

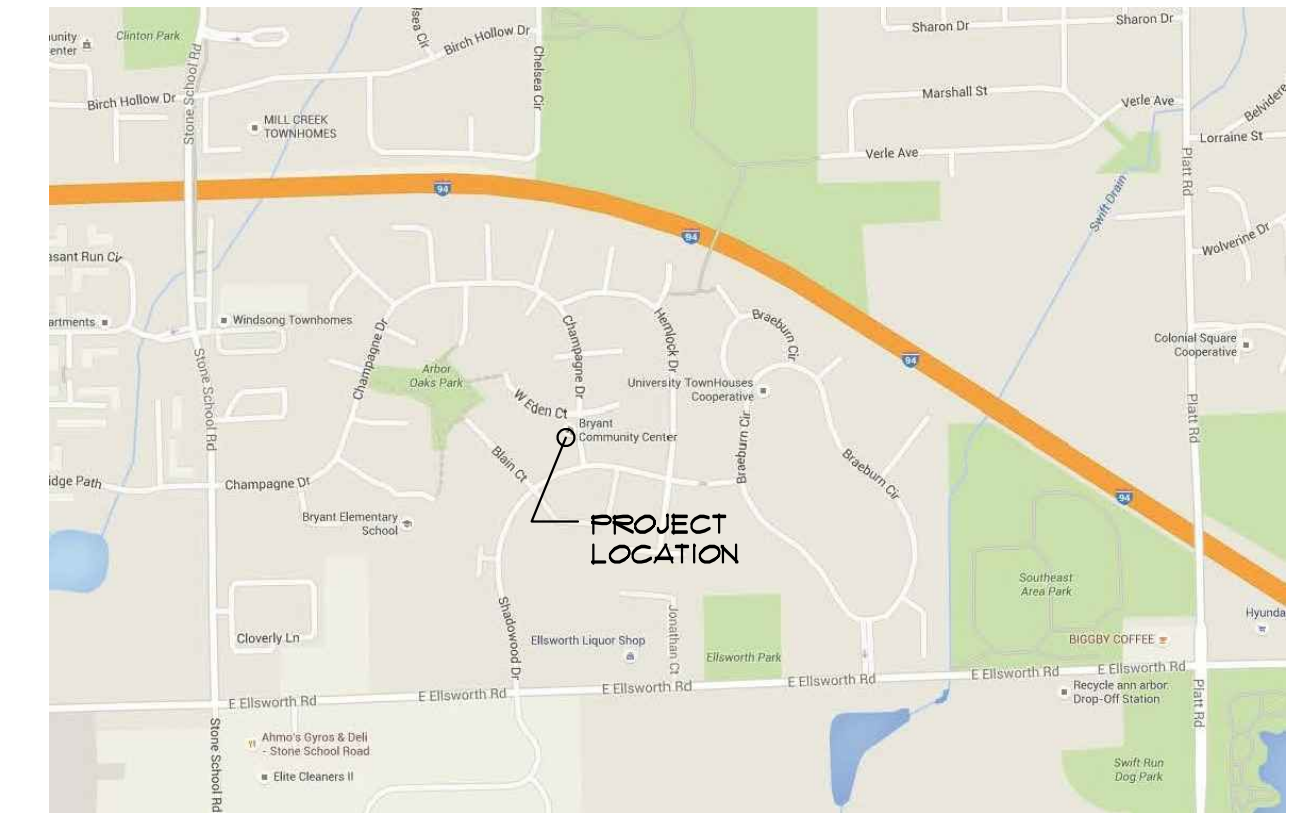
Bryant Community Center Addition

Issued For: Bidding

3 West Eden Court
Ann Arbor, Michigan 48108



Sheet	Title
TI.1	TITLE SHEET
CIVIL/LANDSCAPING PLANS	
COVER COVER SHEET	
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CE-2	SITE PLAN
CE-3	REMOVALS PLAN
CE-4	UTILITIES & IMPROVEMENTS PLAN
CE-5	EROSION CONTROL PLAN
CE-6	STORMWATER MANAGEMENT PLAN
LS-1	RAINGARDEN PLANTING PLAN
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A7.1	DETAILS - DOOR AND WINDOW
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A9.1	DOOR, WINDOW AND FINISH SCHEDULES
MECHANICAL/ELECTRICAL PLANS	
MD1.1	FLOOR PLAN - MECHANICAL DEMOLITION
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M2.1	MECHANICAL SCHEDULES
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ED1.1	ELECTRICAL DEMOLITION PLAN
E0.1	ELECTRICAL SYMBOLS & LIGHT FIXTURE SCHEDULE
E1.1	FLOOR PLAN - POWER
E1.2	FLOOR PLAN - LIGHTING
E2.0	ELECTRICAL SPECIFICATIONS



1 Location Map
TI.1 SCALE: none

BRYANT COMMUNITY CENTER - Building Summary:

BUILDING FLOOR AREA, EXISTING:	
TEEN CENTER	878 S.F. (Ex.)
COMMUNITY CENTER	2,713 S.F. (Ex.)
BUILDING FLOOR AREA, ADDITION:	863 S.F. (New)
BUILDING FLOOR AREA, TOTAL:	4,454 S.F. (New + Existing)
NON-SPRINKLERED BUILDING	
USE GROUP:	ASSEMBLY (A-3) (Existing)
CONSTRUCTION TYPE:	5B (Existing & Proposed)
DESIGN OCCUPANCY: RENOVATED AREAS - EXISTING & UNAFFECTED	
NEW CONSTRUCTION @ 15 PERSONS/SF x 675 SF = 45 PERSONS	

Code References:

- 2012 MICHIGAN BUILDING CODE
- 2012 MICHIGAN PLUMBING CODE
- 2012 MICHIGAN MECHANICAL CODE
- 2014 MICHIGAN PART 8 - NATIONAL ELECTRIC CODE
- BARRIER-FREE - ICC/ANSI A117.1-2009 by REFERENCE
- 2009 MICHIGAN UNIFORM ENERGY CODE w/ MI. AMENDMENTS - PART 10
- 2012 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

Mitchell and Mouat architects

Date:	Issued For:
02.22.16	95% Plan Approval
03.21.16	Site Plan Approval
04.01.16	Review
04.18.16	M/E Review
04.28.16	M/E Review
	DD Review
	95% Plan Review
	Plan Review
	Bidding
	03.15.17

Bryant Community Center Addition
3 West Eden Court
Ann Arbor, MI 48108
Project Number: 1531

Title Sheet

TI.1

Mechanical/Electrical Engineer:

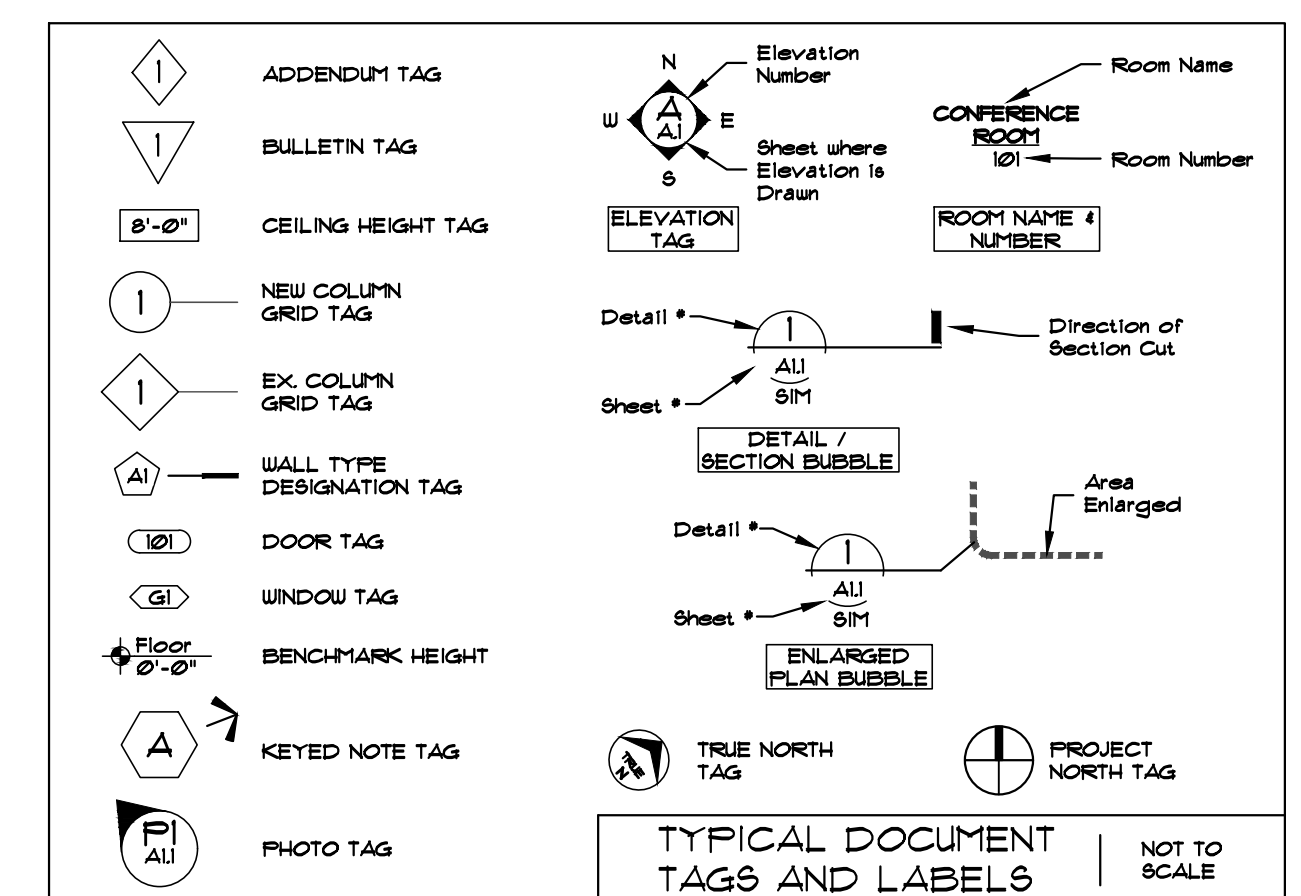
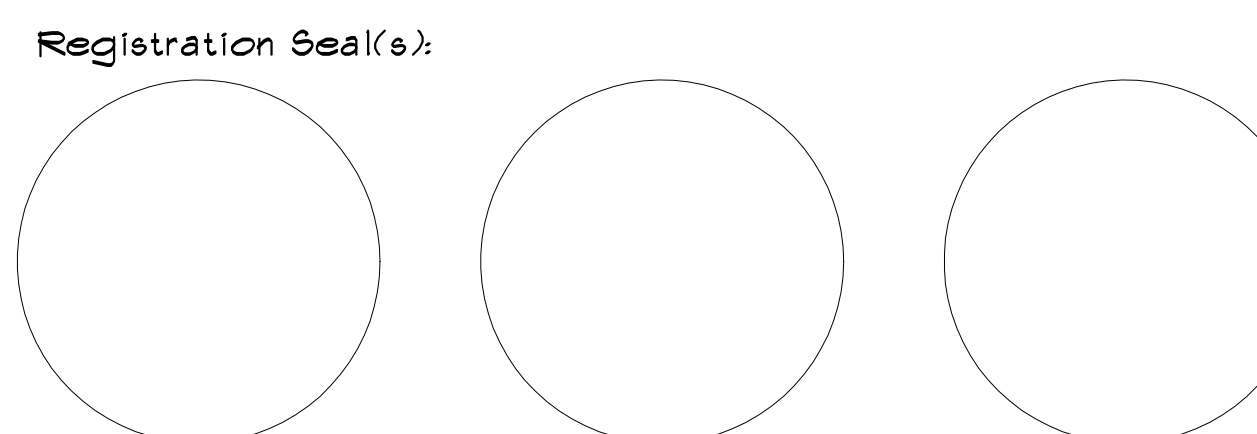
LIFE-SAFETY NOTES

1. ALL TEMPORARY CONSTRUCTION SMOKE, FIRE, DUST, NOISE, AND EGRESS BARRIERS SHALL BE CONFIGURED, DETAILED, AND INSTALLED BY THE CONTRACTOR WITH INPUT FROM THE OWNER AND ANY GOVERNING AUTHORITY HAVING JURISDICTION. TEMPORARY CONSTRUCTION BARRIERS ARE NOT SHOWN ON THE DRAWINGS.

Civil Engineer:

Structural Engineer:

Architect:



BRYANT COMMUNITY CENTER

SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SHEET INDEX

COVER SHEET

CIVIL ENGINEERING

- CE-1 EXISTING CONDITIONS
- CE-2 SITE PLAN
- CE-3 REMOVALS PLAN
- CE-4 UTILITIES & IMPROVEMENTS PLAN
- CE-5 EROSION CONTROL PLAN
- CE-6 STORMWATER MANAGEMENT PLAN

LANDSCAPING

- LS-1 RAINGARDEN PLANTING PLAN

PROJECT SPONSOR:

CITY OF ANN ARBOR PARKS AND
RECREATION DEPT.
301 E. HURON STREET
ANN ARBOR, MI 48107
(734) 794-6230
AMY BETH KURAS

ARCHITECT:

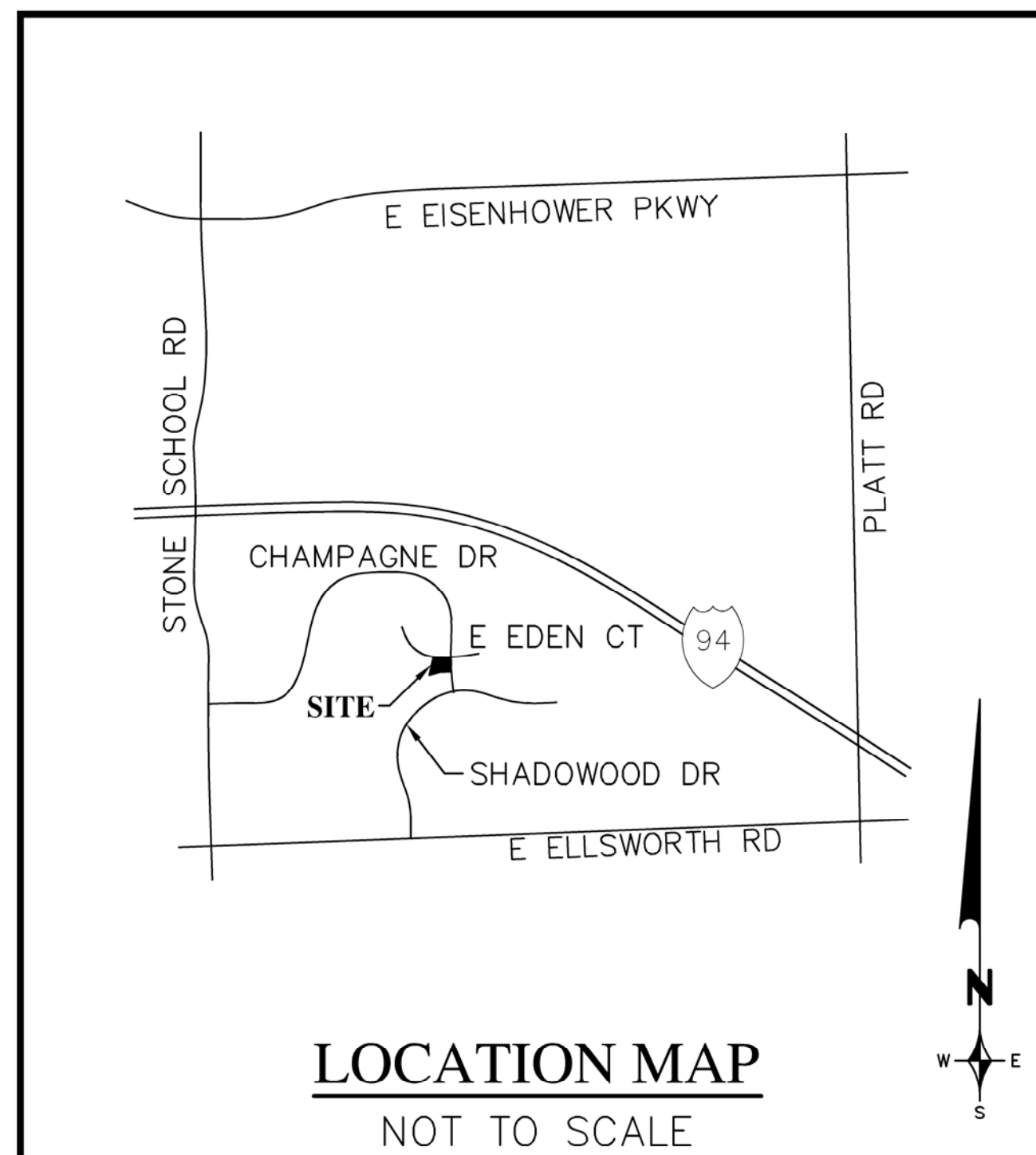
MITCHELL AND MOUAT ARCHITECTS
113 S. FOURTH AVENUE
ANN ARBOR, MI 48104
(734) 662-6070
JOHN MOUAT, RA, LEED

ENGINEER:

ZEIMET WOZNAK & ASSOCIATES, INC.
55800 GRAND RIVER AVE., STE 100
NEW HUDSON, MI 48165
(248) 437-5099
JULIAN J. WARGO, JR., PE

LANDSCAPE ARCHITECT:

RUSSELL DESIGN, INC.
114 RAYSON STREET, STE 2A
NORTHVILLE, MI 48167
(248) 374-3222
MARC R. RUSSELL



COMMUNITY ANALYSIS:

BRYANT COMMUNITY CENTER IS LOCATED IN THE BRYANT/ARBOR OAKS/STONEBROOK NEIGHBORHOOD IN SE ANN ARBOR. THE COMMUNITY ENCOMPASSES ABOUT 260+ HOUSEHOLDS - ABOUT 75% EXPERIENCE LOW INCOMES.

BRYANT COMMUNITY CENTER HAS ENHANCED THE QUALITY OF LIFE IN ANN ARBOR FOR THE PAST 20 YEARS. PROGRAMS ARE FUNDED BY THE CITY OF ANN ARBOR, FOOD GATHERERS, UNITED WAY, AND ANN ARBOR AREA COMMUNITY FOUNDATION AMONG OTHER SOURCES. THE CENTER IS OPERATED BY COMMUNITY ACTION NETWORK, WHICH PARTNERS WITH CHILDREN, YOUTH, AND FAMILIES FROM UNDER-RESOURCED WASHTENAW COUNTY NEIGHBORHOODS TO CREATE BETTER FUTURES FOR THEMSELVES, AND IMPROVE THE COMMUNITIES IN WHICH THEY LIVE.

AS A NEIGHBORHOOD RESOURCE, THE CENTER PROVIDES CHILDREN, TEEN AND ADULT PROGRAMS. AFTER-SCHOOL AND SUMMER PROGRAMS OFFER HOMEWORK ASSISTANCE, TUTORING AND ACADEMIC ENRICHMENT, PERSONAL GROWTH AND LIFE SKILLS, AND CULTURAL AND RECREATIONAL ACTIVITIES. BRYANT TEENS ARE ELIGIBLE TO PARTICIPATE IN CAN'S YOUTHWORKS SUMMER PROGRAMS.

THE CENTER ALSO HOSTS TWICE MONTHLY FOOD DISTRIBUTIONS, AN EMERGENCY FOOD PANTRY, ACTIVITIES FOR SENIOR CITIZENS, ALCOHOLICS AND NARCOTICS ANONYMOUS, WOMEN'S GROUP, COMMUNITY EVENTS, WOMEN, INFANTS, AND CHILDREN (WIC), A FREE TOY LIBRARY FOR YOUNG CHILDREN, AND MORE.

USE OF THE COMMUNITY CENTER AND ITS PROGRAMS HAS INCREASED DRAMATICALLY IN THE PAST FIVE YEARS - AND THE CITY OF ANN ARBOR IS NOW LOOKING TO EXPAND THE CENTER'S FACILITIES.

THE CITY OWNS THE EXISTING COMMUNITY CENTER PROPERTY AT 3 W. EDEN COURT, AND IN NOVEMBER 2011 PURCHASED A SMALL THREE-BEDROOM HOME NEXT DOOR AND ABOUT 30 FEET AWAY AT 5 W. EDEN COURT. THE PROPOSED PLAN CALLS FOR DEVELOPING A CONNECTING BUILDING BETWEEN THE TWO HOUSES TO MAKE ONE LARGE FACILITY

DEVELOPMENT PROGRAM / STATEMENT OF INTEREST:

THE CITY OF ANN ARBOR PARKS AND RECREATION DEPARTMENT OWNS AND OPERATES THE BRYANT COMMUNITY CENTER. IT IS PROPOSED TO CREATE A SINGLE LARGER COMMUNITY CENTER BY CONNECTING THE TWO EXISTING BUILDINGS AND RENOVATING THEM TO BETTER RESPOND TO THE DEMANDS OF PROGRAMS AND ACTIVITIES HELD AT THE CENTER.

THE INTERIOR OF BOTH BUILDINGS WOULD BE RECONFIGURED TO ALLOW CERTAIN PROGRAMS IN HIGH DEMAND OPERATING OUT OF CRAMPED ROOMS IN THE COMMUNITY CENTER TO BE MORE USER-FRIENDLY AND ACCESSIBLE. TWO CENTRAL HUBS OF ACTIVITY IN THE CENTER - THE KITCHEN AND THE EMERGENCY FOOD PANTRY - WOULD BE EXPANDED.

THE EMERGENCY FOOD PANTRY WOULD BE MOVED FROM ITS CRAMPED LOCATION IN A SINGLE ROOM TO A LARGER ROOM ADJACENT TO THE MULTI-PURPOSE ROOM WHERE A COMPUTER LAB IS NOW. THE LOCATION WOULD ALSO ALLOW FOR STAFF TO STOCK THE PANTRY FASTER, AS IT'S CLOSER TO THE SIDE ENTRANCE WHERE ABOUT 15,000 POUNDS OF FOOD FROM FOOD GATHERERS IS DELIVERED EACH MONTH.

ADMINISTRATIVE OFFICES - LOCATED NOW IN A SMALL BEDROOM - WOULD BE MOVED IN TO THE NEW CONNECTING BUILDING, WHERE A MORE SPACIOUS RECEPTION AREA WOULD BE BUILT.

IN THE HOUSE AT 5 W. EDEN CT., A TEEN LOUNGE WOULD BE ACCOMMODATED IN MOST OF THE SPACE.

THE TWO BACK YARDS WILL ULTIMATELY BECOME ONE LARGE YARD FULLY ENCLOSED BY A FENCE SO THAT IT CAN ONLY BE ACCESSED THROUGH THE COMMUNITY CENTER BUILDING FOR SAFETY PURPOSES.

THE PROJECT COST IS BUDGETED TO BE \$300,000.00.

TRAFFIC IMPACT ANALYSIS:

THE CITY'S TRAFFIC ENGINEER USED TRIP GENERATION, 8TH EDITION, TO CALCULATE THE FOLLOWING USING TRIP INFORMATION PROVIDED BY THE DIRECTOR OF THE COMMUNITY CENTER:

LAND USE 495: RECREATIONAL COMMUNITY CENTER
TRIPS PER 1000 SF GROSS FLOOR AREA
GFA = 26' X 26' = 676 SF

AM, PEAK HOUR OF ADJACENT TRAFFIC:
AVERAGE RATE = 1.62
T = 1.62(X) = 1.62(0.676) = 1.095 ≈ 1 VEH./HR.

PM, PEAK HOUR OF ADJACENT TRAFFIC:
LN(T) = 0.58 LN(X) + 2.21
T = 7.62 ≈ 8 VEH./HOUR

NO NEW ADDITIONAL ONSITE PARKING IS PROPOSED AS A PART OF THIS DEVELOPMENT.

SOLID WASTE DISPOSAL:

BRYANT COMMUNITY CENTER HAS AN EXISTING REFUSE COLLECTION FACILITY ON THE SITE. TRASH AND WASTE IS DISPOSED OF IN TRASH BINS AND RECYCLING BINS THAT ARE STORED IN THE EXISTING WOODEN SHED OFF OF CHAMPAGNE DRIVE. THERE IS WEEKLY PICKUP.

GENERAL NOTES AND SPECIFICATIONS:

ALL CONSTRUCTION MATERIALS AND ALL MEANS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS (CURRENT EDITION).



Julian J. Wargo, Jr.

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
90% REVIEW	2/4/16	JJW	BIDDING	3/15/17	JJW						
100% REVIEW	2/22/16	JJW									
PER CITY REVIEW	4/15/16	JJW									
PERMITS/BIDS	9/21/16	JJW									

ZEIMET WOZNAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwoznial.com

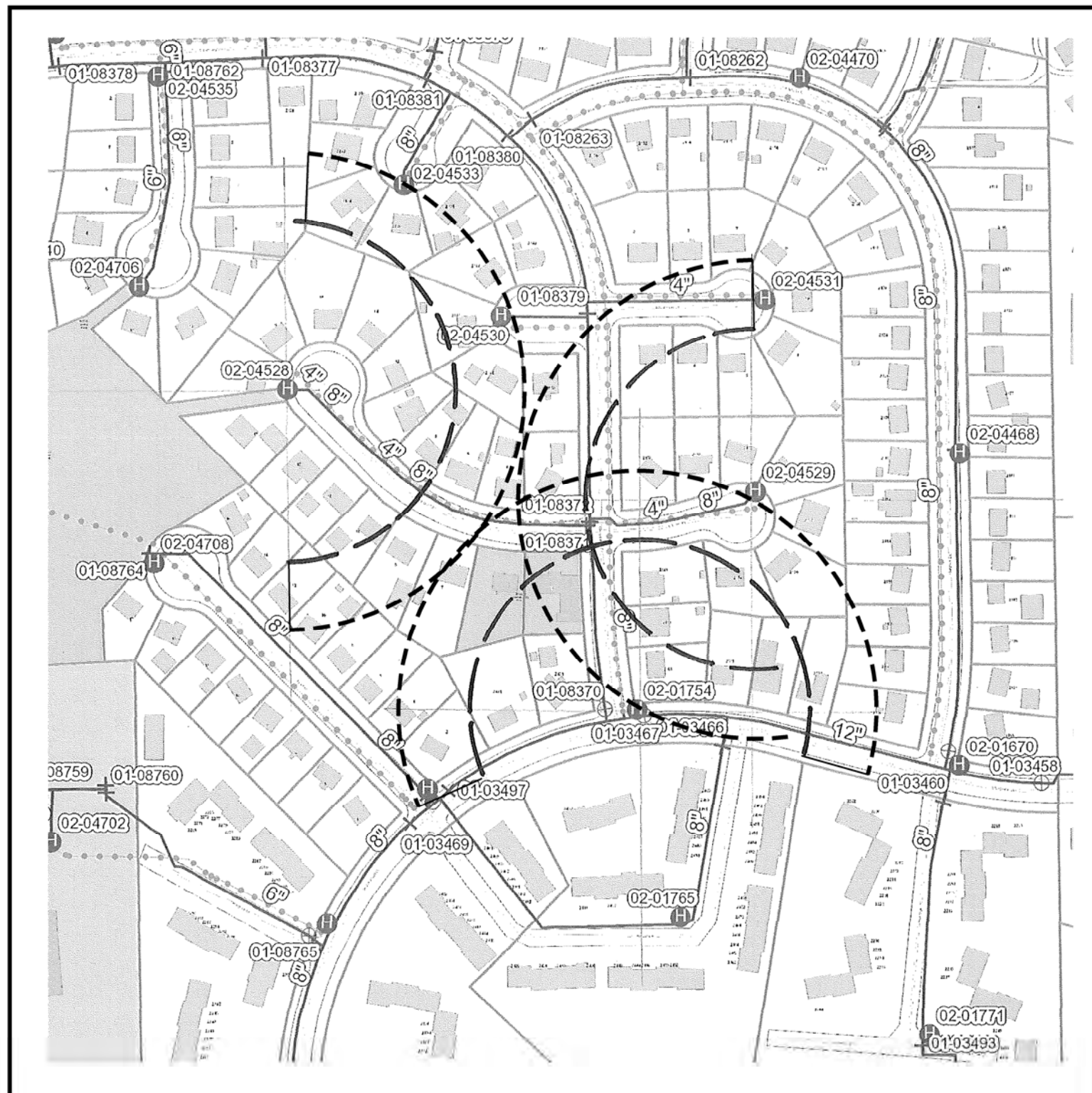
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PROJECT SPONSOR:
CITY OF ANN ARBOR PARKS AND RECREATION DEPT.
301 E. HURON STREET
ANN ARBOR, MI 48107 (734) 794-6230

COVER SHEET
BRYANT COMMUNITY CENTER
SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

DATE	2/4/16	SCALE	HOR: 1" = 10'
DESIGNED BY	JJW	JOB NO.	15166
DRAWN BY	DAB	SHEET	COVER

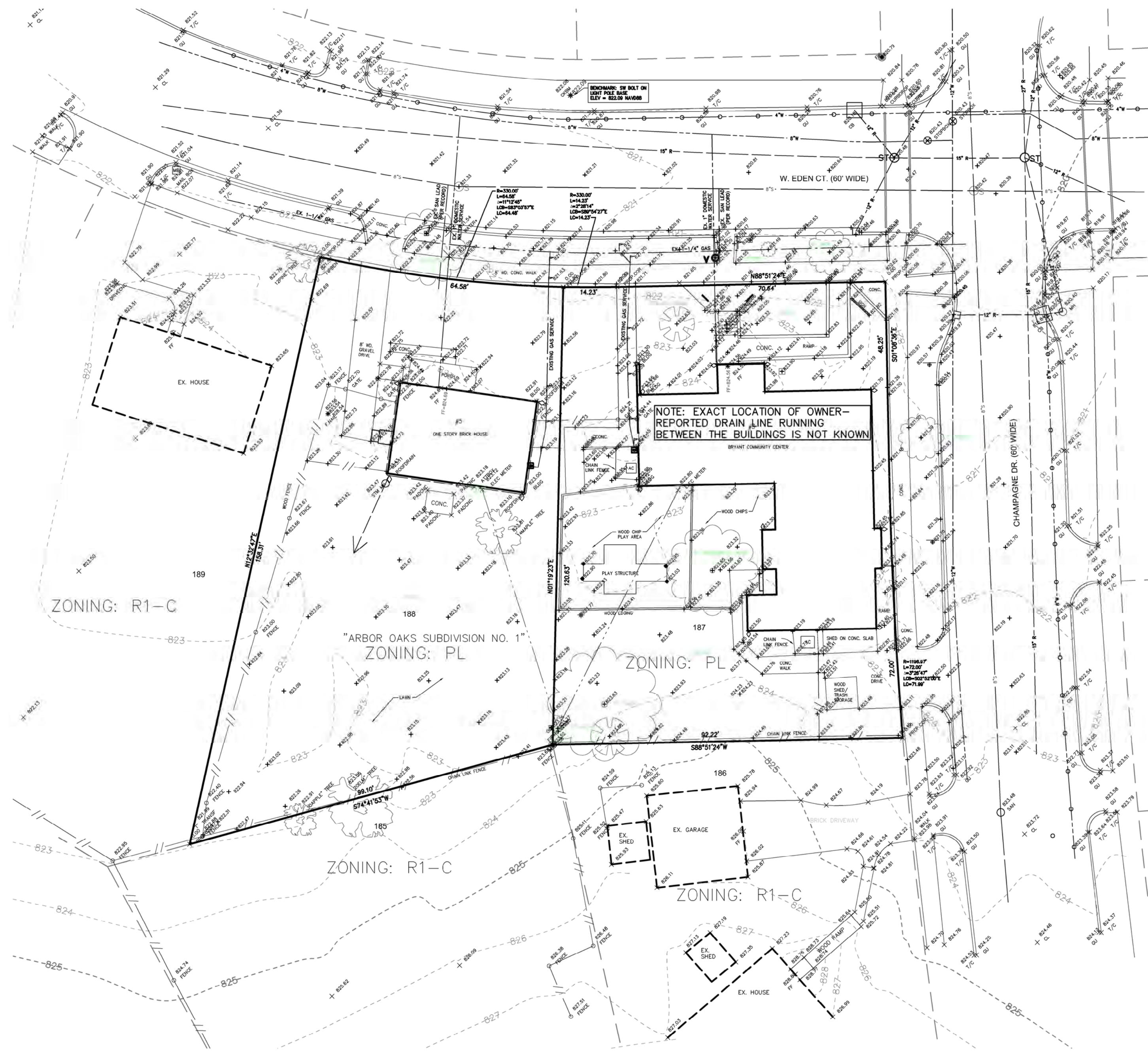
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EXISTING HYDRANT COVERAGE

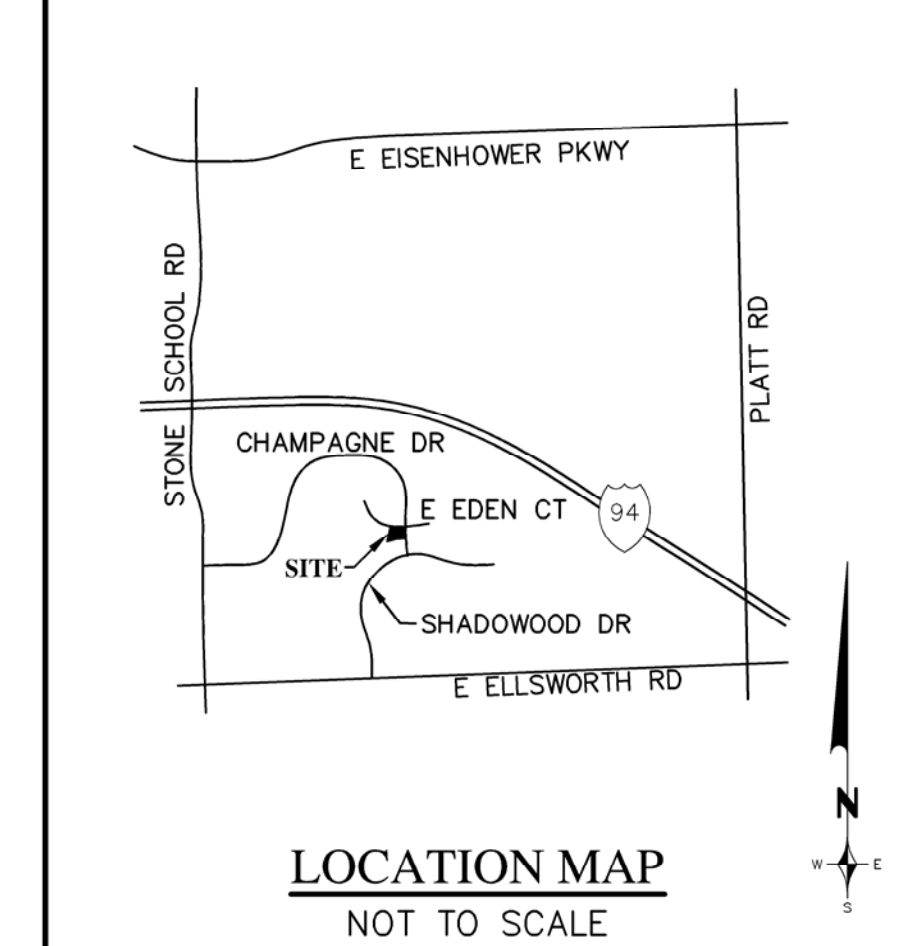
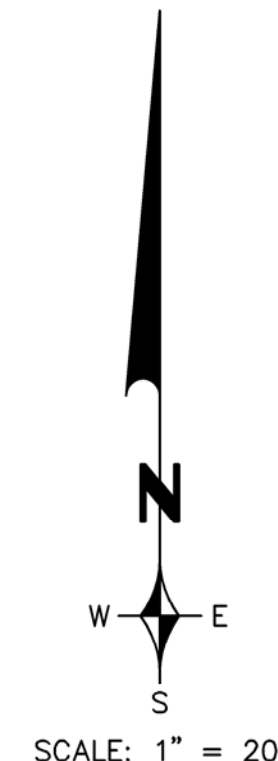
SCALE: 1"=200'

NOTE: 250' RADIUS SHOWN AS 350' RADIUS SHOWN AS



NOTE: EXACT LOCATION OF OWNER-REPORTED DRAIN LINE RUNNING BETWEEN THE BUILDINGS IS NOT KNOWN

STORMWATER NOTE FOR #5 EDEN COURT:
 PER AAOCD CONTRACT DATED 4-30-2009, THE EXISTING FOUNDATION DRAIN PIPES AND GUTTER DOWNSPOUTS CONNECT TO AN EXTERNAL SUBMERSIBLE SUMP PUMP. THE SUMP PUMP DISCHARGES INTO A 6'-8" DEEP DRYWELL AT THE BACK OF THE PROPERTY (EXACT LOCATION IS NOT KNOWN).



LOCATION MAP
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- PARCEL LINE
- FENCE LINE
- UNDERGROUND ELECTRIC CABLE
- STORM SEWER
- SANITARY SEWER
- GAS MAIN
- WATERMAIN
- FIP
- FOUND IRON PIPE
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- TRANSFORMER
- ABANDONED WATERMAIN

LEGAL DESCRIPTION:

LOTS 187 AND 188 OF "ARBOR OAKS SUBDIVISION NO. 1" IN THE S.W. 1/4 OF SECTION 10, T. 3 S., R. 6 E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN AS RECORDED IN LIBER 19 OF PLATS, PAGES 67-71, WASHTENAW COUNTY RECORDS.

TOTAL AREA = 21,307 SF (0.489 ACRES)

NOTE: ABOVE DESCRIPTION FROM TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY ANN ARBOR LAND CONSULTANTS, JOB NO. 02113, DATED 11-24-2015 AS PROVIDED BY THE PROJECT SPONSOR. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITIES FOR ANY ERRORS OR INACCURACIES.

SUPPLEMENTAL TOPOGRAPHY PERFORMED BY ZEIMET WOZNIAK AND ASSOCIATES ON 1-7-2016.

REQUEST TO COMBINE PARCELS WAS FILED ON 12-01-2015.

SOILS DESCRIPTION:

PER THE USDA-SCS SURVEY OF WASHTENAW COUNTY, MICHIGAN, THE EXISTING SOIL FOR THIS PROPERTY IS CLASSIFIED AS 'mDa' OR MATHERTON SANDY LOAM.

NATURAL FEATURES DESCRIPTION:

THERE ARE NO WOODLANDS, WETLANDS, WATERCOURSES, STEEP SLOPES, FLOODPLAINS AND/OR ENDOGENOUS SPECIES HABITAT ON THIS PROPERTY. THERE ARE NO EXISTING LANDMARK TREES PRESENT.

TREE NOTE:

ONLY EXISTING TREES 6" DBH AND LARGER HAVE BEEN IDENTIFIED IN ACCORDANCE WITH THE CITY'S REQUIREMENTS. THERE MAY BE SMALLER EXISTING TREES PRESENT THAT DO NOT APPEAR ON THIS SURVEY.

AREA CALCULATIONS:

DESCRIPTION	AREA (SF)	'C' FACTOR	CA
BUILDING/ROOF	3,880	0.95	3,686
PAV'T/WALK	1,376	0.95	1,307
GRAVEL DRIVE	352	0.85	299
LAWN/PLAYSCAPE	16,699	0.25	3,925
	21,307		9,217

PREDEVELOPMENT 'C' = 9,217/21,307 = 0.433

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
90% REVIEW	2/4/16	JJW	BIDDING	3/15/17	JJW						
100% REVIEW	2/22/16	JJW									
PER CITY REVIEW	4/15/16	JJW									
PERMITS/BIDS	9/21/16	JJW									

ZEIMET WOZNIAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 GRAND RIVER AVE., SUITE 100
 NEW HUDSON, MICHIGAN 48165
 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

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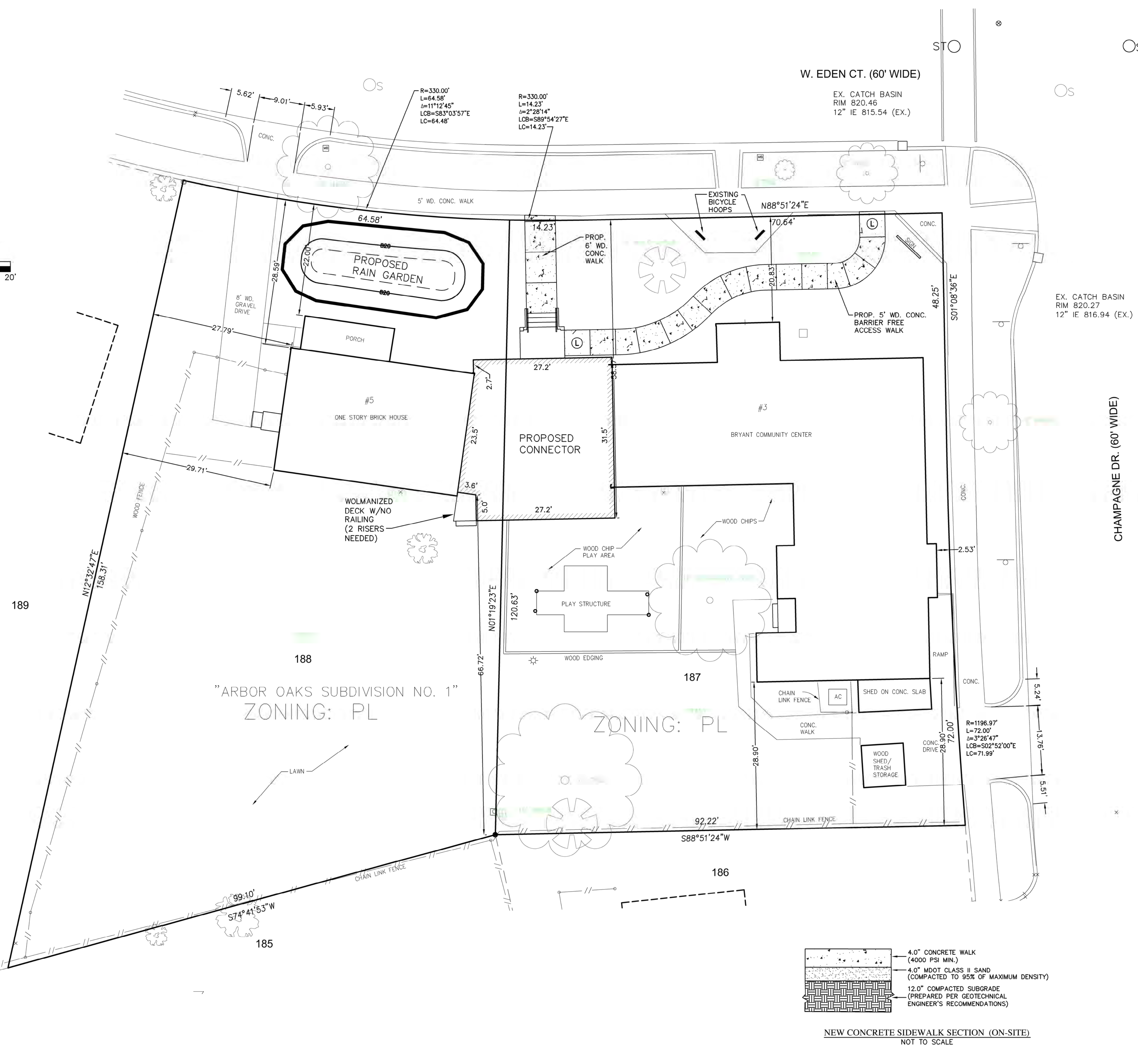
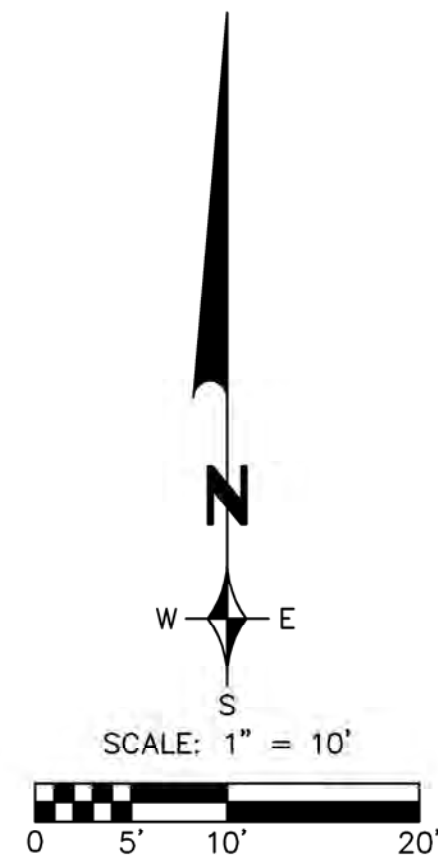
PROJECT SPONSOR:
 CITY OF ANN ARBOR PARKS AND RECREATION DEPT.
 301 E. HURON STREET
 ANN ARBOR, MI 48107 (734) 794-6230

EXISTING CONDITIONS
BRYANT COMMUNITY CENTER
 SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

JULIAN JAY WARGO, JR.
 ENGINEER
 NO. 36177
 PROFESSIONAL ENGINEER
 STATE OF MICHIGAN
Julian J. Wargo, Jr.

DATE	1/11/16	SCALE	HOR: 1" = 20'
DESIGNED BY	JJW	VER:	1" = N/A
DRAWN BY	PTG	JOB NO.	15166
		SHEET	CE-1

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SITE DATA:

SITE AREA: 21,307 SF (0.489 ACRES)
 PRESENT ZONING: PL (PUBLIC LAND)
 PRESENT USE: COMMUNITY CENTER (PUBLIC SERVICE INSTITUTION)
 NO. OF BUILDINGS: 1 BUILDING (AFTER CONSTRUCTION OF CONNECTION BETWEEN EXISTING HOUSE AT #5 EDEN AND BCC AT #3 EDEN COURT IS COMPLETED)

MINIMUM GROSS LOT SIZE:
 REQUIRED = NONE
 PROVIDED = 21,307 SF

MINIMUM LOT WIDTH:
 REQUIRED = NONE
 PROVIDED = 135.22 FT.

OPEN SPACE CALCULATIONS:

BUILDING W/ PORCHES AND ENTRIES	=	4,843 SF	22.7%
DRIVEWAYS AND WALKS	=	1,621 SF	7.6%
LAWN, LANDSCAPING & PLAY AREA	=	14,843 SF	69.7%
TOTAL		21,307 SF	100.0%

SETBACKS:

	REQUIRED	PROVIDED
FRONT	NONE	20.83 FT.
SIDE	NONE	2.53 FT.
REAR	NONE	28.90 FT.

BUILDING DATA (AREA IN SF):

	GROSS	NET
HOUSE	877.55	822.97
BCC	2711.57	2568.98
CONNECTION	887.80	823.57
TOTAL	4476.92	4215.52

MAXIMUM USABLE FLOOR AREA AS PERCENTAGE OF LOT AREA:

REQUIRED = NONE
 PROVIDED = 4215.52 / 21,307 = 19.8%

MAX. BUILDING HEIGHT:

REQUIRED = NONE
 PROVIDED = 17.1 FT. ABOVE GRADE (1 STORY)

OFF-STREET VEHICLE PARKING:

• BASED ON REQUIREMENTS FOR "RESIDENTIAL COMMUNITY CENTER CLUBHOUSE"

REQUIRED: 1 SPACE PER 200 SF
 1 X (4215.52/200) = 21.1 SPACES

PROVIDED: 1 SPACE (IN EXISTING DRIVEWAY OFF OF EDEN)

BICYCLE PARKING:

• BASED ON REQUIREMENTS FOR "RESIDENTIAL COMMUNITY CENTER CLUBHOUSE"

REQUIRED: 1 SPACE PER 1000 SF
 1 X (4215.52/1000) = 4.2 SPACES

PROVIDED: 4 CLASS C SPACES (2 EXISTING BIKE HOOPS ALONG EDEN)

COMMUNITY ANALYSIS:

- A. IMPACT PROPOSED DEVELOPMENT ON PUBLIC SCHOOLS — NO CHANGE
- B. RELATIONSHIP OF INTENDED USE ON NEIGHBORING USES — NO CHANGE
- C. IMPACT OF ADJACENT USES ON PROPOSED DEVELOPMENT — NO CHANGE
- D. IMPACT OF PROPOSED DEVELOPMENT ON AIR AND WATER QUALITY AND ON EXISTING NATURAL FEATURES ON THIS SITE AND NEIGHBORING SITES — NO CHANGE
- E. IMPACT OF PROPOSED DEVELOPMENT ON HISTORIC SITES AND STRUCTURES WITHIN A HISTORIC DISTRICT OR LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES — NO CHANGE

EROSION CONTROL NOTE:

ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH CHAPTER 63, SOIL EROSION AND SEDIMENTATION CONTROL, OF THE ANN ARBOR CODE OF ORDINANCES.

