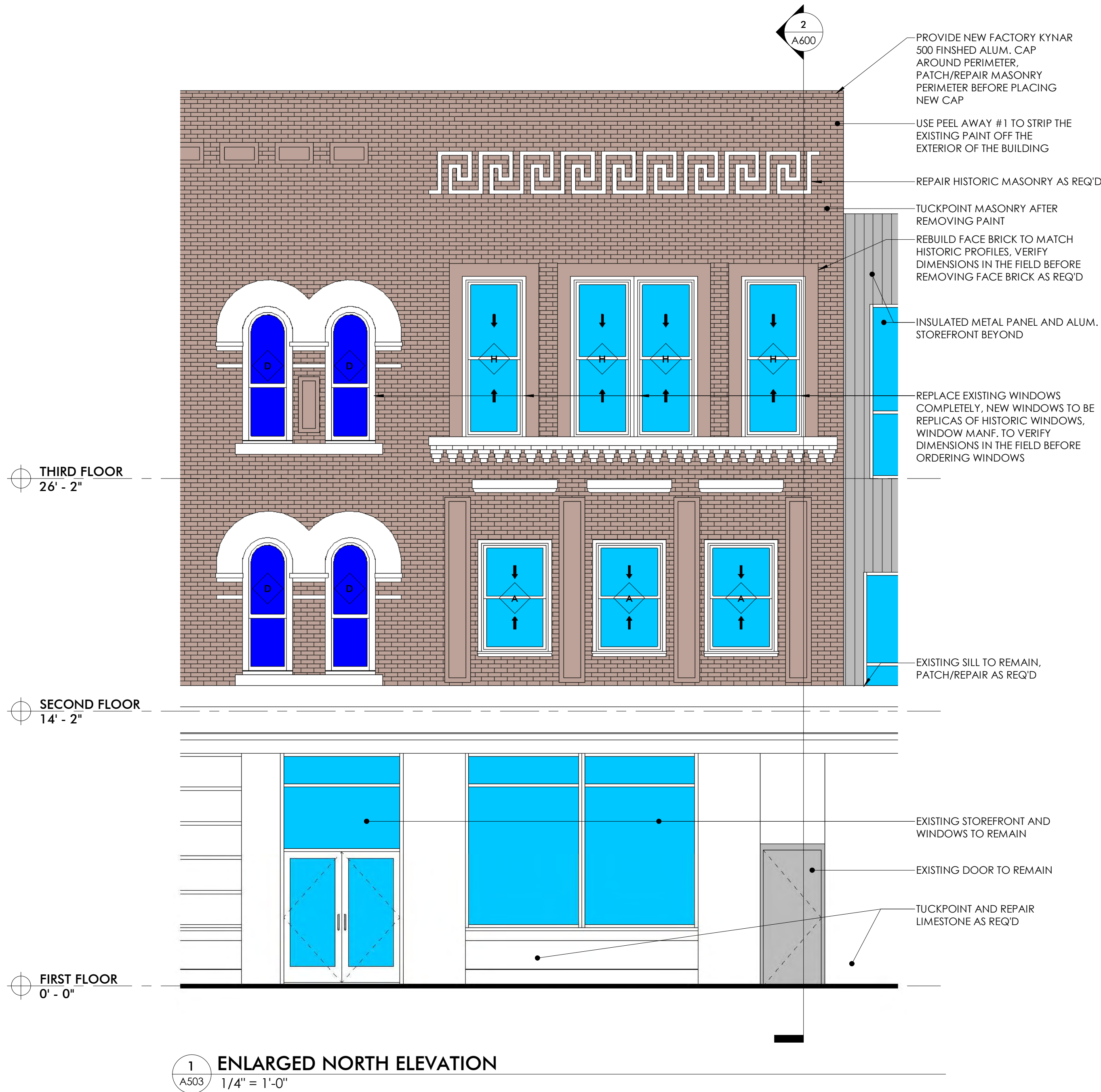
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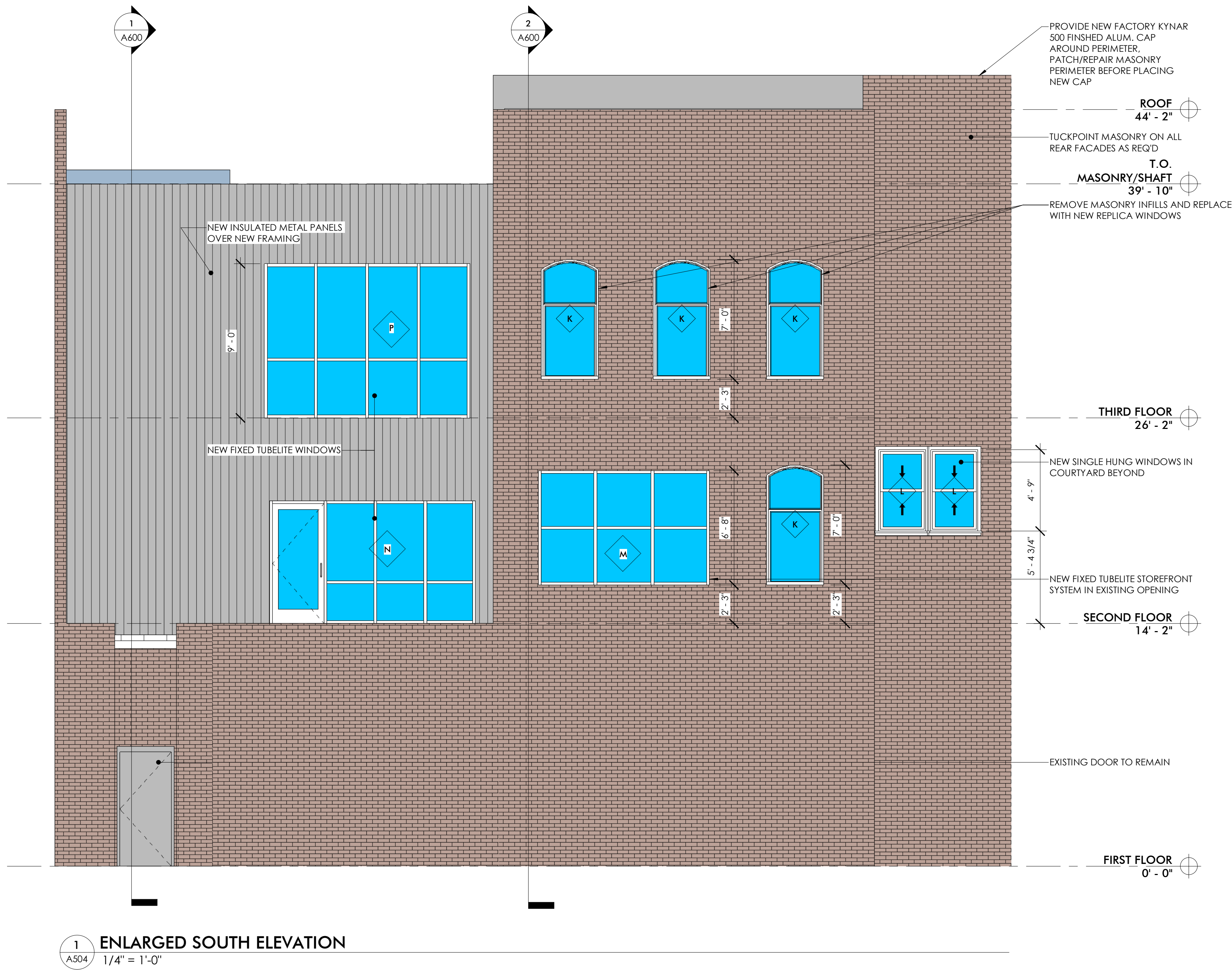
