

PONTIAC HISTORIC DISTRICT COMMISSION

November 8, 2023, 6:00 PM

CITY HALL – 2ND FLOOR – COUNCIL CHAMBERS

47450 WOODWARD AVENUE – PONTIAC, MICHIGAN

<u>Agenda</u>

- 1. CALL TO ORDER:
- 2. ROLL CALL:
- 3. OFFICIAL COMMUNICATIONS:
- 4. MINUTES FOR REVIEW: October 18, 2023
- 5. APPROVAL OF THE AGENDA:
- 6. UNFINISHED BUSINESS:
- 7. NEW BUSNESS:

A.	Application #: Applicant: Address: Request:	HDC 23-052 Lisa Keinert & Roger Vogel 416 W. Iroquios Road Remove existing shingle siding to replace with like material, replace damaged trim on front door opening with PVC and install PVC trim board to the bottom of detached garage.
В.	Application#: Applicant: Address: Request:	HDC 23-044 Loren Guzek – 46 N. Saginaw LLC 46 N. Saginaw Road Add new window opens for windows and façade enhancements.
C.	Application#: Applicant: Address: Request:	HDC 23-046 Mary L. Klein 141 Chippewa Drive Replace 22 windows with grills
D.	Application #: Applicant: Address: Request:	HDC 23-048 Ronita Coleman – Coleman Allen LLC 111 Oneida Road Remove 361 metal casement windows and replace with 361 black vinyl windows with grills.

8. PUBLIC COMMENT:

9. STAFF COMMUNICATIONS:

- A. Planning Initiatives
- B. Next Meeting: Wednesday, December 13, 2023, 6pm

10. ADJOURNMENT.

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CITY OF PONTIAC, MI

HISTORIC COMMISSION MINUTES

<u>Wednesday, October 18, 2023 – 6:00 P.M.</u> *City of Pontiac City Council Chambers*

I. CALL TO ORDER: (6:05pm)

II. ATTENDANCE

Present: Chair Rick David, Ken Burch, Regina Campbell, Fernando Bales, Jen Burk, Jim Allen, Rachael Clark (Quorum Reached)

Staff Members: Corey Christensen – Senior Planner / Paul Harang – Planner II

III. OFFICIAL COMMUNICATIONS

Senior Planner Christensen welcomed the members to the board and indicated no new updates.

IV. AMENDMENTS TO & APPROVAL OF THE AGENDA

A motion was made to approve the agenda by Commissioner Burk and seconded by Commissioner Campbell. Motion passed 7-0.

V. ADOPTION OF MINUTES:

A motion was made by Commissioner Clark and seconded by Commissioner Burk to adopt the minutes from September 12, 2023. Motion passed 7-0.

VI. OLD BUSINESS:

Senior Planner Christensen discussed an old case regarding window and door approvals. Commissioner Allen had questions regarding the approval of the case. The Senior Planner explained the concept of old business regarding past cases that required commission delegation or questions. The Senior Planner explained a Vice Chair will have to be nominated and appointed. Commissioner David posed the statement if any commissioner would be interested in the Vice Chair post. The commission discussed the appropriateness of electing a vice-chair at this meeting. Commissioner Campbell explains her background in real estate and working within Pontiac. Commissioner Campbell stressed interest in the Vice Chair post. Commissioner Clark voiced interest in assisting the Vice Chair role and has an interest in education and other supportive items concerning the board. Commissioner Burk posed a question to the Senior Planner on the role of the Vice Chair. The senior planner went over the duties of the role.

Commissioner Burch made a motion to appoint Commissioner Campbell as Vice Chair. Commissioner Allen seconded the motion.

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Yes 7-0

The motion passed unanimously.

VII. NEW BUSINESS:

Application #: HDC 23-041Applicant:Brent Mchaffey – Renewal by AndersonRequest:Replace WindowsAddress:161 Iroquois Road

Senior Planner Christensen gave a presentation on the applicant's request. The applicant is requesting a Certificate of Appropriateness for the replacement of windows at 161 Iroquois Road. The applicant is proposing 16 new replacement windows within the dwelling. A bedroom window opening on the west façade fronting Iroquois Road will be expanded to accommodate a larger window for light. The windows will be black and consist of casement and gliding windows. The house was built in 1941. The current windows are double-hung vinyl windows and are replacement windows and not original to the structure. The applicant is proposing fiberglass windows as replacements. Staff's presentation went over the details of the proposed work and compared it to the Secretary of the Interior's standards of approval. The findings are as follows, the windows will be black and made of a composite material. Senior Planner indicates that in past cases non-primary façade windows can be another material than wood, but primary façade windows must match the existing windows, but since the current windows are fiberglass, the commission should consider that.

The applicant, Brent Mahaffey, is an employee of Renewal by Anderson. The contractor explained that the product is not fiberglass, but a material called Fiberx. Fiberx is a wood composite material. All vinyl windows will be removed and replaced with 16 Fiberx windows. One gliding window will be established on the first floor of the dwelling fronting Iroquois.

Commissioner David requested the Planning Division research and obtain training on repairing windows and gaining insight into the construction and type of features in new window replacement. The Commissioner also requested the board members conduct an Historic District training for the board by January 2024.

Commissioner Bales requested training on what encompasses a window as well as a demonstration by an educator on facets of a window and examples of all materials in which a window can be constructed.

Commissioner Burk requested that the commission hold a historic fair to educate the public on how to improve a historic structure.

Commissioner Campbell requested a meeting or symposium on collaborating with historic districts in order to provide outreach and talk about contractors and the materials.

Commissioner Allen talked about the need to focus on repairing windows instead of replacing historic

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windows.

Commissioner Clark asked if the windows would have grids within the glass area. The contractor indicated the windows will be three over four.

Commissioner Burch requested an example of the window type. The contractor did not provide a physical example. But the contractor stated the windows would look square, not rectangular.

Commissioner Allen requested information on the existing grid of the windows. The commissioner indicated that the existing windows should try and look closer to the original windows.

Commissioner Bales asked if the size of the windows would be changing. The contractor indicated all stone trim around the windows will remain and the size of the windows will not change except for the window on the first floor (primary façade), this window will be enlarged due to the removal of filler material.

The Chair requested information on what is contributing and not contributing to the district. The Chair requested that all commissioners visit each case before the meeting.

Commissioner Allen asked a question about which windows would be glider and requested information on the size of the windows to be put in the window openings.

Commissioner David made a motion and Commissioner Burk seconded to approve case HDC 23-041 to replace 16 windows within the dwelling.

Yes 6 (David, Campbell, Bales, Burk, Allen, Clark)

Abstention 1 (Burch)

Motion passes

VIII. PUBLIC COMMENT:

Sue Sinclair, resident of the Seminole Hills Historic District, expressed a concern about the precedence of vinyl windows. The resident Indicated some windows companies will work within Pontiac. She asked a question about the color of the windows. The resident has an issue with the style/ material of the windows being approved.

IX. STAFF COMMUNICATIONS

Staff indicated a meeting will be held in the future to talk about the window replacement request at 111 Oneida. Oakland County is the owner. A draft schedule will be provided in next month's agenda.

X. Adjournment



Historic District Commission Meeting November 8, 2023 47450 Woodward Avenue Pontiac, Michigan 48342

HDC MEETING DATE:	11-08-2023
APPLICATION NUMBER:	HDC 23-052
HISTORIC DISTRICT:	Seminole Hills
ADDRESS:	416 West Iroquois Road
PROPERTY OWNER:	Lisa Keinert/ Roger Vogel
SCOPE:	Replace wood shingles on the dwelling and garage; add PVC material on the front door trim and add PVC banding at the bottom of each garage wall.

PROPOSAL

The applicant is proposing to remove existing wood shingles from the east, west, and south elevations of the dwelling and all four (4) elevations of the garage and replace the cladding with cedar wood shingles. Additionally, the applicant is seeking approval to remove the existing wood trim around the front door and replace the wood trim with engineered PVC material as well as replace the first eight (8) inches at the base of each garage wall with PVC material. The new wood shingles on the dwelling and garage will be painted with two (2) coats of barn red color to match the existing color of the buildings on site. The new trim will also be painted to match the existing trim color on both buildings at the site.

Exhibit # 1, Site Plan



EXISTING CONDITIONS

916 West Iroquois Road was constructed in 1929 by Palmer Seeley, President and Treasurer of Stewart's Sweet Shop. This period revival/ shingle style dwelling is characterized as, 1-1/2 story dwelling, very steep pitch side gable roof, steep pitched cross gables, wood shingles. A detached garage sits to the rear of the property and mimics the architectural details of the dwelling, including wood shingles, steep pitched roof line and double hung sash windows.



Exhibit # 2 – Iroquois Road Primary Front

Exhibit # 3 – Menominee Road

STAFF OBSERVATIONS AND RESEARCH

- The Seminole Hills Historic District was established in 1983.
- The subject property is located at the northwest intersection of West Iroquois Road and Menominee Road
- Deterioration of portions of the wood shingles, particularly on all elevations is observable from the public right of way and in photos.
- City records show in 2021 a request was made to repair and stain the existing shingle siding on the house and garage. Paint wood trim, repair damaged areas.
- Staff noticed in the site visit PVC material on the front door trim but staff is unable to locate any approval for this.

STANDARDS OF APPROVAL

Per section 74-73 Design review standards and guidelines of City Code, the Commission shall follow the U.S. Secretary of the Interior standards for rehabilitation and guidelines for rehabilitation of historic buildings.

The Secretary of the Interior Standards for the treatment of Historic Properties provides 10 standards for the rehabilitation for historic properties. The relevant standard which applies to this request is #6.

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

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



Exhibit # 4 - Cedar shingle example

ANALYSIS

This alteration request would fall under the Secretary of the Interior's standards for rehabilitation. The proposed removal of existing wood shingle cladding and establishment of a like material is consistent with the Secretary of the Interior's standards. The proposed alteration weatherizes the structure more securely, respecting the design integrity of the original building, and provides a noticeable improvement to the existing condition of the building.

The removal of wood trim around the front door replacing historic material with composite PVC material as well as establishing CVS vertical banding at the bottom 8 inches of the garage façade are not compatible with the Secretary of the Interior's standards.

Based on the Secretary of the Interior's standard # 6 historic features shall be repaired or replaced with materials that match the design, color, texture, and other visual qualities of the feature being removed. The applicant has not provided information on why utilizing wood trim is not possible at the front door or why other wood materials cannot be used at the base of the garage walls.



Exhibit # 5 – PVC banding/ trim example

STAFF RECOMMENDATION

Staff provides the following recommendations on the application:

- 1. Staff recommends APPROVAL of the replacement of the existing shingles on the dwelling and garage due to deterioration of the existing material where the applicant is proposing replacement material that matches the old design, color, and texture with one condition of approval.
 - a. The first eight inches (8") of the base of the garage facade shall be made of wood shakes instead of the PVC on the application.
- 2. Staff recommends DENIAL of the establishment of PVC materials on the garage and the trim of the principal structure's front door due to the fact the new features do not match the old in texture and other visual qualities.

Sample Motions

- A. I make a motion to APPROVE case HDC 23-052 to replace existing wood shingles with new wood shingles on the east, west, and south elevations of the dwelling and all elevations of the garage with the following conditions of approval:
 - 1. The first eight inches (8") of the base of the garage's facade shall be made of wood shakes instead of the PVC on the application.
- B. I make a motion to APPROVE case HDC 23-052 to replace existing wood shingles with new wood shingles on the east, west, and south elevations of the dwelling and all elevations of the garage and PVC for the front door trim.
- C. I make a motion to DENY case HDC 23-052 to replace existing wood shingles with new wood shingles on the east, west, and south elevations of the dwelling and all elevations of the garage and add PVC material to the front door trim and the first 8 inches to each elevation of the garage as presented because it does not comply with the following standard of approval ______.
- D. I make a motion to TABLE case HDC 23-052 to give time for the applicant to provide the following additional information: ______.

HDC23-052



Application for Historic District Commission

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800 F: 248.758.2827

Property/Project Address: 416 W Iroquois Rd

Sidwell Number:

Office Use Only PF Number:_____

Date: 10-25-23

Instructions: Complete the application and submit it to the Office of Land Use and Strategic Planning. Received applications will be processed and put on the next available Historic District Commission meeting. The Historic District Commission meets the second Tuesday of the month. Incomplete applications will delay the review process.

Applicant (please print or type)

Name	Bloomfield Construction		*	
Address	2035 Franklin Rd			
City	Bloomfield Hills		-	
State	Michigan			
ZIP Code	48302			
Telephone	Main: 248-333-3987	Cell:	Fax:	La tra - 10 - 11 P - 11 - 1 - 1 - 1 - 1 - 1 - 1 - 1
E-Mail elaine@bloomfieldconstruction.com				

Property Owner (please print or type)

Name	Lisa Keinert & Roger Vog	el	
Address	416 W Iroquios Rd		
City	Pontiac		
State	Michigan		
ZIP Code	48341		
Telephone	Main: 248-505-4745	Cell:	Fax:
E-Mail			

Project and Property Information

Describe in detail all intended work, specifying dimensions, textures, color and materials. Provide samples and/or brochures describing substitute materials. Include other appropriate descriptions, plans, and/or drawings as specified below and on reverse side. (Check appropriate activity.)

Exterior Alterations, Additions, New Construction, and/or Signs require:

- Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are:
 - o Any changes in dimensions, material, or detailing.
 - Any new additions or sighs to any building.
- Consideration of signs also requires provision of:
 - A sample of proposed style of lettering and colors.
 - o A description of frame and installation

Repairs:

Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed.

Demolition:

- State reasons for demolition
- State why you believe it is not feasible to put the structure in acceptable condition for reuse.

Moving:

- State reasons for moving
- 0 State proposed location

Description:

Remove existing cedar shake siding, existing wood trim is to stay.

Install Tyvek House wrap as moisture barrier to walls. Install 24" Natural Cedar Shingles #1 Grade in staggered profile with

approximate 10" exposure, pre-finished solid color Barn Red. Cedar will be primed on all 6 sides with stain blocker primer, and

then finished with 2 top coats of solid stain. Cedar will be install with stainless steel staples.

Replace damaged trim on front door opening us PVC trim. Install aluminum seamless gutters and downspouts with strap

hanger to both eave edges of garage White color. Caulk all newly siding areas of home using NPC Solar Seal sealant

Metal Flashing & PVC trim board installed to bottom of detached garage to allow wood to dry thoroughly after it rains to prevent damage to siding

(Attach additional pages as necessary)

Signature of Owner

ignature of Applicant

State of Michigan County of Oakland

On this **3** day of **Octoben**, A.D., 20**33**, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

Public. Oakland County, Michigan My Commission Expires: **June 30, 2024**

ELAINE MILLER NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF OAKLAND My Commission Expires June 30, 2024 Acting in the County of Oakland









2035 Franklin Road Bloomfield Hills, Michigan 48302 Tel: **(248) 333-3987** Fax: (248) 333-0351 www.bloomfieldconstruction.com



Builders License: 210-211-6378

Selected by *Qualified Remodeler* Magazine as: Top 200 "Exterior Contractor's" in America

Selected by *Remodeling* Magazine as: Big 50 AWARD RECIPIENT Selected by *Roofing Contractor* Magazine as Top 100 Roofing Contractor in America

Lisa Keinert & Roger Vogel 416 W Iroquois Rd Pontiac, MI 48341 (248) 505-4745

July 28, 2023

We hereby submit specifications & estimates for the following:

Work to complete home (not included North elevation) and complete detached garage cedar siding:

- Remove existing cedar shake siding
- Existing wood trim to stay
- Install Tyvek house wrap as moisture barrier to walls
- Install metal flashing & PVC trim board to bottom of detached garage
- Cedar will be primed on all six (6) sides with stain blocker primer, and then finished with two top coats of solid stain
- Cedar will be installed with stainless steel staples
- Replace damaged trim on front door opening using PVC trim (to be done prior to full siding replacement)
- Install aluminum seamless gutters and downspouts with strap hangers to both eave edges of garage White color
- Caulk all newly sided areas of home using NPC Solar Seal sealant
- complete clean-up and haul away of all work related debris

All taxes included

Any and all permits will be additional if necessary $\underline{(WAV)}$ initials

Work not being performed:

• We are not responsible for painting or staining any of your new or existing trim or gutters after the job is completed.

**Any architectural approval from subdivision or homeowner's association is the homeowner's responsibility

Any 1 x 4material that needs to be replaced will be done so at \$ 7.46 per linear footAny 1 x 6material that needs to be replaced will be done so at \$ 7.90 per linear footAny 1 x 8material that needs to be replaced will be done so at \$ 8.26 per linear footAny 1 x 10material that needs to be replaced will be done so at \$ 8.70 per linear foot

Any OSB 4 x 8 sheets material that needs to be replaced will be done so at \$ 3.00 per sq foot ** All carpentry will be billed at \$65.00 per man per hour plus materials plus 15%

** If existing wallboard is not acceptable (damaged or rotten) new wallboard will be replaced at an additional charge stated above.

The General Conditions of the work to be performed under this agreement are stipulated in the attachments. Owner and BCC understand and agree to these General Conditions and include them as part of this agreement. This is the only contract between owner and BCC and no verbal agreement of any kind shall be binding on the parties hereto.

5 Year guarantee from Bloomfield Construction on workmanship

Bloomfield Construction Company (BCC) General Requirements

The following is a list of the General Conditions, which are used on projects of Bloomfield Construction.

- 1. <u>Change Orders:</u> "Extra Work" is defined to mean any addition to, deletion from or change in the Work as described in the specifications page. During the progress of construction the Owner may order "Extra Work" without invalidating this Agreement. The cost for such "Extra Work" shall be presented by BCC to Owner in advance of work being done, if possible; or may be charged at BCC's. Standard rates for time and materials. All sums for "Extra Work" shall be due and payable upon the next scheduled payment, or at such other time as agreed to by the parties to this Agreement. Decreases in the cash price resulting from "Extra Work" shall apply against the final payment provided for in paragraph 2 of the Agreement.
- <u>Concealed Conditions</u>, <u>Termites</u>, <u>Hidden Damage</u>, <u>Hazardous Material Removal</u>: BCC shall not be obligated to correct hidden damage caused by termites, other pests, dry rot or any other cause. BCC shall not be required to remove any asbestos or other hazardous material discovered during the course of the job. Any such work discovered once work has commenced shall be considered "Extra Work".
- Building Code: If, during the course of construction, it is revealed that the structure is not up to current building code, the Owner shall be liable for "Extra Work" needed to bring the structure up to code as required by the city, county or prevailing inspector(s). BCC shall not be obligated to repair code violations that aren't included in our original agreement.
- <u>Matching Materials</u>: BCC calls attention to the limitations of matching material such as; plaster, stucco, and concrete, and while BCC shall make every effort to match or blend to existing materials; textures, colors and planes, and exact duplication are not promised and should not be expected.
- 5. <u>Electrical Services</u>: Existing circuits and wiring will be re-used where possible. Unless specifically indicated, electrical work includes no change or upgrade to existing service panel, other than additions of circuit breakers or fuse blocks to distribute electric current to new outlets. Any such change, or change in the point of service, main switch or meter, or changes in wiring in areas undisturbed by the alterations covered by this agreement, whether requested by the Owner or required by an inspector or utility, shall be considered "Extra Work".
- 6. <u>Filled Ground, Rock, Cisterns, Wells, or Springs:</u> Unless otherwise stated, the Price does not include excavation or grading costs resulting from underground springs, cisterns, wells, rock removal or other such conditions. If such work is required, BCC shall inform Owner of the unusual conditions necessitating such work and Owner shall pay for such work as "Extra Work".
- 7. <u>Underground Pipes:</u> BCC, unless otherwise stated, shall not be held responsible for damage to, or removal of, hidden pipes, sprinkler lines, water or sewage disposal systems or conduits in excavation and grading areas. Unless specifically indicated, the Price does not include re-routing vents, pipes, ducts or wiring conduits, or correcting other hidden conditions that may be discovered through removing, or cutting open walls. All such work shall be considered "Extra Work".
- Property Lines: Owner shall furnish, if necessary, at Owner's own expense, all necessary surveys and assume responsibility for the accuracy of all boundary markers unless otherwise agreed in writing.
- Access to Work: Owner shall grant free access to work areas for workmen and vehicles and shall allow areas for storage of materials and debris. Owner agrees to keep driveways clear and available for movement and parking of trucks during normal work hours. If the site is fenced, BCC and workmen shall not be expected to keep gates closed for animals and children. Owner agrees to remove and protect any personal property, inside and outside, including shrubs and flowers, and BCC shall not be held responsible for damage to such items.
- 10. <u>Requirement of Public Bodies and Permits:</u> Any changes, alterations, additions to, or omissions from the drawings and specifications which may be required by any public body, utility, historical preservation groups, or inspector shall constitute a change in the work and shall be paid for in the same manner as "Extra Work". BCC shall obtain a standard building permit, if required (owner responsible for all permit fees). Owner will provide all building plans, surveys, plot plans and other such documents, which are required by the permitting authority. Compliance of the Work to other property restrictions, approvals required by Zoning Authorities, historical preservation, or by other person(s) shall be the Owner's responsibility.
- <u>Materials Removed</u>; <u>Debris</u>: All materials removed from structures in the course of the Work shall be disposed of by BCC, except those items designated in writing by Owner prior to commencement of the Work. All construction debris shall be removed by BCC at completion of the Work.
- Facilities: Utilities: Owner agrees to make domestic waste, electricity, and toilet facilities available to BCC's employees and trade contractors during the course of construction.
- 13. <u>Extra Time:</u> BCC agrees to diligently pursue the work through to completion. The agreed time (if any) for completion shall be extended by an amount of time equal to the delay caused by any act, condition or occurrence beyond BCC's control, including inclement weather, delays occasioned by the availability of material and/or equipment specified, an act (including requests for "Extra Work") or omissions of the Owner or any governmental agency or body.
- 14. <u>Work Stoppage:</u> BCC shall have the right to stop work if payments are not made to BCC when due and to keep the job idle until such time as such payments are received.
- 15. <u>Substitutions and Allowances:</u> In the event any of the materials herein described are not available, BCC reserves the rights to make substitutions, providing the substitutions is equal to or exceeds the quality of the items herein described. Any additional costs can include taxes, shipping charges, and any additional costs or expenses will be incurred by BCC.
- 16. <u>Control and Use of Construction Personnel:</u> BCC, or its duly designated agent, shall have sole control of construction personnel. Owner shall not negotiate for additional work with BCC's trade contractors, or engage another contractor or trade contractor except with BCC's prior consent and then only in such manner as will not interfere with BCC's completion of the Work under this Contract.
- 17. <u>Default:</u> If Owner defaults on any obligation under this Contract, BCC may, at its option, treat this Contract as null and void and retain all payments made hereunder, or may pursue any other legal remedy including specific performance. In the event of a failure to pay the amount due under this contract when due, or any breach of this contract, contractor shall be entitled to

reimbursement for all collection costs and expenses, attorney's fees and paralegal fees reasonably incurred in the collection of amounts due, or the enforcement of this contract.

18. <u>Successors and Assigns:</u> The rights and obligations created under this Contract shall insure to and bind the heirs, administrators, executors, successors and assignees of BCC and Owner.

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- 19. <u>Guarantee of Workmanship:</u>: No material warranty is offered or extended by BCC on owner supplied items or on items of owner relocated by contract such as, but not limited to, windows, doors, electrical fixtures, vents, etc. All material warranties apply from the manufacturer.
- 20. <u>Final Lien Waiver</u>: On final payment by Owner and upon Owner's request, BCC shall provide Owner with a final lien waiver stating that all labor, material and equipment used in the performance of the Work have been paid for or will be paid in full by BCC unless otherwise noted.
- 21. <u>Owners Insurance:</u> If, prior to completion, the work & or total structure described herein should be wholly or partially destroyed by fire, defective soil, accident, disaster, storm, flood, earthquake or by negligence of the Owner, Owner's agent, employees, or invitees, or by riot, civil commotion, theft or vandalism, or by act of God, the loss occasioned thereby shall be sustained by the Owner. Owner agrees to purchase insurance in the full amount of labor and material as the work progresses in the joint names of the Owner and BCC. If Owner fails to obtain insurance, BCC may procure such insurance, but need not do so, and Owner agrees to reimburse BCC for the cost.
- 22. <u>Contractor's Insurance</u>: BCC shall carry Workmen's Compensation Insurance on all their employees and General Liability insurance in the name of BCC, and shall furnish Owner satisfactory evidence of such insurance.
- 23. <u>Asbestos and/or other hazardous materials:</u> It is the obligation of the Owner to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time-schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered, after the work is already in progress, if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and/or specification, then the contractor shall be entitled to additional compensation and an increase in time for completion of the project.
- 24. <u>Licensing</u>: A residential builder or a residential maintenance and alteration contractor is required to be licensed under article 24 of Act 299 of the Public Acts of 1980, as amended, being sections 399.2401 to 339.2412 of the Michigan Compiled Laws. An electrician is required to be licensed under Act No. 217 of the Public Acts of 1956, as amended, being sections 338.892 of the Michigan Compiled Laws. A plumber is required to be licensed under Act No. 266 of the Public Acts of 1929, as amended being sections 338.901 to 338.917 of the Michigan Compiled Laws. Builder is Licensed (License No. 2102116378).
- 25. <u>Buyers Right To Cancel:</u> You, the buyer, may cancel this transaction any time prior to midnight of the third business day after the date of acceptance. The parties acknowledge that they have read this agreement thoroughly, they understand it, and sigh it voluntarily.
- 26. General Conditions: Any alteration or deviation from the above specifications or scope of work involving extra costs other than roof decking replacement will be executed upon written request & will become an extra charge over and above the original estimate. BCC will not be responsible for any unevenness of walls, rafters, or roof boards on any existing structure. We will not be responsible for any damage caused by a leak, except to repair the leak. When standing seam roofing is installed all materials are subject to oil canning and will not be reason for objection or nonpayment. We will not be responsible for any consequential or incidental damage arising from any leakage. The customer will submit any damage claims to their insurance carrier. BCC will not be held responsible for any uneven appearance of shingles or roof decking when more than one layer of roof is applied. BCC will not be responsible for any waving, dips or unevenness in existing roof deck unless all plywood and trusses are replaced. We accept no responsibility for the color, shading or color selection of shingles, siding or trim. The owner of the property shall be responsible for removing & protecting items on the interior of the structure(s) and surrounding the subject property. The contractor will strive to avoid excess damage to landscaping, siding, decks and other features of the subject property. Due care and caution will be used when removing and/or working around existing accessories such as solar panels, skylights, antennas, railings, etc. however, we will not be responsible for these items. We will not be responsible for any leaks around skylights units unless the existing units are replaced and new flashing kits are installed. When roofing is torn off, we will not be responsible for any roofing debris that may fall into the attic, nor do we clean out attics before or after a roof is completed. When roofing is torn off old tar lines on the existing siding will show and damage to the siding may occur. This siding may need painting and is not the responsibility of Bloomfield Construction. We will not be responsible for any damage that may result to the ceilings, walls, or foundations for any work done to the subject property. We will not be responsible for any damage incurred to concrete, asphalt, or brick-paver driveways due to settling, cracking, or resulting damage from dumpster containers or material supplier vehicles. All unused materials shall, under any conditions, remain the title and property of the contractor. We will not be responsible for any damage caused to any area of the home from improperly insulated attics, knee walls, walls, windows, or frozen pipes of any kind. We will not be responsible for ice damming, leakage caused from any ice damming or any damage caused from ice back up that may occur on any area of the home. We are not responsible for removing snow or ice off any roofing, siding, or gutters on the subject property. This warranty is not transferable.

TERMS & PRICING

All work to be completed in a workmanlike manner for the sum of $\frac{\$ 68,070.00}{100}$ initial %

Credit Cards accepted-at an additional 3%

Payment as follows:	
Deposit	(35%)
Payment at start	(35%)
Payment on completion of project	(30%)

This pricing is good for 30 days

Respectfully Submitted:

Acceptance of Proposal

Signature: W7

Date: 7/28/2023

Aleiner Signature:

Date: 7-28-2023



Historic District Commission Meeting November 8, 2023 47450 Woodward Avenue Pontiac, Michigan 48342

APPLICANT:	Loren Guzek	
APPLICATION NUMBER: HDC 23-044		
HISTORIC DISTRICT: Pontiac Commercial Historic District		
ADDRESS: 46 N Saginaw		
PROPERTY OWNER:	46 N SAG HCP, LLC	
SCOPE:	Cutting windows along the south façade and alterations to the west façade	

PROPOSAL

The applicant is proposing several upgrades to the façade of the structure. The side of the structure that faces south and overlooks the adjacent alleyway will have new window opens cut into the façade with glass railings and the Saginaw façade will be rework to add new windows. Currently there are no windows on the second or third floor south façade. The applicant is requesting eight (8) new windows on each of these floors. The proposed windows vary in size but the majority appear to be 11' by 12'. These windows will extend from the floor to close to the ceiling and will have welded and painted bar stock steel with glass guardrails. Each window will have a steel lintel. There are also significant changes proposed for the front façade facing Woodward.

The applicant is also proposing to keep the three historic pilasters and repair the cornice, but the rest is proposed to change.



Figure 1: Location

Currently, there are eight windows on the second and third floor each fronting Saginaw, the applicant is proposing to replace these with four large windows that extend across the second and third floors. The first-floor façade is proposed to be significantly reworked. Rather than the existing brickwork which appears to date back only to the 1980s, the applicant is proposing metal fascia panels and new windows. The proposed changes will significantly alter the appearance of the structure but will be closer aligned to its historic appearance than the 1980s renovations which have defined the appearance of the structure for the last 40 years. Figure 2 highlights the changing appearance of the façade



over the years.

EXISTING CONDITIONS

46 N Saginaw was constructed in 1920. It is a three-story commercial structure with a classical influence style. The front façade has three columns and cut stone which provide indications of what the original structure once looked like, however, there has been extensive work done on the building during its lifetime and very little of the existing façade is historic. According to the 1983 Pontiac Commercial Historic District designation report, this structure is listed as a "noncontributing" structure. This means the historic features of the structure have been so distorted that very little remains worth preserving. At some point in the 1980s the second and third floor of the front façade was completely covered in a reflective glass surface. This glass surface was removed in 2020. It is unclear when the first-floor façade was altered from it's original appearance but it was most likely done in the early

1980s. The property fronts on Saginaw St. and the south façade overlooks an alleyway.

STAFF OBSERVATIONS AND RESEARCH

- The Pontiac Commercial Hills Historic District was established in 1983.
- The subject property is located in a prominent location along N Saginaw just north of E Lawrence St.
- Deterioration of the cut stone and brickwork is apparent from a site visit, the applicant's proposed project will restore some of these historic features while other features will be removed.
- City records show in 2019 a request was made to remove the glass panels and "Restore the façade to its's original condition." The Historic District Commission approved this request. In 2021 the Historic District Commission approved a new glass door and "window repair only."

STANDARDS OF APPROVAL

Per section 74-73 Design review standards and guidelines of City Code, the Commission shall follow the U.S. Secretary of the Interior standards for rehabilitation and guidelines for rehabilitation of historic buildings.

The Secretary of the Interior Standards for the treatment of Historic Properties provides 10 standards for rehabilitation for historic properties. The relevant standard which applies to this request is #9.

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



Figure 2: Rendering of Proposed Changes

ANALYSIS

This request for alteration would fall under the Secretary of the Interior's standards for rehabilitation.

The existing structure is a noncontributing resource with very little of its historic integrity remaining. The applicant is proposing to incorporate those surviving historic elements into the redesign of the structure while still adjusting its features to make the structure marketable as a multifamily residential structure. The cutting of several new windows along the south façade with glass railings as well as the increase in window size along the front façade represent the most significant visual changes from the structure as it currently exists.

STAFF RECOMMENDATION

Staff recommends APPROVAL without conditions of the requested alterations to the structure at 46 N Saginaw as presented by the applicant.

Motions

I make a motion to approve case HDC 23-044 to cut window openings into the wall along the south façade, add new windows along Saginaw, and alterations to the façade as presented.

I make a motion to DENY case HDC 23-044 to cut windows openings into the wall along the south façade, add new windows along Saginaw, and alterations to the façade as presented because it does not comply with the following standard of approval ______.

I make a motion to TABLE case HDC 23-044 to cut window openings into the wall along the south façade, add new windows along Saginaw, and alterations to the façade as presented to give time for the applicant to provide the following additional information ______.