PHOTOMETRIC AND SITE LIGHTING NOTE:

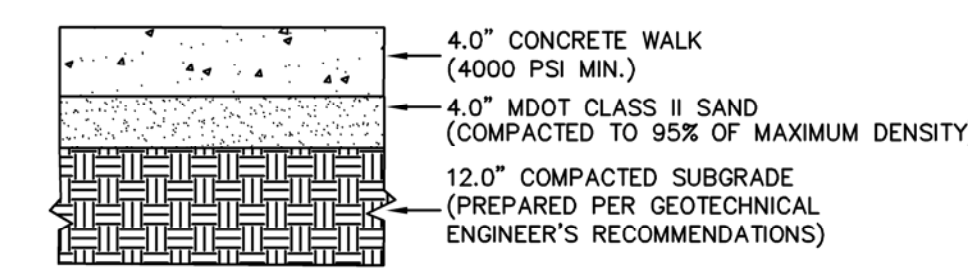
THE SITE IS FURNISHED WITH EXISTING BUILDING-MOUNTED PORCH LIGHTS THAT ILLUMINATE THE GROUNDS AND SIDEWALKS.

TRAFFIC IMPACT STATEMENT:

THE CONSTRUCTION OF THE CONNECTION BETWEEN THE EXISTING HOUSE AND THE BCC WILL NOT RESULT IN ANY CHANGES TO THE SITE'S TRIP GENERATION AND TRAFFIC PATTERNS.

SIDEWALK REPAIR AND MAINTENANCE NOTE:

PER CHAPTER 49, SECTION 4-58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING SAME. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH THE CITY'S STANDARDS.



NEW CONCRETE SIDEWALK SECTION (ON-SITE)
 NOT TO SCALE

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
90% REVIEW	2/4/16	JJW	BIDDING	3/15/17	JJW						
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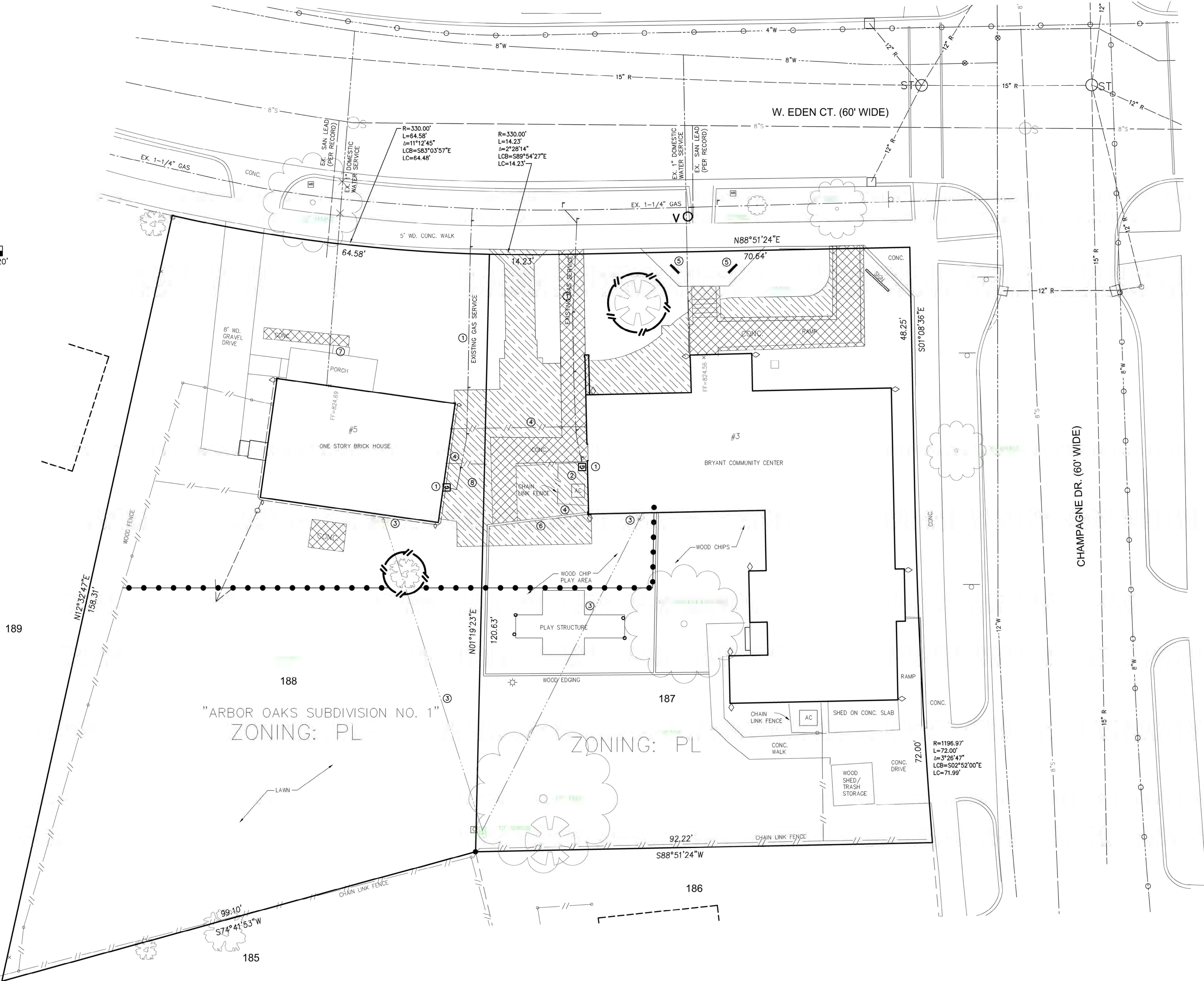
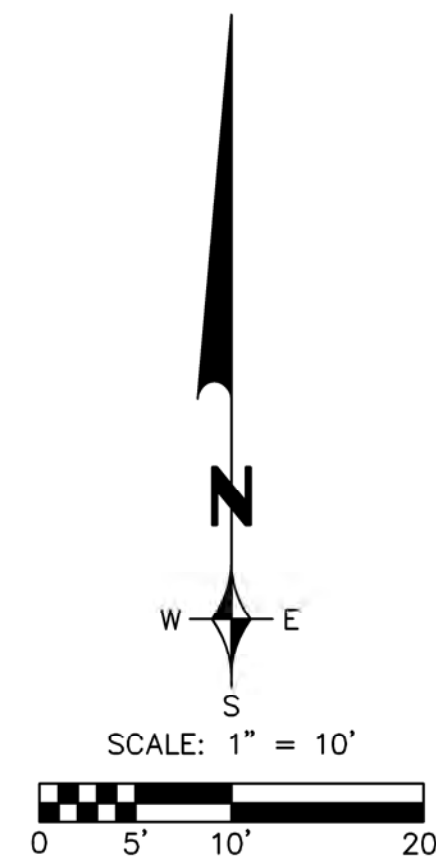
PROJECT SPONSOR:
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 301 E. HURON STREET
 ANN ARBOR, MI 48107 (734) 794-6230

SITE PLAN
BRYANT COMMUNITY CENTER
 SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

Professional Engineer Seal for Julian Jay Wargo, Jr., No. 36177.

DATE: 2/4/16 SCALE: HOR: 1" = 10' VER: 1" = N/A
 DESIGNED BY: JJW JOB NO.: 15166
 DRAWN BY: DAB SHEET: CE-2

Z:\Projects\1516\dwg\1516168 ENG.dwg, CE-2 SITE PLAN, 3/21/2017 10:32:52 AM, jbrubner



- NOTE:**
ALL EROSION CONTROLS SHALL FOLLOW THE CITY'S STANDARDS.
- REMOVAL NOTES:**
- SEE MECHANICAL PLAN FOR REMOVAL AND RELOCATION OF GAS METERS AND SERVICE.
 - SEE MECHANICAL PLAN FOR REMOVAL AND RELOCATION OF A.C. UNIT AND POWER.
 - EXISTING ELECTRIC METER AND SERVICE TO REMAIN.
 - REMOVE CHAIN LINK FENCE AND POSTS.
 - PROTECT PAD AND BIKE HOOPS DURING CONSTRUCTION.
 - REMOVE LANDSCAPE TIMBERS.
 - REMOVE WOOD STEPS (SEE ARCHITECT'S PLANS FOR REPAIRS).
 - UNCOVER AND VERIFY LOCATION OF OWNER-REPORTED DRAIN LINE RUNNING BETWEEN THE BUILDINGS. CONTRACTOR TO EITHER PROTECT OR REPLACE 4" CORRUGATED PLASTIC LINE THAT DRAINS FROM THE PLAY AREA TO THE STREET THROUGH THE AREA OF THE ADDITION - PROVIDE SLEEVES AT FOUNDATION AS NECESSARY. NOTIFY ARCHITECT IF CONFLICT IS APPARENT.

- REMOVALS LEGEND:**
- REMOVE CONCRETE WALK/PAD (±4" THICK)
 - REMOVE TOPSOIL AND PREPARE SUBGRADE
 - CONSTRUCTION SAFETY FENCE
 - TREE PROTECTION FENCE

UTILITY ABANDONMENT NOTE:
EXISTING UTILITY SERVICE LEADS THAT SHALL NOT BE REUSED SHALL BE ABANDONED AT THE UTILITY MAIN.

"ARBOR OAKS SUBDIVISION NO. 1"
ZONING: PL

ZONING: PL

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
90% REVIEW	2/4/16	JJW	BIDDING	3/15/17	JJW						
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REMOVALS PLAN
BRYANT COMMUNITY CENTER
SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

JULIAN JAY WARGO, JR.
ENGINEER
NO. 36177
Julian J. Wargo, Jr.

DATE: 2/4/16 SCALE: HOR: 1" = 10' VER: 1" = N/A
DESIGNED BY: JJW JOB NO.: 15166
DRAWN BY: DAB SHEET: CE-3

Z:\Projects\15166\15166_topo.dwg, CE-3 REMOVALS PLAN, 3/21/2017 10:30:32 AM, dabbayer

SIDEWALK REPAIR AND MAINTENANCE NOTE:

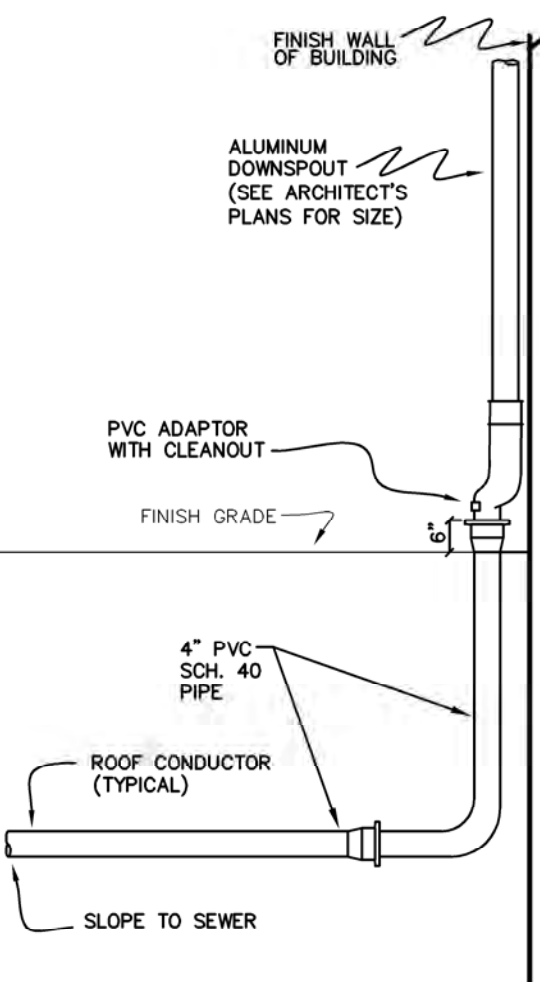
PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH THE CITY STANDARDS.

GENERAL GRADING NOTES:

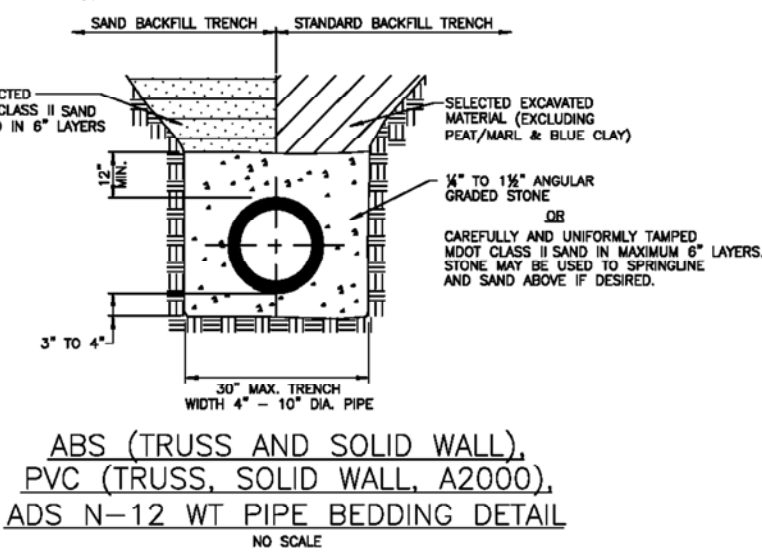
- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE THE SITE. REFER TO THE LANDSCAPE PLANS FOR DETAILS.
- ALL PROPOSED GRADES ARE TOP OF PAVEMENT (T/P) UNLESS NOTED OTHERWISE.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE'S BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE'S BOUNDARIES SHALL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE CITY OF ANN ARBOR'S REQUIREMENTS. AN SESC PERMIT MUST BE SECURED FROM THE CITY PRIOR TO THE START OF CONSTRUCTION.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH. PROVIDE A MINIMUM OF 3 INCHES OF CLEAN TOPSOIL IN THESE AREAS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE AWARE OF ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE, OR UNSUITABLE BACKFILL MATERIAL THAT ARE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE IMMEDIATELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.



RAIN BARREL DETAIL
NO SCALE



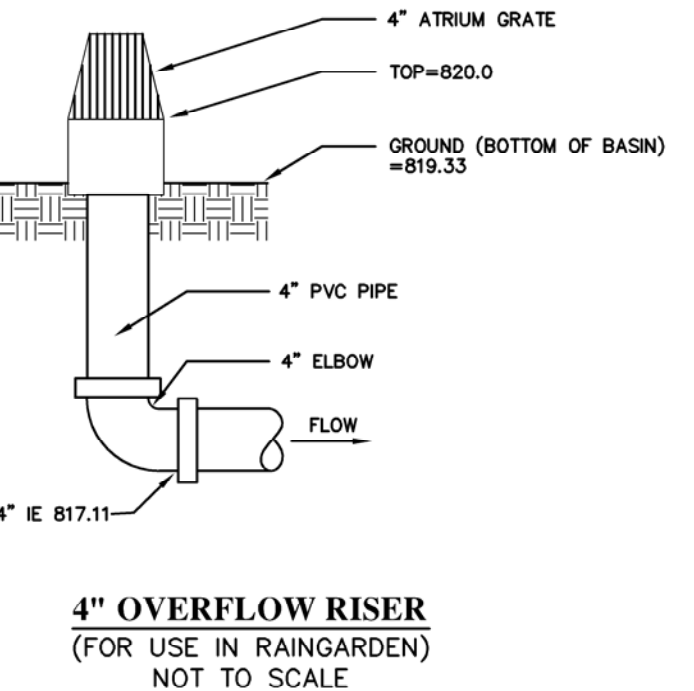
TYPICAL DOWNSPOUT CONNECTION DETAIL
NO SCALE
(TO BE INSTALLED AT BASE OF ROOF CONDUCTOR - TYPICAL)



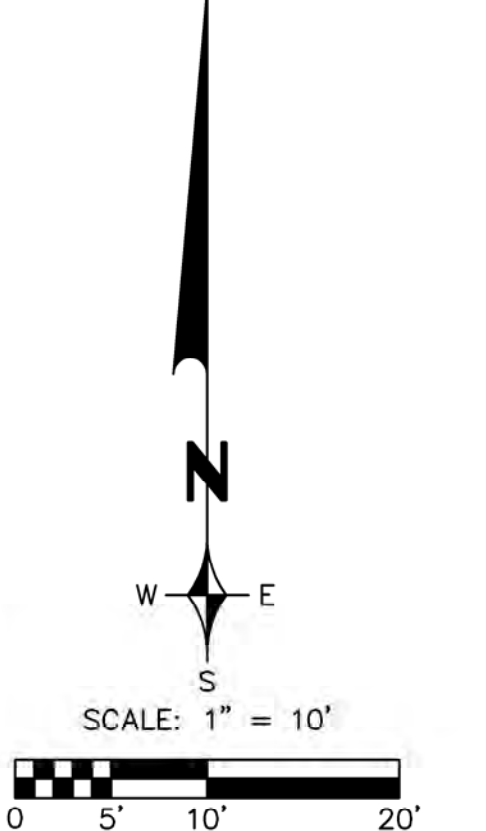
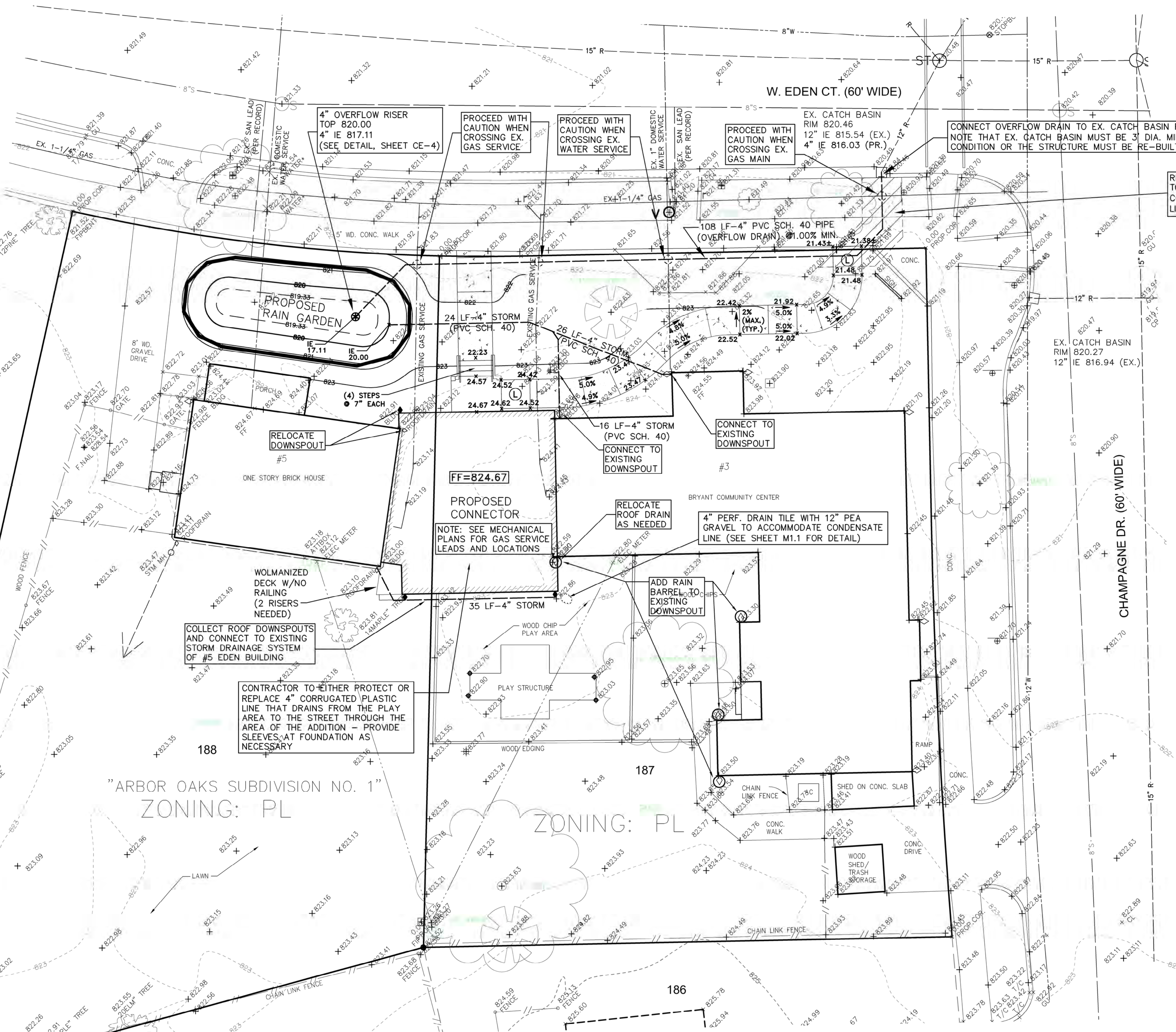
FIREWALL NOTE:
NO FIREWALLS EXIST OR WILL BE CONSTRUCTED AS A PART OF THIS BUILDING ADDITION AND RENOVATION.

FIRE SUPPRESSION NOTES:
1. THE BUILDING IS NOT SUPPRESSED AND IS NOT PLANNED TO BE SUPPRESSED.
2. NO NEW OR REPLACEMENT UTILITY SERVICES LEADS ARE PROPOSED AS A PART OF THIS BUILDING ADDITION AND RENOVATION.

FOOTING DRAIN NOTES:
IF FOOTING DRAINS FOR THE EXISTING BUILDING ARE CONNECTED TO THE SANITARY SEWER SYSTEM, DISCONNECTION WILL BE REQUIRED IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS. FOOTING DRAINS REMOVED FROM ANY EXISTING BUILDINGS MAY OFFSET REQUIRED MITIGATION. BEFORE CONSTRUCTION, VERIFICATION OF EXISTING FOOTING DRAINS SHALL BE PERFORMED BY THE CITY'S PROJECT MANAGEMENT. THE CONTACT PERSON TO SCHEDULE INSPECTION IS ALISON HEATLEY (734. 794.6410, X 43662).



4" OVERFLOW RISER
(FOR USE IN RAINGARDEN)
NOT TO SCALE



SANITARY FLOW OFFSET MITIGATION FOR DEVELOPMENT / FOOTING DRAIN DISCONNECTION CALCULATIONS:

WHEN COMPLETED, THE BRYANT COMMUNITY CENTER SHALL OCCUPY AN AREA OF APPROXIMATELY 4,477 GROSS SF. USING TABLE A, WE SHALL TREAT THE COMMUNITY CENTER AS "NON-MEDICAL OFFICE SPACE" FOR THE PURPOSES OF THIS ANALYSIS.

THE EXISTING DATA IS:
FOR THE EXISTING S.F. HOUSE AT #5 EDEN COURT:
FROM TABLE A, USE A DESIGN FLOW OF 350 GPD/UNIT
AVG. FLOW = 1 UNITS X 350 GPD/UNIT = 350 GPD
FOR THE EXISTING COMMUNITY CENTER AT #3 EDEN COURT:
FROM TABLE A, USE A DESIGN FLOW OF 0.06 GPD/GROSS SF
AVG. FLOW = 2,712 GROSS SF X 0.06 GPD/GROSS SF = 163 GPD
TOTAL AVG. FLOW = 350 + 163 = 513 GPM

THE PROPOSED FLOW DATA IS:
FOR THE COMPLETED COMMUNITY CENTER:
FROM TABLE A, USE A DESIGN FLOW OF 0.06 GPD/GROSS SF
AVG. FLOW = 4,477 GROSS SF X 0.06 GPD/GROSS SF = 269 GPD
THE NET INCREASE IN FLOW IS:
Q = 269 - 513 = - 244 GPM
THERE IS NO NET INCREASE IN FLOW TO BE MITIGATED.

LEGEND

EXISTING	PROPOSED
○ MANHOLE	● MANHOLE
□ CATCH BASIN	■ CATCH BASIN
⊕ INLET	⊕ INLET
⊖ CLEANOUT	⊖ CLEANOUT
◊ END SECTION	◊ END SECTION
△ ROOF DRAIN	△ ROOF DRAIN
⊗ GATE VALVE	⊗ GATE VALVE
⊕ HYDRANT	⊕ HYDRANT
⊖ WATER SHUT-OFF	⊖ WATER SHUT-OFF
⊕ UTILITY POLE	⊕ UTILITY POLE
⊕ GUY ANCHOR	⊕ GUY ANCHOR
⊕ LIGHT POLE	⊕ LIGHT POLE
⊕ SIGN	⊕ SIGN
⊕ TREE	⊕ TREE REMOVAL
— TREE LINE	— SANITARY SEWER
— SANITARY SEWER	— WATER SEWER
— WATER MAIN	— WATER MAIN
— GAS MAIN	— DITCH
— ELECTRIC CABLE	— CONTOUR MAJOR
— CONTOUR MAJOR	— CONTOUR MINOR
— CONTOUR MINOR	— PROPOSED GRADE
— SPOT ELEVATION	— T/C = TOP OF CURB
	— T/W = TOP OF WALK
	— T/P = TOP OF PAVEMENT
	— G = GROUND
	— FG = FINISH GRADE
	— FF = FINISH FLOOR

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UTILITIES & IMPROVEMENTS PLAN
BRYANT COMMUNITY CENTER
SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

DATE: 2/4/16 SCALE: HOR: 1" = 10' VER: 1" = N/A
DESIGNED BY: JJW JOB NO.: 15166
DRAWN BY: DAB SHEET: CE-4

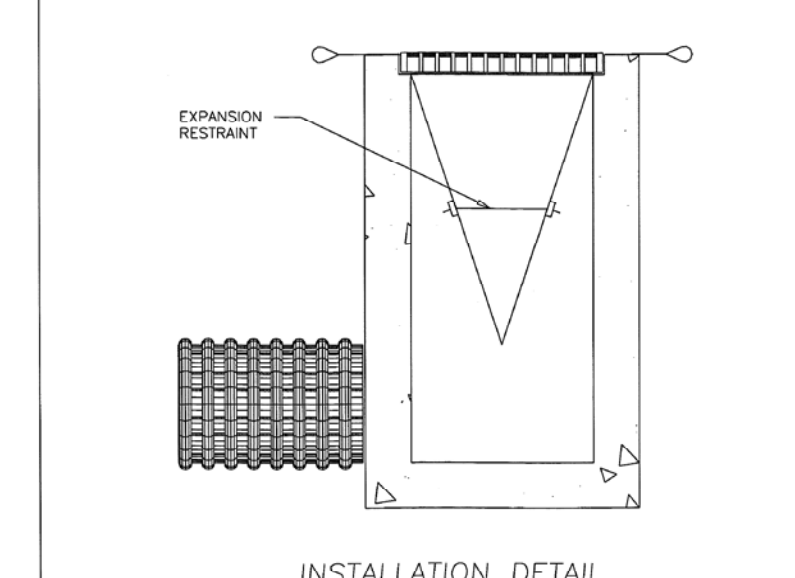
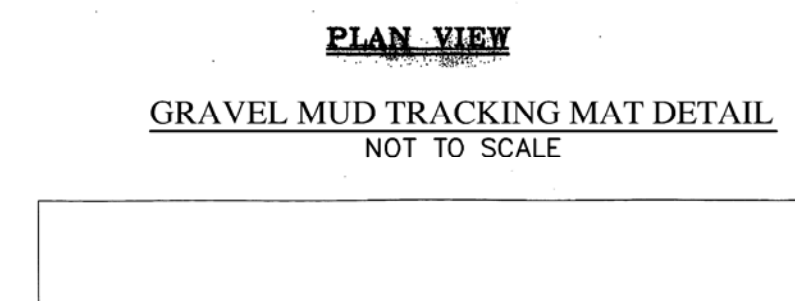
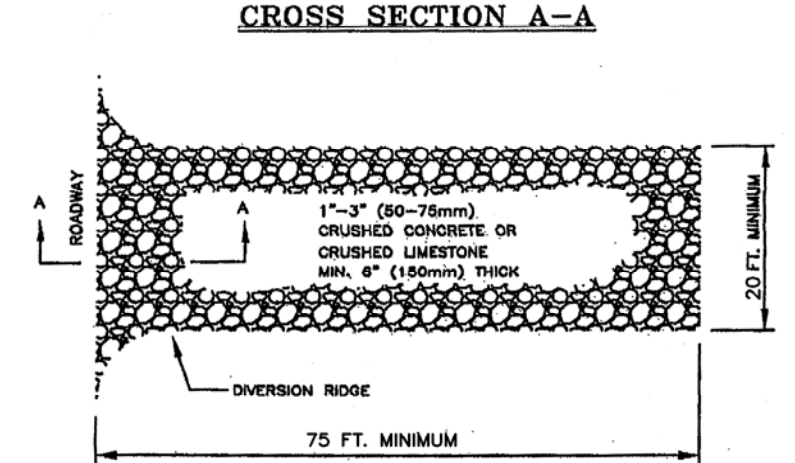
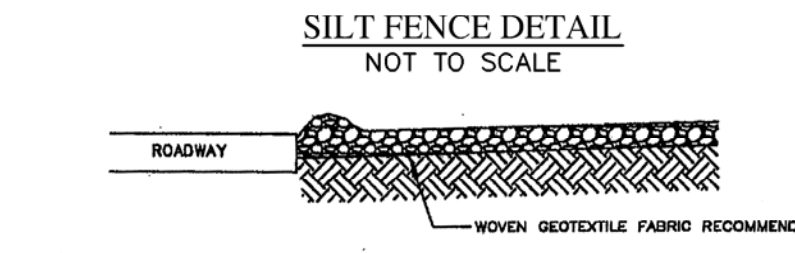
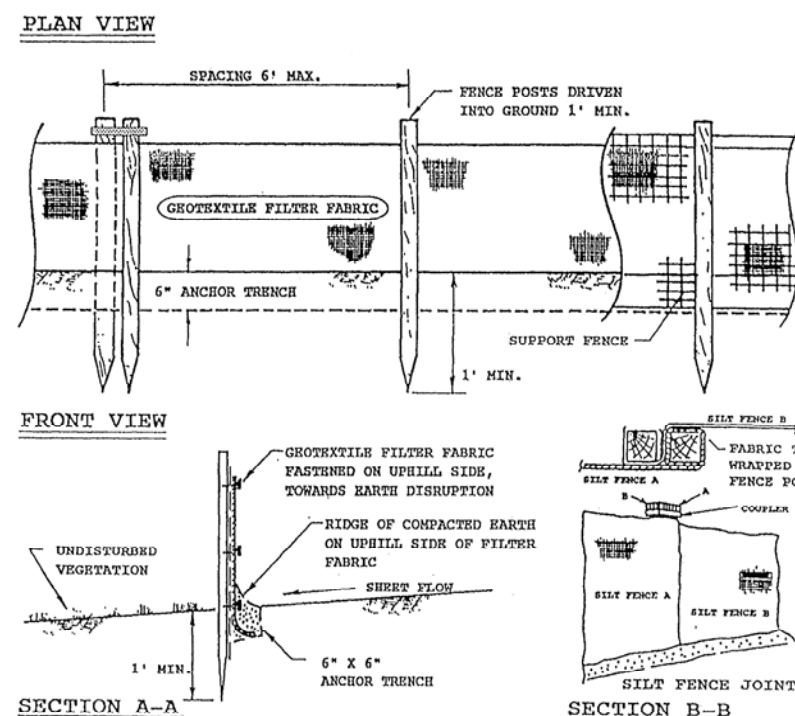
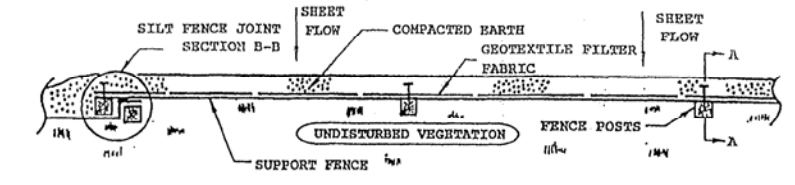
Professional Engineer Seal for Julian Jay Wargo, Jr., No. 36177, State of Michigan.

SHORT-TERM MAINTENANCE SCHEDULE (DURING CONSTRUCTION BY CONTRACTOR):

TASK	COMPONENT	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	X X X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X X X	AS NEEDED AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	X X X	QUARTERLY
REMOVAL OF FLOATABLES AND DEBRIS	X X X	QUARTERLY AND AT TURNOVER
INSPECT FOR EROSION	X X X	WEEKLY
RE-ESTABLISH VEGETATION ON ERODED SLOPES	X X X	AS NEEDED AND PRIOR TO TURNOVER
MOWING	X X X	WEEKLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY PRE-TURNOVER INSPECTION	X X X	AS NEEDED

LONG-TERM MAINTENANCE SCHEDULE (POST CONSTRUCTION BY OWNER):

TASK	COMPONENT	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	X X X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X X X	AS NEEDED AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	X X X	QUARTERLY
REMOVAL OF FLOATABLES AND DEBRIS	X X X	QUARTERLY AND AT TURNOVER
INSPECT FOR EROSION	X X X	WEEKLY
RE-ESTABLISH VEGETATION ON ERODED SLOPES	X X X	AS NEEDED AND PRIOR TO TURNOVER

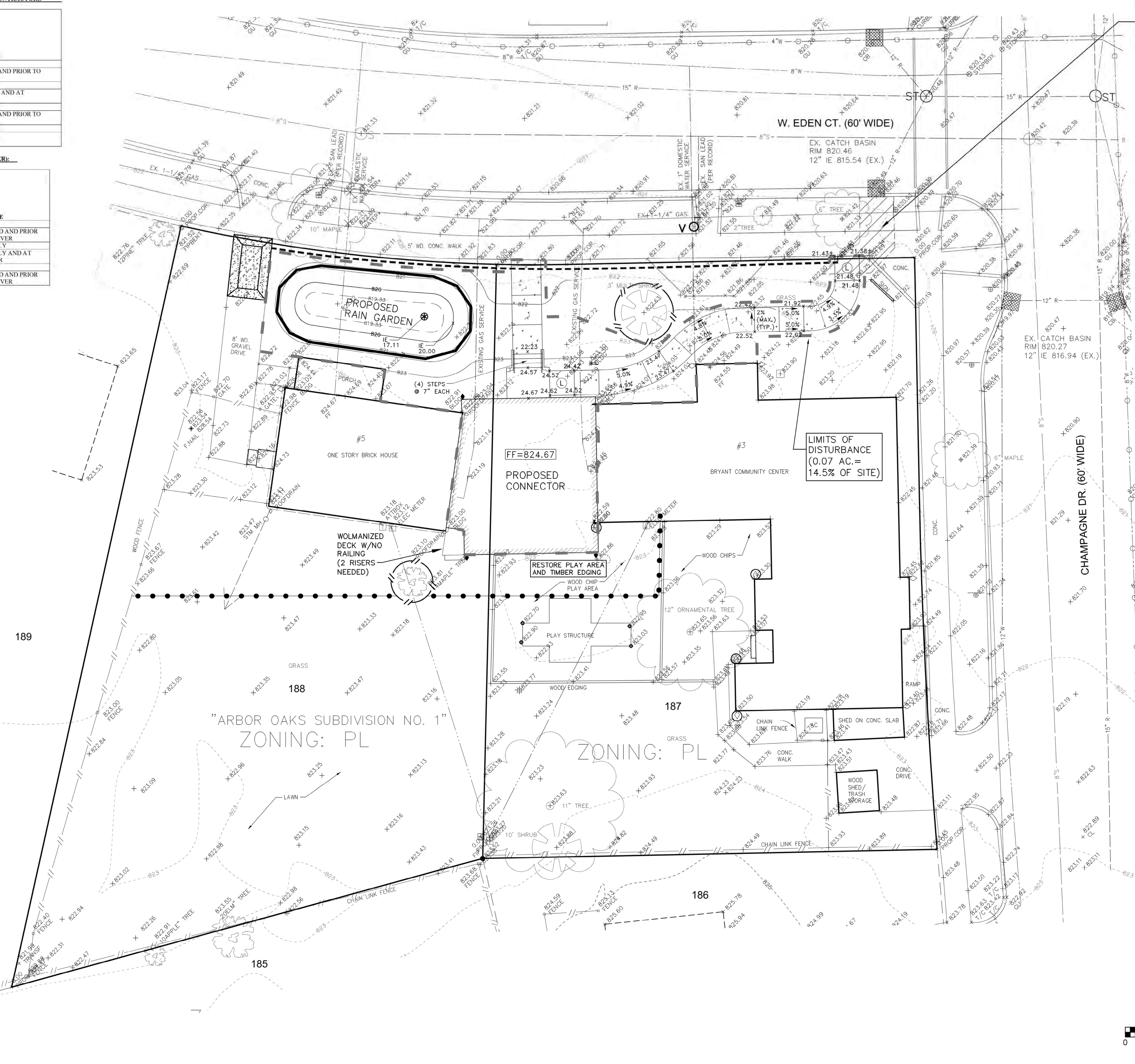


DETAIL OF INLET SEDIMENT CONTROL DEVICE

PROJECT:	DR. BY:
CITY:	DR. NO.:
STATE:	DATE:

REVISIONS

REVISIONS	DATE	BY	REVISIONS	DATE	BY
90% REVIEW	2/4/16	JJW	BIDDING		
100% REVIEW	2/22/16	JJW			
PER CITY REVIEW	4/15/16	JJW			
PERMITS/BIDS	9/21/16	JJW			



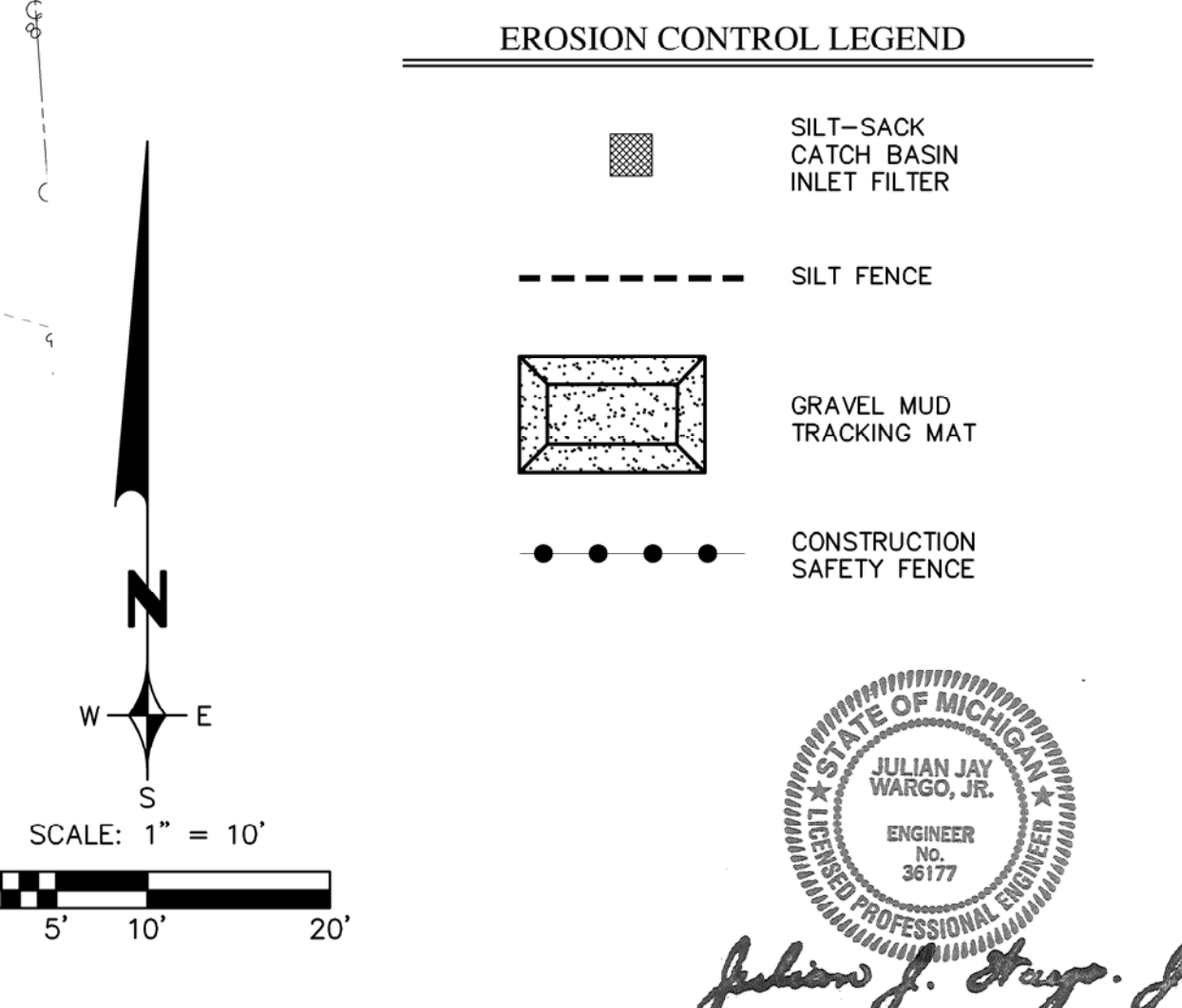
SESC QUANTITIES AND COST OPINION:

SILT FENCE	150 LF	@ \$2.00	= \$ 300.00
CATCH BASIN INLET FILTERS	4 EA	@ \$150.00	= \$ 600.00
GRAVEL MUD TRACKING MAT	1 EA	@ \$1,200.00	= \$1,200.00
TEMPORARY SEEDING/MULCHING	300 SY	@ \$1.20	= \$ 360.00
TOTAL			= \$2,460.00

THE TOTAL COST TO PROTECT THE ENTIRE SITE AND FULL RESTORATION IF CONSTRUCTION IS ABANDONED IS: \$2,460.00.

- CONSTRUCTION AND SOIL EROSION CONTROL SCHEDULE:**
- SCHEDULE AND CONDUCT A SOIL EROSION AND SEDIMENTATION CONTROL PRE-GRADING MEETING WITH THE CITY.
 - INSTALL INLET FILTERS ON EXISTING CATCH BASINS IN PUBLIC R.O.W.
 - INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL, AND DAILY DURING PROLONG RAINFALL.
 - PROMPTLY REMOVE SEDIMENT AND DEBRIS FROM INLET FILTERS.
 - IF THE FILTER FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO ITS EXPECTED LIFE, REPLACE FABRIC PROMPTLY.
 - INSTALL GRAVEL MUD TRACKING MAT AT ENTRANCE TO SITE AS INDICATED ON PLAN.
 - CRUSHED CONCRETE SHALL BE USED AND PLACED ON GEOTEXTILE FILTER CLOTH.
 - AS CRUSHED CONCRETE BECOMES COMPACTED, NEW LAYERS SHALL BE ADDED.
 - IF RUTS OF POOLING WATER APPEAR, CONTRACTOR SHALL IMMEDIATELY REMEDY THE SITUATION.
 - INSTALL SILT FENCE AS INDICATED ON PLANS. ADDITIONAL AREAS MAY BE REQUIRED.
 - REMOVE BUILT-UP SEDIMENT WHEN IT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE AND AFTER STORM EVENTS.
 - IF THE SILT FENCE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE SPAN, AND IT IS STILL REQUIRED TO BE IN PLACE, THE FABRIC SHALL BE REPLACED IMMEDIATELY.
 - INSPECTIONS OF SILT FENCE SHALL BE MADE WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN. ANY MAINTENANCE SHALL BE DONE IMMEDIATELY.
 - CLEAR SITE. REMOVE DEBRIS FROM SITE.
 - GRADE SITE FOR BUILDING PAD.
 - EXCAVATE RAIN GARDEN.
 - COMPLETE BUILDING CONSTRUCTION.
 - FINE GRADE SITE. ESTABLISH VEGETATION AND/OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT UPON OR PAVED WITH A MINIMUM 3" TOPSOIL. SEED AND MULCH WITHIN 5 DAYS OF FINAL GRADE.
 - REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AFTER PERMANENT STABILIZATION IS ACHIEVED.
- * TIMING OF ABOVE TO BE COORDINATED WITH CONTRACTOR.

- GENERAL SESC NOTES:**
- DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
 - ALL DIRT AND MUD TRACKED ONTO ROADWAYS SHALL BE REMOVED IMMEDIATELY.
 - THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451, OF 1994 AS AMENDED, THE SOIL EROSION AND SEDIMENT CONTROL ACT AND CHAPTER 63-THE CITY'S STORM WATER MANAGEMENT AND SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL SOIL EROSION CONTROL MEASURES ARE MAINTAINED AND IN PLACE UNTIL SITE IS COMPLETELY STABILIZED. DISTURBED AREA = 1,252 S.F.
 - PARCEL IDENTIFICATION NUMBER: 09-09-33-318-001
 - THE ULTIMATE OUTLET FOR THIS PROJECT'S STORM DRAINAGE DISCHARGE IS SWIFT DRAIN (APPROX. 3,500 L.F. AWAY).
 - UPON COMPLETION OF THE BUILDING CONSTRUCTION, CLEAN PAVEMENT AND STORM SEWERS OF ANY ACCUMULATED SEDIMENT AND DEBRIS.
 - NO STOCKPILING OF MATERIAL IS PERMITTED.
 - THIS PLAN DESCRIBES THE MINIMUM EROSION CONTROL MEASURES NEED TO PREVENT SILT AND SEDIMENT FROM LEAVING THE SITE. ADDITIONAL SESC MEASURES MAY BE REQUIRED AS CONDITIONS IN THE FIELD WARRANT.
 - IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY'S ENGINEERING DIVISION FOR REVIEW.
 - THERE ARE NO REGULATED WETLANDS PRESENT ON THIS SITE.
 - STORAGE AREA FOR CONSTRUCTION MATERIAL SHALL NOT INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
 - LONG TERM MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE LOCATED.



REVISIONS

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EROSION CONTROL PLAN
BRYANT COMMUNITY CENTER
 SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

DATE	2/4/16	SCALE	HOR: 1" = 10'
DESIGNED BY	JJW	VER:	1" = N/A
DRAWN BY	DAB	JOB NO.	15166
		SHEET	CE-5

STORMWATER NOTE FOR #5 EDEN COURT:

PER AAOC CONTRACT DATED 4-30-2009, THE EXISTING FOUNDATION DRAIN PIPES AND GUTTER DOWNSPOUTS CONNECT TO AN EXTERNAL SUBMERSIBLE SUMP PUMP. THE SUMP PUMP DISCHARGES INTO A 6'-8" DEEP DRYWELL AT THE BACK OF THE PROPERTY (EXACT LOCATION IS NOT KNOWN).