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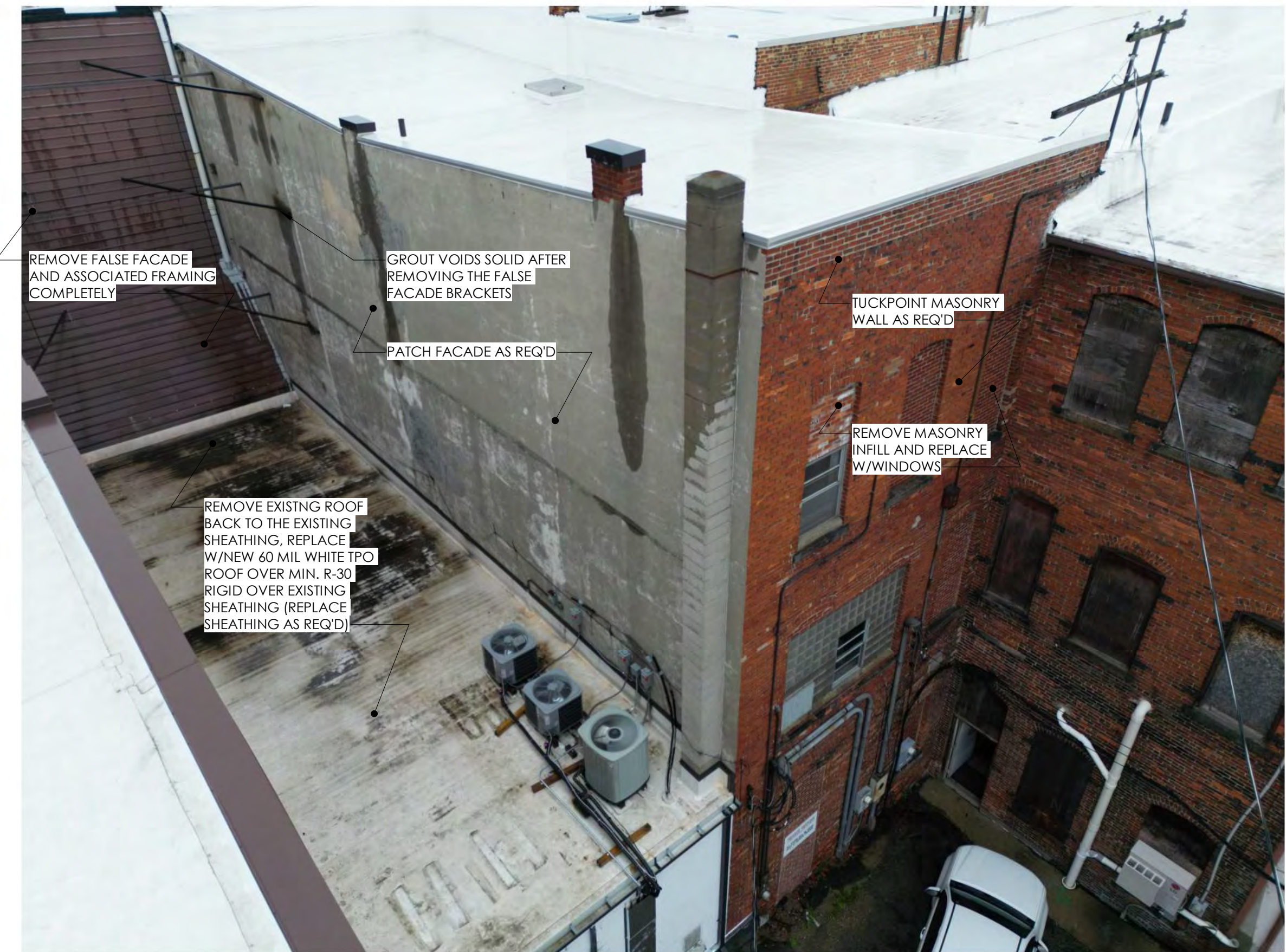
ENLARGED EXTERIOR ELEVATIONS