Application for Historic District Commission

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

1.

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 46 N SAGINAW Office Use Only				
Sidwell Num	iber: PF Number:			
Date: 9/2	Date: 9/28/23			
Instructions: Complete the application and submit it to the Office of Land Use and Strategic Planning. Received applications will be processed and put on the next available Historic District Commission meeting. The Historic District Commission meets the second Tuesday of the month. Incomplete applications will delay the review process.				
Applicant (please print or type)				
Name	LOREN GUZEK. 46 N SAGENAN HEP LLO.			
Address	33 N SAGEWAN			
City	PONTIAC, ME			
State	MI			
ZIP Code	48347.			
Telephone	Main: Cell:7734741034. Fax:			
E-Mail	LODEN@PSPCRE.COM.			
Dronorty Owner (nlesse print or type)				

Property Owner (prease print of type)			
Name	LOREN GUZS	(く.	
Address	I S PEARBORN		
City	CHECAGO.		
State	FL		
ZIP Code	60003		
Telephone	Main;	Cell+7734741034. Fax:	
E-Mail	LOPEN @PSPORE.COM.		

Project and Property Information

Describe in detail all intended work, specifying dimensions, textures, color and materials. Provide samples and/or brochures describing substitute materials. Include other appropriate descriptions, plans, and/or drawings as specified below and on reverse side. (Check appropriate activity.)

Exterior Alterations, Additions, New Construction, and/or Signs require: Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are: o Any changes in dimensions, material, or detailing. • Any new additions or sighs to any building. Consideration of signs also requires provision of: o A sample of proposed style of lettering and colors. o A description of frame and installation Repairs: Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed. Demolition: State reasons for demolition State why you believe it is not feasible to put the structure in acceptable condition for reuse. Moving: State reasons for moving State proposed location Description: (Attach additional pages as necessary)

Signăture of Owner

Signature of Applican

State of Michigan County of Oakland

On this ______ day of ______, A.D., 20_____, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters there in stated to be upon information and belief and so as to those matters he/she believes it to be true.

Notary Public, Oakland County, Michigan My Commission Expires:





VON STADEN ARCHITECTS

46 N SAGINAW | DESIGN DECK 06.02.2020



































drawings.









PSP

Kitchen Storage Design Reference: ApplePly Peg Board at Kitchen:

Include six (6) 12" d shelves, two (2) 12" long,, two (2) 16" long and two (2) 24: long and six (6) pegs to fit in holes.Provide a mock-up and two revisions prior to fabrication and after shop

Barn Door Design Reference. Barn Door slats to be run diagonally and panelling behind to run at same angle. Finish to be painted grey


































FOR ALL PENDANT LIGHTS SHOWN IN RCP, PROVIDE AN ALLOWANCE OF \$400 PER FIXTURE.

























46 N SAGINAW

46 N SAGINAW ST PONTIAC, MI 48342

LOCATION MAP:





ARCHITECT:



504-a south washington avenue royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

DRAWING INDEX:

Α	ARCHITECTURAL DRAWINGS		
			Issuance
Drawing #	Drawing Name	Location	BIDS 10.08.2020
			x
A.001	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS	x
A.002	CODE	CODE	Х
A.003	CODE	CODE	Х
A.004	CODE	CODE	Х
A.030	EXTERIOR WINDOW AND DOOR SCHEDULES	EXTERIOR WINDOW AND DOOR SCHEDULES	x
A.031	INTERIOR DOOR SCHEDULE	INTERIOR DOOR SCHEDULE	X
A.032	INTERIOR WINDOW SCHEDULE	INTERIOR WINDOW SCHEDULE	Х
D.110	BASEMENT DEMOLITION PLAN	BASEMENT	X
D.111	FIRST FLOOR DEMOLITION PLAN	FIRST FLOOR	X
D.112	SECOND FLOOR DEMOLITION PLAN	SECOND FLOOR	X
D.113	THIRD FLOOR DEMOLITION PLAN	THIRD FLOOR	X
D.114	ROOF DEMOLITION PLAN	ROOF	X
D.140	BASEMENT DEMOLITION REFLECTED CEILING PLAN	BASEMENT	Х
D.141	FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN	FIRST FLOOR	X
D.142	SECOND FLOOR DEMOLITION REFLECTED CEILING PLAN	SECOND FLOOR	X
D.143	THIRD FLOOR DEMOLITION REFLECTED CEILING PLAN	THIRD FLOOR	X
D.144	ROOF DEMOLITION RELFECTED CEILING PLAN	ROOF	Х
D.200	EXTERIOR ELEVATION DEMOLITION	EXTERIOR ELEVATION DEMOLITION	X
D.201	EXTERIOR ELEVATION DEMOLITION	EXTERIOR ELEVATION DEMOLITION	X
D.203	EXTERIOR ELEVATION DEMOLITION	EXTERIOR ELEVATION DEMOLITION	X
A.110	BASEMENT CONSTRUCTION PLAN	BASEMENT	Х
A.111.01	FIRST FLOOR CONSTRUCTION PLAN - PRICING OPTION 01	FIRST FLOOR	X
A.111.02	FIRST FLOOR CONSTRUCTION PLAN - PRICING OPTION 02	FIRST FLOOR	Х
A.112	SECOND FLOOR CONSTRUCTION PLAN	SECOND FLOOR	Х
A.113.01	THIRD FLOOR CONSTRUCTION PLAN - PRICING OPTION 01	THIRD FLOOR	Х
A.113.02	THIRD FLOOR CONSTRUCTION PLAN - PRICING OPTION 02	THIRD FLOOR	X
A.114.01	ROOF CONSTRUCTION PLAN - PRICING OPTION 01	ROOF	X
A.114.02	ROOF CONSTRUCTION PLAN - PRICING OPTION 02	ROOF	X



A.121 A.122 A.123 A.124.0 A.124.0 A.130 A.131.0 A.131.0 A.132 A.133 A.134.0 A.134.0 A.200 A.201 A.202

	ARCHITECTURAL DRAWINGS		
	BASEMENT FINISH PLAN	BASEMENT	Х
	FIRST FLOOR FINISH PLAN	FIRST FLOOR FINISH PLAN	Х
	SECOND FLOOR FINISH PLAN	SECOND FLOOR	Х
	THIRD FLOOR FINISH PLAN	THIRD FLOOR	Х
.01	ROOF FLOOR FINISH PLAN - PRICING OPTION 01	ROOF	Х
.02	ROOF FLOOR FINISH PLAN - PRICING OPTION 02	ROOF	Х
	BASEMENT REFLECTED CEILING PLAN	BASEMENT	Х
.01	FIRST FLOOR REFLECTED CEILING PLAN - PRICING OPTION 01	FIRST FLOOR	Х
.02	FIRST FLOOR REFLECTED CEILING PLAN - PRICING OPTION 02	FIRST FLOOR	Х
	SECOND FLOOR REFLECTED CEILING PLAN	SECOND FLOOR	Х
	THIRD FLOOR REFLECTED CEILING PLAN	THIRD FLOOR	Х
.01	ROOF REFLECTED CEILING PLAN - PRICING OPTION 01	ROOF	Х
.02	ROOF REFLECTED CEILING PLAN - PRICING OPTION 02	ROOF	Х
	EXTERIOR ELEVATION		Х
	EXTERIOR ELEVATION		Х
	EXTERIOR ELEVATION		Х

BIDS - OCTOBER 8, 2020

GENERAL NOTES:

- 1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND **REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE** WORK
- 2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK
- 3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECTS FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION
- 4. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECTS FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION
- 5. COORDINATE WORK WITH BUILDING OWNER AND MANAGER INCLUDING THE SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES, AND FACILITIES AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OR BUILDING FUNCTIONS AND OCCUPANTS
- 6. OWNER WILL PROVIDE WORK NOTED 'BY OTHERS' OR 'NIC' UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE **REQUIREMENTS IN CONSTRUCTION PROGRESS** SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION
- 7. COORDINATE TELECOMMUNICATIONS, A/V, DATA AND SECURITY SYSTEMS INSTALLATIONS
- 8. MAINTAIN EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCES WITH CODES AND ORDINANCES
- 9. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE
- 10. MAINTAIN WORK AREAS TO BE SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER AND BUILDING MANAGER TO INSURE SECURITY
- 11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT
- **12. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO** FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES
- 13. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS
- 14. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION
- **15. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES** BY 1/4" UNLESS OTHERWISE NOTED
- 17. ALL WOOD BLOCKING TO BE NON-COMBUSTIBLE.

HVAC:

1. CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES TO BE REVIEWED BY ARCHITECT/OWNER PRIOR TO **BEGINNING OF CONSTRUCTION.**

PLUMBING:

- 1. CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES TO BE REVIEWED BY ARCHITECT/OWNER PRIOR TO **BEGINNING OF CONSTRUCTION.**
- 2. ALL WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER ONLY. ALL WORK SHALL CONFORM WITH THE NATIONAL PLUMBING CODE, LATEST EDITION.

ELECTRICAL:

- 1. CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES TO BE REVIEWED BY ARCHITECT/OWNER PRIOR TO **BEGINNING OF CONSTRUCTION.**
- 2. ALL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM WITH THE NATIONAL ELECTRICAL CODE OF NFPA LATEST EDITION.

K	
KIT	KITCHEN
LAV	
LT	LIGHT
LVLG	LEVELING
LVR	LOUVER
M	
	MAXIMUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MECH	MECHANICAL
	METAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOT	MOTOR(IZED)
MTD	MOUNTED
NI	
NO	NUMBER
NTS	NOT TO SCALE
\frown	
OVHD	OVERHEAD
OPNG	OPENING(S)
OPP	OPPOSITE
OPR	OPERABLE
Ρ	
PTD	PAINTED
PTN	PARTITION
PEDTR	
PBD PNI	PARTICLE BOARD
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFIN	PREFINISHED
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PRIECN	PROTECTION
R	
RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
REINF	
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
	SCRIBE
SECUR	SECURITY
SF	SQUARE FEET
SF SGL	SQUARE FEET SINGLE
SF SGL SHORG SIM	SQUARE FEET SINGLE SHORING SIMILAR
SF SGL SHORG SIM SST	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL
SF SGL SHORG SIM SST STD	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD
SF SGL SHORG SIM SST STD STL STDFP	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREEPONT
SF SGL SHORG SIM SST STD STL STRFR STRUCT	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL
SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE
SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED
SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S)
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SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS T TBD THK TLT TRAF TRANS TRANS TRTD	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) TO BE DETERMINE THICK TOILET TRAFFIC TRANSPARENT TREATED
SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS T TBD THK TLT TRAF TRAF TRANS TRTD T&G	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) TO BE DETERMINE THICK TOILET TRAFFIC TRANSPARENT TREATED TONGUE AND GRO
SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS T TBD THK TLT TRAF TRANS TRTD T&G TYP	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) TO BE DETERMINE THICK TOILET TRAFFIC TRANSPARENT TREATED TONGUE AND GRO TYPICAL
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SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS T TBD THK TLT TRAF TRAF TRANS TRTD T&G TYP UNDRLAY	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) TO BE DETERMINE THICK TOILET TRAFFIC TRANSPARENT TREATED TONGUE AND GRO TYPICAL
SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS T TBD THK TLT TRAF TRANS TRTD T&G TYP UNDRLAY UTIL	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) TO BE DETERMINE THICK TOILET TRAFFIC TRANSPARENT TREATED TONGUE AND GRO TYPICAL
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SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS T TBD THK TLT TRAF TRAS TRTD T&G TYP UUNDRLAY UTIL UNO VEH VERT VIF VEH VERT VIF	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) TO BE DETERMINE THICK TOILET TRAFFIC TRANSPARENT TREATED TONGUE AND GRO TYPICAL UNDERLAYMENT UTILITY UNLESS NOTED OT VEHICLE VERTICAL VERIFY IN FIELD
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SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS T TBD THK TLT TRAF TRANS TRTD T&G TYP U UNDRLAY UTIL UNO VEH VEH VEH VEH VEH VEH VEH VEH VEH VEH	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) TO BE DETERMINE THICK TOILET TRAFFIC TRANSPARENT TREATED TONGUE AND GRO TYPICAL UNDERLAYMENT UTILITY UNLESS NOTED OT VEHICLE VERIFY IN FIELD WITH WATER CLOSET WOOD WINDOW WITHOUT WEIGHT WATERPROOFING
SF SGL SHORG SIM SST STD STL STRFR STRUCT SURF SUSP SYS T TBD THK TLT TRAF TRAS TRTD T&G TYP U UNDRLAY UTIL UNO VEH VERT VIF VEH VERT VIF VEH VERT VIF W/ W/ WC WD WDW W/O WT WTRPRF	SQUARE FEET SINGLE SHORING SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) TO BE DETERMINE THICK TOILET TRAFFIC TRANSPARENT TREATED TONGUE AND GRO TYPICAL UNDERLAYMENT UTILITY UNLESS NOTED OT VEHICLE VERTICAL VERIFY IN FIELD WITH WATER CLOSET WOOD WINDOW WITHOUT WEIGHT WATERPROOFING

ABBREVIATIONS

&

B

YRENE SHED RICATED LAMINATE

D CTION

ED ACLE ENCE) TED ERATOR ED ANT)(IVE) RCE(D)(ING)(MENT)

E FEET ESS STEEL ٨RD

ETERMINED

ARENT AND GROOVE

AYMENT

NOTED OTHERWISE

ROOFING

ACCES ACCESSORY ACOUS ACOUSTIC(AL) AFF ABOVE FINISHED FLOOR ALUMINUM ALT ALTERNATE ANNUNCIATOR ANNUNC ANOD ANODIZED APPL APPLIANCE ARCHITECT(URAL) ARCH AUTO AUTOMATIC AVERAGE AVG AND BLDG BUILDING BOLLD BOLLARD BD BOARD BLKG BLOCKING BROADLOOM BRDLM ΒU BUILT UP CAB CABINET CPT CARPET CEM CEMENT(ITIOUS) CER CERAMIC CENTER LINE CL CLG CEILING COATING COATG COILG COILING CONC CONCRETE CONSTRUCTION CONSTR CONT CONTINUOUS(ATION) CONTR CONTRACT(OR) COV COVER CMU CONCRETE MASONRY UNIT Π DOUBLE DBL DEPT DEPARTMENT DES DESIGN(ED) DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIFF DIFFUSER DIM DIMENSION DISPENSER DISP DIV DIVISION DN DOWN DOLLAR (US CURRENCY) DR DOOR DSCON DISCONNECT DWR DRAWER EA EACH ELASTOMERIC ELAST ELEC ELECTRICAL EMBED EMBEDD(ED)(ING) ENGR ENGINEER(ED) ENTRANCE ENTR EQUAL EQ EQUIPMENT EQUIP EXIST EXISTING EXP JT EXPANSION JOINT EXPS EXPOSE(D) EXTERIOR EXT FAB FABRICATION FLOOR DRAIN FD FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER AND CABINET FHC FIRE HOSE CABINET FIN FINISH FIXTURE FIXT FLDG FOLDING FIREPLACE FPLC FR FIRE RAT(ING)(ED) FRAMING FRMG FXD FIXED FXTR FIXTURE FLR FLOOR(ING) FURN FURNITURE FWC FABRIC WALL COVERING G GA GAUGE GFRC GLASS FIBER REINFORCED CONCRETE GFRP GLASS FIBER REINFORCED PLASTER GLASS GL GR GRAD(E)(ING) GYP GYPSUM HEAD HD HDWD HARDWOOD HDWE HARDWARE HM HOLLOW METAL

AIR CONDITIONING INFORMATION INSTRUM INSTRUMENT(ATION) INSULATION INTERLOCK(ING) INTERIOR INFILTRATION INFILTR

JANITOR

HEATING, VENTILATING, AND

HORIZONTAL

HORIZ

HVAC

INFO

INSUL INTLK

INT

JAN

GRAPHIC SYMBOLS

REFLECTED CEILING

GRAPHIC SYMBOLS

POWER AND COMMUNICATIONS

-			
	ACOUSTICAL CEILING AND GRID	XXX	EQUIPMENT TAG (REFER EQUIPMENT SCHEDULE)
		∲ #+	WALL MOUNTED, DUPLEX
X'-X"	CEILING HEIGHT CHANGE SYMBOL	GECI O	WALL MOUNTED, QUADRA
X'-X" (XXX)	CEILING FINISH TAG		WALL MOUNTED, DATA RE
•	GRID START POINT SYMBOL	⊥ ∰	WALL MOUNTED, AV RECI
(10'-10")	FINISH CEILING HEIGHT SYMBOL		WALL MOUNTED, AV TROU
MS ©	MOTION SENSOR	Q	WALL MOUNTED, ELECTR BOX
6	CEILING MOUNTED CAMERA	¥	WALL MOUNTED, DATA JU
•	CEILING MOUNTED SPRINKLER HEAD	P	WALL MOUNTED, SYSTEM WORKSTATION PANEL PC
(SD) (A	CEILING MOUNTED SMOKE DETECTOR	P	WALL MOUNTED, SYSTEM
⊢⊗•	WALL MOUNTED EXIT SIGN		WORKSTATION PANEL DA WALL MOUNTED, PLUG M
E	DENOTES EXISTING TO REMAIN	CR	WALL MOUNTED CARD RE
R	DENOTES EXISTING TO BE RELOCATED		
LIGHT F	IXTURES	FLUSH F	FLOOR MOUNTED DEVICES
	FLUORESCENT LIGHT FIXTURE	Φ	FLUSH FLOOR MOUNTED, RECEPTACLE
	EXISTING LIGHT FIXTURE TO BE REMOVED) ₩	FLUSH FLOOR MOUNTED,
	UNDER CABINET FLUORESCENT FIXTURE FLUORESCENT STRIP FIXTURE	\bigtriangledown	FLUSH FLOOR MOUNTED,
	PENDANT MOUNT LINEAR LIGHT FIXTURE	$\boxed{\phi}$	FLUSH FLOOR MOUNTED,
o	RECESSED DOWNLIGHT RECESSED ADJUSTABLE DOWNLIGHT		FLUSH FLOOR MOUNTED,
6	MONOPOINT FIXTURE		QUADRAPLEX & DATA RE
\$ P \$			
so \$	SENSOR OPERATED SWITCH		
MECHAN	NICAL FIXTURES	FLUSH F	FLOOR MOUNTED, POKE TH
	RETURN AIR	Ø	FLUSH FLOOR MOUNTED, SYSTEMS WORKSTATION
	SUPPLY AIR	D	IN-FEED FLUSH FLOOR MOUNTED,
			SYSTEMS WORKSTATION
		FURNIT	URE SYSTEMS MOUNTED D
			FURNITURE SYSTEMS MC
		т Ш	SINGLE RECEPTACLE
		Ψ	DUPLEX RECEPTACLE
		#	QUADRAPLEX RECEPTAC
		Ϋ́	FURNITURE SYSTEMS MC

TO OUTLET RAPLEX OUTLET RAPLEX OUTLET ECEPTACLE **TV RECEPTACLE** EPTACLE UGH RICAL JUNCTION

UNCTION BOX MS **OWER IN-FEED** ATA IN-FEED IOLD EADER

DUPLEX

QUADRAPLEX

DATA

COMBINATION ACLE COMBINATION

CEPTACLE

()

M

HRU, DEVICES

POKE THRU, I PANEL POWER | (MC

POKE THRU, PANEL DATA

DEVICES

OUNTED,

OUNTED,

DUNTED,

LE OUNTED, DATA

GRAPHIC SYMBOLS

RAPF	IIC SYMBOLS
1)	
\square	COLUMN GRID REFERENCE NUMBER
*	COLUMN GRID LINES
	EXISTING CONSTRUCTION TO BE
	DEMOLISHED
	NEW PARTITION NEW 1 HR_RATED PARTITION
· 	EXISTING 1 HR. RATED PARTITION
	TO REMAIN
	MILLWORK
	MILLWORK ABOVE
AXX.	
.11.SW	SIM - DESCRIPTION OF SIMILAR OR
╺╼╸┷╺	FLOOR NUMBER AND AREA OR
	- AREA TO BE DETAILED
·	
A	LOCATION ON ROW WHERE ELEVATION
XX XX.XX	SHOWN
	SHEET NUMBER WHERE ELEVATION IS
	SHOWIN
	REVISION REFERENCE NUMBER
/	REVISION CLOUD DEPICTING AREA
	REVISED
FFICE	ROOM NAME
09C02	ROOM NUMBER
	SHEET NOTE REFERENCE
x	WALL TYPE REFERENCE
109J10	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
xx	DOOR TYPE
XXX/	HARDWARE TYPE
XX	WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
/WXX)	
XX	ELEVATION DATUM REFERENCE
ALIGN	ALIGN WITH ESTABLISHED SURFACES
V	
INISH	
xxx	WALL FINISH
XXX	BASE FINISH
xxx	WALL FINISH
XXX	WALL FINISH
XXX XXX	BASE FINISH

EXTENT OF WALL/ WAINSCOT/ BASE FINISH XXXX SPECIAL FINISH

FLOOR FINISH

CHANGE IN FLOOR FINISH

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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SHEET TITLE: **GENERAL NOTES**

A.001

CODE INFORMATION

2015 MICHIGAN REHABILITATION CODE

APPROACH: ALTERATION LEVEL 3

GENERAL BUILDING INFORMATION

46 N SAGINAW ST

PONTIAC, MI

HISTORIC BUILDING - BUILDING IS IN A LOCALLY DESIGNATED HISTORIC DISTRICT (PONTIAC COMMERCIAL HISTORIC DISTRICT) AND IS THEREFORE CONSIDERED A HISTORIC BUILDING PER CHAPTER 2 OF THIS CODE.

THE EXISTING 3-STORY BUILDING IS ESTIMATED TO HAVE BEEN CONSTRUCTED IN THE LATE 1920S TO EARLY 1930S PER THE OAKLAND COUNTY PIONEER AND HISTORICAL SOCIETY.

EXISTING 3-STORY BUILDING - BUILDING HEIGHT IS 45'-11" ABOVE GRADE WITH ONE EXISTING STAIR BULKHEAD, ONE CONVENIENCE KITCHEN, AND ONE ELEVATOR AND STAIR BULKHEAD ABOVE THE ROOF WITH ONE BASEMENT LEVEL BELOW GRADE.

PRIMARY USE:

EXISTING-- USE GROUP B, OFFICE BUILDING. PROPOSED-- USE GROUP R-2, B, AND A-3.

PLEASE NOTE: THIS CODE OUTLINE IS BASED ON THE ENTIRE BUILDING BECOMING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, PROVIDED IN ACCORDANCE WITH NFPA 13R PER MICHIGAN BUILDING CODE SECTION 903.1.2 FOR BUILDINGS UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE.

MRC CHAPTER 3 - WORK AREA METHOD

MRC SECTION 303

ALTERATIONS AND CHANGES IN OCCUPANCY SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 5 THROUGH 13 OF THIS CODE.

MRC CHAPTER 5 - CLASSIFICATION OF WORK

MRC SECTION 505 - ALTERATION - LEVEL 3

LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA

LEVEL 3 ALTERATIONS HALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.

MRC SECTION 506 - CHANGE OF OCCUPANCY

CHANGES OF OCCUPANCY SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 10.

MRC SECTION 508 - HISTORIC BUILDINGS EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDING SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED.

MRC CHAPTER 8 - ALTERATIONS--LEVEL 2

MRC SECTION 803 - BUILDING ELEMENTS AND MATERIALS

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 PROTECTIVES.

EXCEPTIONS TAKEN: MRC SECTION 1203.6 STAIRWAY ENCLOSURE - 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.

MRC CHAPTER 9 - ALTERATIONS - LEVEL 3

MRC SECTION 902 - SPECIAL USE AND OCCUPANCY

902.2 BOILER AND FURNACE EQUIPMENT ROOMS

BOILER AND FURNACE EQUIPMENT ROOMS ADJACENT TO OR WITHIN GROUPS R-2 OCCUPANCIES SHALL BE ENCLOSED BY 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.

EXCEPTIONS TAKEN:

1. HOT WATER BOILERS OPERATING AT PRESSURES OF 170 PSI OR LESS ARE NOT **REQUIRED TO BE ENCLOSED**

2. FURNACE ROOMS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM ARE NOT REQUIRED TO BE ENCLOSED.

MRC SECTION 903 - BUILDING ELEMENTS AND MATERIALS

903.1 INTERIOR FINISH

INTERIOR FINISH IN EXITS SERVING THE WORK AREA SHALL COMPLY WITH SECTION 803.4 BETWEEN THE HIGHEST FLOOR ON WHICH THERE IS A WORK AREA TO THE FLOOR OF EXIT DISCHARGE.

MRC SECTION 904 - FIRE PROTECTION

904.1 AUTOMATIC SPRINKLER SYSTEM

THE ENTIRE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PROVIDED IN ACCORDANCE WITH NFPA 13R PER MICHIGAN BUILDING CODE SECTION 903.1.2

904.2 FIRE ALARM DETECTION SYSTEMS

FIRE ALARM AND DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE INTERNATIONAL BUILDING CODE AS REQUIRED FOR NEW CONSTRUCTION.

MRC SECTION 905 MEANS OF EGRESS

905.2 MEANS-OF-EGRESS LIGHTING MEANS OF EGRESS FROM THE HIGHEST WORK AREA FLOOR TO THE FLOOR OF EXIT DISCHARGE SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING WITHIN THE EXIT ENCLOSURE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

905.3 EXIT SIGNS

MEANS OF EGRESS FROM THE HIGHEST WORK AREA FLOOR TO THE FLOOR OF EXIT DISCHARGE SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

MRC SECTION 906 - ACCESSIBILITY

906.1 GENERAL

- MRC/ MBC EXCEPTIONS TAKEN:
- **BE PROVIDED IN EXISTING BUILDINGS.**
- BE A TYPE A UNIT.

BUILDING CONTAINS 19 UNITS, THEREFORE TYPE A UNITS ARE NOT REQUIRED.

- PROVIDED IN HISTORICAL BUILDINGS.
- WHERE TYPE B UNITS ARE EXEMPTED BY SECTION 1107.7.
- OCCUPIED ON OR BEFORE MARCH 13, 1991.

MRC SECTION 908 - ENERGY CONSERVATION

908.1 MINIMUM REQUIREMENTS THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

MRC CHAPTER 10 - CHANGE OF OCCUPANCY

1012.1.3 CHANGE OF OCCUPANCY CLASSIFICATION BASED ON HAZARD CATEGORY THE RELATIVE DEGREE OF HAZARD BETWEEN DIFFERENT OCCUPANCY CLASSIFICATIONS SHALL BE DETERMINED IN ACCORDANCE WITH THE CATEGORIES SPECIFIED IN TABLES 1012.4, 1012.5 AND 1012.6. SUCH A DETERMINATION SHALL BE THE BASIS FOR THE APPLICATION OF SECTIONS 1012.4 THROUGH 1012.7.

PER TABLE 1012.4 - MEANS OF EGRESS

- CHANGE OF OCCUPANCY CLASSIFICATION TO HIGHER HAZARD CATEGORY FROM B (RELATIVE HAZARD 4) TO R-2 (RELATIVE HAZARD 3)

PER TABLE 1012.5 - HEIGHTS AND AREAS HAZARD CATEGORIES - CHANGE OF OCCUPANCY CLASSIFICATION TO HIGHER HAZARD CATEGORY FROM B

PER TABLE 1012.6 - EXPOSURE OF EXTERIOR WALLS HAZARD CATEGORIES

 NO CHANGE IN RELATIVE HAZARD CATEGORY WITH CHANGE FROM OCCUPANCY CLASSIFICATION B TO R (BOTH RELATIVE HAZARD 3)

1012.4.1 MEANS OF EGRESS FOR CHANGE TO HIGHER HAZARD CATEGORY WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO A HIGHER HAZARD CATEGORY (LOWER NUMBER) AS SHOWN IN TABLE 1012.4, THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE.

EXCEPTIONS TAKEN:

EXCEPTION 1 - EXISTING STAIRWAYS INCLUDING HANDRAILS AND GUARDS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 9 SHALL BE PERMITTED FOR CONTINUED USE SUBJECT TO APPROVAL OF THE CODE OFFICIAL.

1012.4.3 EGRESS CAPACITY

EGRESS CAPACITY SHALL MEET OR EXCEED THE OCCUPANT LOAD AS SPECIFIED IN THE INTERNATIONAL BUILDING CODE FOR THE NEW OCCUPANCY.

1012.4.4 HANDRAILS EXISTING STAIRWAYS SHALL COMPLY WITH THE HANDRAIL REQUIREMENTS OF SECTION 805.9 IN THE AREA OF THE CHANGE OF OCCUPANCY CLASSIFICATION.

1012.4.5 GUARDS

EXISTING GUARDS SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 805.11 IN THE AREA OF THE CHANGE OF OCCUPANCY CLASSIFICATION. 1012.5 HEIGHTS AND AREAS

HAZARD CATEGORIES IN REGARD TO HEIGHT AND AREA SHALL BE IN ACCORDANCE WITH TABLE 1012.5.

1012.5.1 HEIGHT AND AREA FOR CHANGE TO HIGHER HAZARD CATEGORY WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO A HIGHER HAZARD CATEGORY AS SHOWN IN TABLE 1012.5, HEIGHTS AND AREAS OF BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR THE NEW OCCUPANCY CLASSIFICATION.

1012.6.3 OPENING PROTECTIVES

OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE INTERNATIONAL NO SEPARATION REQUIRED BETWEEN B AND R PER TABLE 508.4 BUILDING CODE. WHERE OPENINGS IN THE EXTERIOR WALLS ARE REQUIRED TO BE PROTECTED BECAUSE OF THEIR DISTANCE FROM THE LOT LINE, THE SUM OF THE AREA OF SUCH OPENINGS SHALL NOT EXCEED 50 PERCENT OF THE TOTAL AREA OF THE WALL IN EACH STORY. **EXCEPTIONS TAKEN:**

3. WHERE EXTERIOR OPENING PROTECTIVES ARE REQUIRED, AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT MAY BE SUBSTITUTED FOR OPENING PROTECTION.

A BUILDING, FACILITY, OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH SECTION 410.

1. MRC 410.6 ALTERATIONS - A BUILDING, FACILITY OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 11 OF THE MICHIGAN BUILDING CODE AND ICC/A117.1. EXCEPTION 2: ACCESSIBLE MEANS OF EGRESS NOT REQUIRED BY CHAPTER 10 OF THE MICHIGAN BUILDING CODE ARE NOT REQUIRED TO

2. MBC 1107.6.2.2.1 - GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL

3. MRC 1204.1 EXCEPTION 1 - TYPE B DWELLING UNITS OR SLEEPING UNITS REQUIRED BY SECTION 1107 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED TO BE

4. 1107.4 EXCEPTION 7 - AN ACCESSIBLE ROUTE BETWEEN STORIES IS NOT REQUIRED

5. HUD FAIR HOUSING ACT DESIGN MANUAL - BUILDING CONVERSIONS--IF A BUILDING WAS USED PREVIOUSLY FOR A NONRESIDENTIAL PURPOSE, SUCH AS A WAREHOUSE, OFFICE BUILDING, OR SCHOOL, AND IS BEING CONVERTED TO MULTIFAMILY HOUSING, THE CONVERSION IS NOT COVERED. THE FAIR HOUSING ACT DOES NOT REQUIRE ANY RENOVATIONS TO EXISTING BUILDINGS. ITS DESIGN REQUIREMENTS APPLY TO NEW CONSTRUCTION ONLY - TO COVERED MULTIFAMILY DWELLINGS THAT ARE BUILT FOR FIRST OCCUPANCY AFTER MARCH 13, 1991. FIRST OCCUPANCY IS DEFINED AS "A BUILDING THAT HAS NEVER BEFORE BEEN USED FOR ANY PURPOSE." A BUILDING IS NOT SUBJECT TO THE DESIGN REQUIREMENTS OF THE FAIR HOUSING ACT IF IT WAS

SECTION 1012 - CHANGE OF OCCUPANCY CLASSIFICATION

(RELATIVE HAZARD 4) TO R-2 (RELATIVE HAZARD 2)

1012.7.3 OTHER VERTICAL SHAFTS

INTERIOR VERTICAL SHAFTS OTHER THAN STAIRWAYS, INCLUDING BUT NOT LIMITED TO ELEVATOR HOISTWAYS AND SERVICE AND UTILITY SHAFTS, SHALL BE ENCLOSED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE WHEN THERE IS A CHANGE OF USE TO A HIGHER HAZARD CATEGORY AS SPECIFIED IN TABLE 1012.4.