RUNOFF ANALYSIS TABLE:

A. PRE-DEVELOPMENT IMPERVIOUSNESS:

DESCRIPTION	AREA (SF)	'C' FACTOR	CA
BUILDING/DECK	3,880	0.95	3,686
PAVEMENT/WALK	1,376	0.95	1,307
GRAVEL DRIVE	352	0.85	299
LAWN/PLAYSCAPE	16,699	0.25	3,925
TOTAL	21,307		9,217

PRE-DEVELOPMENT 'C' = 9,217/21,307 = 0.433

B. POST-DEVELOPMENT IMPERVIOUSNESS:

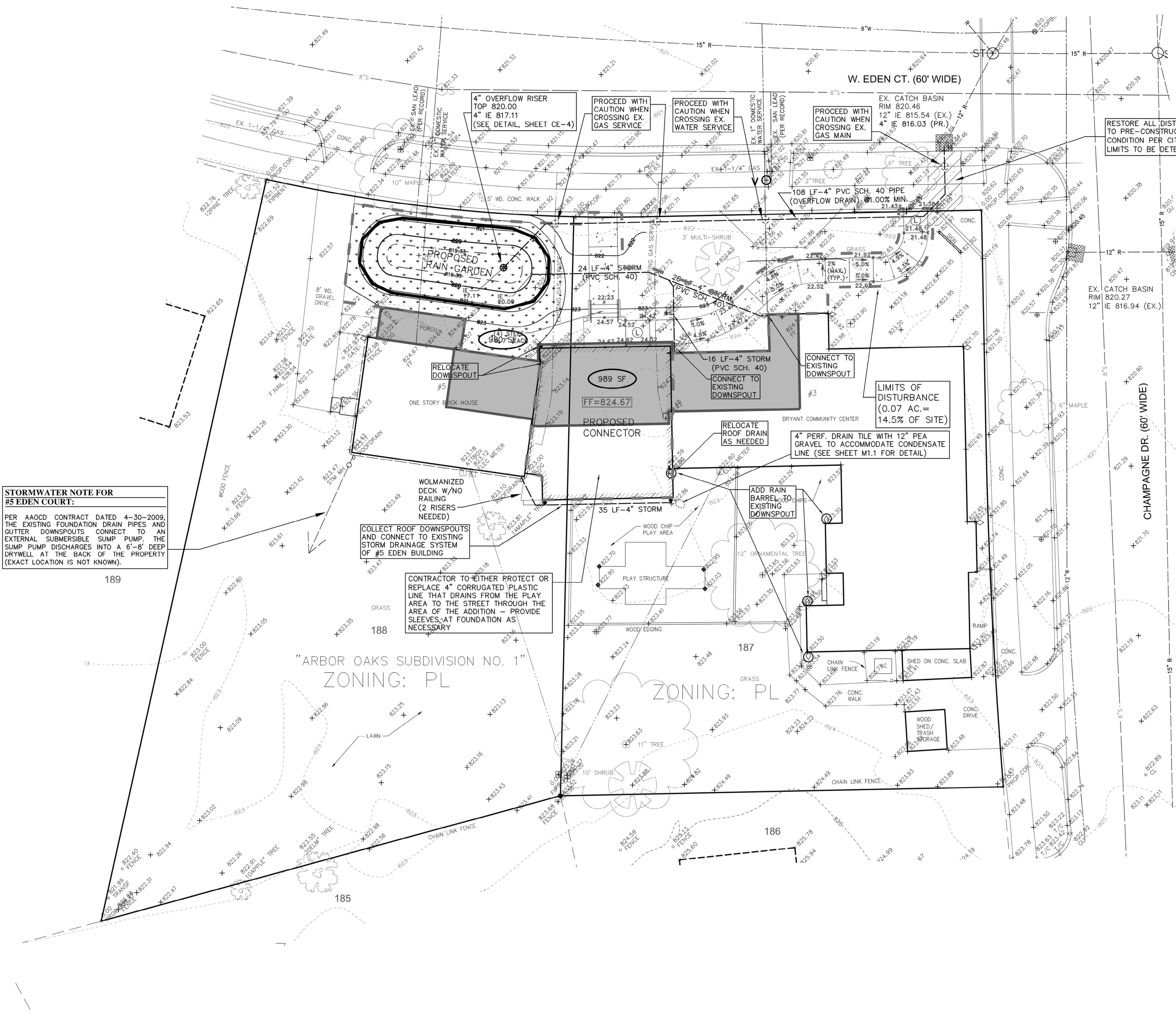
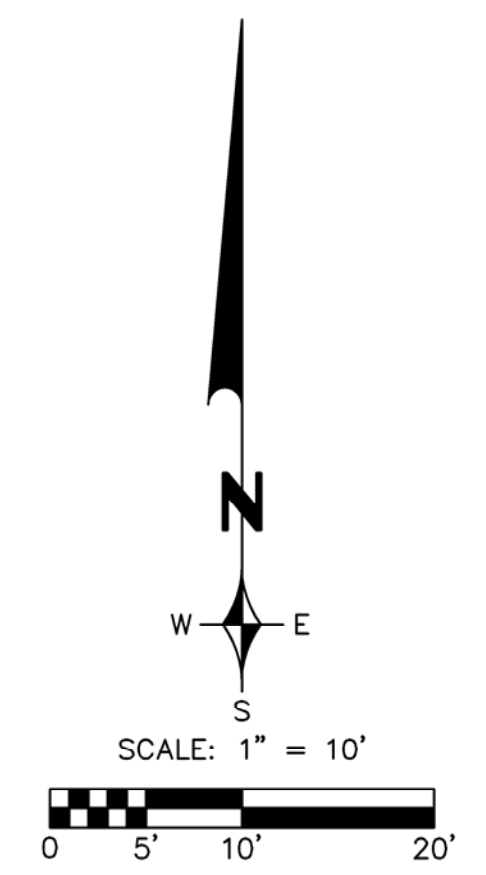
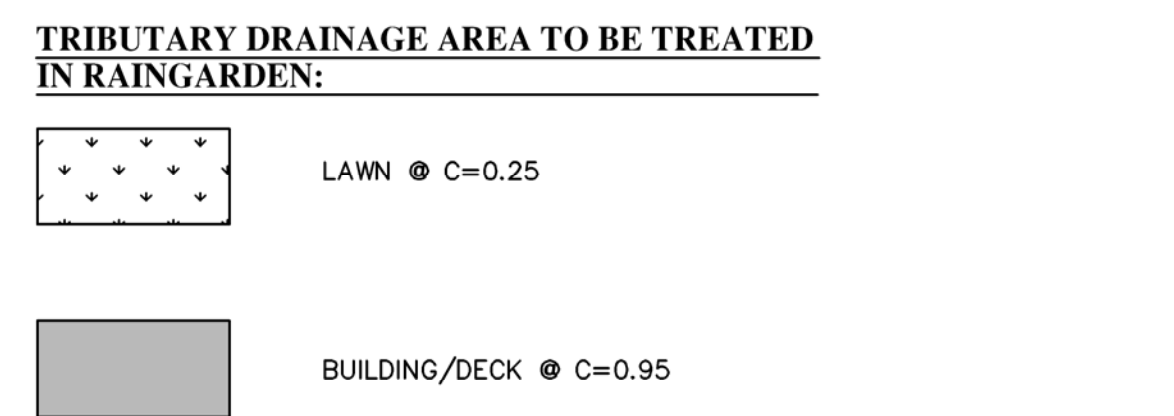
DESCRIPTION	AREA (SF)	'C' FACTOR	CA
BUILDING/DECK	4,843	0.95	4,601
PAVEMENT/WALK	1,269	0.95	1,206
GRAVEL DRIVE	352	0.85	299
LAWN/PLAYSCAPE	14,843	0.25	3,711
TOTAL	21,307		9,817

POST-DEVELOPMENT 'C' = 9,817/21,307 = 0.461

STORMWATER MANAGEMENT (REV. 03-23-2016):

AFTER RE-DEVELOPMENT, THE BRYANT COMMUNITY CENTER SHALL HAVE 9,817 SF OF IMPERVIOUS AREA (CA). THEREFORE, BECAUSE THE SITE WILL HAVE LESS THAN 10,000 SF OF IMPERVIOUS AREA, WE NEED ONLY PROVIDE FIRST-FLUSH CONTROL FOR THE RE-DEVELOPED PORTION OF THE SITE. IN ADDITION, RETRO-FITTING PARTS OF THE SITE TO ADDRESS STORMWATER QUALITY WILL BE NECESSARY.

- A. RAINGARDEN DESIGN**
- A RAINGARDEN SHALL BE CONSTRUCTED TO PROVIDE STORAGE AND INFILTRATION OF THE FIRST-FLUSH STORM EVENT FOR THE RE-DEVELOPED PORTION OF THE SITE.
- RE-DEVELOPED PORTION OF SITE = 1,509 SF
- AREA TO BE TREATED IN PROPOSED RAINGARDEN:
- BUILDING/DECK: 989.5 SF @ C=0.95 = 940.0
 - LAWN: 980.0 SF @ C=0.25 = 245.0
 - TOTAL: 1,969.5 SF @ 1.185 = 2,335.0
- THE AREA TO BE TREATED EXCEEDS THE AREA TO BE RE-DEVELOPED.
- REQUIRED FIRST-FLUSH STORAGE VOLUME:
V_{ff} = 1" X 1/12 X 1,185 = 98.8 CF
 - MINIMUM SURFACE AREA:
S_{Amin} = 1,185 / 5 = 237 SF
 - AVAILABLE SURFACE AREA (AS MEASURED AT 820 CONTOUR):
S_{Aavail} = 250 SF
 - SURFACE STORAGE VOLUME:
S_{Vsurf} = 250 SF X 8" X 1/12 = 166.7 CF
 - SOIL STORAGE VOLUME:
S_{Vsoil} = 250 SF X 3' X 30% = 225 CF
 - INFILTRATION VOLUME (AS MEASURED AT 819.33 CONTOUR):
PER USDA-SCS DATA FOR MATHERTON SOIL, THIS SOIL EXHIBITS A PERMEABILITY OF 6" - 20"/HR. PER WRCR REQUIREMENTS, THE PERMEABILITY SHOULD BE CUT IN HALF, SO:
P = 0.50 X 6"/HR = 3.0"/HR
IV = 145 SF X 3.0"/HR X 6 HRS X 1/12 = 217.5 CF
 - TOTAL AVAILABLE RAINGARDEN VOLUME:
V_{total} = 166.7 + 225 + 217.5 = 496.7 CF
- THIS EXCEEDS THE REQUIRED FIRST-FLUSH VOLUME.
- B. RETRO-FITTING THE EXISTING STORMWATER SYSTEM**
- TO IMPROVE ONSITE STORMWATER MANAGEMENT, PORTIONS OF THE EXISTING COMMUNITY CENTER'S ROOF DRAINAGE SYSTEM SHALL BE RETRO-FITTED WITH RAIN BARRELS TO COLLECT AND STORE RAIN WATER FOR IRRIGATION AND WATERING NEEDS.



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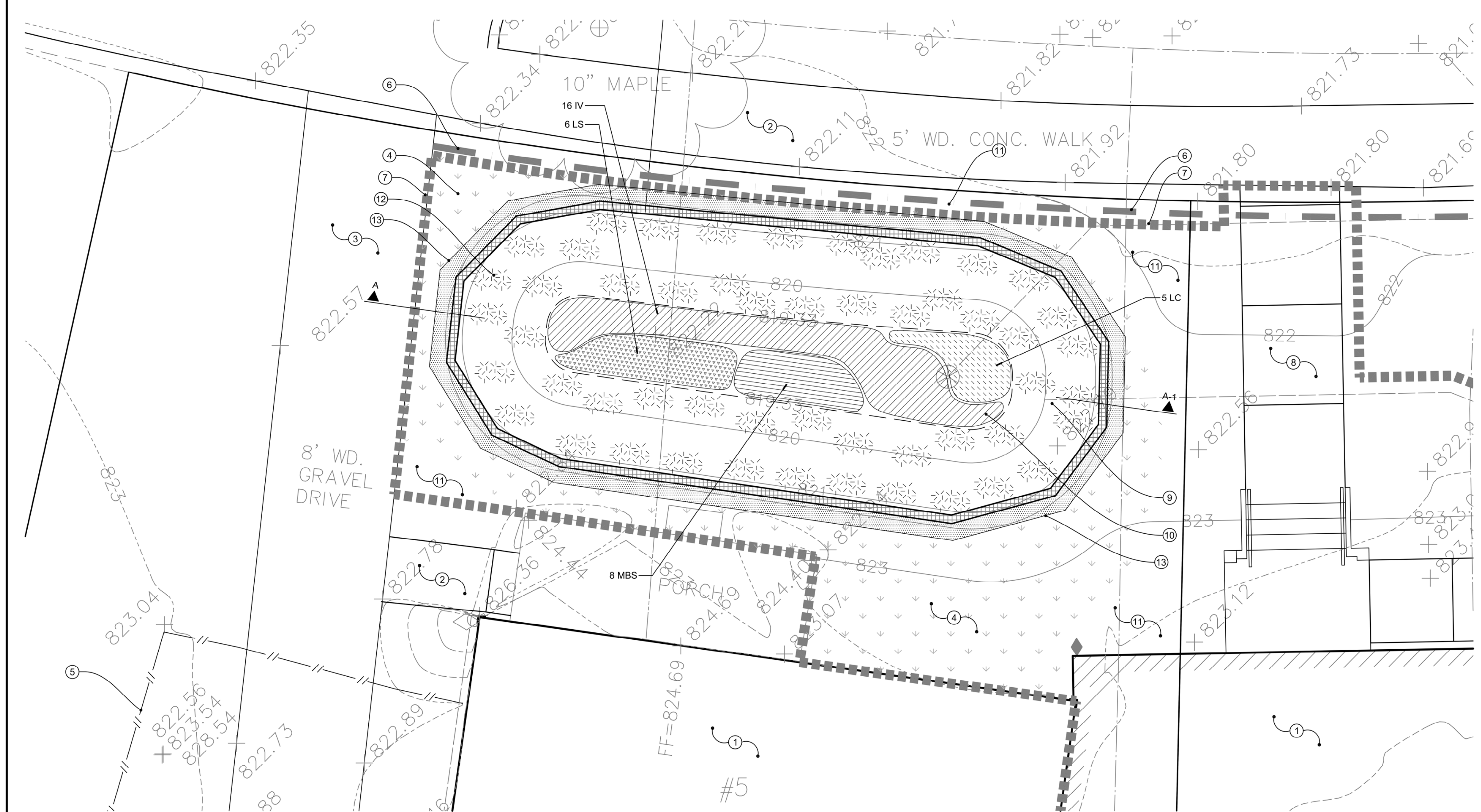
STORMWATER MANAGEMENT PLAN
BRYANT COMMUNITY CENTER
 SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

JULIAN JAY WARGO, JR.
 ENGINEER
 NO. 36177

Julian J. Wargo, Jr.

DATE: 2/4/16 SCALE: HOR: 1" = 10' VER: 1" = N/A
 DESIGNED BY: JJW JOB NO.: 15166
 DRAWN BY: DAB SHEET: CE-6

Z:\Projects\15166\15166 Eng.dwg, CE-6 STORMWATER MANAGEMENT PLAN, 3/21/2017 10:37:16 AM, ddimmayr



Note Key

- ① EXISTING BUILDING
- ② EXISTING CONCRETE SIDEWALK
- ③ EXISTING GRAVEL DRIVE
- ④ EXISTING WETLAND AREA TO REMAIN, PROTECT AS REQUIRED DURING CONSTRUCTION
- ⑤ EXISTING FENCE
- ⑥ SILT FENCE, BY OTHERS
- ⑦ LIMITS OF DISTURBANCE
- ⑧ PROPOSED CONCRETE SIDEWALK, SEE CIVIL ENGINEERING DRAWINGS
- ⑨ PROPOSED FLARED END SECTION, SEE CIVIL ENGINEERING DRAWINGS
- ⑩ PERENNIAL PLANTINGS, SEE TYP. DETAIL.
- ⑪ SODDED LAWN ON 4" DEPTH TOPSOIL, TYP.
- ⑫ NATIVE SEED ON SIDE SLOPES FROM ELEVATION 819.33 TO BOTTOM OF PROPOSED RETAINING WALL, SEE SEED MIX AND SEED MIX NOTES THIS SHEET
- ⑬ SHOVEL CUT EDGE BETWEEN EXISTING WETLAND AND MULCH STRIP

Low Profile Prairie Mix

Scientific Name	Common Name	LBSIAC
Agropyron trachycarolum	Slender Wheat	1.000
Andropogon scoparius	Little Bluestem	4.000
Elymus canadensis	Canada Wild Rye	1.000
Elymus virginicus	Virginia Wild Rye	1.000
Juncus tenuis	Slender Rush	0.125
Aster laevis	Smooth Blue Aster	0.125
Aster nova-angliae	New England Aster	0.250
Cassia fasciculata	Partridge Pea	0.250
Coneopsis lanceolata	Sand Coneopsis	1.000
Heliopsis helianthoides	False Sunflower	0.250
Liatris spicata	Spike Blazingstar	0.250
Lupinus perennis occidentalis	Lupine	0.250
Monarda fistulosa	Bergamot	0.063
Penstemon digitalis	Forgelove Beardtongue	0.188
Ratibida pinnata	Yellow Coneflower	0.500
Rudbeckia hirta	Black Eyed Susan	0.750
Solidago rigida	Stiff Goldenrod	0.125
Verbena stricta	Hoary Vervain	0.125

NOTES:
Seed mix to be broadcast over all relocated stream channel areas. Seed to be covered with North American Green C350 or equivalent erosion control blanket installed to manufacturers specifications.

SOURCES:
Wildtype
900 N. Every Road
Mason, MI 48854
517.244.1140
Contact: Bill Schneider

Michigan Wildflower Farm
11770 Cutler Road
Portland, MI 48875
517.647.6010
Contact: Esther Durnwald

Planting Notes:

The Contractor shall verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.

The Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make himself familiar with all underground utilities, pipes and structures. The Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.

The Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall be immediately brought to the attention of the owner's representative and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's representative and Landscape Architect. Failure to make such discrepancies known will result in Contractor's responsibility and liability for any changes and associated cost.

The Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.

Do not scale drawings. Refer to written dimensions only.

The Contractor shall provide and maintain positive surface drainage.

The Contractor shall be responsible for any existing materials that are damaged during construction.

See plant list and planting details for planting requirements, materials and execution.

All plant material shall be approved by Owner's Representative and/or Landscape Architect prior to delivery to the site. Any plants delivered to the site not previously approved may be rejected and are the sole responsibility of the Contractor.

Final location of all plant material shall be subject to the approval of the Landscape Architect.

The Contractor to verify percolation of all planting pits prior to installation of plant material.

The Contractor shall place 2" depth of shredded bark mulch in all planting beds, unless otherwise indicated.

SEED MIX NOTES:

- 1. THE SEED MIXES SHALL BE APPLIED AT THE SPECIFIED RATE OF FOR EACH MIX.
- 2. MUST BE INSTALLED TO MANUFACTURER SPECIFICATION AND REQUIREMENTS
- 3. THE PLANTING MIX FOR THE RAIN GARDEN SHALL BE 70% SHARP SAND AND 30% COMPOST.

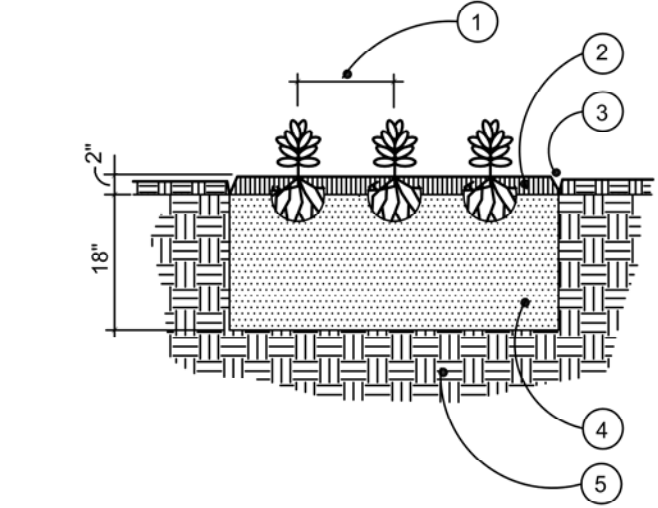
MULCH NOTES:

- 1. MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH.
- 2. NO GROUND WOOD PALETTE MULCH PERMITTED.

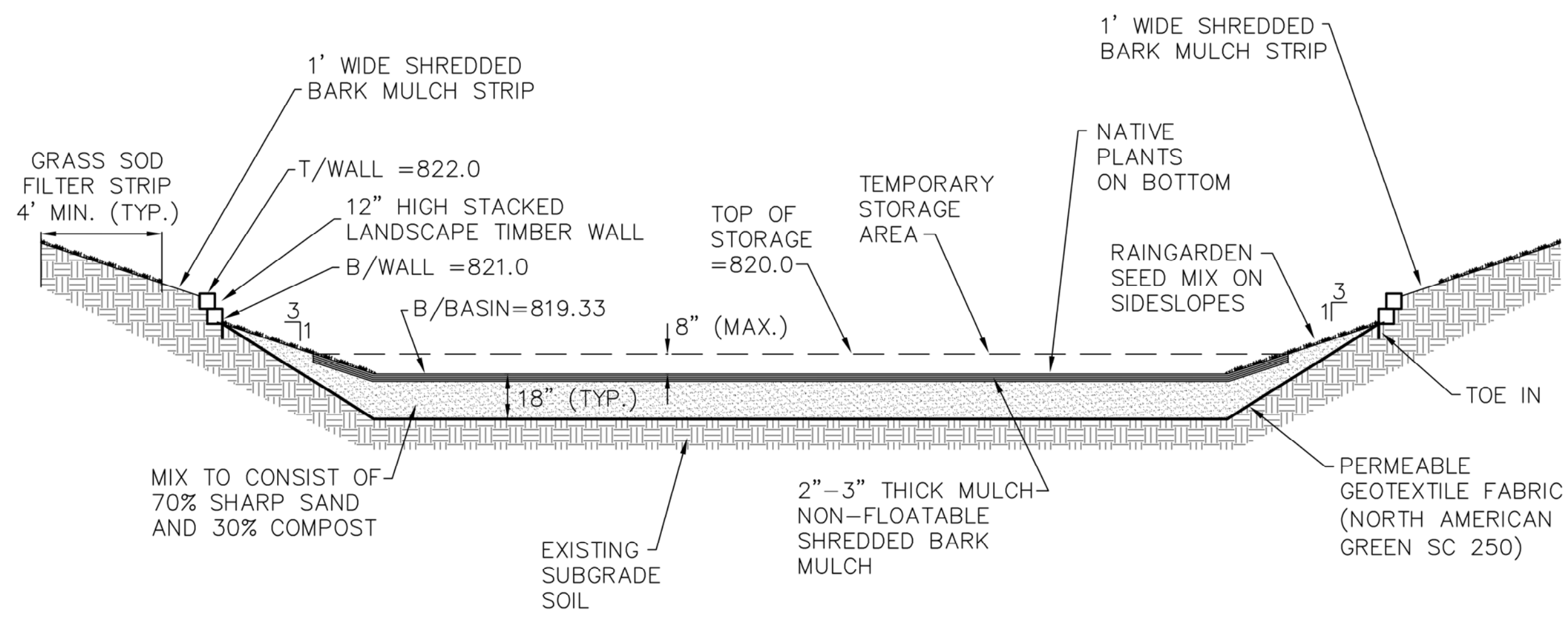
PLANT SCHEDULE

CODE	QTY.	MATERIAL & SIZE	COMMENTS
IV	16	Iris versicolor Blue Flag Iris, 1 gal.	Plant 24" o.c.
LC	5	Lobelia cardinalis Cardinal Flower, 1 gal.	Plant 18" o.c.
LS	6	Lobelia siphilitica Great Blue Lobelia, 1 gal.	Plant 24" o.c.
MBS	8	Liatris spicata Marsh Blazing Star, 1 gal.	Plant 18" o.c.

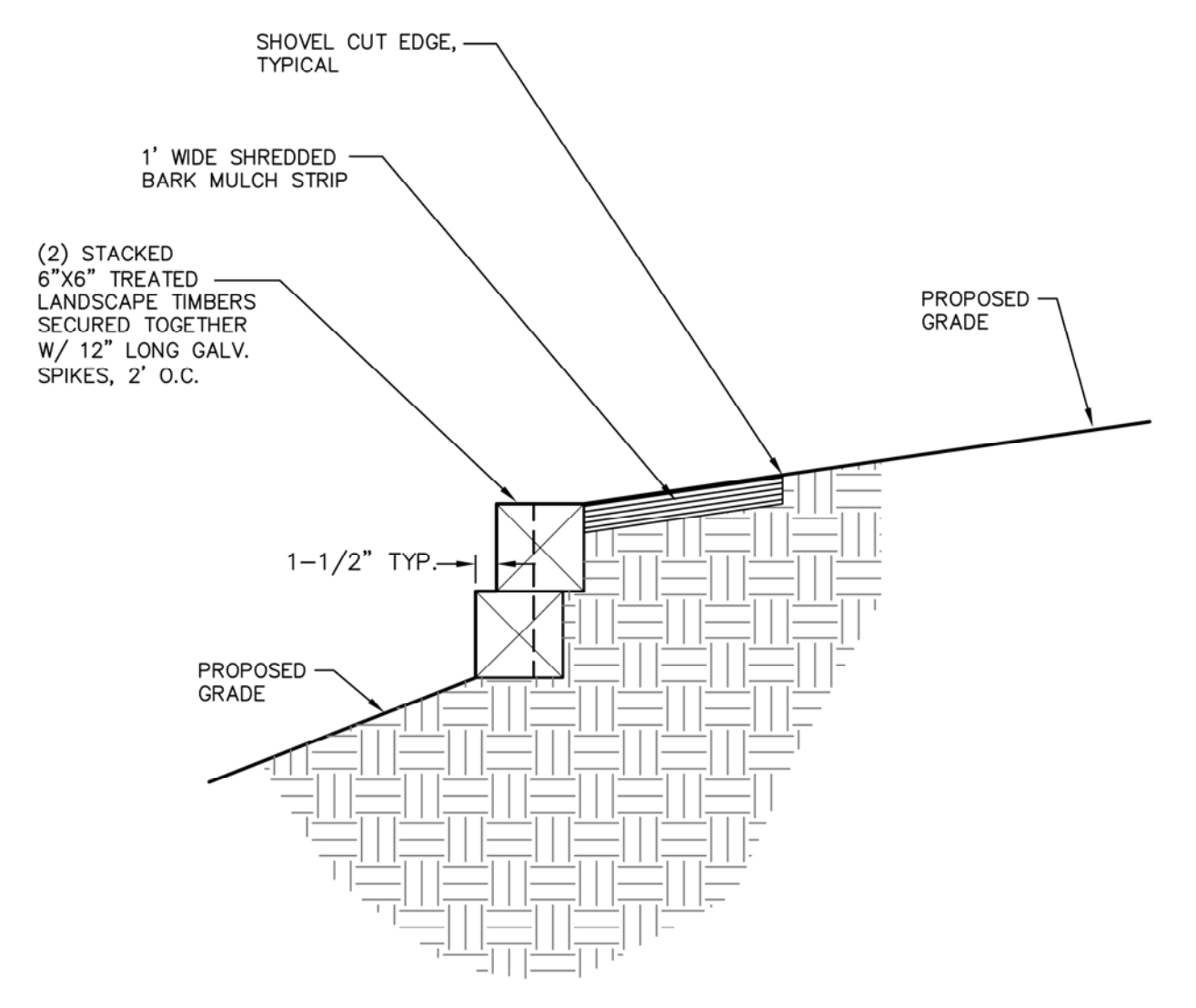
- NOTES:**
- 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
 - ① SEE PLANT LIST FOR SPACING
 - ② 2" DOUBLE SHREDDED HARDWOOD MULCH
 - ③ SHOVEL CUT EDGE. SEE PLAN
 - ④ EXCAVATE EXISTING SOIL 18" DEEP FILL WITH PLANT MIX
 - ⑤ UNDISTURBED SUBGRADE



PLANTING DETAIL
NOT TO SCALE



RAINGARDEN CROSS SECTION A-A1
SCALE: 1/4"=1'-0"



TYPICAL TIMBER RETAINING WALL SECTION
NO SCALE

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
90% REVIEW	2/4/16	JJW									
PER CITY REVIEW	4/15/16	MHS									
BIDDING	3/15/17	JJW									

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
5580 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

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PROJECT SPONSOR:
CITY OF ANN ARBOR PARKS AND RECREATION DEPT.
301 E. HURON STREET
ANN ARBOR, MI 48107 (734) 794-6230

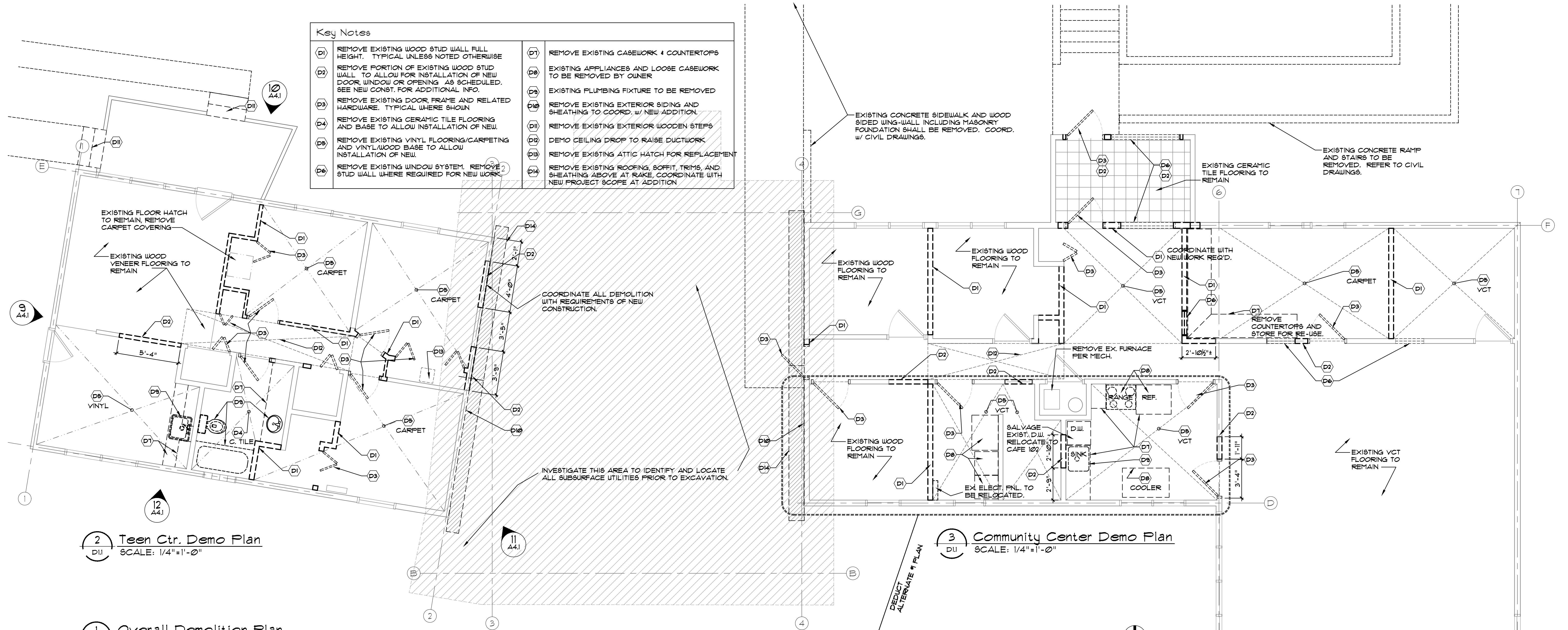
RAINGARDEN PLANTING PLAN
BRYANT COMMUNITY CENTER
SECTION 10, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

RUSSELL DESIGN
LANDSCAPE ARCHITECTURE
Design • Planning
114 Rayson Street Suite 2A Northville, MI 48167
ph. 248.374.3222 fax 248.374.3463

DATE: 2/4/16 SCALE: HOR: 1" = 5' VER: 1" = N/A
DESIGNED BY: JJW JOB NO.: 15166
DRAWN BY: DAB SHEET: LS-1

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Key Notes	
(D1)	REMOVE EXISTING WOOD STUD WALL FULL HEIGHT. TYPICAL UNLESS NOTED OTHERWISE
(D2)	REMOVE PORTION OF EXISTING WOOD STUD WALL TO ALLOW FOR INSTALLATION OF NEW DOOR WINDOW OR OPENING AS SCHEDULED. SEE NEW CONST. FOR ADDITIONAL INFO.
(D3)	REMOVE EXISTING DOOR FRAME AND RELATED HARDWARE. TYPICAL WHERE SHOWN
(D4)	REMOVE EXISTING CERAMIC TILE FLOORING AND BASE TO ALLOW INSTALLATION OF NEW.
(D5)	REMOVE EXISTING VINYL FLOORING/CARPETING AND VINYL/WOOD BASE TO ALLOW INSTALLATION OF NEW.
(D6)	REMOVE EXISTING WINDOW SYSTEM. REMOVE STUD WALL WHERE REQUIRED FOR NEW WORK
(D7)	REMOVE EXISTING CASEWORK & COUNTERTOPS
(D8)	EXISTING APPLIANCES AND LOOSE CASEWORK TO BE REMOVED BY OWNER
(D9)	EXISTING PLUMBING FIXTURE TO BE REMOVED
(D10)	REMOVE EXISTING EXTERIOR SIDING AND SHEATHING TO COORD. W/ NEW ADDITION
(D11)	REMOVE EXISTING EXTERIOR WOODEN STEPS
(D12)	DEMO CEILING DROP TO RAISE DUCTWORK
(D13)	REMOVE EXISTING ATTIC HATCH FOR REPLACEMENT
(D14)	REMOVE EXISTING ROOFING, SOFFIT, TRIMS, AND SHEATHING ABOVE AT RAKE, COORDINATE WITH NEW PROJECT SCOPE AT ADDITION



2 Teen Ctr. Demo Plan
D11 SCALE: 1/4"=1'-0"

3 Community Center Demo Plan
D11 SCALE: 1/4"=1'-0"

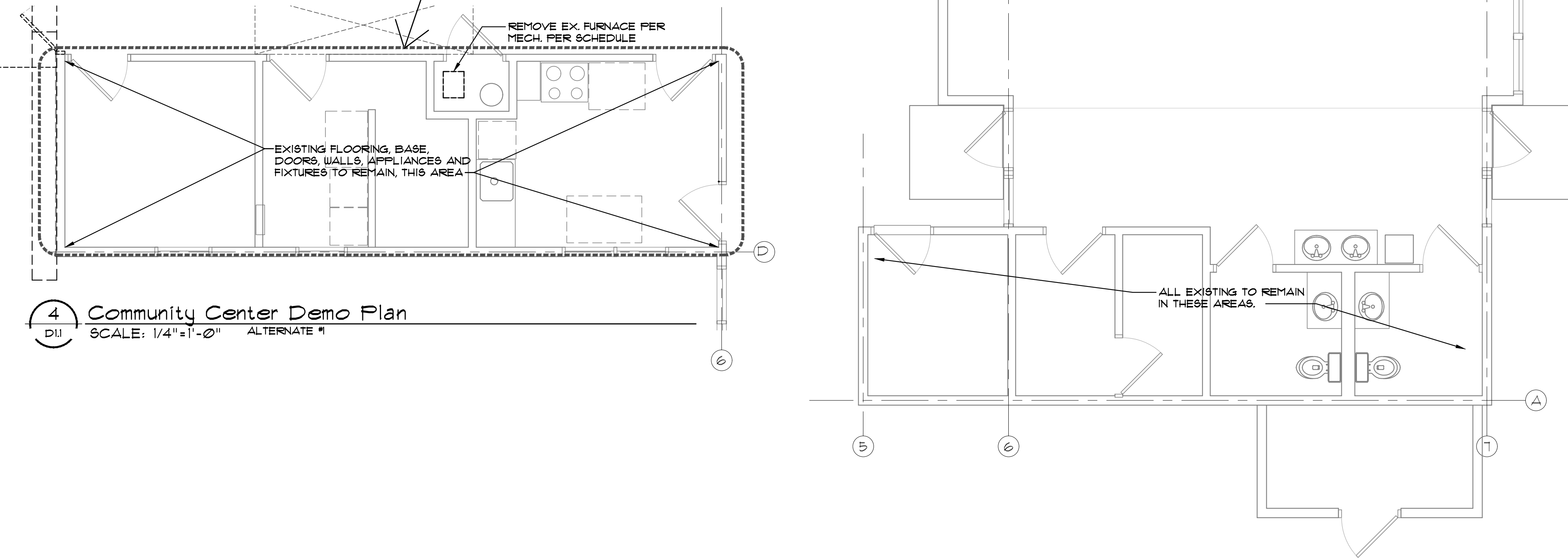
1 Overall Demolition Plan
D11 SCALE: 1/4"=1'-0"

Demolition Plan Legend

	EXISTING WINDOW/SIDELITE TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING DOOR AND FRAME TO REMAIN
	EXISTING DOOR AND/OR FRAME/SIDELITE TO BE REMOVED
	EX. CONST.
	DEMO CONST.
	PATCH NEAR AREA OF PARTITION/CONSTRUCTION TO REMAIN AFTER REQUIRED DEMOLITION.
	ALIGN FINISH OF NEW CONSTRUCTION WITH SURFACE OF EXISTING CONSTRUCTION.
	PATCH NEAR AREA OF PARTIAL PARTITION/CONSTRUCTION TO REMAIN AFTER REQUIRED DEMOLITION.
	CENTER NEW PARTITION TO EXISTING CONSTRUCTION.
	8'-10" CEILING HEIGHT
	PHOTO ELEVATION

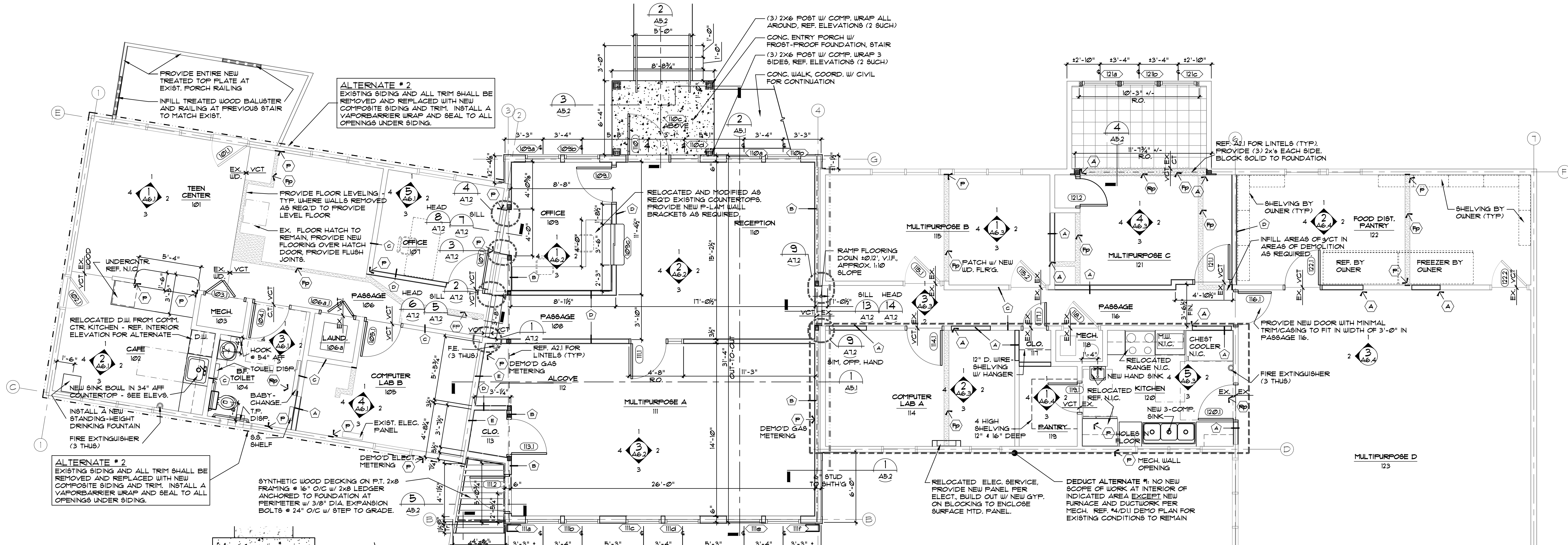
DEMOLITION NOTES:

- INVESTIGATE EXISTING ROOF AND FLOOR FRAMING BEFORE THE START OF DEMOLITION. THE CONSTRUCTION DOCUMENTS ASSUME THAT ROOF FRAMING CONSISTS OF TRUSSES SPANNING BETWEEN EXTERIOR BEARING WALLS. NOTIFY ARCHITECT IF ANY INTERIOR BEARING WALLS ARE DISCOVERED.
- DEMOLITION PLANS MAY SHOW EXISTING EQUIP. THAT WILL REQUIRE SALVAGING/REINSTALLATION AFTER NEW CONSTRUCTION IS IN PLACE. PROTECT IN PLACE ALL FIXTURES AND SURFACES INDICATED TO REMAIN. CONTACT ARCHITECT PRIOR TO CONTINUING WORK.
- COORDINATE DIMENSIONS OF ALL DEMOLITION WITH REQUIREMENTS OF NEW CONSTRUCTION. REFER TO PROPOSED PLANS FOR NEW CONSTRUCTION WHICH REQUIRE THIS DEMOLITION. DEMOLITION CONTRACTOR SHALL BE FULLY AWARE OF ALL NEW CONSTRUCTION AND DETAILS PRIOR TO DEMOLITION.
- REFER TO ADDITIONAL PLANS INDICATING MECHANICAL/ELECTRICAL WORK FOR COORDINATION OF REQUIRED DEMOLITION.
- STABILIZE AND PROTECT ALL AREAS ADJACENT TO AREAS OF DEMOLITION.
- REVIEW DISPOSITION OF ALL ITEMS TO BE SALVAGED/REMOVED WITH THE OWNER IF NOT SPECIFICALLY NOTED.
- PROCEED WITH CAUTION IN REMOVING WALLS AND ENCLOSURES. OPEN/DEMO PARTITIONS CAREFULLY TO INVESTIGATE THE PRESENCE OF HVAC, ELECTRICAL OR PLUMBING SYSTEMS. IF A CONFLICT IS IDENTIFIED, CONTACT ARCHITECT PRIOR TO CONTINUING WORK.
- DEMOLITION PLANS AND SPECIFICATIONS MAY NOT FULLY REPRESENT ALL DEMOLITION WORK REQUIRED TO INSTALL NEW WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, BUT ARE INTENDED TO SERVE AS GENERAL DEMOLITION GUIDELINES.
- ALL ITEMS INDICATED WITH DASHED LINES ARE TO BE DEMO'D/REMOVED - UNLESS OTHERWISE NOTED.
- ALL WORK INDICATED WITH SOLID LINES ARE TO REMAIN - UNLESS OTHERWISE NOTED.
- WHERE ITEMS ARE INDICATED TO BE REMOVED, PATCH SURFACES TO MATCH ADJACENT CONST/SURFACES OR PREPARE TO RECEIVE NEW FINISHES WHERE SCHEDULED. FINISHING OF NEW OR EXISTING SURFACES SHALL EXTEND TO THE NEAREST NATURAL BREAK OR TERMINATION FOR A CLEAN, NATURAL, UNBLEMISHED APPEARANCE AT THE END OF CONSTRUCTION.



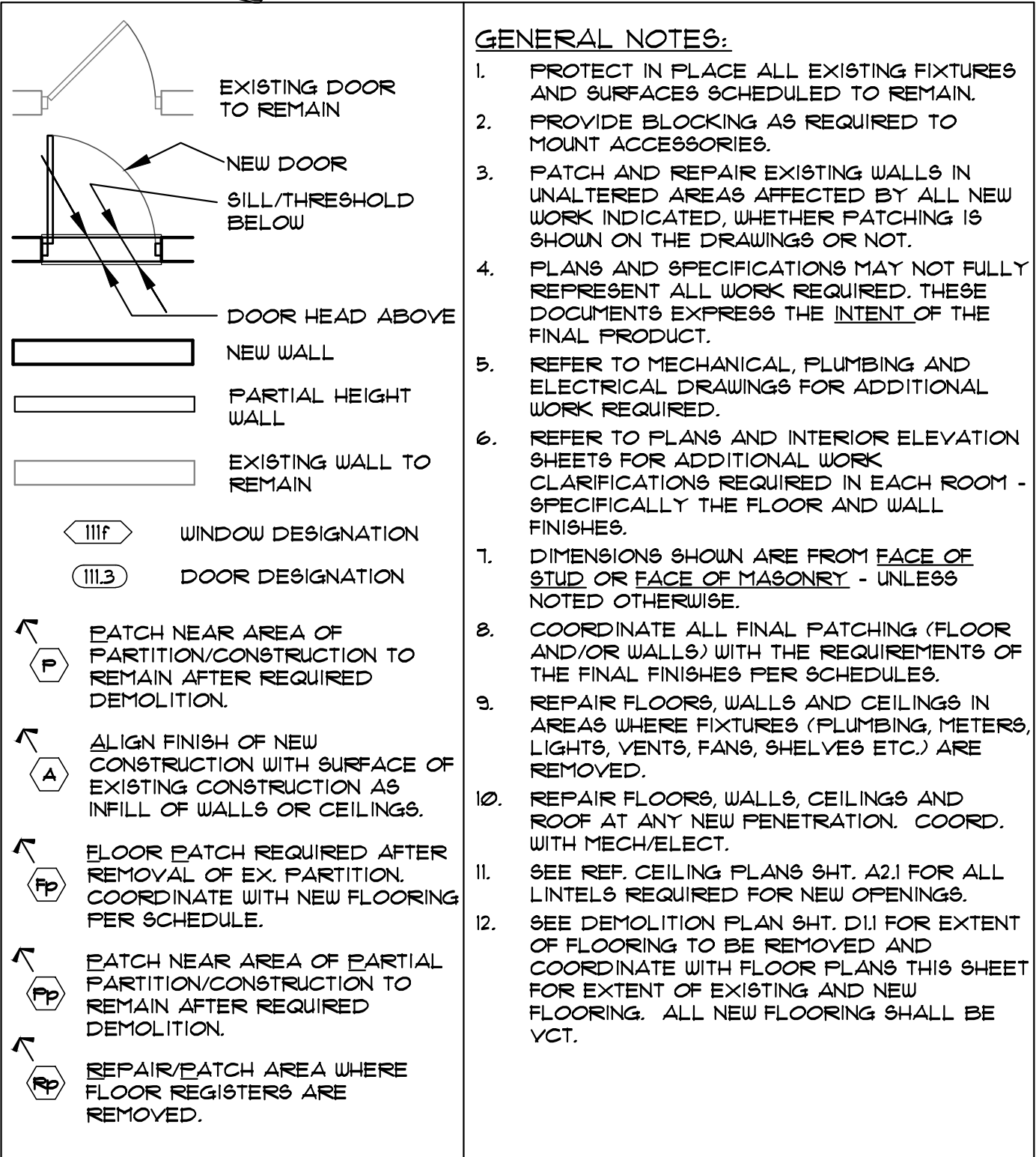
4 Community Center Demo Plan
D11 SCALE: 1/4"=1'-0" ALTERNATE #1

Date:	Issued For:	Issued For:	
02.22.16	Site Plan Approval	06.13.16	95% Plan Review
03.21.16	Review	09.21.16	Plan Review
04.01.16	M/E Review	03.15.17	Bidding
04.18.16	M/E Review		
04.29.16	DD Review		



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

Plan Legend



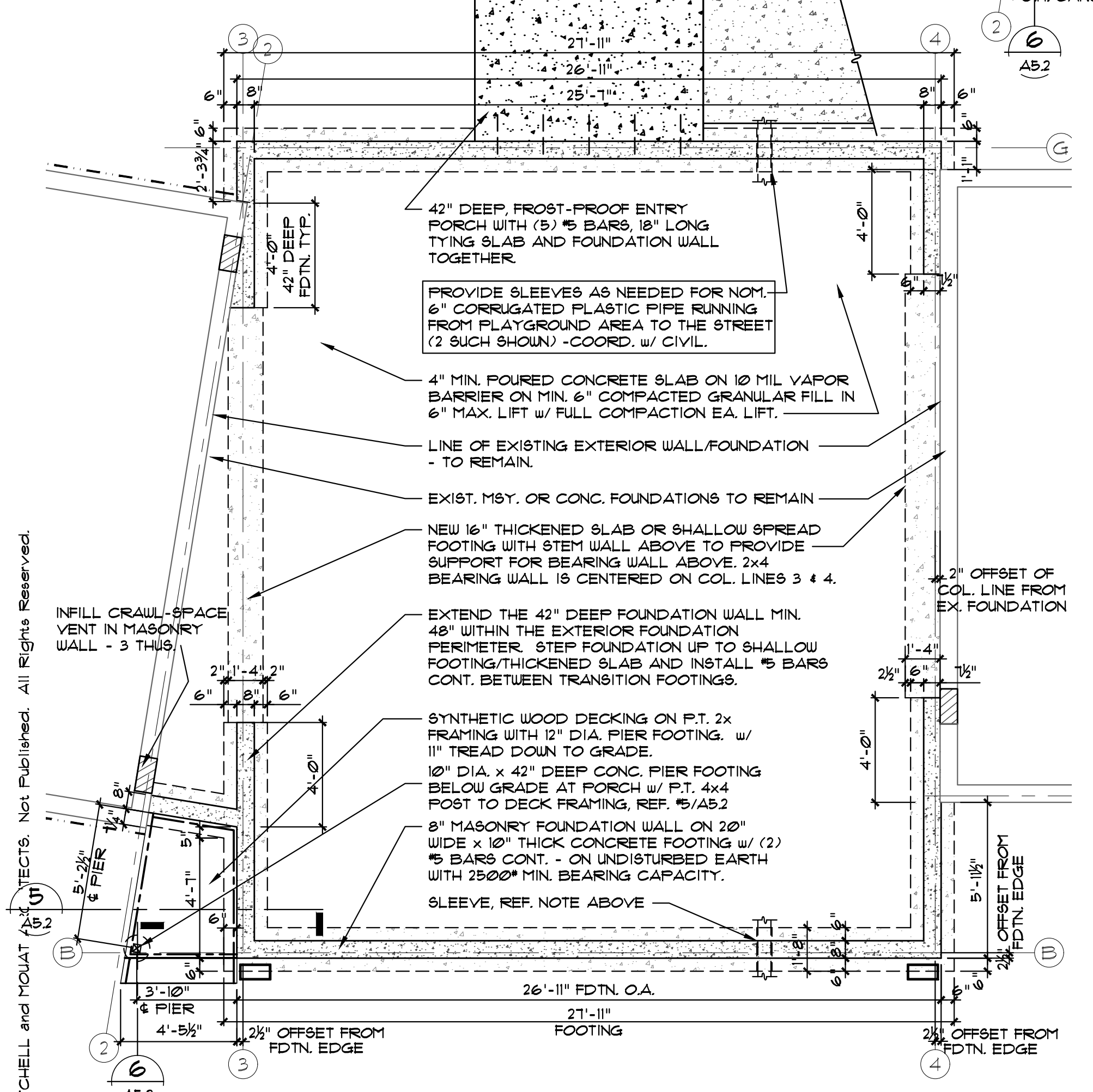
- GENERAL NOTES:**
- PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
 - PROVIDE BLOCKING AS REQUIRED TO MOUNT ACCESSORIES.
 - PATCH AND REPAIR EXISTING WALLS IN UNALTERED AREAS AFFECTED BY ALL NEW WORK INDICATED, WHETHER PATCHING IS SHOWN ON THE DRAWINGS OR NOT.
 - PLANS AND SPECIFICATIONS MAY NOT FULLY REPRESENT ALL WORK REQUIRED. THESE DOCUMENTS EXPRESS THE INTENT OF THE FINAL PRODUCT.
 - REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK REQUIRED.
 - REFER TO PLANS AND INTERIOR ELEVATION SHEETS FOR ADDITIONAL WORK CLARIFICATIONS REQUIRED IN EACH ROOM - SPECIFICALLY THE FLOOR AND WALL FINISHES.
 - DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF MASONRY - UNLESS NOTED OTHERWISE.
 - COORDINATE ALL FINAL PATCHING (FLOOR AND/OR WALLS) WITH THE REQUIREMENTS OF THE FINAL FINISHES PER SCHEDULES.
 - REPAIR FLOORS, WALLS AND CEILINGS IN AREAS WHERE FIXTURES (PLUMBING, METERS, LIGHTS, VENTS, FANS, SHELVES ETC.) ARE REMOVED.
 - REPAIR FLOORS, WALLS, CEILINGS AND ROOF AT ANY NEW PENETRATION. COORD. WITH MECH/ELECT.
 - SEE REF. CEILING PLANS SHT. A21 FOR ALL LINTELS REQUIRED FOR NEW OPENINGS.
 - SEE DEMOLITION PLAN SHT. D11 FOR EXTENT OF FLOORING TO BE REMOVED AND COORDINATE WITH FLOOR PLANS THIS SHEET FOR EXTENT OF EXISTING AND NEW FLOORING. ALL NEW FLOORING SHALL BE VCT.