A503





1
A504
ENLARGED SOUTH ELEVATION
1/4" = 1'-0"



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ENLARGED EXTERIOR ELEVATIONS

A504

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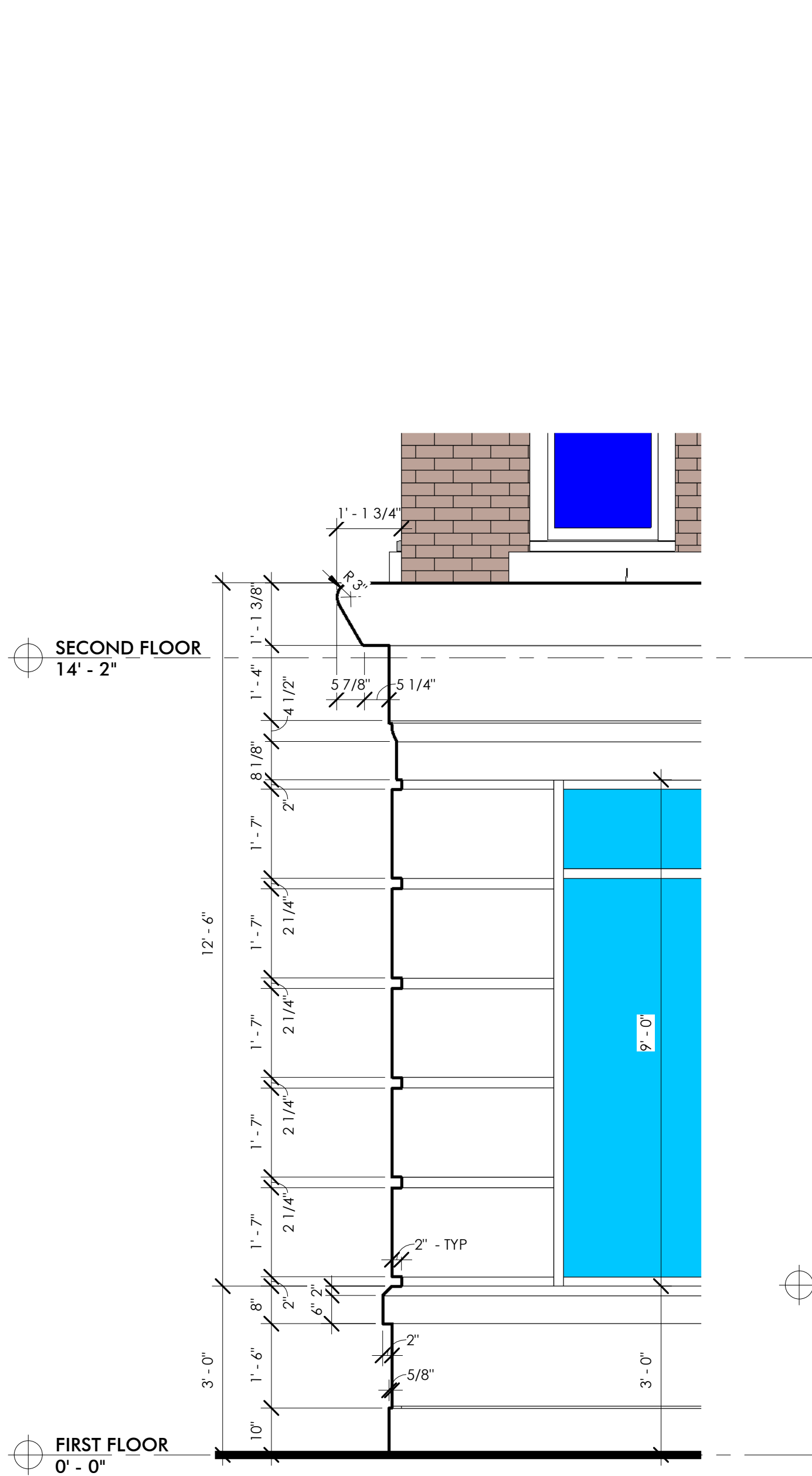
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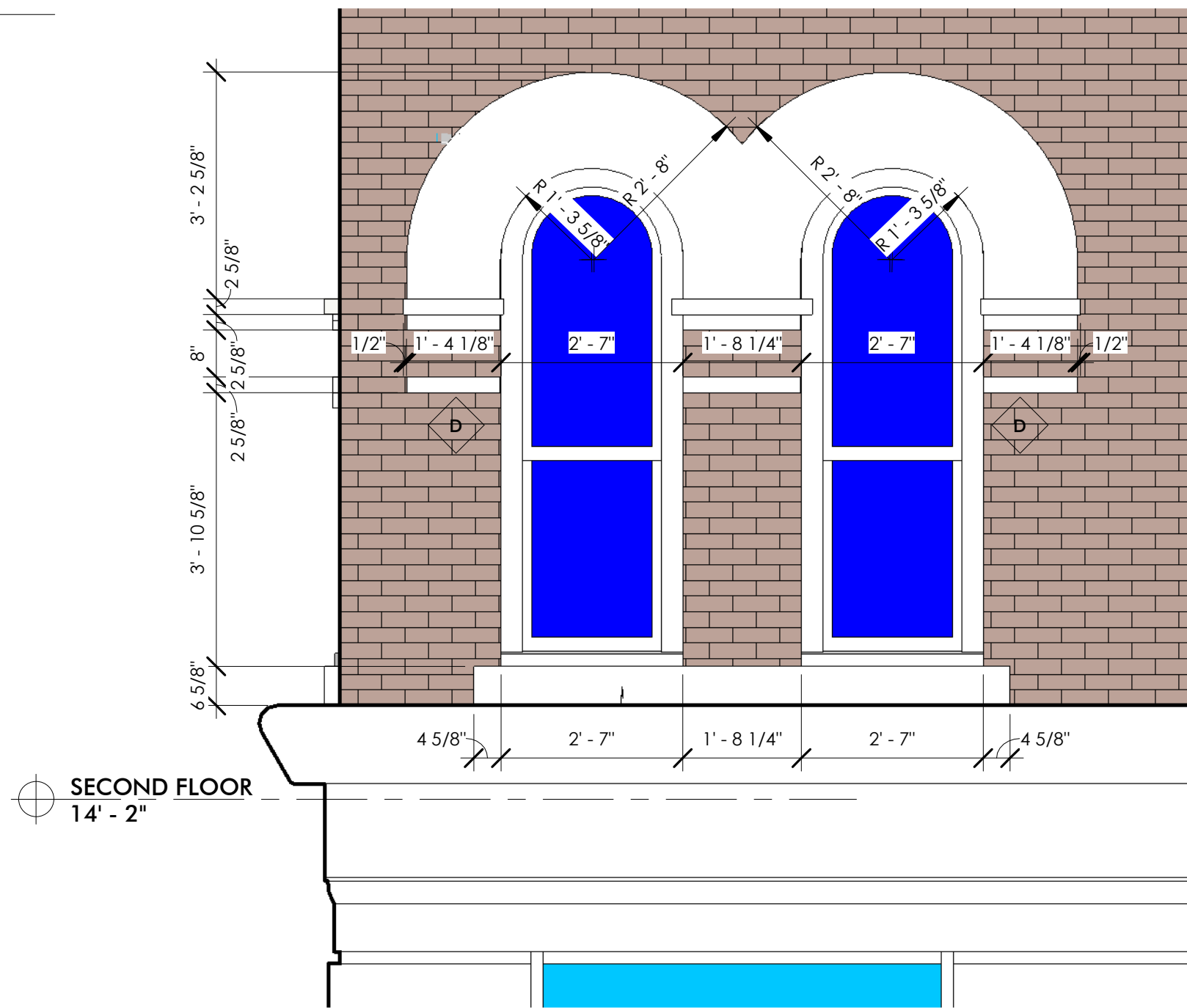
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ENLARGED EXTERIOR ELEVATION
DETAILS