EXCEPTIONS TAKEN:

EXCEPTION 2--VERTICAL OPENINGS, OTHER THAN STAIRWAYS, IN BUILDINGS OF OTHER THAN GROUP I OCCUPANCY AND CONNECTING LESS THAN SIX STORIES SHALL NOT BE REQUIRED TO BE ENCLOSED IF THE ENTIRE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

MRC CHAPTER 11 - ACCESSIBILITY

SEE EXCEPTIONS TAKEN PER MRC SECTION 906 FOR ALTERATIONS - LEVEL 3, ABOVE

CHAPTER 12 - HISTORIC BUILDINGS

SECTION 1201 - GENERAL

[BS] 1201.4 FLOOD HAZARD AREAS

IN FLOOD HAZARD AREAS, IF ALL PROPOSED WORK, INCLUDING REPAIRS, WORK REQUIRED BECAUSE OF A CHANGE OF OCCUPANCY, AND ALTERATIONS, CONSTITUTES SUBSTANTIAL IMPROVEMENT, THEN THE EXISTING BUILDING SHALL COMPLY WITH SECTION 1612 OF THE INTERNATIONAL BUILDING CODE, OR SECTION R322 OF THE INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

EXCEPTIONS TAKEN: IF AN HISTORIC BUILDING WILL CONTINUE TO BE AN HISTORIC BUILDING AFTER THE PROPOSED WORK IS COMPLETED, THEN THE PROPOSED WORK IS NOT CONSIDERED A SUBSTANTIAL IMPROVEMENT. FOR THE PURPOSES OF THIS EXCEPTION, AN HISTORIC BUILDING IS:

EXCEPTION 3-- DESIGNATED AS HISTORIC UNDER A STATE OR LOCAL HISTORIC PRESERVATION PROGRAM THAT IS APPROVED BY THE DEPARTMENT OF INTERIOR.

SECTION 1203 - FIRE SAFETY

1203.6 STAIRWAY ENCLOSURE

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.

1203.9 STAIRWAY RAILINGS

EXISTING HANDRAILS AND GUARDS AT ALL STAIRWAYS SHALL BE PERMITTED TO REMAIN, PROVIDED THEY ARE NOT STRUCTURALLY DANGEROUS.

SECTION 1205 - CHANGE OF OCCUPANCY

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

THROUGH REFERENCE BY THE MRC 2015. THE INTERNATIONAL BUILDING CODE

IBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

GROUP B OCCUPANCY FOR LEVEL 1

GROUP R OCCUPANCY FOR LEVELS 1, 2, 3 **GROUP A OCCUPANCY FOR ROOF**

303.3 ASSEMBLY GROUP A-3

GROUP A-3 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMENT AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A

304.1 BUSINESS GROUP B

BUSINESS GROUP B OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

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: APARTMENT HOUSES.

IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: **OCCUPANCY CLASSIFICATION: R-2** BUILDING FULLY SPRINKLED WITH AUTOMATIC SYSTEM COMPLYING WITH NFPA R13 TYPE OF CONSTRUCTION: I-A **ALLOWABLE STORIES: 4** SECTION 506 - BUILDING AREA TABLE 506.2 ALLOWABLE AREA DETERMINATION OCCUPANCY CLASSIFICATION: R-2

BUILDING FULLY SPRINKLED WITH AUTOMATIC SYSTEM COMPLYING WITH NFPA R13 TOTAL BUILDING AREA: APPROX. 24,736 SF **TYPE OF CONSTRUCTION: I-A ALLOWABLE AREA: UL**

SECTION 508 - MIXED USE AND OCCUPANCY

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS) 1 HOUR REQUIRED BETWEEN OCCUPANCIES A AND R* BUILDING FULLY SPRINKLED WITH AUTOMATIC SYSTEM COMPLYING WITH NFPA R13 * REQUIRED OCCUPANCY SEPARATIONS OF 1 HOUR MAY BE OMITTED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT PER MRC 1205.4

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC**, **MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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IBC CHAPTER 10 - MEANS OF EGRESS

SECTION 1004 - OCCUPANT LOAD

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

15 NET (UNCONCENTRATED TABLES AI 200 GROSS 300 GROSS	ND CHAIRS)
OCCUPANT LOADS ARE DETERMINED A	S FOLLOWS:
8,225 8,225 GSF/ 300 =	27 OCCUPANTS
8,272 576 GSF/ 100 = 7,567 GSF/ 200 =	5 OCCUPANTS 37 OCCUPANTS
8,248 8,248 GSF/ 200 =	42 OCCUPANTS
8,216 8,216 GSF / 200 =	42 OCCUPANTS
OOR) 4,770 4,770 GSF / 15 NET* = EAS SHALL BE ASSIGNED BY THE BUILD ER MBC 1004.5	318 OCCUPANTS* ING OFFICIAL IN
	15 NET (UNCONCENTRATED TABLES AN 200 GROSS 300 GROSS OCCUPANT LOADS ARE DETERMINED A 8,225 8,225 GSF/ 300 = 8,272 576 GSF/ 100 = 7,567 GSF/ 200 = 8,248 8,248 8,248 GSF/ 200 = 8,216 8,216 8,216 GSF / 200 = 8,216 8,216 GSF / 200 = 8,216 8,216 GSF / 200 =

SECTION 1005 - MEANS OF EGRESS SIZING

1005.3.1 STAIRWAYS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE *STAIRWAYS* SERVING THAT STORY.

1005.3.2 OTHER EGRESS COMPONENTS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

BASEMENT	27 OCCUPANTS
EXISTING STAIR CAPACITY	80" / 0.30 =

ACCESSORY STORAGE 266 OCCUPANTS 266 OCCUPANTS > 27 OCCUPANTS

TWO EXISTING STAIRS AT 36" + 44" ARE PROVIDED FOR A TOTAL CAPACITY OF 133 EACH

1ST FLOOR	337 OCCUPANTS
EXISTING STAIR CAPACITY	48" / 0.30 =
EXISTING EGRESS DOOR CA	APACITY85" / 0.20 =

BUSINESS / RESIDENTIAL 160 OCCUPANTS 425 OCCUPANTS 585 > 42 OCCUPANTS

ONE EXISTING STAIR AND ONE EGRESS DOOR ARE PROVIDED FOR A TOTAL CAPACITY OF 292 EACH

2ND FLOOR	42 OCCUPANTS
EXISTING STAIR CAPACITY	96" / 0.30 =

RESIDENTIAL 320 OCCUPANTS 320 > 42 OCCUPANTS

TWO EXISTING STAIRS AT 48" + 48" ARE PROVIDED FOR A TOTAL CAPACITY OF 160 OCCUPANTS EACH

3RD FLOOR 42 OCCUPANTS EXISTING STAIR CAPACITY 96" / 0.30 =

RESIDENTIAL 320 OCCUPANTS 320 > 42 OCCUPANTS

TWO EXISTING STAIRS AT 48" + 48" ARE PROVIDED FOR A TOTAL CAPACITY OF 160 OCCUPANTS EACH

ROOF	265 OCCUPANTS*
EXISTING STAIR CAPACITY	48" / 0.30 =
PROPOSED STAIR CAPACITY	Y 48" / 0.30 =

ASSEMBLY **160 OCCUPANTS 160 OCCUPANTS** 320 > 318 OCCUPANTS

ONE EXISTING STAIR AT 48" AND ONE PROPOSED STAIR AT 48" ARE PROVIDED FOR A TOTAL CAPACITY OF 160 OCCUPANTS EACH

SECTION 1020 - CORRIDORS

TABLE 1020.1 CORRIDOR FIRE RESISTANCE RATING (HOURS) OCCUPANCY: R OCCUPANT LOAD SERVED BY CORRIDOR: GREATER THAN 10 BUILDING FULLY SPRINKLED WITH AUTOMATIC SYSTEM COMPLYING WITH NFPA 13R **REQUIRED FIRE RESISTANCE RATING: 0.5**

BUILDING INFORMATION BLOCK: OCCUPANCY: GROUP A-2 ASSEMBLY **GROUP R-2 RESIDENTIAL** TYPE OF CONSTRUCTION:

GROSS AREA:

FIRE ALARMS: SPRINKLERS: EMERGENCY LIGHTING:

NUMBER OF EXITS REQUIRED: NUMBER OF EXITS PROVIDED:

NUMBERS OF FLOORS IN BLDG .: FLOOR NUMBER OF PROJECT AREA: BASEMENT, 1, 2, 3, AND ROOF









THIRD FLOOR - USE PLAN SCALE: 1/16" = 1'-0"















CODE INFORMATION

FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT									
KEY NOTE	GRAPHIC	DESCRIPTION	ITEM CODE	TABLE	ASSEMBLY THICKNESS	ARCHAIC RATING (IN HOURS)	REQUIRED RATING	COMPLIES?	NOTES
		NORTH PARTY WALL	W-12-M-1	1.1.6	1'-0"	12	3	YES	
2		STAIRWAY ENCLOSURE	W-8-M-30	1.1.4	8 1⁄2"	6	0*	YES	*RATING NOT REQUIRED PER MRC 1203.6
3		INTERIOR VERTICAL SHAFTS, OTHER THAN STAIRWAYS	W-8-M-52	1.1.4	8 ¾"	6	0*	YES	*RATING NOT REQUIRED PER MRC 1012.7.3 EXCEPTION 2
4		EXTERIOR BEARING WALL	W-12-M-4	1.1.6	12"	10	*	YES	*SEE TABLE 602
5		STEEL COLUMN BRICK ENCASEMENT	C-15-SB-1	2.5.2.3	15" MIN.	6	3	YES	
6		STEEL COLUMN BLOCK ENCASEMENT	C-10-SB-5	2.5.2.1	10 ½" MIN.	<i>1</i> /4	3	**	**COLUMNS SURROUNDED BY HOLLOW CLAY TILES (APPROX 50% OF EXIST. COLUMNS) SHALL BE FIRE PROTECTED TO 3 HOURS

IBC CHAPTER 6 - MIXED USE AND OCCUPANCY

SEE TABLES ABOVE.

IBC CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF

OPENING PROTECTION

WHERE "FIRE SEPARATION DISTANCE" = CLOSEST INTERIOR LOT LINE OR CENTERLINE OF STREET/ ALLEY

EASTERN EXT. WALL TO CENTERLINE OF ALLEY = 11'-2" (TOTAL DISTANCE TO BUILDING BEHIND = 22'-4")

FIRE SEPARATION DISTANCE = 10 TO LESS THAN 15 DEGREE OF OPENING PROTECTION: UNPROTECTED, SPRINKLED ALLOWABLE AREA: 45%

SOUTHERN EXT. WALL 30 N SAGINAW (CLOSEST INTERIOR LOT LINE) = 38'-0"

FIRE SEPARATION DISTANCE = 30 OR GREATER DEGREE OF OPENING PROTECTION: UNPROTECTED, SPRINKLED ALLOWABLE AREA: NO LIMIT

SECTION 706 - FIRE WALLS

TABLE 706.4 FIRE WALL RESISTANCE RATINGS (HOURS) GROUP R-2 FOR PARTY WALLS PER 706.1.1 3

SECTION 711 - FLOOR AND ROOF ASSEMBLIES 711.2.4.3 DWELLING AND SLEEPING UNITS HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL NOT BE LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

EXCEPTIONS TAKEN:

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





TABLE 601 - FIRE-RESISTANCE RATING REQUIREMEN FOR BUILDING CONSTRUCTION 1	TABLE 60	
BUILDING ELEMENT		
PRIMARY STRUCTURAL FRAME	3	
EXTERIOR BEARING WALLS	*	
INTERIOR NON-BEARING WALLS AND PARTITIONS	0	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1.5	
PARTY WALLS	3	

* SEE TABLE 602 FOR EXTERIOR WALL RATINGS BASED ON FIRE SEPARATION DISTANCE



1 FIRE RESISTANCE RATING PLAN SCALE: 1/8" = 1'-0"

TABLE 602 - FIRE-RESISTANCE RA WALLS BASED ON FIR FOR BUILDING CONSTRUCTION FIRE SEPARATION DISTANCE $X < 5$ $5 \le X < 10$ $10 \le X < 30$	TING REQUIREMENTS FOR E E SEPARATION DISTANCE TYPE: 1-A / OCCUPANCY GR REQUIRED RATING (HOURS) 1 1 1	EXTERIOR COUP R	PROJECT T 46 N SAGIN PONTIAC, N	ITLE: AGINAW NAW ST MI 48342
X ≥ 30	0		ARCHITECT	
	22'-4" ALLEY 11'-2" FIRE SEPERATION DISTANCE - & OF STREET ALLEY ALL OPENINGS IN THIS WALL SHALL BE 1-HR RATED (4)	EXISTING ADJACENT HIGH-RISE BUILDING	VON STADEN S04-A SOUTH WA ROYAL OAK, M 248-6 WWW.VONSTAD	Architects Ashington avenue Aichigan 48067 346-9933 ENARCHITECTS.COM

STAMP:

SHEET TITLE: CODE INFORMATION



EXTERIOR DOOR SCHEDULE

DOOR		DOOR					FRAME				HARDWARE	OPERATION	REMARKS
TAG	LOCATION		DIMENSI	ONS	MATERIAL	FINISH	MATERIAL	FINISH		DETAILS		SWING / SLIDE	
		WIDTH	HEIGHT	THICKNESS					HEAD/SILL	JAMB			
FIRST FLO)R	ł	l	I			I	I	I				
100	RESIDENTIAL LOBBY	2 @ 7'-1"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SWING	
101	COMMERCIAL SPACE	3'-4"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SWING	
102	UNIT 1 - 101	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
103	UNIT 2 - 102	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
104	UNIT 3 -103	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
105	UNIT 4 - 104	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
106	UNIT 5 - 105	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
107	UNIT 6 - 106	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
108	UNIT 7 (LOWER) - 107	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
SECOND F	OOR											I	
200	UNIT 8 - 201	6'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
201	UNIT 9 - 202	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
202	UNIT 10 - 203	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
203	UNIT 11 - 204	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
204	UNIT 12 - 205	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
205	UNIT 13 - 206	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
206	UNIT 14 - 207	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
207	UNIT 7 (UPPER) - 208	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
THIRD FLO	DR												
300	UNIT 15 - 301	6'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
301	UNIT 16 - 302	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
302	UNIT 17- 303	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
303	UNIT 18 - 304	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
304	UNIT 19 - 305	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
305	UNIT 20 - 306	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
306	UNIT 21 - 307	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
307	UNIT 22 - 308	12'-0"	7'-5"	2"	НМ	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	
ROOF		I	I	1	I	1	1	1	1	1	I		
400	ROOF TERRACE	12'-0"	7'-5"	2"	HM	BLACK ANNO.	НМ	BLACK ANNO.	N/A	N/A	TBD	SLIDE	

EXTERIOR WINDOW SCHEDULE

TAG	LOCATION	ROUG	GH OPENING	OPERATION	MATERIAL	FINISH	
		WIDTH	HEIGHT				
FINISH							
100	WEST FAÇADE	4'-10"	11'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
101	WEST FAÇADE	3 EQ. @ 14'-6"	11'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
102	SOUTH FAÇADE	4'-10"	11'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
103	EAST FAÇADE	5'-11"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
104	EAST FAÇADE	5'-11"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
105	EAST FAÇADE	4'-0"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
SECOND FI	LOOR						
200	WEST FAÇADE	8'-6 1/2"	22'-3"	FIXED	ALUMINUM	BLACK ANODIZE	
201	WEST FAÇADE	8'-6 1/2"	22'-3"	FIXED	ALUMINUM	BLACK ANODIZE	
202	WEST FAÇADE	8'-6 1/2"	22'-3"	FIXED	ALUMINUM	BLACK ANODIZE	
203	WEST FAÇADE	8'-6 1/2"	22'-3"	FIXED	ALUMINUM	BLACK ANODIZE	
204	EAST FAÇADE	5'-11"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
205	EAST FAÇADE	5'-11"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
206	EAST FAÇADE	4'-0"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
THIRD FLO	OR						
300	EAST FAÇADE	5'-11"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
301	EAST FAÇADE	5'-11"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
302	EAST FAÇADE	4'-0"	6'-0"	FIXED	ALUMINUM	BLACK ANODIZE	
REMARKS:			I				
1	1-HR RATED WINDOW						
2	2-STORY WINDOW						

HARDWARE	REMARKS
SET	
TBD	
TBD	
TBD	
TBD	1
TBD	1
TBD	1
TBD	2
TBD	1
TBD	1
TBD	1
TBD	1
TBD	1
TBD	1

PROJECT TITLE: 46 N SAGINAW ST PONTIAC, MI 48342

ARCHITECT:



VON STADEN ARCHITECTS 504-a south washington avenue royal oak, michigan 48067 248-646-9933 www.vonstadenarchitects.com

ISSUED FOR:

BIDS

10.08.2020

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SHEET TITLE:

EXTERIOR DOOR AND WINDOW SCHEDULES

A.030

INTERIOR DOOR SCHEDULE

DOOR LOCATION	TAG	DOOR	DIMENSIONS	6	MATERIAL	FINISH	FRAME MATERIAL	FINISH	DET/	AILS	HARDWARE	OPERATION SWING / SLIDE	REMARKS	UNIT 12 - 205	204-A 204-B	3'-0" 2'-8"	8'-0" 8'-0"	1 3/4" 1 3/4"	HM WD	PTD PTD	MTL WD	PTI PTI
		WIDTH	HEIGHT	THICKNESS					HEAD/SILL	JAMB					204-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTI
FIRST FLOOR	404 4		01.01	4.0/48			NATI	DTD	TDD	TDD					204-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	
UNII 1 - 101	101-A	3'-0"	8'-0"	1 3/4"	HM		MIL					SWING	1		204-E	3'-0"	8'-0"	1 3/4"	WD			
	101-B	2 @ 3-0	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING		UNIT 13 - 206	204-1 204-A	3'-0"	8'-0"	1 3/4"	HM	PTD	MTI	
-	101-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			204-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	101-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET			204-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PT
-	101-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BARN			204-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
UNIT 2 - 102	102-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	WD	PTD	TBD	TBD	TBD	SWING	1		204-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PT
	102-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BIFOLD			204-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PT
-	102-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING		UNIT 14 - 206	204-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	
	102-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			204-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	
-	102-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET			204-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	
	102-F	3'-4"	8'-0"	1 3/4"	WD		WD		TBD	TBD	TBD	BARN	4		204-D	2'-8"	8'-0"	1 3/4"	WD		WD	
UNIT 5 - 105	103-A 103-B	3-0 2'_8"	8'-0"	1 3/4									I		204-E	3-0	0-U 8'-0"	1 3/4				
-	103-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING		UNIT 7 (UPPER) -	204 F	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	
-	103-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING		208	208-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
-	103-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET			208-C	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	103-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BARN		THIRD FLOOR								
UNIT 4 - 104	104-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1	CORRIDOR - 300	300-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PT
	104-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BIFOLD			300-B	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PT
	104-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			300-C	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	
-	104-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			300-D	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	
-	104-E	3'-0"	8'-0"	1 3/4"	WD		WD								300-E	3'-0"	8'-0"	1 3/4"				
UNIT 5 - 105	104-F 105-A	3'-0"	8'-0"	1 3/4	HM		MTI		TBD	TBD		SWING	1		300-F	3'-0"	8'-0"	1.3/4		PTD	MTI	
	105-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BIFOLD	· .	UNIT 15 - 301	301-A	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	
	105-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			301-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	105-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			301-C	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PT
	105-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET			301-D	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PT
	105-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BARN			301-E	2 @ 2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
UNIT 6 - 106	106-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1	UNIT 16 - 302	302-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	
-	106-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BIFOLD			302-B	2 @ 3'-0"	8'-0"	1 3/4"	WD	PTD	WD	
-	106-C	2'-0"	8'-0"	1 3/4"	WD		WD					SWING			302-C	2'-8"	8'-0"	1 3/4"	WD		WD	
-	106-E	2-0	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD		POCKET			302-D	3'-0"	8'-0"	1.3/4"	WD	PTD	WD	
-	106-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BARN			302-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	
UNIT 7 - 107	107-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1	UNIT 17 - 303	303-A	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	PT
-	107-B	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET			303-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	107-C	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET			303-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PT
	107-D	2 @ 3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BIFOLD			303-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
CORRIDOR - 108	108-A	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1		303-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	
-	108-B	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1		303-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	
-	108-C	3'-0"	8'-0"	1 3/4"	НМ		MIL					SWING	1	UNIT 18 - 304	304-A	3'-0"	8'-0"	1 3/4"				
-	108-D	3'-0"	8'-0"	1 3/4	НМ	PTD	MTI	PTD	TBD	TBD		SWING	1		304-B	2'-0"	8'-0"	1 3/4		PTD	WD	PTI
-	108-F	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1		304-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	108-G	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING			304-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PT
SECOND FLOOR							I								304-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PT
CORRIDOR - 200	200-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1	UNIT 19 - 305	305-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PT
-	200-В	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1		305-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	
	200-C	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1		305-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	
-	200-D	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1		305-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	
-	200-E	3'-0"	8'-0"	1 3/4"	НМ		MTL					SWING	1		305-E	3'-0"	8'-0"	1 3/4"				
	200-G	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1	UNIT 20 - 306	306-A	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	
	200-H	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1		306-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
UNIT 8 - 201	201-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1	1	306-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PT
	201-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			306-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	201-C	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET			306-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PT
	201-D	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BARN			306-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	
	201-E	2 @ 2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BIFOLD		UNIT 21 - 307	307-A	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	
UNIT 9 - 202	202-A	3'-0"	8'-0"	1 3/4"	HM		MTL		TBD	TBD		SWING	1		307-B	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	
-	202-B	2 @ 3-0	8'-0"	1 3/4	WD		WD					SWING			307-C	2-0	8'-0"	1 3/4				
-	202-C	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			307-D	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	
	202-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET			307-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PT
-	202-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BARN		UNIT 22 - 308	308-A	3'-0"	8'-0"	1 3/4"	HM	PTD	MTL	PT
UNIT 10 - 203	203-A	3'-0"	8'-0"	1 3/4"	НМ	PTD	MTL	PTD	TBD	TBD	TBD	SWING	1	1	308-B	2 @ 2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	203-В	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			308-C	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	203-C	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING			308-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PT
	203-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING		ROOF								
	203-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET		STORAGE - 401	401-A	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	
	203-F	3'-4"	8'-0"	1 3/4"	WD		WD	PTD	TBD	TBD	TBD	BARN		REMARKS:	4/0 110 5							
UNII 11 - 204	204-A	ວ`-U" 2'_&"	ช`-U″ 	1 3/4"								SWING	1		1/2 HR RATE	רי חטטע ע						
	204-0	2'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING										
	204-D	2'-8"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	SWING		-								
	204-E	3'-0"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	POCKET		1								
	204-F	3'-4"	8'-0"	1 3/4"	WD	PTD	WD	PTD	TBD	TBD	TBD	BARN]								

	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	POCKET	
	PTD	TBD	TBD	TBD	BARN	
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	
				TBD	SWING	
					BARN	
					SWING	1
	PTD	TBD	TBD		SWING	•
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	POCKET	
	PTD	TBD	TBD	TBD	BARN	
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	1
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	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	POCKET	
	PTD	TBD	TBD	TBD	BARN	
	PTD	TBD	TBD	TBD	BIFOLD	
		TBD	TBD	TBD	SWING	1
			IBD	TBD	BIFOLD	
					SWING	
					BARN	
					SWING	1
	PTD	TBD	TBD		SWING	•
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	POCKET	
	PTD	TBD	TBD	TBD	BARN	
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	POCKET	
	PTD	TBD	TBD	TBD	BARN	
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	POCKET	
	PTD	TBD	TBD	TBD	BARN	
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	SWING	
		I BD	TBD	TBD	SWING	
		IBD	IBD	IBD	SWING	
				IBD		
						4
					SWING	
					SWING	
		TRD			POCKET	
		TBD			BARN	
	PTD	TBD	TBD	TBD	SWING	1
	PTD	TBD	TBD	TBD	BIFOLD	· · ·
	PTD	TBD	TBD	TBD	SWING	
	PTD	TBD	TBD	TBD	SWING	
		;				
_						

PROJECT TITLE: 46 N SAGINAW ST PONTIAC, MI 48342

ARCHITECT:



VON STADEN ARCHITECTS 504-a south washington avenue royal oak, michigan 48067 248-646-9933 www.vonstadenarchitects.com

ISSUED FOR:

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10.08.2020

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SHEET TITLE:

INTERIOR WINDOW SCHEDULE

NTERIOR W	INDOWS						HARDWARE	REMARKS
TAG	LOCATION	R	OUGH OPENING	OPERATION	MATERIAL	FINISH	SET	
		WIDTH	HEIGHT					
FINISH								
101-A	UNIT 1 - 101	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
102-A	UNIT 2 - 102	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
103-A	UNIT 3 - 103	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
104-A	UNIT 4 - 104	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
105-A	UNIT 5 - 105	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
106-A	UNIT 6 - 106	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
SECOND FL	DOR				1			
202-A	UNIT 9 - 202	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
203-A	UNIT 10 - 203	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
204-A	UNIT 11 - 204	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
205-A	UNIT 12 - 205	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
206-A	UNIT 13 - 206	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
207-A	UNIT 14 - 207	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
302-A	UNIT 16 - 302	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
303-A	UNIT 17 - 303	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
304-A	UNIT 18 - 304	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
305-A	UNIT 19 - 305	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
306-A	UNIT 20 - 306	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
307-A	UNIT 21 - 307	3'-0"	5'-0"	FIXED	ALUMINUM	TBD	N/A	
REMARKS:								

PROJECT TITLE: 46 N SAGINAW ST PONTIAC, MI 48342

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SHEET TITLE:

INTERIOR WINDOW SCHEDULE

A.032

- AND DOORS

- PROVIDE TEMPORARY GUARDRAIL AT FLOOR SLAB OPENING, AS REQUIRED

GRAPHIC LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED

SHEET NOTES

- COMPLY WITH APPLICABLE LOCAL, STATE PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION LIGHTING AND GUARDRAILS AS
- OF BUILDING AND WORKERS
- EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS **REMOVE ALL EXISTING CONSTRUCTION** INCLUDING GYPSUM BOARD WALLS,
- FRAMES AND ALL MILLWORK.
- REMOVE BUILDING EQUIPMENT AND



ELECTRICAL NOTES

PROJECT TITLE:

(1) REMOVE EXIST. NON-LOADBEARING WALLS AND DOORS

- (2) **REMOVE EXIST. PLUMBING FIXTURES**
- (3) **REMOVE EXIST. HVAC EQUIPMENT**
- (4) REMOVE EXIST. ELEVATOR AND EQUIPMENT. PROVIDE TEMPORARY GUARDRAIL AT FLOOR SLAB OPENING, AS REQUIRED.

GRAPHIC LEGEND

- **EXISTING CONSTRUCTION** ___ TO BE REMOVED EXISTING CONSTRUCTION TO REMAIN

 - **AREA NOT IN SCOPE**

SHEET NOTES

- SCOPE.
- 2. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS 10. G.C. TO DEVELOP CONSTRUCTION PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION
- 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS **REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS** 12.
- OF BUILDING AND WORKERS 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER 5. REMOVE FROM SITE DAILY AND LEGALLY
- **DISPOSE OF REFUSE, DEBRIS, RUBBISH** AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS 6. IN AREAS SHOWN TO BE DEMOLISHED, **REMOVE ALL EXISTING CONSTRUCTION INCLUDING GYPSUM BOARD WALLS,** GLASS, WINDOW FRAMES, DOORS, DOOR 15. ANY GLASS REMOVED FROM PROJECT FRAMES AND ALL MILLWORK.
- 7. REMOVE BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK 8. REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING
- DUCTWORK, PER MEP DEMOLITION DRAWINGS. COORDINATE WITH BUILDING 17. OWNER FOR SALVAGE



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- **REMOVE EXISTING FLOOR FINISHES AND** PREPARE SUBFLOOR AS REQUIRED FOR **NEW FLOOR FINISHES**
- WASTE MANAGEMENT PLAN
- 11. G.C. TO COORDINATE DEMOLITION WITH **BUILDING OWNER AND SEPARATE** MATERIALS AND EQUIPMENT FOR REUSE AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 13. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 14. ALL DEMOLISHED CARPET NOT BEING **RETAINED BY BUILDING OWNER TO BE** SEPARATED FOR COLLECTION BY CARPET VENDOR FOR RECYCLING, AS **FEASIBLE**
- SHALL BE RECYCLED, U.N.O.
- MAINTAIN LIFE SAFETY SYSTEMS AT ALL 16 TIMES. COORDINATE ANY REQUIRED **INTERRUPTIONS WITH BUILDING** MANAGEMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION
- ALL EXTERIOR WINDOW SYSTEMS INCLUDING SUN CONTROL TO REMAIN

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND 6 **REMOVE RECEPTACLES AND** SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL **RECEPTACLE BRANCH CIRCUIT** WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- 2. DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE **RELATED WIRING BACK TO CIRCUIT** HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN 4 **ELECTRICAL SERVICE EQUIPMENT 8. INCLUDING DISTRIBUTION** PANEL(S), BRANCH CIRCUIT PANELS, DISCONNECTS TRANSFORMERS...ETC.
- **PROTECT AND MAINTAIN POWER** Q **TO EXISTING TO REMAIN** MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

REMOVE ALL PLUMBING FIXTURES IN THE AREA OF WORK COMPLETE, **INCLUDING HANGERS, CARRIERS,** POWER AND ACCESSORIES. REMOVE CW, HW, HWR AND VENT PIPING TO MAINS AND CAP. IF THERE ARE BRANCH ISOLATION VALVES LEAVE VALVES AND CAP

AT VALVES. **REMOVE SANITARY PIPING** SERVING FIXTURES AND DRAINS TO MAINS AND CAP, OR ALTERNATIVELY CAP MAINS AND COMPLETELY FILL ABANDONED AND DISCONNECTED PIPING **BELOW THE FLOOR. ALL** ASSOCIATED DRAINS AND CLEANOUTS AND ASSOCIATED **PIPING SHALL BE COMPLETELY** REMOVED.

DO NOT REMOVE ANY PIPING OR FIXTURES IN AREA DESIGNATED, **"NOT INCLUDED IN SCOPE OF** AS WORKING PLUMBING SYSTEMS. **REMOVE ANY LOCAL WATER** HEATERS THAT SERVE **DEMOLISHED PLUMBING FIXTURES** COMPLETE INCLUDING ALL **ASSOCIATED PIPING, FLUES AND** POWER.



PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

ISSUED FOR:

BIDS

10.08.2020

STAMP:

SHEET TITLE:

FIRST FLOOR **DEMOLITION PLAN**

- (1) REMOVE EXIST. NON-LOADBEARING WALLS AND DOORS
- (2) REMOVE EXIST. PLUMBING FIXTURES
- (3) REMOVE EXIST. HVAC EQUIPMENT
- (4) REMOVE EXIST. ELEVATOR AND EQUIPMENT. PROVIDE TEMPORARY GUARDRAIL AT FLOOR SLAB OPENING, AS REQUIRED

GRAPHIC LEGEND

- EXISTING CONSTRUCTION ___ TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
 - AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. COMPLY WITH APPLICABLE LOCAL, STATE 2 AND FEDERAL CODES AND REGULATIONS 10. G.C. TO DEVELOP CONSTRUCTION PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND
- REGULATIONS TO PROTECT OCCUPANTS 12. OF BUILDING AND WORKERS 4. IF DEMOLITION IS PERFORMED IN
- EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER
- DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS **REMOVE ALL EXISTING CONSTRUCTION** INCLUDING GYPSUM BOARD WALLS, GLASS, WINDOW FRAMES, DOORS, DOOR 15. ANY GLASS REMOVED FROM PROJECT
- 5. REMOVE FROM SITE DAILY AND LEGALLY 6. IN AREAS SHOWN TO BE DEMOLISHED, FRAMES AND ALL MILLWORK.
- REMOVE BUILDING EQUIPMENT AND 7. FIXTURES AS REQUIRED FOR NEW WORK REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING
- DUCTWORK, PER MEP DEMOLITION
- DRAWINGS. COORDINATE WITH BUILDING 17. OWNER FOR SALVAGE



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- 9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES
 - WASTE MANAGEMENT PLAN
- 11. G.C. TO COORDINATE DEMOLITION WITH **BUILDING OWNER AND SEPARATE** MATERIALS AND EQUIPMENT FOR REUSE AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 13. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 14. ALL DEMOLISHED CARPET NOT BEING RETAINED BY BUILDING OWNER TO BE SEPARATED FOR COLLECTION BY CARPET VENDOR FOR RECYCLING, AS FEASIBLE
- SHALL BE RECYCLED, U.N.O. 16. MAINTAIN LIFE SAFETY SYSTEMS AT ALL
- TIMES. COORDINATE ANY REQUIRED INTERRUPTIONS WITH BUILDING MANAGEMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION ALL EXTERIOR WINDOW SYSTEMS
- INCLUDING SUN CONTROL TO REMAIN

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND 6 REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL **RECEPTACLE BRANCH CIRCUIT** WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- 2. DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON 7 DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN 4 ELECTRICAL SERVICE EQUIPMENT 8. INCLUDING DISTRIBUTION PANEL(S), BRANCH CIRCUIT PANELS, DISCONNECTS TRANSFORMERS...ETC.
- PROTECT AND MAINTAIN POWER 9. TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

REMOVE ALL PLUMBING FIXTURES IN THE AREA OF WORK COMPLETE, INCLUDING HANGERS, CARRIERS, POWER AND ACCESSORIES. REMOVE CW, HW, HWR AND VENT PIPING TO MAINS AND CAP. IF THERE ARE BRANCH ISOLATION VALVES LEAVE VALVES AND CAP

AT VALVES. REMOVE SANITARY PIPING SERVING FIXTURES AND DRAINS TO MAINS AND CAP, OR ALTERNATIVELY CAP MAINS AND COMPLETELY FILL ABANDONED AND DISCONNECTED PIPING BELOW THE FLOOR. ALL ASSOCIATED DRAINS AND CLEANOUTS AND ASSOCIATED PIPING SHALL BE COMPLETELY REMOVED.

DO NOT REMOVE ANY PIPING OR FIXTURES IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING PLUMBING SYSTEMS. REMOVE ANY LOCAL WATER HEATERS THAT SERVE DEMOLISHED PLUMBING FIXTURES COMPLETE INCLUDING ALL ASSOCIATED PIPING, FLUES AND POWER.

MECHANICAL NOTES

- COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DEMOLITION AND PHASING PLANS.
- 2. REMOVE ALL DUCTWORK, PIPING AND EQUIPMENT COMPLETELY INCLUDING ALL HANGERS AND ACCESSORIES.
- CAP DUCTWORK AND PIPING. DISPOSE OF ALL 3 MATERIALS IN A LEGAL MANNER. DO NOT LEAVE ANY ABANDONED DUCTWORK OR PIPING IN THE AREA OF WORK.
- 4. COORDINATE ANY SERVICE SHUTDOWNS WITH OWNER.
- MAINTAIN ALL SYSTEMS AS WORKING 5 SYSTEMS.

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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SHEET TITLE:

SECOND FLOOR DEMOLITION PLAN



- (1) REMOVE EXIST. NON-LOADBEARING WALLS AND DOORS
- (2) REMOVE EXIST. PLUMBING FIXTURES
- (3) REMOVE EXIST. HVAC EQUIPMENT
- (4) REMOVE EXIST. ELEVATOR AND EQUIPMENT. PROVIDE TEMPORARY GUARDRAIL AT FLOOR SLAB OPENING, AS REQUIRED

GRAPHIC LEGEND

- EXISTING CONSTRUCTION ___ TO BE REMOVED EXISTING CONSTRUCTION TO REMAIN
 - AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. COMPLY WITH APPLICABLE LOCAL, STATE 2 AND FEDERAL CODES AND REGULATIONS 10. G.C. TO DEVELOP CONSTRUCTION PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS
- REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS 12. OF BUILDING AND WORKERS
- 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- OWNER REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS **REMOVE ALL EXISTING CONSTRUCTION** INCLUDING GYPSUM BOARD WALLS. GLASS, WINDOW FRAMES, DOORS, DOOR 15. ANY GLASS REMOVED FROM PROJECT
- 6. IN AREAS SHOWN TO BE DEMOLISHED, FRAMES AND ALL MILLWORK.
- REMOVE BUILDING EQUIPMENT AND 7. FIXTURES AS REQUIRED FOR NEW WORK REMOVE ABANDONED HVAC EQUIPMENT,
- ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION
- DRAWINGS. COORDINATE WITH BUILDING 17. OWNER FOR SALVAGE



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- 9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES
 - WASTE MANAGEMENT PLAN
- 11. G.C. TO COORDINATE DEMOLITION WITH **BUILDING OWNER AND SEPARATE** MATERIALS AND EQUIPMENT FOR REUSE AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 13. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 14. ALL DEMOLISHED CARPET NOT BEING RETAINED BY BUILDING OWNER TO BE SEPARATED FOR COLLECTION BY CARPET VENDOR FOR RECYCLING, AS FEASIBLE
- SHALL BE RECYCLED, U.N.O.
- 16. MAINTAIN LIFE SAFETY SYSTEMS AT ALL TIMES. COORDINATE ANY REQUIRED INTERRUPTIONS WITH BUILDING MANAGEMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION
- ALL EXTERIOR WINDOW SYSTEMS INCLUDING SUN CONTROL TO REMAIN

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND 6 REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL **RECEPTACLE BRANCH CIRCUIT** WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- 2. DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON 7 DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN 4 ELECTRICAL SERVICE EQUIPMENT 8. INCLUDING DISTRIBUTION PANEL(S), BRANCH CIRCUIT PANELS, DISCONNECTS TRANSFORMERS...ETC.
- PROTECT AND MAINTAIN POWER 9. TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

REMOVE ALL PLUMBING FIXTURES IN THE AREA OF WORK COMPLETE, INCLUDING HANGERS, CARRIERS, POWER AND ACCESSORIES. REMOVE CW, HW, HWR AND VENT PIPING TO MAINS AND CAP. IF THERE ARE BRANCH ISOLATION VALVES LEAVE VALVES AND CAP

AT VALVES. REMOVE SANITARY PIPING SERVING FIXTURES AND DRAINS TO MAINS AND CAP, OR ALTERNATIVELY CAP MAINS AND COMPLETELY FILL ABANDONED AND DISCONNECTED PIPING BELOW THE FLOOR. ALL ASSOCIATED DRAINS AND CLEANOUTS AND ASSOCIATED PIPING SHALL BE COMPLETELY REMOVED.

DO NOT REMOVE ANY PIPING OR FIXTURES IN AREA DESIGNATED, **"NOT INCLUDED IN SCOPE OF** WORK". MAINTAIN THESE SYSTEMS AS WORKING PLUMBING SYSTEMS. REMOVE ANY LOCAL WATER HEATERS THAT SERVE DEMOLISHED PLUMBING FIXTURES COMPLETE INCLUDING ALL ASSOCIATED PIPING, FLUES AND POWER.



(9) **(10**) 9'-9 1/2" _____ ЦЦ (4)-_____ _____

17'-3 1/2"

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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SHEET TITLE:

THIRD FLOOR **DEMOLITION PLAN**

- (1) REMOVE EXIST. NON-LOADBEARING WALLS AND DOORS
- (2) REMOVE EXIST. PLUMBING FIXTURES
- (3) REMOVE EXIST. HVAC EQUIPMENT
- (4) REMOVE EXIST. ELEVATOR AND EQUIPMENT. PROVIDE TEMPORARY GUARDRAIL AT FLOOR SLAB OPENING, AS REQUIRED

GRAPHIC LEGEND

- EXISTING CONSTRUCTION ___ TO BE REMOVED EXISTING CONSTRUCTION TO REMAIN
 - AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. COMPLY WITH APPLICABLE LOCAL, STATE 2 AND FEDERAL CODES AND REGULATIONS 10. G.C. TO DEVELOP CONSTRUCTION PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND
- 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- OWNER DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS **REMOVE ALL EXISTING CONSTRUCTION** INCLUDING GYPSUM BOARD WALLS. GLASS, WINDOW FRAMES, DOORS, DOOR 15. ANY GLASS REMOVED FROM PROJECT
- 5. REMOVE FROM SITE DAILY AND LEGALLY 6. IN AREAS SHOWN TO BE DEMOLISHED, FRAMES AND ALL MILLWORK.
- REMOVE BUILDING EQUIPMENT AND 7. FIXTURES AS REQUIRED FOR NEW WORK
- REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION
- DRAWINGS. COORDINATE WITH BUILDING 17. OWNER FOR SALVAGE



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- REGULATIONS TO PROTECT OCCUPANTS 12. OF BUILDING AND WORKERS
- 9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES
 - WASTE MANAGEMENT PLAN
- 11. G.C. TO COORDINATE DEMOLITION WITH **BUILDING OWNER AND SEPARATE** MATERIALS AND EQUIPMENT FOR REUSE AND STORAGE AS DIRECTED BY **BUILDING OWNER**
 - ANY REVENUES OR REBATES RECEIVED FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
 - 13. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
 - 14. ALL DEMOLISHED CARPET NOT BEING RETAINED BY BUILDING OWNER TO BE SEPARATED FOR COLLECTION BY CARPET VENDOR FOR RECYCLING, AS FEASIBLE
 - SHALL BE RECYCLED, U.N.O.
 - 16. MAINTAIN LIFE SAFETY SYSTEMS AT ALL TIMES. COORDINATE ANY REQUIRED INTERRUPTIONS WITH BUILDING MANAGEMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION
 - ALL EXTERIOR WINDOW SYSTEMS INCLUDING SUN CONTROL TO REMAIN

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND 6 REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL RECEPTACLE BRANCH CIRCUIT WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- 2. DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON 7 DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN 4 ELECTRICAL SERVICE EQUIPMENT 8. INCLUDING DISTRIBUTION PANEL(S), BRANCH CIRCUIT PANELS, DISCONNECTS TRANSFORMERS...ETC.
- PROTECT AND MAINTAIN POWER 9. TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

REMOVE ALL PLUMBING FIXTURES IN THE AREA OF WORK COMPLETE, INCLUDING HANGERS, CARRIERS, POWER AND ACCESSORIES. REMOVE CW, HW, HWR AND VENT PIPING TO MAINS AND CAP. IF THERE ARE BRANCH ISOLATION VALVES LEAVE VALVES AND CAP AT VALVES.

REMOVE SANITARY PIPING SERVING FIXTURES AND DRAINS TO MAINS AND CAP, OR ALTERNATIVELY CAP MAINS AND COMPLETELY FILL ABANDONED AND DISCONNECTED PIPING BELOW THE FLOOR. ALL ASSOCIATED DRAINS AND CLEANOUTS AND ASSOCIATED

PIPING SHALL BE COMPLETELY REMOVED. DO NOT REMOVE ANY PIPING OR FIXTURES IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING PLUMBING SYSTEMS. REMOVE ANY LOCAL WATER HEATERS THAT SERVE DEMOLISHED PLUMBING FIXTURES COMPLETE INCLUDING ALL ASSOCIATED PIPING, FLUES AND POWER.



(9)

COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DEMOLITION

- EQUIPMENT COMPLETELY INCLUDING ALL
- CAP DUCTWORK AND PIPING. DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. DO NOT LEAVE ANY ABANDONED DUCTWORK OR
- 4. COORDINATE ANY SERVICE SHUTDOWNS WITH

(10)

MAINTAIN ALL SYSTEMS AS WORKING

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-a south washington avenue royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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SHEET TITLE:

ROOF **DEMOLITION PLAN**

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| k'____

- (1) REMOVE EXIST. CEILING SYSTEM, INCLUDING GRID, LIGHT FIXTURES, SUSPENSION SYSTEM AND HANGERS
- (2) REMOVE EXIST. GYPSUM BOARD COLUMN OR BEAM ENCLOSURE AND ALL STUD FRAMING
- (3) REMOVE EXIST. HVAC EQUIPMENT, SUSPENSION SYSTEMS AND HANGERS
- (4) REMOVE EXIST. SPRINKLER SYSTEMS, ELECTRICAL EQUIPMENT/ FIXTURES, AND PLUMBING/ FIXTURES THROUGHOUT
- (5) EXIST. PLASTER CEILING AND TRIM ABOVE SUSPENDED GRID CEILING TO REMAIN.

GRAPHIC LEGEND

- **EXISTING CONSTRUCTION** === TO BE REMOVED EXISTING CONSTRUCTION TO REMAIN
 - AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. COMPLY WITH APPLICABLE LOCAL, STATE 2 AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND **REGULATIONS TO PROTECT WORKERS** 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- OWNER REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS 6. IN AREAS SHOWN TO BE DEMOLISHED, **REMOVE ALL EXISTING CONSTRUCTION** INCLUDING GYPSUM BOARD WALLS, INTERIOR GLASS, WINDOW FRAMES,
- DOORS, DOOR FRAMES AND ALL MILLWORK. REMOVE BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK, REMOVE ALL EXISTING GYPSUM BOARD COLUMN ENCLOSURES

AT ALL LOCATIONS





ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- 7. REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION DRAWINGS. COORDINATE WITH BUILDING OWNER FOR SALVAGE
- 8. G.C. TO COORDINATE DEMOLITION WITH **BUILDING OWNER AND SEPARATE** MATERIALS AND EQUIPMENT FOR REUSE 2. AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 10. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 11. ALL EXTERIOR WINDOW, DOOR/ENTRY SYSTEMS TO REMAIN 12. ALL SUN CONTROL SYSTEMS, VERTICAL
- BLINDS & SHADES TO BE REMOVED 13. ALL DEMOLITION SHALL COMPLY WITH
- THE CITY OF PONTIAC DEMOLITION STANDARDS

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL **RECEPTACLE BRANCH CIRCUIT** WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN POWER 4 TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

MECHANICAL NOTES

- MECHANICAL AND ELECTRICAL DEMOLITION AND PHASING PLANS. REMOVE ALL DUCTWORK, PIPING AND EQUIPMENT COMPLETELY INCLUDING ALL HANGERS AND ACCESSORIES. CAP DUCTWORK AND PIPING. DISPOSE OF ALL
- 1. COORDINATE ALL DEMOLITION WORK WITH MATERIALS IN A LEGAL MANNER. DO NOT
- LEAVE ANY ABANDONED DUCTWORK OR PIPING IN THE AREA OF WORK. COORDINATE ANY SERVICE SHUTDOWNS WITH OWNER.
- MAINTAIN ALL SYSTEMS AS WORKING SYSTEMS.

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ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM



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SHEET TITLE:

BASEMENT **DEMOLITION REFLECTED CEILING PLAN**

- (1) REMOVE EXIST. CEILING SYSTEM, INCLUDING GRID, LIGHT FIXTURES, SUSPENSION SYSTEM AND HANGERS
- (2) REMOVE EXIST. GYPSUM BOARD COLUMN OR BEAM ENCLOSURE AND ALL STUD FRAMING
- (3) REMOVE EXIST. HVAC EQUIPMENT, SUSPENSION SYSTEMS AND HANGERS
- (4) REMOVE EXIST. SPRINKLER SYSTEMS, ELECTRICAL EQUIPMENT/ FIXTURES, AND PLUMBING/ FIXTURES THROUGHOUT
- (5) EXIST. PLASTER CEILING AND TRIM ABOVE SUSPENDED GRID CEILING TO REMAIN.

GRAPHIC LEGEND

- **EXISTING CONSTRUCTION** ___ TO BE REMOVED EXISTING CONSTRUCTION TO REMAIN
 - AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. COMPLY WITH APPLICABLE LOCAL, STATE 2 AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND **REGULATIONS TO PROTECT WORKERS** 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- OWNER REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS 6. IN AREAS SHOWN TO BE DEMOLISHED. **REMOVE ALL EXISTING CONSTRUCTION** INCLUDING GYPSUM BOARD WALLS, INTERIOR GLASS, WINDOW FRAMES,
- DOORS, DOOR FRAMES AND ALL
- AT ALL LOCATIONS



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- MILLWORK. REMOVE BUILDING
- EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK, REMOVE ALL EXISTING GYPSUM BOARD COLUMN ENCLOSURES

- 7. REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION DRAWINGS. COORDINATE WITH BUILDING OWNER FOR SALVAGE
- 8. G.C. TO COORDINATE DEMOLITION WITH **BUILDING OWNER AND SEPARATE** MATERIALS AND EQUIPMENT FOR REUSE 2. AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 10. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 11. ALL EXTERIOR WINDOW, DOOR/ENTRY SYSTEMS TO REMAIN
- 12. ALL SUN CONTROL SYSTEMS, VERTICAL BLINDS & SHADES TO BE REMOVED
- 13. ALL DEMOLITION SHALL COMPLY WITH THE CITY OF PONTIAC DEMOLITION STANDARDS

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL **RECEPTACLE BRANCH CIRCUIT** WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN POWER TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

MECHANICAL NOTES

- AND PHASING PLANS.
- HANGERS AND ACCESSORIES.
- MATERIALS IN A LEGAL MANNER. DO NOT LEAVE ANY ABANDONED DUCTWORK OR PIPING IN THE AREA OF WORK. COORDINATE ANY SERVICE SHUTDOWNS WITH OWNER.
- MAINTAIN ALL SYSTEMS AS WORKING SYSTEMS.

1. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DEMOLITION REMOVE ALL DUCTWORK, PIPING AND EQUIPMENT COMPLETELY INCLUDING ALL CAP DUCTWORK AND PIPING. DISPOSE OF ALL

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN

- (1) REMOVE EXIST. CEILING SYSTEM, INCLUDING GRID, LIGHT FIXTURES, SUSPENSION SYSTEM AND HANGERS
- (2) REMOVE EXIST. GYPSUM BOARD COLUMN OR BEAM ENCLOSURE AND ALL STUD FRAMING
- (3) REMOVE EXIST. HVAC EQUIPMENT, SUSPENSION SYSTEMS AND HANGERS
- (4) REMOVE EXIST. SPRINKLER SYSTEMS, ELECTRICAL EQUIPMENT/ FIXTURES, AND PLUMBING/ FIXTURES THROUGHOUT
- (5) EXIST. PLASTER CEILING AND TRIM ABOVE SUSPENDED GRID CEILING TO REMAIN.

GRAPHIC LEGEND

- **EXISTING CONSTRUCTION** === TO BE REMOVED EXISTING CONSTRUCTION TO REMAIN
 - AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. 2. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND **REGULATIONS TO PROTECT WORKERS** 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE
- EFFECTED AREAS AT NO COST TO THE
- OWNER DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS 6. IN AREAS SHOWN TO BE DEMOLISHED, REMOVE ALL EXISTING CONSTRUCTION INCLUDING GYPSUM BOARD WALLS, INTERIOR GLASS, WINDOW FRAMES,
- REMOVE FROM SITE DAILY AND LEGALLY DOORS, DOOR FRAMES AND ALL MILLWORK. REMOVE BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK, REMOVE ALL EXISTING GYPSUM BOARD COLUMN ENCLOSURES AT ALL LOCATIONS



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- 7. REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION DRAWINGS. COORDINATE WITH BUILDING OWNER FOR SALVAGE
- 8. G.C. TO COORDINATE DEMOLITION WITH BUILDING OWNER AND SEPARATE MATERIALS AND EQUIPMENT FOR REUSE 2. AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 10. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 11. ALL EXTERIOR WINDOW, DOOR/ENTRY SYSTEMS TO REMAIN 12. ALL SUN CONTROL SYSTEMS, VERTICAL
- BLINDS & SHADES TO BE REMOVED 13. ALL DEMOLITION SHALL COMPLY WITH
- THE CITY OF PONTIAC DEMOLITION STANDARDS

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL RECEPTACLE BRANCH CIRCUIT WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN POWER 4 TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

MECHANICAL NOTES

- AND PHASING PLANS.
- HANGERS AND ACCESSORIES.
- LEAVE ANY ABANDONED DUCTWORK OR PIPING IN THE AREA OF WORK. COORDINATE ANY SERVICE SHUTDOWNS WITH OWNER.
- SYSTEMS.

SCALE: 3/16" = 1'-0"

1. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DEMOLITION REMOVE ALL DUCTWORK, PIPING AND EQUIPMENT COMPLETELY INCLUDING ALL CAP DUCTWORK AND PIPING. DISPOSE OF ALL

MATERIALS IN A LEGAL MANNER. DO NOT

MAINTAIN ALL SYSTEMS AS WORKING

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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SHEET TITLE:

SECOND FLOOR DEMOLITION REFLECTED **CEILING PLAN**

- (1) REMOVE EXIST. CEILING SYSTEM, INCLUDING GRID, LIGHT FIXTURES, SUSPENSION SYSTEM AND HANGERS
- (2) REMOVE EXIST. GYPSUM BOARD COLUMN OR BEAM ENCLOSURE AND ALL STUD FRAMING
- (3) REMOVE EXIST. HVAC EQUIPMENT, SUSPENSION SYSTEMS AND HANGERS
- (4) REMOVE EXIST. SPRINKLER SYSTEMS, ELECTRICAL EQUIPMENT/ FIXTURES, AND PLUMBING/ FIXTURES THROUGHOUT
- (5) EXIST. PLASTER CEILING AND TRIM ABOVE SUSPENDED GRID CEILING TO REMAIN.

GRAPHIC LEGEND

- **EXISTING CONSTRUCTION** === TO BE REMOVED EXISTING CONSTRUCTION TO REMAIN
 - AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. 2. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND **REGULATIONS TO PROTECT WORKERS** 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- OWNER REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS 6. IN AREAS SHOWN TO BE DEMOLISHED, REMOVE ALL EXISTING CONSTRUCTION INCLUDING GYPSUM BOARD WALLS, INTERIOR GLASS, WINDOW FRAMES,
- DOORS, DOOR FRAMES AND ALL MILLWORK. REMOVE BUILDING

3 (1)THIRD FLOOR DEMOLITION REFLECTED CEILING PLAN SCALE: 3/16" = 1'-0"

ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK, REMOVE ALL EXISTING GYPSUM BOARD COLUMN ENCLOSURES AT ALL LOCATIONS

- 7. REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION DRAWINGS, COORDINATE WITH BUILDING OWNER FOR SALVAGE
- 8. G.C. TO COORDINATE DEMOLITION WITH BUILDING OWNER AND SEPARATE MATERIALS AND EQUIPMENT FOR REUSE 2. AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 10. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 11. ALL EXTERIOR WINDOW, DOOR/ENTRY SYSTEMS TO REMAIN 12. ALL SUN CONTROL SYSTEMS, VERTICAL
- BLINDS & SHADES TO BE REMOVED 13. ALL DEMOLITION SHALL COMPLY WITH
- THE CITY OF PONTIAC DEMOLITION STANDARDS

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL **RECEPTACLE BRANCH CIRCUIT** WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND 3. DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN POWER 4 TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

MECHANICAL NOTES

- AND PHASING PLANS.
- HANGERS AND ACCESSORIES.
- MATERIALS IN A LEGAL MANNER. DO NOT LEAVE ANY ABANDONED DUCTWORK OR PIPING IN THE AREA OF WORK. COORDINATE ANY SERVICE SHUTDOWNS WITH
- OWNER. SYSTEMS.



1. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DEMOLITION REMOVE ALL DUCTWORK, PIPING AND EQUIPMENT COMPLETELY INCLUDING ALL CAP DUCTWORK AND PIPING. DISPOSE OF ALL

MAINTAIN ALL SYSTEMS AS WORKING

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



VON STADEN ARCHITECTS 504-A SOUTH WASHINGTON AVENUE royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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SHEET TITLE:

THIRD FLOOR DEMOLITION REFLECTED **CEILING PLAN**

(1) REMOVE EXIST. CEILING SYSTEM, INCLUDING GRID, LIGHT FIXTURES, SUSPENSION

(2) REMOVE EXIST. GYPSUM BOARD COLUMN OR

SUSPENSION SYSTEMS AND HANGERS

PLUMBING/ FIXTURES THROUGHOUT

(5) EXIST. PLASTER CEILING AND TRIM ABOVE

SUSPENDED GRID CEILING TO REMAIN.

ELECTRICAL EQUIPMENT/ FIXTURES, AND

BEAM ENCLOSURE AND ALL STUD FRAMING

SYSTEM AND HANGERS

(3) REMOVE EXIST. HVAC EQUIPMENT,

(4) REMOVE EXIST. SPRINKLER SYSTEMS,

GRAPHIC LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
=	EXISTING CONSTRUCTION TO REMAIN

AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. 2. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND **REGULATIONS TO PROTECT WORKERS** 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- OWNER REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS REMOVE ALL EXISTING CONSTRUCTION INCLUDING GYPSUM BOARD WALLS,
- 6. IN AREAS SHOWN TO BE DEMOLISHED, INTERIOR GLASS, WINDOW FRAMES, DOORS, DOOR FRAMES AND ALL MILLWORK. REMOVE BUILDING



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK, REMOVE ALL EXISTING GYPSUM BOARD COLUMN ENCLOSURES AT ALL LOCATIONS

- 7. REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION DRAWINGS. COORDINATE WITH BUILDING OWNER FOR SALVAGE
- 8. G.C. TO COORDINATE DEMOLITION WITH BUILDING OWNER AND SEPARATE MATERIALS AND EQUIPMENT FOR REUSE 2. AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED 9 FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 10. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 11. ALL EXTERIOR WINDOW, DOOR/ENTRY SYSTEMS TO REMAIN
- 12. ALL SUN CONTROL SYSTEMS, VERTICAL BLINDS & SHADES TO BE REMOVED
- 13. ALL DEMOLITION SHALL COMPLY WITH THE CITY OF PONTIAC DEMOLITION STANDARDS

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND 1 REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL RECEPTACLE BRANCH CIRCUIT WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND 3. DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN POWER 4 TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

MECHANICAL NOTES

AND PHASING PLANS.

5

- HANGERS AND ACCESSORIES. CAP DUCTWORK AND PIPING. DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. DO NOT
- LEAVE ANY ABANDONED DUCTWORK OR PIPING IN THE AREA OF WORK. COORDINATE ANY SERVICE SHUTDOWNS WITH OWNER.
- MAINTAIN ALL SYSTEMS AS WORKING SYSTEMS.



1. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DEMOLITION REMOVE ALL DUCTWORK, PIPING AND EQUIPMENT COMPLETELY INCLUDING ALL

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



von Staden Architects 504-a south washington avenue royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

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STAMP:

SHEET TITLE:

ROOF DEMOLITION REFLECTED CEILING PLAN

- (1) REMOVE EXIST. NON-LOADBEARING WALLS AND DOORS
- (2) REMOVE EXIST. PLUMBING FIXTURES
- (3) REMOVE EXIST. HVAC EQUIPMENT
- (4) REMOVE EXIST. ELEVATOR AND EQUIPMENT. PROVIDE TEMPORARY GUARDRAIL AT FLOOR SLAB OPENING, AS REQUIRED

GRAPHIC LEGEND

- **EXISTING CONSTRUCTION** ___ TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. COMPLY WITH APPLICABLE LOCAL, STATE 2 AND FEDERAL CODES AND REGULATIONS 10. G.C. TO DEVELOP CONSTRUCTION PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS
- REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS
- 4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- OWNER DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS REMOVE ALL EXISTING CONSTRUCTION INCLUDING GYPSUM BOARD WALLS, GLASS, WINDOW FRAMES, DOORS, DOOR 15. ANY GLASS REMOVED FROM PROJECT
- 5. REMOVE FROM SITE DAILY AND LEGALLY 6. IN AREAS SHOWN TO BE DEMOLISHED, FRAMES AND ALL MILLWORK.
- REMOVE BUILDING EQUIPMENT AND 7. FIXTURES AS REQUIRED FOR NEW WORK REMOVE ABANDONED HVAC EQUIPMENT,
- ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION
- DRAWINGS. COORDINATE WITH BUILDING 17. ALL EXTERIOR WINDOW SYSTEMS OWNER FOR SALVAGE INCLUDING SUN CONTROL TO REMAIN



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- 9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES
- WASTE MANAGEMENT PLAN
- 11. G.C. TO COORDINATE DEMOLITION WITH **BUILDING OWNER AND SEPARATE** MATERIALS AND EQUIPMENT FOR REUSE AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED 12. FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 13. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 14. ALL DEMOLISHED CARPET NOT BEING RETAINED BY BUILDING OWNER TO BE SEPARATED FOR COLLECTION BY CARPET VENDOR FOR RECYCLING, AS FEASIBLE
- SHALL BE RECYCLED, U.N.O. 16. MAINTAIN LIFE SAFETY SYSTEMS AT ALL
- TIMES. COORDINATE ANY REQUIRED INTERRUPTIONS WITH BUILDING MANAGEMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND 1 6 REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL RECEPTACLE BRANCH CIRCUIT WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- 2. DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON 7 DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN 4 ELECTRICAL SERVICE EQUIPMENT 8. INCLUDING DISTRIBUTION PANEL(S), BRANCH CIRCUIT PANELS, DISCONNECTS TRANSFORMERS...ETC.
- PROTECT AND MAINTAIN POWER 9. TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

REMOVE ALL PLUMBIN IN THE AREA OF WORK INCLUDING HANGERS, POWER AND ACCESSO REMOVE CW, HW, HWF PIPING TO MAINS AND THERE ARE BRANCH IS VALVES LEAVE VALVES AT VALVES.

- **REMOVE SANITARY PIF** SERVING FIXTURES AN TO MAINS AND CAP, OF ALTERNATIVELY CAP N COMPLETELY FILL ABA AND DISCONNECTED BELOW THE FLOOR. A ASSOCIATED DRAINS CLEANOUTS AND ASS **PIPING SHALL BE COM** REMOVED.
- DO NOT REMOVE ANY FIXTURES IN AREA DE **"NOT INCLUDED IN SC** WORK". MAINTAIN THE AS WORKING PLUMBIN REMOVE ANY LOCAL V HEATERS THAT SERVE DEMOLISHED PLUMBIN COMPLETE INCLUDING ASSOCIATED PIPING, POWER.