Interior Wall Type Legend

WALL DESIGNATION	WALL GRAPHIC SYMBOL	WALL CONSTRUCTION
A	=====	IN-FILL CONST. 3/8" OR 1/2" GYP. BRD. EACH SIDE SECURED TO 3/4" WOOD STUDS @ 16" O.C. MATCH EX. WALL DEPTH AS APPROPRIATE.
B	=====	3/8" GYP. BRD. SECURED TO 3/4" WOOD STUDS @ 16" O.C. - AS BEARING WALL. GYP. BOARD MAY OCCUR ON BOTH SIDES.
C	=====	EXISTING GYP. BOARD ON 2x4 OR 3x4" (MAY VARY) WOOD STUDS TO UNDERSIDE OF CEILING.
D	=====	NEW PARTITIONS: 3/8" GYP. BRD. EACH SIDE SECURED TO 3/4" WOOD STUDS @ 16" O.C.
E	=====	3/8" GYP. BRD. ON EXISTING EXT. SHEATHING (AFTER REMOVAL OF EX. SIDING) TO FINISH EX. EXTERIOR CONST. FOR INTERIOR FINISHES.

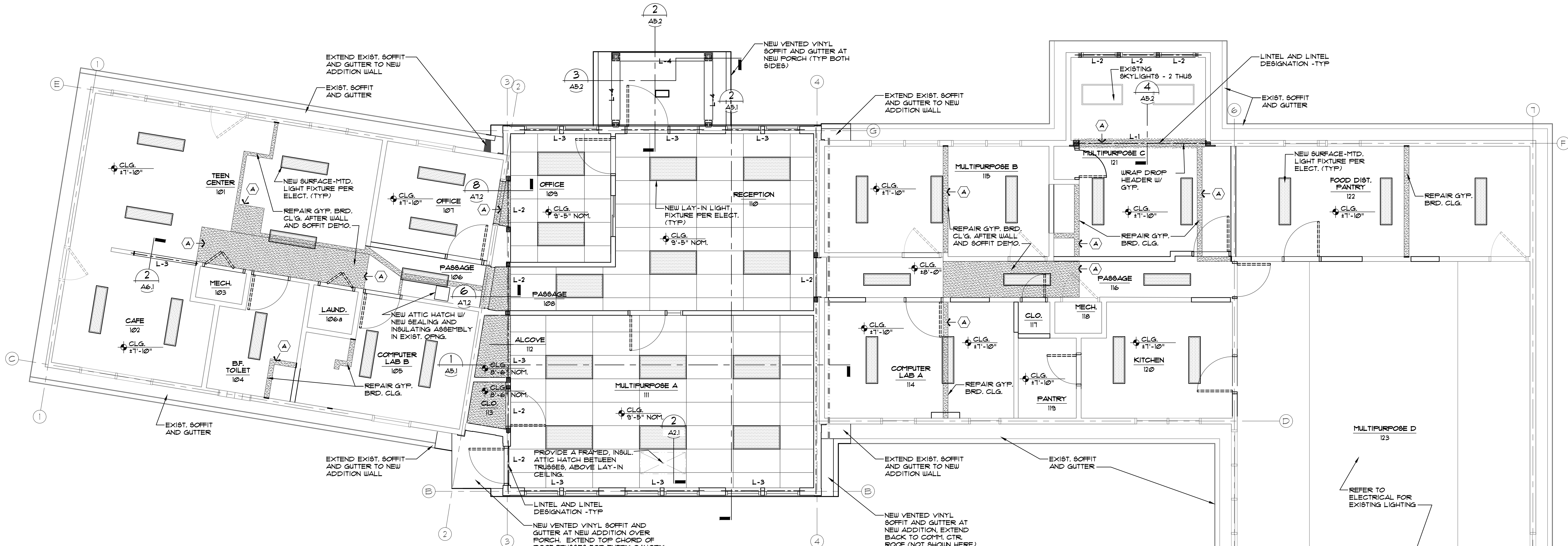
WALL LEGEND NOTES:

- REFER TO INTERIOR ELEVATIONS FOR WALL/CEILING/TRIM FINISHES.



2 Foundation Plan
SCALE: 1/4"=1'-0"

Date:	02/22/16	Issued For:	Site Plan Approval
03/21/16	Review	06/13/16	95% Plan Review
04/01/16	N/E Review	09/21/16	Plan Review
04/18/16	M/E Review	03/15/17	Bidding
04/29/16	DD Review		



1 Reflected Ceiling Plan
 SCALE: 1/4" = 1'-0"

Reflected Ceiling Plan Legend

	LAY-IN ACOUSTICAL CEILING (EXISTING)
	LAY-IN ACOUSTICAL CEILING (NEW)
	PAINTED GYPSUM BOARD CEILING (NEW)
	CEILING HEIGHT - VARIES
	BATCH NEAR AREA OF PARTITION/CONSTRUCTION TO REMAIN AFTER REQUIRED DEMOLITION.
	ALIGN FINISH OF NEW CONSTRUCTION WITH SURFACE OF EXISTING CONSTRUCTION.

GENERAL NOTES:

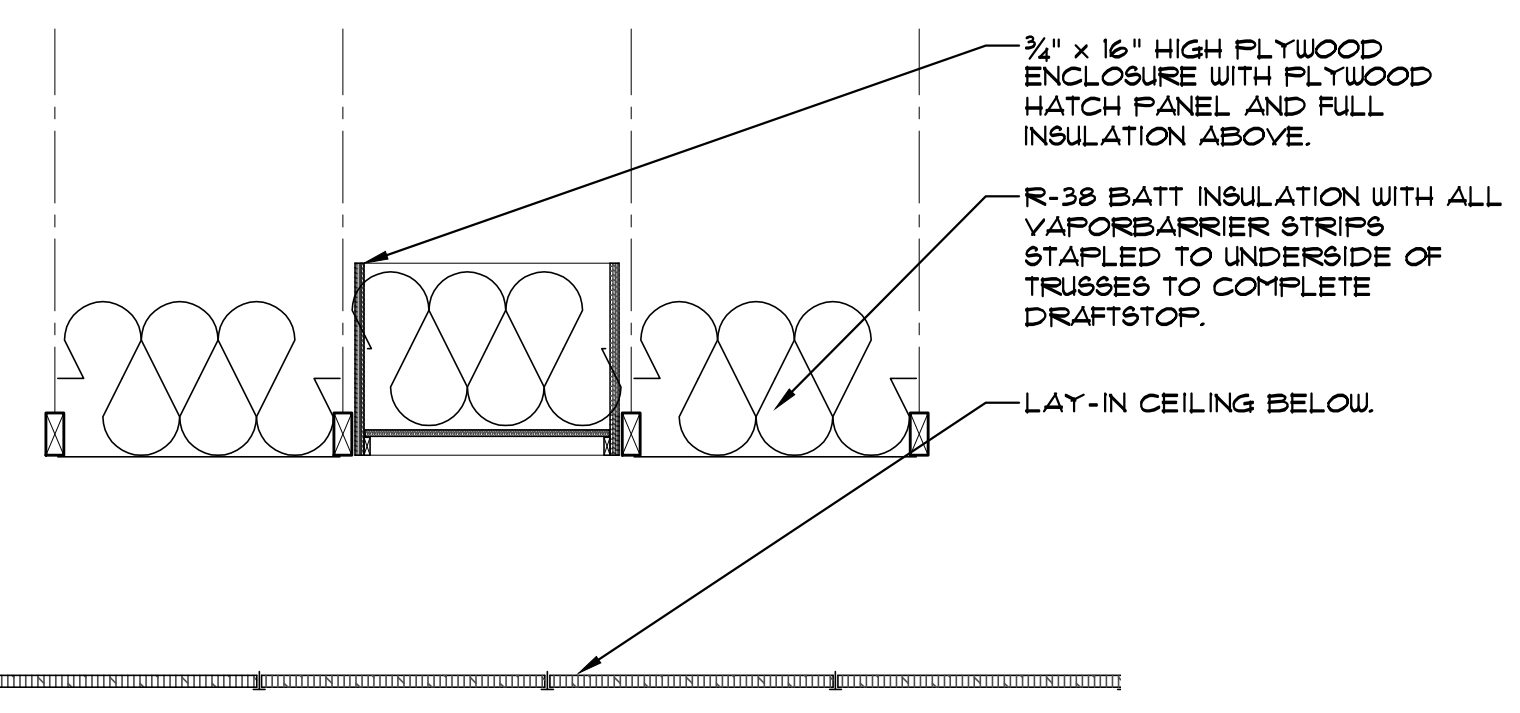
- REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
- PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.

REFLECTED CEILING NOTES:

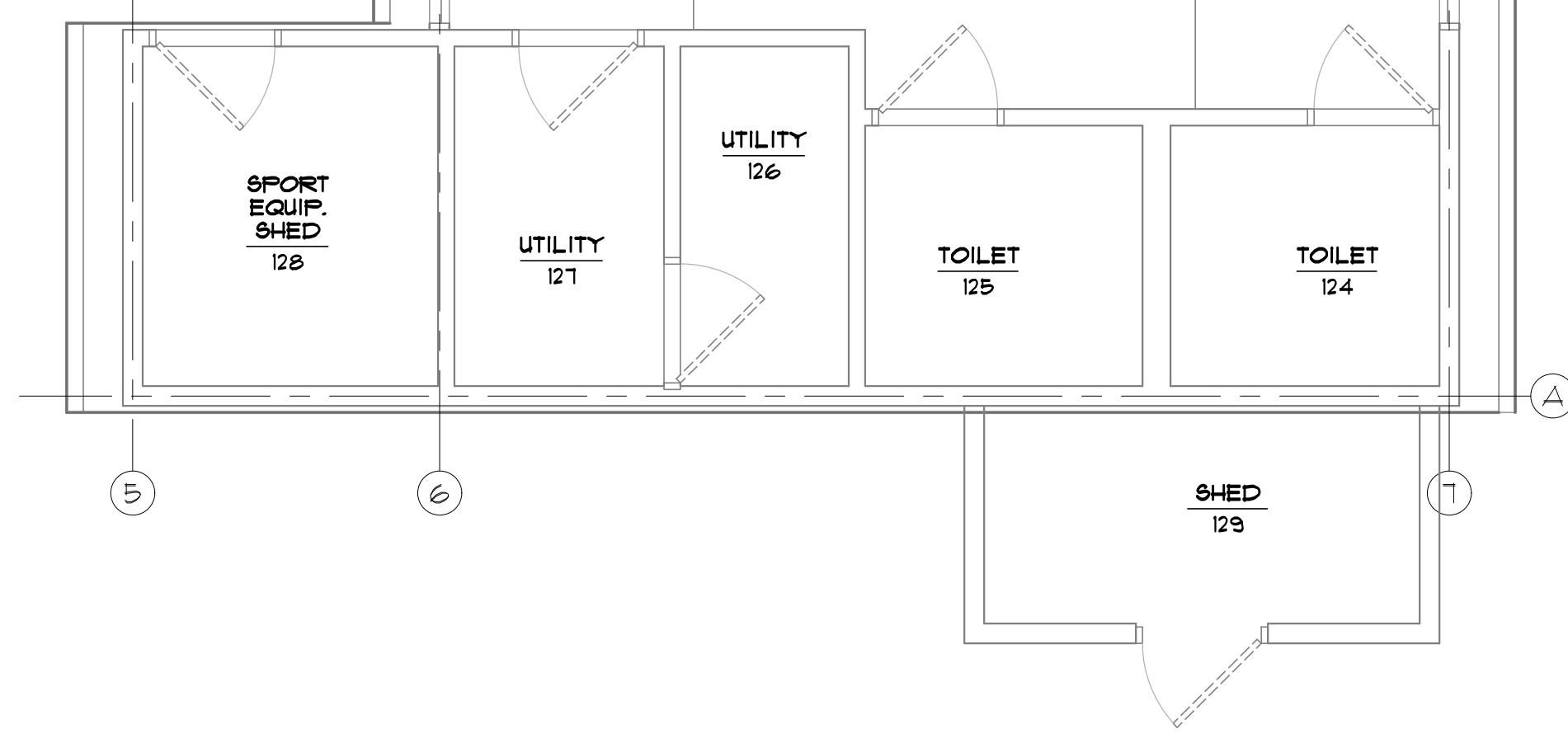
- REPAIR EXISTING GYP. BOARD CEILING AS REQUIRED AFTER REMOVAL OF EXISTING FULL-HEIGHT WALLS AND DEMOLITION OF MECHANICAL SOFFITS. ADJACENT CEILING AREAS SHALL BE PAINTED TO FULL EXTENT OF EACH ROOM REPAIRED.
- COORDINATE WITH MECH/ELECT. DRAWINGS FOR ADDITIONAL WORK REQUIRED.
- REMOVE EXISTING FIXTURES AND ELECTRICAL DEVICES AND REINSTALL AS NEEDED WHERE CEILING MOUNTED OR IN INTERFERENCE WITH NEW CEILING.
- MOUNT LIGHT FIXTURES AT ROOM CENTERS (SINGLE FIXTURE) QUARTER-POINTS (2 OR 4 FIXTURES) OR SIXTH-POINTS (3 FIXTURES) WHERE NOT INDICATED.
- COORDINATE WITH MECH/ELECT. DOCUMENTS FOR HVAC GRILLES AND ADDITIONAL M/E EQUIPMENT IN CEILINGS.

LINTEL and COLUMN SCHEDULE:

L-1: (3) 1 3/4" x 9 3/4" LVL's
 L-2: (2) 2x6's
 L-3: (2) 2x10's
 L-4: (3) 2x8's (NOT USED)
 PROVIDE MIN. (2) 2x STUDS AT EACH END OF ALL HEADERS/LINTELS - U.O.N.

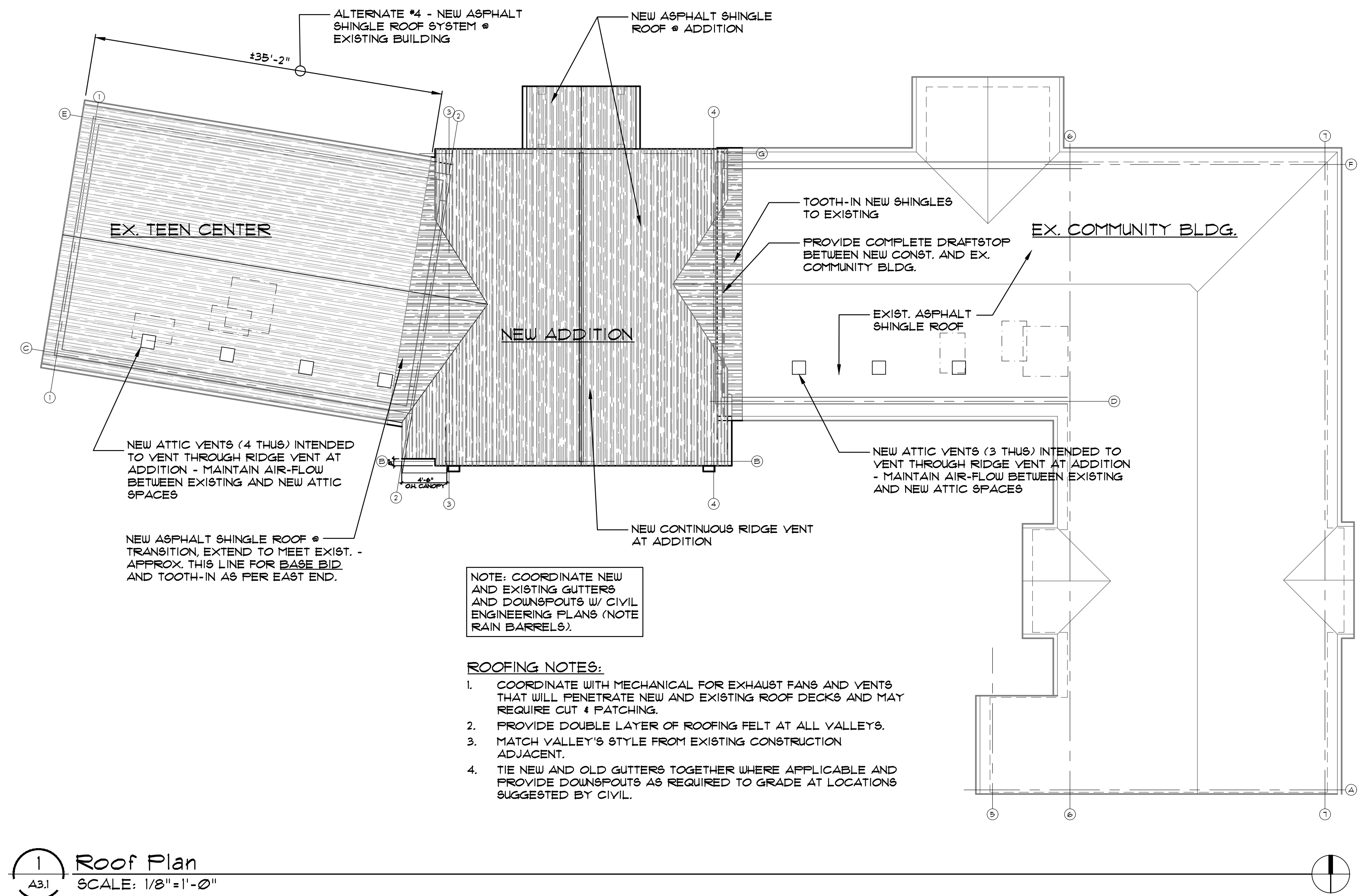


2 Framed Attic Hatch
 SCALE: 3/4" = 1'-0"



Issued For:	06.13.16	95% Plan Review
Date:	09.21.16	Plan Review
Issued For:	04.01.16	Bidding
Date:	03.15.17	Bidding
Issued For:	04.18.16	M/E Review
Date:	04.29.16	DD Review

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1 Roof Plan
A31 SCALE: 1/8" = 1'-0"

Date:	Issued For:	Date:	Issued For:
02.22.16	Site Plan Approval	06.13.16	95% Plan Review
03.21.16	Review	09.21.16	Plan Review
04.01.16	M/E Review	03.15.17	Bidding
04.18.16	M/E Review		
04.29.16	DD Review		

Bryant Community Center Addition
3 West Eden Court
Ann Arbor, MI 48108
Project Number: 1531



12 South Elevation - Photo
A4.1 SCALE: No Scale Teen Center

BASE BID: REMOVE EX. SIDING, OVERHANGING RAKE, AND SHEATHING THIS WALL IN PREPARATION FOR NEW CONSTRUCTION.

ALTERNATE #2: REMOVE EXIST. CEMENTITIOUS SIDING, INSTALL NEW COMPOSITE WOOD SIDING AND VAPORBARRIER OVER EXIST. SHEATHING



11 East Elevation - Photo
A4.1 SCALE: No Scale Teen Center

EXISTING RAKES, GUTTERS, AND VENT TO REMAIN

ALTERNATE #2: REMOVE EXIST. CEMENTITIOUS SIDING, INSTALL NEW COMPOSITE WOOD SIDING AND VAPORBARRIER OVER EXIST. SHEATHING

ALTERNATE #2: REMOVE EXIST. Z-BRICK, INSTALL NEW COMPOSITE WOOD SIDING OVER EXIST. SHEATHING

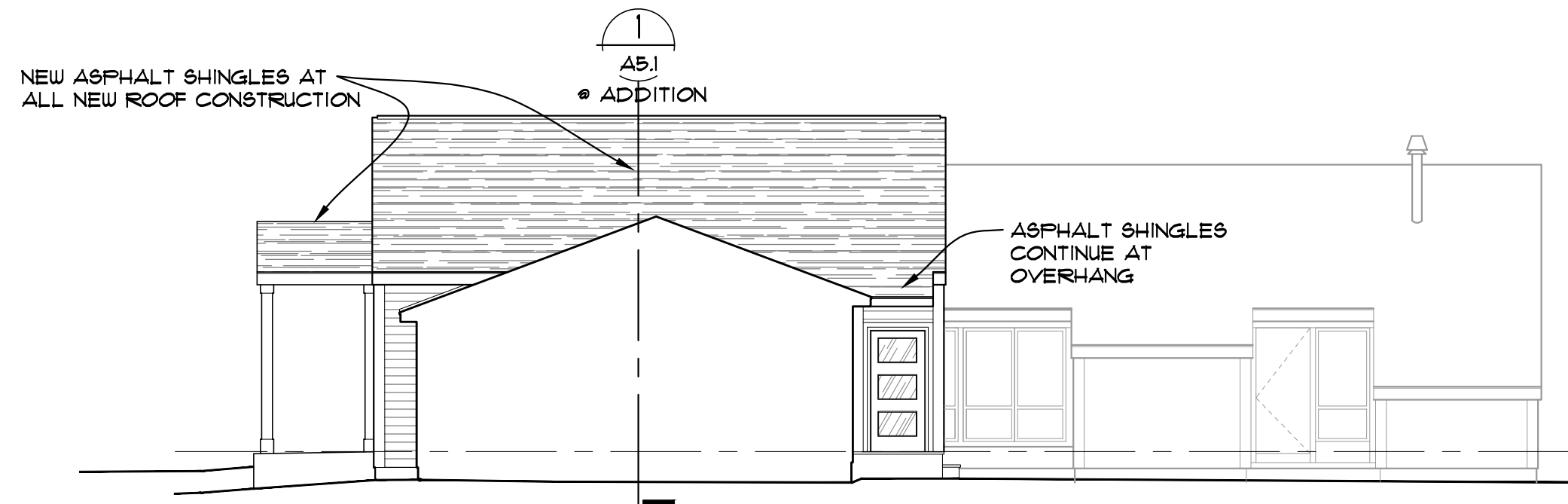
REMOVE (2) EXIST. STAIRS (BOTH SIDES), INFILL W/ NEW TREATED WD. BALUSTERS TO MATCH, PROVIDE NEW P.T. TOP RAIL ENTIRE PERIMETER.



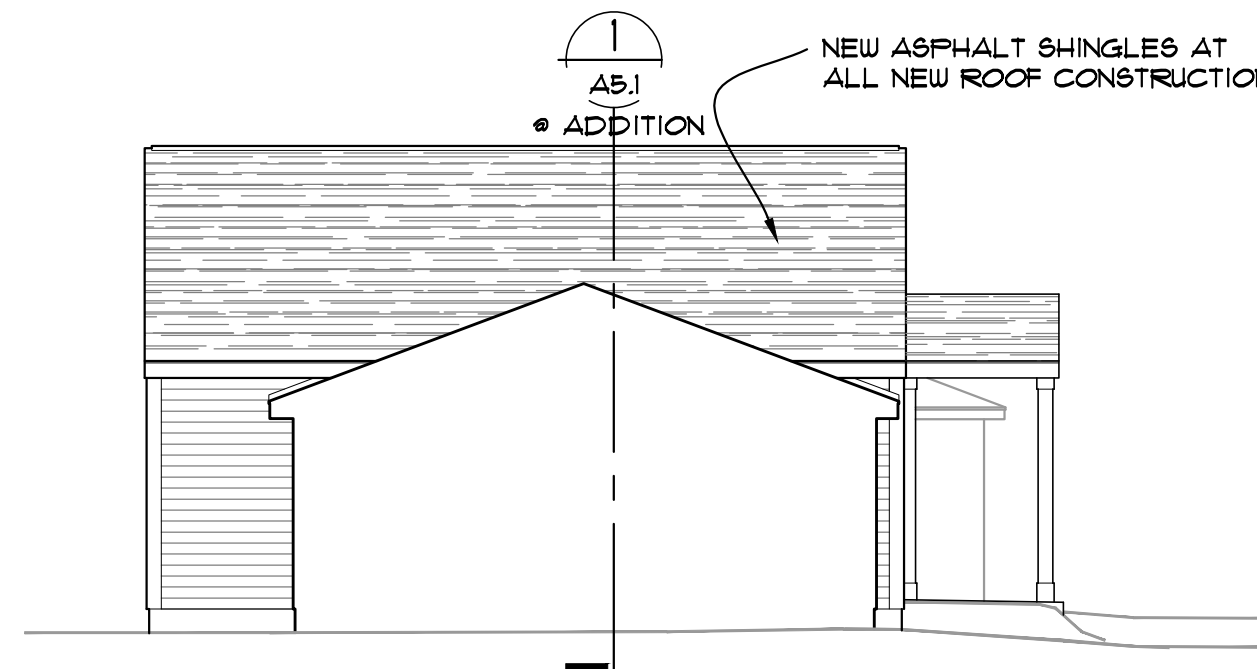
10 North Elevation - Photo
A4.1 SCALE: No Scale Teen Center



9 West Elevation - Photo
A4.1 SCALE: No Scale Teen Center



6 West Elevation - Addition
A4.1 SCALE: 1/8"=1'-0"



5 East Elevation - Addition
A4.1 SCALE: 1/8"=1'-0"

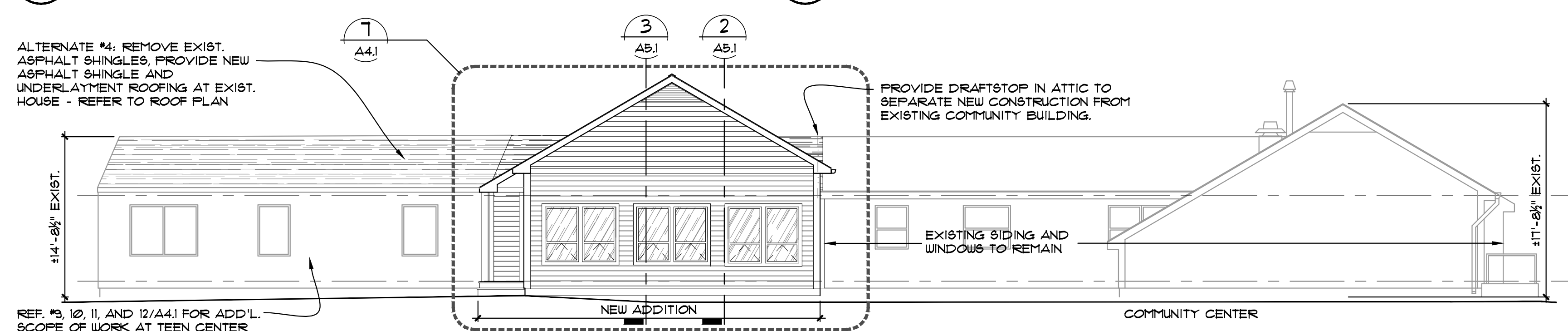


7 South Elevation - Enlarged
A4.1 SCALE: 1/4"=1'-0"



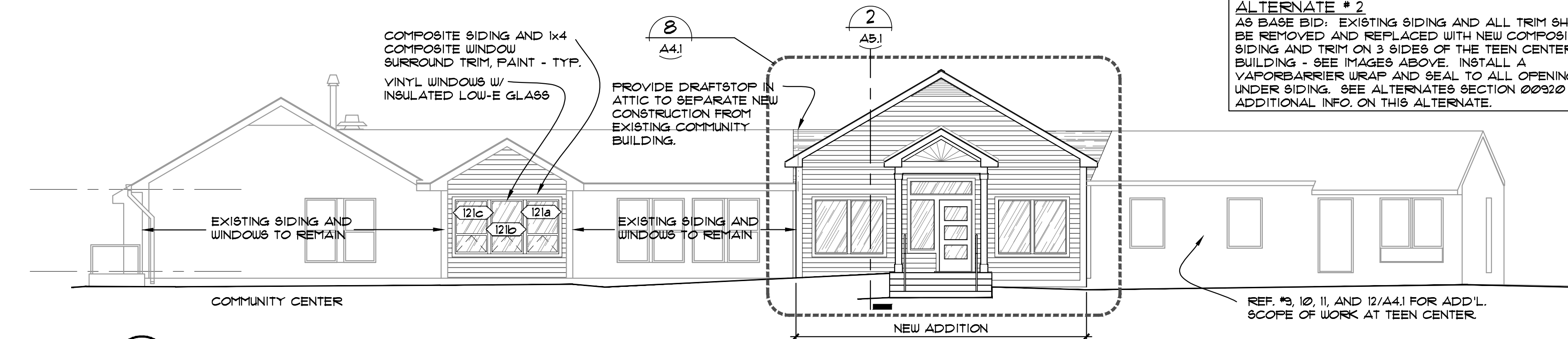
4 West Elevation
A4.1 SCALE: 1/8"=1'-0"

ALTERNATE #2 AS BASE BID: EXISTING SIDING AND ALL TRIM SHALL BE REMOVED AND REPLACED WITH NEW COMPOSITE SIDING AND TRIM ON 3 SIDES OF THE TEEN CENTER BUILDING - SEE IMAGES ABOVE. INSTALL A VAPORBARRIER WRAP AND SEAL TO ALL OPENINGS UNDER SIDING. SEE ALTERNATES SECTION 00920 FOR ADDITIONAL INFO. ON THIS ALTERNATE.



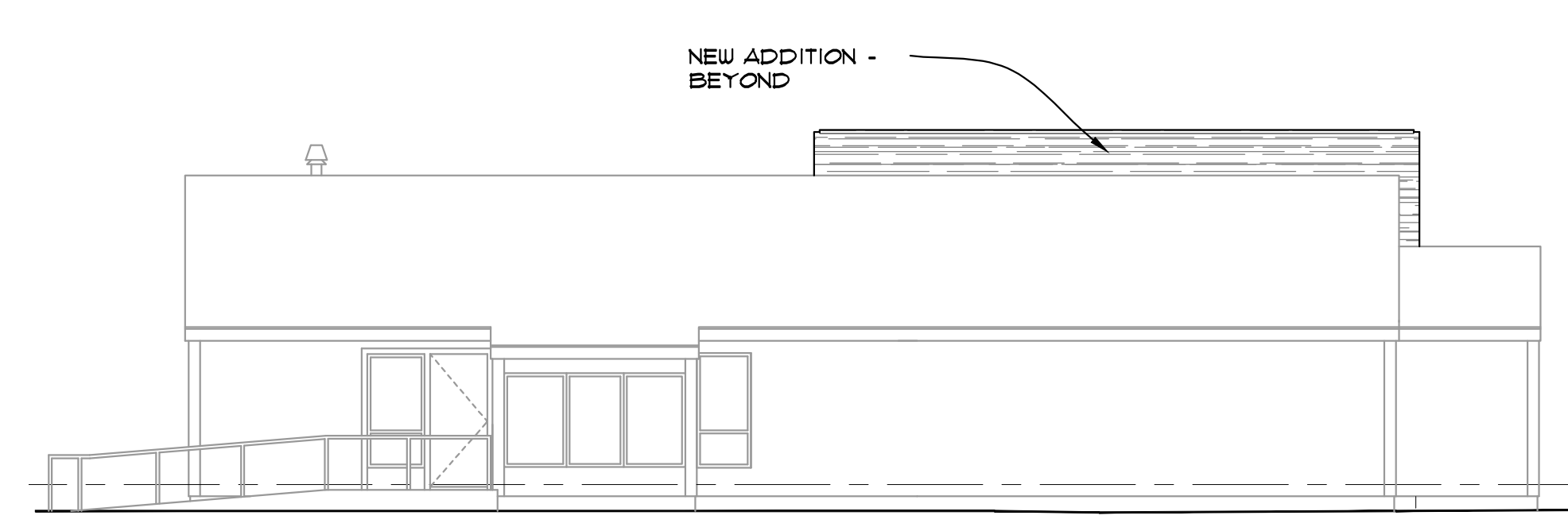
3 South Elevation
A4.1 SCALE: 1/8"=1'-0"

ALTERNATE #4: REMOVE EXIST. ASPHALT SHINGLES, PROVIDE NEW ASPHALT SHINGLE AND UNDERLAYMENT ROOFING AT EXIST. HOUSE - REFER TO ROOF PLAN



2 North Elevation
A4.1 SCALE: 1/8"=1'-0"

ALTERNATE #2 AS BASE BID: EXISTING SIDING AND ALL TRIM SHALL BE REMOVED AND REPLACED WITH NEW COMPOSITE SIDING AND TRIM ON 3 SIDES OF THE TEEN CENTER BUILDING - SEE IMAGES ABOVE. INSTALL A VAPORBARRIER WRAP AND SEAL TO ALL OPENINGS UNDER SIDING. SEE ALTERNATES SECTION 00920 FOR ADDITIONAL INFO. ON THIS ALTERNATE.



1 East Elevation
A4.1 SCALE: 1/8"=1'-0"

PROVIDE AN ACTIVE GABLE VENT WHERE INDICATED. PRODUCT SHALL BE A MANUFACTURED, URETHANE VENT BY FYFON, EKENA MILLWORK OR NEW CONCEPT LOUVERS, OR SIMILAR - AVAILABLE AT ARCHITECTURALDEPOT.COM

TYPICAL MATERIALS

- ACTIVE GABLE VENT, PAINTED.
- PVC IN DECORATIVE, RADIAL PATTERN - PAINT
- TREATED POSTS WITH PVC CLADDING
- VENTED VINYL SOFFIT
- INSULATED LOW-E UNTINTED GLASS
- WOOD TEXTURED, FIBERGLASS DOORS
- CONC. PORCH W/ GALV. PIPE RAILING.
- CONC. RAMP ON GRADE

TYPICAL MATERIALS

- ACTIVE, GABLE VENT, PAINT.
- ASPHALT SHINGLE ROOF
- 1x6 COMPOSITE TRIM/RAKE, PAINT
- CEMENT COMPOSITE BOARD SIDING, PAINT
- 1x6 COMPOSITE TRIM, PAINT
- COMPOSITE FASCIA, PAINT. EXTEND ROOF AS NEEDED TO MEET EX. EAVE
- OVERHANG @ DOOR, PROVIDE VENTED VINYL SOFFIT
- COMPOSITE 1x6 CORNER TRIMS, PAINT
- VINYL WINDOWS W/ INSULATED LOW-E GLASS
- 1x4 COMPOSITE WINDOW AND DOOR SURROUND TRIM, PAINT
- COMPOSITE DECKING PORCH AND STEPS
- CONCRETE FOUNDATION

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Issued For:	95% Review	Plan Review	Bidding		

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ROOFING ASSEMBLY - TYP.
CONTINUOUS RIDGE VENT ON ASPHALT SHINGLES OVER 30# FELT ON 1/2" ROOFING SHEATHING OVER 2x WOOD TRUSSES @ 24" O/C WITH R-38 MIN. BATT INSULATION SECURED TO UNDERSIDE OF TRUSSES AND TAPED - CONT. WITH A SUSPENDED, LAY-IN CEILING BELOW

1x8 COMPOSITE TRIM w/ P.T. 2x6 BLOCKING BELOW TO TERMINATE R-5 INSULATION AND SIDING AND ALLOW TRIM TO STAND 1/2" 'FROUD'.
COMPOSITE SIDING ON R-5 CONT. INSULATION ON 1/2" EXTERIOR SHEATHING OVER 2x WOOD TRUSSES - TYP.

R-38 MIN. BATT INSULATION.
INSTALL A HEAD FLASHING ABOVE ALL TRIM INTERRUPTING SIDING ABOVE FLOOR ELEVATION, KEEP 'OPEN' - TYP.

Trusses Bearing
110" - 4'-1 1/2"
1x8 COMPOSITE TRIM w/ WINDOW HEAD FLASHING ABOVE - TYP. PROVIDE SEALANT BELOW FLASHING TO WINDOW.

WALL CONSTRUCTION - TYP.
HORIZ. COMPOSITE SIDING ON AIR BARRIER (TAPED AT ALL JOINTS) OVER R-5 CONTINUOUS INSULATION ATTACHED TO 1/2" EXTERIOR WOOD SHEATHING ON 2x6 WOOD STUDS @ 24" O/C w/ R-21 BATT INSULATION AND 5/8" GYP. BOARD.

1x6 COMPOSITE TRIM w/ WINDOW HEAD FLASHING ABOVE - TYP. PROVIDE SEALANT BELOW FLASHING TO WINDOW.
GYP. BOARD RETURNS AND HEAD SURROUNDING WINDOW OPENINGS - TYP.

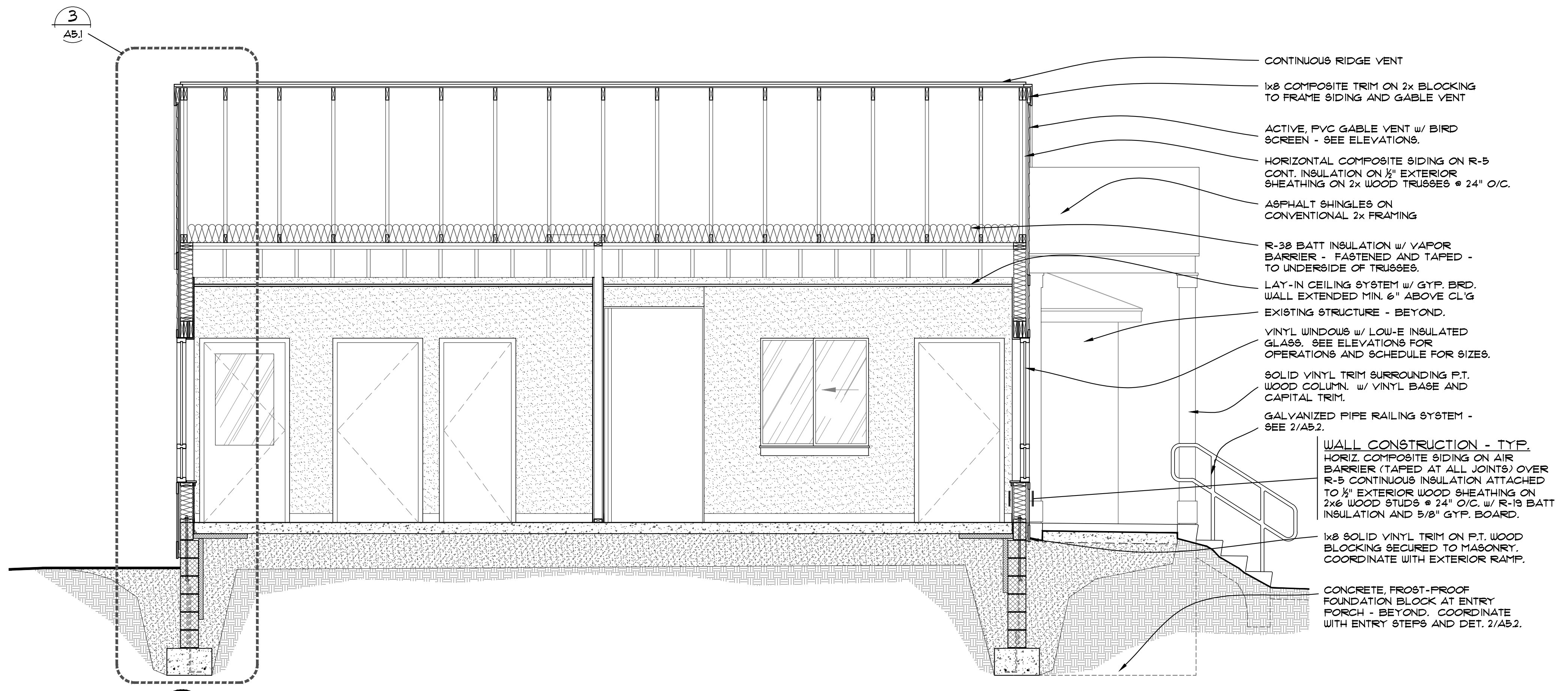
VINYL WINDOWS WITH FULL SCREENS FOR ALL OPERABLE SASHES.
FLAS. LAM. WINDOW SILL w/ EASED EDGES AND WITH CASING BEAD BELOW.

SEAL WINDOW TO 1x COMPOSITE TRIM SURROUND - TYP.
PRESSURE TREATED SILL PLATE ON MASONRY STEM WALL WITH MIN. 1/2" EXPANSION MATERIAL TO CONC. FLOOR w/ 1/2" DIA. ANCHOR BOLTS @ 32" O/C.

New Floor Slab
10'-0"
1x8 PVC TRIM ON 1x P.T. BLOCKING ANCHORED TO FOUNDATION.
GRADE VARIES.

MASONRY FOUNDATION (GROUTED SOLID) ON CONCRETE SPREAD FOOTING - 42" MIN. BELOW PROPOSED GRADES w/ MIN. R-15x36" RIGID PERIMETER INSULATION.
POURED CONCRETE FOOTING w/ (2) #4 CONT. BARS ON UNDISTURBED EARTH WITH MIN. BEARING CAPACITY OF 2500 PSF.

3 Wall Section
SCALE: 3/4" = 1'-0"

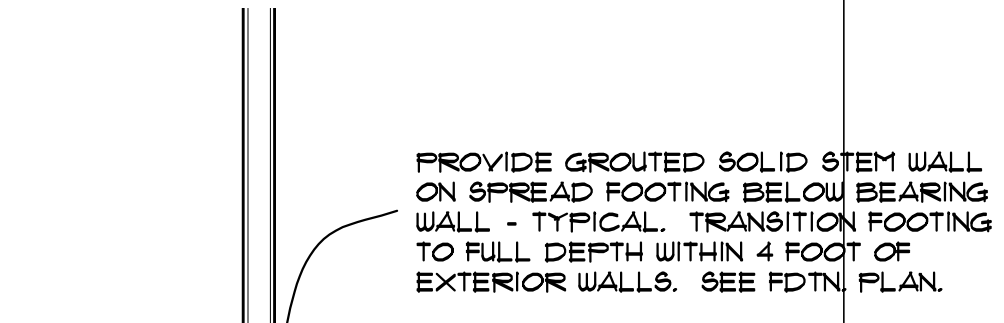


2 Building Longitudinal Section
SCALE: 3/8" = 1'-0"

CONTINUOUS RIDGE VENT
1x8 COMPOSITE TRIM ON 2x BLOCKING TO FRAME SIDING AND GABLE VENT
ACTIVE, PVC GABLE VENT w/ BIRD SCREEN - SEE ELEVATIONS.
HORIZONTAL COMPOSITE SIDING ON R-5 CONT. INSULATION ON 1/2" EXTERIOR SHEATHING ON 2x WOOD TRUSSES @ 24" O/C.
ASPHALT SHINGLES ON CONVENTIONAL 2x FRAMING
R-38 BATT INSULATION w/ VAPOR BARRIER - FASTENED AND TAPED - TO UNDERSIDE OF TRUSSES.
LAY-IN CEILING SYSTEM w/ GYP. BRD. WALL EXTENDED MIN. 6" ABOVE CLG EXISTING STRUCTURE - BEYOND.
VINYL WINDOWS w/ LOW-E INSULATED GLASS. SEE ELEVATIONS FOR OPERATIONS AND SCHEDULE FOR SIZES.
SOLID VINYL TRIM SURROUNDING P.T. WOOD COLUMN. w/ VINYL BASE AND CAPITAL TRIM.
GALVANIZED PIPE RAILING SYSTEM - SEE 2/AB.2.
WALL CONSTRUCTION - TYP.
HORIZ. COMPOSITE SIDING ON AIR BARRIER (TAPED AT ALL JOINTS) OVER R-5 CONTINUOUS INSULATION ATTACHED TO 1/2" EXTERIOR WOOD SHEATHING ON 2x6 WOOD STUDS @ 24" O/C w/ R-15 BATT INSULATION AND 5/8" GYP. BOARD.
1x8 SOLID VINYL TRIM ON P.T. WOOD BLOCKING SECURED TO MASONRY. COORDINATE WITH EXTERIOR RAMP.
CONCRETE, FROST-PROOF FOUNDATION BLOCK AT ENTRY PORCH - BEYOND. COORDINATE WITH ENTRY STEPS AND DET. 2/AB.2.

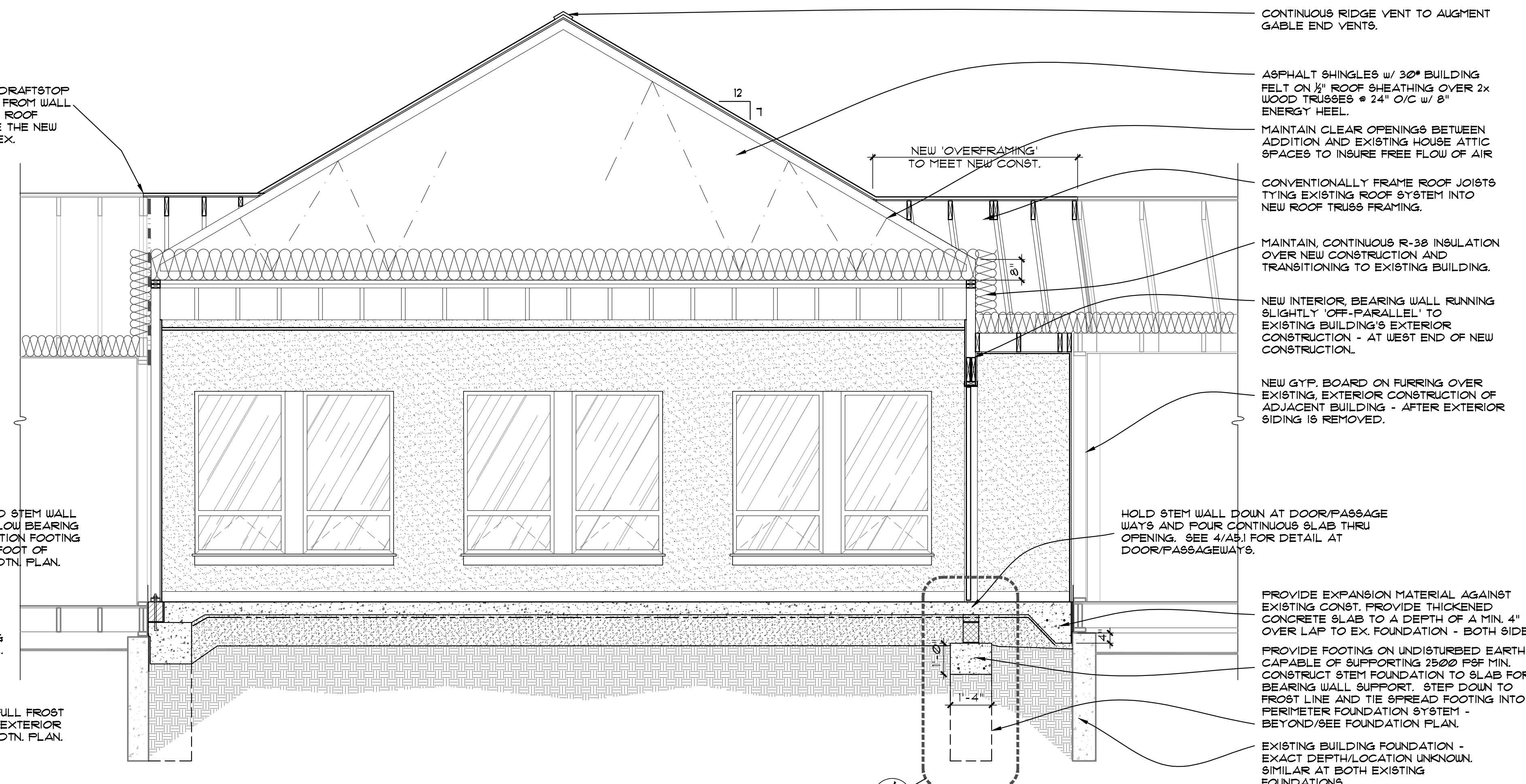
FLOOR CONSTRUCTION - TYP.
5" MIN. CONCRETE SLAB ON 10 MIL VAPOR BARRIER ON 12" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED EARTH. ADDITIONAL FILL MAY BE REQUIRED TO ACHIEVE GRADE. COMPACTED FILL IN 6" LIFTS. PROVIDE 2"x24" RIGID, PERIMETER INSUL. - HORIZ 4 VERT. - TYP.