A505



1 NORTH ELEVATION DETAIL
1/2" = 1'-0"



2 NORTH ELEVATION DETAIL
1/2" = 1'-0"



3 NORTH ELEVATION DETAIL
1/2" = 1'-0"

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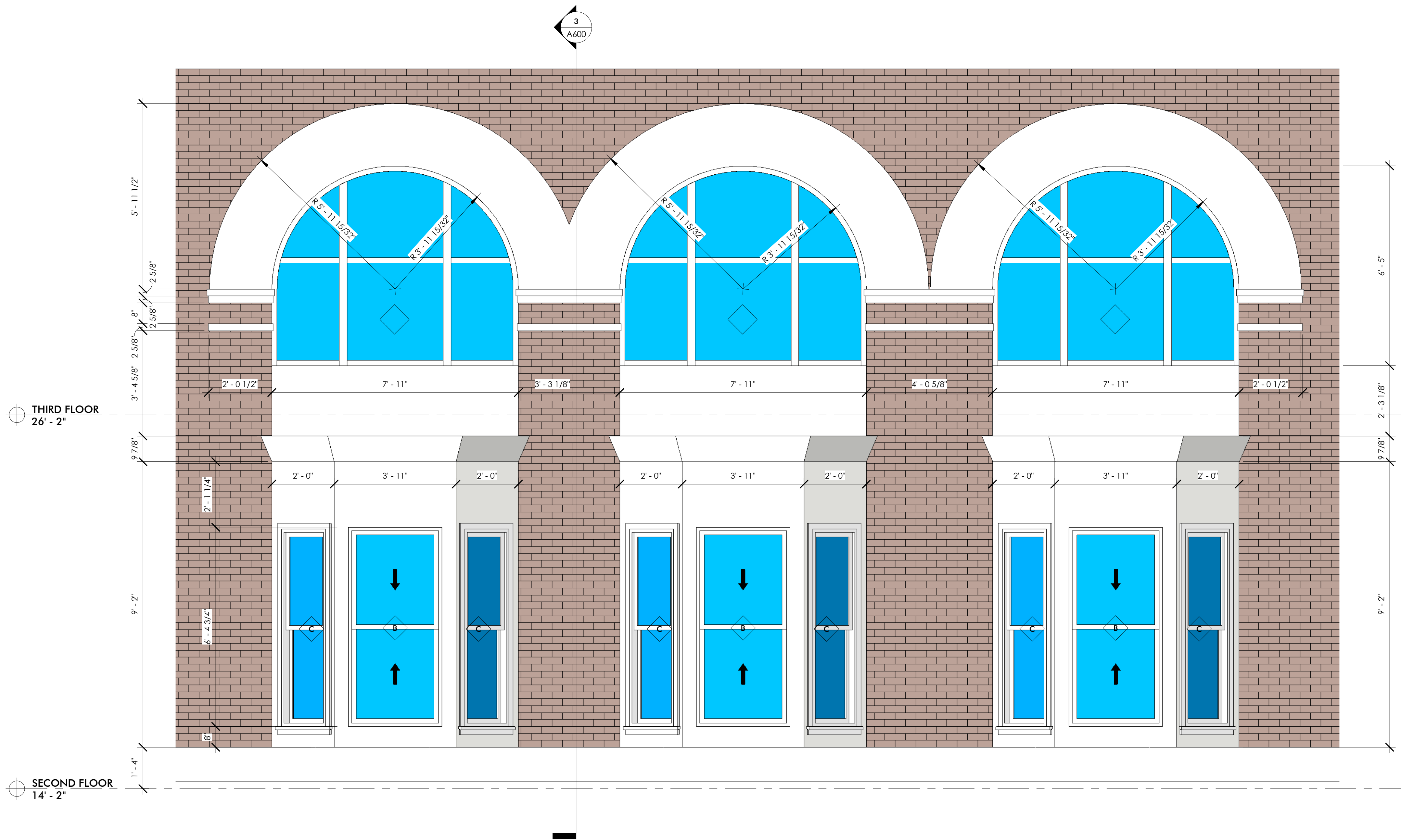
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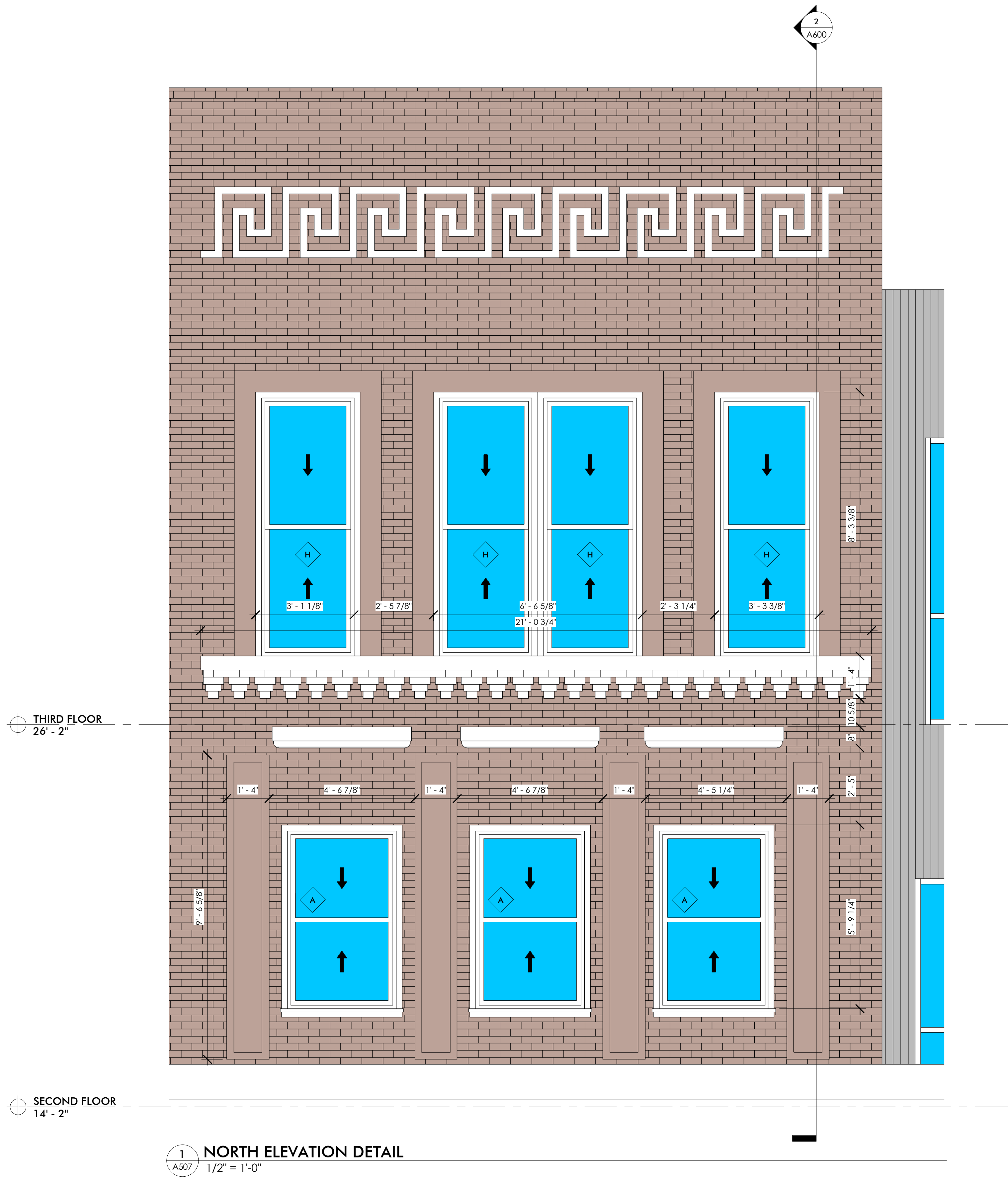
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**ENLARGED EXTERIOR ELEVATION
DETAILS**