	M	ECHANICAL NOTES
IG FIXTURES K COMPLETE,	1.	COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DEMOLITION
CARRIERS, DRIES. R AND VENT	2.	AND PHASING PLANS. REMOVE ALL DUCTWORK, PIPING AND EQUIPMENT COMPLETELY INCLUDING ALL
SOLATION SOLATION	3.	HANGERS AND ACCESSORIES. CAP DUCTWORK AND PIPING. DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. DO NOT
PING ND DRAINS	4.	PIPING IN THE AREA OF WORK. COORDINATE ANY SERVICE SHUTDOWNS WITH
MAINS AND ANDONED PIPING ALL AND OCIATED IPLETELY	5.	OWNER. MAINTAIN ALL SYSTEMS AS WORKING SYSTEMS.
PIPING OR SIGNATED, OPE OF ESE SYSTEMS NG SYSTEMS. VATER		
- NG FIXTURES G ALL FLUES AND		

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



von Staden Architects 504-a south washington avenue royal oak, michigan 48067

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ISSUED FOR:

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10.08.2020

STAMP:

SHEET TITLE:

EXTERIOR ELEVATION DEMOLITION

- (1) REMOVE EXIST. NON-LOADBEARING WALLS AND DOORS

- 12'-1"

(4) REMOVE EXIST. ELEVATOR AND EQUIPMENT. PROVIDE TEMPORARY GUARDRAIL AT FLOOR SLAB OPENING, AS REQUIRED

GRAPHIC LEGEND

- **EXISTING CONSTRUCTION** TO BE REMOVED
- AREA NOT IN SCOPE

SHEET NOTES

- PERTAINING TO SAFETY OF PERSONS. PROPERTY AND ENVIRONMENTAL
- PROTECTION LIGHTING AND GUARDRAILS AS
- OF BUILDING AND WORKERS
- EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE
- DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS REMOVE ALL EXISTING CONSTRUCTION INCLUDING GYPSUM BOARD WALLS.
- FRAMES AND ALL MILLWORK.
- REMOVE BUILDING EQUIPMENT AND 7.
- ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING



PROJECT TITLE:

- (1) REMOVE EXIST. NON-LOADBEARING WALLS AND DOORS
- (2) REMOVE EXIST. PLUMBING FIXTURES
- (3) REMOVE EXIST. HVAC EQUIPMENT
- (4) REMOVE EXIST. ELEVATOR AND EQUIPMENT. PROVIDE TEMPORARY GUARDRAIL AT FLOOR SLAB OPENING, AS REQUIRED

GRAPHIC LEGEND

- **EXISTING CONSTRUCTION** ___ TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- AREA NOT IN SCOPE

SHEET NOTES

- SCOPE. 2. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS 10. G.C. TO DEVELOP CONSTRUCTION PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL
- PROTECTION 3. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND
- REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS 4. IF DEMOLITION IS PERFORMED IN
- EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER
- DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS REMOVE ALL EXISTING CONSTRUCTION INCLUDING GYPSUM BOARD WALLS, GLASS, WINDOW FRAMES, DOORS, DOOR 15. ANY GLASS REMOVED FROM PROJECT
- 5. REMOVE FROM SITE DAILY AND LEGALLY 6. IN AREAS SHOWN TO BE DEMOLISHED, FRAMES AND ALL MILLWORK.
- REMOVE BUILDING EQUIPMENT AND 7. FIXTURES AS REQUIRED FOR NEW WORK 8. REMOVE ABANDONED HVAC EQUIPMENT, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, INCLUDING DUCTWORK, PER MEP DEMOLITION
- DRAWINGS. COORDINATE WITH BUILDING 17. OWNER FOR SALVAGE



ARCHITECTURAL NOTES

1. SHADING INDICATES AREA NOT IN

- 9. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES
 - WASTE MANAGEMENT PLAN
- 11. G.C. TO COORDINATE DEMOLITION WITH **BUILDING OWNER AND SEPARATE** MATERIALS AND EQUIPMENT FOR REUSE AND STORAGE AS DIRECTED BY **BUILDING OWNER**
- ANY REVENUES OR REBATES RECEIVED 12. FOR THE RECYCLING WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR
- 13. ALL METAL REMOVED FROM THE PROJECT TO BE RECYCLED. SEPARATE METALS BY TYPES AS REQUIRED BY RECYCLERS
- 14. ALL DEMOLISHED CARPET NOT BEING RETAINED BY BUILDING OWNER TO BE SEPARATED FOR COLLECTION BY CARPET VENDOR FOR RECYCLING, AS FEASIBLE
- SHALL BE RECYCLED, U.N.O. 16. MAINTAIN LIFE SAFETY SYSTEMS AT ALL
- TIMES. COORDINATE ANY REQUIRED INTERRUPTIONS WITH BUILDING MANAGEMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION ALL EXTERIOR WINDOW SYSTEMS
- INCLUDING SUN CONTROL TO REMAIN

ELECTRICAL NOTES

- IN GENERAL DISCONNECT AND 1 6 REMOVE RECEPTACLES AND SWITCHES LOCATED IN DEMOLISHED WALLS, REMOVE ALL RECEPTACLE BRANCH CIRCUIT WIRING AND CONDUITS BACK TO SOURCE PANELS OR ADJACENT BOX.
- 2. DISCONNECT AND REMOVE FIRE ALARM DEVICES LOCATED ON 7 DEMOLISHED WALLS AND SALVAGE FOR POSSIBLE RE-USE, REMOVE RELATED WIRING BACK TO CIRCUIT HOME-RUN.
- DO NOT REMOVE ANY POWER AND DATA IN AREA DESIGNATED, "NOT INCLUDED IN SCOPE OF WORK". MAINTAIN THESE SYSTEMS AS WORKING SYSTEMS.
- PROTECT AND MAINTAIN 4 ELECTRICAL SERVICE EQUIPMENT 8. INCLUDING DISTRIBUTION PANEL(S), BRANCH CIRCUIT PANELS, DISCONNECTS TRANSFORMERS...ETC.
- PROTECT AND MAINTAIN POWER 9. TO EXISTING TO REMAIN MECHANICAL EQUIPMENT, REMOVE BRANCH CIRCUIT WIRING FOR ANY DEMOLISHED MECHANICAL EQUIPMENT INCLUDING WATER HEATERS, EXHAUST FANS..ETC.

REMOVE ALL PLUMBIN IN THE AREA OF WORK INCLUDING HANGERS, POWER AND ACCESSO REMOVE CW, HW, HW **PIPING TO MAINS AND** THERE ARE BRANCH I VALVES LEAVE VALVE

- AT VALVES. **REMOVE SANITARY PI** SERVING FIXTURES A TO MAINS AND CAP, O ALTERNATIVELY CAP COMPLETELY FILL ABA AND DISCONNECTED BELOW THE FLOOR. ASSOCIATED DRAINS CLEANOUTS AND ASS PIPING SHALL BE COM REMOVED.
- DO NOT REMOVE ANY FIXTURES IN AREA DE **"NOT INCLUDED IN SC** WORK". MAINTAIN TH AS WORKING PLUMBIN REMOVE ANY LOCAL W HEATERS THAT SERVE DEMOLISHED PLUMBIN COMPLETE INCLUDING ASSOCIATED PIPING, POWER.

	M	ECHANICAL NOTES
NG FIXTURES K COMPLETE, , CARRIERS,	1.	COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DEMOLITION AND PHASING PLANS.
ORIES. R AND VENT O CAP. IF	2.	REMOVE ALL DUCTWORK, PIPING AND EQUIPMENT COMPLETELY INCLUDING ALL HANGERS AND ACCESSORIES.
SOLATION S AND CAP	3.	CAP DUCTWORK AND PIPING. DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. DO NOT LEAVE ANY ABANDONED DUCTWORK OR
ND DRAINS	4.	COORDINATE ANY SERVICE SHUTDOWNS WITH OWNER.
MAINS AND ANDONED PIPING ALL AND OCIATED IPLETELY	5.	MAINTAIN ALL SYSTEMS AS WORKING SYSTEMS.
PIPING OR SIGNATED, OPE OF ESE SYSTEMS NG SYSTEMS. WATER E		
NG FIXTURES G ALL FLUES AND		

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST **PONTIAC, MI 48342**

ARCHITECT:



von Staden Architects 504-a south washington avenue royal oak, michigan 48067

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10.08.2020

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SHEET TITLE:

EXTERIOR ELEVATION DEMOLITION





ARCHITECT:



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SHEET TITLE:

FIRST FLOOR CONSTRUCTION PLAN **PRICING OPTION 01**

A.111.01



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STAMP:

SHEET TITLE:

FIRST FLOOR CONSTRUCTION PLAN PRICING OPTION 02

ARCHITECT:

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SHEET TITLE: SECOND FLOOR CONSTRUCTION PLAN

A.112

WALL TYPES

- A $3\frac{5}{8}$ " STUD, TWO-SIDED $\frac{5}{8}$ " GYP. UP TO DECK ABOVE
- $\begin{array}{c} 3\frac{5}{8} \text{" STUD, TWO-SIDED } \frac{5}{8} \text{" GYP. TO 10'} \\ \text{ABOVE FINISHED FLOOR} \end{array}$

GRAPHIC LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION

- (3) STAIR A 23 DN HWH 302B > 200 302C > W/D 300A <u>EĽĘ́V.</u> 301E 0 0 201 A.200 302A (302F) -(B)-218 202 <u>UNIT 15</u> 301 UNIT 16 302 <u>UNIT 17</u> 303 203 (C)-300 301 302

SHEET NOTES

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR
 - ABBREVIATIONS, & GENERAL NOTES
- 2. PARTITIONS ARE DIMENSIONED FROM FINISH FACE
 - TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES
- 3. G.C. TO COORDINATE MEP AND FIRE PROTECTION WORK THAT EXTENDS OUTSIDE THE WORK AREA 4. G.C. TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO
- ANY WORK 5. WHERE SURFACES ARE TO REMAIN, PATCH/REPAIR AS REQUIRED AND COORDINATE WITH NEW CONSTRUCTION
- 6. PATCH AND/OR REPAIR ANY DAMAGED CONSTRUCTION AT ALL AREAS TO REMAIN. PREP WALLS TO RECEIVE NEW FINISHES
- 7. G.C. TO VERIFY ALL 'HOLD' DIMENSIONS AND COORDINATE WITH EQUIPMENT AS SCHEDULED.
- 8. PROVIDE NON-COMBUSITBLE BLOCKING AT ALL WALL SUPPORTED EQUIPMENT AND MILLWORK
- 9. LAYOUT ALL WALLS. SEEK APPROVAL OF ARCHITECT PRIOR TO CONSTRUCTION
- 10. ALL FIRE EXTINGUISHER (FEC) CABINETS TO BE FULLY RECESSED MOUNTED
- 11. ALL EXISTING WALLS ADJACENT TO OPEN CEILING AREAS THAT DO NOT GO TO DECK ARE TO BE EXTEND UP TO DECK.

KEY NOTES

1 -

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

ARCHITECT:

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SHEET TITLE:

THIRD FLOOR CONSTRUCTION PLAN **PRICING OPTION 01**

A.113.01

WALL TYPES

- A $3\frac{5}{8}$ " STUD, TWO-SIDED $\frac{5}{8}$ " GYP. UP TO DECK ABOVE
- $\begin{array}{c} 3\frac{5}{8} \text{" STUD, TWO-SIDED } \frac{5}{8} \text{" GYP. TO 10'} \\ \text{ABOVE FINISHED FLOOR} \end{array}$

GRAPHIC LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION

SHEET NOTES

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR
 - ABBREVIATIONS, & GENERAL NOTES
- 2. PARTITIONS ARE DIMENSIONED FROM FINISH FACE
 - TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES
- 3. G.C. TO COORDINATE MEP AND FIRE PROTECTION WORK THAT EXTENDS OUTSIDE THE WORK AREA 4. G.C. TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO
- ANY WORK 5. WHERE SURFACES ARE TO REMAIN, PATCH/REPAIR AS REQUIRED AND COORDINATE WITH NEW CONSTRUCTION
- 6. PATCH AND/OR REPAIR ANY DAMAGED CONSTRUCTION AT ALL AREAS TO REMAIN. PREP WALLS TO RECEIVE NEW FINISHES
- 7. G.C. TO VERIFY ALL 'HOLD' DIMENSIONS AND COORDINATE WITH EQUIPMENT AS SCHEDULED.
- 8. PROVIDE NON-COMBUSITBLE BLOCKING AT ALL WALL SUPPORTED EQUIPMENT AND MILLWORK
- 9. LAYOUT ALL WALLS. SEEK APPROVAL OF ARCHITECT PRIOR TO CONSTRUCTION
- 10. ALL FIRE EXTINGUISHER (FEC) CABINETS TO BE FULLY RECESSED MOUNTED
- 11. ALL EXISTING WALLS ADJACENT TO OPEN CEILING AREAS THAT DO NOT GO TO DECK ARE TO BE EXTEND UP TO DECK.

KEY NOTES

1 -

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

ARCHITECT:

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ISSUED FOR: BIDS 10.08.2020

STAMP:

SHEET TITLE:

THIRD FLOOR CONSTRUCTION PLAN PRICING OPTION 02

248-646-9933

10.08.2020

ARCHITECT:

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WALL TYPES GRAPHIC LEGEND A 35" STUD, TWO-SIDED 5" GYP. UP TO DECK ABOVE EXISTING WALL CONSTRUCTION TO REMAIN

B $3\frac{5}{8}$ " STUD, TWO-SIDED $\frac{5}{8}$ " GYP. TO 10' ABOVE FINISHED FLOOR

3 27'-10" 27 DN -DRYER EXHAUST STAIR A CONTINUES TO T.O. BULKHEAD ELEV./ ROOF STAIR PLANTING BULKHEAD BED ELEV. MECH. \odot $\mathbf{-}$ 9'-4" 5'-11" 11'-3" 8'-7 1/2" _// A.200 (**B**)-SLOPE TO DRAIN (C)-

SHEET NOTES

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR
 - ABBREVIATIONS, & GENERAL NOTES
- 2. PARTITIONS ARE DIMENSIONED FROM FINISH FACE
 - TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES
- G.C. TO COORDINATE MEP AND FIRE PROTECTION WORK THAT EXTENDS OUTSIDE THE WORK AREA
 G.C. TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO
- ANY WORK 5. WHERE SURFACES ARE TO REMAIN, PATCH/REPAIR AS REQUIRED AND COORDINATE WITH NEW CONSTRUCTION
- 6. PATCH AND/OR REPAIR ANY DAMAGED CONSTRUCTION AT ALL AREAS TO REMAIN. PREP WALLS TO RECEIVE NEW FINISHES
- G.C. TO VERIFY ALL 'HOLD' DIMENSIONS AND COORDINATE WITH EQUIPMENT AS SCHEDULED.
- 8. PROVIDE NON-COMBUSITBLE BLOCKING AT ALL WALL SUPPORTED EQUIPMENT AND MILLWORK
- 9. LAYOUT ALL WALLS. SEEK APPROVAL OF ARCHITECT PRIOR TO CONSTRUCTION
- 10. ALL FIRE EXTINGUISHER (FEC) CABINETS TO BE FULLY RECESSED MOUNTED
- 11. ALL EXISTING WALLS ADJACENT TO OPEN CEILING AREAS THAT DO NOT GO TO DECK ARE TO BE EXTEND UP TO DECK.

1 -

PROJECT TITLE: 46 N SAGINAW ST PONTIAC, MI 48342

ARCHITECT:

A.114.02

SHEET NOTES

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
- 2. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES
- 3. G.C. TO COORDINATE MEP AND FIRE PROTECTION WORK THAT EXTENDS OUTSIDE THE WORK AREA
- 4. G.C. TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY WORK 5. WHERE SURFACES ARE TO REMAIN, PATCH/REPAIR AS
- REQUIRED AND COORDINATE WITH NEW CONSTRUCTION 6. REFER TO SHEET A12.00 FOR PARTITION TYPES.
- 7. PATCH AND/OR REPAIR ANY DAMAGED CONSTRUCTION AT ALL AREAS TO REMAIN. PREP WALLS TO RECEIVE NEW FINISHES
- 8. G.C. TO VERIFY ALL 'HOLD' DIMENSIONS AND COORDINATE WITH EQUIPMENT AS SCHEDULED. REFER TO SHEET A00.34 FOR EQUIPMENT LEGEND

- 9. PROVIDE NON-COMBUSITBLE BLOCKING AT ALL WALL SUPPORTED EQUIPMENT AND MILLWORK
- 10. LAYOUT ALL WALLS. SEEK APPROVAL OF ARCHITECT PRIOR TO CONSTRUCTION
- 11. ALL FIRE EXTINGUISHER (FEC) CABINETS TO BE FULLY RECESSED MOUNTED
- 12. ALL EXISTING WALLS ADJACENT TO OPEN CEILING AREAS THAT DO NOT GO TO DECK ARE TO BE EXTEND UP TO DECK.

KEY NOTES GRAPHIC LEGEND 1 -EXISTING CONCRETE TO BE POLISHED = CC-01 TILE FLOOR = T-01 WOOD FLOOR = WD-01 NONCOMBUSTIBLE PAVERS = PV-01 PLANTING TBD EXISTING FLOOR FINISH TO REMAIN

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

ARCHITECT:

SHEET NOTES

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
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- 3. G.C. TO COORDINATE MEP AND FIRE PROTECTION WORK THAT EXTENDS OUTSIDE THE WORK AREA
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1 -

KEY NOTES

GRAPHIC LEGEND

EXISTING FLOOR FINISH TO REMAIN

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SHEET TITLE:

FIRST FLOOR FINISH PLAN **PRICING OPTION 01**

SHEET NOTES

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
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GRAPHIC LEGEND KEY NOTES 1 -EXISTING CONCRETE TO BE POLISHED = CC-01 TILE FLOOR = T-01 WOOD FLOOR = WD-01 NONCOMBUSTIBLE PAVERS = PV-01 PLANTING TBD EXISTING FLOOR FINISH TO REMAIN

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

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SHEET TITLE:

FIRST FLOOR FINISH PLAN PRICING OPTION 02

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
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GRAPHIC LEGEND KEY NOTES 1 -EXISTING CONCRETE TO BE POLISHED = CC-01 TILE FLOOR = T-01 WOOD FLOOR = WD-01 NONCOMBUSTIBLE PAVERS = PV-01 PLANTING TBD EXISTING FLOOR FINISH TO REMAIN

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

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ARCHITECT:

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- SUPPORTED EQUIPMENT AND MILLWORK
- TO CONSTRUCTION





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SHEET TITLE:

THIRD FLOOR FINISH PLAN

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
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GRAPHIC LEGEND KEY NOTES 1 -EXISTING CONCRETE TO BE POLISHED = CC-01 TILE FLOOR = T-01 WOOD FLOOR = WD-01 NONCOMBUSTIBLE PAVERS = PV-01 PLANTING TBD EXISTING FLOOR FINISH TO REMAIN

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

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SHEET TITLE:

ROOF FINISH PLAN **PRICING OPTION 01**



- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
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KEY NOTES

GRAPHIC LEGEND

EXISTING CONCRETE TO BE POLISHED = CC-01 TILE FLOOR = T-01 WOOD FLOOR = WD-01 NONCOMBUSTIBLE PAVERS = PV-01 PLANTING TBD

EXISTING FLOOR FINISH TO REMAIN

1 -

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

ARCHITECT:

- EXHAUST FAN Ś
- PENDANT FIXTURE
- \bigcirc RECESSED FIXTURE
- WALL SCONCE \oplus
- SURFACE MOUNTED FIXTURE $- \oplus -$

8' 3000K LINKABLE LED LIGHT CABLE HUNG FROM DECK ABOVE





KEY NOTES

GRAPHIC LEGEND

TBD

5/8" GYPSUM BOARD (PAINTED)

EXIST. STEEL JOISTS (PAINTED)

- SHEET NOTES
- (1) EXISTING PLASTER CEILING AND MOULDING TO REMAIN AND BE PAINTED. NEW HVAC EQUIPMENT TO BE MOUNTED BELOW.
- (2) NEW PTD GWB CEILING
- (3) EXIST. EXPOSED STEEL JOISTS, GIRDERS TO BE PAINTED.
- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
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ARCHITECT:

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- EXHAUST FAN Ś
- PENDANT FIXTURE
- \bigcirc RECESSED FIXTURE
- WALL SCONCE \oplus
- SURFACE MOUNTED FIXTURE $- \bigcirc -$

8' 3000K LINKABLE LED LIGHT CABLE HUNG FROM DECK ABOVE (2)(3) 4 (1)STAIR A O O O ELEV. 0 O RESIDENTIAL 1 - - 16'-5" LOBBY 100 O O 0 (B)- (\mathbf{C})



FIRST FLOOR REFLECTED CEILING PLAN SCALE: 3/16" = 1'-0"

GRAPHIC LEGEND

TBD

5/8" GYPSUM BOARD (PAINTED)

EXIST. STEEL JOISTS (PAINTED)

KEY NOTES

- SHEET NOTES
- (1) EXISTING PLASTER CEILING AND MOULDING TO REMAIN AND BE PAINTED. NEW HVAC EQUIPMENT TO BE MOUNTED BELOW.
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FIRST FLOOR **REFLECTED CEILING** PLAN PRICING OPTION 01



- EXHAUST FAN Ś
- PENDANT FIXTURE -
- RECESSED FIXTURE \odot
- WALL SCONCE \oplus
- SURFACE MOUNTED FIXTURE $- \bigcirc -$

8' 3000K LINKABLE LED LIGHT CABLE HUNG FROM DECK ABOVE

(2)(3) 4 **STAIR A** O Ô Φ ELEV. **N** 0° 00 0 RESIDENTIAL 1 + 16'-5" O O °O' 2 O (**B**)-O (1)COMMERCIAL SPACE <u>UNIT 1</u> 101 <u>UNIT 2</u> 102 O 109 \oplus \oplus • <u>16'-5"</u> EXIST. \odot \oplus \bigoplus (**C**)-FIRST FLOOR REFLECTED CEILING PLAN (\mathbf{n}) 1 SCALE: 3/16" = 1'-0"

GRAPHIC LEGEND

TBD

5/8" GYPSUM BOARD (PAINTED)

EXIST. STEEL JOISTS (PAINTED)

KEY NOTES

- (1) EXISTING PLASTER CEILING AND MOULDING TO REMAIN AND BE PAINTED. NEW HVAC EQUIPMENT TO BE MOUNTED BELOW.
- 2 NEW PTD GWB CEILING

(3) EXIST. EXPOSED STEEL JOISTS, GIRDERS TO BE PAINTED.

SHEET NOTES

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
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PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

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FIRST FLOOR REFLECTED CEILING PLAN PRICING OPTION 02



- EXHAUST FAN Ś
- PENDANT FIXTURE
- RECESSED FIXTURE \odot
- WALL SCONCE \oplus
- SURFACE MOUNTED FIXTURE $- \bigcirc -$

8' 3000K LINKABLE LED LIGHT CABLE HUNG FROM DECK ABOVE

GRAPHIC LEGEND

5/8" GYPSUM BOARD (PAINTED)

EXIST. STEEL JOISTS (PAINTED)

TBD



KEY NOTES

- (1) EXISTING PLASTER CEILING AND MOULDING TO REMAIN AND BE PAINTED. NEW HVAC EQUIPMENT TO BE MOUNTED BELOW.
- 2 NEW PTD GWB CEILING

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- SHEET NOTES
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O STAIR B O $| \Phi | \Phi$ \mathbf{N} O O + 10'-0" ② Ø -**\$**-(10'-0") (2) **P** ÷ \circ <u>10'-0"</u> 2 ____ • Ľ≁⊕-208 13'-5" 3 \oplus

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

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SHEET TITLE:

SECOND FLOOR REFLECTED CEILING PLAN

- EXHAUST FAN Ś
- PENDANT FIXTURE
- RECESSED FIXTURE \odot
- WALL SCONCE \oplus
- SURFACE MOUNTED FIXTURE $- \bigcirc -$

8' 3000K LINKABLE LED LIGHT CABLE HUNG FROM DECK ABOVE

GRAPHIC LEGEND

5/8" GYPSUM BOARD (PAINTED)

EXIST. STEEL JOISTS (PAINTED)

TBD





1

KEY NOTES

- SHEET NOTES
- (1) EXISTING PLASTER CEILING AND MOULDING TO REMAIN AND BE PAINTED. NEW HVAC EQUIPMENT TO BE MOUNTED BELOW.
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THIRD FLOOR **REFLECTED CEILING** PLAN

- EXHAUST FAN Ś
- PENDANT FIXTURE ф
- RECESSED FIXTURE \odot
- WALL SCONCE \oplus
- SURFACE MOUNTED FIXTURE $- \oplus -$

8' 3000K LINKABLE LED LIGHT CABLE HUNG FROM DECK ABOVE





KEY NOTES

GRAPHIC LEGEND

TBD

5/8" GYPSUM BOARD (PAINTED)

EXIST. STEEL JOISTS (PAINTED)

SHEET NOTES

- (1) EXISTING PLASTER CEILING AND MOULDING TO REMAIN AND BE PAINTED. NEW HVAC EQUIPMENT TO BE MOUNTED BELOW.
- (2) NEW PTD GWB CEILING

(3) EXIST. EXPOSED STEEL JOISTS, GIRDERS TO BE PAINTED.

- 1. REFER TO SHEET A.000 FOR INDEX, PROJECT INFORMATION. REFER TO SHEET A.001 FOR TYPICAL MOUNTING HEIGHTS, ADA CLEARANCES AND GRAPHIC SYMBOLS. REFER TO SHEET A.003 FOR ABBREVIATIONS, & GENERAL NOTES
- 2. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES
- 3. G.C. TO COORDINATE MEP AND FIRE PROTECTION WORK THAT EXTENDS OUTSIDE THE WORK AREA
- 4. G.C. TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY WORK
- 5. WHERE SURFACES ARE TO REMAIN, PATCH/REPAIR AS REQUIRED AND COORDINATE WITH NEW CONSTRUCTION
- 6. PATCH AND/OR REPAIR ANY DAMAGED CONSTRUCTION AT ALL AREAS TO REMAIN. PREP WALLS TO RECEIVE NEW FINISHES

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- 8. PROVIDE NON-COMBUSITBLE BLOCKING AT ALL WALL SUPPORTED EQUIPMENT AND MILLWORK
- 9. LAYOUT ALL WALLS. SEEK APPROVAL OF ARCHITECT PRIOR TO CONSTRUCTION
- 10. ALL FIRE EXTINGUISHER (FEC) CABINETS TO BE FULLY RECESSED MOUNTED
- 11. ALL EXISTING WALLS ADJACENT TO OPEN CEILING AREAS THAT DO NOT GO TO DECK ARE TO BE EXTEND UP TO DECK.

PROJECT TITLE: 46 N SAGINAW 46 N SAGINAW ST PONTIAC, MI 48342

ARCHITECT:



von Staden Architects 504-a south washington avenue royal oak, michigan 48067 248-646-9933 WWW.VONSTADENARCHITECTS.COM

ISSUED FOR: BIDS 10.08.2020

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SHEET TITLE: ROOF **REFLECTED CEILING** PLAN **PRICING OPTION 01**



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- EXHAUST FAN Ś
- PENDANT FIXTURE ф
- RECESSED FIXTURE \odot
- WALL SCONCE \oplus
- SURFACE MOUNTED FIXTURE $- \oplus -$

8' 3000K LINKABLE LED LIGHT CABLE HUNG FROM DECK ABOVE





KEY NOTES

GRAPHIC LEGEND

TBD

5/8" GYPSUM BOARD (PAINTED)

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SHEET TITLE:

ROOF **REFLECTED CEILING PLAN PRICING OPTION 02**



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KEY NOTES

(1) INFILL EXIST. MASONRY OPENING





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BASEMENT - 12'-1"



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SHEET TITLE: EXTERIOR ELEVATION

46 N. Saginaw Pontiac, MI Conversion to Residential Pike Street Properties

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SECTION I. GENERAL

A. <u>INTENT</u>

It is the intent of the following specifications to describe the total scope of the Project with the goal of determining a Rough Order of Magnitude estimate for the renovation and conversion of 46 N. Saginaw Street from its current use to Residential rental units. This description is not intended as a substitute for a complete design/construction document or to eliminate the developer or contractor's need for independent analysis of conditions or requirements.

- I. Design Intent Drawings:
 - a. *Preparation.* Design Intent Drawings are provided in conjunction with this narrative to provide the Construction Manager with information in enough detail to develop a Rough Order of Magnitude budget for the construction of Residential Units at 46 N. Saginaw, Pontiac.
 - b. Pricing Scope; PSP requests pricing to be broken down into three areas:
 - i. Interior Demolition
 - ii. Core and Shell including façade demolition and replacement, fenestration and basement
 - iii. Residential Unit Build Out itemized cost for each unit
 - (a) First Floor Option 1: Provide price for white box of commercial space, including MEP services to the suite (for future distribution by the tenant)
 - (b) First Floor Option 2: Provide a price per unit for residential units as shown on Design Intent Drawings.
 - iv. Roof Deck.
- 2. *Price Proposal.* Within fifteen (15) business days of receipt, the Construction Manager must submit the written price proposal along with adequate cost and pricing data or the documentation of the competitive proposals.
- 3. *Project Approach.* Inclusive of pricing, Construction Manager shall define their approach to to executing this project expeditiously and efficiently. Construction Manager fee shall include project oversight by full-time site superintendent and time dedicated for a project manager requisite for the complexity of this type of project.
- 4. Construction of Improvements. Construction Manager shall furnish a detailed construction schedule (such as Critical Path Method). Such schedule shall also indicate the dates available for PSP contractors to install telephone/data lines or equipment. PSP reserves the right to access any space within the building during the conduct of construction for the purposes of performing inspections and oversight. PSP shall coordinate with the Construction Manager the activity of PSP contractors in order to minimize conflicts with, and disruption to, other contractors on site. Access shall not be denied to PSP including, but not limited to, PSP contractors, subcontractors, or consultants acting on behalf of PSP with regard to this project.

- 5. Acceptance of Space by PSP. Prior to the completion of interior construction, the Construction Manager shall issue written notice to PSP to inspect the space. PSP shall have ten (10) business days to inspect and to either accept or reject the subject space. Occupancy shall commence within ten (10) business days of acceptance of space.
 - a. Substantially completed space will be accepted by PSP subject to the completion of minor punch list items. Space which is not substantially complete will not be accepted. Should PSP reject the Construction Manager 's space as not substantially complete as defined herein, the Construction Manager shall immediately undertake remedial action and when ready shall issue a subsequent notice to inspect to PSP.
 - b. The Construction Manager shall provide a valid Certificate of Occupancy issued by the local jurisdiction, for the intended use of PSP.

B. <u>PERMITS</u>

The estimate of the cost of any and all required permits shall be included in the Rough Order of Magnitude pricing.

C. <u>CONSTRUCTION COSTS</u>

The Construction Manager shall include within the proposal all consultant and commissioning fees, testing services, permit fees, utility connection fees, labor and materials, equipment and furnishings that may not be specifically indicated within the design intent documents, but can be inferred, that are required to provide and deliver a completed project in compliance with the solicitation.

D. RECYCLE CONSTRUCTION AND DEMOLITION WASTE

- 1. The Construction Manager's construction team shall develop and utilize a construction waste management plan that identifies materials to be recycled and sources for their disposition. This plan must include new construction waste materials, packaging and associated clean-up activities and directed by PSP. Validation of said plan to be provided by on- site inspections, copies of bills of lading and invoices.
- 2. Recycling of all demolition and construction waste shall comply with best practices of the USGBC.

E. <u>DELIVERY OR CONDITION OF PREMISES</u>

- 1. PSP may at its option wish to occupy the space progressively in suitable units provided such space is ready for use and occupancy as determined by PSP and permitting authority.
- 2. The space must be delivered ready for use and occupancy as a complete unit or units. Being "ready for use and occupancy" includes, but is not limited to, space being newly

painted and in a neat, clean condition, with all mechanical facilities, equipment and fixtures in good operating condition and meeting the specifications contained in the solicitation, including partitions.

3. Construction Manager shall be responsible for final cleanup of all spaces, including window washing, cleaning of all interior and exterior glass, floor cleaning, etc., prior to occupancy by the PSP.

END OF SECTION I

SECTION II. BUILDING REQUIREMENTS AND SPECIFICATIONS

A. <u>REOUIREMENTS</u>

GENERAL

PSP has developed the specifications presented below in order to assist the Construction Manager in developing a Rough Order of Magnitude Construction Estimate.

BUILDING DESIGN AND SYSTEMS INTEGRATION

The following performance standards and services must be achieved in the execution of the documented design for this project:

Enclosure. An enclosure which provides natural ventilation or capable of 100% make up air and day lighting with high performance glazing and glare control device, for at least 25% of the surface area and provides the interior surface temperatures as specified.

Infrastructure. The mechanical equipment shall be high efficiency and minimize the production of greenhouse gases and the depletion of ozone.

Interiors. The lighting systems shall be split ambient with light sensitive, dimming high efficiency LED lighting compliant with all applicable codes.

Materials. The building shall emphasize the use of materials and furnishing that are non- toxic, no or low-VOC, sustainable, contain high post-consumer recycled content and are recyclable.

STRUCTURAL DESIGN

The Construction Manager shall provide a cost estimate for the design of the space to meet the requirements of the most recent IBC Building Code and its defined structural loading requirements. Where window openings are created, provide steel lintels at masonry openings.

PROVISIONS FOR UTILITY CONNECTIONS

Construction Manager shall provide conduit outside building that provides pathways for utilities to be brought into the building for PSP's use.

Empty conduit with "pull string" shall be available for:

Telephone

Data

ENERGY MANAGEMENT SYSTEM

All spaces shall utilize energy efficient lighting, equipment, controls and construction methods in compliance with the International Energy Conservation Code as referenced in Section C, Paragraph 5.

HVAC controls shall be electronic or direct digital control type capable of occupied/unoccupied setback, unoccupied override, with ability for user adjustment of space temperature settings.

B. <u>SPECIFICATIONS</u>

SCOPE OF WORK

The below requirements are construction items which the Construction Manager shall include in the ROM Estimate:

Ceilings. Existing ceilings shall be painted. Exposed structure, open ceilings shall be painted.

Door Signs, Directory Board Service. Signage, furnished for each Unit, shall be installed by the Construction Manager in an approved location adjacent to all exterior and interior entrances as well as signs to indicate shared spaces, stairways, etc. Provide allowance for custom designed signage package.