PROVIDE A CONTINUOUS DRAFTSTOP OF EXTERIOR SHEATHING FROM WALL FLATE TO UNDERSIDE OF ROOF SHEATHING TO SEPARATE THE NEW ATTIC SPACE FROM THE EX. COMMUNITY BLDG. ATTIC.



PROVIDE GROUTED SOLID STEM WALL ON SPREAD FOOTING BELOW BEARING WALL - TYPICAL. TRANSITION FOOTING TO FULL DEPTH WITHIN 4 FOOT OF EXTERIOR WALLS. SEE FDTN. PLAN.
12" x 16" SPREAD FOOTING w/ (2) #5 BARS - TYPICAL.
TRANSITION FOOTING TO FULL FROST DEPTH WITHIN 4 FOOT OF EXTERIOR WALLS - BEYOND. SEE FDTN. PLAN.

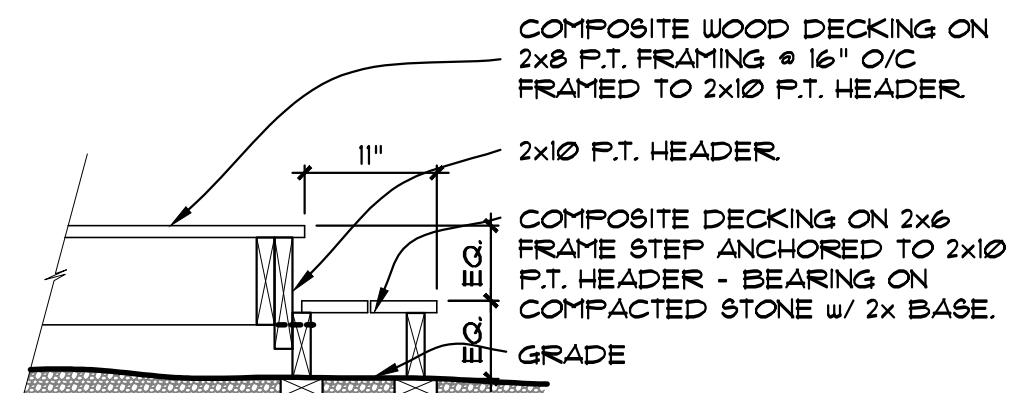
4 Typical Spread Footing
SCALE: 3/8" = 1'-0" • ADDITION



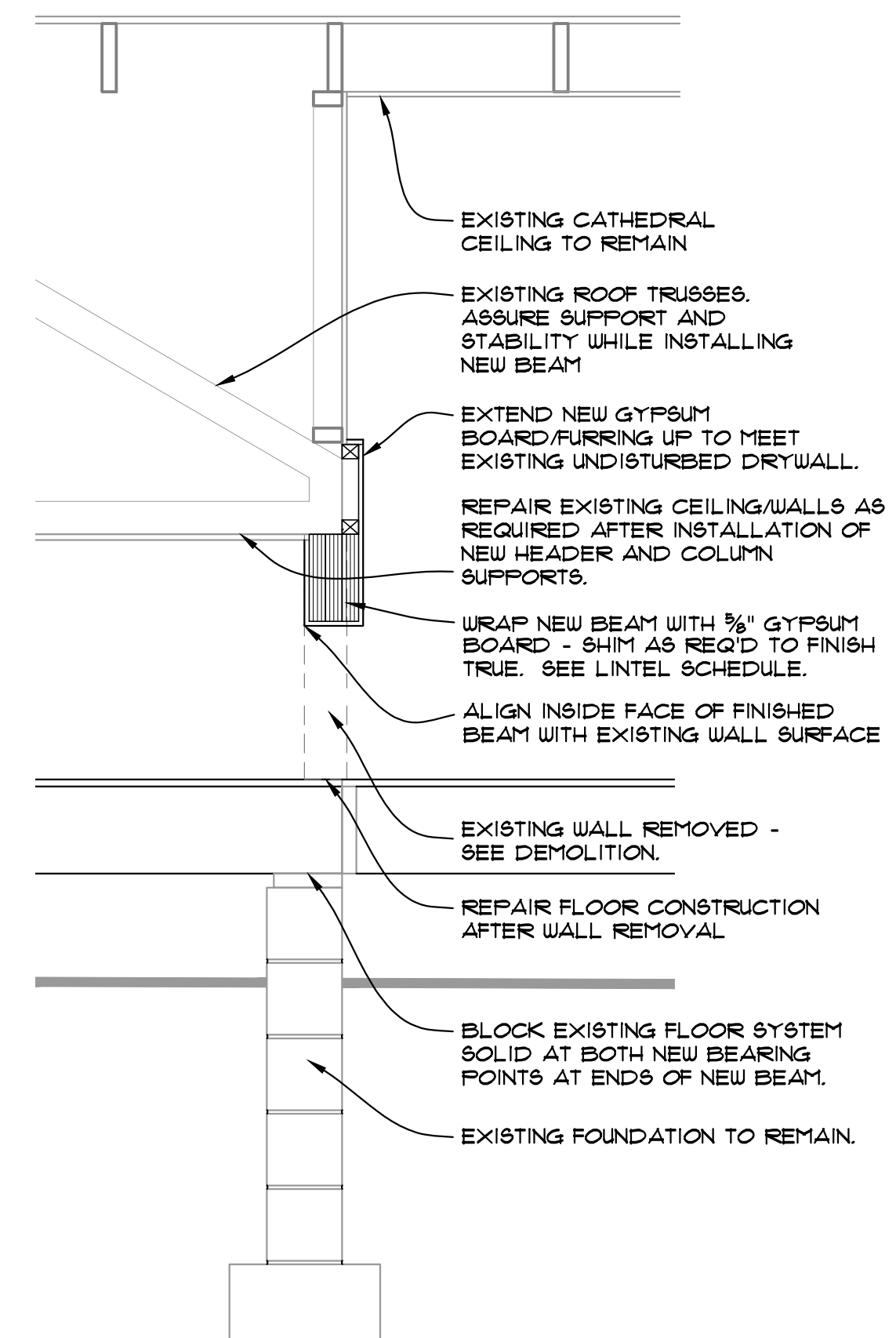
1 Building Cross Section
SCALE: 3/8" = 1'-0" • ADDITION

CONTINUOUS RIDGE VENT TO AUGMENT GABLE END VENTS.
ASPHALT SHINGLES w/ 30# BUILDING FELT ON 1/2" ROOF SHEATHING OVER 2x WOOD TRUSSES @ 24" O/C w/ 8" ENERGY HEEL.
MAINTAIN CLEAR OPENINGS BETWEEN ADDITION AND EXISTING HOUSE ATTIC SPACES TO INSURE FREE FLOW OF AIR
CONVENTIONALLY FRAME ROOF JOISTS TYING EXISTING ROOF SYSTEM INTO NEW ROOF TRUSS FRAMING.
MAINTAIN CONTINUOUS R-38 INSULATION OVER NEW CONSTRUCTION AND TRANSITIONING TO EXISTING BUILDING.
NEW INTERIOR BEARING WALL RUNNING SLIGHTLY 'OFF-PARALLEL' TO EXISTING BUILDING'S EXTERIOR CONSTRUCTION - AT WEST END OF NEW CONSTRUCTION.
NEW GYP. BOARD ON FURRING OVER EXISTING EXTERIOR CONSTRUCTION OF ADJACENT BUILDING - AFTER EXTERIOR SIDING IS REMOVED.
HOLD STEM WALL DOWN AT DOOR/PASSAGEWAYS AND FOUR CONTINUOUS SLAB THRU OPENING. SEE 4/AB.1 FOR DETAIL AT DOOR/PASSAGEWAYS.
PROVIDE EXPANSION MATERIAL AGAINST EXISTING CONST. PROVIDE THICKENED CONCRETE SLAB TO A DEPTH OF A MIN. 4" OVER LAP TO EX. FOUNDATION - BOTH SIDES.
PROVIDE FOOTING ON UNDISTURBED EARTH CAPABLE OF SUPPORTING 2500 PSF MIN. CONSTRUCT STEM FOUNDATION TO SLAB FOR BEARING WALL SUPPORT. STEP DOWN TO FROST LINE AND TIE SPREAD FOOTING INTO PERIMETER FOUNDATION SYSTEM - BEYOND/SEE FOUNDATION PLAN.
EXISTING BUILDING FOUNDATION - EXACT DEPTH/LOCATION UNKNOWN. SIMILAR AT BOTH EXISTING FOUNDATIONS.

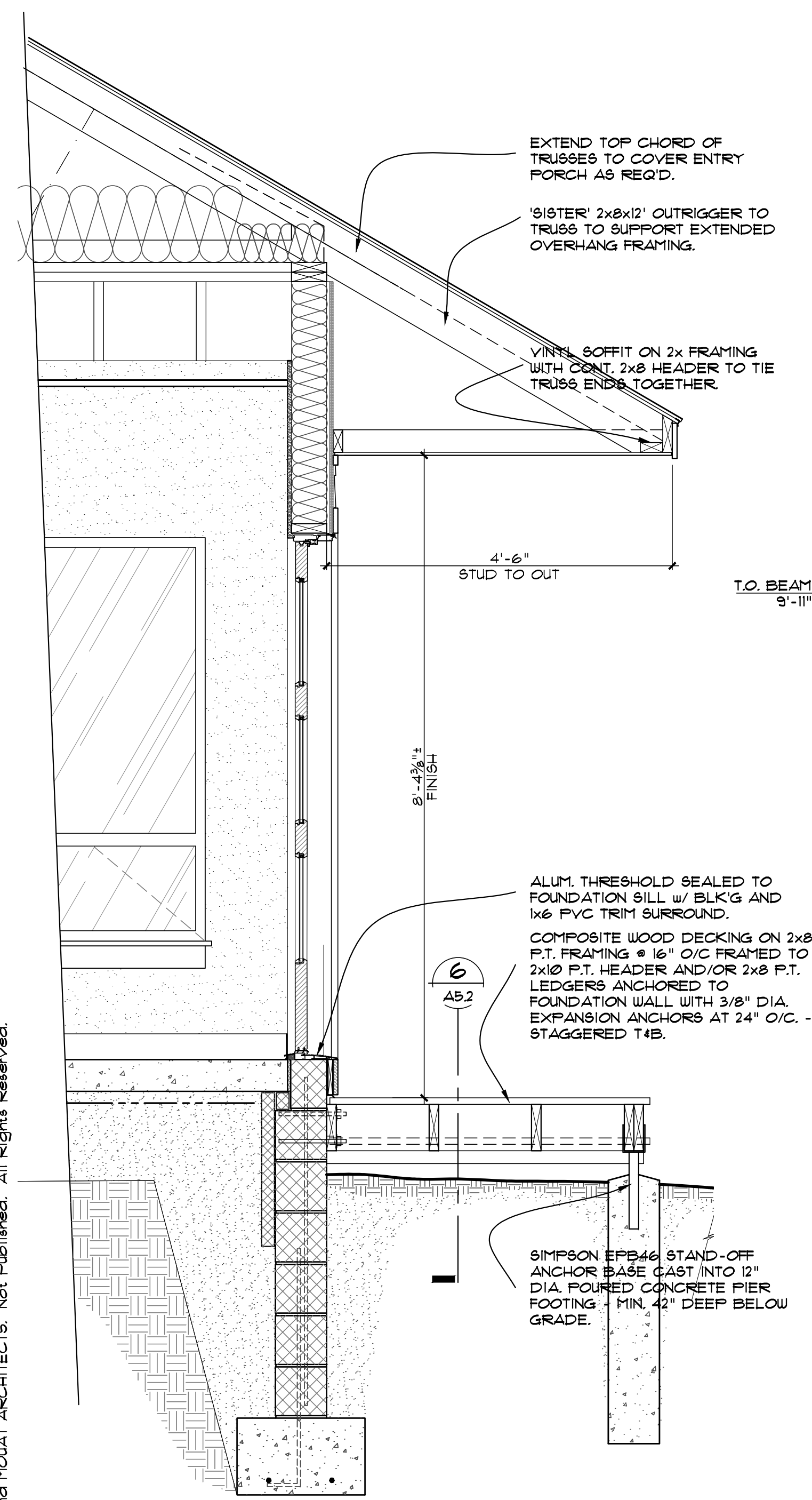
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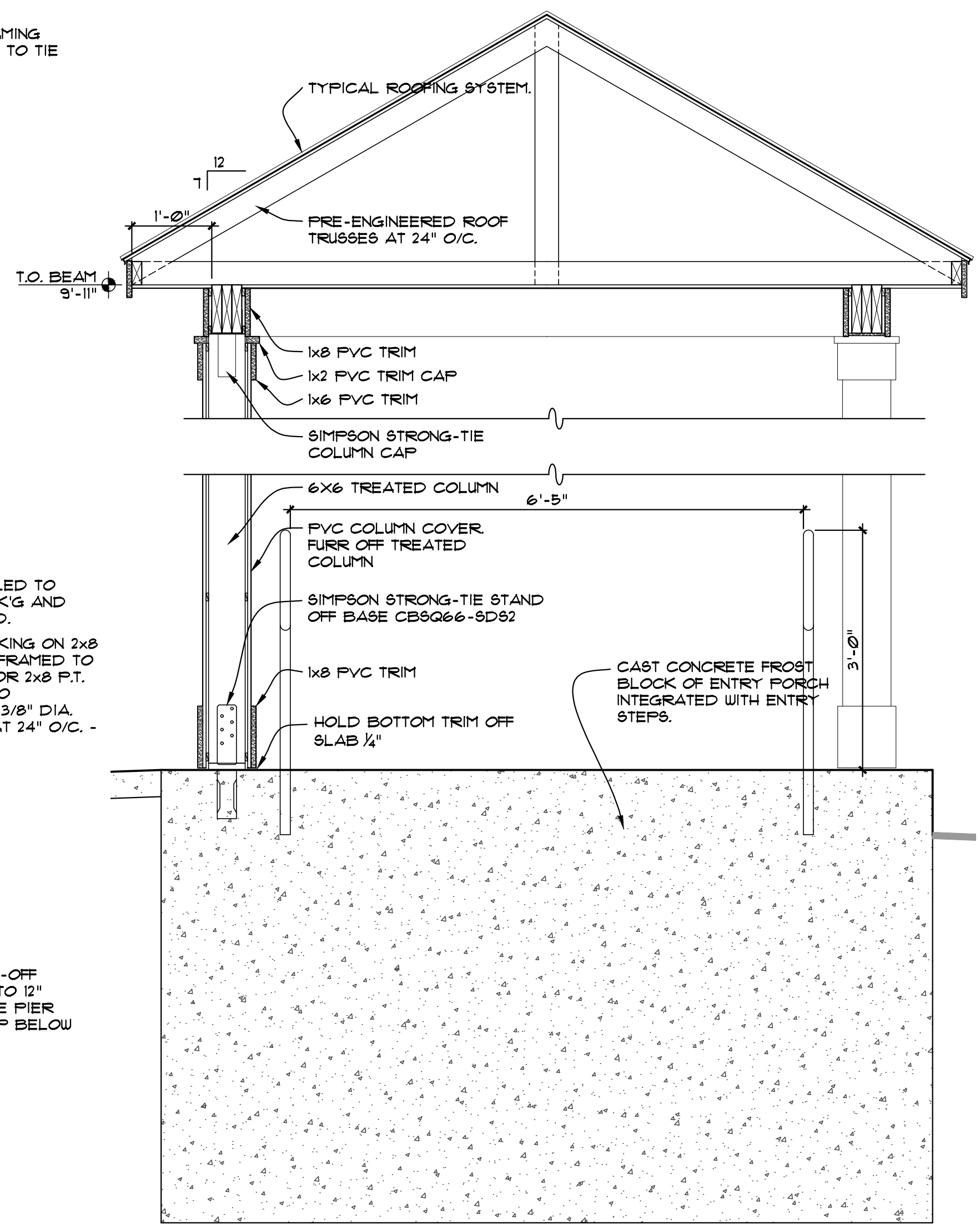
6 Rear Entry Step Section
 AS2 SCALE: 3/4"=1'-0"



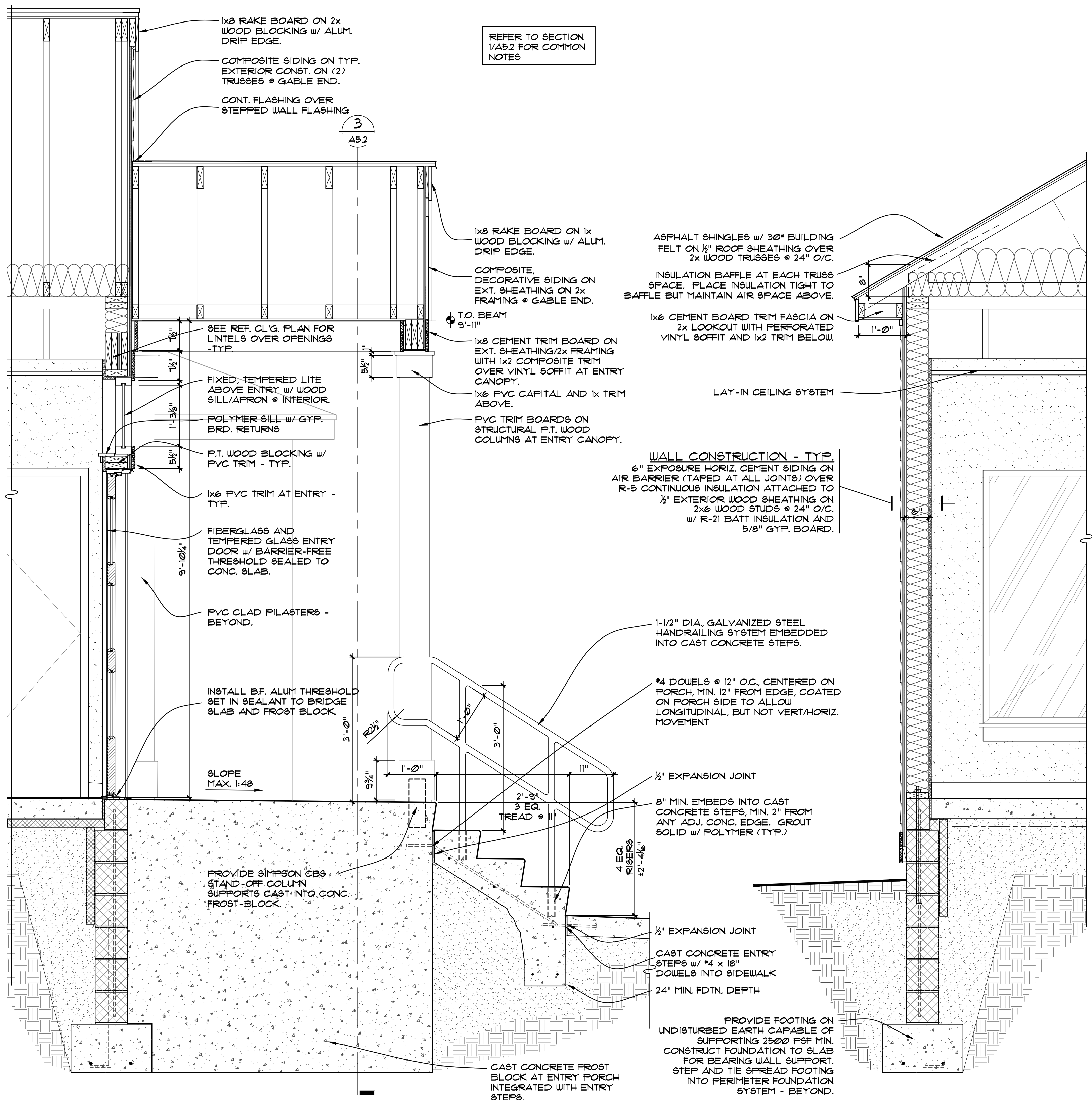
4 Section @ Multi-Purpose C Demolition
 AS2 SCALE: 3/4"=1'-0" * NEW OPENING



5 Rear Entry Porch Section
 AS2 SCALE: 3/4"=1'-0"



3 Entry Section @ Canopy
 AS2 SCALE: 3/4"=1'-0"

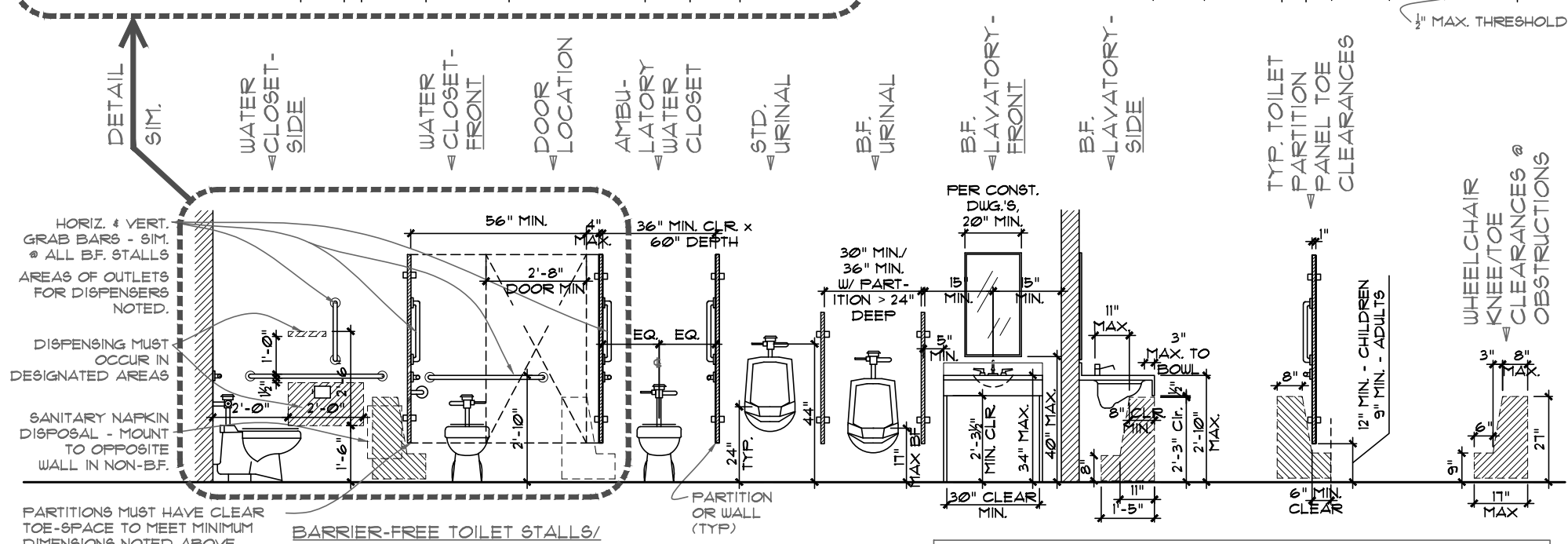
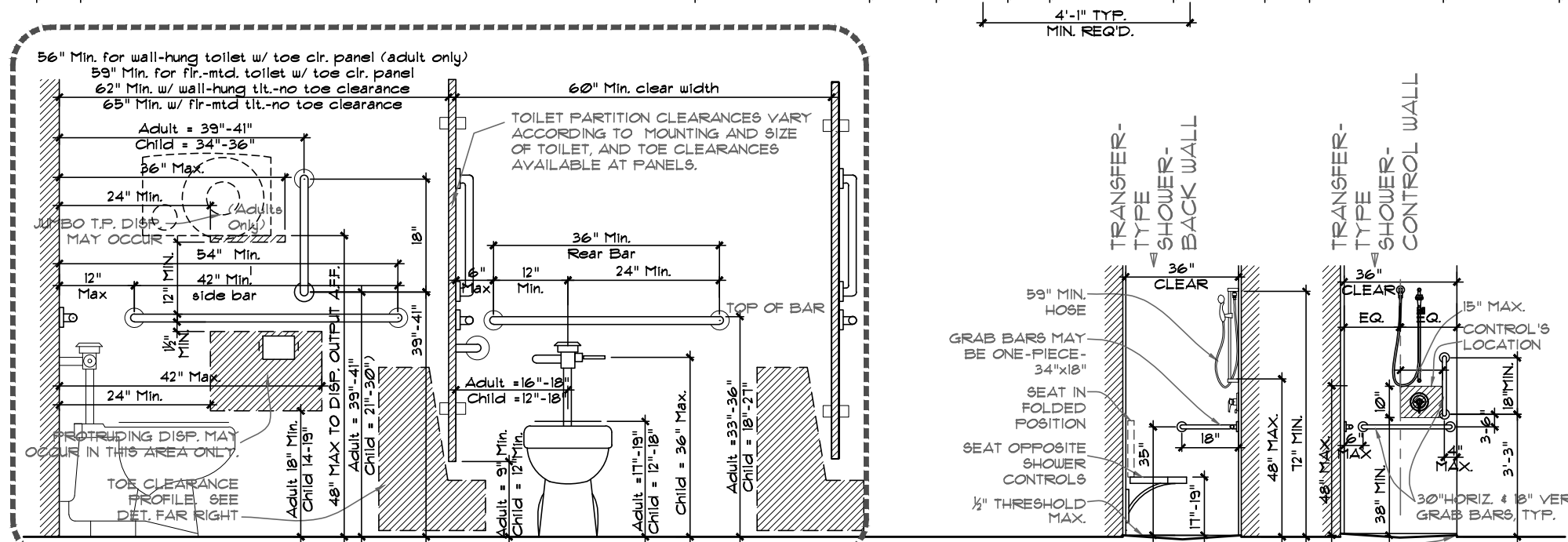
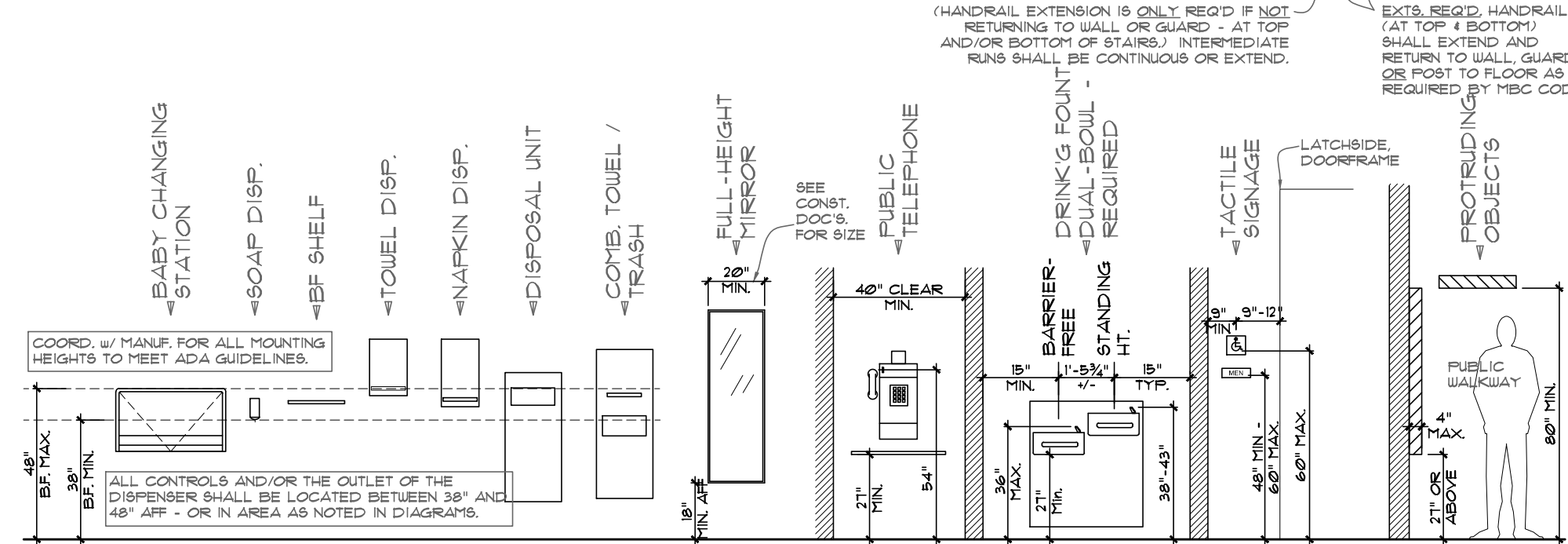
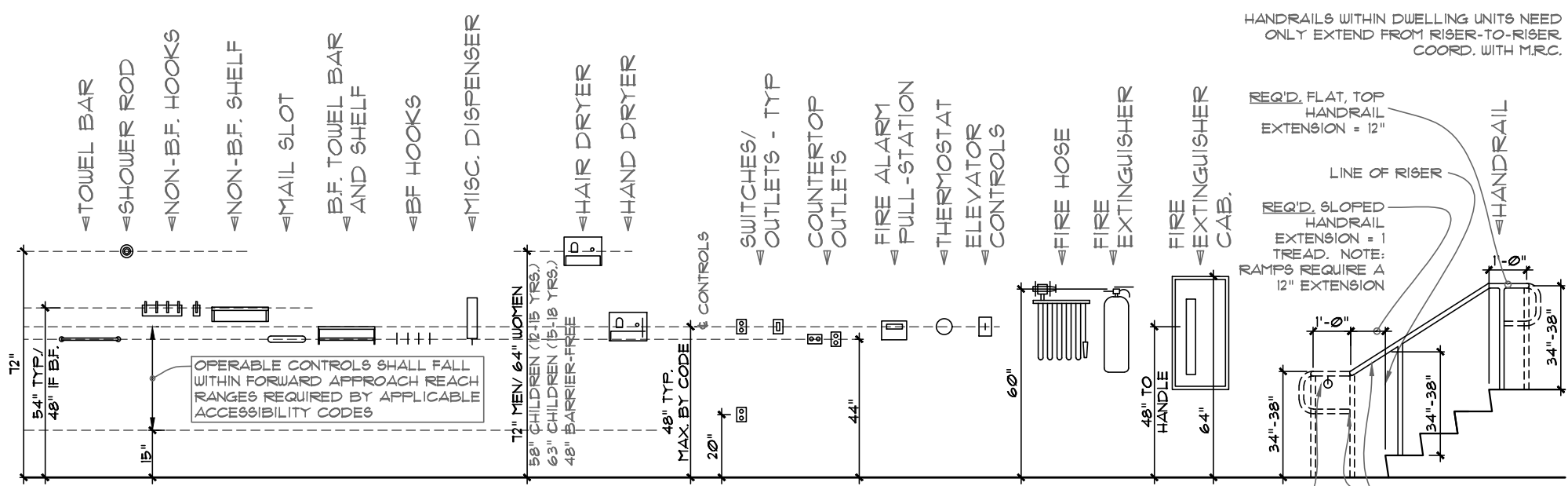


2 Entry Section @ Porch
 AS2 SCALE: 3/4"=1'-0"

1 Exterior Wall Section
 AS2 SCALE: 3/4"=1'-0"

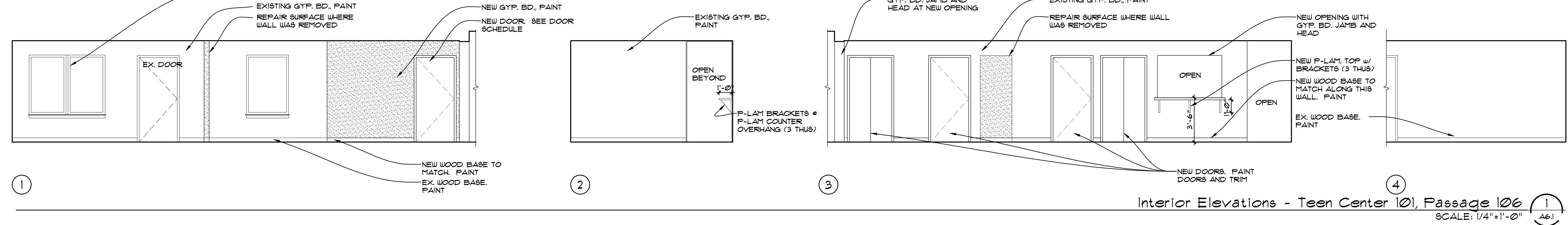
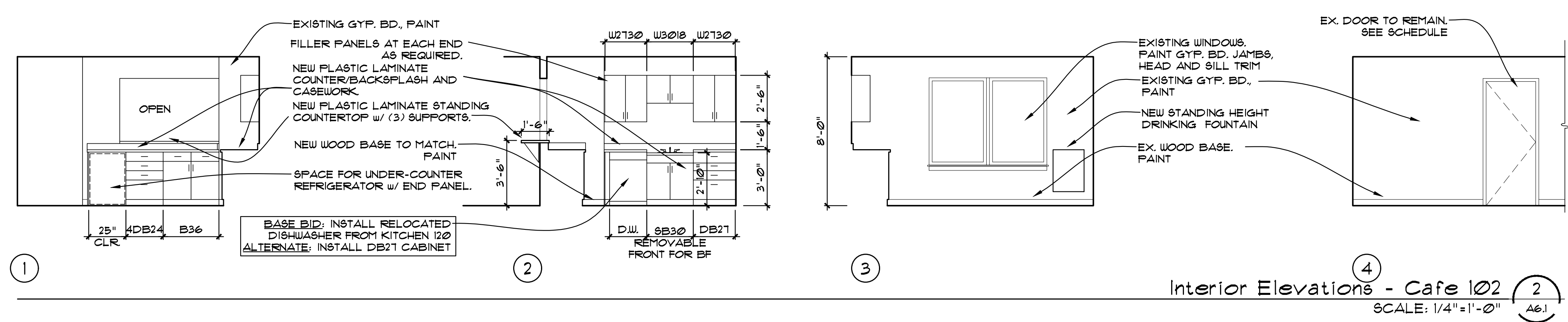
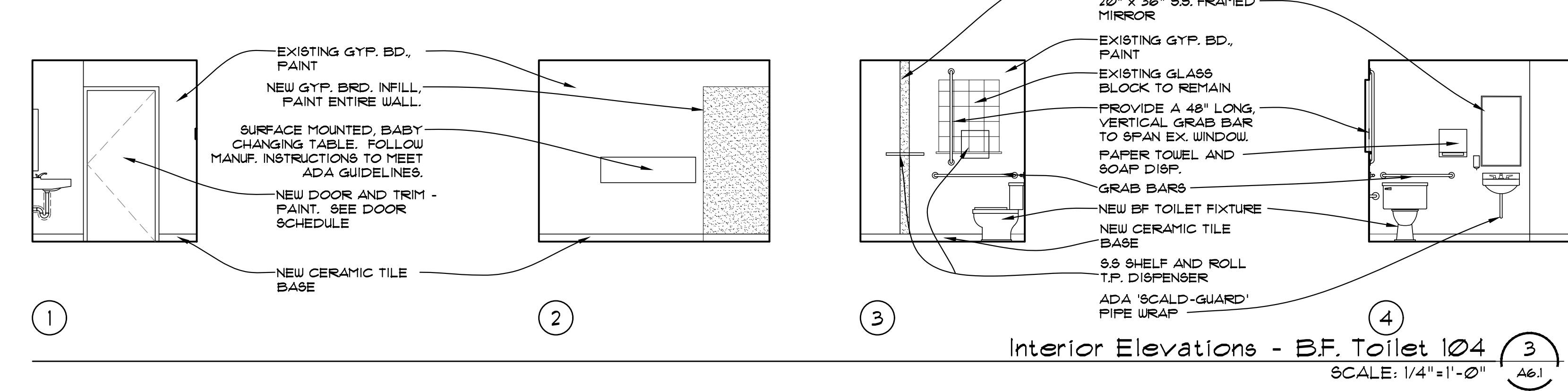
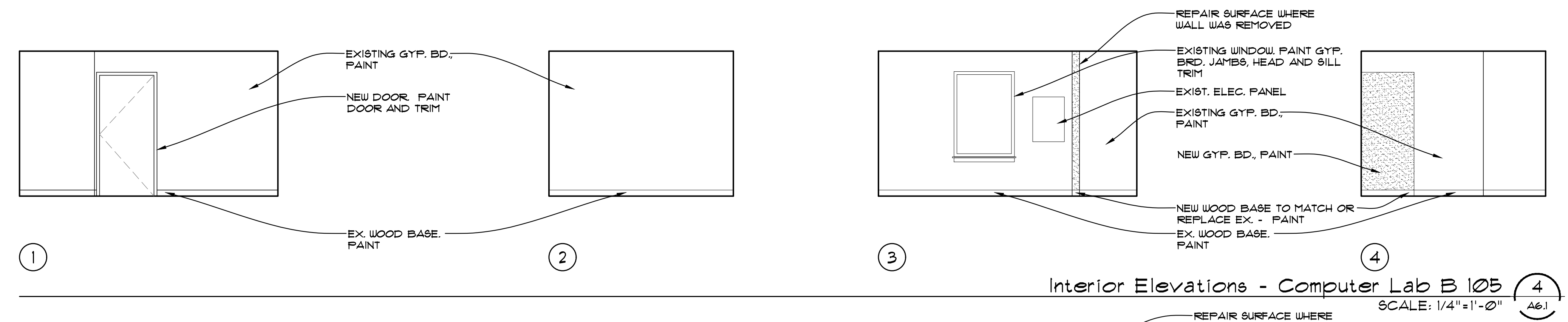
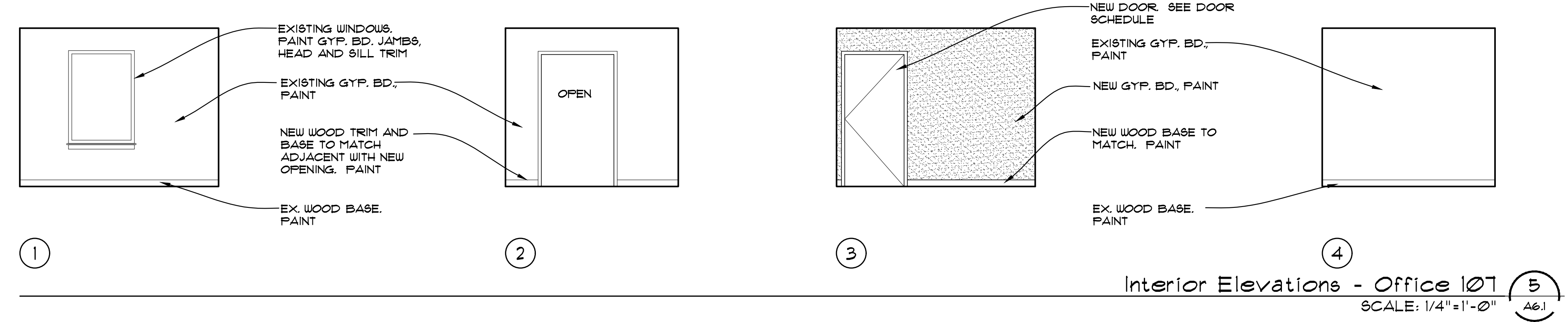
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BARRIER-FREE MOUNTING HEIGHTS AND CLEARANCES REQUIREMENT DIAGRAMS
 SCALES VARY

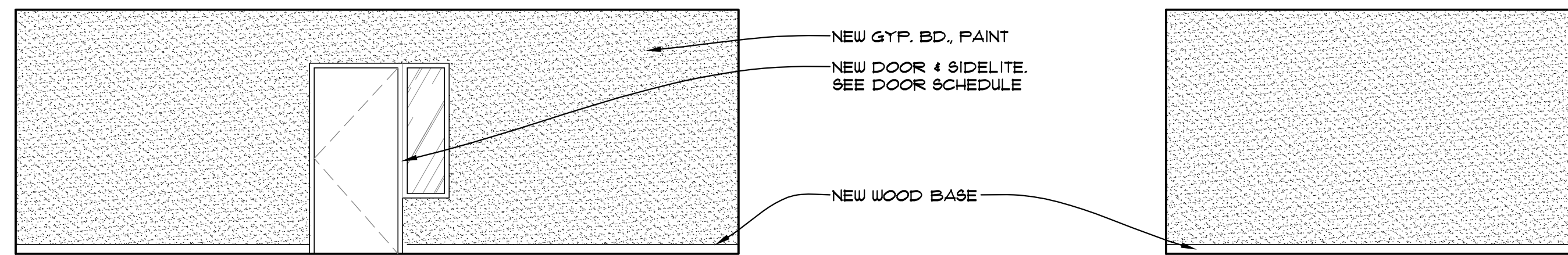
ALL PICTURED ITEMS AND/OR CONDITIONS ARE NOT NECESSARILY PART OF CURRENT PROJECT. REFER TO CONSTRUCTION DOCUMENTS FOR ACTUAL PROJECT SCOPE.



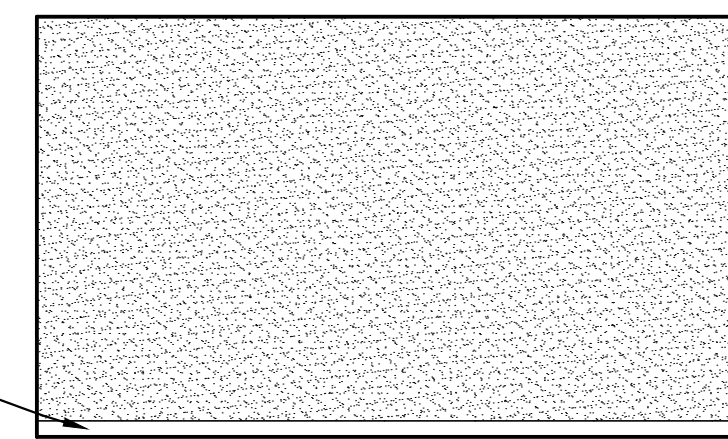
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GENERAL NOTES for INTERIOR FINISHES:

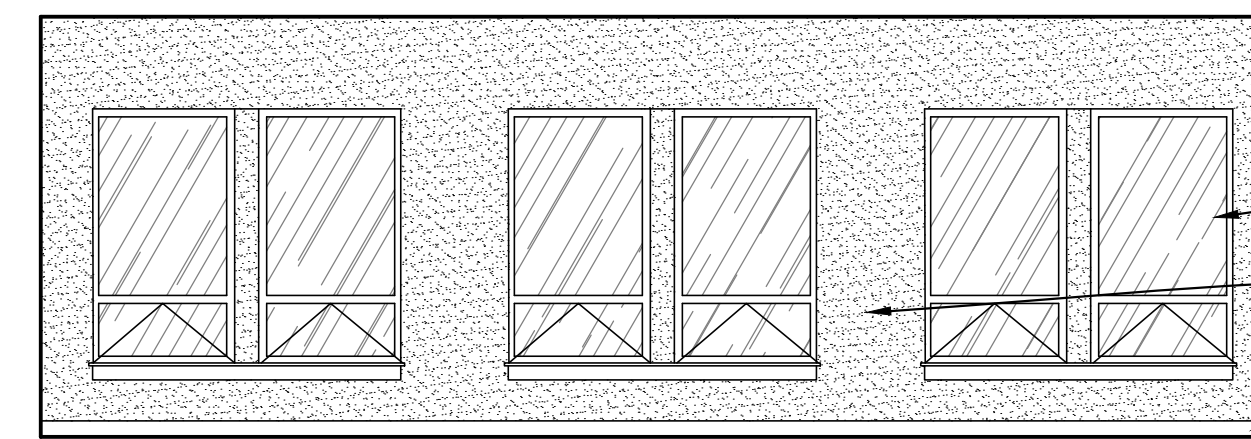
- THE ENTIRE FACILITY - BOTH EXISTING AREAS AND NEW CONSTRUCTION - SHALL BE PAINTED. THIS SHALL INCLUDE:
 - ALL WALLS (NEW AND EXISTING) SHALL BE PAINTED A SATIN SHEEN.
 - ALL CEILING (NEW AND EXISTING) SHALL BE PAINTED A 'CEILING WHITE' FLAT SHEEN.
 - ALL DOORS AND FRAMES SHALL BE PAINTED A SEMI-GLOSS SHEEN, COLOR TO MATCH THE WALLS.
 - ALL WOOD TRIM THAT IS CURRENTLY PAINTED AND ALL NEW TRIM SHALL BE PAINTED A SEMI-GLOSS SHEEN, COLOR TO MATCH THE WALLS.
 - REMOVAL OF ALL FIXTURES AND COVER PLATES SHALL BE PART OF THIS PAINTING.
- NEW WOOD BASE, WINDOW AND DOOR CASING AND MISC. TRIM SHALL MATCH EXISTING PROFILES AND FINISH WHEREVER EXISTING PROFILES/MATERIAL IS ADJACENT TO NEW/RENOV. WORK. COORDINATE w/ ARCHITECT IF MATERIAL CAN'T BE MATCHED.
- REFER TO DEMOLITION PLAN ON SHT. D11 FOR FLOORING THAT IS SCHEDULED TO BE REMOVED OR TO REMAIN. NEW VCT FLOORING SHALL BE INSTALLED IN ALL LOCATIONS WHERE FLOORING HAS BEEN DEMO'D/REMOVED. SEE FLOOR PLAN SHT. A11 FOR TRANSITIONS AT ALL DOORWAYS INDICATING EXTENT OF NEW AND EXISTING FLOOR FINISHES.
- WALL AREAS SHOWN ON INTERIOR ELEVATIONS AS PATTERNED (w/ POCHÉ) ARE NEW INFILLS. THE AREA INDICATED IS ONLY A GENERAL INDICATION OF THE WORK THAT MAY BE REQUIRED TO INFILL PARTITIONS FROM DEMOLITION.
- PROTECT IN PLACE ALL EXISTING FIXTURES, CABEWORK AND SURFACES SCHEDULED TO REMAIN.
- PATCH AND REPAIR EXISTING WALLS IN UNALTERED AREAS AFFECTED BY ALL NEW WORK INDICATED, WHETHER PATCHING IS SPECIFICALLY INDICATED ON THE DRAWINGS OR NOT.
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK REQUIRED.
- COORDINATE ALL FINAL PATCHING (FLOOR AND/OR WALLS) WITH THE REQUIREMENTS OF THE FINAL FINISHES PER DETAILS/SCHEDULES.
- REPAIR AND/OR INFILL FLOORS, WALLS AND CEILINGS IN AREAS WHERE FIXTURES (PLUMBING, METERS, LIGHTS, VENTS, FANS, SHELVES ETC.) ARE REMOVED.
- REPAIR FLOORS, WALLS, CEILINGS AND ROOF AT ANY NEW PENETRATION. COORD. WITH MECHANICAL/ELECTRICAL WORK.