A506



1 NORTH ELEVATION DETAIL
A506 1/2" = 1'-0"



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ENLARGED EXTERIOR ELEVATION
DETAILS
A507

A600



Please notice that all illustrations are computer-generated approximations and difference may exist between actual car and its components, colors and patterns

26.9.2023



Custom Design

KONE MonoSpace® 300 DX

A space-saving, affordable machine room-less traction elevator solution, optimized for two to four story buildings

CAR LAYOUT

CAR DIMENSIONS

3500 LB Passenger Shape

CAR TYPE

Single Entrance

KEY SPECIFICATIONS



Max. travel
48' (14.6 m)/4 floors



Max. Group Size
2



Max. capacity
/3500 lb (1588 kg)



Max. Speed
150 FPM (.75 m/s)

MATERIALS AND ACCESSORIES

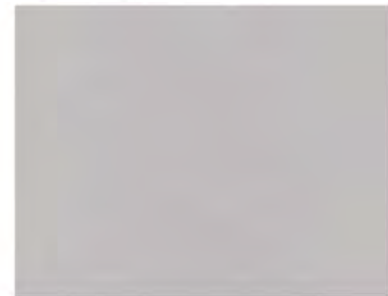
WALL FINISHES

Front [A]



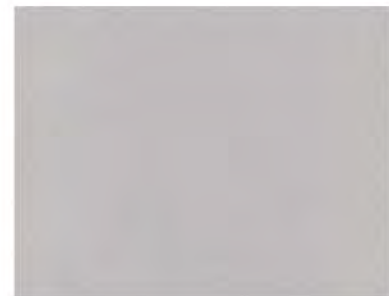
Brushed Stainless Stee...,
Brushed Stainless Steel

Right [B]



Pearl Silver,
Pearlescent laminate

Rear [C]



Pearl Silver,
Pearlescent laminate

Left [D]



Pearl Silver,
Pearlescent laminate

FLOOR FINISH



Sample floor by others, weight restrictions apply

CEILING



CL88 - Round, LED spotlights, Brushed Stainless Stee...

DOOR



DOOR TYPE

One-panel left side opening, Narrow-width frame

DOOR FINISH

Brushed Stainless Stee...

LANDING DOOR & FRAME FINISH

Brushed Stainless Steel, Grade 441

MATERIALS AND ACCESSORIES

USER INTERFACE

CAR OPERATING PANEL



Flush panel
Brushed Stainless Stee...
Display type: Dot matrix, Amber

KSS 140

KSS 140 is designed to withstand the most demanding environments by being impact, burn and splash resistant. Scratch resistance is achieved by utilizing the textured Scottish Quad finish option.

HALL INDICATOR



Hall lantern
Brushed Stainless Stee...

LANDING CALL STATION



Wall-mounted hall station without fire sign
Brushed Stainless Stee...

Elevator specific landing call station

CAR ACCESSORIES

HANDRAILS



Round, straight ends (HR61)
Brushed Stainless Stee...,
Right [B], Left [D]

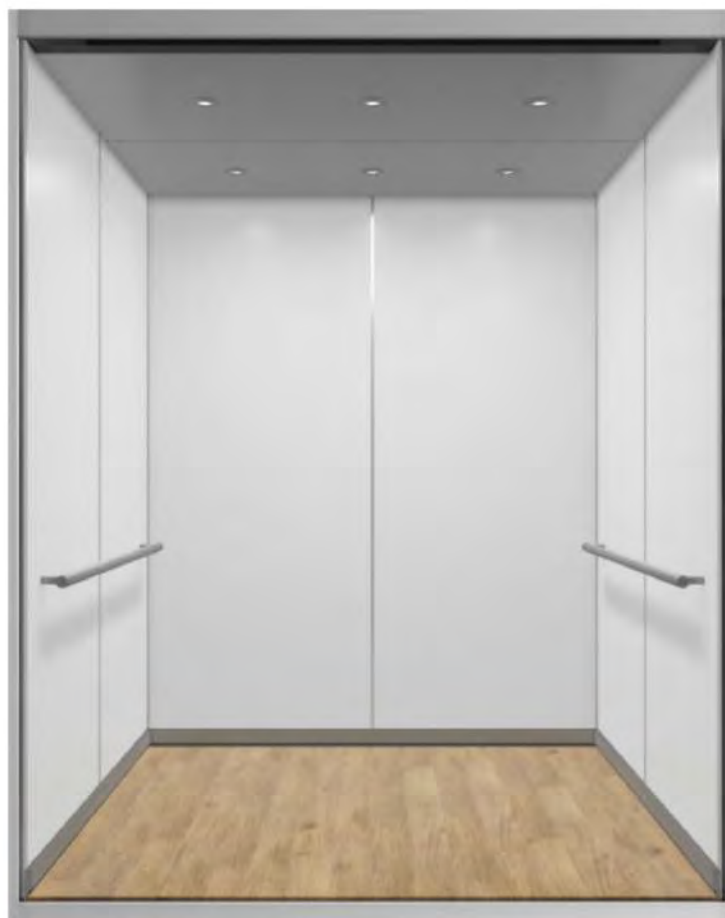
SKIRTING



Brushed Stainless Stee...