Floor Covering: As shown on the Floor Finish Plans. Refer to section V for specifics.

Heating. Refer to the Mechanical and Plumbing section of this narrative. Section III.

Interior Partitions and Walls. The Construction Manager shall provide all partitioning separating residential units from common areas or other tenants slab to upper floor deck. Such partitioning shall meet minimum code requirements and have a minimum sound transmission class of 50. Construction Manager shall use methods that reduce sound transmission between units, such as sound boots; minimize back to back utilities and insulation to reduce sound transmission to the greatest degree possible.

Type and Quality.

Wallboard and Metal Stud. These partitions are to be installed on the finished subfloor and must be of minimum 20 gauge metal stud at 16" on center and wallboard finished construction minimum 5/8" sheet rock taped and finished in a workmanlike manner. (Level of Finish: 4 per the Gypsum Construction Handbook).

Sound Conditioning Material. The material shall be provided for 10% of the partitioning required in addition to all toilet rooms and mechanical room walls. The sound conditioning shall be a minimum sound transmission class of 50.

Final Appearance. No marks or ridges, ready for priming, followed by wall coverings, paint.

Lighting. Refer to Electrical section of this narrative and Reflected Ceiling Plans for quantity and distribution of fixtures. Provide price for full installation, LED electric fixtures shall be provided throughout all office areas to produce and maintain an even illumination level in all occupied spaces, minimum of 40 fc. Illumination levels shall be as per IES Handbook Chapter 33 Residential Illumination Guidelines.

Painting. Immediately prior to occupancy, the walls, ceilings, partitions, and trim shall be newly painted or otherwise finished with materials and colors satisfactory to PSP,

Window Covering. All exterior windows shall be equipped with roller shades that provide transmission of visible light, provide higher shading coefficients, reduce glare and reduce solar heat gain in the facility. The window covering shall be provided as specified in *Section* V: Interior Construction and Finishes.

Telecommunications Access. Construction Manager shall furnish all required equipment to provide access for data service to each Demised Premise.

END OF SECTION I

SECTION III. MECHANICAL & PLUMBING SYSTEMS CRITERIA

GENERAL:

A fully functional, coordinated HVAC system that is in compliance with all governing documents and codes will be provided. The systems will provide occupant comfort, indoor air quality, acceptable noise levels, energy efficiency, reliable operation, and ease of maintenance.

CODES AND STANDARDS:

All systems will be designed in accordance with all applicable codes and standards including but not limited to:

2015 Michigan Rehabilitation Code and all related references 2015 Michigan Building Code and all related references 2015 Michigan Plumbing Code and all related references 2015 Michigan Mechanical Code and all related references 2015 International Fuel Gas Code Michigan Energy Code SMACNA DCS

CALCULATIONS:

Computerized load calculations for all spaces will be provided to determine the proper equipment and distribution sizing.

Building energy calculations will be provided as required to show compliance with The Michigan Energy Code. All products will meet or exceed the minimum energy requirements of the code.

All piping and ductwork will be sized to comply with codes and standards and in accordance with good engineering practices.

HVAC DESIGN CONDITIONS:

Outdoor Design Conditions Winter: 0°F/ 0% RH. Summer: 90.4°F DB/73.8°F WB (ASHRAE 0.4 %)

Indoor Design Conditions

Winter: All occupied spaces 72°F DB at three feet above the finished floor/ no minimum humidity control.

Summer: 75°F DB/ 50% RH

Utility Spaces (Heated and Ventilated) Winter: 60°F DB Summer: 10°F above outside ambient.

Proposed noise levels:

Apartments: NC/RC 40 Public Spaces: NC/RC 40 Office/Retail Areas: NC/RC 35 Base internal loads on:

1.0 w/sf apartments Elevator rooms, IT rooms, shall be based on proposed equipment.

Lighting Loads: Based on actual lighting layout.

Minimum outdoor airflow ventilation rates will be provided in accordance with the Michigan Mechanical Code. The building will be maintained at a positive pressure.

A. HVAC SYSTEMS:

Individual studio apartments: Vertical air source heat pump system with supplemental electric reheat will be provided. Individual heat pump units will be provided for each apartment and located in the MEP Closet. Size will vary from 1.5 to 3 tons depending on apartment size and exposure. The system will include, condensing heat pump unit, vertical blower coil heat pump units with supplemental electric reheat coils, supply and return duct, grills, refrigerant piping, condensate drain piping, insulation, controls and accessories for a complete and working system. Ductwork will provide complete distribution to all areas to provide comfort and not create drafts. Gyp board ceilings will have supply grills or diffusers in ceilings. Exposed construction will have exposed ductwork that shall be spiral with radiused grills. Refrigerant piping and condensate piping will be routed through the building to condensing units on the roof and drains to sanitary system. A dedicated condensing unit for each heat pump will be located on the building roof. Ventilation air to each unit will be provided directly from the outside on the roof. A 7-day-a-week digital programmable thermostat will be provided for each unit equal to Honeywell TH 6220. Proposed manufacturers: Trane, Lennox, Carrier, and York.

Future tenant spaces. Commercial spaces will be conditioned with horizontal air source heat pump systems in the future. Ventilation air will be provided from sidewall louvers or if supplemental ventilation is required a small ERV will be provided to precondition the outside air to the heat pump unit. Commercial self-contained units may also be used. Provide pathway for future refrigerant piping to the roof and blanked off 48'' × 24'' louvers on 20' centers on the building first floor perimeter that can be used for ventilation and exhaust air in the future. Provide temporary electric unit heaters as part of the white box in the Commercial space to maintain 60 F minimum temperature.

Provide a horizontal heat pump system that is fully ducted to linear diffusers with outdoor air for the main lobby.

Apartment exhaust systems will be provided that include independent switched exhaust fans for the toilet rooms and the kitchen with independent duct risers to the roof with roof caps. Install systems in accordance with the Michigan Mechanical code 607.6.1.

Provide dryer exhaust system with independent duct risers to the roof with roof caps will be provided. Dryer run limitations will be coordinated with architect to select suitable dryer with adequate venting capability. Install systems in accordance with the Michigan Mechanical Code 504 and 607.6.1.

Server Rooms, Communication Rooms and Elevator Equipment Rooms will be provided with a dedicated mini split system sized for the loads in the spaces. Assume 2-ton unit.

Provide ventilation and heating of basement electrical rooms and mechanical rooms to maintain temperature in the summer and winter.

Provide air source heat pumps with hot gas reheat sized for 0.33 cfm/sf located in the basement that will provide general basement ventilation, required ventilation air for active storage area and provide dehumidification.

Electric cabinet unit heaters will be provided in all entryways and stairwells.

Controls Systems: A complete HVAC controls system that provides automatic temperature control of all devices will be provided including all transformers, wiring, sensors, actuators, accessories, hardware software and programming for a complete and operable system. Most systems are stand-alone controls.

Provide a 6,000 CFM elevator shaft pressurization system in accordance with the Michigan Building Code unless lobbies are provided on upper floors.

MATERIALS:

Fire-stopping: Provide listed fire-stopping systems on all ductwork and piping in accordance with the Michigan Building Code.

Refrigerant piping: Provide ACR hard drawn or soft tempered copper piping complying with ASTM B280 clean, dried, and capped. All piping shall be marked: R410 Rated''. Piping shall be approved for a maximum operating pressure of 551 psi. Maximum bending radius is 10 diameters. Braze all piping.

Condensate Piping: Type L copper, Schedule 40 PVC in non-plenum areas.

Ductwork: G90 LFL galvanized, fabricated, and installed in accordance with latest edition of SMACNA DCS.

Seal ductwork in accordance with SMACNA Standards. All exhaust and ventilation air supply ductwork shall be Seal Class A. Ductwork downstream of Roof top units shall be Seal Class B. Ventilation of mechanical and electrical rooms shall be Seal Class C.

Kitchen and dishwasher ductwork shall be designed and installed in accordance with the Michigan Mechanical Code. Any exposed kitchen duct shall be stainless steel with ground welds.

Provide insulated acoustic medium pressure flex duct to all diffusers similar to Flexmaster I.M. Max length is eight feet. Flex duct is not allowed on return or exhaust systems. Provide turning vanes at all rectangular elbows.

Spiral round and oval duct shall be used for all exposed areas with gasketed joints and fittings. No sealant is allowed. Snaplock round ductwork is allowed on concealed ductwork below 12" diameter. Acceptable manufacturer's: United Sheet metal, SEMCO, Eastern Sheet metal, LINDAB.

Provide balancing dampers on all diffusers, grilles and any other branch ducts that requiring balancing. Provide cable actuated dampers similar to products from Young Regulator or Metropolitan Air, located in diffusers or ceiling to minimize need for access doors in hard ceilings.

Provide all required fire and smoke dampers in the building to comply with The Michigan Building Code. All fire dampers shall be dynamic type, except in transfer ducts. Coordinate all smoke dampers with other affected trades including electrical and fire alarm.

Piping Insulation: Fiberglass with ASJ and PVC fitting covers or flexible unicellular. Thickness to prevent condensation and in compliance with State of Michigan Energy Code. Provide aluminum protective jacket

over insulation and electric heat trace for any exterior piping subject to freezing. Refrigerant piping may come with integral insulating jacket of code approved material. Install all insulation in accordance with manufacturer's recommendations and the Midwest Insulation Contractors Association (MICA) Standards.

Duct Insulation:

Install all insulation in accordance with the Midwest Insulation Contractors Association (MICA) Standards.

Exposed areas and in mechanical and electrical rooms: Provide glass fiber, rigid board insulation and a vapor barrier jacket consisting of Kraft paper bonded to aluminum foil, reinforced with fiber glass yarn secured with UL listed pressure sensitive tape. Provide thickness required to prevent condensation on all systems and in compliance with Michigan Energy Code.

Concealed areas: Fiberglass with foil scrim jacket. Provide thickness required to prevent condensation on all systems and in compliance with Michigan Energy.

Duct Liner: Closed Cell elastomeric insulation, antibacterial with impervious face to allow cleaning. Provide as required to meet acoustic requirements, but as a minimum on first 20' downstream of rooftop unit supply and returns.

Provide minimum 18" high equipment curbs for all roof mounted equipment.

Provide NEMA premium efficiency motors.

Provide concrete equipment pads minimum 4" thick under all equipment in Mechanical Rooms.

B. <u>PLUMBING / UTILITIES</u>

GENERAL:

Provide a fully functional plumbing system that is in compliance with all governing documents and codes. The system will provide energy efficiency, reliable operation, and ease of maintenance. All equipment, piping, insulation, and accessories shall be commercial grade.

All building service entrances will be coordinated with utility companies and the civil engineer.

CODES AND STANDARDS:

All systems will be designed in accordance with all applicable codes and standards including:

2015 Michigan Rehabilitation Code and all related references 2015 Michigan Building Code and all related references 2015 Michigan Plumbing Code and all related references 2015 Michigan Mechanical Code and all related references

2015 International Fuel Gas Code

Michigan Energy Code

CALCULATIONS:

All piping will be sized to comply with applicable codes and standards and in accordance with good engineering practices to eliminate noise and corrosion in piping. Maximum allowable water velocity is 6 fps.

PLUMBING SYSTEMS:

Domestic Water: A complete domestic hot and cold-water distribution system for the complex will be provided. An existing 6" combined water and fire service enter the basement off Saginaw Street. MA Engineering recommends that a flow test is done on the existing systems to validate pressure and service pipe sizing. There is an existing 2" water meter/service and 4" fire service from the 6" main. Utilize the existing 2" meter and provide a new 3" reduced pressure backflow preventor and service to the building downstream of the existing 2" meter. Additional backflow devices will be provide as required by code. Piping will be distributed to all fixtures and appliances. Non- freeze wall hydrants will be provided on each face of the buildings and at the loading docks as a minimum. Provide two non-freeze roof hydrants.

Stub a 1 1/2" water connection in the basement to each commercial space for future connection.

Water will NOT be sub-metered for apartments.

Apartment Domestic Hot Water: Dedicated 30 Gallon electric hot water heaters including expansion tank and all required accessories will be provided for each individual apartment unit. Piping will be provided to all fixtures and appliances.

A 6" sanitary sewer is required to serve the building. The existing sanitary service entrance is from the east alley. We recommend the service is inspected to validate condition and size to see if service can be reused. Assume a new service to the building from the alley. Exact location will be coordinated with the civil engineer. Provide a complete sanitary waste and vent system in accordance with The Michigan Plumbing code that includes all piping, hangers, cleanouts, drains, and other required accessories: The sanitary piping system will include collection from all fixtures, drains and other outlets. Provide stacks from main sanitary line in basement to service apartments.

Stub a 4" waste line to each anticipated Commercial Space for future connection.

Provide a new sump pump for the existing hydraulic elevator hoist way sump in accordance with the Michigan Building Code and Michigan Elevator Code. Provide and pipe a new 50 GPM separator.

"Sure seal" trap primers will be provided on all drains.

Storm Drain: The existing storm service entrance appears to be from the east alley and is abandoned. The storm appears to have been redirected to dump directly to the alley. Provide a completely new storm drainage and overflow system for the building in accordance with the Michigan Plumbing and Building Code including a new service. Exact location will be coordinated with the civil engineer. The system will collect main and overflow roof drainage from the roof areas and include all piping, sumps, lambs tongue discharges and accessories. Overflow drainage will discharge out the east and west faces of the building.

Natural Gas: There is an existing gas service to the building with the meter/regulator located in the south pedestrian plaza. No natural gas use is anticipated at this time for the building. Existing service may be capped by the gas company.

PLUMBING FIXTURES

For apartments, residential grade fixtures from Kohler, American Standard or Zurn will be provided. Water efficient faucets from Kohler or Delta will be provided. Stainless kitchen sinks from Kohler, Elkay or Just with ½ HP disposer in apartment kitchens will be provided.

PIPING MATERIALS:

All piping system materials and equipment shall meet the Michigan Plumbing Code and be designed for the pressures that they are subject to.

Cold Water, Hot Water and Hot Water Return - Above Ground: Up to 4"

ASTM B88, Type L, seamless hard drawn rigid copper water tube. Fittings: ANSI B16.22, wrought copper, ASTM B32-95TA solder joint up to 2'' brazed joints above 2'' or Pro-Press joints. Or up to 2'': Flexible cross-linked polyethylene (PEXA or B) tubing furnished, manufactured and listed in accordance with ASTM F876 and F877. Provide fitting in accordance with ASTM F1807 or F1960; Provide PEX branch headers.

Or up to 2" Flow guard CPVC pipe and fittings. ASTM D2846. Pipe compound to meet cell class 2448 and the fitting compound to meet cell class 23447 as defined by ASTM D1784. Both the pipe and the fitting compounds to be certified by NSF International for use with potable water. Pipe and fittings to be in accordance with UL 723/ASTM E84 and meet the 25150 flame and smoke requirement and shall be permitted to be installed in return air plenums.

Or all sizes Polypropylene Pipe by Aquatherm Green Pipe: ASTM F 2389, pipe pressure rating shall comply with temperature and pressure ratings per the plumbing code requirements for the applicable service (water distribution, water service. Polypropylene Fittings: ASTM F 2389, socket fusion, butt fusion, electrofusion, or fusion outlet fittings shall be used for fusion weld joints between pipe and fittings. Fittings and transition fittings shall be used where transitions are made to other piping materials or to valves and appurtenances. Polypropylene pipe shall not be threaded. Threaded transition fittings per ASTM F 2389 shall be used where a threaded connection is required. Piping is not allowed in plenums. Or pipe over 2 ½" CPVC Pipe: ASTM F 441/F 441M, Schedule 80 with CPVC Socket Fittings ASTM F 439 for Schedule 80.

Cold Water - Under Ground: For piping through 4"

Pipe: Type K Copper, hard drawn, ASTM B 88, Fittings: Wrought Copper, ANSI B16.22, Joints: Provide continuous Copper tubing with no joints.

Natural Gas - Above Ground:

For piping through 2":Pipe: Black Steel, Schedule 40, ASTM A 53, ERW or seamless, grade Fittings: Malleable iron, 150 lb. ASTM A 197; unions, 250 lb. ASTM A 197 Joints: Screwed Terminal connections 1/2" and less: Type L Copper, annealed, ASTM B 88, 24" maximum length, flared connections For piping 2-1/2" and larger Pipe: Black Steel, Schedule 40, ASTM A 53, ERW or seamless, grade B, standard weight Joints: Welded. Flanged ASTM A 181, 150#, forged steel at valves, and equipment. Sanitary Waste and Vent - Above and Under Ground:

Pipe: Cast Iron, CISPI Standard 301, ASTM A74, ASTM A888, ASTM, A74 and C564 (below ground). Fittings: Cast Iron, drainage pattern, ASTM A74, ASTM C564 (below ground). Joints: No-Hub, Heavy Duty clamps, neoprene Gaskets (below ground).

Pipe (Underground and aboveground in non-plenum areas only): PVC Solid Core Schedule 40, ASTM D 2665 and D1784 approved, type DWV

Fittings: PVC, ASTM D 3311. Joints: Screwed or solvent weld, ASTM D2564

Alternate engineered PVC waste system by Provent is acceptable.

Cooling Coil Condensate Waste and Equipment Drains - Above Ground:

Pipe: Type DWV Copper, hard drawn, ASTM B306, Fittings: Wrought Copper, ANSI B16.22 Joints: Soldered.

Pipe (in non-plenum areas only): PVC Schedule 40, ASTM D 2665 and D1784 approved, type DVV Fittings: PVC, ASTM D 3311. Joints: Screwed or solvent weld, ASTM D2564 Storm - Above and Under Ground: Pipe: Cast Iron, CISPI Standard 301, ASTM A74, ASTM A888, ASTM, A74 and C564 (below ground) Fittings: Cast Iron, drainage pattern, ASTM A74, ASTM C564 (below ground) Pipe (Underground and aboveground in non-plenum areas only): Solid Core PVC Schedule 40, ASTM D-2665 and D 1784, NSF approved, type DWV. Fittings: PVC, ASTM D-3311. Joints: Solvent welded, ASTM D-2564

INSULATION

Install all insulation in accordance with the Midwest Insulation Contractors Association (MICA) Standards.

Piping Insulation: Fiberglass with ASJ and PVC fitting covers or flexible unicellular. Thickness to prevent condensation and in compliance with State of Michigan Energy Code. Provide aluminum protective jacket over insulation and electric heat trace for any exterior piping subject to freezing.

Insulate all CW, HW and HWR piping. Insulate all horizontal storm piping and first 20 feet from storm sump. Insulate all waste piping subject to freezing and provide heat trace. Provide finished edges on all insulation and maintain vapor barriers. Provide removable insulation covers on items that need maintained.

WATER SPECIALTIES:

All domestic water fixtures and components shall be lead free and listed for use in drinking water complying with applicable AWWA standards. Provide a shut-off valve at each piece of equipment requiring a water connection and in the main service feeding toilet rooms or groups of fixtures. Provide a valve in each main at the connection to each riser at every floor; the valve location must be readily accessible. Provide risers shut-off and plugged drain valves at the base of each multiple story riser.

Provide a shut-off valve for each wall hydrant

Provide piping to all miscellaneous appliances including coffee makers ice machines, refrigerators. Provide required backflow prevention.

Provide check valves where necessary to prevent backflow. Provide reduced pressure backflow preventers where required.

Provide strainers to protect control valves.

Provide drain valves at all low points in all systems. Provide drain valves in each horizontal runout from each riser on all floors. Drain valves shall be located at the sectionalizing valve so that all horizontal piping on all floors can be individually drained without draining the entire piping system.

Provide backflow prevention as required by the Michigan Plumbing Code and health department for all devices subject to backflow. Use vacuum breakers, dual check valves and reduced pressure backflow preventers as prescribed by the code. Drain discharge to floor drain. Manufacturers: Watts, Febco, Wilkins.

Non-potable water system shall be identified with metal tags in conformance with ANSI A13.1 and with permanent signs posted in conformance with local Health Department regulations, local plumbing codes and other applicable codes.

Valve Wall Access Panels: Zurn #Z-1460-4, stainless steel finish with key actuated cylinder lock and flexible anchor straps. Coordinate all access panels with the architect.

Water Hammer Arrestors: Provide Smith 5000 series, "Shocktrols" with stabilized 18-8 stainless steel casing and pressure air charged bellows in both the domestic hot and cold-water branch piping subject to shock from quick opening and closing valves. Sizes of water hammer arrestors shall conform to the Plumbing and Drainage Institute Standard WH-210. All arrestors shall be concealed in walls, partitions and pipe spaces and shall not come in contact with any wall.

Wall Hydrant: Smith #5509-QT, 3/4" encased flush anti-siphon wall hydrant non-freeze type with bronze casing, integral vacuum breakers, all bronze interior parts and non-turning operating rod with free-floating compression closure valve. Box face and hinged cover shall be Zurn nickel bronze complete with operating key lock.

Non-Freeze Roof Hydrant: Exposed, non-freeze roof hydrant, with Dura-Coated cast iron head and lift handle with lock option, bronze interior parts, galvanized steel casing, and bronze valve housing with 1/8 [3] IP drain port in housing. Complete with Dura-Coated cast iron roof support sleeve with wide anchoring flange and clamp collar. Manufacturer: Zurn Z1388

Hose Bibbs (Inside): Chicago Faucet No. 952 sill faucet, polished chromium plated, with vacuum breaker, 3/4" hose thread outlet with lock shield cap and No. 293-6 removable tee handle.

Hot Water Tempering Valves: Provide bronze body hot water tempering valves complying with the applicable ASSE Standard for all fixtures required to have hot water less than the generation temperature. Valves may serve single fixtures or multiple fixtures as allowed by code. Valves that serve multiple fixtures shall have high flow/low flow capabilities. Manufacturers: Watts, Powers, Lawler.

DRAINAGE SPECIALTIES:

General:

Verify existing grades, inverts, utilities, obstacles, and topographical conditions prior to installations.

Examine rough-in requirements for plumbing fixtures and other equipment having drain connections to verify actual locations of piping connections prior to installation.

Examine walls, floors, roof, and plumbing chases for suitable conditions where piping and specialties are to be installed.

Install underground cast iron piping per Cast Iron Soil Pipe Institute Engineering Manual.

Clean-outs:

Floor Clean-Out: Cast iron body, round, adjustable, scoriated, secured, nickel-bronze top, threaded and slotted bronze closure plug, outlet connection to suit application. For carpeted floors, provide nickel bronze carpet clamping frame and cover. Manufacturer: Smith 4020 to 4031, Wade, Zurn, Mifab, Watts Wall Clean-Out: Treaded bronze plug-in cast-iron tee or ferrule, with stainless steel cover. Exposed Clean-Out: Threaded plug, of material compatible with system piping.

Floor Drains:

Provide funnel type floor drain cover for floor drains used for cooling coil condensate drains, equipment drains.

Shower Drains: Provide Residential shower drains.

Type FD-1: Light duty, adjustable nickel bronze strainer, drainage flange, weep holes, 5" strainer diameter. Manufacturer: Smith 2005-A, Wade, Zurn, Mifab, Watts. Use in all toilet rooms and general light duty drains.

Type FD-2: Medium duty, 8 1/2" diameter cast iron grate, free standing sediment bucket. Manufacturer: Smith 2110, Wade, Zurn, Mifab, Watts. Use in mechanical rooms.

FD-3: ZURN 1752 12'' \times 12'' \times 10'' 16ga.304 stainless steel floor sink, 4'' pipe size, no grate, dome strainer. Smith, Wade, Mifab, Watts. Use for high volume discharge including main backflow preventer drains.

When floor drains are required in above grade floors, flash and clamp in floors and provide with membrane waterproofing.

Roof Drains

Provide secured round cast iron dome, cast iron body and flashing clamp/ gravel stop, sump receiver, underdeck clamp, bottom outlet same size as pipe served, with caulked, connection.

Type RD-1: Main Drains: Cast iron adjustable extension and collar. Manufacturer: Smith 1015, Wade, Zurn, Mifab, Watts.

Install drain flashing collar or flange so that no leakage occurs between roof drain and adjoining roofing. Maintain integrity of waterproof membranes, where penetrated.

Cleanouts: Provide cleanouts at each change in direction of piping greater than 45 degrees, where indicated on drawings and where required by code. Clean-outs shall be same size as pipe served through 4". Above Ground Cleanouts: Install cleanouts at minimum intervals of 50' for piping 4 inch and smaller and 100' for larger piping, at base of each vertical soil or waste stack. Encase exterior cleanouts in concrete flush with grade. Cleanouts shall be aesthetically located with respect to tile patterns, masonry bond and alignment. Coordinate installation with masonry and concrete work. Prior to acceptance of the system, demonstrate that cleanout plugs are easily removable and can be easily rodded. When cleanouts are required in above grade floors, flash and clamp cleanouts in floors provided with membrane waterproofing as specified for floor drains.

C. FIRE PROTECTION SYSTEMS

GENERAL

An existing 6" combined water and fire service enter the basement off Saginaw Street. There is an existing 2" water meter/service and 4" fire service from the 6" main. MA Engineering recommends that a flow test is done on the existing systems to validate pressure and service pipe sizing. The building is currently fully sprinklered with standpipes in stairwells. Provide an entirely new fire protection system for the building from the existing service including backflow protection alarm valves, fire department connection and accesories. Provide a fully sprinklered building and Standpipes in accordance with the Michigan Building Code, NFPA 13, the Owner's insurance company, and the Authority Having Jurisdiction. Provide design densities in accordance with The Building Code and NFPA 13. Coordinate required standpipe pressure with the City of Pontiac Fire Marshal.

END OF SECTION III

SECTION IV. ELECTRICAL SYSTEM CRITERIA & COMPONENTS

GENERAL

Scope:

This electrical scope narrative is intended to provide general direction for the design and initial cost budgeting for the building electrical systems.

Work Included:

The electrical work shall comply with architectural, structural, and mechanical requirements and all documents referred to therein.

The work will be installed in compliance with all local, state, and national codes as appropriate for work within the City of Pontiac, Michigan.

System Scope:

The following list of systems and components are included within this narrative:

- Site Distribution
- Secondary Distribution
- Emergency Power System
- Mechanical Equipment & Connections
- Branch Power Receptacles & Connections
- Lighting & Lighting Control
- Fire Alarm System

DESCRIPTION OF WORK

Site Distribution:

The main power service to the site will consist of new 208Y/120V, 3 phase secondary metered service from utility company underground vault in back alley.

Location of the new service transformers will be coordinated with the utility company planners and site plan.

Estimated maximum demand of 500 kVA for the entire building.

Secondary Distribution (600 volt and less):

The service will consist of two main services grouped in one location in the basement main electrical room, one commercial service for the house and common area loads as well as the first floor commercial and retail spaces, and the second service for the residential units, front accessible, switch/fuse or circuit breaker type, feeding the electrical feeders. The feeders will distribute power to lighting, receptacles, mechanical equipment as follows:

• 400A, 3 phase distribution panel for house and common areas loads including elevator and basement storage areas.

- 800A, 3 phase commercial metering center for commercial and retail space on 1st floor.
- 800A residential metering center with one 800A,3P main disconnect and up to (22)-150A breakers and metering sockets for 208Y/120V, 1 phase services to residential units.
- One 150A load center for each residential unit on 1st, 2^{nd,} and 3rd level.

Circuit breaker types and interrupting capacities will be selected based on the results of a short circuit study. Circuit breakers, panelboards, and feeder load capacities will be selected based on the completion of the design and appropriate load calculations as well as a coordination and short circuit study. All overcurrent protection devices shall be coordinated and rated with the short circuit condition.

Distribution panels and panelboards will include twenty percent spare capacity and space for future additional circuit breakers and switches. Circuit breakers will be provided for all base building branch circuits. All I5amp and 20amp breakers shall be UL listed as a "Switching Breaker" and carry the "SWD" marking.

Distribution and lighting panelboards other than the residential load centers shall utilize bolt-on circuit breakers.

Equipment will generally be supplied painted with the factory standard color i.e. ANSI 49 or 61 gray.

All electrical equipment that are floor mounted will be fastened/restrained on a 4" housekeeping pad.

All equipment shall be provided with engraved nameplates.

Emergency Power:

Emergency battery lighting units will be provided for all life safety egress path and at electrical/Telephone rooms, commercial spaces and lobbies.

Mechanical & Equipment Connections:

Mechanical:

Power wiring shall be provided for all equipment including starters, local disconnect switches and as required.

Starters for all packaged equipment, such as chillers, air-handling units, exhaust fans, etc., shall be provided by the mechanical contractor (MC).

Equipment Connections:

Power to all elevators including wiring to controllers. Power to passenger elevators shall be 208volt, 3 phase and have shunt trip breakers in the machine room. Sized breakers shall be based on manufacturer's shop drawings.

Branch Power Receptacles & Connections:

Receptacles: In general receptacles shall be provided where needed, including the following:

- The mechanical, electrical, and storage area receptacles to be 18"AFF, rated 20amps with stainless cover plates, generally one on each wall.
- Provide receptacles in each corridor, hallway, etc.
- Provide GFI type receptacles at counters in each washroom, within 6 feet of a sink, elevator pits and elevator machine rooms. All exterior receptacles shall be GFI type with weatherproof cover.
- For cleaning (on 40' centers in corridors)
- Within 25 feet of mechanical equipment.
- Provide receptacles in all residential units as required by N.E.C article 210

Power connections for electric water cooler for drinking fountains and electronic valve systems.

Lighting & Lighting Controls:

All interior areas of the project will be provided with a lighting system to maintained illumination levels recommend by IES/ASHRAE.

All light fixtures except within the studios will be commercial quality grade fixtures. The lighting system will be complete with panelboards, feeders, branch circuits, and controls all as specified herein. Circuiting will generally be 120 volts for LED lighting.

LED fixtures will generally incorporate electronic energy efficient driver, color temperature of 3000K-4000K. Lenses/louvers where specified.

Provide LED exit signs along all paths of egress exits. An exit sign shall be no further than 100 feet apart in any egress corridor or path. An exit sign shall be provided at every egress door and stairway.

Lighting Controls:

All lighting except within the residential units shall be controlled by automatic lighting control system to comply with 2015 Michigan Energy Code based on 2013 ASHRAE 90.1.

The interior lighting concepts will be developed with the architectural team during the design development phase. The light fixture, in general will be LED type.

Fire Alarm System:

The fire alarm system shall be designed in accordance with the program requirements, latest industry standards and applicable codes. All equipment shall be U.L. approved or code equivalent.

The fire alarm system will be electronically supervised, microprocessor based, analog/digital addressable, multiplexed networked fire alarm system, fully integrated with an emergency voice communication system and the seating bowl non- supervised public address system.

The fire alarm system will be comprised but not limited to the following key components:

- Fire Alarm Control Panel.
- Fire Alarm Audible, Visual and Initiating Devices.

- Interface with Mechanical/Sprinkler/HVAC Security System.
- Interface with Elevator Controllers including disconnect control wiring.

The fire alarm wiring shall be Class B and be installed in an approved raceway.

F. <u>TELECOMMUNICATIONS</u>

Telecommunications Access. Construction Manager shall furnish all conduit with pull string from the street to the demarcation room and all conduit with pull-string from the Dmarc to all data closets, including the Main Distribution Frame (MDF) closet and any and all Intermediate Distribution Frame (IDF) closet(s) with 3/4" fire rated plywood on three (3) walls from 18" Above Floor Finish (AFF) to a height of 6' in any and all MDF and IDF closets.

All abandoned or no longer used cable shall be removed from ceiling cavities and walls per NEC as a part of the demolition scope of work.

G. <u>SECURITY - GENERAL REQUIREMENTS</u>

Security to the common space shall be provided, however individual units will not be wired for security systems.

H. <u>SECURITY SYSTEM</u>

The building(s) shall be secured with an automated perimeter-type security system that incorporates intrusion alarm capabilities through all perimeter doors and windows and allows for motion detection in designated sensitive areas.

I. FIRE ALARM SYSTEM

The demised premises and building shall be protected by a centrally controlled and annunciated, non-coded, ADA compliant fire alarm system including audible and visual alert devices, manual pull stations, automatic heat/smoke detectors, communication to a central station monitoring agency. Provide the fire alarm system designed, installed and tested in accordance with the NFPA 72 National Fire Alarm Code and Federal, State and local codes, whichever is more stringent.

1. Provide detectors in electrical rooms, mechanical rooms, telecommunication rooms and storage areas. Provisions within each residential unit shall comply with applicable codes.