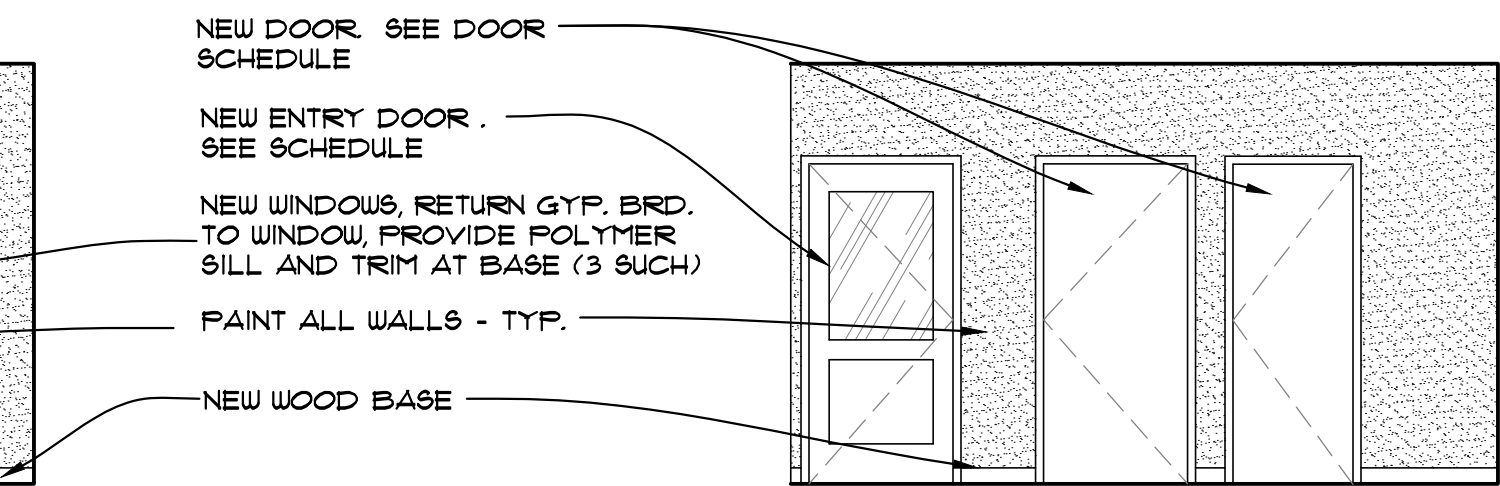
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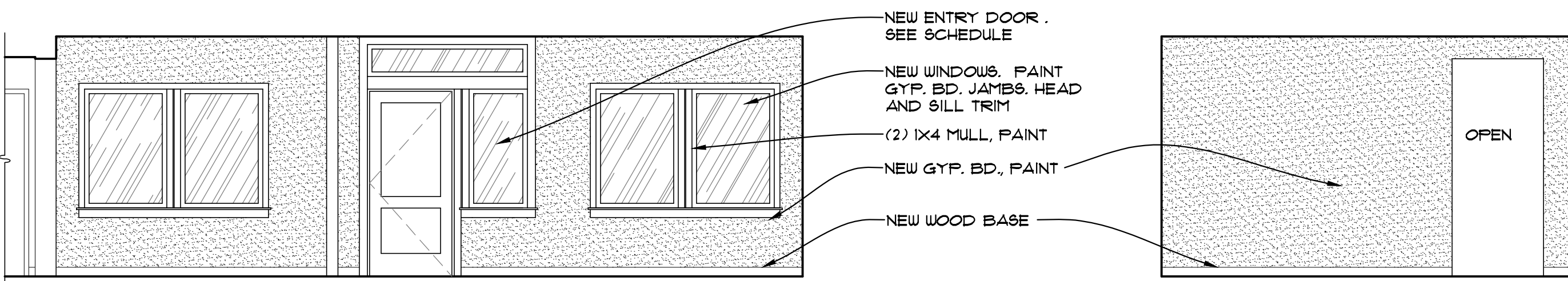


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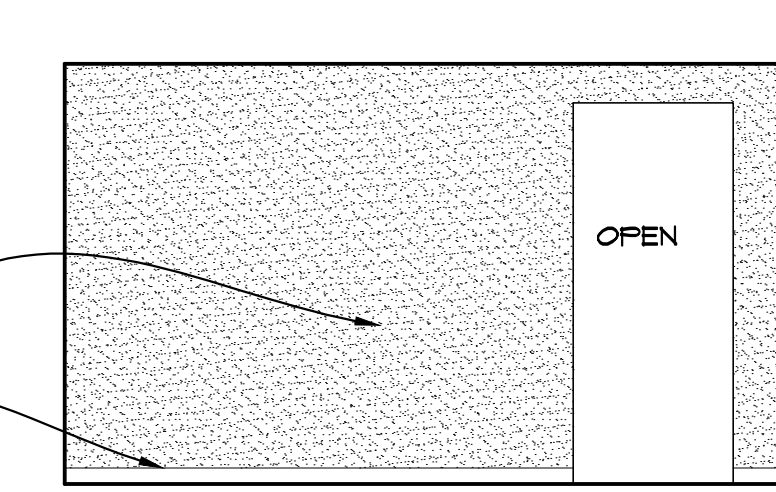


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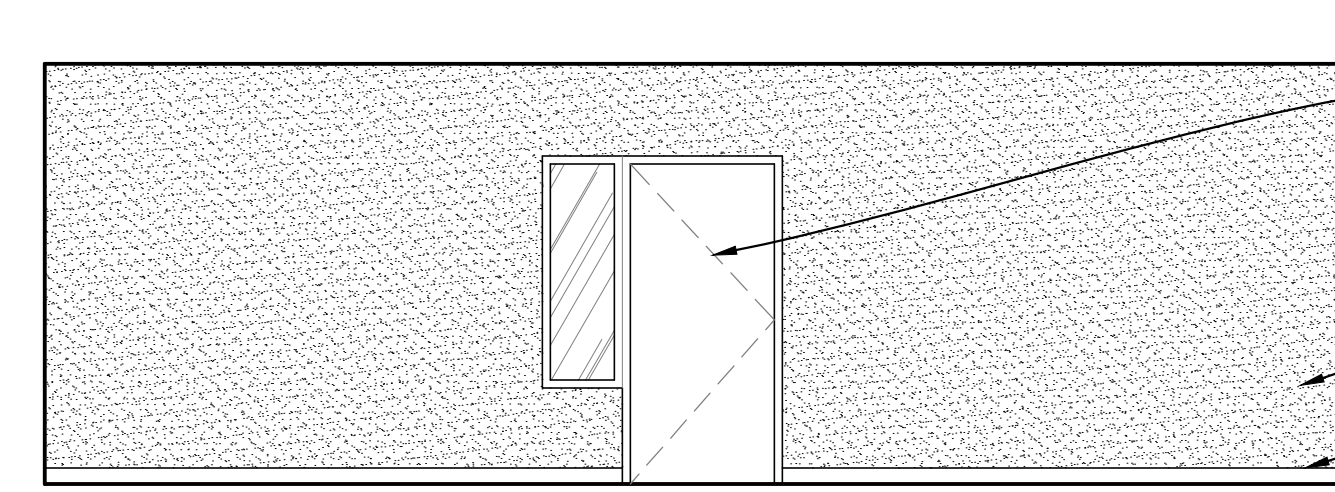
Interior Elevations - Multipurpose A III 3
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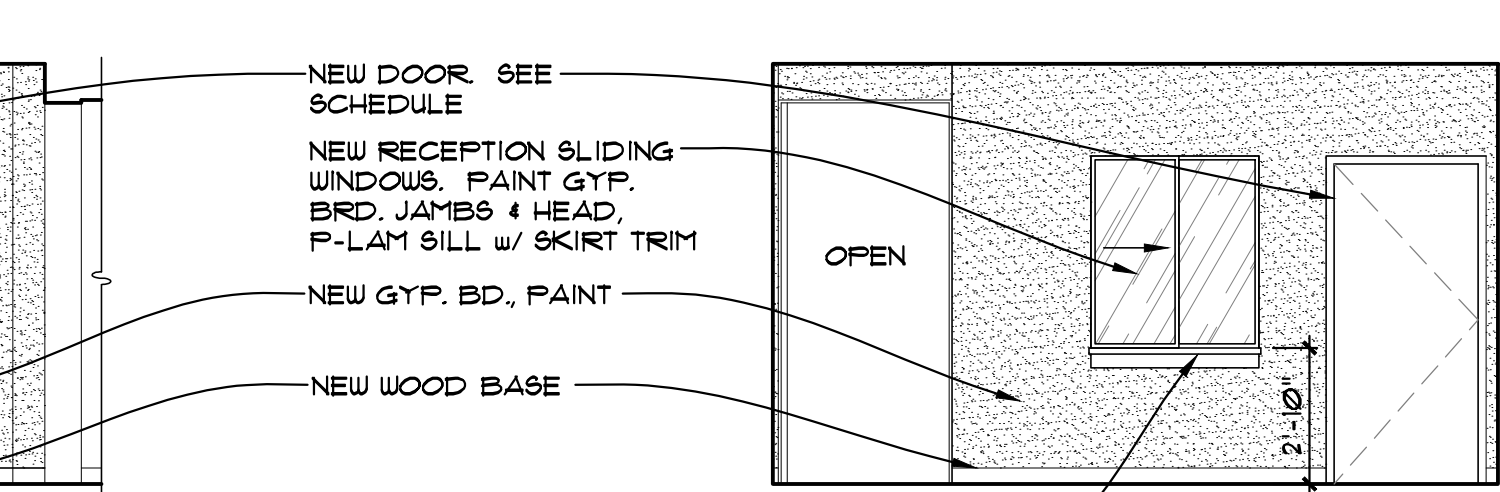
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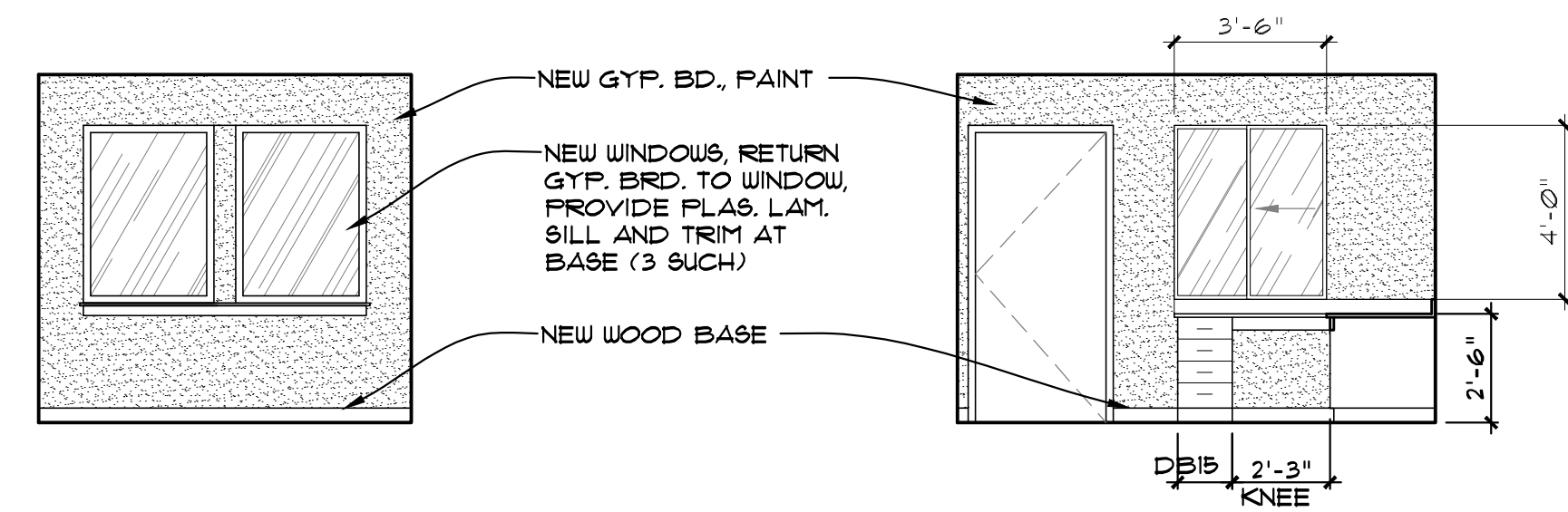


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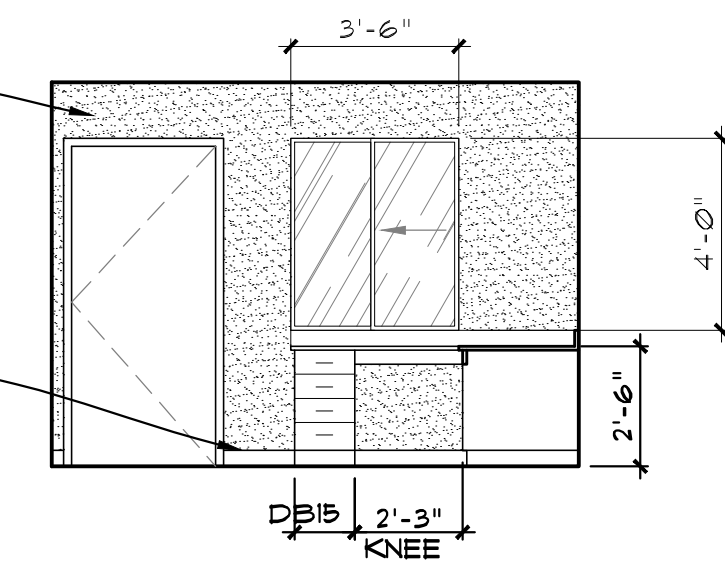


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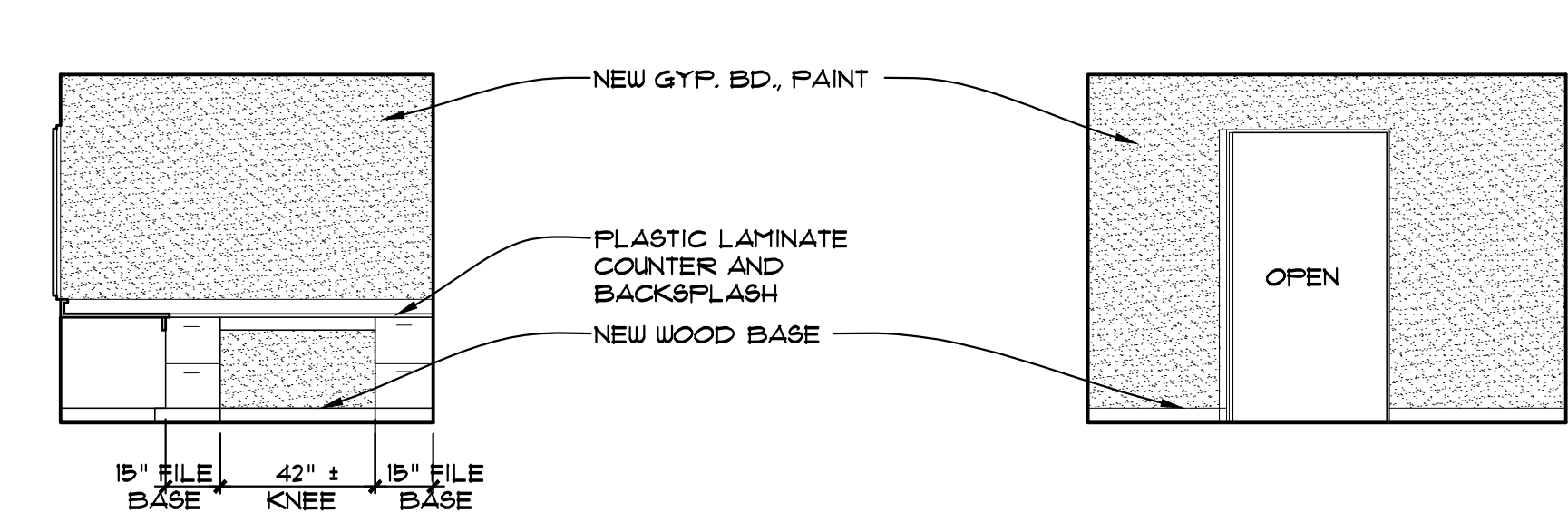
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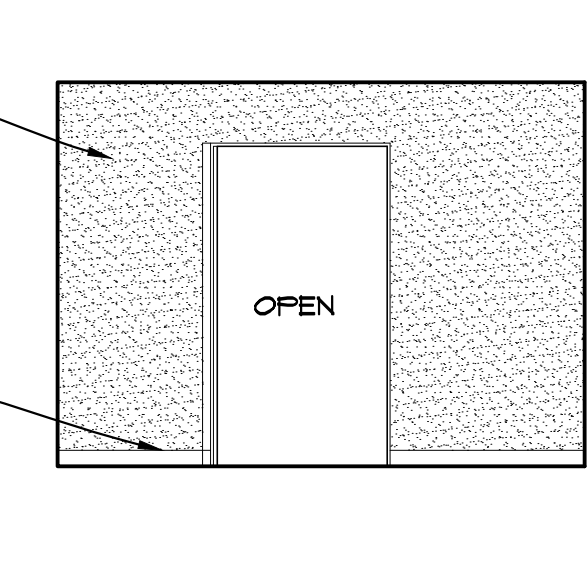
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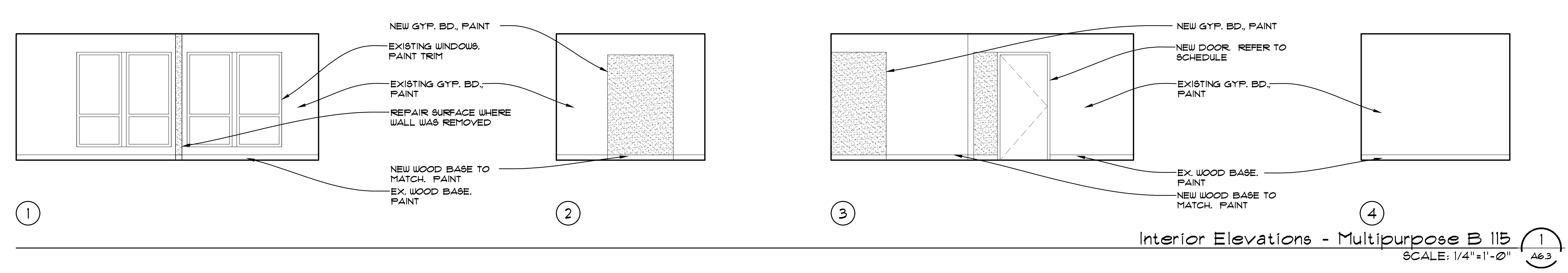
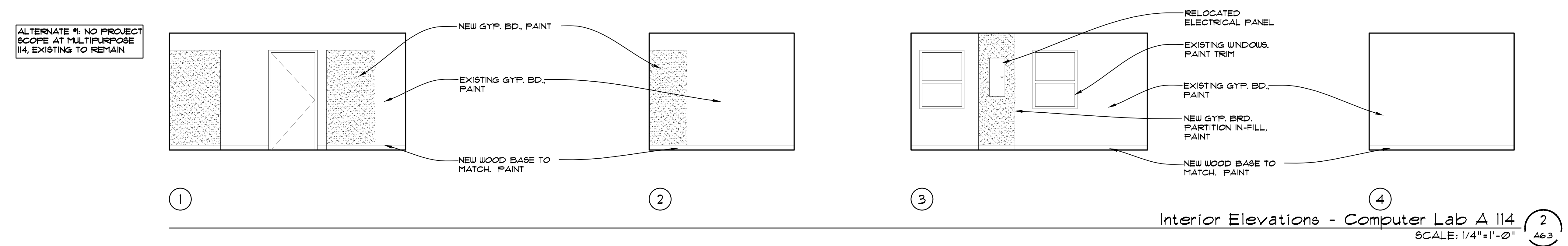
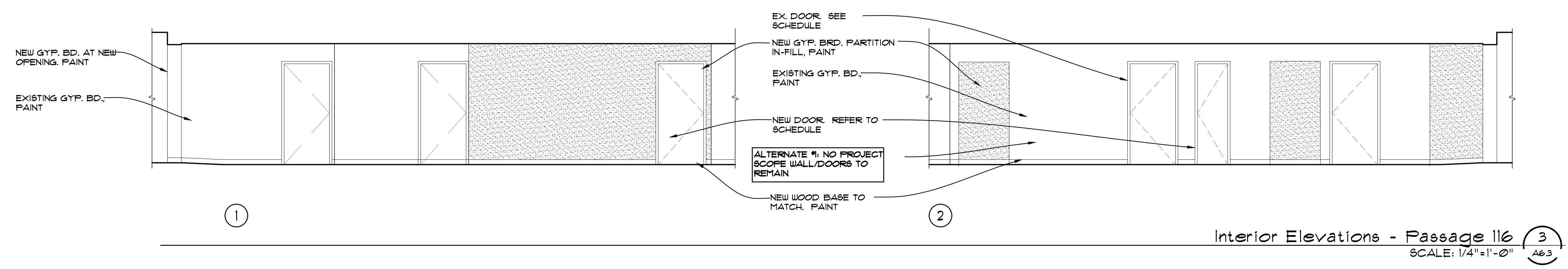
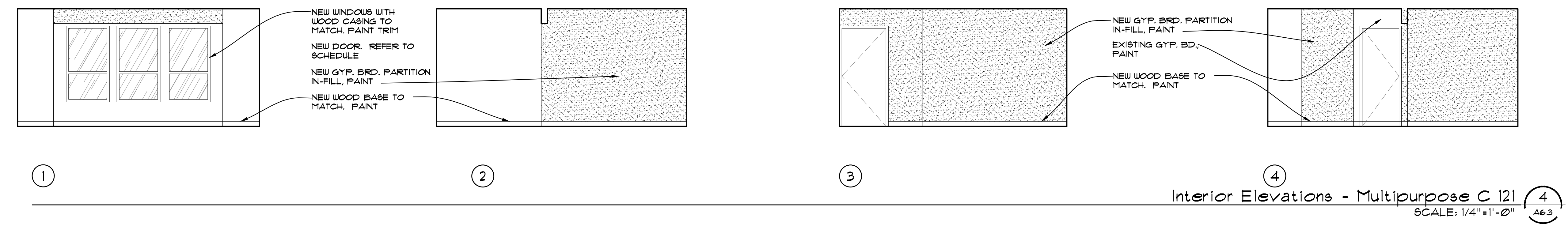
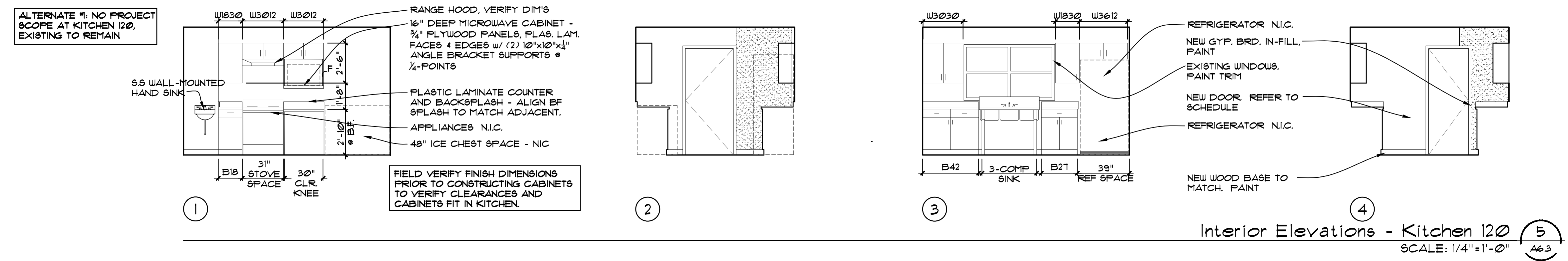
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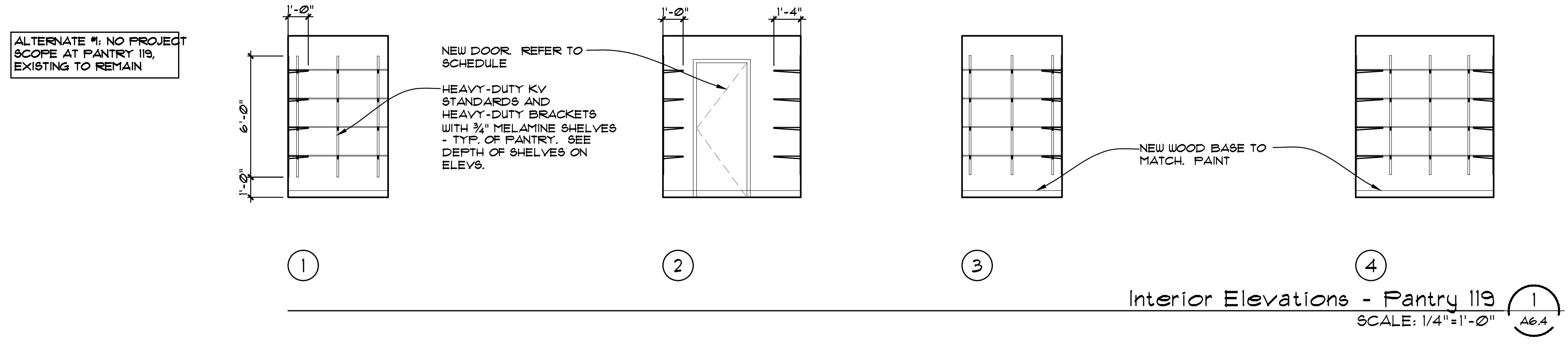
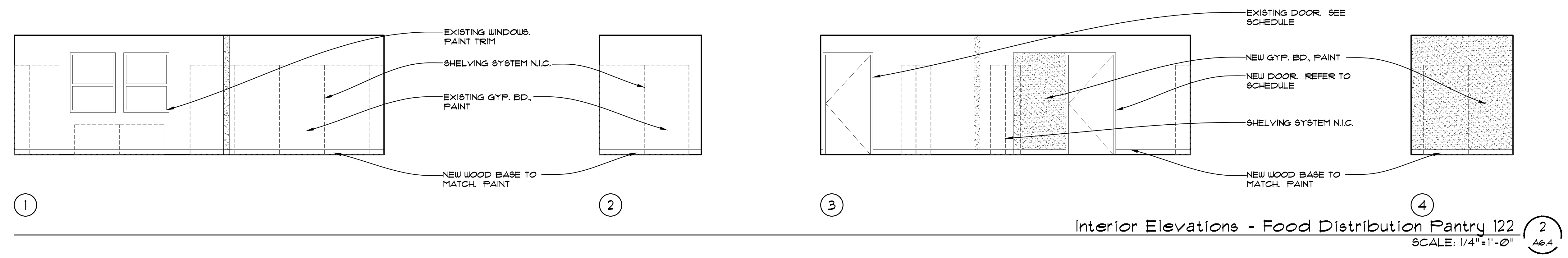
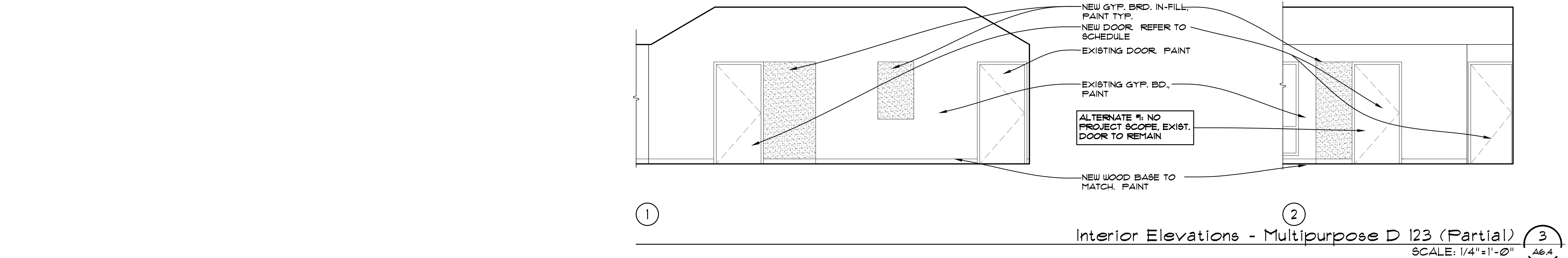
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Interior Elevations - Office 109 1
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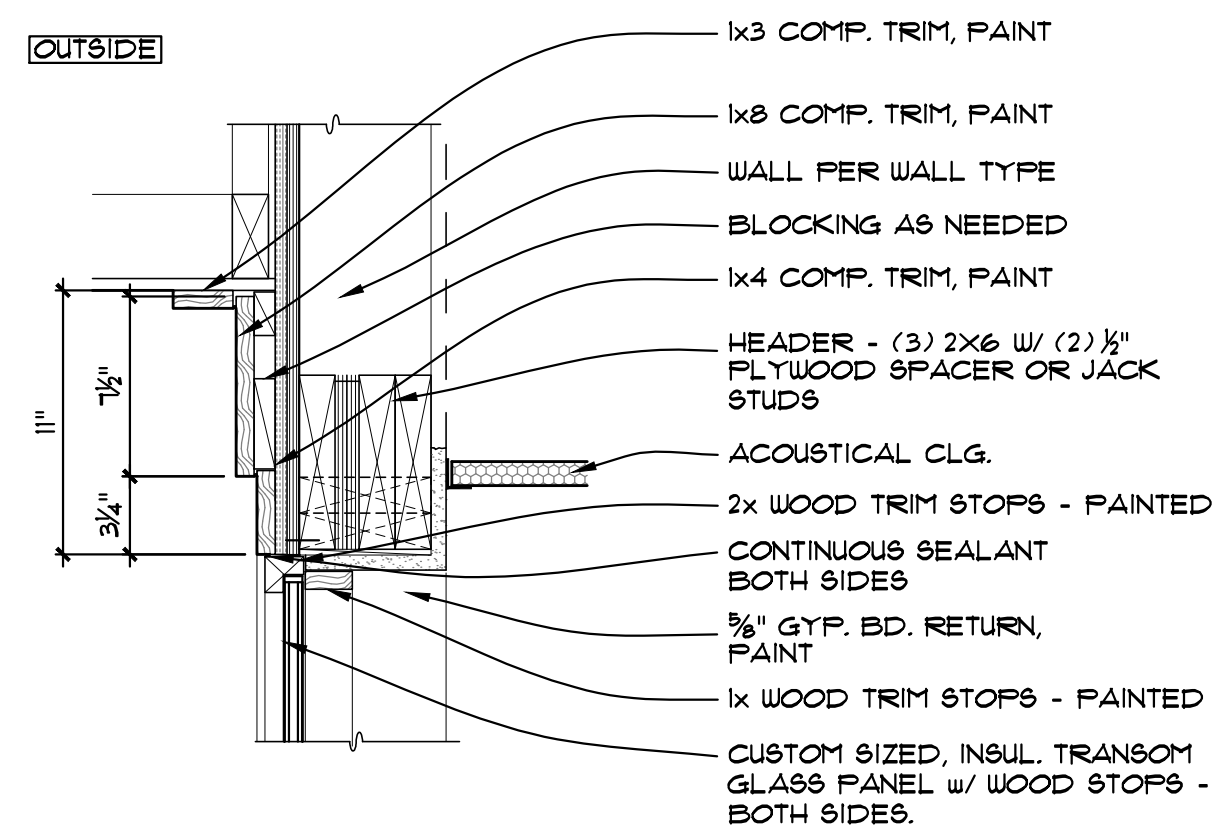
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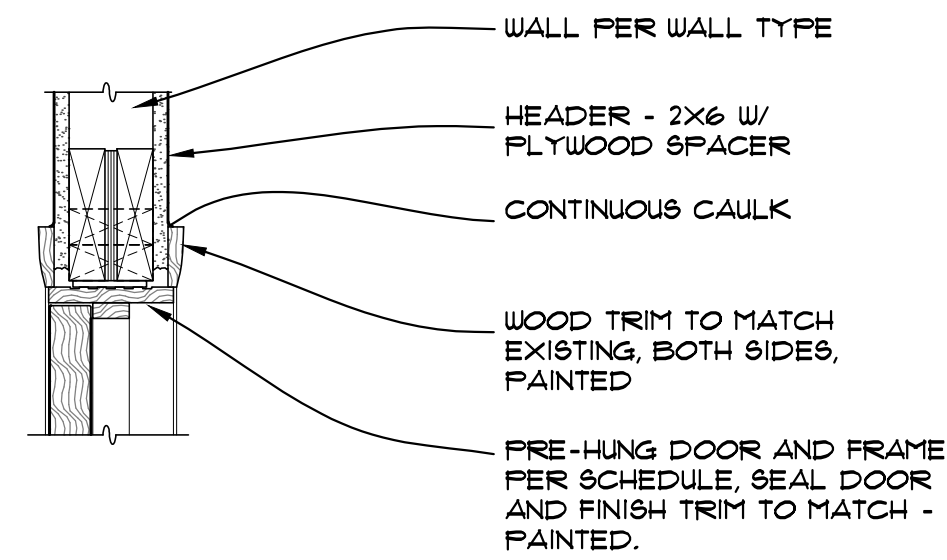
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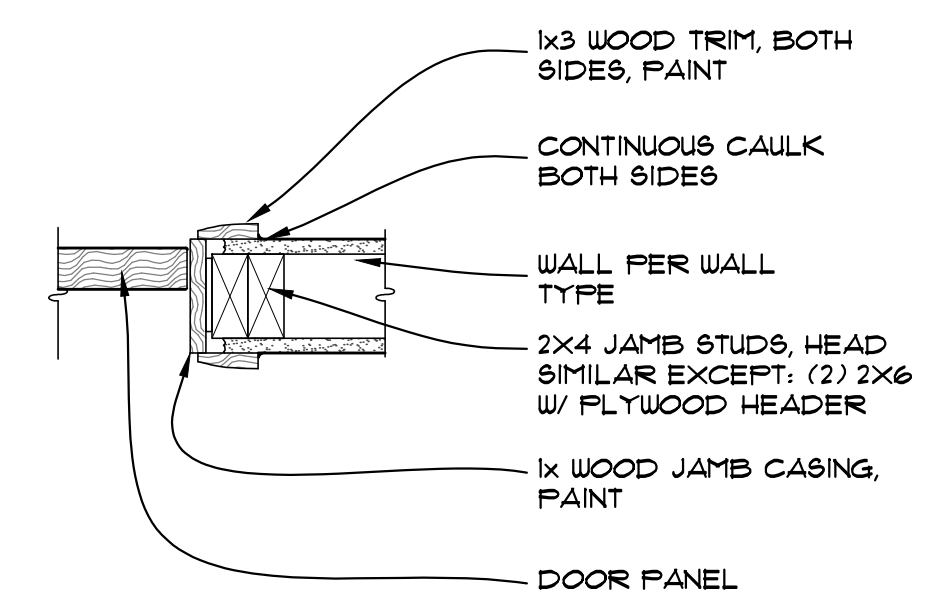
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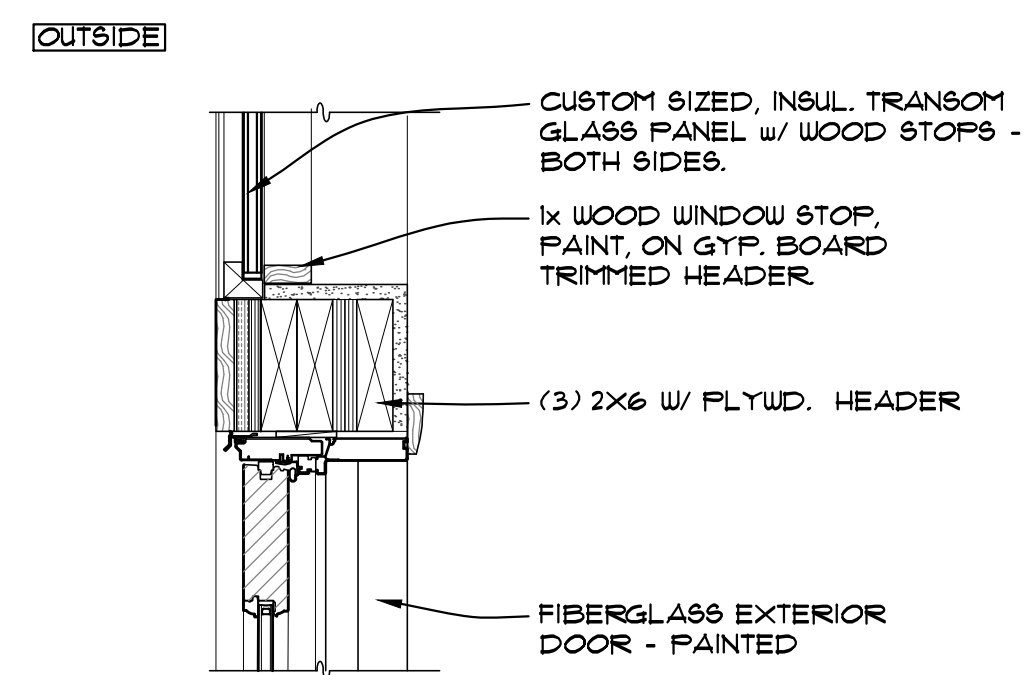
12 TRANSOM HEAD DETAIL
A7.1 SCALE: 1 1/2"=1'-0" JAMB SIM.



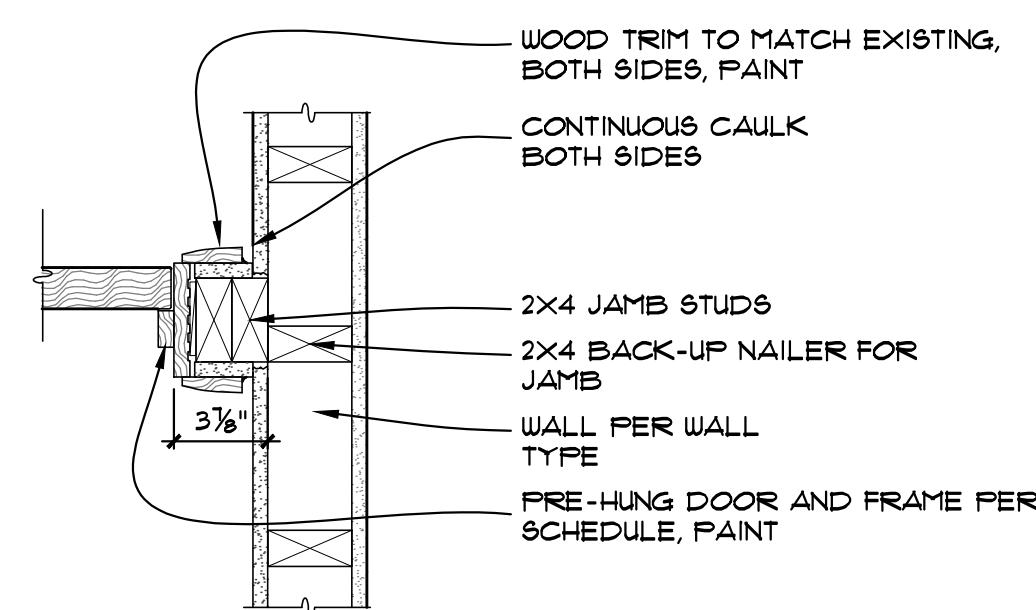
8 INTERIOR DOOR HEAD DETAIL
A7.1 SCALE: 1 1/2"=1'-0" JAMB SIMILAR



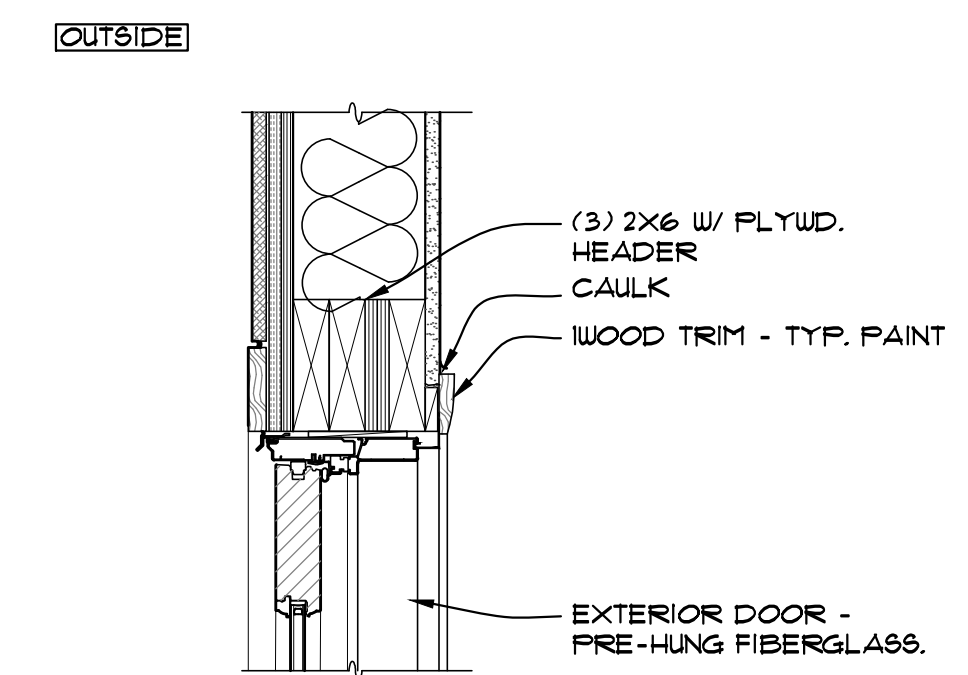
4 CLOSET JAMB DETAIL
A7.1 SCALE: 1 1/2"=1'-0" HEAD SIMILAR



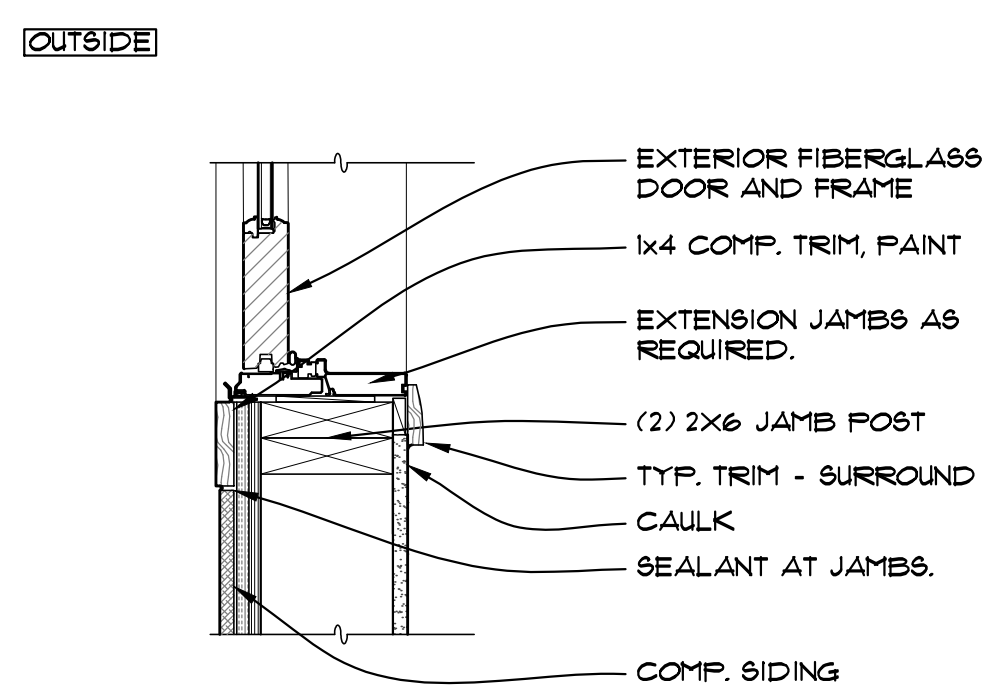
11 ENTRY DOOR HEAD/TRANSOM SILL DET
A7.1 SCALE: 1 1/2"=1'-0" JAMB SIMILAR



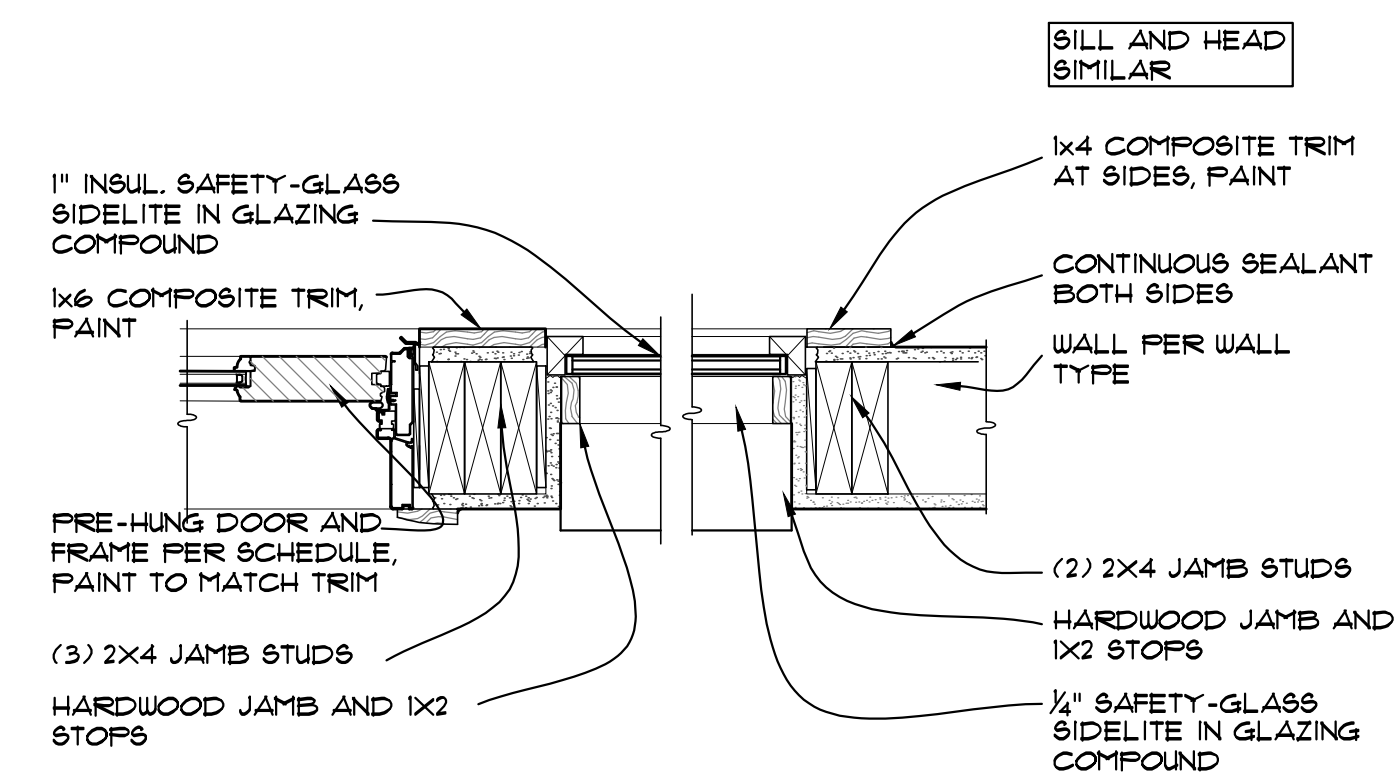
7 INTERIOR DOOR JAMB DETAIL
A7.1 SCALE: 1 1/2"=1'-0" TYPICAL



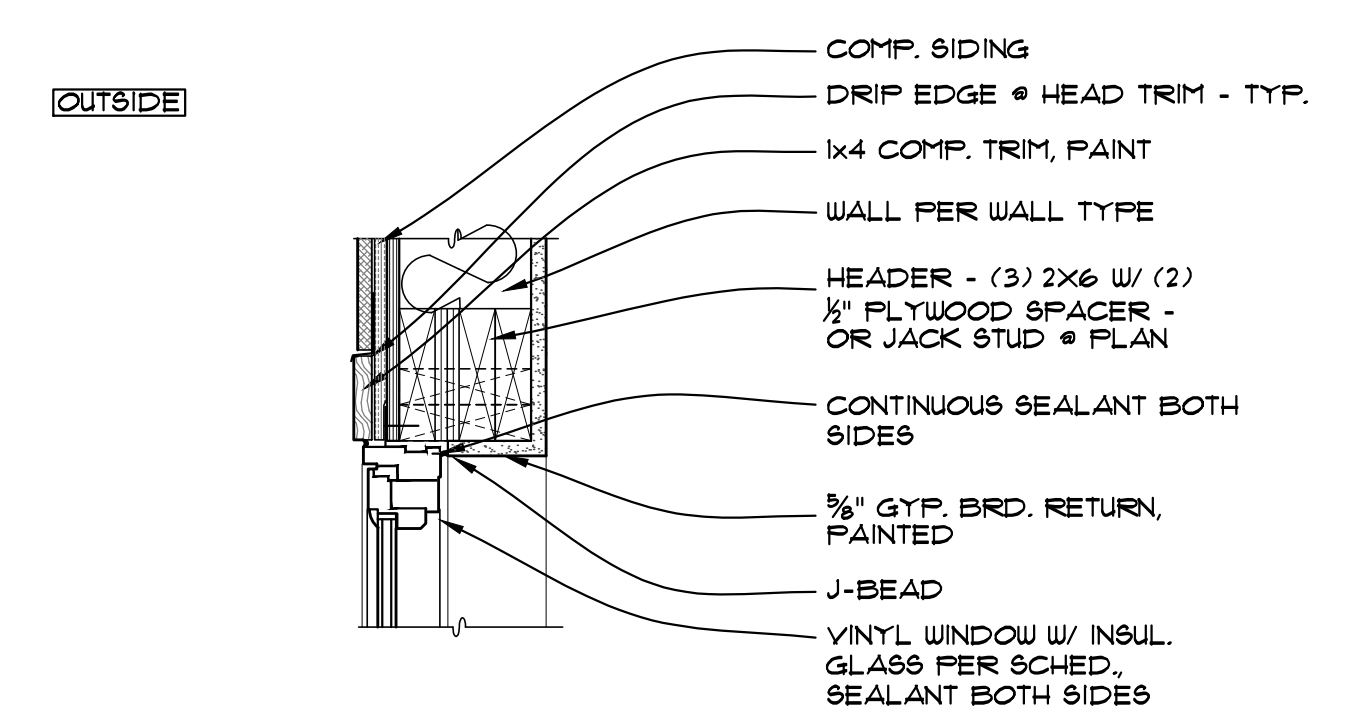
3 EXTERIOR DOOR HEAD DETAIL
A7.1 SCALE: 1 1/2"=1'-0" JAMB SIMILAR