Front wall [A], Side wall [D]



Back wall [C]



Front wall [A]



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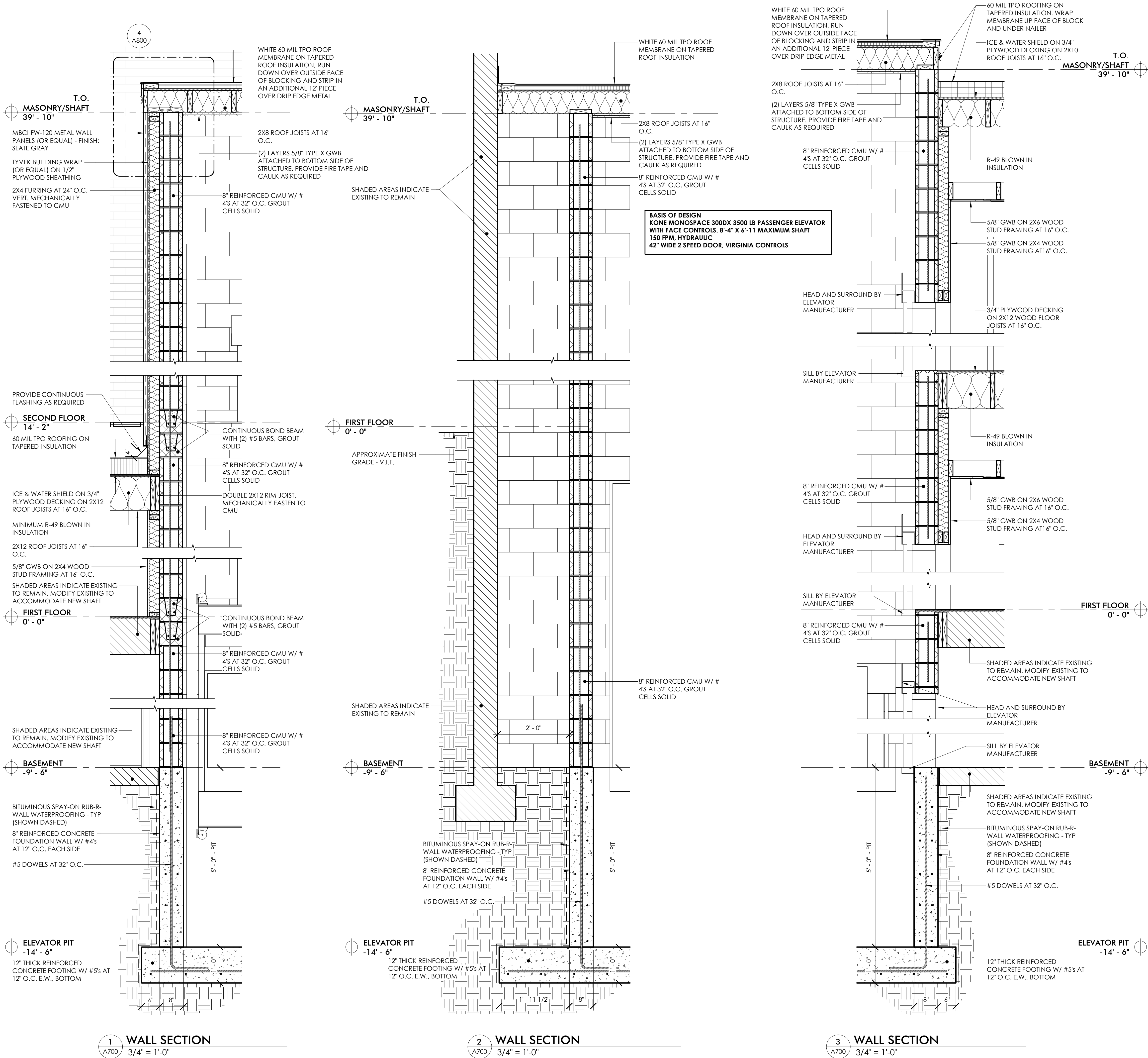
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ELEVATOR INTERIOR FINISHES