J. FIRE EXTINGUISHERS

- 1. Hand-held multi-purpose dry chemical or CO2 type fire extinguishers shall be provided in areas of concentrated electrical equipment and telecommunications equipment as designed by PSP.
- 2. Hand-held ABC type fire extinguishers shall be provided by the Construction Manager as required by the NFPA codes.

END OF SECTION IV

SECTION V - INTERIOR CONSTRUCTION & FINISHES

All building materials, systems, components, products and assembly techniques and methods shall adhere to PSP's stated goals of sustainable design and high-performance green architecture. The Construction Manager shall institute a program of construction waste management and recycling that will minimize construction and furnishings waste material going to landfills. All construction material, finishes, furnishings and accessories shall be environmentally responsible and appropriate for use in spaces that are designed for maximum occupant performance. These items shall emphasize low embodied energy, sustainable production, high post-consumer material content, be free of deleterious chemicals and compounds, and shall be manufactured and available locally whenever possible.

ELEVATORS

Licenses and permits shall be provided and the required inspections and tests shall be performed. Elevators shall comply with applicable building and elevator codes, included but not limited to the following:

- ANSI A17.3 ANSI A17.1.
- National Electrical Code.
- MD Department of Labor and Industry Elevator Regulations.
- Uniform Federal Accessibility Standards.
- Construction Manager to provide as a part of the initial installation a fullservice elevator maintenance contract for the period of one (1) year, approved by PSP.

Existing elevators are to be modernized and in compliance with PSP requirements and State of Michigan Regulations with the following standards as approved by PSP:

- A minimum standard speed of 100 FPM.
- Elevators shall be equipped with over speed governor and safety mechanisms capable of stopping a fully loaded car at over speed condition.

Controller shall be relay-logic or non-proprietary microprocessor-based controller.

- Complete electrical diagrams shall be provided to Construction Manager including all straight line prints, electronic circuitry and microprocessor logic diagrams.
- If a programming tool and software is needed to troubleshoot or adjust elevator, it shall be provided with the control system at no extra charge.
- Microprocessor shall be an "off the shelf' industrial type controller, readily available on the open market.

Components such as door operator, selector, buttons etc. shall be able to be replaced and upgraded independent of the elevator controller.

Construction Manager must demonstrate that all components are the most energy efficient available. When full elevator replacement or new construction is needed, buildings over four floors in height should view traction elevators as the most desired type of equipment.

The modernization shall include complete operational and control systems, new door

operators, car operating stations, hall button fixtures, new cab and hoist way doors, complete cab modernization and various adjustments, safety tests and related repairs.

FLOOR FINISH

All flooring shall be as shown on the finish plans included in the Design Intent Package.

Ceramic Tile Flooring.

Ceramic Tile flooring provided is to be provided as shown on the finish plans and shall be manufactured with no toxic substances or waste and consisting of 70% recycled post-industrial and post-consumer glass in a ceramic matrix as approved by PSP,

Tile flooring shall be installed in a workmanlike manner in strict accordance with manufacturer's approved installation instructions, using the appropriate environmentally friendly adhesive.

The color and pattern of the tile per finish schedule in Design Intent Documents.

Follow TCNA Installation Method F122A-14 for thin bed, waterproof installation.

Entrance Floor Mats.

Floor mats of appropriate size and material shall be provided for all exterior entrances into the facility. Floor mats shall be replaced during the term and option period(s) as needed and as required by PSP where normal wear and tear so requires.

The style and color of mat(s) shall be subject to approval by PSP.

Concrete Refinishing and Hardening

Following Scofield Formula polished concrete standards (or equal): grind all existing concrete slabs to Grade 3, Aggregate Finish, use Scofield Formula One Lithium Densifier MP and the following finish system: Class 2 – Medium Reflectivity, 800 grit Finish with Scofield Formula One Polished Concrete System Class 2 for medium level of gloss. Fill cracks with epoxy colored to match adjacent finished concrete.

Where new floor drains are to be installed in existing concrete, grind to pitch and set elevation of drain to insure complete draining, prior to finishing.

Roof Pavers

For purposes of pricing, utilize the porcelain paver from Archatrax T20 porcelain pavers in 24"x24" with adjustable pedestal supports for a complete installation. <u>https://www.archatrak.com/elevated-rooftop-decks/</u>
INSULATION

Insulation provided for the renovation must contain the minimum percentage of postconsumer paper or recovered material as shown below for the applicable product.

Material Type Percentage By Weight

Cellulose Loo	ose-fill and spray on paper	75% post-consumer
Perlite comp	osite board paper	23% post-consumer
Plastic rigid fo	oam, polyisocyanurate/ polyurethane: Rigid Foam material recovered	9% post-consumer or
• 1	Foam-in-place material recovered	5% post-consumer or
) • 1	Glass ridge foam material recovered	6% post-consumer or
) • 1	Phenolic ridge foam material recovered	5% post-consumer or
•	Rock wool material recovered	75% post-consumer or

Provide documentary evidence that the insulation provided for the renovations was produced with the required minimum percentage of post-consumer paper or recovered material as appropriate.

RESIDENTIAL UNIT DEMISING/SEPARATING PARTITIONING.

The Construction Manager will provide all partitioning separating residential units from common areas of other tenants. Such partitioning shall meet minimum code requirements and have a minimum sound transmission class of 50.

Provide non-combustible blocking for all wall-hung elements such as bathroom vanity, toilet accessories, television, barn door hardware etc.

INTERIOR DOORS

Provide interior doors in the quantity and configuration as shown in the Design Intent Drawings.

The interior doors shall consist of solid core doors composed of 100% recycled materials such as wheat board unless otherwise specified by the Design Intent Drawings, Rustic Luxe Designs of Tampa, FL serves as the Design Intent reference for the sliding barn door at Bedroom.

Doors shall have a 5-ply hardwood face, book match veneer suitable for staining with matching edge (AWI-Edge Type D).

Doors shall be finished using nontoxic, water based urethanes or similar

environmentally sensitive products, as required by their function and location. Doors shall be provided with hardware, stops and master keyed locks as indicated by the Design Intent Drawings and/or PSP.

All door frames, when present, shall be a minimum 18 gauge steel.

EXTERIOR DOORS

All exterior doors and frames shall be constructed of steel or aluminum and foam insulated. All hardware shall conform to the requirements of all applicable codes.

Exterior doors shall be minimum 16 gauge face with rust prohibitive primer; frames shall be 16 gauge with rust prohibitive primer.

FIRE EXIT DOORS INTO EGRESS STAIRS

Exit doors into stair wells or fire towers shall be fire rated and as required by any applicable codes.

<u>CEILINGS</u>

All ceilings shall be at the height as shown on the Design Intent Drawings. If obstructions do not allow this height to be achieved, the Contractor shall advise the Architect.

Any exposed mechanical and electrical elements are acceptable if in accordance with codes and if treated in an aesthetic manner and approved by PSP.

WINDOWS

All windows must be double paned low E, approved U factor and meet performance specification criteria in accordance with the governing International Energy Conservation Code for commercial buildings.

Fixed Fenestration:	0.38
Operable Fenestration:	0.45
Entrance Doors:	0.77

All windows shall be professionally cleaned inside and out prior to occupancy and shall be cleaned semi-annual thereafter.

WINDOW COVERINGS

Window shades shall be provided in a polyester screen cloth and shall be UV resistance with anti-bacterial and anti-fungi characteristics.

Locations to be per the Design Intent Documents. Use Draper Clutch-Operated FlexShade NEXD with Fascia to match windows; standard hem bar, sealed end in fabric GreenScreen Revive 5% Color TBD

PAINTS & STAINS

All new or existing permanent walls shall be prepared and painted prior to occupancy.

- Paint shall be an eggshell finish latex, solvent-free, water-based, and non VOC emitting paint.
- Preparation and application shall be completed in accordance with manufacturer's recommendations.

Paint for such items as door and window frames, steel doors, etc., shall have a minimum of two coats of paint unless stipulated otherwise.

Paint for general interior and exterior applications shall be a water-based, zero- or low-VOC latex paint and primer.

Water-based paints shall not be formulated with aromatic hydrocarbons, formaldehyde, halogenated solvents, mercury or mercury compounds, or tinted with pigments of lead, cadmium, chromium VI, If solvent-based paints are required for exterior use, the VOC level shall not exceed 150 grams/liter.

Solvent based paints shall not be formulated with more than 1% aromatic hydrocarbons by weight.

The use of water-based stains and transparent finishes for the use of wood finishes shall be provided with less than 100 grams/liter for stain or transparent finishes.

Interior Paint Schedule:

Gypsum Board & Plaster:

- Ist Coat: Latex Flat Enamel: 3.6 WFT mils.
- 2nd & 3rd Coats: Eggshell Latex Enamel: 2.6 WFT mils per coat.

Wood Doors and Trim (new):

- Ist Coat: Oil/Wiping Stain: Match existing wood with clear wood sealer.
- 2nd & 3rd Coats: Polyurethane Stain: 3.0 WFT mils per coat.

Wood Painted:

- Ist Coat: Primer Enamel undercoated: 3.5 WFT mils per coat.
- 2nd & 3rd Coats: Semi-gloss Alkyd Oil Based Enamel: 3.6 WFT mils per coat.

Metal Doors, Trim & Exposed Structural Steel:

- Touch-up existing primer.
- 2nd & 3rd Coats: Alkyd Lo-luster enamel: 3.5 WFT mils per coat.

SEALANTS, ADHESIVES, AND COMPOUNDS

All sealants, adhesives and compound products used in this project shall be non-toxic, low odor and solvent free and shall be antimicrobial with no hazardous vapors and contain no carcinogenic materials.

BATHROOMS

Interior finishes of unit restroom showers shall consist of ceramic tile flooring and walls.

Ceramic tile shall be installed in a workmanlike manner in strict accordance with manufacturer's approved installation instructions, using the appropriate environmentally friendly adhesive.

The remaining wall area shall be prepared and painted. Preparation and application shall be completed in accordance with manufacturer's recommendations.

Provide shower drain as shown.

Color and material to be as follows:

- WALL: ANN SACKS TREND MOSAICS SHEET
- FLOOR: ANN SACKS TREND MOSAICS SHEET

All accessories shall be installed and anchored to walls with non-combustible blocking, according to manufacturer's recommendations. Bathroom Accessories for each unit shall include:

- Toilet Paper Dispenser: Lacava Eleganza #1809 in 44 Matte Black
- Towel Bar: Lacava Eleganza #1802 in 44 Matte Black and #1801S in 44 Matte Black
- Robe Hook: Lacava Eleganza #1813S in 44 Matte Black
- Mirror/Medicine Cabinet: Lacava Aquasei #M06-41 Standard two compartment with mirrored doors, glass shelves, accent lighting. Finish: 06 Wenge

ATTIC STOCK

At project occupancy, provide PSP the following materials and quantities as Attic (or replacement) stock:

- Ceramic Tile: (Wall/Base/Floor): 10% supply of each tile and color used.
- Window Coverings: (3) shades for each size and color used.

DOOR HARDWARE

Door Hardware: All finishes to be black.

- Locksets & Exit Devices: ANSI/BHMA A156.13, Series 100 Grade
- Closers: ANSI/BHMAN A156.4, Grade 1
- Flushbolts: ANSI/BHMA A156.16
- Push Plates/Pull Bars/Grips/Door Protection Devices: ANSI/BHMA A156.6
- Overhead Stops & Holders: ANSI/BHMA 156.8
- Seals & Gaskets: ANSI/BHMA A156.22

- Thresholds: ANSI/BHMA 156.21
- Sliding and Barn Door Hardware Modern Black Front-Strap Set from Rustic Luxe in Color Black

Keying.

All locks receiving keying shall be on a master key system with each lock individually keyed. Provide the following keys:

- Grand Master: 2 keys
- Sub Masters: 2 keys
- Each Lock: 2 keys

Knox Box. If required by the AHJ, provide and install a knox box per instructions from the local authority.

MILLWORK & CASEWORK

All Cabinetry at Kitchen shall be of ApplePly, with exposed finished edges. Face veneer shall be Laminate or standard maple veneer as annotated in Design Intent Documents

Countertops at Kitchen shall be Panolam Thicklam in White on ApplePly. Exposed Edge with waterfall edge to exposed face side.

Quality shall be defined by AWI Standard of 'Custom'.

RESIDENTIAL EQUIPMENT AND PLUMBING SPECS

Kitchen

- Refrigerator 10.1 cu. Ft Top Freezer Refrigerator in White by Frigidaire with left-hand swinging door
- Dishwasher Front Control Built-in Tall Tub Dishwasher in White with Stainless Steel, 18" wide
- Electric Cooktop Frigidaire, 4 Elements,
- Downdraft Range Hood Broan NuTone RMDD 30 in. 500 CFM telescopic downdraft system
- Oven Frigidaire 24" Single electric wall oven in white. Mounted in cabinets
- Microwave GE Profile Series 2.2 cu. Ft built in microwave with trim kit. PEB7227DLWW
- Sink Kohler Riverby $27'' \times 22'' \times 95/8''$ top mount single bowl kitchen sink with bottom sink rack and single faucet hole.
- Faucet Kohler Purist single hole kitchen sink faucet with 8" pull out spout in matte black.
- Disposal as required by code

Bathroom

- Toilet Duravit SuraStyle Dual Flush Two-Piece Elongated Toilet with Seat in White.
- Sink By Lacava Aquasei AQS-W-48D in Finish 06 Wenge with sink Aquaquattro #5214-01 one-hole in 001 White

• Faucet – American Standard Studio S Collection Single Hole 7105.101.243 in Matte Black 243

END OF SECTION V

SECTION VI. LANDSCAPING

Landscaping and other site amenities must be included as part of this scope of work.

Retain and protect as much on-site vegetation as possible and restore degraded areas.

- Plant native and naturalized shrubs, ground covers, and grasses with water requirements appropriate to the regional to reduce irrigation requirements as well as water pollution from pesticides, herbicides, and fertilizers.
- Plant materials should be utilized to provide food and/or cover for native wildlife species.
- 100% recycled mulch that is made from shredded pallets and construction waste should be utilized on this project.

END OF SECTION VI



HISTORIC DISTRICT COMMISSION Meeting November 8, 2023 47450 Woodward Avenue Pontiac, Michigan 48342

HDC 23-046
Seminole Hills Historic District
141 Chippewa Rd
Mary L. Klein
11/2/23
22 Replacement Windows

PROPOSAL

The applicant is proposing to replace the remaining 22 windows with the same vinyl material that was approved in June of 2023 for the windows along the side of the structure. Staff approved these four (4) windows in June as a minor improvement in the side yard. These four (4) windows are already installed.



Figure 1: Location

The proposed windows are from The Home Depot and are of a vinyl material. The schematics provided by the applicant indicate the windows will be six over six and single-hung with a white exterior. The windows proposed to be replaced are on all sides of the structure. There are four windows on the front façade facing Chippewa Rd, four windows on the north façade, four (4) windows, an unknown number along the south façade and east (rear) façade. The dimensions of the windows are not proposed to change.

EXISTING CONDITIONS

141 Chippewa was constructed in 1929. It is a two-story period revival with a gable roof and return cornices. There are shed dormers on each side and a gabled enclosed entry arched door. The siding is aluminum. The existing windows on the front façade appear to be single hung, six over one and made of wood. A survey of Seminole Hills conducted in 1987 shows the windows had canopies (Figure 2). Four windows along the side of the home were replaced with vinyl windows in 2023.



Figure 2: Photograph From 1987 Survey

STAFF OBSERVATIONS AND RESEARCH

- The Seminole Hills Historic District was established in 1983.
- The subject property is located on Chippewa Rd just south of Menominee Rd.
- The existing windows appear to be historically accurate, with the exception of the four replacement windows on the side of the home.

STANDARDS OF APPROVAL

Per section 74-73 Design review standards and guidelines of City Code, the Commission shall follow the U.S. Secretary of the Interior standards for rehabilitation and guidelines for rehabilitation of historic buildings. And per the City of Pontiac Historic District Commission "Window Replacement Guidelines".

The Secretary of the Interior Standards for the treatment of Historic Properties provides 10 standards for the rehabilitation for historic properties. The relevant standard which applies to this request is #2.

Standard # 2

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

The City of Pontiac, Historic District Commission window replacement review guidelines state:

- 1. "Avoid, where possible, the removal or alteration of any historic building materials".
- 2. "Where reasonably possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is similar in composition and texture and reasonably accurate duplication of the architectural feature requires repair over replacement and replacement materials must match composition, texture and detail of original where replacement windows with flat profiles does not meet this criteria".
- 3. *"For the Historic District Commission to approve window replacement, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired".*
- 4. <u>"Primary façade window treatment</u> authorizes the approval of work on windows under the following conditions in order of desirability on all elevations facing street frontages":
 - a. "Repair of existing windows"
 - b. "Replace with like":
 - i. "Use of the same materials"
 - *ii. "Matching existing configuration."*
 - iii. "Matching of color."
 - iv. "Matching of trim detailing."
- 5. <u>"Non-primary elevation treatment allowances</u> The Historic District Commission desires these primary façadequality windows on all facades, but within residential districts, the Historic District Commission will accept replacement windows to a lower design standard than those on the primary façade in order of desirability for non-primary façades".
 - a. "Repair existing windows"
 - b. "Replacement with like"
 - i. "Use of same materials."
 - ii. "Matching existing configuration."
 - iii. "Matching of color."
 - iv. "Matching trim details."
 - c. "Replacement with modern materials with true divided lites (panes) and muntins that match the existing profiles".
 - d. "Replacement with new windows of modern materials and exterior divider grilles to match existing window profile".
 - e. "Standard replacement windows with either interior divider grilles or no divider grilles (least desirable for non-primary facades only)".



Figure 3: Streetview, August 2018

ANALYSIS

This request for new windows would not be consistent with the Secretary of the Interior's standards for rehabilitation which advise against altering the historic materials and features of a property. The applicant is proposing to replace the existing wood windows with a vinyl window that is aesthetically different and materially different.

The City of Pontiac's guidelines for replacing windows in a historic district state, "avoid, where possible, the removal or alteration of any historic building materials," and "where reasonably possible, repair rather than replace deteriorated architectural features."

By these standards, the applicant's request would not be consistent with the goals and policies of the City of Pontiac's Historic District Districts. However, based on the Pontiac Historic District Commission Window Replacement Guidelines, the commission may accept replacement windows to a lower design standard on non-primary elevation windows. The applicant is requesting to replace vinyl windows on both side elevations and at the rear of the structure which are not primary facades. The applicant has expressed a desire to comply with historic regulations but has cited the high cost of historically accurate windows as prohibitive.

STAFF RECOMMENDATION

For the following reasons staff is recommending:

- 1. Staff recommend APPROVAL of the proposed windows where they will face away from Chippewa Rd on nonprimary street frontages.
- 2. Staff recommend DENIAL of any requests to replace existing windows with vinyl windows where they face Chippewa Rd, which is a primary, street-facing façade.

Motions

I make a motion to approve case HDC 23-046 to replace the twenty-two windows along any non-primary facade as presented.

I make a motion to DENY case HDC 23-04	16 to replace the twenty-two windows as presented because it does not comply
with the following standard of approval	

I make a motion to POSTPONE case HDC 23-046 to replace the twenty-two windows as presented to give time for the applicant to provide the following additional information ______.



Application for Historic District

Commission

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Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

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T: 248.758.2800

F: 248.758.2827

Property/Pro	ject Address: 141 Chi	pena	Office Use	Only
Sidwell Num	ber:		PF Number	
Date: <u>9-2</u>	9-23			
Instructions: C will be processe meets the second	omplete the application and submit ed and put on the next available H d Tuesday of the month. Incomplete	it to the Office of Lar listoric District Com applications will del	d Use and Strat nission meeting ay the review pl	egic Planning. Received applications g. The Historic District Commission rocess.
Applicant (pl	<u>ease print or type)</u>			
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Address	27 Short'S	T		
City	Pontiae			
State	MI			
ZIP Code	48342		I SATE CLASSIFICATION FROM SHIT DESIGN	
Telephone	Main:	^{Cell:} 248-789	5-8455	Fax:
E-Mail			<u> </u>	
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Project and Property Information

Describe in detail all intended work, specifying dimensions, textures, color and materials. Provide samples and/or brochures describing substitute materials. Include other appropriate descriptions, plans, and/or drawings as specified below and on reverse side. (Check appropriate activity.)

Additions, New Construction, and/or Signs require: Exterior Alterations, Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are: o Any changes in dimensions, material, or detailing. o Any new additions or sighs to any building. Consideration of signs also requires provision of: o A sample of proposed style of lettering and colors. o A description of frame and installation Repairs: Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed. Demolition: State reasons for demolition State why you believe it is not feasible to put the structure in acceptable condition for reuse. Moving: State reasons for moving State proposed location Description: placing 22 Windows (Attach additional pages as necessary) Signature of Applicant Signature of Owner State of Michigan County of Oakland , A.D., 20____, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters On this day of therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

Notary Public, Oakland County, Michigan My Commission Expires:



The Home Depot Special Order Quote

Customer Agreement #: H2729-188515 Printed Date: 6/1/2023

Customer:	JAMES MONTGOMERY	Store:	2729	Pre-Savings Total:	\$1,243.34
Address:	138 S ROSLYN RD WATERFORD MI 48328	Associate:	THOMAS	Total Savings:	(\$0.00)
Phone 1:	248-431-5308	Address:	9078 Highland Rd White Lake, MI 48386	Pre-Tax Price:	\$1,243.34
Phone 2:		Phone:	(248)698-4801		
Phone 3:					
Email:	TURBOJIMI69@GMAIL.CO M				

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

Comor colo.

Sash Split = Even





Begin Line 100 Description

---- Line 100-1 ----

Contractor Double Hung Operating, 27.5 x 53.5 Sash Split = Even Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = Both Fin and J-Channel Removed Energy Star Northern, Dual Pane, Lower Glass Style = None, Upper Glass Style = None, ProSolar Sun Low E, Upper = Annealed, Lower = Annealed, Glass Tint = None, 1/8 in - 1/8 out, Argon, 3/4", Supercept Number of Locks = 1, Upgrade to 2 locks? = No, Lock Type = Cam, Cam Position = 0, Number of Air Latches = None, Window Opening Control Device (WOCD) = No, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Full, Fiberglass, Extruded, , 5/8" Flat, Colonial, Grille Color = White, 3W2H Jamb Extensions = No, Jamb Extensions-Finished Size = None, Jamb Extensions-Wood/Color = None, , , Drywall Option = No

End Line 100 Description

U-Factor = 0.3, SHGC = 0.44, VT = 0.53, STC = 0, Meets Energy Star Zones = Northern AAMA, DP = 50 Room Location = Room 1 Interior Casing = None, Interior Casing Finish = None Delivery Zone = M

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Begin Line 200 Description

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Contractor Double Hung Operating, 27.5 x 44.5 Sash Split = Even Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = Both Fin and J-Channel Removed Energy Star Northern, Dual Pane, Lower Glass Style = None, Upper Glass Style = None, ProSolar Upper = Annealed, Lower = Annealed, Glass Tint = None, 1/8 in - 1/8 out, Argon, 3/4", Supercept Number of Locks = 1, Upgrade to 2 locks? = No, Lock Type = Cam, Cam Position = 0, Number of Air Latches = None, Window Opening Control Device (WOCD) = No, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Full, Fiberglass, Extruded, ,

U-Factor = 0.3, SHGC = 0.44, VT = 0.53, STC = 0, Meets Energy Star Zones = Northern AAMA, DP = 50 Room Location = Room 1 Interior Casing = None, Interior Casing Finish = None Delivery Zone = M



Historic District Commission Meeting November 8, 2023 47450 Woodward Avenue Pontiac, Michigan 48342

APPLICATION NUMBER:	HDC 23-048
HISTORIC DISTRICT:	Seminole Hills Historic District
ADDRESS:	111 Oneida Road
PROPERTY OWNER:	Oakland County, Michigan (Applicant has option on property)
SCOPE:	Replace 361 metal windows with vinyl windows.



Exhibit #1 - Map of Site

PROPOSAL

The applicant, Ronita Coleman, is proposing to remove 361 vertical metal casement windows and replace them with 361 black vinyl windows. The proposed vinyl window grid pattern will mimic the grid pattern of the existing windows. The applicant will be removing all the existing windows on the north, south, east and western elevations. At this time, the applicant is not proposing any masonry replacement or masonry repair at the site.

While the applicant may consider changes to the brick and masonry repair and rehabilitation work to the building, that is not under consideration for this application at this time.

EXISTING CONDITIONS

111 Oneida Road (Casa Del Rey Apartments) was constructed in 1928 by C.L. Groesbeck; the architect of record is Robert O. Derrick. This 4 1/2 story Mediterranean/Spanish revival building is characterized by a C-shaped inner court, flat and gable roof with tile and small pents, small towers, vigas at gabled parapets and belfry shapes at parapets. The building is bookended with covered terraces and Inlaid tile and other period decoration. Windows in the structure are vertical, metal casement units.



Exhibit #2 - Primary Façade – Oneida Road

STAFF OBSERVATIONS AND RESEARCH

- The Seminole Hills Historic District was established in 1983.
- The subject property is located at the southeast intersection of Oneida Road and Algonquin Road.
- Staff identified broken panes within several windows, missing windows in most of the ground floor window openings and window openings boarded sporadically within the structure.
- Staff also identified several areas of missing brick/ masonry work on the western terrace wall buttress area, at the upper portion of the castellated wall area of the courtyard and missing terracotta roof tiles on the pilaster area of the western terrace.
- City records show in 2013 and 2015 complaints were filed for debris and the building was observed to be open to trespassing.



Exhibit # 3 - Primary façade - Algonquin Road

STANDARDS OF APPROVAL

Per section 74-73 Design review standards and guidelines of the City Code, the Commission shall follow the U.S. Secretary of the Interior standards for rehabilitation and guidelines for rehabilitation of historic buildings. And per the City of Pontiac Historic District Commission "Window Replacement Guidelines".

The Secretary of the Interior Standards for the treatment of Historic Properties provides 10 standards for rehabilitation for historic properties. The relevant standard which applies to this request is #2 & #6.

Standard #2:

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

Standard #6

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

The City of Pontiac, Historic District Commission window replacement review guidelines state:

- 1. "Avoid, where possible, the removal or alteration of any historic building materials".
- 2. "Where reasonably possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is similar in composition and texture and reasonably accurate duplication of the architectural feature requires repair over replacement and replacement materials must match composition, texture and detail of original where replacement windows with flat profiles do not meet these criteria".
- 3. *"For the Historic District Commission to approve window replacement, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired".*
- 4. <u>"Primary façade window treatment</u> authorizes the approval of work on windows under the following conditions in order of desirability on all elevations facing street frontages":
 - a. "Repair of existing windows"
 - b. "Replace with like":
 - *i. "Use of the same materials"*
 - ii. "Matching existing configuration."
 - iii. "Matching of color."
 - *iv. "Matching of trim detailing."*
- 5. <u>"Non-primary elevation treatment allowances</u> The Historic District Commission desires these primary façadequality windows on all facades, but within residential districts, the Historic District Commission will accept replacement windows to a lower design standard than those on the primary façade in order of desirability for non-primary façades".
 - a. "Repair existing windows"
 - b. "Replacement with like"
 - i. "Use of same materials."
 - *ii. "Matching existing configuration."*
 - iii. "Matching of color."
 - iv. "Matching trim details."
 - c. "Replacement with modern materials with true divided lites (panes) and muntins that match the existing profiles".
 - d. "Replacement with new windows of modern materials and exterior divider grilles to match existing window profile".
 - e. "Standard replacement windows with either interior divider grilles or no divider grilles (least desirable for non-primary facades only)".





Exhibit #5, Parcel Map

ANALYSIS

This alteration request would fall under the Secretary of the Interior's standards for rehabilitation.

The proposed removal of existing vertical metal casement windows would be a significant alteration to the primary facades of the structure. Based on the information provided to staff, the application did not provide any proposed window samples or trim material samples to be applied within each window opening. Additionally, the application did not provide any sample or information regarding the location of window grills whether the grills will be interior grills, exterior grills, or true divided lite grills.

The application did not provide any pictorial information regarding the condition of the windows or provide a detailed report from a contractor on repairing the existing windows or utilizing interior or exterior storms in lieu of removing the historic window units. Unfortunately, the applicant waived an informational session with the Commission, which could have provided the Commissioners with more information and hands-on experience to understand the current condition of the windows within the structure.

STAFF RECOMMENDATION

The following are the staff's recommendations on the proposal.

- Staff recommends <u>DENIAL</u> of the request to replace existing metal casement windows within the primary façade(s) of the building, which includes the western (Oneida), northern (Algonquin) facades, and the northern 50' of the eastern façade.
- 2. Staff recommends <u>APPROVAL</u> to replace the windows within the non-primary façade(s) of the building based on the Commission's order of desirability.

Motions

I make a motion to approve case HDC 23-048 to replace 361 windows as presented.

I make a motion to approve case HDC 23-048 to replace 361 windows as presented with the following conditions of approval:

1. Those windows that face Oneida, Algonquin and the first 50 feet of the east façade must be of a metal material.

I make a motion to DENY case HDC 23-048 to replace 361 windows as presented because it does not comply with the following standard of approval ______.

I make a motion to POSTPONE case HDC 23-048 to replace the 361 windows as presented to give time for the applicant to provide the following additional information ______.

HDC23-048



Application for Historic District Commission

City of Pontiac

Office of Community Development 47450 Woodward Ave, Pontiac, MI 48342 T: 248.758.2800 F: 248.758.2827

Property/Pr	oject Address: // Onicla St Office Use Only
Sidwell Nun	aber: (04-14-31-231-00) PF Number:
Date: 10	116.123
Instructions: C will be process meets the secon	Complete the application and submit it to the Office of Land Use and Strategic Planning. Received applications sed and put on the next available Historic District Commission meeting. The Historic District Commission at Tuesday of the month. Incomplete applications will delay the review process.
Applicant (p	lease print or type)
Name	Ronita Coleman of Coleman Allen LLC
Address	607 Shelby St
City	Detroit
State	MZ
ZIP Code	48286
Telephone	Main: Cell:586-709-2487 Fax:
E-Mail	realeman@ ligoldenreaty.com
Property Ov	vner (please print or type)
Name	Oakland County
Address	1200 N. Telegraph, Bldg 12E
City	Pontrac
State	MI
ZIP Code	48341-0479
Telephone	Main: 248-855-2930 Cell: 248-253-276.6 Fax:
E-Mail	robon son j@ oakgov. com

Project and Property Information

Describe in detail all intended work, specifying dimensions, textures, color and materials. Provide samples and/or brochures describing substitute materials. Include other appropriate descriptions, plans, and/or drawings as specified below and on reverse side. (Check appropriate activity on next page.)