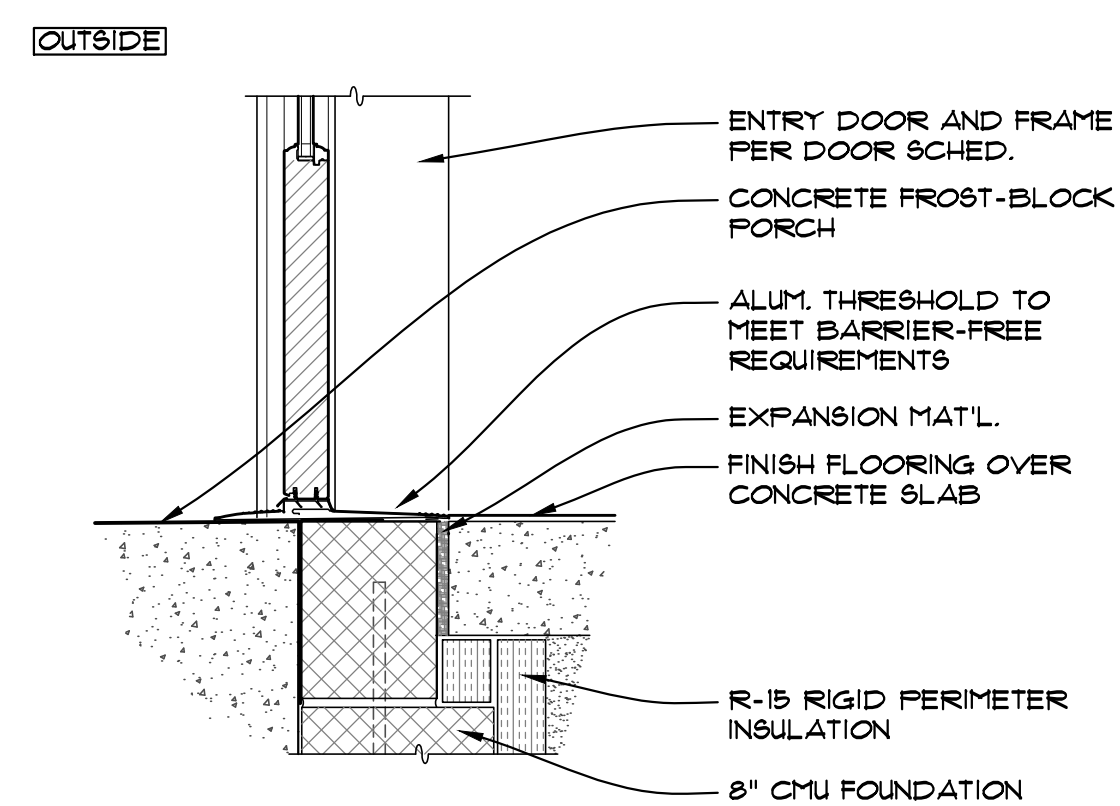
10 ENTRY DOOR JAMB DETAIL
A7.1 SCALE: 1 1/2"=1'-0"



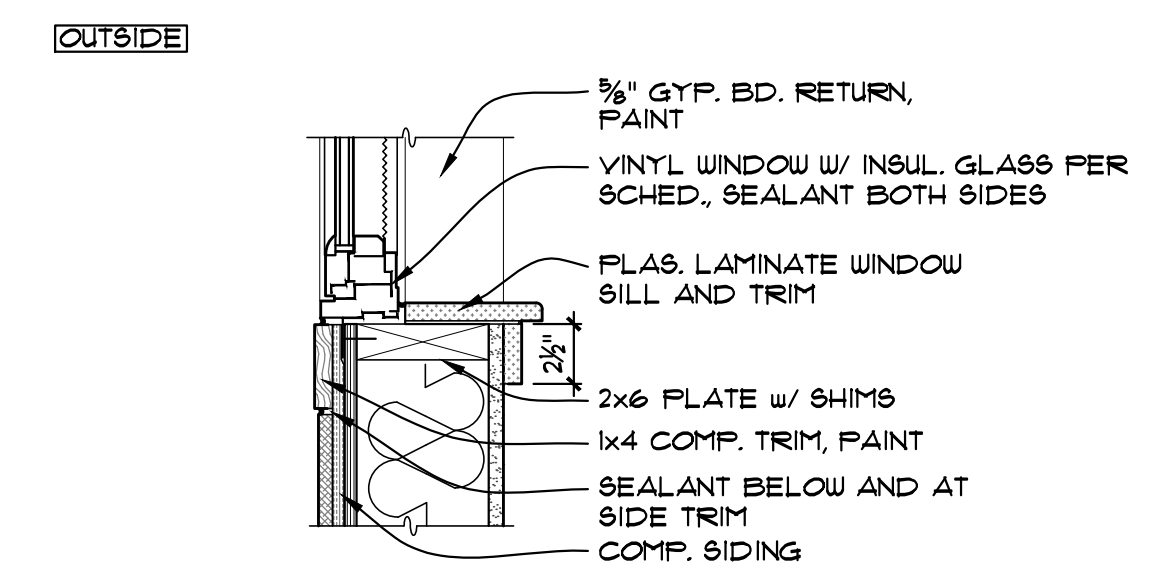
6 ENTRY DOOR/SIDELITE JAMB DET.
A7.1 SCALE: 1 1/2"=1'-0"



2 WINDOW HEAD DETAIL
A7.1 SCALE: 1 1/2"=1'-0" JAMB SIMILAR



9 ENTRY DOOR SILL DETAIL
A7.1 SCALE: 1 1/2"=1'-0"

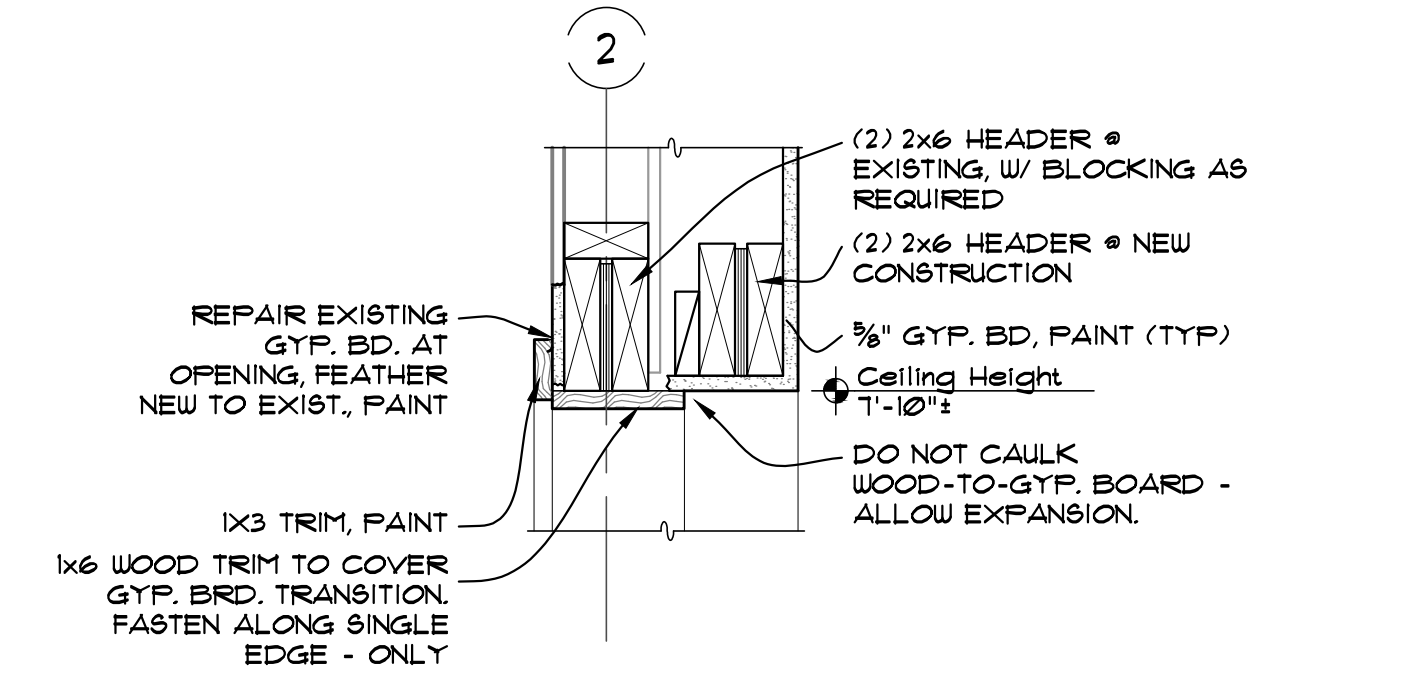


1 WINDOW SILL DETAIL
A7.1 SCALE: 1 1/2"=1'-0"

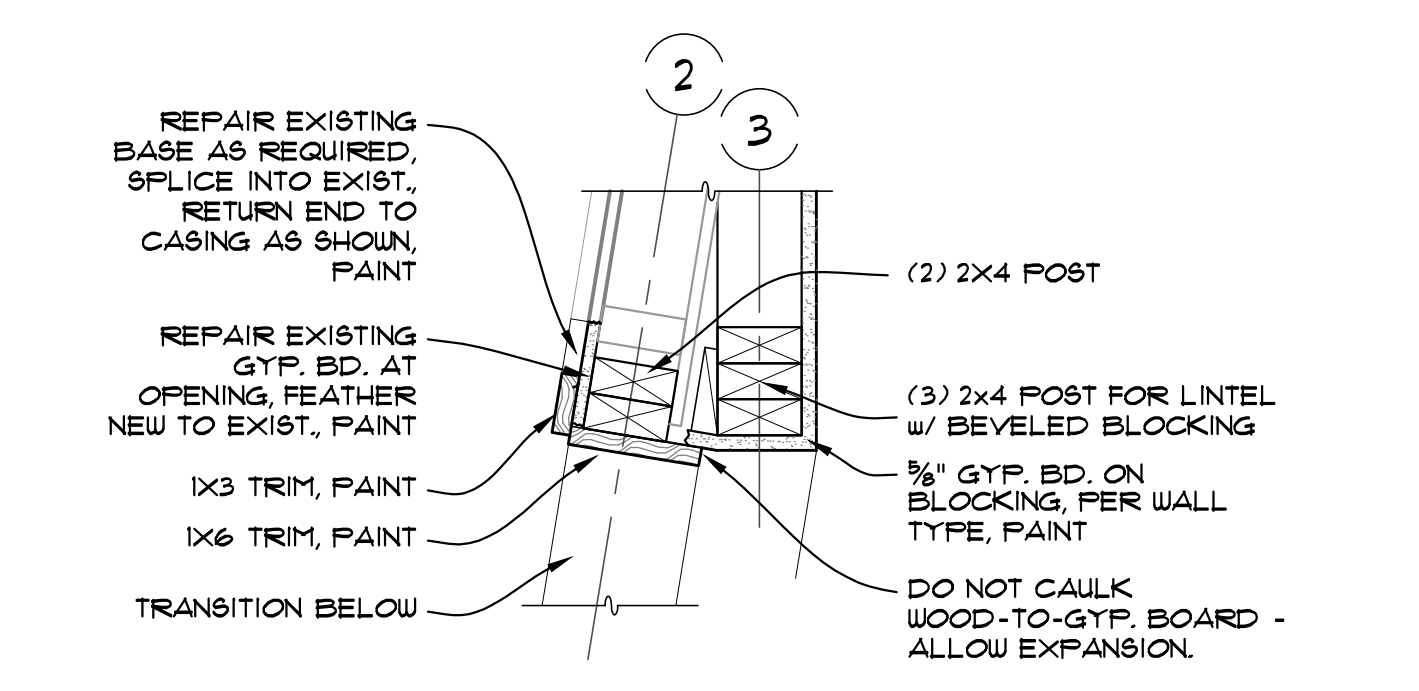
5 ENTRY DOOR/SIDELITE JAMB DET.
A7.1 SCALE: 1 1/2"=1'-0"

Date:	Issued For:	Date:	Issued For:
02.22.16	Site Plan Approval	06.13.16	95% Review
03.21.16	Review	09.21.16	Plan Review
04.01.16	M/E Review	03.15.17	Bidding
04.18.16	M/E Review		
04.29.16	DD Review		

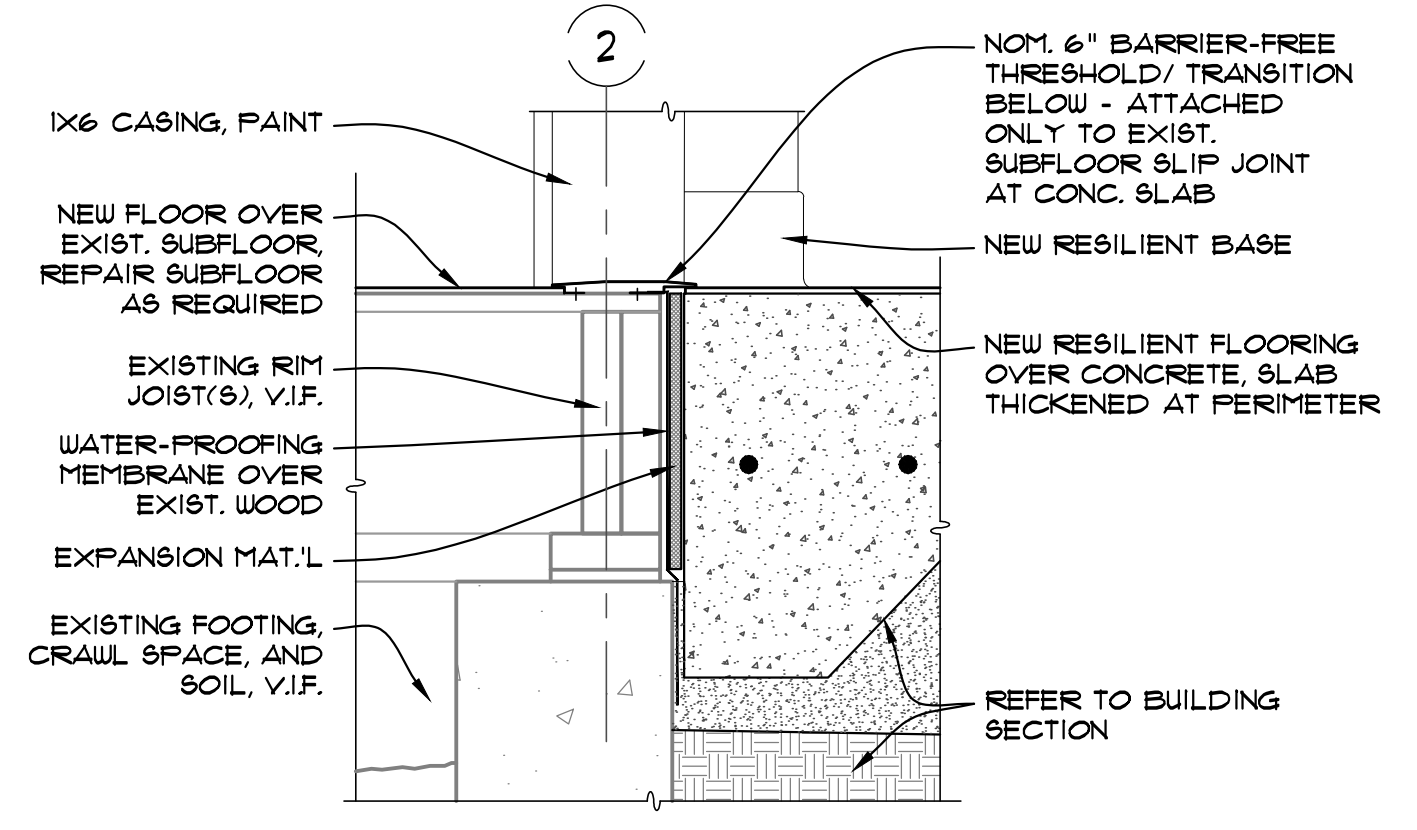
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Date:	03.21.16	Review	95% Review
Date:	04.01.16	M/E Review	09.21.16 Plan Review
Date:	04.18.16	M/E Review	03.15.17 Bidding
Date:	04.29.16	DD Review	



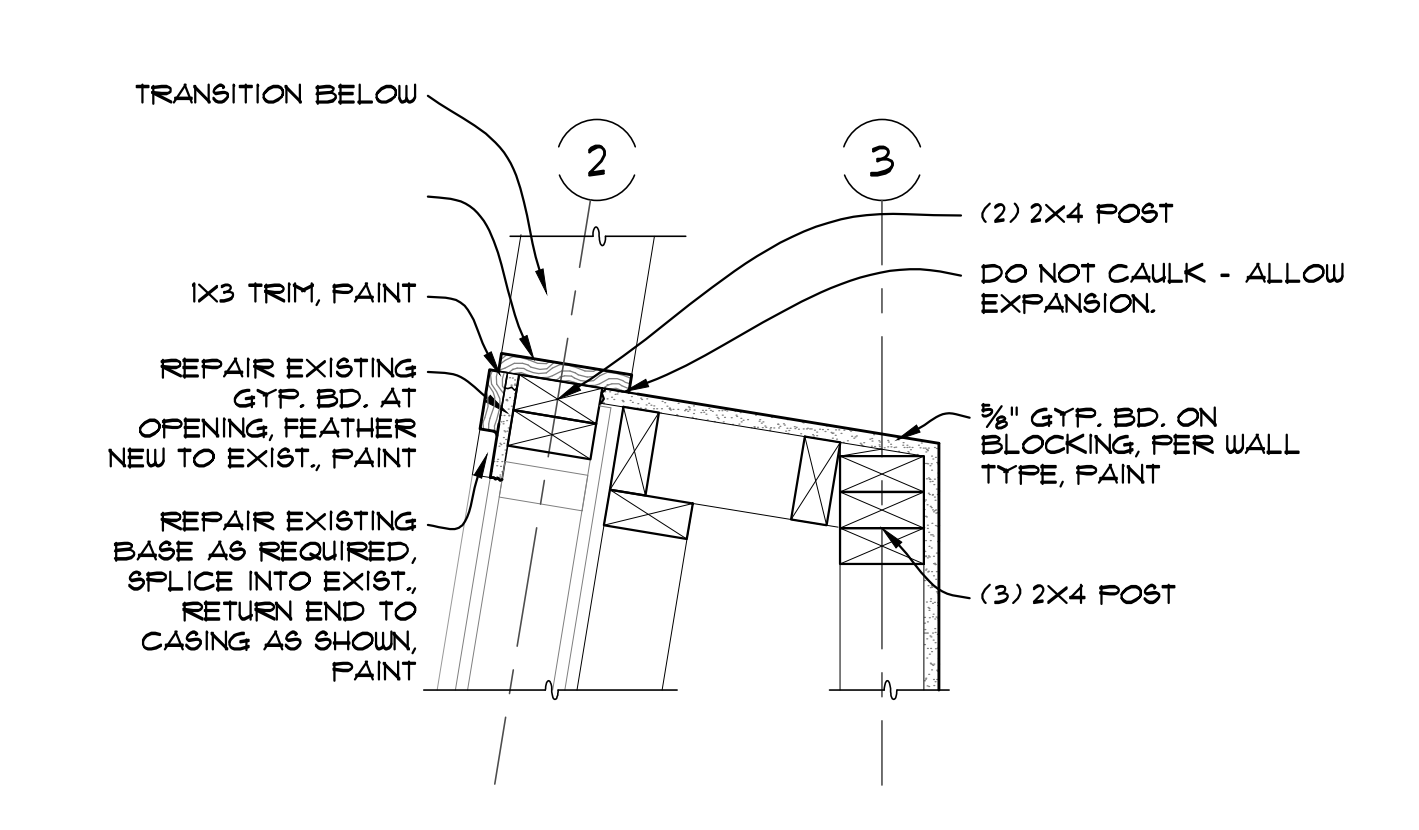
8 HEAD DETAIL
 SCALE: 1 1/2"=1'-0"



4 JAMB DETAIL
 SCALE: 1 1/2"=1'-0"



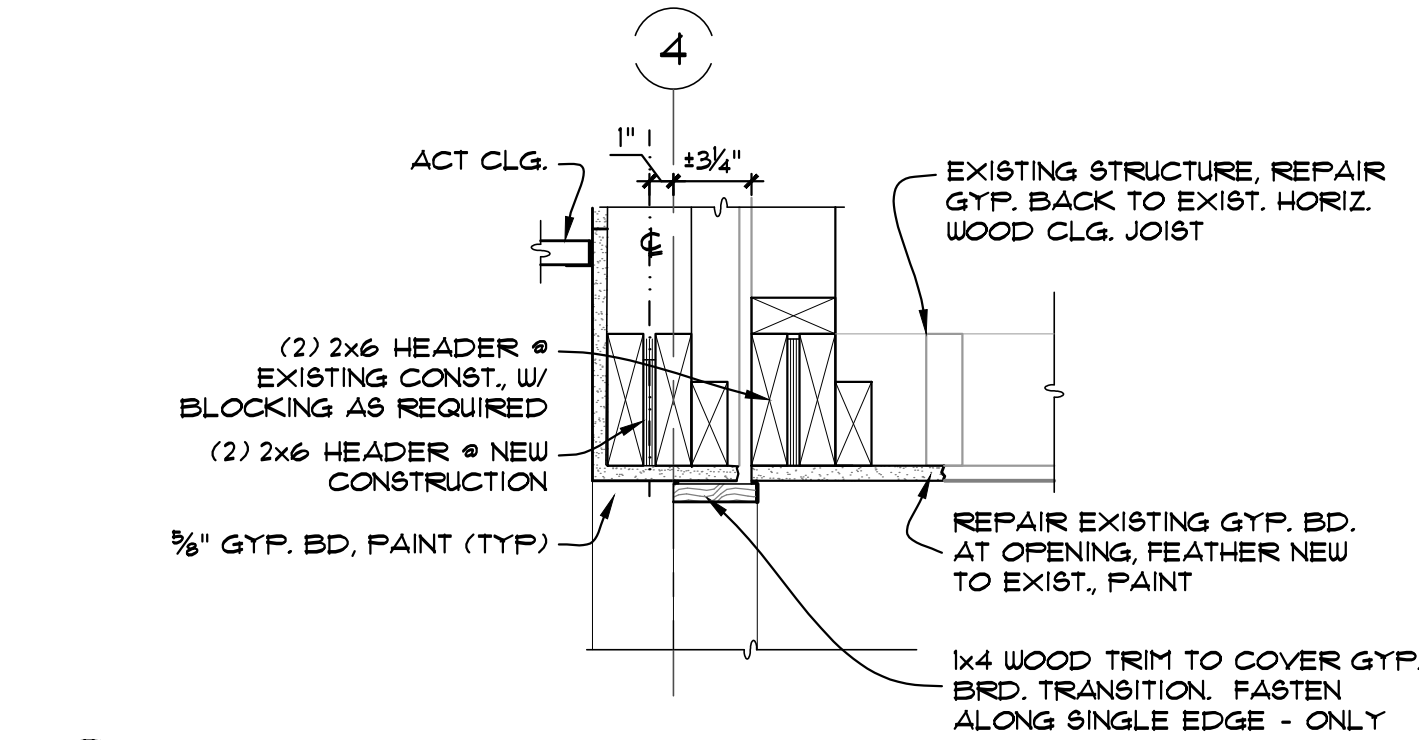
7 SILL DETAIL
 SCALE: 1 1/2"=1'-0"



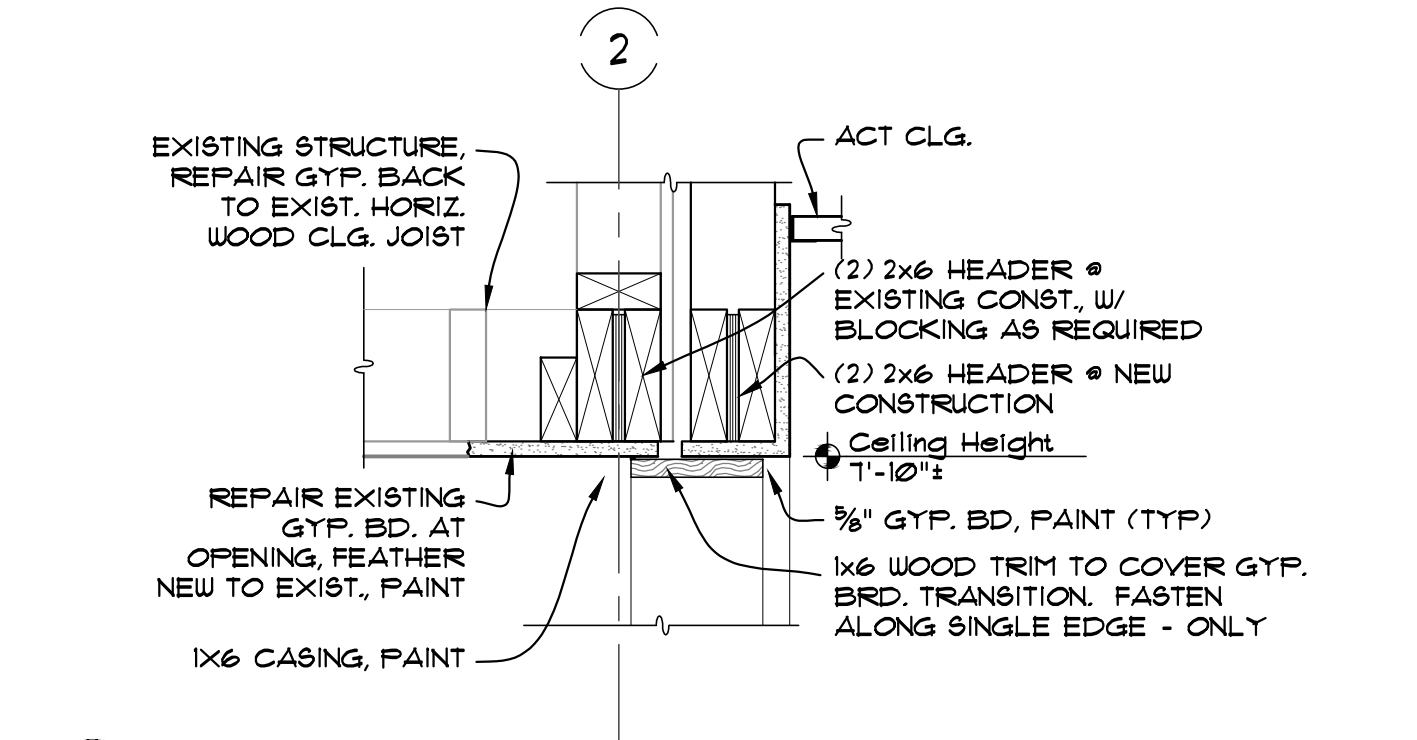
3 JAMB DETAIL
 SCALE: 1 1/2"=1'-0"

12 DETAIL
 SCALE: 1 1/2"=1'-0"

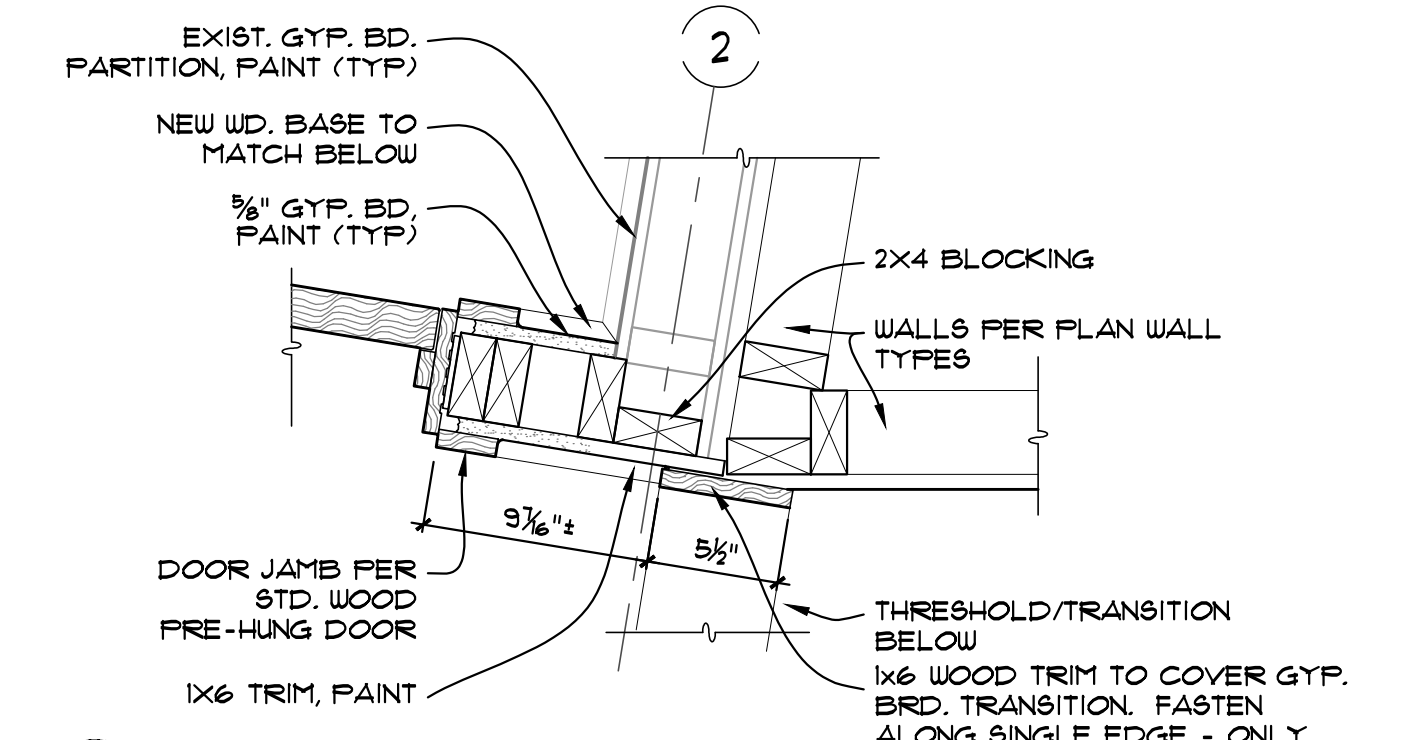
11 SILL DETAIL
 SCALE: 1 1/2"=1'-0"



14 HEAD DETAIL
 SCALE: 1 1/2"=1'-0"

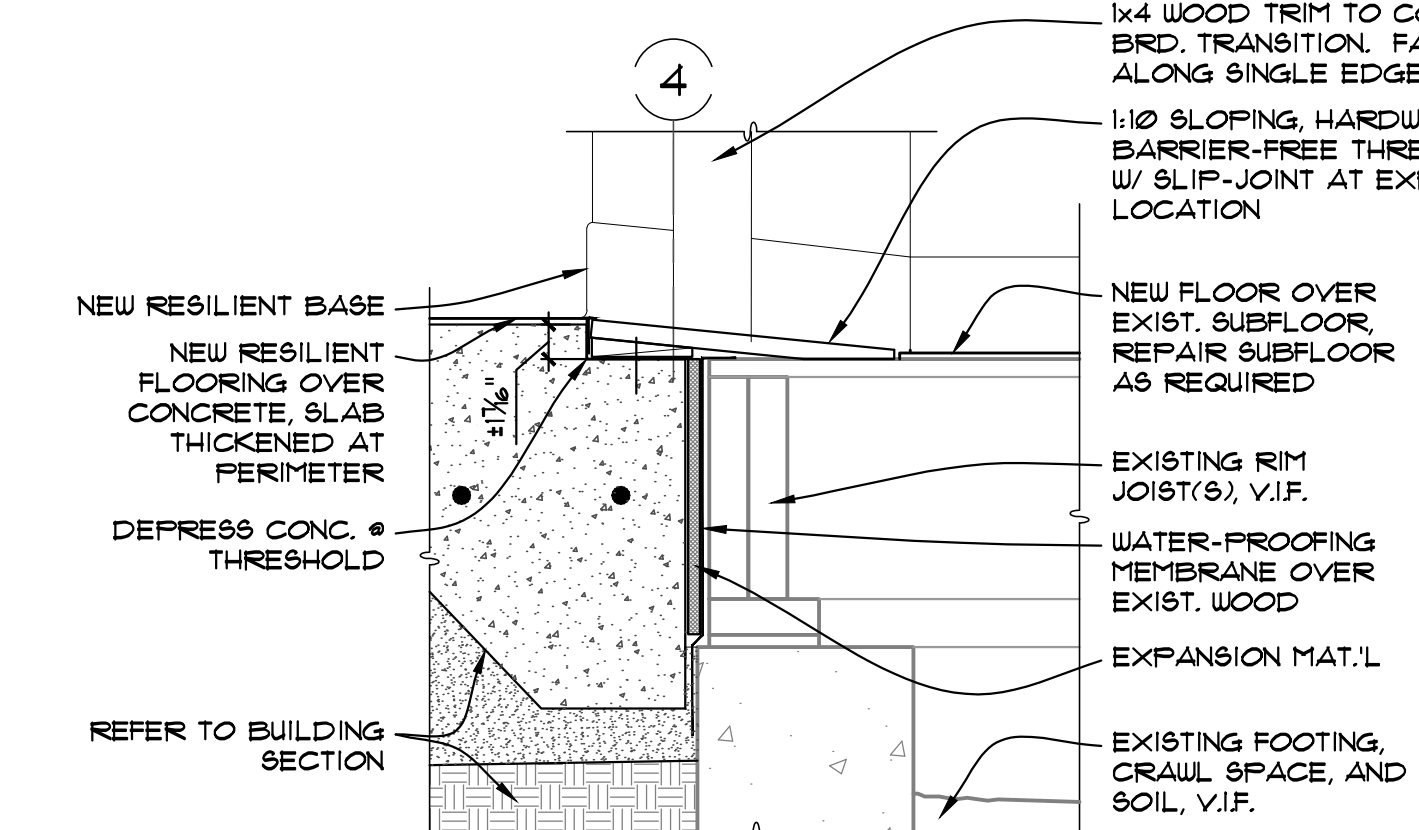


6 HEAD DETAIL
 SCALE: 1 1/2"=1'-0"

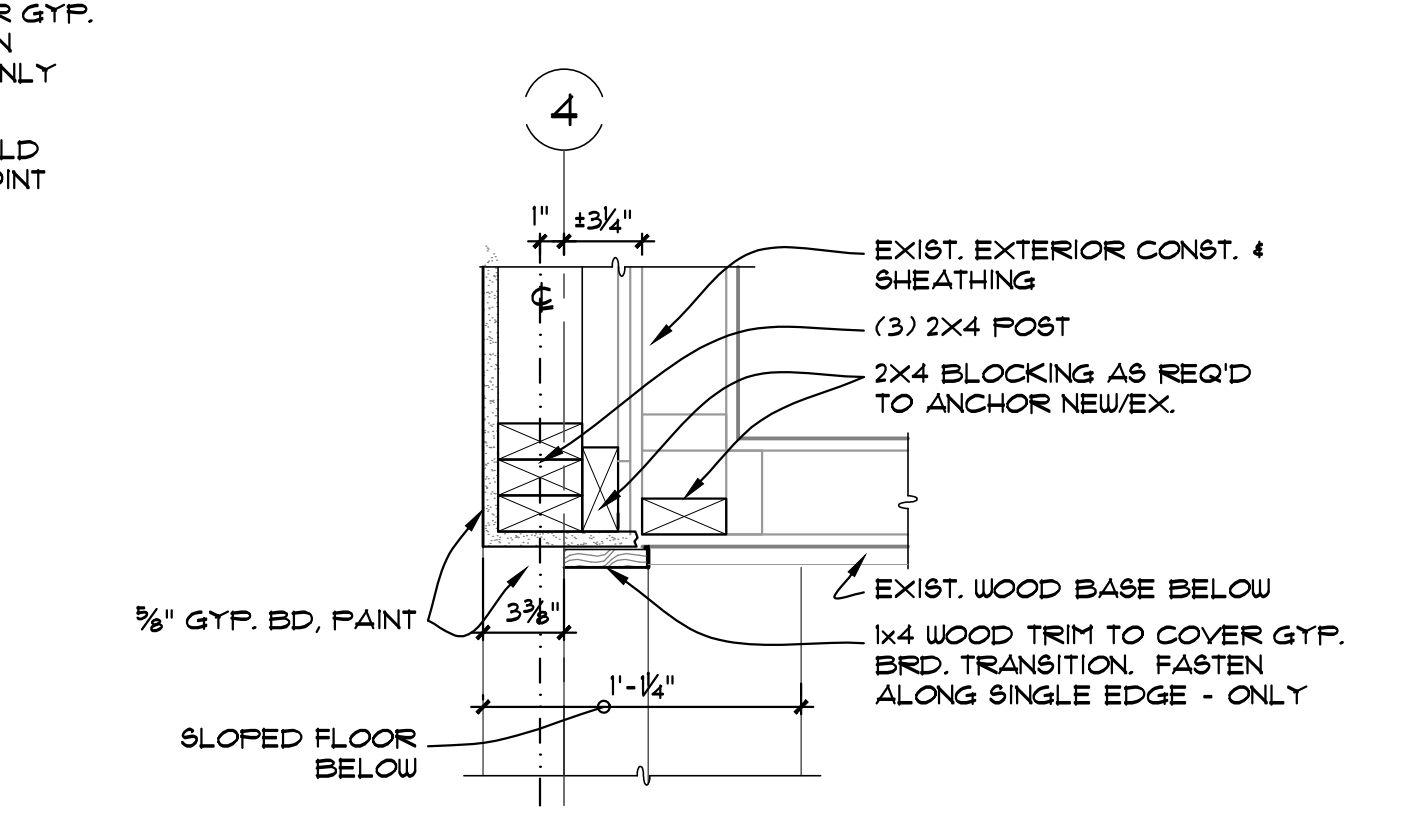


2 JAMB DETAIL
 SCALE: 1 1/2"=1'-0"

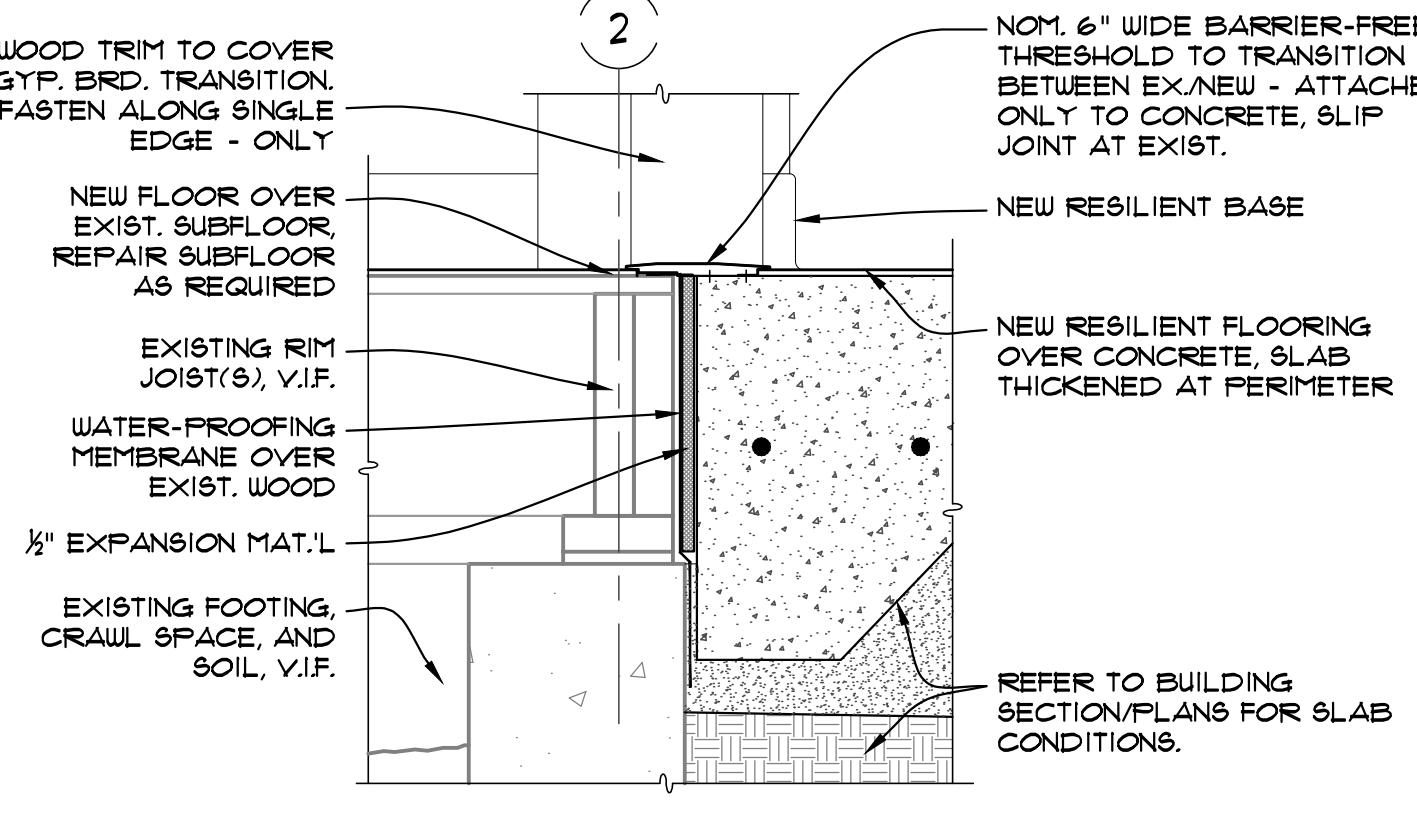
10 DETAIL
 SCALE: 1 1/2"=1'-0"



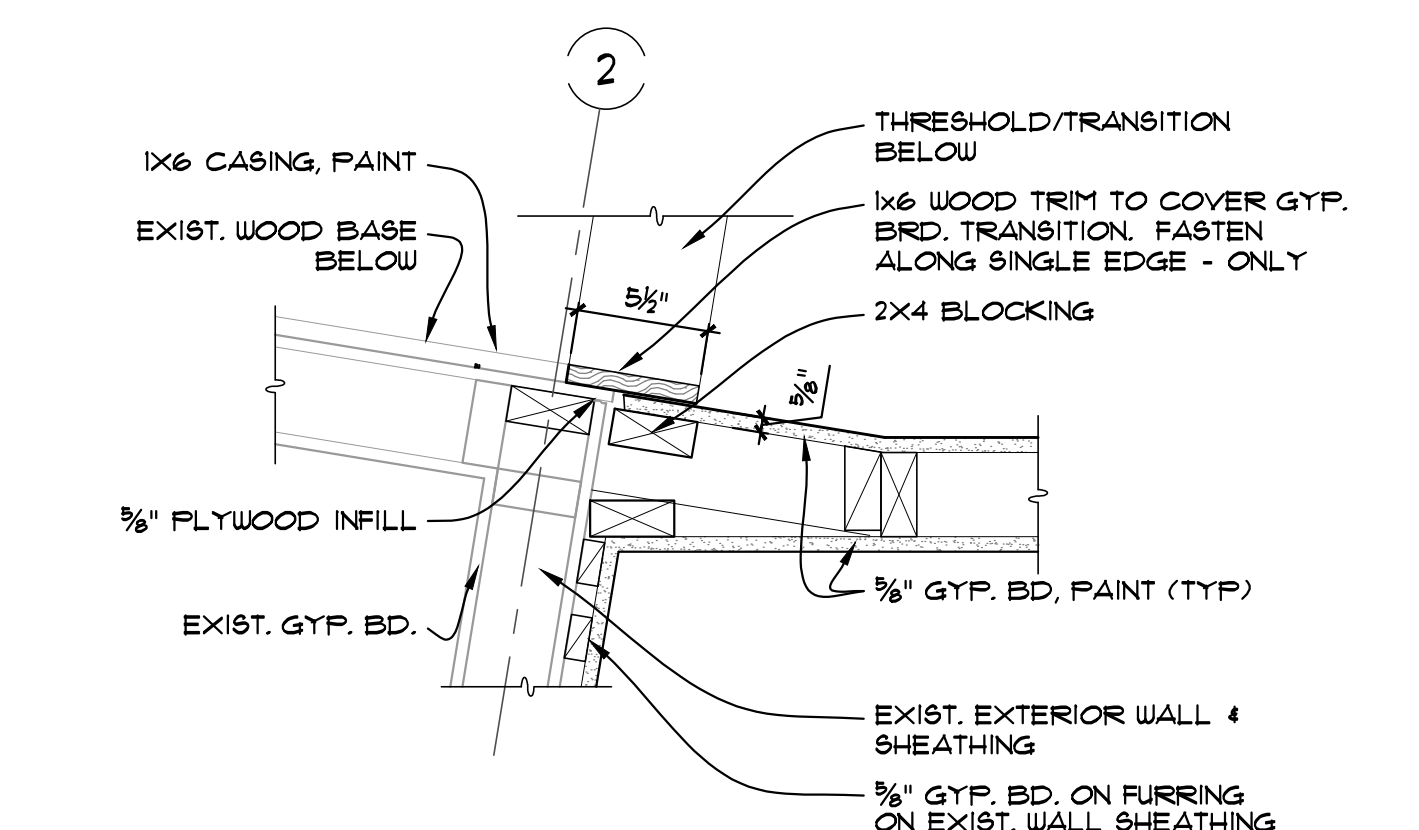
13 SLOPING SILL DETAIL
 SCALE: 1 1/2"=1'-0"