A602



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ELEVATOR WALL SECTIONS

A700

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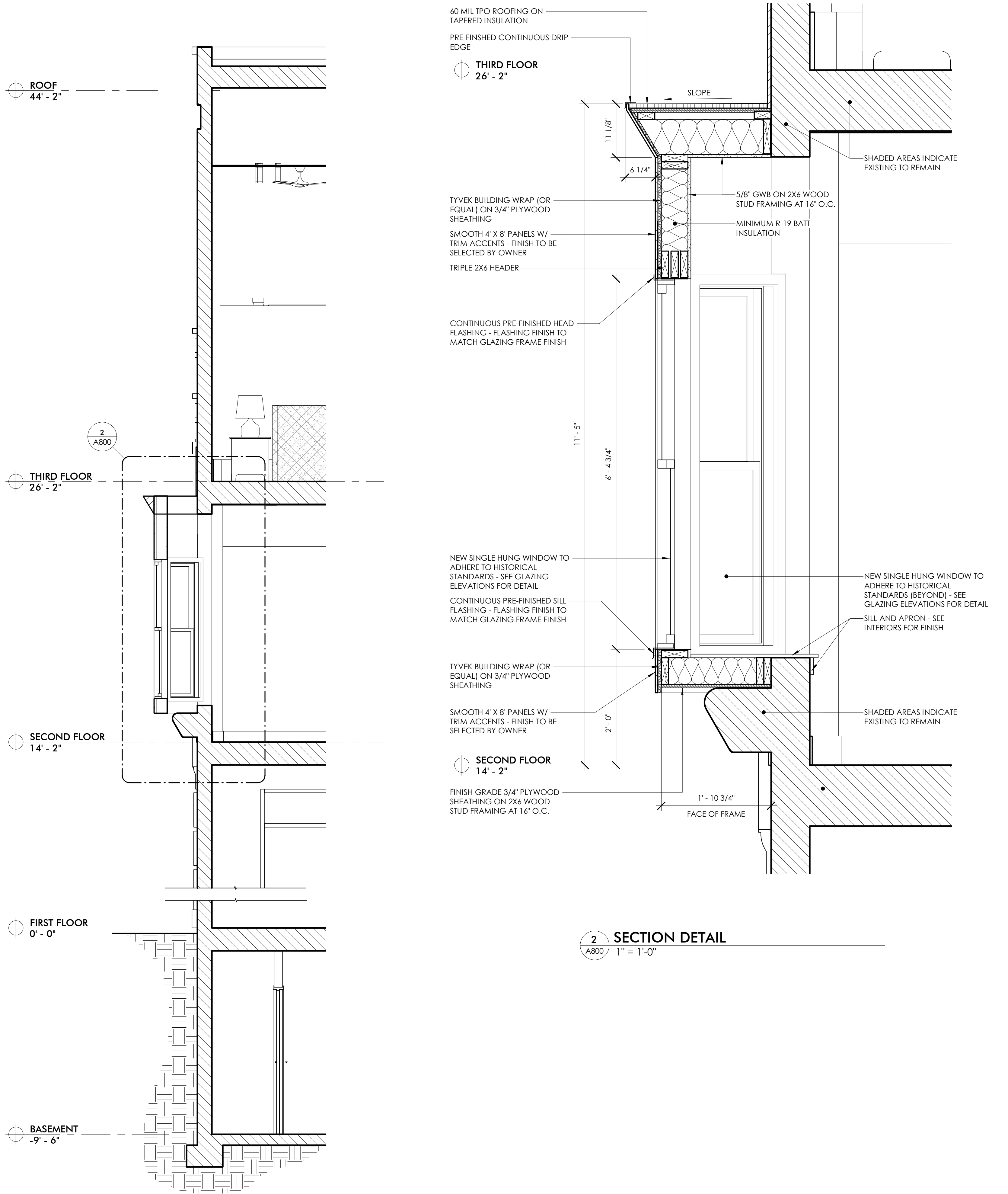
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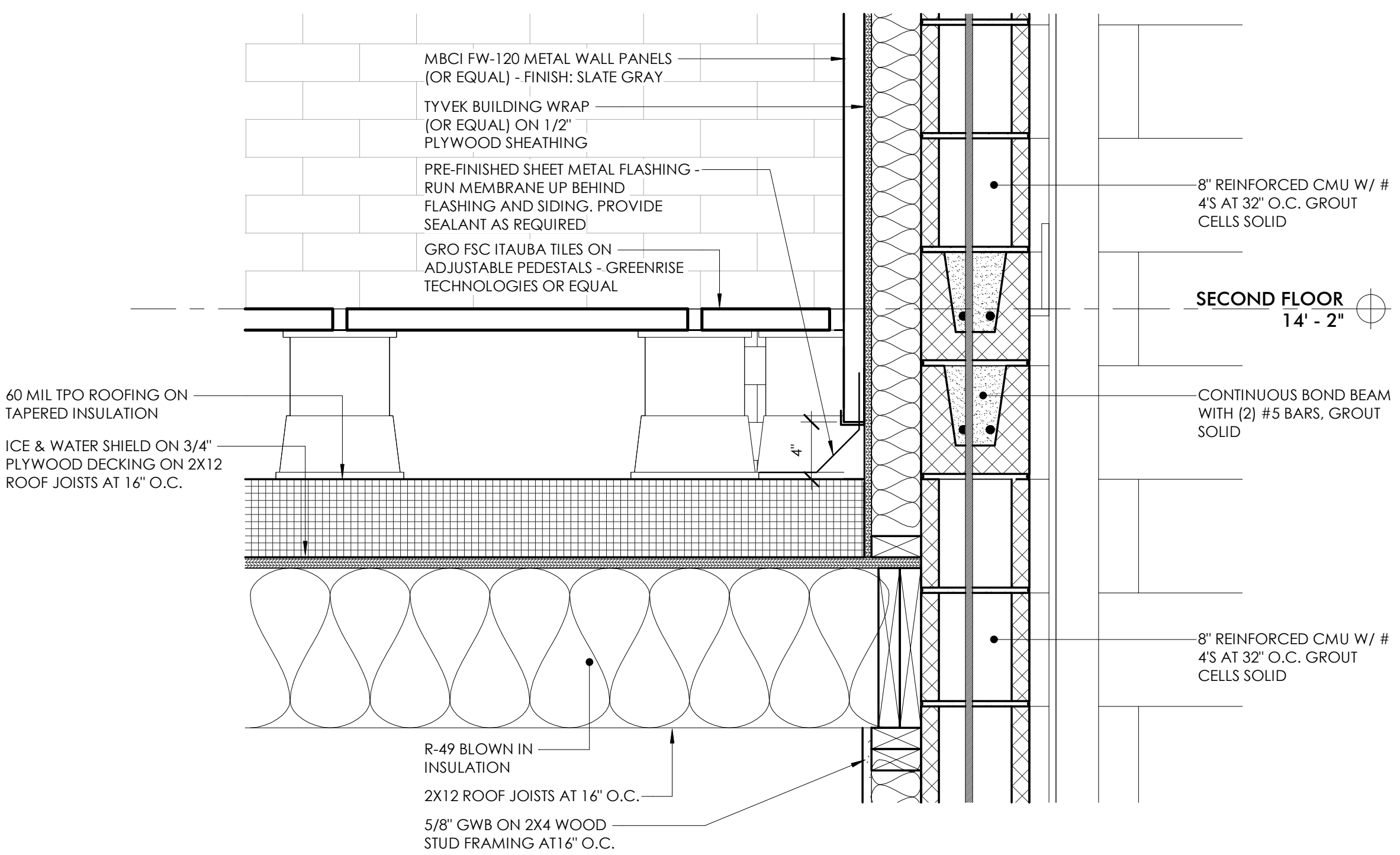
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SECTION DETAILS