City Use Only:	
Submittal	
Date:	
Inspection Date:	
Planning Approval	
Date:	

HISTORIC DISTRICT COMMISSION APPLICATION

APPLICATION CHECKLIST

/	
I,	Completed and Signed Application.
J	Application Fee.
₹ ∕	Proof of Existing Conditions. This can be a photograph or a scale drawing showing the existing façade of the building (materials, dimensions, material sample).
1	Written Description of Existing Conditions.
	A scaled drawing of proposed alteration(s), when there is an addition and modification to the façade
2	Proposed Materials Sample. When new materials are proposed, a sample or detail shall be provided.
9	Description of proposed alteration. This should include dimensions, materials, or other detailing.
Q	Narrative explanation. This should explain why an alteration to the existing historic resource is necessary. Cost & Energy Saving S

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All orders no product not p FINAL, NO F Terms of sale 18% apr Cale Product is ES This date is r	es all promotional, advertised t picked up in 30-days are su picked up will become the pro- RETURNS. DEPOSITS NC e 50% deposit / balance due culated per month on all unp STIMATED to arrive at Clark not a guaranteed date	and expressed discounts. ubject to a 30% stocking fee. After 90-days operty of Clarkston Window & Door. ALL SAU T REFUNDABLE. upon the majority available for shipment. aid invoices. ston Window & Door on	LES		
All orders no product not p FINAL, NO F Terms of sale 18% apr Cald Product is Es This date is r	es all promotional, advertised t picked up in 30-days are su picked up will become the pro- RETURNS. DEPOSITS NC e 50% deposit / balance due culated per month on all unp STIMATED to arrive at Clark not a guaranteed date	and expressed discounts. ubject to a 30% stocking fee. After 90-days operty of Clarkston Window & Door. ALL SAU T REFUNDABLE. upon the majority available for shipment. aid invoices. ston Window & Door on	LES		
All orders no product not p FINAL, NO F Terms of sale 18% apr Cale Product is ES This date is r	es all promotional, advertised t picked up in 30-days are su picked up will become the pro- RETURNS. DEPOSITS NC e 50% deposit / balance due culated per month on all unp STIMATED to arrive at Clark not a guaranteed date	and expressed discounts. ubject to a 30% stocking fee. After 90-days operty of Clarkston Window & Door. ALL SAU T REFUNDABLE. upon the majority available for shipment. aid invoices. ston Window & Door on	LES		
All orders no product not p FINAL, NO F Terms of sale 18% apr Cale Product is ES This date is r	es all promotional, advertised t picked up in 30-days are so picked up will become the pro- RETURNS. DEPOSITS NC e 50% deposit / balance due culated per month on all unp STIMATED to arrive at Clark not a guaranteed date	and expressed discounts. ubject to a 30% stocking fee. After 90-days operty of Clarkston Window & Door. ALL SAL T REFUNDABLE. upon the majority available for shipment. aid invoices. ston Window & Door on	LES		
All orders no All orders no product not p FINAL, NO F Terms of sale 18% apr Calo Product is Es This date is r	es all promotional, advertised t picked up in 30-days are su picked up will become the pro- RETURNS. DEPOSITS NC e 50% deposit / balance due culated per month on all unp STIMATED to arrive at Clark not a guaranteed date	and expressed discounts. ubject to a 30% stocking fee. After 90-days operty of Clarkston Window & Door. ALL SAU T REFUNDABLE. upon the majority available for shipment. aid invoices. ston Window & Door on	LES		
All orders no product not p FINAL, NO F Terms of sale 18% apr Cale Product is ES This date is r	es all promotional, advertised t picked up in 30-days are su picked up will become the pro- RETURNS. DEPOSITS NC e 50% deposit / balance due culated per month on all unp STIMATED to arrive at Clark not a guaranteed date	and expressed discounts. ubject to a 30% stocking fee. After 90-days operty of Clarkston Window & Door. ALL SAU T REFUNDABLE. upon the majority available for shipment. aid invoices. ston Window & Door on	LES		
All orders no product not p FINAL, NO F Terms of sale 18% apr Cale Product is ES This date is r	es all promotional, advertised t picked up in 30-days are su picked up will become the pro- RETURNS. DEPOSITS NC e 50% deposit / balance due culated per month on all unp STIMATED to arrive at Clark not a guaranteed date	and expressed discounts. ubject to a 30% stocking fee. After 90-days operty of Clarkston Window & Door. ALL SAU T REFUNDABLE. upon the majority available for shipment. aid invoices. ston Window & Door on	LES		
All orders no product not p FINAL, NO F Terms of sale 18% apr Cala Product is ES This date is r	es all promotional, advertised t picked up in 30-days are su picked up will become the pro- RETURNS. DEPOSITS NC e 50% deposit / balance due culated per month on all unp STIMATED to arrive at Clark not a guaranteed date	and expressed discounts. ubject to a 30% stocking fee. After 90-days operty of Clarkston Window & Door. ALL SAU T REFUNDABLE. upon the majority available for shipment. aid invoices. ston Window & Door on	LES		

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Clarkston Win 151 Cesar E. Pontiac, MI 48	idow & Chavez 3342	Door : Ave.	Munkers	ar 111 Oneida S	St		Ref # PO # Date	919 ⁻ 3/22/20	179 023
248-338-6781						0	rd Type	C	240
210 000 0701									
ine Mdl	Qty	Description		Color	Width	Height	Unit Cost	Net	Wty
R.O. :	20 Even :	x 50 Even							
		Tempered LoE 366/Fro 2 X 4 Square Grid	sted (.520 Air)	Black			139.23 31.92	2,088.45 478.80	
		Encore Folding Handle		White			19.33	289.95	
		Argon EZ-Casement Screen		Yes White			6.47	97.05	
LEFT	T								
Total J	lamb Dep	th = 3.25							
ER: 17 Energy	Star Qua	alified for Zone N,NC,S,SC	U: 0.26 SHGC: 0	0.17 VT: 0.39	Line Item Total		561.02	8,415.30	
17 1171	2	Casement		Black	36 Even	63 Even	577.07	1 1 5 4 1 4	
R.O. :	37 Even :	x 64 Even		Didek	50 Even	05 Even	577.07	1,104.14	
		Tempered LoE 366 (.52 4 X 5 Square Grid	20 Air)	Black			242.54 79.80	485.08 159.60	
		Encore Folding Handle	de)	White			19.33	38.66	
		Argon EZ-Casement Screen		Yes White			14.78	29.56	
FRO	NT								
Total J	Jamb Dep	th = 3.25							
ER: 17 Energy	/ Star Qua	alified for Zone N,NC,S,SC	: U: 0.26 SHGC: 0).17 VT: 0.39	Line Item Total		933.52	1,867.04	
18 1028	2	Extended Arch		Black	24 Even	65 Even	635.41	1,270.82	
		Tempered LoE 366 (.62 Square Grid - Shape	25 Air)	Black			166.74 43.79	333.48 87.58	
\bigcap		# Of Squares?=6 Argon		Yes			10.16	20.32	
LEFT	Г								
Total .	Jamb Dep	th = 3.25							
ER: 21 Energy	/ Star Qua	alified for Zone N,NC,S,SC	: U: 0.25 SHGC: 0).22 VT: 0.52	Line Item Total		856.10	1,712.20	
line Derte									
///SC Parts 800.0 F	EET	Sill Expander Black 16		100	0.3580BLK		1.31	1,046.72	
800.0 F	FEET	Sill Expander White 16	10	100	0.3580WHT		0.74	590.40	

800.0 FEE 800.0 FEE	T Sill Expander Black 16 T Sill Expander White 16	100.3580BLK 100.3580W HT		0.74	590.40	_
			Sub Total	_22	2,450.26	
			0			
			Sales Tax	1	3,347.02	
Windows Manufac	ctured by North Star Windows a	nd Doors	Deposit Grand Total	235	<u>0.00</u> ,797.28	

GQf20.f From Customer Ref # 919179 Clarkston Window & Door Munkers 111 Oneida St 151 Cesar E. Chavez Ave. PO# Pontiac, MI 48342 Date 3/22/2023 Ord Type C40 248-338-6781 Line Mdl Qty Description Color Width Height Unit Cost Net Wty LoE 366 10.16 111.76 3 X 5 Square Grid Black 59.85 658.35 Right Hinge (From Outside) White 212.63 Encore Folding Handle 19.33 Yes 10.16 111.76 Argon EZ-Casement Screen White ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 525.10 5,776.10 Pattern Total 1,583.34 17,416.74 13 1171 4 Casement Black 36 Even 41 Even 425.60 1,702.40 R.O.: 37 Even x 42 Even Tempered LoE 366/Frosted (.520 Air) 218.79 875.16 Black 4 X 4 Square Grid 63.84 255.36 Left Hinge (From Outside) White 77.32 **Encore Folding Handle** 19.33 Yes 10.16 40.64 Argon EZ-Casement Screen White FRONT Total Jamb Depth = 3.25 ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 737.72 2,950.88 14 1028 3 Extended Arch Black 24 Even 54 Even 592.91 1,778.73 LoE 366 (.625 Air) 8.32 24.96 Square Grid - Shape Black 43.79 131.37 # Of Squares?=6 Argon Yes 8.32 24.96 ATTIC Total Jamb Depth = 3.25 ER: 21 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.22 VT: 0.52 Line Item Total 653.34 1,960.02 54 15 1171 Casement Black 20 Even 63 Even 364.07 19,659.78 R.O.: 21 Even x 64 Even LoE 366 8.32 449.28 2 X 6 Square Grid Black 47.88 2,585.52 Left Hinge (From Outside) White Encore Folding Handle 19.33 1,043.82 Yes Argon 8.32 449.28 **EZ**-Casement Screen White NEXT TO DOORS LEFT Total Jamb Depth = 3.25

Line Item Total

19 Even

49 Even

Black

447.92

364.07

24,187.68

5,461.05

ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39

16 1171

Line Mdl Oty Description Color Width Height Unit Cost Net Wr 11 1171 6 Casement Black 18 Even 63 Even 364.07 2,912.56 R.O.: 19 Even 64 Even LoE 365 7.38 59.12 47.38 383.04 LoE 365 Lot Hinge (From Outside) Black 47.38 383.04 47.38 383.04 Lot Lot Hinge (From Outside) White 7.39 59.12 7.39 59.12 Mail Jamb Depth = 3.25 Ex: 17 Energy Star Qualified for Zone N.NC.S.SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 446.06 3.568.46 12 112 112 11 Window Unit, 1-2-3 Reinforced 3/15" Black 74 Even 63 Even 158.07 1.738.77 12 112 117 Casement Black 24 9/16 63 Even 158.07 1.738.77 12 117 Casement Black 24 9/16 63 Even 458.05 111.76 LoE 366 3.X 5 Squre Grid <	Fron Clarks 151 C Pontia 248-3	From Clarkston Window & Door 151 Cesar E. Chavez Ave. Pontiac, MI 48342 248-338-6781			1 Oneida S	St	0	Ref # PO # Date rd Type	9191 3/22/20 0)23)23)40
Line Hist Style S	Line	Mdl Otv	Description		Color	Width	Height	Unit Cost	Net	Wtv
R.O.: 13 EVen K6 Even 7.39 59.12 Lot 366 2X 6 Square Crid Black 47.88 383.04 Lot Hinge (Fron Ousside) Proof Folding Handle White 19.33 154.64 Argon Yes 19.33 154.64 7.39 59.12 NEXT TO DOORS FRONT Total Jamb Deght - 3.25 17.39 58.12 18.07 1.738.77 12 1702 1 Window Unit, 1-2.3 Reinforced 3/16* Black 74 Even 63 Even 158.07 1.738.77 12 1702 1 Window Unit, 1-2.3 Reinforced 3/16* Black 74 Even 63 Even 158.07 1.738.77 12 172 12 11 Casement Black 24 9/16 63 Even 158.07 1.738.77 12 1171 Casement Black 24 9/16 63 Even 425.60 4.681.60 11.75 X5 Square Grid Black 10.16 11.17.6 59.85 559.85 559.85 559.85 559.85 559.85 559.85 559.85 559.85 559.85 559.85 5776.10 11.17.6	11	1171 8	Casement		Black	18 Even	63 Even	364.07	2,912.56	
NEXT TO DOORS FRONT Total Jamb Depth = 3.25 Multiple Unit- 17 2 Troz 11 Window Unit, 1-2-3 Reinforced 3/16" Black Term Total 446.06 3.568.48 Multiple Unit- 12 Troz 11 Window Unit, 1-2-3 Reinforced 3/16" Black Term Total 446.06 3.568.48 Multiple Unit- 12 Troz 11 Window Unit, 1-2-3 Reinforced 3/16" Black Term Total 158.07 1,738.77 Image: Total Jamb Depth = 3.25 Line Item Total 158.07 1,738.77 Total Jamb Depth = 3.25 Line Item Total 158.07 1,738.77 12 1171 Casement Black 24 9/16 63 Even 425.60 4,663 Even 425.60 4,663 Even 425.60 4,663 Even 10.738.77 12 1171 Casement Black 24 9/16 63 Even 24.560 4,663 Even 24.9/16 63 Even<		R.O. : 19 Even x	: 64 Even LoE 366 2 X 6 Square Grid Left Hinge (From Outside Encore Folding Handle Argon EZ-Casement Screen)	Black White Yes White			7.39 47.88 19.33 7.39	59.12 383.04 154.64 59.12	
The largy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 446.06 3,588.49 Multiple Unit- 1 Window Unit, 1-2-3 Reinforced 3/16" Biack 74 Even 63 Even 158.07 1,738.77 12 1702 11 Window Unit, 1-2-3 Reinforced 3/16" Biack 74 Even 63 Even 158.07 1,738.77 FRONT Total Jamb Depth = 3.25 Line Item Total 158.07 1,738.77 12 1171 Casement Biack 24 9/16 63 Even 4,681.60 Line Item Total 158.07 1,738.77 12 1171 Casement Biack 24 9/16 63 Even 4,681.60 Line Item Total 158.07 1,738.77 12 1171 Casement Screen Biack 24 9/16 63 Even 4,681.60 Line Item Total 158.07 1,738.77 Line Item Total 158.07 1,738.77 Line Item Total 158.07 1,738.77 Line Item Total 10.16	1	NEXT TO DOO Total Jamb Dent	RS FRONT h = 3.25							
Multiple Unit 12 1702 11 Window Unit, 1-2-3 Reinforced 3/16" Black 74 Even 63 Even 158.07 1.738.77 R.O. : 75 Even x 64 Even Multing: Factory-Regular FRONT Total Jamb Depth = 3.25 Line Item Total 158.07 1.738.77 12 1171 Casement Lof 366 3 X 5 Square Grid 3 X 5 Square Grid Argon Black 24 9/16 63 Even 425.80 4.681.60 ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 525.10 5.776.10 12 1072 Picture (With Sash) Lof 3 X 5 Square Grid 3 X 6 Square Grid 3 X 6 Square Grid 3 X 6 Square Grid 3 X 7 Square Grid 3	ER	: 17 Energy Star Qua	lified for Zone N,NC,S,SC L	J: 0.26 SHGC: 0.17	VT: 0.39	Line Item Total		446.06	3,568.48	
Mukipie Unit- 12 1702 11 Window Unit, 1-2-3 Reinforced 3/16" Black 74 Even 63 Even 158.07 1.738.77 R.O.: 75 Even x 64 Even Multing: Factory-Regular FRONT FRONT 1										
FRONT Total Jamb Depth = 3.25 Line Item Total 158.07 1,738.77 12 1171 Casement LoE 366 3 X S Square Grid Black Black 24 9/16 63 Even 4,25.60 4,681.60 10.16 111.76 2 171 Casement LoE 366 Black 24 9/16 63 Even 4,25.60 4,681.60 10.16 111.76 58.35 59.85 658.35 10.16 111.76 2 1072 Picture (With Sash) LoE 366 3 X S Square Grid 3 X S Square Grid Argon Black 24 9/16 63 Even 294.90 3,243.90 12 1072 Picture (With Sash) LoE 366 3 X S Square Grid Argon Black 24 9/16 63 Even 294.90 3,243.90 10.16 111.76 59.85 658.35 10.16 111.76 24 9/16 63 Even 294.90 3,243.90 10.16 111.76 111.76 3 X S Square Grid 3 X S Square Grid Argon Black 24 9/16 63 Even 294.90 3,243.90 10.16 111.76 111.76 59.85 658.35 10.16 111.76	12	<i>Multiple Unit</i> 1702 11 R.O. : 75 Even > Mulling: Factory-	Window Unit, 1-2-3 Reinf 64 Even Regular	forced 3/16"	Black	74 Even	63 Even	158.07	1,738.77	
Line Item Total 158.07 1,738.77 12 1171 Casement LoE 366 Black 24 9/16 63 Even 425.60 4,681.60 1.016 3 X 5 Square Grid 3 X 5 Square Grid Left Hinge (From Outside) Encore Folding Handle Margon White 19.33 212.63 2.1072 Picture (With Sash) LoE 366 3 X 5 Square Grid 3 X 5 Square Grid 3 X 5 Square Grid Argon Black 24 9/16 63 Even 294.90 3.243.90 12 1072 Picture (With Sash) LoE 366 3 X 5 Square Grid 3 X 5 Square Grid Argon Black 24 9/16 63 Even 294.90 3.243.90 11.76 State		FRONT Total Jamb Dep	th = 3.25							
12 1171 Casement LoE 366 3 X 5 Square Grid Argon Black 24 9/16 63 Even 425.60 4.681.60 10.16 111.76 Argon Yes 19.33 212.63 ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 525.10 5.776.10 12 1072 Picture (With Sash) LoE 366 3 X 5 Square Grid 3 X 5 Square Grid Argon Black Yes 24 9/16 63 Even 294.90 3.243.90 12 1072 Picture (With Sash) LoE 366 3 X 5 Square Grid Argon Black Yes 24 9/16 63 Even 294.90 3.243.90 11.76 111.76 111.76 111.76 111.76 111.76 12 1072 Picture (With Sash) LoE 366 3 X 5 Square Grid Argon Black Yes 24 9/16 63 Even 294.90 3.243.90 11.76 111.76 111.76 111.76 111.76 ER: 20 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.2 VT: 0.45 Line Item Total 375.07 4.125.77 12 1171 Casement Black 24 9/16 63 Even 425.60 4.681.60 <td></td> <td></td> <td></td> <td></td> <td></td> <td>Line Item Total</td> <td></td> <td>158.07</td> <td>1,738.77</td> <td></td>						Line Item Total		158.07	1,738.77	
Exercise Folding Handle White 19.33 212.63 Argon Yes 10.16 111.76 EZ-Casement Screen White 10.16 111.76 12 1072 Picture (With Sash) Black 24 9/16 63 Even 294.90 3.243.90 10.16 111.76 10.16 111.76 12 1072 Picture (With Sash) Black 24 9/16 63 Even 294.90 3.243.90 LoE 366 3 X 5 Square Grid Black 59.85 658.35 10.16 111.76 ER: 20 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.2 VT: 0.45 Line Item Total 375.07 4.125.77 12 1171 Casement Black 24 9/16 63 Even 425.60 4.681.60	12	1171	Casement LoE 366 3 X 5 Square Grid	A.	Black Black	24 9/16	63 Even	425.60 10.16 59.85	4,681.60 111.76 658.35	
ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 525.10 5,776.10 12 1072 Picture (With Sash) Black 24 9/16 63 Even 294.90 3,243.90 12 1072 Picture (With Sash) Black 24 9/16 63 Even 294.90 3,243.90 LoE 366 10.16 111.76 3 X 5 Square Grid Black 59.85 658.35 Argon Yes 10.16 111.76 ER: 20 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.2 VT: 0.45 Line Item Total 375.07 4,125.77 12 1171 Casement Black 24 9/16 63 Even 425.60 4,681.60			Encore Folding Handle Argon EZ-Casement Screen	2)	White Yes White			19.33 10.16	212.63 111.76	
12 1072 Picture (With Sash) LoE 366 3 X 5 Square Grid Argon Black Yes 24 9/16 63 Even 294.90 3.243.90 ER: 20 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.2 VT: 0.45 Line Item Total 375.07 4.125.77 12 1171 Casement Black 24 9/16 63 Even 425.60 4.681.60	ER	: 17 Energy Star Qua	lified for Zone N,NC,S,SC U	J: 0.26 SHGC: 0.17	7 VT: 0.39	Line Item Total		525.10	5,776.10	
ER: 20 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.2 VT: 0.45 Line Item Total 375.07 4,125.77 12 1171 Casement Black 24 9/16 63 Even 425.60 4,681.60	12	1072	Picture (With Sash) LoE 366 3 X 5 Square Grid Argon		Black Black Yes	24 9/16	63 Even	294.90 10.16 59.85 10.16	3,243.90 111.76 658.35 111.76	
12 1171 Casement Black 24 9/16 63 Even 425.60 4,681.60	ER	2: 20 Energy Star Qua	alified for Zone N,NC,S,SC I	J: 0.25 SHGC: 0.2	VT: 0.45	Line Item Total		375.07	4,125.77	
	12	1171	Casement		Black	24 9/16	63 Even	425.60	4,681.60	

By: 6781 on 3/22/23 at 12:56

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Page 4

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GQf20.f								
From Clarkston Window & I 151 Cesar E. Chavez Pontiac, MI 48342	Door Ave.	Custom Munkers	er 111 Oneida	St		Ref # PO # Date	9191 3/22/20	79)23
248-338-6781					0	rd Type	C	;40
Line Mdl Qty	Description		Color	Width	Height	Unit Cost	Net	Wty
	LoE 366 2 X 5 Square Grid Left Hinge (From Qu	tside)	Black			12.01 39.90	48.04 159.60	
	Encore Folding Hand	dle	White			19.33	77.32	
	Argon EZ-Casement Scree	n	Yes White			12.01	48.04	
RIGHT Total Jamb Dept	h = 3.25							
ER: 17 Energy Star Qua	lified for Zone N NC S	SC U: 0 26 SHGC: (0 17 VT· 0 39	Line Item Total		552 11	2 208 44	-
ER. 17 Energy Star Qua	inted for zone N,NC,S,	30 0. 0.20 31100. 0	0.17 V1. 0.33	Line item rotai		552.11	2,200.44	3
8 1171 138 R.O. : 19 Even x	Casement 64 Even		Black	18 Even	63 Even	364.07	50,241.66	
	LoE 366					7.39	1,019.82	
F	Muskoka - 2 X 2 Squ Top o Frm to Bot Ba	uare Grid r=12	Black			23.88	3,295.44	
K	Left Hinge (From Ou Encore Folding Hand	tside) Ile	White			19.33	2.667.54	
	Argon		Yes			7.39	1,019.82	
FRONT	EZ-Casement Scree	n	White					
Total Jamb Dept	h = 3.25							
ER: 17 Energy Star Qua	ified for Zone N,NC,S,	SC U: 0.26 SHGC: (0.17 VT: 0.39	Line Item Total		422.06	58,244.28	
9 1171 15 P.O.: 37 Even x	Casement	n Mg 4	Black	36 Even	63 Even	577.07	8,656.05	đ
10.0.1.07 EV611X	LoE 366					14.78	221 70	
	4 X 5 Square Grid		Black			79.80	1,197.00	
	Left Hinge (From Ou Encore Folding Hand	tside) 11e	White			19.33	289 95	
	Argon		Yes			14.78	221.70	
	EZ-Casement Scree	n	White					
FRONT								
Total Jamb Dept	h = 3.25							
ER: 17 Energy Star Qua	ified for Zone N,NC,S,	SC U: 0.26 SHGC: (0.17 VT: 0.39	Line Item Total		705.76	10,586.40	
10 1171 17	Casement		Black	19 Even	49 Even	364.07	6,189.19	
R.O. : 20 Even x	50 Even							
	Tempered LoE 366/F 2 X 4 Square Grid	Frosted (.520 Air)	Black			139.23 31.92	2,366.91 542.64	
	Encore Folding Hand	lle	White			19.33	328.61	
	Argon		Yes			6.47	109.99	
	EZ-Casement Scree	n	White					
FRONT								
Total Jamb Dept	h = 3.25							
ER: 17 Energy Star Qual	ified for Zone N,NC,S,	SC U: 0.26 SHGC: (0.17 VT: 0.39	Line Item Total		561.02	9,537.34	

005005

GQf	20.f		Customer						
− Fro Clark	kston Window &	Door	Munkers 111	Oneida S	St		Ref #	9191	179
151 Pont	Cesar E. Chavez	: Ave.					PO #	2122120	122
1 011						O	rd Type	5/22/20	23
248-	338-6781					/	51		
			透					2	
ine	Mdl Qty	Description		Color	Width	Height	Unit Cost	Net	Wty
	Multiple Unit	Window Unit 1 2 2 Dainf	aread 2/16"	Plack	74 5400	62 Even	158.07	632.28	
Ь	R.O. : 75 Even :	x 64 Even	breed 3/16	DIACK	74 Even	03 Even	155.07	032.20	
	Mulling: Factory	-Regular							
	Total Jamb Dep	th = 3.25							
					Line Item Total		158.07	632.28	
6	1171	Casement		Black	24 9/16	63 Even	425.60	1,702.40	
		LoE 366					10.16	40.64	
		3 X 5 Square Grid		Black			59.85	239.40	
		Encore Folding Handle		White			19.33	77.32	
		Argon EZ-Casement Screen		Yes White			10.16	40.64	
EI	R: 17 Energy Star Qua	alified for Zone N,NC,S,SC U	: 0.26 SHGC: 0.17 V	T: 0.39	Line Item Total		525.10	2,100.40	
				Disale	04.0/40	00 E	204.00	1 170 60	
6	1072	Picture (With Sash)		BIACK	24 9/16	63 Even	294.90 10.16	40.64	
		3 X 5 Square Grid		Black			59.85	239.40	
		Argon		Yes			10.16	40.64	
E	R: 20 Energy Star Qua	alified for Zone N,NC,S,SC U	I: 0.25 SHGC: 0.2 VT	: 0.45	Line Item Total		375.07	1,500.28	
6	1171	Casement		Black	24 9/16	63 Even	425.60	1,702.40	
		LoE 366					10.16	40.64	
		3 X 5 Square Grid Right Hinge (From Outsid	le)	Black			59.85	239.40	
		Encore Folding Handle	504 504	White			19.33	77.32	
		Argon EZ-Casement Screen		White			10.16	40.04	
E	R: 17 Energy Star Ou	alified for Zone N,NC,S,SC U	I: 0.26 SHGC: 0.17 V	T: 0.39	Line Item Total		525.10	2,100.40	
-	3, 4	ennennen alle en							
					Pattern Total		1,583.34	6,333.36	
7	1171 4	Casement		Black	36 Even	52 Even	468.86	1,875.44	
6757	R.O. : 37 Even	x 53 Even							

Page 2

Net Wty

Munkers 111 Oneida St	Ref # PO #	919179
	Date	3/22/2023
	Ord Type	C40
	Customer	Customer Munkers 111 Oneida St PO # Date Ord Type

Line Mdl Qty Description Color Width Height Unit Cost ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 525.10 4,200.80 3 1072 Picture (With Sash) Black 24 9/16 294.90 2,359.20 63 Even LoE 366 10.16 81.28 3 X 5 Square Grid Black 59.85 478.80 Yes 10.16 81.28 Argon ER: 20 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.2 VT: 0.45 Line Item Total 375.07 3,000.56 3 1171 Casement Black 24 9/16 63 Even 425.60 3,404.80 LoE 366 10.16 81.28 3 X 5 Square Grid Black 59.85 478.80 Right Hinge (From Outside) White 19.33 154.64 Encore Folding Handle Argon Yes 10.16 81.28 EZ-Casement Screen White ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39 Line Item Total 525.10 4,200.80 Pattern Total 1,583.34 12,666.72 Γ 1171 13 Casement Black 26 Evon 4 63 Evon 577 07 7 501 01

4 11/1 13 DO 127 Even	Casement x 64 Even	DIACK	30 Even	65 Even	577.07	7,501.91
R.O. : 37 Even	x 64 Even					
	LoE 366				14.78	192.14
	4 X 5 Square Grid Left Hinge (From Outside)	Black			79.80	1,037.40
	Encore Folding Handle	White			19.33	251.29
	Argon	Yes			14.78	192.14
	EZ-Casement Screen	White			*	
RIGHT						
Total Jamb Dep	oth = 3.25					
ER: 17 Energy Star Qu	alified for Zone N,NC,S,SC U: 0.26 SHGC: 0.1	17 VT: 0.39	Line Item Total		705.76	9,174.88
5 1171 23	Casement	Black	19 Even	49 Even	364.07	8,373.61
R.O. : 20 Even	x 50 Even					
	Tempered LoE 366/Frosted (.520 Air)				139.23	3,202,29
	2 X 4 Square Grid Left Hinge (From Outside)	Black			31.92	734.16
	Encore Folding Handle	White			19.33	444.59
K III	Argon	Yes			6.47	148.81
	EZ-Casement Screen	White				
RIGHT						
Total Jamb Dep	oth = 3.25					
ER: 17 Energy Star Ou	alified for Zone N,NC,S,SC U: 0.26 SHGC: 0.1	7 VT: 0.39	Line Item Total		561 02	12 903 46

GQf20.f From Clarkston Wind 151 Cesar E. O Pontiac, MI 48 248-338-6781	dow & I Chavez 342	Door Ave.	─ Customer Munkers 1 [*]	11 Oneida S	St	O	Ref # PO # Date rd Type	9191 3/22/20 0	179 023 040
Line Mdl	Qty	Description		Color	Width	Height	Unit Cost	Net	Wty
1 1171 R.O. : :	43 37 Even >	Casement 64 Even		Black	36 Even	63 Even	577.07	24,814.01	
		LoE 366 4 X 5 Square Grid		Black			14.78 79.80	635.54 3,431.40	
		Encore Folding Handle Argon EZ-Casement Screen	2)	White Yes White			19.33 14.78	831.19 635.54	
REAF	R amb Depi	th = 3.25							
ER: 17 Energy	Star Qua	lified for Zone N,NC,S,SC l	J: 0.26 SHGC: 0.1	7 VT: 0.39	Line Item Total		705.76	30,347.68	
2 1171	12 20 Even v	Casement		Black	19 Even	49 Even	364.07	4,368.84	
R.U	20 Event	Tempered LoE 366/Frost 2 X 4 Square Grid	ed (.520 Air)	Black			139.23 31.92	1,670.76 383.04	
		Err Hinge (From Outside Encore Folding Handle Argon EZ-Casement Screen	2)	White Yes White			19.33 6.47	231.96 77.64	
REAF	R amb Dep	th = 3.25							
ER: 17 Energy	Star Qua	lified for Zone N,NC,S,SC l	J: 0.26 SHGC: 0.1	7 VT: 0.39	Line Item Total		561.02	6,732.24	
<i>Multij</i> 3 1702 R.O. : Mulling	ple Unit 8 75 Even : g: Factory	Window Unit, 1-2-3 Rein x 64 Even -Regular	forced 3/16"	Black	74 Even	63 Even	158.07	1,264.56	
REAF Total J	R lamb Dep	th = 3.25							
					Line Item Total		158.07	1,264.56	
3 1171		Casement LoE 366 3 X 5 Square Grid Left Hinge (From Outcid	a)	Black Black	24 9/16	63 Even	425.60 10.16 59.85	3,404.80 81.28 478.80	
		Encore Folding Handle Argon EZ-Casement Screen	c,	White Yes White			19.33 10.16	154.64 81.28	

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Narrative

- 111 Oneida, a historically designated multifamily apartment building in Pontiac was tax foreclosed in 2014. The Spanish inspired Casa Del Rey was built in 1929 and was the largest apartment building in Pontiac at the time. This building is special. There is a beautiful main entryway with tilework and arched walls, making you feel like you have stepped into another time. Some of the larger units have tiled fireplaces and walkout porches; there are elaborate details throughout the building that will never be recreated in new multifamily construction. Many renovations positively impact neighborhoods, but when you have a historic building of this size, you can imagine how it can change blocks in every direction.
- The building has been vacant since 2006 and purchased by Oakland County in 2014
- Since 2014, there have been multiple attempts and interest from developers to renovate this amazing structure but have fallen short due to financial gaps.
- Allowing the window replacement will assist in the following items:
 - · Financial support of this project
 - Overall Building Energy Efficiency
 - · Low unity cost for future tenants
 - Limited supplier pool for existing replacements (\$\$\$\$)
- The supplier for the proposed windows is a local Pontiac company, in Clarkston Window & Door, located at 151 Cesar E Chavez Ave., Pontiac, MI 48342
 - · Supplier has been a quality custom windows and doors since 1989 for commercial customers in Oakland county



111 Oneida – Casa Del Ray Window replacement Request Window Count = 361



Existing Window Conditions:

Single Pane Metal windows Color – Rusted metal/Green 90%+ of windows Rusted out Replacement cost 4-5xs of proposed windows U-Value = 5.8

Proposed Replacement Windows:

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Premium Double Pane Vinyl Color: Black Total Project with proposed windows ~\$10M Replacement cost 4-5xs less than existing metal windows Exterior Façade would look like existing single pane window U-Value = 0.27 (Sample window to be presented in person)





Exterior Alterations, Additions, New Construction, and/or Signs require: Scale drawings showing, all exterior elevations visible from a public street and to be affected by ۰ intended work are required when there are: o Any changes in dimensions, material, or detailing. o Any new additions or sighs to any building. Consideration of signs also requires provision of: o A sample of proposed style of lettering and colors. o A description of frame and installation Repairs: • Any repairs using original dimensions, type of material and details would both require a scale drawing: only a written description is needed. Demolition: State reasons for demolition • State why you believe it is not feasible to put the structure in acceptable condition for reuse. ٠ Moving: 0 State reasons for moving State proposed location Description: additional pages as necessary) An Signature of Applicant Signature of Owner

State of Michigan County of Oakland

On this ______day of _______, A.D., 20_____, before me personally appeared the above named person, who being duly sworn, stated helshe has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters helshe believes it to be true.

Notary Public, Oakland County, Michigan My Commission Expires:

(³) (⁵)