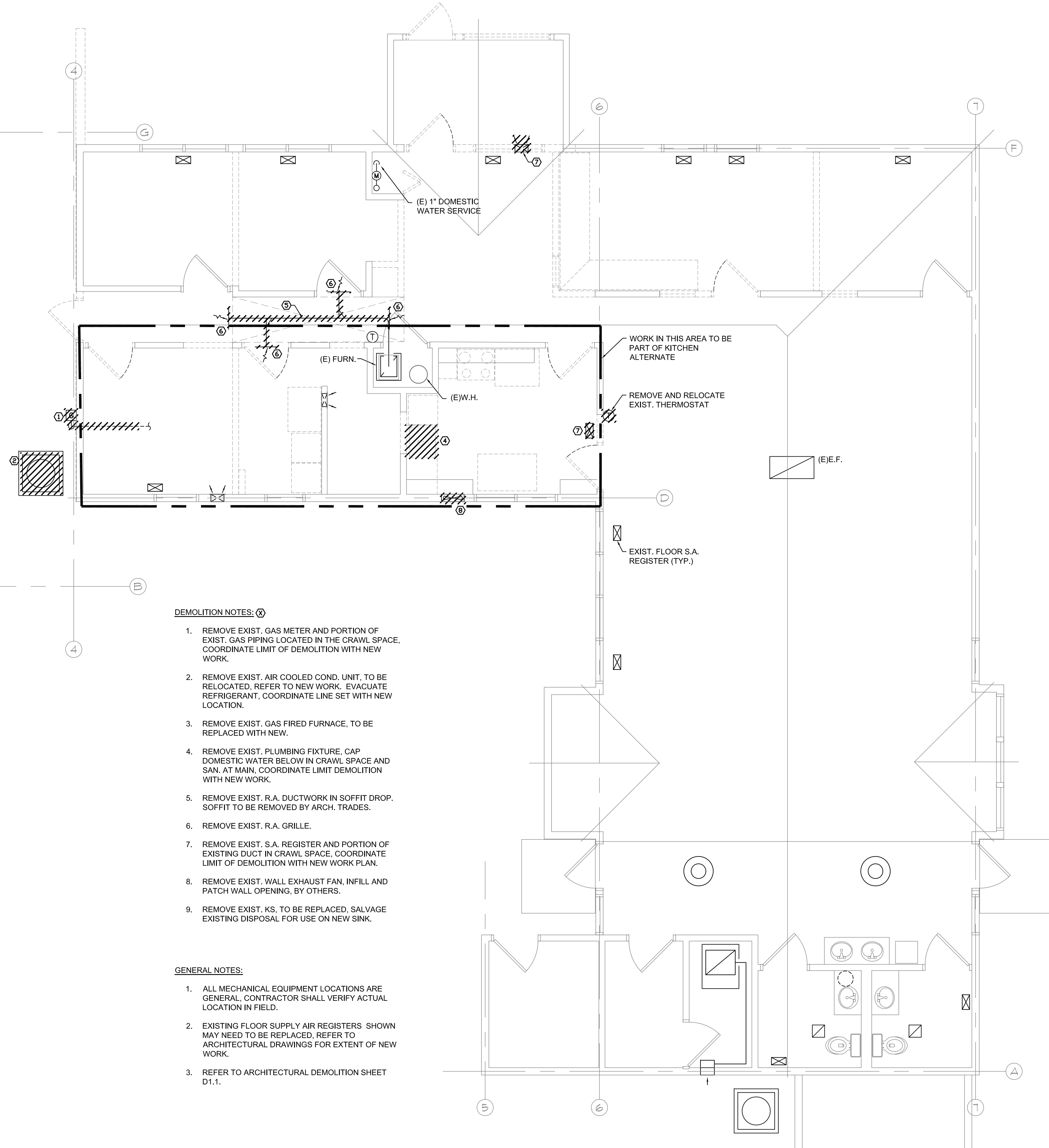
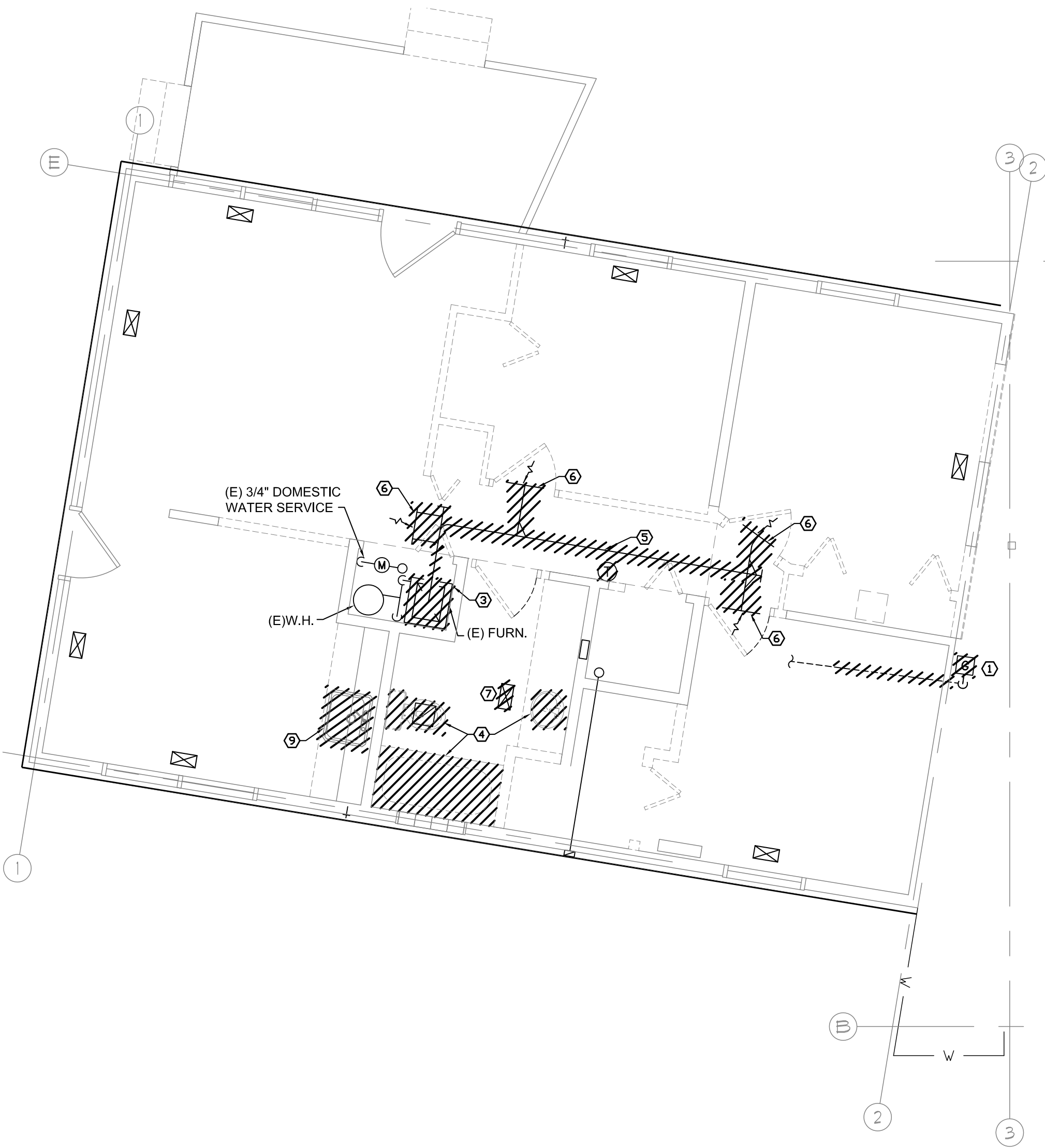
9 JAMB DETAIL
 SCALE: 1 1/2"=1'-0"



5 SILL DETAIL
 SCALE: 1 1/2"=1'-0"



1 JAMB DETAIL
 SCALE: 1 1/2"=1'-0"



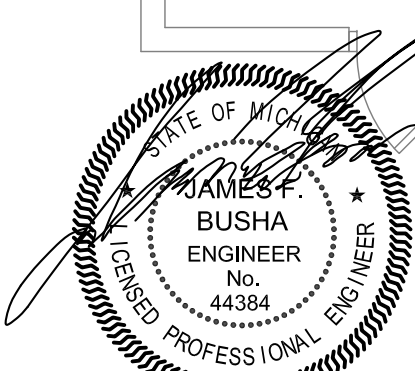
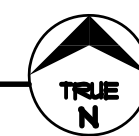
DEMOLITION NOTES: (E)

1. REMOVE EXIST. GAS METER AND PORTION OF EXIST. GAS PIPING LOCATED IN THE CRAWL SPACE. COORDINATE LIMIT OF DEMOLITION WITH NEW WORK.
2. REMOVE EXIST. AIR COOLED COND. UNIT, TO BE RELOCATED, REFER TO NEW WORK. EVACUATE REFRIGERANT, COORDINATE LINE SET WITH NEW LOCATION.
3. REMOVE EXIST. GAS FIRED FURNACE, TO BE REPLACED WITH NEW.
4. REMOVE EXIST. PLUMBING FIXTURE, CAP DOMESTIC WATER BELOW IN CRAWL SPACE AND SAN. AT MAIN, COORDINATE LIMIT DEMOLITION WITH NEW WORK.
5. REMOVE EXIST. R.A. DUCTWORK IN SOFFIT DROP. SOFFIT TO BE REMOVED BY ARCH. TRADES.
6. REMOVE EXIST. R.A. GRILLE.
7. REMOVE EXIST. S.A. REGISTER AND PORTION OF EXISTING DUCT IN CRAWL SPACE, COORDINATE LIMIT OF DEMOLITION WITH NEW WORK PLAN.
8. REMOVE EXIST. WALL EXHAUST FAN, INFILL AND PATCH WALL OPENING, BY OTHERS.
9. REMOVE EXIST. KS, TO BE REPLACED, SALVAGE EXISTING DISPOSAL FOR USE ON NEW SINK.

GENERAL NOTES:

1. ALL MECHANICAL EQUIPMENT LOCATIONS ARE GENERAL, CONTRACTOR SHALL VERIFY ACTUAL LOCATION IN FIELD.
2. EXISTING FLOOR SUPPLY AIR REGISTERS SHOWN MAY NEED TO BE REPLACED, REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF NEW WORK.
3. REFER TO ARCHITECTURAL DEMOLITION SHEET D1.1.

1 Floor Plan - Mechanical Demolition
SCALE: 1/4" = 1'-0"



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MEEC JOB # 091-16-074

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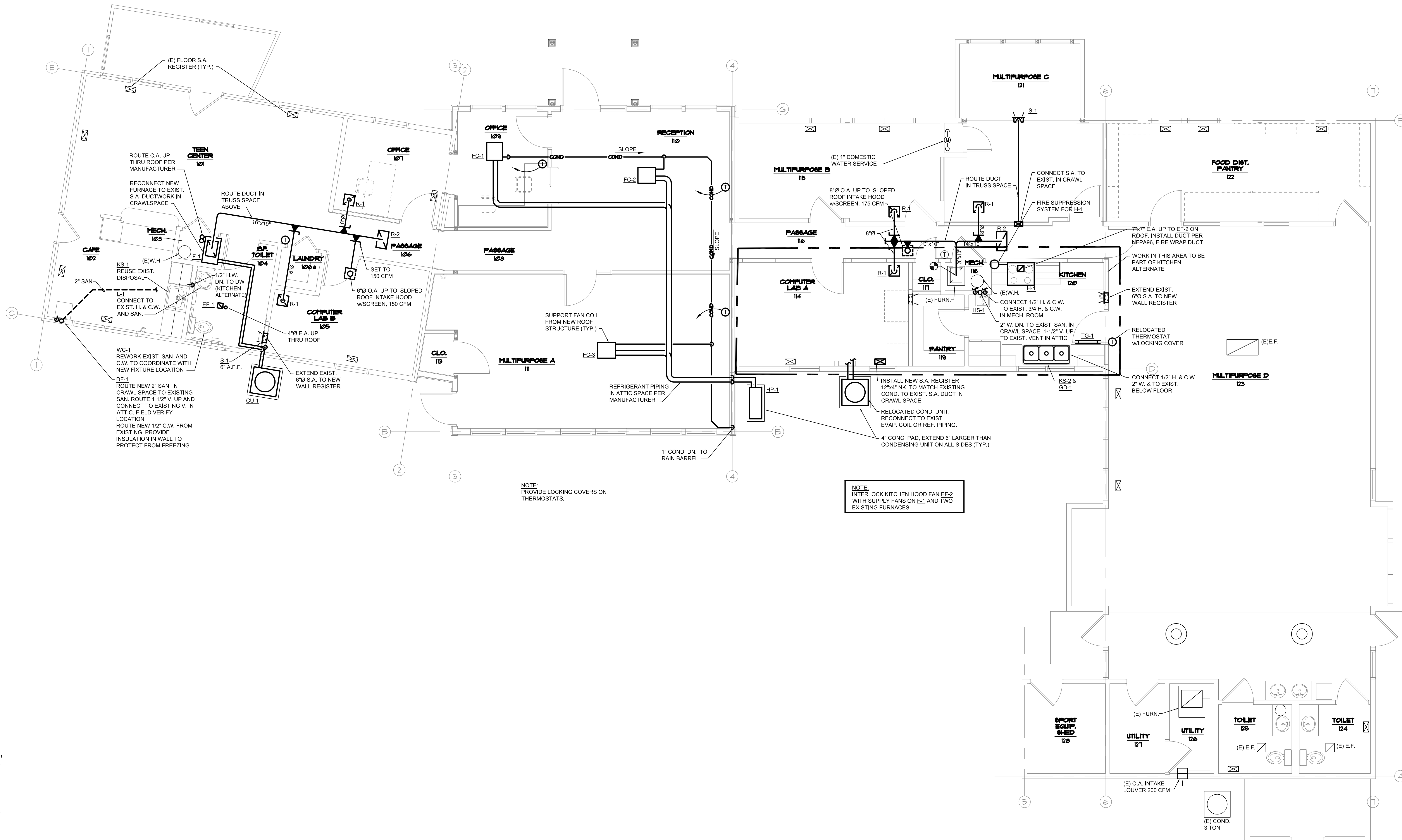


Date:	Issued For:	Date:	Issued For:
04.20.16	D.D. Review		
05.20.16	Review		
09.21.16	Plan Review		
03.15.17	Bidding		

Bryant Community Center Addition
3 West Eden Court
Ann Arbor, MI 48108
Project Number: 1531

Floor Plan - Mechanical Demolition

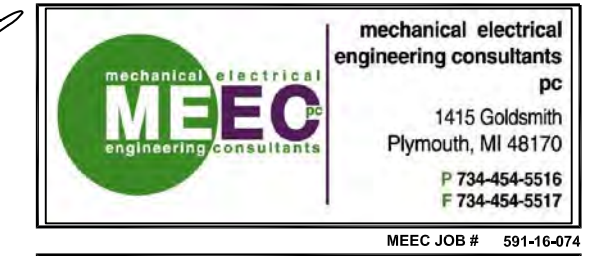
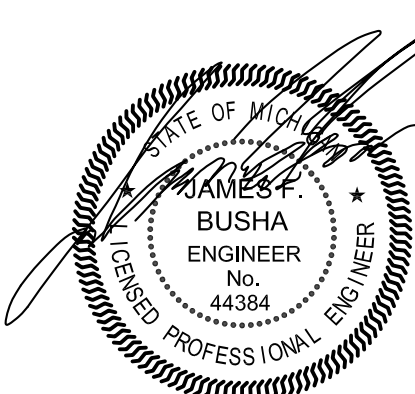
MD1.1



NOTE: PROVIDE LOCKING COVERS ON THERMOSTATS.

NOTE: INTERLOCK KITCHEN HOOD FAN EF-2 WITH SUPPLY FANS ON F-1 AND TWO EXISTING FURNACES

1 Floor Plan - Mechanical New Work SCALE: 1/4" = 1'-0"



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Table with columns: Issued For, Date, Issued For, Date. Rows include D.D. Review, Plan Review, and Bidding.

Bryant Community Center Addition 3 West Eden Court Ann Arbor, MI 48108 Project Number: 1531

Floor Plan - Mechanical New Work

PLUMBING FIXTURE SCHEDULE										
MARK	ITEM	ADA	DESCRIPTION	ACCESSORIES	PIPE CONNECTION SIZES				NOTES	
					W	V	CW	HW		
WC-1	FLOOR MOUNTED TANK TYPE WATER CLOSET	X	Mansfield Summit Elongated ADA 1.6 Gpf Two Piece Tank Type Toilet Model 384/386 Right Height 16-3/4" High Low Consumption Two Piece Tank Toilet #2002.014	Seat: Bemis 3155SSCT Supply: McGuire #H172BV Flange 1/4 turn angle valve	4"	2"	1/2"	---	2	
L-1	WALL MOUNTED LAVATORY		American Standard "Missouri" #0436.004US	Faucet: American Standard #7385.004VA.002 Aerator: American Standard #V05 Drain: McGuire #155A Supply: McGuire #H170BVALR 1/4 turn p-Trap: McGuire #8872C-177 1-1/2" Chrome Plated Brass Carrier: Jay R. Smith #0700-Z	1-1/2"	1-1/2"	1/2"	1/2"	1	
KS-1	KITCHEN SINK		Elkay #LARD2522 with Elkay #LKD2439BH two lever faucet, 8" tubular swing-spout aerator, 3/8" O.D. copper tube inlets, 3-hole installation	3-1/2" drain outlet, stainless steel body, conical strainer plate with moveable lift knob, neoprene stopper, c.p. brass 1-1/2" O.D. tailpiece (per compartment)	2"	2"	1/2"	1/2"		
KS-2	3-COMP. KITCHEN SINK		Elkay #E3C16X20-0X	3-1/2" drain outlets, stainless steel body, conical strainer plate with moveable lift knob, neoprene stopper, c.p. brass 1-1/2" O.D. tailpiece (per compartment)	2"	1-1/2"	1/2"	1/2"		
HS-1	HAND SINK		Elkay #EHS-14X	Stainless Steel Wall Hung Hand Sink with Dual Handle Gooseneck Faucet	2"	1-1/2"	1/2"	1/2"		
GD-1	GARBAGE DISPOSER		InSinkErator Evolution "PRO ES" Series	3/4 hp, 110V, 8.1 Amps Auto Reverse	1-1/2"					
DF-1	DRINKING FOUNTAIN		Elkay #ECDFFW314C		1-1/2"	1-1/2"	1/2"			

APPROVED PLUMBING FIXTURE MANUFACTURERS: AMERICAN STANDARD, MANSFIELD, CRANE, TOTO, ELKAY, KOHLER, ZURN, FIAT, FLORESTONE, MUSTEE.
APPROVED PLUMBING HARDWARE MANUFACTURERS: MOAN, AMERICAN STANDARD, DELTA, KOHLER, CHICAGO, SLOAN, ZURN, TOTO.
(FIXTURES TO BE INSTALLED IN ACCORDANCE WITH ADA REQUIREMENTS)

NOTES:
1. PROVIDE PLASTIC TYPE PIPE COVERS EQUAL TO TRUEBRO "LAV GUARD" ON ALL ACCESSIBLE LAVATORIES AND SINKS.
2. ALL TANK TYPE WATER CLOSETS SHALL BE ORDERED WITH HANDLES ON THE OPEN SIDE (ADJACENT TO THE LAVATORY) PER CODE.

KITCHEN HOOD SCHEDULE									
MARK	MANUFACTURER	MODEL	L x W x H (IN.)	EXHAUST CFM	E.S.P.	CONN. SIZE (IN.) + QTY.	FILTER QTY. & SIZE	NOTES	
H-1	GREENHECK	GHEW	3'-0" x 2'-6" x 24"	500	0.42"	7"x7"	20"x16"	1 - 7	

NOTES:
1. RIGHT AND LEFT END SKIRTS.
2. 430 S.S. WHERE EXPOSED.
3. LIGHTS.
4. ALUMINUM BAFFLE FILTERS.
5. FIRE SUPPRESSION SYSTEM.
6. HEAT SENSOR TO ACTIVATE VENTILATION SYSTEM.
7. U.L. LISTED.

DUCTWORK APPLICATION SCHEDULE		
AIR SYSTEM	MATERIAL	DESIGN PRESSURE CLASSIFICATION (INCHED, WG)
SUPPLY AIR UPSTREAM OF AIR TERMINAL UNITS	GALVANIZED STEEL, INSULATED IN ATTIC & CRAWL SPACE	+ 2
TOILET ROOM EXHAUST, JANITOR'S CLOSET EXHAUST	GALVANIZED STEEL	- 2
RETURN AIR	GALVANIZED STEEL, INSULATED IN ATTIC	- 2
OUTSIDE AIR INTAKE DUCTWORK	GALVANIZED STEEL, INSULATED IN CONDITIONED SPACE	- 6
KITCHEN HOOD EXHAUST DUCTWORK	16GA WELDED BLACK IRON, 18GA WELDED STAINLESS STEEL WHERE EXPOSED, PER NFPA96	

* PITCH DUCTWORK TO LOW POINTS AS INDICATED ON THE DRAWINGS.

EXHAUST FAN SCHEDULE											
MARK	MANUFACTURER	MODEL NUMBER	AREA SERVED	LOCATION	AIRFLOW (CFM)	EXTERNAL S.P.	FAN (RPM)	FAN (BHP)	FAN (HP)	ELECTRICAL	NOTES
EF-1	GREENHECK	SP-A90	TOILET	CEILING	75	0.2"	900	-	-	115/1/60	1, 3, 4, 9
EF-2	GREENHECK	CUBE-098-4	H-1	ROOF	500	0.5"	1410	0.12	1/4	115/1/60	1, 2, 5 - 8

(APPROVED EQUAL: GREENHECK, ACME, COOK, PENN VENTILATOR)

NOTES:
1. FAN SHALL HAVE AMCA SEAL & BE U.L. CERTIFIED.
2. FAN SHALL HAVE ALUMINUM BIRD SCREEN.
3. SAFETY DISCONNECT SWITCH.
4. PROVIDE DUCT MOUNTED GRAVITY BACKDRAFT DAMPER.
5. SLOPED ROOF CURB.
6. U.L. 762.
7. GREASE CUP.
8. HINGED CURB CAP.
9. SLOPED ROOF DISCHARGE CAP.

DUCTLESS SPLIT HEAT PUMP SCHEDULE											
MARK	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	OUTDOOR AIR (CFM)	TOTAL COOLING (BTUH)	TOTAL HEATING (BTUH)	SUPPLY AIRFLOW (CFM)			ELECTRICAL DATA	NOTES
							HIGH	MEDIUM	LOW		
FC-1	DAIKIN	FXZQ09MVJU9	CONCEALED CEILING UNIT	0	4,500	11,100	320	-	250	208/230V / 1Ø	1 - 5
FC-2	DAIKIN	FXZQ18MVJU9	CONCEALED CEILING UNIT	0	18,000	21,000	445	-	350	208/230V / 1Ø	1 - 5
FC-3	DAIKIN	FXZQ24TVJU	CONCEALED CEILING UNIT	0	24,000	27,000	780	620	470	208/230V / 1Ø	1 - 5

(APPROVED EQUAL: FUJITSU, MITSUBISHI, EMI, CARRIER)

NOTES:
1. PROVIDE 24V PROGRAMMABLE WALL THERMOSTAT.
2. OUTDOOR UNIT RXTQ60TAVJU, 208/1, MCA - 29.7 MOCP - 35.
3. CONDENSATE PUMP.
4. REFRIGERANT PIPING TO BE SIZED BY THE EQUIPMENT MANUFACTURER.
5. PROVIDE R410 REFRIGERANT.

GRILLES REGISTERS AND DIFFUSERS SCHEDULE									
MARK	MANUFACTURER	MODEL NUMBER	NECK SIZE	DIFFUSER SIZE	FINISH	MOUNTING TYPE	CONSTRUCTION	ACCESSORY	NOTES
R-1	PRICE	535	10"x10"	12"x12"	WHITE	SURFACE	STEEL	-	1
R-2	PRICE	535	20"x10"	22"x12"	WHITE	SURFACE	STEEL	-	1
S-1	PRICE	520D	8"x6"	10"x8"	WHITE	SURFACE	STEEL	O.B.D.	-
TG-1	PRICE	HTGH	28"x14"	28"x14"	MILL	DOOR	ALUMINUM	-	-

(APPROVED EQUAL: TITUS, PRICE)

NOTES:
1. REFER TO REFLECTED CEILING PLAN FOR LOCATIONS. PROVIDE ALL ACCESSORIES NEEDED TO PROPERLY MOUNT DEVICES.
2. 1/2"x1/2"x1/2" ALUMINUM EGGRATE GRID.

CONDENSING UNIT SCHEDULE																		
MARK	MANUFACTURER	MODEL NUMBER	SYSTEM SERVED	COMPRESSORS				CONDENSER FAN			ELECTRICAL				WEIGHT	NOTES:		
				NUMBER	TYPE	CAPACITY (COMP-1)	R.L.A. (COMP-1)	CAPACITY (COMP-2)	R.L.A. (COMP-2)	#	HP (EA)	F.L.A. (EA)	VOLTS / PHASE	M.C.A.			MOCP	SEER
CU-1	TRANE	4TTB3024	-	1	SCROLL	24,000	13.5	-	-	1	1/8	0.9	230/1	18	30	13	130	1 - 5

(APPROVED EQUAL: TRANE, CARRIER, YORK, LENNOX)

NOTES:
1. DATA BASED ON 95°F AMBIENT AIR.
2. CONCRETE SUPPORT PAD.
3. U.L. LISTED
4. LIQUID LINE FILTER/DRYER.
5. 410A REFRIGERANT

FURNACE SCHEDULE																
MARK	MANUFACTURER	MODEL NUMBER	UNIT TYPE	SUPPLY AIR FLOW (CFM)	OUTDOOR AIRFLOW (CFM)	E.S.P. (IN)	COOLING DATA			HEATING DATA			ELECTRICAL DATA		NOTES:	
							COIL TYPE	SIZE (TONS)	REFRIGERANT	TYPE	INPUT (MBH)	OUTPUT (MBH)	AFUE	FAN (HP)		VOLTS/PH/Hz
F-1	TRANE	TDH1B040A9241A	DN.-FLOW	800	150	0.5	A-COIL	2	R-410	NATURAL	40	38	95%	1/5	120/1/60	1, 2, 3, 4, 5

(APPROVED EQUAL: TRANE, CARRIER, LENNOX, ARMSTRONG)

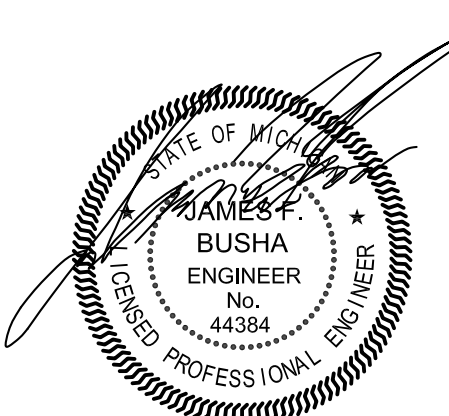
NOTES:
1. PROVIDE 1" THICK PLEATED FILTER RACK AND FILTER.
2. UNIT SHALL HAVE ELECTRIC IGNITION (NO STANDING PILOT)
3. PROVIDE 7-DAY AUTOMATIC CHANGEOVER PROGRAMMABLE THERMOSTAT WITH SUB-BASE.
4. UNIT SHALL BE U.L. LISTED AND A.G.A. CERTIFIED.
5. COOLING COIL CASING SHALL BE INSULATED AND DRAINED TO NEAREST FLOOR DRAIN.

Mitchell & Moore architects

Date:	04.29.16	Issued For:	
	05.25.16	D.D. Review	
	09.21.16	Review	
	09.15.17	Plan Review	
		Bidding	

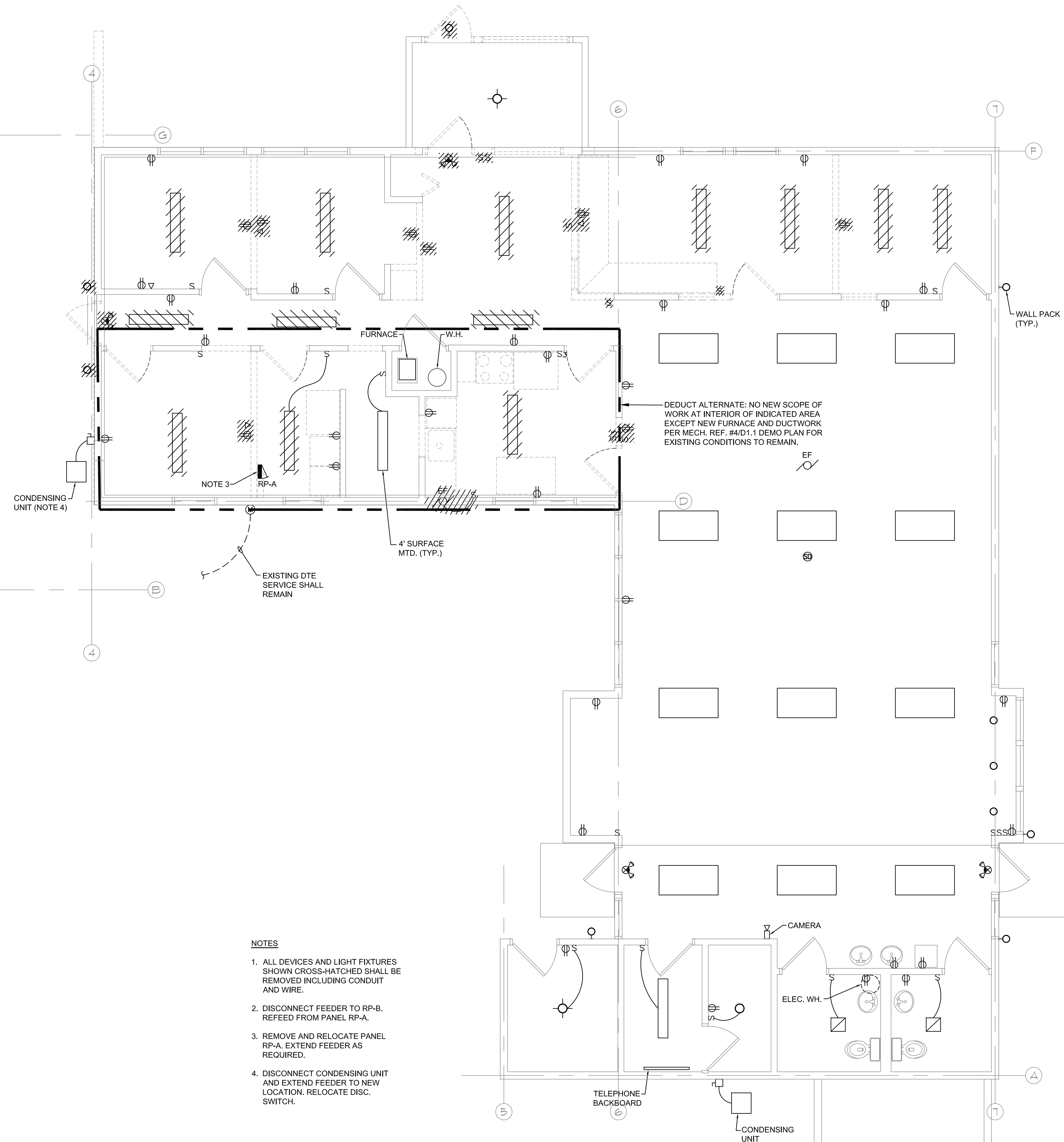
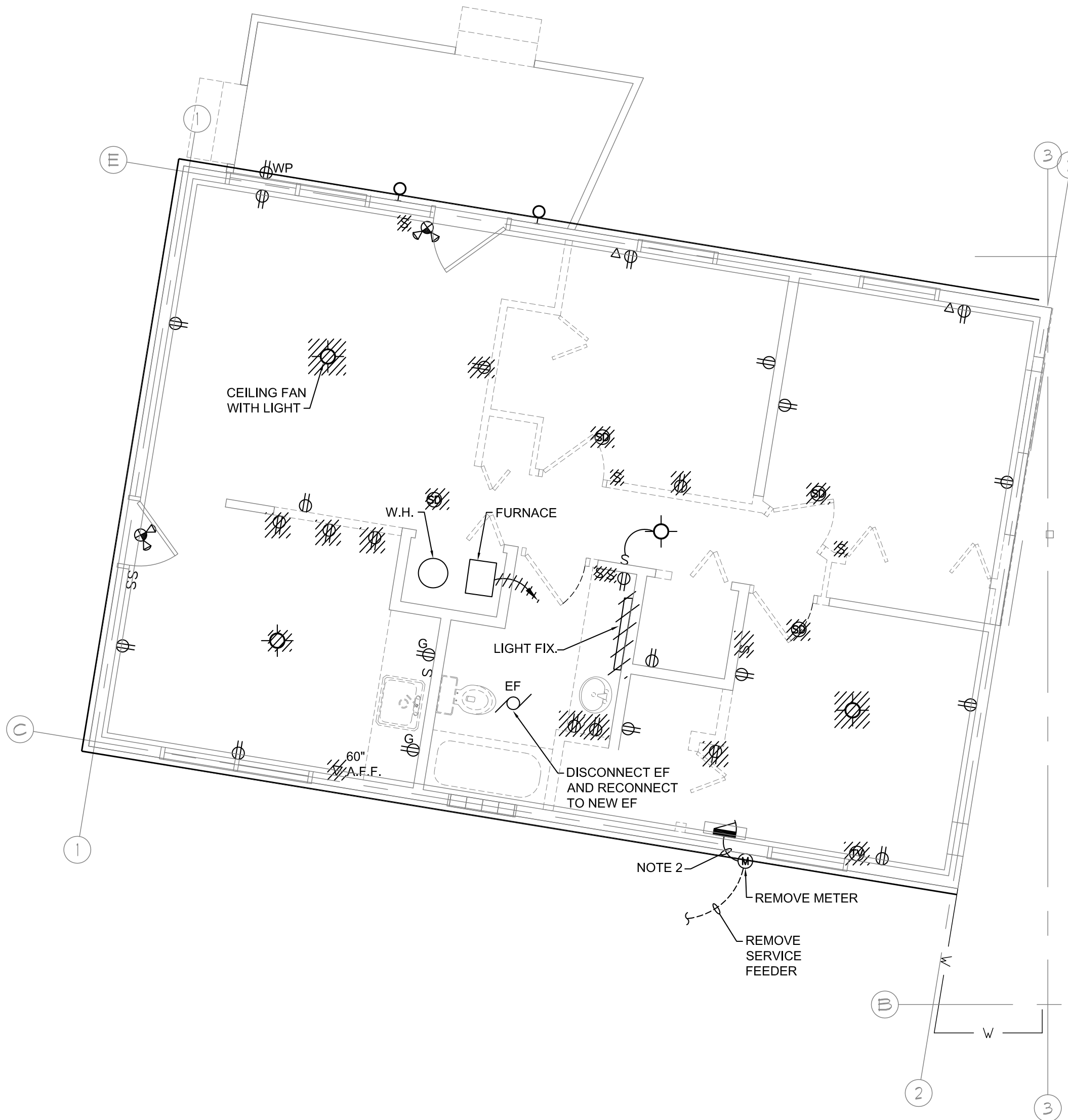
Bryant Community Center Addition
3 West Eden Court
Ann Arbor, MI 48108
Project Number: 1531

Mechanical Schedules
M2.1



mechanical electrical engineering consultants
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MEEC JOB # 091-16-074

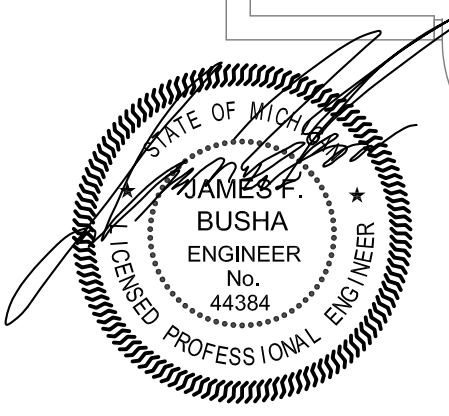
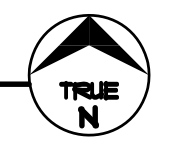
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- NOTES**
1. ALL DEVICES AND LIGHT FIXTURES SHOWN CROSS-HATCHED SHALL BE REMOVED INCLUDING CONDUIT AND WIRE.
 2. DISCONNECT FEEDER TO RP-B. REFEED FROM PANEL RP-A.
 3. REMOVE AND RELOCATE PANEL RP-A. EXTEND FEEDER AS REQUIRED.
 4. DISCONNECT CONDENSING UNIT AND EXTEND FEEDER TO NEW LOCATION. RELOCATE DISC. SWITCH.

DEDUCT ALTERNATE: NO NEW SCOPE OF WORK AT INTERIOR OF INDICATED AREA EXCEPT NEW FURNACE AND DUCTWORK PER MECH. REF. #4/D1.1 DEMO PLAN FOR EXISTING CONDITIONS TO REMAIN.

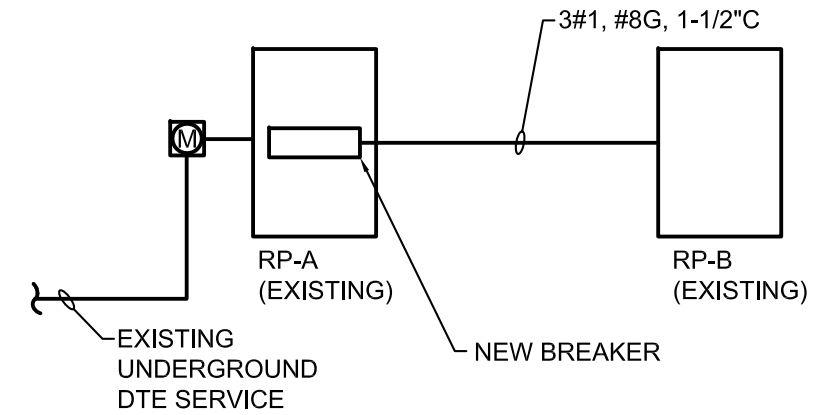
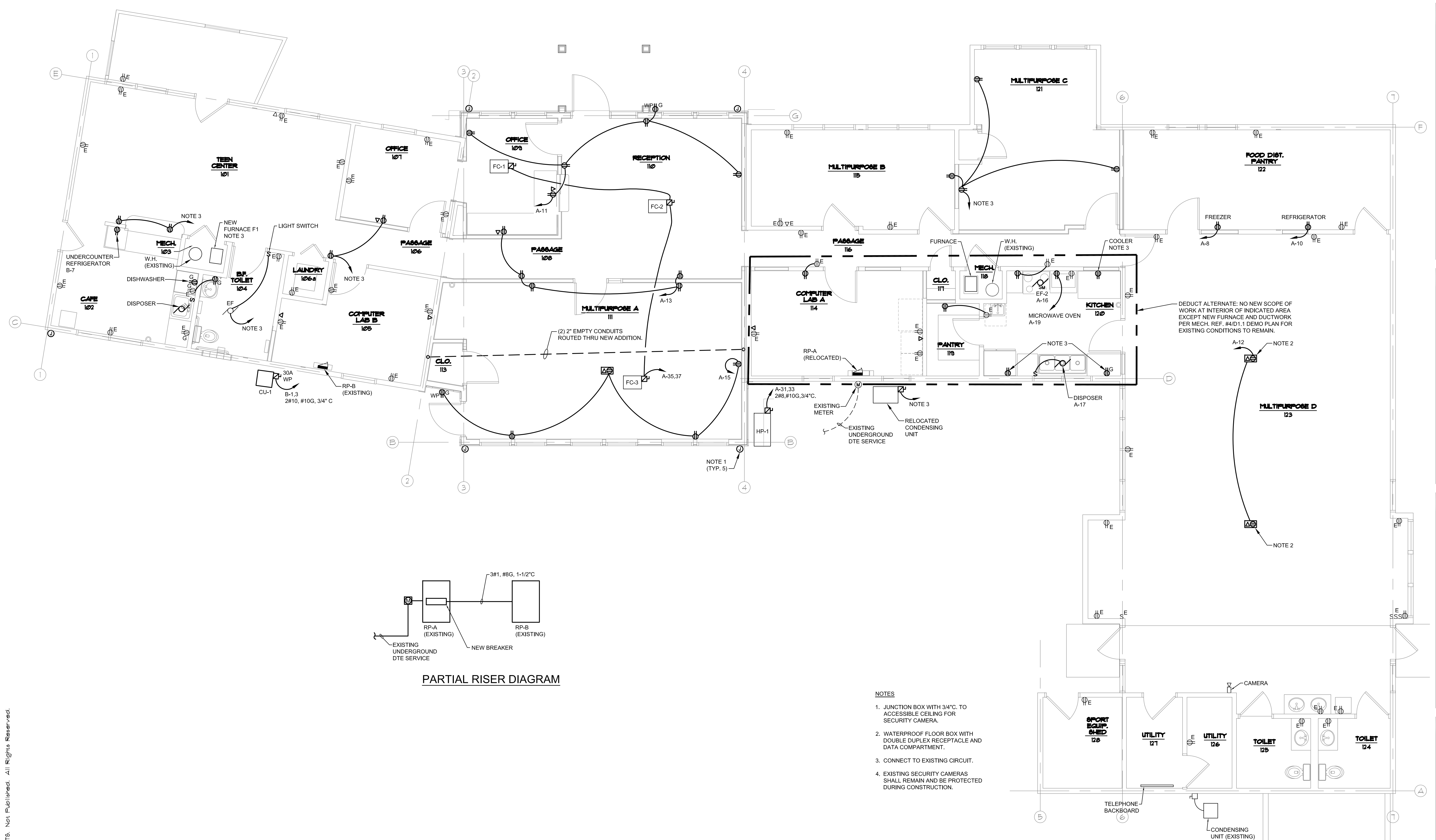
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SCALE: 1/4" = 1'-0"



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F 734-454-5517
MEEC JOB # 091-16-074

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PARTIAL RISER DIAGRAM

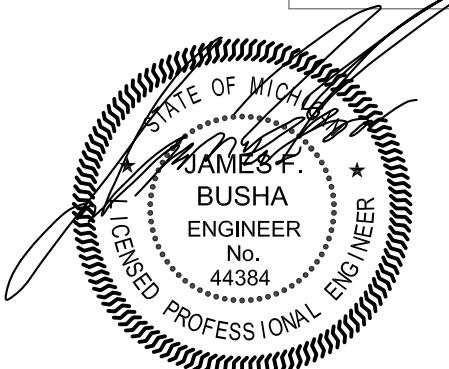
NOTES

1. JUNCTION BOX WITH 3/4" C. TO ACCESSIBLE CEILING FOR SECURITY CAMERA.
2. WATERPROOF FLOOR BOX WITH DOUBLE DUPLEX RECEPTACLE AND DATA COMPARTMENT.
3. CONNECT TO EXISTING CIRCUIT.
4. EXISTING SECURITY CAMERAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

DEDUCT ALTERNATE: NO NEW SCOPE OF WORK AT INTERIOR OF INDICATED AREA EXCEPT NEW FURNACE AND DUCTWORK PER MECH. REF. #4/D1.1 DEMO PLAN FOR EXISTING CONDITIONS TO REMAIN.

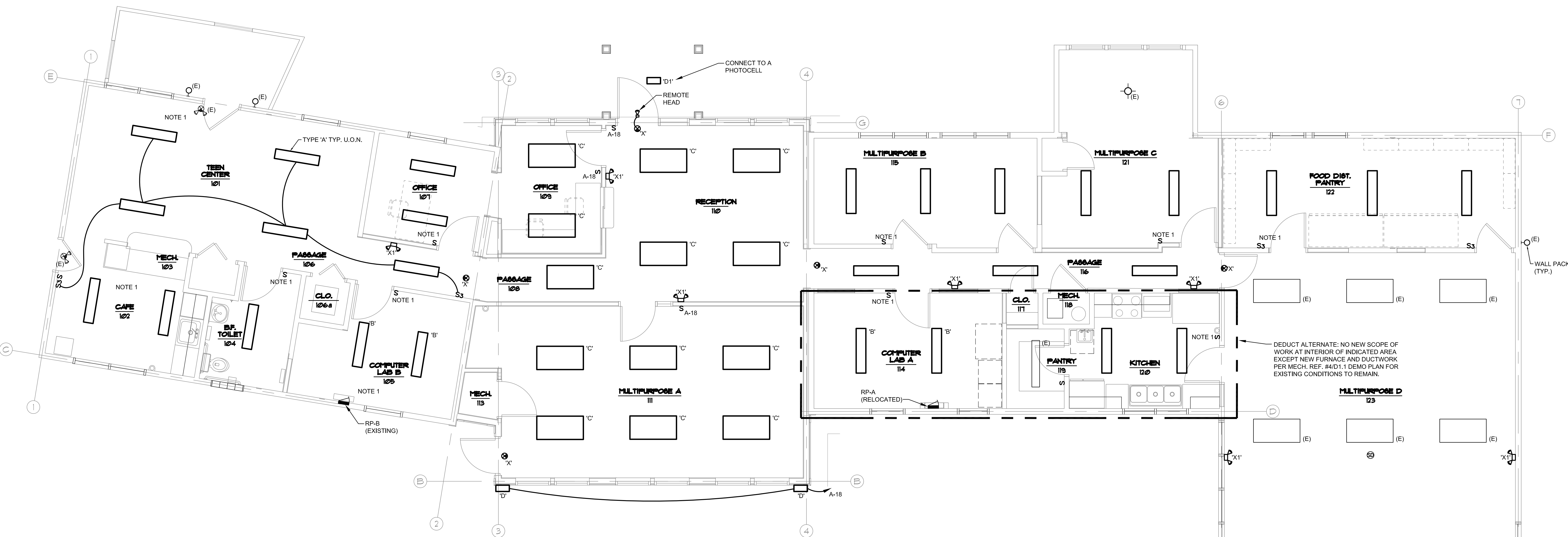
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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	VOLTAGE	MANUFACTURER AND MODEL NO.	COMMENTS
'A'	4' LONG SURFACE MOUNTED FIXTURE.	(2) 32W T-8	MVOLT	LITHONIA #LB SERIES OR AS APPROVED EQUAL	
'B'	4' LONG SURFACE MOUNTED FIXTURE.	(3) 32W T-8	MVOLT	LITHONIA #LB SERIES OR AS APPROVED EQUAL	
'C'	2' x 4' RECESSED FLUORESCENT FIXTURE WITH ACRYLIC PRISMATIC LENS.	(2) 32W T-8	MVOLT	LITHONIA #GT2 SERIES OR AS APPROVED EQUAL	
'D'	EXTERIOR WALL MOUNTED COMPACT FLUORESCENT FIXTURE, PHOTOCELL	(1) 32W TRT	MVOLT	LITHONIA #WSTM SERIES OR AS APPROVED EQUAL	
'D1'	RESIDENTIAL STYLE CEILING MOUNTED FIXTURE	(1) 60W INCAD.	120V	SEAGULL LTG. #7567-32	
'X'	EXIT SIGN, WHITE FINISH	LED	120V	LITHONIA #LQM SERIES OR AS APPROVED EQUAL	PROVIDE REMOTE EMERGENCY LIGHT HEAD WHERE INDICATED
'X1'	SELF CONTAINED EMERGENCY BATTERY LIGHTING UNIT	LED	120V	LITHONIA #ELM2 SERIES OR AS APPROVED EQUAL	

BASE BID: FLUORESCENT FIXTURES
 BID ALT: COMPARABLE LED FIXTURES

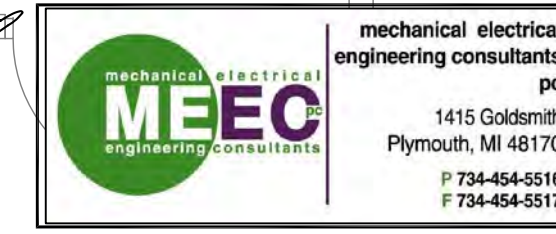
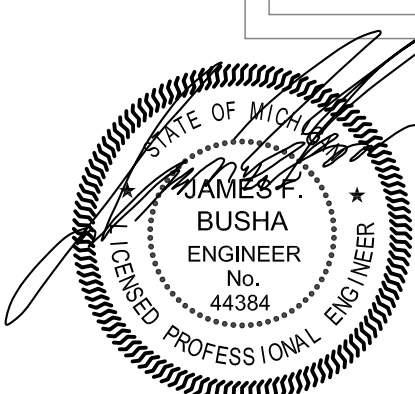
NOTES

- CONNECT LIGHTING IN THIS ROOM TO EXISTING CIRCUIT.
- CONNECT EXIT SIGNS AND EMER. LIGHTING UNITS TO AN UNSWITCHED LOCAL CIRCUIT CONDUCTOR.

LIGHTING FIXTURE NOTES:

- ALTERNATE LIGHTING MANUFACTURERS EQUIPMENT SHALL BE SIMILAR IN PERFORMANCE, PHYSICAL APPEARANCE AND CONSTRUCTION TO BE CONSIDERED AS EQUAL TO UNITS SPECIFIED.
- ALTERNATE LIGHTING FIXTURE TYPES PROPOSED TO BE SUBSTITUTED BY BIDDING CONTRACTOR MUST BE PRE-APPROVED DURING BIDDING. CONTRACTOR, OR LIGHTING REPRESENTATIVE SHALL EMAIL ALL SUCH REQUESTS WITH FIXTURE CUTS TO ENGINEER AT LEAST ONE WEEK PRIOR TO SUBMITTING BIDS. ENGINEER SHALL REVIEW THE PROPOSED ALTERNATE LIGHTING FIXTURES AND ISSUE A WRITTEN ACCEPTANCE OR DENIAL BY RETURN EMAIL. VERBAL APPROVAL WILL NOT BE ACCEPTABLE.
- ALL SHOP DRAWINGS SUBMITTED AFTER AWARD OF CONTRACT FOR LIGHTING FIXTURES WHICH WERE NOT PRE-APPROVED WILL BE REJECTED.
- FIXTURES SIMILAR IN DESIGN, CONSTRUCTION AND PHOTOMETRIC CHARACTERISTICS MANUFACTURED BY LITHONIA, LSI INDUSTRIES, COOPER, LIGHTOLIER, PHILIPS AND HUBBELL ARE ACCEPTABLE ALTERNATES TO THOSE FIXTURES SPECIFIED.

1 Floor Plan - Lighting
 SCALE: 1/4" = 1'-0"



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