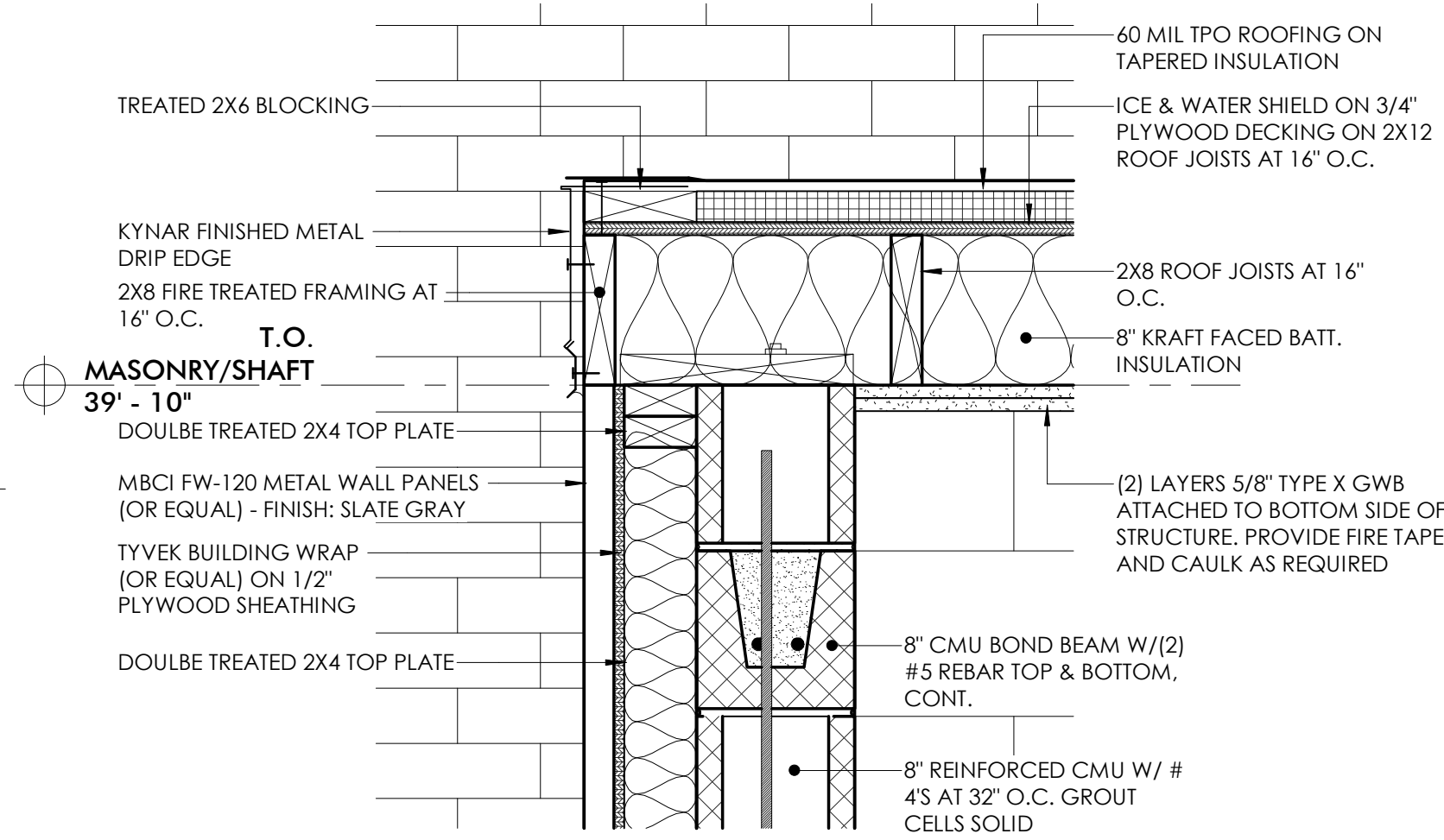
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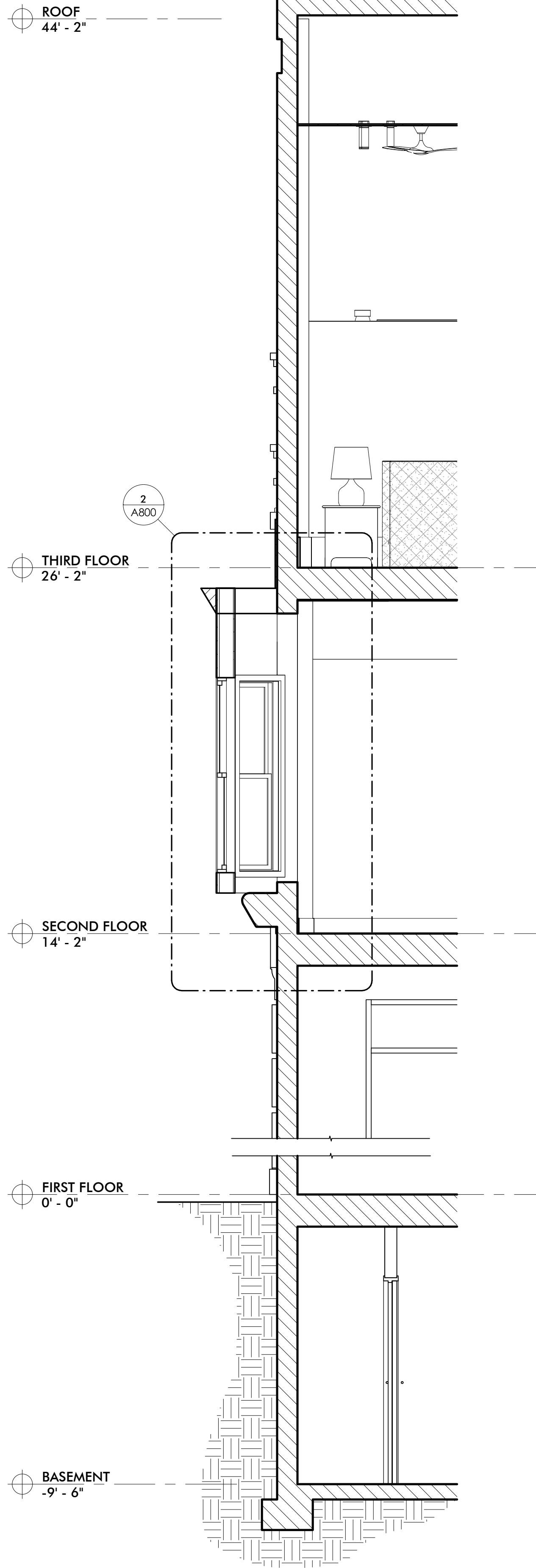
2 SECTION DETAIL
1" = 1'-0"



3 SECTION DETAIL
1 1/2" = 1'-0"



4 SECTION DETAIL
1 1/2" = 1'-0"



1 WALL SECTION
3/8" = 1'-0"

HISTORIC DISTRICT COMMISSION RESOLUTION

RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR FAÇADE REHABILITATION WORK AT 123 N WASHINGTON STREET

WHEREAS, the Historic District Commission of Owosso, Michigan, has received an application from Woodworth Investments for the rehabilitation of the property located at 123 N Washington Street; and

WHEREAS, the Historic District Commission was established to preserve the historic character of the district in accordance with the Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, the property at 123 N Washington is a contributing structure in the Owosso Local Historic District and is currently the subject of enforcement action by the Historic District Commission due to the condition of the façade; and

WHEREAS, the property is also the subject of an approved Historic Preservation Certification Application (Project No. 44364) by the National Park Service, pending fulfillment of conditions during construction related to window replacement, masonry restoration, and mechanical system concealment; and

WHEREAS, the proposed scope of work includes restoration of the building façade, installation of historically compatible windows, rehabilitation of the upper floors for residential use, and improvements to fire suppression and mechanical systems, consistent with historic preservation standards; and

WHEREAS, the proposed work was found to be in alignment with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Owosso Historic District Commission Design Guidelines, contingent on compliance with conditions set by the State Historic Preservation Office and the National Park Service.

NOW, THEREFORE, BE IT RESOLVED by the Historic District Commission of the City of Owosso, Shiawassee County, Michigan, that:

FIRST: The historic or architectural significance of the property and its relationship to the surrounding district will not be adversely affected by the proposed rehabilitation work.

SECOND: The proposed work meets the requirements of the Owosso Historic District Commission Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation, subject to fulfillment of all SHPO and NPS conditions.

THIRD: The approval of this Certificate of Appropriateness is intended to support the applicant's efforts to remedy the existing façade violations and bring the property into compliance with historic district requirements.

FOURTH: The Certificate of Appropriateness is valid for a period of one year and the project shall be completed no later than September 1, 2026, unless an extension is granted by the Commission.

FIFTH: Any substantive modifications to the approved plans for the exterior of the building shall require additional review and approval by the Historic District Commission.

Moved: _____

Supported: _____